



June 8, 2006

Mr. Ed Fleming
7320 North MoPac, Suite 201
Austin, TX 78731

Re: 1.78 acres C. d. C. Tract along F.M. 1825 & 0.9 acres of land along 12th Street
at Pfluger Street.

Dear Mr. Fleming,

This letter is to summarize the meeting held April 14 with City staff, Chris Carothers, Rick Vaughn and yourself relating to the development of the above two properties. We discussed various key issues of interest to your development team. The following will outline the key issues discussed.

- The first question related to the existing water and wastewater service to these sites. The City does have in place at this time adequate lines and capacity to serve a 7,700 Sq. Ft. Restaurant on the F.M. 1825. The City also has capacity to service the 0.9 acres. of land along 12th Street at Pfluger Street to serve an approximately 12,000 Sq. Ft. building to be used for office or retail.
- The City engineer has evaluated the need for providing onsite detention for these sites and determined that the requirement for detention on the subject tracts can be waived. Additionally, the City has determined that there is adequate down stream conveyance of storm water.
- Thirdly we discussed the zoning and land use issues relating to the development of the sites. The property is currently zoned GB and is within the Central Business District (CBD) as defined in the Site Development Code. All uses permitted within the GB district are allowed on the site. The CBD designation subjects the land to additional requirements as discussed in the meeting including approval of the appearance of the proposed buildings by the Architectural Review Board. Additionally, I understand that the terms of the sale of the land by the PCDC will include land use restrictions placed on the properties be separate covenants.

www.cityofpflugerville.com

Mailing Address:
P.O. Box 589
Pflugerville, Texas 78691-0589

Street Address:
100 East Main Street
Suite 300
Pflugerville, Texas 78660

Tel: 512.990.4363
Fax: 512.990.4364

- Last, access over and across the current Pflugerville Community Library parking lot will be permitted so that the subject 1.78 and 0.9 acre sites have access to 10th Street with the provision that library patrons will be permitted to park in spaces on the 1.78 and 0.9 acre sites. Additionally, patrons of businesses on the 1.78 and 0.9 acre sites will be permitted to park in spaces located on the library site. Appropriate access easements will be prepared and executed later to accomplish these provisions.

It is my understanding that you have met with the T.A.B.C. and determined that the distances from your proposed building location measured by street lines is over 300 feet from the nearest Church and day care facility. Other than the table of permitted uses in the Zoning Code, the City does not have any additional requirements or restrictions regarding liquor sales.

The sites will be required to follow the site development regulations relating to the review and issuance of site development permits for any on site construction.

If you have any questions, please feel free to contact me at your convenience.

City of Pflugerville,


Charles L. Simon, AICP
Assistant City Manager