



Legislation Text

File #: ID#18-976, **Version:** 1

AGENDA CAPTION:

Permit #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 subdivision consisting of 8.941 acres located at 2805 N. 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 2805 N. IH 35. The property is platted as Lot 3, Block 1 of the International Electric Corporation Addition subdivision. The site is zoned Light Industrial and the proposed project consists of adding fill to the site. This site is inundated by the 100-year floodplain and includes water quality zone. The project reclaims 100-year floodplain and water quality zone.

This site is a Qualified WPP2 because there is reclamation of floodplain and water quality zone. 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.

Future development on the site will be required to remove 70% of the increased TSS, which mitigates water quality impacts. This will be noted on the Qualified WPP2 approval and also outlined in a restrictive covenant that will be imposed on the property.

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, adequately mitigates for adverse impacts to the Water Quality Zone and meets the requirements of the Flood Damage Prevention Ordinance and recommends approval of 2016-20468 Qualified Watershed Protection Plan Phase 2.