

**Specific Use Permit/ Special District - Application**

Applying for:  Specific Use Permit       Special District – Corridor  
 (check)

	<u>Applicant</u>	<u>Engineer</u>
Name	Dale Legband	
Organization	Austin Texans Soccer Club	
Mailing Address	1209 Fenway Park Pflugerville	
Phone Number	512-990-2446	
Fax Number		
Email Address	legband@swebell.net	
Signatures	<i>Dale Legband</i>	

**Property Description:**

Name of Project/ Business: Austin Texans Athletic Field Lights

Street Address: HCBC, 303 E Pflugerville Parkway Des

Legal Description: Abs 53, Survey 5 and Abs 78 Survey 14 Van Winkle J  
(Separate attachment accepted)

Dimensions of Lot:

	Frontage	Depth	Square Feet	Acreage
Watershed:				
Parcel ID:	702699	Zoning District:		
Present Land Use:	Athletic Field	Proposed Land Use:	Athletic Field with lights	
Existing Building On Property?	Yes	No	S.F of Building	
Is a portion of property located in?:	Floodplain	CBD	Corridor	

**To Be Completed By Staff:**      Filing Fee: \$500.00

Case Name: HCBC Athletic Fields      Case Manager: J. F.

Date Received: 2/28/2011 4:52pm Des      Submittal Completion Date: 2/28/2011

PH Notice sent to Pflag: 3/17/2011      PH Notice appears in Pflag: 3/24/2011

P&Z Meeting Date: 4/4/2011      City Council Meeting Date: 4/26/2011

5/10/2011

## Specific Use Permit Application

### Submittal Requirements:

- 3.3 acres*
1. Filing Fee \$ 500
  2. Complete Specific Use Permit Application with all required contact information.
  3. Initial submittal - 5 full size copies & One 11x17 copy of the Site Plan showing:
    - a) Off-street parking facilities
    - b) Size, height, construction materials, and locations of buildings *pole locations marked.*
    - c) Uses to be permitted
    - d) Location and instruction of signs
    - e) Means of ingress and egress to public streets
    - f) Type of visual screening such as walls, plantings and fences
    - g) Relationship of the intended use to all existing properties and land uses 200 feet from subject site.
    - h) Building floor plans/ Building Elevations
    - i) Tree survey mapping and identifying all trees.
  4. In a typed response, please answer the following questions, as evidence that the request complies with the conditions required for approval of a Specific Use Permit.
    - a. Specific Use Permit pertains to Section \_\_\_\_\_ of the Site Development Code/ Zoning Code which requires...
    - b. Explain how the proposed use is harmonious and compatible with its surrounding existing uses or proposed use.
    - c. Please explain how the proposed activities are normally associated with the requested land use.
    - d. Explain how the nature of the proposed land use is reasonable.
    - e. Please state what measures will be taken in order to mitigate the impact on the surrounding area.
  5. Tree Survey mapping and identifying all trees. *No trees affected from original site plan.*

### Additional Information:

A building, premise, or land used under a Specific Use Permit may be enlarged, modified, structurally altered, or otherwise changed provided the changes do not:

- a) Increase the height of Structures, including antenna support structures.
- b) Increase building square footage from its size at the time the original Specific Use Permit was granted by more than 10 percent.
- c) Reduce the distance between a building or noise-generating activity on the property and an adjacent, off-site residential use. This provision shall not apply if the property and the residential use are separated by a major thoroughfare depicted on the City's Thoroughfare Plan
- d) Reduce the amount of open space as indicated in the approved Specific Use Permit.
- e) All other enlargements, modifications, structural alterations, or changes shall require the approval of a new Specific Use Permit. Antennas may be placed on a tower with an existing Specific Use Permit without approval of a separate Specific Use Permit subject to approval of a Final Plat and Site Plan for the property.

**Specific Use Permit Criteria**

Answer the questions on the following pages, as evidence that the Specific Use Permit request complies with the conditions required for approval (extra pages and supplemental illustrations or photographs may be requested by staff)

**Requested Specific Use Permit:**

1. Specific Use Permit pertains to Section \_\_\_\_\_ of the Site Development Code/  
Zoning Code which requires...

See attachment.

2. The proposed use is harmonious and compatible with its surrounding existing uses or proposed uses, because...

See attachment.

3. Please demonstrate how the proposed activities are normally associated with the requested use.

See attachment

4. The nature of the proposed use is reasonable, because...

See attachment

5. Please state what measures will be taken in order to mitigate the impact on the surrounding area

See attachment.

**Additional Requirements if site is located in a Corridor (CL3, CL4, CL5) Zoning District:**

In a typed response, please demonstrate how this project meets the criteria for approval.

1. Conformance with the 4 \*Guiding Principles of the "SH 45 & SH 130 Corridor Study" and zoning regulations.
  - a. \*Create a series of unique places to shop, work, and live.
  - b. \*Establish a diversified and leak-free tax base.
  - c. \*Establish an enhanced, long-term market capture.
  - d. \*Utilize smart, healthy and sensible design concepts.
  - e. Lessen congestion in the streets.
  - f. Secure safety from fire, panic and other dangers.
  - g. Insure adequate light and air.
  - h. Prevent the overcrowding of land to avoid undue concentration of population.
  - i. Facilitate the adequate provision of transportation, water, sewerage, parks, open spaces, and other public requirements.
  - j. Maintain property values and encouraging the most appropriate use of land throughout the Corridor consistent with the Comprehensive Plan and the Corridor Plan.
2. Retail activity located at the following major intersections:
  - a. SH 130 and SH 45; SH 130 and Pecan Street; SH 45 and Heatherwilde Blvd; SH 130 and Pflugerville PKWY; and FM 685 and Pflugerville PKWY
3. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.
4. The extent of connectivity among proposed and existing ROW is demonstrated.
5. Clustering of free standing pad sites at focal points or key features within the development. (i.e. retention ponds, greenways, dedicated hike/bike facilities, or plazas, parks or other features)
6. Exhibits compatibility of the design with surrounding properties and development patterns.
7. Exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.
8. Exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.



Consent of Owner

Project Name: Austin Texans athletic field lights

Property Owner Name: Hill Country Bible Church

Address: 303 E. Pflugerville Parkway

City: Pflugerville State: TX Zip Code: 78660

Phone: 512-990-7777 Fax: 512-990-3677

Email: ~~thar~~ dave@scubell.net

Signature: [Handwritten Signature]

By signing this form, the owner of the property authorizes the City of Pflugerville to begin proceedings in accordance with the process for the type of application indicated above. Owner further acknowledges that submission of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application; the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

THE STATE OF Texas :  
: COUNTY OF Travis :

KNOW ALL MEN BY THESE PRESENTS

Before me, Michele Bolton, on this day personally appeared David Henniger, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26<sup>th</sup> day of February, 2011.



[Handwritten Signature]  
Notary Public's Signature

My Commission Expires: 12/22/2014

**Applicant's Affidavit**

Project Name: Austin Texans athletic field lights

I, Dale Legband certify that I have read this form thoroughly and the information included in this supplemental application form is a true representation of the permit applications submitted to date that are associated with the current application or this application is not one in a series of permits as defined by Chapter 245 of the Texas Local Government Code.

Address: 1209 Fenway Park

City: Pflugerville State: TX Zip Code: 78660

Phone: 512-990-2446 Fax: \_\_\_\_\_

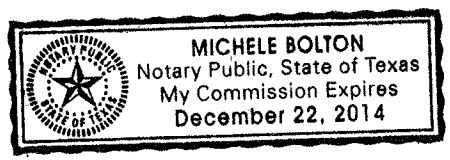
Signature: Dale Legband

THE STATE OF Texas :  
COUNTY OF Travis :

KNOW ALL MEN BY THESE PRESENTS

Before me, Michele Bolton, on this day personally appeared Dale Legband, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28<sup>th</sup> day of February, 2011.



Michele Bolton  
Notary Public's Signature

My Commission Expires: 12/22/2014

## Specific Use Permit Application for Athletic Field Lighting

Location: Hill Country Bible Church Pflugerville

Sponsor: Austin Texans Soccer Club

### Submittal Requirements:

1. Specific Use Permit pertains to Ordinance No. 1060-10-11-23 which specifies Athletic Field Lighting by Specific Use Permit.
2. The Hill Country Bible Church Pflugerville (HCBC) property is a 48+ acre site located on Pflugerville Parkway. The site is large enough to support a wide variety of activities with minimal impact to nearby neighbors. The church is dedicated to using the site to serve the Pflugerville community. The Austin Texans Soccer Club (Texans), a non-profit in Pflugerville, serves the Pflugerville community by offering select soccer. In partnering together, the land at HCBC and the development of the Texans will meet the needs of the citizens of Pflugerville.

The practice facility is harmonious with the surrounding area and Pflugerville in multiple ways. First, as the City of Pflugerville develops practice areas to support the city's extensive outdoor sports, this facility complements those efforts with a lighted field space relieving some of the over burden city parks. Pflugerville residents who now must go to Georgetown for practice will be able to stay close to home in Pflugerville. Second, the location of this field has numerous improvements over the current, limited Pflugerville sites of Bohl's Park and Wells Point Park, including greater distances to nearby homes and a lighting system with the best available light control to minimize both glare and light spill. This lit facility is in harmony with the city goal of providing family friendly sports activities.

The proposed activities include soccer practices Monday through Thursdays 5:30pm - 9:15pm and various church and other sports activities on the weekends. The church parking lot will be used for the parking.

3. The use is reasonable because this site is located in Pflugerville, yet the field has significant distance to its nearest neighbors. A well cared for field will be attractive for the area and provide a place for neighbors and residents to take their kids for select soccer and various weekend activities.
4. Mitigation measures include: (a) Placement of the field at a location as far from the neighborhoods as possible – over 280 feet. (b) Light fixtures that guard against glare and light spill. (c) Minimum light levels for practices to ensure minimum impact to the area. The light level will not be for competition play as is done in school facilities, but only the lower light levels that provide for safe practices. (d) Timer controls will ensure compliance with ordinance limits.

(e) Use of the church parking lot and Pflugerville Parkway for the main access to minimize traffic and parking on Black Locust.



## Athletic Field Lighting Ordinance Requirements:

### 1. Fixture (Luminaire):

- a) Fixture. The proposed fixtures from Musco. They are die-cast aluminum housing and will be placed on galvanized steel poles on a concrete base.
- b) As provided by Musco:

*“The Illuminating Engineering Society (IES) defines a cut-off fixture as a “luminaire light distribution where the candela per 1000 lamp lumens does not numerically exceed 2.5 percent at or above an angle of 90 degrees above nadir and 10 percent at or above a vertical angle 80 degrees above nadir.”* What this means is that there is a limitation of how much light produced by the fixture can be projected up and above the fixture. The main purpose of a cut-off fixture is to ensure that a high percentage of the light produced by the fixture is directed to the area to be lit and not directed to areas that do not need to be lit such as the sky above the fixture. In order to meet the full-cutoff requirement, fixtures must use internal reflectors and some type of a visor to direct the light in the proper direction. In most cases, the lamp in the fixture will be visible when standing beneath it but is not visible when looking at the fixture from the same level or from above the fixture.

**The proposed Musco Green Generation Luminaire is the industry leader in Sports Lighting light control and this fixture meets all of the cut-off fixture requirements defined by IES.** This fixture uses customized reflector inserts and a revolutionary visor that achieves this high level of light control while reducing the impact to the environment. Because this system has the ability to precisely direct the light, the required fixture quantities have been reduced by 40% when compared to Musco’s previous technology. This means that the amount of spill light and the amount of energy required to light a field has also been reduced by at least 40% which is a huge value to the customer.”

- c) Power will be extended from the current underground system to the poles. No power lines will be visible. A transformer in a nearby shed is already in place to serve this need.
  - d) 1500 watt metal halide lamp systems will be used.
- ### 2. Fixture Height: Design calls for 60’ pole height.
- ### 3. Lighting Period.
- a. Soccer practice lighting period is generally 5:30-9:15 Monday through Thursday, with lights off by 9:30. Other special events may be scheduled from time to time but the electronic controller, locked and in the church, will shut off the lights no later than 10:00pm.
  - b. An on-site control switch for on/off function during allowable hours will be provided.
- ### 4. As shown in the design, the maximum is 26 fc.
- a. As shows in the design, the maximum horizontal illumination at the edge of the property line is .04 fc; .33 fc measured vertically.
- ### 5. Plans
- a. Photometric plan is attached.
  - b. Site Update Plan already submitted to the city is marked with the pole placements.

28 February 2011

Letter of introduction: Specific Use Permit for Athletic Field Lighting

To whom it may concern:

Pflugerville has experienced tremendous growth in population over the last decade. Along with this growth has come a dramatic increase in players for various youth sports. Facilities for these players and teams, especially for practices, have not kept pace.

Hill Country Bible Church (HCBC) and the Austin Texans Soccer Club are both dedicated to serving the Pflugerville community. From the original plans, HCBC has intended to use a portion of the site to support various field sports. Therefore, these two non-profit entities have partnered to develop a field on the HCBC property that will complement the current city facilities as a large lighted practice field. This will allow players whose parents must now take them to other cities for practice to stay in Pflugerville and it relieves pressure on the current city facilities. This makes Pflugerville a better place to live.

Numerous steps have been taken to mitigate the impact to the surrounding areas. First, the placement of the field is as far as practical from the surrounding homes. Second, the lighting system uses aggressive controls to minimize light spill and glare on the surroundings. Third, controls will be in place to limit the hours of operation of the lights.

Thank you for your time and attention to this request.

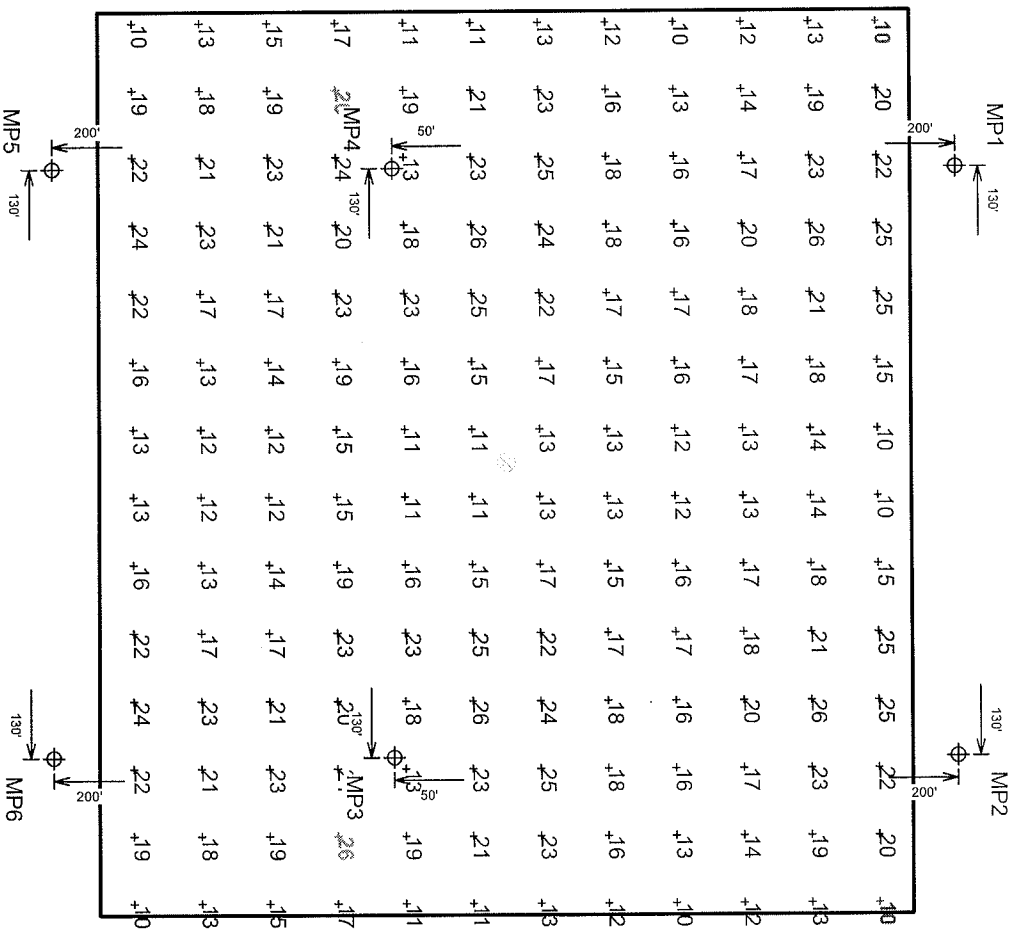


Dale Legband

Austin Texans Soccer Club

EQUIPMENT LIST FOR AREAS SHOWN									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	MP3, MP4	60"	-	60"	1500W MZ	4/3*	7	0	
2	MP1, MP2	60"	-	60"	1500W MZ		4	0	
2	MP5, MP6	60"	-	60"	1500W MZ		3	0	
<b>TOTALS</b>							28	28	0

\* This structure utilizes a back-to-back mounting configuration



**GUARANTEED PERFORMANCE**

**ILLUMINATION SUMMARY**

**Multi-Purpose**  
Pflugerville Hill Country Bible Soccer  
Pflugerville, TX

- Size: 400' X 360'
- Grid Spacing = 30.0' X 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

**CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES**

No. of Target Points:	168	Entire Grid
Average:	17.45	
Maximum:	26	
Minimum:	10	
Avg/Min:	1.83	
Max/Min:	2.73	
UG (Adjacent Pts):	2.07	
CV:	0.26	
Average Lamp Tilt Factor:		1.000
Number of Luminaires:		28
Avg KW over 5,000:		43.79
Max KW:		47.6

**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

**Field Measurements:** Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

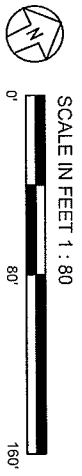
**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Brad Hannon

File #: 146986R1 Date: 21-Dec-10

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SCALE IN FEET 1 : 80



EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires				
					LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	MP3, MP4	60"	-	60"	1500W MZ	4/3*	7	0	
2	MP1, MP2	60"	-	60"	1500W MZ		4	0	
2	MP5, MP6	60"	-	60"	1500W MZ		3	0	
TOTALS							28	28	0

\* This structure utilizes a back-to-back mounting configuration



GUARANTEED PERFORMANCE

**ILLUMINATION SUMMARY**

**Spill Scan**

Pflugerville Hill Country Bible Soccer  
Pflugerville, TX

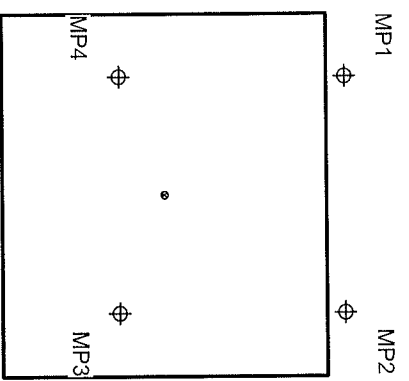
**Spill Scan**

- Grid Spacing = 30.0'
- Values given at 3.0' above grade

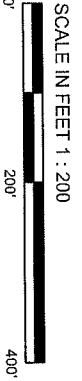
- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lamps/Lamp: 134,000

**CONSTANT ILLUMINATION  
MAX VERTICAL FOOTCANDLES**

Entire Grid	
No. of Target Points:	32
Average:	0.2616
Maximum:	0.33
Minimum:	0.12
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	28
Avg KW over 5,000:	43.79
Max KW:	47.6



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- p.22
- p.23
- p.25
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- p.15
- p.13
- p.12



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

By: Brad Hannon

File #: 146986R1

Date: 21-Dec-10  
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GUARANTEED PERFORMANCE

**EQUIPMENT LAYOUT**

**Pflugerville Hill Country Bible Soccer**  
Pflugerville, TX

**INCLUDES:**

- Multi-Purpose

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

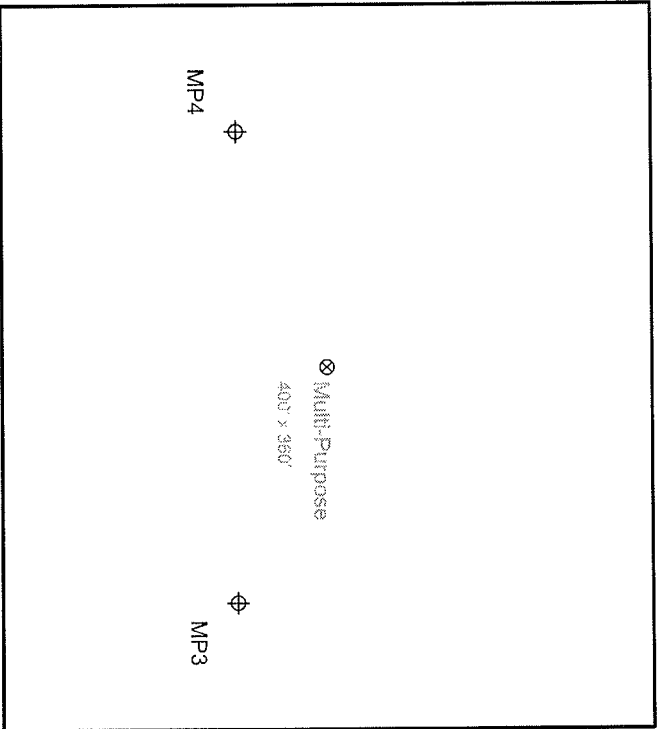
**EQUIPMENT LIST FOR AREAS SHOWN**

Pole		Luminaires			
QTY	LOCATION	SIZE	INSTALLING HEIGHT	LAMP TYPE	QTY/L POLE
2	MP3, MP4	60"	60"	1500W MZ	4/3*
2	MP1, MP2	60"	60"	1500W MZ	4
2	MP5, MP6	60"	60"	1500W MZ	3
<b>TOTALS</b>					28

\* This structure utilizes a back-to-back mounting configuration

**SINGLE LUMINAIRE AMPERAGE DRAW CHART**

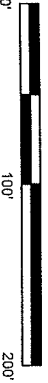
Ballast Specifications	Line Amperage Per Luminaire (max draw)					
(.90 min power factor)	120 (60)	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)
Single Phase Voltage	1.20	2.08	2.20	2.40	2.77	3.47
1500 watt MZ	15.0	8.6	7.7	7.5	6.5	5.1
						4.7
						3.7



MP1  
MP2  
MP3  
MP4  
MP5  
MP6



SCALE IN FEET 1 : 100



Pole location(s) ⚡ dimensions are relative to 0.0 reference point(s) ⊗

By: Brad Hannon

File #: 146986R1

Date: 21-Dec-10

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## Project References\*

### Central Texas Projects

#### Baseball

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**Austin ISD**  
Nelson Field  
Austin, TX

**Boerne ISD Champion High School**  
Boerne, TX

**Bruceville-Eddy ISD**  
Eddy, TX

**Camp Comal Baseball**  
Blue Field  
New Braunfels, TX

**Leander High School #4**  
Leander, TX

**Miracle League Field**  
Austin, TX

**Nelson Wolff Baseball Stadium**  
San Antonio, TX

**Pflugerville High School**  
Pflugerville, TX

**Riverside Stadium**  
Victoria, TX

**Seguin Little League**  
Seguin, TX

**St. Joseph's High School**  
Victoria, TX

**Toney Burger Athletic Center**  
Austin, TX

**Travis County East Metro Park**  
Manor, TX

**Universal City**  
Fields 1-3  
Universal City, TX

**University of Texas**  
Disch Falk Stadium  
Austin, TX

**University of Texas - San Antonio**  
San Antonio, TX

**Victoria Little League**  
Victoria, TX

**Walnut Creek Baseball**  
Austin, TX

#### Football

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**Austin ISD**  
Nelson Field  
Austin, TX

**Boerne ISD Champion High School**  
Boerne, TX

**Dripping Springs High School**  
Dripping Springs, TX

**Georgetown ISD**  
Georgetown, TX

**Hudson Bend Middle School**  
Lakeway, TX

**Leander High School Stadium**  
Leander, TX

**Round Rock Middle School #10**  
Round Rock, TX

**St. Michael's Catholic Academy**  
Multi-purpose field  
Austin, TX

**Toney Burger Athletic Center Stadium**  
Austin, TX

#### Other

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**Round Rock Skate Park**  
Round Rock, TX

#### Soccer

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**Boerne Soccer Club**  
Boerne, TX

**Lackland ISD**  
Lackland, TX

**Lions Park Soccer Fields**  
Killeen, TX

**St. Stephen's Episcopal School**  
Soccer practice area  
Austin, TX

**Travis County East Metro Park**  
Manor, TX

**Trinity University**  
San Antonio, TX

#### Softball

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**Antonian School**  
San Antonio, TX

**Boerne ISD Champion High School**  
Boerne, TX

**Bruceville-Eddy ISD**  
Eddy, TX

**Butler Softball Fields**  
Austin, TX

**Leander High School**  
Leander, TX

**Leander High School #4**  
Leander, TX

**Memorial Softball Field**  
Round Rock, TX

**Pflugerville High School**  
Pflugerville, TX

**Riverside Baseball Stadium**  
Victoria, TX

**St. Joseph's High School**  
Victoria, TX

**Travis County East Metro Park**  
Manor, TX

**Universal City**  
Fields 2 & 3  
Universal City, TX

**University of Texas - San Antonio**  
San Antonio, TX

#### Tennis

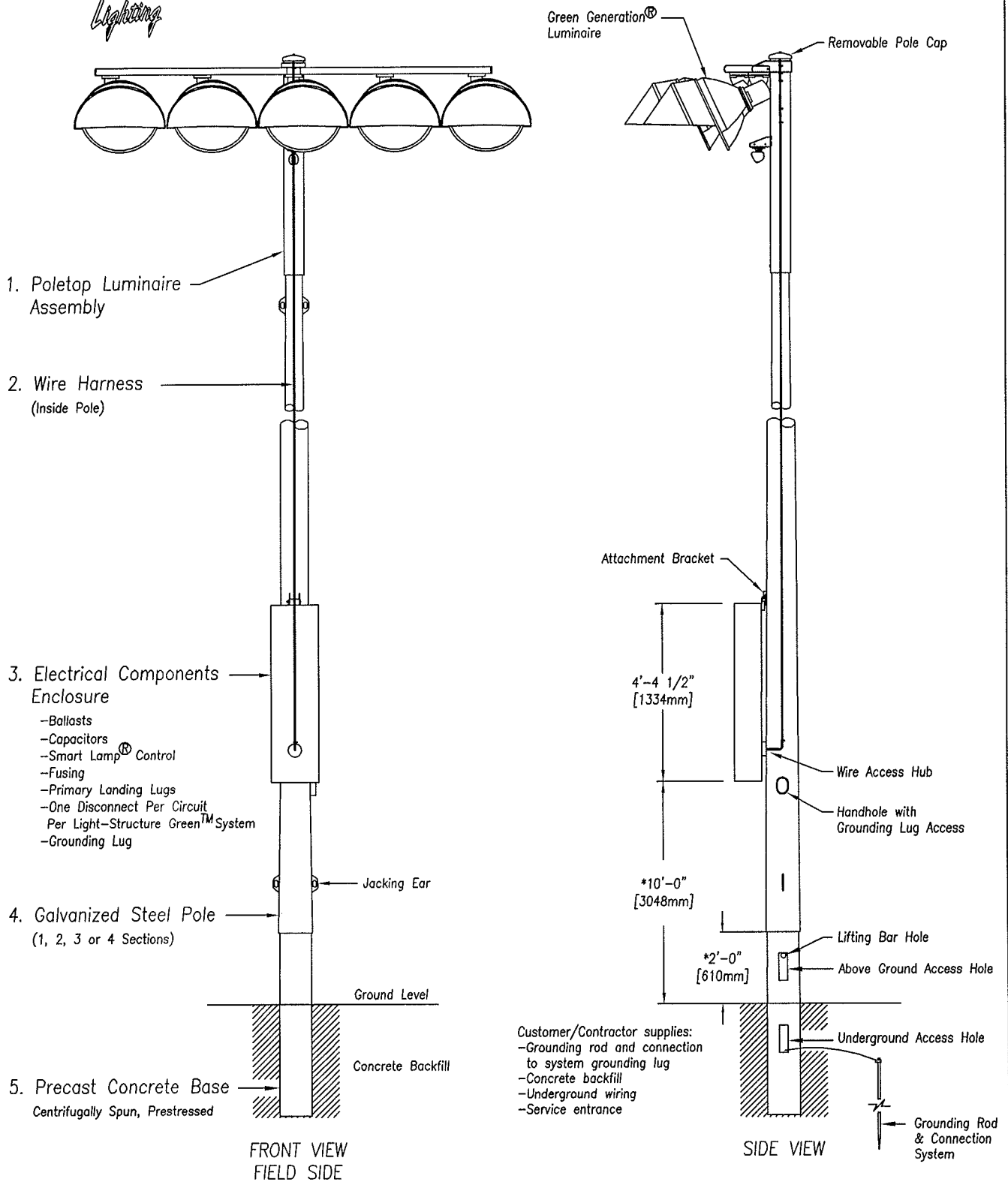
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**Henrickson High School #3**  
Pflugerville, TX

**South Austin Tennis Center**  
Austin, TX



Typical Light-Structure Green™ System Detail – 5 Luminaires



Notes:

1. This drawing is not to scale.
2. \* This dimension for reference only. Variances may occur depending on steel pole tolerances, concrete tolerances, galvanizing thickness, hole depth accuracy.
3. Musco provides a base installation bar, an installation level modified for taper, and installation wedges.
4. Provisions for auxiliary equipment such as speaker or security lighting can be incorporated.
5. Copyright 1991, 2007, 2008 Musco Lighting. Patents issued and pending.