



AGENDA MEMORANDUM
for the City Council Meeting of May 15, 2012

DATE: 4/24/2012

TO: Ronald L. Olson, City Manager

FROM: Mark Van Vleck, Interim Director
Development Services Department
markvv@cctexas.com

Request for a deferment agreement on the required wastewater line improvements
for Saxet Industrial, Block 2, Lot 1
(1026 S. Navigation Boulevard)

CAPTION:

Motion authorizing the City Manager to execute a Deferment Agreement with Thomas Davis, (Developer), in the amount of \$49,978.50 to allow for the recording of the Saxet Industrial, Block 2, Lot 1 plat without having the required public improvements in place per Article 8.1.10 of the Unified Development Code. Recording of the plat will be subject to acceptance of a Letter of Credit for the amount of the deferred public improvements.

BACKGROUND AND FINDINGS:

Thomas Davis, developer of a proposed industrial complex, has submitted document for a Deferment Agreement requesting the City to waive the requirement for construction of wastewater improvements to be seventy-five percent (75%) complete before the final plat of Saxet Industrial, Block 1, Lot 2 is signed and recorded. The Developer has requested expediting recordation of the plat to meet the proposed development time schedule.

The City Council is requested to determine reasonable cause to delay the seventy-five (75%) completion requirement, as provided in the Unified Development Code Section 8.1.10.B, subject to the submission of a Letter of Credit equal to 110 percent of the required improvements.

ALTERNATIVES:

Denial of the requested deferment agreement and require the developer to construct the required improvements prior to the recording of the plat.

OTHER CONSIDERATIONS:

None.

CONFORMITY TO CITY POLICY

The requested deferment agreement is consistent with Section 8.1.10.B of the Unified Development Code.

EMERGENCY / NON-EMERGENCY:

Not applicable.

DEPARTMENTAL CLEARANCES:

Department of Finance has reviewed the Letter of Credit and has found it to be acceptable.

FINANCIAL IMPACT: Not applicable.

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments:

RECOMMENDATION:

On March 14, 2012, the Planning Commission recommended that the City Council approve the requested deferment agreement subject to an acceptable form of financial security equal to 110 percent of the required improvements.

LIST OF SUPPORTING DOCUMENTS:

Deferment Agreement