



METCALFE WOLFF
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April 24, 2026

Mayor Doug Weiss and
City of Pflugerville City Councilmembers
1611 Pfennig Lane
Austin, Texas 78752

Via Online Submittal

Re: Request for Planned Unit Development (PUD) under 20 acres for a 10.002-acre property located at 1010 Immanuel Road (the "Property")

Dear Mayor Weiss and Councilmembers:

As representatives of the owner of the above-stated Property, we respectfully submit this request under Unified Development Code (UDC) Section 4.5.3(B)(A) to allow for a PUD application that is under 20 acres to be filed with the City of Pflugerville. The Property is currently zoned Multi-Family-10 District (MF-10) and is an infill project that is developed with a mix of single family and townhouses. The proposed PUD zoning will allow for the addition of a mix of missing middle type housing including additional townhouses, duplexes and quadplexes/apartment flats in a park-like community setting.

The City's Comprehensive Plan (Aspire Pflugerville 2040) identifies the Property's future land use as Traditional Neighborhood. While the Comprehensive Plan identifies missing middle type housing products that are similar, the UDC does not currently have a zoning district that would allow for these varied types of housing products within one Property. Specifically, we are proposing a new form of housing (apartment flats) that fits into the higher end of the multifamily scale and bridges a gap between medium to high-rise multifamily and smaller building types such as duplexes and townhomes.

Full development of the Property has struggled under the current MF-10 zoning, and the current owners would like to revive the project with an enhanced mix of housing uses as noted above. Despite the Property being under 20 acres, the PUD would provide certainty with the proposed design concepts that cannot be achieved with standard zoning. A very preliminary, draft concept plan is submitted with this request to demonstrate our proposal.

We appreciate your consideration of this request and respectfully ask for your support.

Very truly yours,

A handwritten signature in black ink that reads "Michele Rogerson Lynch".

Michele Rogerson Lynch

Enclosure