

---

**AGENDA REPORT**

<b>Planning and Zoning:</b>	4/4/2011	<b>Staff Contact:</b>	Jeremy Frazzell
<b>City Council:</b>	4/26/2011	<b>E-mail:</b>	<a href="mailto:jeremyf@cityofpflugerville.com">jeremyf@cityofpflugerville.com</a>
<b>City Council:</b>	5/10/2011	<b>Phone:</b>	512-990-6300

---

**SUBJECT:** To receive public comment and consider an application for a Specific Use Permit for Athletic Field Lighting on property with a legal description of 10.52 Acres of the John Van Winkle Survey No. 14, Abstract 786 and the E. Bebee Survey No. 5, Abstract 53, located between Black Locust Dr. and Pflugerville Pkwy locally known as the Hill Country Bible Church at 303 E. Pflugerville Pkwy; to be known as the HCBC-Athletic Field Lighting Specific Use Permit (SUP1102-01).

---

**BACKGROUND:**

The Austin Texans Soccer Club has applied for a Specific Use Permit to install athletic field lighting at the recently installed practice fields behind the Hill Country Bible Church, between Black Locust Dr. and Pflugerville Pkwy. The property is currently zoned Retail (R) District and the practice field is ancillary to the principal church land use.

The church obtained a Site Development Permit in May 2010 to establish the practice field and to address other driveway improvements on their property. No new lighting was proposed in conjunction with the Site Development Permit. The existing practice field is approximately 320 feet from the nearest residential lot lines to the west and approximately 420 feet north of Black Locust.

Provisions for athletic field lighting were recently added within the Unified Development Code. Under the new requirement, athletic fields that require lighting are subject to review through the specific use permit process. In addition, the new requirements have specific conditions that address luminaire requirements, pole height, lighting periods and illumination requirements.

A Specific Use Permit is a land use tool which allows for a case-by-case review of a requested land use that has been specifically identified in the Unified Development Code as a potentially acceptable use. A Specific Use Permit is similar to a zoning request in which the application is considered at Public Hearings and allows for the Public, Planning and Zoning Commission and City Council to review and consider the proposed request based on specific criteria.

**PROJECT DESCRIPTION:**

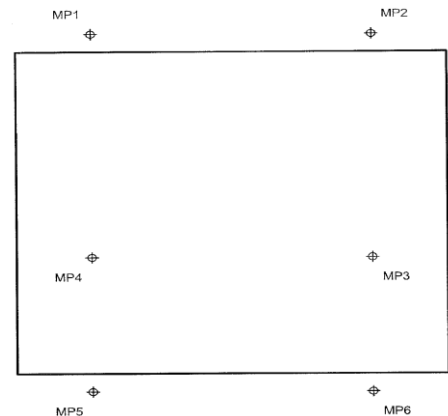
Location:

The applicant has proposed six (6) poles on the existing soccer practice field located behind the Hill Country Bible Church. Poles are proposed generally at the corners of the field and two poles located approximately 1/3 of the way into the field (refer to site plan and attachments). The proposed locations will allow flexibility in the arrangement of the soccer fields for practices.

Light Fixture:

All luminaires are proposed with 1500 watt, metal halide light lamps, which meets the conditions outlined in the UDC. Metal halide lamps produce a white light, which allows for better color rendering. Most street lights in Pflugerville utilize high pressure sodium lamp, which produces the orange colored light. Each luminaire will be directed downward and contain a shield to ensure the light is full cut off from light spillage into the night sky. The Pflugerville High School tennis courts utilize a similar luminaire and style to what is proposed for the practice field. The standard detail for the proposed lighting fixture shows a potential of 5 luminaires per side of pole (see attachment). In total, the applicant has proposed a total of 28 luminaires on-site.

<b>FIXTURE/POLE</b>	<b>QUANTITY</b>	<b>DIRECTION</b>
MP1	4 luminaires	south facing
MP2	4 luminaires	south facing
MP3	4 luminaires	north facing
MP4	4 luminaires	north facing
MP3	3 luminaires	south facing
MP4	3 luminaires	south facing
MP5	3 luminaires	north facing
MP6	3 luminaires	north facing



Height:

The applicant has proposed the maximum 60-ft. height as allowed in the UDC per pole/fixture, stating that this height will enable the lights to have less light spill over and glare than at a lower level. For comparison, the softball field at Pflugerville High School uses 60-ft poles while the tennis courts use 40-ft. A typical Pflugerville street light has a height of 25 feet.

Electricity:

Power to serve the poles is already on-site, and any extensions of service to the poles will be underground.

Illumination Period and Plan:

According to the applicant, the lights are expected to be used Monday through Thursday between the hours of 5:30 and 9:30 pm. The UDC permits lighting to extend until 10:00 pm. An on-site control switch will be used to allow operation of the lights during the lighting period and an electronic controller will be installed within the church to cut power to the lighting system at 10:00 pm.

Per the Illumination Summary, the average footcandle on the field is 17.45 and maximum is 26. These are both below the maximums allowed in the conditions outlined in the UDC. The proposed maximum level of light at the west property line (residential property line) is 0.04 footcandles, which is significantly less than what is permissible in the UDC.

**LAND USE COMPATIBILITY:**

When athletic field lighting was added to the UDC, specific conditions were added to help mitigate potential negative effects on surrounding property. The proposed lighting meets the conditions outlined in the UDC and additional efforts have been taken to reduce impacts to the surrounding residential property, including proposing a limited number of poles, reducing the number of luminaires per pole, reduced light levels, an increased distance from neighboring property, and a limited time period within a week.

**CRITERIA FOR APPROVAL OF A SPECIAL DISTRICT:**

The Commission and City Council shall consider the following criteria in determining the validity of the Specific Use Permit request:

- (a) Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses;
- (b) Whether the activities requested by the applicant are normally associated with the requested use;
- (c) Whether the nature of the use is reasonable; and
- (d) Whether any impact on the surrounding area has been mitigated.

In granting a Specific Use Permit, the City Council may impose written conditions that the owner or grantee must comply with before a Certificate of Occupancy for the use can be issued.

**STAFF RECOMMENDATION:**

Although not common in Pflugerville, adding lighting to a soccer field is not out of ordinary. Lighting the field will change the current unimproved, dark conditions of the area and may be perceived by neighbors as negative given that there are minimal obstructions in place to hide the poles and lighting from view and there are minimal street lights along Black Locust. The applicant has diligently ensured the proposed

**AGENDA REPORT**

lighting meets the conditions outlined in the UDC and has taken additional measures to reduce the potential impact to adjacent properties.

Staff recommends approval of a Specific Use Permit to allow for Athletic Field Lighting at the Hill Country Bible Church with the following conditions:

1. Only six (6) poles shall be installed as shown on the proposed site plan, equipment layout and illumination summary included with the application.
2. The proposed lighting shall be as provided in the application and subject to the conditions defined in the Unified Development Code.
3. The luminaires shall be allowed to be upgraded to a more efficient luminaire, provided the light levels do not exceed what is proposed in the illumination summary for horizontal footcandles at the property line and remain compliant with the conditions defined in the Unified Development Code.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On April 4, 2011, the Planning and Zoning Commission conducted a Public Hearing and unanimously recommended approval of a Specific Use Permit to allow for Athletic Field Lighting at the Hill Country Bible Church with Staff's recommendation and conditions.

**NOTIFICATION:**

Notification letters were sent to property owners within 200-ft. of the proposed site, the Heatherwilde HOA, Park Place at Heatherwilde HOA, Swenson Farms HOA, Highland Park HOA, and the Pflugerville Council of Neighborhood Associations. Signs were placed on the property prior to March 18, 2011 and a public notice appeared in the Pflugerville Pflag newspaper on March 17, 2011.

**ATTACHMENTS:**

- Site Photos
- Notification Map
- Site Plan (separate attachment)
- Application (separate attachment)

**PHOTOS:**



SUBJECT SITE



WEST OF SITE



EAST OF SITE



SOUTH OF SITE

**NOTIFICATION MAP:**

