

Emily Barron, AICP  
Planning Director  
City of Pflugerville  
201-B East Pecan Street  
Pflugerville, Texas 78660

**RE: Second Review Report Response to comments Case Number SP1705-02 1849 Park**

Dear Emily,

This letter is a request for an Administrative Waiver of the City of Pflugerville Unified Development Code (UDC) in accordance with Subchapter 3.14 for requirements of Subchapter 9 (9.4) concerning the following items:

- I. Subchapter 9 (9.4.2) Materials Required for Office, Retail, and Commercial Structures  
Per Table 9.4.2 Primary Masonry (Brick/Stone/Natural Appearance CMU) of 40% minimum is required with  
Secondary Masonry of 60% maximum and Accent Materials a maximum of 15%.***

We request a variance to utilize cementitious material installed as horizontal lap siding in excess of the 15% maximum in lieu of a secondary masonry product in order to satisfy the architectural design theme of the park as discussed in the 1849 Master Plan.

Project Design Intent:

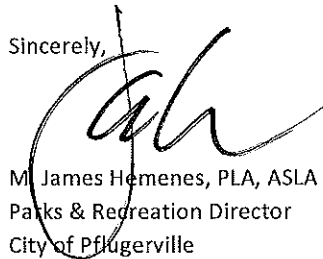
As components of the new regional park, the proposed buildings will provide restroom areas, shaded picnic space, and concession space for league use. The rich history of the Pfluger family and the architectural character of the various houses and barns built on the property have a direct influence on the proposed architectural elements within the park. Each building, restroom/concession, pavilion, and wayfinding monuments will have elements of the mid-1800's architectural style characterized as "Bavarian Ranch Style". The building materials used in the region during this time were usually made of logs or wood slats. The buildings and other permanent features located in the park are designed to reflect the site's historic character and use, which is mainly German farmhouse/Prairie-style architecture.

We feel the use of the cementitious material installed as horizontal lap siding will provide the desired aesthetic look and architectural feel to the structures and add to the overall park identity relating to the original use of the land. Please see the attached rendered elevations for the proposed building structures and material profiles that further illustrate the design concepts for this project.

We kindly request that you consider and grant approval for this variance as an administrative waiver per UDC Section 3.14.

Please contact me for further clarification if needed.

Sincerely,



M. James Hemenes, PLA, ASLA  
Parks & Recreation Director  
City of Pflugerville