

AGENDA REPORT

Planning and Zoning: 2/4/2013
City Council: NA
City Council: NA

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SUBJECT: Approving a one time, 180-day construction permit extension request for Rishel-Justice Center located at 1300 F.M. 685.

Background

Once approved, Construction Plans for public improvements are valid for 90 days from the date the construction permit was issued. If work has not commenced within the 90 days or if the job is abandoned for 90 or more days, the construction permit will expire. If the plans expire, a new application with associated fees is required.

In 2009, a provision was added to Subchapter 15(N)(4)(j) Unified Development Code allowing the Planning and Zoning Commission to consider a one time, 180-day extension of approved Construction Plans. If an extension is approved and subsequently expires, no further extensions are permitted for the plans.

Request

A construction permit was issued on October 19, 2012 to construct a 12" waterline improvement for the Rishel-Justice Center. To date, no work has commenced and the permit expired January 19, 2013.

In early January, the applicant contacted Staff about timing issues with the lending institution's process for closing on the financing which has delayed the ability to move forward with constructing the public improvements. The applicant submitted the extension request prior to the permit expiring and has indicated if approved, construction will begin within the allotted time frame.

Staff Recommendation

The applicant proactively pursued the extension request prior to the permit expiring. The Planning and Engineering Departments recommend the one time, 180-day extension of the Rishel-Justice Center Construction Permit.

Attachments

- Applicant Extension Request
- Approved Construction Plan Cover Sheet
- Approved Construction Permit