

Waiver Request –Street Section

Good Farms

Location:

- 60.33 acres
- Located west of the intersection of County Road 805B and County Road 805E

Applicant and Property Owner:

Tim Buffington, BB Investment Partners, LLC

Item for approval:

Waiver to Section 5.1 “Street and right-of-way basic policies” of the Subdivision and Development Ordinance as it relates to the public roadway section

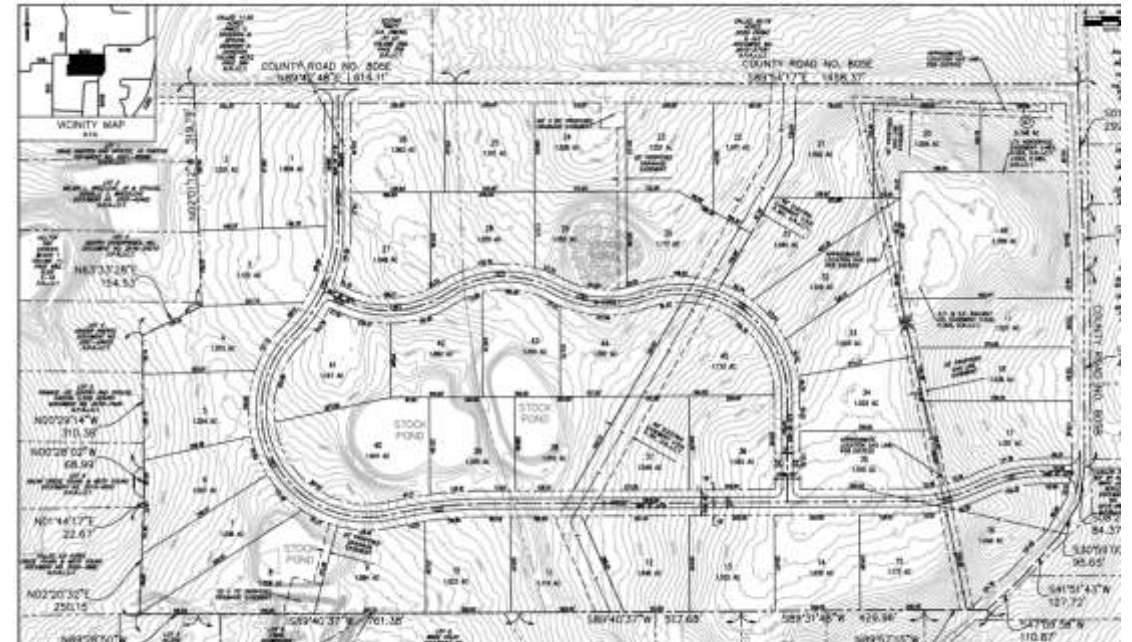


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Proposed Residential Subdivision:

- Property located in the ETJ
- Preliminary Plat at staff level
- Proposes 47 single-family residential lots
 - Minimum one-acre lots
 - Water service by Crest Water
 - Sewer service by on-site sewage facility
- County will maintain road if asphalt



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City of Burleson:

- Per interlocal agreement with Johnson County
 - Burleson has platting authority within ETJ
 - City can extend development design standards to ETJ developments including paving standards
- Burleson Subdivision Ordinance
 - Public streets shall be designed and constructed per public roadway standards
 - City inspectors inspect street paving and associated drainage
- City does not maintain roadways located within the ETJ

Johnson County:

- Limited funding available for maintenance of roadways
 - Roadways constructed to city standards can be more expensive to maintain and may be prioritized lower for maintenance
 - Can create future burdens on property owners

Waiver Request – Pavement Section

Good Farms

Waiver Request

- March 18, 2019 – staff presented modified paving sections to City Council after receiving similar requests
- City Council was agreeable to modified section
- Applicant is requesting a waiver to the city's required public roadway section
- City's Subdivision Ordinance does not provide ability for staff to modify without waiver today
- City Council approved contract to update the design manual on July 18, 2022
 - City will coordinate with county to develop roadway and drainage standards
 - Modified section will allow county to take over maintenance once constructed

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

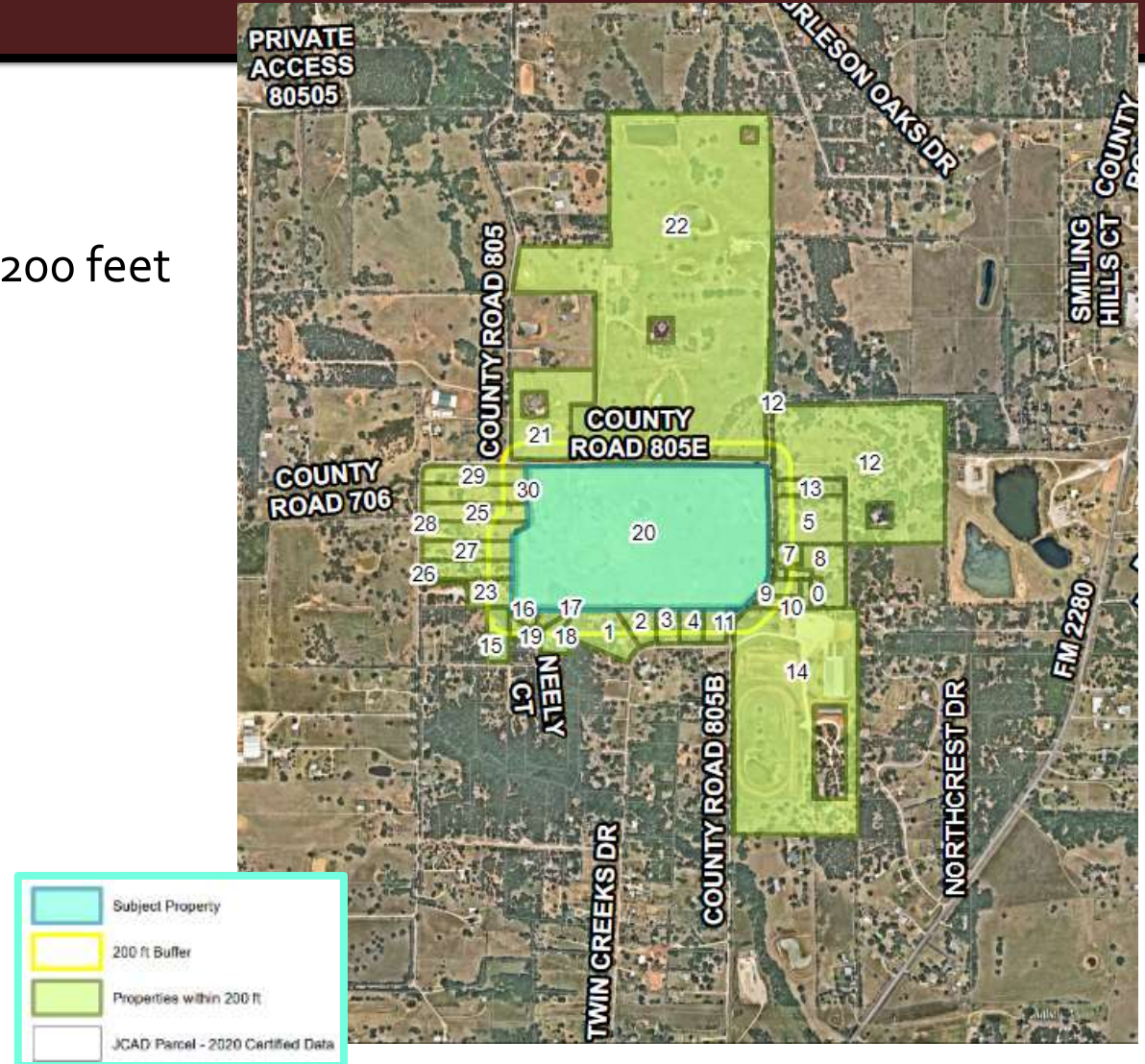
*Geotech Report must support section

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Notification:

- Public notices mailed to property owners within 200 feet of subject property
- Published in newspaper



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P&Z Summary

Vote

Recommended Denial by a vote of 3-1.

Discussion

A P&Z Commissioner expressed concern with the waiver and potential pot holes related to cost to repair.

Speakers

One resident outside of city's ETJ to the south spoke with concerns to the county roadways and when they may be widened due to the development. He also asked questions regarding the general design with drainage and how the development may impact his property.

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Questions/Discussion

Council Action Requested

Recommend approval of a waiver to Section 5.1 “Street and right-of-way basic policies” of the Subdivision and Development Ordinance for the design criteria for streets within the Good Farms Subdivision as it relates to the public roadway section . (Case 22-096)

