

Plat – Replat (Extension of Plat Expiration Date)

PC-15-23_04

Northgate Center 2



Summary

Request:	Consideration of an extension of the expiration period of the Replat		
Applicant:	Urban Design Group PC 3660 Stoneridge Road, Ste 101 Austin, TX 78746	Property Owner:	Donald L. Hudgins, JR. 722 North Main Fort Worth, TX 76164
Parkland Required:	N/A	Utility Capacity:	Adequate / By Developer
Accessed from:	Aquarena Springs Drive	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	July 8, 2018 – San Marcos Daily Record	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	Corner of IH-35 and Aquarena Springs Drive		
Acreage:	1.82 ac	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial "GC"	Preferred Scenario:	Midtown High Intensity
Proposed Use:	Commercial		
CONA Neighborhood:	Two Rivers East	Sector:	6

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Multifamily "MF-24"	Apartments	Midtown High Intensity
South of Property:	General Commercial "GC"	Vacant	Midtown High Intensity
East of Property:	General Commercial "GC"	Vacant	Midtown High Intensity
West of Property:	General Commercial "GC"	Gas Station	Midtown High Intensity

Staff Recommendation

X	Approval of an extension of the expiration period for one year (expiration date of July 24, 2019).	Approval with Conditions / Alternate	Denial
Staff: Andrea Villalobos, CNU-A		Title : Planner	Date: July 19, 2018

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History

On August 23, 2016, the Planning and Zoning Commission approved a Replat of Lot 1, Section 3, Interpark East. The proposed replat established Lot 4, Block B, Northgate Center 2. The applicant submitted Public Improvement Construction Plans for the construction of a water line along the front of the lot and those PICPs have subsequently been approved. A Subdivision Improvement Agreement for the improvements was also approved at the time of the Replat approval.

Per section 1.6.5.7 of the Land Development Code, a replat shall remain in effect for a period of two years from the date the application was approved by the Planning and Zoning Commission unless otherwise extended in accordance with Section 1.3.5.1 of the Land Development Code. If the replat has not been recorded within this two year time frame it shall be deemed expired.

An initial request for an extension to the expiration period of the replat shall not exceed one year.

Additional Analysis

All requirements of the Replat were met in 2016 when the plat was approved. No other changes are proposed at this time.

Evaluation			Criteria for Approval (Sec. 1.3.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Demonstration that circumstances beyond the control of the permit holder have resulted in the permit holder's inability to perform the tasks necessary to prevent the permit from expiring before the expiration date.</p> <p>The applicant is requesting an extension to the expiration date of the replat in order to finalize the selling of the property and the implementation of the associated public improvements being constructed. Please reference the applicant's letter requesting the plat extension.</p>