

**PLANNED DEVELOPMENT STANDARDS**  
**EXHIBIT “C”**  
**BENNETT ESTATES**

**I. PURPOSE**

The intent of Bennett Estates is to establish a long-lasting, high-quality community that contributes to the suburban lifestyle in the City of Wylie. The detached Single Family homes offered in Bennett Estates are very desirable for growing suburban areas.

**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 March 2021) 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.)	6,200 – maximum of two lots 7,200 -
Lot Width (feet)	50
Lot width of corner Lots (feet)	65
Lot Depth (feet)	110
Lot Depth of Cul-de-sac Lots (feet)	85
<b>Dwelling Regulations</b>	
Minimum Square Footage	1,800 – maximum of 50% 2,200 – minimum of 50%
Design Standards Level of Achievement	See Section IV Design Conditions
<b>Yard Requirements – Main Structures</b>	
Front Yard (feet)	25
Front Yard of Cul-de-sac Lots (feet)	20
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	5
Rear Yard (feet)	10
Rear Yard of Cul-de-sac Lots (feet)	10
Lot Coverage	50%
<b>Height of Structures</b>	
Main Structure (feet)	36

**III. SPECIAL CONDITIONS:**

All regulations of the Single Family 10/24 set forth in Article 3, Section 3.4 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply except for the following:

1. Maximum number of residential lots not to exceed 20 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. All common area lots shall be owned, and maintained by the Homeowners Association in perpetuity.
6. An HOA maintained 8' minimum wide sidewalk shall be constructed as generally depicted on the Zoning Exhibit to provide a pedestrian connection from the cul-de-sac to the Oncor easement and future trail.
7. There exists, at the time of this zoning, a line of 32 live oak trees (The Tree Line) located approximately 15' west of the east subdivision property line. No more than 5 of these trees shall be removed, for any reason, by the land developer or the home builder. Removal of trees by the homeowner shall conform to City of Wylie ordinances.
8. A 10' easement for a right turn deceleration lane shall be dedicated at time of platting, pending need and approval by TxDOT.

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

All regulations of the Single Family 10/24 set forth in Article 3, Section 3.4 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply except for the following:

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

1. No public open space easements are required in the Planned Development.
2. In order to preserve the current mature tree growth, there shall be a variable 10' - 25' landscaped buffer along Parker Road. The buffer shall include a 6' masonry wall built as generally shown on the zoning exhibit.
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 mailbox cluster shall be provided in the subdivision
3. Streetlights on decorative poles every 350' placed on the street throughout the subdivision.

##### **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. 2nd 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. 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.
8. 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.
9. An 8' cedar fence shall be required along the rear lot line of all lots that adjoin the east subdivision line, by the home builder. To the extent possible, the builder shall coordinate with property owners along the eastern boundary to avoid 'double-fencing' and the creation of dead space.
10. Each residential dwelling shall have an established front lawn with 1 tree and 5 shrubs. Each residential dwelling shall also have a minimum of 1 tree in the backyard.

## **EXHIBIT “C-1”**

