

Exhibit "C"
**PLANNED DEVELOPMENT
DISTRICT DEVELOPMENT
STANDARDS**

(Zoning Case 2026-02)

1.0 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose:

The purpose of this Planned Development District is to provide an update to more accurately reflect the current development and update the development standards.

**2.0 PLANNED DEVELOPMENT — SUBURBAN
RESIDENTIAL DISTRICTS/VILLAGE RESIDENTIAL
DISTRICTS**

Tracts A-1, A-2, shall be developed as below. Tracts A-3 and A-4 , amended by Ordinance 2018-29, are removed from this planned development and only subject to the rules, regulations, and standards of that ordinance.

2.01 General Description:

The residential tracts within this Planned Development located in proximity of the village commercial center are intended to accommodate a variety of single family suburban residential and village residential land uses and densities. They are designed to support the requirements of a village center which provides the needed civic, business and commercial requirements of a neighborhood. The residential units will encompass components contained in the Suburban Residential Districts and the Village Residential Districts of the Zoning Ordinance of the City of Wylie. Tract A-1 in Parcel 2 will be developed in accordance with Single Family — 10 District (SF-10/19). Tract A-2 in Parcel 2 will be developed in accordance with Single Family — 8.5 District (SF-8.5/17). Tract A-3 in Parcel 3 will be developed in accordance with Townhouse District (TH). Tract A-4 in parcel 3 will be developed in accordance with Townhouse (TH) as revised herein. The revisions to the development standards for the districts identified above as revised, are necessary within each respective district to achieve the previously stated purpose and are further outlined within these development standards.

2.02 Permitted Uses:

Land uses permitted within residential areas, indicated as Tracts A-1 and A-2 in Parcel 2, and Tracts A-3 and A-4 in Parcel 3 as shown on Exhibit “C” which are allowed in Article S Use Regulations, Section 5.1 Land Use Charts, Figure 5-3 Land Use Tables, Residential Districts, Suburban Residential, SF-10/19 (Tract A-1) and Village Center, SF-8.5/17 (Tract A-2) and TH (Tracts A-3 and A-4) and Section 5.2 Listed Uses, as defined in the Zoning Ordinance of the City of Wylie are revised with the following additions:

- a. Private recreation facilities and buildings for homeowner use.
- b. Real estate sales offices and model homes during the development and marketing of the residential areas.
- c. Temporary buildings, advertising signs, and uses incidental to construction work and sales promotions on the premises, which shall be removed upon completion.

2.03 Density:

The overall maximum allowed residential units for Tracts A-1, A-2, A-3, and A-4 shall not exceed 640 lots.

2.04 Additional Parking Area Requirements:

Additional parking area requirements to serve the guest parking area requirements for Tracts A-3 and A-4 may be constructed of either concrete or grass crete.

2.05 Single Family — 10 District (SF-10/19):

The lots in Tract A-1, Parcel 2 are to be developed in accordance with the development standards as defined in Article 3-Residential District Regulations, Section 3.2 Suburban Residential Districts, Figure 3-5 — Single Family 10 District (SF-10/19) in the Zoning Ordinance of the City of Wylie

2.06 Single Family - 8.5 District (SF-8.5/17):

The lots in Tract A-2, Parcel 2 are to be developed in accordance with the development standards as defined in Article 3 - Residential District Regulations, Section 3.3 Village Residential Districts, A. Single Family — 8.5 District (SF- 8.5/17), Figure 3-6 — Single Family 8.5 District (SF-8.5/17) in the Zoning Ordinance of the City of Wylie.

2.07 Townhouse District (TH):

The lots in Tract A-3, Parcel 3 are to be developed in accordance with the development standards as defined in Article 3 — Residential District Regulations, Section 3.3 Village Residential Districts, B. Townhouse District (TH), Figure 3-7 — Townhouse District (TH) in the Zoning Ordinance of the City of Wylie.

The lots in Tract A-4, Parcel 3 are to be developed in accordance with the development standards as defined in Article 3 — Residential District

Regulations, Section 3.3 Village Residential Districts, B. Townhouse District (TH), Figure 3-7— Townhouse District (TH) in the Zoning Ordinance of the City of Wylie with the following revisions:

a. Lot size:

Lot Area — 2,200

square feet. Lot Width

— 22 feet

Lot Width on Corner Lots — 37 feet.

Lot Depth — 100 feet.

Lot Depth of Double Front Lots — 100 feet.

b. Yard Requirements - Main

Structures: Rear Yard — 20 feet.

Rear Yard Double Front Lots — 15 feet.

Rear yard for Lots adjacent to a Fire Lane — 30 feet from the rear property line.

c. Yard Requirements — Accessory

Structures: Rear Yard Double Front Lots

— 15 feet.

2.08 Private Streets/Fire Lanes:

The use of a combination of public streets, private streets and fire lanes in Tract

A-4 of the Townhouse District (TH) shall be at the discretion of the developer and will be shown on the development plan or preliminary plat. Private streets and fire lanes shall be located in a public access easement having a minimum width of 24 feet and a minimum pavement width of 24 feet.

2.09 Residential Design Standards:

The Section 3.4 Residential Design Standards shall apply to all lots defined within the Planned Development District in the Suburban Residential Districts and Village Center Districts classification with the following revisions:

Figure 3-14 Village Residential District (SF-8.5/17. TI-L MF, MITJ Requirements

- a. A. Village Land Design Requirements — 30 Points Required:
 1. Connection of Open Space to Residential Development.
 - (i) The trail system with a trail being 8 ft. in width, as shown on the Conceptual Plan attached hereto, which is adjacent to streets and in an open space shall meet the requirements to qualify as the “Pedestrian Linkages to the Village Center” for 10 points.
- b. C. Street and Sidewalk Requirements — 55 Points Required:
 1. Curvilinear Streets.
 - (i) The streets within Tracts A-1 and A-2 shall have 25% of their streets meet the design criteria for curvilinear streets and shall qualify for 20 points.
 - (ii) The streets within Tracts A-3 and A-4, because of their boundary configuration constraints, shall have 10% of the streets meet the design criteria for curvilinear streets and shall qualify for 20 points.
 2. Entry Features and Medians.
 - (i) Landscaped entry features and medians located within an 80 foot right-of-way shall qualify for 15 points. The minimum length for a median at any entry intersection of a public street shall be 50 feet.
 3. Sidewalk Width.
 - (i) A side walk width of 6 feet, with a meandering design, located within a parkway of a secondary collector, collector street or residential street, located on one side of the street as shown on the Conceptual Plan attached hereto, shall qualify for 15 points. The meandering sidewalk is to be constructed on one side of the street which fulfills the sidewalk requirements for both sides of the respective street.
 4. Screening of Residential Units Backing onto Major Thoroughfares.
 - (i) A screening wall constructed along the rear property line of lots adjacent to the Secondary Thoroughfare shown on the Conceptual Plan attached hereto, shall qualify for 20 points.
 5. Village Residential Street Trees.
 - (i) Residential lots fronting on a collector or residential street shall have a minimum of 1 tree per lot planted in the front

yard of each lot. It is the intent to have the trees evenly spaced within any given block length as well as their location in relationship to the front property line. The flexibility of offsetting or staggering trees along the street shall be an option for consideration in achieving a pleasing streetscape. This concept shall qualify for 20 points.

- (ii) The trees within each tract shall have a minimum caliper of 3 inches as measures 12 inches above the ground at the time of planting.
- (iii) A tree layout will be submitted with the Development Plan or Preliminary Plat indicating the spacing of the trees. The plan will take into consideration the width of the lot and the location of driveways in determining tree spacing.

c. D. Architectural Requirements — 30 Points Required:

1. Exterior Facade Material.

- (i) The base standard shall be 100% brick, stone or masonry composite materials. The use of a minimum of 70% masonry and the remainder of masonry composite material on units in the Townhouse District (TH) shall qualify as 100% masonry.
- (ii) Natural wood products may be used for architectural accent which shall consist of no more than 5% of the exterior facade of units in the Townhouse District (TH).

2. Roof Pitch.

- (i) The use of the same colored shingle throughout the residential subdivision shall qualify for an additional 20 points.

3.0 PLANNED DEVELOPMENT — MULTIFAMILY

Tract B-1

3.01 Multifamily District (MF):

Tract B-1, Parcel 2 is to be developed in accordance with the development standards as defined in Article 3 — Residential District Regulations, Section 3.3 Village Residential Districts, C. Multifamily District (MF), Figure 3-8 — Multifamily District (MF) in the Zoning Ordinance of the City of Wylie.

3.02 Residential Design Standards:

The section 3 4 Residential Design Standards shall apply to all lots defined within the Planned Development District in the Village Center Districts classification with the following revisions:

Figure 3-14 Village Residential District (SF-8.5/17 TH, MF, MH)

Requirements.

a. A. Village Land Design Requirements — 30 Points Required:

1. Connection of Open Space to Residential Development.

- (i) Cul-de-sacs extending into or providing neighborhood access to open space or parks, in addition to streets alongside to open space or parks, shall qualify for 25 points. The number of cul-de-sacs in this area shall be limited to four.
- (ii) The trail system with a trail being 8 ft. in width as shown on the Conceptual Plan attached hereto shall qualify for 10 points.

b. C. Street and Sidewalk Requirements — 55 Points Required:

1. Curvilinear Streets;

- (i) The public streets within Tract B-1 shall have 10% of the streets meet the design criteria for curvilinear streets and shall qualify for 20 points.

2. Entry Features and Medians.

- (i) Landscaped entry features and medians located in an 80 foot right- of-way shall qualify for 15 points. The minimum length for a median at any entry intersection of a public street shall be 50 feet.
- (ii) A sidewalk width of 6 feet, with a meandering design, located within a parkway of a secondary collector, collector street or residential street, located on one side of the street as shown on the Conceptual Plan attached hereto shall qualify for 15 points. The meandering sidewalk is to be constructed on one side of the street which fulfills the sidewalk requirements for the respective street.

3. Screening of Residential Units Backing onto Major Thoroughfares.

- (i) A screening wall constructed along the rear property line of lots adjacent to the Secondary Thoroughfare shown on the Conceptual Plan attached hereto, shall qualify for 20 points.

4. Village Residential Street Trees.

- (i) Multifamily lots fronting on a collector or residential street shall have a tree per lot planted along the street right-of-way at a minimum spacing of 30 feet and a

maximum spacing of 50 feet. It is the intent to have the trees evenly spaced within any given block length as well as their location in relationship to the property line. The flexibility of offsetting or staggering trees along the street shall be an option for consideration in achieving a pleasing streetscape. This concept shall qualify for 20 points.

(ii) The trees within each tract shall have a minimum caliper of 3 inches as measured 12 inches above the ground at the time of planting.

(iii) A tree layout will be submitted with the Development Plan or Preliminary Plat indicating the spacing of the trees. The plan will take into consideration the width of the lot and the location of entrances in determining tree spacing.

c. D. Architectural Requirements — 30 Points Required:

1. Exterior Facade Material.

(i) The base standard shall be 100% brick, stone or masonry composite materials with a minimum of 30% brick or stone, shall qualify as 100% masonry.

(ii) Natural wood products may be used for architectural accent which shall consist of no more than 5% of the exterior facade.

2. Roof Pitch

(i) The roof pitch for all multifamily units shall be a minimum of 6:12.

(ii) The use of the same colored shingle throughout the multifamily development shall qualify for an additional 20 points.

3.03 Screening Walls:

Screening walls used in multifamily development shall be as follows:

- a. Unless there is a natural or landscaped open space or buffer area, which may be zoned either for single family or multifamily use, having a minimum width of twenty-five (25) feet located between single family residential and multifamily residential uses, a six (6) foot screening wall shall be constructed by the developer/builder of the multifamily property between any areas developed for multifamily uses and single family residential uses. The above referenced six (6) foot screening wall shall be constructed of stone, stucco, brick, tile, concrete or similar materials or any combination thereof. Wrought iron fencing may be used as an accent feature to a screening wall from the front building line to the front property line or street right-of-way. Wrought iron gates may be used in a screening wall for access to

utility transformers and control panels. Design of the aforementioned screening fence shall be submitted at the time of Development Plan approval.

4.0 PLANNED DEVELOPMENT — VILLAGE CENTER NON-RESIDENTIAL DISTRICT AND BUSINESS DISTRICT

Tracts C-1 & C-2

4.01 General Description:

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

4.02 Community Retail District (CR):

Tract C-2 in Parcel 2 is to be developed in accordance with the Development Standards as defined in Article 4 — Non-residential District Regulations, Section

4.1 Village Center Non-residential Districts, B. Community Retail (CR), Figure 4-2 — Community Retail District (CR) in the Zoning Ordinance of the City of Wylie.

Land uses permitted within non-residential areas, indicated as Tract C-2 in Parcel 2 as shown on Exhibit “B”, shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Lane Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, Village Center, Community Retail (CR) and Section 5.2 Listed uses as defined in the Zoning Ordinance of the City of Wylie.

4.03 Commercial Corridor District (CC):

Tract C-1 in Parcel 1 is to be developed in accordance with the Development Standards as defined in Article 4 — Non-residential District Regulations, Section 4.1 Commercial Districts, C. Commercial Corridor District (CC), Figure 4-3 — Commercial Corridor District (CC) in the Zoning Ordinance of the City of Wylie (as amended through June 13, 2023 by Ordinance No. 2023-23) (the “Zoning Ordinance”).

Land uses permitted within Tract C-1 shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Lane 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 (as amended through June 13, 2023 by Ordinance No. 2023-23) (the “Zoning Ordinance”).

4.04 Non-residential Design Standards:

The Section 4.4 Non-residential Design Standards shall apply to the commercial development within the Planned Development District in the Community Retail District (CR) and the Commercial Corridor District (CC) classification with the following revisions:

a. Figure 4-6 Site Design Requirements:

- (i) The total number of land design points for buildings 20,000 square feet and under — 60 Points Required.
 - (ii) The total number of land design points for buildings from 20,001 to 40,000 square feet — 40 Points Required.
 - (iii) The total number of land design points required for buildings over 40,001 square feet — 20 Points Required.
 - (iv) Buildings may be configured as shown on the Illustrative Plan Tract C-1 attached hereto as Exhibit “B-1”.
- b. Figure 4-7 Landscaping Point Requirements ‘
- (i) Landscaping in Required Yards for buildings less than 40,000 square feet shall be 15% of the site.
 - (ii) Landscaping in Required yards for buildings over 40,000 square feet shall be 10% of the site.
 - (iii) The total number of landscaping points required for any commercial building — 25 Points Required.

4.05 Parking Design Requirements:

The parking for commercial development shall be designed in accordance with the following:

- (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) A one-way aisle shall be a minimum of 20 feet wide.
- (iii) A two-way aisle shall be a minimum of 24 feet wide.

5.0 PLANNED DEVELOPMENT — GENERAL CONDITIONS

5.01 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 February 27, 2002.

5.02 Procedures of the Planned Development District:

- a. Zoning Exhibit: A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This zoning exhibit, indicated as Exhibit “C” sets forth an overall

property boundary description, and the designation of each zoning tract, identified by a number which corresponds to the tracts defined in this Exhibit "B" Planned Development District Development Standards.

b. Conceptual Plan

- (i) The Conceptual Plan is hereby attached and made a part of the approval for the Planned Development District as Exhibit "D".

c. Development Plan:

- (i) Prior to any development under this approved Planned Development District, a Development Plan for each phase must be submitted to the City of Wylie for approval. The Development Plan shall suffice as the Preliminary Plat for the residential single family tracts or districts. The Development Plan shall suffice as the Site Plan for non-residential tracts or districts. The Development Plan shall be approved by the Planning and Zoning Commission and the City Council prior to the issuance of any building permit for construction.
- (ii) In the event of a conflict between the Development Standards and a Development Plan, the Development Standards shall apply.

5.03 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 they presently exist.

5.04 Street Requirements:

- (i) The street shown on the Conceptual Plan as Exhibit "D" attached hereto as a Secondary Collector shall be developed as a Secondary Collector Type C with a 100 foot right-of-way with 4 lanes of pavement (2 lanes at 25 feet back-to-back of curb).
- (ii) The street shown on the Conceptual Plan as Exhibit "D" attached hereto as a Collector shall be developed as a Collector Type D with a 60 foot right-of-way with a 2.5 foot wide easement adjacent to the right-of-way for utilities with a pavement width of 38 feet back-to-back of curb.
- (iii) All residential streets shall be developed as Residential Type E with a right-of-way of 50 feet with a pavement width of 31 feet back-to-back of curb.
- (iv) The minimum centerline radius for a Secondary Collector Type

C shall be 1,000 feet, a Collector Type D shall be 350 feet and a Residential Type E shall be 150 feet.

- (v) Developer is required to pave one-half of either Woodbridge Parkway or Hensley Road if the property abuts one side of either right-of-way and the full street if the property abuts both sides of the right-of-way.

5.05 Alleys:

- (i) Alleys are required in Tract A-1 and Tract A-2.
- (ii) The use of alleys in Tract A-3 shall be at the discretion of the developer and shall be shown on the development plan or preliminary plat.
- (iii) The use of private streets or fire lanes shall meet the requirements for alleys in Tract A-4.
- (iv) The right-of-way width of an alley may be reduced to fifteen (15) feet when there is a five (5) foot wide utility easement in the rear or side yard of a lot adjacent to an alley.

5.06 Hiking and Jogging Trail Along Secondary Collectors, Collectors and Residential Streets:

- (i) An eight (8) foot wide concrete hiking and jogging trail may be constructed on one (1) side of any major thoroughfare, secondary thoroughfare and selected residential street in lieu of sidewalks on both sides of the designated streets. The use of residential streets shall be limited to those streets needed to provide a continuous space or park area. In order to provide for a meandering trail, the pavement for any thoroughfare or residential street shall be allowed to be offset a maximum of five (5) feet from the center of the right-of-way to provide for additional parkway on one (1) side of the designated street for the construction of the meandering trail. The final location of any hiking and jogging trails shall be shown on the Development Plan or Preliminary Plat.

5.07 Detention:

Detention will not be required if the storm water runoff from this property, or any portion thereof, is discharged into:

- (i) Property within the City of Sachse into existing drainage structures or with City of Sachse approval for additional improvements and a drainage study updating the existing study provided to the Cities of Sachse and Wylie for Maxwell Creek along the Woodbridge West area adjacent to the landfill and the approved CLOMR for Woodbridge.

- (ii) Directed and discharged into Maxwell Creek within an enclosed drainage system and a drainage study.
- (iii) Directed into the Maxwell Creek or the Soil Conservation Service pond constructed on Maxwell Creek within an authorized drainage easement along an existing drainage way or natural water course.