



Legislation Details (With Text)

File #: AC-23-04 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 5/8/2023 **In control:** Planning and Zoning Commission
On agenda: 5/23/2023 **Final action:** 5/23/2023
Title: AC-23-04 (The Ridge at High Branch Phase 2 and 3 Alternative Compliance) 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 in Section 6.1.2.2 of the Land Development Code for a proposed residential subdivision generally located near Redwood Road between State Highway 123 and Old Bastrop Highway. (R. Reynosa)

Sponsors:

Indexes:

Code sections:

Attachments: 1. AC-23-04 Staff Report, 2. AC-23-04 Maps, 3. AC-23-04 Cut & Fill Exhibit, 4. AC-23-04 Application, 5. AC-23-04 P&Z Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------------------------|--------|--------|
| 5/23/2023 | 1 | Planning and Zoning Commission | | |

AGENDA CAPTION:

AC-23-04 (The Ridge at High Branch Phase 2 and 3 Alternative Compliance) 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 in Section 6.1.2.2 of the Land Development Code for a proposed residential subdivision generally located near Redwood Road between State Highway 123 and Old Bastrop Highway. (R. Reynosa)

Meeting date: May 23, 2023

Department: Engineering & CIP

Amount & Source of Funding

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

On November 16, 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).

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.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends approval of the request as presented.