



Public Hearing

AC-22-10

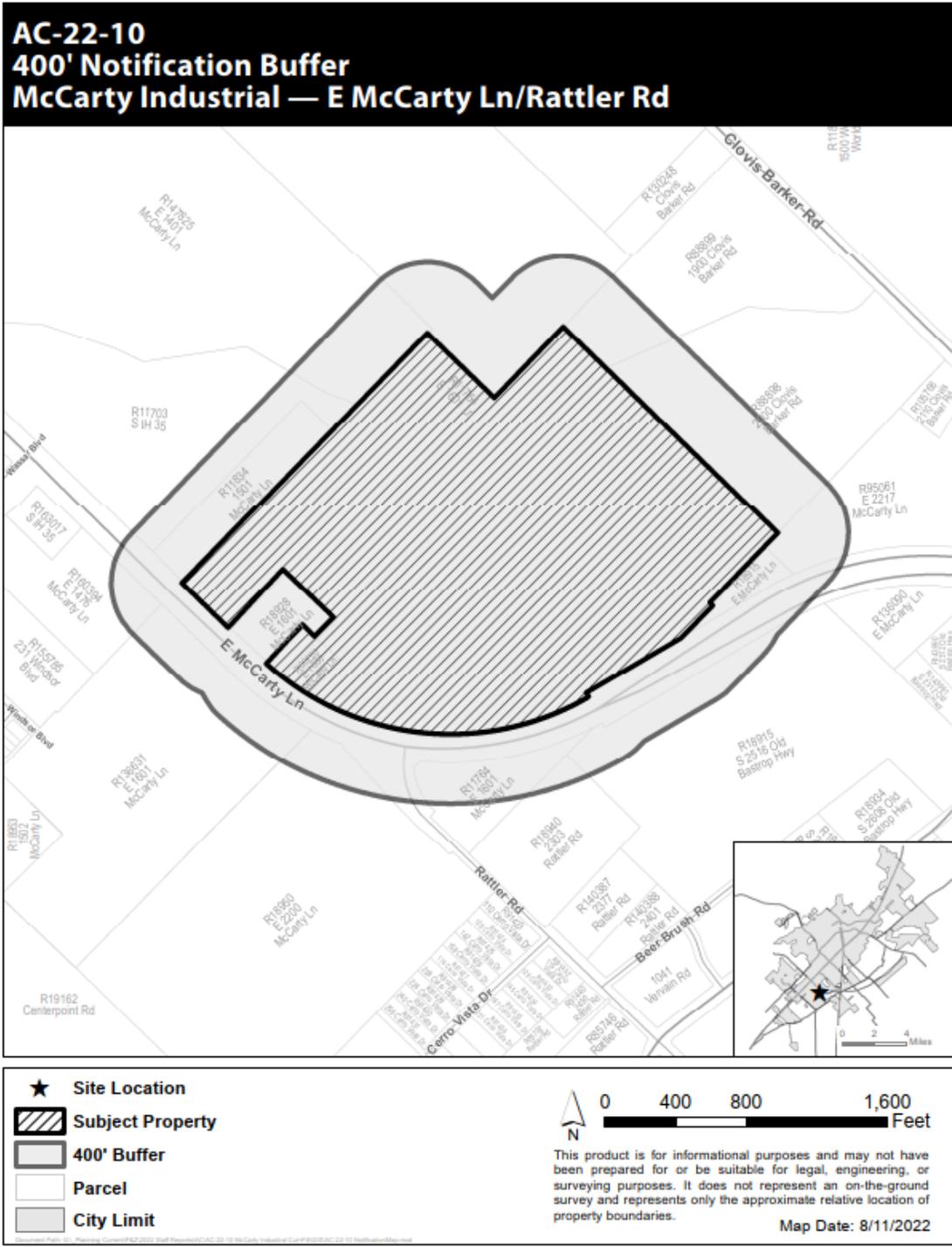
McCarty Industrial Cut and Fill

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

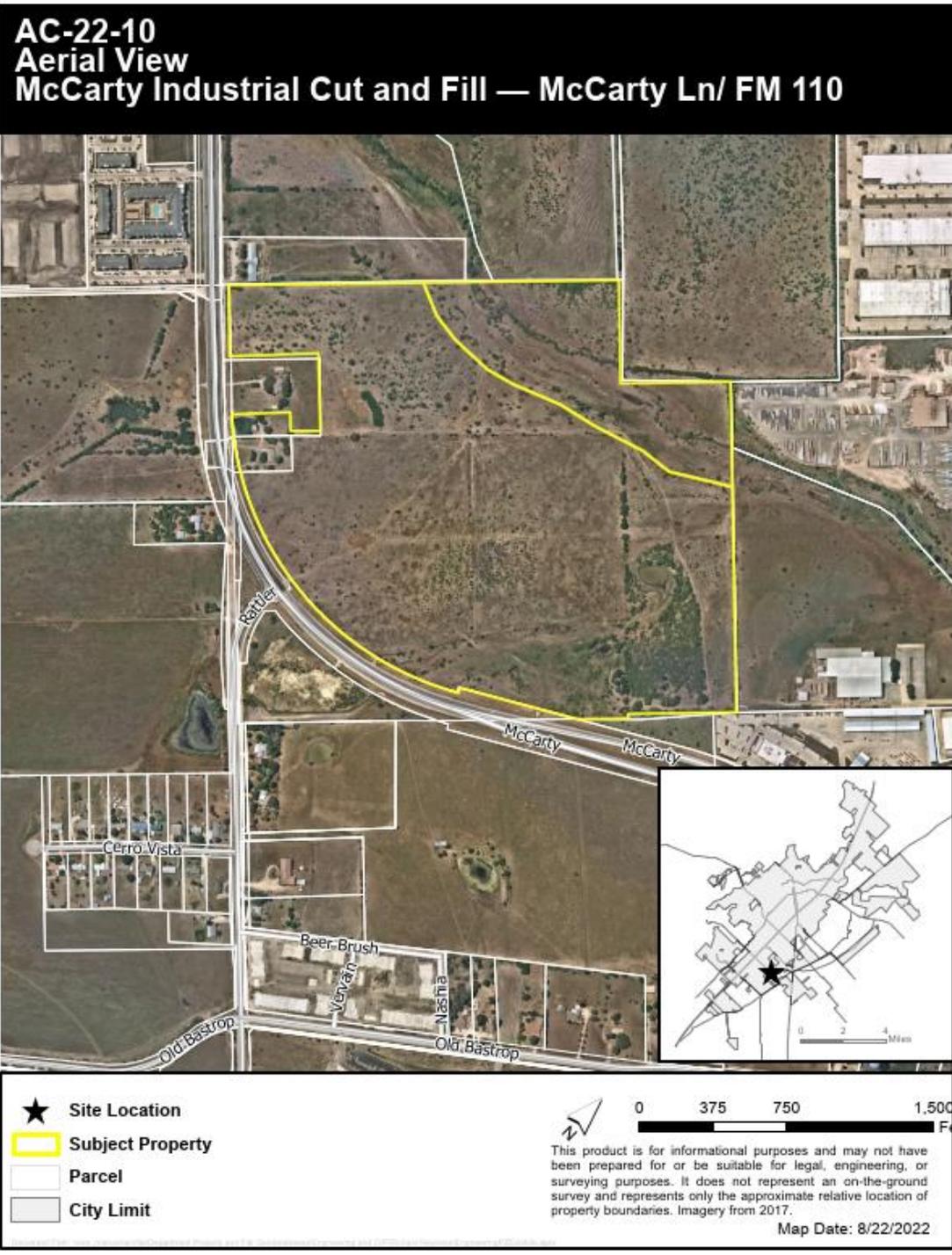
- Approximately 105 acres
- Located along McCarty Ln north of the intersection with Rattler Road.





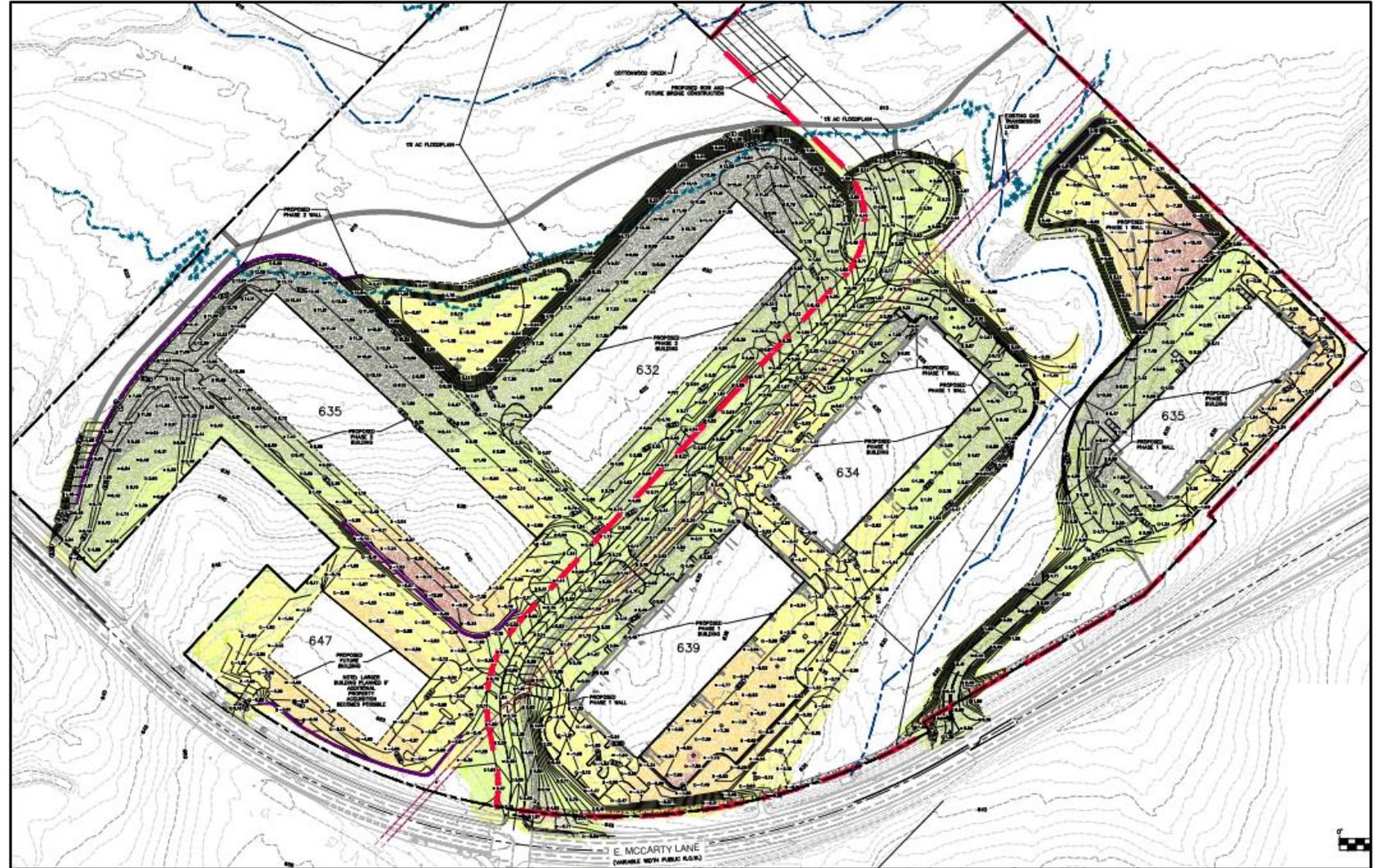
Context

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





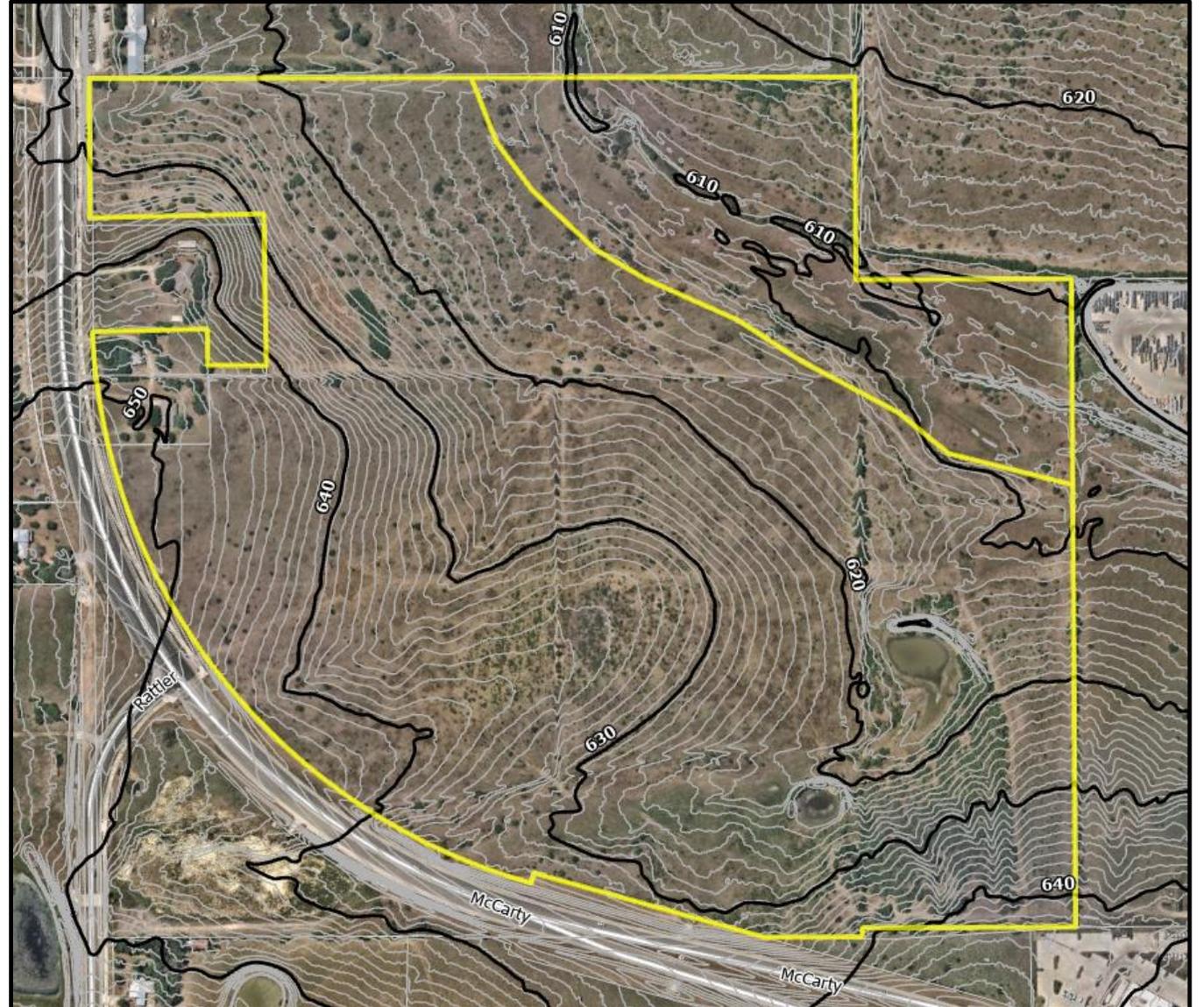
- Land Use Concept Plan for Light Industrial Development





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.





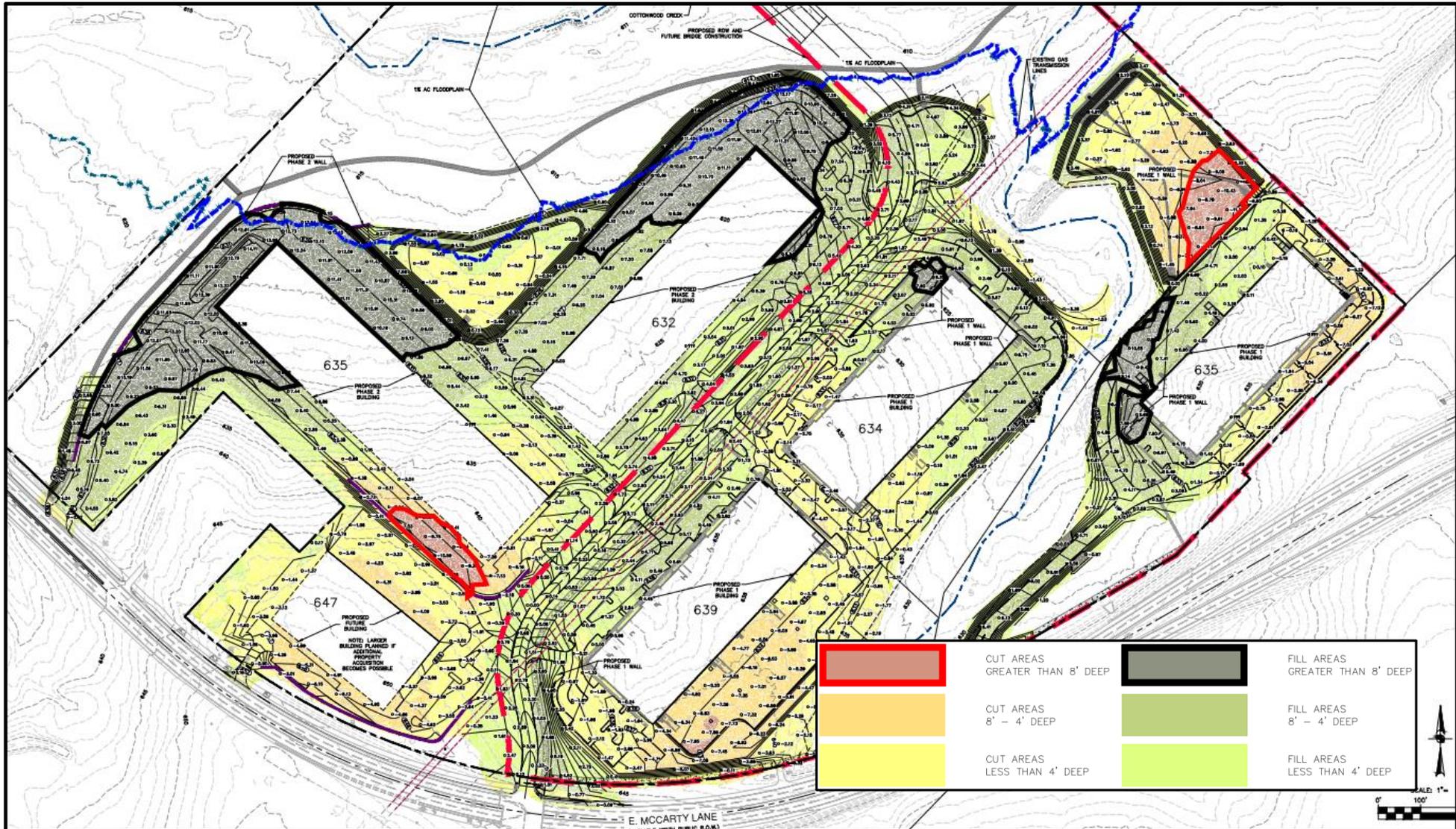
- Applicant is requesting to increase the allowable **cut and fill maximum** up to 13 feet.



	CUT AREAS GREATER THAN 8' DEEP		FILL AREAS GREATER THAN 8' DEEP
	CUT AREAS 8' - 4' DEEP		FILL AREAS 8' - 4' DEEP
	CUT AREAS LESS THAN 4' DEEP		FILL AREAS LESS THAN 4' DEEP



Proposed Cut and Fill Exhibit





Recommendation

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