



# City of Pflugerville

## Minutes - Final - Final

### Parks and Recreation Commission

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Thursday, January 18, 2018

7:00 PM

Pflugerville Recreation Center,  
400 Immanuel Rd

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#### Regular Meeting

##### Commissioners:

Christie Crouch, Chair  
Raul Capetillo, Member  
Kimberly Castillo, Member  
Scott Langer, Member  
Michael Owens, Secretary  
Barbara Woodworth  
Jayden Black, Student Member  
Lisa Ely, Alternate Member

#### 1. Call to Order

Christie Crouch, Chair, called the meeting to order at 7:07 p.m. Michael Owens, Raul Capetillo, Scott Langer, Lisa Ely, Kimberly Castillo, and Barbara Woodworth were in attendance. Jayden Black was absent. Staff attending: James Hemenes, Parks & Recreation Director; Sheila Wiora, Assistant Parks & Recreation Director; LeAnn Resendez, Recreation Center Superintendent; Maggie Holman, Special Events Coordinator; Carly Cox, Parks Admin Tech.

#### 2. Election of Officers

- 2A. [2018-6475](#) Discuss and consider action regarding the Election of Officers for the Parks and Recreation Commission.

Mr. Capetillo made a motion to nominate Ms. Crouch for Chair. All were in favor.

Mr. Capetillo made a motion to nominate Mr. Owens as Vice-chair. All were in favor.

Ms. Woodworth made a motion to nominate Ms. Castillo as Secretary. All were in favor.

#### 3. Citizens Communication

There was no one present who wished to speak to the Commission.

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.

#### **4. Approval of the Minutes**

- 4A. [2018-6472](#) Discuss and consider action to approve the minutes from the Parks and Recreation Commission December 21, 2017 Regular Meeting.

Mr. Capetillo made a motion to approve the minutes as presented from the December 21, 2017 regular meeting. Ms. Castillo seconded the motion. All were in favor. The motion carried.

#### **5. Discuss Only**

- 5A. [2018-6473](#) Director's Updates including information about the Project Status Report, Monthly Departmental Financials and Upcoming Special Events.

Ms. Crouch introduced the topic. Mr. Hemenes began with an update on 1849 Park. Phase 1A is complete and the bid has been awarded for Phase 1B with a contract pending. Phase 1B construction should begin this month. This phase has a 183 day project schedule with a projected Summer completion. Stone Hill Park is nearing completion—playground equipment and a shade structure has been installed, other site structures are awaiting roofing. Tree plantings and landscaping is underway and the project should be completed by February. Wilbarger Creek Park construction drawings are being worked on and site permitting will begin this Winter. We hope to go out to bid in Spring with a projected completion date of early 2019. This park will feature an ADA-compliant playground. The Gilleland Creek Pool Renovation Project bid was awarded by City Council and construction will begin by the end of January. This project will include a complete renovation of the pool house and pool restrooms and also include new pool equipment. Pfluger Park Playground Replacement was approved by Council to be funded with Parks and Recreation Dept. normal operating budget & we will have a new playground installed in time for Deutschen Pfest in May. Ms. Holman gave an update on events—Pfreeze Pflap had about 60 participants with 42° water and 20° wind chill! Our next event is Spring Pfling in March at the Recreation Center.

#### **6. Discuss and Consider Action**

- 6A. [2018-6476](#) Discuss and consider action to select a Deutschen Pfest Liaison.

Discussion on liaison tasks/duties. Ms. Woodworth volunteered to be the liaison for this year. All were in favor.

- 6B. [2018-6477](#) Discuss and Consider Action regarding continuing the Tree Care Advisory Board Committee, establishing associated duties and selecting from the members of the Commission a Committee Chair.

Mr. Langer volunteered to continue to serve as the Chair of the Tree Care

Advisory Board Committee and continue the same outline of duties. All were in favor.

**6C.**     [2018-6478](#)

Discuss and consider action to provide a recommendation on the Stone Hill Apartments Preliminary Plan as it relates to Parkland Dedication.

Ms. Crouch introduced the topic. The proposed Stone Hill Apartments include 17.43 acres with 300 units proposed. Mr. Hemenes gave a brief explanation of how the fee is calculated, where the proposed parkland area is, and the amenities the developer will include. There will be 6.73 acres total of land dedicated and donated, 0.87 acres of land is outside of the floodplain and 5.86 acres are within the floodplain. This does not meet the Unified Development Code (UDC) maximum allowable dedication of 50% within floodplain, so the Developer is requesting Alternative Compliance for the Parkland Dedication component. Alternative compliance will be satisfied through development of a series of park amenities on their site in a required compatibility buffer, construction of a trail connection in donated parkland, and paying fee in-lieu of development for the balance. Staff supports the proposal since it is consistent with the City's Comprehensive Plan and the UDC, the alternative compliance request meets the criteria set forth in the UDC, park amenities will be constructed on-site for the use of the new residents, a trail will be constructed that will extend the City's trail system along Wilbarger Creek, and a fee in-lieu of development will be paid. Mr. Owens made a motion to support the recommended proposal on the proposed Stone Hill Apartments preliminary plan as it relates to parkland dedication. All were in favor. The motion carried.

**6D.**     [2018-6484](#)

Discuss and consider action to schedule a Special Meeting (Retreat) and place items on that agenda.

Ms. Crouch introduced the topic. Discussion began on a park tour. Mr. Hemenes will find out if a bus tour is possible.

**6E.**     [2018-6474](#)

Discuss and consider action to place items on future Parks & Recreation Commission meeting agendas.

Ms. Woodworth requested an update on the Senior Room renovation project at the Recreation Center. Mr. Hemenes informed the group that next month's agenda will include a discussion on the selection of a Deutschen Pfest project.

**7.     Adjourn**

Mr. Capetillo made a motion to adjourn. Mr. Owens seconded the motion. The meeting adjourned at 7:57 p.m.

Approved as presented on February 15, 2018.

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Christie Crouch, Commission Chair