



DATE: July 28, 2014

TO: Planning & Zoning Commission

FROM: Jeremy Frazzell, Senior Planner

RE: Falcon Pointe Variance Requests

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#### BACKGROUND

According to Subchapter 15(Q)(4)(a) of the Unified Development Code, the developer is required to 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. The intent of the fiscal requirement is to provide assurance that in the event the public improvements are not constructed, the City has the ability to complete the project in order to serve the affected lots.

#### REQUEST

The developer of the Falcon Pointe subdivision is currently constructing Section 13C and Section 14, Phase 2. The developer have proposed to submit their final plat applications and post partial fiscal for the remaining public improvements. If granted, the intent is to have the final plats recorded and addressed as applicable around the same time that all public improvements are accepted by the City, allowing residential lots to be developed in a shorter time frame than the current process might otherwise permit.

#### STAFF RECOMMENDATION

Allowing a concurrent review and posting partial fiscal for the remaining public improvements is acceptable to the Engineering and Planning departments. In granting the variances, the City will retain assurance that the remaining public infrastructure can be installed. Staff recommends approval of the proposed Subdivision Variances.

#### ATTACHMENTS

- Falcon Pointe Section 13C Subdivision Variance Request
- Falcon Pointe Section 14, Phase 2 Subdivision Variance Request