



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** July 24, 2017

**SUBJECT:** Residential Cul-de-Sac Radius Requirements

**PRESENTER:** Caroline Waggoner, City Engineer

### **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', back to a 50' right-of-way radius which yields a pavement diameter of 80'. This requirement has been in place in the Public Works Design Manual since 2007, but has been implemented as part of subdivision policy since 2003. Prior to that time, 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 2003 with the smaller cul-de-sac design.

The reason for the consideration in revising the current requirement is to better accommodate residential development or redevelopment of land with geometric constraints where the additional pavement diameter width could create feasibility issues. Engineering, Planning and Emergency Services staff have worked together to develop criteria which could allow for the smaller cul-de-sac to be built under conditions that do not pose an issue with regard to the delivery of city services, including fire protection. Staff is seeking direction from Council on whether to implement these variance criteria as part of an upcoming Public Works Design Manual update.