



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Laura Mueller, City Attorney; Chad Gilpin, City Engineer

Council Meeting Date: January 18, 2022

Agenda Item Wording: **Discuss and consider approval of expenditure of funds on Rob Shelton Improvements as provided for in the Ashton Woods (Cannon) Off Site Road Agreement.**

Agenda Item Requestor:

Summary/Background: The City of Dripping Springs entered into an offsite road agreement with Ashton Woods, the developers of part of the Cannon Ranch, that allowed for Ashton Woods to plan Rob Shelton improvements for which, if approved, would be built by Ashton Woods and the City would reimburse for. Multiple options were reviewed by city staff and the Transportation Committee and Option 3 (attached) including a combination of curb and gutter and roadside drainage channel was selected as the preferred option by staff and the Transportation Committee.

This option is estimated to cost: \$ 991,508. As part of the analysis, we have reviewed what fees Ashton Woods would owe in order to offset the cost of the possible improvements. Upon review it appears that they would owe up to \$479,508 in plat and construction plan fees in addition to \$106,312 in residential building permit fees for a total of \$585,820 in fees available to the City to offset the cost of improvements. The remainder of \$405,688 would be a direct cost to the City should it be decided to move ahead with the Rob Shelton improvements.

Benefits of Rob Shelton Improvements

1. Improved Safety
 - Pedestrians behind curbed street sections,
 - Median creates pedestrian refuge at crosswalk
 - Median adds to vehicle safety
2. Improved pedestrian connectivity with sidewalk extension along east side of Rob Shelton
3. Improved bicycle connectivity by continuing the striped bicycle lanes north from existing boulevard section to Founders Park Rd. intersection.

4. Dedicated north bound left turn lane and right turn lane at intersection of Rob Shelton and Founders Park Road.
5. Improved turning radii at Founders and Rob Shelton.
6. It is estimated that constructing these improvements by the Cannon Ranch development group would save the City approximately 25% in improvement costs in comparison with a typical design, bid, build process conducted by the City.

Commission Recommendations: Transportation Committee recommends Option 3 attached.

Recommended Council Actions:

Attachments: Offsite Road Agreement.
Recommended Option 3 for Rob Shelton

Next Steps/Schedule: If approved, the City would need to enter into a contract with Ashton Woods on this specific project and approve a budget amendment.

Estimated Construction Plan and Platting Fees:

Application Type	Phase	Calculation	Req'd Units	Estimated Fee	Paid?
Preliminary Plat	All			\$85,080.00	Yes
Construction Plans	1			\$74,051.00	No
Final Plat	1			\$59,658.00	No
Construction Plans	Offsite Water			\$8,506.00	No
Construction Plans	2			\$74,051.00	No
Final Plat	2	44080	97	44080	No
Construction Plans	3			\$74,051.00	No
Final Plat	3	42280	93	42280	No
Construction Plans	4			\$74,051.00	No
Final Plat	4	28780	63	28780	No
			Estimated Unpaid Fees	\$479,508.00	

Estimated Residential Building Permit Fees

Based on:

375 residential permits @ 2,500 sq ft

\$1292.50 permit fee
\$100.00 driveway fee
\$25.00 lighting fee
\$1,417.50 total X 375 = \$531,562.50

80% is paid to our consulting building reviewer and 20% (\$106,312.50) is retained by the City.

Estimated total permit fees available to offset cost of improvements = \$585,820
Estimated addition direct cost to the City for improvements = \$405,688
Total Cost of proposed Rob Shelton Improvements = \$991,508