



City of Pflugerville

Legislation Text

File #: 2017-6152, **Version:** 1

Discuss and consider an application for an Architectural Waiver to allow for an additional increase in the amount of permitted accent materials with the use of Exterior Insulation Finishing Systems (E.I.F.S.) up to 44% and to permit E.I.F.S. within the first nine (9) above finished grade for the Pflugerville Hospital. (ARB1709-01)

The Applicant, on behalf of the property owner, is requesting an architectural waiver to allow for an additional increase in the amount of permitted accent materials to allow up to 69% (including already approved accent materials) with the use of Exterior Insulation Finishing Systems (E.I.F.S) on 44% provided on the total building envelope at full build-out (4-story) conditions of the Pflugerville Hospital. The Applicant proposes the use of E.I.F.S, a synthetic stucco system classified by the Unified Development Code (UDC) as an accent material, in lieu of stucco, classified as a secondary masonry material limited to 60% of the total elevations. The exterior appearance of E.I.F.S and stucco appear the same, however E.I.F.S differs from stucco in terms of product materials and design.

On February 6, 2017, the Planning and Zoning Commission approved an Architectural Waiver to allow for an increased percentage of permitted accent materials associated with Pflugerville Hospital Site Plan from 15% up to 28% accent materials on the total building envelope at full build-out (4-story) conditions. The allowed percentage is based on the total of exterior walls, excluding openings for windows and doors.

Staff is generally more favorable to stucco due to its durability and longevity, rather than E.I.F.S. However, if E.I.F.S is permitted through the proposed architectural waiver, staff recommends the following conditions:

1. Limit E.I.F.S to a certain percentage
2. All E.I.F.S shall be installed with heavy duty mesh reinforcement regardless of location on the building to ensure more impact resistance.
3. E.I.F.S shall be designed as a drainable system

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