
STAFF REPORT

Planning & Zoning:	10/04/2021	Staff Contact:	Emily Draughon, Planner II
City Council:	10/26/2021	E-mail:	emilyd@pflugervilletx.gov
Case No.:	REZ2108-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 20-acre tract of land located generally southwest of the Wolf Pack Dr and Weiss Ln intersection, from Agriculture (A) to Urban Corridor Level 4 (CL-4); to be known as Tacara at Weiss Ranch Ph 2 Rezoning. (REZ2108-02)

LOCATION: The subject property is located along the west side of Weiss Ln, generally southwest of the Wolf Pack Dr and Weiss Ln intersection. The property is west of the Weiss High School/school district campus.

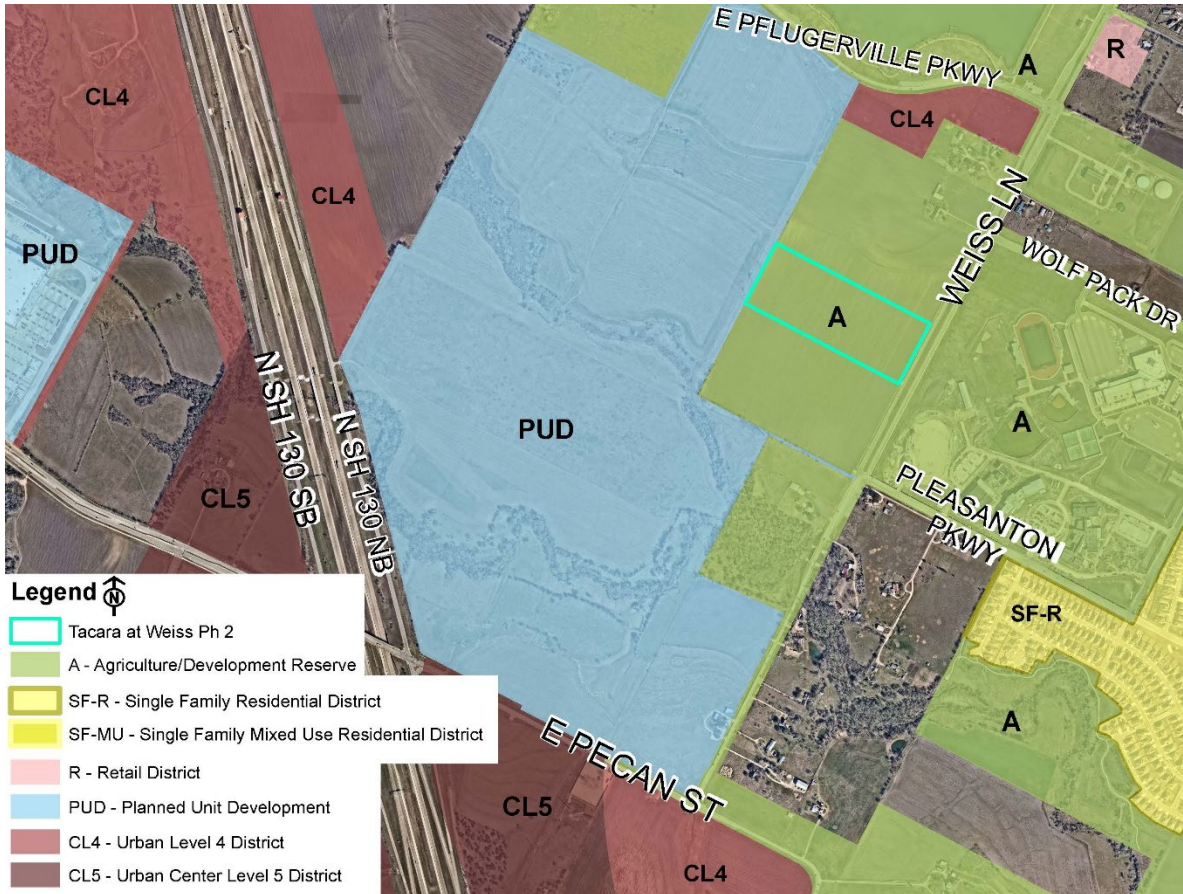
BACKGROUND/REQUEST: The subject property is an approximate 20-acre tract of land not currently platted. The property was originally part of the Weiss family farm and used for agricultural production.



The applicant is seeking to utilize the existing farmland to create the second phase of the recently approved Tacara at Weiss Ranch multi-family and retail development to be located at the southwest corner of the E Pflugerville Parkway and Weiss Lane intersection. The applicants are taking into consideration the future development of the Lakeside Meadows PUD to the west as well as the proximity to Lake Pflugerville to the north. If approved, the applicant has stated an intent to create a horizontal mixed-use development with a multi-family residential complex located at the rear of the property and retail and commercial uses fronting onto Weiss Lane. For this reason, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Urban Corridor Level 4 (CL-4).

SURROUNDING ZONING AND LAND USE: The property is currently zoned Agriculture/Development Reserve (A). The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

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Adjacent	Base Zoning District	Existing Land Use
North	Agriculture/Development Reserve (A)	Farmland/vacant
South	Agriculture/Development Reserve (A)	Farmland/vacant
East	Agriculture/Development Reserve (A)	Weiss High School
West	Planned Unit Development (PUD)	Undeveloped – Lakeside Meadows

ZONING HISTORY: The property was annexed in 2004 (ORD768-04-12-28) and zoned to Agriculture. Overtime the nomenclature has change, but the intent of the district has remained.

The Agriculture/Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.

PROPOSED DISTRICT: The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to Urban Corridor Level 4 (CL-4). The CL-4 zoning district is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors (roughly one mile along either

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side of the State Highway). The commercial retail services inside the CL-4 district play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers.

The Urban Corridor Level 4 (CL-4) District uses are provided below:

- **Permitted residential uses:** Assisted Living, Condominium, Live Work Unit, Skilled Nursing/Nursing Home
- **Permitted non-residential uses:** Automobile Parking Lot/Garage, Bar/Tavern, Brewpub/Wine Bar, Micro-Brewery/Distillery/Winery, Catering Establishment, Civic Center, Clinic, College/University/Trade School/Private Boarding School, Indoor Commercial Recreation and Entertainment, Convention Center, Day Care Facility, Dry Cleaning Major/Minor, Event Center, Financial Institution, Government Facilities, Health/Fitness Center, Liquor Store, Massage Therapy, Museum/Art Gallery, Office: Administrative/Medical/Professional, Park/Playground, Personal Services, Place of Worship, Print Shop Major/Minor, Restaurant, Retail Sales and Services, Retail Sales-Single tenant over 50,000 SF, Private/Parochial School, Neighborhood Theater, Regional Theater, Transit Terminal (Park & Ride)
- **Conditional uses:** Single Family Attached (3 or more units) Townhome, Commercial Animal Establishments, Drive Thru, Gas Station, Hotel/Hotel Residence, Utilities
- **Specific Use Permit:** Multi-family, Automotive Body Repair Shop (Collision Repair), Automotive Repair and Services, Outdoor Commercial Recreation and Entertainment, Distribution/Logistics Center, Hospital, Light Industrial Uses, Mini-warehouse/public storage, Mobile Food Park, Office/Showroom, Office/Warehouse, Research and Development Center, Wireless Telecommunications Facilities (WTF)

COMPREHENSIVE PLAN: The Land Use Vision Plan created in 2009, identifies the area for low to medium density residential adjacent to parks and open space and a mixed-use area. In 2019 and 2020, the city updated the Transportation Master Plan as well as the Water and Wastewater Master Plans which further refined the land use assumptions for the area as mixed-use development. The properties further south and to the west have been identified as zones of medium to high density and as employment centers.



The proposed rezoning aids in achieving Goal 2 and Goal 3 of the Land Use and Development Character Goals of the Comprehensive Plan:

- Goal 2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs.
 - Policy 2.1: Establish neighborhood centers that have complimentary and integrated residential and commercial uses and amenities.
 - Action 2.1.2: Provide new and infill development to accommodate basic retail services within walking distance of residential areas.
- Goal 3: The amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing the municipal tax base.
 - Policy 3.1: Ensure adequate opportunity for office, retail, and industrial development to meet projected future demand.

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- Action 3.1.1: Evaluate existing zoning to ensure sufficient land supply for office, retail, and industrial use to meet projected 2030 population projections and regional market demands.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission voted to recommend denial citing concerns regarding the nearby school property and potential traffic issues.

STAFF RECOMMENDATION: The property is located along the west side of Weiss Lane, generally south of Pflugerville Pkwy. The proposed Urban Corridor Level 4 (CL-4) district is consistent with the zoning in the immediate area and allows for a transition between the future Lakeside Meadows mixed use development to the west and the Weiss High school/school district campus and Carmel development to the east of Weiss Lane. The land uses permitted in the CL-4 zoning district can help serve the area with goods and services while also offering additional housing opportunities to the area. The applicant has identified an interest in developing a horizontal mix of uses and if the zoning is approved, will be required to pursue a future specific use permit if multi-family is proposed.

The subject property is located roughly one mile east of SH 130 and is located within the estimated corridor boundary. This distance is consistent with corridor zoned parcels throughout the city, including the land southeast of SH 130 and Pecan and the recently approved rezoning at the southwest corner of Pflugerville Pkwy and Weiss Ln.

The comprehensive plan identifies the area for low to medium density development but is within proximity to a region identified for medium to high density residential. Additionally, the more recent master plan updates reflect this area as a future mixed-use land use. The request is consistent with Goal 3 of the Land Use and Development Character Goals which was established to increase the City's commercial land uses to allow for a greater opportunity for employment, services, and increase the commercial tax base. Furthermore, Goal 2 of the Land Use and Development Character Goals identifies the need for increased infill and new development to provide for basic retail services to be integrated and complementary to and within walking distance of residential areas.

To remain consistent with the nearby zoning and the updated master plan land used assumptions, Staff recommends approving the proposed rezoning from Agriculture/Development Reserve (A) to Urban Corridor Level 4 (CL-4).

NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property. At time of staff report, no inquiries have been received.

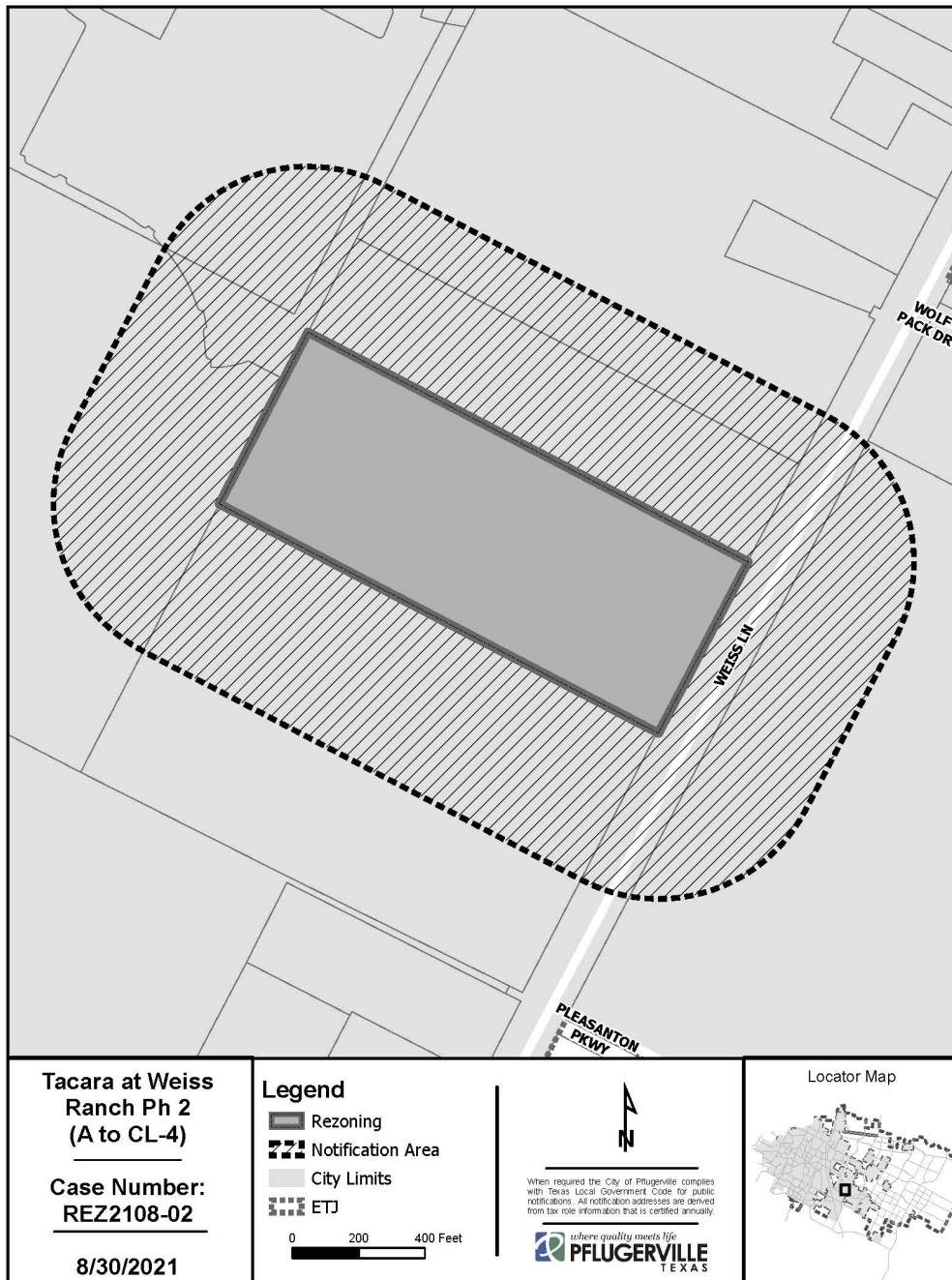
ATTACHMENTS:

- Notification Map
- Zoning Map
- Survey
- Subject Site Photos

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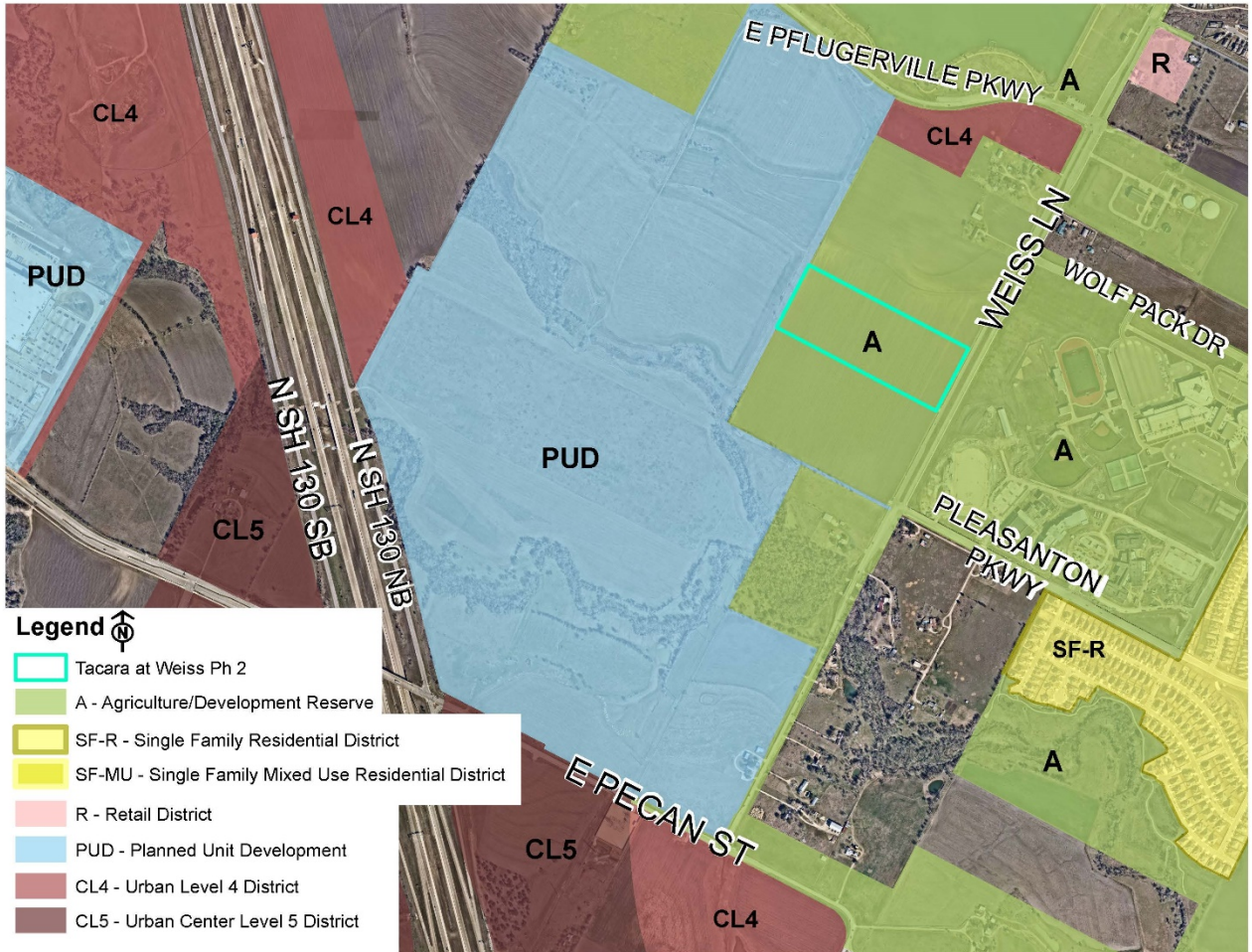
- Applicant Request
- Applicant letter to City Council

NOTIFICATION MAP:



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ZONING MAP:



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SITE PHOTOS:

SUBJECT SITE: As viewed going north on Weis Lane



Property adjacent to the south



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Property to the north



Property across Weiss Lane (Weiss High School)



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APPLICANT REQUEST:



August 24, 2021

Planning & Zoning Commission and City Council
City of Pflugerville
Online Submittal

Re: Tacara at Wolf Pack – Rezoning

Dear Commissioners and Councilmembers:

Land Strategies, Inc., applicant for the property owner and developer, respectfully submits this request for Rezoning of the property referenced below.

Property Information. The subject property is 20 acres out of the E. Kirkland Survey 7, ABS 458. The property is located at 17314 Weiss Lane, south of E. Pflugerville Parkway and across from Weiss High School with ballfields along the Weiss Lane frontage, in the full-purpose jurisdiction of Pflugerville. Please refer to the boundary exhibit included with this submittal.

Requested Zoning Information (CL-4 Corridor Level 4). We are seeking CL-4, Corridor Level 4, zoning on the property. The attached concept plan conveys the general proposal for the site, which will include approximately 360 multi-family units (on approximately 17.9 acres) with an approximately 20,000 square foot commercial component (on approximately 2.1 acres) along the Weiss Lane frontage. These uses are generally in keeping with the city's future development plan for this area, and meet the general intent of corridor zoning, which allows for a mix of residential and commercial uses along major roadway corridors. This project proposes a horizontal mix of uses, including multi-family residential and commercial, with private amenities and associated parking areas. The street scene proposed with this project meets the general intent of the CL-4 zoning district with respect to building placement and land use.

A separate Specific Use Permit (SUP) for the multi-family component will be submitted later, which will be reviewed separately from this rezoning request, and additional information about the proposed product will be included in that future submittal.

We are pleased to submit this request for CL-4 rezoning. Please see the attached exhibits which reflect the unique and high-quality product intended for this site. The project will enhance the streetscape along Weiss Lane with attractive architecture and street-level activation.

I hope this information is helpful to you, and I appreciate your consideration. Please do not hesitate to contact me if you have any questions or need additional information.

Best regards,



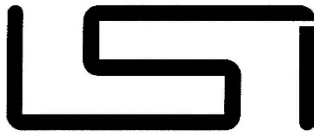
Paul W. Linehan, ASLA
President

Attachments

cc: Randy Charles Weiss Trust, Robin Weiss Faulk Trust, Jackie Weiss Porter Trust
cc: Ory Kalenkosky – Casey Development, Ltd.

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APPLICANT LETTER TO CITY COUNCIL:



LAND STRATEGIES INC

October 15, 2021

Mayor Gonzales & City Council Members
City of Pflugerville
c/o Emily Draughon

Re: Tacara at Weiss Ranch Phase 2 (REZ2108-02)
CL4 Zoning Request

Dear Mayor Gonzales and City Council Members:

Land Strategies, Inc. (LSI), on behalf of the property owners and developer, respectfully submits the following information specific to the Tacara at Weiss Ranch Phase 2 CL4 zoning request (referenced as "Tacara at Weiss Ranch Phase 2" in application and notification materials) for the property located at 17314 Weiss Lane. This information is provided in response to the Planning & Zoning Commission's recommendation for disapproval of the proposed CL4 zoning request on October 4, 2021, and to request your support for this application.

Site Information and Property Summary

The 20-acre parcel is located at 17314 Weiss Lane, approximately 1/3 mile south of the intersection with E. Pflugerville Parkway. The property is situated across Weiss Lane from Weiss High School sports field and is adjacent to the proposed Lakeside Meadows development. In the City Council meeting, I will present the attached regional exhibit reflecting the subject property and surrounding land uses.

The property is currently owned by the Gladys Weiss family, including Robin Weiss Faulk, Jackie Weiss Porter, and Randy Weiss. As you know, the Weiss family is one of the founding families of Pflugerville. This site is 20 acres out of their family property (totaling approximately 64 acres) along the west side of Weiss Lane. In early discussions with the Weiss family, they confirmed that they were not ready to develop the entirety of their 64 acres, as they wanted to protect Gladys Weiss' homestead while she resides there, and since they were not sure what type(s) of development they wanted to champion, they thought it premature to develop the full acreage. Therefore, we are currently only proposing to develop this 20-acre parcel as a mixed-use development with high-quality multi-family and a commercial component along the Weiss Lane frontage. However, note that the remaining undeveloped parcels (approximately 44 acres) along Weiss Lane between E. Pflugerville Parkway and E. Pecan Street are well situated for future mixed-use developments that can serve both existing and proposed surrounding communities, based in large part on their location near SH-130 with easy access to Tesla, Amazon, and other major developments proposed in the area.

Note that Casey Development, the developer of the subject 20 acres, has a lengthy history of quality development in central Texas, including the Tacara at Steiner Ranch multi-family development in Austin, as well as the Tacara at Weiss Ranch Phase 1, owned by Weiss Family Investments, Ltd., proposed mixed-use development at the intersection of Weiss Lane and E. Pflugerville Parkway (just north of the subject tract), and developments in San Marcos as well. They are committed to developing a premiere residential project on this 20-acre site, with commercial uses that will serve the surrounding area, in keeping with the intent of the mixed-use component of the Corridor Level zoning, described further below.

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Please find attached letter of support from the Weiss family for the proposed zoning case and associated mixed-use development on their family property.

Proposed Development and Requested Zoning Designation

With the Tacara at Weiss Ranch Phase 2 project, the developer proposes a mixed-use development with up to 360 multi-family units and approximately 20,000 s.f. of commercial/retail along the Weiss Lane frontage. In the City Council meeting, I will provide project graphics reflecting the proposed development, including a conceptual layout of the project, as well as perspective imagery from Weiss Lane into the site, showing commercial uses and the residential clubhouse along the Weiss Lane frontage. Note that the multi-family component of the proposed mixed-use project will require a Specific Use Permit, and additional details of the proposed project can be provided during that public hearing process.

The proposed mixed-use development will act as a transition between the future Lakeside Meadows project (adjacent to the west of the subject 20-acre tract) and existing and future residential developments east of Weiss Lane, including the Sorento and Carmel subdivisions, and can provide commercial/retail services to all of these existing and proposed communities.

Originally, LSI proposed traditional zoning of MF-20 and GB-1/GB-2 for the site. However, City staff required Corridor Level (CL) zoning, as the site lies within the boundary of the corridor created by the City of Pflugerville on either side of SH-130, approximately one mile west of the subject property. The proposed development meets the intent of the mixed-use portion of the CL4 zoning designation, and City staff fully supports the proposed zoning application, as the proposed project complies with Goals 2 and 3 of the Comprehensive Plan. Goal 2 is specific to development being focused around the hierarchy of centers to create a sense of community, provide employment opportunities and shopping districts while reducing infrastructure costs. Goal 3 is specific to commercial uses accommodating opportunities for employment, services, and growing the municipal tax base. The mixed-use aspect of the proposed development meets these goals.

Comments/Questions from Planning & Zoning Commission

The following questions / comments were discussed at the Planning & Zoning Commission meeting:

1. How many phases are proposed for the Tacara at Weiss Ranch development?

Answer: There are only two phases proposed at this time: Tacara at Weiss Ranch Phase 1 (owned by Weiss Family Investments, Ltd.), located at the southwest corner of E. Pflugerville Parkway and Weiss Lane is the first mixed-use project. The second proposed phase is the site associated with this zoning application, known as Tacara at Weiss Ranch Phase 2 (we refer to this property as Weiss Family Mixed-Use), located at 17314 Weiss Lane, across from Weiss High School.

2. Are any connections through other developments proposed for better circulation?

Answer: While primary access to the site will be from Weiss Lane, a recently improved collector, we propose at least one emergency connection through the adjacent Lakeside Meadows development, once that project has been finalized. Connectivity is important for vehicular circulation and safety, and a connection to Lakeside Meadows has always been desired for this development.

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3. What are the anticipated impacts on the existing school system in the area?

Answer: As of the date of this letter, we have not yet received specific information from Pflugerville I.S.D., though LSI has had communication with Brandon Cardwell (Facilities Director), who is gathering information from the I.S.D.'s demographer. However, similar to Tacara at Weiss Ranch Phase 1, the expected value of the project on the tax roll is between \$50M and \$60M, which will allocate more than \$16,000 per student. The proposed residential component of the project is targeted for the young professional demographic, and not necessarily for families with school-aged children; therefore, the effect on the existing schools in the area should be minimal.

4. Commissioner Seligman stated that he was not in favor of CL4 zoning on this tract, as it opened the door to a number of uses, and if the current developer went away, there would be no protection against any of the allowable land uses being permitted on the subject tract.

Answer: Emily Draughon (case manager) gave a thorough presentation, including detailing how the proposed development meets the intent of the City's approved corridor plan, which calls for Corridor Level (CL) zoning on this tract and surrounding properties. The corridor plan was approved by the City of Pflugerville, and the allowable land uses were designed to be a good fit for this and other tracts in the area. The fact that Commissioner Seligman brought up a concern about the City's approved plan and associated requirements for development of this corridor area is an undue burden on this zoning request.

In addition to the discussion items above, Commissioners Romig and Johnson brought up the Tacara at Weiss Ranch Phase 1 development, located at the southwest corner of E. Pflugerville Parkway and Weiss Lane, saying that they were not in favor of that previous application, and would not be in favor of the Tacara at Weiss Ranch Phase 2 application. Though they expressed some concern about traffic, access, and pedestrian safety with the current proposed zoning application and associated mixed-use project, it appears the primary reason the Tacara at Weiss Ranch Phase 2 zoning application was not given a positive recommendation was that **the Commission wanted to see a development plan for the entirety of Weiss Lane between E. Pflugerville Parkway and Pecan Street**. As referenced earlier in this letter, the Weiss family is not ready to develop the entirety of their property, so at this time, it is infeasible and premature to design future developments to encompass all of that land. This was also an undue burden placed on the Tacara at Weiss Ranch Phase 2 zoning request, as this application is specific only to the 20-acre parcel proposed at this time.

At the Commission hearing, no imagery was presented in support of the CL4 zoning case, as Emily Draughon (case manager) stated that this application was only for the CL4 zoning request, not for any development plans, and she did not want to confuse the public hearing process. Emily stated that just as with Tacara at Weiss Ranch Phase 1, Tacara at Weiss Ranch Phase 2 would be brought back through the public hearing process for a Specific Use Permit associated with the multi-family component of the proposed project.

Summary and Staff Support

The Tacara at Weiss Ranch Phase 2 development, as outlined in the backup information in the Planning & Zoning Commission and City Council packets, is proposed to provide up to 360 multi-family units, with up to 20,000 square feet of commercial/retail along Weiss Lane. This type of mixed-use development is what City staff desires along Weiss Lane within the Corridor Level (CL) overlay district, in accordance with the Corridor Study previously approved by the City of Pflugerville. The proposed

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project will provide a more affordable housing option, while retaining the aesthetic and character the City wants for this area. The location of the site is advantageous with respect to the ability to provide housing for existing and future developments in the area, such as Amazon on E. Pecan Street, Samsung in Taylor, Kalahari Resort in Round Rock, and Tesla to the south along SH-130. As referenced in the presentation at Planning & Zoning Commission, the proposed development will provide not only a mix of land uses in accordance with the intent of CL4 zoning requested by City staff, the commercial/retail component will serve the Carmel subdivision to the east and the Sorrento subdivision to the northeast, as well as other future residential developments in the area. It will also act as a buffer between the residential development to the east and the dense Lakeside Meadows development to the west. **All of these beneficial aspects of the proposed Weiss Ranch Mixed-Use development are why this project has full City staff support for the CL4 zoning request, and there has been no expressed opposition to-date from the public.**

Please feel free to reach out with any questions or should you need additional information. I appreciate your time and attention.

Best regards,



Paul W. Linehan, ASLA
President

Attachments

cc: Ory Kalenkosky – Casey Development, Ltd.
cc: Randy Weiss, Jackie Weiss Porter, Robin Weiss Faulk

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SCALE: 1" = 1000'

