



City Council Workshop, July 26, 2022

Lauren Shrum, Director of Parks, Recreation &
Community Services

SCHERTZ | COMMUNITY
SERVICE
OPPORTUNITY

SCHERTZ
PARKS &
RECREATION
FUN

The Great Northern Trail



THE
GREAT
NORTHERN
TRAIL

SCHERTZ | COMMUNITY
SERVICE
OPPORTUNITY

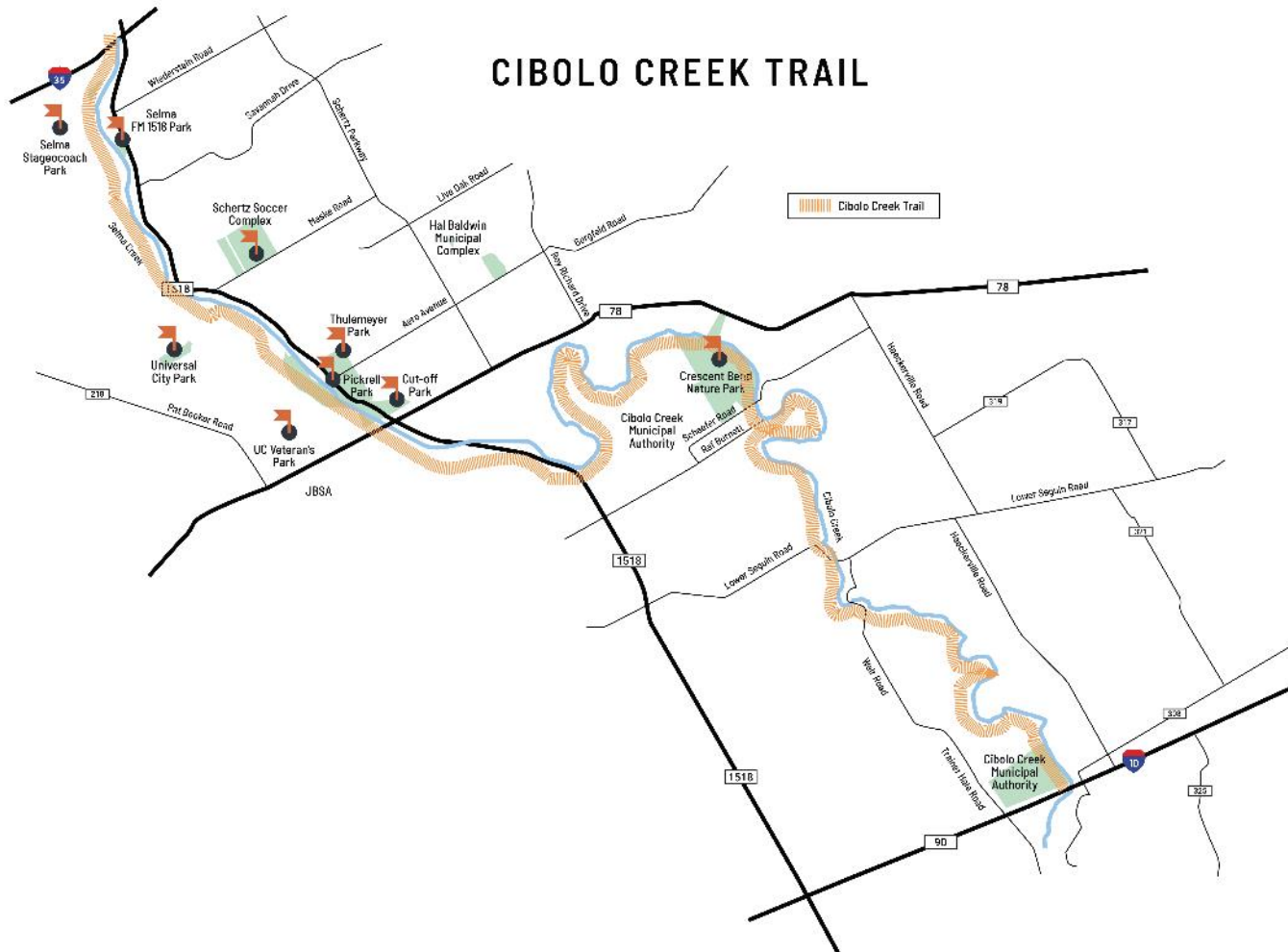
Connecting the Community



Forward Progress



Cibolo Creek Trail

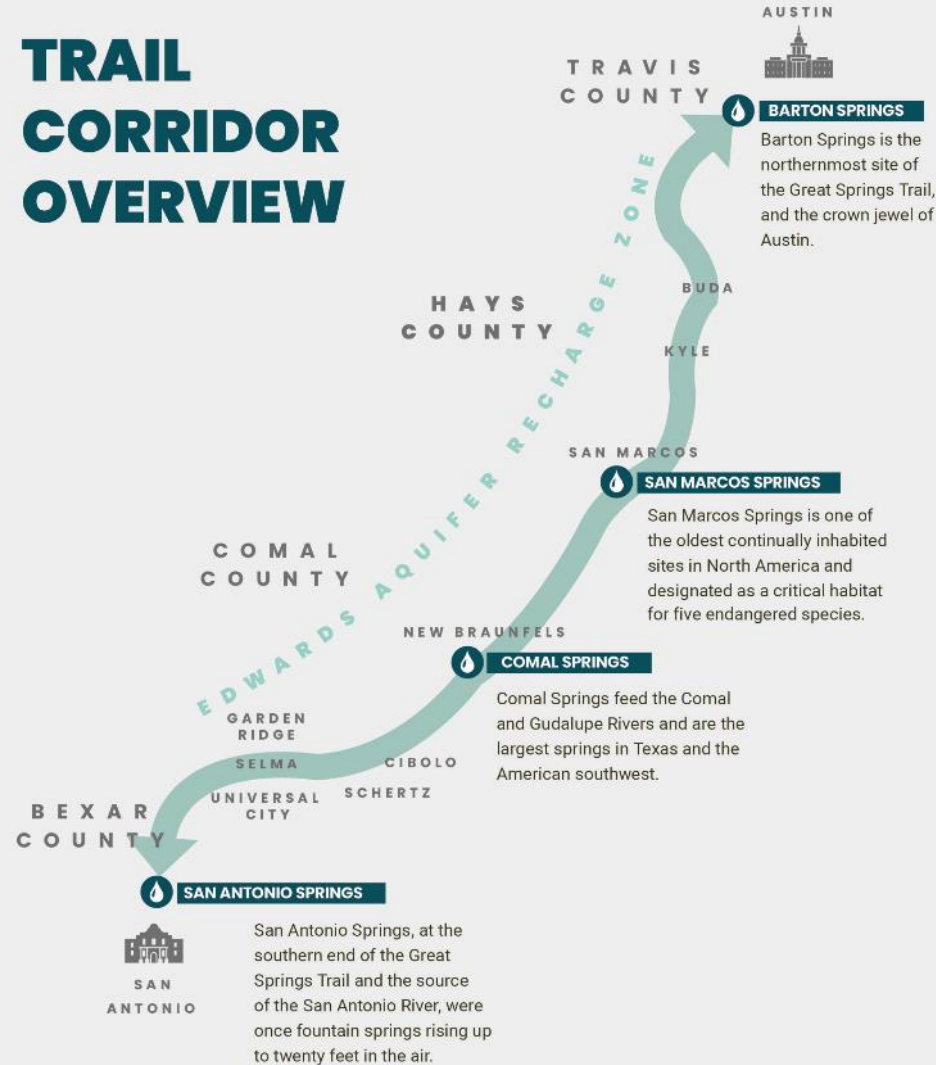


Dry Comal Creek Trail



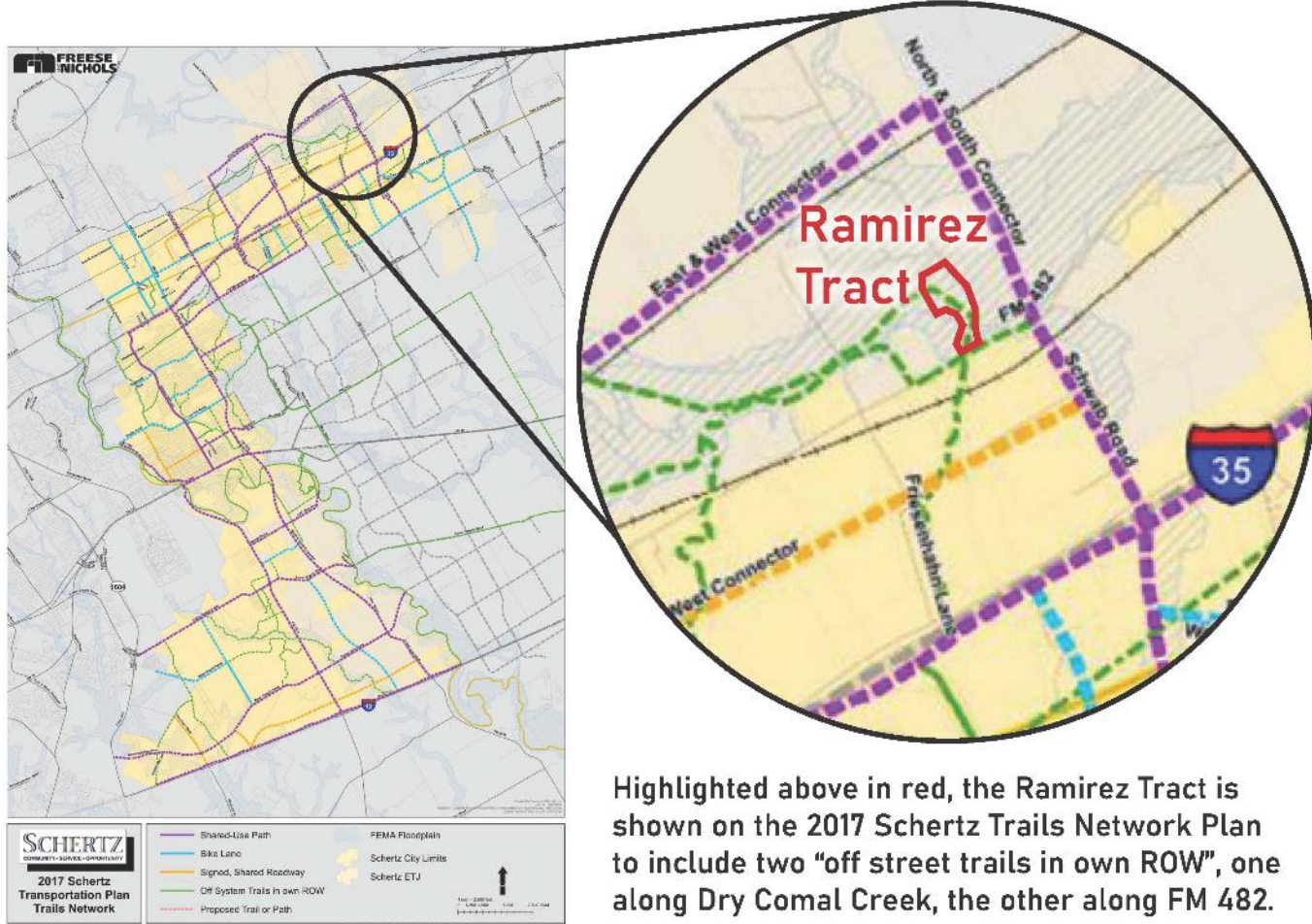
Great Springs Trail

TRAIL CORRIDOR OVERVIEW



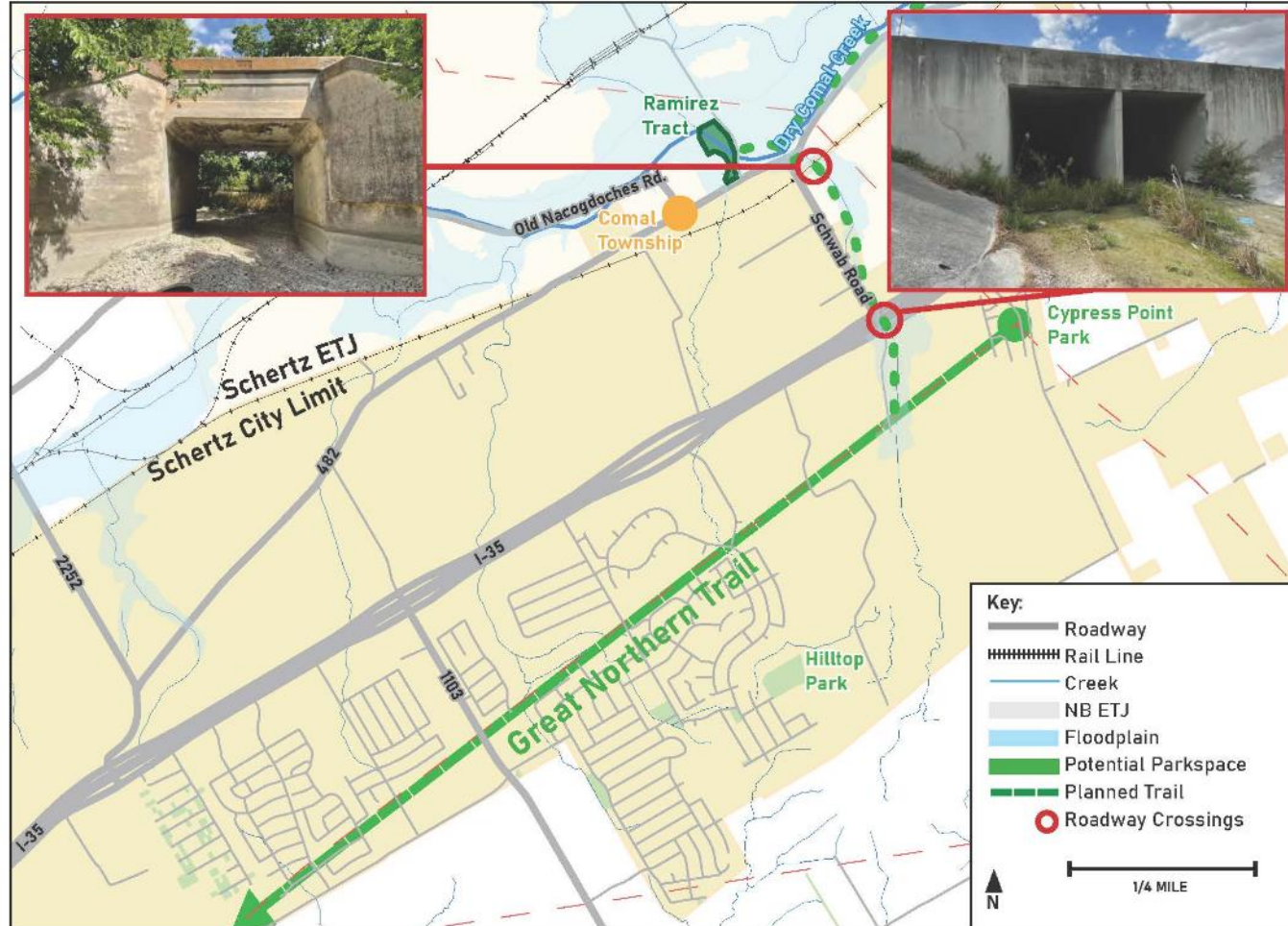
A Unique Opportunity

Ramirez Tract Inclusion in 2017 Schertz Trails Plan



A Unique Opportunity

Ramirez Tract Great Northern Trail Connection

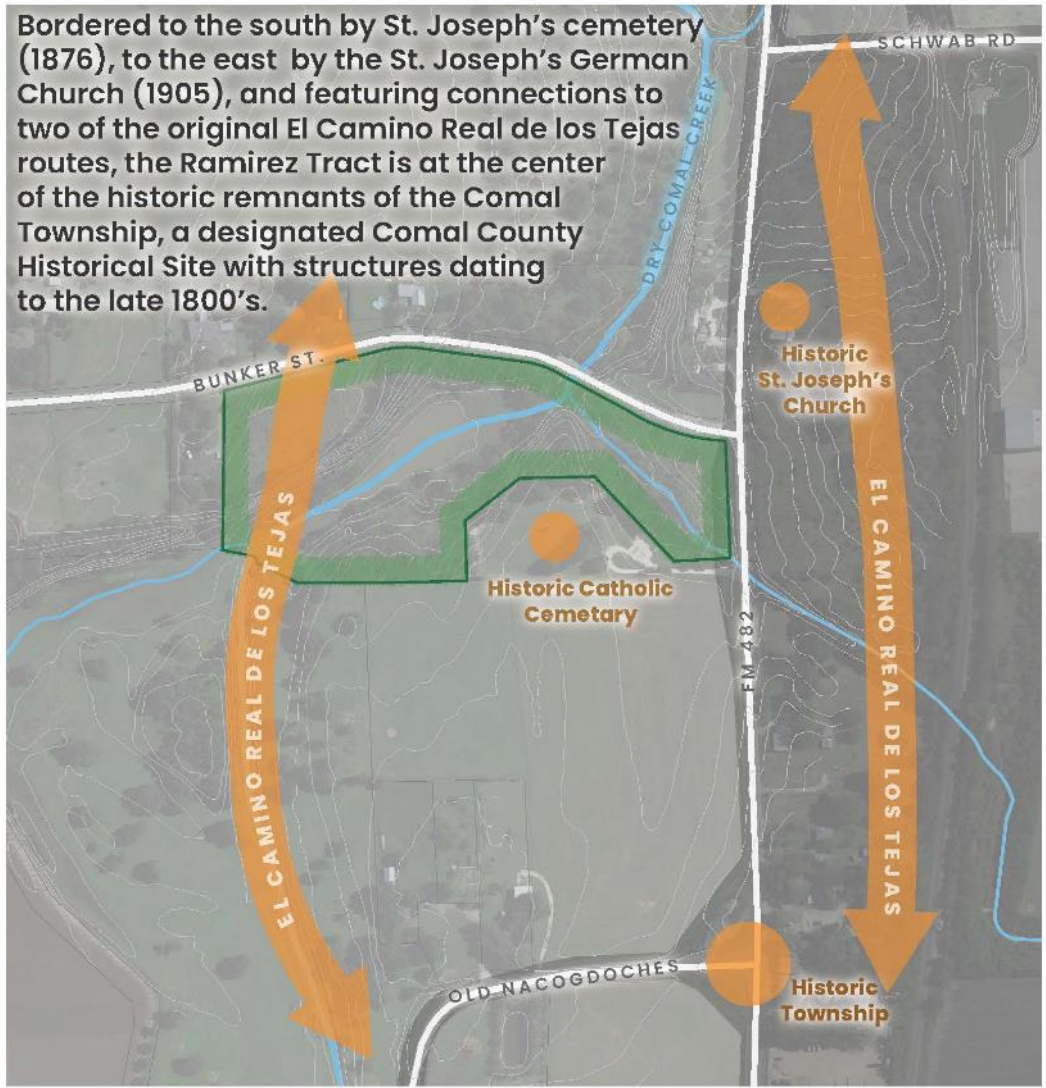


A Unique Opportunity

- 10.5-acre property available on Dry Comal Creek in the historic Comal Settlement
- The Great Springs Project is under contract to purchase the property and is acting as a land trust to hold the property until an operator can be established

Ramirez Tract - Historical Context

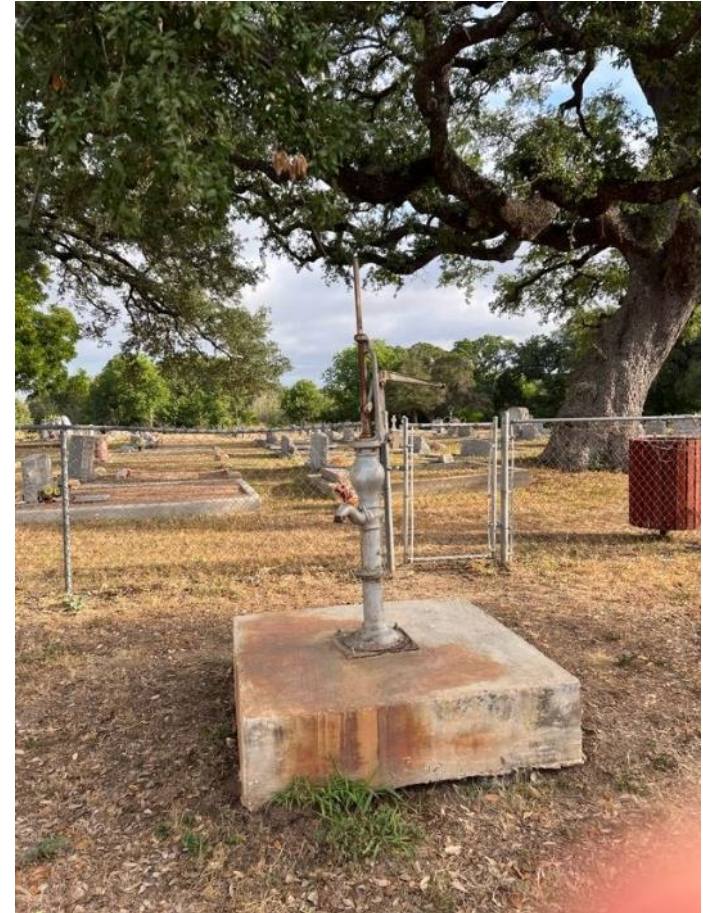
Bordered to the south by St. Joseph's cemetery (1876), to the east by the St. Joseph's German Church (1905), and featuring connections to two of the original El Camino Real de los Tejas routes, the Ramirez Tract is at the center of the historic remnants of the Comal Township, a designated Comal County Historical Site with structures dating to the late 1800's.



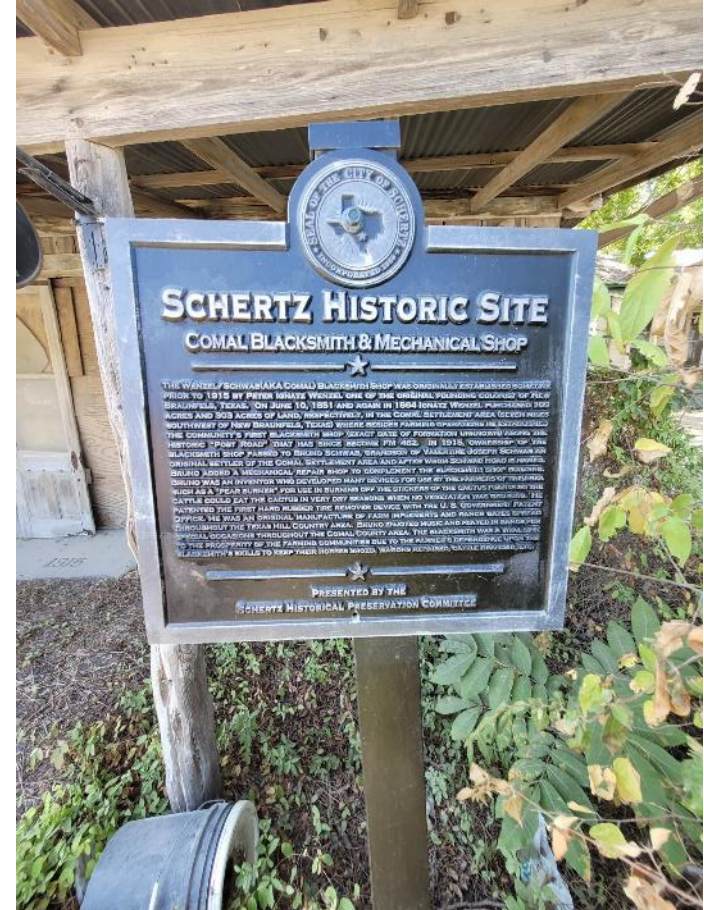
Key:

- Historic Component
 - Ramirez Tract
 - Schertz City Limit
 - Creekway
 - Roadway
- 500 FEET

Historical Value



Historical Value

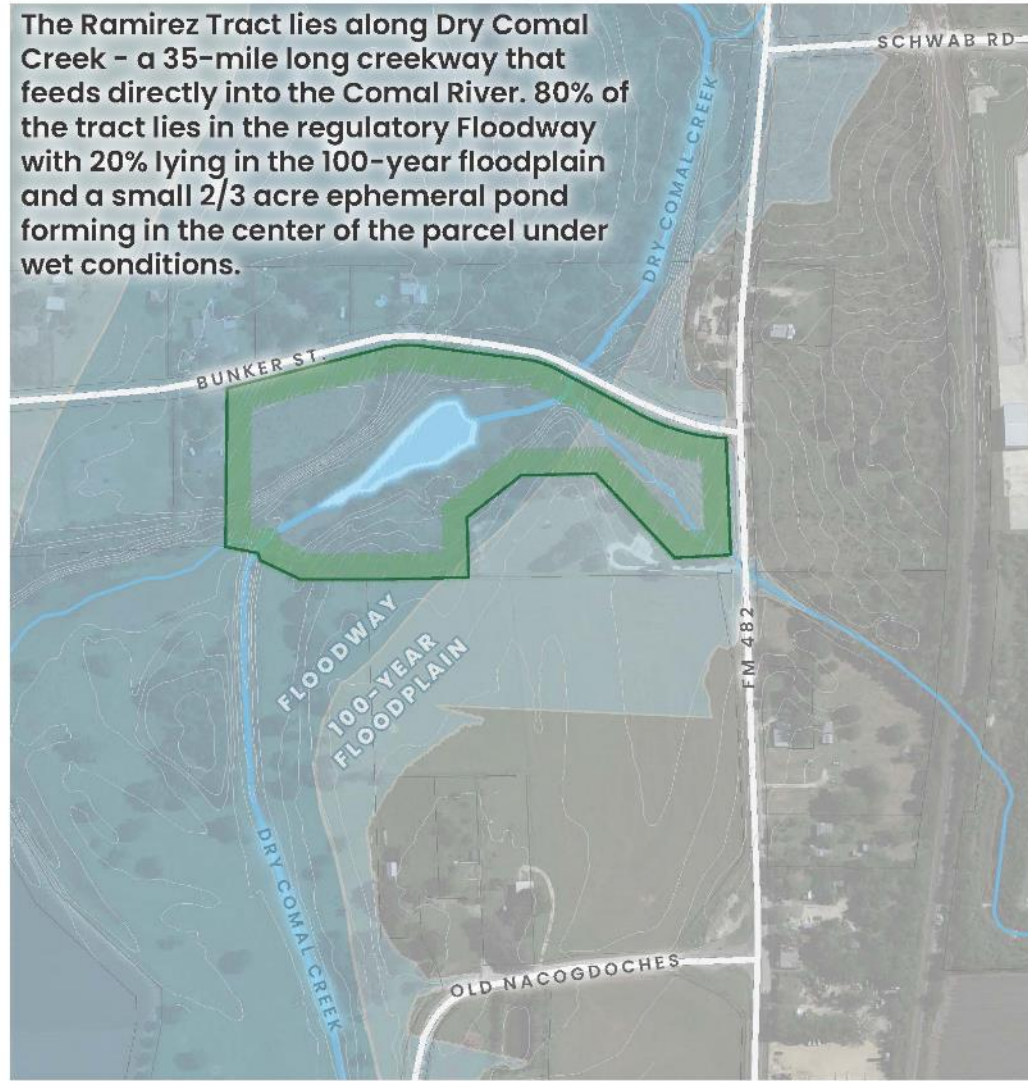


Historical Value







Ramirez Tract - Natural Context

The Ramirez Tract lies along Dry Comal Creek - a 35-mile long creekway that feeds directly into the Comal River. 80% of the tract lies in the regulatory Floodway with 20% lying in the 100-year floodplain and a small 2/3 acre ephemeral pond forming in the center of the parcel under wet conditions.

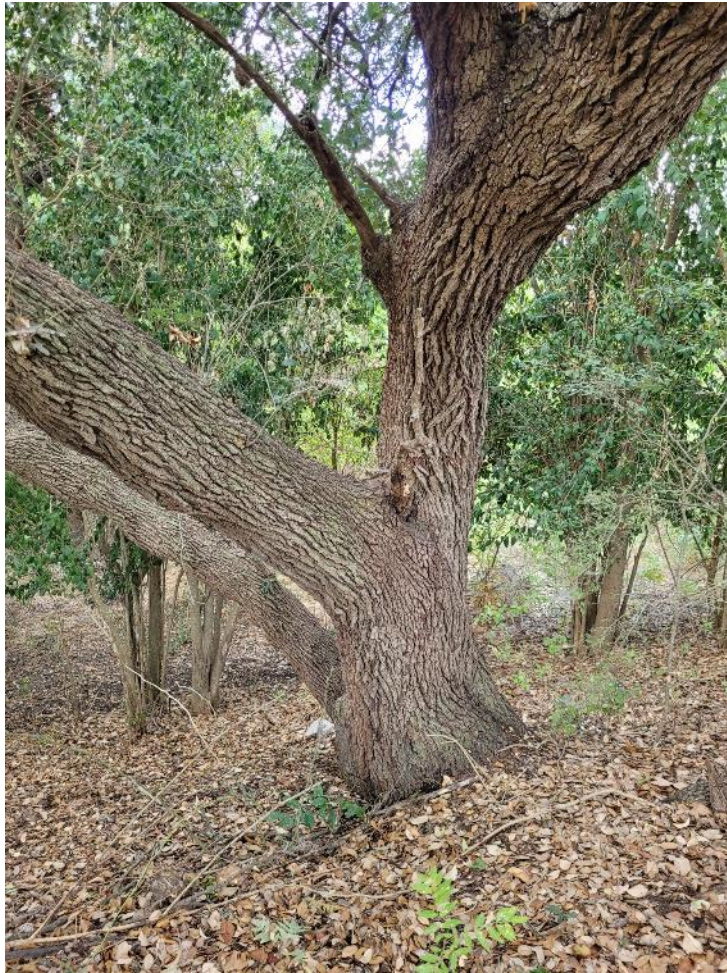


Key:

-  Ramirez Tract
-  Regulatory Floodway
-  100-Year Floodplain
-  Creekway
-  Roadway
-  Approximate Standing Water Level



Ecological Value



Ecological Value



Tourism Potential

- Cultural Tourism – “Authentic Texas” (dancehalls, cowboys, German influence, think Gruene, Texas)
- Historical Tourism – El Camino Real de los Tejas National Historic Trail, historic buildings, cemeteries
- Nature Tourism – hiking & biking, agritourism (tree farms, wineries, etc.)

Funding

- Purchase Price \$375,000
- Great Springs Project is working on an appraisal and environmental assessment
- City staff exploring options to fund the purchase
 - Looked at Tree Mitigation Fund (\$646,919 reserves) due to the amount of heritage sized oak trees on the property – not a viable option per legal team
 - Could take a loan from reserves and pay back over time
 - \$37,000 (unallocated in the Park Fund to date)
 - \$496,000 projected revenues to the Park Fund in 2024
- City would apply for grant funding to develop the property
 - TPWD Trail Grant \$300,000 – February 1, 2023
 - TPWD Outdoor Recreation Grant \$750,000 – August 1, 2024
 - Researching other grants (trail, historical, local foundations)

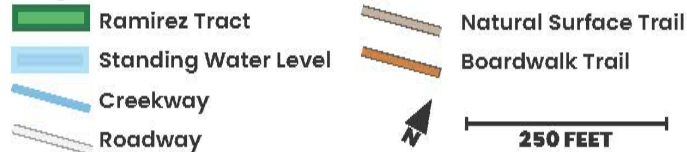
Ramirez Tract - Conceptual Plan

Utilizing 10.5 acres of floodplain land along Dry Comal Creek to build a 1-mile natural surface and boardwalk trail loop and serve a growing and historic community in Northern Schertz.

The Ramirez Tract lies along Dry Comal Creek - a 35-mile creekway that feeds directly into the Comal River - and features a 2/3 acre ephemeral pond in the center of the parcel. It is also at the center of the historic remnants of the Comal Township, a designated Comal County Historical Site with structures dating to the late 1800's.



Key:



Trailhead Rendering



Boardwalk Rendering



Maintenance

- Property would remain undeveloped initially
- Maintenance levels would be at our “natural standard” similar to Crescent Bend Nature Park
 - Mowing in clearing off Bunker Street 6 times a year
 - Pipe rail fence surrounds the property so its secure
- Trailhead Amenities
 - Natural surface parking
 - Restroom Facility and Water Fountain
 - Trail and interpretive signage
 - Picnic Pavilion

Additional Considerations

- Deed restrictions on the property
- Appraisal and Environmental Assessment
- Funding
- Parks & Recreation Advisory Board general consensus for staff to continue to explore the options to acquire this property
- Council feedback

Discussion