

## Legislation Text

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File #: TMP-0647, Version: 1

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Appl. #PL2017-152 - FINAL PLAT - Pergola Park, 4<sup>th</sup> Plat, Lots 81 thru 107, and Tracts N, 8-4 and 9-4;  
Inspired Homes LLC, applicant

Issue/Request:

### Commentary

This application is for the final plat of *Pergola Park, 4<sup>th</sup> Plat, Lots 81-107 and Tracts N, 8-4 and 9-4*, located south of SW Longview Road and north of the historic pergola. The proposed final plat consists of 27 lots and three common area tracts on 8.39 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 27 lots and 3 tracts on 8.39 acres
- 3.21 units/acre, including common area
- 3.97 units/acre, excluding common area

### Subdivision-Related Public Improvements

In accordance with UDO Section 16.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

Recommendation: Staff recommends **APPROVAL** of the final plat.