



**Economic Development Corporation  
Regular Meeting  
Agenda Packet  
May 4, 2016**



**SANSOM PARK**  
**ECONOMIC DEVELOPMENT CORPORATION 4B**  
**Regular Session – 2:00 p.m.**  
**Wednesday, May 4, 2016**

Notice is hereby given of a Regular Meeting of the Sansom Park Economic Development Corporation to be held on Wednesday, May 4, 2016, at 2:00 p.m. in the City Council chambers located within the building at Sansom Park City Hall, 5705 Azle Avenue, Sansom Park, Texas, 76114, for the purpose of considering the following agenda items:

1. Call Meeting to Order / Roll Call and General Comments
2. Discuss and consider approval of the Minutes from the March 23, 2016 Special Called Meeting, as presented.
3. Review and consider the Sansom Park EDC Bylaws/Board Members and approving any amendments if necessary.
4. Discuss and consider the hiring of Dorothy Palumbo of the Bojorquez Law Firm as the Sansom Park EDC Attorney.
5. Review and discuss the Traffic Count Study from April 2016.
6. City Administrator Report
7. Consultant Report

**ADJOURNMENT**

**Certification:**

I hereby certify that the above notice was posted on the bulletin board, at the Sansom Park City Hall, 5705 Azle Avenue, Sansom Park, Texas, 76114, on \_\_\_\_\_, \_\_\_\_\_, 2016 \_\_\_\_\_ am/pm and remained so posted at least 72 hours before said meeting was convened. **NOTICE:** Sansom Park City Hall is wheelchair accessible and special parking is available on the North side of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's Office a minimum of 24 hours before the meeting and every effort will be made to provide reasonable accommodations.

\_\_\_\_\_  
Wendy Blocker, City Secretary

Certification of Notice of Meeting was removed on \_\_\_\_\_, 2016 at \_\_\_\_\_ a.m./p.m. by \_\_\_\_\_

**CITY OF SANSOM PARK  
ECONOMIC DEVELOPMENT CORPORATION  
Regular Called Session  
May 4, 2016  
2:00 P.M.**

**ATTENDANCE SHEET**

Jim Barnett, Jr., President	_____
Jack Thompson, Director	_____
Hector Lerma, Member	_____
Coy Hart, Member	_____
Crystal Harris, Member	_____
Glenda Drexel, Member	_____
Kenny Russell, Member	_____

**Staff:**

Greg Hutson, City Administrator	_____
Wendy Blocker, City Secretary	_____
Ron Douglas, Community Development	_____



# Sansom Park Economic Development Corporation 4B

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## AGENDA REPORT

Meeting Date: May 4, 2016  
Agenda Item: 2

Staff Contact: Wendy Blocker, City Secretary  
E-mail: [wblocker@sansompark.org](mailto:wblocker@sansompark.org)  
Phone: 817-626-3791 ext.118

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**SUBJECT:** Consider approval of the minutes of the Special Called meeting held on March 23, 2016, as presented.

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**BACKGROUND:**

Attached are the EDC minutes from the Special Called meeting held on March 23, 2016, as presented.

**FINANCIAL IMPACT:**

There is none.

**RECOMMENDATION:**

Staff recommends EDC Board consideration of the minutes as presented.



**The City of Sansom Park  
4B Economic Development Corporation  
Special Called Meeting Minutes  
March 23, 2016 – 2:00 p.m.**

**Economic Development Board Members Present:**

Jack Thompson, Director  
Coy Hart, Board Member  
Hector Lerma, Board Member  
Glenda Drexel, Board Member

**Economic Development Board Members Absent:**

Jim Barnett, Jr., President  
Crystal Harris, Board Member  
Kenny Russell, Board Member

**Staff present:**

Greg Hutson, City Administrator  
Wendy Blocker, City Secretary

**Call to Order / Roll Call and General Comments**

Director Jack Thompson called the Special session meeting of the Sansom Park 4B Economic Development Corporation to order at 2:02 p.m. and announced a quorum present with President Jim Barnett, Jr., Member Crystal Harris, and Member Kenny Russell absent.

**Discuss and consider approval of the Minutes from the February 3, 2016 Regular Session Meeting, as presented.** Board Member Coy Hart made a motion to approve the minutes, second by Board Member Hector Lerma. The Board voted unanimously to approve the Minutes as presented. Motion Carried 4-0.

**Discuss and take action on the vendor selection for conducting a traffic count study for the City of Sansom Park, Texas and authorize City Official to enter into a contractual agreement with selected vendor.** Director Thompson advised the Board that the last study was over three (3) years ago and due to increasing amount of traffic and also to update the Texas Department of Transportation's reporting which is showing counts in the teens. The last traffic count was a very basic count and TXDOT is requiring us to have a more detailed study. This study will help considerably in the need for improvements on Hwy 199 (Jacksboro Hwy) and also for use in our marketing package to draw future development, business and retailers.

Member Hart makes a motion to approve the traffic count study for Gram Traffic, second by Member Glenda Drexel. Board voted unanimously to select Gram Traffic as the vendor for the traffic count study and authorized City Official to enter into a contractual agreement with Gram Traffic. Motion carried 4-0.

**Discuss and take any action if needed for the upcoming 2016 Business Appreciation Luncheon to be held on April 26, 2016.** Director Thompson has advised that the invitations have been ordered and will be mailed out closer to time of luncheon. No business on the luncheon which requires action at this time.

**City Administrator report/financials** Greg Hutson presented the financials

**Consultant report** Director Thompson gave the Board updates on the properties which are closing in the next month. He is just waiting on a deed transfer from Tarrant County which is going through the Commissioners' court. The rezoning has been approved on the 44 acres and this development will increase the tax increment finance district. TXDOT has major improvements on Hwy 199 from 820 heading west towards Azle. However, all the improvements will bring retailers toward our area, so we will work on our marketing package for the future to seek more development.

*As there was no further business, the Director Jack Thomspson adjourned the meeting at 2:32 p.m.*

**PASSED AND APPROVED ON THIS 4<sup>th</sup> DAY OF MAY, 2016.**

**APPROVED:**

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Jim Barnett, Jr.,  
President

**ATTEST:**

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Wendy Blocker  
City Secretary

**BYLAWS OF**  
**SANSOM PARK ECONOMIC DEVELOPMENT CORPORATION**

**ARTICLE I.**

**PURPOSE AND POWERS**

Section 1. **Purpose.** The Corporation is incorporated for the purposes set forth in Article Four of its Articles of Incorporation, the same to be accomplished on behalf of the City of Sansom Park, Texas (the "City") as its duly constituted authority and instrumentality in accordance with the Development Corporation Act of 1979, as amended, Tex. Rev. Civ. Stat. Ann. Art. 5190.6, as amended (the "Act"), and other applicable laws.

Section 2. **Powers.** In the fulfillment of its corporate purpose, the Corporation shall be governed by Section 4B of the Act, and shall have all the powers set forth and conferred in its Articles of Incorporation, in the Act, and in other applicable law, subject to the limitations prescribed therein and herein and to the provisions thereof and hereof.

**ARTICLE II.**

**BOARD OF DIRECTORS**

Section 1. **Powers, Number and Term of Office.** (a) The property and affairs of the Corporation shall be managed and controlled by a Board of Directors (the "Board") and, subject to the restrictions imposed by law, by the Articles of Incorporation, and by these Bylaws, the Board shall exercise all of the powers of the Corporation.

(b) The Board shall consist of seven (7) Directors, each of whom shall be appointed by the City Council (the "Council") of the City. As a general guideline the Directors should be representative of varying economic interests of the City of Sansom Park and may include members from other agencies such as the School District, the Chamber of Commerce, economic development organizations, interested citizens and all Directors must be residents of the City of Sansom Park or Tarrant County.

(c) The Directors constituting the first Board shall be those Directors named in the Articles of Incorporation. Three (3) members of the first Board shall serve terms of two (2) years, three (3) shall serve terms of three (3) years and one (1) member shall serve for a term of one (1) year. The respective terms of the initial Board shall be determined by drawing. Thereafter, each successor member of the Board shall be appointed and shall serve for three (3) years or until his or her successor is appointed as hereinafter provided.

(d) Any Director may be removed from office by the Council at will.

**Section 2.** **Meetings of Directors.** The Directors may hold their meetings at such place or places in the City as the Board may from time to time determine; provided, however, in the absence of any such determination by the Board, the meetings shall be held at the principal office of the Corporation as specified in Article V of these Bylaws.

**Section 3.** **Notice of Meetings.** (a) Regular meetings of the Board shall be held without the necessity of written notice to the Directors at such times and places as shall be designated from time to time by the Board. Special meetings of the Board shall be held whenever called by the President, by the Secretary, by a majority of the Directors, by the Mayor of the City or by a majority of the City Council. Nothing contained in this Section 3 shall vitiate the notice requirements contained in Section 4 hereafter.

(b) The Secretary shall give notice to each Director of each special meeting in person or by mail, telephone or telegraph, at least two (2) hours before the meeting. Unless otherwise indicated in the notice thereof, any and all matters pertaining to the purposes of the Corporation may be considered and acted upon at a special meeting. At any meeting at which every Director every Director shall be present, even though without any notice, any matter pertaining to the purpose of the Corporation may be considered and acted upon consistent with applicable law.

(c) Whenever any notice is required to be given to the Board, said notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed postpaid wrapper addressed to the person entitled thereto at his or her post office address as it appears on the books of the Corporation, and such notice shall be deemed to have been given on the day of such mailing. Attendance of a Director at a meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. Neither the business to be transacted at nor the purpose of any Regular or Special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless required by the Board. A waiver of notice in writing, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

**Section 4.** **Open Meetings Act.** All meetings and deliberations of the Board shall be called, convened, held, and conducted, and notice shall be given to the public, in accordance with the Texas Open Meetings Act, Article 6252-17, Tex. Rev. Civ. Stat. Ann., as amended.

**Section 5.** **Quorum.** A majority of the Directors shall constitute a quorum for the conduct of the official business of the Corporation. The act of a majority of the Directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board and of the Corporation unless the act of a greater number is required by law.

**Section 6.** **Conduct of Business.** (a) At the meetings of the Board, matters pertaining to the business of the Corporation shall be considered in accordance with rules of procedure as from



time to time prescribed by the Board.

(b) At all meetings of the Board, the President shall preside, and in the absence of the President, the Vice President shall exercise the powers of the President.

(c) The Secretary of the Corporation shall act as Secretary of all meetings of the Board, but in the absence of the Secretary, the presiding officer may appoint any person to act as Secretary of the meeting.

**Section 7. Committees of the Board.** The Board may designate two (2) or more Directors to constitute an official committee of the Board to exercise such authority of the Board as may be specified in the resolution. It is provided, however, that all final, official actions of the Corporation may be exercised only by the board. Each committee so designated shall keep regular minutes of the transactions of its meetings and shall cause such minutes to be recorded in books kept for that purpose in the principal office of the Corporation.

**Section 8. Compensation of Directors.** Directors shall not receive any salary or compensation for their services as Directors. However, they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder.

**Section 9. Ex-Officio Members.** The City Manager or his designee may attend all meetings of the Board of Directors or Committees, including executive, private or public. The representative shall not have the power to vote in the meetings he attends; however, he shall have the right to take part in any discussion.

### ARTICLE III.

#### OFFICERS

**Section 1. Titles and Term of Office.** (a) The officers of the Corporation shall be a President, Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time elect or appoint. One (1) person may hold more than one (1) office, except that the President shall not hold the office of Secretary. Terms of office shall be one (1) year with the right of an officer to be reelected.

(b) All officers shall be subject to removal from office at any time by a vote of a majority of the entire Board.

(c) A vacancy in the office of any officer shall be filled by a vote of a majority of the Directors.

**Section 2. Powers and Duties of the President.** The President shall be the chief executive officer of the Corporation, and, subject to the paramount authority of the Board, the President

shall be in general charge of the properties and affairs of the Corporation, shall preside at all meetings of the Board, and may sign and execute all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments in the name of the Corporation.

Section 3. **Vice President.** The Vice President shall have such powers and duties as may be prescribed by the Board and shall exercise the powers of the President during that officer's absence or inability to act. Any action taken by the Vice President in the performance of the duties of the President shall be conclusive evidence of the absence or inability to act of the President at the time such action was taken.

Section 4. **Treasurer.** The Treasurer shall have the responsibility to see to the handling, custody, and security of all funds and securities of the Corporation in accordance with these bylaws. When necessary or proper, the Treasurer may endorse and sign, on behalf of the Corporation, for collection or issuance, checks, notes and other obligations in or drawn upon such bank or banks or depositories as shall be designated by the Board consistent with these Bylaws. The Treasurer shall see to the entry in the books of the Corporation full and accurate accounts of all monies received and paid out on account of the Corporation. The Treasurer shall, at the expense of the Corporation, give such bond for the faithful discharge of his duties in such form and amount as the Board or the Council may require.

Section 5. **Secretary.** The Secretary shall keep the minutes of all meetings of the Board in books provided for that purpose, shall give and serve all notices, may sign with the President in the name of the Corporation, and/or attest the signature thereto, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation, shall have charge of the corporate books, records, documents and instruments, except the papers as the Board may direct, all of which shall at all reasonable times be open to public inspection upon application at the office of the Corporation during business hours, and shall in general perform all duties incident to the office of Secretary subject to the control of the Board.

Section 6. The President, each Vice President, and the Secretary shall be named from among the members of the Board. The Treasurer and any assistant secretaries may, at the option of the Board, be persons other than members of the board.

Section 7. **Compensation.** Officers who are members of the Board shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder. Other officers may be compensated as directed by the Board.

## ARTICLE IV.

### FUNCTIONAL CORPORATE DUTIES AND REQUIREMENTS

**Section 1. General Development Plan.** (a) The Board shall research, develop, prepare, and submit to the Council for its approval, an economic development plan for the City, which shall include proposed methods and the expected costs of implementation. The plan shall include both short-term and long-term goals for the economic development of the City, proposed methods for the elimination of unemployment and underemployment, and the promotion of employment, through the expansion and development of a sound industrial, manufacturing, and retail base within the City.

(b) The Board shall review and update the plan each year prior to submission of the annual budget required by other provisions of these bylaws.

**Section 2. Annual Corporate Budget.** At least sixty (60) days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of expected revenues and proposed expenditures of the next ensuing fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Manager for inclusion with the annual budget submitted to the Council. The budget shall not be effective until the same has been approved by the Council.

**Section 3. Books, Records, Audits.** (a) The Corporation shall keep and properly maintain, in accordance with generally accepted accounting principles, complete books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs.

(b) At the direction of the Council, the books, records, accounts, and financial statements of the Corporation may be maintained for the Corporation by the City. In such event, the Corporation shall pay to the City reasonable compensation for such services.

(c) The Corporation, or the City if the option described in subsection (b) is selected, shall cause its books, records, accounts, and financial statements to be audited at least once each fiscal year by an outside, independent auditing and accounting firm selected by the City. Such audit shall be at the expense of the Corporation.

**Section 4. Deposit and Investment of Corporate Funds.** (a) All proceeds from the issuance of bonds, notes, or other debt instruments ("Obligations") issued by the Corporation shall be deposited and invested as provided in the resolution, order, indenture, or other documents authorizing or relating to the issuance.

(b) All other monies of the Corporation shall be deposited, secured, and/or invested in the manner provided for the deposit, security, and/or investment of the public funds of the City. The Board shall designate the accounts and depositories to be created for such purposes, and the

methods of withdrawal of funds therefrom for use by and for the purposes of the Corporation upon the signature of its Treasurer and the City Manager. The accounts reconciliation and investment of such funds and accounts shall be performed by the Finance Department of the City. The Corporation shall pay reasonable compensation for such services to the City.

**Section 5. Expenditures of Corporate Money.** The monies of the Corporation, including sales and use taxes collected pursuant to Section 4B of the Act, monies derived from the repayment of loans, rents received from the lease or use of property, the proceeds from the investment of funds of the Corporation, the proceeds from the sale of property, and the proceeds derived from the sale of Obligations, may be expended by the Corporation for any of the purposes authorized by the Act, subject to the following limitations:

(a) Expenditures from the proceeds of Obligations shall be identified and described in the orders, resolutions, indentures, or other agreements submitted to and approved by the City Council prior to the sale and delivery of the Obligations to the purchasers thereof required by Section 6 of this Article;

(b) Expenditures that may be made from a fund created with the proceeds of Obligations, and expenditures of monies derived from sources other than the proceeds of Obligations may be used for the purposes of financing or otherwise providing one or more "Projects", as defined in the Act. The specific expenditures shall be described in a resolution or order of the Board and shall be made only after the approval thereof by the City Council;

(c) All other proposed expenditures shall be made in accordance with, and shall be set forth in, the annual budget required by Section 2 of this Article. other than the proceeds of

**Section 6. Issuance of Obligations.** No Obligations, including refunding Obligations, shall be sold and delivered by the Corporation unless the Council shall approve such Obligations by action taken no more than sixty (60) days prior to the date of sale of the Obligations.

## ARTICLE V.

### MISCELLANEOUS PROVISIONS

**Section 1. Principal Office.** (a) The principal office of the Corporation shall be the registered office of the Corporation specified in the Articles of Incorporation.

(b) The Corporation shall have and shall continually designate a registered agent at its registered office, as required by the Act.

**Section 2. Fiscal Year.** The fiscal year of the Corporation shall be the same as the fiscal year of the City.

**Section 3.** Seal. The seal of the Corporation shall be as determined by the Board.

**Section 4.** Resignations. Any Director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the President or Secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

**Section 5.** Approval or Advice and Consent of the Council. To the extent that these bylaws refer to any approval by the City or the Council or refer to advice and consent by the Council, such approval, or advice and consent, shall be evidenced by a certified copy of a resolution, order, or motion duly adopted by the Council.

**Section 6.** Services of City Staff and Officers. Subject to approval from the City Manager, the Corporation shall have the right to utilize the services of the City Attorney, the City Secretary, and the Finance Department of the City, provided (1) that the Corporation shall pay reasonable compensation to the City for such services, and (2) the performance of such services does not materially interfere with the other duties of such personnel of the City.

**Section 7.** Indemnification of Directors, Officers and Employees. (a) As provided in the Act, the Corporation is, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practices and Remedies Code), a governmental unit and its actions are governmental functions.

(b) The Corporation shall indemnify each and every member of the Board, its officers, and its employees, and each member of the Council and each employee of the City, to the fullest extent permitted by law, against any and all liability or expense, including attorneys fees, incurred by any of such persons by reason of any actions or omissions that may arise out of the functions and activities of the Corporation.

## ARTICLE VI.

### EFFECTIVE DATE, AMENDMENTS

**Section 1.** Effective Date. These Bylaws shall become effective upon the occurrence of the following events:

- (1) the adoption of these Bylaws by the Board; and
- (2) the approval of these Bylaws by the City Council.

**Section 2.** Amendments to Articles of Incorporation and Bylaws. The Articles of Incorporation of the Corporation and these Bylaws may be amended only in the manner provided in the Articles of Incorporation of the Act.

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MIKE WASSER, MAYOR

## Memorandum

**To:** Ron Douglas, Greg Hutson, Wendy Blocker, Rodney Jack  
**From:** Suki Hay, P.E.  
**cc:** Greg Saunders, P.E., Daniel McCullough, P.E.  
**Date:** April 26, 2016  
**RE:** SH 199 Corridor Assessment, Sansom Park

### SYNOPSIS

*This memorandum summarizes the new traffic collected for SH 199 (Jacksboro Highway) for the City of Sansom Park and the planning effort underway for the SH 199 corridor. A snapshot of the Level of Service (LOS) under current conditions is provided as a baseline comparison to the future growth projected by the North Central Texas Council of Governments (NCTCOG) and the Texas Department of Transportation (TxDOT).*

### **Objectives & Criteria Used**

*Seven (7) day, Saturday to Friday, twenty-four (24)-Hour bi-direction tube traffic counts were collected the week of April 2-8, 2016. The tube counters were placed east of Broadview Dr., Biway St., and Skyline Dr., in the same locations when the City last collected the previous 7 day, 24 hr counts the week of April 5-11, 2013. Note that the April 6, 2016 Wednesday count (at Broadview Dr. and Biway St.) had to be re-counted the following Wednesday due to a cut loop. Relevant data was gathered to complete the objective of determining the future traffic on SH 199. Discussions/observations of the traffic operations and condition of the roadway system with the City have been noted and included in this memorandum.*

*The main criteria and standards used in this study are in accordance with the North Central Texas Council of Governments (NCTCOG) Roadway Level of Service (LOS) Calculator.*

### **Existing Conditions**

*The section of SH 199 within the city limits of Sansom Park is roughly 1 mile from east of Roberts Cutoff Rd to Skyline Dr. The speed limit on SH 199 is 45 mph. SH 199 is built as a 4-Lane Divided Principal Arterial. Surface water runoff is collected in side road ditches. There are no sidewalks/pedestrian or bicycle accommodations.*

*SH 199 supports home based work trips from outside Loop 820 to downtown Fort Worth, in addition to shorter, local trips to major retail in Lake Worth. It serves as the primary access for the City residents to the retail/commercial business along SH 199.*

*Front side open space parking adjacent to SH 199 is typical along the corridor. Businesses have paved open ditches for access and parking. There is a lack of access management control, or properly spaced driveways.*

*The existing drainage infrastructure is undersized and in immediate need of a new drainage system replacement. Localized flooding resulting from inlet blockage(s) and inadequacy of the drainage system is common in Sansom Park.*

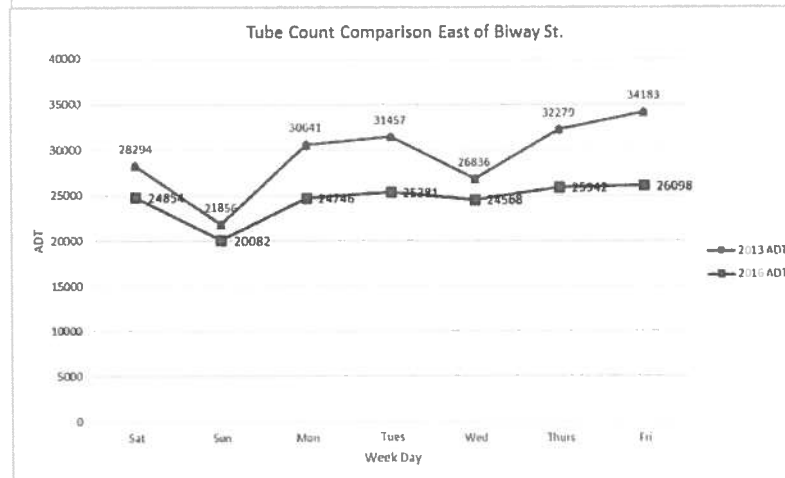
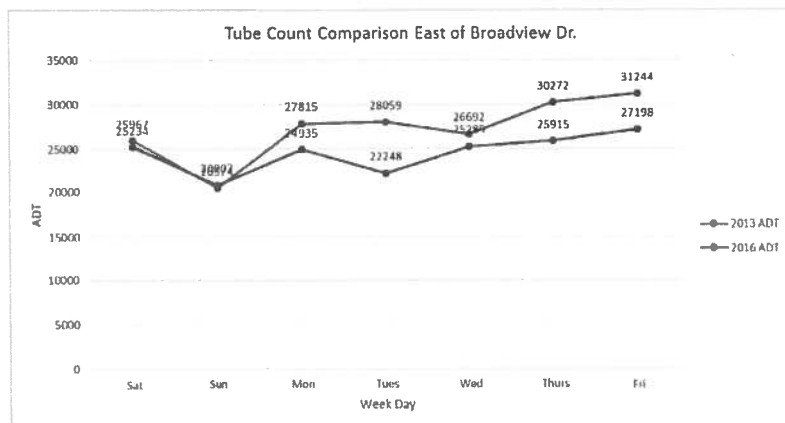
*The combination of past overlays/patching, poor/inadequate drainage, and lack of access management control has contributed to the degradation of the pavement abutting the off street*



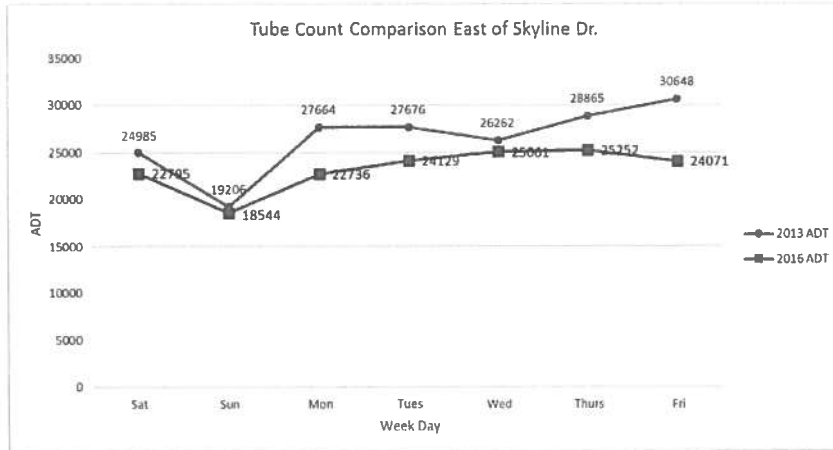
parking. Maintenance attempts to spot fix this problem has only had short term lasting results as deterioration continues to persist under the current conditions of localized flooding and lack of access management control as seen below.



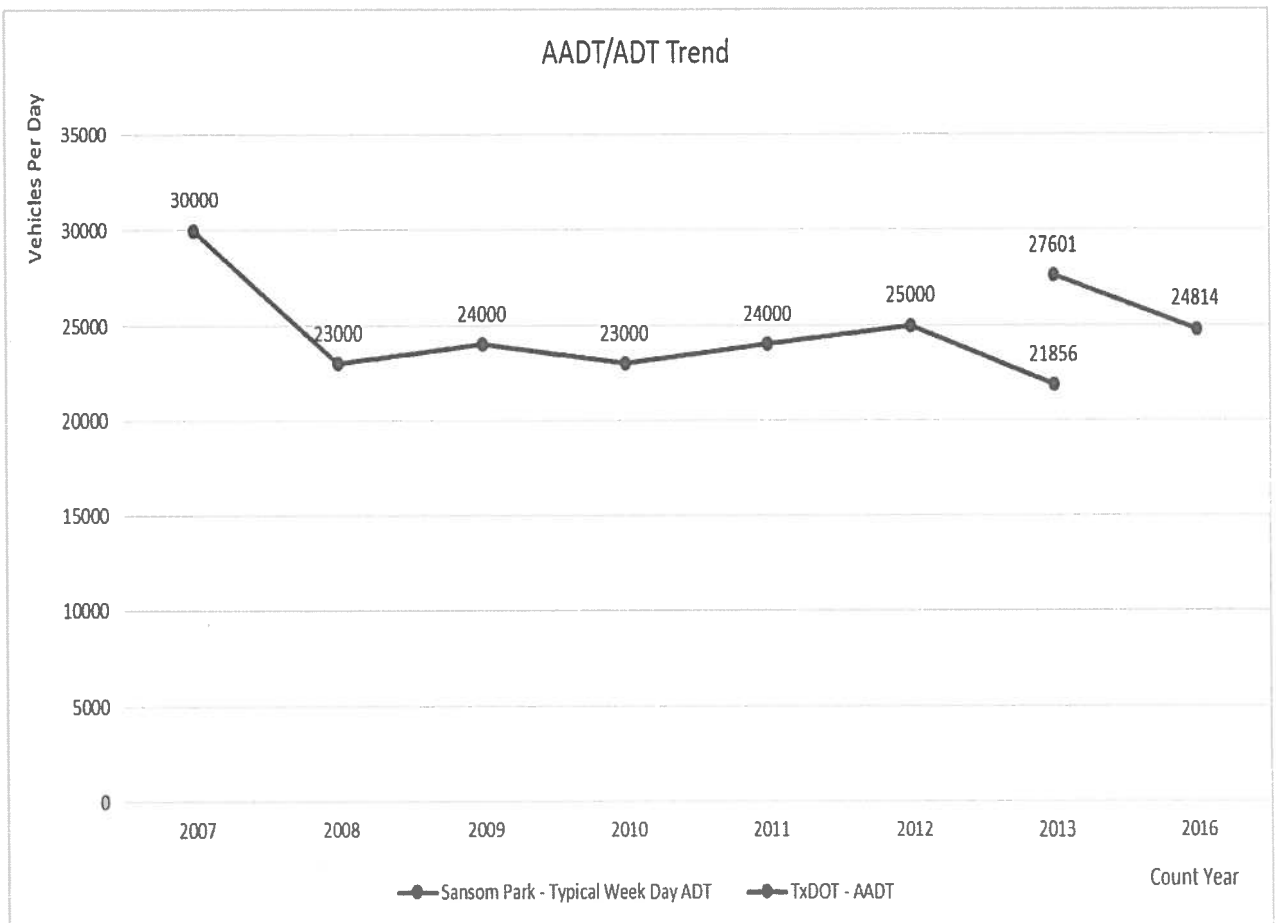
A comparison of the recent traffic counts to the Year 2013 counts indicated an average 12.3% overall decline in traffic as shown below:







The decline is inconsistent with the regional and local growth rate trends indicated by NCTCOG studies. TNP has attributed the measured traffic volume decline to construction-related diversion from the Trinity River Vision project. Home based work trips originating from outside Loop 820 to downtown Fort Worth are using an alternative route that is more reliable. Regardless, the present day traffic is greater than the TxDOT historical Average Annual Daily Traffic (AADT) shown below.



The Level of Service computed by applying the NCTCOG Roadway LOS Calculator to the higher 2013 peak hour volumes resulted in a LOS C or better operation under current conditions as shown below.

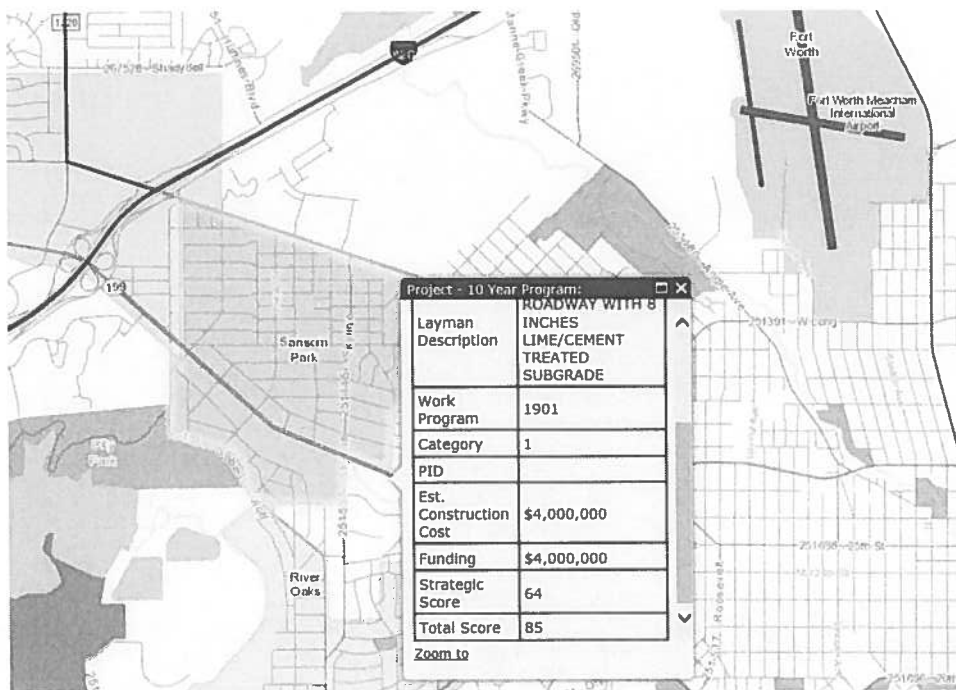
<b>Roadway LOS Calculator - NCTCOG Standards</b>							
<i>SH 199, Sansom Park, Texas</i>							
<i>SH 199 E OF BROADVIEW</i>							
Peak Period:				AM Peak		PM Peak	
Stage of Development:				2013		2013	
Direction:				EB	WB	EB	WB
Directional Traffic Volume:				1,205	489	846	1,362
Cross Section	Area Type	Functional Classification	Directional Lanes				
Divided or One-Way	Suburban Residential	Principal Arterial	2	LOS B	LOS A	LOS A	LOS C

<b>Roadway LOS Calculator - NCTCOG Standards</b>							
<i>SH 199, Sansom Park, Texas</i>							
<i>SH 199 E OF BIWAY</i>							
Peak Period:				AM Peak		PM Peak	
Stage of Development:				2013		2013	
Direction:				EB	WB	EB	WB
Directional Traffic Volume:				1,277	484	1,116	1,315
Cross Section	Area Type	Functional Classification	Directional Lanes				
Divided or One-Way	Suburban Residential	Principal Arterial	2	LOS B	LOS A	LOS B	LOS C

<b>Roadway LOS Calculator - NCTCOG Standards</b>							
<i>SH 199, Sansom Park, Texas</i>							
<i>SH 199 E OF SKYLINE</i>							
Peak Period:				AM Peak		PM Peak	
Stage of Development:				2013		2013	
Direction:				EB	WB	EB	WB
Directional Traffic Volume:				1,256	488	846	1,308
Cross Section	Area Type	Functional Classification	Directional Lanes				
Divided or One-Way	Suburban Residential	Principal Arterial	2	LOS B	LOS A	LOS A	LOS C



Additionally, TxDOT has programmed this section SH 199 in the 10 Year Program, CSJ 017105094, with an estimated \$4M construction cost as shown below:



### Conclusions and Recommendations

The NCTCOG Roadway LOS Calculator computed a LOS C or better operation in the peak hour(s) under current conditions in the study limits. This implies the roadway capacity is at acceptable levels. The directional traffic volume would need to grow to >1850 veh/hr before the current roadway LOS worsens to an F. This could conceivably occur if a modest 3% growth rate was maintained over the next 10 years. NCTCOG has published the Year 2035 Peak Hour LOS to operate at a LOS F.

The completion of the NCTCOG "Thunder Road" corridor study is vital to addressing the immediate and future needs of SH 199 in Sansom Park. It should uncover the future growth trend, and the detailed study will provide cohesive recommendations for the future infrastructure of SH 199 based on regional capacity and multi-modal needs; number of lanes, intersection improvements, storm water improvements, access management, and sidewalks.

The Thunder Road corridor study is directly linked to the immediate improvement needs on SH 199 sought by the City of Sansom Park; storm water/drainage, access management control, sidewalks, and reconstruction of a high maintenance facility. It is crucial that coordination is maintained between the City, NCTCOG and TxDOT to determine the future typical section of SH 199 in Sansom Park as the City pursue its efforts in upgrading the SH 199 drainage system.

TNP recommendation is to focus Sansom Park's study participation on securing infrastructure improvements to satisfy immediate and long term needs. The immediate needs may consist of a project to construct sidewalks, improve drainage, and adopt/apply management improvements. The construction plan may rehabilitate the existing pavement while rebuilding major cross drainage culverts and a new storm drain system (with curb and gutter and underground conduit). The curb would create a need for driveway reconstruction, a major component of access management. The immediate need project would incorporate a wide median to allow future SH 199 widening to 6-lanes in a manner that avoids future reconstruction.