



City of Pflugerville, Texas

DATE: June 24, 2011

TO: Planning & Zoning Commission

FROM: Jeremy Frazzell, Senior Planner

RE: Villages of Hidden Lake Ph. 6B-1 Construction Permit, 180-Day Extension Request

BACKGROUND

Once approved, Construction Plans for public improvements are valid for 90 days from the date the construction permit was issued. If work has not commenced within the 90 days or if the job is abandoned for 90 or more days, the construction permit will expire. If the plans expire, a new application with associated fees is required.

In 2009, a provision was added to Subchapter 15(N)(4)(j) Unified Development Code allowing the Planning and Zoning Commission to consider a one time, 180-day extension of approved Construction Plans. If an extension is approved and subsequently expires, no further extensions are permitted for the plans.

REQUEST

A construction permit was issued on April 1, 2011 to construct paving, drainage, water and wastewater improvements (including street lighting and sidewalk) associated with Phase 6B-1. To date, no work has commenced and the permit will expire on July 1, 2011.

In June, the applicant contacted Staff about lienholder issues that were delaying the ability to move forward with constructing the public improvements. The applicant submitted an extension request prior to the permit expiring and has indicated if approved, construction will begin within the allotted time frame.

STAFF RECOMMENDATION

The applicant proactively pursued the extension request prior to the permit expiring. The Planning and Engineering departments recommend the one time, 180-day extension of the Villages of Hidden Lake Ph. 6B-1 Construction Permit. If approved, the permit will expire on January 14, 2012.

ATTACHMENTS

- Villages of Hidden Lake Phasing Plan
- Applicant Extension Request
- Approved Construction Plan Cover Sheet
- Approved Construction Permit