

Legislation Text

File #: 23-1678, **Version:** 1

PRESENTER:

Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

SUBJECT:

Public hearing and consideration of the proposed Mayfair Sector Plan 3, within the Comal County Water Improvement District #3, encompassing approximately 540 acres out of the A M Esnaurizar Survey 1, Abstract 1, including property east of IH 35 N, north of Kohlenberg Rd and south of Watson Lane E within the Mayfair Project.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: ETJ

BACKGROUND INFORMATION:

Case No.: SP23-0269

Applicant: Pape-Dawson Engineers
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Mayfair is a 1,800-acre mixed-use development within the ETJ. It is situated east of FM 1102, west of FM 1101, south of Woods Path and Watson Lane East, and north of Kohlenberg Road on both the east and west sides of IH 35 North. The development is subject to the Mayfair Development Agreement entered into between the City and Southstar at Mayfair, LP approved by the City Council on June 28, 2021 and executed on February 9, 2022.

The Mayfair Development Agreement includes design standards, applications, processes, and improvements unique to this development. It also adopted a Master Framework Plan which established the broad development framework for the project including the location of land uses, parks, schools, utility corridors, major roadways, activity nodes, project boundaries and other items illustrated on the Master Framework Plan. One of the exhibits to the Development Agreement is the Development & Design Control Document (DDCD) which is the primary document regarding the design standards, processes, and applications to which all development activity is reviewed and governed.

Sector plans are the first step in the development process following the Master Framework Plan. A sector plan is a more detailed plan of neighborhood structure, typically a minimum of 100 acres, outlining land use and intensity, internal connectivity, major and minor roadways, major accessways and parks. A sector plan is required to be in compliance with the Master Framework Plan and development standards that are set out in the DDCD. Per the aforementioned development agreement, the Planning Commission is the recommending body for sector plans and City Council is the decision-making body.

Sector Plan 3 includes approximately 540 acres planned for mixed density residential to consist of approximately 1,239 single-family dwelling units, flex commercial, mixed use, and approximately 134 acres of parks and open space.

Drainage:

Sector Plan 3 identifies proposed water quality / storm water detention facilities. The Transportation and Capital Improvements Department has reviewed preliminary project drainage as provided for within the DDCD and the Development Agreement. Final drainage will be reviewed with the construction plans submitted with the public improvement permit prior to final plat submittal as required by Section 118-51(e) of the Subdivision Platting Ordinance and in accordance with the requirements of Chapter 143 Municipal Drainage Utility Systems, and the Drainage and Erosion Control and Design Manual.

Utilities:

Electric, water and wastewater services will be provided by New Braunfels Utilities in compliance with the Development Agreement and utility easements will be provided on the final plats. Utilities will be extended with the final plats.

Transportation:

Sector Plan 3 will include development of required nature trails within its boundaries as shown on the Access & Connectivity / Infrastructure Framework Plan. The proposed roadway network is also in compliance with the proposed Amended Master Framework Plan and Access & Connectivity / Infrastructure Framework Plan, and all other details and requirements of the DDCD. Sector Plan 3 includes a Minor Arterial, a Minor Collector, and a Parkway.

- Minor Arterial (Street B) with 6-foot-wide bike lanes and sidewalks in a 110-foot-wide right-of-way section between Street C and the northern boundary of Sector Plan 1, and 12-foot-wide bike lane and sidewalks in a 72-foot wide right-of-way section between Kohlenberg Road and the southeastern boundary of Sector Plan 3.
- Minor Collector (Street X) with 6-foot-wide sidewalks in a 60-foot-wide right-of-way between the Interstate 35 Access Road and Guthrie Trail.
- Minor Collector with Bike Lanes (Street X) with 6-foot-wide bike lanes and sidewalks in a 72-foot-wide right-of-way. This street will provide access to the development from the Guthrie Trail to Street B.
- Parkway (Mayfair Parkway) with 6-foot-wide sidewalks on one side and 10-foot-wide shared use path on the opposite within a 200-foot-wide right-of-way.

Parkland:

In compliance with the Master Framework Plan, the proposed Sector Plan 3 includes approximately 69 acres of Community Parkland, 34 acres of Greenbelt/Conservation/Trail parks, and 32 acres of Natural Area/Easements. All residential units in the Mayfair development are required to be within ¼ mile of Mayfair parkland.

ISSUE:

Approval of the proposed Sector Plan 3 will allow advancement of the Mayfair project in accordance with the Development Agreement. Sector Plan 3 is consistent with the following actions from Envision New Braunfels:

- **Action 1.2:** Create plans for neighborhoods and transitional areas to maintain quality of life.
- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities and price points can be provided across the community as well as within individual developments.
- **Action 3.20:** Encourage residential developments to include pedestrian and bicycle friendly trails to nearby schools, preferably within a 2-mile radius of each school.
- **Action 4.1:** Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels.
- **Action 4.2:** Maintain a variety of park types: regional, community, neighborhood and greenbelts.
- **Action 7.19:** Improve connectivity for all modes of transportation including bicycles.

Future Land Use Plan: Sector Plan 3 is located within the Oak Creek Sub-Area along a Transitional Mixed-Use Corridor (IH 35), and near Future Civic, Market and Employment Centers.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval with the following conditions:

1. Be advised that the TIA report is currently in review under case number TIA23-0001. The traffic and drainage reports shall both be reviewed and approved prior to approval of the subject Sector Plan.
2. NBU Comments: (NBCO 118-18)
 - a. Please relocate the water quality/stormwater detention facility pond #4 (sheet 6 of 7), as it appears to encroach on the proposed utility easement and the 15" gravity sewer line it contains.
 - b. Be advised that service to Mayfair Sector Plan 3 is contingent on NBU Substation and LCRA TSC 138kV extension to NBU Substation.
 - c. Be advised that the Lift Station (LS) will require its own parcel, dedicated to NBU upon acceptance.
 - d. Be advised that all sewer lines need to be located within utility easements by plat or separate instrument and are not to be located in LCRA easements.
 - e. Be advised that the proposed 18" gravity sewer feeding the LS fronting IH-35 will be required to be located within an easement, as well as be located outside of TxDOT r-o-w.
 - f. Be advised that the Sector Plan should conform to Mayfair Cost Sharing Agreement.
 - g. Service capacity is limited to the equivalent of 1,500 residential lots until commissioning of the Kohlenberg Substation.
 - h. Be advised that water and wastewater capacity is not reserved until construction documents and plat approval. (NBCO 118-31(a))
 - i. Be advised final acceptance or performance bond for utility construction is required prior to plat approval. (NBCO 118-31(a))
 - j. Be advised that capital improvement projects addressing capacity issues as noted on Letters of Certification for utilities may be required to be completed prior to plat approval. (NBCO 118-21(d))

3. Send a final digital Sector Plan if approved, the format must be in: (NBCO 118-21(c))
 - a. NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - b. Grid-scale.
 - c. All x-referenced files must not be in blocks.
 - d. Dwg format 2018 version or later.

In addition to being in accordance with the above-mentioned Actions from Envision New Braunfels, the proposed Mayfair Sector Plan 3 is in compliance with the Master Framework Plan, Access & Connectivity / Infrastructure Framework Plan, and all other details and requirements of the DDCD.

The Planning Commission held a public hearing on December 5, 2023, and unanimously recommended approval (7-0-0).

Notification:

Public hearing notices were sent to owners of 19 properties within 200 feet of the request. To date, one response has been received without an objection or in support, from property #13 on the response map.