



City of Pflugerville

Legislation Details (With Text)

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File created:	7/25/2018	In control:		In control:	Planning and Zoning Commission
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Title:	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)				

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Indexes:

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Attachments: 1. Staff Report_Carpe Diem Daycare (ARB1806-01), 2. Location Map_Carpe Diem Daycare (ARB1806-01)

Date	Ver.	Action By	Action	Result
8/6/2018	1	Planning and Zoning Commission	Approved	

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)

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. 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.

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 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.

Abigail Rose, Planner II