

STAFF REPORT

Planning and Zoning:	04/04/2022	Staff Contact:	Alicia Sweeney, Planner I
City Council:	04/26/2022	E-mail:	aliciasw@pflugervilletx.gov
Case No.:	2022-2-SUP	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application for a Specific Use Permit for a proposed use of Commercial Recreation and Entertainment, Outdoor within the Public Facilities and Open Space Zoning District for an approximately 19.81 acres of land situated in the Edward Flint Survey No. 11, Abstract No. 277, Travis County, Texas, generally located south of Kelly Lane, east of Falcon Pointe Blvd., east of Hidden Lake Drive, to be known as Camp Double Creek SUP(2022-2-SUP).

OVERVIEW OF THE REQUEST:

The property is approximately 19.81 acres and was recently rezoned from the Agriculture/Development Reserve (A) Zoning District to the Public Facilities and Open Space Zoning District by Ordinance No. 1536-22-02-08. The owners are requesting a Specific Use Permit to allow for the use Commercial Recreation and Entertainment, Outdoor with the intended purpose of operating a children’s day camp at the location, which is known as Camp Double Creek. The applicant stated that the camp serves youth ages 4 through 14, with the owners occupying the land and utilizing the property for a variety of day camp facilities and activities. The applicant is requesting to construct a children’s day camp which will include administrative buildings, classrooms, concession stands and outdoor recreational facilities such as pools, open fields, outdoor classrooms, archery, playscapes, high and low ropes course. Additionally, they will preserve the existing horse barn and provide a horse trail and other outdoor activities for the children to interact with the horses. The proposed highest traffic months for the property will be during the summer, however there would be activities year-round at a smaller scale, including but not limited to horseback riding lessons, and camps around Christmas and during spring break. Therefore, the most appropriate use for this proposed development is the Commercial Recreation and Entertainment, Outdoor.

The city’s Unified Development Code defines this use as follows:

Commercial Recreation and Entertainment, Outdoor: “Facilities offering entertainment or the playing of games to the general public for a fee or charge wherein any portion of the activities takes place outside of a building or structure. Entertainment activities may include, but are not limited to, archery ranges, children’s rides, miniature golf courses, waterparks, and other similar uses.”

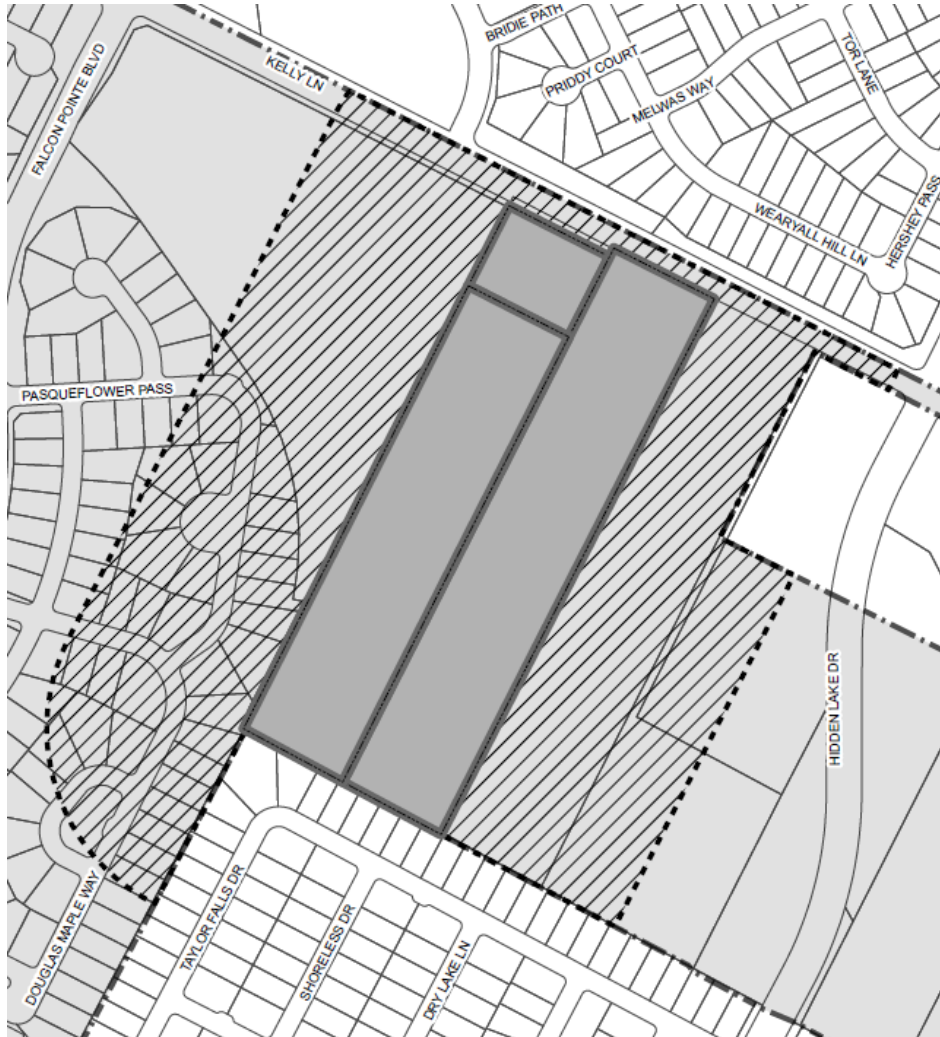
While the property would be required to adhere to development standards as outlined in the Unified Development Code at the time of development, there is an attached concept plan that shows a conceptual view of how this site may be laid out.

LOCATION:

The subject property is generally located at the southwest of Kelly Lane and Hidden Lake Drive intersection. The current address is 3311 Kelly Lane and 3503 Kelly Lane. It is north of the Villages of Hidden Lakes Phase Subdivision in the ETJ, South of the Avalon subdivision in the ETJ and east of Kelly

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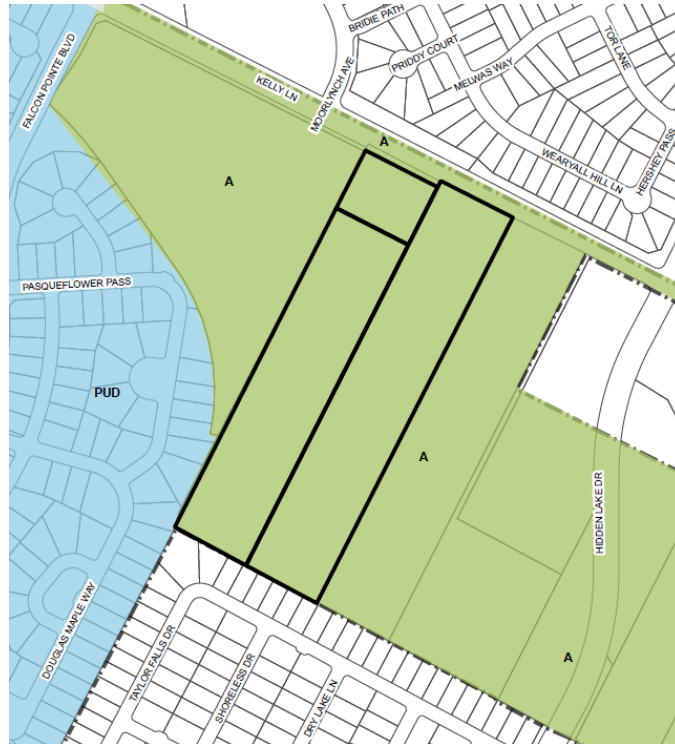
Lane Park and the Falcon Pointe PUD. The property has a significant amount of floodplain, which will require further analysis as the site goes through the development process.



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ZONING:

The property is zoned Public Facilities and Open Spaces (PF). The property was rezoned to PF in January 2022.



Adjacent	Base Zoning District	Existing Land Use
North	ETJ	Avalon Phase 6: Single Family Residential
South	ETJ	The Villages of Hidden Lake: Single Family Residential
East	Agriculture/Development Reserve (AG)	Single Family Rural
West	Agriculture/Development Reserve Falcon Pointe PUD	Public Parkland, Kelly Lane Park Single Family Residential

PURPOSE OF SPECIFIC USE PERMIT:

A Specific Use Permit provides for a case-by-case review of the proposed land use to ensure compatibility with the surrounding uses as well as the Unified Development Code (UDC). A Specific Use Permit is similar to a zoning request in that the application is considered by public hearings and allows for the public, Planning and Zoning Commission, and City Council to review and consider the proposed request based on the specific criteria outlined in the UDC, which allows consideration for creating compatibility for uses that are allowed through a Specific Use Permit.

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The Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the specific use permit request:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses. *This parcel is located along a minor arterial, which at full build-out will be a four lane-divided roadway with a right-of-way width of 100-feet. It is also located immediately east of the proposed Kelly Lane Park, the eastern boundary for this parcel is a property with an existing agriculture use, and along the south and a portion of the western boundary are existing single-family subdivisions. Overall, the proposed use is harmonious and compatible with surrounding existing and proposed uses, however, staff has requested additional language for consideration to preserve and provide a buffer, which provides an added condition that outdoor activities not be allowed within 50' of the property line where those single-family homes abut. Through this proposed activity buffer, it would keep this area harmonious and compatible for those residents.*
2. Whether the activities requested by the applicant are normally associated with the requested use. *The proposed activities that are requested by the applicant are consistent with the proposed use of Commercial Recreation Entertainment, Outdoor, as defined by the UDC.*
3. Whether the nature of the use is reasonable; and *staff finds the nature of the use to be reasonable and generally consistent within the area.*
4. Whether any adverse impact on the surrounding area has been mitigated. *Staff is proposing that there be a 50' activity buffer for all outdoor activity from the nearest property line of the southern boundary and the western boundary where abutting existing conforming single-family residential uses. This would prohibit outdoor activities from taking place within 50' of those boundaries (as shown below) in order to mitigate the impact of the proposed use on the adjacent single-family lots. When evaluating a Specific Use Permit, it's similar to a rezoning request in evaluating the compatibility of the specific use and not just what the applicant is proposing on the conceptual drawing. Staff's opinion is that this buffer will assist in mitigating any impact that could be associated with the use of Commercial Recreation Entertainment, Outdoor.*

Furthermore, in granting a Specific Use Permit, conditions may be imposed upon the proposed use.

The SUP is evaluating the land use specifically and compatibility with the adjacent land uses, and at the time of development, the applicant would be required to adhere to all UDC regulations for the development, including but not limited to zoning, subdivision, site plan, landscaping, articulation, parking, etc.

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COMPREHENSIVE PLAN COMPATABILITY: The Land Use Vision Plan created in 2009 for the Pflugerville 2030 Comprehensive Plan, identifies the area for Parks and Open Space and Low to Medium Residential. The use of Outdoor Recreation Entertainment, Outdoor, which is a proposed children’s day camp is an appropriate use for this land use designation and does not have an impact on the master plans or the Comprehensive Plan.

In addition, in 2019 and 2020, the city updated the Transportation Master Plan as well as the Water and Wastewater Master Plans, 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.

Furthermore, the Wastewater Master Plan shows that there is a 27” wastewater line that’s proposed to bisect this parcel, which will be part of discussions at the time of subdivision.

STAFF RECOMMENDATION:

The applicant is requesting an SUP the use of Commercial Recreation Entertainment, Outdoor for the approximately 19.81-acre parcel located at 3503 and 3311 Kelly Lane. The Commercial Recreation and Entertainment, Outdoor use is permitted within the Public Facilities and Open Spaces district by Specific Use Permit (SUP). The site design and architecture will be reviewed by the city in the standard site development process.

The proposed land use is compatible with the Comprehensive Plan as well as the related sub-master plans. The area is intended for open spaces and low-medium residential. The Commercial Recreational Entertainment, Outdoor use aligns with the Comprehensive Plan’s intent of the property as open space, while also allowing for a use that compliments the topography and challenges of developing a property with a significant amount of floodplain constraints. The proposed SUP would aid in providing a diverse type of outdoor activities throughout the city.

Staff finds that the proposed Specific Use Permit (SUP) request for an outdoor commercial recreational and entertainment use complies with all four criteria outlined in the Unified Development Code (UDC) Section 3.8.4, SUP Criteria for Approval. Therefore, staff is recommending approval with a conditional requirement of a 50’ bufferyard for all outdoor activity from the nearest property line along the southern and western boundary where abutting existing conforming single family residential use (as shown in the below exhibit) and require the maintenance of the required fence along the property line. The buffer would not change setbacks required by the PF zoning district or add additional building setbacks. The buffer requirement is only regarding the location of outdoor activities to create a harmonious and compatible use adjacent to the existing single-family homes in that area.

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NOTIFICATION:

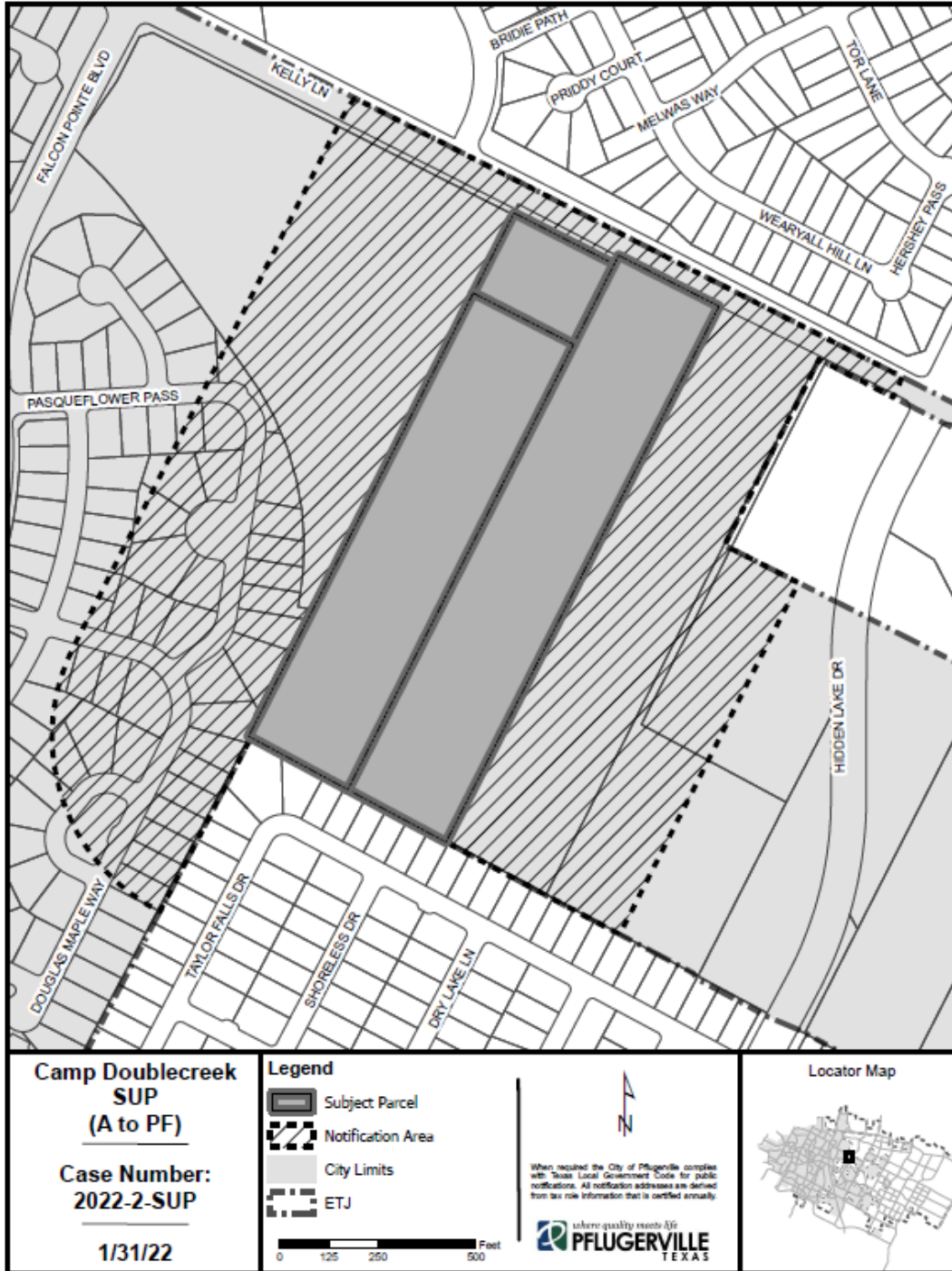
Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the newspaper on March 24th. At time of staff report, there have been no inquiries.

ATTACHMENTS:

- Notification Map
- Applicant Project Description
- Conceptual Site Plan
- Survey
- Subject Site Photos

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NOTIFICATION MAP:



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APPLICANT PROJECT DESCRIPTION:



March 11, 2022

AVO: 38397.001

Planning and Zoning Commission
City of Pflugerville
201-B East Pecan Street
PO Box 589
Pflugerville, TX 78691
512-990-6100

RE: Special Use Permit
Camp DoubleCreek
Kelly Lane
City of Pflugerville, TX

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 Special Use Permit Application for the proposed day camp development at the Kelly Lane site.

As you may be aware this land was recently rezoned from Agriculture (A) to Public Facilities and Open Space (PF). However, the intended use of a day camp for children doesn't easily fall within any of the permitted categories shown as permitted under this zoning. Per discussions with city staff, this use most closely falls within "Commercial Recreation and Entertainment, Outdoor as specified in Table 4.3.2 of the UDC. As such this development requires a Special Use Permit Application approval prior to proceeding with a Site Plan Applications Permit.

Our Client operates a day camp for boys and girls between ages 4 and 14. This camp has been in business for over 50 years and is family owned and operated. The owners will occupy and utilize the land for a variety of day camp facilities and activity areas. The camp operates all year but has specialized equine activities and smaller events during the 9 months from September to May. During the summer months the camp operates from 7:30 am to 5:30 pm on a Monday through Friday schedule. Each day encompasses a wealth of age appropriate outdoor activities for the children. The camp has been encouraging, inspiring and challenging child development and growth since 1971. The children are typically bussed in to reduce traffic. During summer business hours the campus stays closed to high traffic for safety reasons.

The camp will include an administrative building, concession stands, a small store, high ropes, low ropes, field sports, playscape, archery area and an arts and crafts center for campers as well as preserving the existing barn shop for the horses that are an integral part of the camp experience and a pool.

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SUBJECT SITE PHOTOGRAPHS:

As viewed going north on Kelly Lane looking at the Avalon Subdivision



As viewed from Kelly Lane looking south at the entirety of the property



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



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

