



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 7, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Monarch Ranch at Manor LLC Development TIA Phasing Agreement.

BACKGROUND/SUMMARY:

This TIA (Traffic Impact Analysis) Phasing Agreement for the Monarch Ranch Development memorializes the mitigations required by the developer for the project's impacts on surrounding roads. The mitigations include payments to the city as well as built improvements. Additionally, the developer entered into a separate agreement with TxDOT for mitigations on TxDOT-controlled roads, including FM 973 and US 290. The amount contributed to TxDOT was \$305,750.00.

To the city, prior to the recordation of their Phase 2 Final Plat (263rd single-family lot), the developer shall pay \$304,150.00. Concurrent with the construction of Phase 2, the developer shall construct an Eastbound right-turn lane at their Driveway 3. Prior to the recordation of their Phase 3 Final Plat, the developer shall pay the remaining \$60,900.00. In total, the city receives \$365,050.00 and an EB right-turn lane at Driveway 3 along Gregg Lane.

The developer's combined total required TIA contributions are \$791,250.00, being \$670,800.00 in cash payments and \$120,450.00 in built improvements.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney

FISCAL IMPACT: No

FORM 1295 FILED: Yes, 2026-02

PRESENTATION: No

ATTACHMENTS: Yes

- TIA Phasing Agreement
- Approved TIA (minus Appendices)

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the Monarch Ranch at Manor LLC Development TIA Phasing Agreement.