

PILARE Apartments Workforce Housing Agreement

CITY COUNCIL: AUGUST 24, 2021

PROJECT SUMMARY

- **Located in Saddlecreek PUD (2015-58 Ordinance)**
 - Base zoning of C-1 with Multifamily (MF-2) allowed - 350 maximum units
- **Applicant has submitted Final Plat and Site Development Plan**
 - Both currently under review
- **Final Plat will create two lots on site for two apartment complexes**
 - 16.25 acre site
 - PILARE will have 224 units (10.32 acres)
 - ARCO will have 124 units (5.93 acres)

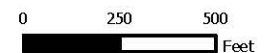


LOCATION

2021-20-SDP

Exhibit #1

-  Site
-  Parcels





AERIAL

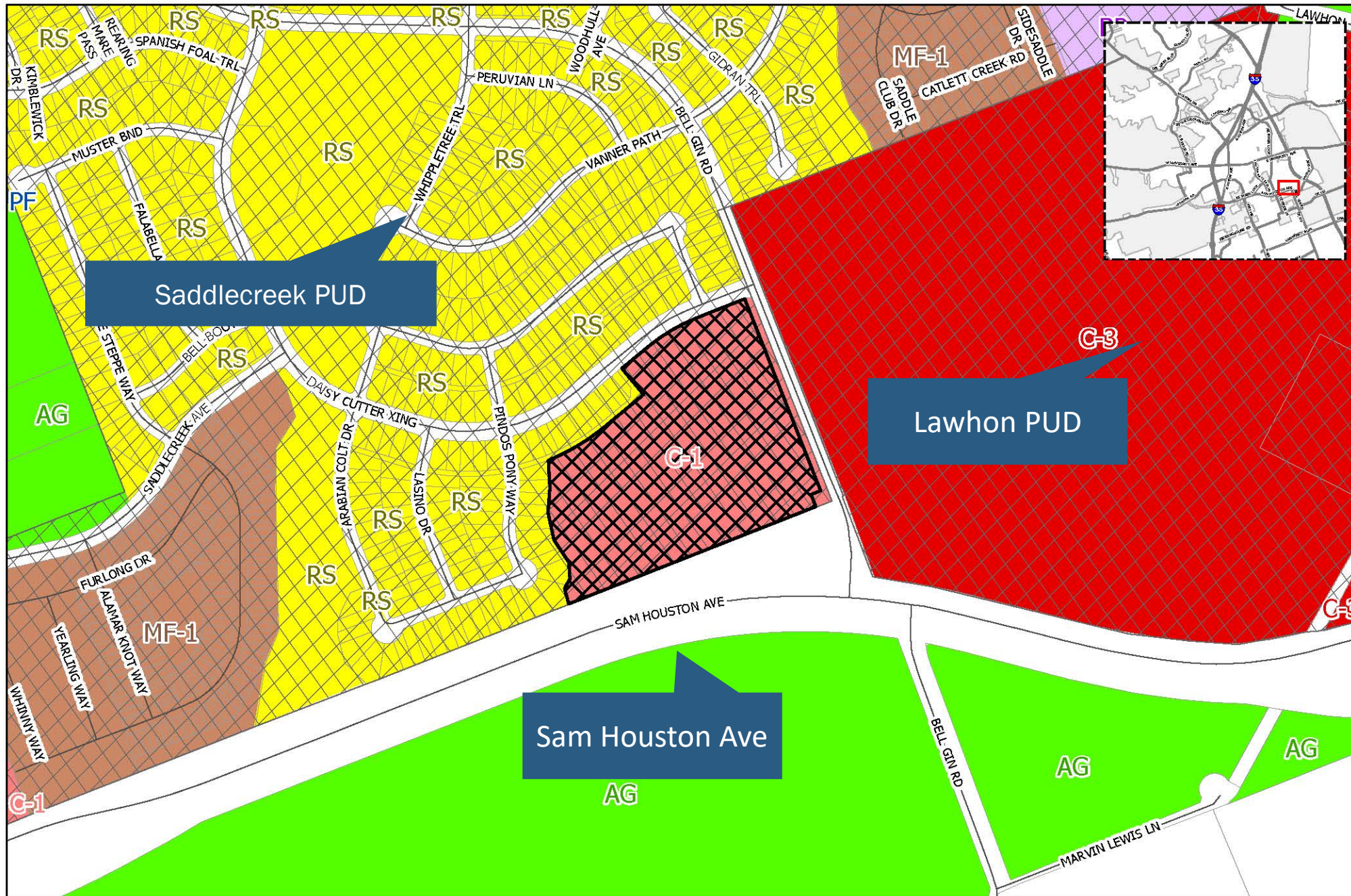
2021-20-SDP

 Site



0 250 500
Feet

Williamson County TX, Mexar



ZONING 2021-20-SDP

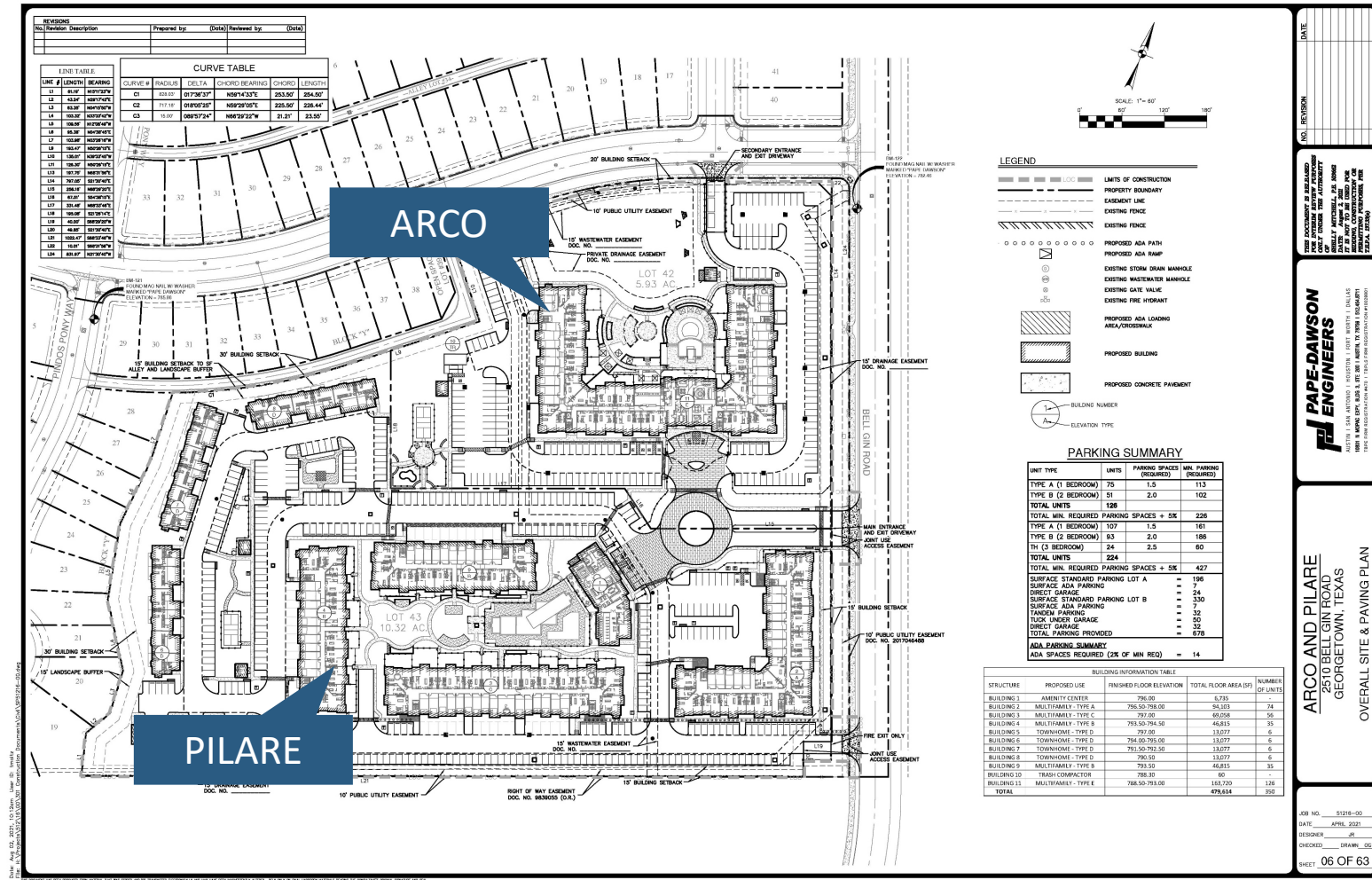
Exhibit #3

- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels
- Zoning**
- AG - Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF - Two-Family
- TH - Townhouse

0 250 500 Feet



OVERALL SITE PLAN



PROJECT 2021-20-SDP

C3.00

UDC 6.07.040 – WORKFORCE HOUSING DEVELOPMENT

- **Adopted in March 8, 2016**
- **Amended in 2017 to be consistent with other residential UDC updates**
- **Purpose**
 - To encourage affordable housing for the workforce, the Code allows flexibility to the development standards and allowable housing types for projects that foster housing affordability.
- **Dimensional Standards**
 - Reduced lot size, setbacks
 - Increased building height, units per building, impervious cover

UDC 6.07.040 – WORKFORCE HOUSING DEVELOPMENT

- Maximum building height can be increased to 45 feet
- Minimum street setback can be reduced from 20 to 15 feet
- Workforce units are units available for those whose incomes are less than or equal to eighty percent (80%) of the area median family income (as set by the Department of Housing and Urban Development – updated annually)

AREA MEDIAN INCOME 2021

Williamson County - \$98,900

Persons in household	1	2	3	4	5	6	7	8
80% Income Limits	55,400	63,300	71,200	79,100	85,450	91,800	98,100	104,450

WORKFORCE HOUSING AGREEMENT

- **In exchange for increase in building height (45 feet maximum) and reduced minimum street setback (20 feet to 15 feet), the applicant will reserve 10% units at 80% AMI for 10 years**
 - PILARE - 23 units total set aside
 - Owner provides quarterly reports to City
 - Marketing of units
 - Fiscal surety PILARE - \$311,030

APPROVAL SCHEDULE

- City Council approves agreement – August 24, 2021
- Applicant resubmits Site Development Plan
- Applicant posts fiscal surety
- Planning & Zoning Commission final approval of Site Development Plan
- Final Plat under review

REQUESTED ACTION

- Approval of Workforce Housing agreement