

Wylie Planning and Zoning Commission Regular Meeting

March 17, 2026 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon, approval of the meeting minutes from the February 17, 2026, Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for College Park, creating 67 single family detached lots, three open space lots and one commercial lot on 25.037 acres, generally located near 605 Country Club Road.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2003-01 (PD 2003-01) to Planned Development (PD) on approximately 34.6 acres. Property generally located on the southwest corner of FM 544 and Woodbridge Pkwy. (ZC 2026-02).

WORK SESSION

- WS1. Hold a work session to discuss Section 5.1, Land Use Charts, of the City of Wylie Zoning Ordinance.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on March 11, 2026, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A
Prepared By: Gabby Fernandez

Subject

Consider and act upon the approval of the meeting minutes from the February 17, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the February 17, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

February 17, 2026 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 PM. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Zewge Kagnev, Commissioner Keith Scruggs and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Commissioner Franklin McMurrian.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation, and Commissioner Black led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Commission.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider and act upon approval of the meeting minutes from the January 6, 2026 Planning and Zoning Commission Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 8, creating 102 single family residential lots and six open space lots on 43.113 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.**

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Commissioner Scruggs, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 6 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 6, Block A of Woodlake Village for the development of an office/warehouse development on 4.737 acres. Property located at 1820 N State Highway 78.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 1 as presented. A vote was taken and carried 6-0.

- 2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2022-51 (PD 2022-51) to Commercial Corridor (CC) on 2.02 acres to allow for compatible retail uses. Property located at 703 N Highway 78 (ZC 2026-01).**

Chair Butler opened the public hearing at 6:09 PM. None approached the Commission. Chair Butler closed the public hearing at 6:09 PM.

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Scruggs to recommend approval of Regular Agenda Item 2 as presented. A vote was taken and carried 6-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Chair Butler to adjourn the meeting at 6:13 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: B

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for College Park, creating 67 single family detached lots, three open space lots and one commercial lot on 25.037 acres, generally located near 605 Country Club Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: College Park, LLC

APPLICANT: GeoNav Surveying

The applicant has submitted a Preliminary Plat for College Park, a mixed use Planned Development containing 25.037 acres. The property is generally located near 605 Country Club road.

The presented preliminary plat is to replace the preliminary plat that was approved by City Council in September of 2024 and reflects the changes approved by City Council in January of 2026 with the amended College Park Planned Development (Ordinance 2026-03).

The preliminary plat contains 67 single family detached lots, three open space lots and one commercial lot.

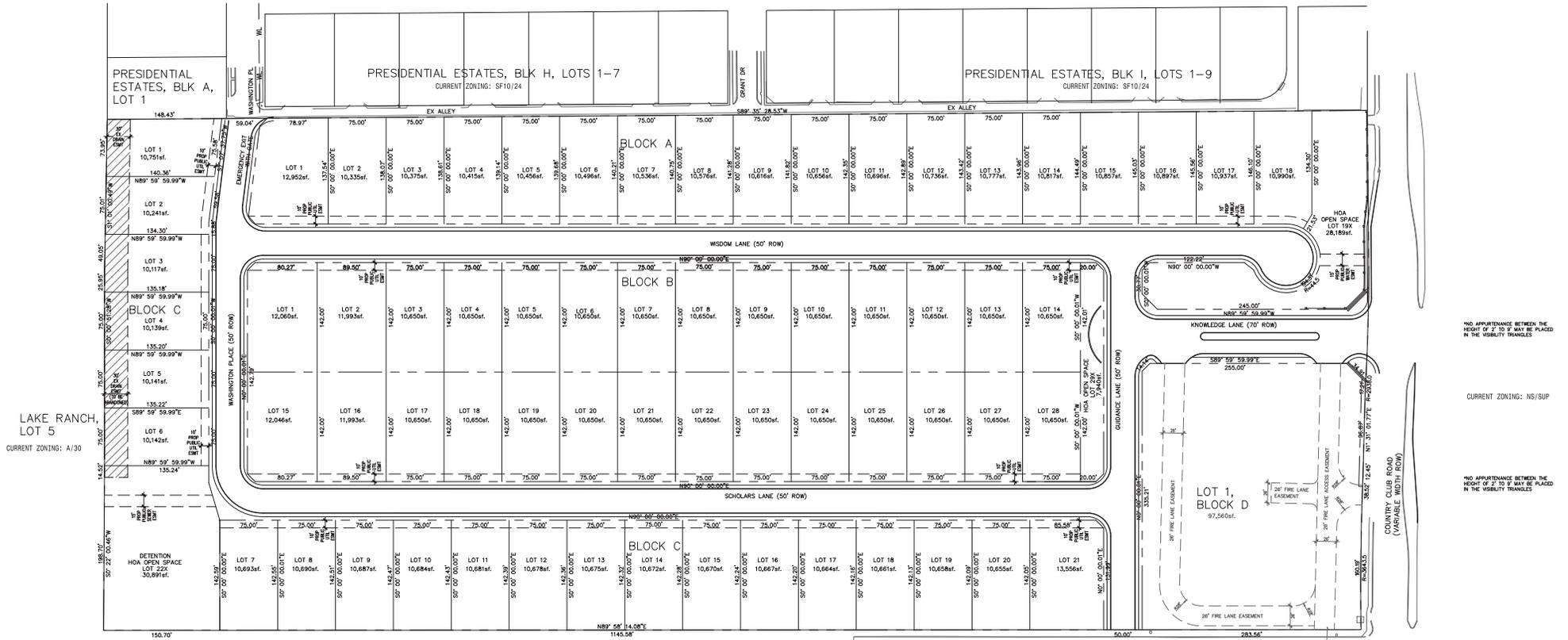
The preliminary plat shows the construction of four public streets and the extension of Washington Place. Access to Washington Place within the Presidential Estates Subdivision is restricted to emergency access and is enforced with a gate that will be provided with this development.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots, the detention pond and the emergency gate are to be maintained by the Home Owners Association.

As presented the preliminary plat is in compliance with the Planned Development and is consistent with the approved Zoning Exhibit.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development Ordinance 2024-10. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



SURVEYOR'S NOTES:
 1. BEARING SYSTEM FOR THIS SURVEY BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202)
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

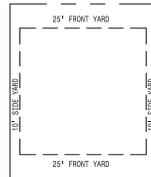
FLOODPLAIN NOTE:
 Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, number 48085C04154, dated June 02, 2009.

DETENTION POND NOTE:
 Detention pond shall be maintained by the HOA.

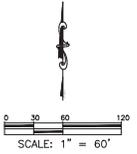
EMERGENCY EXIT GATES NOTE:
 Emergency Exit Gates shall be maintained by the HOA.

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

TYPICAL SF LOT



LOCATION MAP
 (NOT TO SCALE)



PRELIMINARY PLAT
COLLEGE PARK

Block A, Lots 1-18, Lot 19X; Block B, Lots 1-28, 29X;
 Block C, Lots 1-21, 22X;
 Block D, Lot 1
 Being 25.037 Acres in the
 George W. Gunnell Survey, Abstract No. 351,
 in the City of Wylie, Collin County, Texas
 March 6, 2026
 Sheet 1 (of 2)

Engineer:



5900 S Lake Forest Dr, Ste 300
 McKinney, TX 75007
 (972) 554-1100
 john@civilpt.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOHN H BEZNER
 PE # 98469

Surveyor:
 GeoNav Surveying
 3410 Midcourt Rd, Ste 110
 Carrollton, TX 75006
 (972) 243-2409
 TBPLS Firm No. 10194205
 chris.howard@geo-nav.com

Developer / Owner:
 College Park, LLC
 5411 Kingston Dr
 Richardson, TX 75082
 (469) 870-6020
 Contact: Dr Abdul Lateef Khan

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS, College Park, LLC is the Owner of a tract of land situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being out of a 7.6700 acre tract conveyed to them by Wylie Partners, LP, and a 4.0030 acre tract conveyed to them by Scott Residential, LLC, and a 0.9820 acre tract conveyed to them by Scott Residential, LLC, and a 4.9720 acre tract conveyed to them by Khan Abdul R & Abdul I Khan, and a 7.4330 acre tract conveyed to them by Alk Wylie, LP, and being more particularly described as follows:

LEGAL DESCRIPTION

Being a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20180530000658260 of the official public records Collin County, Texas (O.P.R.C.C.T.), and all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376830, 20181106001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod set at the northeast corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as recorded in Volume G, page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;
THENCE South 00 degrees 30 minutes 18 seconds east along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;
THENCE along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and an arc length of 154.95 feet to a 1/2-inch iron rod set, for corner
THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;
THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;
THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-inch iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;
THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;
THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;
THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-inch iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;
THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the point of beginning and containing 1,090,618 square feet or 25.0372 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as _____, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ___ day of _____, 20____.

BY: _____
Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____ do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

SPECIAL NOTICE

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

APPROVAL BLOCK

'RECOMMENDED FOR APPROVAL'

Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

'APPROVED FOR CONSTRUCTION'

Mayor, City of Wylie, Texas Date

'ACCEPTED'

Mayor, City of Wylie, Texas Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Wylie was submitted to the City Council on the ___ day of ___ 20____ and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____, A.D., 20 ____

City Secretary
City of Wylie, Texas

Engineer:



5900 S Lake Forest Dr, Ste 300
McKinney, TX 75007
(972) 554-1100
john@civilpt.com

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PE # 98469

Surveyor:
GeoNav Surveying
3410 Midcourt Rd, Ste 110
Carrollton, TX 75006
(972) 243-2409
TBPLS Firm No. 10194205
chris.howard@geo-nav.com

Developer / Owner:
College Park, LLC
5411 Kingston Dr
Richardson, TX 75082
(469) 870-6020
Contact: Dr Abdul Lateef Khan
chris.howard@geo-nav.com

PRELIMINARY PLAT
COLLEGE PARK

Block A, Lots 1-18, Lot 19X; Block B, Lots 1-28, 29X;
Block C, Lots 1-21, 22X;
Block D, Lot 1
Being 25.037 Acres in the
George W. Gunnell Survey, Abstract No. 351,
in the City of Wylie, Collin County, Texas
March 6, 2026
Sheet 2 (of 2)



LOCATION MAP
(NOT TO SCALE)



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2003-01 (PD 2003-01) to Planned Development (PD) on approximately 34.6 acres. Property generally located on the southwest corner of FM 544 and Woodbridge Pkwy. (ZC 2026-02).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Kroger Texas LP, VR Real Estate LLC, Moreno Texas LLC, SCSD-FINNELL LTD, 187 Holdings LLC, GN 623 Stewart Partners LLC, CBC Property Holdings LP, Dibello Family Interest, Gencov Investments LTD, HIP-Wylie Real Estate LLC, North Dallas Wylie Land Investors LLC, PS LPT Properties, Wylie Cinema Company LLC

APPLICANT: City of Wylie

The City of Wylie is requesting to amend certain elements of Planned Development 2003-01 consisting of approximately 34.6 acres referenced on the development standards document as Tract C-1. The purpose of this request is to update the existing development standards to more accurately reflect the current on site development and to provide updated base Zoning Ordinance use and design standards.

The original Planned Development was approved by the City Council in January 2003 with base design standards and allowed uses set to the February 27, 2002 Zoning Ordinance. Since then, the city has made numerous amendments to the Zoning Ordinance to improve the health, safety, and welfare of the City of Wylie and its citizens. These include requiring Special Use Permits for such uses as car washes, drive-thru restaurants, and smoking establishments to control for blight, pedestrian safety, and overall health. Therefore, the proposed update contains standards from the June 13, 2023 Zoning Ordinance (Ord. 2023-23) with an 'as amended' clause to ensure all future Zoning Ordinance amendments also apply to the site.

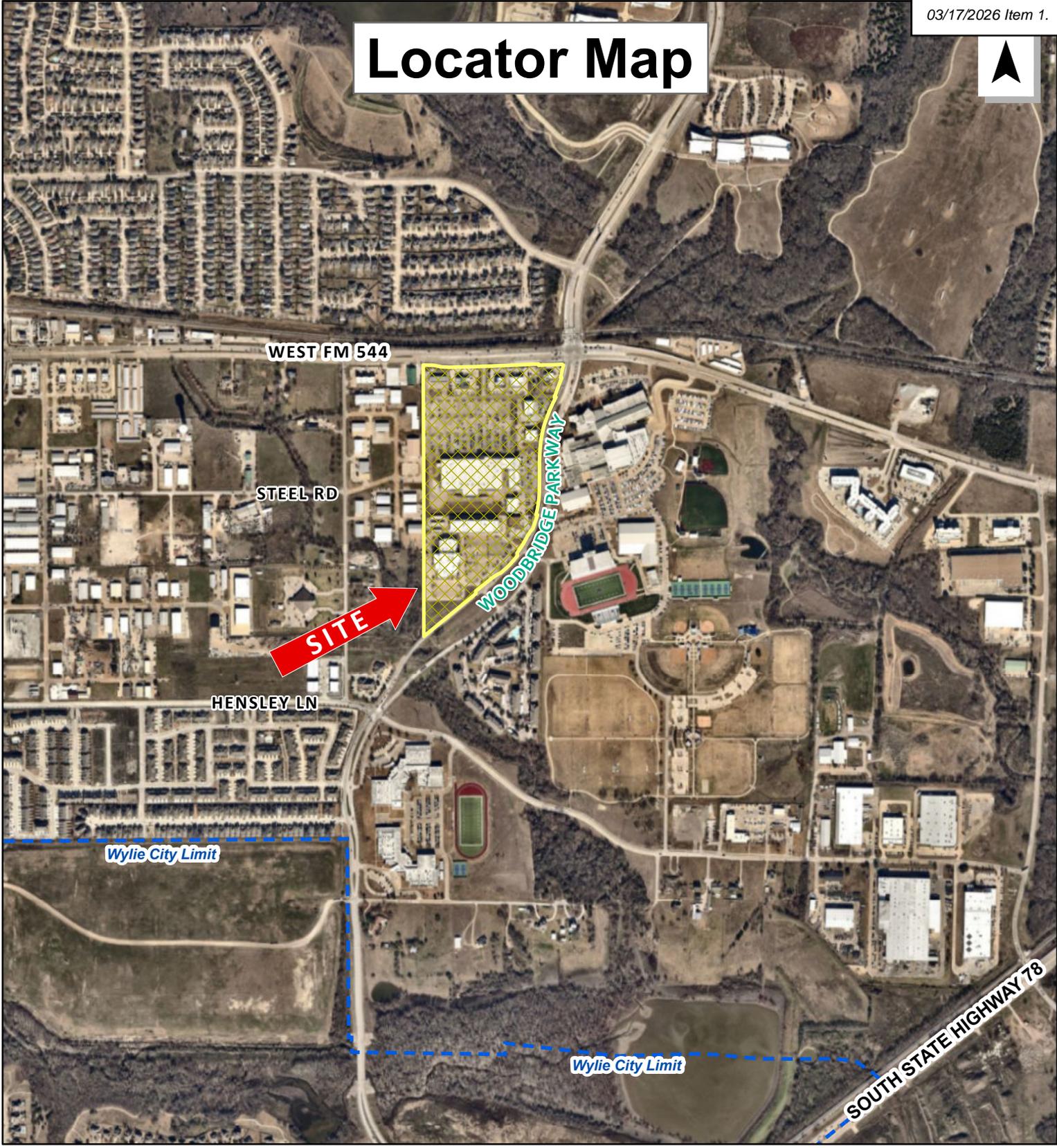
In addition, several properties are removed from the Planned Development as they have been subject to separate zoning ordinances. Namely, Tracts A-3 and A-4 (townhomes) and 721/731 Woodbridge Pkwy (Self-Storage) which were both rezoned in 2018.

Staff is recommending this update as it will aid in preserving the existing retail character on the property while also allowing for the site to mature in a way that is aligned with the city's vision of growth.

The adjacent property to the east contains Wylie High School. The property to the south contains an apartment complex. The property to the west is zoning Light Industrial. The property to the north contains a rail road adjacent to single family homes. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to thirty-five property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in protest of the request.

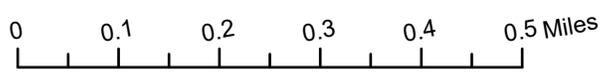
Locator Map



ZONING CASE:
 ZC 2026-02 Woodbridge Center Phase 1



 SUBJECT property  Wylie City Limit



Date: 2/23/2026

COMPILED BY: G STAFFORD



Zoning Exhibit "B"

Tract C-1

Woodbridge Centre

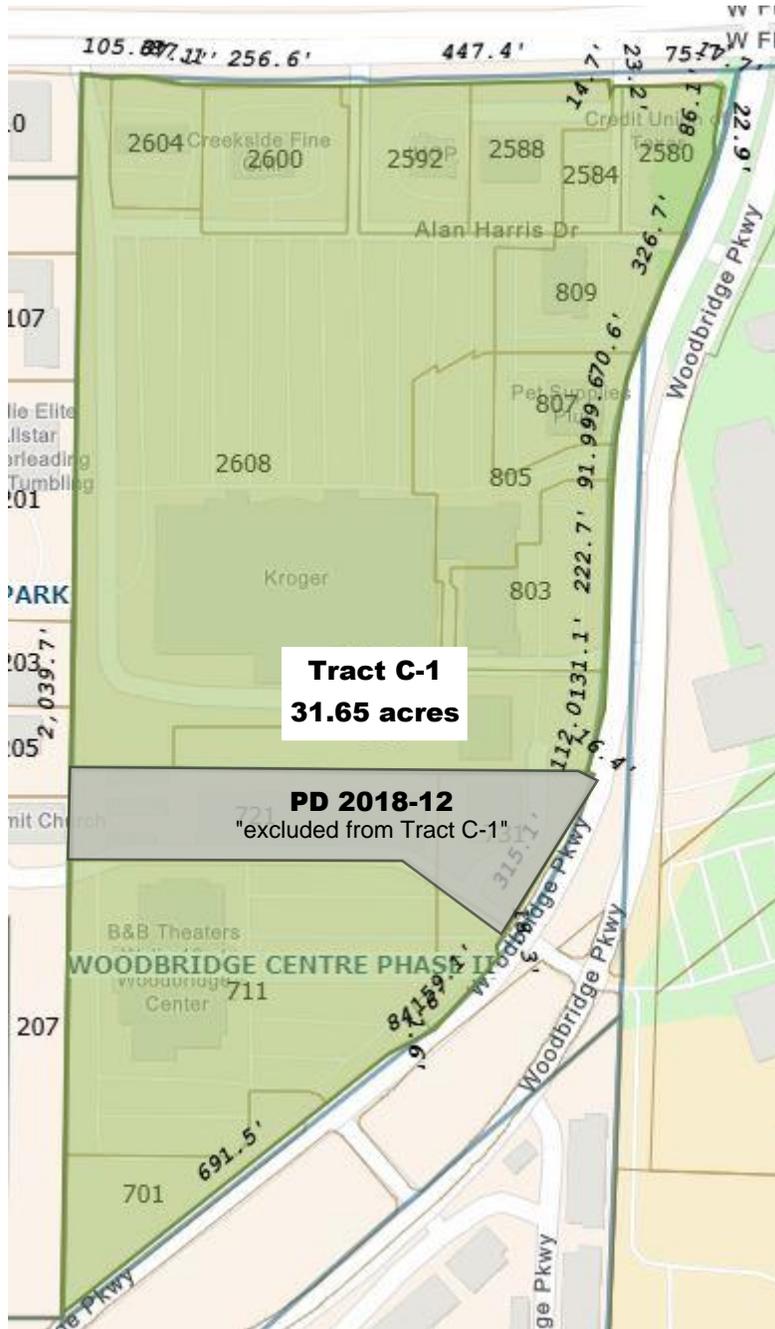


Exhibit "C"
**PLANNED DEVELOPMENT
DISTRICT DEVELOPMENT
STANDARDS**

(Zoning Case 2026-02)

1.0 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose:

The purpose of this Planned Development District is to provide an update to more accurately reflect the current development and update the development standards.

**2.0 PLANNED DEVELOPMENT — SUBURBAN
RESIDENTIAL DISTRICTS/VILLAGE RESIDENTIAL
DISTRICTS**

Tracts A-1, A-2, shall be developed as below. Tracts A-3 and A-4 , amended by Ordinance 2018-29, are removed from this planned development and only subject to the rules, regulations, and standards of that ordinance.

2.01 General Description:

The residential tracts within this Planned Development located in proximity of the village commercial center are intended to accommodate a variety of single family suburban residential and village residential land uses and densities. They are designed to support the requirements of a village center which provides the needed civic, business and commercial requirements of a neighborhood. The residential units will encompass components contained in the Suburban Residential Districts and the Village Residential Districts of the Zoning Ordinance of the City of Wylie. Tract A-1 in Parcel 2 will be developed in accordance with Single Family — 10 District (SF-10/19). Tract A-2 in Parcel 2 will be developed in accordance with Single Family — 8.5 District (SF-8.5/17). Tract A-3 in Parcel 3 will be developed in accordance with Townhouse District (TH). Tract A-4 in parcel 3 will be developed in accordance with Townhouse (TH) as revised herein. The revisions to the development standards for the districts identified above as revised, are necessary within each respective district to achieve the previously stated purpose and are further outlined within these development standards.

2.02 Permitted Uses:

Land uses permitted within residential areas, indicated as Tracts A-1 and A-2 in Parcel 2, and Tracts A-3 and A-4 in Parcel 3 as shown on Exhibit “C” which are allowed in Article S Use Regulations, Section 5.1 Land Use Charts, Figure 5-3 Land Use Tables, Residential Districts, Suburban Residential, SF-10/19 (Tract A-1) and Village Center, SF-8.5/17 (Tract A-2) and TH (Tracts A-3 and A-4) and Section 5.2 Listed Uses, as defined in the Zoning Ordinance of the City of Wylie are revised with the following additions:

- a. Private recreation facilities and buildings for homeowner use.
- b. Real estate sales offices and model homes during the development and marketing of the residential areas.
- c. Temporary buildings, advertising signs, and uses incidental to construction work and sales promotions on the premises, which shall be removed upon completion.

2.03 Density:

The overall maximum allowed residential units for Tracts A-1, A-2, A-3, and A-4 shall not exceed 640 lots.

2.04 Additional Parking Area Requirements:

Additional parking area requirements to serve the guest parking area requirements for Tracts A-3 and A-4 may be constructed of either concrete or grass crete.

2.05 Single Family — 10 District (SF-10/19):

The lots in Tract A-1, Parcel 2 are to be developed in accordance with the development standards as defined in Article 3-Residential District Regulations, Section 3.2 Suburban Residential Districts, Figure 3-5 — Single Family 10 District (SF-10/19) in the Zoning Ordinance of the City of Wylie

2.06 Single Family - 8.5 District (SF-8.5/17):

The lots in Tract A-2, Parcel 2 are to be developed in accordance with the development standards as defined in Article 3 - Residential District Regulations, Section 3.3 Village Residential Districts, A. Single Family — 8.5 District (SF- 8.5/17), Figure 3-6 — Single Family 8.5 District (SF-8.5/17) in the Zoning Ordinance of the City of Wylie.

2.07 Townhouse District (TH):

The lots in Tract A-3, Parcel 3 are to be developed in accordance with the development standards as defined in Article 3 — Residential District Regulations, Section 3.3 Village Residential Districts, B. Townhouse District (TH), Figure 3-7 — Townhouse District (TH) in the Zoning Ordinance of the City of Wylie.

The lots in Tract A-4, Parcel 3 are to be developed in accordance with the development standards as defined in Article 3 — Residential District

Regulations, Section 3.3 Village Residential Districts, B. Townhouse District (TH), Figure 3-7— Townhouse District (TH) in the Zoning Ordinance of the City of Wylie with the following revisions:

a. Lot size:

Lot Area — 2,200

square feet. Lot Width

— 22 feet

Lot Width on Corner Lots — 37 feet.

Lot Depth — 100 feet.

Lot Depth of Double Front Lots — 100 feet.

b. Yard Requirements - Main

Structures: Rear Yard — 20 feet.

Rear Yard Double Front Lots — 15 feet.

Rear yard for Lots adjacent to a Fire Lane — 30 feet from the rear property line.

c. Yard Requirements — Accessory

Structures: Rear Yard Double Front Lots

— 15 feet.

2.08 Private Streets/Fire Lanes:

The use of a combination of public streets, private streets and fire lanes in Tract

A-4 of the Townhouse District (TH) shall be at the discretion of the developer and will be shown on the development plan or preliminary plat. Private streets and fire lanes shall be located in a public access easement having a minimum width of 24 feet and a minimum pavement width of 24 feet.

2.09 Residential Design Standards:

The Section 3.4 Residential Design Standards shall apply to all lots defined within the Planned Development District in the Suburban Residential Districts and Village Center Districts classification with the following revisions:

Figure 3-14 Village Residential District (SF-8.5/17. TI-L MF, MITJ Requirements

- a. A. Village Land Design Requirements — 30 Points Required:
1. Connection of Open Space to Residential Development.
 - (i) The trail system with a trail being 8 ft. in width, as shown on the Conceptual Plan attached hereto, which is adjacent to streets and in an open space shall meet the requirements to qualify as the “Pedestrian Linkages to the Village Center” for 10 points.
- b. C. Street and Sidewalk Requirements — 55 Points Required:
1. Curvilinear Streets.
 - (i) The streets within Tracts A-1 and A-2 shall have 25% of their streets meet the design criteria for curvilinear streets and shall qualify for 20 points.
 - (ii) The streets within Tracts A-3 and A-4, because of their boundary configuration constraints, shall have 10% of the streets meet the design criteria for curvilinear streets and shall qualify for 20 points.
 2. Entry Features and Medians.
 - (i) Landscaped entry features and medians located within an 80 foot right-of-way shall qualify for 15 points. The minimum length for a median at any entry intersection of a public street shall be 50 feet.
 3. Sidewalk Width.
 - (i) A side walk width of 6 feet, with a meandering design, located within a parkway of a secondary collector, collector street or residential street, located on one side of the street as shown on the Conceptual Plan attached hereto, shall qualify for 15 points. The meandering sidewalk is to be constructed on one side of the street which fulfills the sidewalk requirements for both sides of the respective street.
 4. Screening of Residential Units Backing onto Major Thoroughfares.
 - (i) A screening wall constructed along the rear property line of lots adjacent to the Secondary Thoroughfare shown on the Conceptual Plan attached hereto, shall qualify for 20 points.
 5. Village Residential Street Trees.
 - (i) Residential lots fronting on a collector or residential street shall have a minimum of 1 tree per lot planted in the front

yard of each lot. It is the intent to have the trees evenly spaced within any given block length as well as their location in relationship to the front property line. The flexibility of offsetting or staggering trees along the street shall be an option for consideration in achieving a pleasing streetscape. This concept shall qualify for 20 points.

- (ii) The trees within each tract shall have a minimum caliper of 3 inches as measures 12 inches above the ground at the time of planting.
- (iii) A tree layout will be submitted with the Development Plan or Preliminary Plat indicating the spacing of the trees. The plan will take into consideration the width of the lot and the location of driveways in determining tree spacing.

c. D. Architectural Requirements — 30 Points Required:

1. Exterior Facade Material.

- (i) The base standard shall be 100% brick, stone or masonry composite materials. The use of a minimum of 70% masonry and the remainder of masonry composite material on units in the Townhouse District (TH) shall qualify as 100% masonry.
- (ii) Natural wood products may be used for architectural accent which shall consist of no more than 5% of the exterior facade of units in the Townhouse District (TH).

2. Roof Pitch.

- (i) The use of the same colored shingle throughout the residential subdivision shall qualify for an additional 20 points.

3.0 PLANNED DEVELOPMENT — MULTIFAMILY

Tract B-1

3.01 Multifamily District (MF):

Tract B-1, Parcel 2 is to be developed in accordance with the development standards as defined in Article 3 — Residential District Regulations, Section 3.3 Village Residential Districts, C. Multifamily District (MF), Figure 3-8 — Multifamily District (MF) in the Zoning Ordinance of the City of Wylie.

3.02 Residential Design Standards:

The section 3 4 Residential Design Standards shall apply to all lots defined within the Planned Development District in the Village Center Districts classification with the following revisions:

Figure 3-14 Village Residential District (SF-8.5/17 TH, MF, MH)

Requirements.

- a. A. Village Land Design Requirements — 30 Points Required:
1. Connection of Open Space to Residential Development.
 - (i) Cul-de-sacs extending into or providing neighborhood access to open space or parks, in addition to streets alongside to open space or parks, shall qualify for 25 points. The number of cul-de-sacs in this area shall be limited to four.
 - (ii) The trail system with a trail being 8 ft. in width as shown on the Conceptual Plan attached hereto shall qualify for 10 points.
- b. C. Street and Sidewalk Requirements — 55 Points Required:
1. Curvilinear Streets;
 - (i) The public streets within Tract B-1 shall have 10% of the streets meet the design criteria for curvilinear streets and shall qualify for 20 points.
 2. Entry Features and Medians.
 - (i) Landscaped entry features and medians located in an 80 foot right- of-way shall qualify for 15 points. The minimum length for a median at any entry intersection of a public street shall be 50 feet.
 - (ii) A sidewalk width of 6 feet, with a meandering design, located within a parkway of a secondary collector, collector street or residential street, located on one side of the street as shown on the Conceptual Plan attached hereto shall qualify for 15 points. The meandering sidewalk is to be constructed on one side of the street which fulfills the sidewalk requirements for the respective street.
 3. Screening of Residential Units Backing onto Major Thoroughfares.
 - (i) A screening wall constructed along the rear property line of lots adjacent to the Secondary Thoroughfare shown on the Conceptual Plan attached hereto, shall qualify for 20 points.
 4. Village Residential Street Trees.
 - (i) Multifamily lots fronting on a collector or residential street shall have a tree per lot planted along the street right-of-way at a minimum spacing of 30 feet and a

maximum spacing of 50 feet. It is the intent to have trees evenly spaced within any given block length as well as their location in relationship to the property line. The flexibility of offsetting or staggering trees along the street shall be an option for consideration in achieving a pleasing streetscape. This concept shall qualify for 20 points.

(ii) The trees within each tract shall have a minimum caliper of 3 inches as measured 12 inches above the ground at the time of planting.

(iii) A tree layout will be submitted with the Development Plan or Preliminary Plat indicating the spacing of the trees. The plan will take into consideration the width of the lot and the location of entrances in determining tree spacing.

c. D. Architectural Requirements — 30 Points Required:

1. Exterior Facade Material.

(i) The base standard shall be 100% brick, stone or masonry composite materials with a minimum of 30% brick or stone, shall qualify as 100% masonry.

(ii) Natural wood products may be used for architectural accent which shall consist of no more than 5% of the exterior facade.

2. Roof Pitch

(i) The roof pitch for all multifamily units shall be a minimum of 6:12.

(ii) The use of the same colored shingle throughout the multifamily development shall qualify for an additional 20 points.

3.03 Screening Walls:

Screening walls used in multifamily development shall be as follows:

- a. Unless there is a natural or landscaped open space or buffer area, which may be zoned either for single family or multifamily use, having a minimum width of twenty-five (25) feet located between single family residential and multifamily residential uses, a six (6) foot screening wall shall be constructed by the developer/builder of the multifamily property between any areas developed for multifamily uses and single family residential uses. The above referenced six (6) foot screening wall shall be constructed of stone, stucco, brick, tile, concrete or similar materials or any combination thereof. Wrought iron fencing may be used as an accent feature to a screening wall from the front building line to the front property line or street right-of-way. Wrought iron gates may be used in a screening wall for access to

utility transformers and control panels. Design of the aforementioned screening fence shall be submitted at the time of Development Plan approval.

4.0 PLANNED DEVELOPMENT — VILLAGE CENTER NON-RESIDENTIAL DISTRICT AND BUSINESS DISTRICT

Tracts C-1 & C-2

4.01 General Description:

The commercial tracts within this Planned Development located within the proximity of the residential land uses of the Village Center are intended to accommodate the development of office, retail and commercial service-related uses for the neighborhood residents.

4.02 Community Retail District (CR):

Tract C-2 in Parcel 2 is to be developed in accordance with the Development Standards as defined in Article 4 — Non-residential District Regulations, Section

4.1 Village Center Non-residential Districts, B. Community Retail (CR), Figure 4-2 — Community Retail District (CR) in the Zoning Ordinance of the City of Wylie.

Land uses permitted within non-residential areas, indicated as Tract C-2 in Parcel 2 as shown on Exhibit “B”, shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Lane Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, Village Center, Community Retail (CR) and Section 5.2 Listed uses as defined in the Zoning Ordinance of the City of Wylie.

4.03 Commercial Corridor District (CC):

Tract C-1 in Parcel 1 is to be developed in accordance with the Development Standards as defined in Article 4 — Non-residential District Regulations, Section 4.1 Commercial Districts, C. Commercial Corridor District (CC), Figure 4-3 — Commercial Corridor District (CC) in the Zoning Ordinance of the City of Wylie (as amended through June 13, 2023 by Ordinance No. 2023-23) (the “Zoning Ordinance”).

Land uses permitted within Tract C-1 shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Lane Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, Commercial Corridor District (CC) and Section 5.2 Listed uses as defined in the Zoning Ordinance of the City of Wylie (as amended through June 13, 2023 by Ordinance No. 2023-23) (the “Zoning Ordinance”).

4.04 Non-residential Design Standards:

The Section 4.4 Non-residential Design Standards shall apply to the commercial development within the Planned Development District in the Community Retail District (CR) and the Commercial Corridor District (CC) classification with the following revisions:

- a. Figure 4-6 Site Design Requirements:

- (i) The total number of land design points for buildings 20,000 square feet and under — 60 Points Required.
 - (ii) The total number of land design points for buildings from 20,001 to 40,000 square feet — 40 Points Required.
 - (iii) The total number of land design points required for buildings over 40,001 square feet — 20 Points Required.
 - (iv) Buildings may be configured as shown on the Illustrative Plan Tract C-1 attached hereto as Exhibit “B-1”.
- b. Figure 4-7 Landscaping Point Requirements ‘
- (i) Landscaping in Required Yards for buildings less than 40,000 square feet shall be 15% of the site.
 - (ii) Landscaping in Required yards for buildings over 40,000 square feet shall be 10% of the site.
 - (iii) The total number of landscaping points required for any commercial building — 25 Points Required.

4.05 Parking Design Requirements:

The parking for commercial development shall be designed in accordance with the following:

- (i) A parking space shall be 10 feet wide and 20 feet deep for 90 degree parking. A parking space for angled parking shall be in accordance with the dimensions shown on Illustrative Plan Parking Layout attached hereto as Exhibit “B-2”.
- (ii) A one-way aisle shall be a minimum of 20 feet wide.
- (iii) A two-way aisle shall be a minimum of 24 feet wide.

5.0 PLANNED DEVELOPMENT — GENERAL CONDITIONS

5.01 Conformance to the Wylie Zoning Ordinance:

Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Wylie Zoning Ordinance dated February 27, 2002.

5.02 Procedures of the Planned Development District:

- a. Zoning Exhibit: A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This zoning exhibit, indicated as Exhibit “C” sets forth an overall

property boundary description, and the designation of each tract, identified by a number which corresponds to the tracts defined in this Exhibit “B” Planned Development District Development Standards.

b. Conceptual Plan

- (i) The Conceptual Plan is hereby attached and made a part of the approval for the Planned Development District as Exhibit “D”.

c. Development Plan:

- (i) Prior to any development under this approved Planned Development District, a Development Plan for each phase must be submitted to the City of Wylie for approval. The Development Plan shall suffice as the Preliminary Plat for the residential single family tracts or districts. The Development Plan shall suffice as the Site Plan for non-residential tracts or districts. The Development Plan shall be approved by the Planning and Zoning Commission and the City Council prior to the issuance of any building permit for construction.
- (ii) In the event of a conflict between the Development Standards and a Development Plan, the Development Standards shall apply.

5.03 General Compliance:

Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules and regulations of the City of Wylie as they presently exist.

5.04 Street Requirements:

- (i) The street shown on the Conceptual Plan as Exhibit “D” attached hereto as a Secondary Collector shall be developed as a Secondary Collector Type C with a 100 foot right-of-way with 4 lanes of pavement (2 lanes at 25 feet back-to-back of curb).
- (ii) The street shown on the Conceptual Plan as Exhibit “D” attached hereto as a Collector shall be developed as a Collector Type D with a 60 foot right-of-way with a 2.5 foot wide easement adjacent to the right-of-way for utilities with a pavement width of 38 feet back-to-back of curb.
- (iii) All residential streets shall be developed as Residential Type E with a right-of-way of 50 feet with a pavement width of 31 feet back-to-back of curb.
- (iv) The minimum centerline radius for a Secondary Collector Type

C shall be 1,000 feet, a Collector Type D shall be 350 feet, and a Residential Type E shall be 150 feet.

- (v) Developer is required to pave one-half of either Woodbridge Parkway or Hensley Road if the property abuts one side of either right-of-way and the full street if the property abuts both sides of the right-of-way.

5.05 Alleys:

- (i) Alleys are required in Tract A-1 and Tract A-2.
- (ii) The use of alleys in Tract A-3 shall be at the discretion of the developer and shall be shown on the development plan or preliminary plat.
- (iii) The use of private streets or fire lanes shall meet the requirements for alleys in Tract A-4.
- (iv) The right-of-way width of an alley may be reduced to fifteen (15) feet when there is a five (5) foot wide utility easement in the rear or side yard of a lot adjacent to an alley.

5.06 Hiking and Jogging Trail Along Secondary Collectors, Collectors and Residential Streets:

- (i) An eight (8) foot wide concrete hiking and jogging trail may be constructed on one (1) side of any major thoroughfare, secondary thoroughfare and selected residential street in lieu of sidewalks on both sides of the designated streets. The use of residential streets shall be limited to those streets needed to provide a continuous space or park area. In order to provide for a meandering trail, the pavement for any thoroughfare or residential street shall be allowed to be offset a maximum of five (5) feet from the center of the right-of-way to provide for additional parkway on one (1) side of the designated street for the construction of the meandering trail. The final location of any hiking and jogging trails shall be shown on the Development Plan or Preliminary Plat.

5.07 Detention:

Detention will not be required if the storm water runoff from this property, or any portion thereof, is discharged into:

- (i) Property within the City of Sachse into existing drainage structures or with City of Sachse approval for additional improvements and a drainage study updating the existing study provided to the Cities of Sachse and Wylie for Maxwell Creek along the Woodbridge West area adjacent to the landfill and the approved CLOMR for Woodbridge.

- (ii) Directed and discharged into Maxwell Creek within an enclosed drainage system and a drainage study.
- (iii) Directed into the Maxwell Creek or the Soil Conservation Service pond constructed on Maxwell Creek within an authorized drainage easement along an existing drainage way or natural water course.

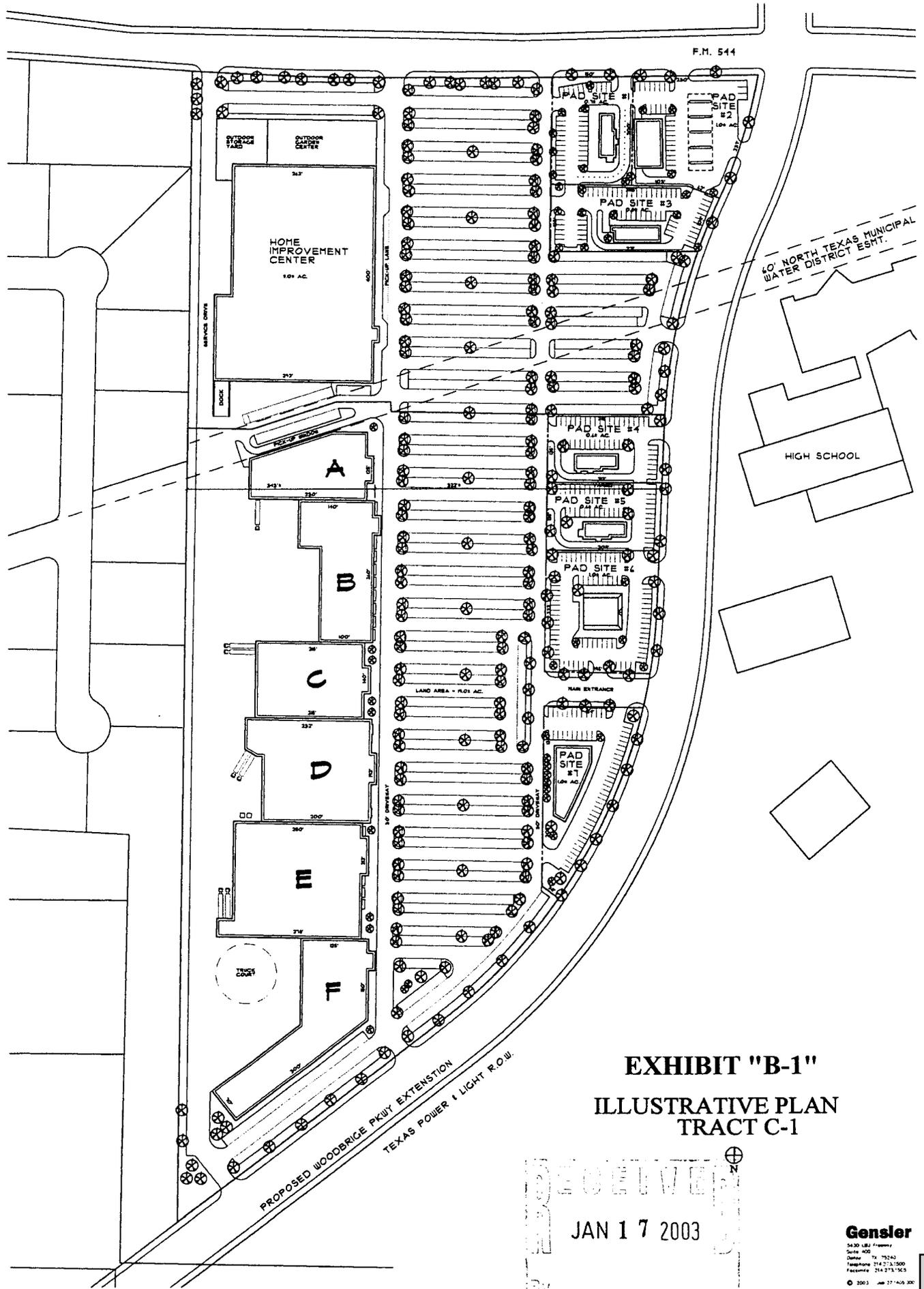


EXHIBIT "B-1"
ILLUSTRATIVE PLAN
TRACT C-1

RECEIVED
 JAN 17 2003

Gensler
 5430 LBJ Freeway
 Suite 400
 Dallas, TX 75242
 Telephone 214.213.5000
 Facsimile 214.213.1623
 © 2003 400-27-409-000
 13 NOV 2002
 SCALE: 1"=40'-0"

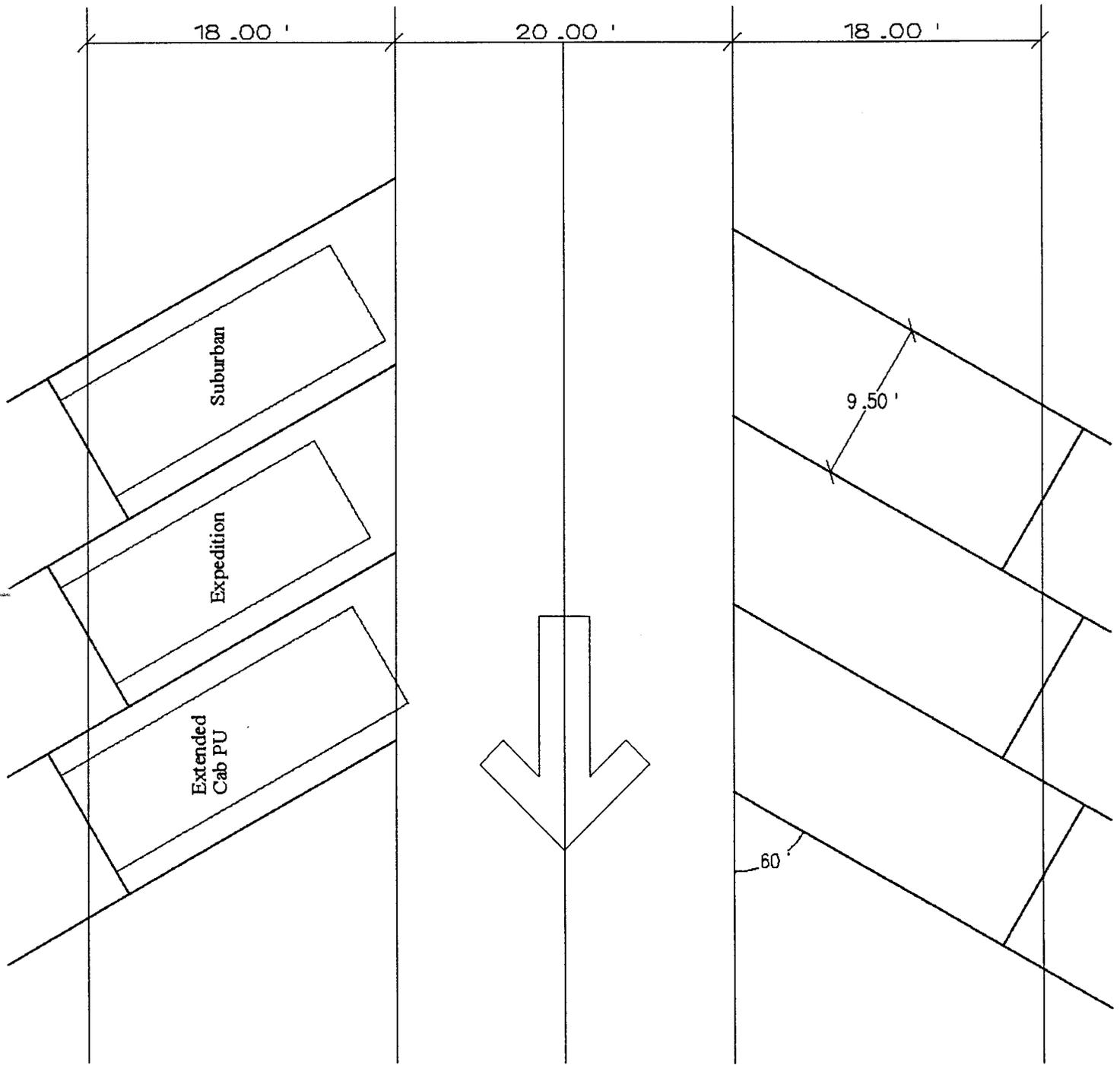
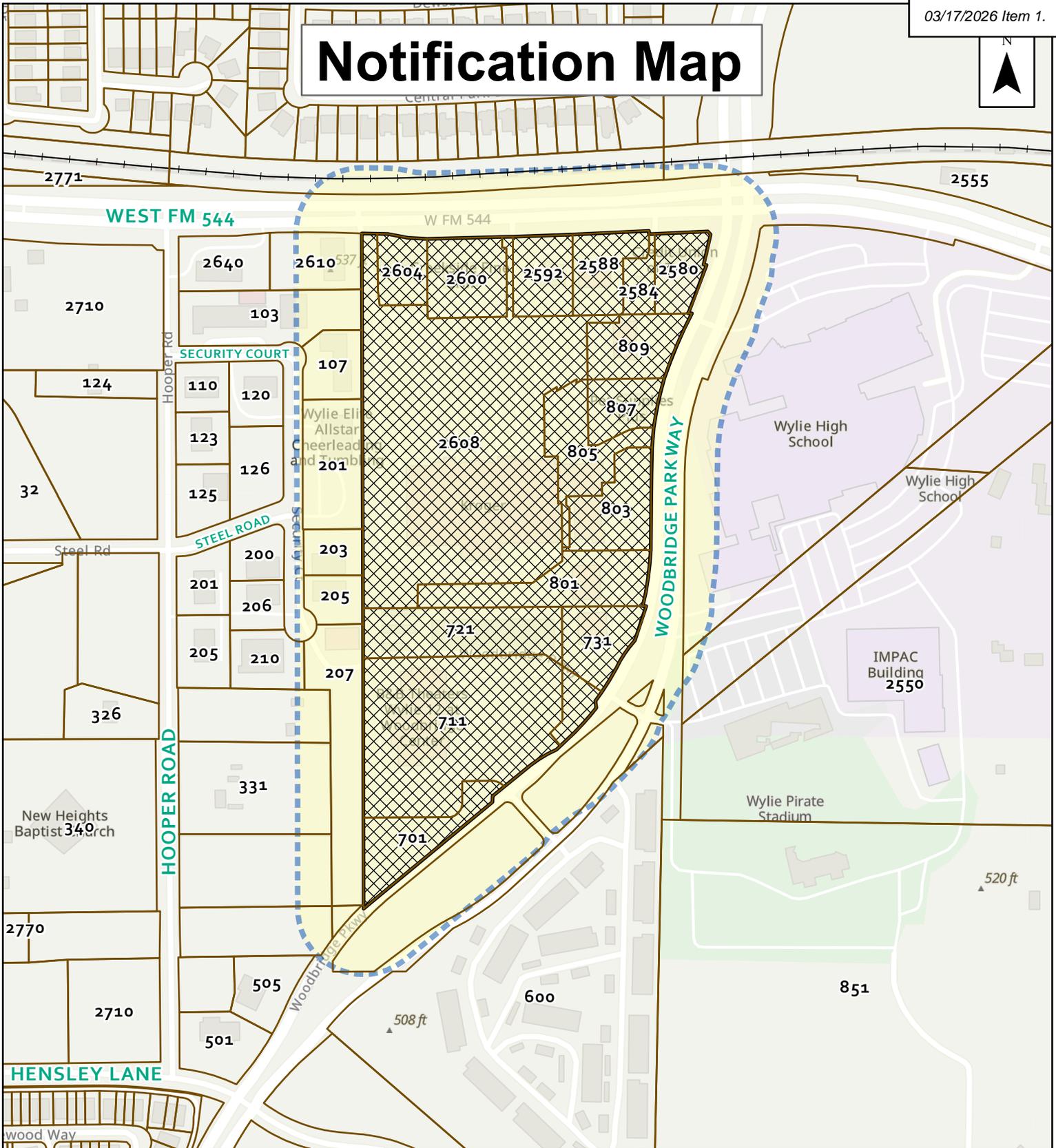


EXHIBIT "B-2"
Illustrative Plan
Parking Layout

REGISTERED
JAN 17 2003

Notification Map



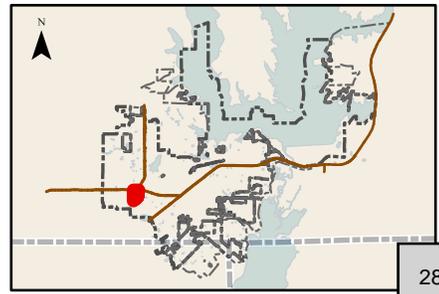
ZONING CASE:
ZC 2026-02 Woodbridge Center Phase 1

 SUBJECT property  200 foot Notification Buffer



Date: 2/23/2026

COMPILED BY: G STAFFORD





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: WS1

Prepared By: Jasen Haskins

Subject

Hold a work session to discuss Section 5.1, Land Use Charts, of the City of Wylie Zoning Ordinance.

Recommendation

Discussion

Discussion

Staff is initiating a work session to discuss Section 5.1, Land Use Charts, of the City of Wylie Zoning Ordinance.

Specifically, staff is recommending discussion to remove outdated uses, such as “mining” as an allowed use and add Special Use Permits (SUP) to such uses that directly affect the health, safety, and welfare of the citizens of Wylie, such as a Financial Institution (with a drive-thru).

The use charts are included for review and to facilitate discussion.

Section 5.1 Land Use Charts.

Buildings, structures and land shall be used only in accordance with the uses permitted in the following Land Use Tables, subject to all other applicable requirements of this ordinance.

Figure 5-1 Interpretation of Land Use Charts

Symbol	Meaning
P	The use is permitted as a principal use in that zoning district by right. Additional requirements for this use may be required and are listed in Section 5.2 Listed Uses, Additional Provisions.
P*	The use is permitted, however special provisions are required when located in this district. These provisions are listed in Section 5.2 Listed Uses, Additional Provisions.
S	The use is permitted in that zoning district only after first obtaining a Special Use Permit (SUP) as set forth in 5.4 Special Use Permits.
T	The use is permitted in that zoning district only after first obtaining a Temporary Use Permit (TUP) as set forth in Section 5.5 Temporary Uses and may include additional provisions.
	A blank square means that the use is not allowed in that zoning district as a principal use.

Figure 5-2 District Abbreviations

Abbreviated Designation	Zoning District Name
Low-Density Residential Districts	
AG/30	Agricultural District
SF-ED	Single Family - Estate District
Medium Density Residential Districts	
SF-20/26	Single Family - 20 District
SF-10/24	Single Family - 10 District
High-Density Residential Districts	
TH	Townhouse District
MF	Multifamily District
MH	Manufactured Home District
Commercial Districts	
NS	Neighborhood Services District
CR	Community Retail District
CC	Corridor Commercial District
BG	Business Government District
Industrial District	
LI	Light Industrial District
HI	Heavy Industrial District
Special Purpose and Overlay Districts	
PD	Planned Development District
FP	Floodplain District
DTH	Downtown Historic District
SBO	South Ballard Overlay District

Permitted Uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial				Industrial		Mixed-Use		
	AG/30	SF-ED	SF-20/26	SF-10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH		SBO
A. Agricultural and Animal Related																
1. Animal Boarding Kennel with Outside Pens	S									S			P			1 per 325 sq ft of main structure
2. Animal Boarding/Kennel without Outside Pens	S							S	S	P*		P*	P*			1 per 325 sq ft
3. Animal Production	P*															Per approved Site Plan
4. Commercial Greenhouse or Nursery	P*								S*	S			P			1 per 300 sq ft of main structure
5. Crop Production	P*	P*														none
6. Stable (Commercial)	S*												P*			1 per 3 stalls
B. Residential and Lodging																
1. Assisted Living Apartment							P*			P*	S					1 per room (L)
2. Bed and Breakfast Inn	S	S	S				P*		S	P*				P*	P*	1 per room

3. Boarding or Rooming House						P*		S	P*					P*	P*	1 per room (L)
4. Hotel or Motel									S	P		P	P	P*	P*	1.25 per room (L)
5. Manufactured Home	P*	P*	P*	P*		P*	P*									2 per dwelling
6. Manufactured Home Park							P									2 per dwelling
7. Multifamily Dwelling						P			P*						P	2 per dwelling
8. Single Family Dwelling, Attached					P	P			P*						P	2 per dwelling
9. Single Family Dwelling, Detached	P	P	P	P										P		2 per dwelling
C. Institutional and Community Service																
1. Cemetery or Mausoleum	S	S	S	S	S	S								P		Per approved site plan
2. Church/House of Worship	P*	1 per 250 sq ft														
3. Civic Center								P	P	P	P	P	P	P	P	1 per 300 sq ft
4. College or University	S	S				S		S	S	P	P	P	P			9 per class room* (L)
5. Cultural Arts Facility								P*	P*	P	P	P	P	P	P	1 per 325 sq ft (L)
6. Day Care Facility	S	S	S	S	S	P*	S	P*	P*	P*		P*	P*	P*	P*	4 per class room*
7. Group Home	P*	1 per 2 beds														

8. Hospital or Sanitarium									P	P						1 per 2 beds (L)
9. Library								P	P	P	P	P	P	P	P	1 per 325 sq ft
10. Mortuary or Funeral Home									S	P			P			1 per 250 sq ft
11. Nursing, Convalescent Home or Hospice						p*			P	P						1 per 4 beds (L)
12. School (Public or Private) Elementary	p*	1.5 per Class room (L)														
13. School (Public or Private) Secondary	p*	7 per class room														
14. School, Business										P		P	P	P	P	9 per class room
15. School, Technical or Trade										P		P	P		P	9 per class room (L)
D. Office																
1. Financial Institution (with drive-thru)									S	S	P		P			1 per 400 sq ft (L)
2. Financial Institution (without drive-thru)									P	P	P		P	P	P	1 per 300 sq ft (L)
2. Financial Institution. Alternative									S	S	S		S	S	S	1 per 250 sq ft (L)

4. General Office								P	P	P		P	P	P	P	1 per 400 sq ft (L)
5. Medical Clinic								P*	P	P		P*	P*	P	P	1 per 300 sq ft (L)
E. Recreational, Entertainment and Amusement																
1. Commercial Amusement or Recreation (Low-Density Inside)								S	P	S		S				1 per 300 sq ft
2. Commercial Amusement or Recreation (High-Density Inside)								S	P	S		S				1 per 100 sq ft
3. Commercial Amusement or Recreation (Outside)									S	S		S				Per approved SUP
4. Community Park, Recreation Center, or Golf Course (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Per approved site plan
5. Country Club or Golf Course (Private)	P	P	P	P	P	P	P	S	S	P		P	P			4 per green
6. Golf Driving Range	S	S	S	S	S	S		S	S	S		S				1.25 per tee (L)
7. Health Club							P*	P*	P*	P	P		P	P		1 per 200 sq ft
8. Neighborhood Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Per approved site plan (L)

9. Sexually Oriented Business														P*			1 per 150 sq ft (L)
10. Shooting Range, Indoor									S					P*			1 per 400 sq ft (L)
11. Theater									S	S		S			S	S	1 per 200 sq ft
F. Retail, Personal Service and Commercial																	
1. Animal Clinic or Hospital	S							S	P	P							1 per 400 sq ft (L)
2. Automobile Rental								S	P*	P			P*	P			1 per 400 sq ft (L)
3. Automobile Repair, Major										S			S	P			1 per 400 sq ft (L)
4. Automobile Repair, Minor								S	S	S			P	P			1 per 300 sq ft (L)
5. Body Art Studio													P*	P*			1 per 150 sq ft (L)
6. Car Wash								S	S	S							Per approved SUP (L)
7. Club or Lodge (Non-profit)								P	P	P					P	P	1 per 200 sq ft (L)
8. Dry Cleaning or Laundry, Drop-Off or Self Service								S*	S*	S*			P	P			1 per 350 sq ft
9. Cleaners (Commercial)										S			P*	P*			1 per 1000 sq ft (L)
10. Equipment Rental								S	S	S			P	P			1 per 500 sq ft

11. Food Processing								S	P*	P		P				1 per 1000 sq ft
12. General Merchandise Store								P	P	P	P*	P		P	P	1 per 400 sq ft (L)
13. Grocery Store								S	P	P				P	P	1 per 300 sq ft (L)
14. Home Improvement Center, Lumber, Brick, or Building Materials										P		P	P			1 per 400 sq ft (L)
15. Household Equipment and Appliance Repair								P	P	P		P	P			1 per 500 sq ft (L)
16. Motor Vehicle Fueling Station								S	S	S		P	P			Per site plan (L)
17. Pawn Shop												P				1 per 250 sq ft (L)
18. Personal Service Use								P	P	P		P		P	P	1 per 250 sq ft (L)
19. Restaurant with Drive-in or Drive-through Service									S*	S*						1 per 150 sq ft (L)
20. Restaurant without Drive-in or Drive-through Service								p*	1 per 100 sq ft (L)							
21. Truck, Machinery and Heavy Equipment												S	P			1 per 600 sq ft of main

Sales, Service or Repair																structure (L)	
22. Vehicle Display, Sales or Service									S			S				1 per 500 sq ft (L)	
23. Beer and Wine Package Sales								p*	p*	p*		p*	p*	p*	p*	1 per 250 sq ft (L)	
24. Antique Shop (Inside Sales)								S	p*	p*					p*	p*	1 per 250 sq ft (L)
25. Secondhand Goods								S		p*							1 per 250 sq ft (L)
26. Used Merchandise Resale/Consignment or Thrift Shop								S		p*					p*	p*	1 per 250 sq ft (L)
27. Permanent Cosmetic Establishment								p*	p*	p*					p*	p*	1 per 250 sq ft (L)
28. Food Truck Park/Farmer's Market									S	S	S	S			S	S	Per approved site plan
29. Smoking Establishments									S	S		P			S	S	1 Per 150 sq ft
30. Brewery, Winery, Distillery									p*	p*		p*			p*	p*	1 per 500 sq ft
G. Utility, Transportation and Public Service																	
1. Airport, Heliport or Landing Field											S			P	P		Per approved site plan (L)
2. Animal Shelter														P	P		1 per 750 sq ft of

																	main structure
3. Commercial Bus Station, Terminal or Service Facility											S	P	P				Per approved site plan (L)
4. Commercial Radio or TV Transmitting Station										S	S	P	P				Per approved site plan (L)
5. Electric Substation or Gas Regulator Station												S	P				Per approved site plan
6. Helipad										S	S	P	P				Per approved site plan
7. Local Utilities	p*	Per approved site plan															
8. Mounted Antenna	S	S	S	S	S	p*		p*	none								
9. Police or Fire Station	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	Per approved site plan
10. Post Office		S	S	S	S	P		P	P	P	P	P	P	P	P	P	Per approved site plan (L)
11. Radio, Television or Microwave Tower	S									S	S	S	S				Per approved SUP
12. Railroad Yard													P				Per approved site plan

13. Sewage Treatment Plant													S			Per approved SUP	
14. Telecommunications Tower	S	S	S	S	S	S	S	S	S	S	S	P*	P*			Per approved site plan	
15. Telephone Exchange without shops or offices								S	P	S		P	P			Per approved site plan	
16. Transit Passenger Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Per approved site plan	
17. Utility or Government Installation other than listed	S						P	P	S	S	S		P	P	S	S	Per approved site plan
18. Water Treatment Plant, Reservoir or Water Storage													P	P			Per approved site plan
H. Industrial and Manufacturing																	
1. Asphalt or Concrete Batch Plant														S			Per approved SUP (L)
2. Industrial (Inside)													P*	P*			1 per 1000 sq ft (L)
3. Industrial (Outside)													S	S			Per approved site plan (L)

4. Light Assembly and Fabrication										P		P	P			1 per 1000 sq ft (L)
5. Mining	S												S			Per approved SUP
6. Printing and Publishing										P		P	P	P*	P*	1 per 750 sq ft
7. Salvage or Reclamation of Products (Inside)													S			1 per 1000 sq ft (L)
8. Salvage or Reclamation of Products (Outside)													S			Per approved SUP (L)
I. Wholesale, Distribution and Storage																
1. Auto Auction													S			Per approved site plan (L)
2. Contractor's Maintenance Yard										S*		P	P			Per approved site plan (L)
3. Freight Terminal													P			Per approved site plan (L)
4. Landfill													S			Per approved SUP
5. Livestock Auction Pens or Sheds													S			Per approved SUP (L)

6. Mini-Warehouse (Self-Storage)												S	S			1 per 20 units
7. Office Showroom/ Warehouse									S	P		P	P*		P	1 per 750 sq ft (L)
8. Outside Storage												P	P			Per approved site plan (L)
9. Recycling Collection Center									S	S		S	P			Per approved site plan (L)
10. Warehouse/ Distribution Center												S	P			1 per 1500 sq ft (L)
J. Accessory Uses																
1. Accessory Agricultural Buildings	P*	S														None
2. Accessory Community Center (Private)	P*		P*	P*			1 per 300 sq ft									
3. Accessory Game Court (Private)	P*	S		P*	P*			None/Per approved site plan								
4. Accessory Outside Display of Merchandise									P*	P*	P*		P*		P*	None
5. Accessory Outside Sales			P*	P*	P*	P*	P*			P*	P*	P*		P*	P*	1 per 500 sq ft
6. Accessory Outside Storage									S				P*	P*		None

7. Amateur Communication Tower	P*	P*	S	S	S	P*	P*	P*	P*	P*		P*	P*			None
8. Caretakers Quarters/Domestic or Security Unit	S					P	P	P	P	P		P	P	P	P	1 per 1000 sq ft
9. Home Occupation	P*	P*	P*	P*	P*	P*									P*	None
10. Private Stable	P*	P*														None
11. Swimming Pool (Private)	P*		P*	P*	S	S	None									
12. Accessory Donation Box								P	P	P						None
K. Temporary Uses																
1. Christmas Tree Sales							T	T	T	T		T	T	T	T	1 per 1000 sq ft
2. Donation Box								P	P	P						
3. Occasional Sale/Garage Sale	P	P	P	P	P	P	P							T	T	None
4. Seasonal Sale Stand	T								T	T				T	T	1 per 1000 sq ft
5. Temporary Concrete or Asphalt Batch Plant	T	T	T	T	T	T	T	T	T	T		T	T			Per approved site plan
6. Temporary Construction Yard or, Construction or Sales Office								T	T	T	T	T	T			1 per 300 sq ft
7. Temporary Crop Production	P	T	T	T	T	T	T	T	T	T		T	T	T	T	None

8. Temporary Grazing	T	T	T	T	T	T	T	T	T	T		T	T			None
9. Temporary Living Quarters	T	T														2 per dwelling
10. Traveling Show, Carnival or Circus									T	T						Per approved site plan

P = Permitted
P* = Permitted with additional requirements when located in this district
S = Special Use Permit
T = Temporary Use Permit
(L) = Loading spaces are required

(Ord. No. 2025-14, § 2(Exh. A), 4-8-2025)