



Development Services

November 5, 2020

SUBJECT: ADP20-0001, Agave Ranch

To Whom It May Concern:

The City of Denton’s Planning and Zoning Commission at its meeting on November 4, 2020 approved your request for approval of an Alternative Development Plan for a proposed single-family residential development on 92 acres located on the east side of East Sherman Drive (FM 428), approximately 1,465 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. The purpose of the Alternative Development Plan is to deviate from Section 35.13.13.1 Residential Buildings of the 2002 Denton Development Code.

Specifically, the following deviations are approved:

DDC Requirement	Proposed Deviation per Applicant
<p>Section 35.13.13.1.A: Buildings shall utilize at least three of the following design features to provide visual relief along the front of the residence:</p> <ol style="list-style-type: none"> 1. Dormers 2. Gables 3. Recessed entries, a minimum of three feet (3') deep 4. Covered front porches 5. Cupolas 6. Architectural pillars or posts 7. Bay window, a minimum 24" projection 	<p>Buildings shall utilize at least four of the following additional design features to provide visual relief along the front of the residence:</p> <ol style="list-style-type: none"> 1. Dormers 2. Gables 3. Recessed entries, a minimum of three feet (3') deep 4. Covered front porches 5. Cupolas 6. Architectural pillars or posts 7. Bay window, a minimum 24" projection 8. Enhanced landscaping package to include foundation plantings with decorative edging (one 3-gallon shrub per 4 linear feet of building foundation plus one 1-gallon perennial or ornamental grass per 3 feet of building foundation) plus one large shade tree per lot (front or back yard) 9. Minimum roof pitch of 6:12 on primary roof elevation
<p>Section 35.13.13.1.B: Attached front entry garages of residential dwellings may not extend forward of the front building wall and the total width of the garage door(s) shall not occupy more than forty (40) percent of the total building frontage. This requirement does not apply to attached side</p>	<p>Attached front entry garages of residential dwellings may extend forward up to six feet from the front building plane of the house that is nearest in setback distance to the garage door plane (and up to eleven feet maximum from recessed front door) and setback up to eight feet. Up to 45% of product offerings may have forward-extending garages, but no three-car</p>

<p>entry garages. Front entry garages that are setback at least thirty (30) feet behind the front building wall are exempted from the forty (40) percent maximum limitation.</p>	<p>garage products may be forward extending.</p> <p>The total width of the garage door(s) shall not occupy more than 45% of the total building frontage for homes with two car garages, or more than 55% for homes with three car garages. Up to 45% of product offerings may have garages that exceed 40% of the total building frontage.</p>
<p>Section 35.13.13.1.E Within the front façade (front adjoining a public or private right-of-way where the entrance/address is located) of any single-family residential structure, windows and doors (excluding garage doors) shall comprise at least twenty-five (25) percent of the wall area.</p>	<p>Within the front façade (front adjoining a public or private right-of-way where the entrance/address is located), windows and doors (excluding garage doors) shall comprise at least 15% of the wall area, and buildings shall utilize at least two of the following enhanced design features to provide visual relief along the frontage of the residence:</p> <ol style="list-style-type: none"> 1. Decorative Shutters 2. One or more decorative brick details including rowlock, soldier course, herringbone, or sloped brick ledges 3. Coach Lights 4. Divided Light windows 5. Decorative garage door hardware 6. Decorative cedar shake or stucco board accents in gables

You may contact me at (940) 349-8541 if you have any questions.

Sincerely,



Julie Wyatt
Senior Planner

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