

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
September 3, 2025**

21PL1015

PRELIMINARY – Pin Oak Terminal
(227.22 acres)

(District 1) Generally located at 6630 Agnes Street (Highway 44), on the northeast corner of Hopkins Road and Agnes Street.

Owner: Agua Nueva Rail LLC

Surveyor: Urban Engineering

Background

In this second time extension request, the applicant states they are "still in process of refining site engineering for their contract needs." The Planning Commission originally approved this Preliminary Plat on August 18, 2021, with the first-time extension approved on August 23, 2023. This request is for a 24-month extension.

Staff Review (Based on UDC §3.8.3.E. Expiration)

General Plat Information	
Plat Application	21PL1015
Subdivision	Pin Oak Terminal
Original Prelim Approved	8/18/2021
Previous Time Extensions Granted	8/23/2023
Date of Extension (2nd) Request	8/18/2025
Expiration Date	8/23/2025
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	"Still in process of refining site engineering for their contract needs"
Phasing	Two (2) Phases, see "Approved Plat"
Additional Staff Notes	Zoning: The associated Special Permit (IL/SP) has expired. The applicant has been notified. The Special Permit is for the wholesale storage and transfer of petroleum-based products.

Land Development Engineering	
Is there evidence of substantial progress towards final plat approval?	No
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	No
Are there any approved waivers?	Yes
Staff Notes: A waiver for required sidewalk construction along Violet Road was granted by Planning Commission on 08/18/2021. Approval of the time extension request also serves to extend the previously granted sidewalk waiver, maintaining its validity through the new expiration date.	
Have there been any major redesigns or scope changes since preliminary plat approval?	No plans have been received
Contracts	
Are there any associated reimbursement agreements that need to be extended?	No

If approved, the new expiration date would be September 3, 2027 – 24 months from the date of the Planning Commission’s approval of the extension. Staff recommends **approval**.