

Legislation Text

File #: 18-090, **Version:** 2

Presenter/Contact

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SUBJECT:

Discuss and consider approval of a preliminary development agreement between the City of New Braunfels and Chesmar Homes, Ltd for improvements to be made at Goodwin Lane and Alligator Creek.

BACKGROUND / RATIONALE:

Chesmar Homes, Ltd. is the Developer of the Wasser Ranch Subdivision. On June 27, 2016, the Developer submitted a "Master Plan" and "Concept Plan" for the proposed development of the Wasser Ranch Planned Development District which will include a total of 303 residential dwelling units divided into 3 subdivision units.

The developer has proposed to work with the City to improve Goodwin Lane at Alligator Creek. The low water crossing at Alligator Creek is prone to high water and road closures during heavy rains. Furthermore, the crossing typically carries water over the road for long durations after a storm event. Goodwin Lane is in a fast-growing area and serves many residential developments and Oak Creek Elementary School.

The proposed improvements to Goodwin Lane include widening the roadway to 24 feet and adding concrete box culverts for the ultimate four-lane divided minor arterial and to raise the roadway out of the 25-year flood event. It is anticipated that the improvement will allow Goodwin Lane to be open during most storm events. The improvements will be limited to the area adjacent to Alligator Creek. Goodwin Lane is on the Roadway Impact Fee Capital Program and is eligible for capacity improvements utilizing roadway impact fee funds.

The total cost of the project is currently estimated at \$3,000,000. It is estimated that the development will provide approximately \$750,000 in impact fees and the City will participate with approximately \$2,250,000 out of the Service Area 3 roadway impact fee fund which currently has a balance of \$2,620,000.

This preliminary development agreement will allow for the Developer to begin obtaining initial survey work and developing 30% design plans for the project which will define the scope of the project and provide a more accurate cost estimate. The developer estimates that the initial design phase will cost no more than \$100,000 and shall take no longer than 6 months to complete. Once preliminary design work is complete and accepted by the City Engineer, the developer shall be reimbursed from roadway impact fees that have been previously collected for Unit 1 of Wasser Ranch as well as a credit pool that will be established for fees that have yet to be collected. Upon completion and acceptance of the preliminary design plans, Staff will finalize the second phase of the development

agreement which will establish the terms and conditions for final design and construction of the improvements.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

2006 New Braunfels Comprehensive Plan

Goal 15: Ensure that the developer provides impact analysis and contributes toward capital improvement programs proportionate to the development's impact.

Goal 21: Provide a system of convenient and safe transportation facilities through comprehensive, cooperative and continuing transportation system planning and development.

FISCAL IMPACT:

Wasser Ranch unit 1 is projected to assess a total of \$148,125 in roadway impact fees of which approximately \$20,000 has already been assessed and collected. Along with the \$2,260,000 available in the Roadway Impact Fee Service Area No. 3 fund, there is sufficient funding for this agreement.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of this preliminary development agreement.