

MEMORANDUM

DATE: October 10, 2023

TO: Mayor & City Council
CC: Mercy Rushing, City Manager

FROM: David Madsen

SUBJECT: Council Meeting Agenda Item: Park Central Development

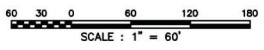
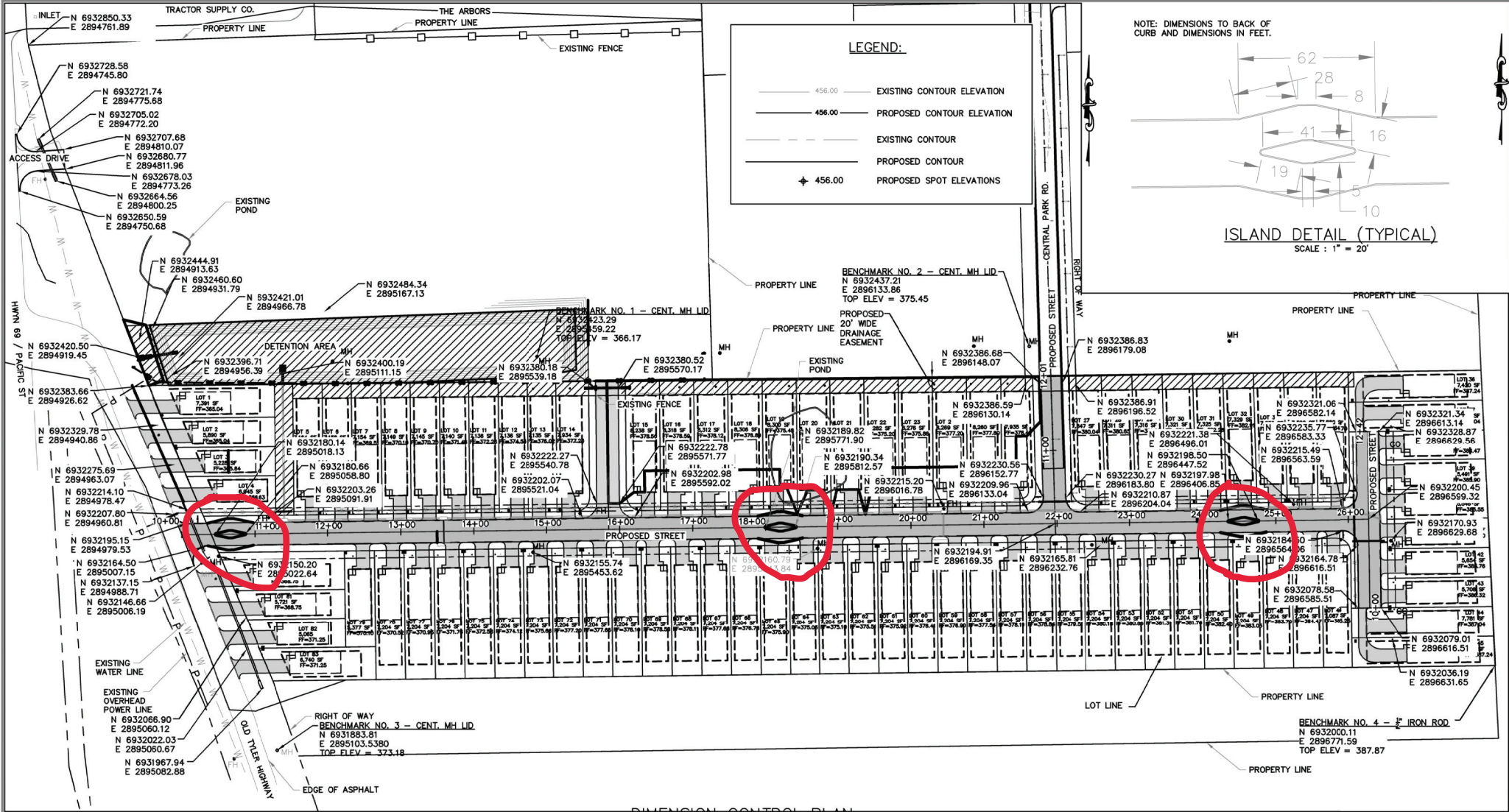
Background Information:

The council heard a request from Peter Woolford in January to approve a replat of Park Central Development into the current configuration. Mr. Woolford requested that the approval included dividers along the street to control traffic. The plat was approved with the exclusion of the traffic control dividers. The dividers were rejected because the City did not want to maintain them and there was concern that fire apparatus could not get around them if cars were parked near them. Page 5 of the attached plans are circled for reference.

During construction, Kyle McCoy performed inspections on the dirt compaction so that the concrete could be poured. He instructed Mr. Woolford that the dividers did not get approved. The compaction test got approved after failing several times and the road was constructed. We contacted Mr. Woolford again to inquire about the dividers. We were informed by him that he has since sold the entire development to Canaway Homes. We contacted Conaway Homes and asked about the dividers. They informed the staff that they had no idea that the dividers were not approved. They had asked for them as part of the purchase and were not told any different at the time of purchase. After speaking with Rex Buttram, of Conaway Homes, he asked if he could appear before the council to get approval of the dividers. A fire apparatus was taken to the street and was maneuvered through the divider. There were no issues maneuvering through the divider, however there were no vehicles parked near them. The drive path around the divider is only 15 feet wide and does not meet the current code of a 20 foot fire apparatus access road. Mr. Buttram advised that they would be maintenance free and that he had already planned to cut out the curb around the dividers and install a rolled curb so that vehicles could drive over them if needed. Mr. Buttram will be in attendance to answer any questions.

Recommendation:

Final Disposition:



REVISIONS	DATE	BY

BAR IS ONE INCH IN LENGTH ON ORIGINAL DWG. CHECK SCALE AND ADJUST ACCORDINGLY.

3/6/2023

Jason S. Brown

PARK CENTRAL DEVELOPMENT

MINEOLA, TEXAS

DIMENSION CONTROL PLAN

Engineering Design Solutions, LLC
Civil & Environmental Engineering

PO Box 794
Canton, Texas 75103

903.656.4238
jbrownengineeringdesign@gmail.com

TOPE REG. NO. F-22845

PROJECT ENGINEER
Jason S. Brown, PE

PROJECT TECH
JSB

CHECKED BY
KAB

REVIEWED BY
JSB

DWG. NO.
5