

# **Northgate Center 1**

Hold a public hearing and consider a request by James C. Wilsford, Urban Design Group PC, on behalf of Donald L. Hudgins, Jr., General Partner Aquarena Springs Commercial, LLC, for approval of an extension of the expiration period of a Final Plat for approximately 9.93 acres, more or less, out of the J.M. Veramendi Survey League No. 2, located near the intersection of IH-35 and Aquarena Springs Drive.

## Location:

- +/- 9.93 ac, 1400 Block of North IH-35
- Zoned General Commercial, "GC"
- Plat was originally approved by P&Z on August 23, 2016.
- An initial request for an extension to the expiration period of the Final Plat was approved on July 24, 2019.
- Applicant is requesting a subsequent extension of 2 years.



PC-15-21\_03  
Northgate Center I  
Aquarena Springs & IH-35  
Map Date: 8/5/2016

Legend  
[Yellow Outline] Site Location

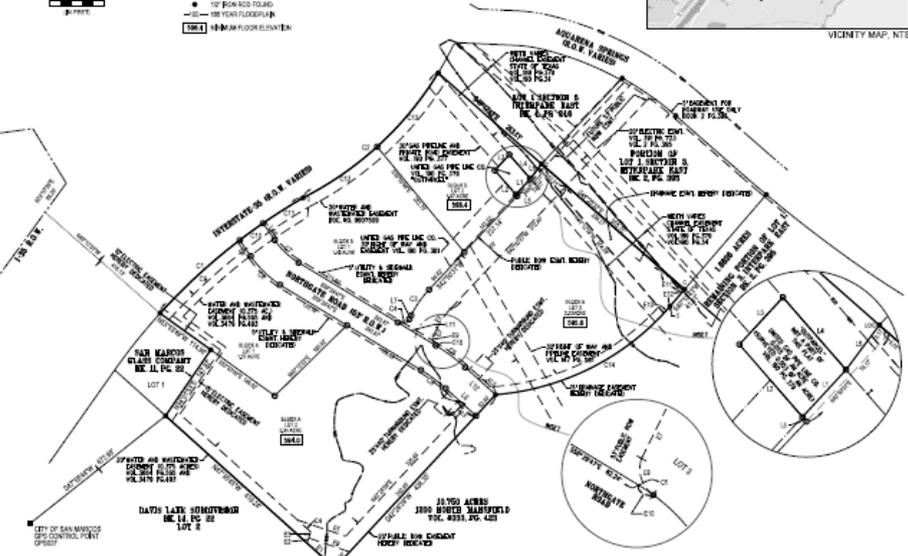
0 125 250 500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

## NORTHGATE CENTER I



- LEGEND
- 10' BENCHMARK W/NO CAP SET
  - 10' BENCHMARK W/NO CAP FOUND
  - 10' BENCHMARK
  - 10-YEAR FLOODPLAIN
  - 100-YEAR FLOODPLAIN



**NOTES**

1. THIS TRACT IS IN THE BLANCO RIVER WATERSHED.
2. THIS TRACT IS NOT IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES AND IS NOT IN THE SAN MARCOS RIVER CORRIDOR.
3. BENCHMARKS ARE RECORDED ALONG ALL RIGHT-OF-WAY IN THIS SUBDIVISION AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION. IF BENCHMARKS EXIST LARGER THAN CITY MINIMUM THEN THE LARGER BENCHMARK WIDTH SHALL BE EXTENDED AS REQUIRED ALONG THE RIGHT-OF-WAY TO THE LIMITS OF THE PLAT.

THE UNDERSIGNED REGISTERED PUBLIC SURVEYOR HEREBY CERTIFIES THAT THIS PLAT IS TRUE AND CORRECT AND PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN NOELL, RPLS NO. 3433, TRPLS NO. 1068960 \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER'S CERTIFICATION:**

**FLOODPLAIN NOTE:**  
A PORTION OF THIS SUBDIVISION AS SHOWN HEREON, LIES WITHIN ZONE "A1" SPECIAL FLOOD HAZARD AREAS INDICATED BY THE 100-YEAR FLOODPLAIN BASED ON A SURVEY MADE ON THE GROUND DATED DECEMBER 10, 2012.

**MINIMUM FINISHED FLOOR ELEVATION:**  
THE MINIMUM FINISHED FLOOR ELEVATION FOR BUILDINGS IN THIS SUBDIVISION ARE SHOWN ON THE FACE OF THE PLAT.

JOHN NOELL, PE NO. 42667 \_\_\_\_\_ DATE \_\_\_\_\_

**BASES OF BEARINGS:**  
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH 1986 ADJUSTMENT, TEXAS SOUTH CENTRAL ZONE, ALL BEARINGS, DISTANCES AND ACRESAGES SHOWN HEREON RELATE TO THIS DATUM AND GRID COORDINATE SYSTEM.

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 89° 52' 00" W	85.00	11	S 89° 52' 00" W	85.00
2	S 89° 52' 00" W	85.00	12	S 89° 52' 00" W	85.00
3	S 89° 52' 00" W	85.00	13	S 89° 52' 00" W	85.00
4	S 89° 52' 00" W	85.00	14	S 89° 52' 00" W	85.00
5	S 89° 52' 00" W	85.00	15	S 89° 52' 00" W	85.00
6	S 89° 52' 00" W	85.00	16	S 89° 52' 00" W	85.00
7	S 89° 52' 00" W	85.00	17	S 89° 52' 00" W	85.00
8	S 89° 52' 00" W	85.00	18	S 89° 52' 00" W	85.00
9	S 89° 52' 00" W	85.00	19	S 89° 52' 00" W	85.00
10	S 89° 52' 00" W	85.00	20	S 89° 52' 00" W	85.00

**GAUGEMENT CURVE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 89° 52' 00" W	85.00	11	S 89° 52' 00" W	85.00
2	S 89° 52' 00" W	85.00	12	S 89° 52' 00" W	85.00
3	S 89° 52' 00" W	85.00	13	S 89° 52' 00" W	85.00
4	S 89° 52' 00" W	85.00	14	S 89° 52' 00" W	85.00
5	S 89° 52' 00" W	85.00	15	S 89° 52' 00" W	85.00
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**NORTHGATE CENTER I**  
BEING 9.93 ACRES IN THE J.M. VERAMENDI SURVEY LEAGUE NO. 2, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

PROPERTY OWNER: AQUAFERNA SPRINGS COMMERCIAL, LLC  
222 N. MAIN STREET, FORT WORTH, TEXAS 76164  
817-474-1122

SURVEYOR / ENGINEER: URBAN DESIGN GROUP PC  
3660 STONERIDGE ROAD, SUITE E101  
AUSTIN, TX 78746  
512-347-0940

SCALE: 1"=100'  
DATE OF SURVEY: DECEMBER 10, 2012  
SHEET 1 OF 2



## NORTHGATE CENTER I

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: THAT AQUAFERNA SPRINGS COMMERCIAL, LLC, OWNER OF 11.74 ACRES IN THE JUAN MARTIN DE VERAMENDI LEAGUE NO. 2, HAYS COUNTY, TEXAS, BEING DESCRIBED IN A CORRECTION DEED RECORDED IN VOLUME 4352, PAGE 300, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ACTING HEREBY BY AND THROUGH ITS GENERAL PARTNER, DONALD L. HUGHES, JR., DO HEREBY SUBDIVIDE 9.93 ACRES IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS NORTHGATE CENTER I, AND DELEGATE TO THE USE OF THE LOCAL STREETS, ALLEYS, PARKS, WATERCOURSES, DRIVING, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

DONALD L. HUGHES, JR., GENERAL PARTNER  
AQUAFERNA SPRINGS COMMERCIAL, LLC  
722 N. MAIN STREET  
FORT WORTH, TEXAS 76164

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD L. HUGHES, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID DONALD L. HUGHES, JR., FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

NOTARY PUBLIC: \_\_\_\_\_

VERNON LEMENS, PRESIDENT  
FIRST WORLD FINANCIAL LIMITED PARTNERSHIP  
1501 GUADALUPE STREET  
AUSTIN, TEXAS 78701

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

NOTARY PUBLIC: \_\_\_\_\_

VERNON LEMENS, PRESIDENT  
FIRST WORLD FINANCIAL LIMITED PARTNERSHIP  
1501 GUADALUPE STREET  
AUSTIN, TEXAS 78701

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

NOTARY PUBLIC: \_\_\_\_\_

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF HAYS:

I, L.E. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_.

L.E. GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

VERNON LEMENS, PRESIDENT  
HAYS 66, LTD.  
1501 GUADALUPE STREET  
AUSTIN, TEXAS 78701

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON LEMENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID VERNON LEMENS, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

NOTARY PUBLIC: \_\_\_\_\_

APPROVED AND AUTHORIZED TO BE RECORDED ON \_\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

JIM GAMBIR - CHAIRMAN \_\_\_\_\_ FRANCIS BERNA - RECORDING SECRETARY \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_ SHANNON MATTHEWS, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

DATE: \_\_\_\_\_ ENGINEERING DEPARTMENT

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SCALE: 1"=100'  
DATE OF SURVEY: DECEMBER 10, 2012  
SHEET 2 OF 2



## Recommendation:

Staff has reviewed the request and recommends **approval** of an extension of the expiration period with the following conditions:

- **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.**