

**Exhibit “B” –PLANNED DEVELOPMENT STANDARDS  
PD26-0004**

**Denton West Joint Venture**

**PD-SC– 9.61 acres**

**SECTION 1: Purpose Statement**

The regulations set forth in these development standards are for the Overlay Planned Development (PD) District as defined in Denton Development Code Section 2.7.3C.1.

The original PD Overlay ordinance, PD22-0010, covered 12.77 acres of land. Since adoption, the approximately 3.16 acres platted as Lot, Block A of the Denton West Joint Venture Addition north of Hunters Creek Road has been zoned out of the PD Overlay, so this amendment only applies to the remaining 9.61 acres located sSouth of Hunters Creek Road and west of Teasley Lane.

The PD encompasses a total of 9.61-acres described in Exhibit A (“Property”), Zoning Legal Description.

**SECTION 2: Use Regulations**

The PD District shall follow all Use Regulations and Use-Specific Standards for the Suburban Corridor (SC) District in DDC Subchapter 5, *Use Regulations*, as amended, except the following:

DDC Subsection 5.2-2. Full access to a site across a property must occur through a zoning district that allows the proposed use. Emergency only access is exempt from this requirement. For the purposes of this PD Overlay, any use permitted in Areas 1 or 2 is allowed to take access through the shared access drives that cross between all lots.

The following uses are prohibited in Area 2 (See Zoning Exhibit):

- Everything listed below except for Automotive Repair Shop, Minor

The following uses are prohibited in Area 1 (See Zoning Exhibit):

- Multifamily Dwelling
- Work/Live Dwelling
- Club or Lodge
- Funeral and Internment Facility
- Business or Trade School
- Hospital Services
- Medical uses over 25,000 Square Feet
- Kennel
- Urban Farm

- Amenity Center
- Outdoor Recreation Facility
- Bar, Tavern, or Lounge
- Mobile Food Court
- Private Club
- Credit Access Business
- Printing, Copying, and Publishing Establishment
- Laundry Facility
- Tattoo and Body Piercing Parlor
- Smoke Shop
- Boarding or Rooming House
- Hotel
- Motel
- Auto Wash
- Automotive Repair Shop, Minor
- Automotive Repair Shop, Major
- Automotive Fuel Sales
- Parking Lot as Principal Use
- Craft Alcohol Production
- Food Processing, Less than 2,500 Square Feet
- Food Processing, More than 2,500 Square Feet
- Gas Well
- Artisan Manufacturing
- Low-Impact Manufacturing
- Data Center, Warehouse
- Self-Service Storage
- Warehouse and Wholesale Facility
- Accessory Uses
  - Home Occupation
  - Outdoor Storage, Accessory
  - Sale of Produce & Plants Raised on Premises
  - Solar Collector, Ground Mounted
  - Wind Energy Conversion System
- Temporary Uses
  - Temporary Storage Containers
  - Concrete or Asphalt Batching Plant
  - Portable Wireless Telecommunications Tower

A maximum of three (3) drive-through facilities shall be permitted by right within the PD District. Additional drive-through facilities within the PD District shall only be permitted with approval of a Specific Use Permit pursuant to the Denton Development Code, Section 2.5.2: *Specific Use Permit (SUP)*.

### **SECTION 3: Development Standards**

Development within this PD shall comply with the Development Standards applicable to the SC Zoning District as provided for in the Denton Development Code, as amended. Additionally, all development within this PD shall comply with the following:

#### **Landscaping & Screening**

A minimum of three Right-of-Way Elements must be selected from DDC Table 7.E, Section A along all property lines abutting Hunters Creek Road. The following buffers shall be required:

Along all property lines shared with the multifamily development to the west, a minimum 30-foot-wide landscape buffer shall be provided and must include 30 Buffer Points selected from DDC Table 7.G. Existing tree canopy may count towards the required buffer elements.

#### **Site & Building Design**

Where sidewalks and pedestrian paths traverse driveways, the sidewalk or pedestrian path shall be designed with patterned and/or colored concrete or pavers.

No menu boards or speakers shall be located between a primary structure and Hunters Creek Road.

All building-mounted light fixtures must be installed so that light is directed downward.

Parking and vehicular maneuvering areas shall be set back at no less than 25 feet from all property lines adjacent to Teasley Lane and no less than 15 feet from Hunters Creek Road.

#### **Signage**

Free standing signs shall be limited to monument signs. Monument signs shall be no taller than 8 feet in height.

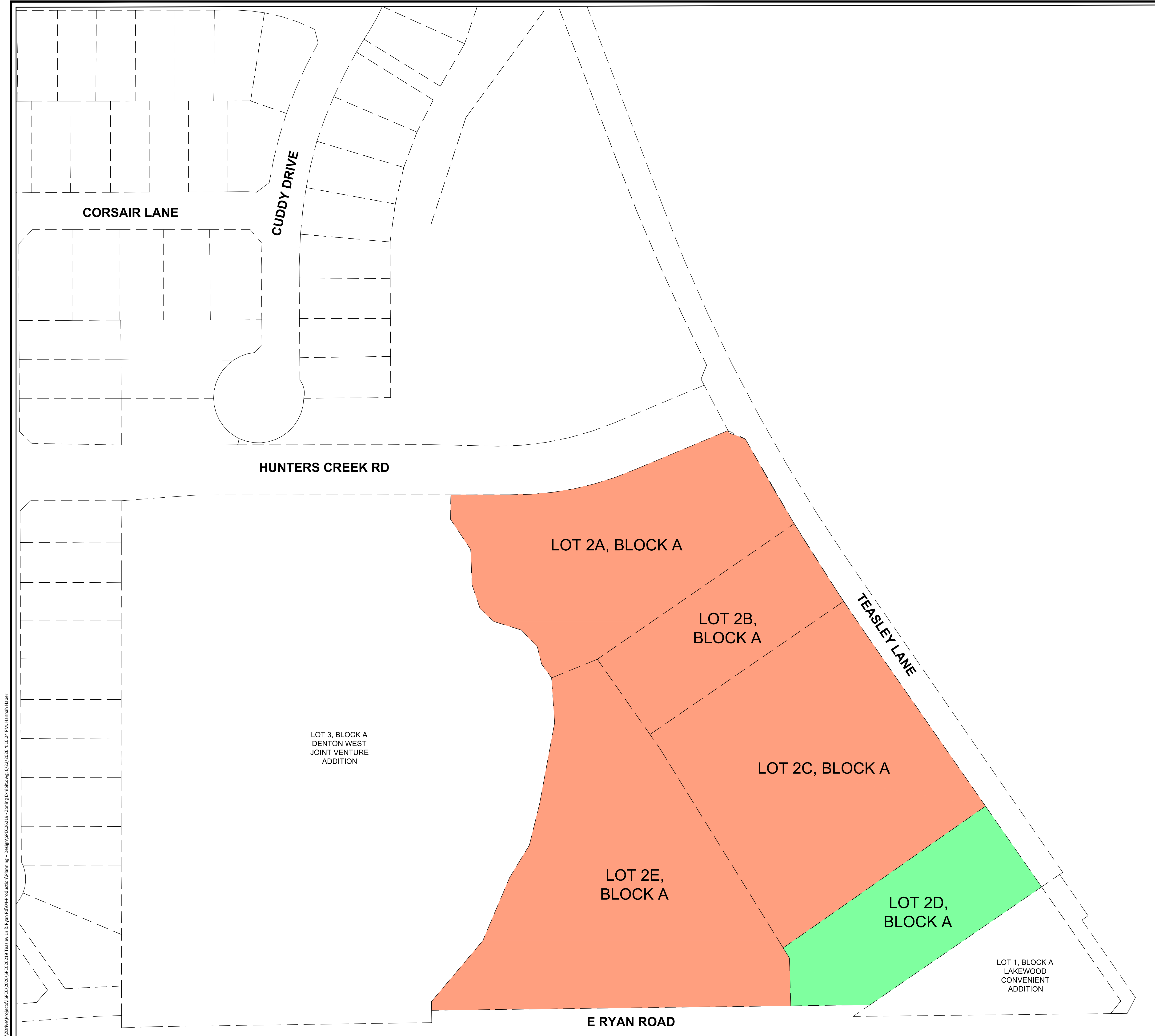
### **SECTION 4: Subdivision**

#### **Access**

The PD District shall follow all subdivision standards in DDC Subchapter 8, as amended, except the following:

DDC Subsection 8.3.2.A. 11 Full access to a site across a property must occur through a zoning district that allows the proposed use. Emergency only access is exempt from this requirement. Subdividing a lot and dedicating a public right-of-way to access the site does not exclude this requirement.

For the purposes of this PD Overlay, any use permitted in Areas 1 or 2 is allowed to take access through the shared access drives that cross between all lots.



**LEGEND**

- AREA 1
- AREA 2 (Lot 2D, Block A only)



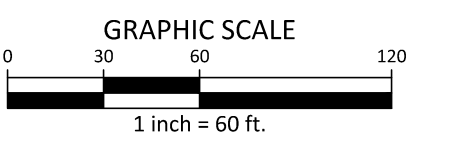
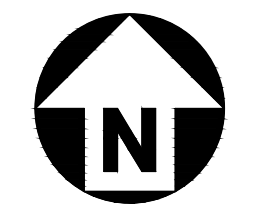
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**TEASLEY LANE AND  
EAST RYAN ROAD  
PD ZONING  
Exhibit "E" Zoning Exhibit**



**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/13/2026	1ST SUBMITTAL
2	06/16/2026	2ND SUBMITTAL
3	06/22/2026	3RD SUBMITTAL

**PLAN INFORMATION**

PROJECT NO. TEASLEY LANE & RYAN ROAD  
 FILENAME SPEC26219 - ZONING EXHIBIT.DWG  
 CHECKED BY AB  
 DRAWN BY HH  
 SCALE 60 SCALE  
 DATE 06/22/2026

**SHEET**

**ZONING EXHIBIT**

**ZE**

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