



City of Pflugerville

Legislation Text

File #: 2022-0926, **Version:** 1

Discuss and consider action regarding an application for a waiver from Section 11.9, Fence and Wall Standards, to allow for a boundary fence with a maximum height of eight-feet for an approximately 22.847 acre property generally located at the southeast corner of New Meister and Meister Lane, locally addressed as 600 New Meister Lane, to be known as the Skybox Fence Waiver (2022-2-VAR).

Skybox Data Center at 600 New Meister Lane and its neighboring property have requested to construct an eight-foot (8') security fence.

Section 11.9.A of the City of Pflugerville Unified Development Code states: *Except as otherwise allowed in this Subchapter, fences and walls shall not be taller than six (6) feet in height unless otherwise approved by the Administrator, to a maximum of 7 feet, when topographic or other site constraints exist. Fencing and walls shall not be placed within a sight triangle.*

Section 2.2.4.G of the Unified Development Code allows the Planning and Zoning Commission to consider proposed waivers greater than 20% from the minimum site development standards and requirement within Subchapters 9, 10, and 11 within all zoning districts.

A Site Development Plan for Skybox Data Center at 600 New Meister Lane was approved May 17, 2022. At the time of Site Development review, the proposed wrought iron perimeter fence was granted an Administrative Waiver allowing the fence to be seven feet (7') in height. Currently the applicant is requesting a waiver to permit the seven-foot (7') perimeter fence an additional one foot (1') to have a total height of eight feet (8').

The applicant is also requesting that their neighboring tract of land that is also proposed for Data Center use may be permitted an eight-foot (8') perimeter fence. The fence will be subject to all remaining standards of UDC Sec 11 including material and location.

Michael Patroski, Senior Planner