

# Waiver Request –Street Section

## Sherwood Forest Estates

**Location:**

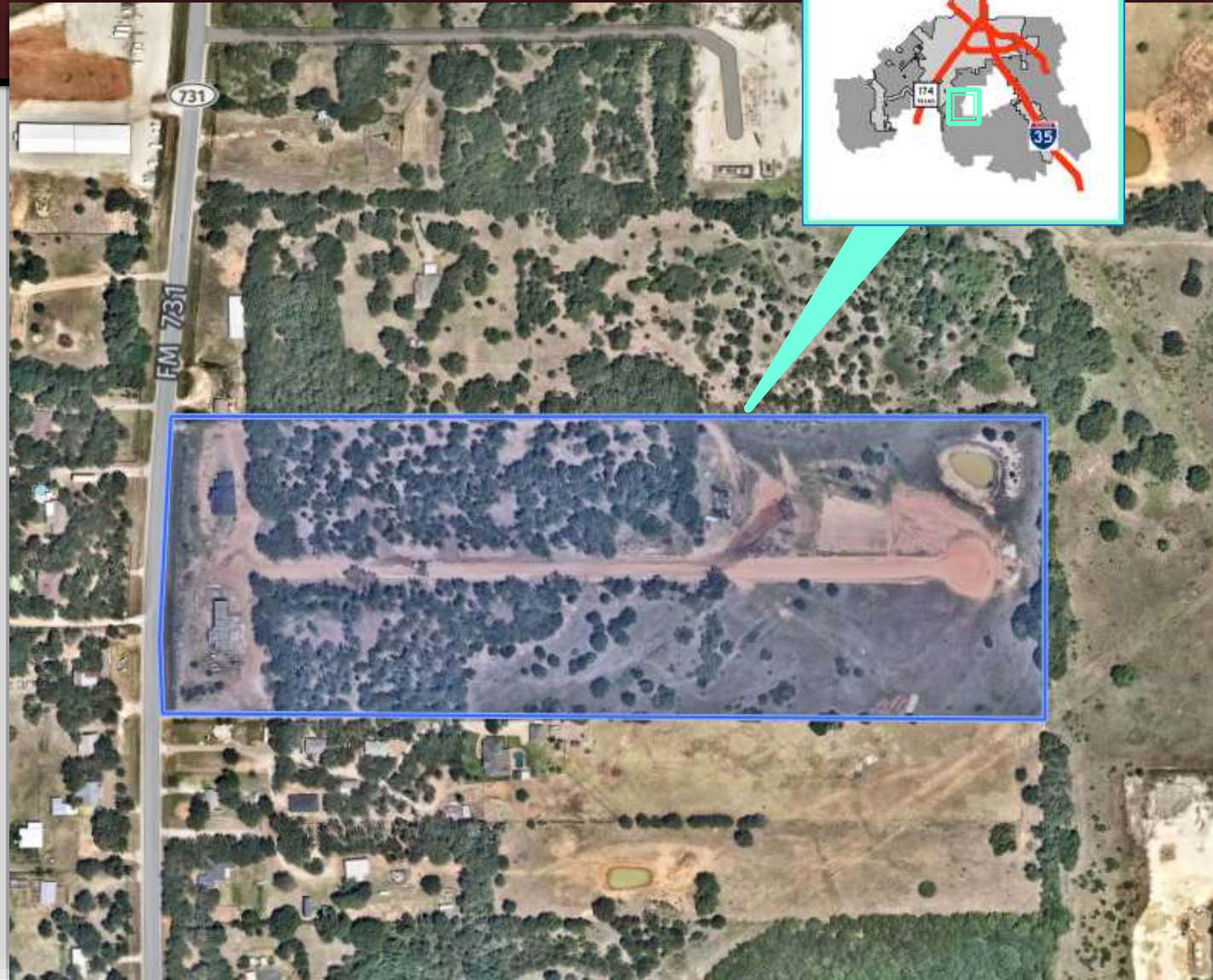
- 28.245 acres

**Applicant and Property Owner:**

Alton Isbell, Sendero Oaks, LLC

**Item for approval:**

## Waiver to Section 5.1 "Street and right-of-way basic policies" of the Subdivision and Development Ordinance

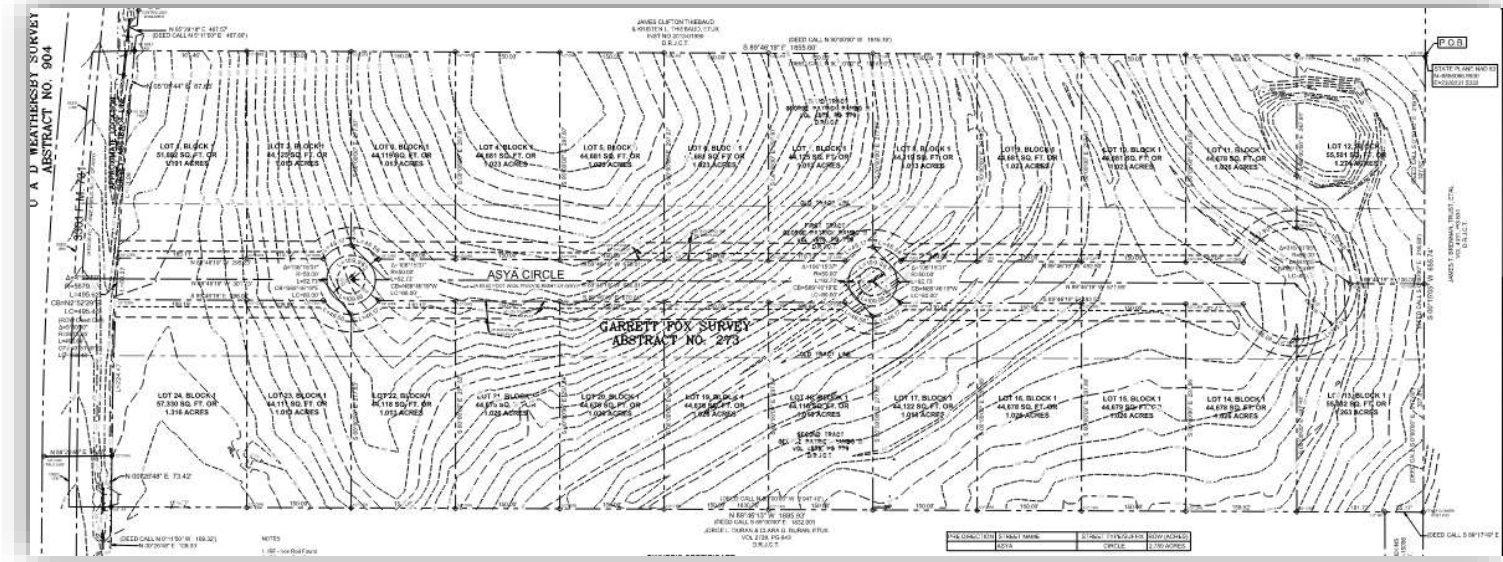


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### Proposed Residential Subdivision:

- Property located in the City's ETJ
- Preliminary Plat approved February 24, 2022
- Proposes 24 single-family residential lots
  - Minimum one-acre lots
  - Water service by Bethesda Water
  - Sewer service by on-site sewage facility





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### History:

- April 2022 - initial review noted pavement section detail did not conform to City Standards, staff provided two options
  - Construct to City standards
  - Seek a waiver to City standards
- May 2022 –construction drawings released
- June 2022 – staff discovered that pavement comments from previous review had not been addressed prior to release of plans in May
  - Immediately contacted developer and provided the two initial options – no pavement had been placed yet
  - Developer provided geotechnical report with alternate pavement section design – developer informed a waiver was required as staff does not have the authority to approve waivers
- August 7, 2022 – developer informed staff they intended to place pavement, no waiver had been requested to date
  - Developer contacted immediately and informed a waiver would be required prior to placement of material
  - Informed plat may not be filed and the county will not issue development permits without a filed plat

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### History:

- August 10, 2022 – Developer paved a portion of the road without an inspector or required waiver.
- September 1, 2022 – Meeting held between city staff and developer, staff informed developer a waiver could be supported by staff if the following conditions are met:
  - Revise the preliminary or final plat to make the neighborhood private (roadway to be a private drive including gated entrance and Knox box, lot lines extended to center of the private access easement)
  - File restrictive covenants with Johnson County stating the HOA will be the responsible for maintenance and operation of the private access easement and associated drainage - a copy of the filed covenants shall be provided to the City prior to filing of the plat
  - Conceptual approval from TxDOT for the connection of the new private road to John Jones Drive (FM 731), (conceptual approval has been obtained)
  - Prior to filing the plat
    - All infrastructure will be completed, including the connection to John Jones Drive (FM 731) and any auxiliary lanes required by TxDOT
    - A letter from Bethesda Water Supply shall be provided accepting the water line improvements associated with the development.

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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 roadway standards
  - City inspectors inspect street paving and associated drainage
- City does not maintain roadways located within the ETJ

# Waiver Request – Pavement Section

## Sherwood Forest Estates

### Waiver Request

- Similar requests received and approved in past
- Private street will not be maintained by Johnson County
- Developer's Geotechnical Engineer recommends and staff can support the alternate section shown on the right

	City Standard	Geotechnical Engineer Recommendation
Concrete Thickness	6 inches	8 inches
Subgrade	8 inch stabilized soil	95% compacted soil
Strength	3600-psi	3600-psi
Reinforcement	#4 steel bars on 24" centers	#4 steel bars on 24" centers

# Waiver Request – Pavement Section

## Sherwood Forest Estates

### Notification:

- Public notices mailed to property owners within 200 feet of subject property
- Published in newspaper

### Planning and Zoning Commission

- Unanimously recommended approval



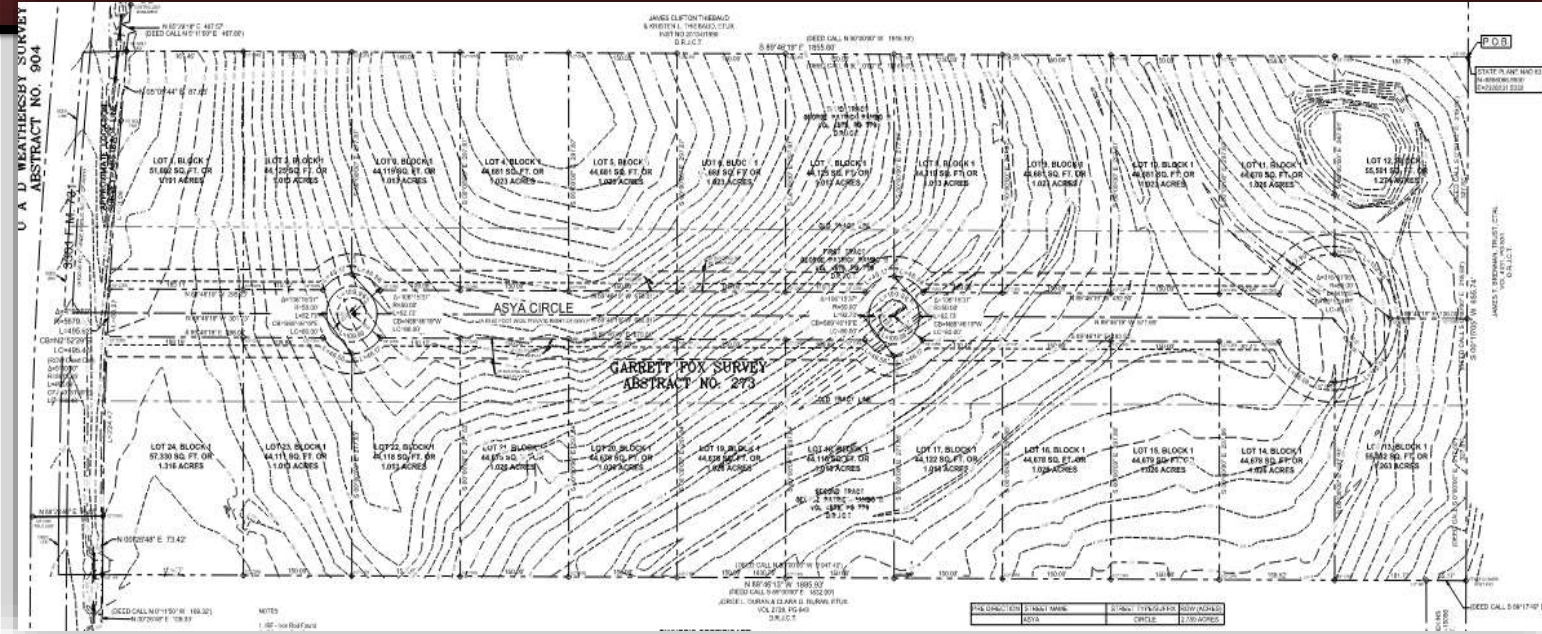


# Waiver Request – Pavement Section

## Sherwood Forest Estates

### Council Action Requested

Approve a waiver to Section 5.1 “Street and right-of-way basic policies” of the Subdivision and Development Ordinance for the design criteria for streets within the Sherwood Forest Addition. (Case 22-135)



Questions/Discussion