

Exhibit B
MEADOW PONDS PLANNED DEVELOPMENT STANDARDS

A. Purpose

The purpose of this planned development district is to allow an age restricted mixed-use development on an approximate 24.5 acre parcel located on Tract 27 of the Williams Patterson Survey, West of FM 1378 and North of McMillen Road. This community will contain retail, personal service, health club, outdoor recreation, multifamily, assisted living, and single family uses. The regulations in this Planned Development (PD) District will encourage high-quality site planning and design in accordance with the City of Wylie's Comprehensive Plan.

B. District Regulations

1. General.

a. Subdistricts established: This PD shall be developed in three subdistricts as follows:

- i. Subdistrict 1: Single Family Subdistrict
- ii. Subdistrict 2: Multiplex Subdistrict
- iii. Subdistrict 3: Multiple-Care Subdistrict
- iv. The zoning exhibit (Exhibit C) shall serve as a subdivision concept plan for purposes of Zoning and Land Design, Street, and Sidewalk requirements. Separate plat submittals for all subdistricts shall be required. A separate site plan submittal for Subdistrict 3 shall be required.

2. Development of the Property shall generally conform to the following regulations:

a. Single Family Subdistrict

- i. Except as otherwise provided herein, development of the Single Family Subdistrict shall comply with the Single Family-10 District regulations of the 2026 City of Wylie Zoning Ordinance.
- ii. Permitted Uses: Uses permitted in the Single Family-10 are permitted in the Single Family Subdistrict. Residential uses are restricted to a head of household aged 55 and older.
- iii. Development Standards: Following are the yard, lot and space requirements for the Single Family Subdistrict, including density, height, lot and unit size.

Single Family Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	5,000
Minimum Lot Width (feet)	40
Minimum Lot Width of corner Lots- excepting the corner clip at the intersection (feet)	50
Minimum Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	NA
Dwelling Regulations	
Minimum Square Footage	1,100

Design Standards Level of Achievement	See Section B.2.d below
Yard Requirements – Main Structures	
Minimum Front Yard (feet) except between house façade and front street easement line	10
Minimum Front Yard (feet) between garage façade and front street easement line	20
Minimum Side Yard (feet)	5
Minimum Side Yard of Corner Lots (feet)	5
Minimum Side Yard of allowable nonresidential use (feet)	NA
Minimum Rear Yard (feet)	5
Minimum Rear Yard Double Front Lots (feet)	NA
Maximum Lot Coverage	80%
Height of Structures	
Main Structure (feet)	30
Accessory Structure (feet)	14

b. Multiplex Subdistrict

- i. Except as otherwise provided herein, development of the Multiplex Subdistrict shall comply with the Multifamily District regulations of the 2026 City of Wylie Zoning Ordinance.
- ii. Permitted Uses:
 - a. Except as otherwise provided herein, uses permitted in the Multifamily District are permitted in the Multiplex Subdistrict.
 - b. Residential uses are restricted to a head of household aged 55 and older.
- iii. Development Standards: The following are the yard, lot and space requirements for triplex uses in the Multiplex Subdistrict, including density, height, lot and unit size.

Multiplex Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	5 acres
Minimum Lot Width (feet)	190
Minimum Lot width of corner Lots (feet)	NA
Minimum Lot Depth (feet)	135
Minimum Lot Depth of Double Front Lots (feet)	NA
Dwelling Regulations	
Minimum Square Footage	Studio- 470 sf 1 BR- 675 sf 2 BR- 875 sf
Maximum Density	45Total units
Building Separation between detached buildings (feet)	10

Design Standards Level of Achievement	See Section B.2.d below
Yard Requirements – Main Structures	
Minimum Front Yard (feet) except between house façade and front street easement line	10
Minimum Front Yard (feet) between garage façade and front street easement line	20
Minimum Side Yard of Corner Lots (feet)	5
Minimum Side Yard (feet)	none
Minimum Rear Yard (feet)	5 from any interior lot line
Minimum Rear Yard Double Front Lots (feet)	none
Height of Structures	
Main Structure (feet)	30
Accessory Structure (feet)	14

c. Multiple-Care Subdistrict

- i. Except as otherwise provided herein, development of the Multiple-Care Subdistrict shall comply with the Multifamily District regulations.
- ii. Permitted Uses:
 - a. Except as otherwise provided herein, uses permitted in the Multifamily District are permitted in the Multiple-Care Subdistrict.
 - b. The following uses are permitted primary uses in the Multiple-Care Subdistrict:
 - Residential uses restricted to head of household aged 55 and older
 - Assisted Living Apartment
 - Nursing, Convalescent Home or Hospice (including memory care)
 - c. The following uses are permitted accessory uses in the Multiple-Care Subdistrict:
 - Civic Center
 - Cultural Arts Facility
 - Financial Institution(without drive-thru)
 - Medical Clinic
 - Commercial Amusement or Recreation (Low-Density Inside)
 - Health Club
 - Theater
 - Cleaners
 - General Merchandise Store
 - Grocery Store
 - Personal Service Use
 - Restaurant without Drive-in or Drive-through Service
 - Post Office
- iii. Development Standards:The following are the yard, lot and space requirements for triplex uses in the Multiple-Care Subdistrict, including density, height, lot and unit size.

Multiple-Care Family Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	43,560
Minimum Lot Width (feet)	110
Minimum Lot width of corner Lots (feet)	NA
Minimum Lot Depth (feet)	90
Minimum Lot Depth of Double Front Lots (feet)	NA
Dwelling Regulations	
Building Separation between detached buildings (feet)	10
Minimum Dwelling Unit Square Footage	Studio- 470 sf 1 BR- 600 sf 2 BR- 875 sf
Maximum Density	160 Total units
Yard Requirements	
Minimum Front Yard (feet)	10
Minimum Side Yard of Corner Lots (feet)	5
Minimum Side Yard (feet)	none
Minimum Rear Yard (feet)	15 from any interior lot line
Minimum Rear Yard Double Front Lots (feet)	none
Height of Structures	
Main Structure (feet)	60
Accessory Structure (feet)	14

- d. Architectural Requirements. Development of the Property shall comply with the Architectural Requirements in the following table which replace the Architectural Requirements in Section the Zoning Ordinance:

Architectural Requirements (For the Multiple-Care Subdistrict)	
ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)
Building Bulk and Articulation	Minimum 25% of street façade offset minimum 2 ft, minimum 60% total area on 1 st floor of all 2-story
House Numbers	- Stone plaque with number beside main entry - Lighted wall front plaque
Repetition of floor plan and elevation	NA
Exterior Façade Materials	- Masonry, synthetic stone masonry, or fiber cement lap siding and panels - Masonry or fiber cement fascia, soffits and under hangs includes porches

	• Vinyl windows • Aluminum storefront for common amenity space • 30-year architectural shingles • Faux wood front door with and without glass inserts • Other materials permitted by the Zoning Ordinance
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Architectural Requirements (For the Single Family Subdistrict)	
ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)
Building Bulk and Articulation	At least 20 percent of the façade shall be offset a minimum of 1-foot either protruding from or recessed back from the remainder of the façade.
House Numbers	• Stone plaque with number beside main entry • Lighted wall front plaque
Exterior Façade Materials	• Masonry or fiber cement lap siding and panels • Masonry or fiber cement fascia, soffits and under hangs includes porches • Faux wood front door with and without glass inserts • Operable and fixed vinyl windows • Faux cedar metal garage doors • 30-year architectural shingles • Other materials permitted by the Zoning Ordinance
Exterior Facades-Porches	Porches are not required
Exterior Facades-Chimneys	Chimney flues for fireplace chimneys are to be within a chimney enclosed with masonry matching exterior walls of the residential unit and capped.
Roofs and Roof Pitching	All single-family residential units shall have architectural -grade overlap shingles, tile, or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color. Minimum roof pitch shall be 4:12.
Repetition of floor plan and elevation	To avoid repetitious feel, a minimum of five (5) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single-family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street. Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the façade, height or width of façade, placement of the primary entrances, porches, number and placement of

	windows, and other major architectural features. It does not mean similar colors, materials, or small details.
Garage Entry	To maximize the useable rear yards, garage doors can be located on the primary street elevation of a single-family residential unit. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. To provide ample parking and storage, each garage shall be a minimum of 400 square feet.
Fencing	No front yard fences are allowed. Side and rear yard fences shall be permitted to a height of 8 feet maximum and constructed of wood or wrought iron.
Landscaping	Each residential dwelling unit shall have sodded front, side, and rear yard with a minimum of 1 ornamental tree and 5 shrubs in front yard. All landscaped areas must be kept in a healthy and growing condition. Any plant materials that dies during a time of year where it is not feasible to replant shall be replaced as soon as possible. Each residential dwelling unit shall have an automated, subsurface irrigation system.

Architectural Requirements (For the Multiplex Subdistrict)	
ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)
Building Bulk and Articulation	At least 20 percent of the façade shall be offset a minimum of 1-foot either protruding from or recessed back from the remainder of the façade.
House Numbers	• Stone plaque with number beside main entry • Lighted wall front plaque
Exterior Façade Materials	• Masonry or fiber cement lap siding and panels • Masonry or fiber cement fascia, soffits and under hangs includes porches • Faux wood front door with and without glass inserts • Operable and fixed vinyl windows • Faux cedar metal garage doors • 30-year architectural shingles • Other materials permitted by the Zoning Ordinance

Exterior Facades- Porches	Porches are not required
Exterior Facades- Chimneys	Chimney flues for fireplace chimneys are to be within a chimney enclosed with masonry matching exterior walls of the residential unit and capped.
Roofs and Roof Pitching	All single-family residential units shall have architectural -grade overlap shingles, tile, or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color. No minimum roof pitch is required.
Repetition of floor plan and elevation	Repetition of floor plan and elevations is not required for the Multiplex Subdistrict.
Garage Entry	To maximize the useable rear yards, garage doors can be located on the primary street elevation of a single-family residential unit. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. To provide ample parking and storage, each garage shall be a minimum of 200 square feet.
Fencing	No front yard fences are allowed. Side and rear yard fences shall be permitted to a height of 8 feet maximum and constructed of wood or wrought iron.
Landscaping	Each residential dwelling building shall have sodded front, side, and rear yard with a minimum of 1 ornamental tree and 3 shrubs in front yard. All landscaped areas must be kept in a healthy and growing condition. Any plant materials that dies during a time of year where it is not feasible to replant shall be replaced as soon as possible. Each residential dwelling unit shall have an automated, subsurface irrigation system.

- e. Land Design Requirements. Development of the Property shall comply with the Land Design Requirements in the following table which replace the Land Design Requirements in the Zoning Ordinance:

Land Design Requirements (For all Residential Districts)	
ELEMENT	a. BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)
Public Open Space Easements	30 ft wide buffer with 8 ft wide trail throughout Property Trail amenities to be provided such as benches, fitness station, or picnic tables
Perimeter Screen Along Thoroughfares	40 ft wide buffer, w/6 ft wrought iron between brick or stone columns (50 ft o.c.) or landscaped earthen berm (3:1 slope) Increase buffer width by 10%, slip street/parkway with no residential lots backing or siding on thoroughfare
Perimeter Walkways and Landscape	a. Mixture of large/canopy and small/ornamental trees 50 ft. o.c. b. 8 ft walk/trail. c. Provide benches at nodes when adjacent to open space.
Lighting and Furnishings along open space easements and trails	Solar-controlled lighting on 10-12 ft decorative poles every 100 ft, common throughout. Benches with backs every 1/2 mile or portion thereof when adjacent to open space. Decorative paving and cross-walks at street connectors. Exercise apparatus every 1/4 mile a. Trees 30 ft o.c. maximum, with down lighting and ground-level lights.

- f. Street and Sidewalk Requirements. Development of the Property shall comply with the Street and Sidewalk Requirements in the following table which replace the Street and Sidewalk Requirements in the Zoning Ordinance:

Street and Sidewalk Requirements (For all Residential Districts)	
ELEMENT	BASE STANDARD DEVELOPMENT MUST COMPLY BELOW)
Curvilinear Streets	NA

Entry Features and Medians	Architectural features on stone screen wall or stone monument (no brick) Tubular steel accent panels, or water feature, or 2 or more different type/color of stone (can be synthetic or cultured).
Signage at Entries	Incorporated into screen wall or monument sign within median and illuminated by means other than street lights.
Street Name Signs	Including block numbers, incorporated with street lighting coordinated throughout. Unique neighborhood design, or back- lighted.
Pedestrian Crosswalks	10 ft or wider, connected system of decorative pavers.
Sidewalk Locations	5 ft concrete, both sides of street, meandering continuous pathway.
Mail Boxes	Paired at lot line on SF-10 Lots or lower. Number plaque, brick same as resident. Stone, same house exterior trim.
Sidewalk Lighting	Low-illumination with solar controls, on decorative poles every 250' to 350' apart (intersections & mid-block alternating sides).
Perimeter Alleys	NA

g. General Provisions

- i. The Multifamily residential proximity slope (Section 7.1) does not apply to development within the Property as it would pertain to other development within the property.
- ii. On-street parking shall be prohibited and so marked with signage.
- iii. Properties may be addressed using the private drives on which they front.
- iv. Parking for the Multiple-care facility shall be provided at a minimum of 165 spaces to serve a maximum of 160 residential units and the allowed commercial uses within the sub-district.
- v. A completed Traffic Impact Analysis, as outlined by The City of Wylie Subdivision Regulations (9/19) Section 3.1.B.3, shall be submitted with the preliminary plat; and be reviewed by City of Wylie Engineering before the preliminary plat can be approved for construction.
- vi. The planned development zoning exhibit shall be included as a development condition. If, in the opinion of the City Planner, a site plan (Sub-district 2 & 3) or plat (Sub-district 1, 2, or 3) does not generally conform to the zoning exhibit approved by the City, the applicant shall either seek approval of a revised zoning exhibit through re-zoning or submit a revised site plan.