

Public Works  
**STAFF REPORT**



**SUBJECT:** The Stable Development Agreement / TxDOT LOSA  
**MEETING:** City Council Meeting - 03 May 2022  
**DEPARTMENT:** Public Works  
**STAFF CONTACT:** Nick Williams

**RECOMMENDATION:**

Staff recommends approval of the proposed Developer Agreement with The Stable, LLC in association with a TxDOT Local On-System Agreement (LOSA). Staff also recommends council grant authorization for staff to execute the TxDOT LOSA once the agreement forms are received and the final version is approved by the city attorney.

**BACKGROUND:**

The Stable Development provides for commercial business growth and the extension of Wolfe Nursery Drive south of Washington Street which requires traffic signal and pavement layout modifications to the intersection. Because the modifications will take place within the TxDOT right-of-way, the state must grant authorization for the developer to perform the work.

The TxDOT LOSA form is a streamlined version of the Advance Funding Agreement, which was used recently for projects such as the traffic signal at Saint Felix and the traffic signal at Christy Plaza. TxDOT does not partner with private developers and the LOSA is the mechanism available for TxDOT to provide support and authorize the work for the project.

**FISCAL IMPACT SUMMARY:**

The LOSA provides formal state acknowledgement and permission to perform the work and places the financial liability with the city for the modifications to be installed in accordance with TxDOT requirements and specifications.

TxDOT has waived all state review fees and there are no costs to the developer or the City of Stephenville for the LOSA. While the LOSA places financial liability on the city for the intersection improvements, the Developer Agreement with The Stable, LLC provides assurance to the city that the developer will “assume all the financial liability to construct the on-site necessary improvements...”

**ATTACHMENTS:**

A template copy of a LOSA form is attached to this memorandum. A copy of the Developer Agreement is also attached to this memorandum. The Developer Agreement has been reviewed and approved by the city attorney.

[TxDOT LOSA form](#)

[Developer Agreement – The Stable](#)