

EXHIBIT B – DEVELOPMENT STANDARDS

PD24-0003, BRUSH CREEK SINGLE FAMILY DEVELOPMENT

PD-R4, Single-Family Living Use for 15.44 acres

City of Denton, Denton County, Texas

SECTION 1: Purpose Statement

The purpose of the proposed Planned Development (PD) is to establish a single-family residential development with privately owned and maintained roadways at the intersection of Brush Creek Road and Highway US 377.

The regulations set forth in these development standards are for the PD District which consists of approximately 15.44 acres as described in Exhibit A.

SECTION 2: Definitions

This PD introduces the definition Lot Width, Type B, in addition to those uses that are defined within Subchapter 9 – Definitions of the 2019 Edition of the Denton Development Code (DDC), as amended.

Lot Width, Type A: Type A lots shall follow the definition for Lot Width as defined in in the Denton Development Code.

Lot Width, Type B: Applies to lots with trapezoidal shape fronting a street knuckle. Lot width shall be measured at the front setback line. (See Exhibit C, Sheet EX-C3)

SECTION 3-Zoning

3.1-Purpose and Organization

3.1.1-Purpose

This PD shall follow the development standards only as provided for in the Residential 4 (R4) District of the Denton Development Code (DDC), as amended. The permitted uses allowed within this PD District shall be limited to only those primary and accessory uses listed in Section 3.1.2 below. Otherwise, all requirements of the 2019 Edition of the Denton Development Code (DDC), as amended, shall apply except where modified herein.

3.1.2-Permitted Uses

A. Primary Uses

Single-Family Detached Dwelling

B. Accessory Uses

Accessory Dwellings

Home Occupations

C. Accessory Structures

Swimming Pools

Detached Garages

Carports

3.2-R4-Residential

A. Dimensional standards required for the R4 Zoning District as provided for in DDC Subsection 3.2.5, R4-Residential shall apply to this development, except as amended in this section.

B. R4 District Dimensional Standards.

Table 3.2-E: R4 District Dimensional Standards

Dimensional Standards

Lot Dimensions (Minimum)

- A. Minimum lot area of 7,000 square feet
- B. Minimum lot width of 60 feet
- C. Minimum lot depth of 120 feet

Setbacks (Minimum)

- D. Front yard = 16 feet
- E. Side Yard = 5 feet
- F. Corner Side Yard = 10 feet
- G. Rear yard = 20 feet

Other Standards

Building coverage (maximum) = 55 percent

C. Amenities

Developer shall provide no fewer than three (3) of the following amenities as part of the development:

- 1- Playground
- 2- Benches around pond
- 3- Fountain in Retention Pond
- 4- Pergola/gathering area
- 5- Dog Park

SECTION 4: Development Standards

4.1-Purpose

- A. This PD shall comply with the development standards listed in this section below, and in accordance with the Development Plan as shown on Exhibit C.

4.2 Landscape Standards

4.2.1- Purpose.

- A. All requirements of DDC Subchapter 7.7, Landscaping, Screening, Buffering, and Fences shall apply to this PD, except where amended by this Section.

4.2.2-Street Tree Requirements

- A. Purpose.

In circumstances where the spacing requirements of DDC Subsection 7.7.7 cannot be met along existing and proposed right-of-way (public and private), minimum planting quantity is achieved by utilizing alternative locations and planting street trees outside of the right-of-way and in Homeowner's Association Lots.

- B. A total of 15 street trees shall be planted in Homeowner's Association Lots to meet minimum street tree requirements, and locations are depicted in Exhibit C, Sheet L1.

4.2.3-Compatibility Landscape Buffer Requirements

- A. Purpose.

The following landscape elements shall be utilized to meet a portion of the requirements in addition to those requirements specified within Table 7.F: Buffer Points and Minimum Width Requirements.

- B. Buffer locations.

1. The eastern property line of the PD District shall have a 10-foot-wide landscape buffer extending along the entire property line but offset 10-feet to the west of said eastern property line (refer to Exhibit C, Sheet L1).
 - a. A solid masonry wall (minimum of 6 feet in height) shall be installed along the entire eastern property line of the PD District.
 - b. A continual row of landscaped trees shall be planted on the west side of the masonry wall referenced in a. above (by home builder & maintained by homeowner).
2. 15-foot-wide landscape buffer shall be provided along the southwest corner of the PD District and the remainder tract situated at the northeast corner of Brush Creek Road and US 377, as depicted in Exhibit C. The landscape buffer will terminate at the centerline of Street D as depicted in Exhibit C, Sheet L1.

4.2.3 – Walls, Fencing, and Screening

A. Purpose.

The following fencing elements as written below, and depicted in Exhibit C, shall be utilized to meet a portion of the compatibility buffer requirements in addition to those requirements specified within DDC Subsection 7.7.8

B. Detailed Wall, Fencing, Screening locations

1. Developer shall provide a 6-foot-tall brick thin masonry screening with 7-foot-tall columns spaced 120 feet on-center set along the entire eastern property line of the PD District.
2. Developer shall provide a 6-foot-tall brick thin masonry screening with 7-foot-tall columns spaced 120 feet on-center along the entire western boundary of the PD District, except the fence type shall change to a 6-foot-tall ornamental metal fence with masonry columns spaced at 120 feet on-center at Street D Cul-de-sac and extend to the south property line of the PD District.
3. Developer shall provide a 6-foot-tall ornamental metal fence with masonry columns spaced at 120 feet on-center along the southern ROW line of Street D. This fence shall extend in between the retention pond and the southern boundary of the PD District along Brush Creek (refer to Exhibit C, Sheet HS1).
4. Developer shall provide a 6-foot-tall ornamental metal fence with masonry columns spaced at 120 feet on-center. The fence will be situated along the northern right-of-way of Brush Creek Road and extend to the south of the detention pond (refer to Exhibit C, Sheet HS1).
5. The west and south access shall have 6 feet tall ornamental metal fence and gates (refer to Exhibit C, Sheet HS1).

4.3 Site and Building Design Standards

4.3.1-Applicability.

- A. All requirements of DDC Subsection 7.10.3 – Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design shall apply to this PD, except as noted below.

4.3.2-Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design.

- A. Lot Skip/Repetition Rule: The same floor plan and elevation shall not be used on the lot immediately on either side of the subject property or directly across the street from the subject property.
- B. Building Mass and Form. Building shall incorporate at least three of the following design features to provide visual relief along the front of the residence:
 1. Dormers;

2. Gables;
3. Recessed entries, a minimum of three feet deep;
4. Covered front porches;
5. Cupolas;
6. Architectural pillars or post;
7. Bay windows with a minimum 24 inches projection;
8. Shed roof accents;
9. Water tables;

B. Garage Design

2. For front-entry garages:
 - a. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage. This shall not apply to J-swing garage configurations.
 - b. A front facing garage door shall be offset a minimum 2 feet from the front façade of the home.

SECTION 5: Development Phasing & Offsite Improvements

5.1-Purpose.

- A. This PD shall be developed in a single phase in accordance with the Development Plan as shown on Exhibit C.

5.2 Off-Site Improvements

- 5.2.1 The approved Traffic Impact Analysis Addendum identifies recommendations for improvements to be constructed when the residential component is built-out. A southbound left turn lane on US 377 shall be constructed, providing access to Street A of the residential development. The turn lane shall be designed and installed in conformance with TxDOT and City design standards, except where design variances are approved.