

Pflugerville Planning and Zoning Commission

AGENDA REPORT

Planning and Zoning:	2/6/2017	Staff Contact:	Erin Sellers, AICP, Senior Planner
Agenda Item:	2017-5551	E-mail:	erins@pflugervilletx.gov
Case No.	ARB1701-01	Phone:	512-990-6300

SUBJECT: Discuss and consider an application for an Architectural Waiver to allow for an increased percentage of permitted accent materials on the Pflugerville Hospital from 15% to 28%.

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 increase in the amount of permitted accented materials to allow up to 28% provided on the total building envelope at full build-out (4-story) conditions. This request is associated with the current Pflugerville Hospital Site Plan under review.



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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"> • Clay brick • Natural stone • Manufactured stone with a natural appearance (does not include concrete masonry unit (CMU)) 	Minimum 40%
<u>Secondary Masonry</u> <ul style="list-style-type: none"> • Concrete panels¹ (with conditions) • Stucco 	Maximum 60%
<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 • <u>Metal panels</u> as approved by the Administrator • Metal (for beams, lintels, trim elements, and ornaments) • Glass block • Tile • <u>(Trespa) Other materials approved by the Administrator in keeping with the architectural style of the structure</u> 	Maximum 15%

PROPOSED ARCHITECTURAL DESIGN:

Phase 1 of the development includes a 3-story hospital building with accent materials totaling 24% of the overall building envelope, including the proposed blue (iridescent) metal panel system and Trespa, a High Pressure Laminate (HPL) Phenolic panel. However, with full build-out of the 4-story hospital, an anticipated total of 28% of accent materials is proposed on the overall building envelope. Per the UDC, Trespa and metal panels are classified as accent materials restricted to a maximum of 15% on the overall building envelope, excluding openings for windows and doors. Please be aware; the proposed architectural design far exceeds the minimum primary masonry, as defined by the UDC as brick and stone, percentage requirements with an anticipated total of 72% at 4-story, full build-out conditions.

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PFLUGERVILLE HOSPITAL BUILDING MATERIAL PERCENTAGES				
	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%	
TOTAL PRIMARY MASONRY %		76%	72%	
TOTAL ACCENT MATERIAL %		24%	28%	

EXAMPLES OF PROPOSED ACCENT MATERIAL FINISHES:



Metal Color – Blue



Metal Color – Silver



Trespa – Walnut Finish

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STAFF RECOMMENDATION:

The proposed architectural design meets the intent of the Code in terms of providing for a mixture of desirable building materials on the exterior building facades and visual aesthetics; therefore Staff recommends approval of the proposed architectural waiver to allow up to 28% accent materials on the total building envelope, where the percentage area calculations shall exclude, openings for windows and doors.

ATTACHMENTS:

- Location Map
- Letter regarding Trespa, a High Pressure Laminate (HPL) Phenolic panel (separate attachment)
- Proposed Building Elevations (separate attachment)
- Architectural Renderings (separate attachment)

LOCATION MAP:

