

Pflugerville
Planning and Zoning
Commission
STAFF REPORT

Planning & Zoning:	04/06/2026	Staff Contact:	Clevan Rodrigues, Planner I
City Council:	04/28/2026	E-mail:	clevanr@pflugervilletx.gov
Case No.:	CPA2026-00060	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 153 Planning, by amending the Future Land Use Map in the Historic Colored Addition Subdivision from Parks and Open Spaces to Traditional Neighborhood for the following Travis County Property Ids: 980714, 980715; all to be known as the Dixon Lockett Comprehensive Plan Amendment (CPA2026-00060)

LOCATION

The subject properties are located within the Historic Colored Addition Subdivision, generally north of Taylor Ave and west of Russel Street.



PROPOSED REQUEST

The applicant is requesting a change to the Future Land Use Map (FLUM) designation from Parks & Open Spaces to Traditional Neighborhood. If the request is approved, the applicant will proceed with a rezoning application from

Pflugerville Planning and Zoning Commission **STAFF REPORT**

Agriculture (A) to Single-Family Suburban (SF-S). These properties are ancestral holdings on which the applicant intends to build their home.

As the current FLUM designation does not allow for residential use, the applicant is required to pursue a FLUM amendment prior to submitting a rezoning request. The two properties, each 0.35 acres in size, are located within the Historic Colored Addition Subdivision.

BACKGROUND

The subject properties are located on Taylor Avenue, with Russel Street to the east and Caldwell Lane to the west. These properties were originally 5 lots, which were platted in April 1910, as part of the Colored Addition Subdivision. The subdivision was annexed into the city limits in 1995, through ORD 428-95-11-28. The properties were assigned the base zoning of Agriculture Open District (A-O). The applicants first discussed their desire to build homes on these properties with city staff in 2022. A pre-application conference was held, and the applicants were advised to replat the properties. The properties were replatted in 2023 and recorded at Travis County with document number #202300180. The applicant again contacted the city in August 2025 to discuss home construction and development requirements. After research and additional discussions, city staff determined that the project could only move forward following a FLUM amendment from Parks & Open Spaces to Traditional Neighborhood and rezoning from Agriculture (A) to Single-Family Suburban (SF-S).

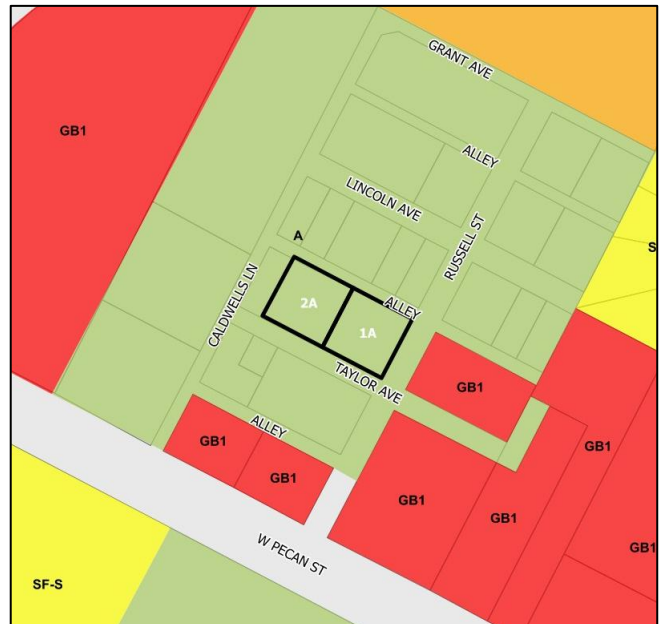
ZONING

The two parcels of approximately 0.35 acres each, are currently zoned Agriculture(A). This is described in the Unified Development Code (UDC) as a district identifies where 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.

SURROUNDING ZONING AND LANDUSE

While most of the neighborhood is zoned Agriculture(A), some of the parcels have been zoned General Business-1 (GB-1).

The sub-division consists of a number of parcels of vacant land, residential, and automotive businesses. There are 2 historic cemeteries and the St Mary Missionary Baptist Church.



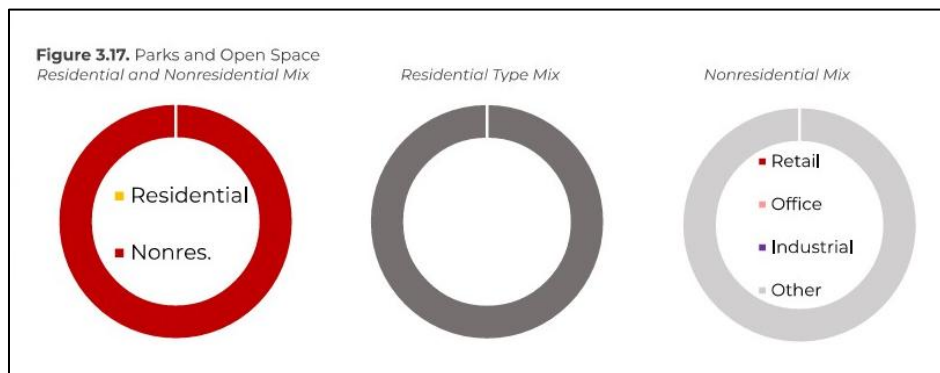
COMPREHENSIVE PLAN

The Aspire Pflugerville 2040 Comprehensive Plan includes multiple components. The Land Use, Growth, and Development section contains the Future Land Use Map (FLUM), and additional chapters address the City's vision, guiding principles and goals, economic development and fiscal resilience, transportation and mobility, and healthy communities and neighborhood vitality.



Existing: Parks and Open Spaces

The Parks and Open Spaces land use category is intended to preserve open spaces for the protection and enjoyment of natural areas. According to the Comprehensive Plan, 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.



Proposed: Traditional Neighborhood

According to the Comprehensive Plan, Traditional Neighborhood represents a traditional single-family detached neighborhood where each dwelling unit is located on an individual lot. Densities may vary from one neighborhood to the next, as well as within the same subdivision to encourage diverse housing options. This land use category is mostly single-family homes on smaller lots and some town homes, duplexes, or quadplexes. Also, a small amount of neighborhood supporting retail and office employment is appropriate.



Additional Land Use Goals, Policy Statements, and Action Items: The Aspire Pflugerville 2040 Comprehensive Plan also makes recommendations through Goals, Policy Statements, and Action Items, among which include the following which remain applicable to both designations:

Land Use, Development and Growth:

- Diversify the housing supply, types, and locations to meet community needs through each phase of life.
- Provide homeownership opportunities that encourage residents of diverse backgrounds and housing preferences to make Pflugerville home.
- Foster transit-ready development patterns and combinations of land use that support walkable access to goods, services, entertainment, opportunity, and quality of life while also providing appropriate transitions of intensity and scale between uses.
- Support resilient development patterns that encourage non-residential and residential developments to adapt and change with market needs and consumer preferences, avoiding future obsolescence.

Transportation and Mobility:

- Develop 10-minute neighborhoods.
- Invest in designated areas to create an urban mixed-use environment to attract people and create a sense of place.

Economic Development and Fiscal Resilience:

- Diversify the tax base to create a sustainable revenue stream to provide high-quality public sector services to residents and businesses.
 - o Support commercial and industrial development that results in at least 30 percent of the property tax base coming from non-residential land uses.
 - o Encourage and promote sales tax generating businesses to locate in Pflugerville to increase taxable retail sales per capita. Partner with large landowners to increase the supply of shovel-ready sites within Pflugerville.
- Develop offices and other environments that are attractive to innovative, growing companies that have demonstrated agility in responding to market needs and that provide job opportunities aligned to Pflugerville residents.
 - o Increase inventory of non-residential sites that are shovel-ready to be responsive to business recruitment opportunities. Use utility infrastructure to incentivize where appropriate.

Neighborhood Districts:

The Comprehensive Plan also includes subdistricts within the plan that identify aspirational actions for each neighborhood area. The subject properties are located within the Historic Colored Addition Subdivision which is included within the Central District subdistrict. Among the Central District aspirational actions, emphasis is provided on the development of locally owned businesses and dining options, walkability, context sensitive design, and fostering communications and relationships within established neighborhoods. The Central District is envisioned to have a diversity of housing and seek opportunities for aesthetic improvements of older commercial centers. The proposed amendment will continue to support the identified aspirational actions of the Central District subdistrict.

APPROVAL CRITERIA AND STAFF ANALYSIS

Per Section 3.4, Comprehensive Plan Amendment Process, in the Unified Development Code, the following is the approval criteria regarding proposed comprehensive plan amendments.

- A. The City Council shall consider the following approval criteria in an analysis of immediate needs and consideration of the long-term effects.
 - 1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;
Staff has found the application complete, and applicant has provided adequate information for the proposed amendment.
 - 2. The amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.
The request will provide a conforming land use category to the property that is consistent with the intended residential rezoning as per the Unified Development Code.
- B. In considering amendments to the Comprehensive Plan, the City Council should be guided by the following:
 - 1. The need for the proposed change;
The request will provide a conforming land use category to the property that is consistent with the intended residential rezoning as per the Unified Development Code.
 - 2. The effect of the proposed change on the need for City services and facilities;
There is a Capital Improvement Project underway at the Historic Colored Addition. The improvement project includes full reconstruction of each of the existing subdivision roadways along with new construction of Grant Avenue, Lincoln Avenue, Taylor Street, Caldwell Lane, and Russell Street. All roadways will incorporate curb and gutter, underground storm drain facilities, sidewalks facilities throughout the project, street lights and new water mains with fire hydrants to service the complete subdivision. This is one of the identified projects from the bond program approved by Pflugerville voters in November 2020.
 - 3. The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood;

Pflugerville
 Planning and Zoning
 Commission
STAFF REPORT

The proposed amendment will provide a consistent land use category with the intended rezoning. The neighborhood was always intended to be a residential neighborhood. The completion of the CIP program will further encourage the development of the neighborhood as residential.



- The implications, if any, that the amendment may have for other parts of the Plan.

The proposed amendments does not have implications to other parts of the plan. The amendments also maintain the Land Use Goals, Policy Statements, and Action Items of the Comprehensive Plan as identified above.

STAFF RECOMMENDATION

The proposed amendment will ensure the land use category included in the Future Land Use Map in the Aspire Pflugerville 2040 Comprehensive Plan is consistent with the rezoning that the applicant is trying to pursue. The proposed amendment will continue to support the goals and actions identified in the Aspire Pflugerville 2040 Comprehensive Plan. Based on the above analysis, staff recommends approval of the Future Land Use Map Comprehensive Plan Amendment.

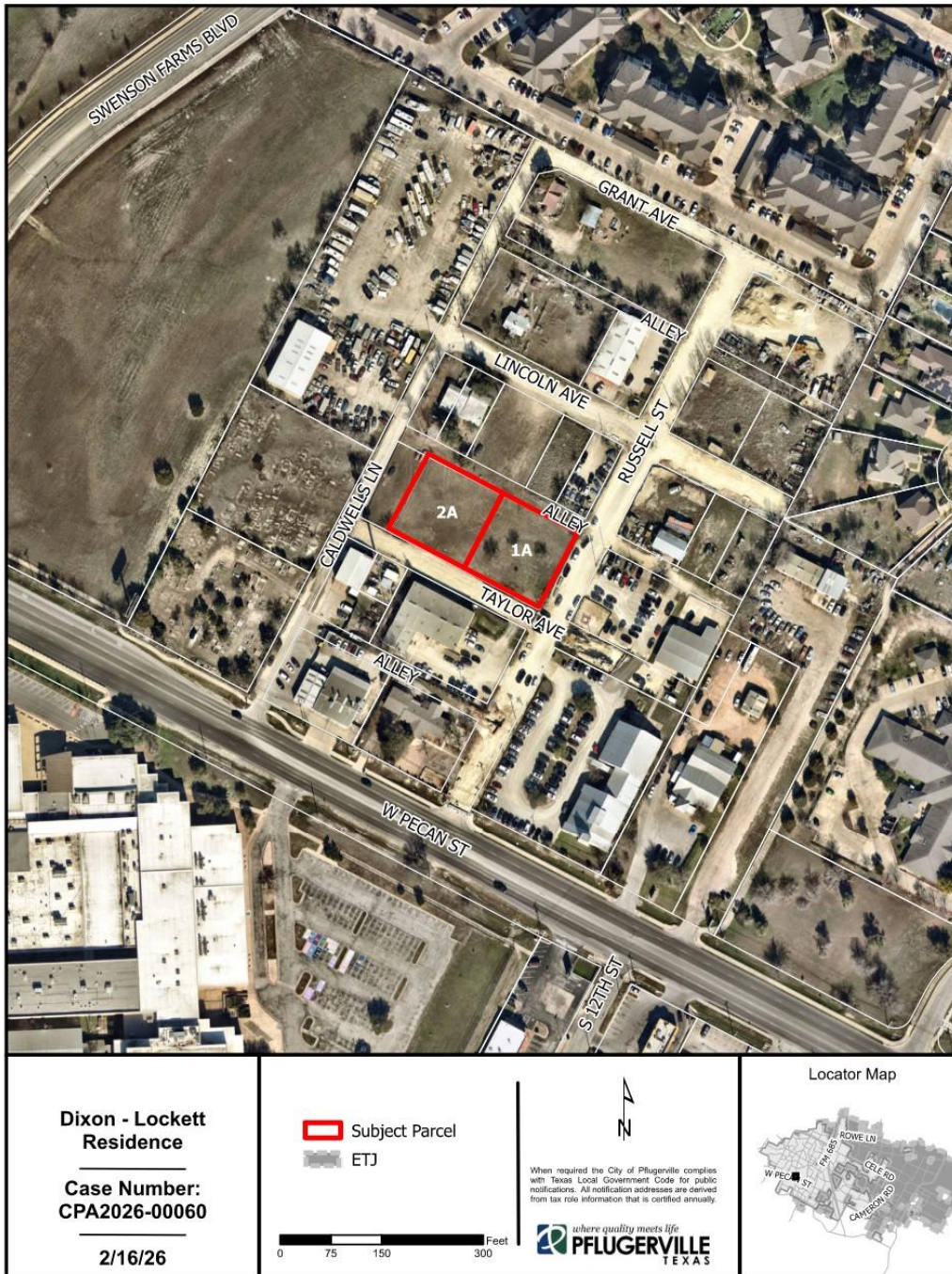
NOTIFICATION

Notification was published in the newspaper in accordance with state law.

ATTACHMENTS

General Location Map
 Zoning Map
 Future Land Use Map
 Parks and Open Spaces
 Traditional Neighborhood
 Neighborhood District: Central District

GENERAL LOCATION MAP:



ZONING MAP:



FUTURE LAND USE MAP:



PARKS AND OPEN SPACES LAND USE CATEGORY:

PARKS AND OPEN SPACE

This land use category 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.



Lake Pflugerville

COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○○○	Mixed-Use, Neighborhood Scale	○○○
Cluster Subdivision	○○○	Mixed-Use, Community Scale	○○○
Single-Family, Large Lot	○○○	Mixed-Use, Regional Scale	○○○
Single-Family, Suburban Lot	○○○	Neighborhood Office and Commercial	○○○
Single-Family, Small Lot	○○○	Regional Office and Commercial	○○○
Accessory Dwelling Unit	○○○	Neighborhood Shopping Center	○○○
Townhome	○○○	Regional Shopping Center	○○○
Duplex	○○○	Light Industrial/Flex Space	○○○
Triplex/Fourplex	○○○	Heavy Industrial	○○○
Bungalow/Cottage Court	○○○	Civic/Recreation	●●●
Courtyard/Garden Apartment	○○○		
Urban Apartment	○○○		

●●● Appropriate primary uses
 ●●○ Conditional as primary uses
 ○○○ Inappropriate use

Figure 3.17. Parks and Open Space
 Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



TRADITIONAL NEIGHBORHOOD LAND USE CATEGORY:

TRADITIONAL NEIGHBORHOOD

Traditional Neighborhood represents a traditional single-family detached neighborhood where each dwelling unit is located on an individual lot. Densities may vary from one neighborhood to the next, as well as within the same subdivision to encourage diverse housing options. This land use category is mostly single-family homes on smaller lots and some townhomes, duplexes, or quadplexes. Also, a small amount of neighborhood supporting retail and office employment is appropriate.



Traditional single-family homes

COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○ ○ ○	Mixed-Use, Neighborhood Scale	● ● ○
Cluster Subdivision	● ● ○	Mixed-Use, Community Scale	○ ○ ○
Single-Family, Large Lot	○ ○ ○	Mixed-Use, Regional Scale	○ ○ ○
Single-Family, Suburban Lot	○ ○ ○	Neighborhood Office and Commercial	● ● ○
Single-Family, Small Lot	● ● ●	Regional Office and Commercial	○ ○ ○
Accessory Dwelling Unit	● ● ●	Neighborhood Shopping Center	● ● ○
Townhome	● ● ○	Regional Shopping Center	○ ○ ○
Duplex	● ● ○	Light Industrial/Flex Space	○ ○ ○
Triplex/Fourplex	● ● ○	Heavy Industrial	○ ○ ○
Bungalow/Cottage Court	● ● ○	Civic/Recreation	● ● ●
Courtyard/Garden Apartment	○ ○ ○		
Urban Apartment	○ ○ ○		

● ● ● Appropriate primary uses
 ● ● ○ Conditional as primary uses
 ○ ○ ○ Inappropriate use

Figure 3.8. Traditional Neighborhood

Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix

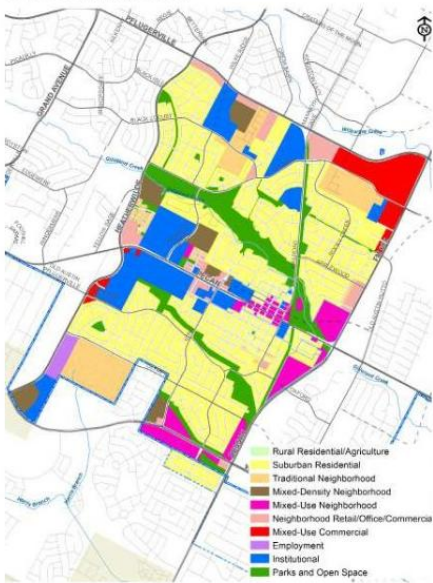


Pflugerville Planning and Zoning Commission STAFF REPORT

NEIGHBORHOOD DISTRICT: CENTRAL DISTRICT

CENTRAL DISTRICT

Map 8.6. Central District



ASPIRATIONAL ACTIONS

- Monitor and update plans for Downtown, the Historic Colored Addition and eastward to the northwest intersection of Dessau Road and Pecan Street, in order to continue focusing on defining character, intensity and transportation (particularly the Pecan Street corridor) in this District.
- Emphasize the development of locally-owned businesses and particularly locally-owned dining options. This should consider tools to reduce risk of entry, such as food truck parks.
- Increase access to trails, with safety enhancements such as lighting along trails and streets feeding into the trail system.
- Improve pedestrian safety along major roadways, with improved connectivity.
- Emphasize walkability and context-sensitive design within the District, recognizing its unique, historic character.
- Develop the northwest corner of Pecan Street and FM 685 to support public facility needs, considering use of public-private partnership approaches so that such facilities catalyze economic opportunity.
- Retain and enhance the natural beauty of Gilleland Creek, linking it to Pflugerville's history and connecting people with nature. Use trail system connections as an opportunity to create unique, exciting experiences at different parks along the route, along with supportive wayfinding directing to destinations.
- Develop programs to diversify housing stock with thoughtful infill development. Consider the creation of a pattern book in order to establish a level of comfort with the existing neighborhoods.
- Foster communications and relationships within established neighborhoods.
- Seek opportunities to incentivize aesthetic improvements and modernization of older commercial centers in the District.

This district includes the historic Downtown and Historic Colored Addition, surrounded by neighborhoods in linear fashion along Pecan Street. It is home to key City public facilities like the Pflugerville Public Library, and major school assets such as stadiums, offices, a high school and multiple school sites. Gilleland Creek is a green corridor supporting a variety of park experiences and trail connections. Much of the District is single-family residential, although FM 685/Dessau Road, Wells Branch Parkway and Pflugerville Parkway serve as significant economic opportunities that will involve unique infill-based approaches for compatibility character definition. The Pecan Street/FM 685 intersection presents an opportunity to integrate Downtown with these corridors, connect with Gilleland Creek and the MoKan rail corridor, and provide facilities for the City for years to come.