



City of Pflugerville, Texas

DATE: June 24, 2011
TO: Planning & Zoning Commission
FROM: Jeremy Frazzell, Senior Planner
RE: Spring Trails Phase 4 & 5 Construction Plan, 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) of the 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 12, 2011 to construct paving, drainage, water and wastewater improvements (including street lighting and sidewalk) associated with Spring Trails Phases 4 and 5. To date, no work has commenced with these phases and the permit will expire on July 11, 2011.

Given the fluctuation in the housing market, the applicant contacted Staff in June to discuss options for extending the validity of the construction permit for the public improvements. The applicant was made aware of the UDC provision and submitted their request prior to their permit expiring. The enclosed request states if the extension is granted, 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 Spring Trails Phase 4 and 5 Construction Permit. If approved, the permit will expire on January 14, 2012.

ATTACHMENTS

- Spring Trails Phasing Plan
- Applicant Extension Request
- Approved Construction Plan Cover Sheet
- Approved Construction Permit