

# Pflugerville Planning and Zoning Commission **AGENDA REPORT**

<b>Planning and Zoning:</b>	8/6/2018	<b>Staff Contact:</b>	Abigail Rose, Planner II
<b>Agenda Item:</b>	2018-6948	<b>E-mail:</b>	abbeyr@pflugervilletx.gov
<b>Case No.</b>	ARB1806-01	<b>Phone:</b>	512-990-6306

**SUBJECT:** Discuss and consider an application for an Architectural Waiver to allow for an increase of accent materials permitted for a structure located within the Corridor Urban Level 4 (CL4) district. (ARB1806-01)

**LOCATION:**

The subject property is located at the northeast corner of the N. Heatherwilde Blvd. and Kingston Lacy Blvd. intersection, just west of Highland Park Elementary School and generally south of the N. Heatherwilde Blvd. SH-45 overpass.



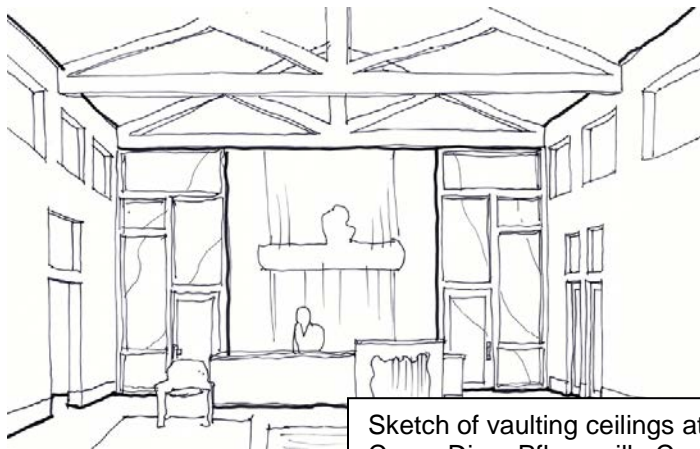
**ARCHITECTURAL WAIVER:**

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.

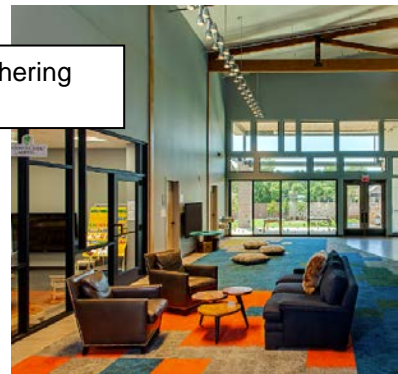
**APPLICANT REQUEST:**

The Applicant is requesting a waiver to the Corridor Urban Level 4 (CL4) district's Architectural Design Requirements, to allow for an increase of the maximum accent material permitted within the Corridor Urban Level 4 (CL4) district. The only structure which would be granted the proposed waiver would be the daycare facility to be located within the subject tract. The Applicant believes a higher percentage of accent materials, the proposed metal on all facades, would help set the standard for future development surrounding the subject site. The Applicant's design team focused on three (3) major goals when creating the proposed structure: (1) the design is respectful and reflective of the surrounding community; (2) the design creates a safe and an impactful place for future students of the daycare; and (3) the design sets the tone for all future development of the Kingston Lacy Blvd. and N. Heatherwilde Blvd. commercial hub.

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Carpe Diem interior gathering space in Cedar Park



Carpe Diem outdoor ground area in Cedar Park



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### CODE REQUIREMENTS PER UNIFIED DEVELOPMENT CODE (UDC):

The purpose of the corridor districts is to provide an adequate mix of residential, commercial, and industrial land uses that encourage a mix of employment, shopping and services opportunities. Non-residential zoning districts are comprised of Suburban Level 3: CL3, Urban Level 4: CL4 and Urban Center Level 5: CL5. Corridor Urban Level 4 (CL4) is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers. Corridor Urban Level 4 (CL4) Architectural Design Requirements are consistent with all office, retail, and commercial structures in the following zoning districts: Office (O), Neighborhood Services (NS), Retail (R), General Business 1 (GB1), General Business 2 (GB2), Corridor Suburban Level 3 (CL3), Corridor Urban Level 4 (CL4), and Corridor Urban Center 5 (CL5).

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	Proposed Percentage
<u>Primary Masonry</u> <ul style="list-style-type: none"> <li>• Clay brick</li> <li>• Natural stone</li> <li>• Manufactured stone with a natural appearance (does not include concrete masonry unit (CMU))</li> </ul>	Minimum 40%	42.25%
<u>Secondary Masonry</u> <ul style="list-style-type: none"> <li>• Concrete panels<sup>1</sup> (with conditions)</li> <li>• Stucco</li> </ul>	Maximum 60%	25.25%
<u>Accent Materials</u> <ul style="list-style-type: none"> <li>• Architectural concrete block/concrete masonry unit (CMU)</li> <li>• Exterior Insulation and Finish Systems (EIFS) – High Impact<sup>2</sup> (with conditions)</li> <li>• Cementitious material (approved by the Administrator) installed as horizontal lap siding</li> <li>• Metal panels as approved by the Administrator</li> <li>• Metal (for beams, lintels, trim elements, and ornaments)</li> <li>• Glass block</li> <li>• Tile</li> <li>• Other materials approved by the Administrator in keeping with the architectural style of the structure</li> </ul>	Maximum 15%	32.5%

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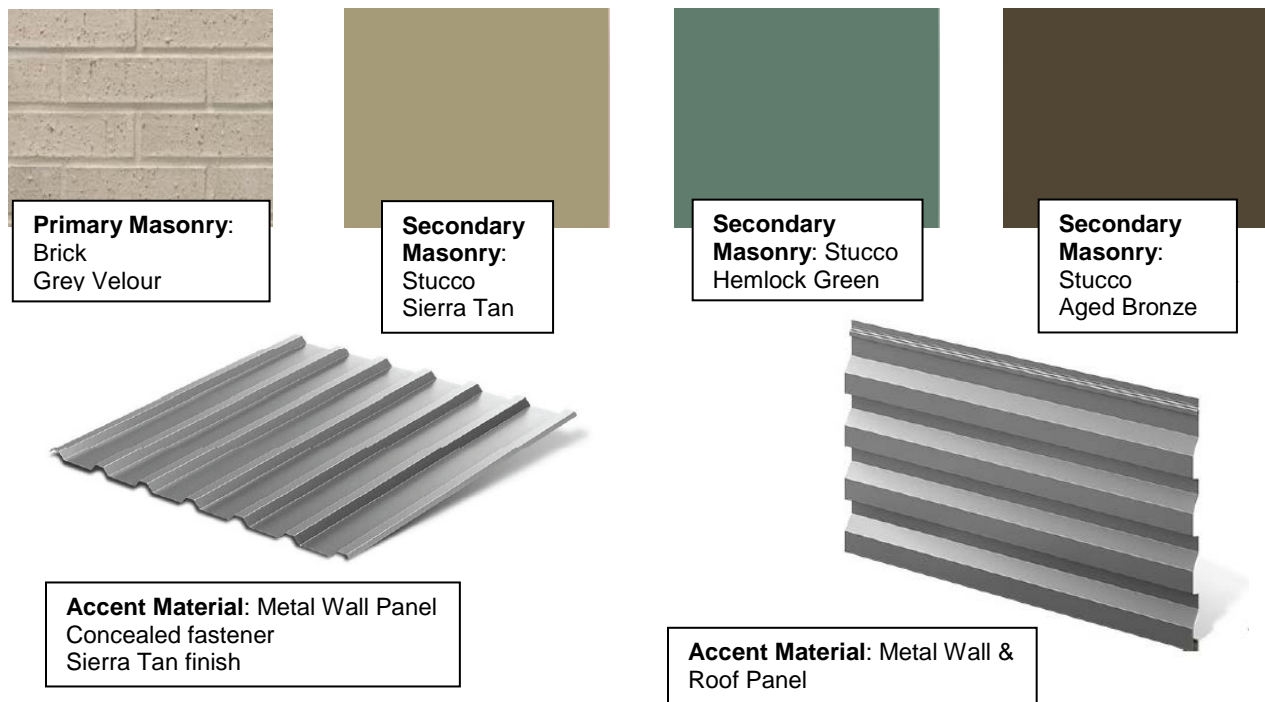
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### **PROPOSED ARCHITECTURAL DESIGN:**

Due to the proximity to SH-45 and the rapidly growing N. Heatherwilde Blvd. greater area, the Applicant strongly believes the proposed structure will provide N. Heatherwilde Blvd. and the surrounding community with a heightened standard of development for the future commercial hub, as well as a dynamic entrance into the City from the north. The design concept is a dual winged, hybrid structure of conventionally wood framed and parapet structure nearest N. Heatherwilde Blvd., steeping out to a steel framed and vaulted structure to the rear of the site. The steel framing for the rear, the eastern façade facing Highland Park Elementary, allows for soaring ceilings and increased lighting for the classrooms and public spaces serving the older children in the school. The Applicant believes the proposed structure provides Pflugerville with a dynamic massing which provides impactful views from all sides of the structure, especially N. Heatherwilde Blvd. The structure's massing and material composition with increased metal paneling is intended to set the tone for the future development of the Kingston Lacy Blvd. and N. Heatherwilde Blvd. commercial hub. If other structures within the Kingston Lacy Blvd. and N. Heatherwilde Blvd. development also desire to deviate from the Unified Development Code (UDC), the architectural waiver procedure shall be followed with each proposal.

The Applicant is proposing the structure's material breakdown to consist of a total utilization of 32.5% of accent materials, when the Unified Development Code (UDC) allows for a maximum of 15%. The proposal would include an increase of allowance metal panels on the northern, western, and southern façade. The proposal asks for the doubling of the accent material allowance, while still adhering to the minimum primary masonry requirement of 40%.





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### PROPOSED BUILDING MATERIALS CALCULATION:

<b>Proposed Daycare Facility</b>	<b>Primary Masonry Percentage (BRICK)</b>	<b>Secondary Masonry Percentage (STUCCO)</b>	<b>Accent Materials Percentage (METAL)</b>
Front (West) facing N. Heatherwilde Blvd.	43%	22%	<b>35%</b>
Side (South) facing interior of the future development Kingston Lacy Blvd. and N. Heatherwilde Blvd.	40%	17%	<b>43%</b>
Side (North) facing Future Heatherwilde 45 Campus Industrial (CI) development (Industrial/Flex Office Space)	40%	21%	<b>39%</b>
Rear (East) facing Highland Park Elementary	46%	41%	<b>13%</b>
<b>Total Building Average</b>	<b>42.25%</b>	<b>25.25%</b>	<b>32.5%</b>
<b>UDC Requirement</b>	<b>40% MIN</b>	<b>60% MAX</b>	<b>15% MAX</b>

### **STAFF RECOMMENDATION:**

The proposed architectural design meets the intent of the Unified Development Code (UDC) in terms of providing the following objectives: a mixture of building materials on the exterior building facades; horizontal and vertical articulation; and architectural details. Staff recognizes the design intentions of the project, which respond to the fast-growing SH-45 and N. Heatherwilde Blvd. greater area. The proposed structure does meet the requirement of the minimum 40% primary masonry. The eastern façade facing Highland Park Elementary is compliant with the permitted accent materials, while the northern, western, and southern facades which will abutt new developments or N. Heatherwilde Blvd. request to double the permitted accent materials. Staff finds the utilization of the metal panels appropriate for N. Heatherwilde Blvd. and the overall trend of the area.

At this time, we have three (3) architecture waivers located in the SH-45 and N. Heatherwilde Blvd. greater area. As future developments emerge in the area, Pflugerville can observe the architectural trends of the City and react accordingly. Currently, Staff has recognized the trend for the utilization of accent materials, specifically metal. Metal designs can achieve a sleek, contemporary look while also providing longevity.

Staff recommends the approval of the proposed architectural waiver to allow for an increase of accent materials permitted for a structure located within the Corridor Urban Level 4 (CL4) district.

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**AGENDA REPORT**

**ATTACHMENTS:**

- Location Map
- Architectural Renderings

**LOCATION MAP**

