



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0610, **Version:** 2

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Conduct a public hearing and consider approving an ordinance on first 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 20 acres of unplatted land, being 20 acres out of the E. Kirkland Survey, Abstract No. 458, Section No. 7, in Travis County, Texas, from Agriculture/Development Reserve (A) district to Urban: Level 4 (CL4) district; to be known as the Tacara at Weiss Ranch Phase 2 Rezoning (REZ2108-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property located southwest of the Wolf Pack Dr and Weiss Lane intersection, across from Weiss High School along the western extent of Weiss Lane and is an approximate 20-acre tract of land not currently platted. The property was originally part of the Weiss family farmland and used for farming/ranching.

The applicant is seeking to utilize the existing farmland to create the second phase of the recently approved Tacara at Weiss Ranch multi-family and retail development to be located at the southwest corner of the E Pflugerville Parkway and Weiss Lane intersection. The applicants are taking into consideration the future development of the Lakeside Meadows PUD to the west as well as the proximity to Lake Pflugerville to the north. If approved, the applicant's proposal is 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 (CL4). The subject property is located roughly one mile east of SH 130 and is located within the estimated corridor boundary.

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, and the updated Transportation, Water, and Wastewater Master Plans further refined the land use assumptions for the subject parcel 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 CL4 district allows for nonresidential uses that may be deficient 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.

The Planning and Zoning Commission voted to recommend denial citing concerns regarding the nearby school property and potential traffic issues.

To remain consistent with the nearby zoning and the updated master plan land used assumptions,

Staff recommends approving the proposed rezoning from Agriculture/Development Reserve (A) to Urban Corridor Level 4 (CL4).

City Attorney has approved the ordinance as to form.

**Planning and Zoning Commission Action**

On October 4, 2021 the Planning and Zoning Commission conducted a public hearing and recommended denial of the proposed ordinance with a vote of 7-0.

**Deadline for City Council Action**

Conduct a public hearing on October 26, 2021 as advertised with action required within 60 days.

**Projected Future City Council Action**

The second reading of the ordinance is scheduled for November 9, 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: 10/14/2021

**Supporting documents attached:**

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

**Recommended Actions**

1. Conduct the public hearing.
2. Motion to close the public hearing.
3. Motion to approve the ordinance on first reading rezoning the property from A to CL4.