



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0560, **Version:** 3

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Approving 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 changing the zoning designation of approximately 15 acres, of unplatted land situated in the E Kirkland Survey, abstract NO. 458, in Travis County, Texas, from Agriculture/Development Reserve (A) District to Urban Level 4 (CL-4) District; to be known as the Tacara at Weiss Ranch Rezoning (REZ2009-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date. (Located at the southwest corner of Weiss Lane and Pflugerville Parkway)

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 has requested to rezone the property from Agriculture/Development Reserve (A) to Urban Corridor Level 4 (CL-4). 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. The applicant is seeking to develop the property 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.

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.

### Staff Recommendation

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).

City Attorney has approved the ordinance as to form.

### Planning and Zoning Commission Action

On December 7, 2020 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-0.

### Previous City Council Action

The City Council held a public hearing on January 12, 2021 as advertised.

The City Council approved the ordinance on first reading on January 12, 2021 with a vote of 6-1.

### Projected Future City Council Action

The second and final reading of the ordinance is scheduled for January 26, 2021.

**Funding Expected:** Revenue \_\_\_ Expenditure \_\_\_ N/A

**Budgeted Item:** Yes \_\_\_ No \_\_\_ N/A

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes \_\_\_ No

**Legal Review Required:** Required  Date Completed: \_\_\_12/16/2020\_\_\_

### Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance

### Recommended Actions

Approve the ordinance on second and final reading rezoning the property from A to CL-4.