

PLANNED DEVELOPMENT STANDARDS
EXHIBIT “C”
SILVERLAKE STATION
2024-XX-PD

I. PURPOSE:

The purpose of this Planned Development is to provide development standards for a mixed use development that will provide concurrent development of commercial and residential uses.

II. DEVELOPMENT SCHEDULE:

The owner of Tract 2 property shall complete or cause completion of construction of all necessary infrastructure on Lots 1, 2, and 4 prior to or concurrently with any multi-family development on Lot 3. Necessary infrastructure shall include required utilities, access drives, fire lanes, perimeter landscaping/sidewalks, including a pedestrian bridge along SH 78 over Maxwell Creek. Parking, permanent signage and interior landscaping shall be constructed in conjunction with vertical construction on the commercial lots.

III. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any rules or regulations within the City of Wylie Zoning Ordinance, Subdivision Regulations, or Code of Ordinances, as of February 29, 2024, except as specifically provided herein.
2. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit). Should the City Planner, through their sole decision, or the Planning and Zoning Commission, through a majority vote, decide that any other plans, including but limited to, site plans, plats, or civil plans, do not generally conform with the Zoning Exhibit, those plans shall constitute a new zoning case.
3. The landscaping shall be a cumulative minimum 25% landscape coverage of all lots (excluding Maxwell Creek green space measured between the retaining walls).

IV. COMMERCIAL SPECIAL CONDITIONS:

1. The following uses as defined in the Comprehensive Zoning Ordinance as of the date of Planned Development adoption shall be prohibited:
 - a. Sexually Oriented Business
 - b. Equipment Rental
 - c. Automobile Rental
 - d. Automobile Repair Minor
 - e. Car Wash
 - f. Vehicle Display, Sales or Service
 - g. Smoke Shop
 - h. Smoking Establishments

- i. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance.
2. Lots 1, 2, and 4 shall allow drive-thru restaurants by-right. The commercial development may have drive-through speakers within 75' of multi-family use.

V. MULTI-FAMILY SPECIAL CONDITIONS:

1. The maximum height allowed for the multi-family development shall be 60' (3 stories).
2. The maximum number of multi-family units shall not exceed 250 units.
3. Two parking spaces per unit shall be required. Tandem Parking (the apron in front of a garage door of a tuck under garage in a multi-family building) shall count for ½ space if the space is 10' wide by 20' long.

VI. RESIDENTIAL TOWNHOME DESIGN STANDARDS:

1. The 4.165 acres called out as Tract 1 of Planned Development Ordinance 2020-27 shall be amended to remove the development schedule requirements for development of the Townhome Units due to the property of the Silverlake Station commercial and multi-family tracts no longer being part of the current approved Planned Development of 'The District'
2. All regulations of the Townhouse District set forth in Article 3.3 of the Comprehensive Zoning Ordinance shall apply to Tract 1 except as specifically provided herein:

Figure 7-1 Tract 1 4.16 Acres Townhomes	
Lot Size	Min of 1,495 SF on Rear Entry Units, 1,875 SF on Front Entry
Lot Width	23'
Lot Depth	66'
Corner Lot	15'
Minimum Rear Yard	10'
Minimum Front Yard	11'
Building Articulation	15%, 1 st Floor: 25% Max
Max. Roof Pitch	6:12
Repetition of Floor Plan	14 same sides with color variation
Minimum Dwelling Area	1,403 Square feet excludes garage

3. The following uses as defined in the June 2023 Comprehensive Zoning Ordinance shall be allowed:
 - a. Single Family Dwelling Attached
 - b. Community Park (Public)
 - c. Neighborhood Park or Playground
4. Site Plans and Plats
 - a. A landscape plan shall be provided in conjunction with the preliminary plat. The landscape plan shall require City approval including open space approval by the City of Wylie Park Board. The plan shall comprehensively address edge treatments, perimeter screening, and individual townhouse landscape design. The

Developer shall coordinate with the City on the selection of type, style location, and size of all landscape improvements, including but not limited to plants, trees, mulch, irrigation, and benches.

5. The maximum number of townhomes in Townhome Community (Tract 1) shall be 34 Townhomes.
6. A masonry and wrought iron perimeter screen shall be provided along the property adjacent to State Highway 78 as generally shown on Exhibit F.
7. Entry Features: Architectural features shall be stone, brick, and wrought iron screening wall monuments.
8. Signage at Community Entrance: Illuminated community identification shall be incorporated into a stone screening wall or monument at the Community entrance. The sign shall be illuminated by means other than streetlights. Landscaping and upright towers for the Community entrance signage shall be constructed to generally conform to those shown in Exhibit F.
9. Sidewalk Locations: Five- foot sidewalks shall be provided within the property. Primary walkway paving shall be enhanced using earth -tone colored concrete (stain mixed, not applied after), stamped/ pattern concrete, aggregate or brick/ paver stone at a minimum of 7. 5 feet every 75 feet.
10. Sidewalk Lighting: Decorative street pole lighting shall be provided throughout the Community. The Developer shall pay for the installation including electrical connections. Operation and maintenance shall transfer to the HOA thereafter.
11. Mailboxes: Shall be located in a dedicated area as required by the United States Postal Service. Mailboxes shall be of a uniform style selected by the Developer and shall be stylistically consistent with the Townhomes Community.
12. A minimum of 15% of the land within the Townhome tract shall be used as Open Space as shown on Exhibit.
 - a. The swimming pool/grill open space area will be owned and maintained by the homeowners' association (the HOA).
13. Maintenance of all open space shall be the responsibility of the Developer until it is turned over to the Homeowners Association (HOA). Developer will be the contact entity with the City for all concerns regarding the maintenance of open space until 100% of HOA control is turned over to the homeowners.
14. Water and sanitary sewer will be extended by the Developer to the site, per the Annexation Services Agreement (City of Wylie Ordinance 2020-17) and to Texas Department of Transportation and/ or City of Wylie standards.
15. Roof pitches shall be a maximum of 6: 12 for main gables and hips. Dormer roofs and roofs over porches may have a lesser pitch.
16. Roofing materials shall be architectural grade overlap architectural shingles, metal, or composite Spanish roof tile and other roof appearances shall match the color of the roof.
17. Garage doors shall be carriage style in appearance.
18. Landscaping: Sodded front yards must be provided with a minimum of one - three- inch caliper trees. Landscaping shall also be provided along the primary walkway to any home. When automated, subsurface irrigation systems are provided, rain sensors shall be installed and operational.