



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Construction Variance for the New Haven Subdivision from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(b)(1) to permit a modified street pavement detail and being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX.

Applicant: Quiddity

Owner: Gregg Lane Dev. LLC

BACKGROUND/SUMMARY:

This variance has been reviewed by our City Engineer and Public Works and has been recommended for approval with modifications.

The minimum city code for street paving is 2” of HMAC (hot mix asphalt), 12” flexible base, and 6” sub-grade preparation. This variance was proposed with two options, but only Option 2 is recommended with modifications by engineering and public works.

Option 2 for Urban Local Streets (residential streets) is proposed to be: 2” HMAC, 14” flexible base, and 8” of lime treated subgrade. For Urban Collector High Traffic (Anderson Road extension primary collector) is proposed to be” 2.5” Type C or D HMAC surface, 3” Type B or C HMAC base, 14” flexible base, geogrid, and 8” lime treated subgrade.

General Residential Streets (Urban Local)

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 3 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type “C” or “D”	2.0 in.	2.0 in.
Flexible Base	12.0 in.	14.0 in.
Geogrid	Optional	--
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	35.0 in.	--
Combined Total	48.0 in.	24.0 in.

Anderson Road (Urban Collector High Traffic)

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 2 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type "C" or "D"	2.5 in.	2.5 in.
HMAC Base Course, Type "B" or "C"	3.0 in.	3.0 in.
Flexible Base	12.0 in.	14.0 in.
Geogrid	Optional	Yes*
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	4 ft 7 in.	--
Combined Total	72.5 in.	27.5 in.

*Option 2 geogrid reinforcement shall have full-scale testing performance equal to or exceeding that of Tensar TX-5

City engineering recommends Option 2 be modified to:

1. Require Geogrid for both street types
2. Meet or exceed a treated subgrade thickness of at least 16"
3. **Consider cement stabilized treated subgrade (instead of lime)**

At the June 12th Planning and Zoning Commission meeting this variance was discussed and motioned to be postponed to the July 10th P&Z meeting. The P&Z Commission discussed wanting to see what other cities and developments had the same or similar type of street construction done in the past few years and how well those had performed. It was also proposed that a longer warranty and maintenance period be provided so that if any issues arise after the typical 1 and 2-year periods, the city would still be covered. The developer had proposed extending the 1-year 100% warranty bond to 2 years, but a longer timeframe was put forward that also included extending the 2nd year 10% maintenance period, and the developer needed time to discuss longer warranty and maintenance periods with their team.

This item was postponed per the developer's request at the July 10th P&Z meeting.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *No*

PRESENTATION: *No*

ATTACHMENTS: *Yes*

- Street Layout
- Pavement Variance
- Conformance Letter
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Approve, Approve with Conditions, Deny, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve with city engineer recommendations a Subdivision Construction Variance for the New Haven Subdivision from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(b)(1) to permit a modified street pavement detail and being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None
