

Exhibit C – Planned Development Standards

PD23-0001

Denton 195 – Planned Development (PD) District

SECTION 1: Purpose.

The regulations set forth in these development standards are for the Overlay Planned Development (PD) District as defined in Denton Development Code Subsection 2.7.3C.1. The PD encompasses a total of 195-acres described in Exhibit A (“Property”), Zoning Legal Description. The subject site is generally located at the southeast corner of I35-W and Corbin Road. The base zoning districts for the PD shall be Mixed-Use Neighborhood (MN) District on Tracts A and C and Residential 2 (R2) District on Tracts, B, D, and E as shown in Exhibit B, with the use and development standard modifications as provided for herein this ordinance.

SECTION 2: Use Regulations.

The permitted uses for Tracts A and C shall be in accordance with MN Zoning District, per the City of Denton Development Code (DDC) Table 5.2.-A, as amended. Additionally permitted uses on Tracts B, D, and E shall comply with the following:

1. Allowed Uses on Tract B

- a. The allowed uses on Tract B shall be limited to Single-Family Detached Dwelling in accordance with the R2 Zoning District, as amended.

2. Allowed Uses on Tracts D and E

- a. Permitted uses shall be in accordance with the Residential 2 (R2) Zoning District, per the City of Denton Development Code (DDC) Table 5.2-A, as amended, except as noted in item 2b. below.
- b. All Residential Uses listed in Table 5.2-A shall be prohibited on Tracts D & E.

SECTION 3: Development Standards.

Except as modified herein, development within this PD shall comply with the Development Standards applicable to the MN Zoning District for Tracts A and C, and R2 Zoning District for Tracts B, D, and E, as provided for in the Denton Development Code, as amended.

Environmentally Sensitive Areas

Pursuant to Denton Development Code Subsection 7.4.4, a Zoning Compliance Plan for Tract A, B, or C shall not be approved prior to 1) demonstrating compliance with ESA Regulations and/or 2) obtaining approval of an Alternative ESA Plan for any restricted encroachments.

Additionally, all development within this PD shall comply with the following:

SUBSECTION 3.1: Development Standards Applicable to Tract A

Landscaping & Screening

1. The applicant shall provide a minimum 10-foot-wide landscape buffer along the future northbound I-35W frontage Road. The buffer shall be parallel to and outside of the TxDOT right-of-way and public utility easements.
2. A 30-foot-wide landscape buffer containing at least one large canopy tree for every 30-linear feet or 3 ornamental trees for every 25 linear feet shall be provided within a common area lot to be owned and maintained by a Homeowner's Association shall be provided along Corbin Road, as depicted in Exhibit "D".

Perimeter Roadway and Off-Site Improvements:

1. Building permits for the development of Tract A shall not be issued until the following occur:
 - a. One-half the full required width of street improvements for Corbin Road, as depicted in Exhibit "D" shall be constructed for the entire length between New Bonnie Brae and the Future I-35W northbound frontage road as depicted in Exhibit "E", **AND**
 - b. Said street improvements shall be connected to either the intersection with New Bonnie Brae Street (location shown on Exhibit "E") **OR** said street improvements shall be connected to the future completed I-35W northbound frontage road.
2. An alternative street section for Corbin Road, as shown in Exhibit "D", shall be used in order to provide adequate access to the site while maintaining the required spacing of 10 feet on either side of the gas pipeline.

Lot Planning:

1. Denton Development Code Subsection 8.3.2.A.11 shall be amended as follows:
 - a. All uses allowed on Tract A may have full access through other Tracts within this PD that have the PD-R2 Zoning District designation regardless of if the use is permitted or not in the PD-R2 district.

SUBSECTION 3.2: Development Standards Applicable to Tract B

Dimensional Standards

All dimensional standards applicable to the R2 Zoning District as provided for in the Denton Development Code, as amended, shall apply to Tract B.

Landscaping & Screening

1. A 30-foot-wide landscape buffer containing at least one large canopy tree for every 30-linear feet or 3 ornamental trees for every 25 linear feet shall be provided within a common area lot to be owned and maintained by a Homeowner's Association shall be provided along Corbin Road, as depicted in Exhibit "D".
2. A 30-foot wide landscape buffer containing a minimum of 20 Buffer Points from Table 7.G shall be provided within a common area lot to be owned and maintained by a Homeowner's Association along the eastern property line.

Perimeter Roadway and Off-Site Improvements:

1. Building permits for the development of Tract B shall not be issued until the following occur:
 - a. One-half the full required width of street improvements for Corbin Road, as depicted in Exhibit "D" shall be constructed for the entire length between New Bonnie Brae and the Future I-35W northbound frontage road as depicted in Exhibit "E", **AND**
 - b. Said street improvements shall be connected to either the intersection with New Bonnie Brae Street (location shown on Exhibit "E") **OR** said street improvements shall be connected to the future completed I-35W northbound frontage road.
3. An alternative street section for Corbin Road, as shown in Exhibit "D", shall be used in order to provide adequate access to the site while maintaining the required spacing of 10 feet on either side of the gas pipeline.

SUBSECTION 3.3: Development Standards Applicable to Tract C

Landscaping & Screening

The applicant shall provide a minimum 10-foot-wide landscape buffer along the future northbound I-35W frontage Road. The buffer shall be parallel to and outside of the TxDOT right-of-way and public utility easements.

Off-Site Improvements

Building permits for Tract C shall not be issued until the completion of the future northbound I-35W frontage road.

Lot Planning:

1. Denton Development Code Subsection 8.3.2.A.11 shall be amended as follows:
 - a. All uses allowed on Tract C may have full access through other Tracts within this PD that have the PD-R2 Zoning District designation regardless of if the use is permitted or not in the PD-R2 district.

Exhibit "D"
Corbin Road Alternative Street Section

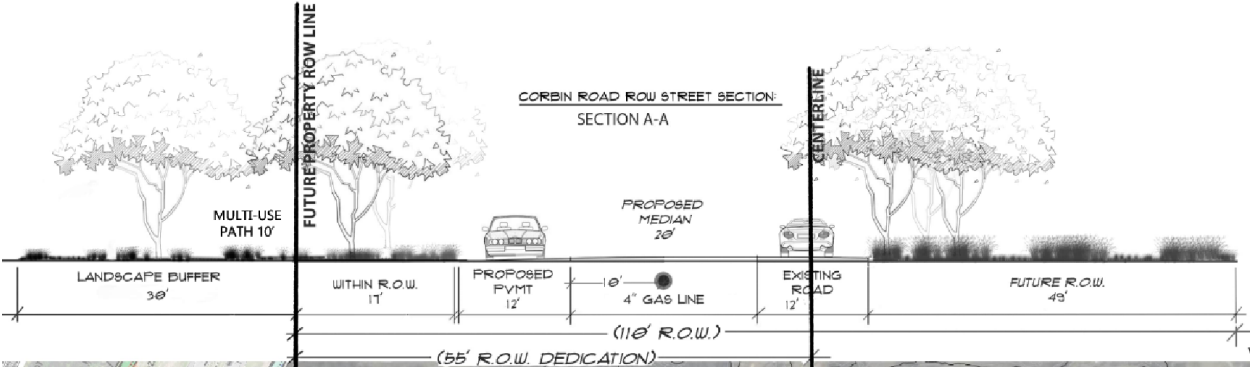


Exhibit E
Corbin Road Connection to Bonnie Brae Phase 3

