



October 31, 2016

Planning and Zoning Commission and City Council
Development Services Center
201-B East Pecan St.
Pflugerville, TX 78660

RE: Living Spaces
Southwest Corner of SH 45 & Heatherwilde, Pflugerville, Texas
Specific Use Permit Request Letter

Dear Planning and Zoning Commission and City Council,

On behalf of our client, Living Spaces, we are requesting a Specific Use Permit for approximately 60 Acres. The subject tract is located in the City of Pflugerville, Travis County, Texas, west of North Heatherwilde Blvd. between State Hwy. 45 and New Meister Lane. It is the southwest corner of State Hwy 45 and SH 45.

The property is in the City of Pflugerville and zoning is CL4, Urban Level 4. Our client is requesting a Specific Use Permit for a proposed 650,000 SF building, 150,000 SF of Retail and 500,000 SF of Warehouse/Distribution. The developer is planning on screening the loading docks with a screen wall and landscaping. Please see the attached Conceptual Plan & Details.

Please contact our office if you have any questions or need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470

Shelly Mitchell, P.E.
Sr. Project Manager

H:\projects\509\30\00\212 Preliminary\Documents\Rezoning Letter.docx