

Planning & Zoning:	08/03/2026	Staff Contact:	Clevan Rodrigues, Planner I
City Council:	08/25/2026	E-mail:	clevanr@pflugervilletx.gov
Case No.:	REZ2026-00197	Phone:	512-990-6300

SUBJECT: To receive public comment and consider a recommendation regarding a rezoning application for an approximately 0.71-acre tract of land located at 1304 & 1312 Taylor Ave, requesting a change from Agriculture/Development Reserve (A) to Single-Family Suburban (SF-S). The property is generally located north of Taylor Avenue, and west of Russell Street, situated in the Historic Colored Addition Subdivision, City of Pflugerville, Travis County, Texas, to be known as the Dixon-Lockett Project (REZ2026-00197).

SUMMARY OF REQUEST: The applicant is requesting to rezone an approximately 0.71-acre tract of land from Agriculture/Development Reserve (A) to Single-Family Suburban (SF-S). The rezoning is being sought to allow for the development of the two properties as single-family residences.

LOCATION: The subject property is located within the Historic Colored Addition Subdivision, situated north of Taylor Avenue, and west Russell Street.



HISTORY: 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). The Future Land Use Map was amended and the City Council adopted an Ordinance on May 12th, 2026, designating these properties as Traditional Neighborhood.

SURROUNDING ZONING AND LAND USE:

The subject property is currently zoned Agriculture/Development Reserve (A), consistent with many of the properties within the Historic Colored Addition Subdivision. The properties were assigned the base zoning of Agriculture Open District (A-O), when the subdivision was annexed into the City Limits in 1995. The neighborhood is bordered by commercially zoned parcels, predominantly General Business-1 (GB-1), located along Pecan Street at the entrance to the subdivision. 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.



Adjacent	Base Zoning District	Existing Land Use
North	Agriculture/Development Reserve	Single-Family Detached, Large Lot
South	Agriculture/Development Reserve	Single-Family Detached, Large Lot
East	Agriculture/Development Reserve	Single-Family Detached, Large Lot
West	Agriculture/Development Reserve	Single-Family Detached, Large Lot

PROPOSED DISTRICT: The applicant is requesting to rezone the property from Agriculture/Development Reserve (A) to Single-Family Suburban (SF-S). The SF-S zoning district is intended to include land which is being used, or intended to be used for low density, single family suburban housing types. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and services.

The Single-Family Estate (SF-S) District allows the following uses:

- **Permitted Residential Uses:** Accessory Dwelling Unit, Single-Family Home - Detached
- **Permitted Non-Residential Uses:** Government Facilities, Park or Playground, Place of Worship, Public School
- **Conditional Uses:** Amenity Center, Utilities
- **Specific Use Permit:** Golf Course and/or Country Club, School, Private or Parochial

COMPREHENSIVE PLAN: The City of Pflugerville adopted the Aspire 2040 Comprehensive Plan in April 2022. The Future Land Use Map was amended and the City Council adopted an Ordinance on May 12th, 2026, designating these properties as Traditional Neighborhood. This land use category supports primarily residential products, mostly small-lot single-family homes and some town homes, duplexes, or quadplexes. It also supports a small amount of neighborhood supporting retail and office employment.

Additionally, the Comprehensive Plan identifies this area within “The Central District,” a sub-neighborhood that emphasizes the development of locally owned businesses, diversification of the housing stock, and thoughtful infill development.

STAFF RECOMMENDATION: The property is located on Taylor Avenue, in the Historic Colored Addition Subdivision. Prior to submitting the rezoning application, the applicant met with staff and expressed a desire to build their future homes on the property. The property was re-platted in 2023, and comprehensive plan was amended in May 2026, to support this undertaking. The Single-Family Suburban (SF-S) district was determined to be more appropriate and compatible with the surrounding area, as it supports the existing lot subdivision patterns and maintains the existing neighborhood character without introducing additional density.

The Comprehensive Plan identifies this area as a Traditional Neighborhood, and the requested rezoning supports Land Use, Growth & Development Goal 2 of the Aspire Pflugerville 2040 Comprehensive Plan:

Land Use, Growth & Development - Goal 2:

Provide homeownership opportunities that encourage residents of diverse backgrounds and housing preferences to make Pflugerville home.

The proposed Single-Family Suburban (SF-S) zoning district aligns with this goal by expanding housing options and supporting long-term homeownership within the community.

Staff recommends approval of the rezoning request from Agriculture/Development Reserve (A) to Single-Family Suburban (SF-S).

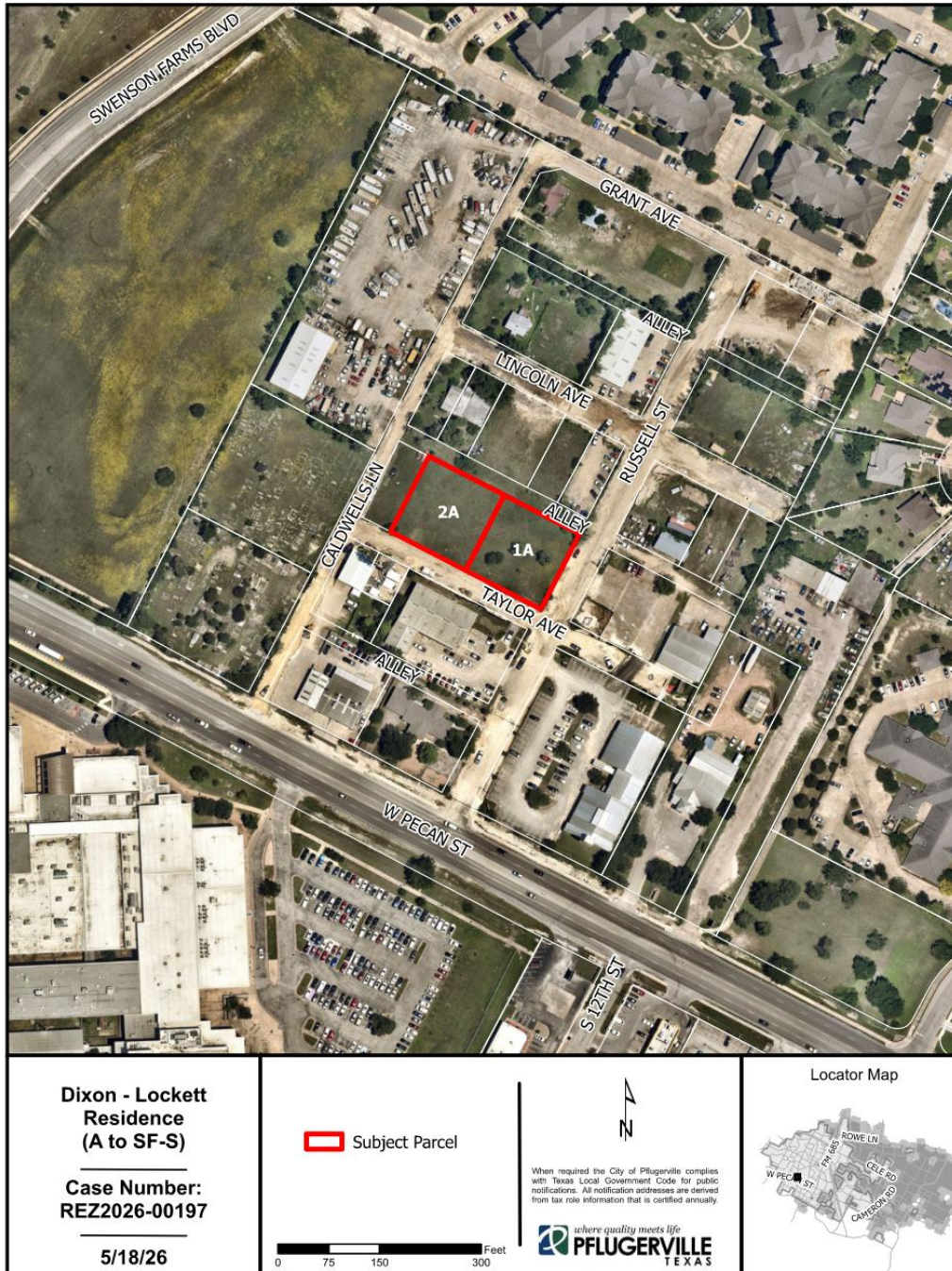
NOTIFICATION:

Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and 2 signs were posted as required.

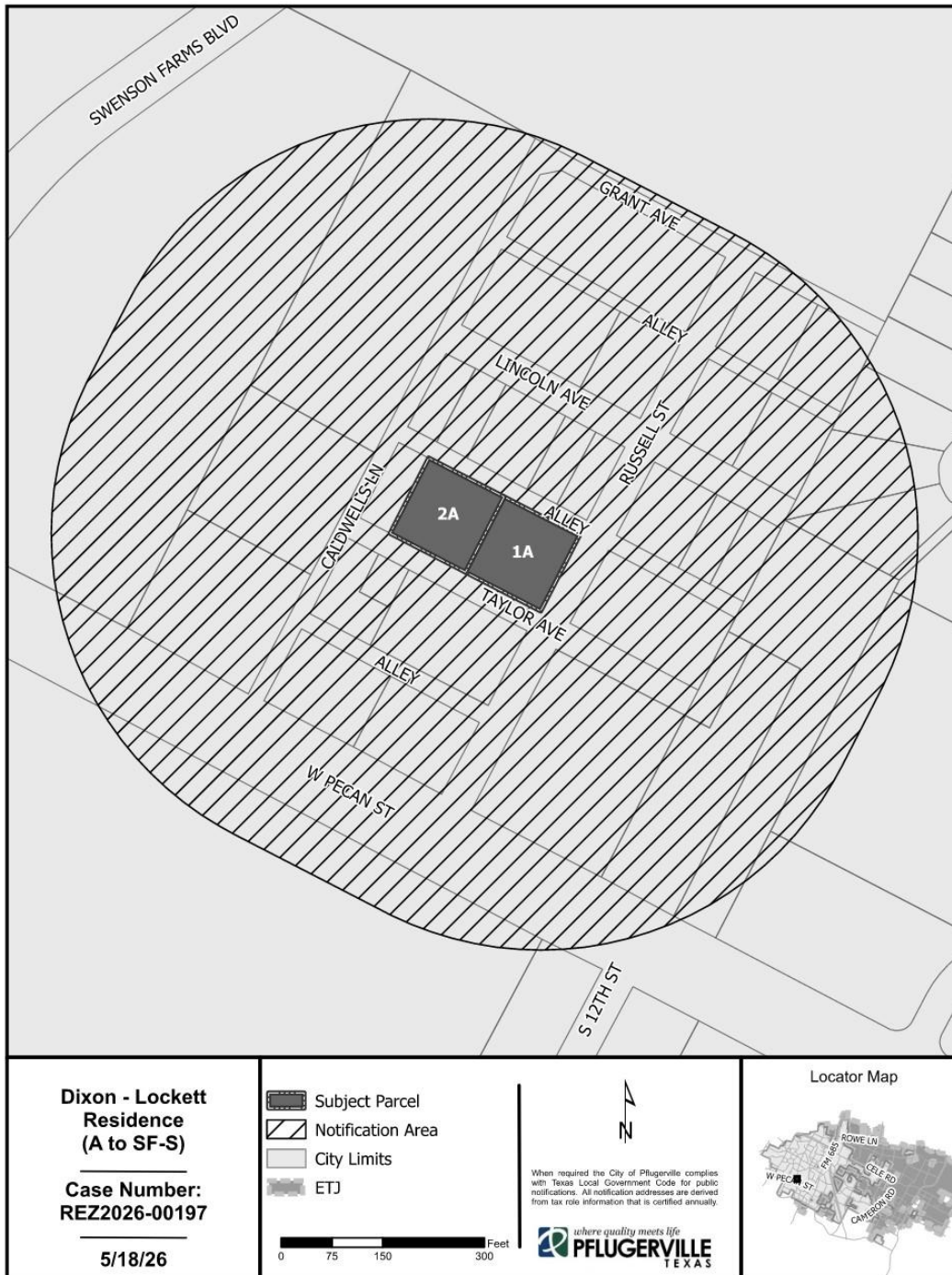
ATTACHMENTS:

- Aerial Map
- Notification Map
- Comprehensive Plan
- Zoning Map
- Applicant Request
- Pictures

Aerial Map



Notification Map:



Comprehensive Plan



Zoning Map



Applicant Request

Patricia Lockett [REDACTED]

Date: May 17, 2026

City of Pflugerville Planning and Development Services Department P.O. Box 589 Pflugerville, TX 78691

Subject: Rezoning Request for 1304 & 1312 Taylor Avenue – Colored Addition Block C Lots 1A & 2A

Dear Planning and Development Services Staff,

I am writing to formally request Rezoning for my family properties located at 1304 Taylor Avenue (Block C Lot 1A) and 1312 Taylor Avenue (Block C Lot 2A) in the Colored Addition. This request follows the recent approval of our Comprehensive Plan Amendment, which updated the Future Land Use Map designation for these parcels. I appreciate the City's thoughtful review and support during that phase of the process.

As shared previously, *"This request is not simply a procedural step for us—it is deeply connected to our family's history, legacy, and long-standing presence in the Colored Addition community."* Our family's roots in this neighborhood span more than a century, beginning with our great-grandfather, J.E. Tyson, who purchased this land in 1919. The properties later became part of the home and heritage of our parents, Earlie and Bettye Dixon, and remain central to our family identity.

Our connection to the community is equally meaningful. Our grandfather, George Caldwell Jr., and his brothers helped build St. Mary's Missionary Baptist Church in the early 1900s, and our family has remained active members ever since. We also take great pride in Caldwell Elementary School, named in honor of our grandmother, Fannie Mae Tyson Caldwell. These ties reflect the values of faith, education, and legacy that our elders instilled in us.

As described in our family history, *"Our elders shared stories of growing up on this land—of family gatherings, church fellowship, cultivating the soil, and the responsibility to keep the land in the family."* It is our intention to honor that responsibility by building our forever homes on these properties and preserving them for future generations.

With the Comprehensive Plan Amendment now approved, we respectfully request rezoning of both 1304 and 1312 Taylor Avenue to a district that aligns with our proposed residential use and long-term development goals. We are prepared to provide all required application materials, surveys, and supporting documentation to assist staff in the review process.

Thank you for your continued guidance and support. We look forward to working with the Planning Department as we move into the rezoning phase.

Sincerely,

Patricia Lockett Owner
1304 & 1312 Taylor Avenue
Colored Addition Block C Lots 1A & 2A

Pictures:

