

Planned Development District
Development Standards
(Zoning Case 2025-19)

1.0 Purpose:

The purpose of this Planned Development is to provide the appropriate development standards and controls to allow a residential development on Tract 1 as shown in the included Zoning Exhibits.

Unless expressly stated otherwise within this Planned Development all development shall be subject to all applicable Zoning and City Ordinances and/or design standards.

2.0 Residential Townhome Standards: Unless included herein (Section 2 and 3) or attached zoning exhibit, Tract 1 design standards shall follow the requirements of Article 3, Residential District Regulations, and Figure 3-5 (Townhouse District) of the September 2019 City of Wylie Zoning Ordinance.

Figure 2-1 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

3.0 Residential Townhome Standards:

3.1 Allowed Uses:

- a. The only allowed uses, as defined in the September 2019 City of Wylie Zoning Ordinance, on Tract 1 are:
 - i. Single Family Dwelling, Attached
 - ii. Community Park (Public)
 - iii. Neighborhood Park or Playground
 - iv. By Special Use Permit – any use required by local, state, or federal law.

3.2 Site Plans and Plats

- a. Upon approval of zoning, the developer will submit a plat for the property in accordance with the City of Wylie's Subdivision Regulations.
- b. 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.

3.3 Architectural Design Standards Tract 1:

- a. All townhome units in Tract 1 shall have 100 percent of each façade comprised of masonry and shall conform to the exterior design appearance of Exhibit E.
- b. Masonry shall include brick, stone or masonry stucco.
- c. EIFS may be used as an accent material and comprise no more than 15 percent of any façade.
- d. Roofing Materials shall be architectural grade overlap architectural shingles, metal, or composite Spanish roof tile and other roof appearances shall be painted to match the color of the roof.

3.4 The maximum number of townhomes in The District Townhome Community (Tract 1) shall be 34 Townhomes or approximately 8.2 Townhomes per gross acre.

3.5 A masonry and wrought iron perimeter screen shall be provided along the property adjacent to State Highway 78 as generally shown on Exhibit F.

3.6 Entry Features: Architectural features shall be stone, brick, and wrought iron screening wall monuments.

3.7 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.

3.8 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.

3.9 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.

3.10 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 The District Townhomes Community.

3.11 A minimum of 15% of the land within the District Townhome shall be used as Open Space as shown on Exhibit A.

- a. The swimming pool/grill open space area will be owned and maintained by the homeowners' association (the HOA).
- b. All open spaces within the Community with the exception of the swimming pool area shall be accessible to the public.

3.12 Public open spaces shall be dedicated by plat to the City of Wylie in accordance with City's Subdivision Regulations.

3.13 Maintenance of the Open Space Area:

Maintenance of the open space area will 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.

A. Developer/HOA typical maintenance and responsibilities of amenities include but are not limited to:

- a. Clean up and litter removal.
- b. Landscaping installation, care, and maintenance.
- c. Trimming, clearing, and removal of unwanted vegetation as determined by the City Parks Department or Code Enforcement.
- d. Maintain irrigation system, pay for the water used in the system and test all backflow devices annually as per City requirements.

3.14 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.

3.15 Minimum drive concrete pavement specifications shall be: six (6") inches of concrete, 3,600 psi, with # 3 rebar at 18-inch center to center, except in required fire lanes which shall be built to fire code or city engineering standards.

3.16 Exteriors shall have contrasting colors to achieve an architecturally enhanced appearance. Trim shall be painted one color and a side surface and garage doors shall be painted or stained a second color.

3.17 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.

3.18 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.

3.19 Garage doors shall be carriage style in appearance. This requirement shall be accomplished with the following:

- a. Garage door panels shall be wood clad or have the appearance of wood.
- b. Decorative hardware shall be attached to the garage doors. Such hardware shall include handles and hinges in a complementary color.

3.20 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.

3.21 Energy: All homes shall comply with the then-current ICC Energy Code adopted by the City (including all local amendments).

3.22 Lighting:

- a. Entrances to homes and garage doors shall be illuminated.
- b. Lighted house number plaques shall be provided on the front of all homes.

- c. The color and shape of lighting hardware must be compatible with other building hardware.
- d. Lighting must be uniformly spaced.
- e. Lighting must be integrated with other accents and reveals.
- f. Specialty lighting shall be coordinated with predominate architectural features.
- g. Lighting fixtures along rights-of-way must be spaced to avoid conflicts with tree plantings. The heights of lighting fixtures must also avoid conflicts with tree plantings.