

Cliffwood Preliminary Plat

Location:

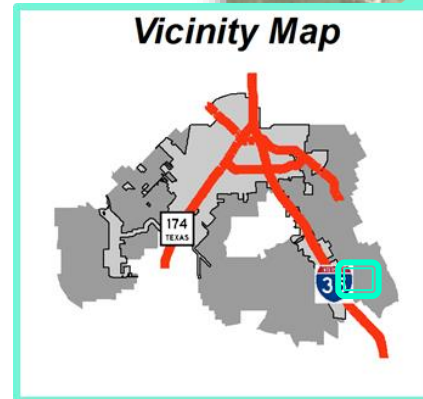
- Approximately 80.97 acres
- N Cummings Dr and CR 517, addressed as 3601 N Cummings Dr

Applicant/Owner:

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

Item for approval:

Preliminary Plat (Case 22-038)



Cliffwood Preliminary Plat

Cliffwood Phase 3

- 50 single-family residential lots
- Minimum lot size of one-acre
- Located in the ETJ of the City of Burleson (no zoning)

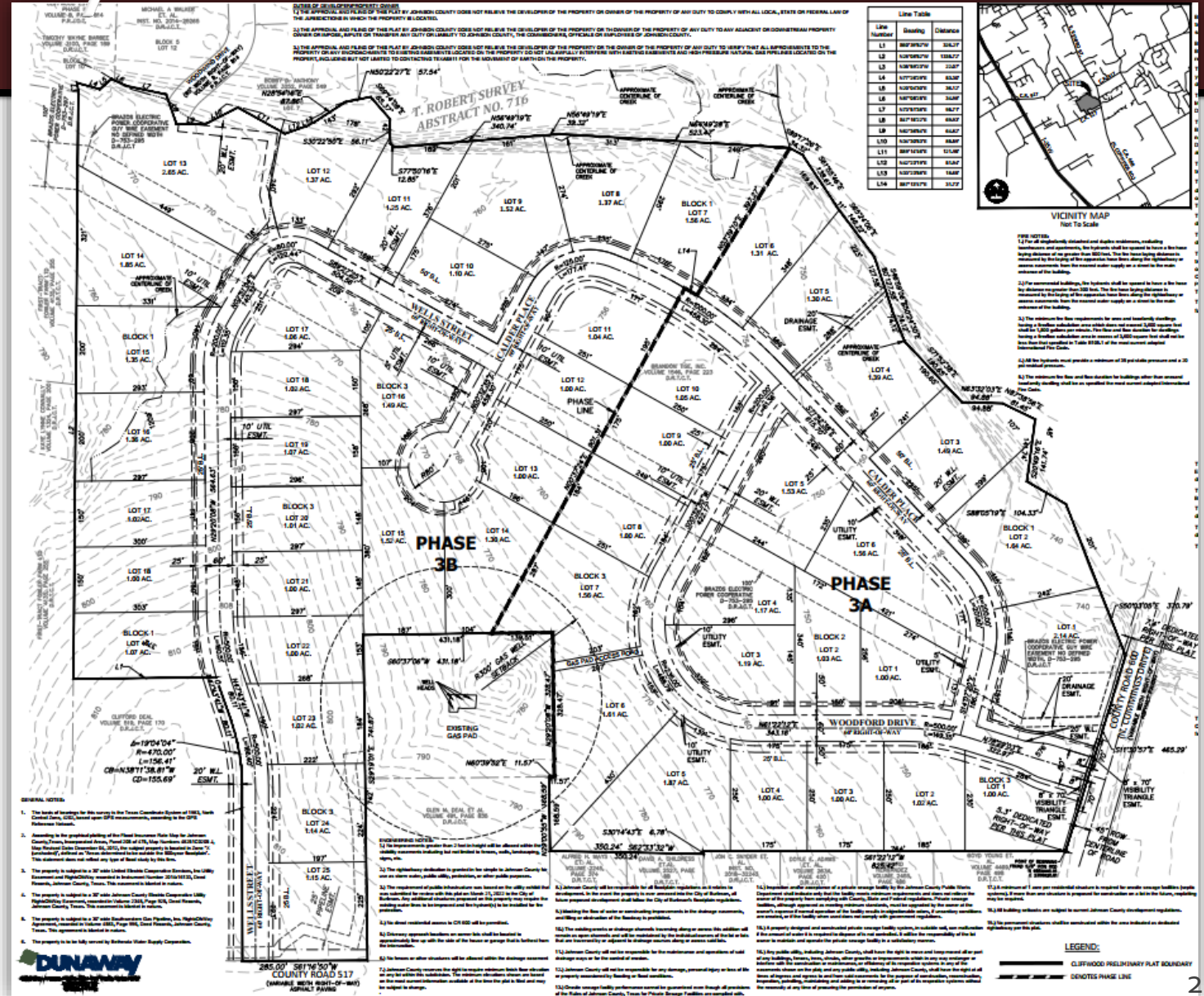
PHASE 3

Phase 3A

Lots 1 - 6, Block 1
Lots 1 - 6, Block 2
Lots 1 - 10, Block 3

Phase 3B

Lots 7 - 19, Block 1
Lots 11 - 25, Block 3



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- Drainage – A flood study was submitted for the project and reviewed by an outside consultant to the City. The flood study has been approved and shows that no detention of storm water is required for the site. A floodplain exists on the property but the jurisdiction of that floodplain lies with Johnson County.
- Traffic – A traffic impact analysis was not required for this project as volumes and turns did not exceed the threshold.
- Water & Sewer – Water will be served from Bethesda Water Supply Corporation. Sewer will be individual private septic systems.

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P&Z Action Requested

Approve the preliminary plat for
Cliffwood Addition Phase 3
(Case 22-038)

