

PLANNED DEVELOPMENT STANDARDS
EXHIBIT “B”
Wylie United Methodist Church / Verizon Telecommunications Tower
2024-XX-PD

I. PURPOSE:

Planned Development amendment to allow for the continued church use and allowances of Planned Development Ordinance 2001-28 and allow for a telecommunications tower use.

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.

III. SPECIAL CONDITIONS:

1. All uses but the following shall be prohibited:
 - a. House of Worship
 - b. Christian Education
 - c. Youth and Children’s programs
 - d. Day Care Church Recreation
 - e. Church Administration
 - f. Pre-School
 - g. Christian School
 - h. Meetings and activities of non-profit community oriented groups as approved by the church trustees.
 - i. Telecommunications Tower
2. Height of structures shall be limited to 60’ for house of worship structures and 120’ for telecommunications towers.
3. Exterior walls which face directly or within 45 degrees of a property line shall be composed of a minimum of 25% primary masonry product, a maximum of 75% secondary masonry product, and no more than 20% other non-masonry materials, excluding doors, windows and window walls. Primary masonry shall mean brick, stone, form-decorated tilt concrete wall, form-decorated concrete block or veneer simulations of these materials. Secondary masonry shall mean exterior insulation finish systems of natural aggregates and synthetic binders having a minimum applied thickness of ¾ inch, or glass block. The Building Official may approve a masonry alternate when such material has a masonry appearance and is demonstrated to be as durable as exterior unit masonry materials.
4. Three monument signs shall be permitted. One at the corner of FM 1378 and McMillen, and one at each entry to the property from FM 1378 and from McMillen.
5. The minimum roof slope shall be 3:12

6. The zoning exhibit (Exhibit C) shall serve as the Site Plan for the Telecommunications Tower development. Approval of the Planned Development shall act as site plan approval.