



City of Pflugerville

Minutes - Final

Parks and Recreation Commission

Thursday, December 9, 2021

7:00 PM

Pflugerville Recreation Center, 400 Immanuel Rd

Regular Meeting

1. Call to Order.

With a quorum of the Commissioner's present, the regular session of the Parks and Recreation Commissions meeting was called to order by Lisa Ely at 7:00 pm December 9th, 2021.

In attendance:

Lisa Ely

Jennifer Bridges

Amy Rabb

Scott Langer

Raul Capetillo

Jorge Amador

Absent:

Kristen Marengo

City Staff attending: Shane Mize, Parks Director, Junior Rodriguez, Parks Maintenance Superintendent, Stephanie Andrews, Parks Administrator.

Maggie Holman, Public Information Officer. James Hartshorn, Assistant City Manager.

2. Citizen's Communication.

No citizens were present to speak.

The Commission welcomes comment on parks and recreation items. Public comment that is

made on an item that is not on the published agenda will only be heard by the Commission. No

formal action, discussion, deliberation, or comment will be made. Each person providing public

comment will be limited to three (3) minutes and will be asked to state his or her name and

address for the public record.

3. Approval of the Minutes.

3A. [2021-1238](#)

Discuss and consider action to approve the minutes from the Parks and Recreation Commission November 18, 2021 meeting.

Upon a motion made by Mr. Capetillo to approve the minutes and second, by Mr. Langer the Commissioners voted six (6) "ayes" and no (0) "nays". The motion carried.

4. Discuss Only.

- 4A.** [2021-1239](#) Director's Updates including information about the Project Status Report, and Upcoming Special Events.

Mr. Mize presented the topic. Parks and Recreation upcoming events and programs. Starting in 2022 Park Commission meetings will be recorded. Several Bond meetings throughout December. Commissioner board positions are available.

- 4B.** [2021-1261](#) Discuss land developments for Swenson Farms Park.

Mr. Capetillo recommends placing sculptures, soccer goals, benches, concrete chess, or checkerboards; these suggestions would withstand the park's flood zone plains. These suggestions can be placed within CIP. Gilleland Creek runs through it. Pfennig to the east, Heatherwilde Park (undeveloped) to the south, and Estates at Heatherwilde (HOA) to the west this is a 19.81-acre park.

5. Discuss and Consider.

- 5A.** [2021-1262](#) Discuss and Consider Parkland Dedication 3001 E. Pecan St. (Multi-Family)

Per the Parkland Dedication Chapter of the Unified Development Code, new residential projects are required to provide a pro-rata share of parkland or fee-in-lieu of land-based upon the impact that new residents will have on the City's Park System. The BGE, Inc development at 3001 E. Pecan St. is a proposed 463-unit residential project located at the corner of TX-130 Service Rd (northbound) and E. Pecan St. (eastbound)

The developer is proposing the following: Parkland Dedication Calculation:

Required: 6.12 acres

Proposing: 0 acres

Fee in Lieu: \$267,138

Park Development Calculation: Fee: \$229,648

Staff is recommending acceptance of this proposal for the following reasons:

The proposed Parkland Dedication/Fee-in-Lieu meets the requirements of the Unified Development Code. The land is in an industrial area, with no desirable parkland on this site or and easily connected to the Pflugerville Park System. There will be onsite amenities to serve the residents within walking distance. Community connections formalized buildings, street access, linear building approaches, and variable pedestrian access. Gathering connections consist of a beer garden, lawn, and common greens with outdoor seating, a pool, a dog park, grilling areas, and beautiful landscaping areas.

Ms. Ely, Ms. Amador, and Mr. Capetillo are concerned about the lack of green space the amenity will bring. Mr. Amador states his concern that the demographic of the map portrays families without children. Mr. Farr states there is not a playground amenity for the multi-family structure though there is plenty of open green space for play. This amenity is at the minimum density required at 463 units.

Upon a motion made by Mr. Capetillo, denied the fee in lieu as stated in staff recommendation and second by Ms. Ely. Upon a motion made by Ms. Rabb and second by Mr. Langer to approve the fee in lieu as stated in staff recommendation the Commissioners voted four (4) "ayes", and two (2) "nays". The motion carried.

- 5B. [2021-1263](#) Discuss and consider action for changing the February 2022 Parks and Recreation Commissions Board regular meeting date.

Upon a motion made by Ms. Ely and seconded by Ms. Rabb, the Commissioners voted six (6) "ayes" and no (0) "nays" to approve moving February 2022 PARC date to February 10th, 2022. The motion was carried unanimously.

- 5C. [2021-1264](#) Discuss and consider action for changing the March 2022 Parks and Recreation Commissions Board regular meeting date.

This item has been tabled to be brought back for January's agenda.

- 5D. [2021-1240](#) Discuss and consider action to place items on the future Parks and Recreation Commission meeting agendas.

Change in March 2022 Commissions meeting date due to conflict. PfISD meeting for February Commission. 5-year CIP.

6. Adjourn.

Upon a motion made by Mr. Capetillo to be adjourned and seconded by Ms. Bridges, the Commissioners voted six (6) "ayes" and no (0) "nays" to approve adjournment. The motion was carried unanimously. The meeting adjourns at 7:46 pm on December 9th, 2021.

Approved as presented on January 20th 2022.