

Pflugerville
Planning and Zoning
Commission

AGENDA REPORT

Planning and Zoning:	5/1/2017	Staff Contact:	Abigail Rose, Planner II
Agenda Item:	2017-5817	E-mail:	abbeyr@pflugervilletx.gov
Case No.	ARB1704-01	Phone:	512-990-6306

SUBJECT: Discuss and consider an application for an Architectural Waiver to allow the following requests:

1. The substitution of the permitted 15 % accent materials in lieu of the 15% required primary masonry, which would accompany the allowed 85% percentage of secondary materials for Campus Industrial (CI) structures; and
2. The creation of secondary “employee entrances” along the side facades with a 6’-8” x 16’-8” horizontal projection in addition to a 6’ wide x 13’-4” long cantilevered aluminum, instead of the required 10’ x 30’ horizontal projections at all “customer entrances” located on buildings more than 50,000 square feet.

LOCATION:

The subject property is generally located at the southeast corner of the intersection of N Heatherwilde Boulevard and SH-45.

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 to the Campus Industrial (CI) District’s Architectural Design Requirements, to allow for all structures on the property to substitute the permitted 15% accent materials in lieu of the 15% required



Pflugerville Planning and Zoning Commission

AGENDA REPORT

primary masonry, which would accompany the allowed 85% of secondary materials for Campus Industrial (CI) structures. The buildings would utilize ribbed high-density EIFS panel, a city-approved accent material, as a lighter weight accent material above the entry glazing in lieu of heavy weight primary masonry at the 15% required primary masonry minimum. The code currently allows the use of EIFS as an accent material if the EIFS is not located below nine (9) feet above finished grade, unless utilized for decorative architectural features. The current renderings show the EIFS panels, above the glazing, located nine feet six inches (9'6") from the ground. The Applicant strongly believes the Code's required 15% of primary masonry wouldn't benefit the architectural integrity of the structures and overall theme of the high-tech designs.

The applicant is also requesting the architectural waiver to allow for secondary "employee entrances" along the side facades to horizontally project 6'-8" x 16'-8" with a 6' wide x 13'-4" long cantilevered aluminum canopy above the entryway. The proposed "employee entrances" would replace the required horizontal wall projections and/or recesses of ten (10) feet in depth and thirty (30) feet in length required at all "customer entrances" fronting a public right-of-way and along a primary façade on a building more than 50,000 square feet. On the current renderings, the "employee entrances" are a little more than one half (1/2) of the required "customer entrances". The Applicant only intends for the side entrances to be utilized by employees; therefore, not requiring such distinctive and large entrances as the primary entrances for customers. Each "customer entrance" will include interactive pedestrian spaces which help foster engagement with the large buildings, while the secondary "employee entrances" are utilized internally for personnel.

CODE REQUIREMENTS PER SECTION 9.5.2:

During the 2015 UDC Update, the Campus Industrial (CI) zoning district was added to the Unified Development Code as a new zoning district. The Campus Industrial (CI) zoning district **"is intended to include land which is used, or intended to be used, as an employment center, including but not limited to, land uses such as light industrial, research and development centers, multi-story offices, business services and limited retail services. It is intended to provide for places to work with the conveniences of services within a centralized area. It should be located along major arterial streets and may be located along the SH130 and SH45 corridors."** Due to the Campus Industrial (CI) zoning district being relatively new in nature, the City has experienced few developments created within the district. This being said, the zoning district presents the City with many undiscovered opportunities. The City of Pflugerville requires the minimum percentages of primary masonry in order to create consistency throughout the City's developments. The Campus Industrial (CI) zoning district may demand different building materials and percentages in order to respond to the evolving economy, multi-story offices, and high-tech research and development centers.

Pflugerville Planning and Zoning Commission

AGENDA REPORT

“The City of Pflugerville’s Unified Development Code requires all buildings in the Campus Industrial (CI) zoning district or industrial buildings granted by Specific Use Permit in Urban Level 4 (CL4) and Urban Center (CL5) zoning districts shall incorporate 100% masonry on all facades. All buildings shall incorporate the building materials listed in Table 9.5.2 with the allowable percentages of such materials. The percent calculations shall be based on total exterior walls, excluding openings for windows and doors.”

Table 9.5.2 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 15%	0%
<u>Secondary Masonry</u> <ul style="list-style-type: none"> Concrete panels¹ (with conditions) Stucco 	Maximum 85%	85%
<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%	15%

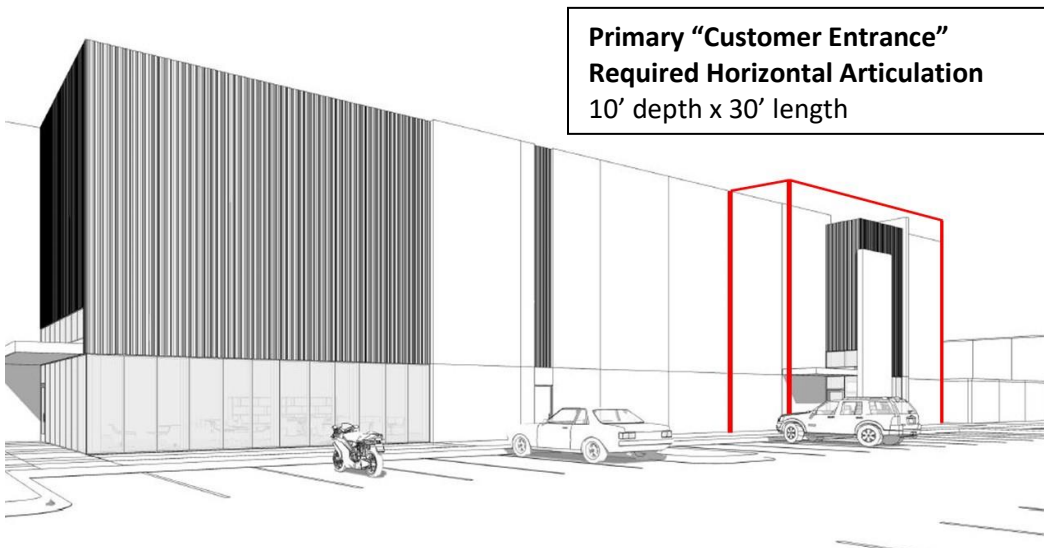
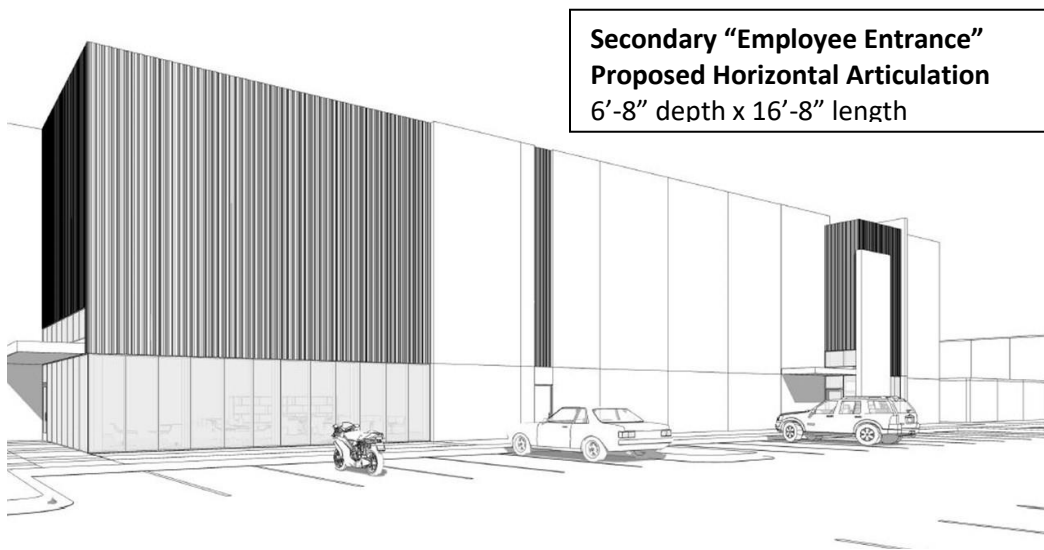
CODE REQUIREMENTS PER SECTION 9.5.3:

“Any primary façade shall include projections or recesses and vertical variations in the roof line in accordance with the horizontal and vertical articulation requirements set forth below.”

Pflugerville Planning and Zoning Commission **AGENDA REPORT**

Horizontal Articulation 9.5.3 (EXCERPT FROM UDC)

Single-use or multi-tenant buildings equal to or more than 50,000 square feet in gross floor area shall provide horizontal wall projections and/or recesses, at a minimum offset of **ten (10) feet in depth and thirty (30) feet in length parallel to the average façade plane at all customer entrances fronting a public right-of-way and along a primary façade.**



The proposed secondary "Employee Entrance" is a little more than one half (1/2) the size of the City's required primary "Customer Entrance" for structures 50,000 square feet or larger. The red line is representative of what the city requires per the UDC.

Pflugerville Planning and Zoning Commission

AGENDA REPORT

PROPOSED ARCHITECTURAL DESIGN:

Due to the proximity to SH-45 and the rapidly growing high-tech industry, the applicant strongly believes “clean, modern, and stream-lined” building designs are most appropriate for all buildings on the subject site. To do so, the following architectural waivers are proposed: the substitution of the permitted 15 % accent materials in lieu of the 15% required primary masonry; and the creation of secondary “employee entrances” along the side facades with smaller horizontal projections and canopies, instead of the large horizontal projections at all “customer entrances” required on buildings more than 50,000 square feet.

As an industrial building park, the structures are designed primarily for bulk warehouse and/or manufacturing purposes with interior height clearances of 24’ to 28’ below the roof structure to meet high piled warehouse storage racking requirements and fire sprinkler clearances. Due to the height of the 34’ to 39’ exterior walls, concrete tilt-up construction is the preferred building method for these type of structures in lieu of traditional masonry for speed, economy, and durability. Given the long and tall building parameters, the structures are designed with “large-scaled” materials, which are appropriate along the high-speed traffic corridors such as SH-45. The “clean, modern, and stream-lined” building design approach will be utilized to appeal to the rapidly growing high-tech industry.

Important design features include: diverse textural surfaces (concrete and ribbed EIFS panels), which are proposed on the upper walls above the large sections of glass windows; multiple building entrances project from the long flat walls with ribbed paneling located above the large sections of glass windows; concrete panels which will act as “backdrops” for trees and landscaping; and canopies lowered at each entrance to bring the building height down to “human scale”, which are paired with exterior landscaped concrete plazas for interaction.

PROPOSED BUILDING MATERIALS CALCULATION:

BUILDING B 50,806 sf	Total Wall Area (sf) excluding windows and doors	Accent Materials Area (sf) EIFS only	Accent Materials Percentage
Front wall	9,998.30	2,519.32	25%
Side wall	4,551.67	1,019.81	22%
Side wall	4,551.67	1,019.81	22%
Rear (Dock) wall	10,525.00	0.00	0%
Total Building	29,626.64	4,558.94	15%

BUILDING C 112,634 sf	Total Wall Area (sf) excluding windows and doors	Accent Materials Area (sf) EIFS only	Accent Materials Percentage
Front wall	21,366.83	4,999.52	23%
Side wall	6,732.48	1,527.37	23%
Side wall	6,732.48	1,527.37	23%
Rear (Dock) wall	19,780.74	0.00	0%

Pflugerville Planning and Zoning Commission

AGENDA REPORT

Total Building	54,612.52	8,054.26	15%
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BUILDING D 100,234 sf	Total Wall Area (sf) excluding windows and doors	Accent Materials Area (sf) EIFS only	Accent Materials Percentage
Front wall	21,366.83	4,999.52	23%
Side wall	5,969.98	1,527.37	26%
Side wall	5,969.98	1,527.37	26%
Rear (Dock) wall	19,780.74	0.00	0%
Total Building	53,087.52	8,054.26	15%

STAFF RECOMMENDATION:

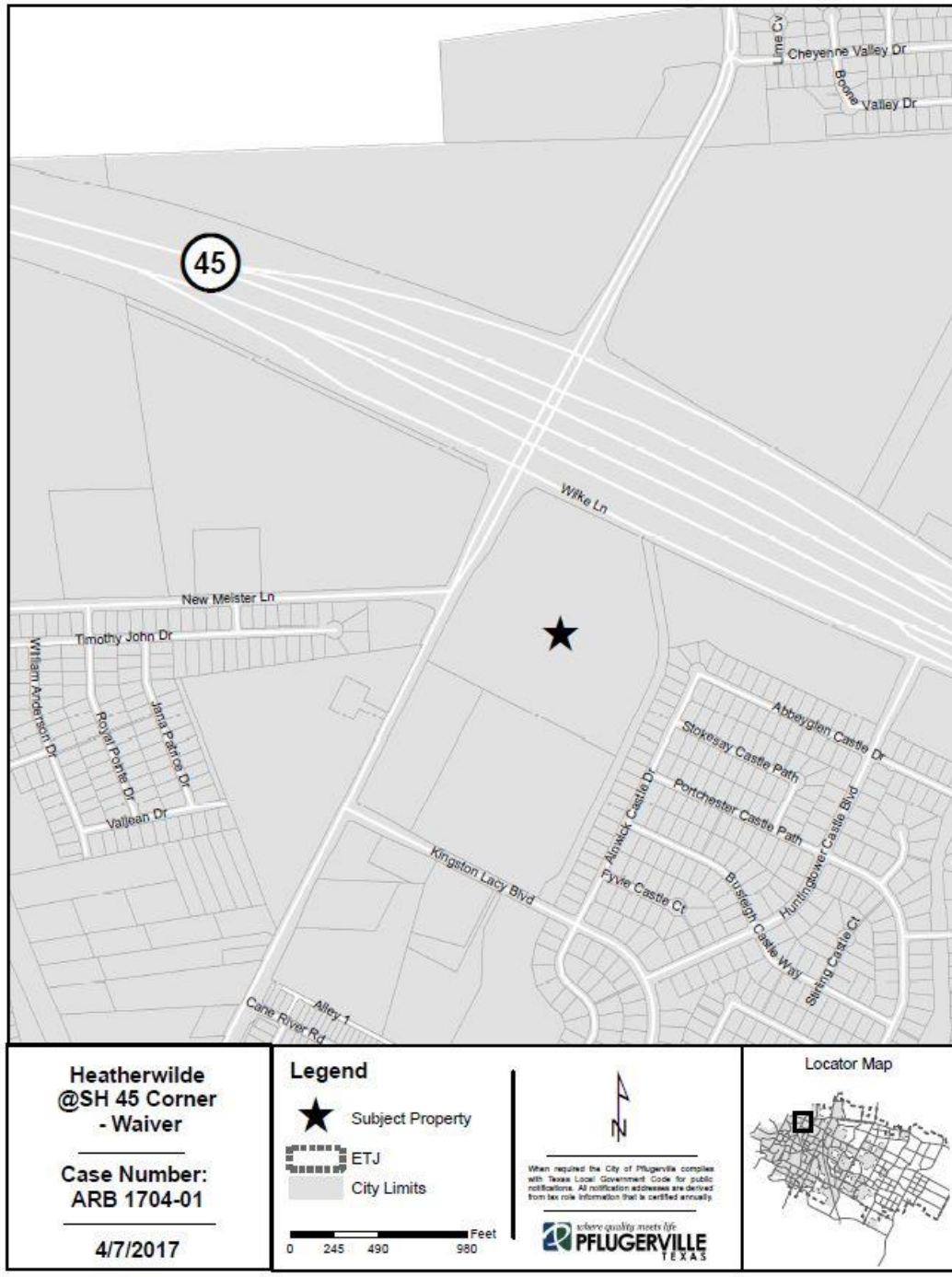
The proposed architectural designs meet the intent of the UDC in terms of providing the following objectives: a mixture of desirable building materials on the exterior building facades; horizontal and vertical articulation; and architectural details and amenities which strengthen the human-scale of larger structures. The staff recognizes the strong design intentions of the project, which respond to the evolving economy and high-tech architecture; the opportunity to showcase the industrial building park due to its proximity to SH-45; and the importance of fostering an engaging human-scale for the large, high-tech structures. As future Campus Industrial (CL) developments are proposed, the City of Pflugerville can observe the architectural trends of the large, contemporary research and development centers and react accordingly.

Staff recommends the approval of the proposed architectural waiver to allow for (1) the utilization of ribbed high density EIFS panels as a lighter weight accent material above entry glazing in lieu of heavy weight primary masonry materials at the 15% required primary masonry minimum and (2) the creation of secondary “employee entrances” along the side facades with a 6’-8” x 16’-8” horizontal projection in addition to a 6’ wide x 13’-4” long cantilevered aluminum, instead of the required 10’ x 30’ horizontal projections at all “customer entrances” located on buildings more than 50,000 square feet.

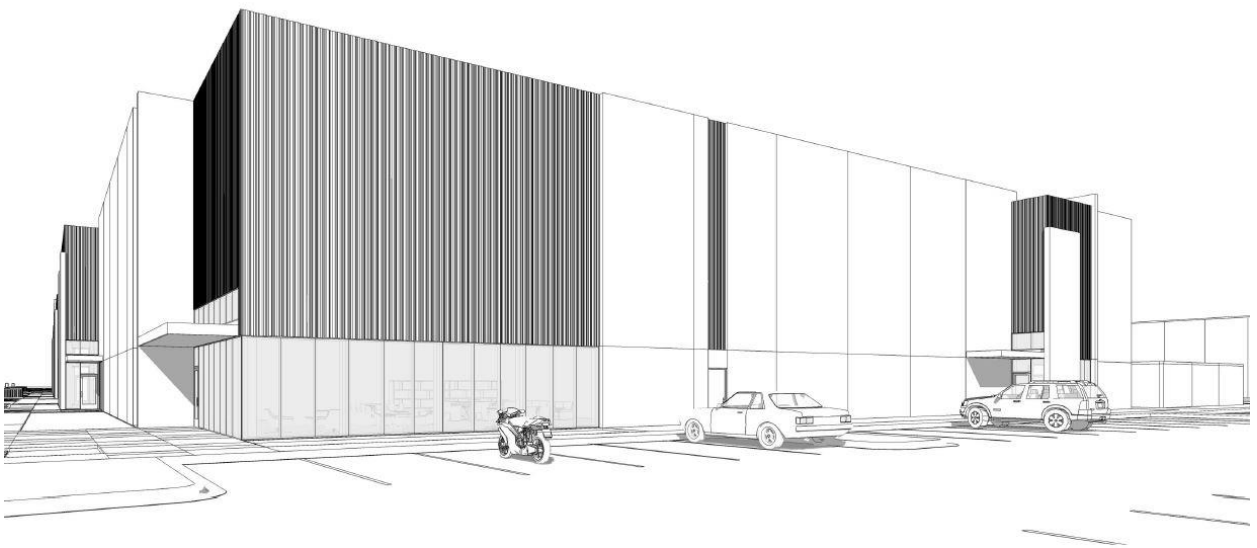
ATTACHMENTS:

- Location Map
- Architectural Renderings
- Application Letter (separate attachment)

LOCATION MAP

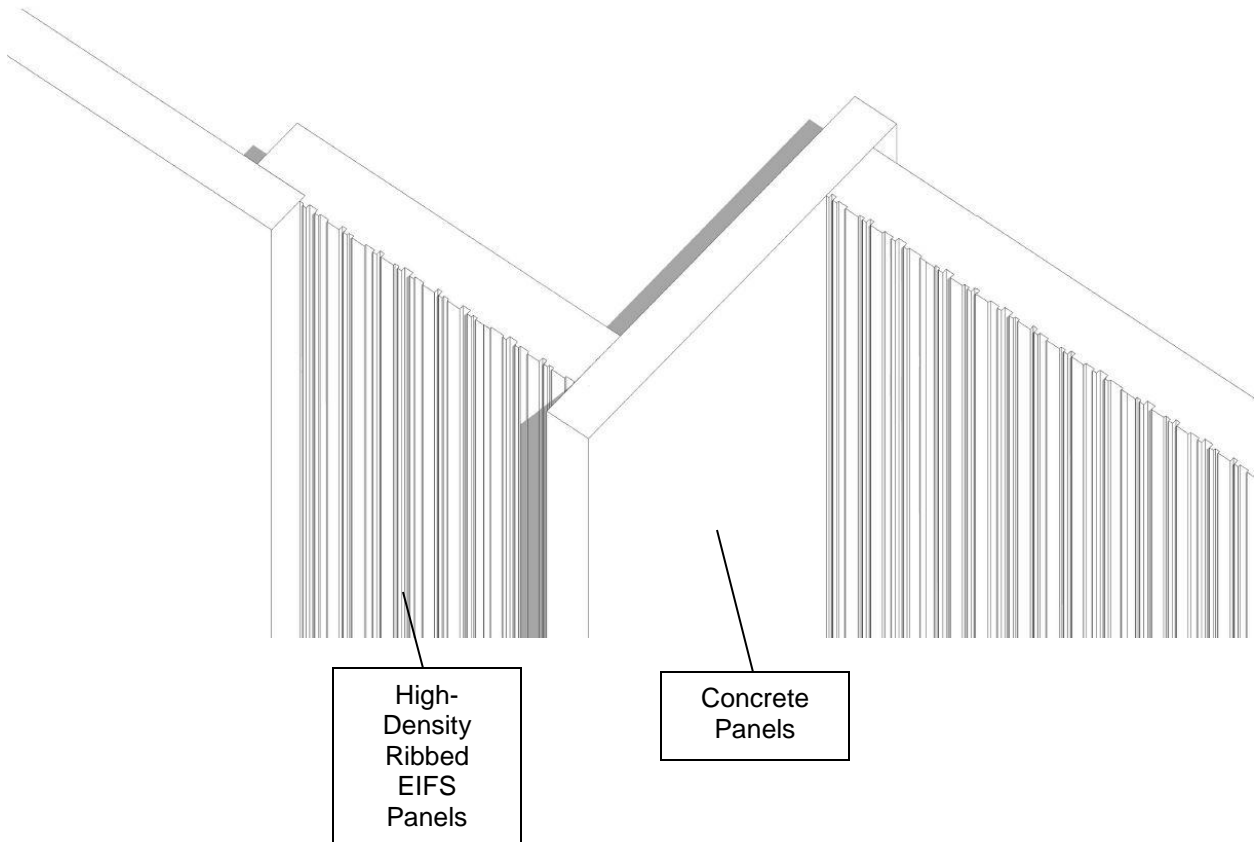
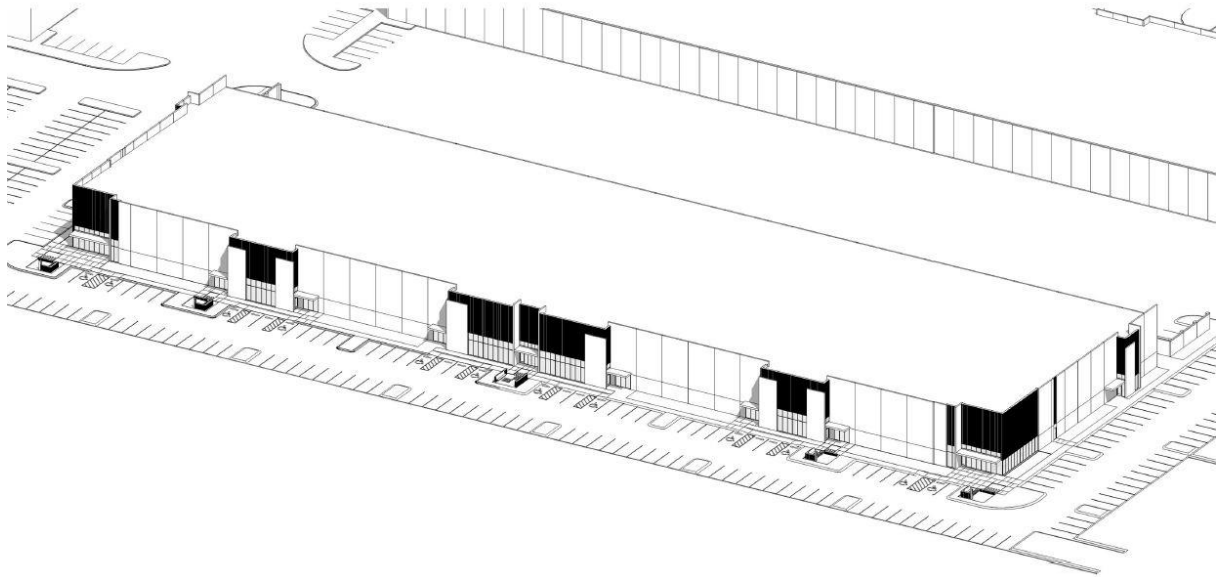


ARCHITECTURAL RENDERINGS



Pflugerville
Planning and Zoning
Commission

AGENDA REPORT



Pflugerville
Planning and Zoning
Commission

AGENDA REPORT