

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIFIC USE PERMIT FOR A MULTI-FAMILY MIXED-USE DEVELOPMENT ON APPROXIMATELY 15-ACRES ZONED URBAN CENTER CORRIDOR LEVEL 4 (CL4) DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE E PFLUGERVILLE PARKWAY AND WEISS LANE INTERSECTION, TO BE KNOWN AS THE TACARA AT WEISS RANCH SPECIFIC USE PERMIT (SUP2009-01); PROVIDING A CUMULATIVE AND REPEALER CLAUSE; PROVIDING FOR A NON-SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the authority of Chapter 211 of the Texas Local Government Code, the City of Pflugerville (City) adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, a petition for a Specific Use Permit has been made by the property owner in conformance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code for property depicted and described in **Exhibit A**, which is attached hereto and incorporated herein for all purposes (the "Proposed Zoning"); and

WHEREAS, the Planning and Zoning Commission held a public hearing on January 4, 2021, and determined that the petition and associated application for the Specific Use Permit met the requirements of Chapter 157, Subchapter 3 (Specific Use Permits) and Subchapter 4 (Zoning Districts and Use Regulations), and recommended approval of the Specific Use Permit for a multi-family use on the subject site; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. The City Council finds:

That the Proposed Zoning is in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is in accordance with the following purposes: 1) lessen congestion in the street; 2) secure safety from fire, panic and other dangers; 3) promote the general health and welfare; 4)

provide adequate air and light; 5) prevent undue overcrowding of land; 6) avoid undue concentration of population; and 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

SECTION 3. The City Council amends the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, to apply the Specific Use Permit to the Urban Center Corridor Level 4 (CL4) district of the property, which is described as an approximate 15-acre tract of land located at the southwest corner of the E. Pflugerville Parkway and Weiss Lane intersection, located within Pflugerville, Travis County, Texas as shown in **Exhibit A**.

SECTION 4. Conditions Accepted by Applicant: The property described herein may be developed and used in accordance with regulations established by this Specific Use Permit, as provided in **Exhibit B** “Conditions” and **Exhibit C** “Conceptual Site Details” and all other applicable ordinances of the City of Pflugerville, Texas, which are incorporated herein; and the applicant, owner and grantee’s have accepted the terms thereof, all of which are required by Chapter 157, Subchapter 3 of the Unified Development Code.

SECTION 5. Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

SECTION 6. Non-Severability Clause. If any provision of the Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will be void and the property will revert back to the zoning in place before this ordinance’s effective date.

SECTION 7. Effective Date. This Ordinance will take effect upon its adoption by the City Council and publication of the caption hereof in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF PFLUGERVILLE, TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

CHARLIE ZECH, City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.

EXHIBIT "A"

PROPERTY DESCRIPTION:

BEING A 15.000 ACRE TRACT OF LAND SITUATED IN THE E. KIRKLAND SURVEY, ABSTRACT NO. 458, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO H. L. WEISS, JR., MERLE A. WEISS AND NATHAN LEONARD WEISS, AS RECORDED IN INSTRUMENT NO. 2019068771, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID WEISS TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CACTUS COMMERCIAL SOUTH, LP, AS RECORDED IN INSTRUMENT NO. 2014095553, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 30° 00' 00" EAST, A DISTANCE OF 335.99 FEET ALONG THE COMMON LINE OF SAID WEISS AND CACTUS TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A FOUND 3-INCH BRASS DISC BEARS NORTH 16° 43' 15" EAST - 16.61 FEET, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF E. PFLUGERVILLE PARKWAY, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET;

THENCE ALONG SAID SOUTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 585.96 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 78° 55' 26" EAST - 576.82 FEET ALONG SAID SOUTHWEST LINE TO A 5/8-INCH IRON ROD FOUND;

THENCE NORTH 83° 36' 01" EAST, A DISTANCE OF 251.81 FEET ALONG THE SOUTH LINE OF SAID E. PFLUGERVILLE PARKWAY TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 845.00 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 539.80 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 78° 17' 37" EAST - 530.67 FEET TO A 1/2-INCH IRON ROD FOUND ON THE AFORESAID SOUTHWEST LINE OF E. PFLUGERVILLE PARKWAY;

THENCE SOUTH 59° 47' 54" EAST, A DISTANCE OF 225.37 FEET ALONG SAID SOUTHWEST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 58° 56' 57" WEST - 15.69 FEET;

THENCE SOUTH 14° 47' 42" EAST, A DISTANCE OF 35.21 FEET TO A 1/2-INCH IRON ROD FOUND ON THE NORTHWEST LINE OF WEISS LANE;

THENCE SOUTH 30° 07' 04" WEST, A DISTANCE OF 404.03 FEET ALONG SAID NORTHWEST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 60° 17' 04" WEST, DEPARTING SAID NORTHWEST LINE, A DISTANCE OF 712.82 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 30° 29' 00" WEST, A DISTANCE OF 408.98 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE SOUTHWEST LINE OF AFORESAID WEISS TRACT;

THENCE NORTH 59° 45' 45" WEST, A DISTANCE OF 785.27 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 653,407 SQUARE FEET OR 15.000 ACRES OF LAND.

EXHIBIT “B”

CONDITIONS:

Item	Conditions of Approval	Purpose
1	Pursuant to Exhibit “C” all the buildings must be a minimum 3-story urban-form structure type, wherein no parking is located between the structures and the right-of-way and all proposed fencing is located in close proximity to the buildings and not up against the right-of-way.	To ensure the development meets the intention of the CL4 zoning district.
2	Pursuant to Exhibit “C” a minimum 14,000 square feet of at least of two of the overall buildings has commercial/nonresidential on the ground floor and residential on the upper stories to meet the intention of a vertical mixed-use project and a variety of building materials is utilized to achieve the urban-modern farmhouse architecture style.	To ensure the use is what was reviewed and approved by the Planning and Zoning Commission on January 4 th , 2021.
3	All requirements of the Unified Development Code are met, even those not depicted in the conceptual site plan seen in Exhibit “C”.	To allow for flexibility and ensure compliance with the Unified Development Code in future site plan iterations.

EXHIBIT "C"

Tacara at Weiss Ranch | Land Strategies Inc.

Introduction



Tacara at Weiss Ranch

Tacara at Weiss Ranch is a proposed mixed-use development, providing high quality multi-family residences and commercial space, located at the southwest corner of E. Pflugerville Parkway and Weiss Lane, immediately across from Lake Pflugerville Park.

The development will respect the heritage of Pflugerville, while bringing an attractive and contemporary feel to the area with an eye towards the future. Tacara at Weiss Ranch will deliver an appealing housing option to the eastern edge of Pflugerville, an area primed for thoughtful development. Capturing panoramic lake views and providing on-site amenities, Tacara at Weiss Ranch will provide a living experience unparalleled in Pflugerville.

Tacara at Weiss Ranch will offer the potential for lakeside dining, shopping and convenience for all residents and visitors to Pflugerville in an area that currently lacks these opportunities.

The conceptual plan for Tacara at Weiss Ranch reflects approximately 300 multi-family residential units, and +/- 14,000 square feet of ground-floor commercial space facing Lake Pflugerville. The development will offer ample parking, parkside trails, and outdoor spaces with beautiful views of Lake Pflugerville for the public to enjoy.

Tacara at Weiss Ranch | Land Strategies Inc.

Front Retail View



CONCEPTUAL SITE PLAN

50' 40' 30' 20' 10' 0'
SCALE: 1" = 50'



Unit Type	Unit Count	Unit %	Parking / Unit	Units/Parking Required	Parking Provided
1 bed	193	64%	1.5	290	290
2 bed	89	30%	2	178	45
3 bed	18	6%	2.5	45	45
Garage Parking	300		5%	15	15
Totals				538	541

Use	Area	Parking / Retail Ratio	Parking Required	Parking Provided
Retail	14000 s.f.	1/200	70	70
Totals	14000 s.f.		70	70

SITE AREA	AREA (s.f.)	AREA (ac)
Total Site Area	653,452	15
Mixed Use (MU)	74,884	1.72
Retail	24,975	0.57
Residential	49,909	1.15
Storage	3,550	0.08
Pavement	8,139	0.19
Total Impervious Cover (MI)	54,572	1.23
Residential (MI)	585,558	13.3
Retail (MI)	56,584	1.28
Storage (MI)	23,777	0.55
Pavement (MI)	6,538	0.15
Total Impervious Cover (MI)	348,846	8.03

Building Types	1 BR/2 BR	2 BR/2 BA	3 BR/2 BA	Garages	Totals
Efficiency	4	11	3	11	49
2 1/2	4	26	3	11	44
3/4	3	6	11	0	17
4/0	3	8	10	0	38
5/4	4	25	11	3	43
6/4	4	17	9	2	32
7/8	4	17	8	2	31
8/8	3	17	8	2	30
9/8	3	16	8	2	29
Totals	28	165	89	18	300

Building Types	1 BR/2 BR	2 BR/2 BA	3 BR/2 BA	Garages	Totals
Efficiency	4	11	3	11	49
2 1/2	4	26	3	11	44
3/4	3	6	11	0	17
4/0	3	8	10	0	38
5/4	4	25	11	3	43
6/4	4	17	9	2	32
7/8	4	17	8	2	31
8/8	3	17	8	2	30
9/8	3	16	8	2	29
Totals	28	165	89	18	300



Brick
Accent Exterior Wall Finish



Metal
Exterior Fascia Finish



Stucco White
Primary Exterior Wall Finish



Concrete
Floor, Landscape Wall



Standing Seam Metal Panel
Primary Roof Material,
Accent Exterior Wall Siding

