



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** April 6, 2017

**SUBJECT:** Discuss current cul-de-sac radii requirements.

**PRESENTER:** Clayton Comstock, Planning Manager

### **GENERAL DESCRIPTION:**

City staff is considering revising the current requirement for a 58' right-of-way radius for residential cul-de-sacs, which yields a pavement diameter of 96'. This requirement has been in place since 2007, but prior to that most City cul-de-sacs were constructed within a 50' right-of-way radius, resulting in an 80' pavement diameter. North Richland Hills has well over 320 cul-de-sacs, with the vast majority (more than 95%) constructed prior to 2007 when the radius requirements changed. A revision to the current criterion would apply to any future subdivision designs.