

Exhibit B – Planned Development Standards

PD22-0010

Denton West Joint Venture – Planned Development (PD) District

General Planned Development Standards

For 12.77 Acres

City of Denton, Denton County, Texas

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 Section 2.7.3C.1. The PD encompasses a total of 12.77-acres described in Exhibit A (“Property”), Zoning Legal Description. Tract 1, an approximately 3.16-acre tract, is located at the northwest corner of Teasley Lane and Hunters Creek Road. Tract 2, an approximately 9.61-acre tract, is located at the southwest corner of Teasley Lane and Hunters Creek Road.

SECTION 2: Use Regulations.

The permitted uses shall be in accordance with Suburban Corridor (SC) District, per the City of Denton Development Code (DDC) Table 5.2.-A, as amended, with the following exceptions:

The following uses are prohibited:

- 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, Major & Minor
- 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 two (2) drive-through facilities shall be permitted by right on Tract 1, located north of Hunters Creek Road. No drive-through facilities shall be permitted by right on Tract 2, located south of Hunters Creek Road. Additional drive-through facilities on either Tract 1 or Tract 2 may 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:

Tract 1

Along all property lines shared with the single-family subdivision 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.

A fence shall be constructed between the landscape buffer and all development on this Tract designed pursuant to DDC Section 7.7.8: *Wall, Fences, and Screening*.

Tract 2

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.