

Mayfair Master Framework Plan Summary of Changes

Revised as per City Staff Comments June 2026

Based on earlier conversations with City Staff, Master Framework Plan continues to show aggregated acreage totals of land uses, but is less focused on specific boundaries and parcel acreages that often shift slightly during the development process. This MFP plan is more consistent with Veramendi.

Parcel acreages and sub-categories of land uses are delivered and tracked in the Sector and Plat approvals processes. Secondary framework plans continue to show additional detail in revised graphic format.

Formatting Changes:

1. Removed parcel names and parcel acreages. Aggregated land use acreages remain
2. Shows primary land use categories, not subcategories (i.e. FCOMM & NCOMM are COMM)
3. Updated boundary of Midtown Mayfair as per City request
4. Removed public facilities (west side elementary school, west side fire station, temp WWT, transformer station parcel outline) This is based on conversation with the City – it does not lessen commitment to include public facilities as outlined in the Development Agreement
5. Added the 1.7 acre Smith Tract, annexed into the WCID April 2026.

Specific Land Use Changes

Location	Original Land Use	Revised Land Use	Acreage	Notes
Street B/ Promenade @ Mayfair Pkwy (North)	NCOMM	MDR	8	2 parcels of 4 ac each. See below
Street B/ Promenade @ Mayfair Pkwy (SW)	PARK	COMM	4	
Ransom Drive	FCOMM/NCOMM	MXD	4.6	Added flexibility for MXD in higher intensity walkable live-work area
E9MF	MDR	COMM	22	Accommodates the addition of medical services within Mayfair adjacent to higher intensity commercial area
Kohlenberg/Smith Tract	n/a	COMM	1.7	Added Smith Tract to Mayfair as annexed into WCID #3 April 2026

Mayfair Pkwy W @ Street F *	Fire Station	MDR	2.55	Public facility can be placed on any land use. Does not alter commitment to dedicate fire stations.
2 elementary schools, 1 middle school *	Education	MDR	67.83	Public facility can be placed on any land use
Eastside Transformer Station @ Kohlenberg *	Transformer Station	Park	5.00	Public facility can be placed on any land use
Temporary Wastewater Treatment Plant * on Mayfair Parkway at Street B (Promenade)	Temporary WWTP	MDR	2.91	Public facility and can be placed on any land use

*Reflects a change in allowing public facilities on all land uses. Elementary school (14.71 ac) and Middle School (32.12) are already underway, totaling 46.83 of acreage identified above.

Notable land use changes and narrative:

Public Facilities.

Does not trigger >10% land use change for remaining land uses.

The largest land use change is the result of the proposed Development Agreement amendment that asserts public facilities are no longer a land use, and are instead allowed on any land use (DA 2.76). The original Mayfair land plan allocated relatively small acreages to public facilities (transformer station, fire station, education). When these entities revise their plan, it triggers a major amendment to the Master Framework Plan (>10% land use acreage change).

The proposed change allows Mayfair to work nimbly with public infrastructure, schools and ESDs to support their needs and align it with location/availability of necessary infrastructure. The change does not lessen the commitment to include public facilities.

Examples:

1. Comal ISD changed locations and acreage for the Middle School.
2. NBU Transformer Station – asked for 5 acres, then asked for 10 acres.

An unintended outcome of this change is the recategorization of several land uses (Transformer Station, Fire Station, Education) to Mixed Density Residential (adding 85 acres to an original 870.81 acres). Example – 46.83 acres of the 85 acres of additional MDR are already developed/under development by Comal ISD for schools. This does not create a path for more residential at Mayfair, as Mayfair's residential units are capped at 6,000.

E9MF

Does not meet criteria for major amendment.

22 acres previously designated as Mixed Density Residential is now planned to provide Medical Services adjacent to the high traffic commercial uses at the corner of Kohlenberg and I-35 frontage. This is a high-intensity retail area at a high access portion of the site. The location provides facilitated access to the public and Mayfair residents. This use and the topography of this site allow for a positive transition to MDR and to higher density commercial to the South.

Commercial at Promenade and Mayfair Parkway.

Does not meet major amendment criteria.

Originally three nodes of N-COMM were located on three corners of Mayfair Parkway and Promenade. The significant growth of commercial at Mayfair has introduced some of the most prolific commercial development teams to the community. Each has asserted that this area, given the planned 200-ft ROW and traffic patterns suggest that true ‘walkable retail’ will not be viable in these pods for many years to come. They tell us that the small businesses sited in these areas will lease and fail given low projected traffic from the general public in the near term. Mayfair’s priority is to foster an environment where others can succeed and thrive; – residents, home builders, and businesses large and small. Mayfair will continue to have a robust commercial presence that is walkable via an extensive array of sidewalks and pathways, but also be viable as they are available to the public along established major thoroughfares.

As per City Staff comments, two nodes on Northern corners were removed. One new node (4ac) of N-COMM was added at the SW corner of Promenade and Mayfair Parkway, adjacent to the planned Community Park (previously Park use).

Net Acreage Changes

	Lost (ac)	Gained (ac)	Net (ac)
Education *	67.83		
Commercial	12.6	27.7	15.1
MDR*	22	85.37	63.37
Fire Station *	2.5		
Temp WWTP *	2.91		
Transformer Station *	5		
Park	4	5	1
MXD		4	4
Subtotal	116.84	118.59	1.7 ac Smith Tract

*Acreage identified as a public facility can neither be gained nor lost, and should not trigger a major amendment.