



City of Pflugerville

Legislation Text

File #: ORD-0694, Version: 4

Approving an ordinance on second reading with a 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 20-acres zoned Urban Center Corridor Level 4 (CL4) District located at 17314 Weiss Lane, to be known as the Weiss Lane Mixed Use Specific Use Permit (2022-6-SUP); Providing a cumulative and repealer clause; providing for a severability clause; and providing an effective date.

The applicant is requesting a Specific Use Permit to allow for the use of multi-family within the Urban Center: Level 4 (CL-4) zoning district for an approximately 20-acre property. The applicant is proposing to construct 354 units of multi-family developed over 18.02-acres. This would result in the property being developed at 17.7 Dwelling Units (DU's) an acre. Additionally, the applicant's Concept Plan displays the remaining 1.98-acre property to construct an estimated 13,800 square feet of Retail and Restaurant use.

Proposed Use

DWELLING, MULTI-FAMILY- A residential structure providing complete, independent living facilities for three or more families or households independently of each other including permanent provisions for living, sleeping, cooking, eating, and sanitation. For purposes of clarifying different product types, a Multi-Family Dwelling shall be considered a unit that is "for rent" vs. "for sale".

STAFF RECOMMENDATION:

The applicant is requesting an SUP for the use of multi-family. The use is permitted within the Urban (Level 4: CL-4) district by Specific Use Permit (SUP). All requirements of the UDC regarding site development will be reviewed and approved at the subdivision and site development stage.

While the area where this property is located today is not fully developed, as described in the comprehensive plan, the Lakeside District is intended to provide a variety of housing options with supportive commercial/retail/employment options that create the 10-minute neighborhood. The use of multi-family when part of a vertical or horizontal mixed-use development is an appropriate mix of land uses to achieve the mixed-use neighborhood and community scale developments that are provided for in the Aspire Pflugerville 2040 Plan. The mixed-use neighborhood is meant to spread a variety of uses throughout this region, and while there is a cluster of multi-family at the corner of Pflugerville Parkway and Weiss Lane under development currently, there are many proposed housing options entitled in the Lakeside District. As this area transitions east from Weiss Lane west to SH 130, there is proposed single-family detached, single-family attached, vertical mixed-use, and multi-family housing.

Staff recommends approval of the SUP request with the following conditions:

- A minimum of 1.98 acres of the subject property fronting Weiss Lane to provide a minimum of 13,800 square feet of retail and restaurant use. Buildings/Structures visible from Weiss Lane

- are to be oriented towards the roadway.
- Buildings/Structures immediately adjacent to Weiss Lane are to be oriented towards the roadway.
- Consistent architecture theme throughout entire 20-acre property.
- Comply will all Driveway Spacing requirements.
- All requirements of the Unified Development Code and adopted design manuals and master plans are met, even those not depicted in the conceptual site plan.

Planning and Zoning Commission Action

On February 6, 2023 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with conditions with a vote of 6-0.

Planning and Zoning Commission Additional Condition:

At minimum, the development is required to put in a north and south driveway stub from the retail/restaurant for future connectivity and a driveway stub to the west to allow residents to exit the development.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on February 14, 2023 with a vote of 6-1.

Projected Future City Council Action

NA

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: 1/23/2023

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance
4. Concept Plan
5. Zoning Map
6. CL4 Zoning District Chart

Recommended Actions

Approve the ordinance on second reading for the Specific Use Permit with staff and Planning and Zoning Commission recommended conditions.

Michael Patroski, Senior Planner