

Legislation Text

File #: 17-240, **Version:** 1

Presenter/Contact
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SUBJECT:

Discuss and consider possible direction to staff for roadway and drainage improvements to Goodwin Lane at Alligator Creek through a development agreement.

BACKGROUND / RATIONALE:

The Developer, Chesmar Homes, of the Wasser Ranch Subdivision on Goodwin Lane is working with city staff 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 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 a 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 current estimate for the project is \$3,000,000. The Developer is interested in designing and constructing the improvements with the use of roadway impact fees. This would include the offset of the impact fees assessed with the Wasser Ranch Subdivision and city participation. It is anticipated that the development will provide \$750,000 in impact fees and that the city will participate with \$2,250,000. There is currently \$2,620,000 in the roadway impact fee fund that is in Service Area 3.

With City Council direction, staff will continue to work with the Developer on preparing a development agreement specifying the offset with platted and future subdivision phases, city participation, design and construction requirements, and the timing and delivery of the project. Staff anticipates taking a development agreement to City Council in May/June 2017.

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:

The current estimate of the proposed improvements to Goodwin Lane at Alligator Creek is \$3,000,000. Based on the current assessed roadway impact fees for the service area, the development will be contributing \$750,000 toward the improvement. It is anticipated that the city will participate with \$2,250,000. There is currently \$2,620,000 in the roadway impact fee fund for Service Area 3.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends starting the process of drafting a development agreement that authorizes the owner of the Wasser Ranch Subdivision development to design, construct and finance with city participation for proposed improvements to Goodwin Lane at Alligator Creek.