

EXHIBIT B

Browngate Pointe

Planned Development Standards

(ZONING CASE 2023-06)

I. Purpose:

The intent of this planned development district is to allow for a gated townhome neighborhood with commercial uses that provides affordable housing for the community of Wylie.

II. GENERAL CONDITIONS:

- a. This Planned Development shall not affect any regulations within the 2019 Zoning Ordinances except as provided herein.
- b. The residential and commercial tracts (identified as Tract 2 Lots 1-39 and Tract 1 Lot 1, respectively on the Zoning Exhibit) shall be required to be developed concurrently with the following guidelines:
 1. No more than 22 of the townhome units shall receive a final inspection prior to an approved final foundation inspection by the City of Wylie of the commercial development on Tract 1. Lot 1.
 2. No more than 33 of the townhome units shall receive a final inspection prior to a shell building Certificate of Occupancy by the City of Wylie of the commercial development on Tract 1, Lot 1.
- c. All regulations of the Townhome District (TH) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of 2019) are hereby replaced with the following:

Figure B.1 – Townhome (TH)

Townhome Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	2,950

Minimum End Lot Area (sq.ft.)	3,450
Minimum Lot Width (ft.)	35

Minimum Lot Width of End Lot (ft.)	40
Minimum Lot Depth (ft.)	84.5
Minimum Lot Depth Double Front Lot (ft.)	N/A
Dwelling Regulations	
Minimum Square Footage	1400
Design Standards Level of Achievement	
Yard Requirements – Main Structures	
Minimum Front Yard Setback (ft.)	20
Minimum Side Yard Setback (ft.)	0 for interior, 0 and 5 for Exterior
Minimum Side Yard for Corner Lots (ft.)	15
Minimum Rear Yard Setback (ft.)	25
Minimum Rear Yard Double Front Lots (ft.)	N/A
Maximum Lot Coverage	60%
Height of Structures	
Main Structure (ft.)	40

II. SPECIAL CONDITIONS

1. Maximum number of Townhome residential lots not to exceed 40 lots
2. A tree survey shall not be required and no trees on the property are classified as protected within the tree preservation section 7.6 of the Zoning Ordinance.
3. H.O.A. shall be established to maintain exterior screening wall, private street(s) and other community features.
4. Average lot size shall be a minimum of 3,180 square feet. Lot sizes shall range from a minimum of 2,950 to a maximum of 4,000.
5. The streets, though private, shall conform to all aspects of the City of Wylie Design Standards in place at the time of construction.
6. Garages shall be a minimum of 400 square feet
7. Parkland will not be dedicated. Fees in lieu of dedication based on current parkland fees at the time of Planned Development adoption
8. As part of construction phase, the sidewalk along Sanden Blvd that does not meet city standard shall be rebuilt to match the current City standard of 5' width meandering.
9. Landscape shall be provided around any detention area in order to screen said area from view of a public right of way. The living screen shall consist of bushes, shrubs, trees, or other mutually agreed upon flora, at a minimum of 18" at planting. The HOA shall be responsible for the maintenance of the screening.

III. RESIDENTIAL DESIGN STANDARDS

1. Architectural Standards:

a. Building Bulk and Articulation

In order to avoid large blank facades, variations in the elevation of the residential facades facing the public street shall be provided in both the vertical and the horizontal dimensions. At least 25% of the façade shall be offset of 1 foot either protruding from or recessed back from the remainder of the façade.

b. House Numbers

All Townhome residential units shall have a wall plaque with the resident

address accenting/matching the exterior wall material beside the main entry of the dwelling unit.

c. Exterior Façade Material

All Townhome residential units shall have exterior building materials as required by Section 3.4 of the September 2019 City of Wylie Zoning Ordinance and the executed Development Agreement attached to this Ordinance.

d. Exterior Façade – Porches

Each Townhome residential unit shall have a combined total covered front or side entry of 50 square feet of floor area.

e. Exterior Structure – Height

Main Structures shall be a maximum of 40 feet in height.

2. Repetition of Residential Unit Designs

Each building within the Planned Development shall contain either 4 or 5 individually platted attached residential units. Each lot within a single structure shall have a different elevation, but each overall building will be similar.

3. Neighborhood Features

- a. This neighborhood shall be enclosed with a combination of masonry and wrought iron fencing.
- b. A landscaped buffer of at least 18 feet in width with a berm of at least three feet in height at a 3:1 slope shall be installed along the Brown Street frontage of Tract 2 (townhome residential lots as shown on Zoning Exhibit).
- c. An automatic sliding gate on each of the two entrances to the proposed private streets to give a gated community secure environment to the Townhome residential units. City services including police and fire protection shall have access to entry for the gates.

IV. COMMERCIAL DESIGN STANDARDS

- a. Lot 1 of Tract 1 on the zoning exhibit is planned for an approximately 5,900 square feet commercial / office use. The design requirements for this portion of the development shall conform to Article 4 of the 2019 Zoning Ordinance for regulations of development within the Neighborhood Services District.