



City of Pflugerville

Legislation Text

File #: 2020-8630, **Version:** 1

Approving a City / Owner Agreement for Roadway Improvements by and between the City of Pflugerville and LC Pflugerville, LLC and authorizing the City Manager to execute the same.

This City / Owner Agreement is proposed to represent a collaborative effort to accelerate the completion of the Pfluger Farm Lane extension to SH 45. LC Pflugerville, LLC (Owner) is proposing to develop a multi-family development to the west of Stone Hill Town Center along Pfluger Farm Lane in multiple phases. The north end of the project is reserved and planned for commercial development. In support of their project, the Owner is proposing to construct all of the utilities and access to and through the site is consistent with the City's Master Transportation Plan. A portion of the Pfluger Farm Lane right of way has already been contributed by NewQuest to the City, but is unimproved, and is referred to in the agreement as Segment A.

The City Council authorized the issuance of Certificates of Obligation in 2018 to expedite the design of this and several other roadways throughout Pflugerville. No design work has been initiated on this roadway by the City, since staff has been working with LC Pflugerville on this project. Since Phase One is originating from the south end of the project, and the City has funds to design the balance of the project that is also among those included in the November 3rd General Obligation Bond election, LC Pflugerville will donate the right of way necessary to construct the road to Wilke Lane (SH45 Frontage Road). The agreement also provides that the City will reimburse \$300,000 for the design of Pfluger Farm Ln in Segment A. The agreement obligates the City to commence design of the road, and provides variables depending on the outcome of the election in November. The value of this right of way exceeds the reimbursement of the construction plans for Segment A and creates certainty of the alignment for the extension when funds are available to construct.

To further improve local access and circulation, a right of way reservation is required for the future extension of Limestone Commercial Drive from the Stone Hill Town Center development to the east.

Pfluger Farm Lane is identified on the City's Master Transportation Plan (MTP) as a Major Collector roadway planned to extend from Pfennig Lane, north to Wilke Lane (SH 45 Frontage Road). The segment between Pflugerville Parkway and Town Center Drive has been constructed. As a Major Collector, it is within a 70' ROW for Segment A, broadens to 74 feet with accommodations for on street parking, and has a 3-lane cross section that includes a two-way left turn lane for the entire corridor with pedestrian facilities on both sides. The MTP was adopted by the City Council in 2019, and was prepared by Kimley Horn. The facility also functions as a backage road parallel to FM 685 affording opportunities for improved local access and vehicular circulation, by providing access to properties along the corridor as well as alternative ways to access neighborhoods to the west, and Stone Hill Town Center to the east.

The appropriateness of the implementation of this approach has been reviewed and confirmed with the Kimley Horn team that prepared the Master Transportation Plan. The MTP modeled this facility and found that the major collector classification for this roadway, as reflected in the approved MTP, is

appropriate as it is limited in length and supports the anticipated future traffic for this area.

Prior City Council Action

None.

Deadline for City Council Action

Action is requested on September 22, 2020

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: The capital improvement expense is allocated with the City's Capital Improvement Program budget.

1295 Form Required? Yes No

Legal Review Required: N/A Required Date Completed: 9/16/2020

Supporting documents attached:

Agreement

Recommended Action

Approve the City / Owner Agreement for Roadway Improvements by and between the City of Pflugerville and LC Pflugerville, LLC and authorizing the City Manager to execute the same.