



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?>