

Planning & Zoning:	12/1/2025	Staff Contact:	Clevan Rodrigues, Planner I
City Council:	1/12/2026	E-mail:	clevanr@pflugervilletx.gov
Case No.:	REZ2025-00467	Phone:	512-990-6300

SUBJECT: To receive public comment and consider a recommendation regarding a rezoning application for an approximately 2.78-acre tract of land located at 604 Kay Lane, requesting a change from Agriculture/Development Reserve (A) District to Single-Family Estate (SF-E) District. The property is generally located north of Split Oak Drive, west of FM 685, south of E. Pfennig Lane, and east of N. Railroad Avenue, situated in Lot 6, Warner Heights Addition, City of Pflugerville, Travis County, Texas, to be known as the 604 Kay Lane Rezoning (REZ2025-00467).

SUMMARY OF REQUEST: The applicant has requested to rezone an approximately 2.78-acre tract of land from Agriculture/Development Reserve (A) District to Single-Family Estate (SF-E) District. The rezoning is being sought to allow for the development of the property as a single-family residential subdivision.

LOCATION: The subject property is located along the interior of Kay Lane within the Warner Heights Subdivision, situated south of Justice Center Drive, north of the Saxony Subdivision, and west of FM 685.



Location Map

HISTORY: The Warner Heights Subdivision was annexed in 1995 (Ord. 428-95-11-28) as part of a City-initiated annexation and was subsequently zoned Agriculture/Conservation, which is now known as the Agriculture/Development Reserve (A) District. The Agriculture/Development Reserve (A) District identifies areas where agricultural uses may be appropriate and serves as an interim zoning classification for land that is relatively undeveloped but has been identified as having future growth potential.

SURROUNDING ZONING AND LAND USE:

The subject property is currently zoned Agriculture/Development Reserve (A) District, consistent with many of the surrounding properties along Kay Lane, which are primarily larger estate-style lots. The broader neighborhood is bordered by commercially zoned parcels, predominantly General Business-1 (GB-1) District, located along FM 685 at the entrance to the subdivision. Justice Center Drive is located to the rear of the property and contains parcels zoned General Business-1 (GB-1) District, General Business-2 (GB-2) District, and Suburban Level 3 Corridor (CL3) District.



Adjacent	Base Zoning District	Existing Land Use
North	Suburban Level 3 Corridor District & General Business – 2	City of Pflugerville/Government Services, and Empty 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) District to Single-Family Estate (SF-E) District. The SF-E zoning district is intended to accommodate larger-lot single-family development, generally with lots greater than one-half (½) acre in size. New single-family estate neighborhoods may be established within this district; however, their location should be carefully considered to minimize sprawl and ensure consistency with utility and infrastructure master plans.

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

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

- **Specific Use Permit:** School, Private or Parochial

COMPREHENSIVE PLAN: The City of Pflugerville adopted the Aspire 2040 Comprehensive Plan in April 2022. The Future Land Use Map designates this area as Suburban Residential, which supports a 100-percent residential product, including cluster subdivisions, large-lot single-family, suburban-lot single-family, small-lot single-family, and accessory dwelling units.

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 Kay Lane, off FM 685, south of the City of Pflugerville Justice Center. Prior to submitting the rezoning application, the applicant met with staff and expressed a desire to subdivide the property for personal use. The Single-Family Estate (SF-E) District was determined to be more appropriate and compatible with the surrounding area, as it supports larger-lot subdivision patterns and maintains the existing neighborhood character without introducing additional density.

The Comprehensive Plan identifies this area as Suburban Residential, 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 Estate (SF-E) 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) District to Single-Family Estate (SF-E) District.

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.

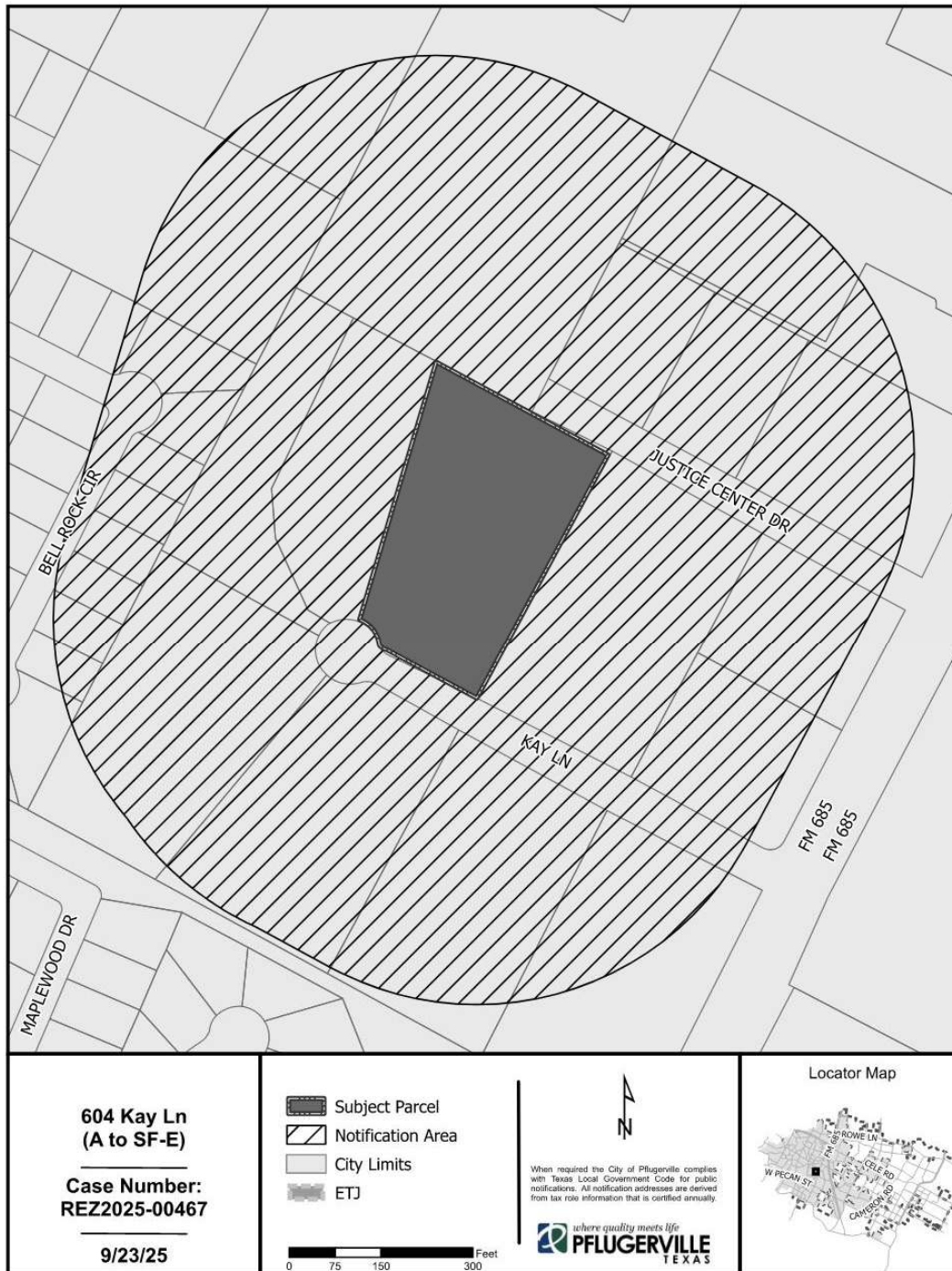
ATTACHMENTS:

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

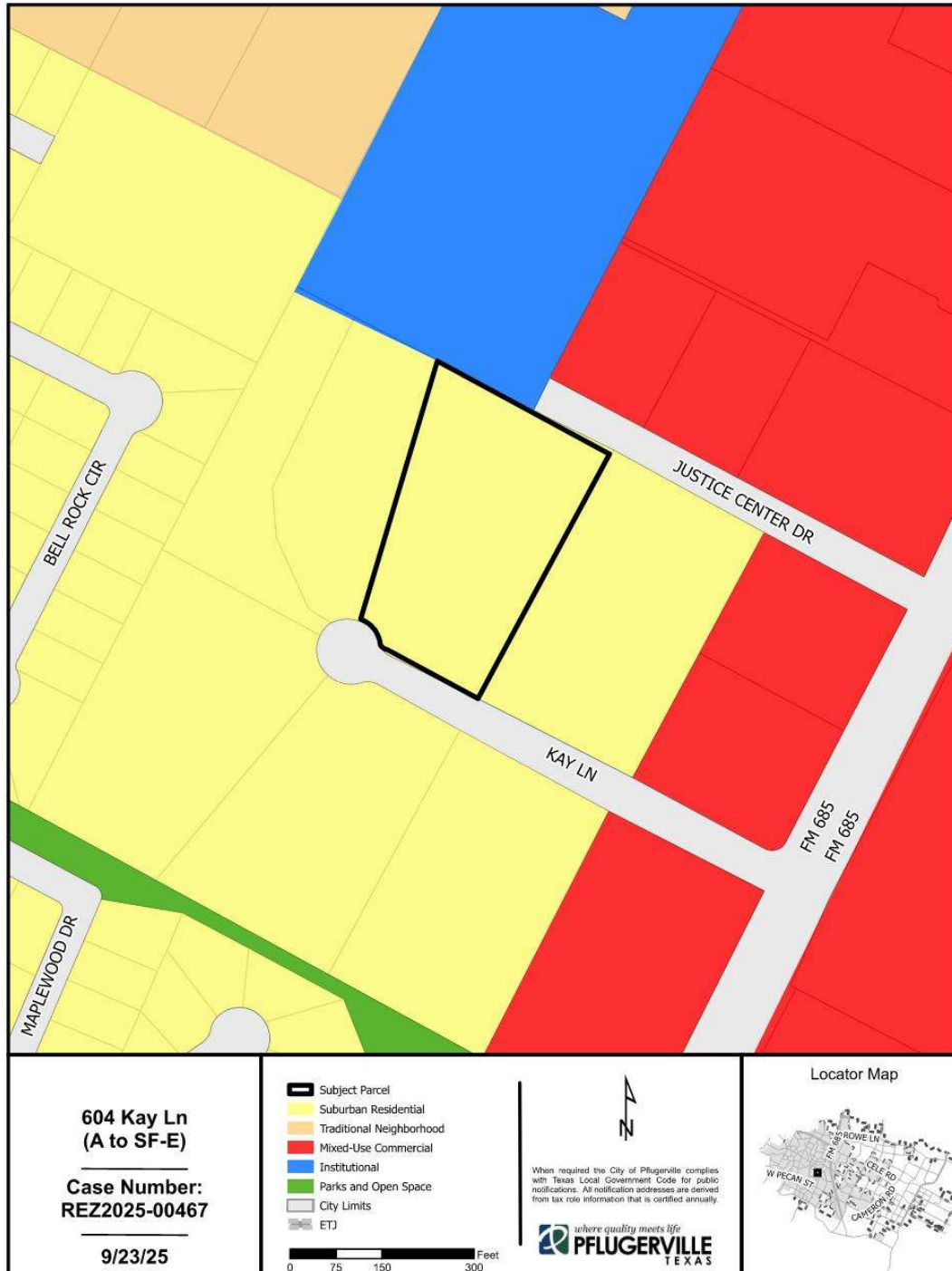
Aerial Map



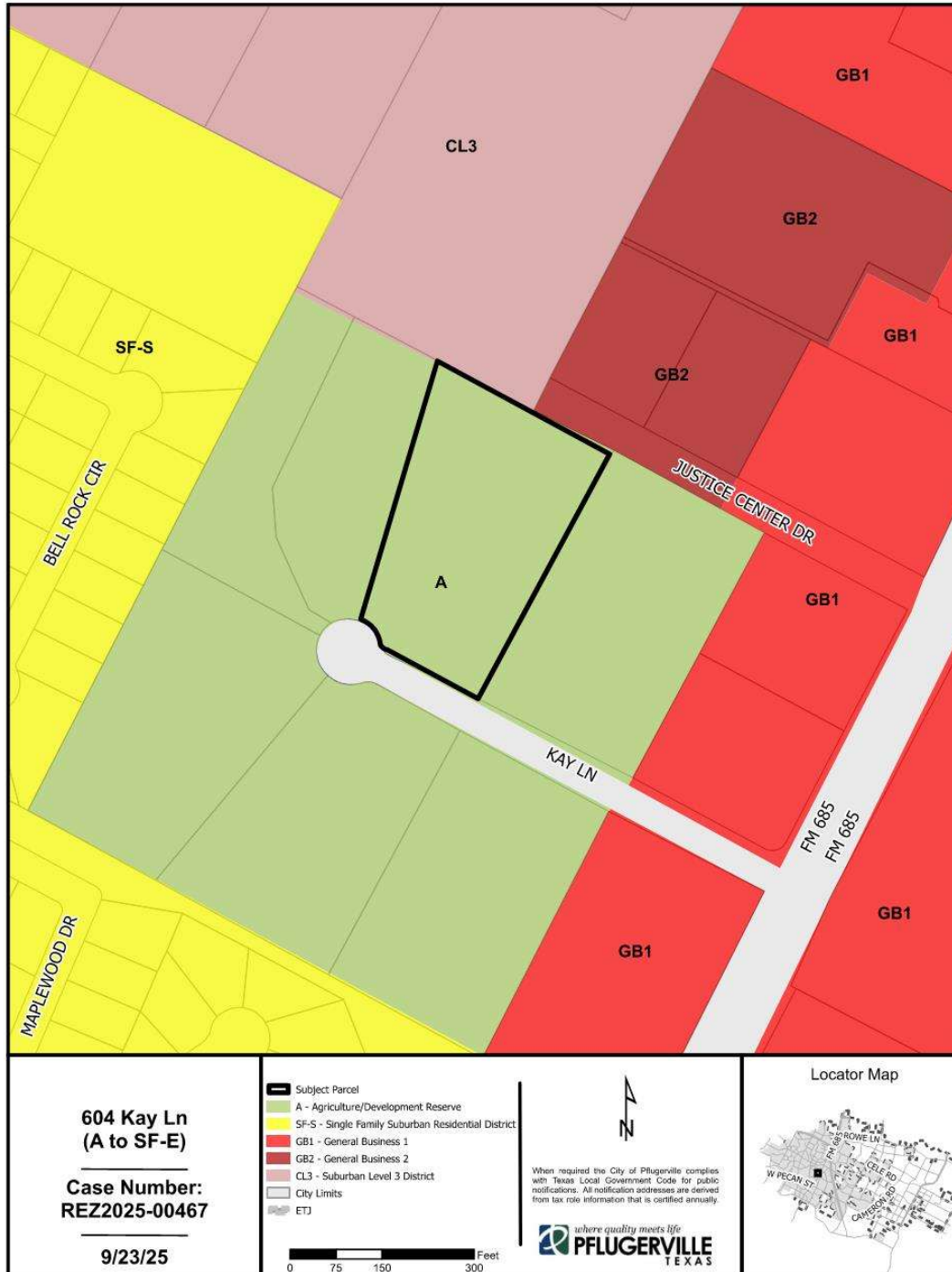
Notification Map:



Comprehensive Plan



Zoning Map



Applicant Request

Re: Rezoning Request – 604 Kay Ln, Pflugerville, TX 78660

Dear Planning and Zoning Departments

Attn: Commissioners and Council Members,

On behalf of the property owner, Mr. Viet Tran, of 604 Kay Lane, Pflugerville, TX 78660, I respectfully submit this request to rezone the subject property from **Agricultural (AG)** to **Single-Family Estate (SF-E)** zoning.

The property is approximately **2.78 acres** in size and is currently zoned **Agricultural (AG)**. During the recent Pre-Application Conference (PAC) with the Planning Department, staff advised that a replat of this tract into two smaller residential lots is not possible under the current AG zoning, as the subdivided lots would be under 3 acres in size. Following their review, the Planning staff recommended rezoning the property to **Single-Family Estate (SF-E)**. This rezoning would bring the property into conformity with the City's zoning requirements and allow the subsequent subdivision into two single-family estate lots.

As noted in the PAC meeting, this rezoning request is consistent with the City's planning goals for the surrounding area, supports orderly and responsible development, and will preserve the character of the neighborhood while creating an additional housing opportunity in Pflugerville. The owners intend to maintain the property in residential use, ensuring compatibility and harmony with the surrounding lots.

We respectfully request your consideration and approval of this rezoning from AG to SF-E so that we may proceed with the subsequent replat application.

Thank you for your time and thoughtful review of this request. We appreciate the guidance and assistance of the Planning Department and look forward to working with the City through this process.

Pictures:



