
Planning & Zoning Commission Meeting

DEPARTMENT: Public Works Department

FROM: Travis N. Attanasio, PE, CFM, Senior Civil Engineer

MEETING: August 9, 2022

SUBJECT:

2301 CR 805E. (Case 22-096): Hold a public hearing and consider a waiver to Section 5.1.a “Street and right-of-way basic policies” of the Design Standards Manual for the design criteria for streets within the Good Farms Subdivision. (Staff Presenter: Travis Attanasio, Senior Civil Engineer)

SUMMARY:

On July 1, 2022, William Gladbach (applicant) submitted an application for a waiver to the subdivision ordinance for the design criteria for streets with the Good Farms Subdivision located within the City’s extraterritorial jurisdiction (ETJ). The applicant has requested a waiver to modify the city’s public roadways section which is required to be designed and constructed per Section 5.1 of the Subdivision and Development Ordinance. Section 5.1 requires public roadways to conform to the city’s design standards manual.

Staff has received similar waiver requests in the past from applicants who desire to develop within the ETJ. The County has notified City staff they have limited ability and funding to maintain roadways constructed to City standards. Due to funding constraints, roadways constructed to city standards will be prioritized lower on the County’s maintenance schedule. This can create a burden for the property owners to maintain or reconstruct the roadway when failures occur.

On March 18, 2019, staff presented a modified roadway section for rural, one-acre minimum residential developments to the City Council in order to provide direction to the property owner requesting a waiver to the City’s paving requirements. At that time, the City Council was agreeable to a modified section for developments a minimum of one-acre in size. The table on the following page represents the standards within the City’s Subdivision Ordinance, the County’s minimum standards, and the proposed design standards for a privately maintained roadway within the subdivision.

Roadway Sections			
Element	City Standard	County Standard	Staff Recommendation
ROW Width	80'	60'	60'
Pavement Width	Asphalt - 28' with 12" ribbon curb (30' total) Concrete - 30' (curb and gutter)	Asphalt - 22' with 3' flex base shoulder or 31' if curbs provided Concrete - No detail provided	Asphalt - 24' with 3' flexbase shoulder Concrete - 24' with 1' stabilized base outside pavement
Pavement Thickness	7" Asphalt 6" Concrete	3-course chip seal 2" Asphalt 5" Concrete	2" Asphalt 5" Concrete*
Base		8" Flexbase	8" flexbase (if Asphalt)
Subgrade	8" Lime or Cement Stabilized	8" Lime or Cement Stabilized	8" Lime or Cement Stabilized
Culvert Requirements	Concrete Pipe	Corrugated Metal Pipe	Concrete Pipe
Width for Ditches	25'	13'	Contain 100- year flows

*Geotech Report must support section

The City Council approved a professional services contract on July 18, 2022 to update the city's design standards manual and staff will begin that process in the fall of 2022. As part of the update, staff will coordinate with the county to develop roadway and drainage standards that will allow the county to take ownership of the roadways and maintain them once constructed and accepted by the city.

OPTIONS:

- 1) Recommend approval as presented.
- 2) Recommend approval with changes.
- 3) Recommend denial.

RECOMMENDATION:

Staff recommends approval of the waiver.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

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