

EXHIBIT "C"

PLANNED DEVELOPMENT STANDARDS COLLEGE PARK

PURPOSE

College Park is a sustainable development with a single family detached residential neighborhood accompanied by open space and a commercial retail component.

I. GENERAL CONDITIONS FOR THE OVERALL DEVELOPMENT

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. A Traffic Impact Analysis ("TIA") for the Property dated October 7, 2024 and prepared by Lambeth Engineering Associates, PLLC as Project #006WYL ("College Park TIA") has been completed, approved and accepted by the City prior to the date of this PD amendment. The traffic counts and findings in the College Park TIA are still generally acceptable. No additional TIA or similar study shall be required for this development.
3. A Homeowners Association ("HOA") shall be established for the single-family portion of the development, designated as the "Single Family Tract" on the Zoning Exhibit ("Single-Family Tract"). The property owner shall implement Covenants, Conditions, and Restrictions or other similar government documents for the HOA established for the Single-Family Tract ("CCRs"), which shall address lighting and noise rules that meet or exceed City standards as well as the HOA's ownership and maintenance of any open space, common areas, perimeter landscaping or other improvements as specified in the HOA governing documents. The CCRs shall be submitted to and accepted by the City prior to the approval of the preliminary plat.
4. In order to promote concurrence of development the following shall be required:
 - a. A preliminary plat for the entire site shall be submitted as one subdivision. Separate final plats may be submitted for separate phases or separate lots in the subdivision. Otherwise stated, a final plat is not required to contain the entire land area within an approved preliminary plat.
5. The development shall be in general conformance with Exhibit "B" (the "Zoning Exhibit"), as may be amended as provided herein. The applicant may submit minor changes of detail or amendments to the Zoning Exhibit attached hereto, and the City Planner or his/her designated representative (the "City Planner") may approve such changes of detail or amendments so long as they do not (a) alter the uses permitted; (b) increase the density for the Single-Family Tract above 68 lots; (c) increase the building height above 40 feet for the Single-Family Tract or above 30 feet for the commercial development, designated on the Zoning Exhibit as the "Commercial Tract" (the "Commercial Tract"); (d) increase the lot coverage above 45% for the Single-Family Tract or above 50% for the Commercial Tract; (e) decrease the amount of required off-street parking per

Section 7.3 of the Zoning Ordinance; or (f) reduce the minimum yards required at the boundary of the site per Section 3.2.B, Figure 3-4 for the Single-Family Tract and per Section 4.1.C, Figure 4-3 for the Commercial Tract. If the City Planner does not approve any such requested minor changes or amendments, the applicant may submit a request to amend the Zoning Exhibit attached hereto to the City's Planning and Zoning Commission and may appeal the decision of the City's Planning and Zoning Commission to the City Council.

II. SINGLE FAMILY DETACHED RESIDENTIAL – SINGLE-FAMILY TRACT

A. GENERAL CONDITIONS:

1. All regulations of the Single Family – 10 District (SF-10/24) (“SF-10/24 District”) set forth in Article 3, Section 3.2.B of the Zoning Ordinance of the City of Wylie in effect as of the effective date of this PD ordinance (as amended through June 13, 2023 by Ord. No. 2023-23) (the “Zoning Ordinance”) shall apply except as specifically provided herein.
2. The development shall be in general conformance with the Zoning Exhibit, as may be amended as provided in Section I, General Conditions for the Overall Development, above.
3. The preliminary plat will serve as the site plan for the Single-Family Tract and no further or separate site plan approval shall be required.
4. All uses permitted in the SF-10/24 District are allowed within the Single-Family Tract. All uses permitted by SUP in the SF-10/24 District are permitted by SUP within the Single-Family Tract. In addition to all uses permitted in the SF-10/24 District, the following uses shall be permitted by right:
 - a. Temporary construction yard, or construction or sales office (as defined in the Zoning Ordinance), model home, and temporary construction trailer. For the avoidance of doubt, the property owner or developer shall be permitted to operate an on-site sales office in a model home and/or temporary construction trailer with associated storage for so long as the property owner or developer is actively marketing and building homes within the Property.
5. Except as provided in this section or in Section II.B.9 below related to amenities, the City shall not issue permits for construction activity until a final plat is filed of record and all public improvements for the subdivision have been accepted. A plat may be filed of record prior to the acceptance of public improvements if the owner or developer posts a bond pursuant to Texas Local Government Code 212.010 as a guarantee for the completion of the public improvements. Building permits for two model homes at the owner or builder's selection may be issued and construction of such model homes may commence; and permits and a certificate of occupancy, if applicable, for an on-site sales office and/or temporary construction trailer may be issued prior to the final acceptance of the proposed subdivision (or any portion thereof) or any public infrastructure for the subdivision, provided that:

- a. (1) if requested by the City, a development bond pursuant to Texas Local Government Code 212.010 is posted as guarantee for the completion of the public improvements; and (2) the final plat is recorded;
- b. streets adjacent to the applicable model homes or on-site sales office/temporary construction trailer, as applicable, have been completed and the water system and fire hydrants related thereto have been completed and are functional to provide fire protection; and
- c. with respect to the model homes, each model home is inspected and found to meet all building, plumbing and fire code requirements prior to being opened to observation by the public.

B. SPECIAL CONDITIONS:

1. Maximum number of residential detached lots shall not exceed 68 lots.
2. Alleys shall not be required within the Single-Family Tract.
3. All homes within the community shall have front entry garages.
4. J-swing garage entries shall not be required but are permitted.
5. All homes on the north side of Wisdom Lane as shown on the Zoning Exhibit (Lots 1-18, Block A) shall be either (i) one-story homes; or (ii) if two story, the following requirements apply:
 - a. shall not have balconies on the rear elevation; and
 - b. shall not have windows on the rear elevation above 10 feet in height such that a person could stand on an interior floor immediately adjacent to the base of such window and look out of it. By way of example, a window located at the base first floor of a home such that a person can stand and look out the window shall not exceed 10 feet in height; however, there could be windows on the rear elevation exceeding 10 feet in height to provide light or architectural interest in the rear elevation that would be allowed/ not violate this provision because they are too high for a person to stand on the floor and be able to look out the respective window. An illustrative diagram of acceptable window heights to provide an explanation of the window requirement herein is attached hereto as Exhibit "D" but such diagram does not bind or limit the developer or any owner to the specific dimensions, configurations or materials shown therein.
6. The second point of vehicular access into the development shall be located off the existing street of Washington Place to the north and shall be gate restricted for emergency access only.

7. The HOA will be responsible for maintenance of all screening, HOA open space lots, HOA common areas, and landscaping within HOA areas.
8. Open Space.
 - a. The open space shown on the Zoning Exhibit shall be the only open space required for the Single-Family Tract (the “Open Space Area”). The Open Space Area is not required to conform exactly to the boundaries as shown on the Zoning Exhibit. The boundaries and acreage of the Open Space Area may be further refined through the permitting process. The Open Space Area may include detention area(s) and various amenities.
 - b. The portion of the Open Space Area shown on the Zoning Exhibit as “HOA Open Space Lot 19X” (“Open Space Lot 19X”) shall include at a minimum (i) a playground; (ii) at least two park benches; (iii) at least two pet waste stations; and (iv) at least two trash receptacles.
 - c. A minimum 5 foot wide concrete trail shall be provided within Open Space Lot 19X.
 - d. A 6’ high metal fence with brick or stone columns shall be required for Open Space Lot 19X.
 - e. The open space shown on the Zoning Exhibit and the amenities listed in subsections 8(b)-(c) above shall be the only open space and amenities required for the single-family portion of the development.
9. Plans for design and construction of any amenities may be submitted and reviewed/approved by the City while public infrastructure for the subdivision is being constructed (i.e., such plans may be submitted and approved prior to acceptance of public infrastructure). Once any amenity plans are approved and sufficient roads and water facilities have been provided within the subdivision to provide fire access and fire-fighting capability to the area where the applicable amenity or amenities will be constructed, the City will issue a permit that will allow the applicant to begin construction of any such amenities (i.e., construction of such amenities may begin prior to acceptance of all public infrastructure for the subdivision). The playground referenced in subsection 8(b) above and the trail referenced in subsection 8(c) above shall be completed prior to the issuance of the last certificate of occupancy within the subdivision.

C. ARCHITECTURAL REQUIREMENTS:

1. Notwithstanding any other law or regulation, any building product, material or aesthetic method may be used in the construction, renovation, maintenance, or other alteration of a residential building if the building product or material is approved for use by a national model code (e.g. IRC, IBC) published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or, establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential building if the standard is more stringent than a standard for the product material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building. The requirements in this Section II.C.1 apply in lieu of any building materials or aesthetic method requirements in the Zoning Ordinance, including without limitation the building bulk and articulation requirements and the exterior façade material requirements in Section 3.4, Figure 3-9(C) of the Zoning Ordinance per Ch. 3000 Tex. Local Govt. Code.
2. In lieu of the requirements in Section 3.4, Figure 3-9(C) of the Zoning Ordinance, the following requirements apply with regards to porches:
 - a. Each dwelling unit shall provide a minimum of 150 square feet of covered porch area which may be located on any one or a combination of front, side or rear entry porches. No minimum covered porch area shall be required on front, side or rear entries and the total required area may be satisfied entirely by a covered rear porch.
3. In lieu of the requirements in Section 3.4, Figure 3-9(C) of the Zoning Ordinance, the following requirements apply with regards to repetition of floor plan and elevation:
 - a. At least five lots shall be skipped on the same side of the street before repeating the same (i) floor plan plus (ii) elevation for a home.
 - b. At least two lots shall be skipped on the same side of the street for a different elevation but same floor plan/model name.

- c. At least two homes shall be skipped on the opposite side of the street before repeating the same (i) floor plan plus (ii) elevation.
- d. At least one home shall be skipped on the opposite side of the street for a different elevation but same floor plan/model name.
- e. No identical floor plan may be repeated on adjacent lots or directly across the street from a lot.

4. Homes are considered to have a differing appearance/elevation for purposes of Subsection 3(a)-(d) above if at least two of the following six items deviate:

- a. number of stories;
- b. material color;
- c. combination of materials;
- d. window placement;
- e. roofline or roof type and layout;
- f. articulation of the front façade;
- g. stone or brick accents; or
- h. at least two architectural elements that differentiate the facade, which may include, but are not limited to: (a) Porch (protruding, recessed, or no porch); (b) Decorative door or window frames; (c) Bay window; (d) Dormers; (e) Balcony (full size or Juliette); or (f) Wing wall.

The list in this Subsection 4 is not exhaustive and other items may differentiate building elevations, as approved by the City Planner.

III. COMMERCIAL TRACT

A. 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 Commercial Corridor District set forth in Article 4, Section 4.1.C of the Zoning Ordinance (the “CC District”) shall apply except as specifically provided herein.

3. The development shall be in general conformance with the Zoning Exhibit, as may be amended as provided in Section I above.

B. SPECIAL CONDITIONS:

1. The maximum height within the Commercial Tract shall be 30 feet.
2. Except as provided herein, all uses permitted within the CC District shall be allowed for the Commercial Tract. Further, except as provided herein, all uses permitted within the CC District by SUP shall be allowed within the Commercial Tract by SUP. The following additional uses with end cap drive-through configuration as an accessory use shall be allowed by right:
 - a. Dry Cleaning or Laundry, Drop-Off [Dry Cleaning or Laundry, *Self Service* shall only be allowed by SUP]
 - b. Restaurant with Drive-in or Drive-through Service
 - c. Financial Institution with Drive-through Service
 - d. Pharmacy with Drive-through Service
 - e. Convenience store with Drive-through Service
3. All drive-through facilities shall comply with: all applicable building setback, parking, and landscaping requirements; adequate stacking space to prevent queuing onto public streets; and all applicable City noise and traffic safety standards.
4. The following uses as defined in the Zoning Ordinance shall be prohibited:
 - a. Sexually Oriented Business
 - b. Commercial Greenhouse or Nursery
 - c. Hotel or Motel
 - d. Group Home
 - e. Hospital or Sanitarium [*does not prohibit an urgent care center or freestanding emergency medical care facility that is a walk-in clinic focused on the delivery of medical care for minor illnesses and injuries on an out-patient basis in an ambulatory medical facility or similar facility outside of a traditional hospital-based emergency department, which is considered a medical clinic use*]
 - f. Mortuary or Funeral Home
 - g. Animal Boarding/Kennel with Outside Pens
 - h. Animal Boarding/Kennel without Outside Pens
 - i. Commercial Amusement or Recreation (Low-Density Inside)
 - j. Commercial Amusement or Recreation (High-Density Inside)

- k. Commercial Amusement or Recreation (Outside)
- l. Golf Driving Range
- m. Shooting Range, Indoor
- n. Equipment Rental
- o. Automobile Rental
- p. Automobile Repair, Major
- q. Automobile Repair, Minor
- r. Car Wash
- s. Food Processing
- t. Vehicle Display, Sales or Service
- u. Beer and Wine Package Sales
- v. Smoke Shop or Head Shop [*defined as any establishment for the sale of any smoking, vaping, and/or cannabis related products (to include but not limited to: cigarettes, cigars, e-cigarettes, pipes, hookahs, bongs, tobacco, vape cartridges, chewing tobacco, and legal cannabis products such as oils, edibles, tinctures, concentrates, and topicals), but does not include convenience stores that sell tobacco products as a small percentage of the store's overall goods offered for sale*].
- w. Smoking Establishments
- x. Motor Vehicle Fueling Station
- y. Airport, Heliport or Landing Field
- z. Cleaners (commercial)
- aa. Commercial Radio or TV transmitting station
- bb. Helipad
- cc. Radio, Television or Microwave Tower
- dd. Telecommunications Tower
- ee. Telephone Exchange without shops or offices
- ff. Utility or government installation other than listed
- gg. Contractor's Maintenance Yard
- hh. Recycling Collection Center
- ii. Local Utilities
- jj. Mounted Antenna
- kk. Transit Passenger Shelter
- ll. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance

EXHIBIT "D"

Illustrative Diagram of Acceptable Window Placement on Rear Elevations North of Wisdom Lane



