

December 21, 2022

Mr. Jeremy Frazzell  
Planning and Development Services Director  
City of Pflugerville - Planning Department  
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**Subject: Zoning Change Request**  
**1565 W Pflugerville Loop and 1211 Nimbus Dr. Pflugerville, TX 78660**

Mr. Frazzell,

On behalf of CASIANO INVESTMENTS LLC, I am hereby requesting a Zoning Change for the properties identified with Parcel ID numbers 278624 and 278497 in the Travis County Central Appraisal District. The parcels are located within the City of Pflugerville's City Limits and the addresses are 1211 Nimbus Dr. and 1565 West Pflugerville Loop, respectively.

These properties are specifically located in the intersection of W Pflugerville Loop and Nimbus Dr. Both properties have an area of 1 acre and can be further identified as Lot 1 and Lot 2 of the Skyview Manor Subdivision.

The land is currently zoned as A – Agriculture/Conservation District. We request that the zoning be changed to MF-10 "Multi-Family 10 Residential District" to bring it in line with existing developments surrounding the property.

We had a Pre-Application Conference on October 13, 2022, with City staff. We acknowledge that the proposed Future Land Use for our property is a Suburban Residential use. Yet, we believe that the property has a privileged location and hence, a lot of potential to be redeveloped as a Multi-Family Residential District.

We strongly consider that a development of this nature at the subject parcels will help the City of Pflugerville achieve its community's vision and goals. As discussed on Chapter 3 the City's Comprehensive Plan, there is currently not a wide range of multi-family housing in the City to meet the needs of the community in the future. We are confident that the proposed Tiny Homes/ Bungalows will help embrace Pflugerville's small-town character and at the same time provide a benefit by buffering Skyview Manor Subdivision single-family homes from the high-density development west of Pflugerville Loop.

Thank you in advance for your time and consideration. Should you have any questions or need further information, please do not hesitate to contact me.

Sincerely:

Salvador Casiano Jaramillo

