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| Planning and Zoning: | 12/3/2018 | Staff Contact: | Jeremy Frazzell, Asst. Planning Director |
| Agenda Item: | 2018-7222 | E-mail: | jeremyf@pflugervilletx.gov |
| Case No. | ARB1810-01 | Phone: | 512-990-6304 |

SUBJECT: Discuss and consider an application for an Architectural Waiver for the properties located at 2141 and 2126 Rowe Loop, to allow for a reduction in the amount of primary masonry and allow for an increase in the secondary masonry allowed for a single family attached product. (ARB1805-01)

LOCATION:

The property is located along the north side of Rowe Lane, generally on both sides of the eastern Rowe Loop and Rowe Lane intersection.

PROPOSED DEVELOPMENT:

The subject property is approximately 15-acres and is zoned Single Family Mixed Use (SF-MU) district, which allows for a variety of land uses including single family detached, single family attached, and limited neighborhood commercial



when integrated as part of a mixed use neighborhood. The applicant intends to develop the property into a single family attached, “paired condo unit” neighborhood with an anticipated 124 total units (64 structures) throughout the 15 acres. The builder has an ability to meet the minimum code requirements for the SF-MU district, however their preference is to offer a modern farmhouse, craftsman, and mid-century design which requires use of more cementitious siding than what is currently permitted. If approved, the neighborhood will incorporate the different designs and elevations proposed with this waiver throughout the neighborhood, providing for a variety of housing styles not currently available in Pflugerville.

CODE REQUIREMENT:

Subchapter 9.1.2 B of the Unified Development Code requires single family detached and duplex/two-family structures within the SF-MU district to provide a minimum of 100% masonry on all facades with the exception of the secondary and accent materials. The percent calculation is based on total exterior walls excluding the openings for doors and windows. Table 9.1.2 (provided below) identifies how the 100% masonry requirement may be achieved.

| Table 9.1.2 Building Materials | |
|--|--|
| | Allowable Percentage |
| <u>Primary Masonry</u> <ul style="list-style-type: none"> ▪ Clay brick ▪ Natural stone ▪ Cultured stone, cast stone or natural stone panels | 100% (unless secondary or accent materials are utilized then the primary masonry materials may be reduced to minimum of 60%) |
| <u>Secondary Masonry</u> <ul style="list-style-type: none"> ▪ Stucco (Stucco may be considered a primary masonry material if the architectural design includes 100% tile roofing) ▪ Architecturally finished poured concrete ▪ Cementitious material installed as horizontal lap siding or vertical board-and-batten (as approved by the Administrator) | Maximum 40% |
| <u>Accent Materials</u> <ul style="list-style-type: none"> ▪ Wood ▪ Corrugated metal or other types of metal as approved by the Administrator ▪ Other materials approved by the Administrator in keeping with the architectural style of the structure | Maximum 20% |

The material requirement in the SF-MU district differs slightly from standard single family zoning districts by requiring all elevations to have masonry, and limiting stucco and cementitious siding as a secondary material. The premise for the higher level of primary masonry was to offset the allowance for smaller lots and condominium arrangements, something that had not previously been allowed within the city.

ARCHITECTURAL WAIVER REQUEST

Per Subchapter 3 of the Unified Development Code (UDC), the Planning and Zoning Commission may grant architectural waivers to allow for deviations from the architectural requirements in order to achieve more flexibility of architectural design, while still adhering to the architectural intent of the Code.

The applicant has proposed three different floor plans with craftsman, mid-century modern, and farmhouse designs per floor plan. The applicant has indicated the minimum material percentages currently required by the UDC can be applied to each floor plan, however in doing so, the visual elements that create the traditional designs become lost. In order to achieve the preferred designs, the applicant has proposed to reduce the amount of primary masonry (brick/stone) and increase the secondary masonry (cementitious siding) for all elevations throughout the neighborhood. The proposed elevations

STAFF REPORT

with material percentages are provided per floor plan as separate attachments and are in table format below, the missing percentage is the area devoted to windows/doors.

| <i>Pfairfield Plan</i> | | | | |
|-------------------------------|-------|-----------|------------|------|
| Craftsman | FRONT | LEFT SIDE | RIGHT SIDE | REAR |
| Primary: Masonry | 19% | 22% | 33% | 31% |
| Secondary: Siding | 47% | 62% | 58% | 39% |
| Farmhouse | | | | |
| Primary: Masonry | 16% | 23% | 31% | 32% |
| Secondary: Siding | 52% | 61% | 61% | 35% |
| Mid-Century Modern | | | | |
| Primary: Masonry | 18% | 32% | 18% | 26% |
| Secondary: Siding | 50% | 51% | 72% | 46% |

| <i>Pfresno Plan</i> | | | | |
|----------------------------|-------|-----------|------------|------|
| Craftsman | FRONT | LEFT SIDE | RIGHT SIDE | REAR |
| Primary: Masonry | 14% | 23% | 28% | 25% |
| Secondary: Siding | 51% | 67% | 62% | 36% |
| Farmhouse | | | | |
| Primary: Masonry | 6% | 13% | 13% | 19% |
| Secondary: Siding | 62% | 81% | 78% | 51% |
| Mid-Century Modern | | | | |
| Primary: Masonry | 24% | 21% | 19% | 19% |
| Secondary: Siding | 46% | 71% | 72% | 53% |

| <i>Pflagstaff Plan</i> | | | | |
|-------------------------------|-------|-----------|------------|------|
| Craftsman | FRONT | LEFT SIDE | RIGHT SIDE | REAR |
| Primary: Masonry | 15% | 29% | 33% | 13% |
| Secondary: Siding | 55% | 66% | 62% | 57% |
| Farmhouse | | | | |
| Primary: Masonry | 16% | 25% | 25% | 9% |
| Secondary: Siding | 60% | 69% | 69% | 65% |
| Mid-Century Modern | | | | |
| Primary: Masonry | 9% | 18% | 14% | 0% |
| Secondary: Siding | 58% | 76% | 81% | 71% |

PROPOSED PRODUCT AS VIEWED FROM ROWE LANE:



STAFF RECOMMENDATION:

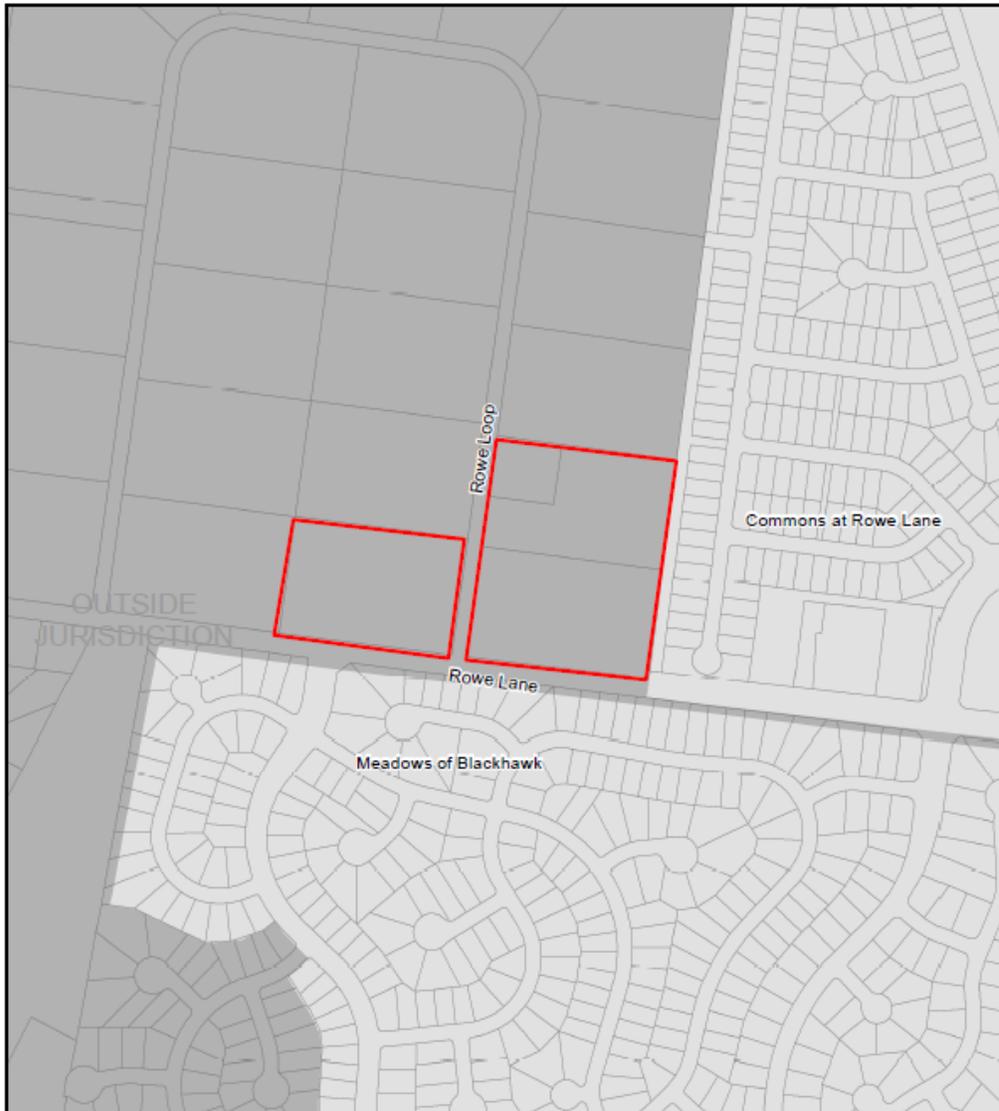
The intent of the material percentages provided in the SF-MU district is to ensure the quality of the residential products built in the district were not diminished with the implementation of small lots, or condominium developments. While the proposed designs deviate significantly from the minimum masonry requirements, the proposed waiver will allow the visual elements needed to establish the traditional architectural designs of farmhouse, craftsman, and mid-century modern. The proposed styles are currently trending in other jurisdictions and are not achievable by our current design standards for any district without pursuing a PUD or similar agreement.

By allowing the waiver, the intent of delivering an aesthetically pleasing product within the proposed neighborhood will be retained. If the waiver is approved, Staff recommends limiting the approval to the elevations provided with this application (included as separate attachments to this staff report), subject to compliance with all other architectural detail requirements established in Subchapter 9 of the Unified Development Code. In addition, the proposed floor plans shall alternate throughout the neighborhood to prevent monotony and comply with the elevation differentiation currently outlined in the UDC.

ATTACHMENTS:

- Location Map
- Architectural Waiver
- Proposed Elevations

LOCATION MAP



Rowe Loop Condo

Case Number:
ARB1810-01

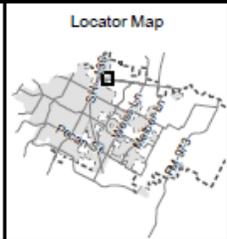
10/29/2018

Legend

- City Limits
- ETJ

0 245 490 Feet

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ARCHITECTURAL WAIVER



November 13, 2018

Emily Barron, AICP
Planning Director
City of Pflugerville
Development Services Center
201-B East Pecan Street
Pflugerville, TX 78660

Re: UDC Subchapter 9 Administrative Waiver Requests

Project: **Rowe Loop Condos (formerly Huntington Park)**
2141 and 2126 Rowe Loop
Pflugerville, Texas 78660

Dear Emily,

This letter is a request for an Administrative Waiver under the provisions set forth in the City of Pflugerville Unified Development Code (UDC) under Subchapter 3.14 for the following items:

- I. Subchapter 9 (9.1.2 B)
Per Table 9.1.2 Primary Masonry (Clay Brick, Natural Stone, Cultured Stone, cast stone, or natural stone panels) of 100% is required unless secondary or accent materials are utilized then the primary masonry may be reduced to minimum of 60%). We request a variance to utilize up to 81 % secondary masonry material to achieve the elevations provided in our waiver package. This waiver would only apply to paired condo units no more than two stories in height.

Project Design Intent:

This tract(s) is zoned SF-MU and is situated approximately half a mile east of the intersection of Rowe Lane and SH 130. The tract is bordered by acreage tracts to the north and west and single family residential subdivisions to the south and east. The architectural style of the single family homes is 75% primary masonry of mainly stone and brick. Our proposed waiver will incorporate the modern farmhouse, craftsman, and mid-century designs that cannot be accomplished with 60% primary masonry. These designs will diversify the aesthetic of the area

by providing classic building elevations to homeowners that will have easy access to 130 and the convenience of a condo association.

We think it is important that this waiver only apply to paired condo units as depicted in our rendering because the designs are not intended for townhome type structures. Furthermore, this type of units provides an appropriate progression of development as you approach SH 130 on Rowe Lane.

We have included elevations for all three floor plans this waiver would apply with front and rear street scenes.

We kindly request that you consider and grant approval for these variances as an administrative waiver per UDC Section 3.14. Please don't hesitate to contact me for further information.

Sincerely,



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Cc: Matthew Tiemann, TLC Development, Inc.
Tom Grant, Empire Communities