



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council Meeting
MEETING DATE:	April 1, 2024
ITEM TITLE:	Consider and take appropriate action on proposed construction of Frenship Road for future Circle K.
STAFF INITIATOR:	Tara Tomlison, Director of Development Services

BACKGROUND:

In June of 2023, Circle K approached the City of WolfForth about building on the corner of Donald Preston and Dowden Rd. Due to the location, driveway access was a concern. Since Dowden Road is a TxDOT road, they have jurisdiction over the location of driveways. TxDOT had already been approached about a proposed future road named Frenship Road. Due to the location of the road and the property that Circle K has purchased; Circle K will not be allowed to have a driveway off of Dowden.

Circle K is wanting to continue with their project, but the access from the proposed road of Frenship Rd. is imperative to their business. They are requesting consideration for two options for the City that would have Circle K constructing a dead-end street, with the expectation for Frenship Road to be completed in the future and dedicated as a public right-of-way.

We informed Circle K that if they needed to utilize the yet-undedicated street to their north, they would have to build the street, full width and the full length of their property. We also informed them that only the City Council has the authority to allow for partial paving, so if they wanted to propose to do less than full length and full width, they would have to make that request. They also asked if the City would participate in the cost of construction of the street, and the City Manager informed them that only the City Council could make that decision as well. As a result of that conversation, we've received the two requests.

Option 1 includes Circle K agreeing to pave full width, between Dowden Rd and the east boundary line of the property, with the City of WolfForth to reimburse Circle K for one-half of the construction cost.

Option 2 includes Circle K agreeing to pave the entire southern half of Frenship Rd, from Dowden to the property line, and the northern portion, from Dowden to the Circle K's access drive. There would be no reimbursement from the City of WolfForth to Circle K.

Regardless of the City Council's decision, the City will ensure all dedications, plats, and any other necessary items are in place before approval of any construction.

EXHIBITS:

1. Letter from Circle K
2. Legal Description of property
3. Option 1 Map and Letter
4. Option 2 Map and Letter

COUNCIL ACTION/STAFF RECOMMENDATION:

City Council has multiple options:

1. Require full length and full width paving to the east property line of the Circle K property- no participation from the City.
2. Require ½ width paving (south side) to the east property line of Circle K property- no participation from the City.
3. Approve one of the two options requested by Circle K.

Staff believes Option 2 is the most reasonable and best option under the circumstances.