



City of Pflugerville

Legislation Text

File #: ORD-0564, **Version:** 4

Discuss and consider action to approve an ordinance on second reading with the caption reading: an Ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by approving a specific use permit for a multi-family mixed-use development on approximately 15-acres zoned Urban Center Corridor Level 4 (CL4) district located at the southwest corner of the E Pflugerville Parkway and Weiss Lane intersection, to be known as the Tacara at Weiss Ranch Specific Use Permit (SUP2009-01); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.

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. The property was recently rezoned to the Urban Center Level 4 (CL4) Zoning District.

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. 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 walkable design with articulations, varying materials including additional glazing for the commercial uses that meet the intention of the zoning district and attempt to compliment the heritage of the area.

The required parkland dedication for the project 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.

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.

After discussion at the April 13, 2021 City Council meeting, the applicant created an exhibit proposing adjustments to the fencing which has been included as an attachment. The applicant has proposed the fencing for the multi-family only portion of the project to be extended to the front of the property along Pflugerville Pkwy and proposed segments of fencing in the right of way between the future public sidewalk and Pflugerville Pkwy in front of the mixed use buildings. If the proposed adjustment

is approved, an additional condition will be needed to require the fencing. If the Council prefers to have a fence in the right of way extend the full length of Pflugerville Pkwy in the right of way, a condition will need to be provided stating the requested alternative.

Staff Recommendation

Staff recommends approval with the following conditions:

- All of the buildings must be a minimum 3-story urban-form 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 of 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.

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On January 4, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-2.

Previous City Council Action

The City Council held a public hearing on March 9, 2021 and approved the ordinance on first reading with a vote of 4-3. Consideration on second reading was postponed at the March 23, 2021 regular Council meeting at the request of the applicant. Consideration on second reading was formally postponed by Council at the April 13, 2021 regular Council meeting.

Deadline for City Council Action

May 8, 2021 - Per the UDC, action on 2nd reading is required within the 60 days of the public hearing unless an extension by resolution is granted by the City Council.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: January 30, 2021

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance
4. Extension Resolution
5. Proposed Fence Exhibit

Recommended Actions

1. Motion to approve the ordinance on second reading, or

2. Motion to approve the ordinance on second reading with the additional condition: Construction of a decorative metal fence, 3 to 4 feet in height, that provides for pedestrian safety along Pflugerville Parkway for the length of the property, excluding driveways and related sight distance triangles, and signage that encourages crossing at the intersection of Pflugerville Parkway and Weiss Lane that are in compliance with criteria established by the UDC, Engineering Design Manual and Texas Manual on Uniform Traffic Control Devices. The location of the fence shall be placed within the right of way between the pavement and public sidewalk.