

Planning and Zoning:	5/3/2021	Staff Contact:	Ian Beck, Planner I
Agenda Item:	2021-0456	E-mail:	ianb@pflugervilletx.gov
Case No.	ARB2104-01	Phone:	512-990-6303

SUBJECT: Discuss and consider an application for a Landscape Architectural Waiver Request to reduce the minimum tree planting requirements for a multi-family development pursuant to Subchapter 11 Table 11.3 C, of the Unified Development Code for the 19365 Wilke Lane multi-family project. (ARB2104-01).

LOCATION:

The subject property is located along the south side of Wilke Lane between the Highland Park North Phase C Section 1 subdivision and State Highway 45. The adjacent property lines of the subject property include single family homes and a public storage facility use. The property makes up three tracts of land for a total of 18.062 acres proposed for development.



PROPOSED DEVELOPMENT:

The subject property is approximately 18.062 acres and is zoned Corridor Urban Center (CL5) district, which allows for a variety of land uses including multi-family developments. The Applicant intends to develop the property into A 334-unit multifamily development within the 18.062 acres.

LANDSCAPE ARCHITECTURAL WAIVER:

Per Subchapter 2 Section 2.2.4 G1 of the Unified Development Code (UDC), the Planning and Zoning Commission may consider proposed waivers greater than 20% from the minimum development standards and requirements within Subchapter 9, 10, 11 within all zoning districts. Consideration of waivers to Subchapter 11 allow for deviations from the landscape requirements to achieve more flexibility of the site, while still adhering to the intent of landscaping requirements of the UDC.

APPLICANT REQUEST:

The Applicant is requesting a waiver to the minimum planting requirement for a multifamily development within the Corridor Urban Center (CL5) zoning district. The minimum planting standards of the Unified Development Code requires 40% of the lot landscaped with 1 (one) tree and 4 (four) shrubs be planted per 300 square feet of the total landscape area. The Applicant has stated that the development team has maximized the placement of trees wherever possible within the site, to meet all minimum tree planting and additional landscape (identified in bold text) for a multi-family use which includes:

- Minimum landscape area/tree and shrub plantings (UDC Section 11.3)
- Streetscape yard plantings (UDC Section 11.5)
 - **Utilized towards planting minimum standards.**
- Detention pond screening plantings (UDC Section 11.8)
 - **Utilized towards planting minimum standards**
- Single-family adjacency setback buffer yard and buffer yard plantings (UDC Section 11.10)
 - **Addition to planting minimum standards.**
- Tree preservation and tree mitigation requirements (UDC Section 11.12)
 - **Addition to planting minimum standards.**

Pursuant to UDC Section 11.3 multifamily developments within CL5-zoned districts shall provide a minimum of 40% of their site as landscaped area. Within the designated landscaped area, a minimum of one three-inch caliper tree per 300 square feet of landscaped area shall be provided.

The minimum required tree planting breakdown is as follows in Table 1:

Table 1

UDC REQUIRED	Acreage	UDC Landscape %	Landscape Area	Reqd Tree
Minimum tree planting req	16.16	40%	225,291	751
Bufferyard plantings	0.03		1,294	52
Detention pond plantings	0.007		324	22
Tree mitigation plantings				91
TOTAL REQUIRED				916

Per the Alternative Landscape Compliance Section 11.16 of the Unified Development Code, this section of the code allows 20% reduction to the total landscape area required as well as a 20% reduction in the number of trees provided via fee in lieu of the landscape area. Utilizing the Alternative Landscape allowances the Landscape Architect noted that the reduction would decrease the total tree count to 600 trees (1,800 caliper inches) to be planted on site which the land would not lend itself to hold.

CODE REQUIREMENT:

The Corridor Level 5 (CL5) zoning district requires a minimum landscape area of 40% with a tree and shrub planting requirement of (1) 3-inch caliper tree and 4 shrubs per 300 square feet of the landscape area per Subchapter 11 Table 11.3 C of the Unified Development Code:

CL5	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
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LANDSCAPE ARCHITECTURAL WAIVER REQUEST

Per Subchapter 2 Section 2.2.4 G1 of the Unified Development Code (UDC), the Planning and Zoning Commission may consider proposed waivers greater than 20% from the minimum development standards and requirements within Subchapter 9, 10, 11 within all zoning districts. The Applicant is seeking a waiver to Section 11.3 of the Unified Development Code to increase the landscape tree ratio from 1 tree per 300 square feet (1:300) to 1 tree per 600 square feet (1:600) to reduce the total amount of trees required to be planted for the multifamily project.

With the proposed reduction to the tree planting standards, the applicant would be applying the alternative compliance allowances to reduce the total landscape area and total tree planting count utilizing the (1:600) tree planting ratio within the following Table 2:

Table 2:

Approved Waiver + Alternative Compliance	Acreage	Applied Landscape Area	Reqd Tree
20% reduction to total landscape area	16.16	225,291	375
20% reduction to total tree plantings (fee-in-lieu)			-75
Bufferyard plantings	0.03	1,294	52
Detention pond plantings	0.007	324	32
Tree mitigation plantings			91
TOTAL REQUIRED			475

Per the table above, the intent of the landscape code within the UDC is being met, as the developer intends on providing all additional landscape measures, with a reduction to the minimum planting standard.

Figure A

	(A) Full Requirements	(B) Requirements w/ Reductions	(C) Provided / Proposed		
Total Site Area (SF)	704,035	704,035	704,035		
40% Landscape Area Ratio (Table 11.3C)	x 40%	x 40%	x 40%		
Landscape Area (SF)	281,614	281,614	300,737		
20% Reduction (Sec. 11.16)		(56,323)			
Final Landscape Area	281,614	225,291	300,737		
Trees	939	751	538	(A) - (C)	Code Variance
Inches (3' Caliper)	2,816	2,253	1,354	1,462	52%
20% Reduction via Fee-In-Lieu (Section 11.16)		(451)		(B) - (C)	Code Variance
Final Inches	2,816	1,802	1,354	448	25%

The applicant has provided three separate landscape calculation breakdowns showing the following planting scenarios:

1. **Scenario A:** Tree landscaping breakdown utilizing the Unified Development Codes minimum and alternative compliance standards (1:300sf tree planting ratio):
 - a. Maximum number of Type C trees included within the landscape area. Type A/B trees included within all remaining open space not already included, after meeting all additional UDC Subchapter 11 landscaping requirements.
 - b. Proposed 20% reduction of required landscape area per alternative compliance allowance.
 - c. Proposed 20% reduction to minimum trees planted on site paid via fee in lieu at \$150 a caliper inch per alternative compliance allowance.
 - d. Type A trees proposed as 4" caliper inches and Type C proposed as 2" caliper inches.
 - e. Remainder of inches to be planted totals to 448 caliper inches or 149-3 inch caliper trees.

STAFF REPORT

2. **Scenario B:** Tree landscaping breakdown utilizing the Unified Development Codes minimum and alternative compliance standards (1:300sf tree planting ratio):
 - a. Maximum number of Type C trees included within the landscaped area, along with additional Type A/B trees to meet all other landscape requirements, regardless of available space.
 - b. Proposed 20% reduction of required landscape area per alternative compliance allowance.
 - c. Proposed 20% reduction to minimum trees planted on site paid via fee in lieu at \$150 a caliper inch per alternative compliance allowance.
 - d. Type A trees proposed as 4" caliper inches and Type C proposed as 2" caliper inches.
 - e. Maximized plantings on site with **six (6) of the eleven (11) proposed buildings removed from the site.**

3. **Scenario C:** Tree landscaping breakdown utilizing the Applicants landscape architectural waiver request to the Unified Development Code. (1:600sf):
 - a. Plantings consist of a mix of Type A, B and C trees within the landscape area after meeting all other additional landscape requirements.
 - b. Proposed 20% reduction of required landscape area per alternative compliance allowance.
 - c. Proposed 20% reduction to minimum trees planted on site paid via fee in lieu at \$150 a caliper inch per alternative compliance allowance.
 - d. Type A trees proposed as 4" caliper inches and Type C proposed as 2" caliper inches.
 - e. While utilizing the proposed 1:600sf meeting all landscape requirements is achievable.

If approved, the multi-family project will provide a tree to landscape area ratio of 1:600sf allowing plantings to accommodate the site without removal of buildings or overcrowding the available planting area. Per the landscape architect the overcrowding of trees would be unhealthy due to the substantial canopy growth and root overlap which may lead to numerous tree diseases and tree decay.

The following Scenarios A-C are included on the following page due to size of the exhibits.

Scenario A:

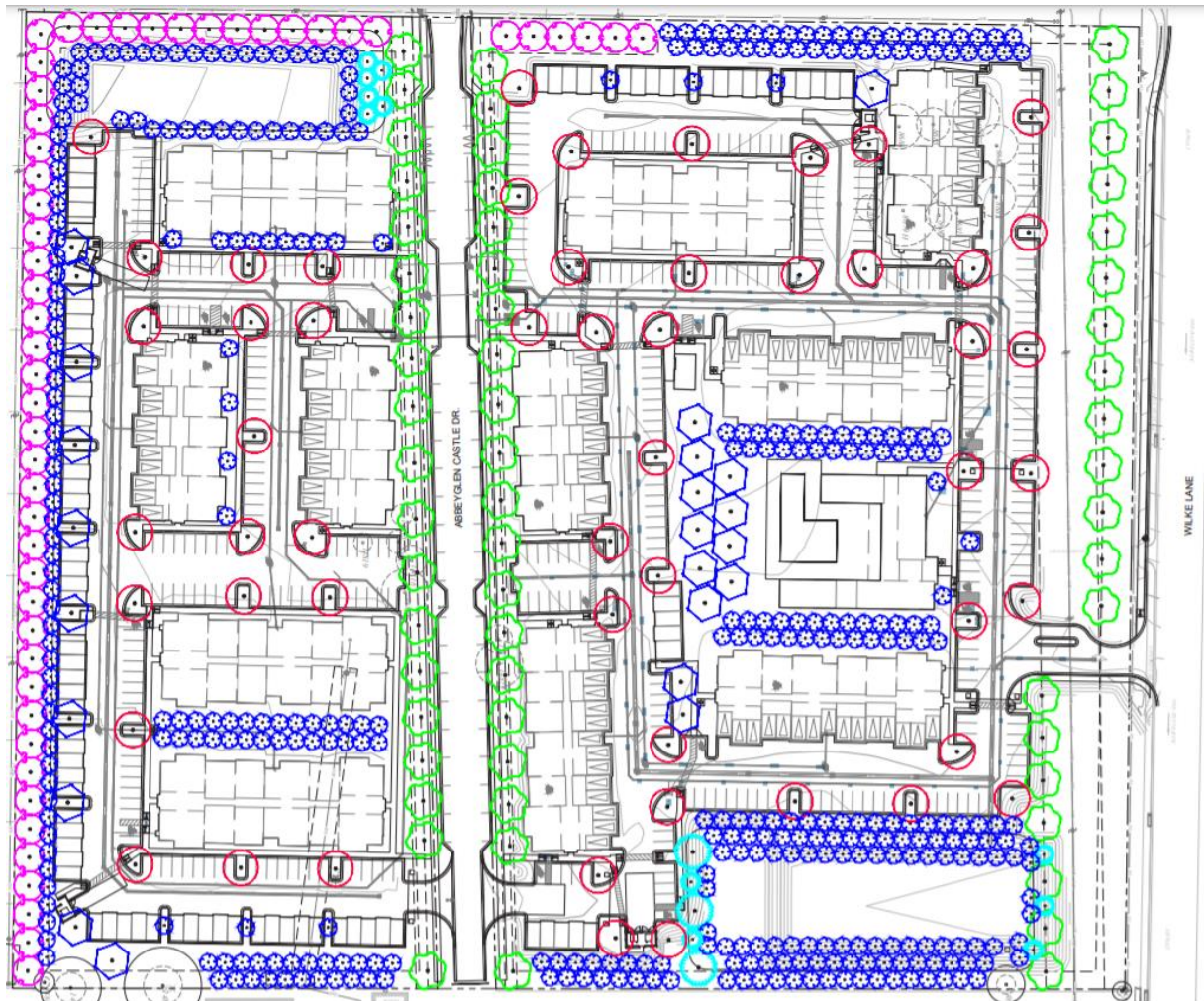


EXHIBIT A (Standard)

1 tree per 300 S.F. required landscape area

This exhibit demonstrates proposing the maximum number of Type C trees within the landscaped area, along with additional Type A/B trees in any remaining open space not already programmed, after meeting all other landscape requirements.

This exhibit proposes a 20% reduction of required landscape area via alternative compliance in order to reduce the minimum number of trees required.

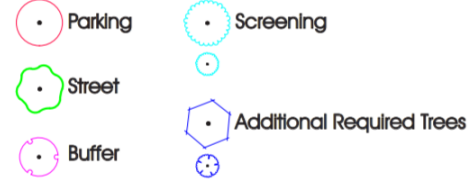
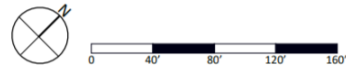
LANDSCAPE CALCULATION CHART - Wilke Lane MF			
1 REQUIRED LANDSCAPE AREA (MULTI-FAMILY) ZONE: CLS		Required	Provided
Total Site Area	704,035 sf		
A. Total Required Landscape Area (40% of site)		281,614 sf	300,737 sf
% of total site area		40%	43%
% deficiency for required landscape area*			-3%
Alternative Compliance Landscape Area (20% reduction)		225,291 sf	300,737 sf
*Alternative compliance to reduce minimum tree requirements			
2 LANDSCAPED AREA AND MINIMUM REQUIREMENTS		Required	Provided
A. Trees (3" cal min.)			
1 Tree per 300 sf of required landscape area	1x / 300 sf	751	539
3 Inches per 300 sf of required landscape area	3x / 300 sf	2,253 in	1,354 in*
20% reduction of trees to be paid for with fee in lieu	20% / 2,253 in	451 in	\$ 67,590.00
Remaining Inches that don't fit on site		448 in	
*4" caliper type A/B trees and 2" caliper type C trees proposed			
3 STREETSCAPE YARD REQUIREMENTS		Required	Provided
Total Linear Feet of Streetyard	2,367 lf		
Total Linear Feet of Streetyard with overhead utilities	0 lf		
A. Type A or B Trees			
1 Tree per 40 lf of street frontage	1x / 40 lf	59	59
B. Type C Trees (when overhead utilities are present)			
1 Tree per 40 lf of street frontage	1x / 20 lf	-	0
6 SCREENING		Required	Provided
C. Screening of Storm Water Detention		YES	YES
Total Linear Feet of Detention Facility	325 lf		
1 Type A or B Tree per 30 lf of detention facility	1x / 30 lf	11	11
1 Type C Tree per 30 lf of detention facility	1x / 30 lf	11	11
7 BUFFERYARD		Required	Provided
Total Linear Feet of Bufferyard	1,294 lf		
A. Type A or B Trees			
4 Trees per 100 lf of site development boundary	4x / 100 lf	52	52
8 TREE DIVERSITY REQUIREMENTS		Maximum	Provided
A. Total Trees Required	803 trees		591
No more than 50% of new trees required on site may be Type C Trees	50% / 803	401	401
10 MITIGATION		Required	Provided
A. Total Removed Inches	273 in		
B. Mitigation Inches Required		458 in	0 in
Remaining mitigation to be paid with fee			\$ 68,700.00

In addition, it proposes a 20% reduction in minimum trees to be planted on site, instead being paid for with fee in lieu at \$150 per caliper inch.

Type A trees are proposed as 4" trees, and Type C trees are proposed as 2" trees. The minimum requirements are calculated by caliper inches instead of number of trees.

All mitigation inches are to be paid for with fee in lieu at \$150 per caliper inch.

Based on spacing all proposed trees of mature canopy sizes, meeting the minimum number of caliper inches is not achievable at a 1:300 ratio.



Scenario B:

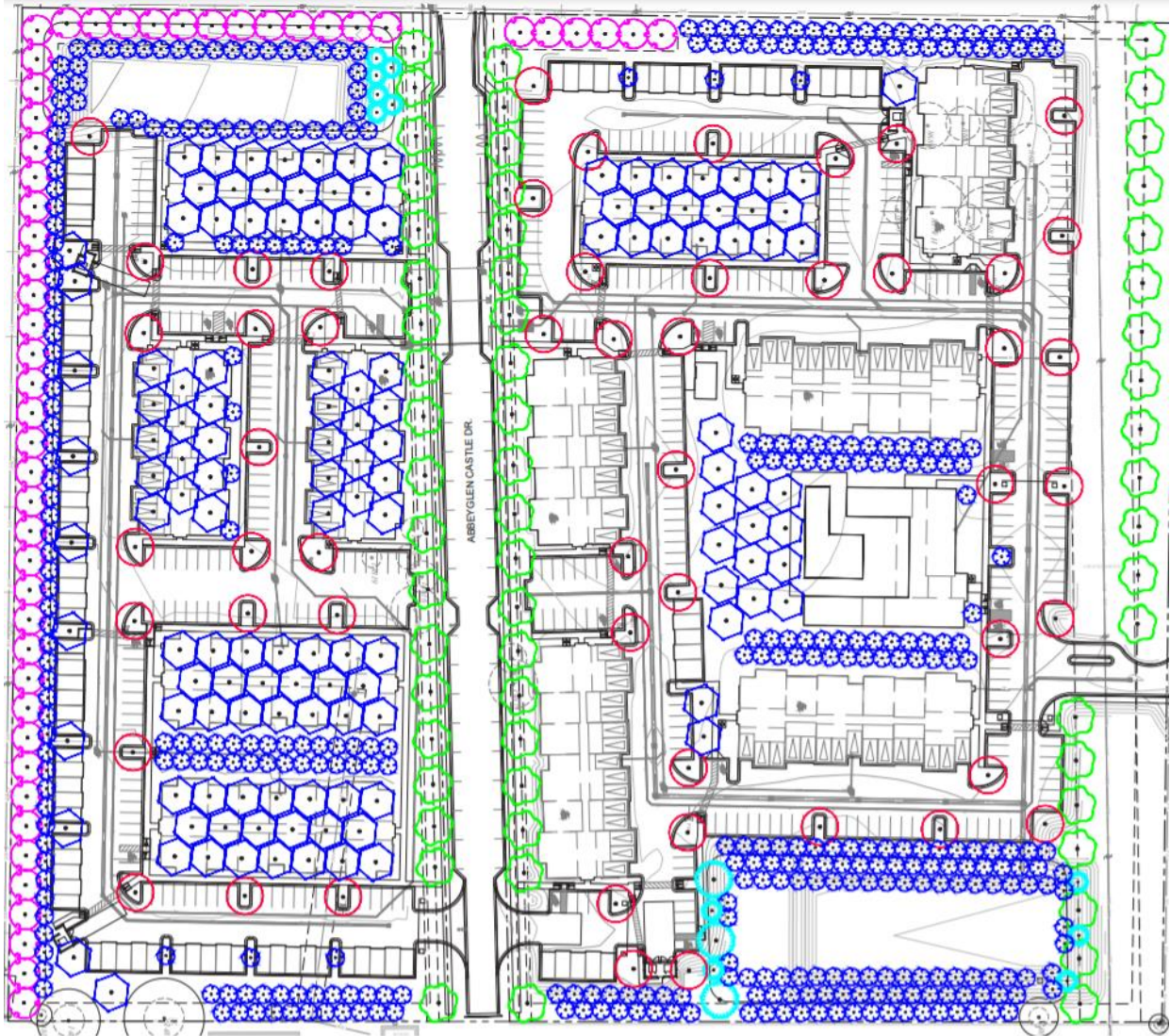


EXHIBIT B (Standard +)

1 tree per 300 S.F. required landscape area

LANDSCAPE CALCULATION CHART - Wilke Lane MF				
1 REQUIRED LANDSCAPE AREA (MULTI-FAMILY) ZONE: CL5		Required	Provided	
Total Site Area	704,035 sf			
A. Total Required Landscape Area (40% of site)		281,614 sf	300,737 sf	
% of total site area		40%	43%	
% deficiency for required landscape area*			-3%	
Alternative Compliance Landscape Area (20% reduction)		225,291 sf	300,737 sf	
*Alternative compliance to reduce minimum tree requirements				
2 LANDSCAPED AREA AND MINIMUM REQUIREMENTS		Required	Provided	
A. Trees (3" cal min.)				
1 Tree per 300 sf of required landscape area	1x / 300 sf	751	651	
3 Inches per 300 sf of required landscape area	3x / 300 sf	2,253 in	1,802 in*	
20% reduction of trees to be paid for with fee in lieu	20% / 2,253 in	451 in	\$ 67,590.00	
Remaining Inches that don't fit on site		0 in		
*4" caliper type A/B trees and 2" caliper type C trees proposed				
3 STREETSCAPE YARD REQUIREMENTS		Required	Provided	
Total Linear Feet of Streetyard	2,367 lf			
Total Linear Feet of Streetyard with overhead utilities	0 lf			
A. Type A or B Trees				
1 Tree per 40 lf of street frontage	1x / 40 lf	59	59	
B. Type C Trees (when overhead utilities are present)				
1 Tree per 40 lf of street frontage	1x / 20 lf	-	0	
6 SCREENING		Required	Provided	
C. Screening of Storm Water Detention		YES	YES	
Total Linear Feet of Detention Facility	325 lf			
1 Type A or B Tree per 30 lf of detention facility	1x / 30 lf	11	11	
1 Type C Tree per 30 lf of detention facility	1x / 30 lf	11	11	
7 BUFFERYARD		Required	Provided	
Total Linear Feet of Bufferyard	1,294 lf			
A. Type A or B Trees				
4 Trees per 100 lf of site development boundary	4x / 100 lf	52	52	
8 TREE DIVERSITY REQUIREMENTS		Maximum	Provided	
A. Total Trees Required	803 trees		703	
No more than 50% of new trees required on site may be Type C Trees	50% / 803	401	401	
10 MITIGATION		Required	Provided	
A. Total Removed Inches	273 in			
B. Mitigation Inches Required		458 in	0 in	
Remaining mitigation to be paid with fee			\$ 68,700.00	

This exhibit demonstrates proposing the maximum number of Type C trees within the landscaped area, along with additional Type A/B trees to meet all other landscape requirements, regardless of available open space.

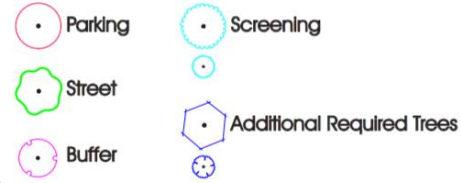
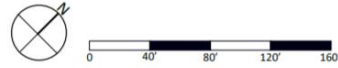
This exhibit proposes a 20% reduction of required landscape area via alternative compliance in order to reduce the minimum number of trees required.

In addition, it proposes a 20% reduction in minimum trees to be planted on site, instead being paid for with fee in lieu of \$150 per caliper inch.

Type A trees are proposed as 4" trees, and Type C trees are proposed as 2" trees. The minimum requirements are calculated by caliper inches instead of number of trees.

All mitigation inches are to be paid for with fee in lieu of \$150 per caliper inch.

Based on spacing all proposed trees at mature canopy sizes, meeting the minimum number of caliper inches is only achievable at a 1:300 ratio if at least six (6) of the eleven (11) buildings are removed. By doing this, the overall density of the site would no longer be achievable.



Scenario C:

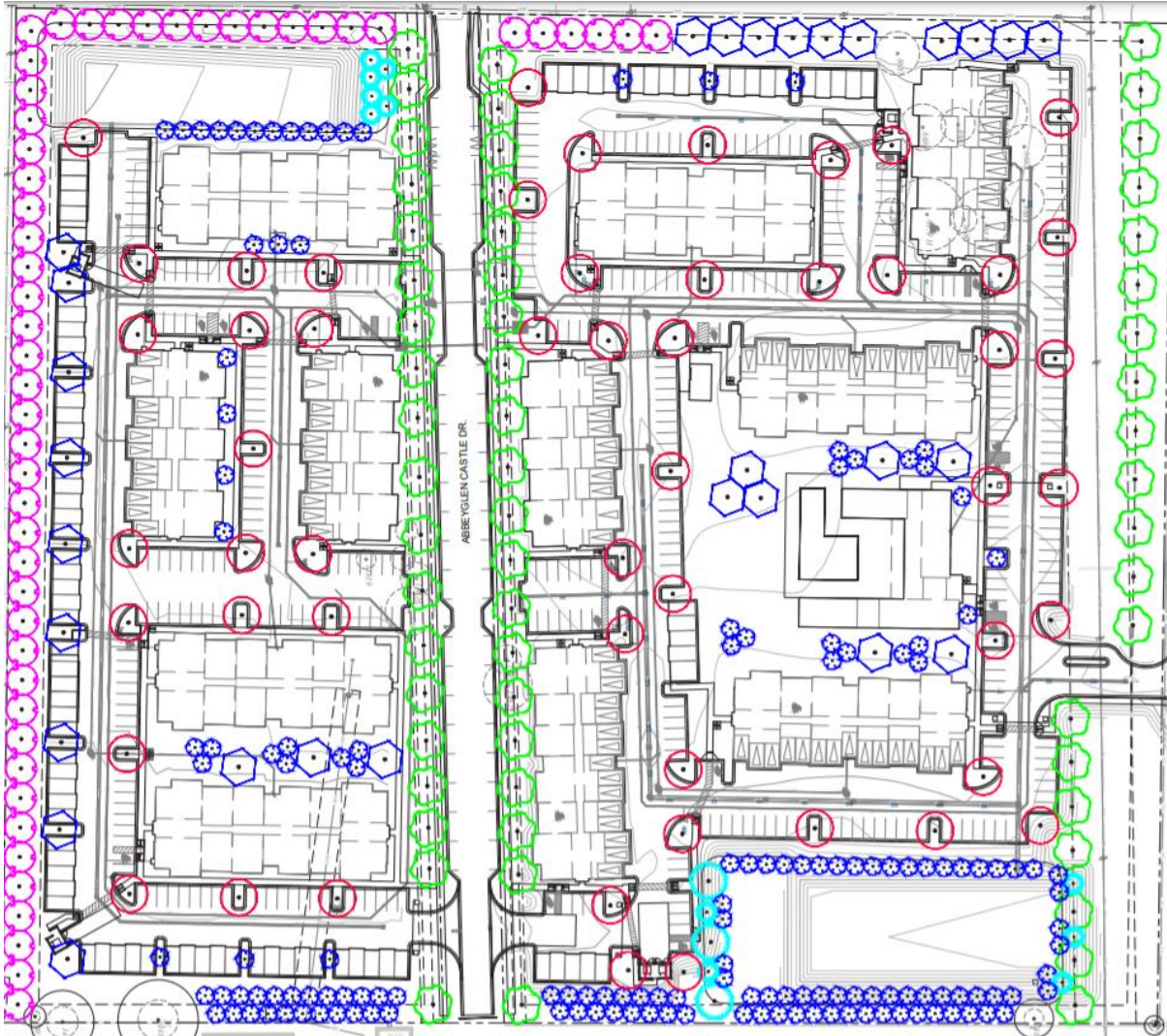


EXHIBIT C (Proposed)

1 tree per 600 S.F. required landscape area

This exhibit demonstrates proposing a mix of Type A/B trees and Type C trees within the landscaped area, after meeting all other landscape requirements.

This exhibit proposes a 20% reduction of required landscape area via alternative compliance in order to reduce the minimum number of trees required.

LANDSCAPE CALCULATION CHART - Wilke Lane MF					
1 REQUIRED LANDSCAPE AREA (MULTI-FAMILY) ZONE: CLS					
			Required	Provided	
Total Site Area		704,035 sf			
A. Total Required Landscape Area (40% of site)					
% of total site area			281,614 sf	300,737 sf	
% deficiency for required landscape area*			40%	43%	
Alternative Compliance Landscape Area (20% reduction)			225,291 sf	300,737 sf	
*Alternative compliance to reduce minimum tree requirements					
2 LANDSCAPED AREA AND MINIMUM REQUIREMENTS					
			Required	Provided	
A. Trees (3" cal min.)					
1 Tree per 600 sf of required landscape area		1x / 600 sf	375	306	
3 inches per 600 sf of required landscape area		3x / 600 sf	1,125 in	900 in*	
20% reduction of trees to be paid for with fee in lieu		20% / 1,125 in	225 in	\$ 33,750.00	
Remaining inches that don't fit on site			- in		
*4" caliper type A/B trees and 2" caliper type C trees proposed					
3 STREETSCAPE YARD REQUIREMENTS					
			Required	Provided	
Total Linear Feet of Streetyard		2,367 lf			
Total Linear Feet of Streetyard with overhead utilities		0 lf			
A. Type A or B Trees					
1 Tree per 40 lf of street frontage		1x / 40 lf	59	59	
B. Type C Trees (when overhead utilities are present)					
1 Tree per 40 lf of street frontage		1x / 40 lf	-	0	
6 SCREENING					
			Required	Provided	
C. Screening of Storm Water Detention					
Total Linear Feet of Detention Facility		325 lf			
1 Type A or B Tree per 30 lf of detention facility		1x / 30 lf	11	11	
1 Type C Tree per 30 lf of detention facility		1x / 30 lf	11	11	
7 BUFFERYARD					
			Required	Provided	
Total Linear Feet of Bufferyard		1,294 lf			
A. Type A or B Trees					
4 Trees per 100 lf of site development boundary		4x / 100 lf	52	52	
8 TREE DIVERSITY REQUIREMENTS					
			Maximum	Provided	
Total Trees Required		427 trees		358	
No more than 50% of new trees required on site may be Type C Trees		50% / 427	213	162	
10 MITIGATION					
			Required	Provided	
Total Removed Inches		273 in			
Mitigation Inches Required			458 in	0 in	
Remaining mitigation to be paid with fee					\$ 68,700.00

In addition, it proposes a 20% reduction in minimum trees to be planted on site, instead being paid for with fee in lieu at \$150 per caliper inch.

Type A trees are proposed as 4" trees, and Type C trees are proposed as 2" trees. The minimum requirements are calculated by caliper inches instead of number of trees.

All mitigation inches are to be paid for with fee in lieu at \$150 per caliper inch.

While utilizing the above adjustments, meeting all the landscape requirements is achievable at a 1:600 ratio.



Parking



Screening



Street



Additional Required Trees



Buffer

STAFF REPORT

STAFF RECOMMENDATION:

The Corridor Level 5 (CL5) zoning district is intended to accommodate dense urban developments along the SH-45 and SH-130 corridors. While the proposed landscape design deviates from the minimum tree planting requirements of the Unified Development Code, the proposed waiver will still contribute a healthy number of trees planted throughout the site. The developer's intent is to provide a healthy, safe and attractive community while adhering to the general intent of the Unified Development Code. By allowing the waiver the intent of delivering a dense multi-family product along the SH-45 Corridor will be retained as the site will not be over-planted with required trees. Additionally, the approval will increase the longevity of the overall health of all tree plantings without the possibility of the area being over-planted leading to tree diseases and decay.

Staff recommends adjusting the landscape tree ratio from 1:300sf to 1:600sf as provided in Scenario C to ensure the health of the trees. The adjustment does not change the minimum number of shrub, street trees, bufferyard or detention pond plantings and will maintain the general intent of the Unified Development Code. If the Commission should choose an alternative, conditions may be imposed.

ATTACHMENTS:

- Location Map
- Architectural Waiver

LOCATION MAP



LANDSCAPE ARCHITECTURAL WAIVER



March 29, 2021

Pflugerville Planning Department
Attention: Planning & Zoning Commission
201-B East Pecan Street
Pflugerville, Texas 78691

Re: Architectural Waiver Application for Landscaping Variance at Proposed Multifamily Project located at 19365 Wilke Lane.

Dear Planning & Zoning Commission:

Cerco Development, LLC ("Cerco"), an affiliate of Endeavor Real Estate Group, is under contract to purchase the 18.062-acre site located at 19365 Wilke Lane (the "Property"), which is zoned CL-5 (Urban Center District) and intended for dense urban development. The Property is located one third of a mile from the 1.5 million square foot Stone Hill Town Center retail shopping development. The undeveloped land between the Property and Stone Hill Town Center is slated for dense urban development; several projects are already under review by the City. Cerco has planned a 334-unit multifamily apartment development for the property (the "Project").

Over the past 18 months, Cerco has placed the Property under contract (December 2019), held multiple meetings with City of Pflugerville staff to understand the requirements prescribed by the City of Pflugerville Unified Development Code ("UDC") (Spring 2020), submitted and finalized a Preliminary Plan (December 2020), received an approved Final Plat from Planning & Zoning Commission (February 2021), commenced finalizing public improvements plans for the Project, and submitted a formal site plan to staff for review (March 2021).

A site plan must include landscape plans that meet the minimum requirements established by the UDC. UDC Subchapter 11 (*Landscaping and Screening Standards*) contains most of the landscaping requirements to which a project must adhere to including Minimum Required Landscaping Requirements (UDC Section 11.3), Streetscape Yard Standards (UDC Section 11.5), Screening Requirements (UDC Section 11.8), Bufferyard Requirements (UDC Section 11.10), and Tree Preservation and Mitigation Requirements (UDC Section 11.12).

The site plan currently in review meets the aforementioned requirements outlined above with the exception of the minimum landscaping requirements outlined in UDC Section 11.3.

Pursuant to UDC Section 11.3 multifamily developments within CL5-zoned districts shall devote a minimum of 40% of their site as landscaped area. Within the designated landscaped area, a minimum of one three-inch caliper tree per 300 square feet of landscaped area shall be provided. Due to the requirement to extend Abbeyglan Castle Drive through the center of the Property the developable area of the Project has been reduced to 16.16 acres or 704,035 square feet which results in a required landscape area of 281,614 square feet. Assuming the applicable 1:300 ratio for landscape trees per code, Cerco is required to plant a minimum of 2,816 caliper inches onsite, or a total of 939 three-inch caliper trees. The current code requirements are outlined in Column A of Figure A below for reference.

UDC Section 11.16 allows a project to achieve a 20% reduction in the required landscaped area as well as a 20% reduction in the number of trees provided within the landscaped area through an alternative compliance landscape plan. As shown in Column B of Figure A below, taking advantage of both of these reductions would decrease the required landscape tree count to 1,802 caliper inches, or a total of 601 three-inch caliper trees. Despite these reductions - and shown in Column C of Figure A below - Cerco can only accommodate 538 landscape trees onsite totaling 1,354 caliper inches, a variance of 25% from the code minimum (please reference the enclosed Exhibit A). This variance is more accurately reported as 52% (1,354 inches provided versus 2,816 required) as the landscape area and tree count reductions outlined in UDC Section 11.16 are intended to be last-resort measures to help developments meet minimum code requirements.

(Continued on Next Page)

Figure A

	(A) Full Requirements	(B) Requirements w/ Reductions	(C) Provided / Proposed		
Total Site Area (SF)	704,035	704,035	704,035		
40% Landscape Area Ratio (Table 11.3C)	x 40%	x 40%	x 40%		
Landscape Area (SF)	281,614	281,614	300,737		
20% Reduction (Sec. 11.16)		(56,323)			
Final Landscape Area	281,614	225,291	300,737		
Trees	939	751	538	(A) - (C)	Code Variance
Inches (3" Caliper)	2,816	2,253	1,354	1,462	52%
20% Reduction via Fee-In-Lieu (Section 11.16)		(451)		(B) - (C)	Code Variance
Final Inches	2,816	1,802	1,354	448	25%

As an additional illustration of the site impacts from UDC Section 11.3, please reference the enclosed Exhibit B. The exhibit revises the current site plan to accommodate an additional 213 trees onsite to meet the landscape tree requirement of 751 trees outlined in Column B of Figure A. Instead of a dense urban development which is envisioned for properties with the CL-5 Urban Center zoning designation, the City of Pflugerville would receive an undersized multifamily development and a dense forest of trees.

The purpose of Subchapter 11 is outlined in Section 11.1, which stipulates that the "requirements for landscaping elements, buffering and screening [are intended to] provide orderly, safe, attractive and healthy development of land within the community."

Notwithstanding the purchase, installation, and near-term tree care costs for 751 trees—certainly upwards of \$1 million, a cost detrimental to Cerco—the requirements regarding the quantity and proximity of landscape trees (one per 300 square feet), particularly once the canopies have matured, would be unattractive for the community, unsafe for residents and visitors, and extremely unhealthy for the trees given that substantial canopy and root overlap would occur which would stunt tree growth and likely cause numerous tree diseases and fatalities.

UDC Section 2.2.4(G)(1) provides that the "Planning and Zoning Commission shall consider proposed waivers greater than 20% from the minimum site development standards and requirements within Subchapters 9, 10, 11 within all zoning districts". In accordance with this section, Cerco kindly requests an appearance before the Planning & Zoning Commission on the scheduled May 3, 2021 hearing date for the consideration of a waiver to UDC Section 11.3 to increase the landscape tree ratio from 1:300 to 1:600 to accommodate the Project.

As shown on the proposed site plan in Exhibit C, should this waiver request be approved Cerco can meet the additional code requirements outlined in UDC Subchapter 11 and would also pay over \$100,000 into the City of Pflugerville's tree mitigation fund.

Cerco Development, LLC

Luke Phillippi, Principal

