



17 December 2025

City of Pflugerville  
Planning Department  
100 West Main Street  
Pflugerville, Texas 78691

Regarding: Architectural Waiver ARCH2025-00560  
Pflugerville EYERIDE  
102 North 1st Street  
Pflugerville, Texas 78691

Owner: Chad Baccus  
P.O. Box 609  
Georgetown, Texas 78627

Mr. Patroski,

We hereby request a Nonconforming Site Waiver for development of the property located at 102 North 1st Street. The existing building and subdivided site are intended to be remodeled for the professional office of EYERIDE, a company already operating in Pflugerville in the Downtown Core, in need of more operating space. The existing single story building is structurally infeasible to be made to conform to current city architectural standards due to the fact that the existing pre-engineered steel frame cannot support a 2 or 3 story structure, floor framing for upper floors, or upper tier elements required for the Queen Anne or Richardsonian Romanesque Downtown Architectural Design Standards. Complete conformance to the architectural standards would require a complete demolition of the existing structure and foundations and construction of a completely new 2-3 story structure.

The development of the property proposes an alternate conformance to city standards, conforming to landscape and Streetscape Yard requirements. The existing site improvements will include the addition of Corten metal planter boxes, benches, decorative pole lights, diagonal parking and accessible spaces, new sidewalk, street trees, and landscaping in planter boxes and tree wells. These elements all promote conformance to the Downtown Core Streetscape Yard standards.

Eight new Corten planter boxes are proposed to enhance the landscaping of the property. Larger planter boxes adjacent to the existing sidewalk along Main Street as well as a proposed new sidewalk along 1st Street provide buffers to the existing building and promote the city's

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Address: 102 North 1st Street  
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intended Streetscape Yard standards. Other Corten planter boxes along the north and east facades provide foundation plantings as required by landscaping standards.

In addition, four benches are proposed to be integrated into the outer edges of planter boxes and adjacent to the east building façade, all along city Streetscape sidewalk zones on Main Street and 1st Street.

Furthermore, two new decorative pole lights are proposed along 1st Street in the same style as existing pole lights along Main Street. These have been located between street trees to maximize effective light distribution along the proposed 1st Street Streetscape Yard sidewalk.

Diagonal parking improvements are proposed along 1st Street to provide eleven striped vehicle parking spaces, including two accessible spaces, a compliant access aisle, accessible slopes, curb ramps, and required signage.

A new sidewalk is proposed along 1st Street, at a maximum width of 15 feet, while maintaining a minimum width of 10 feet at tree wells as required by Streetscape landscape standards. This new sidewalk will provide an accessible connection to the existing sidewalk along Main Street, furthering pedestrian interconnection in the Downtown Core.

Four new street trees are proposed along 1st Street, as required by Streetscape Yard standards, furthering desirable landscaping and shade in the Downtown Core. Landscaping will be provided in tree wells at these four street trees.

It is structurally infeasible for the existing building to fully conform to current city architectural standards without a complete demolition of the existing building and design/construction of a new 2-3 story structure. EYERIDE, the proposed new building owner, intends to host events in the existing courtyard, promoting an urban connection to the remodeled building via new glass overhead doors. A 2-3 story building would likely separate their collaborative open office model into multiple levels or require subleasing of floors built only for architectural standards. EYERIDE is also intending to improve the building beyond its' current condition, adding transparency at the ground level and improving the color/finish of the exterior metal panels. Dimensioned exterior elevations, as well as a floor plan and roof plan, have been included in this resubmittal package.

The existing building will be further improved in appearance and aesthetics by the addition of a corner storefront element, replacement of existing overhead doors, addition of another entry storefront door, and repainting of existing metal wall panels. The corner storefront element will include entry doors, glazing, and a decorative awning over the storefront. The three existing north façade overhead doors will be replaced with glazed panel sectional overhead doors.



The attached site plan illustrates existing sidewalks, turf areas, as well as proposed new sidewalks, planter boxes, benches, decorative light poles, street trees, planting areas, and diagonal street parking.

The proposed site improvements strive to comply with the Downtown Core Streetscape Yard standards as an alternate conformance, considering the existing building's inability to comply with architectural standards.

Design intent of future building construction phases or site development of this property or the vacant remaining lot to the west toward 2nd Street have not been determined at this time. As a result, this resubmittal package does not illustrate any future phasing or development intentions.

Respectfully,

A handwritten signature in black ink, appearing to read 'R. A. Donahue'.

Robert A. Donahue, RA, NCARB, LEED AP, RAS, CalOES SAP  
Studio Director, Project Architect  
MOD: Architecture + Design

## Criteria for Nonconforming Site Waiver Approval

A. The land use is permitted within the zoning district.

**MOD Response:** The subject property is located within the General Business (GB1) zone, in the Downtown District Overlay (DD). The proposed professional office use is permitted per 4.3.1 General Business 1 (GB1) zone and 4.5.1 B. Use Applicability Table.

B. All health and safety regulations have been met.

**MOD Response:** All building renovations and site improvements will conform to applicable building codes and accessibility standards.

C. The granting of the administrative waiver prevents an unreasonable financial loss.

**MOD Response:** The granting of the administrative waiver would prevent a significant and unreasonable financial loss. In order to conform to Downtown Architectural Design Standards, the project would need to demolish the existing building, redesign and construct a new minimum 2-story building conforming to the Queen Anne or Richardsonian Romanesque architectural style standards for stone, 75% transparency, façade tiering, and articulation at considerable expense for a property that already has a viable building in place. Additionally, granting the waiver would allow EYERIDE to continue business operations in downtown Pflugerville rather than consider relocating to a different Central Texas city.

D. The initial improvements installed prior to the temporary certificate of occupancy is a significant improvement to the non-conforming sites which are evident when viewed from off-site premises.

**MOD Response:** The proposed site improvements would be a significant improvement to the nonconforming site, improving the downtown core, increasing walkability, increasing aesthetically pleasing plant material, adding benches, and improving security with additional pole lights. These improvements would be visible and evident when viewed off-site.

E. The granting of the administrative waiver does not negatively impact adjacent properties in terms of visibility of outdoor storage or other commonly perceived negative impacts of development on adjacent property.

**MOD Response:** The Streetscape Yard improvements would help screen and buffer visibility of any outdoor storage when compared to the existing site, which is completely open along Main Street and 1st Street.

F. The granting of the administrative waiver is in harmony with the purpose and intent of this Chapter and of the Comprehensive Plan for the physical development of the surrounding area.

**MOD Response:** The proposed site improvements would further improve streetscapes in the downtown core, aligning with the Comprehensive Plan.

G. The granting of the administrative waiver is not to be contrary to the spirit and intent of this Chapter.

**MOD Response:** The proposed site plan aligns with the spirit and intent of Landscaping and Screening Standards, creating buffering and screening for safe, attractive and healthy land development in the City of Pflugerville.

### **Criteria for Planning and Zoning Commission Architectural Waiver**

1. The architectural design is compatible with the existing buildings within the area.

**MOD Response:** The architectural design is compatible with other existing simple utilitarian buildings in the surrounding neighborhood.

2. The architectural design is generally representative of the desired building form, materials, and aesthetic in the Downtown.

**MOD Response:** The architectural design improves the exterior façade transparency and visibility toward public streets of the existing building.

3. Due to special conditions, a literal enforcement of the requirements would result in unnecessary hardship.

**MOD Response:** A literal enforcement of architectural standards would require complete demolish of the existing building, redesign and construction of a new minimum 2-story building conforming to the Queen Anne or Richardsonian Romanesque architectural style standards for stone, 75% transparency, façade tiering, and articulation. This would create a hardship of considerable expense for a property that already has a viable building in place.

4. That the granting of a waiver is not contrary to the public interest, and the spirit of the code is preserved.

**MOD Response:** The granting of a waiver is not contrary to the public interest and aligns with the spirit of the code for creating buffering and screening for safe, attractive and healthy land development in the City of Pflugerville.

End of responses.

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