

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:	June 2, 2019 – 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

Approval	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	Denial
<ul style="list-style-type: none"> The subsequent approval of the extension of the expiration period shall be for two years (expiration date of July 24, 2021). The development shall meet the same water quality requirements for properties located within the San Marcos River Protection Zone (80% reduction in TSS and 1.25" WQV capture) to mitigate for impacts to the water quality zone. 			
Staff: Andrea Villalobos, CNU-A		Title : Senior Planner	Date: June 14 , 2019

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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.

On July 24, 2018, the Planning and Zoning Commission approved an extension to the expiration period of the replat for one year. The plat will expire on July 24, 2019. The applicant is requesting a subsequent extension to this plat in accordance with section 1.3.5.1 of the Land Development Code. This second extension of the expiration date of the plat must be approved by City Council and shall not exceed two years. Therefore, the applicant is requesting that the plat be extended with a new expiration date of July 24, 2021.

Additional Analysis

All requirements of the Replat were met in 2016 when the plat was approved.

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Evaluation			Criteria for Approval (Sec. 1.3.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The reasons for the requested extension;</p> <ul style="list-style-type: none"> <i>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.</i>
			<p>The ability of the applicant to comply with any conditions attached to the original approval;</p> <ul style="list-style-type: none"> <i>There were no conditions attached to the original approval. The requirements of the replat were met in 2016 when the plat was approved.</i>
			<p>Whether extension is likely to result in timely completion of the project; and</p> <ul style="list-style-type: none"> <i>The applicant has stated that approval of this extension will allow sufficient time to finalize the selling of the property and the implementation of the associated public improvements.</i>
			<p>The extent to which any newly adopted regulations should be applied to the proposed development.</p> <ul style="list-style-type: none"> <i>The property is currently zoned General Commercial, "GC", and will be required to meet all standards applicable to GC zoning in the Development Code.</i> <i>The property meets all current floodplain regulations.</i> <i>The property does not meet all current water quality regulations because it was approved prior to the adoption of new water quality standards. Therefore, the Engineering Department recommends that the following condition be added to the plat:</i> <i>"The development shall meet the same water quality requirements for properties located within the San Marcos River Protection Zone (80% reduction in TSS and 1.25" WQV capture) to mitigate for impacts to the water quality zone."</i>