



18-528

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee Credit Agreement with Lennar Homes of Texas Land and Construction, LTD., for the Construction of a Hardin Boulevard, Extending Approximately 5,320 Linear Feet and Serving an Approximately 313 Acre Tract, Generally Located on the North Side of F.M. 543 and on the East Side of C.R. 203

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1A: Establish Regional and Infrastructure Incentives to Increase Economic Growth)

MEETING DATE: June 19, 2018

DEPARTMENT: Development Services

CONTACT: Gary Graham, P.E., Director of Engineering
Brandon Opiela, Development Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the Resolution

ITEM SUMMARY:

- This item authorizes the City Manager to enter into an agreement with Lennar Homes of Texas Land and Construction, LTD. ("Developer"), regarding roadway impact fee credits for the construction of a new section of Hardin Boulevard, extending approximately 5,320 linear north of F.M. 543.
- The construction of this portion of Hardin Boulevard is required in conjunction with the platting and development of the Honey Creek 313 tract for single family residential uses on approximately 313 acres.
- The Developer will be responsible for the acquisition and dedication of all necessary rights-of-way for the project, to the City.
- The proposed agreement grants the Developer roadway impact fee credits in

conjunction with the acceptance of two portions of the Roadway Project that are within the City's corporate limits and included in the City's Roadway Improvement Plan. These two sections of roadway are illustrated on the attached Roadway Project Plan Exhibit and impact fee credit details are provided below:

- Roadway Section 1 - Following the Developer's construction and City's acceptance of 2,400 linear feet of 4 lanes of Hardin Boulevard currently identified on the Roadway Improvement Plan, the Developer shall receive roadway impact fee credits in an amount not to exceed 219.43 Service Units within Roadway Service Area D.
- Roadway Section 3 - Following the Developer's construction and City's acceptance of 2,410 linear feet of 2 lanes of Hardin Boulevard currently identified on the Roadway Improvement Plan, the Developer shall receive roadway impact fee credits in an amount not to exceed 798.75 Service Units within Roadway Service Area B.
- A portion of the Hardin Boulevard construction that the Developer plans to construct is located outside of the City's corporate limits and therefore outside the current scope of the City's Roadway Improvement Plan. Roadway impact fee credits cannot be granted for this portion of roadway until such time as the property is annexed and included in the Roadway Improvement Plan. This section of roadway is also illustrated on the attached Roadway Project Plan Exhibit and impact fee credit details are provided below:
 - Roadway Section 2 - Following the Developer's construction and City's acceptance of 510 linear feet of 2 lanes of Hardin Boulevard, in addition to the annexation and inclusion of said portion of roadway in the Roadway Improvement Plan, roadway impact fee credits shall be available in an amount not to exceed 169.03 Service Units within Roadway Service Area B.
- Roadway Impact Fee Credit Agreements following the standard template language can be approved administratively. However, setting up future roadway impact fee credits for the portion of Hardin Boulevard currently located outside of the City limits required additional language stipulating how the credits could be granted in the future, thus requiring City Council approval.

BACKGROUND INFORMATION:

- The associated plat (18-0127PF) for the Honey Creek 313 Addition was recently approved by the Planning and Zoning Commission on June 12, 2018.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution](#)

[Location Map and Aerial Exhibit](#)

[Proposed Agreement](#)

[Roadway Project Plan Exhibit B](#)

[1295 Certificate](#)