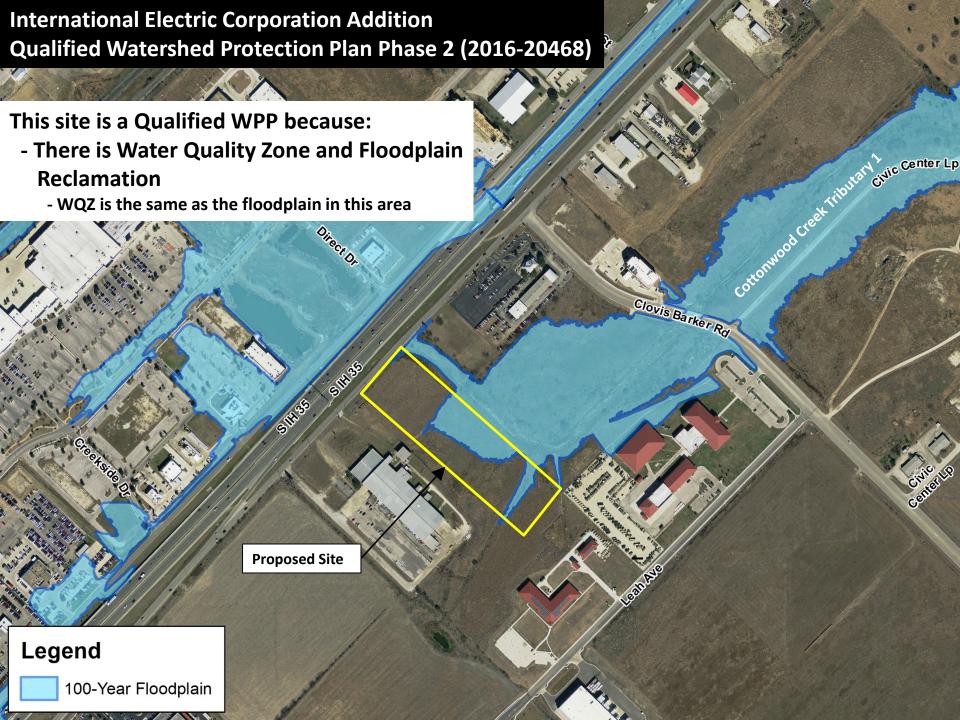
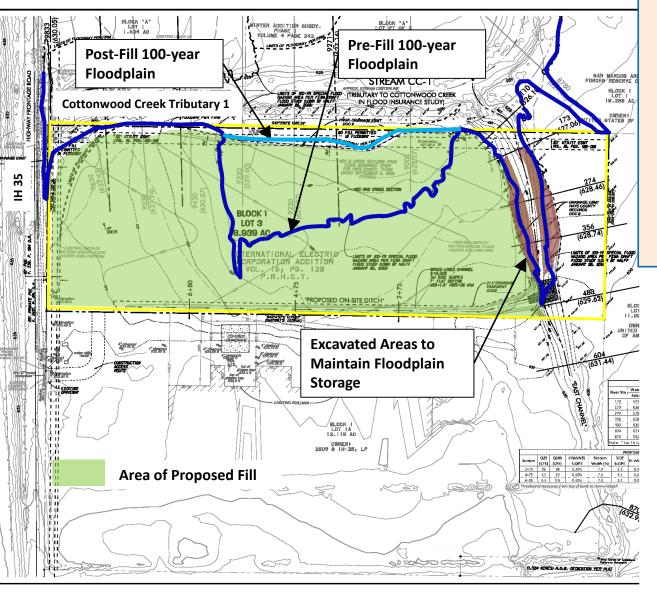


2016-20468 (2805 N. IH 35)

Hold a public hearing and consider a request by San Marcos IH 35, LLC for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 3, Block 1 of the International Electric Corporation Addition consisting of 8.941 acres located at 2805 N. IH 35. (G. Schwarz)



International Electric Corporation Addition Qualified Watershed Protection Plan Phase 2 (2016-20468)



- CRITERIA FOR APPROVAL- Based Previous Code
 - Does it meet requirements of Ch. 5
 Environmental Regs? Yes
 - Have adverse impacts been mitigated related to water quality? – Yes
 - Site will be required to remove 70% of the increased TSS when developed
 - Have adverse impacts been mitigated related to floodplain? – Yes
 - Project meets Flood Damage Prev. Ord.
 - 1D Hydraulic Modeling shows no-rise in floodplain
 - Floodplain displacement by fill is replaced by additional site excavation



Recommendation:

Staff has reviewed the request and determined the development meets the requirements of the Code Environmental Regulations, adequately mitigates for adverse impacts to the Water Quality Zone and meets the requirements of the Flood Damage Prevention Ordinance and recommends <u>approval</u> of 2016-20468 Qualified Watershed Protection Plan Phase 2.