



Legislation Details (With Text)

**File #:** ID#18-980      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Passed

**File created:** 1/31/2019      **In control:** Planning and Zoning Commission

**On agenda:** 2/12/2019      **Final action:** 2/12/2019

**Title:** Permit #2018-25080 (2540 S. IH 35) Hold a public hearing and consider a request by TFG San Marcos SC, LP for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 3-B, Block 4 of the Stonecreek Crossing Phase 2 Subdivision consisting of 5.389 acres located at 2540 S. IH 35. (G. Schwarz)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2018-25080\_Stonecreek.pdf

Date	Ver.	Action By	Action	Result
2/12/2019	1	Planning and Zoning Commission	approved	Pass

**AGENDA CAPTION:**

Permit #2018-25080 (2540 S. IH 35) Hold a public hearing and consider a request by TFG San Marcos SC, LP for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 3-B, Block 4 of the Stonecreek Crossing Phase 2 Subdivision consisting of 5.389 acres located at 2540 S. IH 35. (G. Schwarz)

**Meeting date:** February 12, 2019

**Department:** CIP/Engineering

**Amount & Source of Funding**

**Funds Required:** Click or tap here to enter text.

**Account Number:** Click or tap here to enter text.

**Funds Available:** Click or tap here to enter text.

**Account Name:** Click or tap here to enter text.

**Fiscal Note:**

**Prior Council Action:** Click or tap here to enter text.

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu]

below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

**Background Information:**

The subject property is located at 2540 S. IH 35. The property is platted as Lot 3-B, Block 4 of the Stonecreek Crossing Phase 2 Subdivision. The site is zoned General Commercial and the proposed project consists of regrading to produce developable pad sites outside the 100-year floodplain. This site is inundated by the 100-year floodplain. The project reclaims 100-year floodplain.

This site is a Qualified WPP2 because there is reclamation of floodplain. Qualified Watershed Protection Plans are subject to Planning and Zoning Commission approval and must meet the requirements of the Environmental Chapter of the Land Development Code, meet the requirements of the Flood Damage Prevention Ordinance, and mitigate impacts to water quality zone. Since this project permit began prior to the 2018 code update, prior code requirements apply.

The proposed project meets the requirements of the Environmental Chapter of the Land Development Code.

The proposed project meets the requirements of the Flood Damage Prevention Ordinance including, providing a hydraulic analysis that shows no rise in the floodplain or rise contained within a drainage easement and showing that floodplain storage is not reduced.

Water quality mitigation is not required since the water quality zone is not impacted.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff has reviewed the request and determined the development meets the requirements of the Code Environmental Regulations and the requirements of the Flood Damage Prevention Ordinance and recommends approval of 2018-25080 Qualified Watershed Protection Plan Phase 2.