

EXHIBIT B

VILLAS ON BALLARD

PLANNED DEVELOPMENT STANDARDS

I. PURPOSE

Villas on Ballard will be a neighborhood of single family attached homes which provides homeowners an opportunity to live in a neighborhood which meets their lifestyle expectations. The homes will be rear entry. Every home will have a 2-car attached garage and a minimum 20' deep driveway which provides access to garage. The development standards established below will be used to create the vision depicted on the Concept Plan - Exhibit C.

II. GENERAL STANDARDS

- A. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
- B. All regulations of the underlying Townhouse District, as set forth in Article 3, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of April 2021) shall apply herein.
- C. The design and development of the Villas on Ballard neighborhood shall take place in general accordance with the Concept Plan - Exhibit C.
- D. Permitted uses shall be all principal and accessory uses which are allowed by right in the (TH) Townhouse District, in accordance with Section 5.1 of the Wylie Zoning Ordinance (adopted as of April 2021).

III. DEVELOPMENT STANDARDS

- A. Figure 3-5 Townhouse District amended as follows:

- 1. Maximum Density: 8 homes per gross acre.
- 2. Minimum Living Area: 1,500 square feet.
- 3. Minimum Lot Area: 1,848 Sq Ft.
- 4. Minimum Lot Width: 22'.
- 5. Minimum Lot Depth: 84'.
- 6. Minimum Front Yard Setback: 5'
- 7. Minimum Rear Yard Setback: 20'
- 8. Minimum Side Yard Setback (Interior Lot): 5' for an end unit, 0' for an interior unit.
- 9. Minimum Side Yard Setback (Corner Lot): 10'.
- 10. Maximum Height: 35', 3 stories.
- 11. Maximum Lot Coverage: 75%.

IV. SPECIAL CONDITIONS

- A. Section 3.4.D Land Design Requirements amended as follows:

- 1. Perimeter screening for the neighborhood shall be provided in accordance with the Exhibit D. (Landscape Details). All perimeter screening shall be maintained by the Homeowners Association. The developer shall coordinate with the NTMWD with respect to any screening

proposed and provided for with the limits of the NTMWD easement located at the southeast corner of the neighborhood.

2. A minimum of 15% of the land within the Villas on Ballard neighborhood shall be used as common open space. The open space shall be owned and maintained by a mandatory Homeowners Association. Said HOA owned and maintained property shall also include any perimeter landscape buffers.
3. Retention pond. The retention pond depicted at the northeast corner of the property on Exhibit C shall be designed and developed as a permanent pond. The purpose of the pond being to capture and confine stormwater for an extended time. The pond will be aerated. Walkways and seating will be provided around the pond as shown in the landscape plans. The pond and surrounding area will be owned and maintained by the HOA and as such, is included in the above referenced open space area calculation.
4. Ballard Avenue Intersection Functionality: The TXDOT reconstruction of Ballard Avenue with a median will lend to potential traffic conflicts where Harvest Bend Drive and the existing alley for Kinsington Manor Estates create offsetting intersections at Ballard Avenue. As part of the construction of the Villas on Ballard neighborhood, the developer, at his costs, will work with the City and utility companies to redirect the Kinsington Estates alley to intersect the Villas of Ballard street versus Ballard Avenue so that a typical 4-way intersection can occur at Ballard Avenue.

Said redirection may include the demolition of a portion of the existing alley and/or relocation of existing power poles. This will allow for a median break to be located at the intersection of Ballard Avenue and Harvest Bend Drive. The specific design of the alley redirect will be done during the development of civil engineering plans for the neighborhood.

After the alley is relocated and open to the public, the previously used alley right-of-way shall be abandoned per the requirements established in the Wylie Subdivision Ordinance.

If the owner of Lot 1, Block C of the Kinsington Manor Estates Addition, which is the lot adjacent to the abandoned right-of-way, does not wish to purchase the north half of the abandoned right-of-way, the developer shall purchase all the abandoned right-of-way per the procedures established in the Wylie Subdivision Ordinance.

If the owner of Lot 1, Block C of the Kinsington Manor Estates Addition, which is the lot adjacent to the abandoned right-of-way, wishes to purchase all the abandoned right-of-way, the developer shall not contest said purchase.

B. Section 3.4.F Architectural Design Standards amended as follows:

1. Building Bulk and Articulation: In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions as shown on Exhibit E. (Conceptual Home Architecture – Exhibit E)
2. All homes shall have stone plaque or pin numbers with resident address beside the main entry of the dwelling unit.
3. All homes shall have one-hundred (100) percent of the exterior façade composed of kiln-fired clay brick or stone laid masonry units or masonry stucco, or cement siding. A minimum of twenty (20) percent of the exterior façade shall be constructed with stone or decorative brick accent. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

4. Roofs and Roofing – Roof Pitch: All homes shall have a minimum roof pitch of 6:12, with articulation, dormers or a combination of hip and gable roofing.
5. Roof and Roofing
 - a. Roofing Materials: All homes shall have 30-year dimensional shingles or better. Additionally, metal roofing may be used on roofs overhanging doors and/or windows and any accent/dormer roofs. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.
 - b. Roof Eaves: No wood fascia or soffits are permitted.
6. Garage Size: Each garage shall be a minimum 400 square feet.
7. Dwelling Size: The total square feet of floor space within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.
8. Fire Sprinklers: Each townhome shall be constructed with a 13D sprinkler system. The sprinkler system shall attain 90% coverage in the garage.
9. Fencing:
 - a. Front yard fences shall be permitted with fifty (50) percent transparency constructed of wood or wrought iron.
 - b. Side and rear yard fences shall be permitted to a height of 8 feet maximum and constructed of wood or wrought iron.
10. Landscaping: Each residential dwelling shall have an established front lawn with a minimum of 1 tree and 5 shrubs. Lots fronting attached greens shall have the above referenced trees and shrubs incorporated into the attached green.
11. Outdoor Lighting: All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.
12. Conservation/Sustainability: Each residential dwelling unit must comply with the Energy component of the Building Code.