



# Public Hearing

## AC-23-04

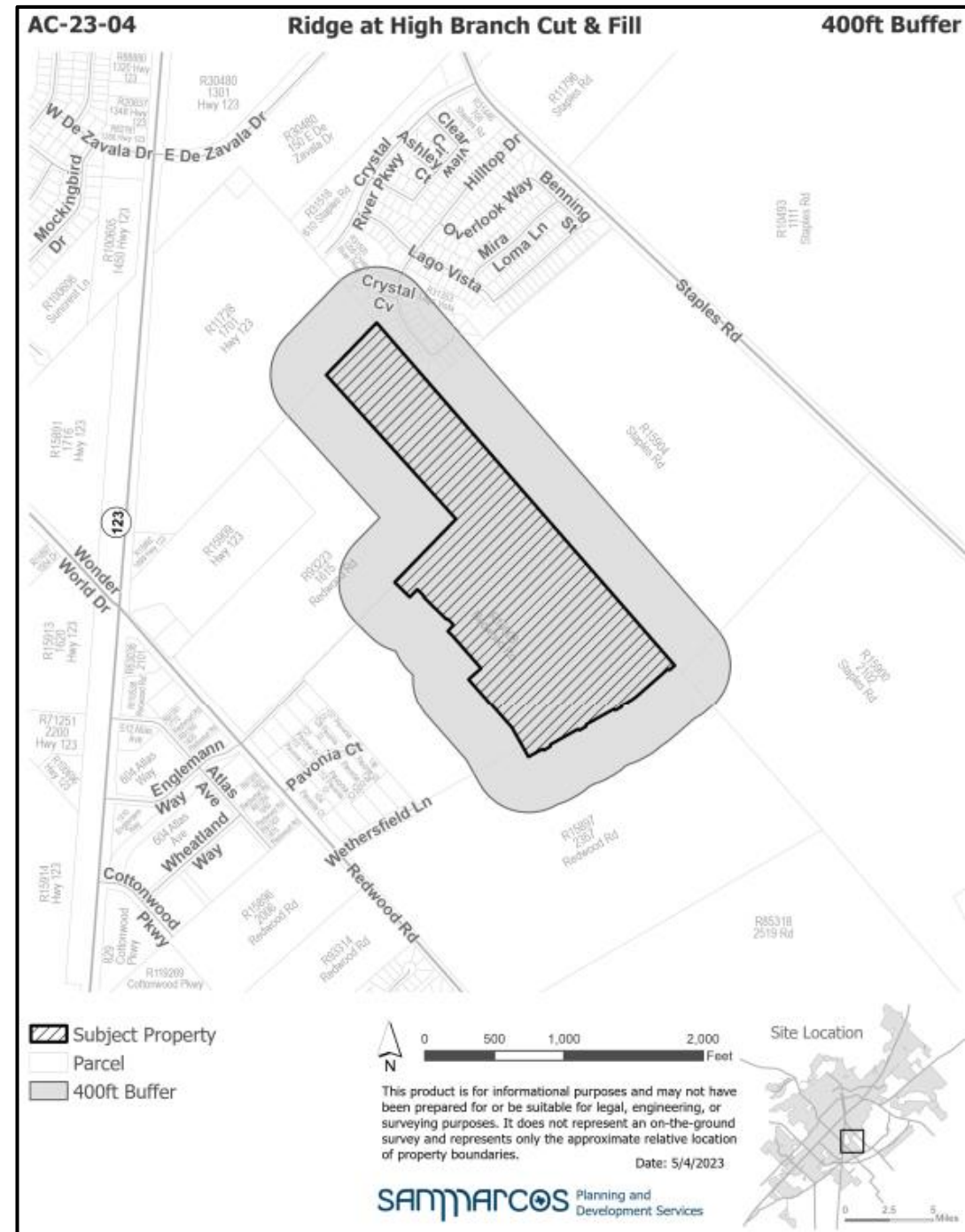
### **The Ridge at High Branch Phase 2 & 3 Cut and Fill**

Hold a public hearing and consider a request by LJA Engineering on behalf of ONX-High Branch, LLC for an Alternative Compliance to the maximum cut and fill requirements in Section 6.1.2.2 of the Land Development Code for a proposed development and plat generally located along Redwood Road between State Highway 123 and Old Bastrop Highway.



# Property Information

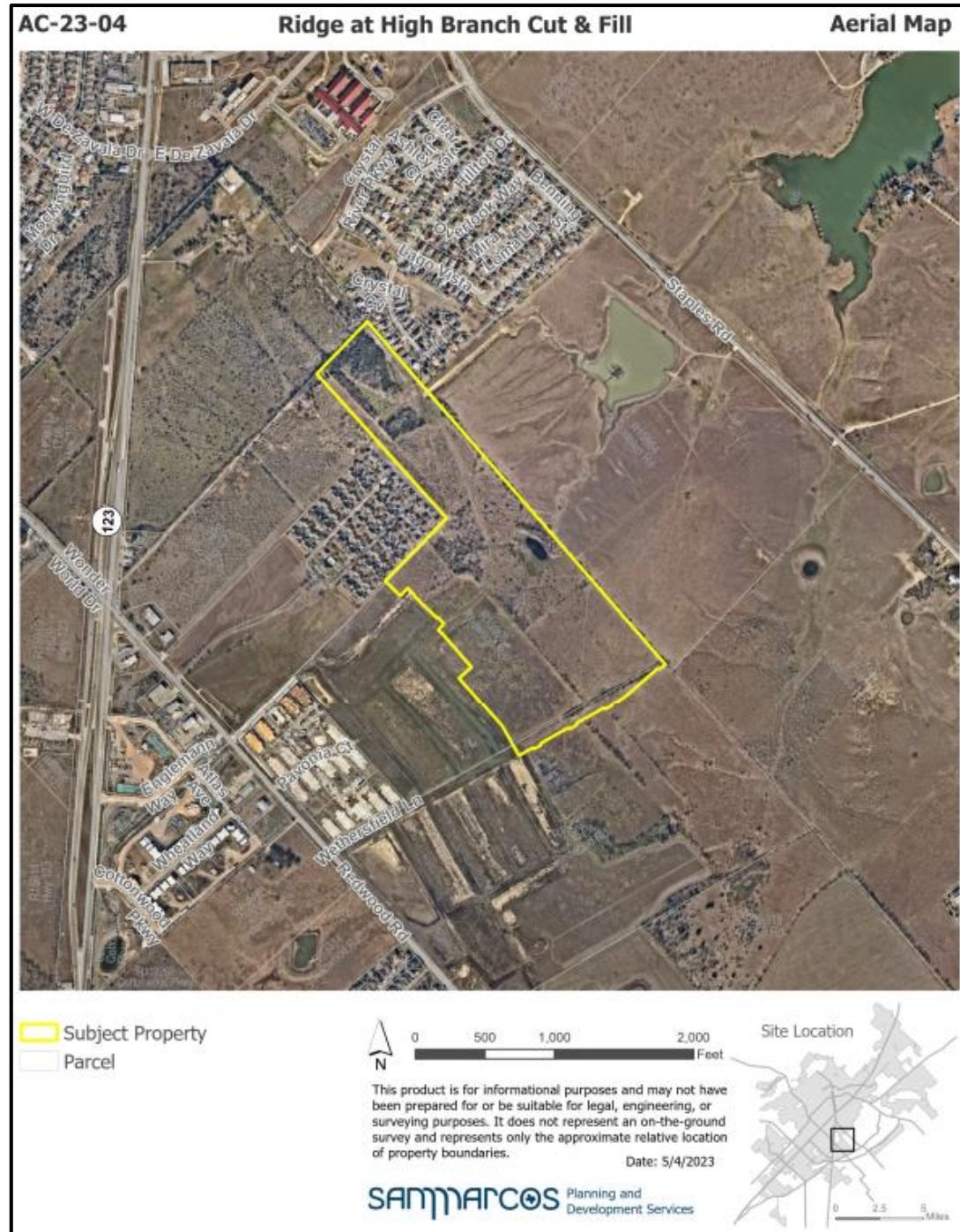
- Approximately 22.98 acres
- Located along Redwood Road between State Highway 123 and Old Bastrop Highway.





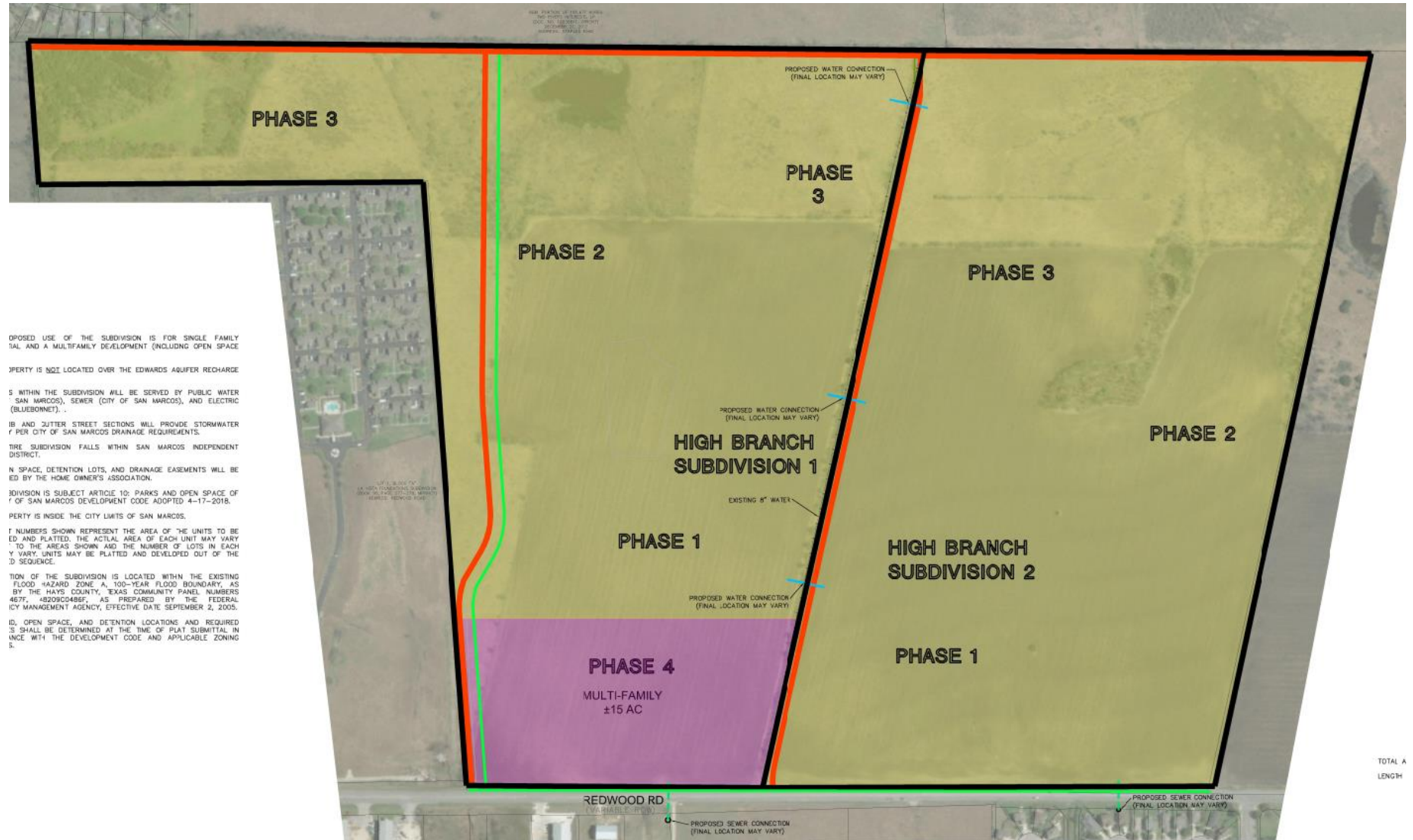
# Context

- Currently vacant
- Surrounding Uses
  - Vacant
  - Senior Living
  - Residential





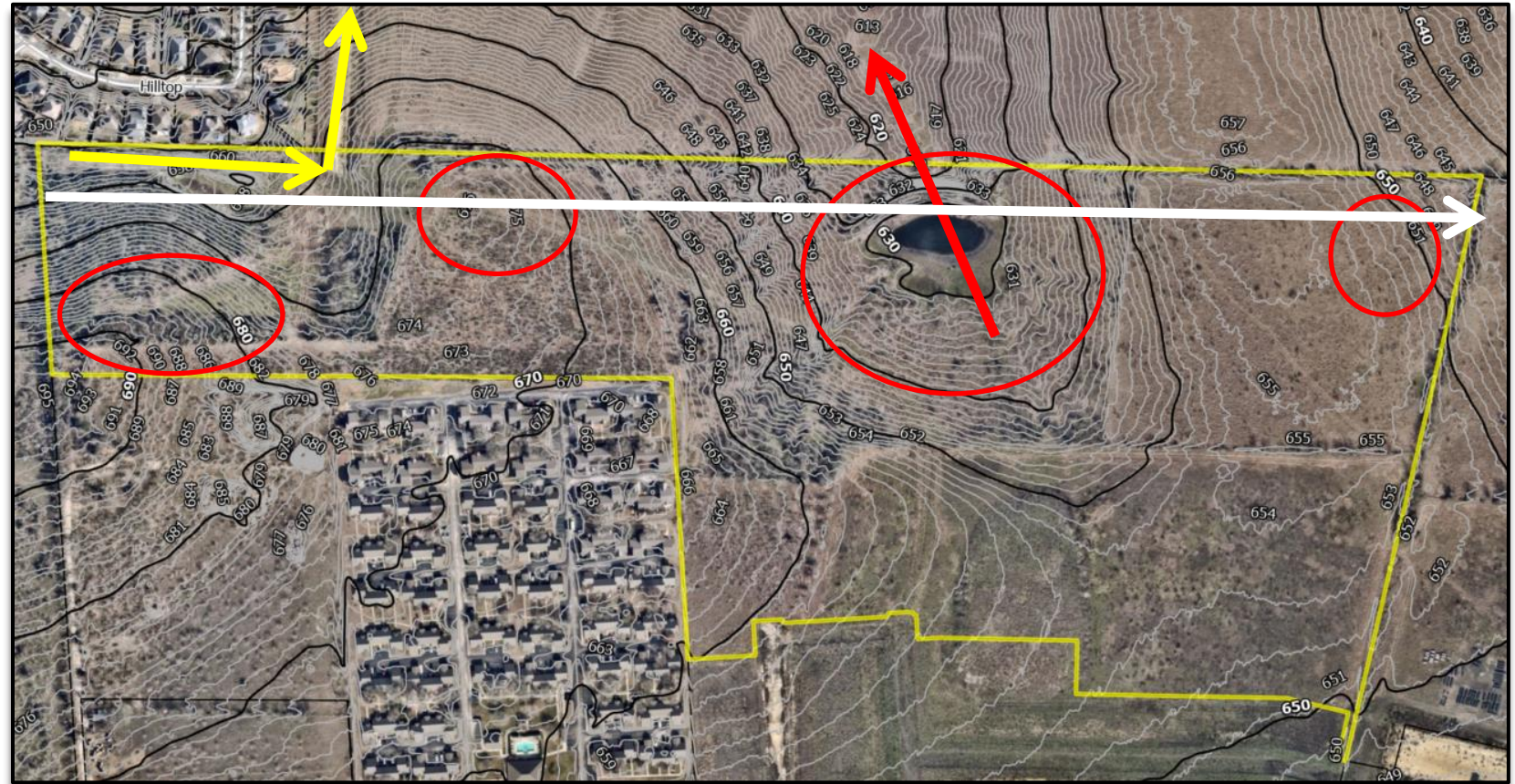
- Land Use Concept Plan for Residential and Apartments





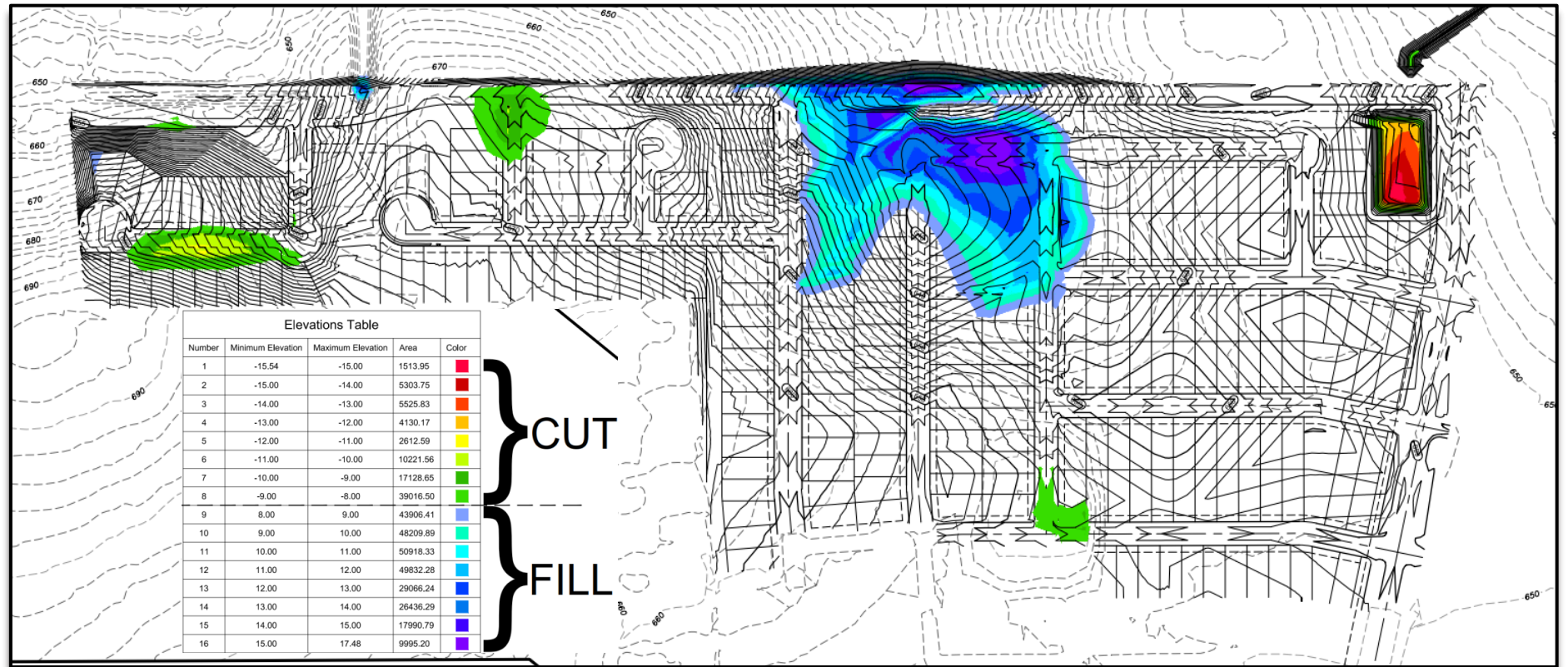
# Constraints

- Development shall not exceed **cut and fill maximum** requirement (8 feet).
- Existing grades across the property vary by as much as 70 feet.
- Infrastructure design standards.



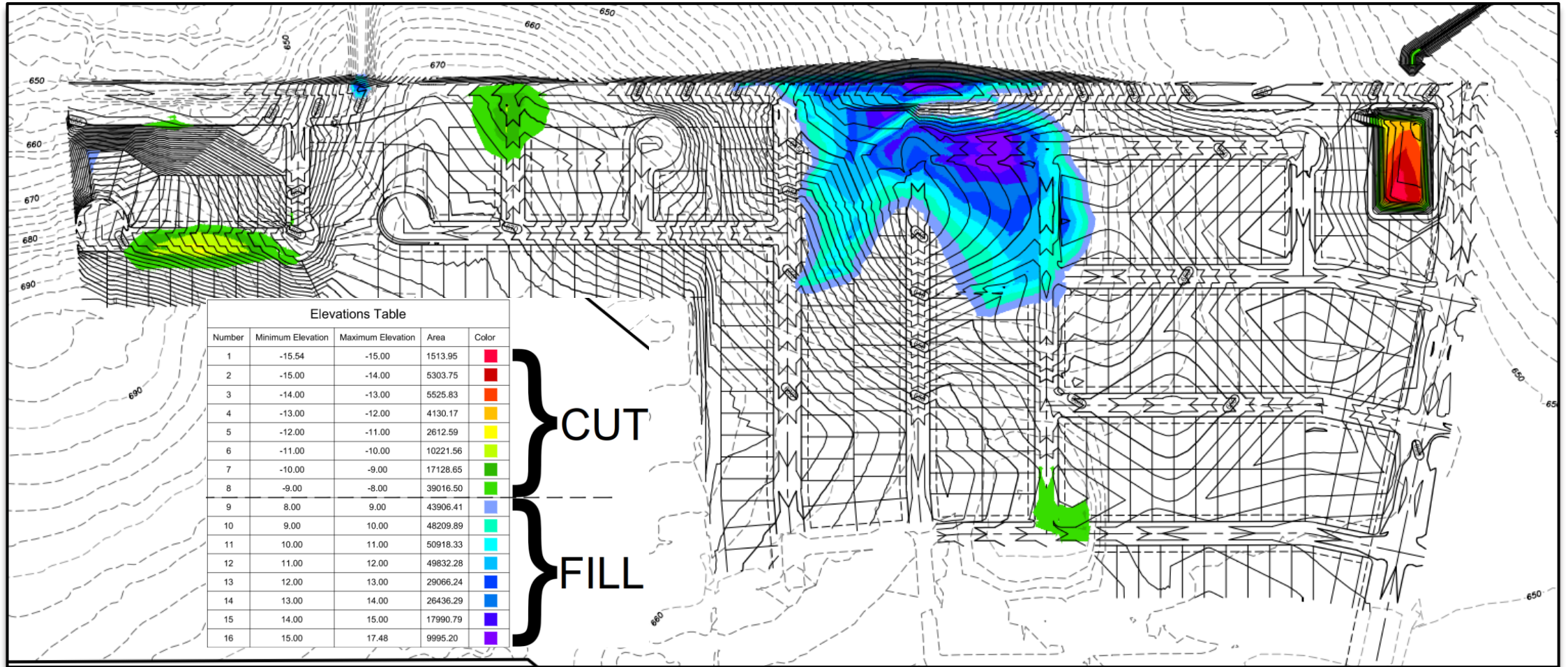


- Applicant is requesting to increase the allowable **cut to 16 feet and fill to 18 feet.**





# Proposed Cut and Fill Exhibit





## Recommendation

Staff recommends approval of the request to increase the maximum cut to 16 feet and fill to 18 feet.