

Memorandum Public Works

DATE: November 30, 2016

TO: Planning and Zoning Commission

FROM: Michael Mann – Director of Public Works

RE: Regent Park, Phase 1 Units 1 and 2 – Infrastructure Acceptance
Variance Request

The City's Subdivision Ordinance requires that developers obtain written verification of construction completion by other jurisdictions, including TxDOT, prior to acceptance of infrastructure where applicable. The primary purpose of these verification statements is to help ensure that the work is done to the applicable jurisdictions' satisfaction prior to the City assuming responsibility for maintenance. Recently, some of those letters have become more difficult to obtain.

The subject development requires significantly more work in the TxDOT ROW at Ih-10 than a simple street connection. The City has a vested interest in making sure the City street connection is complete, but it is up to TxDOT to ensure that several IH-10 improvements that they are requiring as part of that connection are done to their satisfaction. Those additional improvements would be the future maintenance responsibility of TxDOT.

The developer is seeking a variance to achieve acceptance of the City improvements in the subject subdivision without the need for a final completion statement regarding the entirety of the work from TxDOT.

Because of the specific circumstances in this situation, the Public Works Department is in support of this variance. However, we ask that the Commission, in approving the variance request, specifically stipulate that the improvements in the TxDOT right-of-way be acceptable to the City prior to acceptance. This would be an agreeable substitution for the TxDOT approval letter in this instance.

If there are any questions or comments regarding this matter, please feel free to contact us.