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April 3, 2017

Emily Barron, AICP
Planning Director
City of Pflugerville
Development Services Center
201-B East Pecan Street
Pflugerville, TX 78660

Re: UDC Subchapter 9 Administrative Waiver Requests

Project: **Heatherwilde Business Park**
SE corner Heatherwilde and SH-45
Pflugerville, Texas 78660

Dear Emily,

This letter is a request for an Administrative Waiver under the provisions set forth in the City of Pflugerville Unified Development Code (UDC) under Subchapter 3.14 for the following items:

- I. Subchapter 9 (9.5.2.A) Materials Required for CI zoning Districts
Per Table 9.5.2 Primary Masonry (Brick/Stone/Natural Appearance CMU) of 15% minimum is required with Secondary Masonry Concrete Panels of 85% maximum. We request a variance to utilize ribbed high-density EIFS panels as a lighter weight accent material above entry glazing in lieu of heavy weight primary masonry material at the 15% required primary masonry minimum.
- II. Subchapter 9 (9.5.3.D.1c) Horizontal Articulation
For buildings more than 50,000 square feet, horizontal wall projections and/or recesses of ten (10) feet in depth and thirty (30) feet in length are required at all "**customer entrances**" fronting a public right-of-way and along a primary façade. We request the secondary "**employee entrances**" along the side facades to project 6'-8" x 16'-8" in addition to a 6' wide x 13'-4" long cantilevered aluminum canopy. 6' is maximum width for the proposed canopy without a column support.

Project Design Intent:

As an industrial building park, the proposed buildings 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. As a result of interior height requirements, the exterior walls will range between 34' to 39' tall. Concrete tilt-up construction is the preferred building method for this type of structure in lieu of traditional masonry for speed, economy and durability.

Given these long and tall building parameters, these buildings are designed with "large scaled" massing and material changes, which also work well along high-speed traffic corridors such as SH-45. We have approached the building design to be "clean, modern, and stream-lined" to appeal to the growing high-tech industry. Textural surface changes are an important design feature, which are proposed to be located on the upper walls in order to be seen from SH-45. Multiple building entrances articulate the long flat walls with ribbed paneling located above large sections of glass windows. Between the entrance features, the concrete panels are proposed to be "blank" in order to act as "backdrops" for trees and landscaping. Slim-lined cantilevered canopies are lowered at each entrance to bring the building height down to "human scale", along with exterior landscaped concrete plazas for interaction.

We have included a rendered image, along with supplemental 3D model building massing images and material profiles to further illustrate the design concepts common to all buildings on this site.

We kindly request that you consider and grant approval for these variances as an administrative waiver per UDC Section 3.14. Please don't hesitate to contact me for further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan McFarland". The signature is fluid and cursive, with the first name "Susan" being more prominent and the last name "McFarland" written in a more compact, connected style.

Susan McFarland, A.I.A.

cc: Steve Mattingly, Live Oak
Brent Ramirez, Live Oak