

**EXHIBIT C  
SHADOW CREEK  
VILLAGE  
PLANNED  
DEVELOPMENT  
STANDARDS**

**1.00 PLANNED DEVELOPMENT DISTRICT**

**1.01 Purpose:**

The commercial tracts within this Planned Development are intended to accommodate the development of office, retail and commercial service-related uses for neighborhood residents.

The allowable use of this district provides for the enhancement and implementation of the City's vision of the Comprehensive Plan. The use of existing creative development goals and objectives contained within the Corridor Commercial combined with the additional flexibility provided by the use of selective enhancements allowed by the use of a Planned Development District, together provide for a unique and creative commercial center development which is of general benefit to the City.

**2.00 PLANNED DEVELOPMENT - GENERAL CONDITIONS**

**2.01 Conformance to the Wylie Zoning Ordinance:**

Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Wylie Zoning Ordinance dated May 22, 2025.

A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This zoning exhibit, indicated as Exhibit "B" sets forth an overall property boundary description, conceptual plan, and the designation of each zoning tract, identified by a number which corresponds to the tracts defined in this Exhibit C Planned Development District Development Standards.

## **2.02 General Compliance:**

Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules and regulations of the City of Wylie as of the date of this ordinance.

## **3.00 PLANNED DEVELOPMENT- REGULATIONS**

### **3.01 Permitted Uses:**

Land uses permitted within this Planned Development District shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Land Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, Commercial Corridor District (CC) and Section 5.2 Listed uses as defined in the Zoning Ordinance of the City of Wylie.

- a. The following uses are allowed by right without a Specific Use Permit ("SUP"):
  - i. Automobile repair (minor)
  - ii. Car wash
  - iii. Dry cleaning (drop-off & pick-up, and on-site services)
  - iv. Restaurants with and without drive-in / drive-through
  - v. Brewery, winery, distillery
  - vi. Motor Vehicle Fueling Stations
  - vii. Food Truck Parking/Operation
  - viii. Office Showroom/Warehouse
  
- b. The following uses are permitted upon approval of a Specific Use Permit ("SUP"):
  - i. Adult Daycare
  - ii. Building Materials Sales (outdoor)
  - iii. Lawn Equipment Sales & Repair
  - iv. Motorcycle Sales & Service
  - v. Open Storage
  - vi. Pest Control Service
  - vii. Radio or TV Broadcast Studio
  - viii. Restaurant/ Private Club

### **3.02 Non-residential Design Standards:**

The Non-residential Design Standards shall apply to the commercial development within the Planned Development District in the Commercial Corridor District (CC) classification with the following revisions:

- a. Landscaping Point Requirements:
  - i. Landscaping on lots with buildings over 40,000 square feet shall be 15% of the site.
  - ii. The total number of landscaping points required for any commercial building - 25 Points Required.

### **3.03 Parking Design Requirements:**

The Parking Design Requirements for the commercial development shall be designed in accordance with the following:

- a. Parking Design Requirements:
  - i. A parking space shall be 10 feet wide and 20 feet deep for 90-degree parking. A parking space for angled parking shall be in accordance with the dimensions shown on Illustrative Plan Parking Layout attached hereto as Exhibit "B-2"
  - ii. While the entire property, per the zoning exhibit, shall allow for shared parking, each lot and use must meet the off-street parking requirements with the parking available at the time of construction / issuance of certificate of occupancy.

### **3.04 Signage Regulations:**

The Signage Regulations for the commercial development outlined in Article XX, Section 22 of the City Ordinance shall apply except as follows:

- a. Project – Monument Signs:
  - i. A maximum of three Multiple Business Signs (MBS) shall be installed on the overall property. Any MBS located on FM 544 shall be limited to a

height of 25 feet and width of 15 feet.

b. Lot – Monument Signs:

- i. Individual user signs. A max height of 12 feet and width of 8 feet. Each separately platted lot shall be allowed one lot monument sign, assuming visibility standards, as outlined in the City of Wylie design manual, can be maintained.