



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

July 18, 2012

Mr. Trey Fletcher
Assistant City Manager – City of Pflugerville
P.O. Box 589
Pflugerville, Texas 78691

RE: Highland Park – Phase D Section 3 Final Plat
Variance Request to UDC Subchapter 15(O)(2)

Dear Mr. Fletcher:

On behalf of our client, we are requesting a variance to the Unified Development Code (UDC) Subchapter 15(O)(2) for the Highland Park Phase D Section 3 project. This section of the code states that the sub-divider may only choose to either construct all required Public Improvements before submitting a Final Plat for the subject area, or provide fiscal security in an amount equal to 110 percent of the cost of the improvements in a form acceptable to the Administrator.

This phase of the development is currently under construction with the intent of the Final Plat to be approved prior to completion of the improvements. We are requesting that fiscal be posted in an amount of 110 percent of the cost of the improvements remaining to be constructed. At the time of approval of the Final Plat, a certified contractor's pay application can be submitted to the City to calculate the amount of fiscal required for the remaining improvements.

Please contact me if you have any questions or need additional information concerning this variance request.

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

A handwritten signature in black ink, appearing to read 'Dustin Goss'.

Dustin Goss, P.E., LEED® AP BD+C
Project Manager

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