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July 2, 2014

Mr. Jeremy Frazzell
Planning Department
City of Pflugerville
100 E. Main, Ste. 400
Pflugerville, TX 78691

Delivered via E-mail

**RE: Variance Request – Falcon Pointe Section 14 Phase 2
City of Pflugerville Project No. CON1311-02**

Mr. Frazzell,

On behalf of our client, Terrabrook Falcon Pointe, LLC, AECOM requests a variance from the standard requirements of UDC Article 15.Q.4.a, regarding the review process for the Falcon Pointe Section 14 Phase 2 Final Plat. This article of the UDC allows the submittal of the Final Plat application to the Planning and Zoning Commission prior to the completion of construction, under the condition that fiscal security has been provided for 110% of the construction cost of the proposed public improvements.

AECOM requests a variance to allow our client to provide a partial fiscal security for the public improvements that have not been constructed as of June 30, 2014. Accordingly, Terrabrook Falcon Pointe, LLC intends to provide partial fiscal security in the amount of 110% of the construction cost of remaining improvements on Falcon Pointe Section 14 Phase 2 in conjunction with the Final Plat Application.

Please review this request and advise whether it is acceptable to provide partial fiscal security for the above referenced section.

Sincerely,

Allison Kennaugh, P.E.
Project Engineer

cc: Rainer Ficken, Newland Communities
Amy Giannini, COP
Roger Durden, AECOM
File 201