

## Legislation Details (With Text)

**File #:** 24-311      **Name:**

**Type:** Recommendation      **Status:** Consent Item Ready

**File created:** 2/28/2024      **In control:** City Council

**On agenda:** 3/25/2024      **Final action:**

**Title:** Approval of proposed amendments to the Mayfair Development Agreement related to the Sector Plan approval process.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. First Amended and Restated Development Agreement\_Final Redline\_3-7-24.docx

Date	Ver.	Action By	Action	Result
3/25/2024	1	City Council	approved	Pass

**PRESENTER:**

Matt Greene, Principal Planner

**SUBJECT:**

Approval of proposed amendments to the Mayfair Development Agreement related to the Sector Plan approval process.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** Outside City Limits

**BACKGROUND INFORMATION:**

Case #      CS24-0095

**Applicant/Owner:** Southstar at Mayfair Developer, LLC  
Chip Mills, Senior vice President  
2055 Central Plaza  
Suite 110, Box 195  
New Braunfels, TX 78130  
(225) 270-5951 | chip@southstartx.com

**Staff Contact:** Matt Greene  
(830) 221-4053 | mgreene@newbraunfels.gov

Mayfair is an 1,880-acre mixed-use development adjacent to City Limits in the ETJ in Comal County. 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 on the north end of New Braunfels. The development is subject to a Development Agreement entered into between the City and Southstar at Mayfair, LP, approved by the City Council on June 28, 2021, and recorded with the Comal County Clerk on February 9, 2022 (see Resource Link).

The Mayfair Development Agreement includes design standards, applications, processes and improvements

unique to this development. City Council direction on the unique standards of this development were to be a model for future code changes and development inside the city limits, and to implement Envision New Braunfels. It also adopted the 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 shown on the Master Framework Plan. One of the exhibits to the Development Agreement is the Development and Design Control Document (DDCD) that is the primary document regarding the design standards, processes and applications to which all development activity is reviewed and governed (see Resource Link).

**ISSUE:**

**Proposed Amendments to the Development Agreement:**

In an effort to streamline the Mayfair Sector Plan approval process and reduce the number of items City Council must consider for approval pertaining to development within the Mayfair project, the applicant is proposing amendments that will allow administrative approval of Sector Plans (see attached redlined copy of the Development Agreement).

Currently, Sector Plans (and amendments to Sector Plans) require review and recommendation by staff, review and recommendation by the Planning Commission and final approval by City Council. The proposed amendments would eliminate the requirement for review and recommendation by the Planning Commission and approval by City Council. If the amendments are approved, Sector Plans will require review and approval by staff only, streamlining the development process.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Approval. Staff will continue to review Sector Plans for compliance with the City Council approved Mayfair Development Agreement, Master Framework Plan and DDCD. The revision to the Sector Plan approval process will be consistent with the manner in which subdivision master plans and plats are approved administratively inside the city limits today.

If the proposed amendments to the Development Agreement are approved by City Council, the applicant will bring forth amendments to the DDCD that will align with the new process for Sector Plan approval. The amended Development Agreement will not be recorded until such amendments to the DDCD have been approved by City Council.

Resource Links:

- Current Mayfair Development Agreement:  
<https://www.newbraunfels.gov/DocumentCenter/View/26101/Fully-Executed-Mayfair-Development->
- Current DDCD:  
<https://newbraunfels.gov/DocumentCenter/View/26102/Mayfair-Development--Design-Document?>