

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

24
States

60+
Markets

NYSE:
TOL
Publicly Traded on New York
Stock Exchange

11x
Fortune World's Most
Admired Companies™ list

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



Proposed Planned Development





3'-6"

4'-0"

14'-9"

8'-0"

10'-1 1/8" TOP PLATE

Finished Floor Line

Top Plate

3'-0"

3'-0"

12'-2"

14'-1 1/8"

8'-0"

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



Current Planned Development



Proposed Planned Development



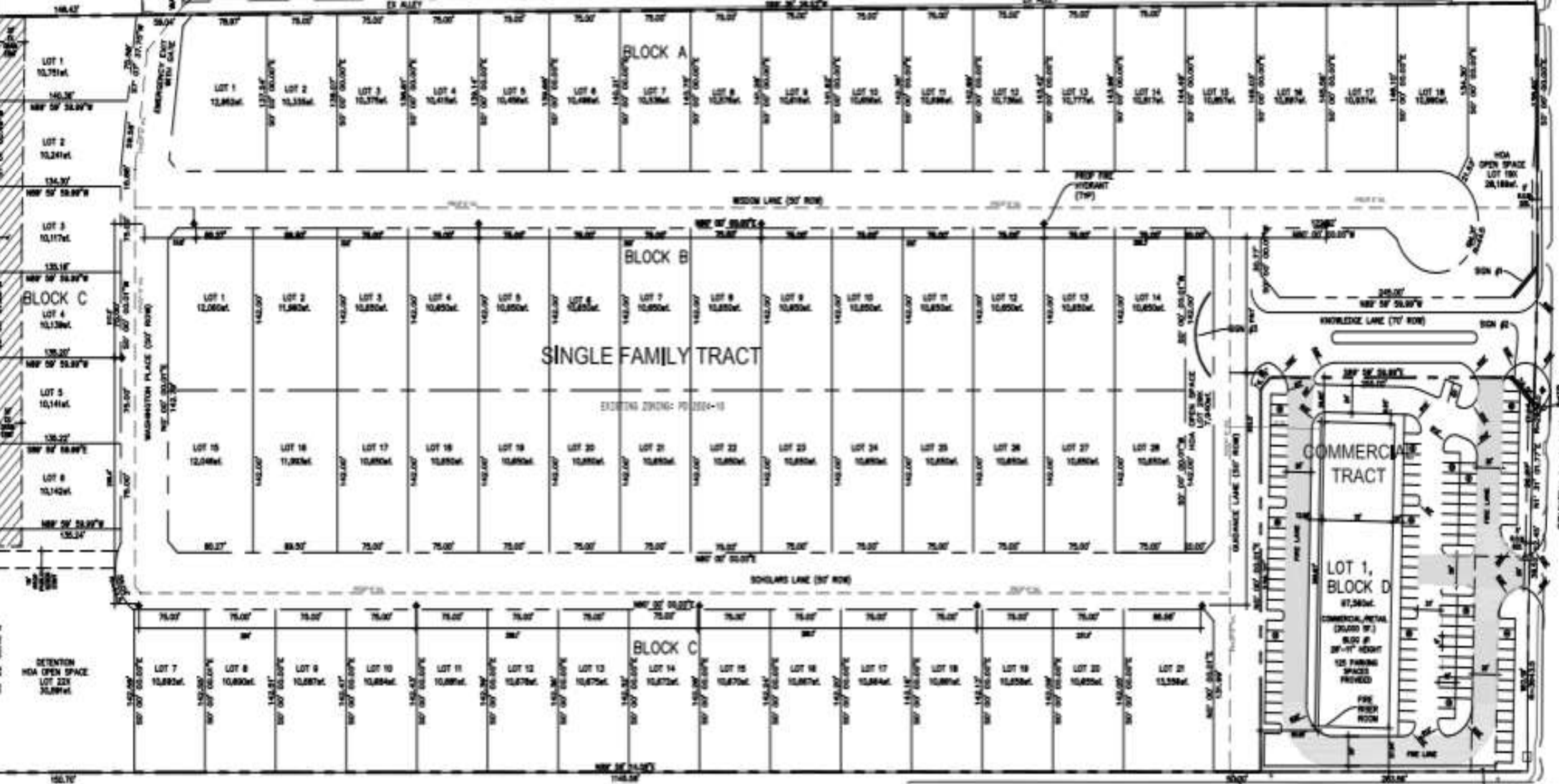
PRESIDENTIAL ESTATES, BLK A, LOT 1

PRESIDENTIAL ESTATES, BLK H, LOTS 1-7

PRESIDENTIAL ESTATES, BLK I, LOTS 1-9

NO 30' DRAINAGE EASEMENT TO BE ABANDONED BY SEPARATE INSTRUMENT

LAKE RANCH, LOT 5
CURRENT ZONING: A/30



WYLE FIRE STATION NO 2,
BLK A, LOT 1
CURRENT ZONING: A/30



Conceptual Site Plan

- 1 DogPark
- 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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