



## Legislation Text

---

**File #:** ID#19-125, **Version:** 1

---

### **AGENDA CAPTION:**

Hold a public hearing and consider a request by Chris Chaffee on behalf of Curby Ohnheiser, Carolyn Scurlock, Diane Deringer and Ohnheiser Properties, LP for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 1 consisting of 81.83 acres of the proposed Katerra San Marcos Plat located off Hwy. 80 near FM 1984. (G. Schwarz)

**Meeting date:** April 9, 2019

**Department:** Engineering / CIP

### **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:** [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 off Hwy. 80 near FM 1984. The property is proposed to be platted as Lot 1 of the Katerra San Marcos Plat. The site is zoned Heavy Industrial District and the proposed project consists of an industrial facility. The site has water quality and buffer zones extending through it. The project reclaims water quality and buffer zones. A drainage channel from the site extends through 100-year floodplain.

This site is a Qualified WPP2 because there is reclamation of water quality and buffer 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 and buffer zones.

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 and buffer zone impacts have been mitigated by constructing a water quality BMP that removes 70% of the increased TSS and captures a 1.25-inch stream protection volume and releases it over a period of 48-hours.

**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 Environmental Regulations of the Land Development Code, meets the requirements of the Flood Damage Prevention Ordinance, and adequately mitigates for impacts to water quality and buffer zones and recommends approval of 2019-27356 Qualified Watershed Protection Plan Phase 2.