

**Exhibit “B”**  
**Planned Development Conditions**  
**ZC 2020-17**  
**“Lake Park Villas”**

**I. PURPOSE:**

The purpose of this Planned Development (PD) is to allow the continued development of the Lake Park Villas subdivision with the approved preliminary plat dated May 9<sup>th</sup>, 2017, adjusting for townhomes limited to duplexes and triplexes.

**II. GENERAL CONDITIONS**

- A. This Planned Development District shall not affect any regulations within the City of Wylie Zoning Ordinance, current or as amended, except as specifically provided herein.
- B. All regulations of the underlying Multi-Family District, including new residential development standards, as set forth in Articles 3, 5, and 7 of the City of Wylie Zoning Ordinance (adopted as of September, 2019) are included by reference and shall apply herein.

**III. SPECIAL CONDITIONS**

To facilitate the development of a duplex residential development the following conditions shall apply:

- A. Section 3.3.A.1 is amended as follows: The TH district is a single family residential district allowing between 2 and 3 attached houses on individual lots and requiring a minimum lot size of 3,000 square feet. The Townhouse District is intended to provide flexibility for development of properties that are providing open space, preserving natural areas of value, or avoiding areas with environmental hazards.

B. Figure 3-5 is amended as follows:

Figure 3-5 - Townhouse District	
<b>Lot Size - minimums</b>	
Lot Area (sq ft)	3,000 sq ft
Lot Width (feet)	30
Lot Width of Corner Lots (feet)	45
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	120
<b>Dwelling Regulations</b>	
Minimum Square Footage	1,000 - Duplex (2 dwellings) 1,200 - others (3+dwellings)
Design Standards Level of Achievement	See section 3.4 Residential Design Standards
<b>Yard Requirements - Main Structure</b>	
Front Yard (feet)	20
Side yard (Feet)	0 for interior or 5 for exterior
Side yard of Corner Lots (feet)	15
Side Yard of Allowable nonresidential use	NA
Rear yard (feet)	20
Rear yard Double Front Lots (feet)	45
Lot Coverage	60%
<b>Height of Structures</b>	
Main Structure(feet)	40
Accessory Structure (feet)	14

C. Amendments to Article 3.F Architectural Standards

1. Section 3.F.4 shall be amended as follows:

- a) All homes shall consist of a minimum of 80% masonry to include brick, stone, stucco or masonry board with 100% brick

on the first floor; in addition to the requirements of the remainder of this section.

2. Section 3.F.10 shall be amended as follows:

- a) Base Standard - Garage doors shall be located on the primary street elevation of a residential unit. Each garage shall be a minimum of 225 square feet. Driveways shall be a minimum of 16 feet wide from right-of-way curb (exclusive of required radius) to garage door to accommodate off-street parking.
- b) Desirable Design Attributes - Garage doors shall be styled with carriage style hardware.