

Description: 11.848 acres of land for Guthrie Trail roadway construction.

The subject tract is located within Sector Plan 1 of the Mayfair project in the City's Extra-territorial Jurisdictional limits (ETJ) in Comal County. Mayfair is an approximately 1,888-acre mixed-use project that is under development in compliance with the Development Agreement approved by City Council consenting to the creation of the Comal County Water Improvement District No. 3 with an effective date of February 9, 2022. Sector Plan 1 was approved by City Council on March 28, 2022.

ISSUE:

The subject final plat is for the dedication of right-of-way, 11.848 acres, for Guthrie Trail, a segment of Ford Trail, and a portion of Ransom Dr. Proposed Guthrie Trail is identified as Street D on the Mayfair Sector Plan 1 that will provide an approximate 1.5 mile connection between future Street A to the north and a future east/west collector approximately 1,100 feet north of Kohlenberg Road. Ford Trail is an approximately 350-foot-long extension in the east/west Minor Collector. The segment of Ransom Drive will provide the intersection of Ransom Drive with Guthrie Trail. The adjacent tracts will be included in future final plats.

Drainage:

The construction drawings for Guthrie Trail, Ford Trail and Ransom Drive have been approved by the City as required by the Mayfair Development Agreement. No drainage easements or lots are proposed with this final plat.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities (NBU) in compliance with the Development Agreement. Utilities will be constructed with the approved construction documents.

Transportation:

The plat is dedicating right-of-way for the construction of Guthrie Trail, a Minor and Major Collector per the DDCD and Sector Plan 1 ranging in width between 72 feet and 102 feet with off-street bike lanes, the extension of Ford Trail, a 60-foot wide Minor Collector, and the intersection connection of Ransom Drive, a 90-foot wide Major Collector, with Guthrie Trail.

Sidewalks and Accessways:

The plat includes a 12-foot-wide multi-use path (6-foot-wide sidewalks and 6-foot-wide bike lanes) constructed per City standards are to be provided within the right-of-way on both sides of the Guthrie Trail and will be constructed with the street.

The 6-foot-wide sidewalks along Ford Trail will be constructed per City standards by the builder at time of adjacent site development.

Transportation Improvement Fees:

Mayfair is not subject to Transportation Improvement Fees.

Parkland Dedication and Development:

Parkland Dedication and Development Fees will not be owed for the development of right-of-way.

Tree Protection:

A street tree plan will be required per DDCD Section 8.7 Street Design Code and Section 11.3.1 with the adjacent final plats.

Street frontage trees are required along all roadways and reviewed with the construction plans. Street frontage trees will be installed along Guthrie Trail and Ford Trail at the time of adjacent development construction.

FISCAL IMPACT:

N/A

RECOMMENDATION:

To meet the requirements of the City's Subdivision Platting Ordinance, the Mayfair DDCD and Development Agreement, and other adopted codes, the plat must comply with the conditions noted below. Staff recommends approval of the proposed plat subject to the following Conditions of Approval:

1. Drainage easement notes are not necessary as no easements are being dedicated with this plat. (NBCO 118-24(15)).
2. Revise Sidewalk note #1 to indicate the builder is responsible for the construction of sidewalks along Ford Trl. at time of building permit (NBCO 118-49(d)).
3. Revise Sidewalk note #1 to include Ransom Dr. (NBCO 118-49(d)).
4. Add the following note under Sidewalk Notes: Pedestrian crossings will be constructed by the developer per city standards at the time of street construction along Guthrie Trl. (DDCD Part A 1.1.4.1).
5. Under general "Plat Notes" section, add note "Street Trees Plans and associated tree planting will occur with adjacent final plats in compliance with the Mayfair DDCD" (DDCD 8.7 and 11.3.1).
6. Add the following note under the general "Plat Notes" section: This plat is subject to the requirements and regulations of the Mayfair development agreement, recorded as document no. 20220600377 and as amended. (DDCD Part A 1.1.4).
7. Separate instruments shown on the plat are required to be recorded prior to plat recordation. (NBCO 118-24(5)).

Approval Compliance:

To obtain final approval of the plat, the applicant must submit to the City a revised plat and written response that satisfies each condition of approval prior to expiration of the plat (Sec. 118-32(b)). In accordance with chapter 212, Texas Local Government Code, the City will determine the plat approved if the response adequately addresses each Condition of Approval.