

Executive Summary

CIBOLO PARKWAY

Presented June 16, 2016
Cibolo EDC Meeting

In 2006, TxDOT commissioned a roadway study of FM 1103 to consider realigning and extending FM 1103 to IH 10. Unfortunately, future TxDOT funding was not available for this project. The study was performed by RJ Rivera and Associates, Inc. and finalized in November 2007.

The extension and realignment of FM 1103 to IH 10 was formally recognized in 2006 by the City Council and was incorporated into Cibolo's Future Land Use Map & Future Thoroughfare Plan and our Capital Improvement Plan (CIP) over the last ten years.

At the regularly scheduled City Council meeting on June 14, 2016, the Cibolo City Council unanimously voted to accept a written recommendation submitted by a Blue Ribbon Committee. The Committee recommended the Cibolo City Council pursue extending and routing FM 1103 from Wagon Wheel Way to IH-10 via a toll road by entering into a contract and partnership with the Texas Turnpike Corporation.

This effort will allow the City to accomplish and obtain a long-standing goal of its Comprehensive Master Plan and Transportation Thoroughfare Plan.

The Cibolo Parkway will be designed to be used only by those individuals who choose to use it to access and travel to or from IH 35 and IH 10. There will always be free alternatives. The existing FM 1103 from IH 35 to SH 78 will remain as free access.

Furthermore, the Cibolo Parkway will include the construction of an overpass over **Union Pacific Railroad tracks and SH 78**; thereby, improving emergency vehicle response times by affording Police, Fire, and EMS first responders access to both sections of the city.

The City is in a unique position to finance, construct and extend a major north to south thoroughfare from Wagon Wheel Way to IH 10 within a five-year period with assistance from the Texas Turnpike Corporation **without** the City of Cibolo having to expend, commit, pledge or use city property taxes or other city sources of revenue.

City staff evaluated several options to extend a new road system from Wagon Wheel Way south to SH 78 and to IH 10. The primary goal of pursuing a new roadway system was to attempt to:

- Meet the objective of the City's current and prior Master Plans.
- Address growing transportation and mobility concerns along FM 1103.
- Address the timing of when road improvements could be made to IH 10.
- Provide the community and our immediate region an additional north to south corridor.

An additional benefit from this roadway extension for the City of Cibolo is the creation of economic opportunities that come with opening undeveloped property. The proposed 7.1-mile extension of FM 1103 may impact over 2,000 acres within a quarter-mile of the roadway.

The synergy that would be created resulting from the extension of FM 1103 to IH 10 may be game-changing for the City of Cibolo. Additionally, the road frontage along IH 10 within the city limits of Cibolo and the following intersections could explode with interest and commercial activity:

- SH 78 intersection
- Lower Seguin Road intersection
- Zuehl Road intersection

The options listed below were considered and each had some advantages. Ultimately, the cost associated with financing the construction of the proposed roadway and its impact to the community were the determining factors which led to staff's recommendation that a public/private partnership with Texas Turnpike Corporation be favorably considered. This option has the least amount of risk for the City and would not require the City to finance or leverage the cost to build the new road.

- **TXDOT funding the extension;**
- **Funding by the Alamo Area Metropolitan Planning Organization;**
- **City of Cibolo funding the extension; and**
- **Private sector funding the extension.**

Findings

The Blue Ribbon Committee reviewed and discussed several available options to construct the proposed road extension. The option of working with the private sector (Texas Turnpike Corporation), which consisted of building the extension as a “toll road”, was recognized as the most viable and timely option.

This option also transferred the risk of financing the transportation project from the City.

The Committee also reviewed and discussed the more traditional, publicly funded non-toll options including both a TxDOT and City project. Both options were considered to be cost and time prohibitive.

Findings (cont.)

The Texas Turnpike Corporation will assume the liability risks, raise the capital needed for the construction and operations of the toll road, work closely with the Texas Department of Transportation (TxDOT) to meet their administrative and road construction guidelines, meet or exceed Cibolo's development and construction guidelines, and will enter into a development agreement with the City of Cibolo, Texas. Under this option, the City will not pledge or leverage property taxes or issue General Obligation or Revenue Bonds to construct this much needed road project. The City will not have any financial outlay towards the engineering and construction of the roadway, regardless of the success or failure of the project.

As the City continues to move forward with this effort to extend FM 1103 to IH 10, there will be many steps which will need to be addressed prior to returning to the Cibolo City Council for further project considerations.

The Blue Ribbon Committee, as well as the Cibolo City Council, emphasized the need for transparency and public input and involvement. City staff is preparing a timeline of project milestones including the scheduling of public hearings.

End of Presentation