

Robson Ranch

Detail Plan Amendment

Development Requirements

- I. **Statement of Purpose:** The purpose of this Detail Plan amendment is to continue to blend the goals of the City of Denton and Robson Denton Development LP, into the standards that create the highest quality and most successful active adult community in the region. The need for home product flexibility in order to respond to market demand is paramount in the success of the Robson Ranch development. The Robson Ranch PD (PD-173) was approved as a "mixed use" residential development that allows a variety of land uses that support the primary residential and recreational land uses within the development. The development of these land uses was proposed to respond to current and future market demands and ensure compatibility of land uses through creative planning. Five categories of residential development were approved with the PD along with flexibility in how the development could meet market demand while maintaining entitlement limits and conditions. This detail plan amendment would continue that flexibility to blend product sizes within Robson Ranch in order to respond to market changes and demands.
- II. **Statement of Effect:** This Detail Plan amendment shall continue the ability to blend product sizes as set forth in PD-173 and not otherwise alter previous Robson Ranch entitlements and/or appurtenant Ordinances.
- III. **Development Plans:** Detailed Land Use Plan: Development shall be in general conformance with the approved Detailed Land Use Plan as set forth in Exhibit A. Development of Robson Ranch shall continue to comply with the terms and conditions set forth in the previous Robson Ranch entitlements, including but not limited to, Ordinance 99-265, Robson Ranch PD, as amended.
- IV. **Development Design Principles and Guidelines:**
 - a. **Design Principles:** This Detail Plan will not identify specific product sizes or densities in specific parcels but will provide the flexibility to react to market trends and demands within the allowable densities outlined within the Robson Ranch PD (PD-173).
 - b. **Design Guidelines:** The following table outlines the Design Guidelines established with the Robson Ranch PD (PD-173) and will apply to the Robson Ranch development. Each of the residential categories; Single Family Luxury (SFL), Single Family Premiere (SFP), Single Family Casita (SFC) and Single Family Villa (SFV) will be allowed within Residential (R). A 1,200 Single Family Villa (SFV) dwelling unit maximum will be applied within the Robson Ranch development. MF2 (Multi-Family Two) will only be permitted within Residential (R) if specifically delineated or proposed as part of a detail plan amendment. This amendment does not propose to increase the 6,037 Dwelling Units previously approved with the Robson Ranch Detail Plan. The density transfer and Minor Detail Plan Amendment provisions contained within the Robson Ranch PD, and that have governed the development of Robson Ranch thus far, shall continue to apply to the development of Robson Ranch.

Area, Height and Use Regulations Residential Standards

Residential Category	SFL (Single Family Luxury)	SFP (Single Family Premiere)	SFC (Single Family Casita)	SFV (Single Family Villa)	MF2 (Multi-Family Two)
Minimum Dwelling Unit Size	1800 SF	1000 SF	800 SF	800 SF	500 SF
Maximum Height/Stories	60; 2.5 stories	60; 2.5 stories	60; 2.5 stories	60; 2.5 stories	60; 3 stories
Minimum Lot Size	8050 SF	6000 SF	4400 SF	3000 SF	N/A
Minimum Lot Width	70	60	55	30	N/A
Minimum Lot Depth	115	100	80	100	N/A
Minimum Front Yard Setback	14 from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to living area 20 feet from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to face of front entry garage	14 from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to living area 20 feet from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to face of front entry garage	14 from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to living area 20 feet from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to face of front entry garage	14 from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to living area 20 feet from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to face of front entry garage	14 from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to living area 20 feet from back of curb (or back edge of sidewalk on streets where sidewalks are to be constructed) to face of front entry garage
Minimum Side Yard Setback	5 Interior 10 Street Side Corner	5 Interior 10 Street Side Corner	5 Interior 10 Street Side Corner	5 Interior 10 Street Side Corner	N/A
Minimum Rear Yard Setback	10	10	10	10	N/A
Maximum Building Coverage	60%	60%	60%	60%	N/A
Parking Provisions	2 or 3 Car Garage	2 or 3 Car Garage	2 Car Garage	2 Car Garage	N/A
Masonry Requirements	N/A	N/A	N/A	N/A	N/A

Land Use Category	NS (Neighborhood Services)	CS (Community Services)	OR (Outdoor Recreation)	P (Parking)
Maximum Height	60; 2.5 stories	60; 2.5 stories	60; 2.5 stories	-----
Bldg Coverage FAR	-----	-----	2.1	-----
Min Front Yard	20	20	20	20
Min Side Yard	-----	-----	-----	-----
Min Rear Yard	-----	-----	-----	-----
Parking	1 sp/250 SF	1 sp/500 SF	*	*
Masonry Reqmts	-----	-----	-----	-----

* Golf carts will be used by a majority of residents (typically 80% of residents), consequently, parking requirements identified in Section 35-301 shall be substantially less and will not be more dense than 1 space per 250 SF of combined golf/club facilities.

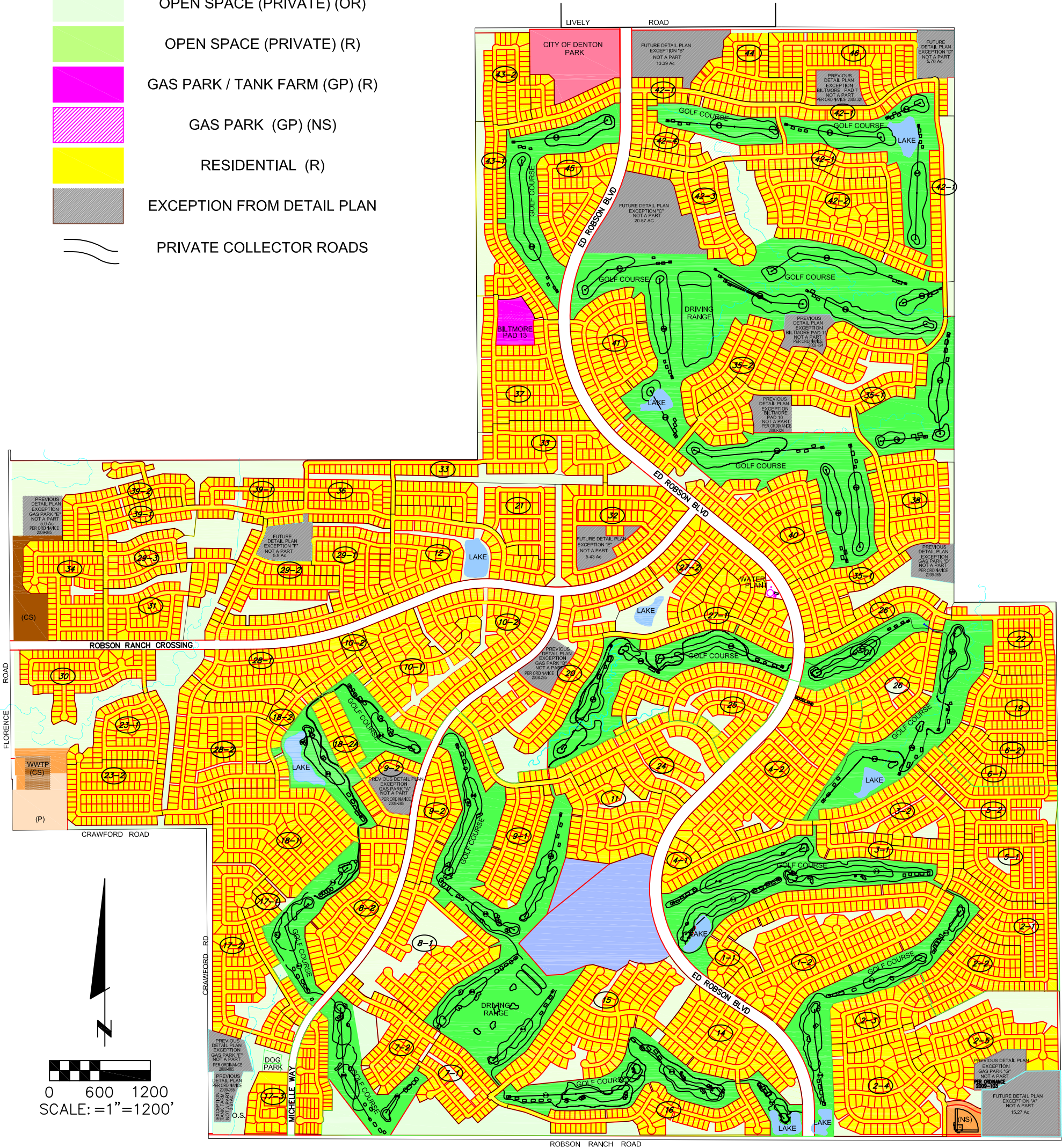
EXHIBIT A

LEGEND

- COMMUNITY SERVICES (CS)
- NEIGHBORHOOD SERVICES (NS)
- PARKING (P)
- CLUBHOUSE / REC. FACILITIES (OR)
- GOLF COURSE (SEMI-PRIVATE) (OR)
- CITY PARK (PUBLIC) (OR)
- OPEN SPACE (PRIVATE) (OR)
- OPEN SPACE (PRIVATE) (R)
- GAS PARK / TANK FARM (GP) (R)
- GAS PARK (GP) (NS)
- RESIDENTIAL (R)
- EXCEPTION FROM DETAIL PLAN
- PRIVATE COLLECTOR ROADS

LAND USE CATEGORIES

CS	- COMMUNITY SERVICES	14.1 AC.
NS	- NEIGHBORHOOD SERVICES	37.1 AC.
P	- PARKING	8.1 AC.
OR	- OUTDOOR RECREATION	662 AC.
R	- RESIDENTIAL	1926.1 AC.
STREET & R.O.W.		77.6 AC.
TOTAL ACRES		2,725 AC.



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ROBSON RANCH TEXAS
LAND USE PLAN