



## Legislation Details (With Text)

<b>File #:</b>	Res. 2019-119R	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Action Item	<b>Status:</b>		Individual Consideration	
<b>File created:</b>	5/20/2019	<b>In control:</b>		City Council	
<b>On agenda:</b>	6/18/2019	<b>Final action:</b>			
<b>Title:</b>	Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-119R, approving a two-year extension of the expiration date for the replat of Northgate Center 2, being approximately 1.82 acres, more or less, located near the intersection of IH-35 and Aquarena Springs Drive; authorizing City Staff to execute such instruments as necessary to effectuate such extension consistent with this resolution; and declaring an effective date; and consider approval of Resolution 2019-119R.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Resolution, 2. PC-15-23\_04(e2) Aerial Map, 3. PC-15-23\_04(e2) Staff Report, 4. PC-15-23\_04(e2) Extension Request Letter, 5. PC-15-23\_04(e2) Plat, 6. PC-15-23\_04(e2) Presentation

Date	Ver.	Action By	Action	Result
6/18/2019	1	City Council		

### AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-119R, approving a two-year extension of the expiration date for the replat of Northgate Center 2, being approximately 1.82 acres, more or less, located near the intersection of IH-35 and Aquarena Springs Drive; authorizing City Staff to execute such instruments as necessary to effectuate such extension consistent with this resolution; and declaring an effective date; and consider approval of Resolution 2019-119R.

**Meeting date:** June 18, 2019

**Department:** Planning and Development Services

### Amount & Source of Funding

**Funds Required:** n/a

**Account Number:** n/a

**Funds Available:** n/a

**Account Name:** n/a

### Fiscal Note:

**Prior Council Action:** n/a

**City Council Strategic Initiative:** n/a

**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:**

Vision San Marcos - A River Runs Through Us

**Background Information:**

On August 23, 2016, the Planning and Zoning Commission approved a Replat of Lot 1, Section 3, Interpark East. The proposed replat established Lot 4, Block B, Northgate Center 2. The applicant submitted Public Improvement Construction Plans for the construction of a water line along the front of the lot and those PICPs have subsequently been approved. A Subdivision Improvement Agreement for the improvements was also approved at the time of the Replat approval.

Per section 1.6.5.7 of the Land Development Code, a replat shall remain in effect for a period of two years from the date the application was approved by the Planning and Zoning Commission unless otherwise extended in accordance with Section 1.3.5.1 of the Land Development Code. If the replat has not been recorded within this two year time frame it shall be deemed expired.

On July 24, 2018, the Planning and Zoning Commission approved an extension to the expiration period of the replat for one year. The plat will expire on July 24, 2019. The applicant is requesting a subsequent extension to this plat in accordance with section 1.3.5.1 of the Land Development Code. This second extension of the expiration date of the plat must be approved by City Council and shall not exceed two years. Therefore, the applicant is requesting that the plat be extended with a new expiration date of July 24, 2021.

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

The original plat was approved on August 23, 2016 by the Planning and Zoning Commission. The Commission approved an extension to the expiration date on July 24, 2018. The plat was expire on July 24, 2019.

**Alternatives:**

n/a

**Recommendation:**

Staff recommends **approval** of the plat 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); and
- 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.