



Public Hearing

AC-22-10

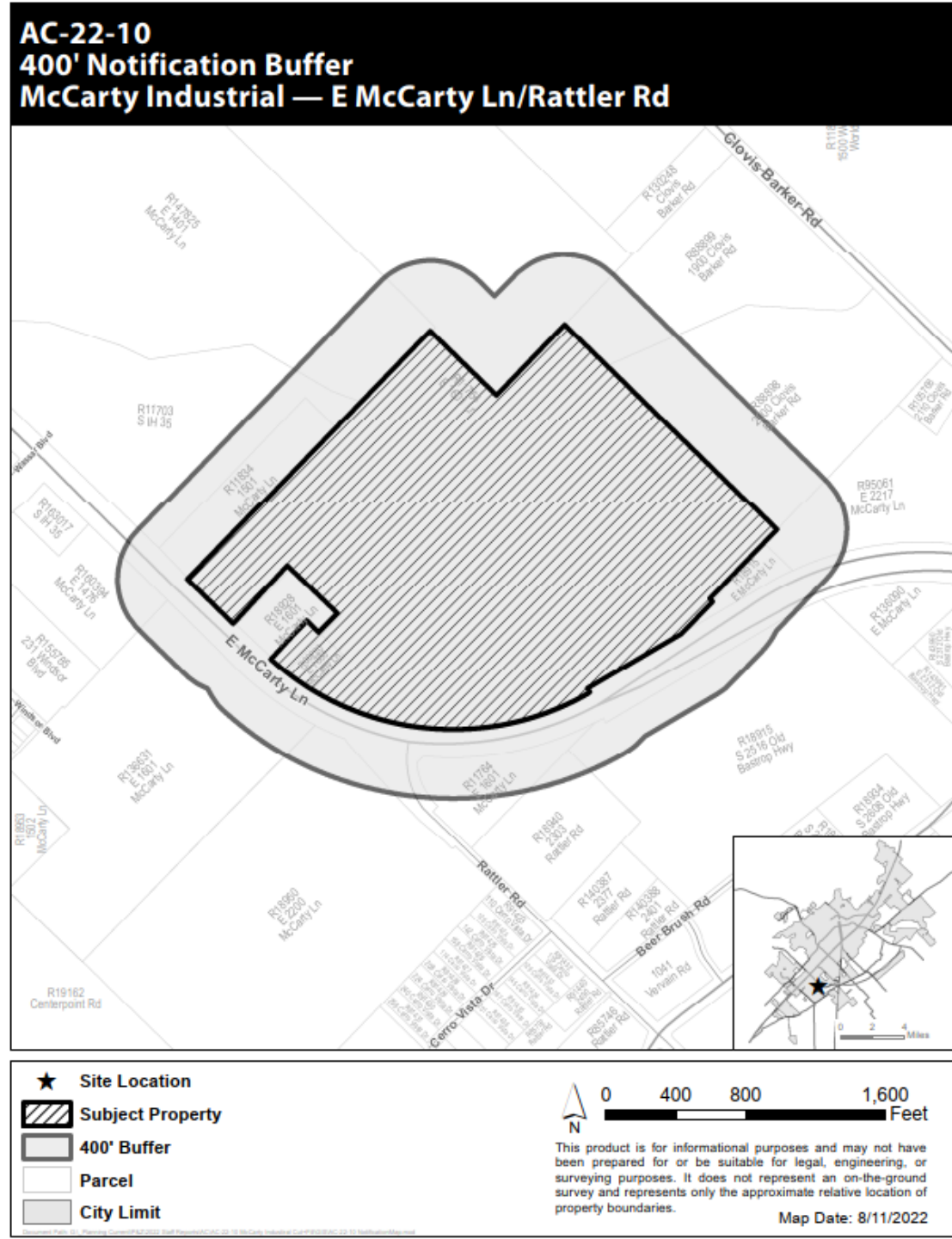
McCarty Industrial Cut and Fill

Hold a public hearing and consider a request by Pape-Dawson Engineers, Inc. on behalf of Edmund Jaster Hays County Partnership 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 McCarty Lane north of the intersection of McCarty Lane and Rattler Road.



Property Information

- Approximately 105 acres
- Located along McCarty Ln north of the intersection with Rattler Road.

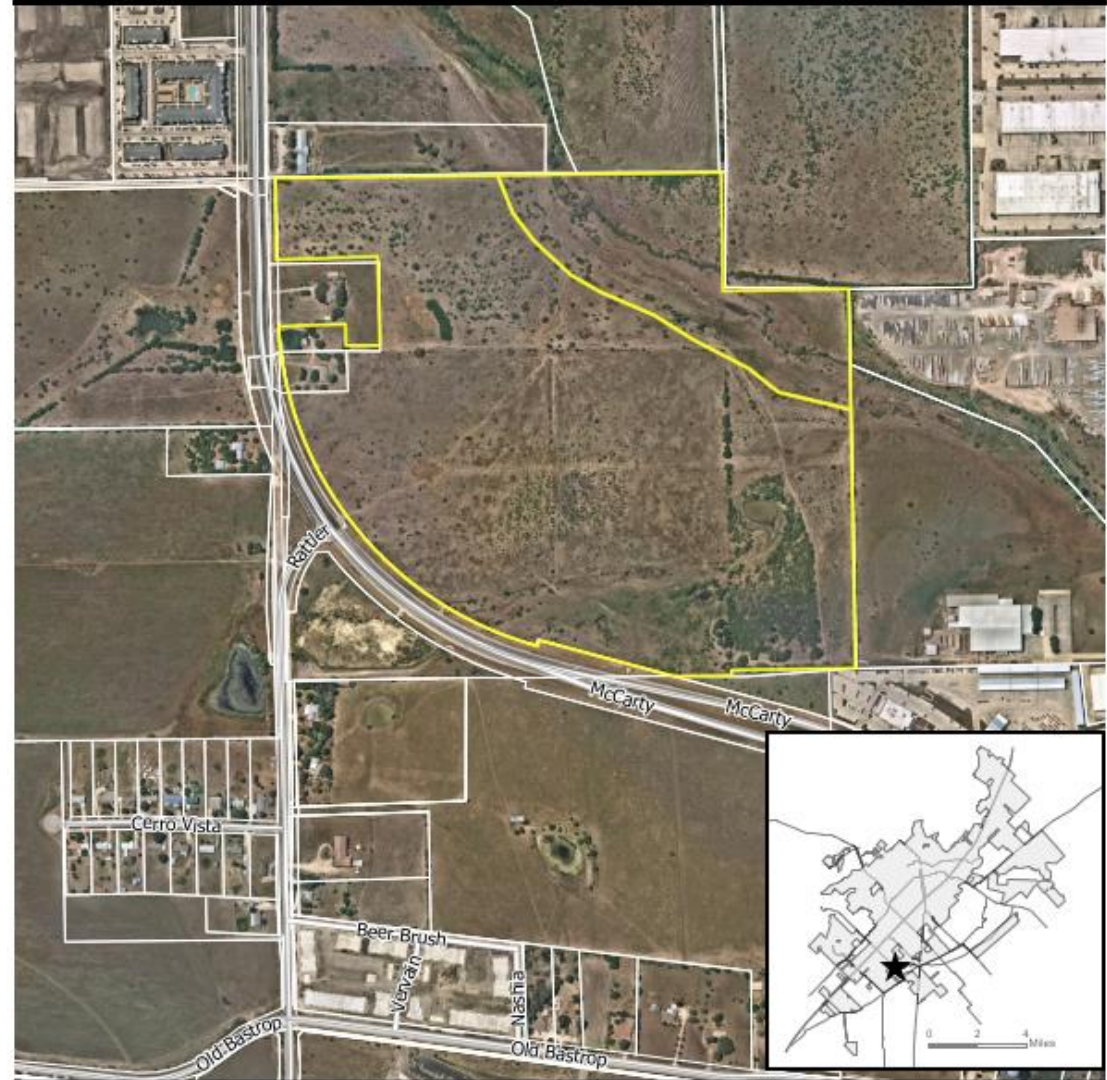




Context

- Currently vacant
- Surrounding Uses
 - Vacant
 - Apartments
 - Industrial
 - City Public Service Center

AC-22-10 Aerial View McCarty Industrial Cut and Fill — McCarty Ln/ FM 110



- ★ Site Location
- Subject Property
- Parcel
- City Limit



0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

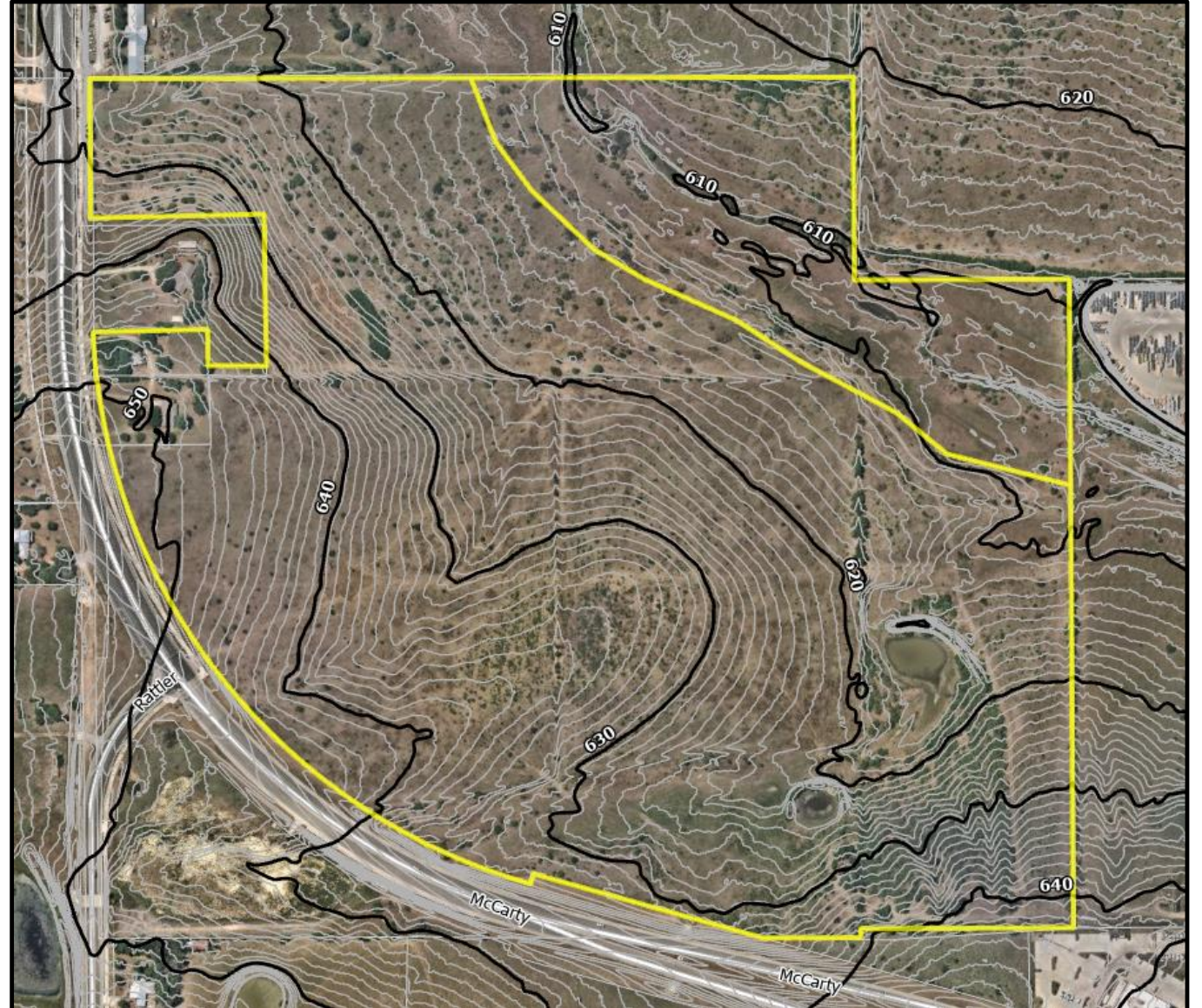
Map Date: 8/22/2022





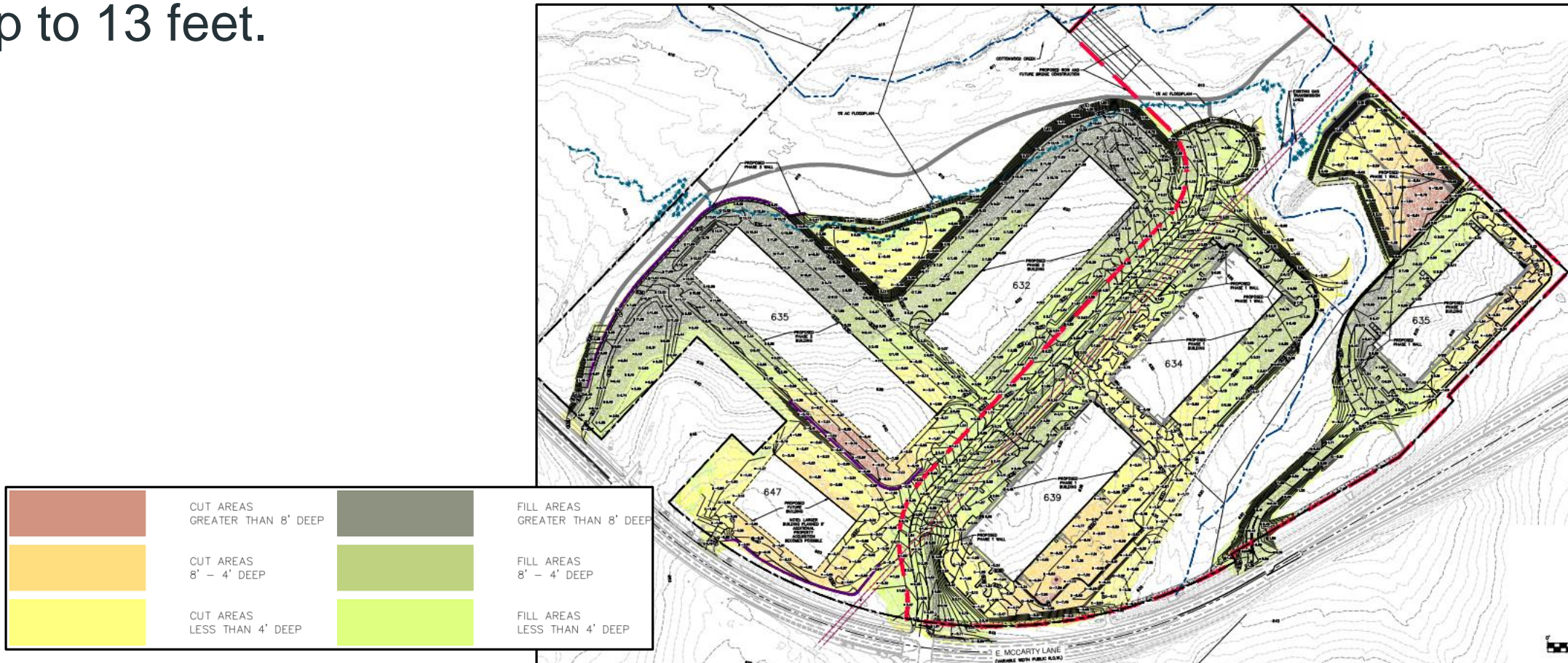
Constraints

- Development shall not exceed **cut and fill maximum** requirement (8 feet).
- Existing grades across the property vary by as much as 40 feet.
- Industrial developments include large warehouse type buildings requiring a level surface.



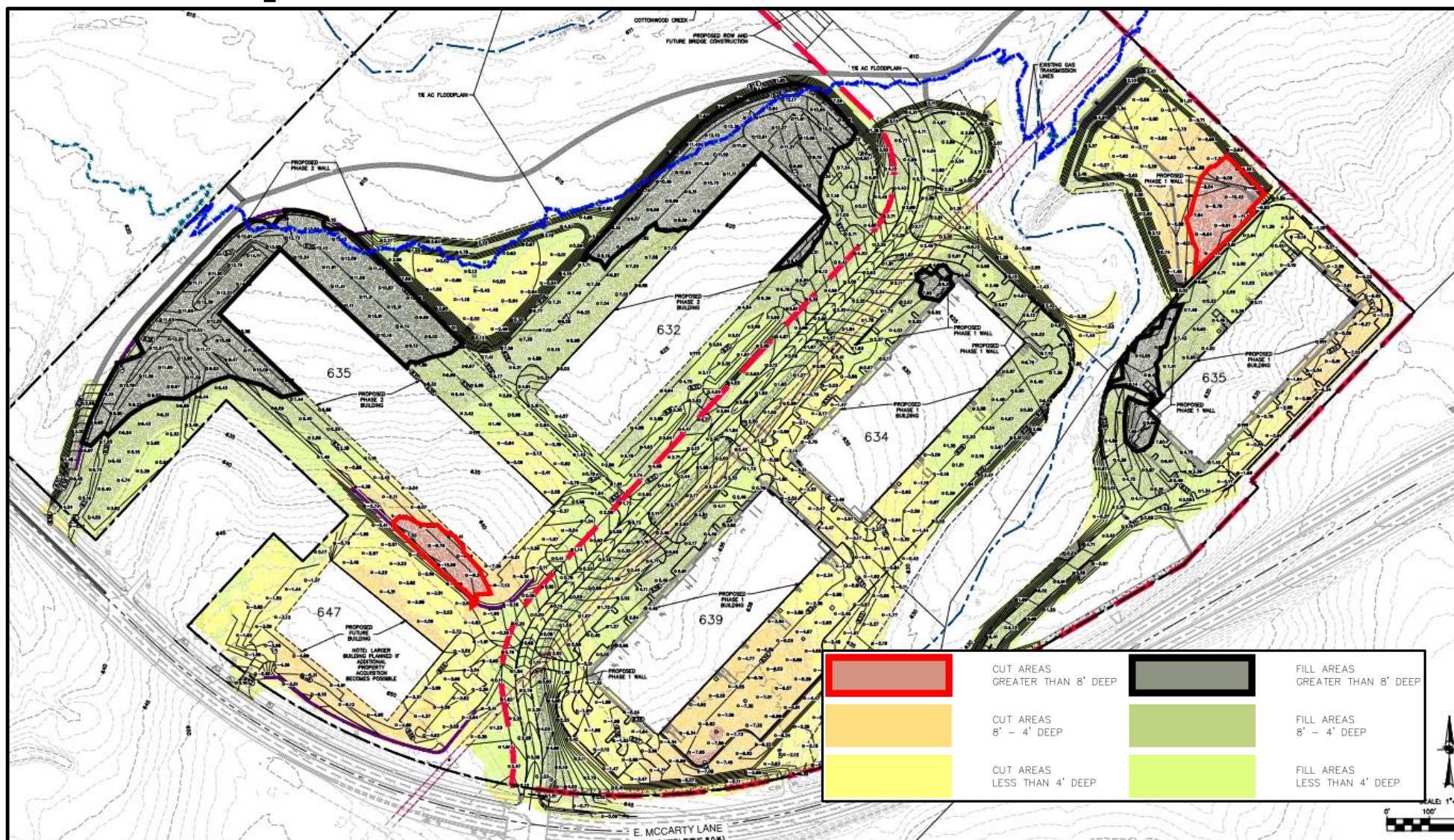


- Applicant is requesting to increase the allowable **cut and fill maximum** up to 13 feet.





Proposed Cut and Fill Exhibit





Recommendation

Staff recommends approval of the request to increase the maximum cut and fill to 13 feet.