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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** JP Ducay, Senior Planner

**MEETING:** August 9, 2022

**SUBJECT:**

Cliffwood Addition Phase 3, located northwest of the intersection of N. Cummings Dr. and County Road 517, with an approximate address of 3601 N. Cumming Dr. (Case 22-038): Consider a preliminary plat for Cliffwood Addition Phase 3, consisting of Phase 3A, Lots 1-6, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; and Phase 3B, Lots 7-19, Block 1; Lots 11-25, Block 3, within the Extraterritorial Jurisdictions (ETJ) of the City of Burleson.

**SUMMARY:**

On March 28, 2022, an application for a preliminary plat including 80.97 acres was submitted by Darrell Howard, with Dunaway Associates, LP (applicant) on behalf of Clifford Deal (Owner). The third phase of the Cliffwood development contains 50 single-family lots with a minimum lot size of one-acre. The subject site is not zoned as it is located within the Extraterritorial Jurisdiction (ETJ) of the City of Burleson. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

**OPTIONS:**

- 1) Recommend approval of the preliminary plat; or
- 2) Recommend denial of the preliminary plat.

**DEVELOPMENT OVERVIEW:**

**Single-family lots:**

This development is proposing 50 lots to contain single-family detached residential homes. The majority of the lots provide a minimum lot width of 150 feet and a minimum lot size of one-acre.

**Utilities & Drainage:**

Water will be served from Bethesda Water Supply Corporation. Sewer will be individual private septic systems. 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 stormwater 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.

**RECOMMENDATION:**

Staff recommends approval of the preliminary plat of Cliffwood Addition Phase 3, located northwest of the intersection of N. Cummings Dr. and County Road 517, with an approximate address of 3601 N. Cumming Dr. (Case 22-038).

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

None

**PUBLIC NOTIFICATION:**

No public notice required for this request.

**Fiscal IMPACT:**

None

**STAFF CONTACT:**

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