



DATE: July 30, 2014

To: Planning and Zoning Commission

FROM: Jeremy Frazzell, Senior Planner

RE: Approving a one time, 180-day extension request for the Huntington Park Preliminary Plan

REQUEST

According to Subchapter 15(M)(7), a Preliminary Plan is valid for 180 days unless a complete application for Construction Plans or a Final Plat is submitted within 180 days and ultimately approved. The Planning and Zoning Commission may, upon written request grant an extension of the Preliminary Plan approval, which may not exceed 180 days. The Huntington Park Preliminary Plan was approved on January 6, 2014 and expired on July 5, 2014. Prior to expiration, the applicant contacted staff to determine if a preliminary plan extension could be obtained and subsequently provided the letter of request. The applicant has not submitted construction plans for the public infrastructure to date, but has been diligent in coordinating with staff throughout the year to integrate proposed code amendments, which impact how public utilities are integrated. Approving a one time, 180-day extension will provide the applicant with the additional time that is needed to finalize the public improvement construction plans.

STAFF RECOMMENDATION

The applicant proactively pursued the extension request prior to the Preliminary Plan expiring. The Planning department recommends the one time, 180-day extension of the Huntington Park Preliminary Plan that was approved on January 6, 2014. If approved, the Huntington Park Preliminary Plan will expire January 1, 2015. If construction plans are not submitted and ultimately approved prior to the expiration, a new Preliminary Plan application will be required.