
STAFF REPORT

Planning & Zoning:	4/4/2022	Staff Contact:	Robyn Miga, Planning Manager
City Council:	4/26/2022	E-mail:	robynm@pflugervilletx.gov
Case No.:	2022-1-PUD	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to amend the NorthPointe Planned Unit Development (PUD) district approved by Ordinance No. 1203-15-02-24 to create a subcategory within the NorthPointe East District (EC-SH) that allows senior housing and assisted living uses with modified parking requirements for an approximately 120 acres out of the John Davis Survey No. 13, Abstract No. 231, Travis County, Texas, generally located east and west of State Highway 130 Toll, north of E. Pflugerville Parkway, and south of Kelly Lane to continue to be known as the NorthPointe Planned Unit Development (PUD) district (2022-1-PUD).

SUMMARY OF REQUEST:

The applicant is requesting to amend the NorthPointe Eastern Campus District (EC), which includes approximately 29.7 acres to create a subdistrict of EC-SH for no more than approximately 5.3 acres to allow for senior housing and assisted living/memory care in addition to the uses that are already allowed through the PUD. In addition to the addition of the added uses, the PUD also establishes parking criteria for the proposed uses to be added. This proposed amendment would not change any of the development standards that have been set by the current adopted PUD aside from the parking calculations.

LOCATION:

The overall boundary for the Planned Unit Development is divided into two sections, known through the PUD ordinance as NorthPointe East and NorthPointe West. NorthPointe East is located east of SH 130 Toll, north of East Pflugerville Parkway, and west of the Colorado Sand Dr. extension. NorthPointe West is located west of SH 130 Toll, north of East Pflugerville Parkway, and east of FM 685. The proposed amendment for the PUD only impacts NorthPointe East and carves out an approximately 5.3 acre portion of the existing Eastern Campus (EC) area creating the EC-SH zone (as shown below).

This property is bound on the west by SH 130 Toll, east of the Falcon Pointe subdivision, and south of Hendrickson High School and sports complex.

HISTORY:

The property was annexed into the city in 2003 by Ordinance No. 720-03-11-11, and was later zoned from the Corridor Urban Level 4 (CL4) District to Planned Unit Development in 2019 by Ordinance No. 1425-19-12-10, with a base zoning district of Urban Center (Level 5: CL5).

Under the current adopted PUD Ordinance, the following is the summary of the development:

NorthPointe Land Category (Exhibit C: Concept Plan)		NorthPointe West	NorthPointe East
Land Use Category	Permitted Uses	Acres	Acres
Urban Center UC	REFERENCE PERMITTED USES (EXHIBIT D)	± 30.1 Ac.	
Western Edge WE		± 5.8 Ac.	
Mixed Use Neighborhood 1 N1			± 2.2 Ac.
Mixed Use Neighborhood 2 N2		± 28.8 Ac.	
Eastern Campus EC			± 29.7 Ac.
Greenway GW		± 13.8 Ac.	± 3.2 Ac.
ROW, OTHER		± 2.8 Ac.	± 3.0 Ac.
TOTAL		± 81.3 Ac.	± 38.1 Ac.
<small>NOTES: All areas shown above are subject to changes in area up to 20%, excluding the greenway Areas. Only allowed change in greenway is increase of area.</small>			

In addition, the following summarizes the development as adopted currently:

General Development West:

- A maximum of 3,500 dwelling units*
- Mixed Use/Retail
- A maximum of 300,000 sf non-residential
- A maximum of .5 million sf office
- After 500 residential units a minimum of 3 commercial uses shall be built. The commercial uses should be diverse by use and type and not housed by one user. This ratio shall continue for the life of the project and be accounted for on all future site plans.

General Development East:

- A maximum of 1,200 dwelling units*
- Mixed Use/Retail
- A maximum of 500,000 sf non-residential
- After 500 residential units a minimum of 3 commercial uses shall be built. The commercial uses should be diversified by use and type and not housed by one user. This ratio shall continue for the life of the project and be accounted for on all future site plans.
- *4,000 maximum units across NorthPointe East and West.

PROPOSED AMENDMENT:

The applicant is proposing that approximately 5.3 acres of the Eastern Campus area have senior housing and assisted living permitted by right, which would be required to be developed to the same standards as outlined in the adopted PUD ordinance. The proposed amendment further clarifies that the assisted living and memory care uses would not count toward the allowed multi-family density, because they are reviewed under non-residential standards by the Unified Development Code, but also provides that the

two uses would not contribute to the required commercial uses that are required for the EC district either.

The left image is the current adopted concept plan, and the right image is the proposed amendment.



The proposed PUD defines **Senior Housing** as “housing that is age restricted to 55+ persons. It may include different housing options with varied levels of care and support such as independent living, assisted living, memory care, etc. It further defines **Independent Living** as “a multi-unit senior housing development that may provide supportive services such as meals, housekeeping, social activities, and transportation.”

In addition to addition of the EC-SH area allowing for senior housing and assisted living, the following parking calculations were added for the senior housing and assisted living/memory care uses. Senior Housing will be parked at .75 spaces per dwelling unit, which will allow staff and guest parking to be on-street or a surface lot so long as it meets all other development standards outlined in the PUD; and Assisted Living/Memory Care is proposed to be parked at .5 per bed, plus 1 space per every 2 staff members.

Under the Unified Development Code standards for parking, senior housing and independent living facilities are classified as multi-family, which often results in the development being overparked for who lives in the facilities. The proposed parking standard for assisted living that is established through the PUD is what is required by the UDC today.

PARKS:

The development will not exceed the density caps that are established through the adopted PUD, therefore there is no change necessary for Parkland Dedication. The PUD amendment would require that the development still follow established guidelines and fees for parks as adopted by the original PUD ordinance.

COMPREHENSIVE PLAN:

The City's Adopted 2030 Comprehensive Plan calls this property out as Employment Center and Mixed Use, with a Corporate Employment Center node in the area as well. The 2030 Comprehensive Plan describes employment and mixed uses centers are being needed to provide a balance in the community, between the amount of jobs and housing, as well as between property and sales tax receipts balance. In addition to the 2030 plan, the City of Pflugerville also has adopted water, transportation and wastewater master plans adopted as an extension of the Comprehensive Plan, which both make land use assumptions for future infrastructure, while also providing for where extensions of roads and water/waster water lines may be required. Specifically, the extension of Colorado Sands Dr. will be part of the Eastern Campus District development.

The proposed amendment is consistent with goal 1 of the comprehensive plan:

Consistency with Land Use Policy and Action statements in the Comprehensive Plan:

Goal 1: The supply, location, and type of housing will be diverse to meet the projected needs of the Pflugerville community in 2030, create a balanced community, and ensure residents have housing options for all phases of their lives.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed PUD amendment, and finds that the proposed amendment to the NorthPointe Planned Unit Development is in harmony with the purpose and intent of adopted PUD Ordinance, and remains compliant with the comprehensive plan and is harmonious with the surrounding properties, while allowing for a variation in housing types that will accommodate aging populations. Furthermore, the PUD will still be required to comply with all development standards as set forth in the adopted PUD, with the few exceptions that were outlined above.

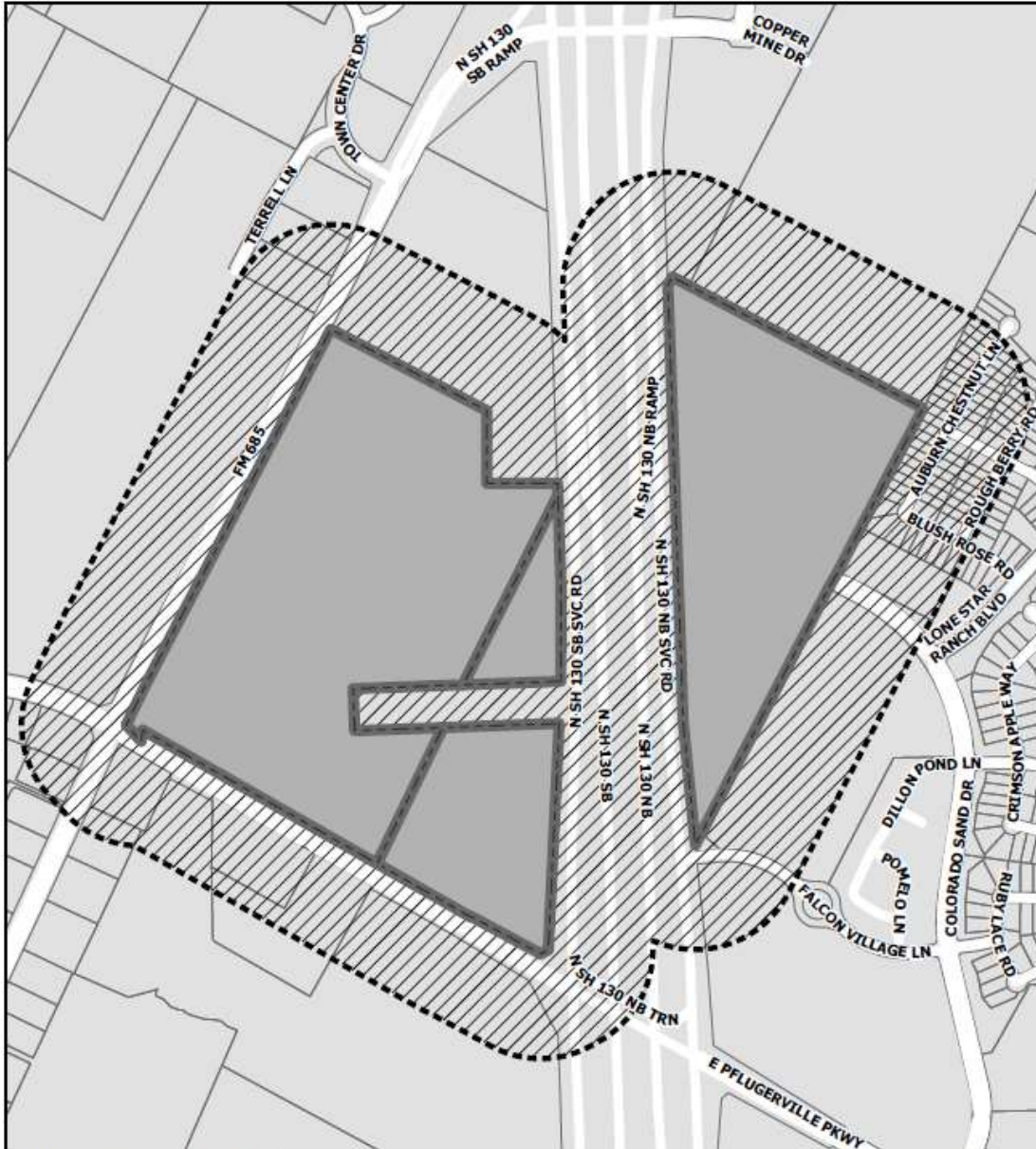
NOTIFICATION:

Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and signs were posted as required.

ATTACHMENTS:

- Notification Map
- Applicant Request
- NorthPointe Development Standards (in redline)

NOTIFICATION MAP:



<p>Hayden Grove at North Pointe (PUD)</p> <p>Case Number: 2022-1-PUD</p> <p>1/4/2022</p>	<p>Legend</p> <ul style="list-style-type: none"> Rezoning City Limits Notification Area <p>0 400 800 Feet</p> <p>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p>	<p>Locator Map</p>
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APPLICANT REQUEST



December 23, 2021

Planning and Zoning Commission
City Council
City of Pflugerville
100 E. Main St, Suite 500
Pflugerville, TX 78660

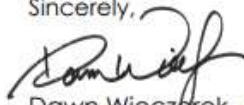
Hayden Grove at NorthPointe
Pflugerville, Texas
PD Amendment

Dear Commissioners and Councilpersons,

We are requesting an amendment to the NorthPointe PUD for the lot at the southern end of the east property to accommodate a Senior Housing development. The amendments are limited to location and type of uses on this property, parking requirements more typical of senior housing, and variations in building materials and styles.

We believe that these amendments are in keeping with the NorthPointe PUD scope and intent, and allow for the needs of Senior Housing.

Sincerely,


Dawn Wiczorek, AIA
InSite Architects