

**Exhibit “B”**  
**Planned Development Conditions**  
**“Garden Square Townhomes”**

**I. PURPOSE:**

The purpose of this Planned Development (PD) is to allow for the development of Townhome units with enhanced landscaped screening and improved design standards

**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 Townhouse 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 townhouse development the following conditions shall apply:

- A. Design guidelines:
  - 1. Subject Property shall have a maximum of 14 Townhome units complying with the Zoning Ordinance Townhouse District design standards
  - 2. A minimum of five guest parking spaces shall be provided onsite
  - 3. Access Easements shall be owned and maintained by an HOA.
  - 4. All Townhomes units shall be required to have a fire sprinkler 13D system.
- B. Amendments to Article 3.D: Land Design Standards
  - 1. Section 3.D.1 shall be amended to include:
    - Perimeter Screen along adjacent residential developed properties
    - a) Evergreen trees native to the north Texas area shall be

required in groves or belts on a 30' - 40' spacing in accordance with the zoning exhibit.

b) Trees referenced in above section a) shall be a minimum of 20' tall at planting.

c) Home Owner Association (HOA) Covenants, Conditions, and Restrictions (CCRs), shall require perimeter landscaping to be maintained and replaced, as needed. A minimum 10' wide landscape maintenance easement shall be required around the entire perimeter at platting to facilitate said maintenance or replacement, as needed.

C. Amendments to Article 3.F: Architectural Standards

1. Section 3.F.4.10 shall be amended as follows:

- a) Each garage shall be a minimum of 500 square feet which includes a minimum of 100 square feet of storage and be constructed with decorative garage doors.