City of Pflugerville

Legislation Details (With Text)

File #:	2018-7222	**Version:** 1	**Name:**	Rowe Loop Architectural Waiver
Type:	Agenda Item		**Status:**	Discuss and consider action
File created:	11/27/2018		**In control:**	Planning and Zoning Commission
On agenda:	12/3/2018		**Final action:**	
Title:	Discuss and consider an application for an Architectural Waiver for the properties located at 2141 and 2126 Rowe Loop, to allow for a reduction in the amount of primary masonry and allow for an increase in the secondary masonry allowed for a single family attached product. (ARB1805-01)			
Sponsors:				
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Attachments:	1. Rowe Loop Architectural Waiver Staff Report, 2. Proposed Elevations			

Date	Ver.	Action By	Action	Result
12/3/2018	1	Planning and Zoning Commission		

Discuss and consider an application for an Architectural Waiver for the properties located at 2141 and 2126 Rowe Loop, to allow for a reduction in the amount of primary masonry and allow for an increase in the secondary masonry allowed for a single family attached product. (ARB1805-01)

The property is located along the north side of Rowe Lane, generally on both sides of the eastern Rowe Loop and Rowe Lane intersection. The subject property consists of approximately 15 acres and is zoned Single Family Mixed Use (SF-MU) district which allows for a variety of land uses including single family detached, single family attached, and limited neighborhood commercial when integrated as part of a mixed use neighborhood. The applicant intends to develop the property into a single family attached, “paired condo unit” neighborhood with an anticipated 124 total units (64 structures) throughout the 15 acres. The applicant has proposed three different floor plans with craftsman, mid-century modern, and farmhouse designs per floor plan. The applicant has indicated the minimum material percentages currently required by the UDC can be applied to each floor plan, however in doing so, the visual elements that create the traditional designs become lost. In order to achieve the preferred designs, the applicant has proposed to reduce the amount of primary masonry on all elevations and increase the secondary masonry (cementitious siding) for all elevations throughout the neighborhood.

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. If approved, the neighborhood will incorporate the different designs and elevations proposed with this waiver throughout the neighborhood, providing for a variety of housing styles not currently available in Pflugerville.

The intent of the material percentages provided in the SF-MU district is to ensure the quality of the residential products built in the district were not diminished with the implementation of small lots, or condominium developments. While the proposed designs deviate significantly from the minimum

masonry requirements, the proposed waiver will allow the visual elements needed to establish the traditional architectural designs of farmhouse, craftsman, and mid-century modern. The proposed styles are currently trending in other jurisdictions and are not achievable by our current design standards for any district without pursuing a PUD or similar agreement.

By allowing the waiver, the intent of delivering a high quality product within the proposed neighborhood will be retained. If the waiver is approved, Staff recommends limiting the approval to the elevations provided with this application (included as separate attachments to this staff report), subject to compliance with all other architectural detail requirements established in Subchapter 9 of the Unified Development Code for the structure type, should required elements not currently be reflected on the proposed elevations. In addition, the proposed floor plans shall alternate throughout the neighborhood to prevent monotony and nothing provided herein shall exempt compliance with the elevation differentiation currently outlined in the UDC.

Jeremy Frazzell, Asst. Planning Director

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