



**CITY COUNCIL  
REGULAR SESSION MINUTES  
OCTOBER 17, 2018**

**PRESENT:**

Rita G. Jonse, Mayor (Absent)

**COUNCIL MEMBERS:**

Gene Kruppa, Place 1 (Absent)  
Maria Amezcua, Place 2  
Anne R. Weir, Mayor Pro Tem, Place 3  
Zindia Pierson, Place 4 (Absent)  
Deja Hill, Place 5  
Todd Shaner, Place 6

**CITY STAFF:**

Thomas Bolt, City Manager  
Lluvia Tijerina, City Secretary  
Ryan Phipps, Chief of Police  
Lydia Collins, Director of Finance  
Sarah Friberg, Court Clerk  
Mike Tuley, Director of Public Works  
Tracey Vasquez, HR Coordinator  
Robby Chapman, Presiding Judge  
Barbara Boulware-Wells, City Attorney  
Frank Phelan, P.E, City Engineer

**REGULAR SESSION – 7:25 P.M.**

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Pro Tem Weir at 7:25 p.m. on Wednesday, October 17, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PLEDGE OF ALLEGIANCE**

At the request of Mayor Pro Tem Weir, Ryan Phipps, Chief of Police, led the Pledge of Allegiance.

## **PROCLAMATIONS**

### **A. Declaring November 2, 2018, as “Texas Arbor Day”**

Mayor Pro Tem Weir read and presented a proclamation declaring Friday, November 2, 2018, as “Texas Arbor Day” to Mike Tuley, Public Works Director.

### **B. Declaring the Week of November 5-9, 2018, as “Municipal Court Week”**

Mayor Pro Tem Weir read and presented a proclamation declaring the week of November 5-9, 2018, as “Municipal Court Week” to Sarah Friberg, Court Clerk, and Robby Chapman, Presiding Judge.

## **PRESENTATION**

Presentation on the Lagos TIA Mitigation, presented by Danny Burnett, Development Coordinator, Dwyer Realty Companies.

Danny Burnett, Development Coordinator with Dwyer Realty Company, presented the attached PowerPoint Presentation.

Mr. Burnett discussed the TIA Scoping Analysis timeline from November 2015 to May 2018.

He discussed the letter submitted by Pete Dwyer regarding the Lagos project. Mr. Burnett confirmed the Developer’s contribution would be \$7,061,505. He stated the developer was willing to commit to the contribution if there is City of Manor and City of Austin support as well as Travis County approval of the related Lagos Public Improvement Districts (PID).

Mr. Burnett discussed the proposed mitigation improvement costs for the development.

## **PUBLIC COMMENTS**

Robert Battaile, 502 E. Eggleston St. Unit B, Manor, Texas, spoke before City Council regarding the Austin Bocce League. Mr. Battaile is requesting for the opportunity to launch the Austin Bocce League at the new Manor Commons park in Manor, Texas.

No one else appeared to speak at this time.

## **CONSENT AGENDA**

### **1. Consideration, discussion, and possible action to approve the City Council Minutes:**

- **September 19, 2018, Regular Meeting**
- **October 3, 2018, Regular Meeting - Canceled**

**2. Consideration, discussion, and possible action on acceptance of the September 2018 Departmental Reports:**

- **Police – Ryan Phipps, Chief of Police**
- **Development Services – Scott Dunlop, Planning Coordinator**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Mike Tuley, Director of Public Works**
- **Finance – Lydia Collins, Director of Finance**

**3. Consideration, discussion, and possible action on an agreement between FastMed Urgent Care and the City of Manor for employee screenings.**

**4. Consideration, discussion, and possible action on the second and final reading of a Preliminary Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Dwyer Realty Companies**

**5. Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning Abstract 315, Survey 63 Gates G Acres 2.935, 0.50 and 3.0 and Lot 2 Block A KST/Voelker Tract Resub of Lot 2 Block A, locally known as 14401 N FM 973, 14233 Suncrest Road, 14225 Suncrest Road, and 14211 Suncrest Road, from Interim Agricultural (A) to Light Industrial (IN-1). Applicant: Stan Voelker. Owner: Stan Voelker**

**6. Consideration, discussion, and possible action on a Deposit and Reimbursement Agreement for Proposed Public Improvement District and Tax Increment Reinvestment Zone (Manor Heights).**

**7. Consideration, discussion, and possible action on a license and maintenance agreement between the City of Manor and the SW Homeowners Association for the construction, improvement, installation and maintenance of irrigation, lighting and landscaping located within the Inselberg Drive right-of-way. Applicant: Kitchen Table Solutions; and Authorization for the City Manager to execute the agreement. Owner: Continental Homes of Texas.**

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Shaner, the Council voted four (4) For and none (0) Against to approve and adopt all items on the consent agenda. The motion carried unanimously.

Mayor Pro Tem Weir adjourned the regular session of the Manor City Council into Executive Session at 7:48 p.m. Wednesday, October 17, 2018, in accordance with the requirements of the Open Meetings Law.

## EXECUTIVE SESSION

The City Council will now convene into executive session pursuant to *Section 551.017 Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding traffic control regulations*, at 7:48 p.m., on Wednesday, October 17, 2018, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 9:06 p.m. on Wednesday, October 17, 2018.

## OPEN SESSION

The City Council will now reconvene into Open Session to take action as determined appropriate in the City Council's discretion regarding traffic control at 9:06 p.m. on Wednesday, October 17, 2018, in the Council Chambers of the Manor City Hall.

Mayor Pro Tem Weir opened the floor for action to be taken on the items discussed in the Executive Session.

There was no action taken.

## REGULAR AGENDA

### **8. Consideration, discussion, and possible action on the Lagos TIA Mitigation.**

**MOTION:** Upon a motion made by Council Member Hill and seconded by Council Member Shaner the Council voted four (4) For and none (0) Against to support City staff's recommendation in response to the developer's request for TIA Mitigation for Lagos Development. The motion carried unanimously.

### **9. Consideration, discussion, and possible action on canceling the November 21, 2018, City Council, regular meeting and scheduling a Special Called Meeting.**

The City staff's recommendation was that City Council set a Special Called Meeting for November 14, 2018, at 7:00 p.m.; and a Special Called Meeting for Canvassing on November 20, 2018, at 7:00 p.m.

**MOTION:** Upon a motion made by Council Member Shaner and seconded by Council Member Amezcua, the Council voted four (4) For and none (0) Against to set a Special Called Meeting for November 14, 2018, at 7:00 p.m.; and a Special Called Meeting for Canvassing on November 20, 2018, at 7:00 p.m. The motion carried unanimously.

### **10. Consideration, discussion and possible action on setting Public Hearings on the Water and Wastewater Rate for residential and commercial customers of the City of Manor, Texas.**

The City staff's recommendation was that the City Council set the Public Hearing on the Water and Wastewater Rate for residential and commercial customers of the City of Manor, Texas for November 7, 2018, at 7:00 p.m., and November 14, 2018, at 7:00 p.m.

Lydia Collins, Director of Finance, was available to address any questions posed by the City Council.

**MOTION:** Upon a motion made by Council Member Shaner and seconded by Council Member Amezcua the Council voted four (4) For and none (0) Against to set the Public Hearing on the Water and Wastewater Rate for residential and commercial customers of the City of Manor, Texas for November 7, 2018, at 7:00 p.m.; and November 14, 2018, at 7:00 p.m. The motion carried unanimously.

**11. Consideration, discussion, and possible action on the second and final reading of an ordinance annexing 24.00 acres of land, more or less, adjacent and contiguous to the city limits and being located in the James Manor Survey No. 39, Abstract No. 528, James Manor Survey No. 40, Abstract No. 566, and Calvin Barker Survey No. 38, Abstract No. 58, City of Manor, Travis County, Texas.**

The City staff's recommendation was that the City Council approve the second and final reading of Ordinance No. 531 with Exhibit A and Modified Exhibit B (Services Agreement); and with the understanding that PID proceeds may be used for improvements as long as a PID is approved and the improvements are authorized improvements in the service and assessment plan.

**MOTION:** Upon a motion made by Council Member Hill and seconded by Council Member Amezcua the Council voted four (4) For and none (0) Against to approve the second and final reading of Ordinance No. 531 with Exhibit A and Modified Exhibit B (Services Agreement); and with the understanding that PID proceeds may be used for improvements as long as a PID is approved and the improvements are authorized improvements in the service and assessment plan. The motion carried unanimously.

**12. Consideration, discussion, and possible action on the second and final reading of an ordinance for a Final Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Dwyer Realty Companies**

The City staff's recommendation was that the City Council approve the second and final reading of Ordinance No. 532 for a Final Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas

**MOTION:** Upon a motion made by Council Member Shaner and seconded by Council Member Amezcua the Council voted four (4) For and none (0) Against approve the second and final reading of Ordinance No. 532 for a Final Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. The motion carried unanimously.

**13. Consideration, discussion, and possible action on an amendment to the Manor Commons Amended and Restated Project and Incentive Agreement.**

The City staff's recommendation was that the City Council approve the amendment to the Manor Commons Amended and Restated Project and Incentive Agreement.

**MOTION:** Upon a motion made by Council Member Shaner and seconded by Council Member Amezcua the Council voted four (4) For and none (0) Against to approve the amendment to the Manor Commons Amended and Restated Project and Incentive Agreement to extend the date to April 30, 2019. The motion carried unanimously.

**14. Consideration, discussion, and possible action on Change Order No. 2 for the 2017 Paving Improvement Project.**

The City staff's recommendation was that the City Council approve the proposed Change Order No. 2 for the 2017 Paving Improvements Project.

At the request of City Manager Bolt, City Engineer Phelan explained the proposed Change Order No. 2 for the 2017 Paving Improvements Project.

City Manager Bolt stated that the City Charter did not have any provisions regarding the authorization of the City Manager to execute Change Orders up to a certain amount. He recommended for this topic to be discussed during the next City Charter Amendment.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Shaner the Council voted four (4) For and none (0) Against to approve the proposed Change Order No. 2 for the 2017 Paving Improvements Project. The motion carried unanimously.

**15. Consideration, discussion, and possible action in awarding a Finance Agreement for the purchase of Police vehicles and equipment; and Authorization for the City Manager to execute the agreement.**

The City staff's recommendation was that the City Council award the Finance Agreement to Frost Bank; and Authorize the City Manager to execute the agreement after review from the City Attorney's Office.

Chief of Police Phipps discussed the finance agreements for the purchase of Police vehicles and equipment. He stated Frost Bank came in with the lowest interest rate.

City Manager Bolt stated there would be an amount of savings for purchasing the vehicles and equipment now then waiting until January 2019.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Shaner the Council voted four (4) For and none (0) Against to award the Finance Agreement to Frost Bank; and Authorize the City Manager to execute the agreement after review from the City Attorney's Office. The motion carried unanimously.

**16. Consideration, discussion, and possible action on the Manor Lions Club H.O.T. Funds application of reimbursement of actual expenses meeting the State of Texas Hotel Tax Law Requirements Section 351.101.**

City Manager Bolt stated per applicant's request item is being pulled and will be presented at the November 20<sup>th</sup> Council meeting.

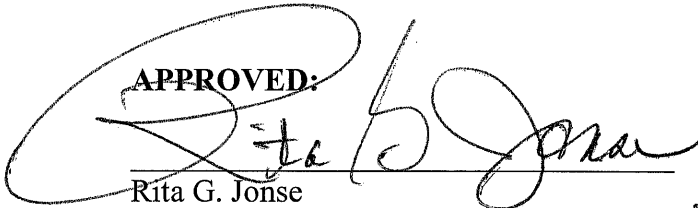
There was no action taken.

**ADJOURNMENT**

The Regular Session of the Manor City Council Adjourned at 9:21 p.m. on Wednesday, October 17, 2018.

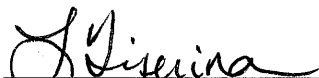
These minutes approved by the Manor City Council on the 7<sup>th</sup> day of November 2018.

**APPROVED:**



Rita G. Jonse  
Mayor

**ATTEST:**



Lluvia Tijerina, TRMC  
City Secretary





March 9<sup>th</sup>, 2017

To Whom it May Concern

Re: Lagos City of Manor \Lagos City of Austin ETJ

Traffic Impact Analysis

Please be advised that pursuant to the TIA Scoping Analysis to which I as the developer/applicant have always complained and objected to, but have been forced to engage my traffic engineer to perform, in order to move the Lagos project through the development process, has produced a draft result that is, as expected, punitive to the Lagos project.

I have disagreed and complained that Staff members on both the City of Austin and City of Manor are exerting a procedural methodology for which no legal policy or regulation exists, and that this is illegal and punitive. Cases in point are the Whisper Valley TIA with a fiscal impact of \$369,486 and the WildHorse TIA with a fiscal impact of \$781,169.

The resultant required contributions per the Lagos DRAFT TIA are 10 times these two adjoining projects.

Therefore the Lagos DRAFT TIA results are being discussed in protest by the applicant and this letter shall serve as notice that we are delivering these DRAFT results in protest.

Sincerely;

A handwritten signature in blue ink, appearing to be "Pete Dwyer", written over a horizontal line.

Pete Dwyer on behalf of Lagos



# ***Executive Summary***

## **Lagos Development**

### **Manor, Texas**

Prepared for:

**City of Austin & City of Manor**

Prepared by:

**Kimley-Horn**

10814 Jollyville Road, Avallon IV, Suite 300

Austin, Texas 78759

(512) 418-1771

KH Project No. 069241723

September 2018

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# Lagos Development Executive Summary



SEPTEMBER 25, 2018

Prepared By:

**Kimley»»Horn**

F-#928

## EXECUTIVE SUMMARY

The proposed Lagos Development is a mixed-use development located on the south side of US 290 between FM 973 and Blake Manor Rd in Austin's Extraterritorial Jurisdiction (ETJ) and the city limits of Manor, Texas. The proposed development consists of 1,706 single-family dwelling units, 722 apartment units, 178 townhouse dwelling units, 601,100 square feet of office space, 100,200 square feet of retail, and 20,000 square feet of sit-down restaurants. This study determines traffic generation characteristics, analyzes traffic-related impacts on the adjacent road network, and identifies mitigation measures required for identified impacts.

The proposed site will have access to the surrounding roadway network via seven intersections with the surrounding road network: four on FM 973 (two being extensions of Murchison Street and Lapoynor Street), two on Blake Manor Road, and one on the future Wildhorse Connector. Intersections to be analyzed were determined after discussion with City staff and are listed below.

1. Harris Branch at US 290 EB Frontage Road
2. Harris Branch at US 290 WB Frontage Road
3. SH 130 SB Frontage Road at US 290 EB Frontage Road
4. SH 130 SB Frontage Road at US 290 WB Frontage Road
5. SH 130 NB Frontage Road at US 290 EB Frontage Road
6. SH 130 NB Frontage Road at US 290 WB Frontage Road
7. SH 130 SB Frontage Road at FM 734 (Parmer Lane)
8. SH 130 NB Frontage Road at FM 734 (Parmer Lane)
9. FM 734 (Parmer Lane) at Loop 212
10. FM 734 (Parmer Lane) at US 290 EB Frontage Road
11. FM 734 (Parmer Lane) at US 290 WB Frontage Road
12. Gregg Manor Road at US 290
13. Manor Downs Road at US 290
14. FM 973 (Lexington Street) at US 290
15. FM 973 (Lexington Street) at Loop 212 (Parsons Street)
16. FM 973 (Lexington Street) at Brenham Street (Blake Manor Road)
17. FM 973 (Lexington Street) at Lapoynor Street
18. FM 973 (Lexington Street) at Murchison Street
19. FM 973 (Lexington Street) at Braker Lane
20. FM 973 (Lexington Street) at SH 130 NB Frontage Road
21. FM 973 at Gilbert Road
22. Gilbert Road at SH 130 NB Frontage Road
23. FM 973 at SH 130 SB Frontage Road
24. Blue Bluff Road (Parmer Lane) at SH 130 SB Frontage Road
25. Blue Bluff Road (Parmer Lane) at SH 130 NB Frontage Road

The following intersections were also analyzed in all future scenarios. This list includes all proposed site driveways.

26. FM 734 (Parmer) at Wildhorse Connector
27. FM 973 (Lexington Street) at Wildhorse Connector
28. Blake Manor at Wildhorse Connector
29. FM 973 at Loop 212 (Old Highway 20)

30. FM 973 at Ring Drive
31. FM 973 at US 290
32. FM 973 (Lexington Street) at Driveway 1
33. FM 973 (Lexington Street) at Driveway 2
34. Murchison Ext. at Wildhorse Connector
35. Blake Manor at San Marcos Street/Driveway 3
36. Blake Manor at Hamilton Point/Driveway 4

The TIA reflects the preferred Wildhorse Connector alignment as presented by the City of Manor. In addition, the following future access improvements were included:

- NB SH 130 to EB US 290 (direct connect ramp)
- NB SH 130 to WB US 290 (direct connect ramp)
- SB SH 130 to EB US 290 (direct connect ramp)
- SB SH 130 to WB US 290 (direct connect ramp)
- WB US 290 to NB SH 130 (direct connect ramp)
- WB US 290 to SB SH 130 (direct connect ramp)
- EB US 290 to SB SH 130 (direct connect ramp)

Existing turning movement counts were collected at existing intersections 1-25 during weekday AM and PM peak demand periods. Traffic operations were analyzed at the study intersections for existing conditions (intersections 1-25 only), 2040 No-Build, 2040 Site Build-Out, and 2040 Site Build-Out Mitigated. Background traffic was projected to the year 2040 by applying a three percent (3%) annual growth factor that was determined using historical traffic counts in the area and agreed upon by City of Austin and the City of Manor. Trips from the following approved developments in the surrounding area were also added to the background trips:

- Wildhorse PUD (including Parmer Center)
- Whisper Valley
- Indian Hills
- Eastwood/Wolf Tract
- Las Entradas, Las Entradas North
- Manor Commons, Manor Commons Southeast
- ShadowGlen
- Presidential Heights
- 130/Parmer

Trips from the following developments were partially added to background trips, because the developments are already existing, but have not been completed. The percent of completion was agreed upon using City of Manor rooftop data:

- Presidential Glen
- Presidential Meadows

For the proposed project, projected site traffic is calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 9<sup>th</sup> Edition. Trip distribution for non-residential development is based on current and anticipated traffic patterns. Trips for residential development are distributed using a 'Journey-to-Work' concept. Internal capture and pass-by trip reductions are applied based on information contained in the *ITE Trip Generation Handbook*.

After adjusting for trip reductions, the Lagos Development in 2040 is anticipated to generate approximately 2,709 new trips during AM peak-hour and 3,222 new trips during PM peak-hour. In

comparison, the Wildhorse PUD development proposed the addition of 8,778 new trips during the AM peak hour and 9,820 new trips during the PM peak hour. The developer's fiscal impact for the Wildhorse PUD was \$781,169. The Whisper Valley development proposed the addition of 5,132 new trips during the AM peak hour and 6,639 new trips during the PM peak hour. The developer's fiscal contribution for the Whisper Valley development was \$369,486.

Analysis for Year 2040 Build-Out scenario shows that many intersection movements operate below LOS D. Mitigation measures are recommended to return traffic operations to No-Build conditions or LOS D or better. The preferred mitigation measures for the Lagos Development are shown in **Attachment A** of this document.

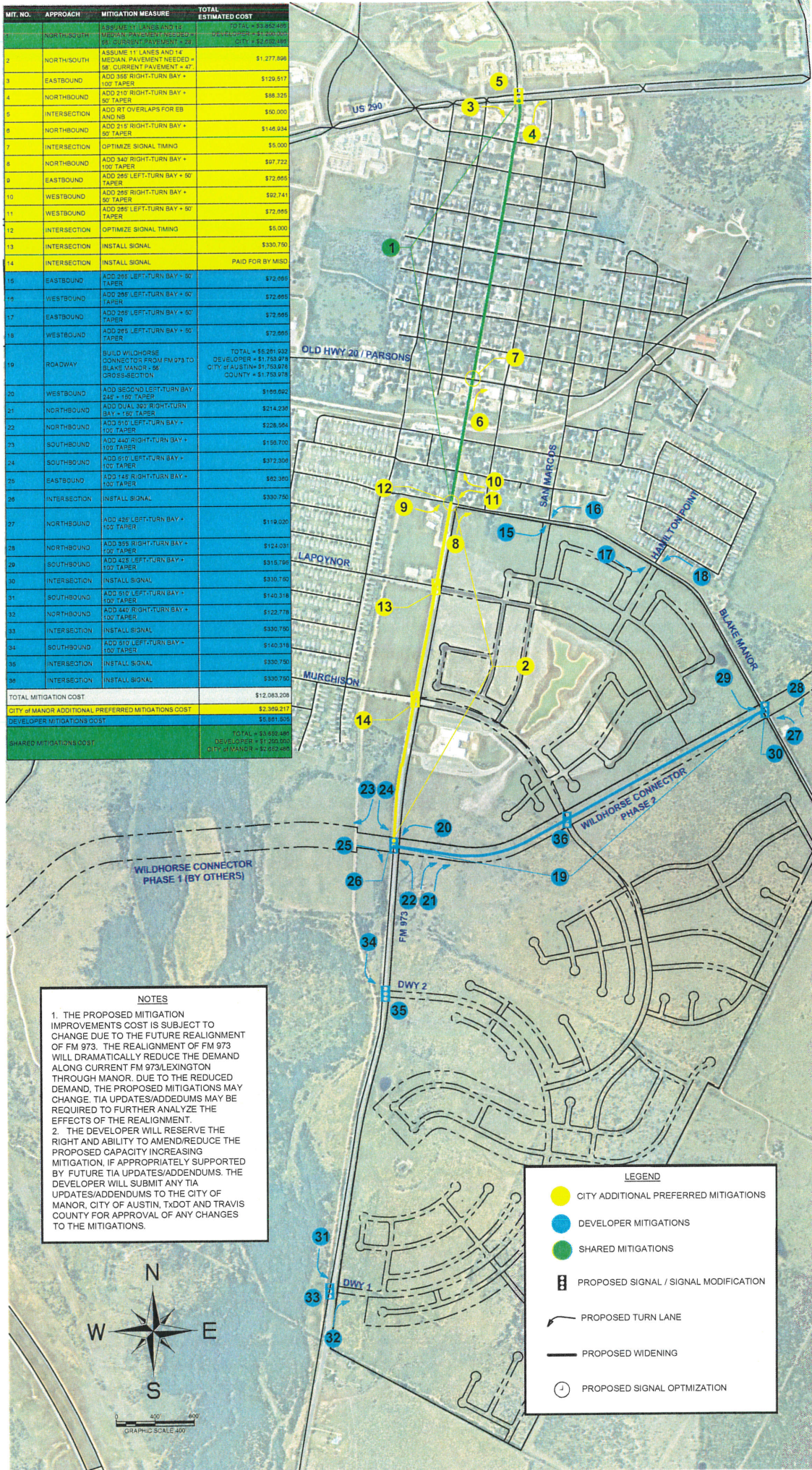
For all the mitigation measures, the developer's contribution is anticipated to be approximately \$5,861,505. To prevent partial funding of all mitigation measures based, the Developer will design and construct the improvements highlighted (in blue) in their entirety in lieu of posting fiscal. In addition, the developer will post a \$1,200,000 fiscal contribution toward the widening and improvement of Lexington Street from Blake Manor to US 290.

The Developer's total contribution would be **\$7,061,505**. The developer is willing to commit to this contribution if there is City of Manor and City of Austin support as well as Travis County approval of the related Lagos Public Improvement Districts (PID).

The proposed mitigation improvement cost is subject to change due to the future realignment of FM 973. The realignment of FM 973 will dramatically reduce the demand along current FM 973/Lexington Street through Manor. Due to the potential reduction in demand, the proposed mitigations may change. A TIA update or addendum may be required to further analyze the effects of the realignment. Due to this, the developer will reserve the right and ability to amend the proposed capacity increasing mitigations, if appropriately supported by future TIA updates or addendums. The developer will submit any TIA addendum/update to the City of Manor, City of Austin, TxDOT and Travis County for approval of any alterations to the mitigations.

# Attachment A: Developer Contribution Exhibit

MIT. NO.	APPROACH	MITIGATION MEASURE	TOTAL ESTIMATED COST
1	NORTH/SOUTH	ASSUME 11 LANES AND 13 MEDIAN PAVEMENT NEEDED + 2% CURRENT PAVEMENT + 2'	TOTAL = \$3,962,495 DEVELOPER = \$1,200,000 CITY = \$2,762,495
2	NORTH/SOUTH	ASSUME 11 LANES AND 14 MEDIAN PAVEMENT NEEDED + 2% CURRENT PAVEMENT + 4'	\$1,277,896
3	EASTBOUND	ADD 352' RIGHT-TURN BAY + 100' TAPER	\$129,517
4	NORTHBOUND	ADD 210' RIGHT-TURN BAY + 50' TAPER	\$88,325
5	INTERSECTION	ADD RT OVERLAPS FOR EB AND NB	\$50,000
6	NORTHBOUND	ADD 215' RIGHT-TURN BAY + 50' TAPER	\$146,434
7	INTERSECTION	OPTIMIZE SIGNAL TIMING	\$5,000
8	NORTHBOUND	ADD 343' RIGHT-TURN BAY + 100' TAPER	\$97,722
9	EASTBOUND	ADD 285' LEFT-TURN BAY + 50' TAPER	\$72,855
10	WESTBOUND	ADD 285' RIGHT-TURN BAY + 50' TAPER	\$92,741
11	WESTBOUND	ADD 285' LEFT-TURN BAY + 50' TAPER	\$72,855
12	INTERSECTION	OPTIMIZE SIGNAL TIMING	\$5,000
13	INTERSECTION	INSTALL SIGNAL	\$330,750
14	INTERSECTION	INSTALL SIGNAL	PAID FOR BY MISO
15	EASTBOUND	ADD 285' LEFT-TURN BAY + 50' TAPER	\$72,855
16	WESTBOUND	ADD 285' LEFT-TURN BAY + 50' TAPER	\$72,855
17	EASTBOUND	ADD 285' LEFT-TURN BAY + 50' TAPER	\$72,855
18	WESTBOUND	ADD 285' LEFT-TURN BAY + 50' TAPER	\$72,855
19	ROADWAY	BUILD WILDHORSE CONNECTOR FROM FM 973 TO BLAKE MANOR + 56' CROSS-SECTION	TOTAL = \$6,281,932 DEVELOPER = \$1,753,978 CITY OF AUSTIN = \$1,753,978 COUNTY = \$1,753,978
20	WESTBOUND	ADD SECOND LEFT-TURN BAY 246' + 150' TAPER	\$189,692
21	NORTHBOUND	ADD DUAL 300' RIGHT-TURN BAY + 150' TAPER	\$214,230
22	NORTHBOUND	ADD 910' LEFT-TURN BAY + 100' TAPER	\$128,564
23	SOUTHBOUND	ADD 440' RIGHT-TURN BAY + 100' TAPER	\$156,700
24	SOUTHBOUND	ADD 510' LEFT-TURN BAY + 100' TAPER	\$372,306
25	EASTBOUND	ADD 145' RIGHT-TURN BAY + 100' TAPER	\$93,350
26	INTERSECTION	INSTALL SIGNAL	\$330,750
27	NORTHBOUND	ADD 426' LEFT-TURN BAY + 100' TAPER	\$119,020
28	NORTHBOUND	ADD 355' RIGHT-TURN BAY + 100' TAPER	\$124,031
29	SOUTHBOUND	ADD 425' LEFT-TURN BAY + 100' TAPER	\$315,760
30	INTERSECTION	INSTALL SIGNAL	\$330,750
31	SOUTHBOUND	ADD 510' LEFT-TURN BAY + 100' TAPER	\$140,318
32	NORTHBOUND	ADD 540' RIGHT-TURN BAY + 100' TAPER	\$122,778
33	INTERSECTION	INSTALL SIGNAL	\$330,750
34	SOUTHBOUND	ADD 510' LEFT-TURN BAY + 100' TAPER	\$140,318
35	INTERSECTION	INSTALL SIGNAL	\$330,750
36	INTERSECTION	INSTALL SIGNAL	\$330,750
TOTAL MITIGATION COST			\$12,083,208
CITY of MANOR ADDITIONAL PREFERRED MITIGATIONS COST			\$2,359,217
DEVELOPER MITIGATIONS COST			\$5,861,805
SHARED MITIGATIONS COST			



**NOTES**

1. THE PROPOSED MITIGATION IMPROVEMENTS COST IS SUBJECT TO CHANGE DUE TO THE FUTURE REALIGNMENT OF FM 973. THE REALIGNMENT OF FM 973 WILL DRAMATICALLY REDUCE THE DEMAND ALONG CURRENT FM 973/EXINGTON THROUGH MANOR. DUE TO THE REDUCED DEMAND, THE PROPOSED MITIGATIONS MAY CHANGE. TIA UPDATES/ADDENDUMS MAY BE REQUIRED TO FURTHER ANALYZE THE EFFECTS OF THE REALIGNMENT.

2. THE DEVELOPER WILL RESERVE THE RIGHT AND ABILITY TO AMEND/REDUCE THE PROPOSED CAPACITY INCREASING MITIGATION, IF APPROPRIATELY SUPPORTED BY FUTURE TIA UPDATES/ADDENDUMS. THE DEVELOPER WILL SUBMIT ANY TIA UPDATES/ADDENDUMS TO THE CITY OF MANOR, CITY OF AUSTIN, TxDOT AND TRAVIS COUNTY FOR APPROVAL OF ANY CHANGES TO THE MITIGATIONS.