



Murchison Letter of Intent

10/17/2022

To the members of the Pflugerville Planning and Zoning Commission and City Council:

We are pleased to submit this zoning request for the Murchison Development in East Pflugerville and look forward to working with the City throughout the development process. This proposed development will be a balanced community of single family residential and commercial use designed around a significant central open space, which will become a key linkage in the Wilbarger Trail system.

The subject property is 120.3 acres of land. 72.69 acres of the property is currently in the process of being annexed into the City of Pflugerville while the remaining 47.61 acres was previously annexed in conjunction with city utility improvements. Our team is proposing that the property be rezoned to the base districts of SFR (34.6 acres) SF-MU (10.5 acres, 14.6 acres and 15.1 acres), PF (30.1 acres) and NS (15.4 acres) as the basis for land use and development standard guidance.

The City's Aspire Comprehensive Plan indicates that the site be broken up into three different land uses: Mixed Neighborhood and Suburban Residential on the southern end of the parcel, Suburban Residential on the northern end and Parks and Open Space in the middle (following Wilbarger Creek). We believe the newly proposed base districts align well with the City's future land use designations by combining single family residential and neighborhood services on the southern end, single family on the northern end and Parks Facility and Open Space in the middle (including the extension of the Wilbarger Creek Trail).

This zoning request and the resultant developed project is intended to be consistent and supportive of the guiding principles established in the Pflugerville Aspire 2040 Comprehensive Plan.

- **Diverse and Equitable:** The residential housing offerings offer various price points.
- **Community-Oriented:** Both residential zones will share dedicated public parkland and open space, highlighted by the Wilbarger Trail. The two residential zones will connect to the trail, with the trail also connecting to the east and west property boundaries.
- **Fiscally Responsible:** The development will pay City taxes and City utility rates and contribute to the construction of long-term City infrastructure and public facilities.
- **Environmentally Sustainable:** Significant, natural open space and water quality protection.
- **Safe and Healthy:** An active, healthy community with trail circulation and quick access to 1849 Park. Residential and commercial zones within walking distance of one another.
- **Economic Opportunities for All:** Space for new business growth and employment that is in direct support from/to the adjacent housing.

We look forward to working with the staff to continue the development of this project and are appreciative of the support from the City.

Respectfully,

A handwritten signature in blue ink, appearing to read "Patrick M. Smith", is written over a light blue horizontal line.

Patrick M. Smith ASLA, Halff Associates
Representing Pulte Homes