



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2017-6163      **Version:** 1      **Name:** Pecan District Phase 1 Multi-Family Architectural Waiver  
**Type:** Agenda Item      **Status:** Approved  
**File created:** 9/12/2017      **In control:** Planning and Zoning Commission  
**On agenda:** 9/18/2017      **Final action:** 9/18/2017  
**Title:** Discuss and consider an application for an Architectural Waiver to consider multiple waivers to accommodate contemporary architecture for a multi-family project located within the Pecan District Phase 1 development. (ARB1708-01)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Pecan District Phase 1 ARB Staff Report, 2. Proposed Building Elevation Sheets, 3. Applicant Letter

Date	Ver.	Action By	Action	Result
9/18/2017	1	Planning and Zoning Commission	Approved	

Discuss and consider an application for an Architectural Waiver to consider multiple waivers to accommodate contemporary architecture for a multi-family project located within the Pecan District Phase 1 development. (ARB1708-01)

The subject property is located generally at the northwest corner of Heatherwilde Blvd and Old Austin Pflugerville Rd and encompasses a total of 45.744 acres. The development is zoned as the Commons at Heatherwilde and Pecan Planned Unit Development (PUD) (ORD No. 1280-16-08-23). 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 development now known as Pecan District, more recently known as the Commons at Heatherwilde and Pecan, and formerly the Pacana development, is a mixed use development planned for a variety of residential and non-residential land uses in a dense, urban type configuration. The first phase of the development consists of a contemporary/modern styled, 261 unit multi-family development. The proposed apartment complex will consist of two continuous buildings that are designed as “liner buildings” which will wrap around an interior surface parking area. Through implementation of the UDC, the architects have identified areas where the UDC and the proposed contemporary/modern architecture have minor conflicts. An alternative architectural approach is desired to maintain the proposed style and building proportions. In accordance with Section 3.14 of the UDC, architectural waivers can be considered by the Planning and Zoning Commission. The applicant has proposed waivers to the following multi-family design requirements:

### UDC 9.3.2

- Material percentages: Reduction in primary masonry and increase in accent materials per

facade to establish the contemporary architectural style

UDC 9.3.3

- Roof material: Proposed material is not listed within the UDC
- Vertical articulation: Reduction in the height of articulation required by the UDC
- Horizontal articulation: Increase in the length of a building before articulation is required
- Transparency percentages: Request to not provide windows/doors in specific areas
- Window and Door Treatments: Request to not provide trim in certain areas in order to establish the contemporary architectural style

The proposed architectural waivers are proposed to provide a style that is unique to the area and anticipated to set a tone for the future mixed use development. Staff recommends approval of the waivers as requested.

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