

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 18-37

3000 South Country Club Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of Single-Family Detached Uses subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District and the Single-Family-7 (SF-7) District set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- V. Concept Plan:** Development shall be in general conformance with the Concept Plan as identified as Exhibit C. Should there be any conflict between the Concept Plan and the written conditions below, the conditions shall prevail.
- VI. Detail Plan:** Approval of a Detail Plan, with a public hearing, is required for all development, prior to issuance of a permit for construction.
- VII. Specific Conditions:**
- A. Permitted Uses: Only Dwelling, Single-Family Detached and associated Amenity Areas and Amenity Area accessory offices are permitted.
- B. Zoning Classifications: The development will be allowed the following base zoning:
- i. PD-SF-6: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-5 (base zoning) in the Garland Development Code, excluding zero-lot line style development.

- ii. PD-SF-7: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-7 (base zoning) in the Garland Development Code.
- iii. PD-SF-8: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-7 (base zoning) in the Garland Development Code.

C. Maximum Lot Counts:

- i. A maximum of 300 single-family dwelling unit lots is allowed on the site.
- ii. A maximum of thirty-five percent (35%) of the total 300 lots are allowed to be PD-SF-6 lots.
- iii. A minimum of twenty-five percent (25%) of the total 300 lots are allowed to be PD-SF-8 lots.
- iv. The remainder of the lots may be either PD-SF-6, PD-SF-7, or PD-SF-8 lots, subject to the above lot counts.

D. Lot Standards:

PD-SF-6

Minimum Lot Area = 6,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet
Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street
Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 50 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 55 percent

PD-SF-7

Minimum Lot Area = 7,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet

Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street
Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 60 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 55 percent

PD-SF-8

Minimum Lot Area = 8,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet
Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street
Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 70 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 50 percent

E. Minimum Dwelling Unit Area: A minimum dwelling unit area of 1,700 square feet is required for the PD SF-6 and PD SF-7 lots. A minimum dwelling unit area of 2,000 square feet is required for the PD SF-8 lots.

F. Maximum Structure Height:
i. A maximum of forty-five (45) feet as measured to the midpoint of the pitched roof.
ii. On the Amenity structures, architectural projections above the forty-five (45) foot level may be allowed; however, these may not exceed sixty (60) feet in height.

G. Minimum Parking Requirements: Two (2) parking spaces per single-family residential dwelling lot are to be provided as off-street garage parking. Accessory Amenity Offices and Recreation uses are to be parked as required under the City of Garland Development Code.

H. Building Materials & Design: The District shall comply with Section 4.84 of the City of Garland Development Code.

I. Landscape/Hardscape:

- i. Landscaping: Each lot shall provide two (2) - three-inch (3") caliper large ornamental trees one (1) to be placed in the back yard and one (1) is to be placed in the front yard.
- ii. Landscape Buffer: A seventy-five (75) foot minimum landscape buffer shall be provided adjacent to existing residential lots, as shown on the Concept Plan.

J. Open Space:

- i. A minimum of thirty-five percent (35%) of the entire site area shall be provided with open space. Open space includes such areas as Homeowners Association (HOA) lawns, lakes, amenity areas, trails, floodplain, easements requiring open space, and landscape buffers. Open space excludes residential lot yards.
- ii. All open space lots shall be owned and maintained by the Homeowners Association (HOA) unless otherwise noted on a city approved plat.

K. Entry Feature:

- i. Entry Features shall be allowed to be constructed in HOA owned and maintained medians within the platted subdivision. The entry feature may contain monument style signage.

L. Amenities:

- i. Amenity Center #1: A swimming pool, playground, clubhouse, shade structure, and restrooms shall be provided at the proposed Amenity Center.
- ii. Amenity Center #2: Offices and conference rooms shall be provided.
- iii. Concrete trails shall be provided throughout the community.
- iv. Optional Amenities: The development shall be allowed, but not required, to include

additional amenities suitable for the development that may include items such as: a second community clubhouse, pavilions, amphitheater, piers, shade structures, park equipment, and playgrounds.

- M. Homeowners Association: A Homeowners Association shall be incorporated 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.

- N. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences In HOA Lots Or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas and entry features including any allowed within the street medians, irrigation, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.