

# Waiver Request –Street Section

## Sherwood Forest Estates

**Location:**

- 28.245 acres

**Applicant and Property Owner:**

Alton Isbell, Sendero Oaks, LLC

**Item for approval:**

## Waiver to Section 5.1 "Street and right-of-way basic policies" of the Subdivision and Development Ordinance

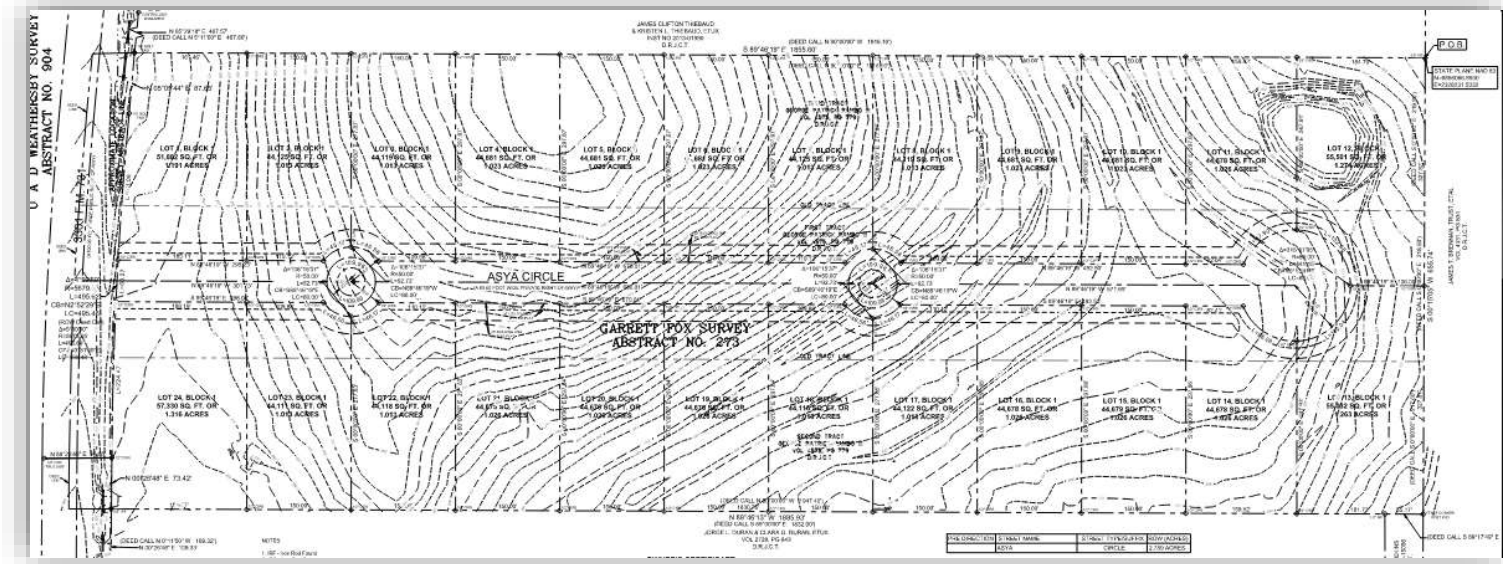


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### Proposed Residential Subdivision:

- Property located in the City's ETJ
- Preliminary Plat approved February 24, 2002
- Proposes 24 single-family residential lots
  - Minimum one-acre lots
  - Water service by Bethesda Water
  - Sewer service by on-site sewage facility





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### History:

- April 2022 - initial review noted pavement section detail did not conform to City Standards, staff provided two options
  - Construct to City standards
  - Seek a waiver to City standards
- May 2022 –construction drawings released
- June 2022 – discovered comments regarding pavement section were not made prior to release of plans
  - Immediately contacted developer and provided the two initial options – no pavement had been placed yet
  - Developer provided geotechnical report with alternate pavement section design – developer informed a waiver was required as staff does not have the authority to approve waivers
- August 7, 2022 – staff informed developer intended to place pavement, no waiver had been requested to date
  - Developer contacted immediately and informed a waiver would be required prior to placement of material
  - Informed plat may not be filed and the county will not issue development permits without a filed plat

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### History:

- August 10, 2022 – Developer placed a portion of the material without benefit of inspection as required
- September 1, 2022 – Meeting held between city staff and developer, staff informed developer, geotechnical report recommendations would be considered if the following conditions were met
  - A gate will be installed with a Knox box meeting the City's regulations for a gated entry, and the neighborhood would be considered private. Developer shall file with Johnson County restrictive covenants stating the HOA will be the responsible party for maintenance and operation of the private access easement and associated drainage. A copy of the filed covenants shall be provided to the City prior to filing of the plat.
  - A revised preliminary plat or final plat with lot lines shown to the center of the private access easement per the City's regulations
  - Conceptual approval for the connection of the new road to John Jones Drive (FM 731), a TxDOT roadway (conceptual approval has been obtained).
  - Prior to filing the plat
    - All infrastructure will be completed, including the connection to John Jones Drive (FM 731) and any auxiliary lanes required by TxDOT
    - A letter from Bethesda Water Supply shall be provided accepting the water line improvements associated with the development.

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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

## Sherwood Forest Estates

### Waiver Request

- Similar request received and approved in past
- Private street will not be maintained by Johnson County
- Geotechnical Engineer recommends alternate section

	City Standard	Geotechnical Engineer Recommendation
Concrete Thickness	6 inches	8 inches
Subgrade	8-inch stabilized soil	95% compacted soil
Strength	3600-psi	3600-psi
Reinforcement	#4 steel bars on 24" centers	#4 steel bars on 24" centers

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### Notification:

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



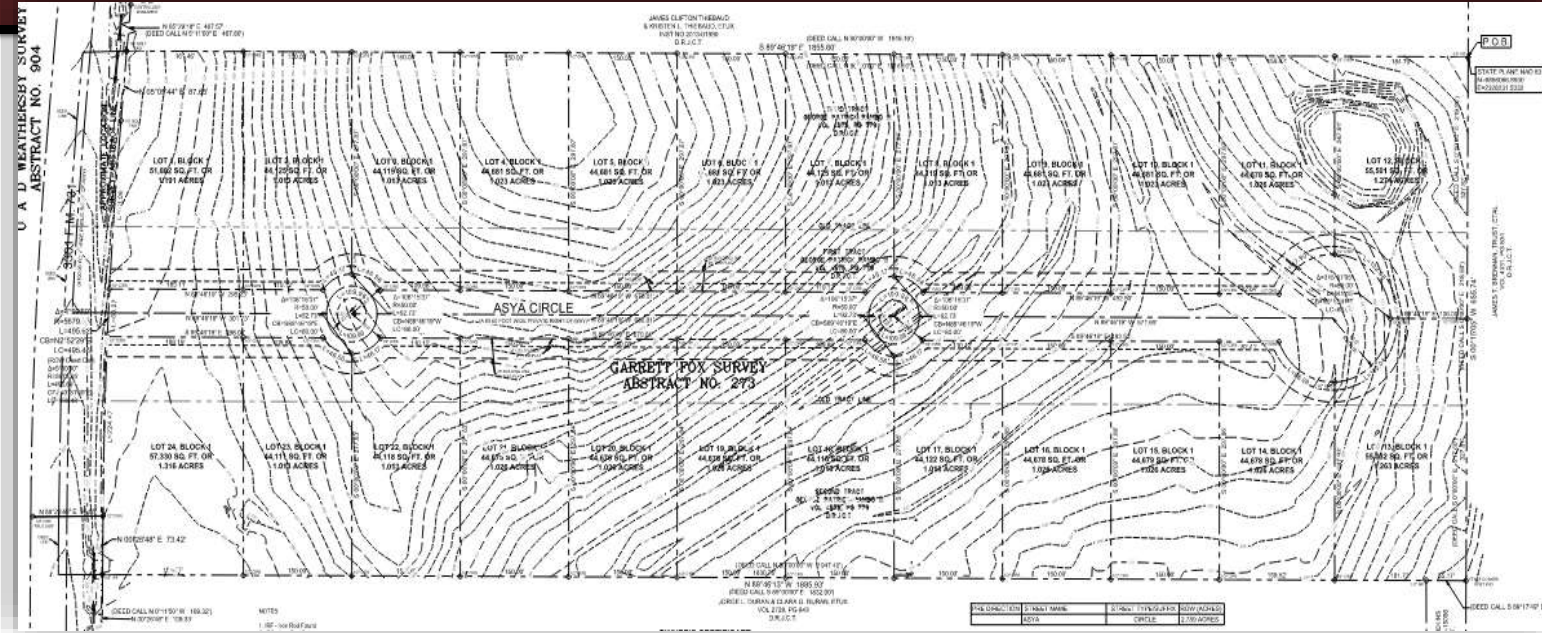


# Waiver Request – Pavement Section

## Sherwood Forest Estates

### P&Z Action Requested

Staff recommends approval of the requested waiver based on the geotechnical report recommendations provided staff conditions provided to the developer are met.



Questions/Discussion