



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	2017-6075	<b>Version:</b>	1	<b>Name:</b>	1849 Park Architectural Waiver
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Discuss and consider action
<b>File created:</b>	8/2/2017	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	8/7/2017	<b>Final action:</b>		<b>Final action:</b>	8/7/2017
<b>Title:</b>	Discuss and consider an application for an Architectural Waiver for 1849 Park to allow all structures on the property to increase the percentage of permitted accent material from 15% to 60%.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. 1849 Park Architectural Waiver Staff Report, 2. 1849 Park Architectural Waiver Letter, 3. 1849 Park Location Map				

Date	Ver.	Action By	Action	Result
8/7/2017	1	Planning and Zoning Commission	Approved	

Discuss and consider an application for an Architectural Waiver for 1849 Park to allow all structures on the property to increase the percentage of permitted accent material from 15% to 60%.

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. The subject property is situated on the north side of Cameron Road generally located east the Weiss Lane and East Pecan Street intersection. 1849 Park is located at 16430 Cameron Road, Pflugerville, Texas 78660.

The Applicant is requesting a waiver of the required building material percentages of office, retail, and commercial structures to allow for all structures on the property to increase the percentage of permitted accent material from 15% to 60%. The remainder will consist of stone to satisfy the required 40% primary masonry. The buildings would utilize cementitious material installed as horizontal lap siding, a city-approved accent material, to be located within the gables and above the required primary masonry. The Applicant strongly believes increasing the percentage of accent material would allow for the structures to accurately represent the elements of the mid-1800s architectural style characterized as “Bavarian/German Ranch Style”. The “Bavarian/German Ranch Style” is the overall architectural design theme of the park as discussed in the 1849 Park Master Plan, which celebrates the site’s historical character and use.

Staff recommends approval.

Abigail Rose,  
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