



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Aaron Reed, Public Works Director

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**Council Meeting Date:** 04/19/2022

**Agenda Item Wording:** **Discuss and consider possible action regarding the Allocation of Funds and Revised Plan for the Improvement of Rob Shelton Boulevard North.**

**Agenda Item Requestor:** Aaron Reed/ Laura Mueller

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**Summary/Background:** The Cannon Ranch Development (Ashton Woods) met it's requirement for transportation improvements associated with the development by constructing a 4 lane arterial to 290 and an East-West connection. The City desires to have the remainder of Rob Shelton Blvd. completed to match the roadway section South of Texas Heritage Village. Cannon Ranch can design and construct the improvements while mobilized for the infrastructure improvements in the development at a cost savings to the City. The City would be required to fund the construction at a cost of approximately \$993,190.00. The improvements would include adding a median to match the existing road section South of Texas Heritage Village, adding a 5' sidewalk on the East side of the road, drainage improvements, and extending the bike lanes which will be installed with the Rob Shelton TASA sidewalk project.

Background Information from City Attorney Laura Mueller:

Offsite Road Agreement

Cannon Ranch (Ashton Woods) will be accessed from US Highway 290 with the construction of the North/South Roadway as a four-lane minor arterial between US 290 and Founders Park Road. The pedestrian facilities (sidewalks, etc.) will be provided only within the subject property. An arterial street is intended to serve both local and regional traffic by connecting cities and rural areas to the highway system while limiting access. The other points of access will be from Rob Shelton Boulevard and Founders Park Road, which are both intended as collector streets. Collector streets are intended to provide equal levels of mobility and access by connecting local roads and the arterial network and by providing direct access to developments.

City staff initially requested the following improvements from the Cannon Ranch Development:

1. Expansion of Rob Shelton Boulevard between the commercial and Founders Park Road to match the existing roadway section north of US 290.
2. Expansion of Founders Park Road to match the City's Transportation Master Plan cross-section. This widening would include adding a median and pedestrian facilities.
3. Construction of the North/South Roadway as a four-lane minor arterial with pedestrian facilities between US 290 and Founders Park Road.
4. Construction of the East/West Roadway as a two-lane collector with pedestrian facilities between North / South Roadway and east property line.
5. Construction of a roundabout at Rob Shelton Boulevard and Founders Park Road.
6. Construction of a roundabout at Founders Park Road and North / South Roadway.
7. Intersection improvements as identified in the TIA.

The Cannon Development has agreed to the following:

1. Design and construction of Rob Shelton Boulevard between the commercial and Founders Park Road to match the existing roadway section north of US 290. This will be reimbursed by the City.
2. No improvements are proposed on Founders Park Road, as the recommended improvements do not add capacity.
3. Construction of the North/South Roadway as a four-lane minor arterial between US 290 and Founders Park Road. Pedestrian facilities will be provided only within the property.
4. Construction of the East/West Roadway as a two-lane collector between North / South Roadway and east property line without pedestrian facilities.
5. Reserve right-of-way for a roundabout at Rob Shelton Boulevard and Founders Park Road.
6. Reserve right-of-way for a roundabout at Founders Park Road and North / South Roadway.
7. Intersection improvements as identified in the TIA - \$307,500 to a traffic signal at US 290 and North/South Roadway.

The transportation improvements agreed to be constructed by the Cannon development are those that provide additional roadway capacity. These improvements align with the City's transportation priorities. The construction of a four-lane North/South arterial provides needed mobility in this quadrant of the City. A two-lane roadway is needed to meet the traffic demands of the Cannon Development, but a four-lane roadway is needed for the demands of area including future growth. Collectively, the transportation improvements agreed to by Cannon exceed the Development's proportional share identified in the TIA. Because Cannon Ranch already exceeded what was required by the TIA and City Ordinance, Cannon Ranch was not required to build the Rob

Shelton improvements but did agree to: (1) provide right of way for the improvements; and (2) help provide options for the City to decide on and reimburse for. Because Cannon Ranch would be building the improvements, if approved, the City would save mobilization costs and the costs created through government bidding and processes.

**Commission  
Recommendations:**

Transportation Committee requested removal of this line item from the FY23 budget request

**Recommended  
Council Actions:**

Decide on whether or not to do the project.

**Attachments:**

Attached are the exhibit and cost estimate associated with the proposed improvements.

**Next Steps/Schedule:**

If the project is approved, staff will present a budget amendment for it with funding options to consider.