

Legislation Text

File #: 22-898, **Version:** 1

PRESENTER:

Applicant: Pape-Dawson Engineers; Todd Blackmon, P.E.

Owner: Southstar at Mayfair, LP; Chris Mills

SUBJECT:

FP22-0286 Approval of a final plat establishing Mayfair Ransom Drive, with conditions.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** ETJ**BACKGROUND INFORMATION:**

Case #: FP22-0286

Owner: Chris Mills
Southstar at Mayfair, LP
1118 Vintage Way
New Braunfels, TX 78132
(512) 865-5901

Applicant: Todd Blackmon, PE
Pape-Dawson Engineers
1672 Independence Drive, Ste. 102
New Braunfels, TX 78132
(830) 632-5633 - TBlackmon@pape-dawson.com <<mailto:TBlackmon@pape-dawson.com>>

Staff Contact: Kaitlyn Buck
(830) 221-4087 - kbuck@newbraunfels.gov <<mailto:kbuck@newbraunfels.gov>>

Description: 1.903 acres of land for Ransom Drive 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, 1.903 acres, for Ransom Drive. Proposed Ransom Drive is identified as Street C, a Major Collector, on the Mayfair Sector Plan 1 that will provide connectivity

between the IH 35 Access Road and future Guthrie Dr.

Drainage:

The construction drawings for 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 Ransom Drive. Ransom Drive is classified as a Major Collector” with a minimum ROW width of 90 feet per Sector Plan 1.

Ransom Drive intersects with the IH-35 Access Road and the proposed plat includes dedication of right-of-way adjacent to the Access Road for acceleration and turn lanes.

Sidewalks and Accessways:

The final plat indicates 6-foot-wide sidewalks must be constructed on both sides of Ransom Drive at time of building permit on the adjacent tracts.

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 Ransom Drive 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 Ransom Dr. at time of building permit (NBCO 118-49(d)).
3. 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).

4. 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).
5. 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 the 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.