

## Legislation Text

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**File #:** 18-496, **Version:** 2

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Presenter/Contact

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**SUBJECT:**

Approval to authorize the City Manager to enter into a development agreement between the City of New Braunfels and Laubach Partners, LLC for traffic mitigation improvements to the Laubach Subdivision as part of the Klein Road Reconstruction Project.

**BACKGROUND / RATIONALE:**

The City of New Braunfels is currently in the construction phase of the Klein Road Reconstruction Project which is part of the 2013 Bond Program. This project will widen Klein Road from Walnut Avenue to FM 1044 to a 96-foot right-of-way section consisting of a 4-lane divided roadway.

Laubach Partners, LLC, the Developer of the Laubach Subdivision, has recently submitted a preliminary plat for Unit 4A. As part of the Developer's traffic impact analysis, it was determined that a dedicated right-hand turn lane would need to be constructed into the subdivision from Klein Road. The Developer has requested these improvements be constructed as part of the Klein Road Reconstruction Project and has agreed to pay all necessary design and construction costs. In addition, the Developer will be required to dedicate any necessary right-of-way and utility easements necessary to accommodate the improvements.

Upon execution of the attached development agreement, the Developer will be required to deposit \$20,600 with the City to begin the design phase of the improvements. Once the improvements are designed, the Developer will be required to deposit the necessary funds with the City to cover the cost of construction. Upon receipt of those funds, the City will execute a change order with the Construction Contractor and the improvements will become part of the project.

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

<input checked="" type="checkbox"/>	Yes	<b>City Plan/Council Priority:</b> Strategic Priorities: Use a variety of funding sources for operational and capital needs.
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**FISCAL IMPACT:**

Developer will pay all necessary costs for the design and construction of the improvements.

**COMMITTEE RECOMMENDATION:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends approval of this development agreement.

