
STAFF REPORT

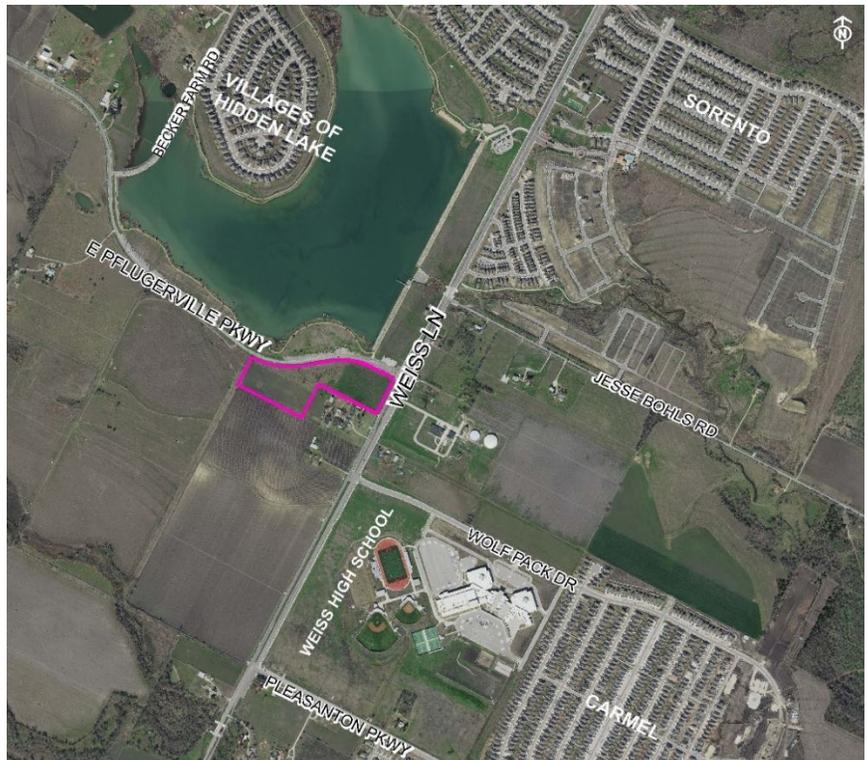
Planning & Zoning:	12/07/2020	Staff Contact:	Emily Draughon, Planner II
City Council:	01/12/2021	E-mail:	emilyd@pflugervilletx.gov
Case No.:	REZ2009-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 15-acre of land located at the southwest corner of the E. Pflugerville Pkwy and Weiss Ln intersection from Agriculture (A) to Urban Corridor Level 4 (CL-4); to be known as Tacara at Weiss Ranch Rezoning. (REZ2009-01)

LOCATION: The subject property located at the southwestern corner of the E Pflugerville Parkway and Weiss Lane intersection.

BACKGROUND/REQUEST: The subject property is an approximate 15-acre tract of land not currently platted. The property was originally developed for the purpose of farming/ranching.

The applicant is seeking to utilize the existing farmland to be harmonious with the surrounding land uses. They are taking into consideration the future development of the Lakeside Meadows PUD to the west as well as the adjacency to Lake Pflugerville to the north. If approved, the applicant's proposal is to create a vertical mixed-use development with a multi-family residential complex and retail and commercial uses fronting onto the intersection of Weiss Lane and E Pflugerville Parkway. 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)	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

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 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)

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- **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. 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.
 - 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.

TRANSPORTATION, WASTEWATER, & WATER MASTER PLANS: In 2019 and 2020, the City updated the Transportation Master Plan as well as the Water and Wastewater Master Plans. The Master Plans are intended to guide the City of Pflugerville for short-term and long-term improvements to infrastructure within the public transit and utility systems. In all three of these updates, the land use assumptions for the subject parcel were calculated to reflect a mixed-use development. These 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 property is located just south of Lake Pflugerville and in a highly trafficked corner. The future Lakeside Meadows Planned Unit Development (PUD) to the west creates an opportunity

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for the applicant to activate the subject parcel as it relates to the Lake and to the adjacent future community. The applicant recognizes the need to create a buffer district between the existing residential properties to the south and to create a view corridor facing the lake. If approved the applicant intends to pursue a Specific Use Permit (SUP) for the purpose of creating multi-family units in a vertical mixed-use project. The applicant has received the approval and support of the Weiss Family, the seller of the property and namesake of the project.

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 PUD and Weiss Lane. The commercial land uses permitted in the CL-4 zoning district can help serve the nearby neighborhoods. The variety of land uses permitted fill gaps in the City's current commercial opportunities, such as a regional/neighborhood theater, micro-brewery/distillery/winery, and museum/art gallery, to name a few. The CL-4 district is intended to create an urban design which is walkable and allows for vertical mixed-use, this compliments the walkability of Lake Pflugerville and may inspire a developer to utilize the picturesque views created by the Lake.

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. For example, the property along the south side of Pecan, east of SH 130 is zoned CL-5 and CL-4. That eastern extent is just east of Weiss Lane. Previously there were tracts zoned CL-4 and CL-5 in what is now the Lakeside Meadows PUD on the north side of Pecan. Along Pflugerville Parkway, west of Weiss Lane, properties are zoned CL-4 and CL-5.

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 recently conducted Wastewater Master Plan reflected this area to be intended for mixed-use developments. This district allows for nonresidential uses that may be lacking in the area. This 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 adjacent zoning and land use plan, as well as the Wastewater Master Plan mixed-use assumptions, Staff recommends approving the proposed rezoning of the property located at the southwest corner of the E Pflugerville Parkway and Weiss Lane intersection, 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.



Pflugerville
Planning and Zoning
Commission

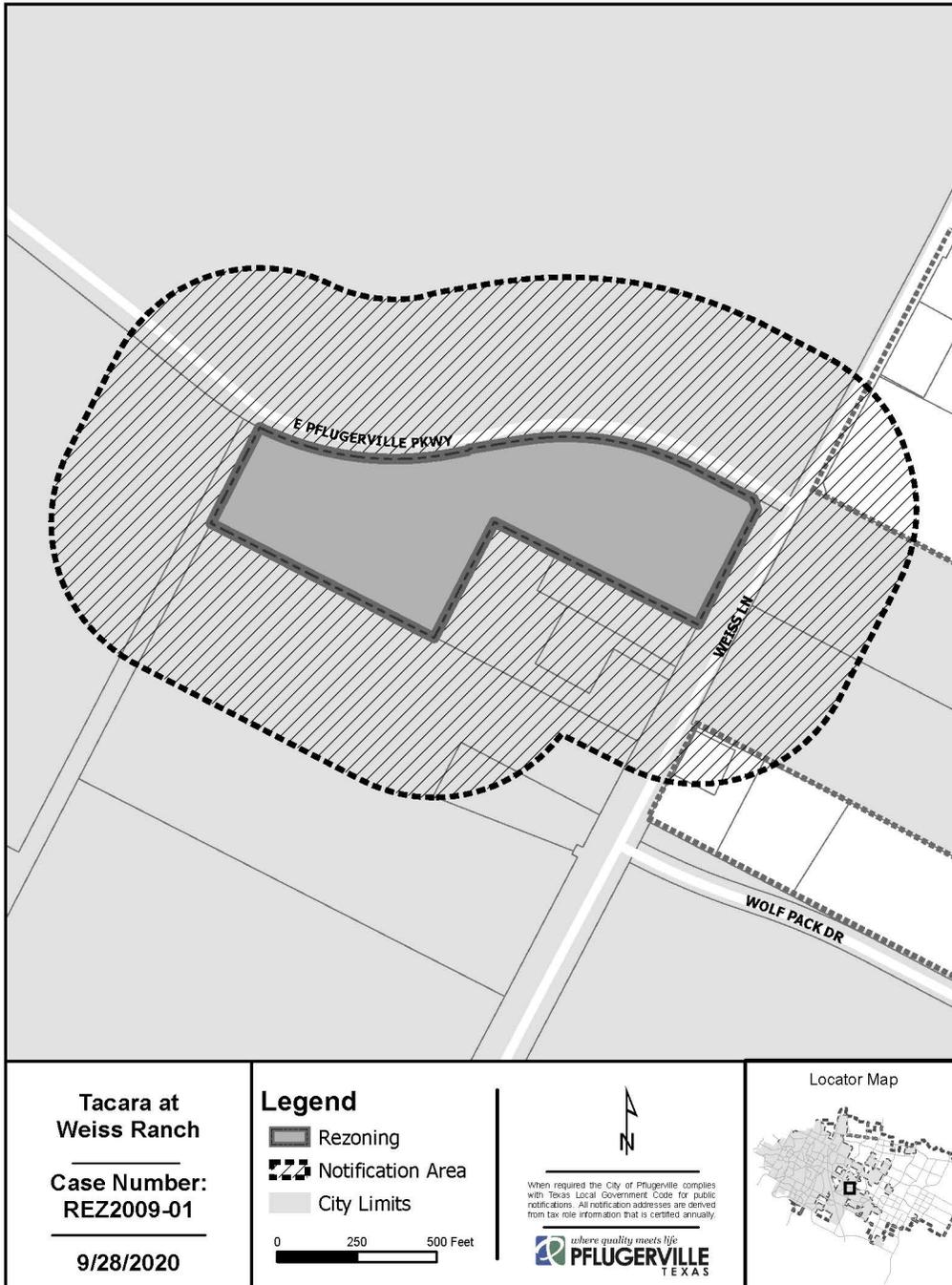
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ATTACHMENTS:

- Notification Map
- Zoning Map
- Survey
- Subject Site Photos
- Applicant Request
- Letter of Support

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NOTIFICATION MAP:



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ZONING MAP:



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SITE PHOTOS:

SUBJECT SITE: As viewed going north on Weis Lane



Looking at the property from the northside of E Pflugerville Pkwy



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Looking south at the corner of the Weiss Lane and E Pflugerville Parkway Intersection



Looking southwest-west standing at the northwest corner of the Weiss Ln and E Pflugerville Pkwy Intersection



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Lake Pflugerville to the North of the Subject Property



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APPLICANT REQUEST:



September 24, 2020

Planning & Zoning Commission and City Council
City of Pflugerville
100 E Main Street, Suite 500
Pflugerville, Texas 78660

Re: Tacara at Weiss Ranch – Specific Use Permit and Rezoning to CL-4

Dear Commissioners and Councilmembers:

Land Strategies, Inc. (LSI), applicant for the property owner, respectfully submits this request for a zoning change and specific use permit for the below-referenced property.

Property Information. The subject property is 15 acres out of the E Kirkland Survey, Abstract No. 458. It is located at the southwest corner of E. Pflugerville Parkway and Weiss Lane, in the full purpose jurisdiction of the city of Pflugerville. Please refer to the survey provided with this submittal.

Requested Zoning Information (CL-4 Corridor Level 4.) We are seeking CL-4, Corridor Level 4, zoning. The attached concept plan conveys the general proposal for the site. The concept is for a multi-family complex with approximately 300 units and a commercial component facing E. Pflugerville Parkway. Mixed-use development with multi-family and commercial is appropriate for the area and in accordance with the city's Future Land Use Map. In addition, Tacara at Weiss Ranch will be a transitional use between the future Lakeside Meadows mixed-use development and surrounding uses to the east, while the commercial component will maintain an active edge along E. Pflugerville Parkway. The property faces Lake Pflugerville and the development will frame and enhance the park's southern boundary.

Specific Use Permit: Under CL-4, a specific use permit is required for the multi-family use. In addition, within the mixed-use areas, including the buildings, parking, and driveways will need commercial impervious cover standards, that is, an 80% impervious cover allowance, as permitted by Table 4.4.4 in the Pflugerville Unified Development Code. These areas will be fully defined with future site plans.

We are pleased to submit this request for CL-4 zoning and an SUP. Please see the attached renderings which show a unique and high-quality we intend to create. This project will enhance the streetscape along E Pflugerville Parkway with attractive architecture and street level activation and it will bring vital amenities and activity to Lake Pflugerville park.

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 desire further information.

Sincerely,


Paul W. Linehan, ASLA
President

cc: Nathan Weiss – Weiss Family Investments, Ltd.
Ory Kalenkosky, Casey Development Ltd.



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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,

A handwritten signature in black ink that reads "Nathan L. Weiss".

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