



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

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

Council Meeting Date: August 6, 2024

Agenda Item Wording: **Discuss and consider budget approval of Village Grove proposed improvements on RR 12 pursuant to the Offsite Road Agreement.** *Applicant: Matthew Scrivener*

Agenda Item Requestor: Matthew Scrivener

Summary/Background:

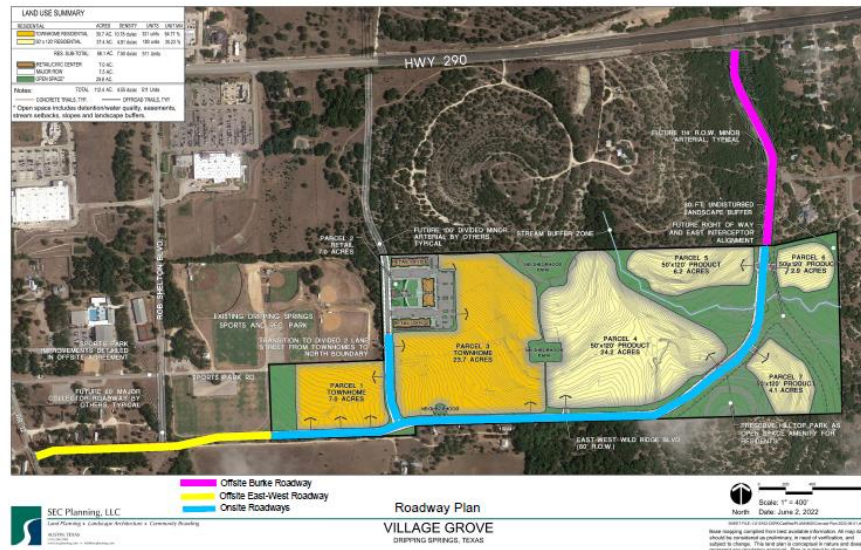
During the Offsite Road Agreement negotiation process, the Village Grove Development Team has had on-going conversations with City staff, two meetings before the Development Agreement Working Group, three meetings before the City's Transportation Committee, and two meetings with TxDOT to discuss transportation 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 (Village Grove Parkway) 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. Village Grove Parkway 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 of Village Grove Parkway 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 Village Grove Parkway. The Development will also provide for a future two-lane north/south arterial (Market Hills Drive) 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 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 Village Grove Parkway 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.
2. Design and construction of two-lane minor arterial roadway, referred to as Market Hills Drive, between Wild Ridge Boulevard on southern border to the southern border of the 7-acre civic site.
3. Reserve 114' of Right of Way along Village Grove Parkway 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 / Village Grove Parkway.
5. **At the June 7, 2022 meeting, the Developer proposed that the City partially fund the connection between Rob Shelton and the RM 12 as well as fund the RM 12 Intersection improvements. The Owner then agreed to fully fund the connection between Rob Section and RM 12. The Developer will be reimbursed up to the amount of cost of the RM 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 (Village Grove Parkway) 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 in the Offsite Road Agreement with Village Grove met the Development's proportional share identified in the proposed TIA and the dedication of Right of Way assists with future transportation capacity needs.



RRM 12 Intersection Improvements

The City and Village Grove negotiated that the City would assist in funding the RM 12 intersection improvements while the Village Grove Development would fund the remainder of the improvements. In order to move forward with the RM 12 improvements, the City needs to approve their budget.

These improvements include:

- (A) the removal of the existing traffic signal at the intersection of RM 12 and Sports Park Road and the placement of the traffic signal at RM 12 and Village Grove Parkway;
- (B) a westbound right turn lane on Village Grove Parkway at RM 12;
- (C) a northbound right turn lane on RM 12 at Village Grove Parkway; and
- (D) an eastbound left turn lane on Village Grove Parkway at Rob Shelton; and
- (E) restriction of Sports Park Road at RM 12 to right-in, right-out operations.

The budget provided is for **\$2,315,169.24**. Costs align with the proposed construction plan. The drainage infrastructure required for the construction of the northbound right-turn lane on RM 12 at Village Grove Parkway is expensive. This is one part of the budget we will work on with the Developer with the above number being a cap.

The City's reimbursement would include the reimbursement of reuse fees for the development. Each LUE is \$1,675. The development currently has plans to have 428 lots which is a reimbursement towards the budget of \$716,900. The remainder is to be paid over the next ten years from other developments that have a proportionate share of the improvements. No other city fees will be paid towards the improvements.

**Commission
Recommendations:**

N/A

**Recommended
Council Actions:**

Approval of the Budget.

Attachments:

Offsite Road Agreement, Exhibits.

Next Steps/Schedule:

If approved, the City should enter into a reimbursement agreement that aligns with the Offsite Road Agreement that includes reimbursement through reuse fees and reimbursement from other developers who benefit from the improvements.