

**PLANNED DEVELOPMENT STANDARDS**  
**EXHIBIT “B”**  
**MANORS AT WOODBRIDGE**

**I. PURPOSE**

The intent of Manors at Woodbridge is to establish a long-lasting, high-quality community that contributes to the suburban lifestyle in the City of Wylie. The detached patio homes offered in Manors at Woodbridge are very desirable for growing suburban areas and offer a differentiated product type not currently available in Wylie. Additionally, the patio homes in Manors at Woodbridge will generate a cohesive and complementary housing product adjacent to the Woodbridge Townhome community to the north. With the difficult configuration and location of the site next to a former landfill, patio homes are the highest and best use at this location.

**II. GENERAL CONDITIONS:**

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of 2019) shall apply except for the following:

<b>Figure 3-4 - Planned Development – Single Family (PD – SF)</b>	
<b>Lot Size (<i>Minimum</i>)</b>	
Lot Area (sq. ft.)	4400
Lot Width (feet)	40
Lot width of corner Lots (feet)	45
Lot Depth (feet)	110
Lot Depth of Cul-de-sac Lots (feet)	88 ( <i>average depth of 107</i> )
<b>Dwelling Regulations</b>	
Minimum Square Footage	1800
Design Standards Level of Achievement	See Section IV Design Conditions
<b>Yard Requirements – Main Structures</b>	
Front Yard (feet)	20
Front Yard of Cul-de-sac Lots (feet)	15
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	5 & 10
Rear Yard (feet)	10
Rear Yard of Cul-de-sac Lots (feet)	5
Lot Coverage	75%

Height of Structures	
Main Structure (feet)	36

### **III. SPECIAL CONDITIONS:**

1. Maximum number of residential lots not to exceed 90 lots.
2. No alleys shall be required within the Planned Development.
3. All homes within the community shall have front entry garages.
4. J-swing garage entries are not required.
5. 10' stamped concrete crosswalk shall be generally located in the center of the community. Final location to be determined during engineering design and approved by City of Wylie staff.
6. A pocket park of a minimum of 10,000 square feet, and with amenities, shall be included as generally depicted on the zoning exhibits. The park may be relocated and combined with other open space in the same subdivision, subject to City of Wylie staff approval, should site development or engineering require such modifications.
7. The pocket park shall be completed prior to certificate of occupancy / final inspection of any home.
8. All open space and common area lots, including the pocket park, shall be owned, and maintained by the Homeowners Association in perpetuity.
9. The City shall not accept the public improvements nor will a building permit be issued for Manors at Woodbridge unless/until the extension and improvement of Casey Court (located within the Woodbridge Villas subdivision) is completed from Concord Drive south to "Street A" (shown on the Zoning Plan) of Manors at Woodbridge. This is further detailed on Exhibit "C-1" attached hereto.

### **IV. DESIGN CONDITIONS:**

#### **A. Land Design Standards**

1. No public open space easements are required in the Planned Development.
2. There shall be a 40' buffer with a 6' decorative metal fence with masonry columns every 50' built along Woodbridge Parkway.
3. Desirables, as listed in the zoning ordinance, shall not be required.

#### **B. Street and Sidewalk Standards**

1. No curvilinear streets shall be required in the Planned Development.
2. A stone monument identifying the subdivision shall be placed in Lot 1 Block A open space. The monument shall be made with more than 1 type/color of stone.
3. All crosswalks within the subdivision shall be 7' wide with distinctive striping connecting to a pedestrian sidewalk system with pedestrian ramps complying with the American with Disabilities Act.
4. A minimum 4' wide, dedicated lead walk, separate from a driveway, shall provide connection between the house and the driveway. This lead walk shall not connect to the street.

5. A mailbox cluster shall be provided in the subdivision.
6. Streetlights on decorative poles every 350' placed on alternating sides of the street throughout the subdivision.
7. Two or more different types/color of stone on the subdivision monument shall be a desirable provided in this section.

### **C. Architectural Standards**

1. At least 20% of the façade shall be offset a minimum of 1' either protruding from or recessed back from the remainder of the façade.
2. The minimum masonry percentage shall be 85% overall. The remaining 15% shall be cementitious fiber cement material.
3. 2<sup>nd</sup> story front elevation set back over brick shall be allowed with cementitious fiberboard.
4. A front-facing hip roof which faces the street, and which comprises greater than 35% of the total width of a house's façade shall be broken up with dormers or other architecturally compatible appurtenances.
5. Each single-family residential unit shall have a combined patio and/or porch total covered area of a minimum of 150 total square feet of floor area.
6. Minimum of 8:12 front elevation roof pitch on front elevations, except 3:12 roof pitches on porches/patios or dormers.
7. Architectural laminated shingles shall be used. 3-Tab Shingles are prohibited.
8. In order to encourage variety, the exterior facades of houses on the same side of the street shall vary within every 4 houses. The same exterior facade of home cannot be directly across the street from each other. When a house is constructed, the same combination of brick, stone, masonry-like materials, and paint shall not be used on other houses within four (4) lots on either side of that house. This shall be monitored by the Architectural Control Committee.
9. 3 car (or more) garages are prohibited.
10. Each garage shall be a minimum of 400 square feet.
11. Each garage shall incorporate at least two of the following architectural features:
  - a. Sconce lighting
  - b. Decorative banding or molding
  - c. Decorative overhangs above garage doors
  - d. Eyebrow soldier course over garage doors
  - e. Decorative brackets on garage doors
  - f. Columns flanking garage doors.
12. A minimum 6' board on board cedar fence shall be built along the rear lot line by the home builder.
13. Each residential dwelling shall have an established front lawn with 1 tree and 5 shrubs. Each residential dwelling shall also have 1 tree in the backyard.
14. Two desirables shall be provided in this section. An automated, subsurface irrigation system and board on board fencing.

# EXHIBIT "C-1"

