



Legislation Text

File #: Res. 2019-118R, **Version:** 1

AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2019-118R, approving a two-year extension of the expiration date of the final plat of Northgate Center 1, being approximately 9.93 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 2019-118R.

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):

- ☐ 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 Final Plat for the establishment of 5 lots which include the construction of a new road, being Northgate Road, to provide frontage to the proposed lots. The applicant submitted Public Improvement Construction Plans for the construction of Northgate Road and those PICPs have subsequently been approved. A Subdivision Improvement Agreement for the extension of water, wastewater, and a storm sewer system to serve the development was also approved at the time of the Plat approval.

Per section 1.6.5.7 of the Land Development Code, a plat shall remain in effect for a period of two years from the date the application is 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 plat is not recorded within this two year period it shall be deemed expired.

On July 24, 2018, the Planning and Zoning Commission approved an extension to the expiration period of the plat 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 will 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.**