

<b>Planning and Zoning:</b>	9/18/2017	<b>Staff Contact:</b>	Erin Sellers, AICP, Senior Planner
<b>Agenda Item:</b>	2017-6152	<b>E-mail:</b>	erins@pflugervilletx.gov
<b>Case No.</b>	ARB1709-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Discuss and consider an application for an Architectural Waiver to allow for an additional increase in the amount of permitted accent materials with the use of Exterior Insulation Finishing Systems (E.I.F.S.) up to 44% and to permit E.I.F.S. within the first nine (9) above finished grade for the Pflugerville Hospital. (ARB1709-01)

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**LOCATION:**

The subject property is generally located at the northeast corner of the intersection of N. SH 130 and E. Pflugerville Parkway, within the Falcon Pointe Development.

**ARCHITECTURAL WAIVER:**

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.

**APPLICANT REQUEST:**

The Applicant, on behalf of the property owner, is requesting an architectural waiver to allow for an additional increase in the amount of permitted accent materials to allow up to 69% (including already approved accent materials) with the use of Exterior Insulation Finishing Systems (E.I.F.S) on 44% provided on the total building envelope at full build-out (4-story) conditions.

**EXTERIOR INSULATION FINISHING SYSTEMS (E.I.F.S):**

The Applicant proposes the use of E.I.F.S, a synthetic stucco system classified by the Unified Development Code (UDC) as an accent material, in lieu of stucco, classified as a secondary masonry material limited to 60% of the total elevations. The exterior appearance of E.I.F.S and stucco appear the same, however E.I.F.S differs from stucco in terms of product materials and design.

E.I.F.S is a relatively newer cladding system which became popular in the United States in the mid-1970s due to its high energy efficiency rating. In the late 1980's, problems started to occur with E.I.F.S-clad buildings due to water leakage. At the time, E.I.F.S products were designed as barrier type systems with no drainage system preventing water leakage to escape the building envelope. E.I.F.S systems have improved over time, with most systems now including a drainage system to allow for water that penetrates the building envelope to escape, similar to stucco. There are multiple manufacturers of E.I.F.S with varying product materials and design.

**CODE REQUIREMENTS PER SECTION 9.4.2:**

“All buildings shall incorporate the building materials listed in Table 9.4.2 with the allowable percentages of such materials. The percent calculations shall be based on total exterior walls, excluding openings for windows and doors.” [Link to UDC.](#)

Table 9.4.2 Building Materials (EXCERPT FROM UDC)	Allowable Percentage
<u>Primary Masonry</u> <ul style="list-style-type: none"> <li>• Clay brick</li> <li>• Natural stone</li> <li>• Manufactured stone with a natural appearance (does not include concrete masonry unit (CMU))</li> </ul>	Minimum 40%
<u>Secondary Masonry</u> <ul style="list-style-type: none"> <li>• Concrete panels<sup>1</sup> (with conditions)</li> <li>• Stucco</li> </ul>	Maximum 60%
<u>Accent Materials</u> <ul style="list-style-type: none"> <li>• Architectural concrete block/concrete masonry unit (CMU)</li> <li>• <a href="#">Exterior Insulation and Finish Systems (EIFS) – High Impact<sup>2</sup> (with condition below)</a></li> <li>• Cementitious material (approved by the Administrator) installed as horizontal lap siding</li> <li>• Metal panels as approved by the Administrator</li> <li>• Metal (for beams, lintels, trim elements, and ornaments)</li> <li>• Glass block</li> <li>• Tile</li> <li>• Other materials approved by the Administrator in keeping with the architectural style of the structure</li> </ul>	<b>Maximum 15%</b>
<sup>2</sup> <a href="#">EIFS shall not be permitted below nine (9) feet above finished grade unless utilized for decorative architectural accent.</a>	

**EXAMPLES OF APPROVED ACCENT MATERIAL FINISHES: (1<sup>st</sup> Architectural Waiver – 2/6/17)**



Metal Color – Blue



Metal Color – Silver



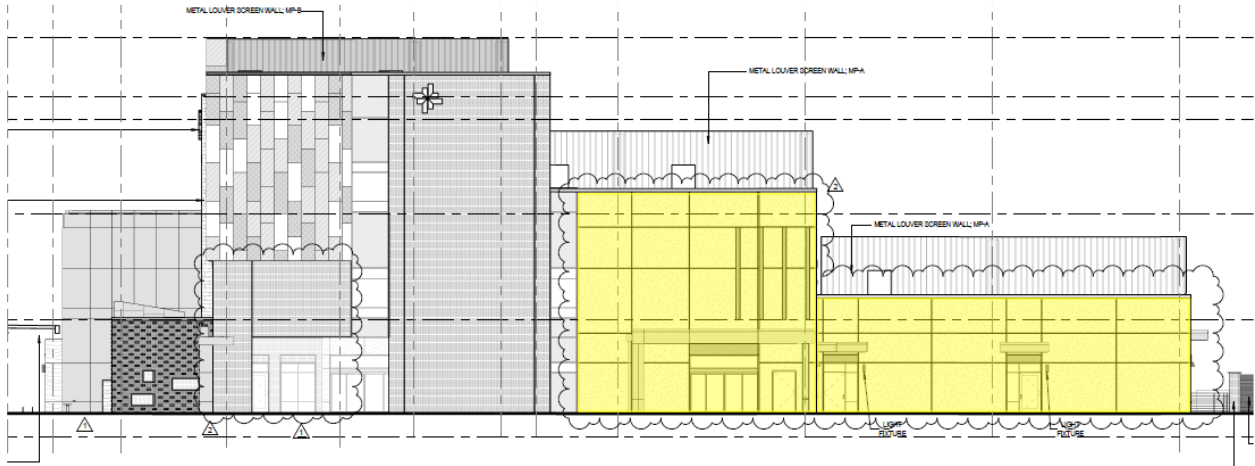
Trespa – Walnut Finish

PFLUGERVILLE HOSPITAL BUILDING MATERIAL PERCENTAGES Approved per 1 <sup>st</sup> Architectural Waiver – 2/6/17				
	Allowable Percentage Per UDC	Phase 1: 3-Story	Phase 2: 4-Story (Anticipated)	Phase 2: Total Provided
Brick Veneer	Min. 40% Primary Masonry	65%	62%	72% Primary Masonry
Limestone Veneer		11%	10%	
Trespa (High-pressure laminate)	Max. 15% Accent Material	2%	2%	28% Accent Materials
Metal (Blue & Silver)		22%	26%	
<b>TOTAL PRIMARY MASONRY %</b>		<b>76%</b>	<b>72%</b>	
<b>TOTAL ACCENT MATERIAL %</b>		<b>24%</b>	<b>28%</b>	

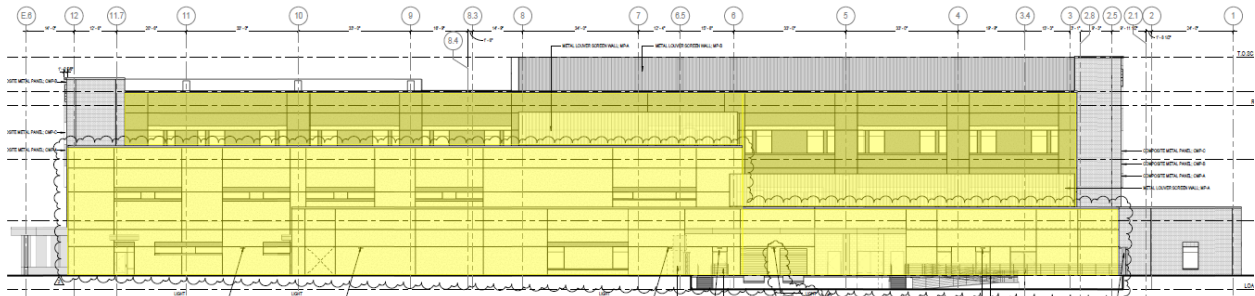
PFLUGERVILLE HOSPITAL BUILDING MATERIAL PERCENTAGES Proposed 2 <sup>nd</sup> Architectural Waiver – 9/18/17				
	Allowable Percentage Per UDC	Phase 1: 3-Story	Phase 2: 4-Story (Anticipated)	Phase 2: Total Provided
Brick Veneer	Min. 40% Primary Masonry	21%	19%	31% Primary Masonry
Limestone Veneer		11%	12%	
Trespa (High-pressure laminate)	Max. 15% Accent Material	2%	2%	69% Accent Materials
Metal (Blue & Silver)		22%	23%	
E.I.F.S		44%	44%	
<b>TOTAL PRIMARY MASONRY %</b>		<b>32%</b>	<b>31%</b>	
<b>TOTAL ACCENT MATERIAL %</b>		<b>68%</b>	<b>69%</b>	

**PROPOSED BUILDING ELEVATIONS: (Areas shown in yellow represents where E.I.F.S is proposed.)**

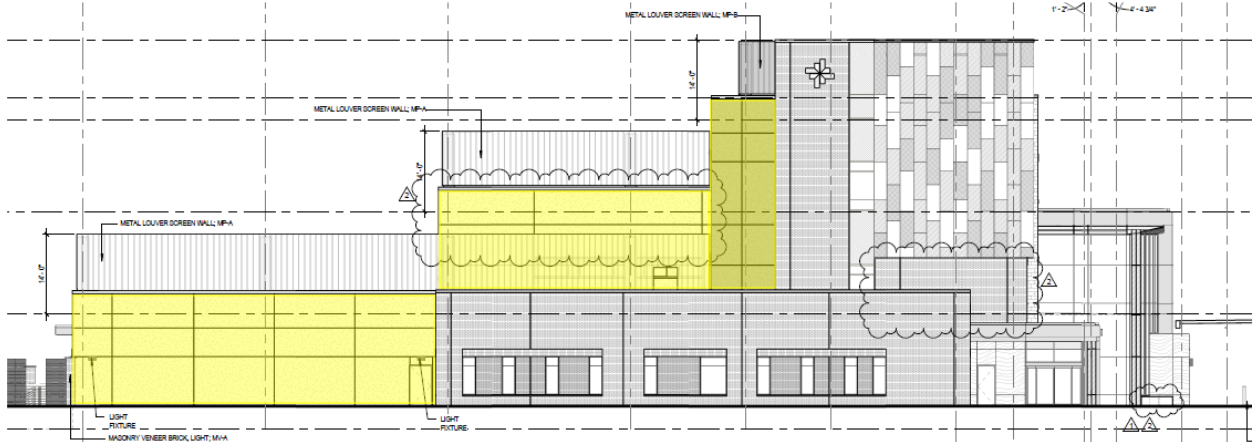
**East – Side Elevation**



**North – Rear Elevation**



**West – Side Elevation**



**STAFF RECOMMENDATION:**

Staff is generally more favorable to stucco due to its durability and longevity, rather than E.I.F.S. However, if E.I.F.S is permitted through the proposed architectural waiver, staff recommends the following conditions:

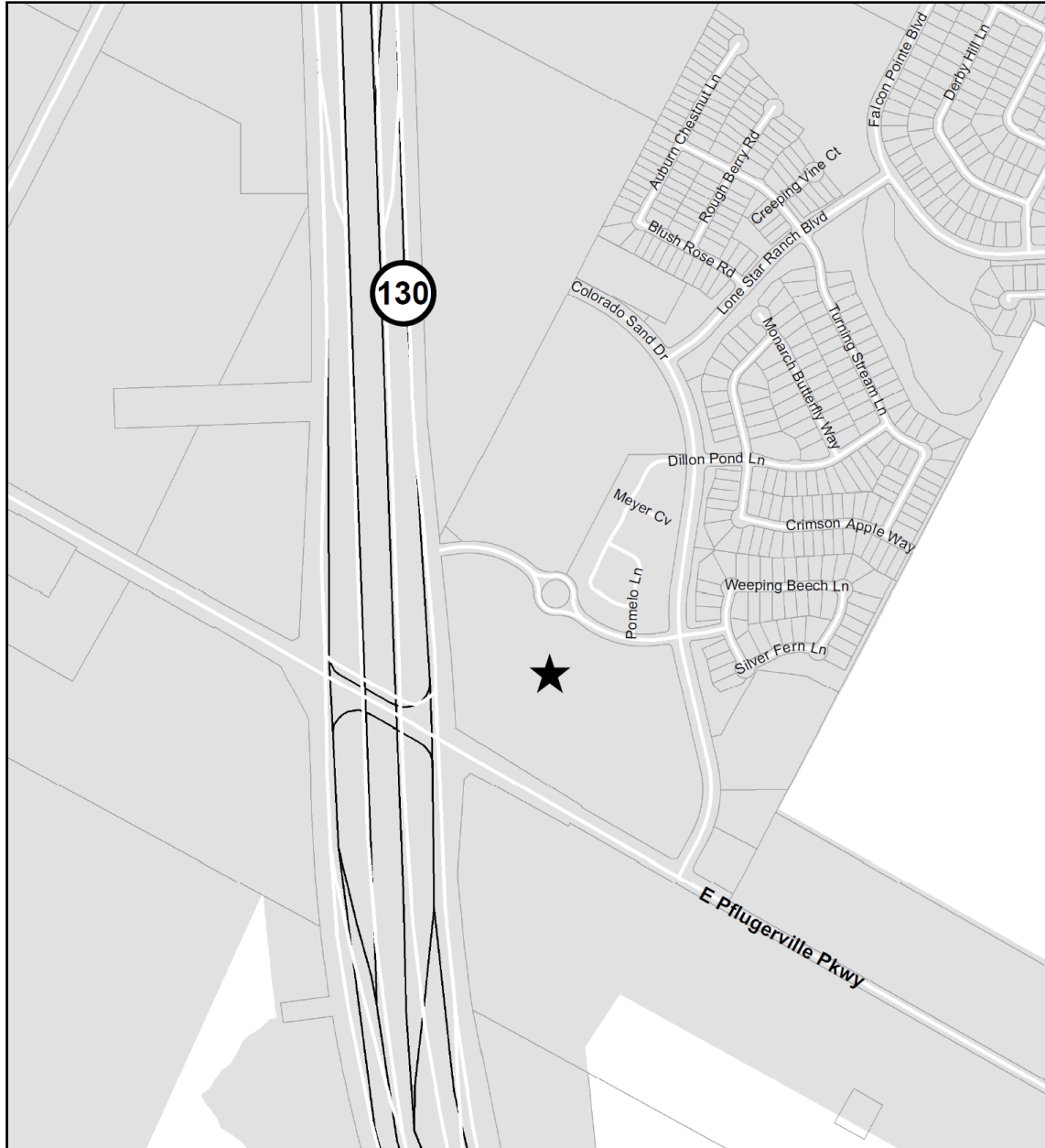
1. Limit E.I.F.S to a certain percentage
2. All E.I.F.S shall be installed with heavy duty mesh reinforcement regardless of location on the building to ensure more impact resistance.
3. E.I.F.S shall be designed as a drainable system



**ATTACHMENTS:**

- Location Map
- Proposed Building Elevations (separate attachment)
- Letter from Applicant
- Comparative Analysis Report: Exterior Cladding Systems

**LOCATION MAP:**



	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>★ Subject Property</li> <li>⋯ ETJ</li> <li>■ City Limits</li> </ul> <p>0 245 490 980 Feet</p> <p>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p> <p>where quality meets life  <b>PFLUGERVILLE</b>      TEXAS</p>	<p>Locator Map</p>
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