



Legislation Text

File #: 19-3071, **Version:** 1

Resolution - A Resolution Approving a Developer Participation Contract Between the City of Mansfield and Texas Health Resources for Cost Participation for Roadway Improvements Along Lone Star Road Adjacent to the Southpointe - Texas Health Resources Addition

Consider approval of the Developer Participation Contract with Texas Health Resources.

The Public Works Staff recommends the approval of the Developer Participation Contract to participate in the cost of Lone Star Road Improvements.

Southpointe - Texas Health Resources is a medical hospital development under construction in Southpointe with frontage and access on Lone Star Road. Lone Star Road is currently a two-lane divided roadway with turn lanes. The Thoroughfare Plan indicates its ultimate configuration to be six-lane divided. As development continues in the region traffic volumes increase and additional capacity is needed. During review of the Texas Health Resources development, staff concluded that turn lanes were necessary to serve the site and Texas Health Resources is constructing these access improvements at their cost. Staff also concluded that with the rapidly increasing volumes on Lone Star Road it would be beneficial to expand Lone Star to a four-lane section across the frontage of Southpointe - Texas Health Resources Addition. The estimated cost of the additional lanes is \$329,062.44. Staff is recommending the City participate in the form of Roadway Impact Fee credits, to be applied at time of building permit issuance. The proposed agreement is attached.

The additional roadway lanes are considered an improvement beyond what is proportionally the developer's responsibility. The improvement will provide added capacity for the entire region. The added lanes extend from US 287 to the public roadway on the development's east side, Southpointe Crossing Road, and will provide better access to the residential properties developing in Southpointe.

The Director of Public Works will be in attendance at the meeting to answer Council's questions regarding the proposed contract. A Resolution and Developer Participation Contract are attached for Council's consideration.

The funding source will be Roadway Impact Fee credits.

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