

EXHIBIT “C” FOR ZC#23-006

**LILLIAN ROAD DEVELOPMENT
PD, PLANNED DEVELOPMENT DISTRICT
(Single family residential attached and detached)**

- A. PURPOSE. The purpose of this PD, Planned Development District (this “PD, PLANNED DEVELOPMENT DISTRICT”) is to provide a specific set of development standards that will yield dwellings of elevated quality and complement placemaking controls that ensure architectural compatibility and visual harmony with the existing urban fabric. It is further the purpose of this PD, PLANNED DEVELOPMENT DISTRICT to provide a broad range of residential opportunities that embody the land use principles and practices that are found in the Mansfield 2040 Plan, and that are consistent with the community’s expectations for growing in a manner that is purposeful and sustainable. Collectively, the standards set forth in this PD, PLANNED DEVELOPMENT DISTRICT will provide a context-based controls that guide the placement, the design, and the construction of the single-family dwellings (detached) and single-family dwellings (attached).
- B. GENERAL.
1. All development on the property as shown on EXHIBIT “A” (i.e., the “PROPERTY”), shall be in complete accordance with all provisions of this PD, PLANNED DEVELOPMENT DISTRICT, and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his or her successors or assigns, and shall limit and control all applications for building permits.

2. The existing provisions of the City of Mansfield, Texas Code of Ordinances (the “CODE OF ORDINANCES”) shall continue to be applicable to issues not covered by the provisions of this PD, PLANNED DEVELOPMENT DISTRICT standards.
3. The provisions of Chapter 155 of the MANSFIELD CODE OF ORDINANCES (the “MANSFIELD ZONING ORDINANCE”) shall continue to be applicable to all issues not covered by the provisions of this PD, PLANNED DEVELOPMENT DISTRICT.
4. In the event of any conflict between the provisions of this PD, PLANNED DEVELOPMENT DISTRICT standards, and those of the City of Mansfield, Texas Code of Ordinances, as amended, the provisions set forth herein shall take precedence.
5. In the event of any conflict between the provisions of this PD, PLANNED DEVELOPMENT DISTRICT standards and any of its illustrations, photographs, and other exhibits, including the site plan and visual representations of residential building types, that are attached hereto, and that are specified elsewhere in text, the standards that are set herein in the text shall prevail.
6. The appeals process for this PD, PLANNED DEVELOPMENT DISTRICT, shall follow the considerations and procedures as set forth in Section 155.066 of the MANSFIELD ZONING ORDINANCE entitled, “PD, Planned Development District regulations”.

C. SITE DESIGN.

1. The Developer shall design (or shall cause to be designed) with great care the public areas surrounding Retta Road since this arterial collector facilitates vehicular,

pedestrian, and cyclist passage between the commercial property located on the north side of the development and the residential within this development.

- i. The Developer shall design and provide (or shall cause to be designed and to be provided) sidewalks, benches, contemporary fixtures, and landscaping (i.e., all items subject to the approval of the Director of Planning) that will encourage walkability and accessibility internal and external to the development (SEE DIAGRAM NO. 1).
2. The Developer shall design and provide (or shall cause to be designed and to be provided) appropriately scaled landscaping areas that will encourage the residents of the development to enjoy the openness of the site. Landscaping areas shall include undisturbed forestry areas, wildflower gardens, water fountains and amenities that will encourage exercising, subject to the approval of the Director of Planning (SEE DIAGRAM NO. 2).
3. The developer shall design and build (or shall cause to be designed and to be built) a system of sidewalks that loops through the entire development and connect with existing sidewalks of adjacent development to promote connectivity to adjacent communities, subject to the Director of Planning. All sidewalks shall be at least five (5) feet in width.
4. All buildings shall be designed to face a landscape area or major public road, and this shall be the designated main façade, in both instances each building shall have a landscaped front patio.
5. Setbacks for single family attached:
 - i. Front setback along Retta Road: 20 feet minimum.

- ii. Front setback along any other streets: 10 feet minimum.
 - iii. Rear setback against property lines: 10 feet minimum.
 - iv. Side setback on corners or property lines: Five (5) feet minimum.
6. Setbacks for single family detached:
- i. Front setback: 20 feet minimum.
 - ii. Rear setback against alley: Three (3) feet minimum.
 - iii. Rear setback against property lines: 10 feet minimum.
 - iv. Side setback against property lines: Five (5) feet minimum.
 - v. Side setback on corner lots: 20 feet minimum.
7. All utilities shall be placed underground.

D. BUILDING HEIGHT.

1. Building height shall be measured in stories for each habitable level above-ground as provided in below:
- i. Stories are measured from finished floor to finished ceiling.
 - ii. The ground floor for each dwelling (e.g., single-family residential attached and detached) shall have a minimum story height of 10 feet.
 - iii. No story shall be permitted to be greater than 14 feet in height, as measured from finished floor to finished ceiling.
2. Building height is limited to two (2) stories for single-family detached and to three (3) stories for single-family attached.
3. Accessory buildings and structures shall comply with the provisions for height as set forth in Section 155.099 of the MANSFIELD ZONING ORDINANCE.

E. PERMITTED USES. The uses permitted for all buildings and their lots subject to the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT shall be restricted to the following only:

1. Principal uses:

- i. Single-family residential, attached; and
- ii. Single-family residential, detached.

2. Accessory uses:

- i. Accessory dwelling unit; and
- ii. All other accessory residential uses permitted as a matter of right under the SF-7.5/12, Single-family Residential District (or successor zoning district).

3. Prohibited uses.

- i. All other uses and uses of buildings and lots not listed shall be prohibited.

F. GARAGE ORIENTATION.

- 1. All single family attached lots shall be alley-served.
- 2. All single family detached lots shall not have front facing garage access.
 - i. Garages shall be accessed through a side entrance or a rear entrance through alley.
- 3. Each home shall have a minimum of two (2) covered parking spaces located within the garage.

G. ALLEY.

- 1. All alleys shall have an access easement a minimum of 30 feet in width in order to accommodate infrastructure and fire truck access.
 - i. No dead end shall exceed a linear 150 feet.

H. STREET TREES.

1. Canopy trees at least three (3) inches caliper in size at the time of planting shall be planted between the sidewalk and street section. Every lot shall have a minimum of one (1) canopy tree. All canopy trees shall be appropriately spaced subject to review and approval by the Director of Planning.

I. BUILDING ELEVATIONS CONTROL.

1. To encourage architectural variety on a continuous block and / or landscaped area, the front building façades for the single family attached buildings will not have repeating elevations across one another and on either side of the subject building.
 - i. Nine (9) single family attached buildings have been designed. The same building shall never face each other. A different exterior finish palette can be applied to the same design throughout the development to encourage diversity.
 - ii. Six (6) single family detached homes have been designed. The same design shall not be adjacent to one another. A different exterior finish palette can be applied to the same design throughout the development to encourage diversity.
2. For building design and exterior finish of all buildings, the RETTA ROAD COLOR — COLOR ELEVATIONS as attached to this PD, PLANNED DEVELOPMENT DISTRICT should be referenced for examples and intent.

J. HOMEOWNERS ASSOCIATION.

1. A Homeowners Association (“HOA”) shall be required and incorporated for this planned development, and each lot / homeowner shall be a mandatory member. The

bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member, and other provisions as deemed appropriate to secure a sound and stable association. The HOA shall also ensure that all landscaping areas along Lillian Road, Retta Road, and other future right-of-way are well-landscaped and well-maintained in accordance with all the applicable provisions as set forth in this PD, PLANNED DEVELOPMENT DISTRICT. In addition to maintaining all residential common areas, the HOA shall be responsible for maintaining the front yards and side yard spaces between buildings.

K. MINIMUM HABITABLE AREA.

1. The minimum habitable area for each single-family attached dwelling shall be 1,800 square feet.
2. The minimum habitable area for each single-family detached home shall be 2,200 square feet.

L. BUILDING FRONTAGE STANDARDS.

1. The front setback shall contain the building frontage (i.e., the area located between the front building façade and the front lot line, and it is inclusive of its built and its planted components).
2. Each single-family attached home shall provide a dooryard or a stoop. Each single-family detached home shall provide a porch (and fence). All dooryards, stoops, and porches shall be provided at the first story. For the purpose of this PD, PLANNED DEVELOPMENT DISTRICT, a stoop building frontage may be combined with a dooryard building frontage (SEE DIAGRAM NO. 3).

3. Porch (And Fence) Building Frontages:
 - i. Porches shall be no less than six (6) feet deep.
 - ii. Porches shall be permitted to encroach to within five (5) feet of the lot line.
 - iii. Stairs to porches may encroach up to the front lot line, but not into the public right-of-way (i.e., thoroughfare).
 - iv. Fences and hedges at the front lot lines shall be limited to a maximum height of four (4) feet.
 - v. Fences shall be prohibited in rear yards adjacent to public right-of-way.
 - vi. Fences along the front lot lines shall be made of metal or wrought iron or wood.
 - a. All metal and wrought iron shall be black.
 - b. All wood shall be painted or stained.
 - c. All gates shall be made of metal or wood.
4. Stoop Building Frontages:
 - i. Stoops shall be no less than four (4) feet deep.
 - ii. Stoops shall be between four (4) and six (6) feet in width.
 - iii. Stoops may encroach into the front setback up to 100 percent of its depth.
 - iv. Stairs to stoops may encroach up to the front lot line, but not into a public right-of-way (i.e., thoroughfare) or civic space.
 - v. Stoops shall be raised a minimum of two (2) feet from the average sidewalk grade at the building frontage.
5. Dooryard Building Frontages:

- i. Dooryards may encroach into the front setback up to 100 percent of its depth.
- ii. Dooryards shall be no less than 10 feet deep.
- iii. Dooryards shall be bound by walls three (3) feet in height on three (3) sides.
- iv. Walls for dooryard building frontages shall be constructed of brick or stone (or shall be faced with brick veneer or stone veneer), and shall match the adjacent building elevation.

M. ARCHITECTURAL STANDARDS.

1. General.

- i. All building elevations shall exhibit design continuity (i.e., exterior finish) and contain exterior accent materials that exhibit quality and durability.
- ii. All building elevations of a single architectural composition shall maintain a uniform level of quality in materials and detailing.

2. Walls.

- i. No more than two (2) building wall materials shall be used on the exterior of a principal building or an outbuilding, excluding bay windows, patios, porches, exterior shutters, trim, and other such architectural features.
- ii. Building walls shall be finished in brick or stone. Cementitious fiber board, stucco, and wood can only be used as an accent material and, where used on a single building, shall not exceed 20 percent of the total building wall area, with each building elevation being calculated independently.

- a. All brick, where used, shall be appropriately detailed and shall also be laid to resemble load-bearing construction. All brick shall course exactly to the top, bottom, and sides of all wall openings.
 - b. All stone, where used, shall be of natural rock of the region, shall be laid dry-stack or mortared, and shall appear to be weight bearing and not applied.
 - c. All stucco shall be masonry.
 - d. All stucco shall have a smooth sand finish.
 - e. All exposed exterior wood shall be painted or stained.
 - f. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.
- iii. The heavier of the building wall materials shall be located below the lighter (e.g. stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.
 - iv. Columns shall be made of concrete or stone and shall be no less than 12 inches by 12 inches.
 - v. Posts shall be made of wood or a synthetic material that has the appearance of wood.
 - a. All posts shall be no less than 12 inches by 12 inches.
 - vi. All columns and posts shall be appropriately spaced in order to form square or vertically proportioned bays.

3. Roofs.

- i. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 8:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.
 - ii. Principal roofs, where low-slope (i.e., flat), shall be surrounded by a horizontal parapet wall no less than 42 inches high where the roof deck meets the parapet wall on all sides.
 - iii. Ancillary roofs may be sheds angled no less than 3:12.
4. Openings.
- i. Principal dwelling units shall have a limit for door and window openings in building elevations that are set along a thoroughfare or on open space. No less than 15 percent and no more than 40 percent of the total building wall area shall be used for door and window openings.
 - ii. All windows openings shall be vertically proportioned and be rectangular in shape where visible from thoroughfares and civic spaces.
 - iii. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from thoroughfares and civic spaces.
 - iv. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.
 - a. Flush-mounted windows are prohibited.

- v. Door and window header heights shall be consistent on building elevations fronting a thoroughfare or an open space.
 - a. All front doors (i.e., the main point of access into each single-family residence, attached or detached) shall be a minimum of eight (8) feet in height.
 - b. All residences shall have a front door, and the access to all required front doors shall be directly from a building frontage.
- vi. Door and window openings in building elevations that front a thoroughfare or a civic space shall be evenly spaced to create a harmonious composition.
- vii. Doors and windows that operate as sliders (i.e., not hinged) are prohibited.
- viii. Garage doors shall be made of wood or composite wood and may have glass or framed panels.
 - a. Garage doors shall not exceed 12 feet in width.
- ix. A single carriage light shall be installed directly above each garage door.

5. Attachments.

- i. Chimneys, where visible, shall be clad in brick, stone, or stucco.
- ii. All chimneys shall extend to the ground and shall have a projecting cap on top.
- iii. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.
- iv. All flooring at balconies and at porches shall be made of brick, concrete, or stone.

- v. Any part of a balcony projecting beyond a building wall shall be structurally supported by brackets of appropriate scale.
 - vi. Gutters, where provided, shall be copper, galvanized steel, aluminum, or painted if fronting a thoroughfare or open space.
6. Color.
- i. Exterior color shall be neutral and selected from regional precedent.

N. ADDITIONAL LANDSCAPING STANDARDS SPECIFIC TO LILLIAN ROAD.

- 1. Unless otherwise noted in the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, all dwelling units on the lots fronting any portion of Lillian Road shall have their principal entrance (i.e., front door) face Lillian Road. In addition, all such lots shall be landscaped to same level of design and quality as the other portions of the development. Such landscaping along Lillian Road shall be subject to review and approval by the Director of Planning.

O. DIAGRAM NO. 1.



P. DIAGRAM NO. 2.





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Q. DIAGRAM NO. 3 (BUILDING FRONTAGES).

AN EXAMPLE OF A DOORYARD FONTAGE:



AN EXAMPLE OF A PORCH FONTAGE:



AN EXAMPLE OF A STOOP FONTAGE:

