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**Economic Development Corporation (Type A)**

**DEPARTMENT:** Development Services  
**FROM:** Michelle McCullough, P.E., CFM – City Engineer  
**MEETING:** December 9, 2024

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**SUBJECT:**

Consider approval of a resolution authorizing an amendment to the professional services contract CSO#5045-03-2023 for \$120,277.00 with Kimley-Horn and Associates, Inc. for a total contract amount of \$1,211,192.00 for the design of the extension of Lakewood Drive from FM 1902 to Chisholm Trail Parkway. (Staff Contact: Michelle McCullough, P.E., CFM, City Engineer)

**SUMMARY:**

On March 20, 2023, the City Council approved a professional services agreement with Kimley-Horn and Associates, Inc. (KH) to design the extension of Lakewood Drive from FM 1902 to Chisholm Trail Parkway, providing a direct connection from the tollway to the business park, master-planned community and points to the east. Since FM 1902 and Chisholm Trail Parkway (CTP) are TxDOT and North Texas Tollway Authority (NTTA) roadways respectively, the design of the improvements must be to TxDOT standards, including environmental clearance, to be eligible for future federal funding.

Lakewood Drive is included on the city's Major Thoroughfare Plan (MTP) as an arterial roadway. A portion of Lakewood (County Road 914) is currently under construction from CR 1020 to FM 1902 as a four-lane divided roadway, with a planned temporary connection to FM 1902. Ultimately, the design of the extension of Lakewood Drive will create a direct connection to the tollway from future Alsbury Blvd., Hulen Street, and SH 174, which are all critical to the city's roadway network as Burleson continues to experience significant growth within the city limits and extraterritorial jurisdiction (ETJ).

Lakewood Drive will also serve as the primary access or "gateway" to Hooper Business Park, which is currently owned by the Economic Development Corporation (Type A). Lakewood Drive will also serve as the main access roadway for the Chisholm Summit masterplan community, including approximately 3,000 residential units, multi-family development, and commercial development.

One of the first tasks of the Lakewood Drive extension project was to perform a more detailed traffic study in the area and analyze the existing and future traffic patterns. The traffic study confirmed Lakewood Drive as the major "through" movement, creating a more efficient roadway network instead of terminating into FM 1902, which would cause drivers to make a left turn to reach the tollway. The original scope of the traffic study did not include analysis west of the tollway. However, preliminary data obtained from NCTCOG indicated a high volume of vehicles anticipated traveling County Road 915. KH took a cursory look at the intersection of County Road 915 and FM 1902 and determined that a signal may be warranted today. Since it was anticipated traffic signals would be needed at the tollway ramps, the project scope did include traffic signal

design at Chisholm Trail Parkway and FM 1902. However, per the traffic study, this would not be warranted until 2045. Since the preliminary data indicated a signal might be warranted at County Road 915, staff requested an amendment to the original project scope to include a detailed analysis of the intersection of County Road 915 and FM 1902. This reasoning was based on the proximity of the intersection near the tollway off-ramp at FM 1902. Traffic signals that are located close together will not operate efficiently and can negatively impact traffic rather than increase efficiency. Since the traffic signals at the FM 1902 and Chisholm Trail Parkway intersection would not be warranted until 2045, the amendment included reallocating a portion of the existing budget line items for the tollway intersection improvements, resulting in a net zero increase to the contract.

The updated traffic study included a recommendation to realign County Road 915 and FM 1902, similar to the proposed east side realignment of FM 1902 and Lakewood. Similar to Lakewood Drive, it was found that County Road 915 would serve as the major “through” roadway and would operate more efficiently if FM 1902 was realigned to terminate into County Road 915.

Since the traffic study results recommended improvements on the west side of the tollway, KH and Burleson staff requested a meeting with TxDOT to discuss the recommendations included in the traffic study. After meeting with TxDOT, city staff agreed to request the City Council to consider approval of an amendment to the existing Lakewood Drive extension design contract and include the west side of the tollway in the schematic design. TxDOT would be responsible for the full design and construction of the realignment on the west side and any improvements at the tollway intersection, including the future traffic signals. Adding the west side realignment in the schematic design will increase the traffic flow in the area, increasing the roadway network's overall capacity.

As construction costs continue to increase every year, staff looks for funding opportunities to help offset costs from the city's residents and business owners. TxDOT's Transportation Improvement Plan (TIP) is a four-year capital improvement program that serves as a short-term programming document and serves to support the long-range statewide transportation plan. Projects listed on the TIP are expected to begin construction within four years.

As previously mentioned, Burleson and KH staff have met with representatives from TxDOT and NCTCOG several times to discuss the traffic study recommendations and steps to request federal funding for the costs associated with the construction of the extension of Lakewood Drive and FM 1902 realignment. The draft traffic study has been submitted to TxDOT for formal review and comment. KH has also provided NCTCOG traffic model data to include their mobility plan update.

At the November project update meeting, it was discussed the TxDOT District office will submit the proposed realignment of FM 1902, Lakewood Drive, and County Road 915 to the Regional Transportation Council with an estimated February approval. TxDOT will also submit a packet to the Transportation Planning and Programming Division, which is responsible for statewide transportation planning. The schematic design is anticipated to be completed in April 2025 with submittal to TxDOT for review. It is anticipated a request will be submitted to include the realignment of FM 1902 and the Lakewood Drive extension construction on the east side of tollway be included in the August 2025 Transportation Improvement Plan Cycle update. The requests for any modification to the TIP are due in late March 2025. TxDOT will be solely responsible for any requests to include the construction of any improvements for tollway intersection and the realignment of FM 1902 and County Road 915.

The proposed amendment includes additional survey, geotechnical investigation, subsurface utility engineering, meetings, and schematic design. The overall increased cost for the additional scope items is proposed to be offset by the remainder of the budget line item for the tollway

intersection improvements for a net increase of \$120,277.00 in the contract for a total contract amount of \$1,211,192.00. Updated cost estimates will be provided with the schematic design.

**RECOMMENDATION**

Approve an amendment to the professional services contract CSO#5045-03-2023 for \$120,277.00 with Kimley-Horn and Associates, Inc. for a total contract amount of \$1,211,192.00 for the design of the extension of Lakewood Drive from FM 1902 to Chisholm Trail Parkway.

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

March 20, 2023

- 4A Economic Development Board approved a professional services contract with Kimley-Horn and Associates, Inc. for the design of the Lakewood Drive extension.
- City Council approved a minute order ratifying the 4A Economic Development Board's action approving a professional services contract with Kimley-Horn and Associates, Inc. for the design of the Lakewood Drive extension.
- City Council approved a professional services contract with Kimley-Horn and Associates, Inc. for the design of the Lakewood Drive extension.

**REFERENCE:**

CSO#5045-03-2023

**FISCAL IMPACT:**

**Budgeted Y/N:** N

**Fund Name:** Previously Issued 4A Debt

**Full Account #s:**

**Amount:** \$120,277.00

**Project:** DV2302

**STAFF CONTACT:**

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