
Planning & Zoning Commission Meeting

DEPARTMENT: Public Works & Engineering
FROM: Michelle McCullough, Assistant Director/City Engineer
MEETING: February 13, 2024

SUBJECT:

Cliffwood Phase 3 (Case 23-327): Hold a public hearing and consider a resolution for 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 Cliffwood Phase 3. (*Staff Contact: Michelle McCullough, Assistant Director/City Engineer*)

SUMMARY:

On October 30, 2023, Darrell Howard, with Dunaway Associates, LP (applicant) submitted an application on behalf of Clifford Deal (Owner) for a waiver to the subdivision ordinance for the design criteria for local streets within the Cliffwood Phase 3 residential subdivision located in the City's extraterritorial jurisdiction (ETJ). Local streets are required to be designed and constructed per Section 5.1 of the Subdivision and Development Ordinance and shall conform to the City's Design Manual criteria.

DEVELOPMENT OVERVIEW:

The applicant proposes to dedicate 60-foot of right-of-way and 30-foot pavement width with the following section –

- Three-course chip seal **or** 2 inches of asphalt
- 8 inches flex base to be laid in two equal courses compacted to 95% minimum density
- 8 inches of re-compacted subgrade to 95% minimum density

The table on the following page summarizes the standards within the City's Subdivision Ordinance, the County's minimum standards, and modified design standards for streets within the ETJ that have been approved in the past.

The applicant's proposed section is inconsistent with the modified section approved by the City Council in the past.

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 provided 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**

It should be noted the County has notified City staff they have limited ability and funding to maintain streets constructed to City standards. Due to funding constraints, streets constructed to city standards may be prioritized lower on the County's maintenance schedule, and any failures in the future may not be addressed in a timely manner.

RECOMMENDATION:

Staff recommends the P&Z Commission provide a recommendation to the City Council for the requested waiver.

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

August 9, 2022- P&Z Commission approved the preliminary plat.

December 11, 2023 – City Council denied ETJ Release Petition.

REFERENCE:

[Paving Details | Burleson, TX - Official Website](https://www.burlesontx.com)
(burlesontx.com)

FISCAL IMPACT:

None

STAFF CONTACT:

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