



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0635    **Version:** 4    **Name:** Camp Doublecreek Zoning  
**Type:** Ordinance    **Status:** Approved  
**File created:** 1/3/2022    **In control:** City Council  
**On agenda:** 2/8/2022    **Final action:**

**Title:** Approving an ordinance on second reading with the caption reading: An Ordinance of The City of Pflugerville, Texas Amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 19.81 acres, of unplatted land situated in the Edward Flint Survey No. 11, in Travis County, Texas, from Agriculture/Development Reserve (A) to Public Facilities & Open Space (PF); to be known as the Camp Doublecreek rezoning (REZ2111-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. REZ2111-03 Camp Doublecreek Rezoning Zoning Map, 2. REZ2111-03 Camp Doublecreek Rezoning Notification Map, 3. REZ2111-03 Camp Doublecreek Rezoning Staff Report, 4. PF Zoning District Chart, 5. REZ2111-03 Camp Doublecreek Ordinance draft (4867-1322-8297.pdf)

Date	Ver.	Action By	Action	Result
2/8/2022	4	City Council	Approved on Second Reading	
1/25/2022	2	City Council	Approved on First Reading	Pass
1/3/2022	1	Planning and Zoning Commission	Recommended for Adoption	Pass

Approving an ordinance on second reading with the caption reading: An Ordinance of The City of Pflugerville, Texas Amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 19.81 acres, of unplatted land situated in the Edward Flint Survey No. 11, in Travis County, Texas, from Agriculture/Development Reserve (A) to Public Facilities & Open Space (PF); to be known as the Camp Doublecreek rezoning (REZ2111-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject property is located along the south side of Kelly Ln, generally west of the Hidden Lake Dr and Kelly Ln intersection and east of the Falcon Pointe subdivision. Approximately 12 acres of the property is 100-year FEMA floodplain, 5.86 acres of 3311 Kelly Lane and 6.33 acres of 3503 Kelly Lane. The subject property is an approximate 19.81-acre tract of land not currently platted. acres. The applicant is seeking to utilize the existing single family residential rural and undeveloped land, zoned Agriculture (A), as a day camp for children ages 4-14 with camp facilities and day activity area. The use of an Outdoor Commercial Recreation in this zoning district will require a Specific Use Permit. Should the property owner move forward with the Specific Use Permit, they will be required to work through the details of that request with the city to tailor the proposal for compatibility with the adjacent land uses and consistency with the area. That request would be required to be brought back to the Planning & Zoning Commission for recommendation to City Council, should they decide to pursue that proposed use.

The PF zoning district is intended to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city. The land uses permitted in the PF zoning district can help serve the area with civic development or outdoor recreation uses as a transition from rural ETJ land to low-medium density suburban and is an amenity to the nearby residential neighborhoods.

The comprehensive plan identifies the area for low to medium density development and Parks & Open Space due to the large portions of the floodplain covering the property. The request is consistent with Goal 1 of the Recreation and Parkland Goals which was established to increase the City's amount and types of parks and recreational spaces across the city.

### **Staff Recommendation**

The property is located along the south side of Kelly Lane, generally west of Hidden Lake Drive. The proposed Public Facilities & Open Space (PF) district is consistent with the zoning in the immediate area and provides additional open space in an area designated for residential and open space. The land uses permitted in the PF zoning district can help serve the area with civic development or outdoor recreation uses as a transition from rural ETJ land to low-medium density suburban and is an amenity to the nearby residential neighborhoods.

The subject property is located roughly 1.5 miles east of SH 130 and is bordering several properties in the Pflugerville Extra-Territorial Jurisdiction (ETJ) and the western boundary is public Kelly Lane Park. 12 acres of 20 acres of the property is located in the 100-year floodplain. The proposed zoning upholds the agricultural heritage of the area and fits the surrounding area and the intent of the comprehensive plan by connecting parks, open space, and low to medium residential while considering the large-scale coverage of the floodplain on the property.

The comprehensive plan identifies the area for low to medium density development and Parks & Open Space. The request is consistent with Goal 1 of the Recreation and Parkland Goals which was established to increase the City's amount and types of parks and recreational spaces across the city.

To remain consistent with the nearby zoning and the updated master plan land used assumptions, Staff recommends approving the proposed rezoning from Agriculture/Development Reserve (A) to Public Facilities & Open Space (PF).

### **Planning and Zoning Commission Action**

On January 3, 2022 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-0.

### **City Council Action**

On January 25, 2022 the City Council conducted a public hearing and approved the proposed ordinance with a vote of 7-0

### **Future City Council Action**

The second reading of the ordinance is scheduled for February 8, 2022.

**Funding Expected:** Revenue \_\_\_ Expenditure \_\_\_ N/A X

**Budgeted Item:** Yes \_\_\_ No \_\_\_ N/A X

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes \_\_\_ No X

**Legal Review Required:** \_\_\_ Required \_\_\_ Date Completed: \_\_\_1/11/2021\_\_\_

**Supporting documents attached:**

1. General Location Map
2. Staff Report
3. Ordinance

**Recommended Actions**

1. Conduct the public hearing.
2. Motion to close the public hearing.
3. Motion to approve the ordinance on first reading rezoning the property from Agriculture/Development Reserve (A) to Public Facilities & Open Space (PF)