

# **SUMMARY OF PROPOSED MAYFAIR DEVELOPMENT & DESIGN CONTROL DOCUMENT AMENDMENTS**

- **PGs IV, 15, 17, 19 and 21:** updated with the amending Master Framework Plan approved by City Council July 13, 2026.
- **PG. 2:** Updated Section 1.2, the description of the Master Framework Plan, based on the recent amendments to the plan.
- **PG. 3:** Updated Section 1.2.1, Master Framework Plan Application Submittal Requirements, for consistency with the recent amendments to the Master Framework Plan.
- **PG. 4:** Updated Section 1.3, Sector Plan, by striking “Sector,” which was included in error, and striking “TIA and Planning Level TIA Amendment,” as this section is intended to reference City documents. The Master Plan, Master Drainage Report, and Master Framework Plan are the appropriate documents identified in this context. While the Sector Plan TIA is part of the overall submittal package, it is not a City document and therefore does not fall within the scope of this section.
- **PG. 4:** Updated Section 1.3.1, Sector Plan Submittal Requirements, by striking “City’s most current Master Plan requirements including” and “and Planning Level TIA Amendment”, which were included in error.
- **PG. 5:** Updated Section 1.3.1, Sector Plan Submittal Requirements, by striking the Parks item as it is redundant with Parks requirements listed under Development Statistics.
- **PG. 5:** Updated Section 1.4, by striking “Planning Level TIA Amendment” as it was included in error.
- **PG. 6:** Updated Section 1.4, 8th bullet point under Development Standards, by striking “statement of proposed gross acreage of park” and replacing with “Rolling maintenance plan”, as it is appropriate and consistent with the Development Agreement.
- **PG. 6:** Updated Section 1.4, 9th bullet point under Development Standards, by adding “and comparison against quartile requirements and project-to-date comparison against

quartile requirements” to the end of the statement, as this is appropriate for ease of tracking park progress.

- **PG. 6:** Updated Section 1.4, 4th bullet point under Supporting Plans & Reports as Required, by striking “Planning Level TIA Amendment” as it was included in error.
- **PG. 10:** Updated Section 2.1.1, by striking the 2nd bullet point and replacing “Planning Director” with “City Staff” in the 3rd and 4th bullet points, to be consistent with the Development Agreement.
- **PG. 11:** Updated Section 2.3.3.2 by revising the language in the 2nd bullet point, Alternative Development Standards, to be consistent with the Development Agreement.
- **PGs 23 – 29:** Updated the Land Use Matrix in Section 7.1 to be consistent with the recently amended Master Framework Plan and the Development Agreement, allowing public facilities to be located within any designated land use area.
- **PG. 67:** Added notation to Section 10-1 that aligns with language in the Development Agreement that the Park Dedication/Development Schedule reflects minimum commitment of parkland dedication.
- **PG. 75:** Added a reference to the City’s Code of Ordinances in Section 11.3.2.3.1, regarding internal parking area shading.
- **PG. 81:** Revised Section 12.3.2.1.1, Siting of Parking Areas in Mixed-Use Areas, to address concern for safety and experience of guests if buildings were pushed to the edge of the IH-35 Frontage Road. The priority for Mixed-Use Areas is to support walkability within the community and safe passage within the parcel and between parcels.
- **PG. 98:** Section 13.9, added supplemental temporary signage restrictions.
- **PGs 98 and 99:** Updated Section 13.11 by adding additional restrictions to Commercial Signage.
- **PG. 99:** Updated Section 13.13 to clarify Logo Columns and Walls must be located outside of the right-of-way.
- **PG. 100:** Added language to Section 13.21, Flags, that is currently present in City Code of Ordinances. Also increased maximum height of flags in commercial areas to 30 feet.

- **PG. 100:** Added Section 13.22, prohibiting off-premise signage according to the City's Code of Ordinances.
- **PG. 100:** Deleted the 2nd bullet point in Section 13.23 as it was repetitive of the first bullet point.
- **PG. 104:** Table 13-2, Mayfair Commercial Signage Chart, added limit of 1 flagpole per lot and clarification that an electronic message sign may be utilized in lieu of an allowed free-standing monument or pole sign.
- **PG. 105:** Table 13-2, Mayfair Commercial Signage Chart, added standards for IH 35 frontage signs.
- **PG. 113:** Added a definition for "IH-35 Frontage".
- **PG. 114:** Revised definition of "Mixed Use" for clarity.
- **PG. 118:** Added definition for "Sign, Electronic Message".
- **PG. 118:** Added additional language to "Sign, Monument", clarifying that this sign type shall only have 2 sign faces.
- **PG. 119:** Added a definition for "Sign, Single Tenant Pole".