

## Legislation Text

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**File #:** 24-464, **Version:** 1

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**PRESENTER:**

Jeff Bransford, Park Development Manager

**SUBJECT:**

Approval to authorize the City of New Braunfels to enter into a Development Agreement with AG Sunflower Ridge, LLC for the design, construction, and dedication of a segment of the Alligator Creek trail and trailhead within the Sunflower Ridge subdivision.

**DEPARTMENT:** Parks and Recreation

**COUNCIL DISTRICTS IMPACTED:** 4

**BACKGROUND INFORMATION:**

AG Sunflower Ridge, LLC is the developer of approximately 70 acres at the southwest corner of Orion Street and Goodwin Lane. On March 30, 2022, the New Braunfels Planning Commission approved the Master Plan for residential development with 298 single-family homes and a recreational trail.

During development of the subdivision, the developer's agents altered Alligator Creek in the absence of a permit and damaged the waterway, terrain, and vegetation in an area including the proposed trail. As a result, the United States Army Corps of Engineers issued a Notice of Violation and entered into a restoration agreement dated March 30, 2023 with requirements including grading, planting, and maintaining the creek for an estimated period of five years.

AG Sunflower Ridge, LLC has conducted creek restoration and has taken steps to continue development of the trail. The developer also intends to construct a trailhead to provide access to the trail to the general public.

**ISSUE:**

The proposed development agreement (attached) will result in the development of a 0.33-mile segment of the Alligator Creek Trail and 2.0-acre trailhead park with a playground, picnic tables, bike racks, landscaping, and other amenities. The agreement calls for dedication of the trail (by easement) and trailhead (by deed) to the City upon completion of construction.

**FISCAL IMPACT:**

There is no cost to the City associated with the proposed Agreement.

**RECOMMENDATION:**  
Staff recommends approval.