

Alternative Compliance	Redwood Road
AC-23-04	The Ridge at High Branch Phase 2 & 3



Summary

Request:	Alternative Compliance to the maximum cut and fill, Section 6.1.2.2 of the San Marcos Development Code		
Applicant:	Rick Gray LJA Engineering 9830 Colonnade Boulevard, Suite 300 San Antonio, TX 78230	Property Owner:	Curtis Cogburn ONX-High Branch, LLC 3200 Earhart Carrollton, TX 75006

Notification

Posted:	N/A	Personal:	May 6, 2023
Response:	None as of the date of this report		

Property Description

Legal Description:	A 22.98 acre tract out of the Barnett O Kane Survey		
Location:	Off of Redwood Road between State Highway 123 and Old Bastrop Highway		
Acreage:	22.98 acres	PDD/DA/Other:	
Existing Zoning:	CD-3	Proposed Zoning:	Same
Existing Use:	Vacant	Proposed Use:	Residential
Preferred Scenario:	Medium Intensity	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	NA
Utility Capacity:	Available	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity
South of Property:	CD-3	Vacant	Medium Intensity
East of Property:	CD-3	Vacant	Low Intensity
West of Property:	ETJ	Senior Living	Medium Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
Staff recommends approval of this Alternative Compliance as requested.		
Staff: Richard Reynosa, P.E.	Title: Assistant Director of Engineering	Date: May 23, 2022

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History

On November 16th, 2019, the City Council approved Ordinance 2019-33(case no. AN-18-03), annexing into the City approximately 92.787 acres generally located in the 1900 Block of Redwood Road between State Highway 123 and Old Bastrop Road. The City Council also approved Ordinance 2019-36 for a zoning change from Future Development (FD) and “CD-4” Character District-4 to “CD-3” Character District-3 for approximately 192.951 acres (Case No. ZC-18-17).

Additional Analysis

The applicant is requesting an Alternative Compliance to deviate from the maximum cut and fill standards. The maximum cut and fill allowed is 8 feet per section 6.1.2.2 of the City Development Code. If approved, this request would extend the maximum cut to 16 feet and fill to 18 feet.

In order to meet the cut and fill requirement, the development would not be able to serve with utilities or build the required roadways associated with the proposed residential uses.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Planning	No Comment

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Evaluation			Alternative Compliance Criteria (Sec. 6.1.2.3(B)2 & Sec. 2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Enhanced measures identified in the City Stormwater Technical Manual are used to manage construction and post-construction stormwater runoff quality to levels that would be the same or better quality as would result from a cut or fill of not more than four feet.
<u>X</u>			The request is consistent with the policies embodied in the adopted Comprehensive Plan.
<u>X</u>			The request is consistent with the general purpose, intent, and character of the development regulations applicable to the property.
<u>X</u>			There are special circumstances or conditions arising from the physical surroundings, shape, topography, or other features affecting the subject property.
<u>X</u>			The request is {not} detrimental to the public health, safety, or welfare, or injurious to other property within the area.
<u>X</u>			The request either: <ul style="list-style-type: none"> a. Does not have an adverse impact upon adjacent property or neighborhoods, including but not limited to parking, traffic, noise, odors, visual nuisances, and drainage; or b. Includes improvements either on-site or within the public rights-of-way to mitigate any such adverse impacts
<u>X</u>			The request shall not have the effect of preventing orderly use and enjoyment of other property within the area in accordance with the provisions of this Development Code, or adversely affect the rights of owners or residents of adjacent property or neighborhoods
<u>X</u>			The request shall not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods.
<u>X</u>			The request meets the standards for the applicable zoning district, or to the extent deviations from such standards have been requested, that such deviations are necessary to render the subject development or improvement compatible with adjacent development or the neighborhood.