



requirement. The TH district requires four spaces for each unit: two in the garage and two on the driveway outside of the garage. The proposal is for each unit to provide three parking spaces for each unit: one in the garage, one in the driveway outside of the garage, and one covered surface parking space. Staff finds that this standard is justified for two reasons: (1) a townhouse project was approved in Amendment No. 3 to PUD No. 35 with similar requirements in 2013; and (2) other cities have adopted similar requirements. The PUD No. 35 townhome parking requirements are: 2 spaces per unit, with one of those in a garage for units with 1-2 bedrooms, and 2 spaces per unit, both in a garage, for units with 3 or more bedrooms. In both cases, an additional 10% of the total number of required spaces are also required for guests. The City of Cedar Park requires 1 ½ spaces per unit for a one bedroom townhouse and 2 spaces per unit for larger units. The City of Georgetown requires 2 spaces per unit. The City of Pflugerville requires 2 spaces per unit, with additional spaces equaling 20% of the total number of units. A survey by the American Planning Association of cities nationwide indicates that requirements vary from 1 space per unit to 2 ½ spaces per unit, with most requiring 1 or 2 spaces per unit.

Senior housing will be in the form of apartment units and a maximum of 52 units are proposed. These apartments will meet the current design requirements of the SR (Senior) zoning district. The proposed amendment allows for the buildings to be four stories if the first floor consists of garage-enclosed parking spaces. The parking ratio is established at 1.25 parking spaces per unit, with an additional number of spaces equal to 5% of the total number of required spaces. This ratio is the same as several recently approved senior apartment projects

There were no speakers at the public hearing held by the Planning and Zoning Commission on December 20, 2017 and the Commission voted 8-0 to recommend approval of the PUD amendment.