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Tacara at Weiss Ranch Specific Use Permit Application





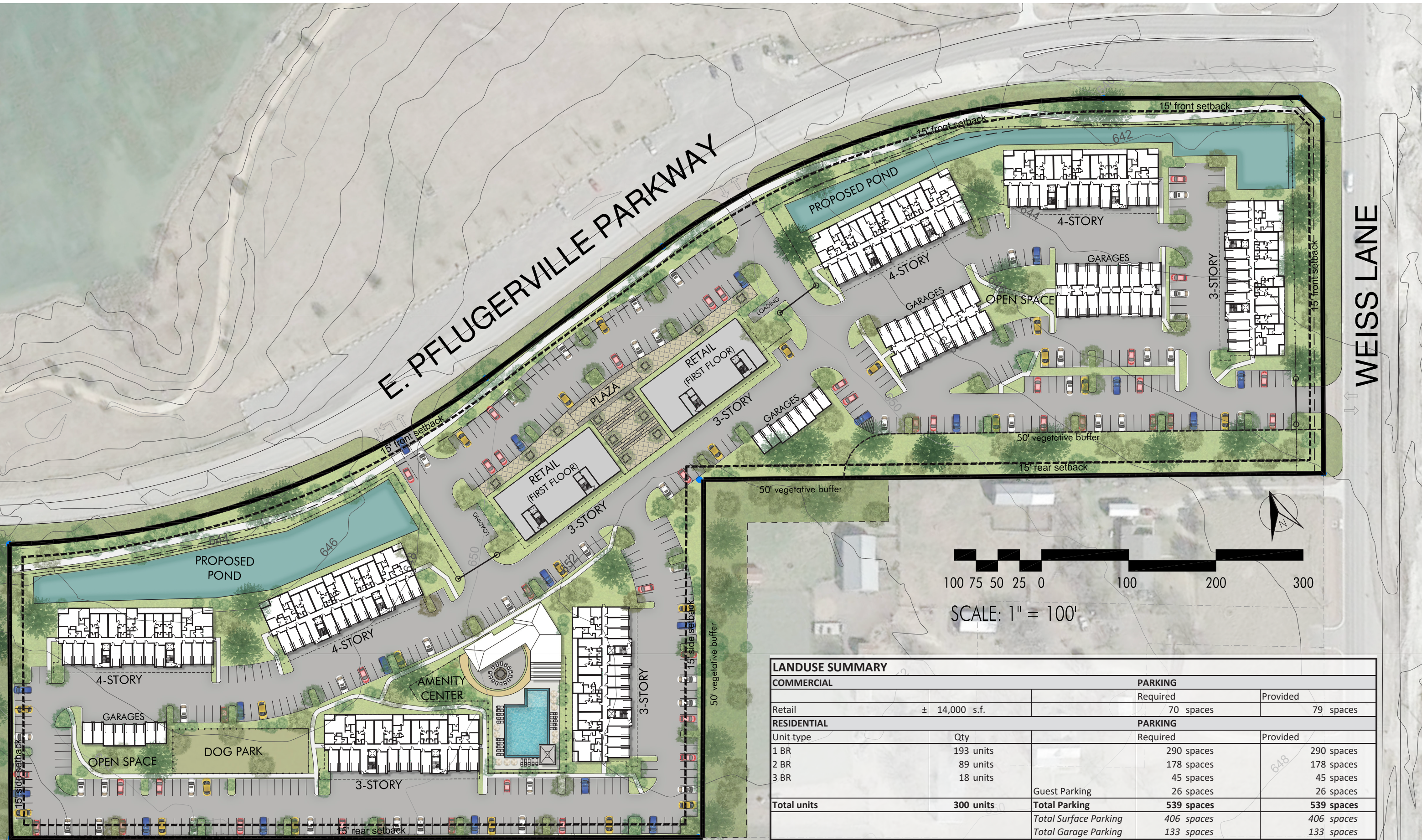
Tacara at Weiss Ranch

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.

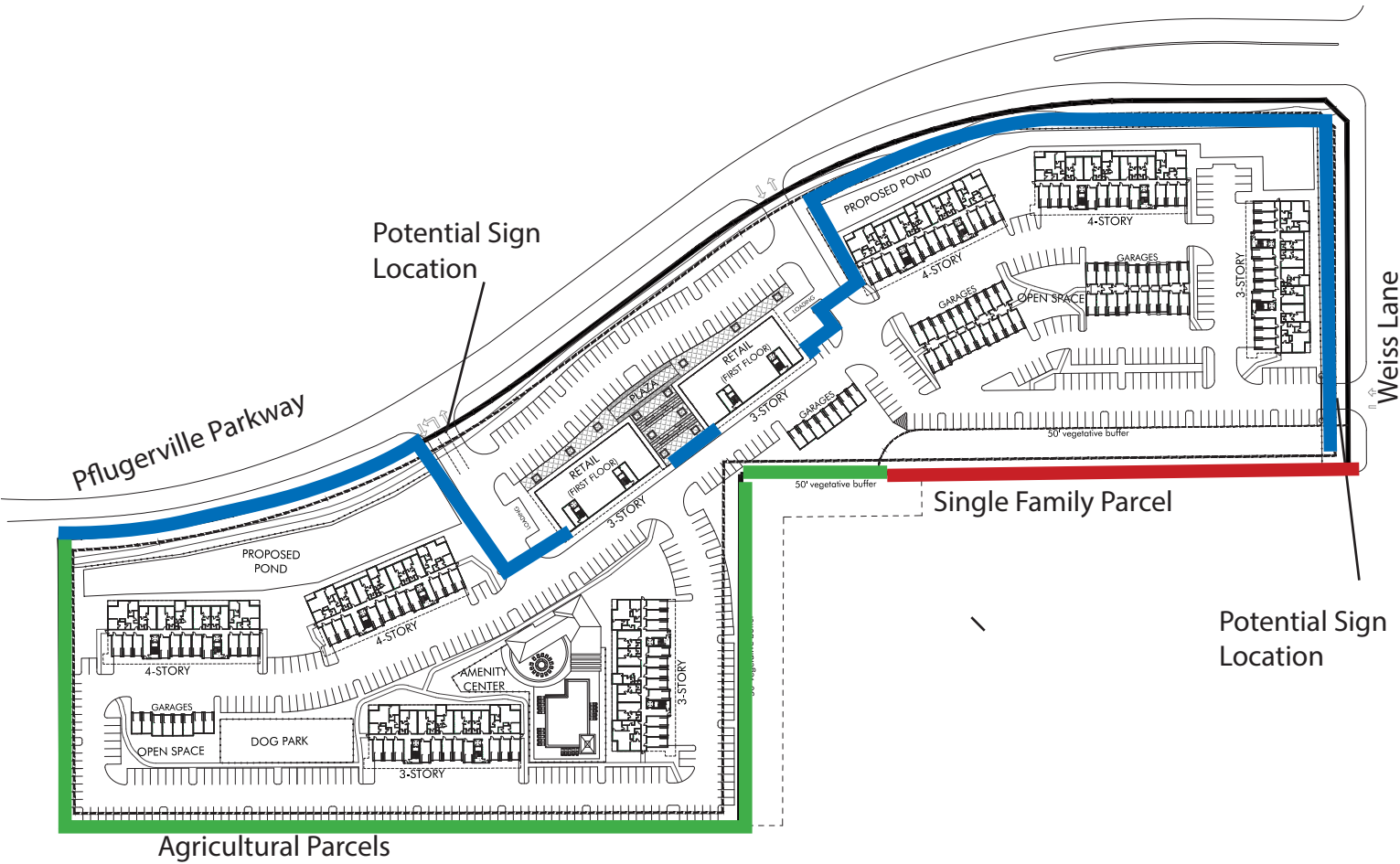
The conceptual plan for Tacara at Weiss Ranch reflects approximately 300 multi-family residential units, and +/-12,000 square feet of ground-floor commercial space facing Lake Pflugerville. The development will offer ample parking, parkside trails, and outdoor spaces with beautiful views of Lake Pflugerville for the public to enjoy.



LANDUSE SUMMARY				
COMMERCIAL			PARKING	
			Required	Provided
Retail	± 14,000 s.f.		70 spaces	79 spaces
RESIDENTIAL			PARKING	
Unit type	Qty		Required	Provided
1 BR	193 units		290 spaces	290 spaces
2 BR	89 units		178 spaces	178 spaces
3 BR	18 units		45 spaces	45 spaces
			26 spaces	26 spaces
		Guest Parking		
Total units	300 units	Total Parking	539 spaces	539 spaces
		Total Surface Parking	406 spaces	406 spaces
		Total Garage Parking	133 spaces	133 spaces

nature, this plan is not to be used for engineering purposes.

SIGNAGE AND VISUAL SCREENING EXHIBIT



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.

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.

SURROUNDING LAND USE





