



January 4, 2024

Mr. Looney,

On behalf of Southstar Communities, following please find our request to amend the Mayfair Development & Design Control Document (DDCD).

Per Section 1.8 of the Mayfair DDCD, optional amendments to the DDCD may be made by the master developer, pursuant to guidelines outlined in the document.

Included in this submittal please find;

- Redlined Mayfair DDCD, identifying proposed changes as reviewed by city staff.
- Comprehensive summary of DDCD revisions defining source of change and outcome.

Notification fees will be paid pending clarification of notification map by City staff.

SUMMARY AND REASONING OF PROPOSED AMENDMENTS (*reasoning in blue italics*)

Page 23 Allowed Land Use Matrix

- *Removed key note 1 regarding fronting major collectors. Added note per staff's request related to HD multifamily being required to front collectors.*

Page 55 Cluster Reg

- *Remove "for rent" from name – allowed as rental or for sale*
- *In 1.1, allow for both attached and detached*
- *Add 1.2 stating both "for rent" and "for sale(condo)" are allowed*

Page 56 Cluster Illustration

- *Remove "for rent" from name*
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- *State parking formalized at permit, not plat. Determining this at plat is not feasible.*

Page 57 MF-1 Reg

- *Reduce 12' side/side spacing to 10'.*
- *There is no Illustration 2 that is referenced.*

Page 58 MF-2 Reg

- *Eliminate requirement for fronting MF on arterials.*

Section 7 – staff suggested revisions

We recommend that these modifications be included in section 7, allowed land use:

Remove the footnote² for Multi-family in the Mixed Density Residential that restricts the location and add as a clarification that this pertains to a mid or high-rise multifamily apartment complex type of development only.

Add categories for Missing Middle Housing, maybe one for Multifamily missing middle housing, and one just for missing middle housing, these two being different in that the one designated multifamily refers to when it is all on one lot, and the other missing middle designation would be for when they are on individual lots, both referring that they are allowed in the mixed density residential district.

Page 112 – definition for missing middle added

Missing Middle housing is defined as buildings ranging in size and density between a traditional single-family detached home and a mid-rise apartment building. A common characteristic of these multiple varieties of missing middle housing is a scale comparable to a single-family house, but Missing Middle Housing always includes more than one housing unit. The varieties of Missing Middle Housing include, but are not limited to, single-family homes with ADU's, duplexes, triplexes, fourplexes, courtyard apartments, mansion apartments, bungalow courts, townhouses, multiplexes, and live/work units.

Thank you and all of the City staff for working so diligently with us to continuously improve the Mayfair community. We are happy to provide additional information as desired.

Sincerely,



Chip Mills, Senior Vice President

Southstar



2055 Central Plaza, Suite 110 – Box 195
New Braunfels, TX 78130
(830) 261-3276

