

To Respected P&Z Commissioners,

We are writing in light of the re zoning application that we are applied for 2004/2016 Rowe loop , Pflugerville and here outlining the various facts and reality .

1. Background :

- The City and Fire Marshall have asked Windy vane (with 50ft easements) to Rowe Loop roads to be connected.
- The current 2016 house would be left as is with improvements as a separate lot where we want to keep the serenity of the community.
- The majority of current houses on Rowe loop already have Single-family houses adjacent to them and also in their backyards.
- The current neighbors who were from earlier didn't continue the deed restrictions after the late '90s and when the city annexed the properties in around 07-08, there were no obstructions raised at that time. Afterward, the city has taken up utility developments proposed as SF-low density and the Rowe loop owners have taken advantage of these facilities.
- The adjacent commons community and the reed crossings have been developed and harmonized with the rowe loop neiighborhood.
- The current rezoning(7500 sqft) request is for lower density than the commons community density(6000 sq.ft) which is adjacent .
- The current Rowe loop neighborhood is not under any HOA community.
- At the start of rowe loop , there is already Mixed-use development being constructed and more properties inside the Rowe loop are following the same path.
- The Rowe loop roads are city's endowment and as one of the home owner's, we don't and couldn't dictate the terms of how the traffic should flow.
- <https://www.cnbc.com/2021/09/14/america-is-short-more-than-5-million-homes-study-says.html>

2. Approximate Project Area calculations

Table #1 - Approximate Area Sq.Ft Calculations for the Development.

Areas	Sq.ft
Total Square foot of 13 acres	566280
Existing Pond	-102437(18%)
Utility Easements	-16050(2.83%)
Roads	- 83136(14.6%)
Detention Pond	-33491(5.9%)
Current home in 2014 rowe loop	-21782 (3.8%)
Remaining SQFT for development	309382 (55% of total sq.ft)

Table #2 – Representing the lots calculations with the remaining land

Industry standard calculation for development at 30% development use of the land	30% of 566280 sq.ft -> 396396/7500sq.ft > theoretical 52 lots approx
# of Lots SF-R	Practical 34 lots approx
# of Lots SF-S	Practical 29 lots approx

Observations :

- In Table#1, because of the various easements (Roads / Utilities / Detention pond) and downside(existing pond, triangle-shaped) to the property the **remaining % of land left for lots is drastically low already.**
- In Table #2 first row, Which is the practical calculation for any site development where the estimates for lots are typically 70%. Which in our case when compared with row #2 with the above-mentioned constraints **we are significantly under loss for this project.**

3. What would the development bring to the neighborhood and area?

a. As part of the development

- The **project requires us to do a major uplift of the utilities** which does not exist now and it's a significant undertaking, where **it's a first-mover disadvantage for us.**
- The **project would follow the respective Traffic guidelines, safety rules, and regulations** that would be suggested by the relevant departments by code.

- We plan to have **proper boundaries for this development** so that it jives well with the landscape of the community.
- During construction, we **plan to take proper precautions** and partitions like any other development project.

b. Our Value proposition

- The **value of the neighbor properties increases** which is a plus for all the neighbors after any development similar to Empire at Rowe lane community.
- Since we are the **first development inside the Rowe loop**, it is a significant cost to get the utilities (water, sewer, storm, Gas, etc) into the Rowe loop which is a huge investment for us and those costs do not matter if it's for 30,40 or 70 houses. **Those costs are fixed and huge.**
- The current project will fully materialize the city’s plan for lower-density residential goals in this infill and align with the city expansion plans.

4. What is happening in the neighborhood

- More properties are being changed hands.
- More Owners looking to Rezoning.
- Some of the Rowe loop owners are also enquiring in the city about rezoning.

5. Communication with neighbors

a. Communication call logs

Address	Communicated on	Phone/eMail	Mail
1948 Rowe loop	12-Aug	Phone	
1948 Rowe loop	3-Aug	Phone	
1948 Rowe loop	6-Sep	Phone	
1948 Rowe loop	10-Sep	eMail	
1924 Rowe loop	12-Aug	Phone	
1924 Rowe loop	6-Sep	Phone	
1924 Rowe loop	7-Sep	Phone	
1924 Rowe loop	10-Sep	eMail	
1931 Rowe Loop	6-Sep	Phone	
1931 Rowe Loop	8-Sep	Phone	
1931 Rowe Loop	8-Sep	eMail	

1917 Rowe loop	6-Sep	Phone	
1917 Rowe loop	9-Sep	Phone	
1917 Rowe loop	10-Sep	Phone	
1914 Rowe loop	10-Sep	Phone	
1914 Rowe loop	11-Sep	Phone	
1914 Rowe loop	12-Sep	Phone	
1823 Rowe loop	8-Sep	Phone	
1823 Rowe loop	6-Sep	Phone	
1803 Rowe Loop	8-Sep	Phone	
2118 Rowe loop	1-Sep	Phone	
2029 Rowe Loop	18-Aug	Phone	
1838 Rowe loop	1-Sep	Phone	
1810 Rowe loop	18-Aug	Phone	
All Rowe loop Residents	19-May		Direct Mailer
All Rowe loop Residents	9-Sep		Direct Mailer

b. Mailer Communciation to the neighbors



To Our Neighbors

We are trying to reach our neighbors to hear any feedback to rezone the two lots at Address 2004 and 2016 Rowe loop, Pflugerville, TX 78660. We are requesting to the City of Pflugerville that this be changed to Single Family Residential (SF-R), and we wanted to let all of our neighbors know our intentions about this development. We will be open to discuss and clarify our plans through the rezoning process. During these covid situations we want to be considerate of physically meeting the neighbors, but we are open to

meet in person as well. We have decided to send this memo out in lieu of an in-person meeting. Land uses for surrounding properties are similar in use and zoning. So this rezone should not adversely affect any surrounding properties. For example, the neighborhood at commons is lesser than the SF-R lot sizes and would continue the same neighboring lots sizes and down the street adjacent to Row Loop is 2216 Rowe Lane, which is zoned as Single Family mixed-use Residential (SF-MU).

This change in our property will not have any negative impact, and on the contrary, will be a positive impact on the neighborhood house values. All the development along with the utilities improvement will be a big plus for the neighborhood and will be done according to the city standards. The Rowe loop road improvement plans are also taken into consideration which will be full-filled by the city-approved bond proposition in the near future.

We strive to develop this project where there would be stable community members similar to the Blackhawk development where it reflects prestigiously to all the neighbors. We would really appreciate receiving letters of support on this issue to include in our application, These can be sent to us at hello2upp@gmail.com If you have any questions or concerns about the process and what it may mean for you as a neighbor, please feel free to contact us by email or at 510-364-3059/408-390-6947. Thank you for your time and help with this matter. Looking forward to meeting you.

Thanks you,
Raju and Kasi (Maatha Investments LLC)
510-364-3059/408-390-6947

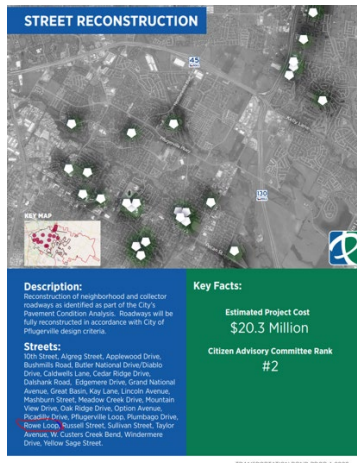
c. WE THE 2004/2016 OWNERS MEETING THE NEIGHBORS PERSONALLY ON SEP 18 /19,2021.

6. Alignment with the City :

- a. City staff is expecting infill for larger lots like this neighborhood
- b. We met with staff to determine the best zoning and make sure we are in line with the FLUM
 - i. Goals align with infill for larger lots to accomodate population growth.
 - ii. The age of a neighborhood does end unless it is redeveloped.
 - iii. Surrounding neighbors should be inclusive and understand the need for starter homes for families who cannot afford large lots such as 1/2 acre lots.
 - iv. Capital Improvements Program does have the Rowe Lp road improvements planned
 - v. We are following the rules and plans which are directed by the city.
 - vi. We have invited the neighbors to rezone with us so they can stay n the homes and they can be part of the platting process

Rowe Loop street improvement by city bonds.

<https://www.pflugervilletx.gov/home/showpublisheddocument/8492/637345685086430000>



7. Why SF-R and not other Zoning

- We are already at a financial loss because of the constraints explained in section #2 especially the observations part shows the factual reality.
- We would need to do a major undertaking to get utilities into our project and would be a significant investment.
- People looking for larger houses and lots in the market are less because of affordability.
- SF-R would allow us to do flexible design in the layout planning.
- Between SF-S and SF-R, there is a difference of 4 or 5 houses and we are sure we can accommodate those 4 to 5 families who would call their home.
- With the scarcity of housing in Austin, our ideas align with city goals for sustained residential housing.

Request to the P&Z commission:

In the recent times the P&Z have approved the Commons community which is a premium community and the neighborhoods have flourished and there were no issues that arised out of this community , and our plan is to have better houses than them.

After multiple meetings and communications with the neighbors , we respect the neighbor's sentiment and at the same time we don't discriminate and ascertain that the residents that could be living in the future would be causing trouble to the neighbors in the current community by wild imagination and in no way right for us to assess the future. We ensure and follow that the city and relevant departments guidelines are followed according to code.

As we have highlighted in the previous sections and section #6 about the various aspects of this specific property and duly consider how this development positively helps the neighbors and the city goals for sustained housing .

Conclusion :

We respectfully ask for you Commissioners to approve our rezone to benefit the community and City of Pflugerville.

Yours Sincerely

Maatha Investments
9/15/2021