

Planning and Zoning Commission Worksession: September 16, 2013

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Subject: **Subchapter 1 General Provisions**
 Subchapter 2 Administration
 Subchapter 3 Procedures
 Subchapter 10 Parking and Circulation
 Subchapter 16 Drainage
 Subchapter 20 Definitions

Subchapter 1 includes provisions that govern the general administration of the UDC, the authority and purpose for such provisions, and legal enforcement. Minor adjustments were made to this subchapter to provide better ease of use:

- Re-organized provisions
- Removed duplicate provisions
- Change “Applicability” section to “Sequence of Permits”
- Clarified that a Site Development Permit or Building Permit will not be approved until the Final Plat is approved

Subchapter 2 identifies who the administrators are and what roles they have as it pertains to implementing the Unified Development Code. Minor adjustments were made to this subchapter to provide clarification and updates:

- Variance nomenclature amended to waivers and P&Z authority extended to all structures
- Development Services Director title removed and replaced with Administrator
- Added a reference to Subchapter 3 regarding Planning Director waivers
- Updated how the official zoning map is established and maintained
- Moved the procedure for zoning newly annexed land into Subchapter 3

Subchapter 3 includes provisions for the development processes within the City, from annexation to site development permit. Minor changes were made to this subchapter to provide more specificity and ease of working through each process. These updates include:

- Clarification to the site disturbance permits
- Chapter format and order
- Provisions for administrative waivers

Subchapter 10 provisions are still under construction and any changes will be provided during the worksession. There are several engineering standards associated with this chapter and

Planning is working with Engineering to align the engineering with this chapter. Updates to this chapter include:

- Additional parking provisions
- Driveway requirements (location, spacing, overall design)
- Parking lot design

Subchapter 16 established drainage standards for new development within the City. Through collaboration with the Engineering Department, the standards are predominantly being removed from the Unified Development Code and integrated into the Engineering Design Guidelines. Two items related to location of drainage facilities on a lot are being moved to Subchapter 11 and 15.

Subchapter 20 provides the definitions for subjects and terms used throughout the UDC. This subchapter was updated with minor fixes as well as new definitions to reflect the changes made in other subchapters. Some of the notable changes include:

- Definitions updated to reflect changes in the Chapter 4 land use tables
- Changed Assisted Living / Nursing Home / Convalescent Home to reflect State definitions
- Added Distilleries, Wineries, and Wine Bar to go along with Brewpubs and Breweries
- Clarification added regarding outdoor sales and storage
- Added alternative financial services, including payday loans, cash checking, etc.
- Provided a separation between office/warehousing and distribution centers (like UPS/FedEx)
- Separated general automotive repair from automotive body repair