

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



College Park
City of Wylie



TOLL BROTHERS

America's Luxury Home Builder

Founded in 1967 outside of Philadelphia, PA, Toll Brothers has established itself as the leading national luxury builder, with operations in 24 states and 60 markets. Toll Brothers is one of America's largest public homebuilders with a track record of building best-in-class luxury homes and developing condominium, apartment, and student housing properties across the country.

1967
Founded

NYSE:
TOL
Publicly Traded on New York Stock Exchange

24
States

Ilx
Fortune World's Most Admired Companies™ list

60+
Markets

Fortune 500
Company

Builder
of the Year

2x National Builder of the Year—Professional Builder Magazine

National Builder of the Year—Builder Magazine

Community Outreach Meetings

- Toll Brothers held two Community Outreach Meetings to meet with residents to discuss this Project.
- The first meeting was scheduled on **October 7th, 2025** at **6:30**.
- The second meeting was scheduled on **November 17th, 2025** at **6:30**.
- Both meetings were held at the City of Wylie's **Library Multipurpose Room** located at **300 Country Club Rd., #300 Wylie, TX 75098**.

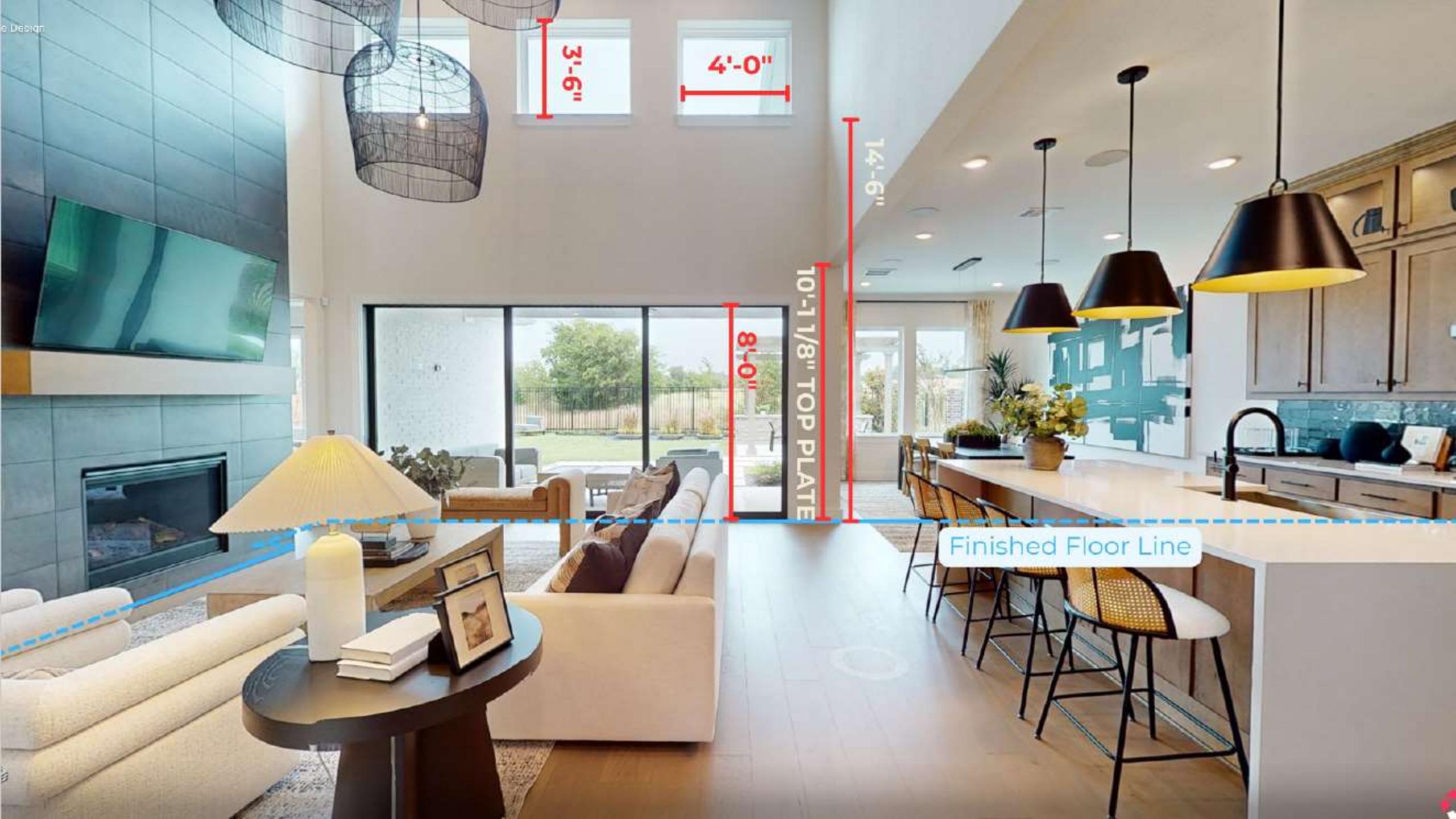
Review of Previously Presented Items

- Removed **townhomes** and **amenity center**; replaced with **additional single-family homes**
 - **68 total homes**, reduced from **82** previously
- Eliminated restrictions tying **single-family homes** to the **commercial development**
- Allowed **rear-facing windows above 10 ft only** where there is **no walkable/livable space** adjacent to the window
- Adjusted **entry fencing requirement** from **8 ft** down to **6 ft**



Current Planned Development





Top Plate

Finished Floor Line





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Items Added within the Zoning Application

- **Amenitized HOA lot** at the project entry
- Lot count refined: **Reduction from 68 to 67 lots**, with a road **connection** to the south
- Adjusted **repetition standards** for floor plans & elevations:
 - **5 lots** on the same side of the street with the same plan/elevation
 - **2 lots** with the same floor plan
 - **2 lots** on the opposite side of the street with the same plan/elevation
 - **No identical plans allowed directly across the street**
- Added **elevation differentiation criteria** to reinforce architectural variety
- Increased **minimum covered porch requirement** to **150 sq. ft.** total minimum
- Added **additional restrictions on the commercial use**
- Included language to allow for model home permits ahead of Substantial Completion

Proposed Planned Development



Current Planned Development



PRESIDENTIAL
ESTATES, BLK A,
LOT 1

PRESIDENTIAL ESTATES, BLK H, LOTS 1-7
CUMBER DATE: 8/10/14

PRESIDENTIAL ESTATES, BLK I, LOTS 1-9
CURRENT ZONING: SP10-24

NO 30' DRAINAGE EASEMENT
TO BE ABANDONED
BY SEPARATE INSTRUMENT

LAKE
LOT 5

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DEFINITION
HODA OPEN SPACE

WYLIE FIRE STATION NO 2,
BLK A, LOT 1



Conceptual Site Plan

- 1 Dog Park
- 2 Trail
- 3 Low knee wall to create separation from street and play area
- 4 Main vehicular entrance
- 5 Play Area
- 6 Shade structure with seating
- 7 Mailbox kiosk
- 8 Vegetation to create separation from street and play area







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Crescent Hill | Murphy, TX





CRESCENT HILL | MURPHY, TX

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