

Northgate Center 2

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 replat for approximately 1.82 acres, more or less, being a portion of Lot 1, Section 3, Interpark East, located near the intersection of IH-35 and Aquarena Spring Drive.


Location:

- +/- 1.82 ac ac, Aquarena Springs Drive
- 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-15-23_04
Northgate Center 2
Aquarena Springs Map
Date: 8/5/2016

Legend

 Site Location

0 70 140 280 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.

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.**