



City of Pflugerville

Legislation Text

File #: ORD-0650, Version: 3

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, amending the Planned Unit Development (PUD) for Northpointe as adopted by Ordinance No. 1425-19-12-10 for an approximately 120 acres consisting of two parcels: an approximately 81.15-acre tract generally located west of State Highway 130 and north of Pflugerville Parkway and an approximate 38.14-acre tract generally located east of State Highway 130 and north of Pflugerville Parkway, both out of the John Davis Survey No. 13, Abstract No. 231 of the real property records of Travis County, to continue to be zoned Planned Unit Development (PUD), to continue to be known as the Northpointe PUD rezoning (2022-1-PUD); Providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

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

Planning & Zoning Commission Action

On April 4, 2022 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on April 26, 2022 with clarification that the senior living, assisted living, and memory care uses will not contribute to the required commercial uses.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: 4/15/2022

Supporting Documents Attached:

1. Staff Report
2. Location Map
3. Zoning Map
4. Proposed PUD Amendment Redlined
5. Proposed Ordinance
6. Exhibit B to the Ordinance - PUD
7. NorthPointe PUD clarification

Recommended Actions

Approve the ordinance on second reading amending the NorthPointe PUD as shown in the updated development regulations.