

**EXHIBIT "C"**

**PLANNED DEVELOPMENT STANDARDS**

\_\_\_\_\_  
Ordinance 2026-XX

**I. Purpose**

This Planned Development District (the "District") is established to provide a development consisting of Commercial and Light Industrial uses, including the additional uses specified herein, to support economic growth within the region.

**II. General Conditions**

- A. This District shall not affect any regulations within the Code of Ordinances, except as specifically modified herein. The District shall conform to all zoning and city ordinances as they exist or shall be amended, unless specified herein. In the event of a conflict between any city zoning or other ordinances and the provisions of this Planned Development, the provisions of this Planned Development shall control.
- B. This District shall not affect any regulations of the Light Industrial District (LI) set forth in Article 4, Section 4.1, of the Zoning Ordinance of the City of Wylie in effect as of the effective date of the ordinance approving this District (as amended through \_\_\_\_\_, 2026, by Ord. No. \_\_\_\_ ) (the "Zoning Ordinance") except as specifically modified herein. In the event of a conflict between the Zoning Ordinance and this District, the terms of this District control. Upon approval by the City Council of the ordinance establishing this District, this District is vested in accordance with Tex. Loc Gov't Code Ch. 245 and this Planned Development Ordinance, inclusive of Exhibit "B", Zoning Exhibit, and all other exhibits herein, is a vesting document for purposes of Chapter 245 of the Texas Local Government Code.

**III. Special Conditions**

- A. **Definitions.** Unless otherwise stated, the definitions in Article 5.2 and Article 10 of the Zoning Ordinance apply to this District. The following definitions apply to this District:
  - 1. *ALTERNATIVE FUEL VEHICLE (AFV) CENTER* means a facility where passenger or commercial alternative fuel vehicles are sold, serviced, and repaired. This use includes, but is not limited to, showroom space offering demonstrations and test drives; space for customer service and delivery of vehicles; office space; shop space for service and repair of vehicles; vehicle wash and detailing space; interior storage space; parking and overnight storage of vehicles; and electric vehicle (EV) chargers, ports, and related electrical infrastructure. This definition does not prohibit the sale, service, and repair of electric vehicles as otherwise allowed by these regulations.

2. *DATA CENTER* means a facility specifically designed for housing equipment for remote storage, processing, and/or distribution of large amounts of data, or similar medium. This includes, without limitation, equipment for networked computer systems and telecommunication switching, routers, operation centers, and other infrastructure critical for e-commerce companies, internet servers, data firms, fiberoptic cable, and other technology providers.
3. *EQUIPMENT RENTAL* means a facility for renting items including, but not limited to, tools, and light and heavy equipment, tents, party supplies, etc.
4. *FOOD PROCESSING* means a facility in which food for human consumption is provided in the final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. This use includes kitchens used for the preparation of food to be catered at a second location. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.
5. *LABORATORIES, RESEARCH AND DEVELOPMENT, OR TESTING* means a facility that is equipped for engineering, medical, or scientific experimentation, testing, research, development, analysis, innovation, or teaching.
6. *LIGHT ASSEMBLY AND FABRICATION* means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, that may include any of the following or similar activities: processing, fabrication, assembly, packaging, incidental storage, sales and distribution of products, but excluding basic industrial processing.
7. *MAILING AND SHIPPING* means a facility for the sorting and delivery of commercial or government letters, mailers, and packages. This use also includes a retail facility that provides shipping, printing, mailbox rentals, and document services.
8. *MEDICAL CLINIC* means a facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis. Outpatient surgery centers are considered to be medical clinics in this District.
9. *PHARMACY* means a facility used for the preparing, preserving, compounding, storing, and dispensing of medical drugs. This use includes retail establishments open to the public, non-public establishments associated with institutional uses, and specialty pharmacies.
10. *SERVICE COURT* means that area used for loading and unloading and other activities generally located between the rear of each pair of flex buildings as depicted on the Exhibit "B", the Zoning Exhibit, including but not limited to additional parking, enclosed play areas protected by bollards or fencing, outside

generators on pads to back up power supply, general loading and truck court activity..

11. *SITE* means the entire property included in this District, including Lots 1R-2 and 1R-3 of the Sanden Addition and proposed Lots 2, 3, and 4 of the Sanden Addition, as depicted on the Exhibit "B", the Zoning Exhibit.
12. *SPECIAL EVENT/CONFERENCE CENTER* means a facility available for rental for the hosting of special events, conferences, meetings, and other similar activities.
13. *SWIM SCHOOL* means schools and aquatic instruction facilities, including indoor pools used primarily for the purpose of teaching swimming and water safety to individuals or groups, provided that all operations are conducted in compliance with applicable health, safety, and building regulations.
14. *TRAINING CENTER* means a dedicated facility that provides on-site training in business, commercial, and / or trade skills. The facility may be owned or operated by a commercial business or by a union, trade group, or other professional association. The facility may provide hands-on training in addition to classroom learning.
15. *VEHICLE DISPLAY SALES OR SERVICE* means a facility for the display, rental, retail sale, or service of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, golf carts, or trailers excluding oversized motor vehicles and oversized trailers.
16. *WAREHOUSE / DISTRIBUTION CENTER* means a facility used primarily for the inside storage of items. Distribution Center means a warehouse facility which is used primarily for distribution by rail or truck.
17. *ZONING EXHIBIT* means the plan attached hereto as Exhibit B. The Zoning Exhibit is for illustrative purposes only and subject to change. The Zoning Exhibit and development regulations contained herein are intended to describe the intent of this Planned Development. Changes to the Zoning Exhibit will be in accordance with Section 6.1.F of the Zoning Ordinance of the City of Wylie.

**B. Permitted Uses.** The following uses which are either allowed in the Light Industrial District (LI), allowed in the LI District and modified herein, or defined herein, are permitted by right on the Site unless otherwise noted below:

- \* Signifies use shall be prohibited on Lots 1R-2 and 1R-3 as labeled on the Exhibit "B", the Zoning Exhibit.

**\*\*** *Signifies use shall require a Special Use Permit (SUP) to be allowed on Lots 1R-2 and 1R-3 as labeled on Exhibit "B", the Zoning Exhibit, otherwise, permitted by right on other parts of the Site.*

**\*\*\*** *Signifies use shall only be permitted on Lots 1R-2 and 1R-3 as labeled on Exhibit "B", the Zoning Exhibit, and shall require a Special Use Permit (SUP).*

**a. Institutional and Community Service**

- a. Church/House of Worship
- b. Civic Center
- c. College or University
- d. Cultural Arts Facility
- e. Day Care Facility
- f. Library
- g. \*School (Public or Private) Elementary
- h. \*School (Public or Private) Secondary
- i. School, Business
- j. School, Technical or Trade
- k. Training Center

**b. Office**

- a. Financial Institution (with drive-thru)
- b. Financial Institution (without drive-thru)
- c. General Office
- d. Medical Clinic

**c. Recreational, Entertainment, and Amusement**

- a. \*\*Commercial Amusement or Recreation (Low-Density Inside)
- b. \*\*Commercial Amusement or Recreation (High-Density Inside)
- c. Health Club
- d. \*\*Shooting Range Indoor

**d. Retail, Personal Service, and Commercial**

- a. \*Alternative Fuel Vehicle Center (Outside Storage of vehicles is permitted as set forth in Section III.C below)

- b. Antique Shop
  - c. Animal Clinic or Hospital
  - d. \*Automobile Rental
  - e. Automobile Repair, Minor
  - f. Beer & Wine Package Sales
  - g. Brewery Winery Distillery
  - h. \*\*\*Car Wash
  - i. Dry Cleaning or Laundry, Drop-Off or Self Service
  - j. Cleaners (Commercial)
  - k. Equipment Rental
  - l. Food Processing
  - m. General Merchandise Store.
  - n. Grocery Store
  - o. Home Improvement Center, Lumber, Brick, or Building Materials
  - p. Household Equipment and Appliance Repair
  - q. \*\*\*Motor Vehicle Fueling Station
  - r. Permanent Cosmetic Establishment
  - s. Personal Service Use
  - t. Pharmacy
  - u. Restaurant with Drive in or Drive through service (only allowed on Lots 1R-2 and 1R-3)
  - v. Restaurant without Drive In or Drive Thru Service
  - w. Secondhand Goods
  - x. \*\*Smoking Establishments
  - y. Special Event/Conference Center
  - z. Swim School
  - aa. Used Merchandise Resale/Consignment or Thrift Shop
  - bb. Vehicle Display Sales or Service (Vehicles stored outside shall comply with the outside storage requirements in Section III.C below)
- e. Utility, Transportation and Public Service**
- a. \*Data Center
  - b. \*Electrical Substation or Switching Station

- c. Local Utilities
  - d. \*\*Mounted Antenna
  - e. Police or Fire Station
  - f. \*\*Radio, Television or Microwave Tower
  - g. \*\*Telecommunications Tower
  - h. \*\*Utility or Government Installation other than listed
- f. Industrial and Manufacturing**
- a. \*Industrial (Inside)
  - b. \*Laboratories, Research and Development, or Testing
  - c. \*Light Assembly and Fabrication
  - d. Printing and Publishing
- g. Wholesale, Distribution, and Storage**
- a. \*Contractor's Maintenance Yard
  - b. \*Mailing and Shipping
  - c. Mini-Warehouse (Self Storage)
  - d. Office Showroom/Warehouse
  - e. \*Outside Storage (as set forth in Section III.C. below)
  - f. \*Warehouse/Distribution Center
- h. Accessory Uses**
- a. \*Accessory Outside Storage
  - b. \*Caretakers Quarters/Domestic or Security Unit
- 10. Temporary Uses**
- a. Temporary Construction Yard or, Construction or Sales Office

**Future Uses:** any additional use permitted in the LI District within the zoning ordinance of the City of Wylie after the effective date of the ordinance creating this District provided such use shall be subject to the same conditions applicable to the additional use in the LI District. For example, an additional use permitted in the LI District by right is permitted in this District by right; an additional use permitted in the LI District by specific use permit (SUP) is permitted in this District only by SUP; etc.

- C. **Use Regulations.** The provisions in Section 5.2 – Listed Uses of the Zoning Ordinance shall apply except as modified below. Anything not modified herein is per the definitions in Section 5.2 that exist at the time of approval:

1. Accessory Outside Storage. The Additional Provisions of section 5.2(J)(6)(b) are deleted and replaced with the following:
  - a. Outside storage shall be permitted provided it is not visible from public right-of-way and is not located nor interferes with public access or fire lane easements.
  - b. Outside storage of vehicles is also permitted in the service courts labelled on *Exhibit "B", the Zoning Exhibit*, provided it is not visible from public right-of-way and is not located nor interferes with public access or fire lane easements.
2. Outdoor storage is only permitted in the Service Courts.
3. Animal Clinic or Hospital. The Additional Provisions of §5.2(F)(1)(b) are deleted and replaced with the following:
  - a. Multifamily uses adjacent to the site are not considered residential uses for the purposes of this district.
4. Brewery, Winery, Distillery. The Additional Provisions of §5.2(F)(30)(b)(2) are deleted and replaced with the following:
  - a. The General Provisions of section 7.10 of the Zoning Ordinance apply except.
  - b. A Special Use Permit shall not be required when there are additional uses on the same lot as a Brewery, Winery, Distillery use. Those accessory uses can include but are not limited to; events center, food truck park, restaurant without drive-thru service, and commercial entertainment.
5. Day Care Facility. In addition to the Additional Provisions of §5.2(C)(6)(b), the following Additional Provisions apply in this District:
  - a. Outdoor play/recreation areas for Care Centers may be located in Service Courts, provided the play/recreation areas are directly adjacent to the building and fenced in utilizing a minimum 6-ft privacy fence protected by bollards, boulders, screen wall or similar protection with a maximum spacing between openings of three (3) feet.
6. Medical Clinic. The Additional Provisions of §5.2(D)(1)(b) are deleted and replaced with the following:
  - a. A medical clinic may occupy up to 100 percent of the gross floor area of a building in this district.

7. School (Public or Private) Elementary. The Additional Provisions of §5.2(C)(12)(b) are deleted and replaced with the following:
  - a. Pick-up and drop-off areas shall be provided on-site and are not required to accommodate school buses.
8. School (Public or Private) Secondary. The Additional Provisions of §5.2(C)(13)(b) are deleted and replaced with the following:
  - a. Secondary schools are not required to be located on a collector or larger street.
  - b. Pick-up and drop-off areas shall be provided on-site and are not required to accommodate school buses.
9. Used Merchandise/Resale Shop/Consignment or Thrift Store. The Additional Provisions of §5.2(F)(26)(b) are deleted in their entirety.

**D. Development Regulations.** The standards of Article 4 of the Zoning Ordinance shall apply except as modified below.

1. Exhibits. Development of the Site shall be in general conformance with Exhibit “B”, the “Zoning Exhibit”, Exhibit “D”, the Landscape Plan”, Exhibit “E”, the “Architectural Character Images”, and Exhibit “F”, the Signage Plan”. In the event of a conflict between Exhibits B,D,E, or F (Zoning Exhibit, Landscape Plan, Architectural Character Images, and Signage Plan), and the Planned Development Standards herein, the applicable Exhibit shall control. In the event of a conflict between this Planned Development (inclusive of all Exhibits), and city zoning regulations, this Planned Development shall control subject to City engineering and emergency service standards.
2. Development Standards. Figure 4-5 Light Industrial District development standards are modified as follows:

<b>Buffering and Screening</b>	
Nonresidential Use Adjacent to Multifamily Use	Double Side and Rear Setback- 15' required landscaping along shared property line. Screening is not required (i) adjacent to the existing electrical distribution line, and (ii) along the eastern property line adjacent to multifamily use due to existing grade difference and existing masonry retaining wall.

Service and Loading Areas, including Service Courts	Masonry screening walls as shown on <i>Exhibit "B"</i> , the Zoning Exhibit, is required to shield visibility from public street or adjacent multifamily uses. Gates are not required. Multifamily uses shall not be considered residential uses for the purposes of this section.
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3. Non-Residential Design Standards. Section 4.3, Non-Residential Design Standards, is deleted and replaced with the following:

a. Site Design Requirements. Buildings shall comply with the following Site Design Requirements:

<b>Site Design Requirements</b>		
<b>Element</b>	<b>Base Standard (all development must comply fully with all listed below)</b>	<b>Desirable (Each development must select 3 of the 7 desirables listed below)</b>
Building Placement	1. Entrances and/or facades shall be oriented to the public street or internal fire lane, access, and utility easements.	1. Individual buildings on pad-site w/footprints = or < 10,000 square feet; Flex buildings-not applicable. 2. Front facade oriented to the street or internal drive aisles.
Parking Placement	1. Parking spaces at least 10' from any residential lot line.	1. Site plan with no more than 50% of parking in front of the building. 2. Building with no more than one row parking in front
Access Drives	1. Access drives shall have a minimum width of 24 feet and a minimum turning radius of 25 feet. 2. Landscaped treatment of entrances 3. At least one access shall be shared by proposed Lots 2, 3, and 4.	1. Combined access points with adjacent tracts within the proposed development (can be within same project); combined access points may be between the pad sites and between the flex buildings, but

		<p>not between the pad sites and flex buildings.</p> <p>2. Direct connection between buildings and streets, fire lanes, or access drives.</p>
Location of Service and Loading Areas	<p>1. Service and Loading Areas, including Service Courts, shall include masonry screening walls to shield visibility from public street or adjacent residential uses.</p> <p>2. Gates are not required.</p> <p>3. Multifamily uses shall not be considered residential uses for the purposes of this section.</p> <p>4. At Proposed Lots 2, 3, and 4, service and loading areas are not visible from public street, however masonry screening of service courts have been provided.</p>	<p>1. Not visible from public street but provide masonry screening.</p>

b. Landscaping Design Requirements:

Landscaping Design Requirements		
Element	Base Standard (all development must comply fully with all listed below)	Desirable (Each development must select 4 of

		<b>the 8 desirables listed below)</b>
General	1. For the purposes of this section, proposed lots 2, 3, and 4 are deemed to be one lot. No landscaping is required along internal lot lines between lots 2, 3, and 4.	
Landscaping in Required Yards	<ol style="list-style-type: none"> <li>1. At least 10% of the Site shall be landscaped.</li> <li>2. Landscaping is required in the front yard adjacent to public street, however no landscaping is required in the front yards located in or along floodplain or obstructed by a utility easement.</li> <li>3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.</li> </ol>	<ol style="list-style-type: none"> <li>1. Landscaping that exceeds the minimum by 10%.</li> <li>2. Landscaping in side and rear yard not otherwise required.</li> </ol>
Landscaping of Parking Lots	<ol style="list-style-type: none"> <li>1. Site plans requiring more than 12 spaces are required to have 50 sq. ft. of landscaping per space.</li> <li>2. No parking space shall be located further than 60 feet from landscaped area on site.</li> <li>3. Parking rows 12 spaces or longer shall have landscaped islands at end.</li> <li>4. All parking rows shall have landscaped areas at least every 12 spaces.</li> <li>5.</li> </ol>	<ol style="list-style-type: none"> <li>1. Landscaping 10% or more in excess of 50 sq. ft./space.</li> <li>2. Parking lots, exclusive of Service Courts, with no space further than 40 feet from a landscaped area.</li> <li>3. Landscaped pedestrian connection to main entrance.</li> </ol>

<p>Visual Screening</p>	<ol style="list-style-type: none"> <li>1. Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area.</li> <li>2. No landscaping is required in Service Courts.</li> <li>3. This provision does not apply to retail buildings with less than 10,000 SF in which Service Courts are not provided.</li> </ol>	
<p>Landscaping of Street Frontages</p>	<ol style="list-style-type: none"> <li>1. At least 50% of required front yards along the public street shall be developed as landscaped buffer, at least 10' in width. However, no landscaped buffer is required along front yards located in or along floodplain or where obstructed by a utility surface site easement.</li> <li>2. Trees required in buffer along the public street may be planted in groves or belts on a 30' to 40' foot spacing basis if practical. Spacing may be increased due to the placement of driveways and presence of underground utilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Use of rock walls or other natural landscape features (including incorporating floodplain as a natural feature).</li> <li>2. Increase in minimum width of landscape buffer by 20%.</li> <li>3. Provision of special benches, pedestrian lighting other streetscape elements.</li> </ol>

	3. Required trees must be at least 3" in caliper at time of planting.	
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c. Architectural Design Requirements:

a. Lots 1R-2 and 1R-3. Architectural Design Requirements for Lots 1R-2 and 1R-3 shall comply with Figure 4-9 Architectural Design Requirements of the Zoning Ordinance.

b. Proposed Lots 2, 3, and 4.

1) Architectural Character Images attached as Exhibit "E", the "Architectural Character Images", are intended to convey a general range of architectural features that may be approved as described in the regulatory text. The images in Exhibit "E" are for illustrative purposes only and are intended to be an overall depiction of the type, style, and quality of flex building that may be constructed on the Site.

2) Architectural Design Requirements for Proposed Lots 2, 3, and 4 shall comply with the following:

<b>Architectural Design Requirements</b>		
<b>Element</b>	<b>Base Standard (all development must comply fully with all listed below)</b>	<b>Desirable (Each development must select 3 of the 4 desirables listed below)</b>
Building Materials	1. Buildings shall be constructed of masonry products on front facade. Tilt wall construction is permissible. 2. Roofs with pitches greater than 2:12 use specified roofing materials (asphalt shingles, concrete or clay	1. Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing (including glazing). 2. Copy same style entire block.

	roofing tiles, standing seam metal roofing, or slate roofing shingles).	
Building Articulation, Form and Massing	<ol style="list-style-type: none"> <li>1. Entrances must be emphasized with architectural elements as illustrated in Exhibit "E", the Architectural Character Images.</li> <li>2. Buildings shall be articulated in the style depicted on Exhibit "E", the Architectural Character Images.</li> </ol>	<ol style="list-style-type: none"> <li>1. Application of base standards to facades not facing a public street.</li> <li>2. Use of Architectural detailing and/or materials to provide variety in visual appearance.</li> </ol>

**E. General Development Regulations:** – For proposed Lots 2, 3, and 4, the standards of Article 7 of the Zoning Ordinance shall apply except as modified below.

1. Screening. The provisions in Section 7.2(A) *Screening of Mechanical Equipment* are deleted in their entirety and replaced with the following:
  - a. Screening for mechanical units shall apply to new building construction only.
  - b. Roof mounted mechanical units shall be screened from view, using a one and one-half (1.5) foot metal roof screen. The Service Court side of the building is exempt from this requirement.
2. Trash Receptacles. Section 7.2(B) of the Zoning Ordinance, *Trash Receptacles*, is deleted in its entirety and replaced with the following:
  - a. Trash receptacles shall be located in Service Courts. No additional screening of trash receptacles is required due to the screening of the Service Courts. Trash Receptacles are not required to be indicated on site plans.
3. Parking. The provisions in Section 7.3 – Off-Street Parking Requirements are modified as follows:

- a. Section 7.3(B) of the Zoning Ordinance, *Applicability*, applies except as modified herein.
- b. Section 7.3(C)(1) of the Zoning Ordinance, under *General Regulations*, applies except as modified herein.
- c. Section 7.3(D)(3) of the Zoning Ordinance, *Different Use Areas*, is deleted in its entirety and replaced with the following:
  - a. The parking areas shall be located as generally depicted on Exhibit "B", the Zoning Exhibit.
  - b. The site shall include two (2) parking spaces for every one thousand (1,000) square feet of gross-floor area, regardless of the mix of tenants, and no further parking analysis on a tenant-by-tenant basis will be required as the mix of tenants changes over time.
- d. Section 7.3(D)(5) of the Zoning Ordinance, *Maximum Parking*, is deleted in its entirety and does not apply to this district.
- e. Section 7.3(H)(2) of the Zoning Ordinance, *Dimensional Requirements*, is modified as follows:
  - a. The Service Courts, which shall include all loading and unloading areas as indicated on Exhibit "B", the Zoning Exhibit, shall be exempt from the requirements of Section 7.3(H)(2) of the Zoning Ordinance. Service Courts may be striped with 9-foot wide by 18-foot-long spaces. Site Plans shall show general areas designated for potential, future parking.

Section 7.3(H)(5) of the Zoning Ordinance, *Lighting*, is deleted in its entirety and replaced with the following:

Parking areas used during the hours of darkness shall be illuminated for security and safety. At a minimum, an average one-foot candle shall be maintained across the surface of the parking area at a uniformity ratio of 11:1. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. Illumination may be mounted on buildings.

f. Section 7.3(H)(8) of the Zoning Ordinance, *Wheel Stops/Curbing*, is deleted in its entirety and replaced with the following:

a. Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties.

4. Retaining Walls. Retaining walls are allowed to be constructed within setbacks.

**F. Sign Regulations**. Construction and installation of signs shall be as set forth in Exhibit “F”, the “Signage Plan”, which, according to Section 22.442(b)(1) shall control signage for development on the Site.

1. Signage shall be constructed as depicted on the Exhibit “F”, the Signage Plan. Renderings in the Signage Plan are for illustrative purposes and are intended to be an overall depiction of the type, style, and quality of signage that may be installed on the Site.
2. Exhibit “F”, the Signage Plan, establishes permitted signage under this District. Any additional signage requests will be subject to Article XX of Chapter 22 – Buildings and Building Regulations of the Wylie City Code.
3. Signs are allowed to be installed within setbacks.