



<b>PROJECT NAME:</b>	<b>87 ac New Braunfels</b>
<b>SITE ADDRESS:</b>	Property East of 5545 Goodwin Lane, New Braunfels, TX 78130
<b>APPRAISAL DISTRICT:</b>	76980 – Holigan Farm and Ranch LLC (87.52 ac) <u>TOTAL: 87.52 ac</u>
<b>JURISDICTION:</b>	New Braunfels ETJ, Comal County, Texas  Comal county enforces county floodplain, onsite sewage facility, and driveway regulations. The city of New Braunfels enforces subdivision regulations, including review and approval processes and design and construction standards.

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#### UTILITIES

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<b>WATER:</b>	CCN: 10297 (Crystal Clear SUD)  Nearest infrastructure: Existing 4” water line running along West Watson Lane (1650’ east of tract) and Frontage Road of I-35 (southern boundary of tract)  A feasibility study with Crystal Clear will be needed to understand the needed offsite improvements associated with the development’s demand
<b>WASTEWATER:</b>	CCN: Not within a CCN. Nearest CCN is Crystal Clear WSC  Onsite septic solution is recommended unless development is willing to make substantial offsite improvements.
<b>STORM/DRAINAGE:</b>	Detention: Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates for the 2, 10, 25, and 100-year storm events at each point from the project or development site  Water Quality: Will be required if annexing into the New Braunfels City Limits.
<b>GAS:</b>	According to the Texas Railroad Commission GIS viewer, there are no gas lines that impact the tract
<b>ELECTRIC:</b>	Electric service is provided by NBU. Overhead powerlines run on the opposite side of Woods path on tracts east side. Also run S I-35 Frontage Rd.



According to the LandID map, there is a Pedernales electric transmission easement that is 100' wide on the southeast portion of the tract (+/-500' long). There is also a second Pedernales electric easement which is 50' wide on the northwest portion of the tract. Total length of this easement is 3,000' and 1,450' of this easement runs along the southwest property boundary

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## ENVIRONMENTAL

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AQUIFER:	Tract not within any of the Edwards Aquifer zones
NWI STREAMS/PONDS:	There are approximately 1,650' of potentially jurisdictional streams onsite as well as 1 (0.45 ac) pond according to the National Wetlands Inventory (NWI) online viewer. (Jurisdictional determination needed)
STREAM BUFFERS:	No stream buffer requirements for City or County
TREE MITIGATION:	<u>City Requirements (subdivision only)</u>  Fee in-lieu of replacing a protected tree: \$175 per caliper inch  Protected tree is any tree, on the approved plant list (appendix A), having a trunk circumference of 25 inches or more (about eight inches in diameter) measured four and one-half feet above the ground. As used in the text of this chapter, the term "protected tree" includes all heritage trees.  Fee in-lieu of replacing a heritage tree: \$300 per caliper inch  Heritage tree means any tree attaining a circumference of one-half of the state record for that tree species as defined by the Texas Forest Service or having a trunk circumference of 75 inches or more (about 24 inches in diameter) measured four and one-half feet above the ground.  <u>County Requirements:</u> none
PARKLAND:	<u>City Requirements (subdivision only)</u>  1 acre of dedication for every 168 units  Fee in-lieu of land is \$208 per dwelling unit  Parkland Development fee of \$2,038 per dwelling unit



PARKLAND (cont.): County Requirements: none

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## SITE CHARACTERISTICS

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**SLOPES:** The site has 1% slopes running northeast to southwest

**FLOODPLAIN:** There is no floodplain present on site according to FEMA FIRM Panel 48091C0295F

**SOILS:** There are primarily clay soils with poor infiltration present onsite (hydrologic soil group D)

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## TRANSPORTATION

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**EXISTING ACCESS:**

HWY I-35 (TxDOT):

- Frontage Road: +/-500' of Hwy I-35 Frontage Road along the southeastern portion of the property
- ROW: 300'
- Driveways: None

Goodwin Lane (City):

- Frontage: +/-700' of Goodwin Ln frontage along the southwestern portion of the property
- ROW: 100'
- Driveways: One dirt driveway

Woods Path (City Rd):

- Frontage: +/-2,300' of Woods Path frontage along the southwestern portion of the property
- ROW: 85'
- Driveways: One dirt driveway

**SECONDARY ACCESS:** Secondary may be a concern. The access separation would need to be maxed out; will need to have a conversation with the Fire Marshal to confirm if variances will be needed/allowable.

Maximum overall diagonal dimension of Property: 4,870'

Access point separation: 2,520'

**FUTURE THOROUGHFARES:** New Braunfels has a Minor Arterial (120' wide) that is proposed to run through the tract west to east.



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## ZONING

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EXISTING ZONING:	Not applicable in the ETJ
FUTURE LAND USE:	The City of New Braunfels' Comprehensive Plan (2018) shows the southern portion of the site as part of a Civic Center node. Civic Centers are mixed-use areas centered around a civic destination such as City Hall, a library or a recreation center. Since the Comprehensive Plan is at least seven years old, it is recommended that a conversation with the City be conducted to understand updated expectations, if planning to annex.
NEARBY DEVELOPMENTS:	Union Pacific Railroad runs along the northern boundary of tract.  Auto salvage and recycle yard is adjacent to the west side of tract.
MISCELLANEOUS:	Emergency Services District: Comal County ESD No. 7  ISD: Comal

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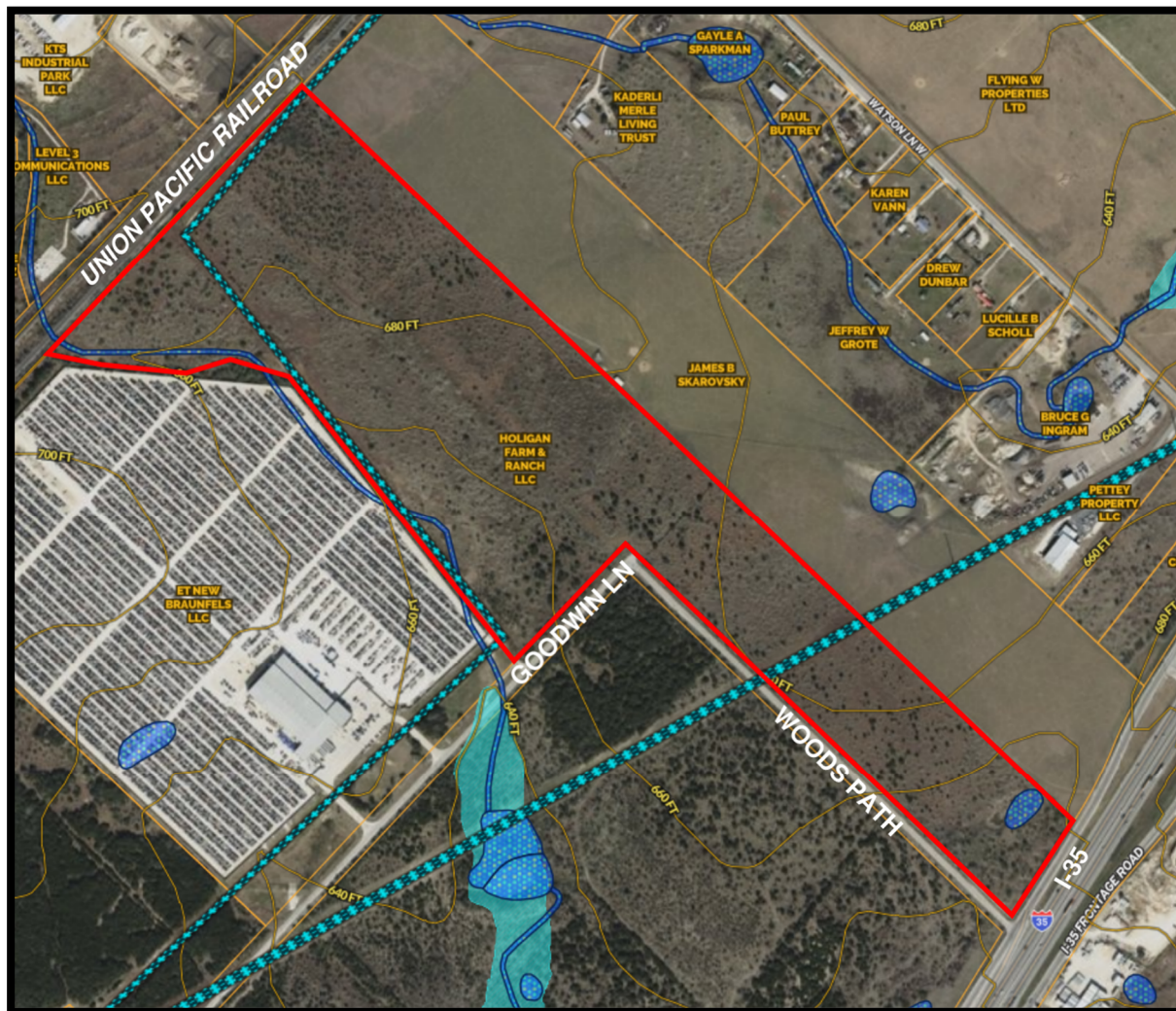


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## OVERVIEW

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**NET DEVELOPABLE:** Assuming +/-5ac of jurisdictional waters and easements onsite, the site has approximately 82.5ac of developable acreage (94%). Secondary access will need to be vetted via a conversation with the County Fire Marshal.



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## MORE INFORMATION

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**DISCLOSURE**

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