

EXHIBIT “A”

Planned Development - Commercial Corridor (PD-CC) Herman Marshall Distillery ZC 2022-11

I. PURPOSE:

The purpose of this Planned Development is to allow for a Distillery Use with outdoor entertainment and food truck area.

II. GENERAL CONDITIONS:

1. This exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Herman Marshall Distillery shall be in accordance with Section III below and the Zoning Exhibit (Exhibit A).

III. SPECIAL CONDITIONS:

1. Section 4.1.C of the City of Wylie Zoning Ordinance (April 2021) is hereby replaced with the following:
 - a. Purpose: This Planned Development Commercial Corridor District allows for the light manufacturing and event center needs of the residents of Wylie. This PD-CC District has design and development standards to ensure the design quality and image expected in Wylie.
 - b. Permitted Uses: Allowed uses include Distillery, Event Center (Private), and Food Truck Park. Distillery and Event Center (Private) shall generally follow the guidelines of “Light Manufacturing” and “Club/Lodge” uses, respectively. See III 5 & 6 below for additional requirements.
 - c. Development Standards: Following are the yard, lot and space requirements for this PD-CC district.

Height	
Structure Height	30 feet maximum
Number of stories	Two maximum
Residential Proximity	2:1 minimum slope from residential lot line
Building Placement and Coverage	
Front Yard Setback	25 feet
Side Yard Setback	10 feet
Rear Yard Setback	10 feet
Lot Coverage	50%
Buffering and Screening	
Nonresidential Use Adjacent to Single Family	10 feet with wood screening
Trash, service and loading areas	Not visible from public right-of-way or adjacent residential uses.

2. Section 4.3.C.1 Design Standards review shall be amended as follows to due existing property conditions or property redevelopment limitations:
 - a. Figure 4-7 Building Placement #1, Entrances oriented to a street, shall not apply.
 - b. Figure 4-7 Desirables shall not apply.
 - c. Figure 4-8 Landscaping of the site shall be a minimum of 9% and Parking Lots #3 and #4, shall allow 13 spaces per landscaped island.
 - d. Figure 4-9 Building Materials Desirable #2, copy style of the same block, shall not apply.
3. Section 7.2.B.2 is amended as follows: Trash receptacles shall be located a minimum of 50 feet from any residential property line, not to include an agricultural district.
4. Section 7.3, Off-street parking: The site shall be required to have a minimum parking ratio of 1:250
5. The distillery use is defined, unless otherwise preempted by state law, as a facility for the manufacture, refining, mixing, bottling, labeling, storage, tasting, and selling of distilled spirits.
 - a. The facility shall be operating in accordance with the State of Texas Alcohol Beverage Code as it exists or may be amended.

- b. All distillery activities except tasting shall be limited to the interior of the primary structure.
- 6. The event center use is defined as a facility for the celebration, ceremony, wedding, reception, corporate function, or similar activity that takes place on a periodic basis, involving the gathering of individuals assembled for the common purpose of attending a special event subject to a use agreement between a private group or individual and the facility owner.
 - a. Events shall be limited to the primary structure and areas labeled as 'entertainment areas' on the exhibit.
 - b. Events shall be limited to the hours of 12pm-8pm Sunday-Thursday and 12pm-10pm Friday-Saturday.
 - c. Section 7.1.F.1 of the Zoning Ordinance shall be amended as follows: Noise shall not exceed 70 dBA at the property line during events or 50 dBA at any other time.