

Waiver Request –Street Section

Cliffwood Phase 3

Location:

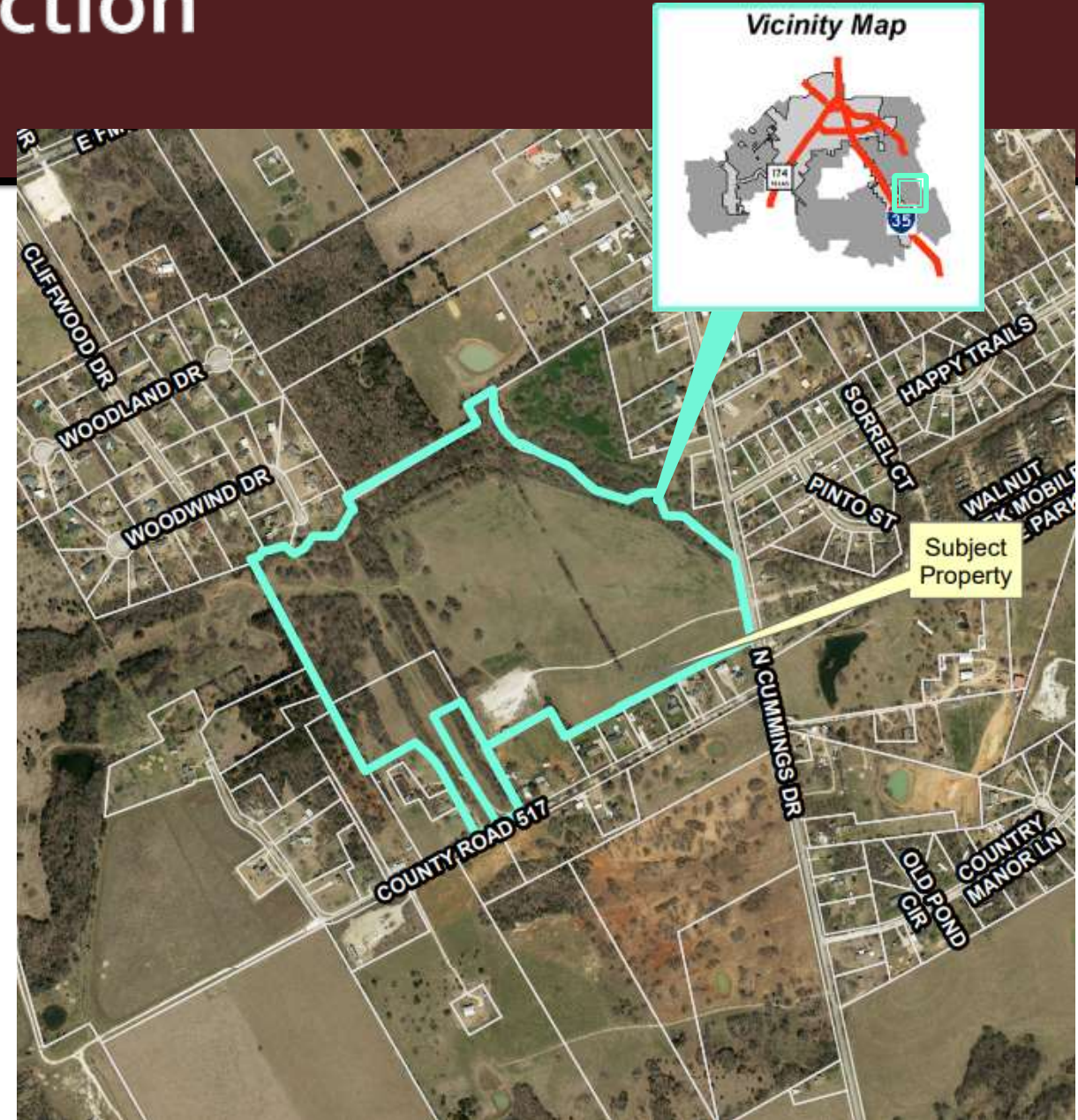
- Approximately 80.97 acres
- N Cummings Dr and CR 517, addressed as 3601 N Cummings Dr

Applicant and Property Owner:

- Darrell Howard (Dunaway Associates)
- Clifford Deal (Owner)

Item for approval:

Resolution for a Waiver to Section 5.1 “Street and right-of-way basic policies” of the Subdivision and Development Ordinance



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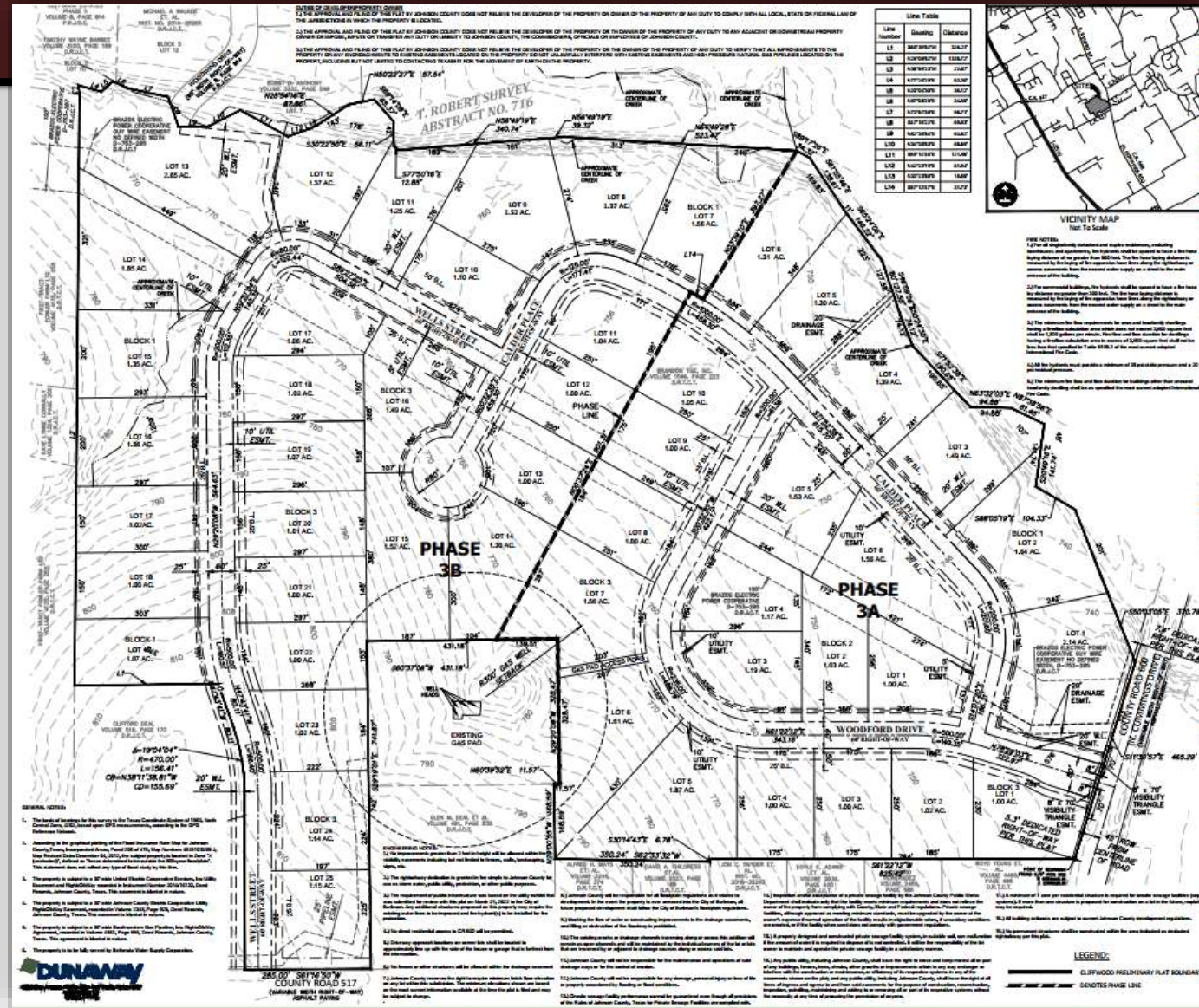
Proposed Residential Subdivision:

Property located in the ETJ

Preliminary Plat approved August 9, 2022

Proposes 50 single-family residential lots

- Minimum one-acre lots
- Sewer service by on-site sewage facility



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City of Burleson:

Per interlocal agreement with Johnson County

- Burleson has platting authority within ETJ
- City can extend development design standards to ETJ developments including paving standards

Burleson Subdivision Ordinance

- Public streets shall be designed and constructed per public street standards
- City inspectors inspect street paving and associated drainage

City does not maintain roadways located within the ETJ

Johnson County:

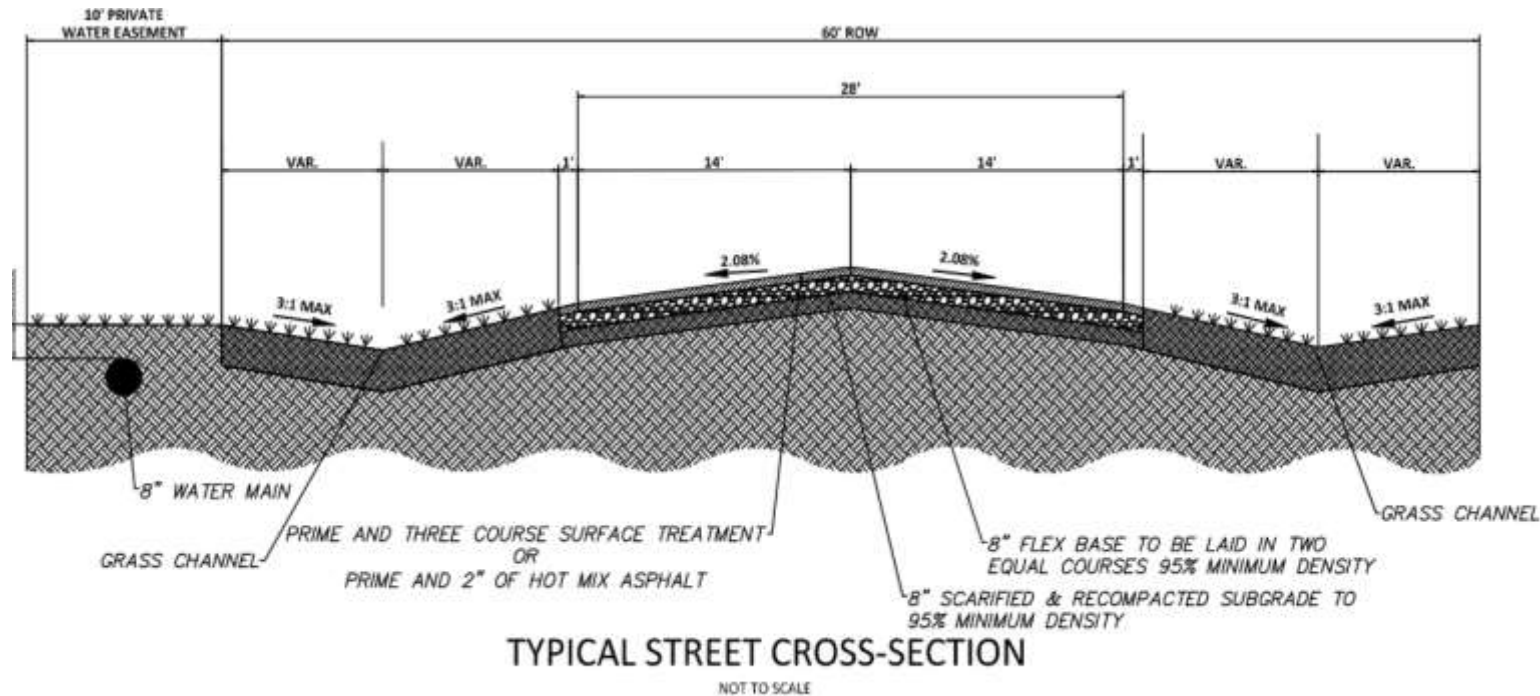
Limited funding available for maintenance of streets

- Streets constructed to city standards can be more expensive to maintain and may be prioritized lower for maintenance
- County may not address failures in a timely manner

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Proposed Section by Applicant

- Three course chip seal or 2 inches of asphalt
- 8 inches flex base placed in equal courses compacted to 95% minimum density
- 8 inches recompacted subgrade to 95% minimum density



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- Table summarizes City, County and modified section
- Proposed section is inconsistent with City, County and modified section previously approved by the City Council
- City's Subdivision Ordinance does not provide ability for staff to modify without waiver today

Street Sections				
Element	City Standard	County Standard	Modified Section	Applicant Requested Section
ROW Width	80'	60'	60'	60'
Pavement Width	Asphalt - 28' with 12" ribbon curb (30' total) Concrete – 30' (curb and gutter)	Asphalt - 22' with 3' flexbase shoulder or 31' if curbs <u>provided</u> Concrete – No detail provided	Asphalt - 24' with 3' flexbase shoulder Concrete – 24' with 1' stabilized base outside pavement	Asphalt - 28' with 1' flexbase shoulder
Pavement Thickness	7" Asphalt 6" Concrete	Three-course chip seal 2" Asphalt 5" Concrete	2" Asphalt 5" Concrete*	Three-course chip seal 2" Asphalt
Base		8" Flexbase	8" Flexbase (if Asphalt)	8" Flexbase (if Asphalt)
Subgrade	8" Lime or Cement Stabilized	8" Lime or Cement Stabilized	8" Lime or Cement Stabilized	8" of re-compacted subgrade
Culvert Requirements	Concrete Pipe	Corrugated Metal Pipe	Concrete Pipe	Concrete Pipe
Width for Ditches	25'	13'	Contain 100- year flows	Contain 100-year flows

*Geotech Report must support section

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Notification:

Public notices mailed to property owners within 200 feet of subject property.

Published in newspaper.

City Engineer received notice of opposition from several adjacent residents prior to P&Z meeting.



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Council Action Requested

Staff recommends the City Council approve the requested waiver.

The P&Z Commission recommended denial to the City Council for the requested waiver.

