



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0650    **Version:** 1    **Name:** NorthPointe PUD Amendment: Senior Living  
**Type:** Ordinance    **Status:** Approved  
**File created:** 3/29/2022    **In control:** Planning Dept  
**On agenda:** 5/10/2022    **Final action:**

**Title:** To receive public comment and consider an application to amend the NorthPointe Planned Unit Development (PUD) as approved by Ordinance No. 1203-15-02-24 to create a subcategory within the NorthPointe Eastern Campus 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).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Location Map, 3. Zoning Map, 4. 2022-1-PUD-Redlined Copy, 5. Proposed Ordinance, 6. Exhibit B to the Ordinance, 7. NorthPointe PUD clarification

Date	Ver.	Action By	Action	Result
5/10/2022	3	City Council	Approved on Second Reading	Pass
4/26/2022	2	City Council	Approved on First Reading	Pass
4/4/2022	1	Planning and Zoning Commission	Recommended for Adoption	Pass

To receive public comment and consider an application to amend the NorthPointe Planned Unit Development (PUD) as approved by Ordinance No. 1203-15-02-24 to create a subcategory within the NorthPointe Eastern Campus 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).

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.

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.

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 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 setforth in the adopted PUD, with the few exceptions that were outlined above.

Robyn Miga, Planning Manager

***ATTACHMENTS:***

*Staff Report*

*Location Map*

*Zoning Map*

*Proposed PUD Amendment Redlined*