

March 30, 2022  
PK No.: 5141-21.591

**CITY OF PFLUGERVILLE**  
**Planning & Zoning Commission**  
100 West Main Street  
Pflugerville, Texas 78660

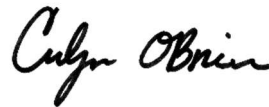
Re: **Spring Brook South**  
**18100 Schultz Lane**  
**3 Building Industrial Complex**  
Pflugerville, Texas

To Whom It May Concern:

This letter is to serve as the request for a waiver to the Unified Development Code Subchapter 15.16.3(C) requirement that "a street stubbed out into the subject subdivision boundary shall be extended into the subdivision". In this case, the existing neighborhood to the north of the subject property already has an existing connection on Schultz Lane approximately 1000 feet away and another connection for the rear of the subdivision to Grimes Boulevard through an existing commercial property. The development on the subject property is proposed industrial and the connection between the existing subdivision and the proposed development would encourage the intermingling of heavy truck traffic and residential traffic, which is undesirable.

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,



Carolyn O'Brien, P.E.

**\*In the event of any unintentional clerical inaccuracies or misrepresentations in this document, please contact our office at your earliest convenience.\***

CEO/jjb  
5141-21.591\_Planning & Zoning Commission