

B W M G R O U P

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE | ENGINEERING

Project #12093.00

Emily Barron
City of Pflugerville
Planning Department
201-B East Pecan Street
PO Box 589
Pflugerville, Texas 78691-0589

Ref: Building Materials – EIEIO Inc. Corporate Office and Assembly Operations
3709 Helios Way, Pflugerville, Texas 78660

Dear Emily,

In the Unified Development Code, Subchapter 5 – Special Districts, Part B, Section 29 Site Development Standards defines what materials are allowed within the SH 130 Corridor Overlay.

(29) Site Development Standards. Subchapter 9 shall apply to all uses and structure in the Corridor Overlay Districts unless otherwise stipulated in this Subchapter and below:

- (a) Articulation Standards. Industrial uses permitted within the corridor are exempt from articulation requirements, except as required in conjunction with the establishment of a Special District.
- (b) Primary masonry materials shall comprise 40% or more of all exterior walls of structures other than single-family detached residential structures and related accessory structures. For the purpose of this section, Masonry shall be limited to clay brick, natural and manufactured stone, marble, tiltwall concrete panels. Other such materials including architectural concrete block, stucco, exterior insulation and finish systems (EIFS), Hardiplank or similar materials, and sealed and painted concrete block may not exceed 15% of all exterior walls on the first two stories.

We have provided articulation for the front of the building that is facing the primary roadway and for other parts of the building. The materials we wish to use that are not classified in the definition **are insulated embossed architectural metal panels and insulated architectural corrugated metal panels**, in the proportions as follows:

Insulated embossed metal panel	70%
Insulated corrugated metal panel	12%
Glass/Doors	18%

We request a building material variance that reads as follows:

- (b) Primary masonry materials or **architectural grade metal panel** systems shall comprise 40% or more of all exterior walls of structures other than single-family detached residential structures and related accessory structures and related accessory structures. For the purpose of this section, Masonry shall be limited to clay brick, natural and manufactured stone, marble, tiltwall concrete panels, and stucco. Other such materials including exterior insulation and finish systems (EIFS), Hardiplank or similar materials, may not exceed 15% of all exterior walls on the first two stories.

The attached building elevation exhibits provide information on the percentages of the various proposed materials to be used on the outside of the building.

We look forward to your support of this submittal, and support from the Planning and Zoning

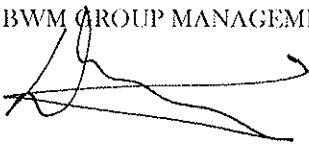
Commission so that we can obtain approval of our Special District use from the City Council. Please do not hesitate to call me with any questions or comments that are generated by your review. Thank you for your assistance in this process.

Respectfully submitted,

BWMGroup, L.P.

By its general partner,

BWM GROUP MANAGEMENT, L.L.C.

A handwritten signature in black ink, appearing to read 'David Rothenberg', written over a horizontal line.

David Rothenberg

Principal