

STAFF REPORT

Planning & Zoning:	1/8/2024	Staff Contact:	Nathan Jones, Planning Manager
City Council:	2/13/2024	E-mail:	nathanj@pflugervilletx.gov
Case No.:	REZ2023-00233		

SUBJECT: To receive public comment and consider an application to rezone an approximately 153.239-acre tract of land known as Lot 1, Block 1 of the Wilbarger Creek Regional Wastewater Treatment Facility subdivision, locally addressed 10100 Gregg Lane from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF); to be known as the Wilbarger Creek Rezoning (REZ2023-00233).

LOCATION:

The subject property is an approximately 153.239-acre tract of land known as Lot 1, Block 1 of the Wilbarger Creek Regional Wastewater Treatment Facility subdivision, locally addressed 10100 Gregg Lane. It's generally located along Gregg Lane, east of SH 130, and west of FM 973, near the Manor ETJ boundary.

BACKGROUND/REQUEST:

The City requested to initiate rezoning for the approximately 153.239 acre tract of land from Agriculture/Development Reserve to Park Facilities and Open Space for the Wilbarger Wastewater Treatment Facility, which is part of the city's Capital Improvement Plan. The proposed rezoning would allow for the proposed use of the property as described in the most recently adopted Wastewater Master Plan, while providing development standards that are consistent with public facilities throughout the city.

The property's current zoning district of Agriculture/Development Reserve is intended for Agriculture type properties, therefore has strict development regulations associated with it for properties that wish to develop a non-agricultural use.

SURROUNDING ZONING AND LAND USE:

The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

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Adjacent	Zoning District	Use	Comprehensive Plan
North	ETJ	Large lot farm property w/ SF house	Employment Center
East	Outside of Jurisdiction (Manor)	Manor facilities	ISD
South	Outside of Jurisdiction (Manor)	Vacant Farm Land	N/A
West	ETJ	Large lot farm property w/SF house, Manville Utility facility	Employment Center

ZONING HISTORY: The property was annexed into the city in 2008 and assigned the base zoning district of Agriculture/Development Reserve with the annexation of the parcel by Ordinance No. 981-08-12-09.

CURRENT ZONING DISTRICT:

Agriculture/Development Reserve (A): The district identifies where an agricultural use may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped, but identified with growth potential in the Comprehensive Plan. Utilizing the district in an interim period will assist in efficient development while recognizing current conditions.

PROPOSED DISTRICT:

The applicant is proposing to rezone the property from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) zoning district. The UDC describes the Parks Facilities and Open Space (PF) zoning district as a non-residential district established to preserve and enhance public and private open spaces and to develop and implement parks and recreational opportunities throughout the city that is responsive to the variety of recreational needs of all residents of the community.

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It is noteworthy that while the zoning district name specifically identifies “Parks Facilities”, the district is intended and appropriate for all public facilities as it is referenced as “Public Facility” and “Park Facility” in the Unified Development Code.



Zoning Map

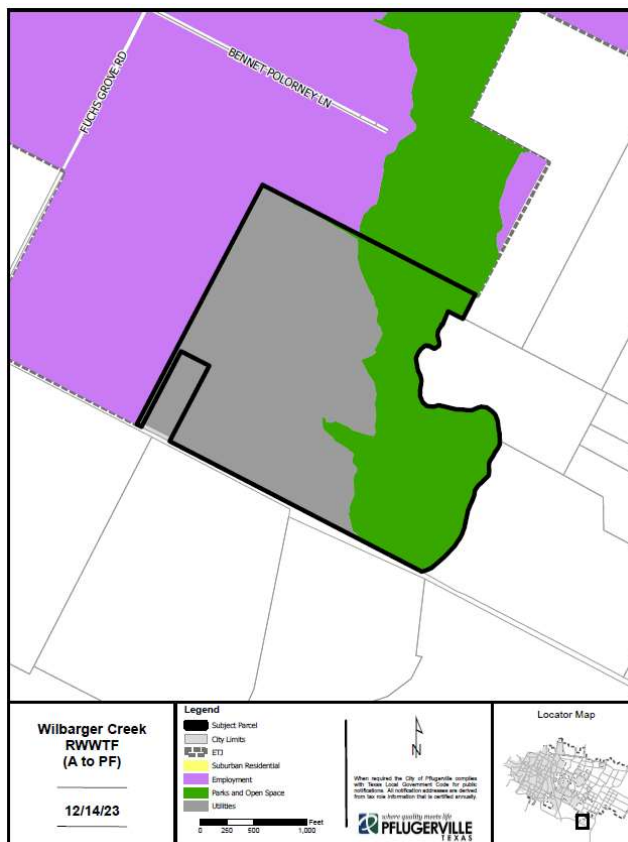
COMPREHENSIVE PLAN:

The Aspire Pflugerville 2040 Comprehensive Plan describes the proposed future land use for the subject property as Park and Open Space and Utilities. The Park and Open Space future land use is intended to preserve open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City. Parks, trails, and other recreational amenities should be integrated into and easily accessible from residential neighborhoods and developments. These uses are typically allowed in any zoning district; therefore, future park locations are not identified on the Future Land Use Map but are identified in the Parks and Open Space Master Plan.

The Utilities future land use includes areas where public utilities and associated structures are necessary. Existing facilities support development and are crucial to the future growth of the City.

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Utilities should be located away from residential uses, when possible. Transitional land uses or screening should be provided between utilities and residential land uses.



Comprehensive Plan Map

Neighborhood District

The Aspire Pflugerville 2040 Comprehensive Plan identifies the subject property as located within the Southeastern Preserve District. The district is located in an almost entirely undeveloped area in the southeastern portion of Pflugerville's ETJ, representing a unique opportunity to define the area in terms of character and services. FM 973 is expected to emerge as a catalytic north-south corridor in the future, with potential to support more intense development patterns and development with strong fiscal performance. However, timing will be everything as the area is largely without infrastructure. This can be used as a means to steer development towards preferred outcomes. Multiple greenway corridors are opportunities to create access to trails and recreational opportunities. In addition, this district is home to the historic agricultural community of New Sweden. While little remains, some historic resources like the New Sweden Lutheran Church can be leveraged to define the character of the area.

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Aspirational Actions for the District call for the investment in infrastructure in a manner that supports efficient operations, maintenance and capital cost timing, seeking especially to avoid situations where infrastructure may be perceived as “temporary” until surrounding development occurs to optimize ultimate infrastructure buildout. It also calls to seek opportunities to oversize improvements, so infrastructure is built once.

Wastewater Master Plan

The Wastewater Master Plan was adopted in April 2020 and updated in September 2023. The Wastewater Master Plan identifies the subject property as the site of the future Wilbarger Wastewater Treatment Plant which will serve the Wilbarger Basin and reduce flows at the Central Wastewater Treatment Plant.

STAFF RECOMMENDATION:

Staff finds that the proposed rezoning request is consistent with the Aspire Pflugerville 2040 Comprehensive Plan, as well as subsequent master plans that have been adopted as part of the comprehensive plan. The Agriculture/Development Reserve (A) zoning district is not intended to be a long-term zoning district for a property proposed for development, and the PF district would allow for the proposed use of the property as described in the most recently adopted Wastewater Master Plan, while providing development standards that are consistent with public facilities throughout the city.

For these reasons, staff is recommending approval of the rezoning request to rezone the property from Agriculture/Development Reserve to the Parks Facilities and Open Space District for the approximately 153.239-acre parcel located along Gregg Lane, known as Lot 1, Block 1 of the Wilbarger Creek Regional Wastewater Treatment Facility subdivision.

NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and three (3) signs were posted on the property. At time of staff report, no inquiries were received.