



DATE: January 28, 2015

TO: Planning & Zoning Commission

FROM: Jeremy Frazzell, Senior Planner

RE: Falcon Pointe Variance Request

BACKGROUND

According to Subchapter 15(Q)(4)(a) of the Unified Development Code, the developer is required to have approved Construction Plans and 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% of the cost of the public improvements. The process currently does not address the potential for a concurrent final plat review or posting of partial fiscal when public improvements are currently being constructed.

REQUEST

The developer of the Falcon Pointe subdivision recently submitted construction plans for the public infrastructure needed to develop Falcon Pointe Section 19. In order to help expedite the development of the lot, the developer has proposed to submit their final plat application with the full required fiscal security prior to the Construction Plans being approved. If granted, the intent is to have the final plat considered on the next Planning and Zoning Commission meeting, reducing the development process timeline.

STAFF RECOMMENDATION

Allowing a concurrent review is generally acceptable to the Engineering and Planning departments, as this is similar to the process proposed with the Unified Development Code updates. In granting the variance, the City will retain assurance that the remaining public infrastructure can be installed with the posting of full fiscal security. Staff recommends approval of the proposed Subdivision Variance.

ATTACHMENTS

- Falcon Pointe Section 19 Subdivision Variance Request