

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	November 2, 2020
Requested Action	CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.008 EXPIRATION OF PLAT APPROVAL FOR SIENA COURT GARDEN HOMES PRELIMINARY PLAT. TAKE NECESSARY ACTION.
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>The Siena Court preliminary plat for 25 garden homes was approved November 5th, 2018 and will expire if this variance is not approved. The developer (Dave Luciani) is asking for a variance so he does not have to resubmit the preliminary plat. Mr. Luciani stated that there were a couple of reasons for the delay: 1) rather than demolishing the Pentecostal Church, they relocated it off of Hwy 46 East and had to coordinate with TxDOT to move the building; and 2) they had to work with the neighboring property owner on Herff Road to connect to sewer and it took quite a bit of time to negotiate an easement. They have already provided infrastructure design and construction plans which are under review with Development Services. There are no changes to the plat.</p> <p>As is reflected below, the City’s ordinance states that the preliminary plat expires in one year, but State law allows developers a minimum of two years. We must adhere to the minimum two year time limit, and may grant a variance to allow additional time. It is likely that the design and construction plans will be complete in about a month and then they may submit the final plat.</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>

Financial Considerations	None
Citizen Input/Board Review	None
Legal Review	None
Alternative Options	Deny. The developer would have to resubmit the preliminary plat and start over.
Supporting Documents	Attached maps and plat.