

**Exhibit B – DEVELOPMENT STANDARDS
PD24-0004**

Villages on McKinney Street

PD-R6, Single-Family Detached Dwelling Unit Land Use – 12.1 acres

City of Denton, Denton County, Texas

SECTION 1: Purpose Statement

The purpose of the proposed Planned Development (PD) District is to facilitate a residential community of Zero Lot Line Dwellings on a long, narrow +/-12.1-acre parcel (the “Property”) located between E. McKinney Street and Paisley Street in the City of Denton, Denton County, Texas. The proposed PD will be known as ‘Villages on McKinney Street’.

The proposed development will be pedestrian oriented with connectivity to the existing single-family neighborhoods. Architectural consistency and compatibility are intended to complement the character of the surrounding neighborhoods and integrate common, thematic architectural elements, color palettes, and characteristics throughout the development.

The regulations set forth in these development standards are for the PD District which consists of approximately 12.1 acres described in Exhibit A.

SECTION 2: Definitions

Zero Lot Line Dwellings: Detached single-family dwellings arranged on individual lots with one side wall located directly on a side property line.

SECTION 3: Permitted Uses and Dimensional Standards

Where modifications are not expressly authorized within the Planned Development Standards, all requirements of the Denton Development Code, as amended, must be met.

The property shall be developed in accordance with the uses of the Residential 6 (R6) District except as provided below.

3.1.1 Permitted Uses (DDC 5.2.3):

Primary Uses: The following are the only primary uses allowed within this PD District.

Zero Lot Line Dwelling

Short Term Rental
Park, playground, open space
Amenity Center
Outdoor Recreation Facility

Accessory Uses: The following accessory uses are only allowed within this PD District.

Park, Playground, or Open Space
Outdoor Recreation Facility
Mail Kiosk
Temporary Construction Office
Model Home
Home Occupation

3.1.2 Prohibited Uses:
Any land use not expressly permitted within these PD District Standards.

3.2 Dimensional Standards: The property shall be developed in accordance with the Development Plan attached as Exhibit D and shall follow the development standards as outlined in Section 3.2 below.

Minimum Lot Dimensions

Lot area: 1,850 square feet

Lot width: 25 feet

Lot depth: 70 feet

Minimum Setbacks:

Front yard: 20 feet

Side yard: 0 feet and 3 feet

Each lot shall have a 0-foot side yard setback and a minimum 3-foot setback for the opposite side yard lot line, in accordance with the Development Plan attached as Exhibit D.

Rear yard: 5 feet

Other Standards:

Building height (maximum): 2-story and 40 feet

Building coverage (maximum): 85%

Maximum number of dwelling units: 119 units

SECTION 4: Development Standards

This PD District shall comply with the development standards listed in this Section below, and shall be in accordance with the Zoning Plan, Development Plan, Landscape and Open Space Plan, and Building Elevations attached as Exhibits C through F respectively. Otherwise, all requirements of the 2019 Edition of the Denton Development Code (DDC) shall apply except where modified herein.

4.1 Landscape Standards

4.1.1 Screening

Landscaped open space lots are required for screening on both sides of the proposed north-south street right-of-way at the north and south entrances into the development. A minimum of ten percent (10%) of these open space lots shall be landscaped in accordance with the Landscape and Open Space Plan attached as Exhibit E.

Mechanical equipment shall be located in the rear yard or within the side yard outside of the 3-foot setback. No mechanical equipment shall be allowed on the zero-side lot line.

4.1.2 Minimum Landscaping

Front yard landscaping shall be a minimum 10% of the front yard area.

Rear yard landscaping shall be a minimum 10% of the rear yard area.

Single-family lots within this PD District are exempt from the requirement for one large shade tree per dwelling in DDC Section 7.7.5E.1.

4.1.3 Street Trees

Street trees shall be located within the street right-of-way of the proposed north-south street, Aspen Hill Drive extension, and Silver Sage Drive extension, and within private open space lots, in accordance with Exhibit E unless otherwise determined by the Director (as defined by the DDC).

A minimum of 1 street tree is required for every 50 feet of street frontage.

4.2 Parking Standards

4.2.1 Amount of off-street parking required

The minimum parking requirement is four (4) spaces per single-family lot plus one guest space per 6 single-family lots

4.3 Site and Building Design Standards

4.3.1 Architectural Requirements

In addition to the required design features in DDC Section 7.10.3E, each dwelling will provide at least three (3) of the following:

- a. Two decorative wall sconces;
- b. Three decorative corbels;
- c. The front and back elevation of the second-floor wall area to be comprised of a minimum 20% of windows;
- d. Structural awning covering at least one window;
- e. Transom window over the front door;
- f. Windows to comprise a minimum 10% of the garage door;
- g. Window shutters.

4.3.2 Open Space

A minimum of 10% of the PD District acreage shall be platted and maintained as permanent open space. All open space lots shall be conveyed to the homeowners' association which will hold the land in common ownership and will be responsible for managing and maintaining the land for its intended open space purposes.

The attached Landscape and Open Space Plan reflects a minimum of four (4) Open Space areas. Each Open Space area shall contain landscaped area and planting materials as shown in the attached Landscape and Open Space Plan (Exhibit E).

A minimum of three (3) items from the list below shall be provided and maintained within the PD District and shall be located within any of the four (4) open space areas:

- Butterfly garden or pollinator garden that includes native milkweed and nectar plants comprising a minimum 10 percent (10%) of an open space lot
- Seating for minimum 8 people
- 1,250 square foot (minimum) play structure
- Outdoor exercise station
- Public art
- Naturalized area with native grasses, landscaping boulders, etc.

Open Space B as shown on the attached Landscape and Open Space plan (Exhibit E) shall contain a minimum width 10-foot bike/pedestrian trail that spans the length of the open

space and shall be open to the public as part of the City of Denton overall trail system including dedication of public access easement if required by the Director (as defined in the DDC).

If stormwater detention is required for the development of the PD District, the stormwater detention area shall not be credited toward the minimum open space requirement.

4.4 Access and Circulation

4.4.1 Street Design:

A minimum of three traffic calming measures shall be utilized within public street right-of-way in the PD District, including, but not limited to, traffic circle (with surmountable curb), speed cushions, and / or speed tables, subject to approval of the Director (as defined in the DDC).

Any landscape islands installed within the public right-of-way must be constructed with a surmountable curb and landscaping which does not impede visibility.

An Engineering Variance was granted in accordance with the Transportation Criteria Manual to reduce the proposed north-south street minimum right-of-way width from 55 feet to 51 feet. On street parallel parking spaces shall be limited to one side of the street to accommodate the reduced width as shown on the Development Plan (Exhibit D).

An Engineering Variance was granted in accordance with the Transportation Criteria Manual to reduce the minimum left turn storage length of on secondary arterial road (East McKinney Street) to 50 feet.

4.5 Electric Standards

The minimum clearance from electric distribution lines shall be 13.5 feet from the centerline of the distribution pole(s) supporting the existing overhead line adjacent to the west property boundary.

SECTION 5: Subdivision

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

A public access and maintenance easement for the benefit of the adjacent property owner shall be dedicated within the 3-foot side yard for each single-family lot.

SECTION 6: Development Phasing

The PD District will be developed in a single phase.

Exhibits

- Exhibit A – Legal Description
- Exhibit B – Development Standards
- Exhibit C – Zoning Plan
- Exhibit D – Development Plan
- Exhibit E – Landscape & Open Space Plan
- Exhibit F – Building Elevations