

STAFF REPORT

Planning and Zoning:	01/04/2021	Staff Contact:	Emily Draughon, Planner II
City Council:	02/09/2021	E-mail:	emilyd@pflugervilletx.gov
City Council:	02/23/2021	Phone:	512-990-6306

SUBJECT: To receive public comment and consider an application for a Specific Use Permit for a proposed Multi-Family development in the Urban Center Level 4 (CL4) zoning district on an approximate 15-acre tract located at the southwest corner of the E Pflugerville Pkwy and Weiss Lane intersection; to be known as the Tacara at Weiss Ranch Specific Use Permit (SUP2009-01).

PURPOSE OF SPECIFIC USE PERMIT:

A specific use permit provides for a case-by-case review of the proposed land use to ensure compatibility with the surrounding uses as well as the Unified Development Code (UDC). A specific use permit is similar to a zoning request in that the application is considered at public hearings and allows for the public, Planning and Zoning Commission, and City Council to review and consider the proposed request based on the specific criteria outlined in the UDC.

The Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the specific use permit request:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses.
2. Whether the activities requested by the applicant are normally associated with the requested use.
3. Whether the nature of the use is reasonable; and
4. Whether any adverse impact on the surrounding area has been mitigated.

In granting a specific use permit, the City Council may impose conditions upon the proposed use.

ADDITIONAL CORRIDOR DISTRICT CRITERIA:

There are additional criteria for Specific Use Permit requests for properties located within the corridor districts. The application shall illustrate conformance with the four guiding principles for the SH 130 and SH 45 corridor and consideration of the following desirable characteristics:

1. Retail activity is preferred to be clustered within proximity to the following major intersections:
 - a. SH 130 and SH 45,
 - b. SH 130 and Pecan Street,
 - c. SH 45 and Heatherwilde Boulevard,
 - d. SH 130 and Pflugerville Parkway, and
 - e. FM 685 and Pflugerville Parkway.
 2. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.
 3. The extent of connectivity among proposed and existing rights-of-way is demonstrated.
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4. The extent to which uses, such as freestanding pad sites, are clustered at focal points or key features within a development and relate to other components of the overall development. Such focal points or key features may include, but are not limited to retention systems, greenways, dedicated hike/bike facilities, or plazas, parks or other features that create a gathering place.
5. The application illustrates compliance with the requirements and guidelines of this Chapter.
6. The application exhibits compatibility of the design with surrounding properties and development patterns.
7. The application exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.
8. The application exhibits no substantial negative impacts on the historic, cultural, or architectural nature of the site or surrounding area, or successfully mitigates such impacts.

LOCATION:

The subject property is located at the southwest corner of the E Pflugerville Parkway and Weiss Lane intersection, south of Lake Pflugerville and east of SH 130. The parcel is an approximate 15-acre tract of land not currently platted. The property was originally developed for the purpose of farming/ranching.



ZONING:

The property is zoned Urban Center Corridor Level 4 (CL4).

Adjacent	Base Zoning District	Existing Land Use
North	Agriculture/Development Reserve (A)	Lake Pflugerville
South	Agriculture/Development Reserve (A)	Farm/Homestead
East	Agriculture/Development Reserve (A)	City Utility Facility
West	Planned Unit Development (PUD)	Undeveloped: Lakeside Meadows



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PROJECT DESCRIPTION:

The proposed project is a mixed-use-urban-style development including approximately 300 multi-family residential units throughout the parcel and roughly 14,000 square feet of commercial space concentrated on the ground floor of roughly two buildings facing Lake Pflugerville along E Pflugerville Parkway. The applicant is proposing an urban development that incorporates multiple material types to compliment the heritage of the area and surrounding environment.

Land Use: Pursuant to the Unified Development Code, multi-family land uses located within the Urban Center Level 4 (CL4) district require a Specific Use Permit (SUP). The intention of the CL4 district is to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. The scale of structures in the Urban district is greater than found in the Suburban district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the Suburban district but remain supportive of surrounding neighborhoods and employment centers. To meet this intention the applicant has proposed to integrate retail and commercial uses that will serve both the residents of the Tacara at Weiss Ranch development as well as the surrounding neighborhoods.

Parkland: The required parkland dedication is 3.96 acres, and the required development fee is \$148,800. The applicant proposed to pay a fee-in-lieu for the land dedication and will be providing off-site improvements to the Lake for a reduction in fees. The improvements include a playground area on the southside of the Lake in line with the Lake Pflugerville Master Plan.

Parking: Parking requirements will be evaluated pursuant to Subchapter 10.4 of the Unified Development and are determined based on the land use type. Subchapter 10.4 outlines the number of spaces required per unit type within a multi-family development. Further parking requirements have been outlined in Subchapter 9.3 of the Unified Development for multi-family and mixed-use developments. Parking will not be permissible when located between the structure and the right-of-way in accordance with Subchapter 9.3.3, the intention is to create a walkable store front and encourage foot traffic. Per Subchapter 9.3.4, a multi-family development is required to provide 1 (one) garage space per 2 (two) units with 50% of the required garage spaces integrated into the primary structures. For this project there are two proposed land use types, residential and commercial. The estimated parking calculation for the proposed retail spaces is 70 spaces, the applicant is proposing 79 spaces. The estimated required parking for the multi-family units 539 spaces, with 133 spaces located inside a garage.

Structural Modifications and Landscaping: The proposed mixed-use development will be reviewed under Subchapter 9.3 of the Unified Development Code to ensure compliance and compatibility with the Code. The structures will be required to orient to the roadways in an urban style to meet the intention of the zoning district. The applicant has proposed a minimum 3-story product type with articulations, varying materials including additional glazing for the commercial uses on the ground floor of a vertical mixed-use structure that meet the intention of the zoning district and attempt to compliment the heritage of the area. The required landscaping for nonresidential uses located within the CL4 district is

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20% and for the residential pieces is 40% wherein one (1) tree and four (4) shrubs are planted per 300 square feet.

Signage: No signage currently exists on site. The Sign Code will apply for any new or additional signage.

LAND USE COMPATIBILITY:

The proposed mixed-use development would be located at the southwest intersection of two arterial roads (E. Pflugerville Parkway and Weiss Lane) and just south of Lake Pflugerville. The parcel is also located just east of the Lakeside Meadows mixed-used development. The adjacent landowners, and project namesake, to the south are supportive of the project and have provided a letter indicating their support. The applicant is aware of the required vegetative buffer and masonry wall to be located along the extent of the property that is adjacent to residence.

COMPREHENSIVE PLAN & TRANSPORTATION, WATER & WASTEWATER

MASTER PLAN COMPATABILITY: The Land Use Vision Plan created in 2009, identifies the area for low to medium density residential. However, in 2019 and 2020, the City updated the Transportation Master Plan as well as the Water and Wastewater Master Plans. In all three of these updates, the land use assumptions for the subject parcel were calculated to reflect a mixed-use development. The more recent studies deviate from the 2030 Comprehensive Plan due to the increased development pressure for land to the west of Weiss Lane and reflects projected future developments.



STAFF RECOMMENDATION:

The location of the proposed mixed-use development, at the corner of two arterial roads, east of Lakeside Meadows, and south of Lake Pflugerville, is prime for development that can integrate all three adjacent elements. The proposed multi-family-mixed-use project intends to activate the corner of E Pflugerville Parkway and Weiss Lane by acting as a transition between the larger Lakeside Meadows development and Weiss Lane. The Lakeside Meadows Planned Unit Development (PUD) to the west creates an opportunity for the applicant to activate the subject parcel as it relates to the Lake and to the adjacent future community and increase the vibrance and walkability of the area. Requiring the urban-style vertical mixed-use structures and building orientation add increased interest to the area and meet the intention of the CL4 Zoning District.

The applicant recognizes the requirement to create a buffer zone between the existing residential properties to the south and to create a view corridor facing the lake. The applicant has received the approval and support of the Weiss Family, the seller of the property and namesake of the project. The Parks and Recreation Commission has reviewed and recommends approval of the parkland proposal. The project will be required to follow the Unified Development Code (UDC) as it pertains to the subdivision process as well as site development. The use is compatible with the most recently updated City of Pflugerville public improvements master plans.

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Staff recommends approval with the following conditions:

- The buildings must be a minimum 3-story 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.
- A minimum 14,000 square feet of at least 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.
- All requirements of the Unified Development Code are met, even those not depicted in the conceptual site plan.

Planning and Zoning Commission:

On January 4th, the Planning and Zoning Commission reviewed the requested Specific Use Permit. The request was approved with Staff's recommended conditions.

NOTIFICATION:

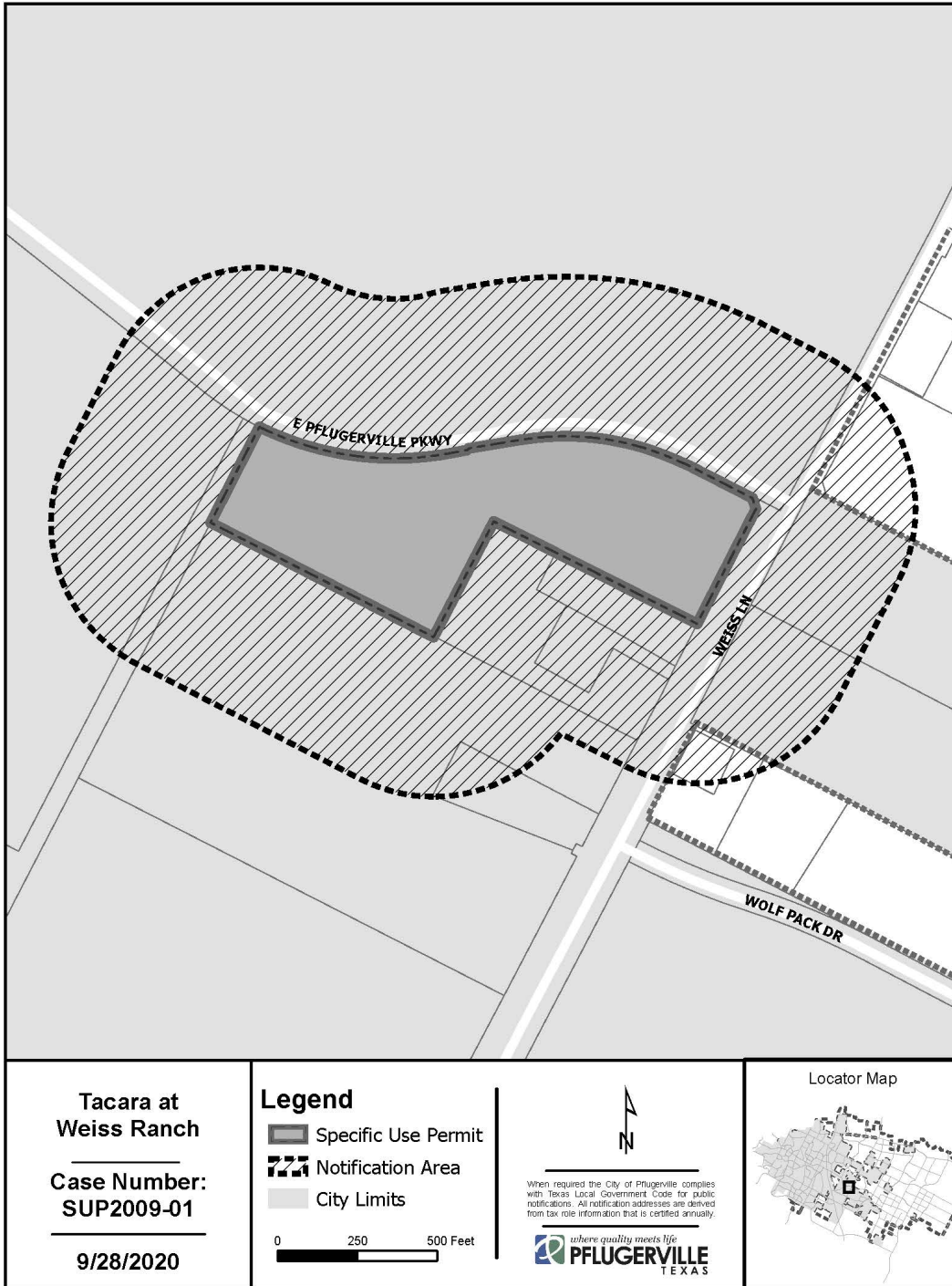
Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the Pflugerville Pflag newspaper. At time of staff report, no inquiries have been received.

ATTACHMENTS:

- Notification Map
- Applicant Project Description
- Weiss Letter of Support
- Survey

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NOTIFICATION MAP:



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APPLICANT PROJECT DESCRIPTION



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 +/-12,000 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.

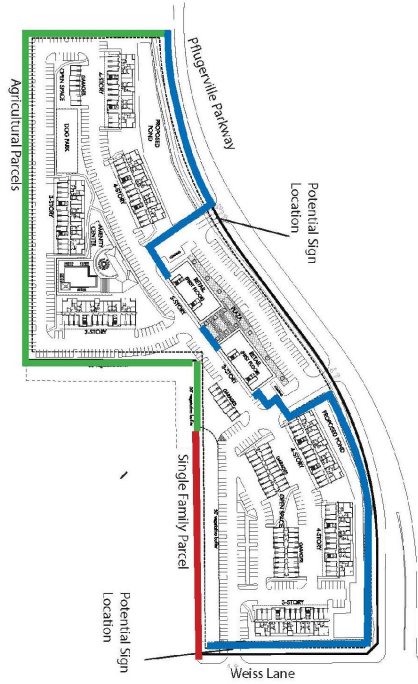
APPLICANT PROJECT DESCRIPTION CONT'D.



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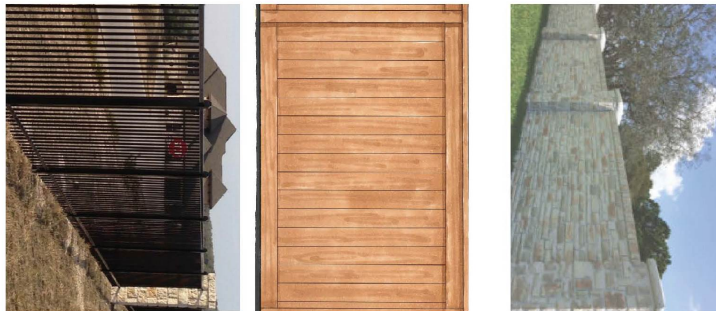
Tecora at Weiss Ranch | Land Strategies, Inc.



SIGNAGE AND VISUAL SCREENING EXHIBIT

Visual Screening Exhibit

Three fence typologies are proposed based on where the fence is located. We will comply with all applicable landscaping and screening requirements. No special sign requirements are proposed and we will comply with all applicable sign regulations.



Along the single family parcel, (in red) a masonry wall is proposed.

At the rear and side of the property, adjacent to the agricultural parcels, (in green) a wood fence is proposed.

Along Pflugerville Parkway and Weiss Lane (in blue), wrought iron fencing is proposed.

APPLICANT PROJECT DESCRIPTION CONT'D.

Tacara at Weiss Ranch | Land Strategies Inc.

Front Retail View



Tacara at Weiss Ranch | Land Strategies Inc.

Corner Retail View



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WEISS LETTER OF SUPPORT

September 24, 2020

To : City of Pflugerville
From: Weiss Family Investments, Ltd.

We would like to express our support for LSI's zoning change application to change 15 acres from Agriculture to CL-4. We are working with LSI and Casey Developments on this project and are proud to have our family's name associated with it. We hope the application will be approved.

Sincerely,

Nathan L. Weiss

Nathan L, Weiss
Weiss Family Investments, Ltd., General Partner

SURVEY:

