

EXHIBIT B

PLANNED DEVELOPMENT STANDARDS

SILVER OAK

COMMUNITY FRAMEWORK

Silver Oak will be a neighborhood where an emphasis on being able to experience a small town environment where you know your neighbors, is balanced with the conveniences of a suburban lifestyle.

The neighborhood will be developed generally in accordance with the standards established in the SF-7.5/18 Single Family Residential zoning district. This will create a neighborhood where lot sizes are compatible with the surrounding area where the majority of the residential property is zoned to the SF-7.5/12 zoning district.

Open spaces and common areas are located in areas where the natural features of the property can be emphasized for the benefit of families in the neighborhood as well as the surrounding area.

COMMERCIAL TRACTS

(TRACTS 1 AND 2)

1. Uses:
 - A. Permitted uses shall be all principal and accessory uses which are allowed by right in the (C-2) Community Business District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
 - B. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (C-2) Community Business District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
2. Development Standards: Development shall be in accordance with the development standards established in the (C-2) Community Business District in the Mansfield Zoning Ordinance as it exists or may be amended.
3. Rezoning: Any rezoning of any Parcel/Lot, whether to a different zoning category, amended development standards, or for a Specific Use Permit shall be treated as a stand-alone request as it relates to that property. As such, property owners of land located within the Planned Development as shown on the Development Plan do not have to be party to the rezoning.

SINGLE FAMILY TRACTS

(TRACTS 3 AND 4)

1. Uses:
 - A. Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-7.5/18) Single Family Residential District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.
 - B. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-7.5/18) Single Family Residential District, in accordance with Section 4400 B Permitted Use Table of the Mansfield Zoning Ordinance, as amended.

In conjunction with the development of the Silver Oak neighborhood, the existing Frac Pond will be relocated as generally identified on the Development Plan (Exhibit C). This relocation will not require approval of a Specific Use Permit.

2. Development Standards: Development shall be in accordance with the development standards established in the (SF-7.5/18) Single Family Residential District in the Mansfield Zoning Ordinance as it exists or may be amended.
3. Rezoning: Any rezoning of any Parcel/Lot, whether to a different zoning category, amended development standards, or for a Specific Use Permit shall be treated as a stand-alone request as it relates to that property. As such, property owners of land located within the Planned Development as shown on the Development Plan do not have to be party to the rezoning.

GENERAL STANDARDS

1. The design and development of the Silver Oak neighborhood shall take place in general accordance with the attached Development Plan (Exhibit C), Open Space/Amenity Plan (Exhibit D-1), Screening Plan (Exhibit D-2), and Enhanced Entryway Plan (Exhibit E).
2. Unless otherwise specified in this planned development, development within the Silver Oak neighborhood is governed by the Mansfield Zoning Ordinance as currently enacted at the time of approval of this ordinance by the City Council. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
3. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
4. The maximum number of homes in the Silver Oak neighborhood shall be 200.
5. A minimum of 10% of land (7.3 AC +/-) cumulatively located within Tract 4 shall be used as open space, as identified on the Open Space Plan.
 - A. In order for the open space to be counted towards meeting the minimum requirement, it must be at least 0.5 acre in size or contain recreational elements (i.e. hike & bike trail, etc.), as well as be readily accessible to the residents of the Silver Oak neighborhood. The open space may be public or private.
 - B. If the open space is private, it shall be owned and maintained by a mandatory Homeowners Association.
6. Homeowners Association (HOA)
 - A. A mandatory homeowners association will be responsible for the maintenance of lots owned by the (HOA), detention ponds, play area equipment not located with a public park, trails, entryway features, perimeter screening as shown on Exhibit D-1, master developer provided canopy trees, landscaping at the entryway and on HOA lots.
 - B. The HOA documents shall be filed in accordance with the City of Mansfield policies. These documents shall be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant and/or Johnson County and deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
7. The proposed development will be in complete accordance with the provisions of the

approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

DEVELOPMENT STANDARDS

1. Minimum Lot Width: 65'. A minimum lot width of 60' is allowed for up to 5% of the lots within Tract 4. Corner lots shall be at least 10' wider than the specified minimum lot width of 65'.
2. Minimum Lot Area: 7,500 square feet. A minimum lot area of 6,900 square feet is allowed for up to 5% of the lots within Tract 4. In no instance however, shall a lot having a minimum width of 65' be less than 7,500 square feet in area.
3. Minimum Lot Depth: 110'.
4. Minimum Front Yard Setback: 25'. Minimum front yard setback for a swing garage shall be 20'.
5. Minimum Rear Yard Setback: 15' for the face of the house. Outdoor living areas, if covered by a roof which is integrated into the house, shall have a minimum rear yard setback of 10'.
6. Minimum Side Yard Setback: 5' & 10' for the face of the house. Unenclosed wrap-around porches shall have a minimum 5' side yard setback on the side of the lot where the 10' setback is established. For purposes of this Section, a wrap-around porch shall be classified as a porch which is attached to both the front and side facades of a house. (See illustrative example below.)



7. Minimum Floor Area:
 - A. Tract 3: 1,800 square feet for no more than 20% of the homes. The remaining 80% of the homes shall be at least 2,000 square feet in area.
 - B. Tract 4: 1,800 square feet.
8. Maximum Lot Coverage: 55%.
9. Maximum Height: 35'.
10. Single Family Detached Architectural Standards: Homes constructed within the Silver Oak neighborhood shall comply with the architectural standards established in Section 4600 of the Mansfield Zoning Ordinance unless otherwise indicated below.
 - A. Exterior construction materials for homes on a corner lot: The exterior wall surface of the street side of a home on a corner lot shall be 100% masonry construction materials. This requirement shall be exclusive of roofs, awnings, canopies, doors, windows, glass walls and frame assemblies, dormers, box windows, and areas above a roof line not supported by masonry. All other walls shall be at least 80% masonry construction materials per Section 4600 of the Mansfield Zoning Ordinance.
11. Privacy Fencing: Privacy fencing shall be provided for each single family lot. Said fencing shall comply

with the standards established in the Mansfield Zoning Ordinance, including the requirement that all vertical posts for the fencing shall be standard pipe gauge galvanized steel and the posts shall be set in concrete footings a minimum 24" deep for a 6' tall fence and a minimum 36" deep for an 8' tall fence.

12. Canopy Trees: On all single family lots, a minimum of 2, 3" caliper canopy trees shall be provided for each home, one of which may be located in the back yard.

COMMUNITY DESIGN STANDARDS

1. Community Buffers:

A. Retta Road:

1. A minimum 20' wide landscape buffer shall be provided adjacent to the right-of-way. Berms and retaining walls may be constructed within the buffer.
2. A mix of canopy and ornamental trees shall be planted within the required landscape buffer. Canopy trees shall consist of a minimum of 33% of all tree plantings within the buffer.
3. Ground cover may also be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, turf, mulched planter beds and hardscape.

2. Buffer Vegetation:

- A. Canopy Trees: Canopy trees shall be a minimum 3.5 caliper inches in size, measured 6" above the planting surface, and 7' in height at the time of planting.

Canopy trees shall have a minimum crown spread of 25' at maturity.

- B. Ornamental Trees: Ornamental trees shall have at least three trunks or canes with a minimum caliper of one (1) inch per cane, as measured six (6) inches above grade at time of planting. Single-trunk ornamental trees shall be three (3) inch caliper.

Ornamental trees shall have a minimum crown spread of 15' at maturity. Ornamental trees having a mature crown spread of less than 15' may be substituted by grouping the trees to create the equivalent crown spread of 15'.

- C. Shrubs: Shrubs shall be a minimum 3 gallons in size at the time of planting and shall attain a minimum height of 3' within two growing seasons.
 - D. All landscaping shall be provided in accordance with an approved landscape plan prior to acceptance of the subdivision by the City except as follows. During times or drought or water emergency response stages, or inappropriate season for the plant material, (i.e. Ornamental tree in August or Agave in January) the Planning Director or his/her designee may grant permission to delay the installation of the required landscaping for up to 6 months.
3. Irrigation: Landscape buffers shall be irrigated with irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.
 4. Perimeter Screening:
 - A. Building Materials: Materials used in the perimeter screening of the Silver Oak neighborhood shall be consistent irrespective of which street the screening is provided along. The design and materials used for the screening in one street corridor does not have to be identical, but should be complimentary if not identical to that provided in the other street corridor.
 - B. Mow Edge: A mow edge shall be provided in conjunction with the perimeter screening identified below. It shall be constructed per the following standards.
 1. Wooden Fence: A continuous concrete mow edge with a minimum width of six (6) inches shall be provided along the street side of the fence. The top of the mow edge shall be flush with the ground level.

2. Masonry Wall: A continuous concrete mow edge with a minimum width of six (6) inches shall be provided along the street side of the masonry wall. Mow edges shall have a minimum thickness of four (4) inches and shall be reinforced with a minimum of two (2) steel reinforcing bars three-eighths (3/8) in diameter, running continuously through such mow edge. The top of the mow edge shall be flush with the ground level.
- C. Retta Road:
1. Screening where lots back or side: Minimum 6' tall and maximum 8' tall brick or stone screening wall. The screening wall shall be placed on an appropriately engineered structural footing.
 2. Where open spaces are adjacent to the road, ornamental metal fencing shall be provided as shown on Exhibit D-2, Screening Plan.
- D. Lillian Road:
1. Where single family lots back to Lillian Road, screening at a minimum, 6' tall, board-on-board cedar fencing. The cedar fencing shall have metal poles. The fence's rails shall face the inside of the lot. The fencing shall be stained to a uniform color and be maintained by the Homeowner's Association.
 2. The screening shall incorporate masonry columns into its design. The columns shall be located approximately every 65'. In those instances where a single family lot backs to Lillian Road, the exact location of the column shall correspond to the intersection of an adjacent side lot line with the fencing. The columns shall be placed on an appropriately engineered structural footing.
 3. Where open spaces are adjacent to Lillian Road, ornamental metal fencing shall be provided as shown on Exhibit D-2, Screening Plan.
5. Neighborhood Entry Features: Architectural features on masonry walls or masonry monuments shall be located at the entrances for the Silver Oak neighborhood. All four entrances along Retta Road, as shown on the Development Plan, shall be of equal importance and the entry designs shall be treated as such. The general design of which shall correspond with Exhibit E (Enhanced Entryway Plan). Entry features and/or community signage may be lighted.