



**Carlson, Brigance & Doering, Inc.**

Civil Engineering ♦ Surveying

February 25, 2013

City of Pflugerville  
Attn: Planning and Zoning Commission  
100 East Main Street, Suite 500  
Pflugerville, Texas 78660

**RE: Spring Trails Phase 9  
CBD Job Numbers 4513**

**Request for Subdivision Variance to Fiscal Security**

Honorable Commission:

On behalf of our client, KB Home Lone Star Inc., Carlson, Brigance & Doering, Inc. respectfully submits this letter requesting a variance to the Subdivision Ordinance found in the Unified Development Code, Subdivision Process, Subchapter 15-O-2 for the above-referenced project.

The purpose of this variance request is to submit the final plat application for Spring Trails Phase 9 prior to completion of all public improvements. Fiscal security will be posted equal to 110% of the amount of outstanding improvements remaining to be built as part of the construction contract currently underway as a condition of final plat approval by Planning Staff before Planning & Zoning Commission consideration.

Construction is scheduled to be complete and accepted by the end of March, 2013. The fiscal security will be based on the improvements remaining to be constructed as of **February 22, 2013**. Carlson, Brigance and Doering, Inc. will provide the City of Pflugerville with an approved contract pay application and any related inspection approval reports to validate the completed work.

In granting the variance, the Commission would allow for the final plat to be eligible for approval at the next scheduled Planning and Zoning Commission meeting on March 4, 2012. Final plat approvals at the March Commission meeting would allow for official recording and addressing, which are key milestones to maintaining an uninterrupted construction completion schedule for this project.

Thank you for your time and review of this request. Your approval of this variance is greatly appreciated.

Respectfully,

Geoff Guerrero  
Zoning and Construction Development Manager