

STAFF REPORT

Planning & Zoning:	05/03/2020	Staff Contact:	Emily Draughon, Planner II
City Council:	05/25/2021	E-mail:	emilyd@pflugervilletx.gov
Case No.:	REZ2104-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 4.724 acre-tract of land located at the southeast corner of Weiss Ln and Jesse Bohls Rd east of Lake Pflugerville, from Agriculture/Development Reserve (A) district to Retail (R) district; to be known as the Weiss Lane Commercial Rezoning (REZ2104-01).

LOCATION: The subject property located at the southeast corner of the Jesse Bohls Road and Weiss Lane intersection.

BACKGROUND/REQUEST: The subject property is an approximate 4.724-acre tract of land not currently platted. It was recently annexed into the City limits and has one existing single-family home on the property.

The applicant is seeking to transition the property from its previous use as a single-family home to a retail development. They are taking into consideration the future development of the Lakeside Meadows PUD and Tacara at Weiss Ranch to the west of Weiss Lane, as well as utilizing the adjacency to Lake Pflugerville



and recently improved Weiss Lane, to create an area for retail opportunity. For this reason, the applicant has requested to rezone the property from Agriculture/Development Reserve (A) to Retail (R).

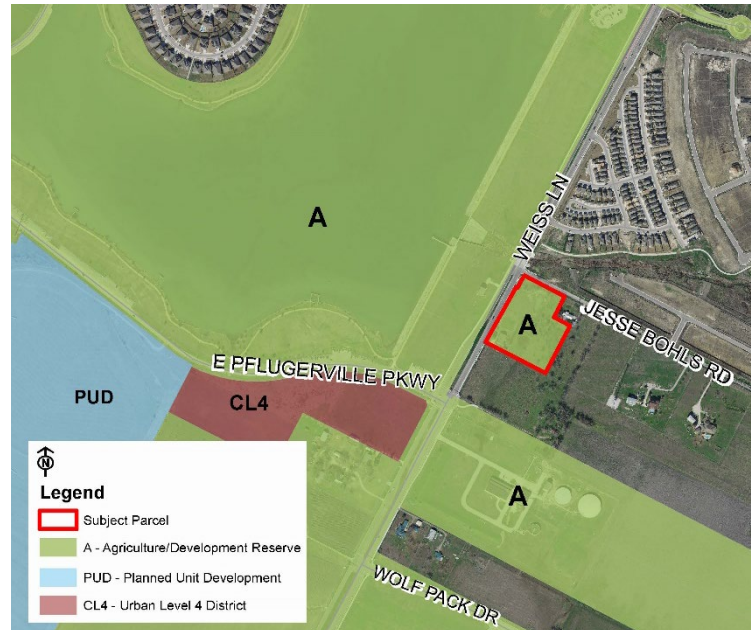
SURROUNDING ZONING AND LAND USE: The property is currently zoned Agriculture/Development Reserve (A). The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

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Adjacent	Base Zoning District	Existing Land Use
North	ETJ	Floodplain/Sorento Subdivision
South	ETJ	Farm/Homestead
East	ETJ	Farm/Homestead/Monopole Tower
West	Agriculture/Development Reserve	Lake Pflugerville

ZONING HISTORY: The property was annexed on February 23, 2021 (ORD1480-21-02-23) and zoned to Agriculture/Development Reserve (A) at that time.

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 Retail (R). The R zoning district is intended to provide locations for various types of general retail trade, business and service uses for services to one or more neighborhoods. The commercial areas developed within an R district should utilize, to the maximum extent possible, the existing landscaping on-site to buffer from adjacent residential uses and be limited to two stories in height. The R district should be located generally at the intersection of major thoroughfares and convenient to a residential trade area, with signage compatible with surrounding land use.

The Retail (R) District uses are provided below:

- **Permitted residential uses:** Assisted Living, Live Work Unit, Skilled Nursing/Nursing Home, Single Family Attached (3 or more units) Townhome
- **Permitted non-residential uses:** Automotive Parts Sales (indoor), Automobile Parking Lot/Garage, Brewpub/Wine Bar, Catering Establishment, Cemetery/Mausoleum, Civic Center, Clinic, Day Care Facility, Minor Dry Cleaning, Minor Equipment and Machinery Sales and Rental, Event Center, Financial Institution, Golf Course and/or Country Club, Government Facilities, Health/Fitness Center, Hospital, Laundromat, Massage Therapy, Museum/Art Gallery, Office: Administrative/Medical/Professional, Park/Playground, Personal Services, Place of Worship, Reception Hall, Retail Sales and Services, Private/Parochial/Public School, Theater
- **Conditional uses:** Condominium, Multi-family, Commercial Animal Establishments, Car Wash, Indoor Commercial Recreation and Entertainment, Gas Station, Restaurant, Utilities
- **Specific Use Permit:** Wireless Telecommunications Facilities (WTF)

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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 as well as a public facility to the south and a neighborhood center to the north.

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

- Development (infill and new development) will be focused on 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 integrate residential and commercial uses and amenities.
 - Action 2.1.1: Provide new and infill development to accommodate basic retail services within walking distance of residential areas.



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 medium to high density residential development. These more recent studies deviate from the 2030 Comprehensive Plan due to the increased development pressure for land within the Weiss corridor and reflects projected future developments as well as the future extension of Pflugerville Parkway and realignment of Jesse Bohls to the east.



STAFF RECOMMENDATION: The property is located just east of Lake Pflugerville and in a highly trafficked area along Weiss Lane. The applicant met with Staff prior to applying for the rezoning and discussed several other non-residential zoning districts that would allow them to pursue the development they desire. After discussion, the Retail (R) zoning district was chosen instead of a more intense district such as the General Business 1 (GB1) district due to the more limited and complimentary land uses permitted within the Retail (R) district.

The proposed Retail (R) district is consistent with the zoning in the immediate area and allows for a transition between the recently approved rezoning cases to the west of Weiss Lane (e.g., Tacara at Weiss Ranch and Lakeside Meadows) and the existing residential uses in the area. The commercial land uses permitted in the Retail (R) zoning district can help provide services and amenities to the nearby neighborhoods. The Retail (R) zoning district is intended to provide locations for various types of general retail trade, business and service uses for services to one or more neighborhoods that are currently deficient in this area. The property to the north, across Jesse Bohls Road, is 100-year floodplain and acts as a buffer between the subject parcel and the Sorento neighborhood. In the past year rezoning cases have been considered and approved for larger

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commercial and mixed-use developments to the west along the southside of E Pflugerville Parkway. The request rezoning for this parcel is consistent with those previous approvals.

The comprehensive plan identifies the area for low to medium density development. However, the more recently conducted Wastewater Master Plan reflected this area to be intended for medium to high density developments. This district allows for nonresidential uses that may be lacking in the area. This is consistent with Goal 2 of the Land Use and Development Character Goals that identifies the need for increased development to provide for basic retail services to be complementary to and within walking distance of residential areas, such as the Sorento Subdivision to the North. Furthermore, the Transportation Master Plan depicts the extension of Pflugerville Parkway in the future, this is foreseen to be a primary east-west corridor for the City of Pflugerville. The Retail (R) district would be an appropriate zoning district to segue between the future expanded E Pflugerville Parkway to the south, the residential neighborhood to the north, and be a more sensitive district to the nearby schools.

To remain consistent with the adjacent zoning and infrastructure improvements, as well as the Utility Master Plans higher density land use assumptions, Staff recommends approving the proposed rezoning of the property located at the southeast corner of the Jesse Bohls Road and Weiss Lane intersection, from Agriculture/Development Reserve (A) to Retail (R).

NOTIFICATION:

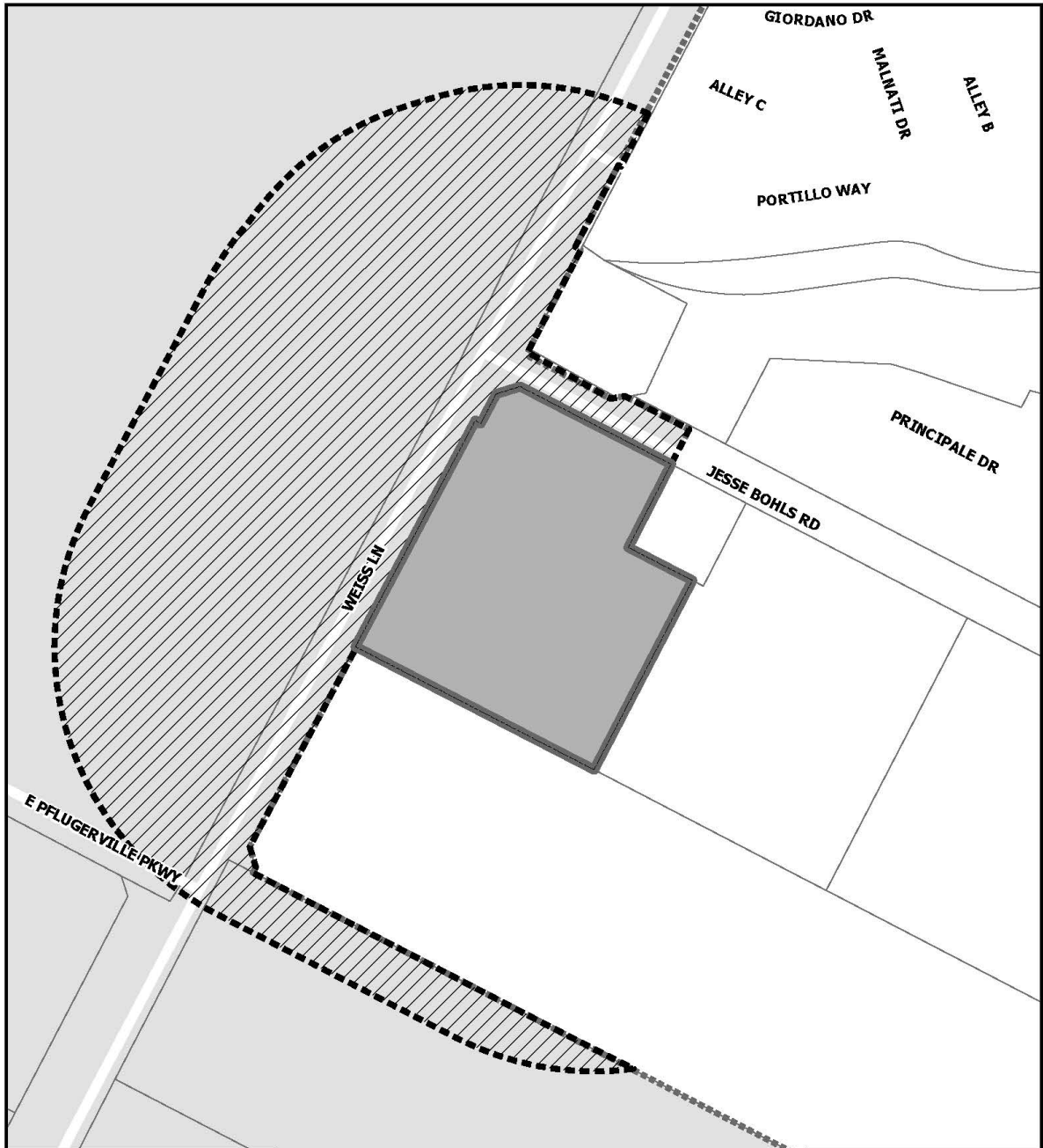
Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and two signs were posted on the property. At time of staff report, no inquiries have been received.

ATTACHMENTS:

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

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NOTIFICATION MAP:



**Weiss Lane
 Commercial
 (A to R)**
**Case Number:
 REZ2104-01**
4/5/2021

Legend

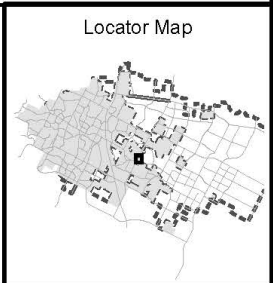
- Rezoning
- Notification Area
- City Limits
- ETJ

0 150 300 Feet

N

When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.

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ZONING MAP:



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SITE PHOTOS:

SUBJECT SITE: Looking at the property from the west side of Weiss Lane



Looking south at the property from Jesse Bohls Road



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Floodplain to the north and Sorento further north



Lake Pflugerville to the west of the subject property



Eastern boundary of subject property





Pflugerville
Planning and Zoning
Commission

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APPLICANT REQUEST:

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

April 16, 2021

City of Pflugerville Planning Department
P.O. Box 589
Pflugerville, TX 78691

Re: 17705 Weiss Ln, Pflugerville, TX Letter of Intent
Rezoning for
V&A Job No. 2932-001

17705 Weiss Ln. is a 4.724-acre tract located at the southeast corner of Weiss Lane and Jesse Bohls Road in Pflugerville, TX. The proposed development is planned as a commercial development compliant under zone R (Retail), including a proposed retail corner store and gas station.

The property has recently been through the finalization of the annexation process.

Thank you for your consideration of this application for rezoning. If you have any questions or comments on the project intent or development standards, please feel free to contact me at your convenience.

Sincerely,

VICKREY & ASSOCIATES, INC.
TBPE F-#159/TBPLS F-#10004100/TBAE F-#BR2927

Eddie Bogard, PE
Austin Division Manager

EB/ksh