

EXHIBIT B  
ZC#21-004  
Willow Branch  
PLANNED DEVELOPMENT STANDARDS

**SWSECTION 1: GENERAL STANDARDS**

The proposed development will be in general accordance with the attached Development Plan (Exhibit C-1), Street Plan (Exhibit C-2), Open Space/Amenity Plan (Exhibit D-1), Screening Plan (Exhibit D-2), Trail Plan (Exhibit D-3), and Enhanced Entryway and Amenity Plan (Exhibit E).

The proposed development shall be in accordance with the provisions of the approved Planned Development District and the Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

The Willow Branch Planned Development (WBPD) shall apply to the 278.0-acres described in the legal description of Exhibit A. The WBPD shall have 4 distinct product lines as represented in Table 1 below. The maximum number of residential lots allowed within the WBPD is 550. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text shall apply.

**SECTION 2: DEVELOPMENT STANDARDS**

Willow Branch will have single family detached residential lots as shown on the Development Plan. The single-family residential lots will comply with the following requirements:

**Table 1**

Product Type	Min. Lot Area	Min. Floor Area Per Unit	Max. Lot Coverage	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Side Yard at Corner **	Max. Height	Min Lot Frontage
SF-8.4	8,400 sf	2,400 sf	55%	75'	110'	20'	20'	7.5'	15'	35'	50'
SF-7.2	7,200 sf	2,200 sf	55%	60'	110'	20'	15'	5'	15'	35'	40'
SF-6	6,000 sf	2,000 sf	55%	50'	110'	20'	15'	5'	15'	35'	35'
SF-4.5	4,500 sf	1,800 sf***	55%	40'	100'	15'*	20'	5'	15'	35'	30'

\*SF-4.5 shall have a minimum 15' front yard setback, but no greater than 20'.

\*\*A 20' setback is required for lots that back up to the side property line of another lot and a 15' setback is required for lots that back up to the rear of another lot.

\*\*\*Up to one third of the SF-4.5 lots shall be allowed to have a reduced minimum floor area of 1,600 sf.

Notes:

1. Lots on a cul-de-sac or elbow may have the lot width reduced by 10 feet as long as the lot area exceeds the minimum square footage.
2. Corner lots shall be at least 10' wider than minimum lot width.

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- A. Garages:
  - 1. Garage orientation shall be as follows:
    - a. SF-8.4 shall be J-swing or side entry garage. Third car garage options are allowed to face the street so long as they are set back a minimum of 20' from the front façade of the structure.
    - b. SF-4.5 shall be rear entry.
    - c. SF-6 and SF-7.2 shall have a 25' garage setback for any front facing garages.
  - 2. Garage Door Enhancements: All garage doors shall be wood, wood clad or carriage style doors.
- B. Front Porches:
  - 1. A minimum of 25% of the SF-4.5 lots shall have a front porch with a minimum size of 40 square feet.
- C. Fencing
  - 2. Privacy fences shall be constructed of board on board cedar wood, stained medium brown, with a top rail cap and metal posts. Metal posts shall not be visible from the street or common areas.
  - 3. Lots adjacent to open spaces shall have open decorative metal fencing except for lots adjacent to Newt Patterson or future Retta Road. See Section 3.3 for perimeter screen standards.
- D. Engineering Design Standards
  - 1. Unless otherwise specified in this planned development, the design and construction of the public infrastructure and utilities shall be in accordance with the Mansfield Design Standards as currently enacted at the time of approval for construction. 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.
- E. Amenity Center
  - 1. Willow Branch will construct an amenity center including the following elements:
    - a. Swimming Pool
    - b. Open Shade structure
    - c. Playground
    - d. Bathroom facilities
- F. Parkland Dedication
  - 1. Parkland dedication shall be made as part of a separate developer's agreement to dedicate portions of the subject property along Walnut Creek and Willow Branch tributary.
- G. Open Space
  - a. Project will provide a minimum of 40% passive open space.
  - b. Walnut Creek Trailhead, 10' trail system, and overlook.
  - c. Disc golf and soccer goals

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**SECTION 3: COMMUNITY DESIGN STANDARDS**

Residential development in Willow Branch must comply with the community design standards in Code of Ordinances. All homes within the development shall be at least 80% masonry.

1. Community Buffers:
  - A. Newt Patterson
    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 be planted at a rate of one tree per every 40 linear feet. Existing trees preserved within the Newt Patterson Community Buffer will count toward the required tree plantings.
    3. Ground cover may also be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, turf, mulched beds and sidewalks
    4. A minimum 6' wide, concrete trail shall be provided within the buffer along Newt Patterson right-of-way.
  - B. Retta Road
    1. Developer will dedicate the right of way for Retta Road upon request of the City of Mansfield.
    2. The alignment for future Retta Road has not been determined at the time of this Planned Development. Right of Way dedication shall be a maximum area as shown on the Development Plan (Exhibit C-1).
    3. Retta Road construction, inclusive of the adjacent landscape buffer and hike and bike trail, will be the City's obligation.
2. Buffer Vegetation (Newt Patterson): All proposed canopy trees, ornamental trees, and shrubs shall be selected from the recommended plant list found in the City of Mansfield Code of Ordinances.
  - A. Canopy Trees: Canopy trees shall be a minimum 3 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 be a minimum 1 caliper inch in size, measured 6" above the planting surface at the time of planting. 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 1 gallon in size at the time of planting and shall attain a minimum height of 3' within two growing seasons.
  - D. Irrigation: Landscape buffers shall be irrigated with permanent irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by a combination of either drip or overhead spray irrigation.
  - E. 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 of drought or

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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. Perimeter Screening:

A. Newt Patterson:

1. Screening where lots back or side: Minimum 6' tall and maximum 8' tall wood privacy fence with masonry columns every other lot.
2. Where open spaces are adjacent to Newt Patterson, ornamental metal or split rail fencing shall be provided as shown on Exhibit D-2, Screening Plan.

B. Retta Road

1. Screening where lots back or side: Minimum 6' tall and maximum 8' tall wood privacy fence.
2. Where open spaces are adjacent to the road, ornamental metal or split rail fencing shall be provided as shown on Exhibit D-2, Screening Plan.

4. Street Trees:

Street trees shall be canopy trees and provided along the entry roads as shown in the Enhanced Entry Way and Amenity Plans (Exhibit E-1)

- A. Street Trees Adjacent to Open Space: Developer shall install one street tree every 50 linear feet adjacent to Open Spaces.
  - B. Street Trees Adjacent to Residential Lot: residential lots fronting onto the entry road, as shown in Exhibit C-2, shall provide one street tree.
  - C. Street tree species shall conform to the City of Mansfield Landscaping requirements at the time of permitting.
5. Neighborhood Entry Feature: Architectural features on masonry walls or masonry monuments shall be located at the primary entrance for the Willow Branch community. The general design of which shall correspond with Exhibit E (Enhanced Entryway Plan). Entry features and/or community signage may be lighted.
6. All off-street parking shall adhere to the Zoning Ordinance requirements applicable to single-family residential zoning and the City's design standards that are in effect at the time of permitting.

**SECTION 4: GENERAL CONDITIONS**

A. Landscaping:

1. For SF-8.4 and SF-7.2, there will be a minimum of two trees required for each lot with a minimum three (3.0) inch caliper, one of which may be located in the rear yard. For SF-6 and SF4.5 lots, one front yard tree is required with a minimum three (3.0) inch caliper.
2. For all product types, 15% of the front yard landscaping shall be enhanced planter beds. Area calculation shall be exclusive of driveways and sidewalks to the home.

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B. Engineering Design Standards

1. Unless otherwise specified in this planned development, the design and construction of the public infrastructure and utilities shall be in accordance with the Mansfield Design Standards as currently enacted at the time of permitting. 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.

C. Gas Well Disclosure

1. All lots that front onto public streets leading to the existing pad sites or lots that back to either of the haul roads will be required to be disclosed as such on the final plat.
2. All lots within a 300' radius of the existing pad sites will be required to be disclosed as such on the final plat.

**SECTION 5: HOMEOWNERS ASSOCIATION**

- A. A mandatory homeowners association will be responsible for the maintenance of lots owned by the HOA, alleys, non-standard pavement, detention ponds, amenity center, trails, entryway features, signage/hardscaping elements at entryways, screening walls and fences shown on Exhibit D-2 Screening Plan, master developer provided canopy trees, and landscaping at the entryway and 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 the filing of the final plat. The documents shall be filed with the final plat at Tarrant County and Johnson County as deemed necessary by the City 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.
- C. The HOA shall be responsible for the maintenance of any amenity improvements located within the Right-Of-Way at either the primary, secondary, or tertiary entrances as shown in Exhibit E-1.