

Waiver Request –Street Section

Cliffwood Phase 3

Location:

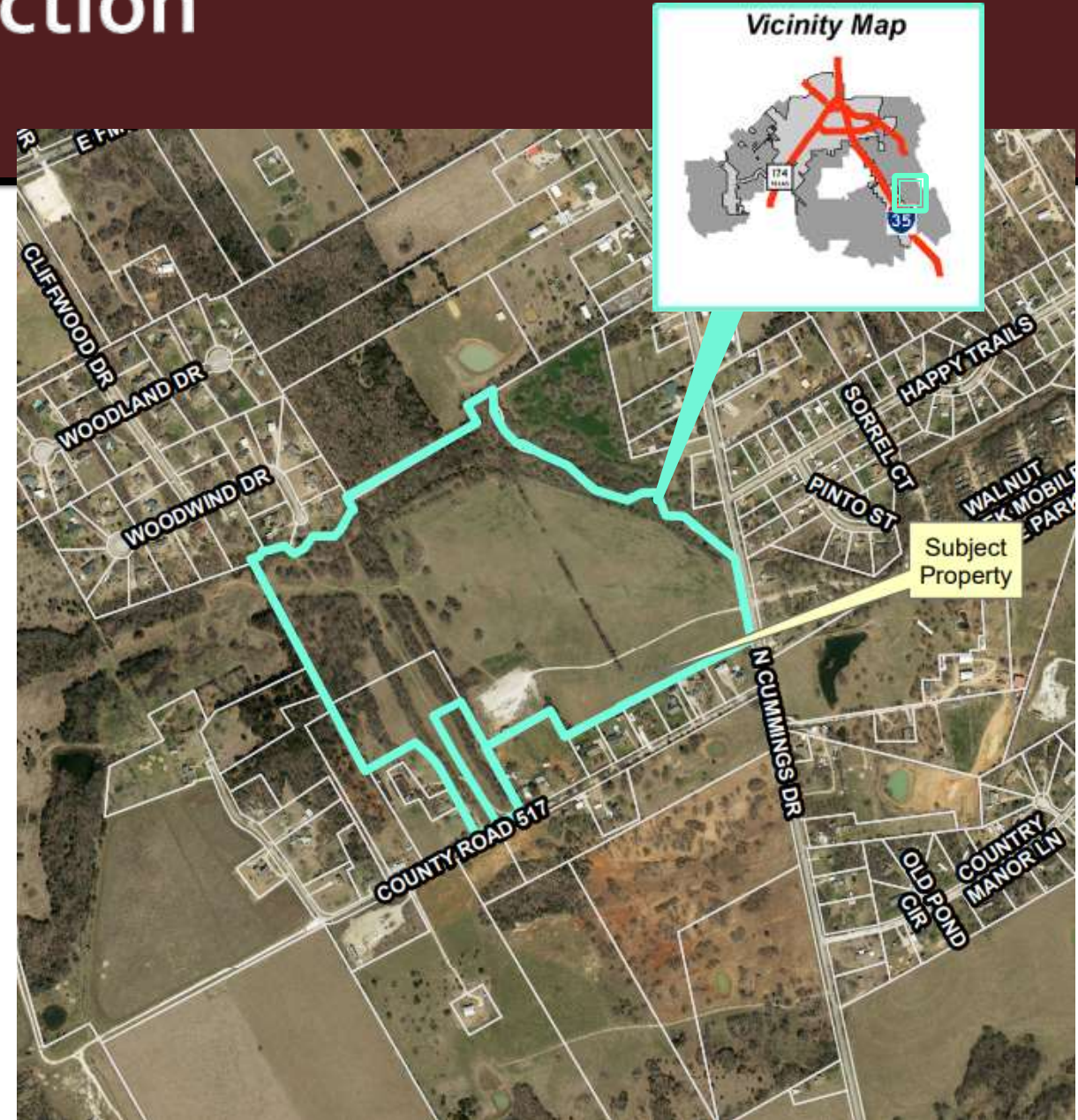
- Approximately 80.97 acres
- N Cummings Dr and CR 517, addressed as 3601 N Cummings Dr

Applicant and Property Owner:

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

Item for approval:

Resolution for a Waiver to Section 5.1 “Street and right-of-way basic policies” of the Subdivision and Development Ordinance



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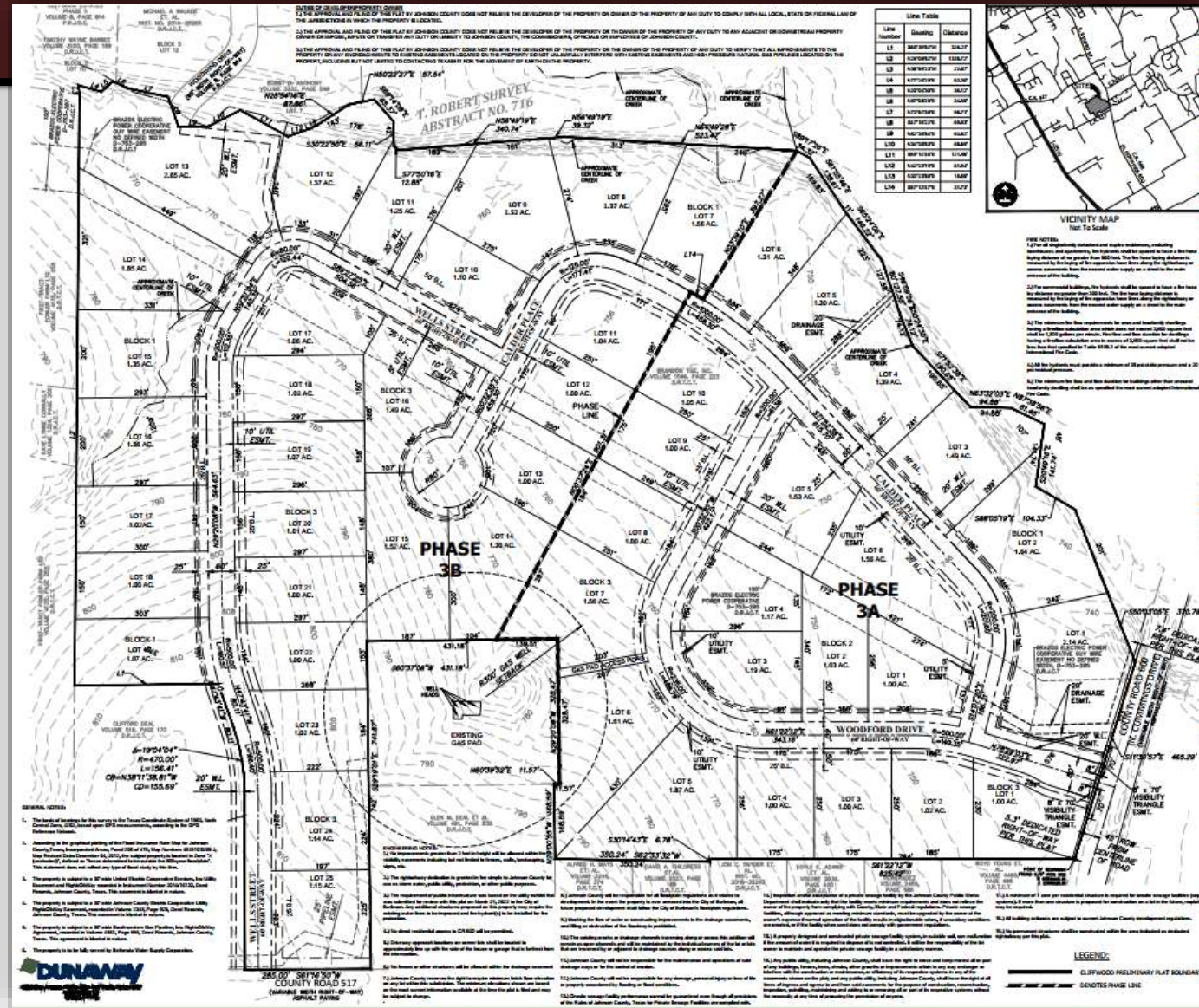
Proposed Residential Subdivision:

Property located in the ETJ

Preliminary Plat approved August 9, 2022

Proposes 50 single-family residential lots

- Minimum one-acre lots
- Sewer service by on-site sewage facility



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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 street standards
- City inspectors inspect street paving and associated drainage

City does not maintain roadways located within the ETJ

Johnson County:

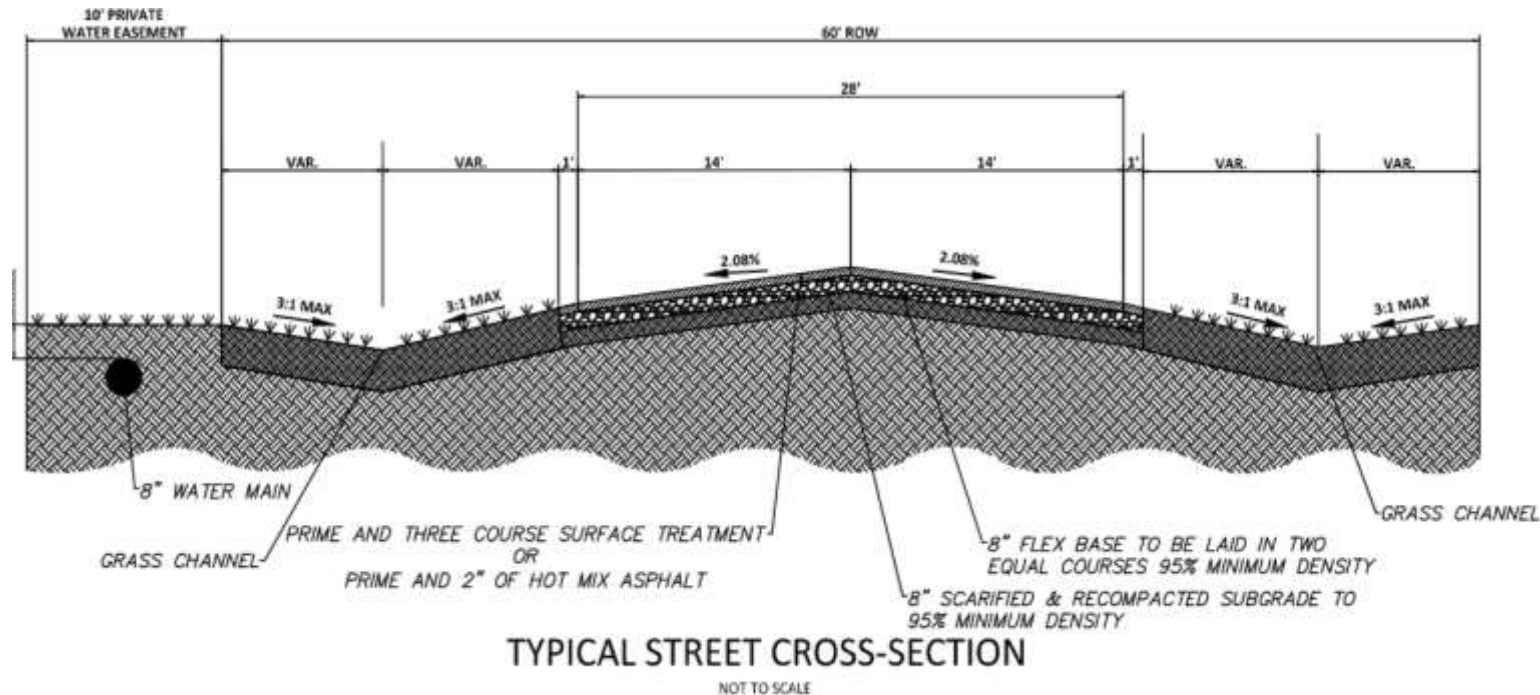
Limited funding available for maintenance of streets

- Streets constructed to city standards can be more expensive to maintain and may be prioritized lower for maintenance
- County may not address failures in a timely manner

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Proposed Section by Applicant

- Three course chip seal or 2 inches of asphalt
- 8 inches flex base placed in equal courses compacted to 95% minimum density
- 8 inches recompacted subgrade to 95% minimum density



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- Table summarizes City, County and modified section
- Proposed section is inconsistent with City, County and modified section previously approved by the City Council
- City's Subdivision Ordinance does not provide ability for staff to modify without waiver today

| Street Sections | | | | |
|----------------------|--|--|--|---|
| Element | City Standard | County Standard | Modified Section | Applicant Requested Section |
| ROW Width | 80' | 60' | 60' | 60' |
| Pavement Width | Asphalt - 28' with 12" ribbon curb (30' total) Concrete – 30' (curb and gutter) | Asphalt - 22' with 3' flexbase shoulder or 31' if curbs <u>provided</u> Concrete – No detail provided | Asphalt - 24' with 3' flexbase shoulder Concrete – 24' with 1' stabilized base outside pavement | Asphalt - 28' with 1' flexbase shoulder |
| Pavement Thickness | 7" Asphalt 6" Concrete | Three-course chip seal 2" Asphalt 5" Concrete | 2" Asphalt 5" Concrete* | Three-course chip seal 2" Asphalt |
| Base | | 8" Flexbase | 8" Flexbase (if Asphalt) | 8" Flexbase (if Asphalt) |
| Subgrade | 8" Lime or Cement Stabilized | 8" Lime or Cement Stabilized | 8" Lime or Cement Stabilized | 8" of re-compacted subgrade |
| Culvert Requirements | Concrete Pipe | Corrugated Metal Pipe | Concrete Pipe | Concrete Pipe |
| Width for Ditches | 25' | 13' | Contain 100- year flows | 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 Action Requested

Staff recommends the P&Z Commission provide a recommendation to the City Council for the requested waiver (Case 23-327).

