



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☒ 3 = Scott
- ☐ 4 = Fowler
- ☐ 5 = Macaluso
- ☐ All

<b>AGENDA DATE</b>	<i>January 6, 2020</i>
<b>DESCRIPTION</b>	Consider a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for John's Crossing Subdivision located at the southeast corner of Johns Road and IH-10 (KAD No. 14392). Take necessary action.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve a request for a variance to the Subdivision Ordinance, Article 2, Procedures, Section 2.02.008 Expiration of plat approval for John's Crossing Subdivision located at the southeast corner of Johns Road and IH-10 (KAD No. 14392).
<b>CONTACT PERSON</b>	Rebecca Pacini, AICP, Planner III
<b>SUMMARY</b>	<p>The developer requests that the one (1) year expiration for preliminary plat approval be extended an additional one (1) year. John's Crossing Subdivision received approval of the preliminary plat by the Planning &amp; Zoning Commission (P&amp;Z) Preliminary Plat on February 4, 2019.</p> <p>Per the Subdivision Ordinance, Section 2.02.008, the preliminary plat approval will expire next month unless a variance to this section is approved by the P&amp;Z.</p> <p><i>2.02.008 Expiration of Plat Approval.</i></p> <p><i>Approval of the preliminary plat shall lapse one year from the date of initial approval. A conditionally approved final plat shall expire two years after the date of approval if the subdivider has not begun construction, which includes infrastructure construction.</i></p> <p>Rather than start over with a new preliminary plat after February, the developer requests a variance to the section of the ordinance regarding preliminary plat expiration. Staff has determined that one year may be too short for developments to complete the final plat. It is proposed in the upcoming revision to the Subdivision Ordinance in the Unified Development Code that an additional year be granted for applicants to go from an approved concept to an approved final plat.</p>

	<p>To date, no final plat application has been submitted. The plat development has been delayed with getting driveway approvals from Texas Department of Transportation as well as a different proposed use for the proposed Lot 7 that was not originally planned in the initial preliminary plat. A creative alternative was approved with conditions by the P&amp;Z on October 7, 2019 for a proposed convenience store on Lot 7.</p> <p>Staff is supportive of this variance as similar requests have been granted in the past.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.