

<b>Planning &amp; Zoning:</b>	6/2/2025	<b>Staff Contact:</b>	Kristin Gummelt, Planner II
<b>City Council:</b>	N/A	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.:</b>	PUD2025-00121	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Discuss and consider an application to amend the NorthPointe Planned Unit Development (PUD) district approved by Ordinance No. 1203-15-02-24 to adjust the Greenway (GW) on the east side of the development 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 Minor Amendment (PUD2025-00121).

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**SUMMARY OF REQUEST:**

The applicant is requesting to amend the NorthPointe East Greenway district (GW) location, which is approximately 3.2 acres to better align with the development plan for Lot 1. The applicant has also updated exhibits within the transportation section of the PUD to align with the development plan for Lot 1.

**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 impacts NorthPointe East and the approximate 3.2+ acres of Greenway (GW). 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:

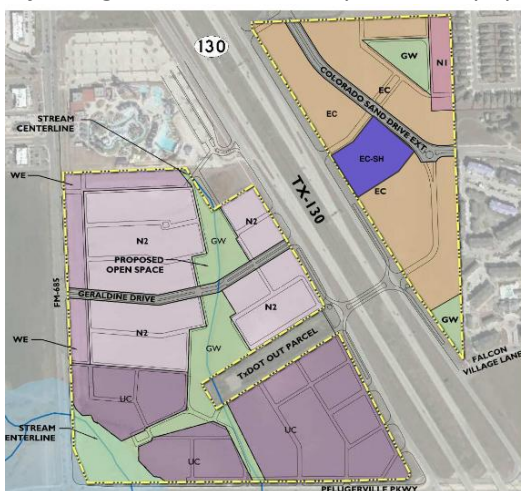
NorthPointe Land Category (Exhibit C: Concept Plan)		NorthPointe West	NorthPointe East
Land Use Category	Permitted Uses	Acres	Acres
Urban Center UC	REFERENCE PERMITTED USES (EXHIBIT D)	± 30.1 Ac.	
Western Edge WE		± 5.8 Ac.	
Mixed Use Neighborhood 1 N1			± 2.2 Ac.
Mixed Use Neighborhood 2 N2		± 28.8 Ac.	
Eastern Campus EC			± 29.7 Ac.
Greenway GW		± 13.8 Ac.	± 3.2 Ac.
ROW, OTHER		± 2.8 Ac.	± 3.0 Ac.
<b>TOTAL</b>		<b>± 81.3 Ac.</b>	<b>± 38.1 Ac.</b>
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.			

### PROPOSED AMENDMENT:

The applicant is proposing that approximately 3.2+ acres of the Greenway area be adjusted, from the current location in the center of the Eastern Campus (EC) to the northern border of the PUD along Colorado Sand Drive. The adjustment is in line with the adjustment to the internal connectivity of the Eastern Campus (EC). The development in the Eastern Campus has shifted to residential with internal connectivity that does not make the Greenway area publicly accessible as intended in the PUD. The proposal maintains the intent of the Greenway as a publicly accessible amenity for the surrounding residential and office areas. The proposed amendment does not alter permitted uses or other development standards for the zoning district.

The amendment also adjusts the conceptual internal connections located within Lot 1. The concept plan illustrates potential connections that are not required for development and are intended to showcase possible connections. The removal of the internal connectivity does not decrease potential connectivity within the Eastern Campus. Future development can still provide connectivity through Lot 1 without the internal connections being explicitly showcased in the concept plan.

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



**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. The amendment has added a provision that Greenway (GW) cannot be used to fulfill parkland requirements unless the Greenway (GW) is at least one acre in addition to meeting the other parkland requirements already established by the PUD and Subchapter 14 of the Unified Development Code.

**STAFF RECOMMENDATION:**

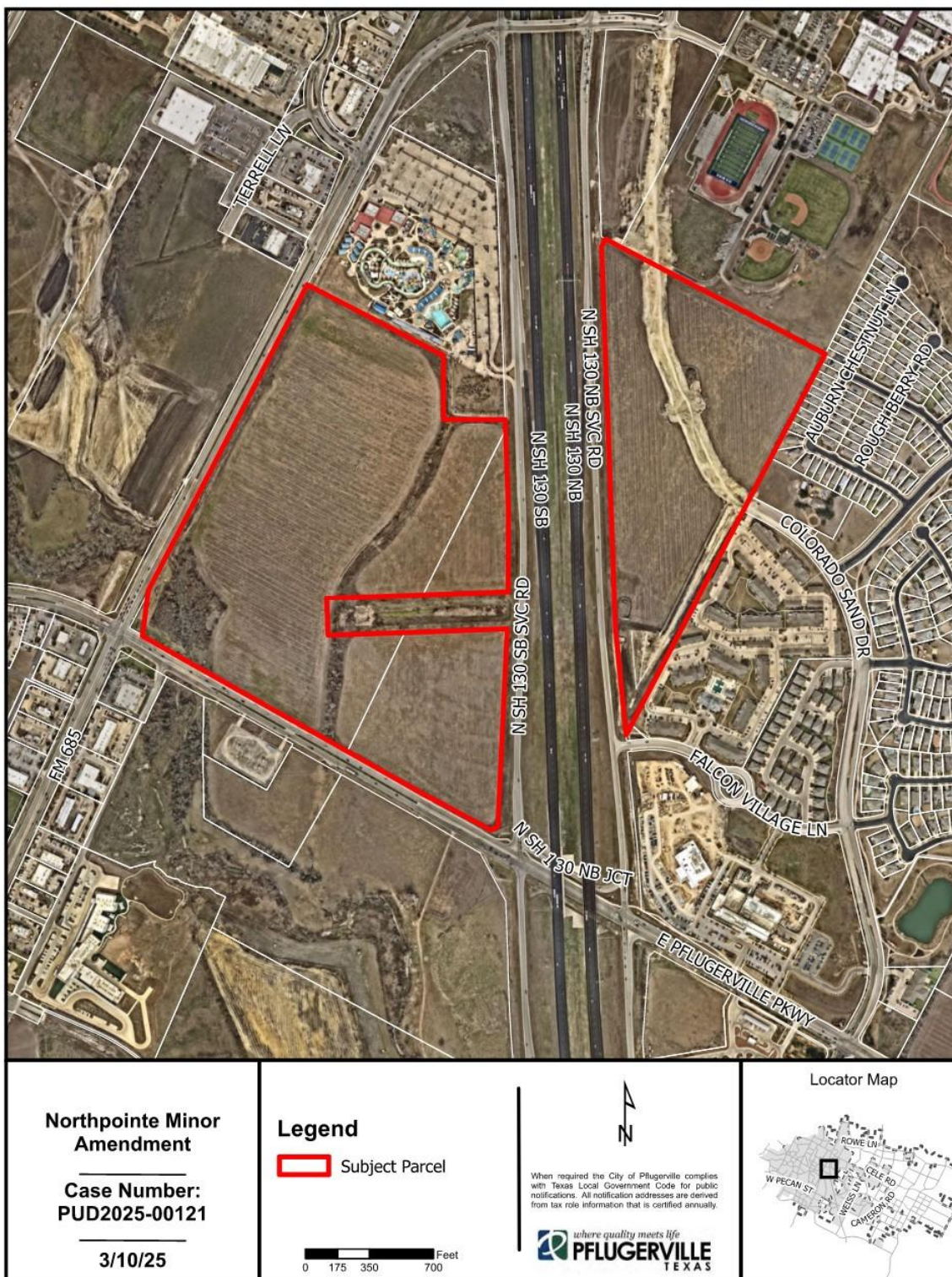
Staff recommends approval of the proposed minor amendment. The amendment does not alter the size or intent of the Greenway. The Greenway is intended to be a public amenity and does not replace parkland requirements for residential development within the PUD, unless the acreage meets the minimum requirements specified in the PUD and complies with the requirements outlined in Subchapter 14 of the Unified Development Code.

**ATTACHMENTS:**

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



**LOCATION MAP:**



**APPLICANT REQUEST**



METCALFE WOLFF  
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March 10, 2025

City of Pflugerville Planning and Zoning Commission  
201-B East Pecan St.  
Pflugerville, TX 78660

**Via Electronic Submittal**

Re: Application for Amendment No. 2 to the Northpointe Planned Unit Development  
("PUD"); ~120 acres at Highway 130 north of Pflugerville Parkway (the "Property").

Dear Commissioners,

As representatives of the owners of the above stated Property we respectfully submit the attached application for rezoning. The Property is located along both sides of Highway 130 north of Pflugerville Parkway. The proposed application would be Amendment No. 2 to the existing PUD. Amendment No. 2 provides for a rearrangement of the required open space on the Greenway East portion of the PUD known as Northpointe East Campus.

According to the criteria under UDC Section 4.5.3 D., Amendment No. 2 qualifies as a Minor PUD Amendment requiring Planning and Zoning Commission consideration. More specifically, compliance with the Minor PUD Amendment criteria is detailed in the attachment. An updated version of Exhibit B of the PUD is also included in the submittal, which shows the following specific amendments:

**PUD change summary**

**Page 1** – Added language to **Cover Page** "Amended March 2025 by Metcalfe Wolff Stuart & Williams, LLP"

**Page 12** – Amended **graphic at bottom of page** to show revised greenway location on East Tract.

**Page 12** – Amended **Exhibit C: Concept Plan** graphic to show revised greenway location on East Tract.

**Page 13** – Amended **Exhibit C2: Concept Framework Plan** graphic to show revised greenway location on East Tract as well as removed internal roadway from Lot 1.

**Page 19** – Amended **Exhibit G: Conceptual Circulation Plan** graphic to remove internal roadways from Lot 1.

**Page 20** – Amended **Exhibit G2: Conceptual Street Categories** graphic to remove internal roadways from Lot 1.

**Page 34** – Amended **Exhibit L: Proposed Open Space** graphic to show revised greenway location on East Tract

**Page 36** – Amended **Exhibit L2: Conceptual Amphitheater Location** graphic to show revised greenway location on East Tract

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If you have any questions about this application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,



Michele Rogerson Lynch

Attachments

cc: Philip Welch, Trademark Property Company



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**UDC - Minor PUD Amendment Compliance**

4.5.3 D. Minor PUD Amendments

1. Minor modifications or amendments to the PUD development code or regulating plan may be approved by the Administrator if the following criteria are met:

a. The change is necessary because of natural features of the site that were not foreseen by the applicant or the City prior to approval of the PUD; or

b. The change will not have the effect of significantly reducing any area of landscaping, open space, natural area or parking; and

**The proposed change to rearrange the required open space on the East campus is intended to provide better open space connectivity throughout the site and will not significantly reduce any area of landscaping, open space, natural area or parking.**

c. The change will not have the effect of increasing the residential density of the development; and

**No residential density is increased with the proposed change.**

d. The change, including all cumulative additions or expansions, will not increase the gross floor area of any non-residential structure by more than 20 percent; and

**The gross floor area of non-residential structures will not be increased.**

e. The change will not result in any structure or vehicle circulation being moved significantly in any direction; and

**Minor modifications to vehicular circulation are necessary with the proposed change but do not disrupt the overall connectivity within the East campus. Note that the proposed Local Streets in Exhibits G and G-2 of the existing PUD show connections that cannot be completed due to constraints with development on adjacent properties.**

f. The change will not reduce any approved setback or the height of any structure by more than 10 percent; and

**Setbacks and heights will not be reduced for any structures with the proposed change.**

g. The change will not have the effect of altering the type or maximum size of signage, reducing amenities or connectivity, or reducing the quality of materials to be used in construction; and

**No signage, amenities, connectivity or quality of materials used in construction will be altered with the proposed change.**

h. The change does not result in any significant adverse impacts beyond the site.

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**The proposed change does not result in any significant adverse impacts beyond the site. Instead, the revised connectivity will eliminate connections to adjacent sites that are not feasible and allow for better public access to open space.**

2. Where administrative approval is not permitted, the Planning and Zoning Commission may consider a minor amendment to the PUD, through a formal written request identifying the proposed modification and any minor changes to the regulating plan or development code necessary to address the proposed change, and only if the following criteria are met:

1. The amendment maintains the design intent or purpose of the PUD ordinance; and

**The proposed changes in Amendment No. 2 are intended to rearrange the required open space related to the change in design of the proposed project while still meeting the design intent and purpose of the PUD. The proposed location of parks and open space and revised connectivity will provide for better public street access than currently exists in the PUD**

2. The amendment maintains the quality of design or product established by the PUD ordinance; and

**Amendment No. 2 is only intended to rearrange the required open space on the Northpointe East campus and will not affect the proposed quality and design of development proposed.**

3. The amendment is not materially detrimental to uses or property in the immediate vicinity of the proposed change.

**The changes proposed in Amendment No. 2 will not be materially determinantal to uses or surrounding property as it will still provide for access to open space and removes conflicting connections that are infeasible today.**