

# **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.





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.**