



November 18, 2025

John Ortiz
Land Development Manager, Lennar
john.ortiz@lennar.com
VIA EMAIL

RE: Partial Reimbursement Eligibility Status for Navarro Private Park Improvements

Mr. Ortiz:

This letter provides a summary of the outstanding requirements necessary for the Navarro development to qualify for a partial (75%) reimbursement of Park Development Fees in accordance with the 2018 City of New Braunfels Park Land Dedication and Development Ordinance.

Please note that the Navarro development has already fully satisfied the requirements of the Park Land Dedication and Development Ordinance through the payment of fees during the platting process. The requirements outlined below are necessary *solely* to obtain a partial fee reimbursement.

Required Acreage and Land Designation

To be eligible for partial reimbursement, the designated private park must total **7.85 acres** (based on 1,319 Dwelling Units). The current Amenity Center is platted at 3.75 acres, requiring an additional 4.10 acres to be formally designated.

<u>Unit / Lot</u>	<u>Action Required for Partial Reimbursement</u>
Unit 3B (Lot 901, Block 35)	Lot 901 is currently designated as a drainage lot. A replat would be required to divide this parcel into a dedicated drainage area and a dedicated private park area. It will be your responsibility to ensure sufficient acreage remains dedicated for drainage in accordance with City requirements.
Unit 6 (Lot 900, Block 36 & Lot 902, Block 35)	Both lots must be formally designated as a private park through a recorded instrument.

City Approval of Public Improvements

All public improvements in all phases of the private park must be inspected and approved by the City prior to partial reimbursement. Certificates of Approval (COA) have not yet been issued for the infrastructure in Units 3B and 6. Final approval from the City is required for these phases.

ONE CITY, ONE TEAM

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Standard Park Improvements

To be eligible for partial reimbursement, all Standard Park Improvements as specified in the Park Land Dedication Manual must be provided. Several amenity quantities were found to be deficient. The City is willing to conditionally reduce the quantity requirement for certain amenities upon the satisfactory fulfillment of the specified installation and accessibility conditions detailed below.

<u>Standard Park Improvement</u>	<u>Ordinance Requirement for 7.85-acre park</u>	<u>Conditional Requirement</u>
Water Fountains	8 Units (1/acre)	Two (2) units are currently installed, but in restricted areas (1 in the gated pool, 1 in the amenity center). The requirement is conditionally reduced to 4 total units if 2 new units are installed in addition to the 2 existing restricted units. The new units must provide unrestricted access as follows: 1 unit to serve the playground, and 1 unit to serve the trail. Both new units must be ADA accessible, installed on a concrete pad, and meet all required codes.
Trash Receptacles	16 Units (2/acre)	The requirement is conditionally reduced to 8 total units if all units are installed on a concrete pad and reasonably distributed throughout the 7.85-acre park.
Pet Waste Stations	16 Units (2/acre)	The requirement is conditionally reduced to 8 total units if all units are installed on a concrete pad and reasonably distributed throughout the 7.85-acre park.

Please continue to consult the Park Land Dedication and Development Ordinance and the Park Land Dedication Manual for information on development criteria and the reimbursement process. If you have any questions, please feel free to contact me at jbransford@newbraunfels.gov or 830.221.4358.

Sincerely,



Jeff Bransford, PMP, CPRE
Park Development Manager
Parks and Recreation Department