



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

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**Submitted By:** Laura Mueller, City Attorney; Leslie Pollack, Transportation Engineer

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**Council Meeting Date:** June 21, 2022

**Agenda Item Wording:** **Discuss and consider approval of an Offsite Road Agreement between the City of Dripping Springs and DS Land Partners as it relates to the Village Grove development adjacent to Sports and Recreation Park, east of Rob Shelton Blvd and south of U.S. 290. Sponsor: Mayor Foulds, Jr.**

**Agenda Item Requestor:** Matthew Scrivener

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**Summary/Background:**

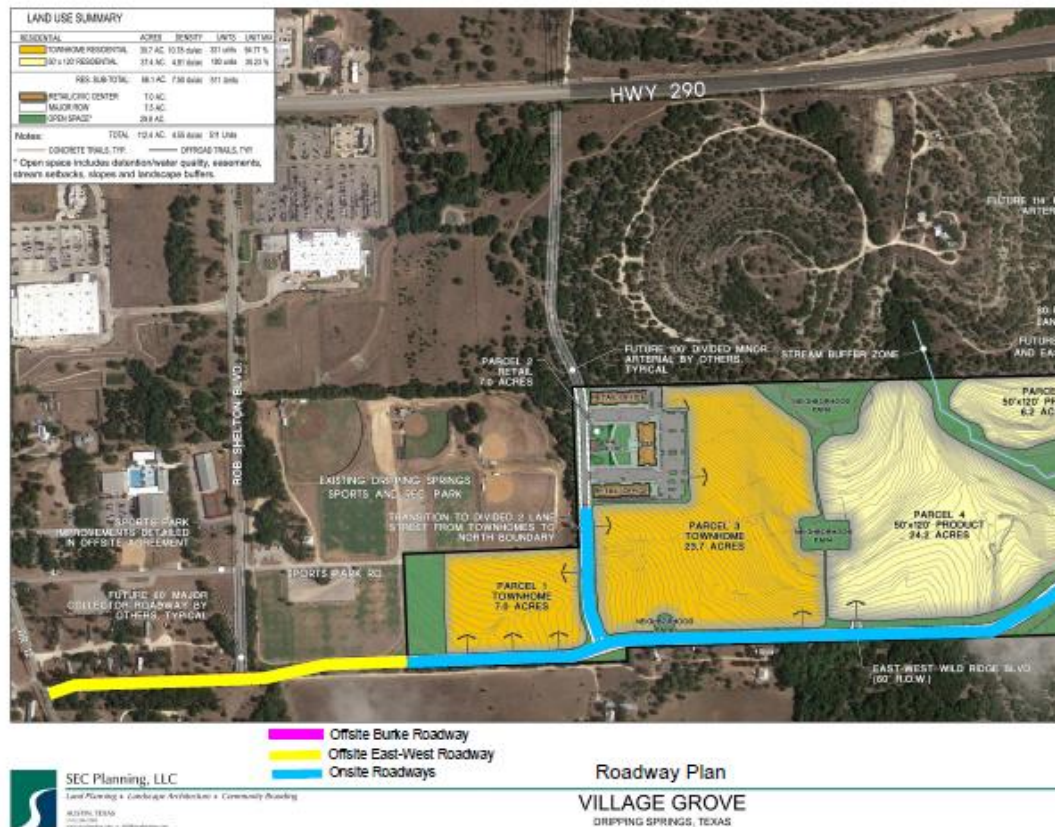
The Village Grove Development Team has had on-going conversations with City staff, two meetings before the Development Agreement Working Group, three meetings before the City's Transportation Committee, and two meetings with TxDOT to discuss transportation improvements associated with the development. Three alternate connectivity scenarios were considered for the development to align with the City's Transportation Master Plan. The final, preferred scenario includes a minor arterial roadway constructed between RM 12, south of the PDD 11 Development, to US 290, aligning with the signalized intersection at Wild Ridge Boulevard. The alignment provides a direct route between RM 12 and US 290 without bisecting the city's Sports & Recreation Park. This roadway will ultimately be a four-lane arterial but is proposed to be initially constructed as a two-lane minor arterial with left-turn lanes at key intersections to meet development demands. Right of Way will be provided for future connectivity to the south on the eastern side of the development, in alignment with the Transportation Master Plan. The traffic signal at RM 12 and Sports Park Road will be relocated to RM 12 and the new arterial and Sports Park Road will become a one-way eastbound roadway. The Development will also provide for a future two-lane north/south arterial between US 290 and Lone Peak Way, east of Rob Shelton Boulevard and DS Sports & Rec Park, which is also detailed in the city's Transportation Master Plan.

The transportation improvements proposed to be constructed by Village Grove are those that provide additional roadway capacity and much needed relief to the RM 12 & US 290 intersection. These improvements align with the City's transportation priorities. A two-lane roadway is needed to meet the traffic demands of the Village Grove development, but ultimately a four-lane roadway is needed for the demands of the area to accommodate future growth.

***The Village Grove Development has agreed to the following:***

1. Design and construction of Wild Ridge Boulevard as a two-lane minor arterial with left-turn lanes from US 290 through the development to RM 12. The construction of this two-lane arterial, between Rob Shelton Boulevard to RM 12, will be partially reimbursed by the City after the City receives and approves the budget for said roadway. **If the right-of-way for this section cannot be acquired by the Developer or the City, the Developer must apply to the City for an alternate route or routes that, at a minimum, meets the requirements of the Traffic Impact Analysis in coordination with the City's Transportation Engineer. Any third-party costs incurred by the City in acquiring this right-of-way, if needed, will be reimbursed by the Developer.**
2. Design and construction of two-lane minor arterial roadway, referred to as Lone Peak Way, between Wild Ridge Boulevard on southern border to the southern border of the 7 acre civic site. **Because the future use of the 7 acre civic site is to be determined later by the City, the road will be designed later by the Developer. Then the City can have the Developer build the road at the City's cost (or the cost of a third party partner) or have a third party with which it contracts build the road.**
3. Reserve 114' of Right of Way from US 290 to southern border of development for future expansion to a four-lane roadway.
4. Design and construction of the fourth leg of a traffic signal at US 290 and Wild Ridge Boulevard.
5. **At the June 7, 2022 meeting, the Developer proposed that the City partially fund the connection between Rob Shelton and the RR 12 as well as fund the RR12 Intersection improvements. The Owner has now agreed to fully fund the connection between Rob Section and RR 12. The Developer will be reimbursed up to the amount of cost of the RR 12 Intersection Improvements through reuse fee rebates and third party proportionate share, if TIAs for other property owners/developers occurs.**

The transportation improvements proposed to be constructed by the Village Grove development are those that provide additional roadway capacity. These improvements align with the City's transportation priorities as shown in the adopted Transportation Master Plan. The construction of a two-lane minor arterial roadway provides needed mobility in this quadrant of the City and provides strategic connectivity to Wild Ridge Boulevard north of US 290. Collectively, the transportation improvements proposed by Village Grove meet the Development's proportional share identified in the proposed TIA and the dedication of Right of Way assists with future transportation capacity needs.



**Commission Recommendations:** Transportation Committee approved the road improvements but did not review the issue of reimbursement.

**Recommended Council Actions:** Approval of the Offsite Road Agreement.

**Attachments:** Offsite Road Agreement, Exhibits, PowerPoint.

**Next Steps/Schedule:** If approved, the City will monitor construction of the roads within the Offsite Road Agreement and may need to budget for the cost participation, if any.