

---

**STAFF REPORT**

**Planning & Zoning:** 1/03/2022      **Staff Contact:** Alicia Sweeney, Planner I  
**City Council:** 1/25/2022      **E-mail:** alicial@pflugervilletx.gov  
**Case No.:** REZ2111-03      **Phone:** 512-990-6300

---

**SUBJECT:** To receive public comment and consider an application to rezone an approximate 19.81-acres of land situated in the Edward Flint Survey No. 11, Abstract No. 277, Travis County, Texas from Agriculture/Development Reserve (A) to Park Facilities and Open Space (PF), to be known as Camp Double Creek Rezoning (REZ2111-03).

---

**LOCATION:** The subject property is located along the south side of Kelly Ln, generally west of the Hidden Lake Dr and Kelly Ln intersection and east of the Falcon Pointe subdivision. Approximately 12 acres of the property is 100-year FEMA floodplain, 5.86 acres of 3311 Kelly Lane and 6.33 acres of 3503 Kelly Lane.

**BACKGROUND/REQUEST:** The subject property is an approximate 19.81-acre tract of land not currently platted.

The applicant is seeking to utilize the existing single family residential rural and undeveloped land as a day camp for children ages 4-14 with camp facilities and day activity area. The use of an Outdoor Commercial Recreation in this zoning district will require a Specific Use Permit for the proposed use. Should the property owner move forward with the Specific Use Permit, they will be required to work through the details of that request with the city to tailor the proposal for compatibility with the adjacent land uses and consistency with the area. That request would be required to be brought back to the Planning & Zoning Commission for recommendation to City Council, should they decide to pursue that proposed use.

**SURROUNDING ZONING AND LAND USE:** The property is currently zoned Agriculture/Development Reserve (A). The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

	Base Zoning District	Existing Land Use	Comprehensive Plan
North	Extra-Territorial Jurisdiction (ETJ)	Single Family Detached	Low to Medium Density
South	Extra-Territorial Jurisdiction (ETJ)	Single Family Detached	Low to Medium Density
East	Agriculture/Development Reserve (A)	Undeveloped/Vacant	Parks a& Open Space
West	Agriculture/Development Reserve (A)	Public Park – Kelly Lane Park	Parks and Open Space
	Planned Unit Development (PUD)	Single Family residential Detached – Falcon Pointe	Low to Medium Density

## STAFF REPORT

**ZONING HISTORY:** The property was annexed in 2004 (ORD744-04-03-23) and zoned to Agriculture. Overtime the nomenclature has change, but the intent of the district has remained.

The Agriculture/Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.

**PROPOSED DISTRICT:** The applicant is proposing to rezone the property from Agriculture/Development Reserve (A) to Public Facilities and Open Space (PF). The Public Facilities & Open Space district is intended to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city.

The Public Facilities and Open Space (PF) District uses are provided below:

- **Permitted non-residential uses:** Government Facilities, Park or Playground, Place of Worship, Golf Course and/or Country Club, Golf Driving Range, Private Community Garden.
- **Conditional uses:** Private Amenity Center (Primary Use), Cemetery/Mausoleum, Utilities.
- **Specific Use Permit:** Private Campground or Recreational Vehicle Park, Outdoor Commercial Recreation & Entertainment, Mobile Food Park, Outdoor Amphitheater, Reception Hall, Commercial Stable, Wireless Telecommunication Facilities, Private Orchard, Vineyard

**COMPREHENSIVE PLAN:** The Land Use Vision Plan created in 2009, identifies the area for Parks & Open Space as well as small portions of the north and south ends of the property as low to medium density residential. In 2019 and 2020, the city updated the Transportation Master Plan as well as the Water and Wastewater Master Plan, which serve as an extension of the city's comprehensive plan. In all 3 of these plans, the property is shown as Floodplain with small portions as low to medium density residential and as Parks & Open Space. The Transportation Master Plan (TMP) identifies Kelly Lane as a Minor Arterial Road, which, at full build-out, will be a four lane-divided roadway with a right-of-way width of 100 feet and a new signal at Kelly Lane and Hidden Lake Drive, just east of the properties.

The proposed rezoning aids in achieving Goal 1 of the Recreation and Parkland Goals of the Comprehensive Plan:

- **Goal 1:** Pflugerville will have connected open space and hierarchy of parks that form a complete system in order to serve the community
  - Policy 1.1: Increase the amount of parks and facilities to exceed present standards and meet future demand
    - Action 1.1.2: Identify and prioritize parcels that may be suitable for development for parks of all sizes and attributes.

**STAFF RECOMMENDATION:** The property is located along the south side of Kelly Lane, generally west of Hidden Lake Drive. The proposed Public Facilities & Open Space (PF) district is consistent with the zoning in the immediate area and provides additional open space in an area designated for residential and open space. The land uses permitted in the PF zoning district can help serve the area with civic development or outdoor

**STAFF REPORT**

recreation uses as a transition from rural ETJ land to low-medium density suburban and is an amenity to the nearby residential neighborhoods.

The subject property is located roughly 1.5 miles east of SH 130 and is bordering several properties in the Pflugerville Extra-Territorial Jurisdiction (ETJ) and the western boundary is public Kelly Lane Park. 12 acres of 20 acres of the property is located in the 100-year floodplain. The proposed zoning upholds the agricultural heritage of the area and fits the surrounding area and the intent of the comprehensive plan by connecting parks, open space, and low to medium residential while considering the large-scale coverage of the floodplain on the property.

The comprehensive plan identifies the area for low to medium density development and Parks & Open Space. The request is consistent with Goal 1 of the Recreation and Parkland Goals which was established to increase the City's amount and types of parks and recreational spaces across the city.

To remain consistent with the nearby zoning and the updated master plan land used assumptions, Staff recommends approving the proposed rezoning from Agriculture/Development Reserve (A) to Public Facilities & Open Space (PF).

**NOTIFICATION:**

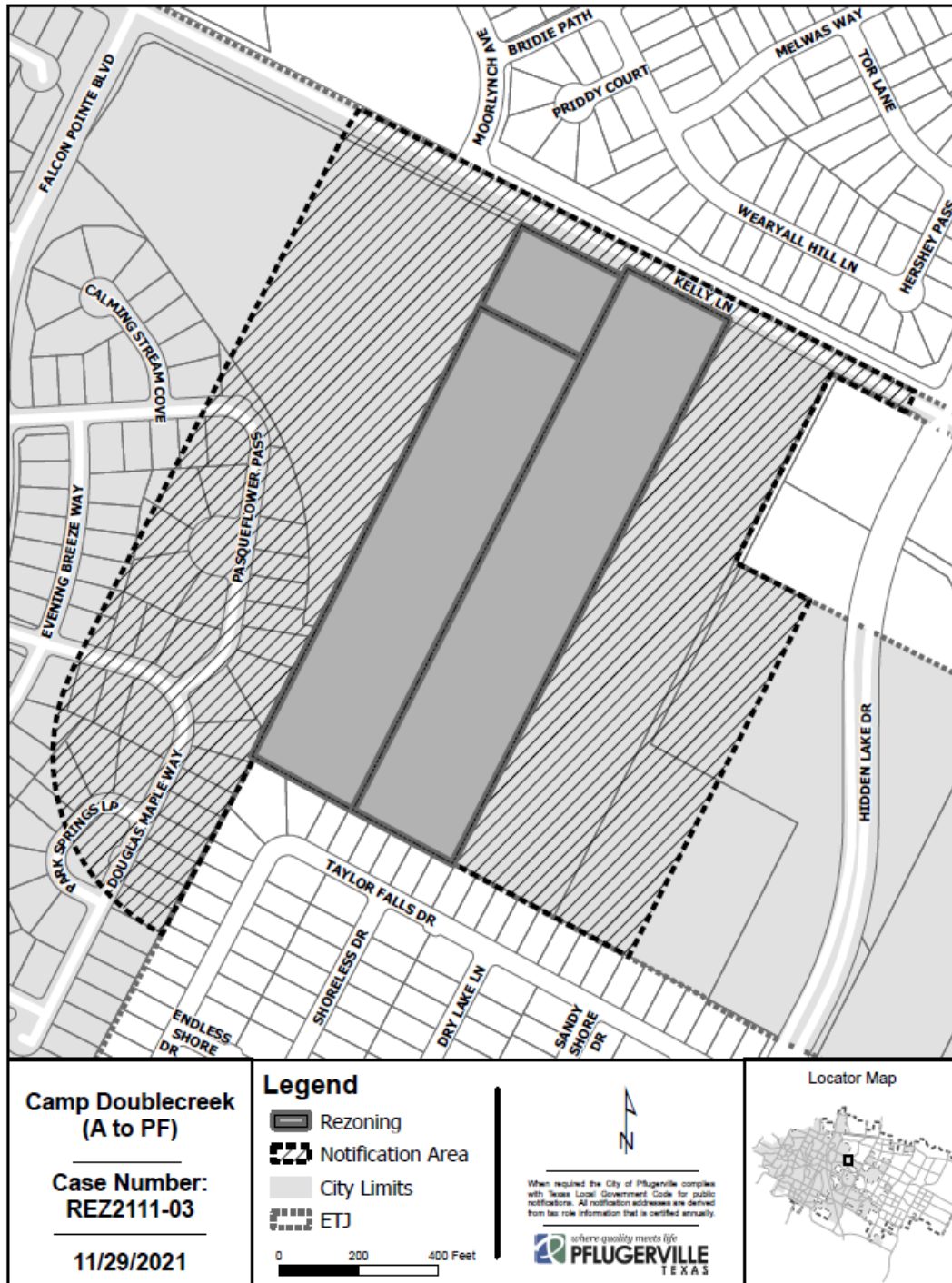
Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property within the City Limits, and a sign was posted on the property. At the Planning and Zoning Commission there was public comment regarding potential nuisances regarding noise and smell, and noted they were interested in learning more about the development of Kelly Lane Park.

**ATTACHMENTS:**

- Notification Map
- Zoning Map
- Survey
- Subject Site Photos
- Applicant Request

**STAFF REPORT**

**NOTIFICATION MAP:**





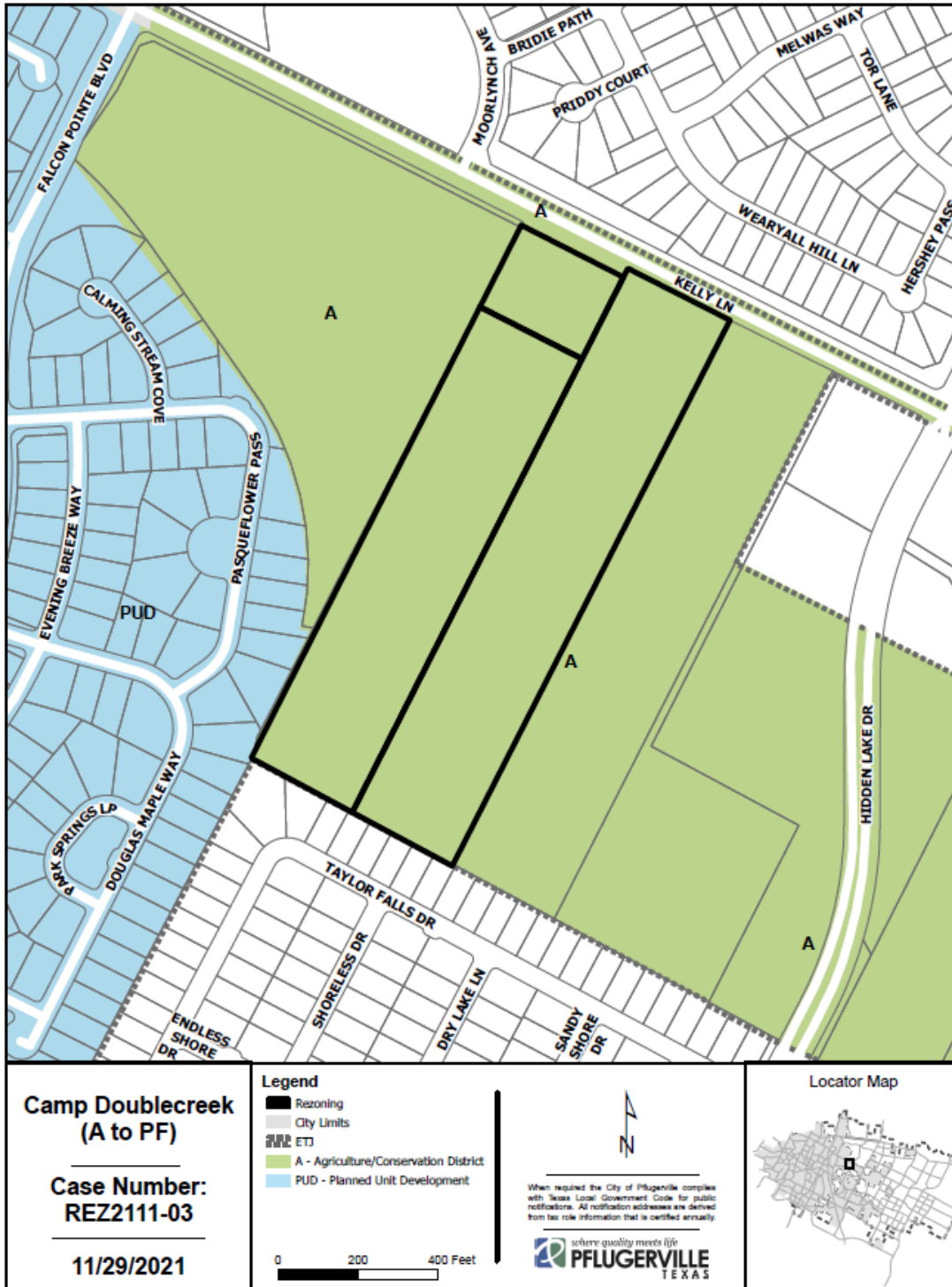
Pflugerville  
Planning and Zoning  
Commission

---

**STAFF REPORT**

ZONING MAP:

**STAFF REPORT**



**SITE PHOTOS:**

**SUBJECT SITE:** As viewed going north on Kelly Lane looking at the Avalon Subdivision

**STAFF REPORT**



**SUBJECT SITE:** As viewed from Kelly Lane looking south at the entirety of the property



**STAFF REPORT**



**SUBJECT SITE:** As viewed from Kelly Lane looking southwest at the property

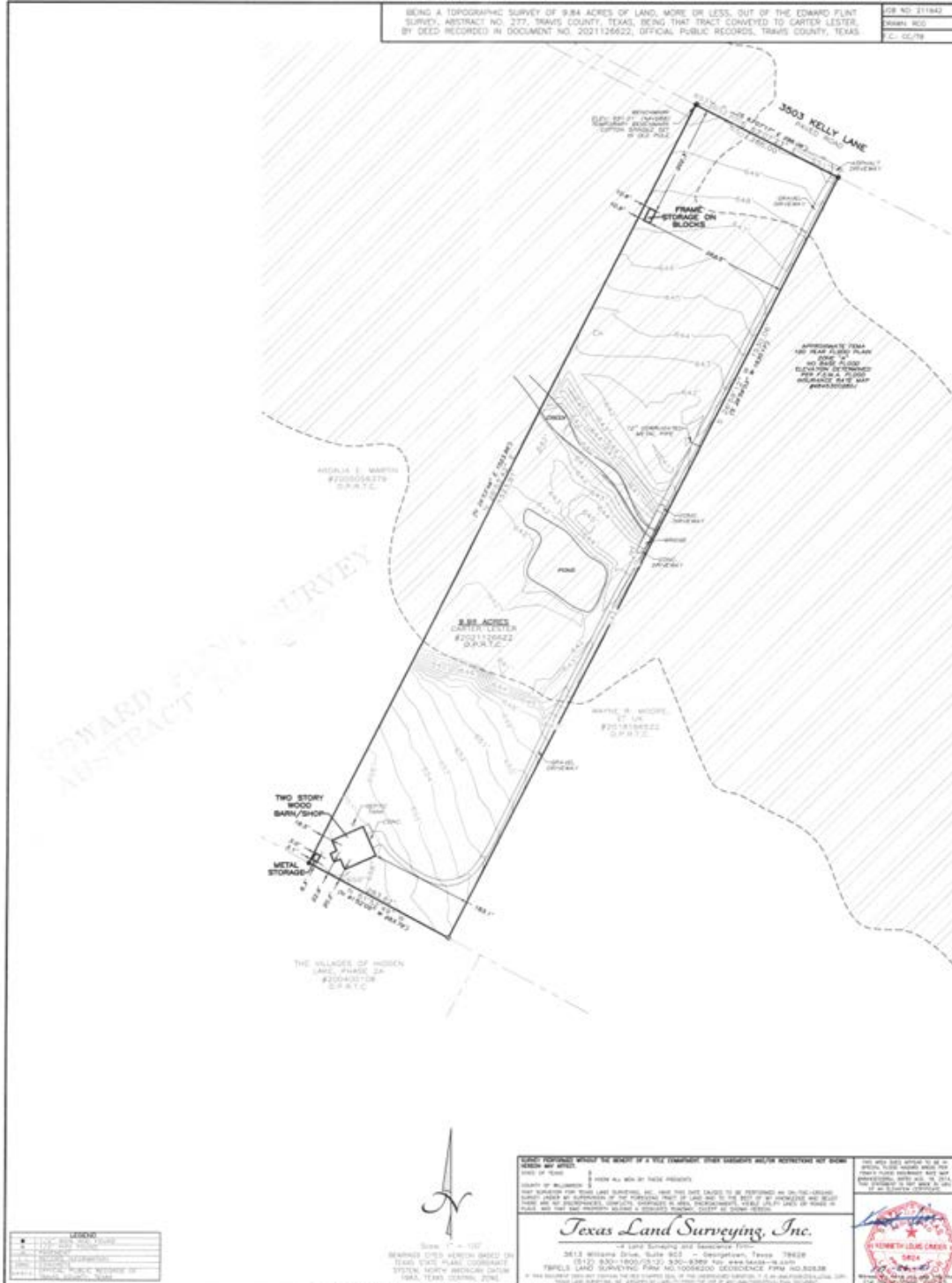
**SUBJECTSITE:** As viewed from Kelly Lane looking southeast at the property





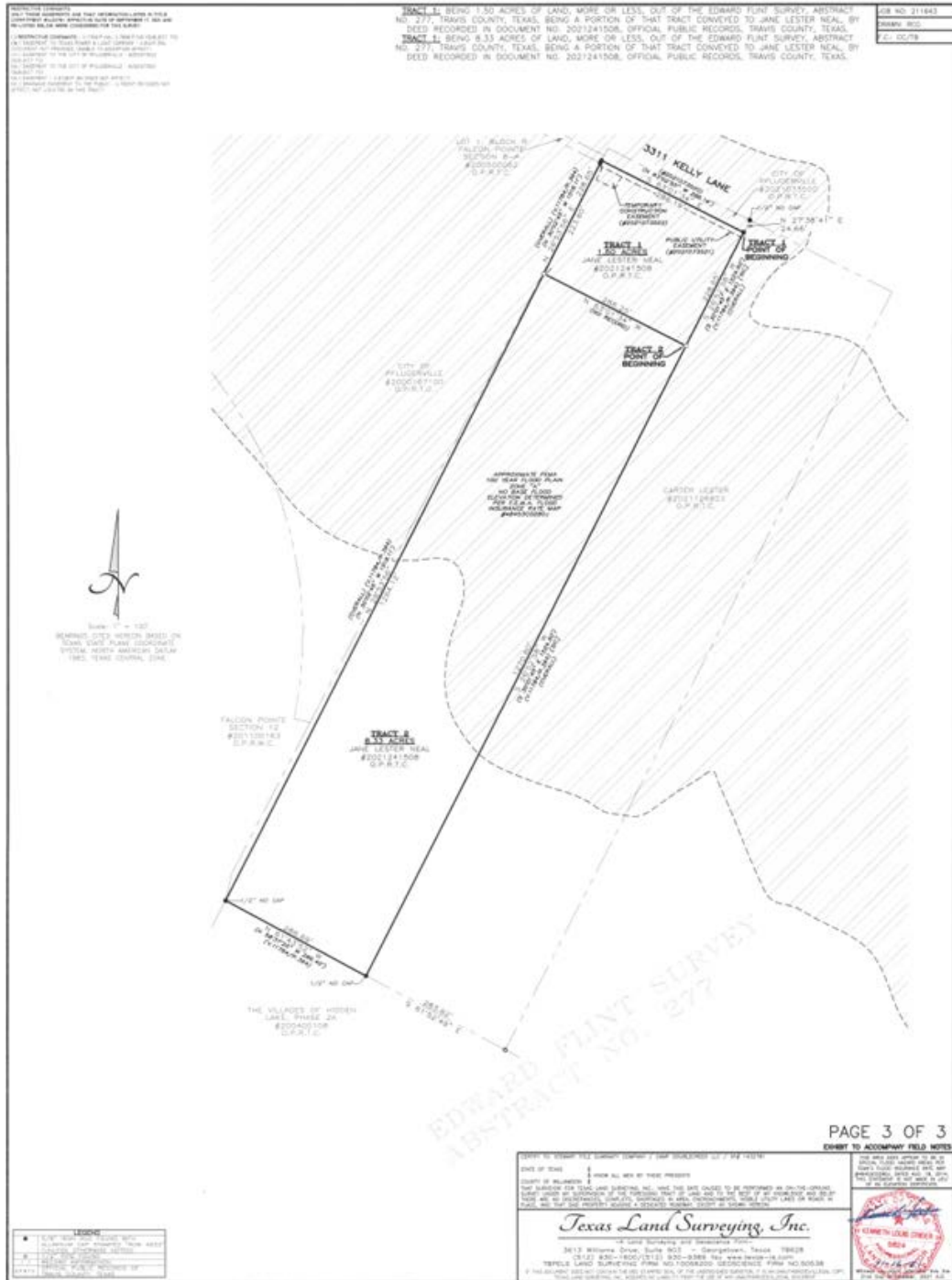
**STAFF REPORT**

**SURVEY: 3503 Kelly Lane**



**STAFF REPORT**

**SURVEY: 3311 Kelly Lane**



**STAFF REPORT**

**APPLICANT REQUEST:**



November 22, 2021

Planning and Zoning Commission  
City of Pflugerville  
201-B East Pecan Street  
PO Box 589  
Pflugerville, TX 78691

RE: Zoning Request

Dear Commission:

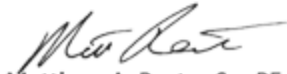
On behalf of Article V Descendants Trust, our "Client", Halff is pleased to present the enclosed information in support of a City of Pflugerville Zoning Application for the proposed development on Kelly Lane.

The site is zoned "A – Agriculture". Our Client operates a day camp for boys and girls between ages 4 and 14. The owners will occupy and utilize the land for a variety of day camp facilities and activity areas. The intended use of this site will require an adjustment to the zoning from the Agriculture designation to the Public Facility designation.

As noted, our client operates a day camp that operates all year but the highest volume is during the week or spring break in March and the summer months from 7:30am to 5:30pm on a Monday through Friday schedule.

Sincerely,

Halff Associates, Inc.

A handwritten signature in black ink, appearing to read 'Matthew A. Rector Sr.', is written over a light blue horizontal line.

Matthew A. Rector Sr., PE, CFM  
Senior Project Manager