

PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC.

DESIGN MANUAL / SUBDIVISION & DEVELOPMENT ORDINANCE UPDATE



HISTORY

November 21, 1978 - Adopted first Subdivision Ordinance

- Established rules and regulations for the subdivision or re-subdivision of land in the city
- Included technical engineering standards and requirements for construction
- Served as guidance document for staff

Subdivision Ordinance repealed and updated at least 10 times prior to 2008

November 6, 2008 - Adopted current Design Manual and Subdivision & Development Ordinance

SUBDIVISION & DEVELOPMENT ORDINANCE



DESIGN STANDARDS MANUAL



Effective
November 6,
2008

Effective
November 6,
2008



Burleson, Texas 76028
www.burlesontx.com



Burleson
TEXAS

141 West Renfro Street, Burleson, Texas 76028
www.burlesontx.com

HISTORY

CURRENT REGULATIONS ARE OUTDATED

- City policies and standards have changed over the years
- Subdivision Ordinance currently have technical engineering regulations better suited for inclusion in the Design Manual which serves as a guidance document for staff and property owners
- Deviations from technical regulations require City Council approval - creates delays for developers and property owners
- Update should provide staff the ability to review various requests using technical expertise and accepted industry standards - variances may be needed due to site conditions and could occur at any time during construction
- City standards are the same for ETJ - creates budgetary maintenance issues for the county leaving the property owners potentially responsible for maintenance
- Current regulations included in several different documents making it cumbersome for individual property owners to determine what is required

SUBDIVISION & DEVELOPMENT ORDINANCE



DESIGN STANDARDS MANUAL



Effective
November 6,
2008

Effective
November 6,
2008



Burleson, Texas 76028
om



Burleson
TEXAS

141 West Renfro Street, Burleson, Texas 76028
www.burlesontx.com

PROPOSED UPDATES

FREESE AND NICHOLS, INC. (FNI) SELECTED TO ASSIST IN UPDATE TO DESIGN MANUAL

FNI IS FAMILIAR WITH CURRENT CITY STANDARDS

- Reviews flood studies
- Assists and guides staff with floodplain issues - development, violations, etc.
- Currently updating the city's master drainage studies and water / wastewater masterplan
- Serves as resource for additional review of development civil plans when staff experiences a high volume of submittals in order to meet regulatory deadlines

SUBDIVISION & DEVELOPMENT ORDINANCE



DESIGN STANDARDS MANUAL



Effective
November 6,
2008

Effective
November 6,
2008



Burleson, Texas 76028
www.burlesontx.com



Burleson
TEXAS

141 West Renfro Street, Burleson, Texas 76028
www.burlesontx.com

CONTRACT SCOPE

● **TASK 1 - PROJECT MANAGEMENT / MEETINGS**

- Project management and quality control services
- Facilitation of 12 project visioning meetings

● **TASK 2 - VISIONING WORKSHOPS**

- Utilize list of known problems and concerns provided by staff
- Staff visioning workshops (meetings 1-7)
- Development community meetings (meetings 8 and 9)
- Johnson County Commissioners and Public Works Dept (meeting 10)
- City Council Workshops (meeting 11)
- Additional meeting if needed at any step (meeting 12)

● **TASK 3 - DIAGNOSTIC REVIEW AND RECOMMENDATIONS**

- Guidance documents and recommendations based on visioning workshops
- Review of all documents related to engineering and construction standards
- Review zoning technical engineering design standards for conflicts
- Summarize findings and present to city staff

● **TASK 4 - DESIGN MANUAL UPDATE**

- Interactive document that contains hyperlinks, is bookmarked, and searchable
- Technical regulations contained in one location
- Easy access for property owners and development community

SCHEDULE



BUDGETED AMOUNT - \$200,000

CONTRACT AMOUNT - \$183,004.50

OPTIONS

RECOMMENDED



APPROVE A PROFESSIONAL SERVICES CONTRACT WITH FREESE AND NICHOLS, INC., TO UPDATE THE CITY'S DESIGN STANDARDS MANUAL AND SUBDIVISION AND DEVELOPMENT ORDINANCE AS IT RELATES TO GENERAL ENGINEERING AND CONSTRUCTION REQUIREMENTS IN THE AMOUNT NOT TO EXCEED \$183,004.50.



DENY CONTRACT AWARD

