

## Travis County Commissioners Court Agenda Request

**Meeting Date:** December 16, 2014

**Prepared By:** Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619

**Division Director/Manager:** Anna Bowlin, Division Director Development Services  
Long Range Planning

**Department Head:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Davis, Precinct One

**AGENDA LANGUAGE:** Consider and take appropriate action the use of a Cash Security Agreement for the required boundary street fiscal for the Avalon project - a project within Precinct One.

### **BACKGROUND/SUMMARY OF REQUEST:**

The developer of the Avalon subdivision project requests to enter into a Cash Security Agreement with Travis County. The amount of the fiscal posting is \$56,355.00. This fiscal is being posted for improvements for several boundary street intersections that are, or will be, affected by the Avalon project.

### **STAFF RECOMMENDATIONS:**

The request has been reviewed by TNR staff which finds that the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

### **ISSUES AND OPPORTUNITIES:**

The intersections affected and Avalon's shared cost are as listed below:

Weiss Lane/Kelly Lane - \$16,375.00;

Weiss Lane/Hodde Road/Cele Road - \$29,180.00; and

Rowe Lane/Hodde Lane - \$10,800.00.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

### **ATTACHMENTS/EXHIBITS:**

Cash Security Agreement

Traffic Impact Analysis

Location Maps

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director Development Services Long Range Planning	TNR	(512) 854-7561

**CC:**


**AB:SM:ps**

**1101 - Development Services Long Range Planning - Avalon, Phase One**

§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT – BOUNDARY STREET**

TO: Travis County, Texas  
DEVELOPER: KM Avalon  
ESCROW AGENT: Travis County Treasurer  
AMOUNT OF SECURITY: \$56,355.00  
SUBDIVISION: Boundary street Improvements for  
DATE OF POSTING: 10/28/14  
EXPIRATION DATE: None

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this “Agreement”). Travis County (the “County”) may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on the escrowed funds to be necessary for payment of improvements to be constructed in the right of way of a street bounding the SUBDIVISION shown above. No further substantiation of the necessity of the draw is required by this Agreement.

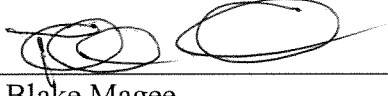
Partial drafts and reductions in the escrowed funds are permitted. Drafts will be honored within five calendar days of presentment. This Agreement may be revoked only by the consent of the DEVELOPER and TRAVIS COUNTY.

The escrowed funds will be invested, with interest earned at the rate Travis County receives for its 90-day accounts, and will be credited to the project to provide for any contingencies and change orders. Any funds remaining in escrow, including interest, upon the approval of the PROJECT will be returned to the DEVELOPER.

If the street right of way covered by this Cash Security Agreement is annexed, for full purposes by a City, then the ESCROW AGENT shall be construed to mean “the City” and the funds, plus interest, can be transferred to the annexing City.

**DEVELOPER**

**ADDRESS OF DEVELOPER**

By:   
Name: Blake Magee

1011 North Lamar Blvd.  
Austin, TX 78703

Title: President

Date: 10/30/14

Phone: (512) 481-0303

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: \_\_\_\_\_  
Date

\_\_\_\_\_  
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

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# AVALON SUBDIVISION

## Traffic Impact Analysis

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Prepared by:



Robert J. Halls & Associates

December 14, 2004

### 3.3 Recommendations

The peak hour analyses for the full build-out of the Avalon subdivision in 2014 indicated that it would not create any adverse peak hour operating conditions within the study area. This finding is contingent only upon the following improvements:

Kelly Lane/Arterial A/Hidden Lakes Drive:

- construct Kelly Lane as a four lane, divided arterial per the City's Thoroughfare Plan
- construct the southbound approach of Arterial A as a four lane, divided arterial with four lanes configured for L-T-T-R.
- install a traffic signal whenever the City determines that the appropriate warrants in the **Texas Manual on Uniform Traffic Control Devices** have been met

Kelly Lane/Weiss Lane:

- add a northbound left turn bay in Weiss Lane
- add a southbound right turn lane in Weiss Lane
- install all-way stop control

Weiss Lane/Hodde Lane/Cele Road:

- reconfigure the intersection to a standard T with the Weiss Lane-Hodde Lane axis (north-south) as the through movement
- add a southbound left turn bay in Hodde Lane
- provide separate left and right turn lanes in the westbound (Cele Road) approach
- install a traffic signal whenever the City determines that the appropriate warrants in the **Texas Manual on Uniform Traffic Control Devices** have been met

Rowe Lane/Hodde Lane:

- add an eastbound right turn bay in Rowe Lane
- provide separate left and right turn lanes in northbound Hodde Road

**Avalon Subdivision  
Pro Rata Fiscal Estimate for  
Improvements in the Travis County's Jurisdiction**

Intersection	Improvement	Total Cost	Avalon Share	Avalon Cost
Weiss Ln./Kelly Ln.	NB left turn lane	\$37,000	27%	\$9,990
	SB right turn lane	\$28,000	22%	\$6,160
Weiss Ln./Kelly Ln.	All-way stop control	\$1,500		
	75% of Intersection within City's ETJ	\$1,125	20%	\$225
Weiss Ln./Hodde Rd./Cele Rd.	Reconfigure "T" striping	\$2,000	17%	\$340
	SB left turn lane in Hodde Ln.	\$48,000	19%	\$9,120
	WB separate left & right turn lanes in Cele Rd.	\$36,000	17%	\$6,120
	Traffic Signal	\$80,000	17%	\$13,600
Rowe Ln./Hodde Ln.	EB right turn lane in Rowe Ln.	\$28,000	0%	\$0
	NB separate left & right turn lanes in Hodde Ln.	\$36,000	30%	\$10,800
Total Avalon Fiscal				\$56,355

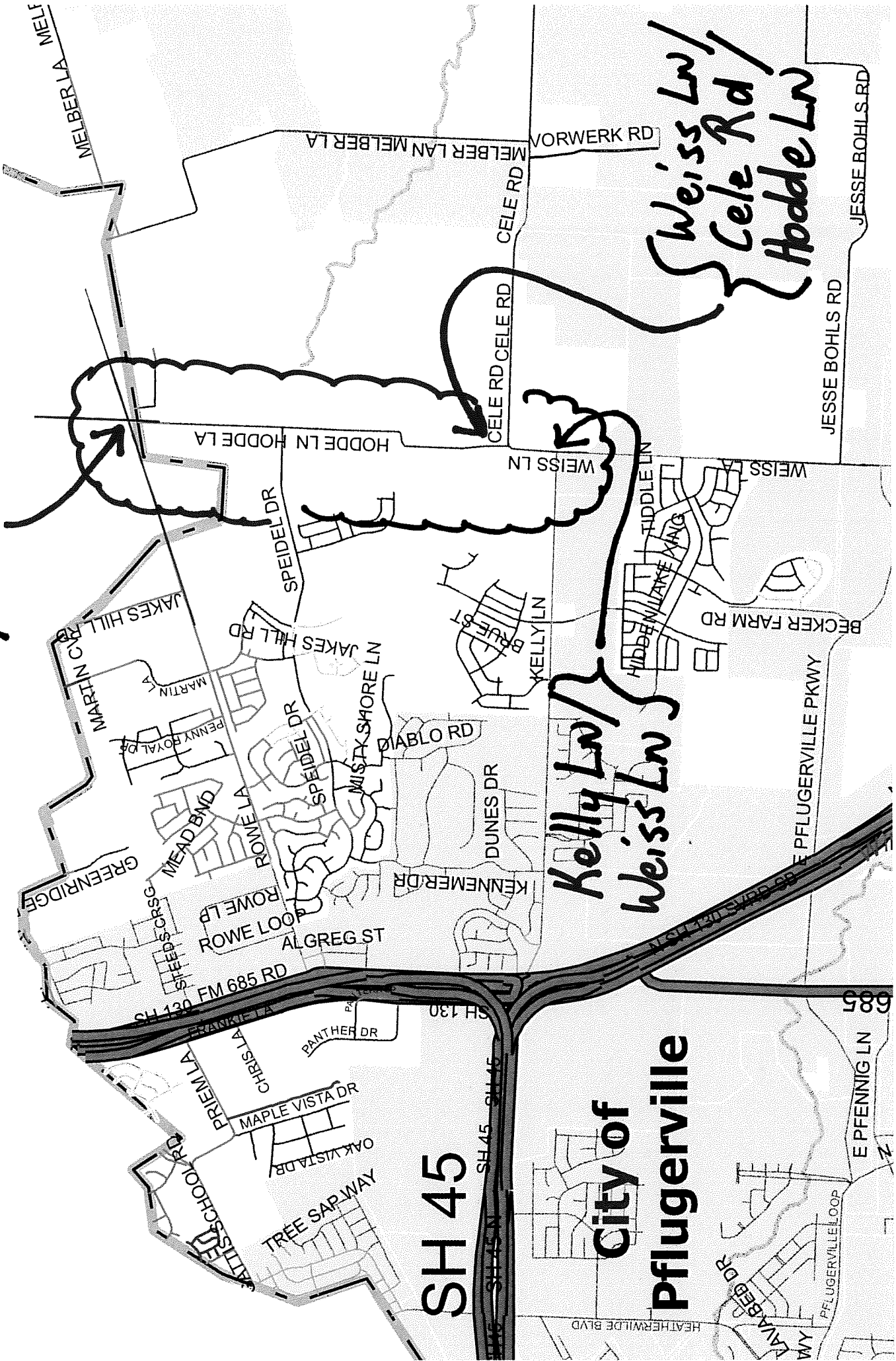
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*Weiss Ln/  
Cele Rd/  
Hodde Ln*

*Kelly Ln/  
Weiss Ln*

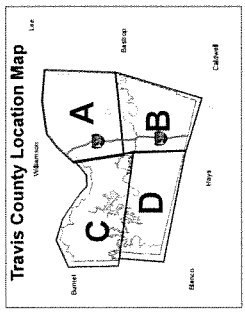
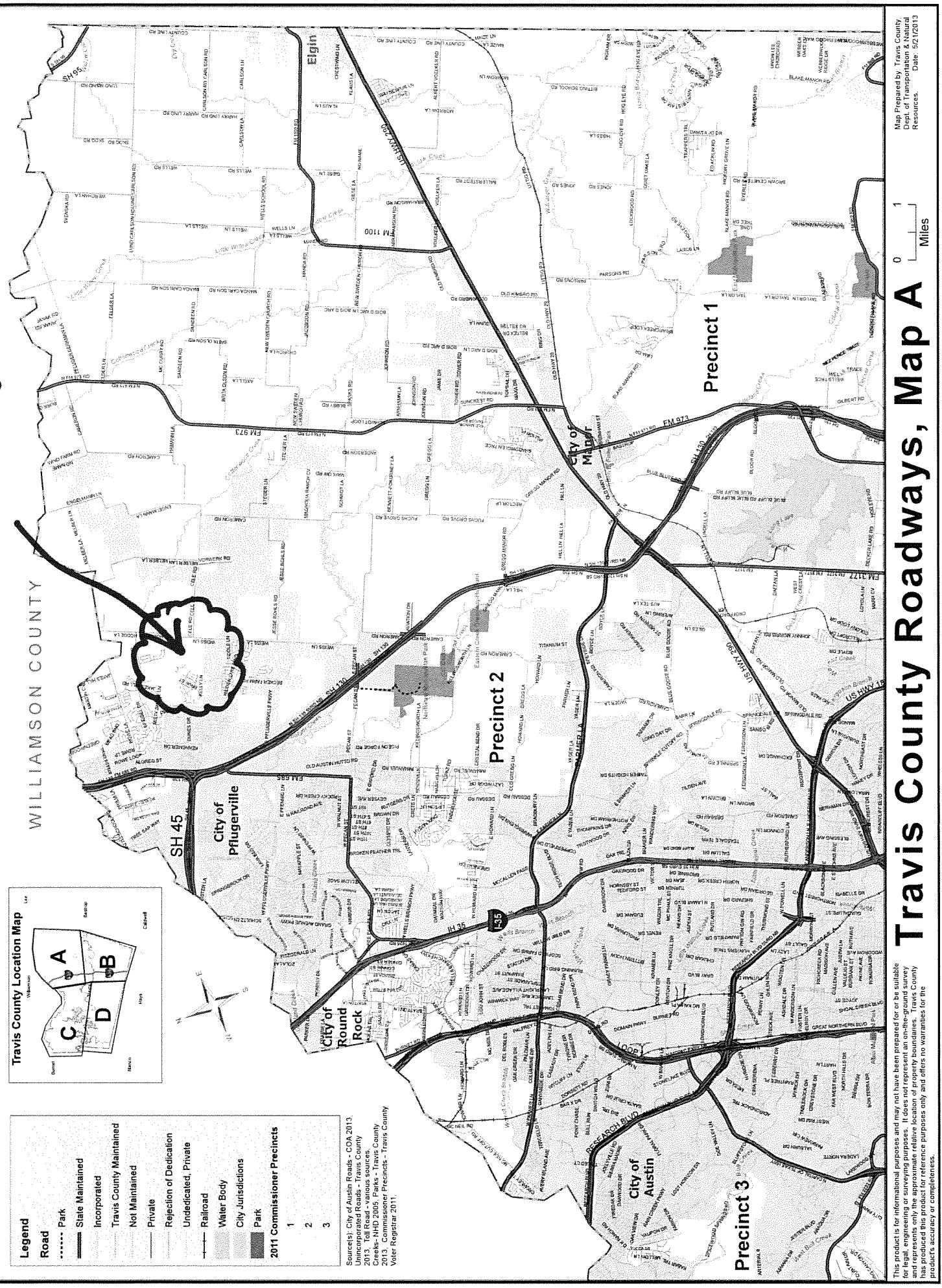
**City of  
Pflugerville**

**SH 45**





# Site Area

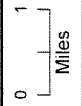


**Legend**

- Road**
- ..... Park
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- City Jurisdictions
- Park
- 2011 Commissioner Precincts**
- 1
- 2
- 3

Sources: City of Austin Roads - COA 2013  
 Unincorporated Roads - Travis County  
 2013 Toll Road - various sources  
 Creeks - NHD 2005; Parks - Travis County  
 2013 - Commissioner Precincts - Travis County  
 Voter Registrar 2011.

Map Prepared by Travis County  
 Dept. of Transportation & Natural  
 Resources. Date: 5/21/2013



# Travis County Roadways, Map A

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