

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 12/09/25

M&C FILE NUMBER: M&C 25-1118

LOG NAME: 06NORTHPOINTE WEST TRAFFIC SIGNAL

SUBJECT

(CD 7) Authorize Execution of a Design Procurement Agreement with Lennar Homes of Texas Land and Construction, LTD. with City Participation in the Amount Up to \$60,225.00 for the Engineering Design of a Traffic Signal to be Constructed at the Intersection of Fleming Ranch Road and Heritage Trace Parkway in Northwest Fort Worth, Adopt Appropriation Ordinance and Amend the Fiscal Years 2026-2030 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a design procurement agreement with Lennar Homes of Texas Land and Construction, LTD. with City participation in the amount up to \$60,225.00 for the engineering design of a traffic signal at the intersection of Fleming Ranch Road and Heritage Trace Parkway to serve the Northpointe Development and anticipated future growth in Northwest Fort Worth;

2. Adopt the attached appropriation ordinance increasing receipts and appropriations in the Transportation Impact Fee Capital Fund by increasing receipts and appropriations in the Community Facilities Agreement project (City Project No. P00001) in the amount of \$60,225.00, from available Transportation Impact Fee and interest earnings collected within the Revenue-Service Area E - Transportation Impact Fees project (City Project No. UN9915) for the purpose of funding the Northpointe West Traffic Signal project (City Project No.106585); and

3. Amend the Fiscal Years 2026-2030 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is for the City to participate with Lennar Homes of Texas Land and Construction, LTD. (Developer) in the engineering design cost for a traffic signal project in the Northpointe subdivision which lies west of Old Decatur Road and U.S. Highway 287 Business. The Developer's proposed project requires a traffic signal for the Northpointe Development at the intersection of Fleming Ranch Road and Heritage Trace Parkway to serve the Northpointe Development and anticipated future growth in Northwest Fort Worth. The City's portion of the cost to design this traffic signal shall be 73 percent and the Developer's portion of the cost shall be 27 percent. The project is located within Transportation Impact Fee Service Area E and was identified as impact fee eligible in the most recent transportation impact fee study.

Funds are currently available in the Revenue Service Area E-Transportation Impact Fees project within the Transportation Impact Fee Capital Fund for the purpose of funding the Northpointe West Traffic Signal project.

The estimated fee for the City's portion of the engineering design, coordination, and construction documents is \$60,225.00. The engineering design will be reviewed through the City's Infrastructure Plan Review Center (IPRC) process.

Project Cost Breakdown	
Lennar Homes of Texas Land and Construction, LTD Participation	\$22,275.00
City of Fort Worth Participation	\$60,225.00
Total Cost	\$82,500.00

Appropriations for the Northpointe West Traffic Signal project are depicted below:

Fund	Design Service Amount
30108 - Transportation Impact Fee Cap	\$60,225.00
Total Amount	\$60,225.00

This project is located in CITY COUNCIL DISTRICT 7.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Revenue - SA E - Transp Imp Fees projects within the Transportation Impact Fee Cap Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the Transportation Impact Fee Cap Fund for the Northpointe W Traffic Signal project to support the execution of the agreement. Prior to any expenditure being incurred, the Transportation and Public Works Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:**    Jessica McEachern    5804

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Expedited