

SH 174 (Wicker Hill Road to Elk Drive) Sidewalk Development Policy



BACKGROUND INFORMATION

The City of Burleson and TxDOT are partnering to widen SH 174 from Wicker Hill Road to Elk Drive. Currently, SH 174 is a four-lane divided state highway with outside shoulders. The proposed project will widen SH 174 to six lanes and provide wider shoulders. The corridor has several areas of undeveloped land and/or areas for redevelopment where the sidewalk will not be installed as part of the project. This policy is intended to establish the guidelines for the construction of a 6-foot-wide sidewalk adjacent to undeveloped areas as development is proposed or redevelopment occurs. Exhibit A is a graphical depiction of the properties subject to this policy.

SIDEWALK DEVELOPMENT POLICY

The City of Burleson Subdivision Ordinance Section 5.6 requires sidewalks to be installed along the frontage of the property adjacent to a public street. Exhibit A identifies the properties along SH 174 from Wicker Hill Road to Elk Drive, where a sidewalk shall be installed with future development or redevelopment. Escrow will not be accepted in lieu of construction of the sidewalk. In the identified locations shown on Exhibit A and noted as proposed sidewalks subject to the sidewalk policy, a minimum 6-foot-wide sidewalk shall be constructed along the frontage of the property as outlined below.

- Option 1 – Construct a sidewalk within the TxDOT right-of-way. This option may require replacing the existing ditch with a storm drain and the installation of a curb and gutter to maintain drainage within the TxDOT right-of-way.
- Option 2 – Install the sidewalk adjacent to the TxDOT right-of-way within a 15-foot-wide pedestrian and landscape easement dedicated by separate instrument or by plat.

Civil construction plans shall be prepared by a Licensed Professional Engineer in the State of Texas and submitted to the City for review. If a TxDOT permit is required, the property owner or developer shall provide all required documents to the City. The City will submit for a permit on behalf of the property owner or developer. City of Burleson fees shall apply for engineering design review and construction inspection of sidewalks and any associated paving and drainage.