

# Memorandum

**Date:** August 23, 2023

**To:** Mayor and City Council

**Subject:** Transportation Improvements in Support of Residential Growth & Development



Over the last week or so, staff has received various inquiries regarding the City’s plans for overall traffic and safety improvements; as well as our partnerships with various developers to achieve general transportation upgrades in response to growth. Following is a general recap of pertinent information relative to this topic:

- **Every residential development project approved by the COE in the last 5 years has included a requirement of the Developer to fund appropriate traffic and safety improvements.**
- A typical requirement in these situations is a Traffic Impact Analysis, which is an engineering-generated report that (utilizing only math and data) is intended to provide an objective view of what transportation upgrades are necessary to support the new development. Unless agreed to otherwise, every project is required to complete a TIA. These reports can cost \$100,000+.
- Prior to commencement of home construction on County Line Road, the City developed a concept plan for a new roadway (which is under construction today). At that time, we already had a clear idea as to what we thought needed to be built – and what it should cost.
- So, as developments have proceeded on CLRd, we’ve made the same offer to all Developers: Pay for your own TIA *or* agree to pay the City \$900 a linear foot (our calculated number to fund the project). In every case, the Developers have chosen to pay the cash. Following are the **binding** commitments to date (this list does not yet include Eagles Landing Phases 4 and other projects, who will also contribute to these costs):

Harvest Ridge -	<b>\$1,588,500</b>
Homestead -	<b>\$1,209,357</b>
Peppergrass -	<b>\$754,479</b>
Eagles Landing Phase 2 -	<b>\$329,336</b>
Eagles Landing Phase 3 -	<b>\$497,080</b>
Stone Creek -	<b>\$488,000</b>
Briarwood -	<b>\$1,512,000</b>
	<b>\$6,378,752</b>

(Current projected all-in cost for the CLRd Phase 1 Project is \$6.7M – so it is anticipated that the entire project will be paid for by the Developments located on CLRd.)

- The City has also received a **\$10M** grant to help fund the County Line Road **Phase 2** Project (from US290 to Neidig Elementary), which is currently in plan development.
- Also under construction is a north/south main arterial roadway, west of but parallel to County Line Road. The road will extend from Lund Road in Eagles Landing to HWY290. The Developers of Creeks Crossing, Briarwood, and Eagles Landing Phase 5 **will construct and pay for the total costs of this roadway.**

**MUNICIPAL UTILITY DISTRICTS**

The majority of the Elgin community’s future residential growth will occur within Municipal Utility Districts (MUDs). There are currently five (5) MUDs within the City’s extraterritorial jurisdiction (ETJ) that are being constructed under Development Agreements with the City; and one similar MUD that is within the city limits. There is one additional MUD in the ETJ that does not have a Development Agreement with the City (Elm Creek).

Following is the specific wording of each Development Agreements as to legally binding requirements for traffic and safety improvements:

**Briarwood (IN-CITY MUD)** (Section 2.03)

- (a) County Line Road Expansion. Developer and the City agree that the expansion of approximately **1,680 linear feet of County Line Road**, including associated storm sewer, sidewalk and streetlight infrastructure, along and adjacent to the Property, **will be required to serve the Development** and other properties. . .
- (b) Developer’s Roadway Payment & Right-of-Way Dedication. **Developer, on behalf of the District, will pay the City an amount equal to the product of \$900 per linear foot, . . . along and adjacent to the County Line Road right-of-way, estimated to be approximately \$1,512,000 . . .**

**Harvest Ridge (ETJ MUD)** (Section 2.06)

- (a) County Line Road Expansion. Developer and the City agree that the expansion of approximately **1,765 linear feet of County Line Road**, including associated storm sewer, sidewalk and streetlight infrastructure, along and adjacent to the Property, **will be required to serve the Development** and other properties. . .
- (b) Developer’s Roadway Payment & Right-of-Way Dedication. **Developer, on behalf of the District, will pay the City an amount equal to the product of \$900 per linear foot, . . . along and adjacent to the County Line Road right-of-way, estimated to be approximately \$1,588,500 . . .**

**Lund Farm (ETJ MUD)** (Section 3.03)

- (a) Lund Road Improvements. **Developer shall fund and construct the Lund Road Improvements per the Traffic Impact Analysis (TIA)** . . . Developer will dedicate public right-of-way to the County for the expansion of Lund Road along the entirety of the Property that abuts Lund Road.
- (b) County Line Road Right-of-Way Dedication - **Developer will dedicate public right-of-way to the City or County for the expansion of County Line Road along the entirety of the Property** that abuts County Line Road.

**Trinity Ranch (ETJ MUD)** (Section 6.05)

Transportation Improvements. **Developer will provide a Traffic Impact Analysis providing information on the projected traffic associated with the Development, particularly as it relates to Swenson Boulevard, Upper Elgin River Road, and Central Avenue.** . . The TIA will consider impacts of the entire Development based on the Concept Plan and will identify any potential traffic operational problems or concerns and recommend appropriate actions to address such problems or concerns. . . **It is anticipated, and hereby acknowledged by both the City and Developer, that significant improvements and/or upgrades to adjacent public roadways will be required in support of the Development. Developer and/or the Districts shall be responsible for their proportionate share of the costs . . .**

**Brickston (ETJ MUD)** – Although there is an approved Development Agreement between the City and MUD, this project as approved is not anticipated to impact any City or County roads so as to compel improvements by the Developer. There will be a TIA and related roadway improvements to US290 by the Brickston MUD as negotiated by the Developer and TxDOT.

**Elm Creek (ETJ MUD)** – Project approved more than 20 years ago. There is no Development Agreement.



Thomas L. Mattis  
City Manager