



City of Pflugerville

Legislation Text

File #: ORD-0648, **Version:** 3

Approving an ordinance on second reading with a 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 approving a Specific Use Permit for Commercial Recreation and Entertainment, Outdoor on an approximately 19.81 acre tract of land zoned Public Facilities and Open Space (PF) district for a property situated in the Edward Flint Survey No. 11, Abstract No. 27, Travis County, Texas generally located south of Kelly Lane, east of Falcon Pointe Blvd., and east of Hidden Lake Drive, to be known as Camp Doublecreek Specific Use Permit (2022-4-SUP); providing for repeal of conflicting ordinances; providing an effective date.

The property is approximately 19.81 acres and was recently rezoned from the Agriculture/Development Reserve (A) Zoning District to the Public Facilities and Open Space Zoning District by Ordinance No. 1536-22-02-08. The owners are requesting a Specific Use Permit to allow for the use Commercial Recreation and Entertainment, Outdoor with the intended purpose of operating a children's day camp at the location, which is known as Camp Double Creek. The applicant stated that the camp serves youth ages 4 through 14, with the owners occupying the land and utilizing the property for a variety of day camp facilities and activities. The applicant is requesting to construct a children's day camp which will include administrative buildings, classrooms, concession stands and outdoor recreational facilities such as pools, open fields, outdoor classrooms, archery, playscapes, high and low ropes course. Additionally, they will preserve the existing horse barn and provide a horse trail and other outdoor activities for the children to interact with the horses. The proposed highest traffic months for the property will be during the summer, however there would be activities year-round at a smaller scale, including but not limited to horseback riding lessons, and camps around Christmas and during spring break. Therefore, the most appropriate use for this proposed development is the Commercial Recreation and Entertainment, Outdoor.

The subject property is generally located at the southwest of Kelly Lane and Hidden Lake Drive intersection. The current address is 3311 Kelly Lane and 3503 Kelly Lane. It is north of the Villages of Hidden Lakes Phase Subdivision in the ETJ, South of the Avalon subdivision in the ETJ and east of Kelly Lane Park and the Falcon Pointe PUD. The property has a significant amount of floodplain, which will require further analysis as the site goes through the development process. The property is zoned Public Facilities and Open Spaces (PF). The property was rezoned to PF in January 2022.

The Land Use Vision Plan created in 2009 for the Pflugerville 2030 Comprehensive Plan, identifies the area for Parks and Open Space and Low to Medium Residential. The use of Outdoor Recreation Entertainment, Outdoor, which is a proposed children's day camp is an appropriate use for this land use designation and does not have an impact on the master plans or the Comprehensive Plan.

In addition, in 2019 and 2020, the city updated the Transportation Master Plan as well as the Water and Wastewater Master Plans, which serve as an extension of the city's comprehensive plan. In all 3 of these plans, the property is shown as floodplain with small portions as low to medium density residential and as Parks & Open Space. The Transportation Master Plan (TMP) identifies Kelly Lane

as a Minor Arterial Road, which, at full build-out, will be a four lane-divided roadway with a right-of-way width of 100 feet and a new signal at Kelly Lane and Hidden Lake Drive, just east of the properties.

Furthermore, the Wastewater Master Plan shows that there is a 27" wastewater line that's proposed to bisect this parcel, which will be part of discussions at the time of subdivision.

Staff Recommendation

The applicant is requesting an SUP for the use of Commercial Recreation Entertainment, Outdoor for the approximately 19.81 acre parcel located at 3503 and 3311 Kelly Lane. The Commercial Recreation and Entertainment, Outdoor use is permitted within the Public Facilities and Open Spaces district by Specific Use Permit (SUP). The site design and architecture will be reviewed by the city in the standard site development process.

The proposed land use is compatible with the Comprehensive Plan as well as the related sub-master plans. The area is intended for open spaces and low-medium residential. The Commercial Recreational Entertainment, Outdoor use aligns with the Comprehensive Plan's intent of the property as open space, while also allowing for a use that compliments the topography and challenges of developing a property with a significant amount of floodplain constraints. The proposed SUP would also aid in providing a diverse type of outdoor activities throughout the city, and provide after school opportunities for students within the many schools that are in close proximity to this site.

Staff finds that the proposed Specific Use Permit (SUP) request for an Commercial Recreation and Entertainment, Outdoor use complies with all four criteria outlined in the Unified Development Code (UDC) Section 3.8.4, SUP Criteria for Approval. Therefore, staff is recommending approval with a conditional requirement of a 50' bufferyard for all outdoor activity from the nearest property line along the southern and western boundary where abutting existing conforming single family residential use (as shown in the below exhibit). This buffer would not change setbacks required by the PF zoning district, or add additional building setbacks. This requirement is only regarding the location of outdoor activities to create a harmonious and compatible use adjacent to the existing single-family homes in that area.

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On April 4, 2022 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-0.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on April 26, 2022.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed:

Supporting documents attached:

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

Recommended Actions

Approve the ordinance on second reading for the Specific Use Permit with staff recommended conditions

ATTACHMENTS:

General Location Map

Zoning Map

Concept Plan

Camp Doublecreek SUP Staff Report

Approval Conditions Chart