



# Wicker Hill Road and Greenridge Drive Improvements Discussion

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PRESENTED TO THE CITY COUNCIL ON

JULY 21, 2025

# Wicker Hill and Greenridge Background

- The Parks at Panchasarp Farms development includes a new Joshua Elementary School site with the development and the school is now moving forward with an estimated opening in the Fall semester of 2027.
- On June 16, 2025 staff introduced the Wicker Hill and Greenridge Improvements Project as an additional consideration for the FY26 CIP.
- The project was not presented in prior CIP updates because coordination on the JISD School was preliminary and was pending their Traffic Impact Analysis and Site Plan submittals to determine what improvements are needed.
- Initial feedback from Council on June 16th was to consider temporary interim solutions until the City can fund the full build out.



## Existing Conditions

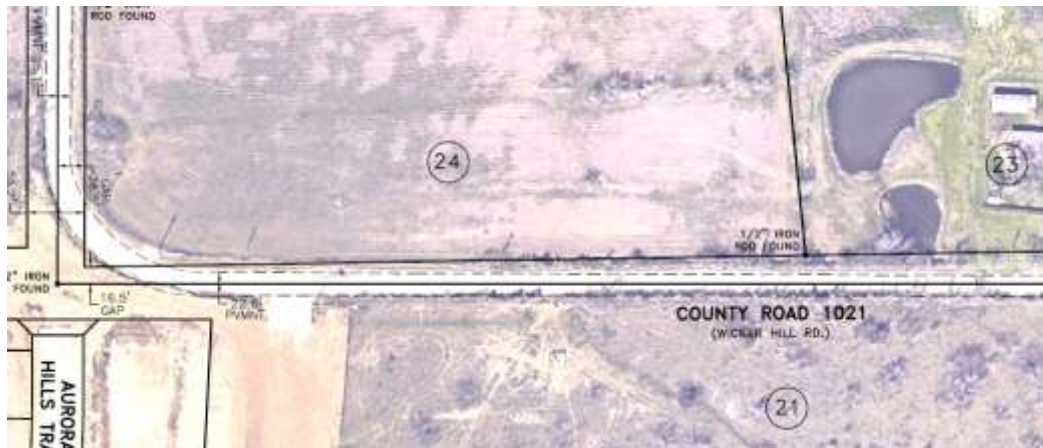
- There are existing base failures on portions of Wicker Hill that will continue to deteriorate with increased traffic.
- Wicker Hill has an OCI score of 14.60 out of 100 in the City's pavement management model and is considered failed. Full reconstruction is recommended.
- There are three drainage culverts that will need to be addressed to accommodate any expansion.





# Existing Conditions

- The average pavement width from Wilshire to the location of the new campus is 20'.
- There are properties along this road that have conflicting deed dedications, and some have no ROW dedication.
- PF Farms will have to dedicate ROW within future platted phase of the development to accommodate any expansion.
- JISD's primary concern is the width of the road for busses and opposing traffic.



# Alternatives

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1. **Do Nothing**
2. **5-10 Year Interim Improvements**  
Estimated Cost \$1,400,000
3. **Full Build-Out Capital Improvement**  
Estimated Cost \$6,900,000



# Alternative 1

## Do Nothing

- Existing Wicker Hill Dr. is narrow and in very poor condition. The increase vehicle traffic and bus traffic will be problematic if the road is not improved.
- Increased operations cost for reactive repairs.
- Current OCI score of 14.60 continues to drop towards 0.





## Alternative 2

### 5-10 Year Interim Improvements

- The project would include schematic roadway design to establish ROW limits, drainage design, right-of-way acquisition, pulverize-in-place, stabilization, minor widening and repave of 24' roadway.
- Would acquire ultimate ROW for future build-out.
- Would consume the annual Public Works street maintenance budget.

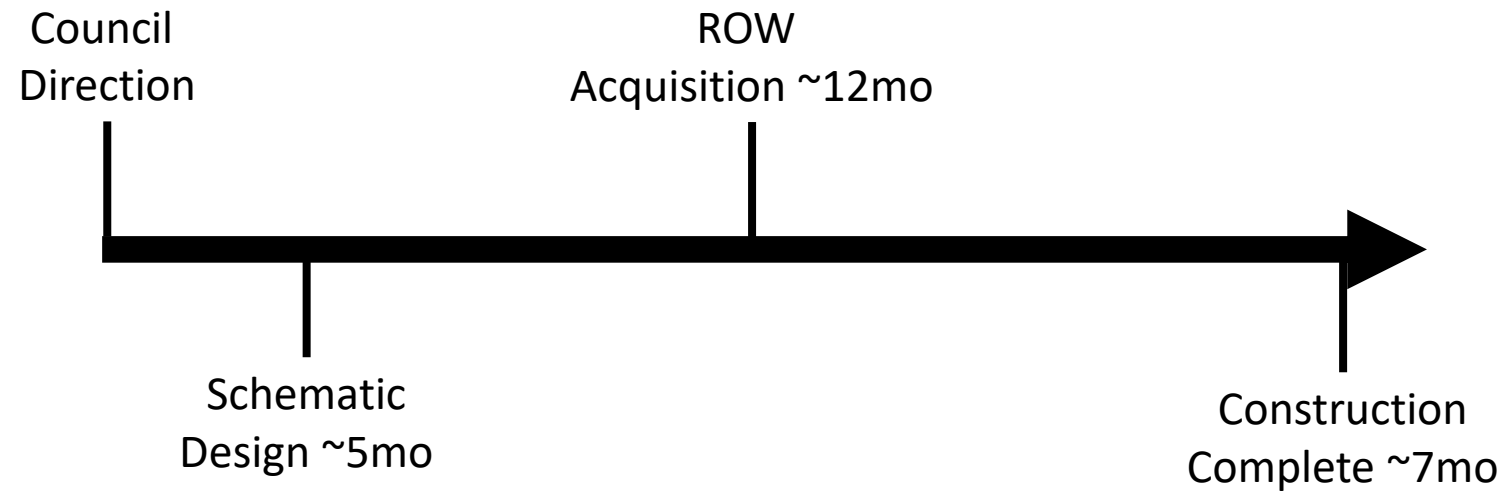
#### **Project Estimate: \$1,400,000**

- Schematic Design: \$50,000
- ROW Acquisition: \$640,000
- Construction: \$710,000



## Alternative 2

**Timeline: 18-24 Months** (After School Projected to Open)



\* Construction would occur during Summer, when school is out, if the school is open prior to construction.





## Alternative 3

### Full Build-Out Capital Improvement

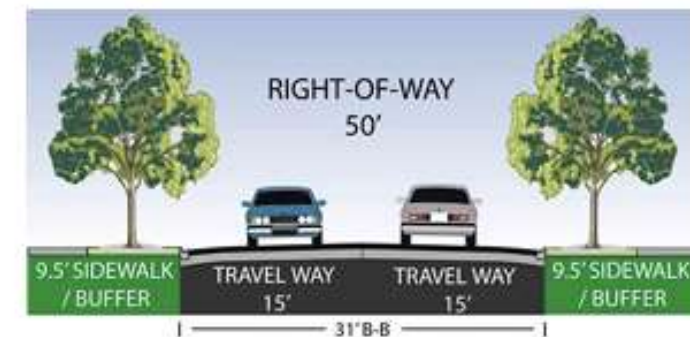
Project Scope includes right-of-way acquisition and construction of ultimate improvements, including concrete paving, curb, gutter and sidewalks, and storm drainage infrastructure. Does not include traffic signal work or landscaping.

-Pavement Condition (OCI) at 100

Project Estimate: \$6,900,000

- Design: \$560,000
- ROW Acquisition: \$640,000
- Construction: \$5,700,000

### Wicker Hill Cross Section

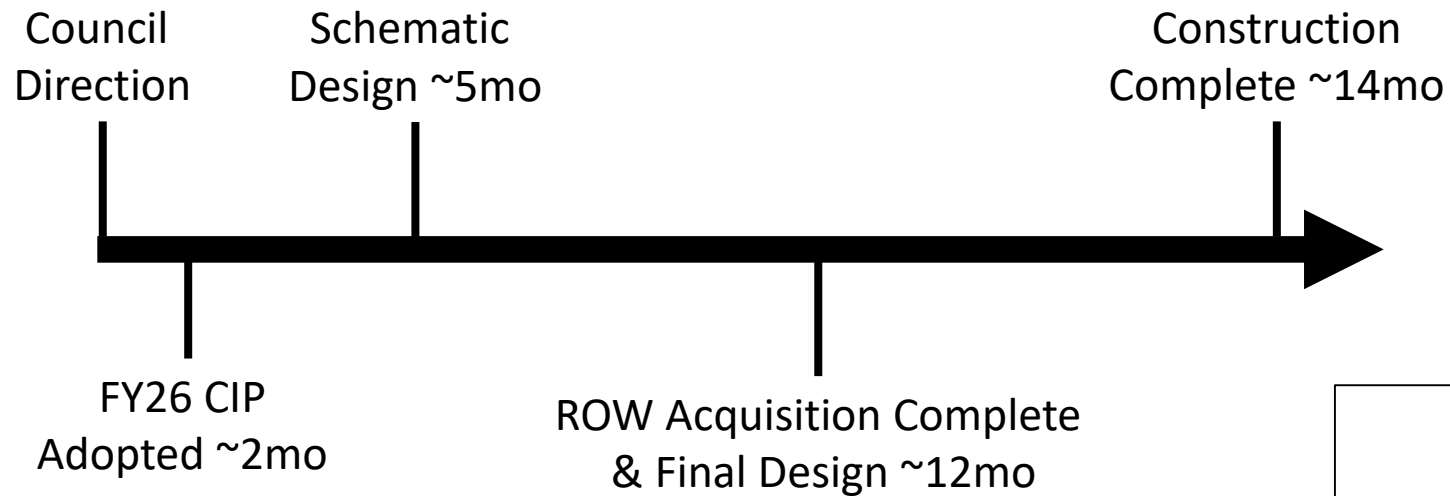


### Greenridge Cross Section



# Alternative 3

**Timeline: 30-36 Months** (After School Projected to Open)



\* Construction would be disruptive to school traffic.

## Wicker Hill Cross Section



## Greenridge Cross Section



# Council Considerations

Staff is seeking direction on which alternative to pursue further:

- Do nothing; or
- Implement the 5-10 Year Interim Improvements; or
- Add the Wicker Hill and Greenridge Reconstruction Project to the CIP, which would require an additional estimated \$0.010 increase to the tax rate.



Questions /  
Comments

