

## Legislation Text

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**File #:** 21-1220, **Version:** 1

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**PRESENTER:**

Ylda Capriccioso, Park Development Manager

**SUBJECT:**

Park Development Update

**DISCUSSION:**

The City of New Braunfels entered into a Development Agreements with the Arroyo Verde Development. This agreement included:

1. The Developer shall construct a private park and public Hike and Bike trail to the specification of the City, and to dedicate 15.69-acre park land (identified in Unit 4, Lots 900, 901, and 902) to the City of New Braunfels.
2. The City accepts private park land dedication of 1.70 acres to meet Park Land Ordinance requirements.
3. The City accepts the three (3) private park elements instead of four (4) to meet Park Land Ordinance requirements.
4. The developer will construct 10-foot wide concrete hike and bike trail to west of Alligator Creek and with a four (4) foot wide sidewalk connection from Arroyo Dorado.
5. Upon completion, approval and acceptance of the public Hike and Bike Trail Improvements and park land, the City will reimburse Developer for a portion of the costs of the Hike and Bike Trail Improvements incurred by the Developer, in amount not to exceed \$35,000. The estimated cost of trail construction with sidewalk connection is \$103,475.
6. Ownership and Maintenance of Lots 900 and 902 in Unit 4. The City of New Braunfels will own and maintain the 15.69 acres. Operations and Maintenance for the 15.69-acre park land and the Hike and Bike Trail Improvements will conform to the City's best standards and practices as set forth in the Park Maintenance Plan.
7. Within 15 days after acceptance by the New Braunfels Park Foundation and the City, the Developer will provide and obtain a two-year warranty for workmanship for benefit of the City and provide the City a one year transferable warranty from all manufacturers for the warrantable equipment in the Developer Installed Hike and Bike Trail Improvements.

The Developer has met their obligations and is ready to dedicate the land for the New Braunfels Parks Foundation (NBPF) who will hold the land in trust for the City. This will allow the value of the land to be used as a grant match if needed. The NBPF will sign a Memorandum of Understanding with the City regarding dedication of the land.



**RECOMMENDATION:**  
N/A