

Planning and Zoning:	8/7/2017	Staff Contact:	Abigail Rose, Planner II
Agenda Item:	2017-6075	E-mail:	abbeyr@pflugervilletx.gov
Case No.	SP1705-02	Phone:	512-990-6306

SUBJECT: Discuss and consider an application for an Architectural Waiver to allow all structures on the property to increase the percentage of permitted accent material from 15% to 60%.

LOCATION:

The subject property is situated on the north side of Cameron Road generally located east the Weiss Lane and East Pecan Street intersection. 1849 Park is located at 16430 Cameron Road, Pflugerville, Texas 78660.

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 is requesting a waiver of the required building material percentages of office, retail, and commercial structures to allow for all structures on the property to increase the percentage of permitted accent material from 15% to 60%. The remainder will consist of stone to satisfy the required 40% primary masonry. The buildings would utilize cementitious material installed as horizontal lap siding, a city-approved accent material, to be located within



the gables and above the required primary masonry. The Applicant strongly believes increasing the percentage of accent material would allow for the structures to accurately represent the elements of the mid-1800s architectural style characterized as “Bavarian/German Ranch Style”. The “Bavarian Ranch Style” is the overall architectural design theme of the park as discussed in the 1849 Park Master Plan, which celebrates the site’s historical character and use.

CODE REQUIREMENTS PER SECTION 9.6: Agricultural Structures

1849 Park, a future regional park located in the City of Pflugerville, is zoned under the Agriculture/Conservation (A) zoning district. This particular zoning district is unique, because it allows for residential land uses, as well as land which conserve sensitive environments or provides public parkland. The Agriculture/Conservation (A) zoning district identifies **“which identifies where an agricultural use may be appropriate, or areas with unique environmental features that are desired for conservation (such as open space, public parks and floodplain). The Agriculture/Conservation district may also be used as an interim zoning district for land that is relatively undeveloped, but identified with growth potential in the Comprehensive Plan.”**

If the proposed development is residential, the structures follow the assigned residential development regulations and architectural standards of the UDC. If the development isn’t intended for residential land use, Section 6.1 of Subchapter 9 outlines what architectural standards should be followed. Due to the intended use of all proposed structures of 1849 Park, all structures shall abide by what the UDC outlines as the most comparable land use structure types; therefore, all structures within the park shall follow the architectural provisions of Subchapter 9.4 Office, Retail, and Commercial Structures.

9.6.1 Applicability (EXCERPT FROM UDC)

The architectural standards in this section are applicable to all agricultural structures in the Agricultural/ Conservation (A) zoning district and all agricultural structures on properties governed by non-annexation development agreements for properties appraised for ad valorem tax purposes as land for agricultural, wildlife management, or timber land use under the Subchapter C, D, or E Chapter 23, Tax Code. **All other structures, associated or occupied by residential and commercial uses on such properties, shall satisfy the architectural standards of the most comparable land use structure types per Sections 9.1, 9.4, or 9.5.**

CODE REQUIREMENTS PER SECTION 9.4:

All structures within the park shall follow the architectural provisions of Subchapter 9.4 Office, Retail, and Commercial Structures. This requires the structures to be constructed with the following building materials breakdown: primary masonry (a minimum of 40%); secondary masonry (a maximum of 60%); and accent materials (a maximum of 15%). Meaning that all structures shall be constructed of 100% masonry. The Applicant is proposing the Architectural Waiver to allow all structures on the property to increase the percentage of permitted accent material from 15% to 60%. The remainder will consist of stone to satisfy the required 40% primary masonry.

“All buildings shall incorporate the building materials listed below in Table 9.4.2 with the allowable percentages of such materials. One hundred percent (100%) masonry is required on all facades with the exception of the permitted secondary and accent materials. The percent calculations shall be based on total exterior walls, excluding openings for windows and doors.”

Table 9.4.2 Building Materials (EXCERPT FROM UDC)	Allowable Percentage	Provided Percentage
<u>Primary Masonry</u> <ul style="list-style-type: none"> • Clay brick • Natural stone • Manufactured stone with a natural appearance (does not include concrete masonry unit (CMU)) 	Minimum 40%	40%
<u>Secondary Masonry</u> <ul style="list-style-type: none"> • Concrete panels¹ (with conditions) • Stucco 	Maximum 60%	0%
<u>Accent Materials</u> <ul style="list-style-type: none"> • Architectural concrete block/concrete masonry unit (CMU) • Exterior Insulation and Finish Systems (EIFS) – High Impact² (with conditions) • Cementitious material (approved by the Administrator) installed as horizontal lap siding • Metal panels as approved by the Administrator • Metal (for beams, lintels, trim elements, and ornaments) • Glass block • Tile • Other materials approved by the Administrator in keeping with the architectural style of the structure 	Maximum 15%	60%

PROPOSED ARCHITECTURAL DESIGN:

Phase one (1) of the 1849 Park development includes the construction of two (2) structures which will provide restroom areas, shaded picnic space, and concession space for patron use. In order to satisfy the architectural theme of the park as discussed in the 1849 Master Plan, the Applicant believes the cementitious material installed as horizontal lap siding within the gables and above the required primary masonry, stone, is necessary to successfully convey the intended “Bavarian/German Ranch Style”. During this time, the region’s German farmhouse and Prairie-style architecture consisted of logs, wood slats, and low-angled roofing. Drawing from the rich history of the Pfluger family and the architectural character of various houses and barns built on the property, 1849 Park will include features throughout the park which reflect the site’s historic character and use. The Applicant believes the proposed building materials, the cementitious material installed as horizontal lap siding and stone, incorporated on all structures will align with the community’s aesthetic vision, foster a sense of identity, and provide historical tribute to the City of Pflugerville.

PROPOSED BUILDING MATERIALS CALCULATION:

STRUCTURE 1 Restroom/Pavilion	Total Wall Area (sf) <i>(excluding windows and doors)</i>	Primary Masonry Percentage <i>(Proposed/Required)</i>	Accent Materials Percentage <i>(Proposed/Required)</i>
Elevation 1 (southwest façade)	331	58% / 100%	42% / 15%
Elevation 2 (northeast façade)	459	30% / 100%	70% / 15%
Elevation 3 (northwest façade)	363	39.1% / 100%	60.9% / 15%
Elevation 4 (southeast façade)	363	40.5% / 100%	59.5% / 15%
Total Building	1,516	40.5%	59.5%

STRUCTURE 2 Concession/Restroom/Pavilion	Total Wall Area (sf) <i>(excluding windows and doors)</i>	Primary Masonry Percentage <i>(Proposed/Required)</i>	Accent Materials Percentage <i>(Proposed/Required)</i>
Elevation 1 (southwest façade)	269	56.5% / 100%	43.5% / 15%
Elevation 2 (northeast façade)	459	30% / 100%	70% / 15%
Elevation 3 (northwest façade)	551	43% / 100%	57% / 15%
Elevation 4 (southeast façade)	576	47.7% / 100%	52.3% / 15%
Total Building	1,855	43.2%	56.8%

STAFF RECOMMENDATION:

The proposed architectural designs meet the intent of the City of Pflugerville 2030 Comprehensive plan which demonstrates the community's interest in preserving components of the Pflugerville farming heritage to reflect the agrarian cultural history of the community. Also, the proposed architectural design meets the intent of the UDC in terms of designing structures to be built of 100% masonry. The design proposed aims to align with the community's aesthetic vision, foster a sense of identity, and provide historical tribute to the City of Pflugerville.

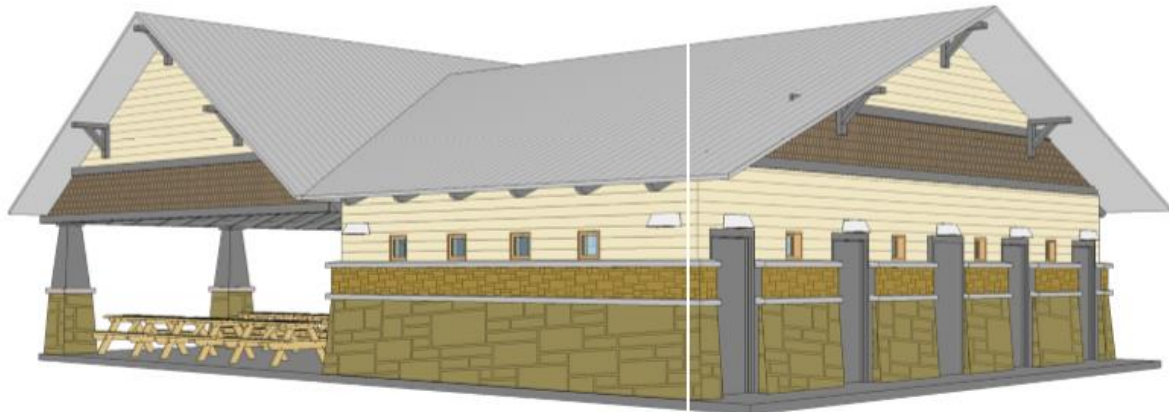
Staff recommends approval of the proposed architectural waiver to allow for all structures on the property to increase the percentage of permitted accent material from 15% to 60%.

ATTACHMENTS:

- Architectural Renderings
- Application Letter (separate attachment)

ARCHITECTURAL RENDERINGS

Structure 1: Restroom/Pavilion



Structure 2: Concession/Restroom/Pavilion



