



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 1, 2017

Re: Bristol Lake Plat 1 – Revised Performance Contract (Case #16-215)

## Executive Summary

Approval of this request will result in the authorization of an updated performance contract between the City and Hugh Tincher Development for a portion of the Bristol Lake Plat 1 subdivision.

## Discussion

The applicant, Allstate Consultants (agent) on behalf of Hugh Tincher Development (owner), is seeking approval for a revised performance contract for a portion of the final plat known as "Bristol Lake Plat 1", located at the northwest corner of Gans Road and Bristol Lake Parkway. Performance contracts are required with all subdivision plats that require public improvements to guarantee that the subdivider installs all necessary infrastructure within a 3-year period.

The original performance contract for Bristol Lake Plat 1 was executed in 2005. Since that time subdivision construction has proceeded slower than anticipated. The western portion of the subdivision is nearing completion; however, the eastern half of the property has come under new ownership.

The current owner of the eastern half of the subdivision seeks Council approval of a separate performance contract that would obligate Tincher Development to the installation of public improvements associated with the residential lots that they own within the subdivision, which includes Lots C1, C2, C3, and 52-95. The remaining improvements will continue to fall under the previously approved performance contract.

A copy of the revised performance contract, previously approved final plat, and locator maps are attached.

## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
9/6/2005	Approved Final Plat of Bristol Lake Plat 1 (Ord. #18663)
6/20/2005	Approved Bristol Lake Tract 2 PUD plan (Ord. #18541)
4/19/2004	Annexed and zoned PUD-3 (Ord. #18019)

## Suggested Council Action

Approve the revised performance contract with Hugh Tincher Development for a portion of Bristol Lake Plat 1.