

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input checked="" type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	January 4, 2021
<b>Requested Action</b>	<p>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.</p>
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III
<b>Background Information</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) on February 4, 2019. A one (1) year time extension was previously approved on January 6, 2020 extending approval through February 4, 2021. This request if granted would extend the plat approval through February 4, 2022.</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. To date, no construction plans or final plat application have been submitted. Reasons for the project delay include: receiving driveway approval from Texas Department of Transportation; request for a creative alternative which was approved with conditions by the P&amp;Z on October 7,</p>

	2019; COVID-19 related delays; owner has a new proposed convenience/gas tenant; and coordinating with developer on plan revisions.
<b>Item Justification</b>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____  _____ </div> </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	We could allow the plat to expire and they would have to resubmit a preliminary plat.
<b>Supporting Documents</b>	Attached