
STAFF REPORT

Planning & Zoning:	01/03/2022	Staff Contact:	Emily Draughon, Planner II
City Council:	01/25/2022	E-mail:	emilyd@pflugervilletx.gov
Case No.:	REZ2111-02	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 Weiss Lane Mixed Use Rezoning. (REZ2111-02)

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.

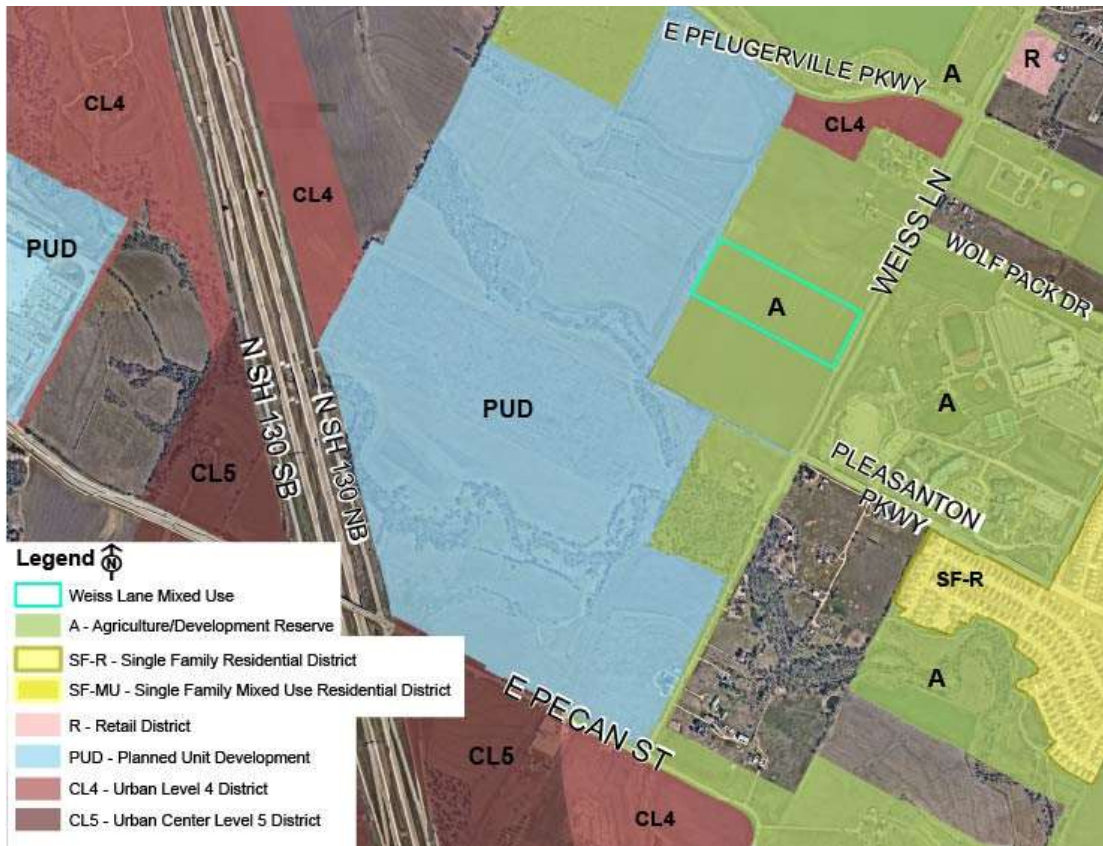


BACKGROUND/REQUEST: The subject property is an approximate 20-acre tract of land not currently platted. The property was originally part of the Weiss family farm and used for agricultural production.

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The applicant is seeking to utilize the existing farmland to create a multi-family and retail development. The applicants are taking into consideration the future development of the Lakeside Meadows PUD to the west and southwest where larger industrial developments are currently under construction. The applicants are also taking into consideration the transportation plans for the area. Weiss Lane is an ultimate, 6-lane divided major arterial roadway, Jesse Bohls located to the northeast is a future major arterial, 4-lane divided roadway traveling west and 6-lane divided roadway as it travels east, and Pleasanton Parkway to the southeast, which is a future minor collector roadway. 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.



Adjacent	Base Zoning District	Existing Land Use	Potential Future Land Use
North	Agriculture/Development Reserve (A)	Farmland/vacant	Low to medium density residential

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South	Agriculture/Development Reserve (A)	Farmland/vacant	Low to medium density residential
East	Agriculture/Development Reserve (A)	Weiss High School	Low to medium density residential
West	Planned Unit Development (PUD)	Undeveloped – Lakeside Meadows	Low to medium density residential

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.

This case was reviewed under a different name (REZ2108-02) previously by the Planning and Zoning Commission on October 4th, 2021, where it was unanimously denied (7-0) citing concerns regarding the area only being 20 acres, across from the high school, and unknown details regarding future development in the immediate area. It was followed up by a subsequent denial by the City Council on October 26th, 2021 (6-1).

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 is proposing 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. Please see the attachment for permitted land uses and development standards for the CL-4 zoning district.

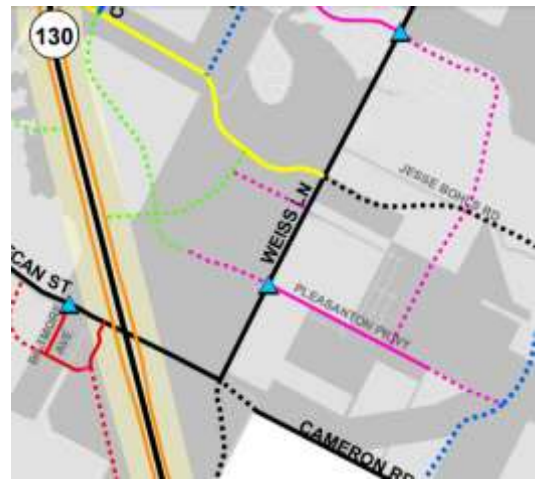
COMPREHENSIVE PLAN: The Land Use Vision Plan created in 2009, identifies the area for low to medium density residential adjacent to parks and open space and a mixed-use area. In 2019 and 2020, the city updated the Transportation Master Plan as well as the Water and Wastewater Master Plans - all of which serve as an extension to the City’s Comprehensive Plan, 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 low-density residential designation includes areas with .5 to six (6) units per acre. The medium density residential designation includes single family or multifamily homes located in areas with densities between six (6) and 15 units per acre. The medium-density classification emphasizes a wide range of residential building types and uses may range from single-family developments to multi-family developments including duplexes and condominiums.



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

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- **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.



The Transportation Master Plan (TMP) identifies Weiss Lane as a Major Arterial 6-lane roadway, Jesse Bohls (located to the northeast) is also a future Major Arterial 6-lane and 4-lane divided roadway, and Pleasanton Parkway located southeast is a future Minor Collector roadway. The TMP further identifies a future signal to be located at the intersection of Weiss Lane and Pleasanton Parkway, the roadway to the southeast of the subject parcel. State Highway 130 is located approximately one (1) mile west of the subject property.



STAFF RECOMMENDATION: The property is located along the west side of Weiss Lane, generally south of Pflugerville Pkwy. After meeting with staff, and discussing the various options, including zoning the front and rear portions of the property to a multi-family district and the ROW adjacent portion to a commercial district, staff recommended the Urban Corridor Level 4 (CL-4) district. The proposed CL-4 zoning 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.

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The subject property is located roughly one mile east of SH 130 and is located within the estimated corridor boundary identified in the SH 130 & SH 45 Corridor Development Strategy plan that was used to aid in creating and establishing the corridor districts. 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. This rezoning will also aid in transitioning the area from the industrial developments to the south and southwest to the more residential and mixed-use developments to the north along Weiss Lane.

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 use assumptions and act as a transition between nearby industrial projects, staff recommends approving the proposed rezoning of an approximate 20-acre tract of land located generally southwest of the Wolf Pack Dr and Weiss Ln intersection from Agriculture/Development Reserve (A) to Urban Corridor Level 4 (CL-4).

NOTIFICATION:

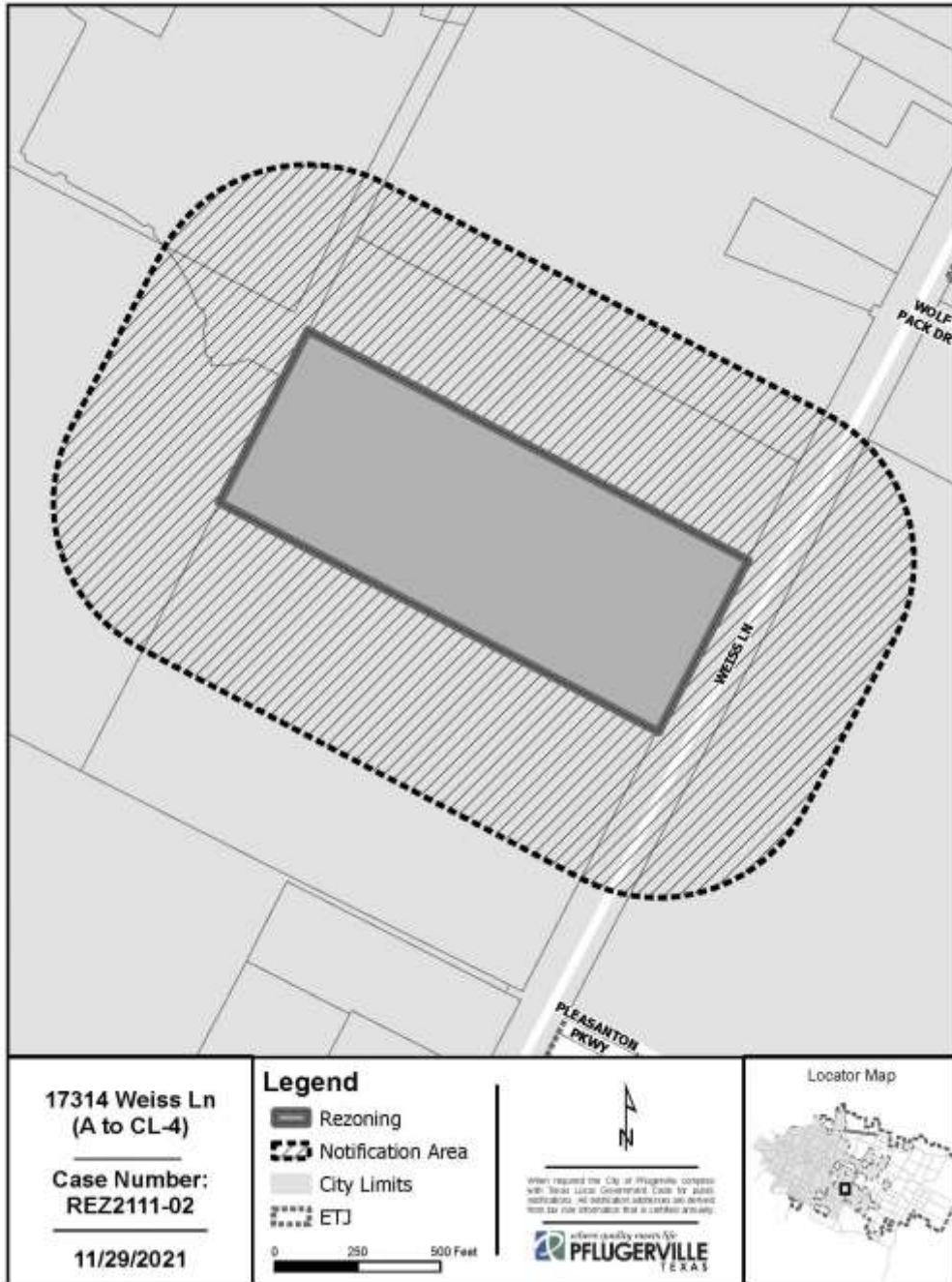
Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property. At time of staff report, no inquiries have been received.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Survey
- Subject Site Photos
- Applicant Request
- CL-4 Development and Use Standards

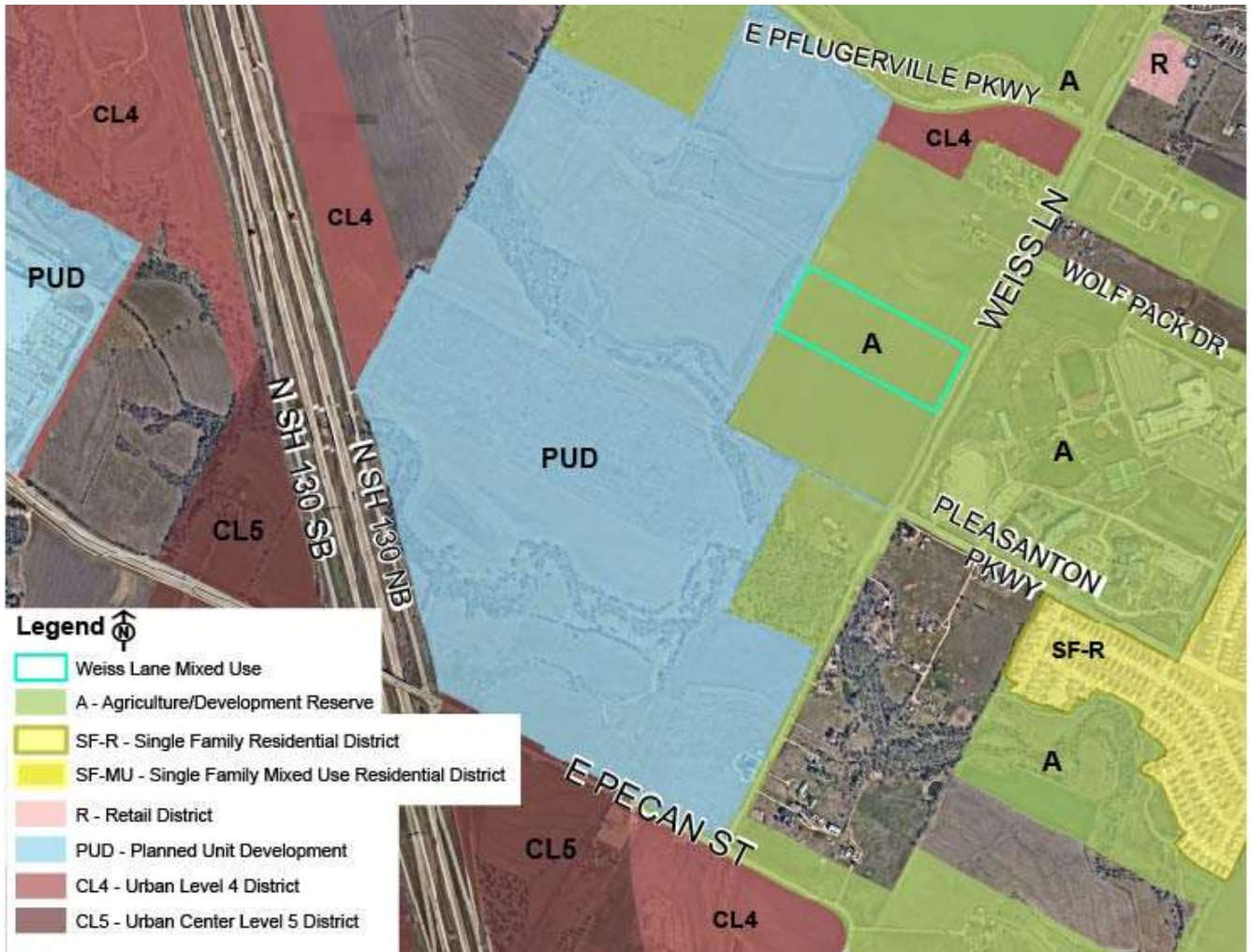
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NOTIFICATION MAP:



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ZONING MAP:



SITE PHOTOS:

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SUBJECT SITE: As viewed going north on Weis Lane



Property adjacent to the south



Property to the north

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Property across Weiss Lane (Weiss High School)



SURVEY:

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APPLICANT REQUEST:



November 23, 2021

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

Re: Weiss Lane Mixed Use – 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, A&LA
President

Attachments

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