



DATE: December 9, 2013
TO: Planning & Zoning Commission
FROM: Erin Sellers, Planner II
RE: Villages of Hidden Lake 6B-2 Final Plat Variance Request

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 Villages of Hidden Lake subdivision is currently constructing Section 6B-2. The developer has proposed to post partial fiscal for the remaining public improvements as determined prior to the deadline for the next appropriate Planning and Zoning Commission meeting. If granted, the intent is to have the final plat 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 associated with Section 6B-2 to allow final plat submittal is acceptable to the Engineering and Planning departments. In granting the variance, the City will retain assurance that the remaining public infrastructure can be installed. Staff recommends approval of the proposed Subdivision Variance.

ATTACHMENTS

- Villages of Hidden Lake 6B-2 - Subdivision Variance Request



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

December 6, 2013

Mr. Trey Fletcher
Assistant City Manager – City of Pflugerville
P.O. Box 589
Pflugerville, Texas 78691

RE: Villages of Hidden Lake – Phase 6B-2 Final Plat
Variance Request to UDC Subchapter 15(O)(2)

Dear Mr. Fletcher:

On behalf of our client, we are requesting a variance to the Unified Development Code (UDC) Subchapter 15(O)(2) for the Villages of Hidden Lake Phase 6B-2 project. This section of the code states that the sub-divider may only choose to 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 percent of the cost of the improvements in a form acceptable to the Administrator.


This phase of the development is currently under construction with the intent of the Final Plat to be approved prior to completion of the improvements. We are requesting that fiscal be posted in an amount of 110 percent of the cost of the improvements remaining to be constructed. At the time of approval of the Final Plat, a certified contractor's pay application can be submitted to the City to calculate the amount of fiscal required for the remaining improvements.

Please contact me if you have any questions or need additional information concerning this variance request.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470



Steven S. Crauford
Project Manager

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