

Legislation Text

File #: 19-633, **Version:** 1

Presenter/Contact
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SUBJECT:

Discuss and consider approval to authorize the City Manager to enter into a preliminary development agreement with Casina Creek Homes, LLC for the construction of Hanz Drive between River Terrace and Loop 337/State Highway 46.

BACKGROUND / RATIONALE:

Casina Creek Homes, LLC is the Developer of The Casinos at Gruene Subdivision located on Hanz Drive between River Terrace and Loop 337/State Highway 46. On August 1, 2018, the Developer submitted a "Master Plan" for the proposed development of the Casinos at Gruene Subdivision which will include a total of 126 residential dwelling units divided into two phases.

Hanz Drive between River Terrace and Loop 337 is approximately 1,300 feet and currently consists mostly of an unimproved road in 60 feet of right-of-way. Two hundred feet of roadway is constructed at Loop 337 at provides access to a local business at 1262 Hanz Drive. The developer is required to provide public access to the subdivision from Loop 337 and River Terrace. The section of Hanz Drive is on the City's Thoroughfare Plan and Roadway Impact Fee Capital Program and the City and Developer are partnering on the constructing the roadway based on the impact and proportionate requirement of the development.

The proposed improvements to Hanz Drive include constructing a new 30-foot roadway and sidewalk on the southside of the roadway between River Terrace and Loop 337. The improvements will include a new stop control intersection at River Terrace and connection to the full access and new traffic signal at Loop 337. The project will provide River Terrace with full access from Loop 337 through Hanz Drive which will be limited at River Terrace and Loop 337 with the current Texas Department of Transportation project. The project will also provide pedestrian connectivity with new sidewalks on Loop 337 and pedestrian signals at the Loop 337 intersection.

The total cost of the project, including construction, engineering and \$13,608 of roadway impact fees to be paid, is currently estimated at \$440,540. The maximum assessable roadway impact fee and measure of rough proportionality is \$391,809.60 based on the 2013 Roadway Impact Fee Study. It is estimated that the City will participate with approximately \$50,000 out of the Roadway Impact Fee Service Area 2 Fund which currently has a balance of \$114,998.

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 \$36,250 and shall take no longer than six months to complete. Once preliminary

design work is complete and accepted by the City Engineer, the developer shall be credited \$13,608 for roadway impact fees due and reimbursed \$22,462 from Roadway Impact Fee Service Area 2 Fund. 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:

The Casinos at Gruene Phase 1 & 2 Subdivision is projected to be credited a total of \$13,608 in roadway impact fees due to the City and reimbursed \$22,462 from Roadway Impact Fee Service Area 2 Fund for the preliminary agreement. There is sufficient funding in Roadway Impact Fee Service Area 2 Fund to cover the preliminary agreement amount.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of this item.