

May 10, 2022

Alternative Compliance Review
City of San Marcos Planning & Development Services
630 E Hopkins
San Marcos, TX 78666

Re: McCarty Industrial
 Section 6.1.2.2 Cut and Fill Standards - Alternative Compliance Request

To Whom It May Concern,

This letter is intended to request relief from cut and fill standards as described in Section 6.1.2.2 of the San Marcos Development Code. The proposed McCarty Industrial site is a ±105.417-acre tract is zoned light industrial (LI) and is located on the north side of the Rattler Road and McCarty Lane intersection within the City of San Marcos and Hays County. The proposed project will include a public road extension and construction of private industrial warehouses with associated parking lots, drive aisles, drainage facilities, and utility extensions.

Code of Ordinances Section 6.1.2.2, Cut and Fill Standards, limits cut and fill to four feet of depth except for street right-of-way and foundations. This site was zoned to allow light industrial (LI) use, which, by its nature, requires large flat pads to support warehouse structures and truck facilities. The irregular shape of this property, combined with numerous existing site constraints (floodplains, waterways, pipeline easements), severely limits the ways in which such buildings can be oriented. Grading is required to modify the existing sloped land to achieve flat building pads for the large industrial buildings. Many options in layout and grading have been explored to achieve this with minimal impact; however, some areas of cut and fill in exceedance of the code requirement remain.

Within the 105-acre tract approximately 32% of the area consists of floodplain, waterways, and open space where no elevation changes are proposed, and 24% of the tract consists of areas which are not subject to cut/fill limitations (building footprints and public right-of-way). Approximately 18% of the site can be graded within the allowable 4-foot limits; therefore 74% of the site is able to comply with the requirement. Of the remaining area, 19% requires cut/fill between 4 and 8 feet (allowable with an administrative adjustment). Approximately 7% of the tract will require cut or fill exceeding 8 feet, which is only allowable with alternative compliance and City Council approval, which is the reason for this request and application. In these very limited areas, cut and fill of up to 13 feet are required.

This submittal is made to request relief from the cut and fill standards for the limited areas where exceedances occur. The improvements have been laid out to the degree possible (considering the above constraints) to align with contours and to minimize grading. Enhanced measures to improve the quality of stormwater runoff are proposed, in the form of sedimentation/filtration basin(s) and/or other accepted measures to achieve removal of 70% of total suspended solids.

The proposed site is zoned for LI; therefore, since these types of buildings are essential to LI use, any development within this property would face the same challenge. The inability to strictly comply with cut/fill limitations is not specific to this developer or development, but is caused by the shape, slope, and constraints within this specific property. Allowance of this request would not adversely affect adjacent properties or their use. Modification of the development standards to expand the allowable cut/fill range for this development is compatible and consistent with the character and intent of the LI district. For the reasons described above, we feel that it is reasonable to request that the project be exempt from the cut and fill standards in Section 6.1.2.2 for cut or fill not greater than 13 feet.

This project will be developed in Phases, both of which are reflected on the preliminary plat; however, only Phase 1 will be advanced to final plat for development. The second phase, as shown, would require some encroachment of fill into the floodplain of Cottonwood Creek, which will require additional local and federal permitting. An exhibit is attached which shows the ultimate site layout, grading, and cut/fill depths for the overall project based on the current mass grading plan.

We hope that this material is sufficient for your review purposes; we are available to meet at your convenience to discuss the proposed alternative.

Sincerely,
Pape-Dawson Engineers, Inc.



Stacey L. Weichert, P.E.
Vice President

Attachments:
- Cut/Fill Exhibit

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