

ORDINANCE NO. 5354

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE CURRENT ZONING CLASSIFICATION OF A ±154.70-ACRE TRACT OF LAND BEING IDENTIFIED AS GRAYSON COUNTY APPRAISAL DISTRICT PROPERTY ID NOS. 109711, 109720, 109722, 109723, AND 109766, AND BEING GENERALLY LOCATED AT THE NORTHEAST CORNER OF TEXOMA DRIVE/FM 84 AND STATE HIGHWAY 91, FROM THE AGRICULTURAL (A) DISTRICT AND THE MULTI-FAMILY 2 (MF-2) RESIDENTIAL DISTRICT TO THE PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT WITH BASE ZONINGS OF SINGLE-FAMILY (SF-7.5) DISTRICT, SINGLE-FAMILY TOWNHOME (SF-TH) DISTRICT, MULTI-FAMILY RESIDENTIAL (MF-2) DISTRICT, LIGHT INDUSTRIAL (LI) DISTRICT, AND COMMERCIAL (C) DISTRICT; AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY ESTABLISHING A ZONING CLASSIFICATION ON A ±52.52-ACRE TRACT OF LAND BEING IDENTIFIED AS GRAYSON COUNTY APPRAISAL DISTRICT PROPERTY ID NOS. 109713, 109718, AND 439828, AND BEING GENERALLY LOCATED AT THE NORTHEAST CORNER OF TEXOMA DRIVE/FM 84 AND STATE HIGHWAY 91 TO A PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT WITH BASE ZONINGS OF SINGLE-FAMILY (SF-7.5) DISTRICT, SINGLE-FAMILY TOWNHOME (SF-TH) DISTRICT, MULTI-FAMILY RESIDENTIAL (MF-2) DISTRICT, LIGHT INDUSTRIAL (LI) DISTRICT, AND COMMERCIAL (C) DISTRICT, FOR A COMBINED TOTAL OF ±207.22 ACRES; BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A-1” AND DEPICTED IN EXHIBIT “A-2”; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT “B”; PROVIDING A CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT “C”; PROVIDING FOR SEVERABILITY, REPEALING, AND SAVINGS CLAUSES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Denison, Texas (hereinafter referred to as “City”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Denison, Texas (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 28 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the “Zoning Ordinance”); and

WHEREAS, the City has received a request from Denison Land Holdings, LLC, to change the current zoning classification of a ±154.70-acre tract of land being identified as Grayson County Appraisal District Property ID Nos. 109711, 109720, 109722, 109723, and 109766, and being generally located at the northeast corner of Texoma Drive/FM 84 and State Highway 91, from the Agricultural (A) District and the Multi-Family 2 (MF-2) Residential District to the Planned Development (PD) Overlay District with base zonings of Single-Family (SF-7.5) District, Single-Family Townhome (SF-TH) District, Multi-Family Residential (MF-2) District, Light Industrial (LI) District, and Commercial (C) District; and to establish a zoning classification on a ±52.52-acre tract of land being identified as Grayson County Appraisal District Property ID Nos. 109713, 109718, and 439828, and being generally located at the northeast corner of Texoma Drive/FM 84 and State Highway 91 to a Planned Development (PD) Overlay District with base zonings of Single-Family (SF-7.5) District, Single-Family Townhome (SF-TH) District, Multi-Family Residential (MF-2) District, Light Industrial (LI) District, and Commercial (C) District, for a combined total of ±207.22 acres, and being more particularly described in **Exhibit A-1** and depicted in **Exhibit A-2**, attached hereto and incorporated as if fully set forth herein (the “Property”); and

WHEREAS, Owner has designated Josh McKinney of Measure Group to act in the capacity of Owner as agent for submittal, processing, representation, and/or presentation of the application, and as the principal contact person for responding to all requests for information; and

WHEREAS, the Development Standards and Concept Plan, as set forth in **Exhibit B** and **Exhibit C**, attached hereto and incorporated herein, define the base zoning districts and provide for modifications to district regulations for the development of the Property; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) has recommended to the City Council to approve the change in zoning district classification on the Property and to amend the official zoning map of the City (the “Zoning Map”) to reflect the PD zoning classification; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

WHEREAS, the owner and/or developer of the Property has consented in writing to the enforcement of the City's design and building materials standards within the planned development district and waived the statutory provisions in Chapter 3000, Texas Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS THAT:

Section 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Findings. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety and welfare.

Section 3. Zoning Amendment. The Zoning Ordinance is hereby amended to change the zoning of the ±154.70-acre tract of land and establish the zoning of the ±52.52-acre tract of land, for a combined total of ±207.22 acres, to Planned Development (PD) Overlay District with base zonings of Single-Family (SF-7.5) District, Single-Family Townhome (SF-TH) District, Multi-Family Residential (MF-2) District, Light Industrial (LI) District, and Commercial (C) District, subject to the following regulations, which exhibits are incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by this Ordinance:

- | | |
|------------|-----------------------|
| Exhibit B: | Development Standards |
| Exhibit C: | Concept Plan |

Section 4. Zoning Map. The Zoning Map is hereby amended to reflect the established zoning classification designation herein made.

Section 5. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

Section 6. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section 8. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

Section 9. Publication and Effective Date. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

Section 10. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

AND IT IS SO ORDERED.

On motion by Councilmember Massey, seconded by Councilmember Thomas, the above and foregoing ordinance was passed and approved on this the 1st day of July 2024, by the following vote:

Ayes: Adams, Crawley, Massey, Redwine, Thomas, and Thorne

Nays:

Abstentions:

Absent: Courtright

At regular meeting July 1, 2024.



ROBERT CRAWLEY, MAYOR

ATTEST:



for Christine Wallentine, City Clerk

EXHIBIT A-1
PROPERTY LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the F. G. Tarkington Survey, Abstract No.1277, the L. H. Ruthrauff Survey, Abstract 1056, the A. J. Newman Survey, Abstract No. 913 and the J. J. Huckaby Survey, Abstract No. 561 and being all of that called 0.038 acre tract conveyed to Frank M. Halley, Trustee of the Frank M. Halley Revocable Trust as recorded in Document No. 2018-17207, all of that 112.716 acre tract of land conveyed to Gary Skibiicki, Successor Trustee of the Frank M. Halley Revocable Trust as recorded in Document No. 2019-54, all of that 28.56 acre tract of land conveyed to Gary Skibiicki, Successor Trustee of the Frank M. Halley Revocable Trust as recorded in Document No. 2019-56, all of that called 2.0+/- acre tract of land conveyed to Gary Skibiicki, Successor Trustee of the Frank M. Halley Revocable Trust as recorded in Document No. 2019-59 and a part of that 104.545 acre tract of land conveyed to Gary Skibiicki, Successor Trustee of the Frank M. Halley Revocable Trust as recorded in Document No. 2019-55, all recorded in the Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the southeast corner of said 104.454 acre tract in the north right-of-way of F. M. Highway 84; Thence with said north right-of-way line the following calls and distances:

South 41°33'28" West, a distance of 128.80 feet to a set 1/2" steel rod,
with a non-tangent curve to the right having a radius of 5,609.83 feet, (chord bears South 54°01'55" West, 587.19 feet) an arc length of 587.46 feet to a set 1/2" steel rod,
South 49°20'42" West, a distance of 198.61 feet to a set 1/2" steel rod,
with a non-tangent curve to the right having a radius of 5,639.84 feet, (chord bears South 60°31'55" West, 295.27 feet) an arc length of 295.30 feet to a set 1/2" steel rod,
South 75°57'23" West, a distance of 201.17 feet to a set 1/2" steel rod,
South 64°46'55" West, a distance of 146.47 feet to a set 1/2" steel rod,
South 59°41'09" West, a distance of 371.81 feet to a set 1/2" steel rod from which a concrete monument bears South 81°11'50" West, a distance of 0.49 feet,
South 69°17'20" West, a distance of 1,574.37 feet to a found spike nail,
South 72°09'05" West, a distance of 100.13 feet to a set 1/2" steel rod,
South 69°17'20" West, a distance of 100.00 feet to a set 1/2" steel rod,
South 57°58'44" West, a distance of 101.99 feet to a set 1/2" steel rod,
South 69°17'20" West, a distance of 183.95 feet to a set 1/2" steel rod,
South 87°29'42" West, a distance of 216.93 feet to a set 1/2" steel rod,
South 74°36'36" West, a distance of 95.46 feet to a set 1/2" steel rod,
South 54°01'34" West, a distance of 104.15 feet to a set 1/2" steel rod,
with a non-tangent curve to the right having a radius of 2,774.92 feet, (chord bears South 79°06'36" West, 145.28 feet) an arc length of 145.29 feet to a set 1/2" steel rod,

North 81°55'18" West, a distance of 125.29 feet to a set 1/2" steel rod,
with a non-tangent curve to the right having a radius of 2,739.92 feet, (chord bears South 86°56'58" West, 366.93 feet) an arc length of 367.20 feet to a set 1/2" steel rod,

South 80°05'17" West, a distance of 296.23 feet to a set 1/2" steel rod,

North 89°12'40" West, a distance of 290.01 feet to a set 1/2" steel rod at the beginning of a right-of-way flare in the east right-of-way of State Highway 91, from which a concrete monument bears South 76°00'49" West, a distance of 1.01 feet;
Thence with said east right-of-way line the following calls and distances:

North 37°17'21" West, a distance of 162.28 feet to a found concrete monument,

North 03°55'10" West, a distance of 547.40 feet to a set 1/2" steel rod,

North 01°57'14" East, a distance of 247.61 feet to a set 1/2" steel rod,

North 23°14'51" West, a distance of 93.95 feet to a set 1/2" steel rod,

North 01°57'13" East, a distance of 563.86, to a found concrete monument at the southwest corner of an unrecorded TXDOT Right-of-Way parcel,

Thence South 88°02'47" East, with the south line of said TXDOT parcel a distance of 20.00 to a set 1/2" steel rod,

Thence North 01°57'13" East, with the east line of said Right-of-Way parcel a distance of 477.54 feet to a set 1/2" steel rod in the south Right-of-Way of the M.K.T. Railroad,

Thence with said south right-of-way line the following calls and distances:

Thence with a non-tangent curve to the right having a radius of 1,859.86 feet, (chord bears North 83°21'38" East, 441.43 feet) an arc length of 422.34 feet to a set 1/2" steel rod,

South 89°35'22" East, a distance of 2,221.60 feet to a set 1/2" steel rod,

with a non-tangent curve to the left having a radius of 2,342.11 feet, (chord bears North 59°10'54" East, 2,428.55 feet) an arc length of 2,553.09 feet to a set 1/2" steel rod,

North 27°57'12" East, a distance of 645.48 feet to a set 1/2" steel rod at the intersection of said south right-of-way line and the east line of said 104.545 acre tract,

Thence South 06°31'58" East with said east line, a distance of 1,979.79 feet to the Point of Beginning and containing 207.216 acres of land.

EXHIBIT B
DEVELOPMENT STANDARDS

DUCK CREEK CROSSING
PLANNED DEVELOPMENT DISTRICT
STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 154.7 total acres of land currently located within the City of Denison, in addition to the 52.52 acres proposed for annexation into the City, for a total of approximately 207.22 acres. The uses proposed for the Property will provide the ability to accommodate and encourage the development of a variety of uses including industrial, commercial, retail, multi-family, townhome, and single-family residential uses.

It is the intent of this Planned Development (PD) document to establish a base zoning for the overall property together with the uses and development regulations as designated therein, subject to modifications as set forth herein.

This PD document and the exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

1.0 PROJECT OVERVIEW

The purpose of this Planned Development District is to create a well-designed mix of uses with planned open spaces which help to create an overall development that promotes a sense of community and relationship with neighbors and local businesses.

We have taken special care to align like uses with our neighboring properties, along with bringing opportunities for neighborhood driven retail such as childcare, hair & nail salons, small format retail spaces, etc.

The open space areas shown on the Concept Plan shall consist of both usable and passive open spaces to preserve trees and allow for recreation for the residents.

2.0 PROJECT LOCATION

Duck Creek Crossing is located on the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91). Situated within the F.G. Tarkington Survey, Abstract No. 1277, the L.H. Ruthrouff Survey, Abstract No. 1056, the A.J. Newman Survey, Abstract No. 913 and the J.J. Huckaby Survey, Abstract No. 561 as depicted in "Exhibit A – Legal Description".

3.0 PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association (POA) shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan. There will be four separate Property Owner's Associations (POA) established. One for the single-family development, one for the multi-family development area, one for the townhome development

area, and one for the retail/commercial development area. Each will be responsible for the maintenance of the open space they are adjacent to. HOA documents will further define these maintenance responsibilities.

4.0 PROPOSED THOROUGHFARES/ACCESS/CROSS SECTIONS

State Highway 91 (SH 91) is shown on the Thoroughfare Plan as a proposed minor arterial (90' ROW, four-lane divided). Texoma Drive (FM 84) is designated on the Thoroughfare Plan as a proposed major Arterial (100' ROW).

Dedication of right-of-way (ROW) for the proposed Armstrong Avenue extension will be provided as a Major Collector (80' ROW).

5.0 CONCEPT PLAN

The design and development of the Property shall generally comply with the Concept Plan, which is intended to provide a general representation of the location of the land uses on the property.

6.0 SF-7.5 – SINGLE-FAMILY RESIDENTIAL DISTRICT

Except as noted below, the +/- 43.68-acre tract as depicted on the Concept Plan shall develop in accordance with the SF-7.5, Single-Family District as it exists or may be amended except for the following:

- A. Minimum Lot Area. Seven thousand five hundred (7,500) square feet.
- B. Maximum Lot Coverage. Fifty (50) percent including main building and accessory buildings.
- C. Minimum Front Yard. Twenty (20) feet. Including garage setback.
- D. Minimum Side Yard. Five (5) feet for interior side yard and ten (10) feet from a street right-of-way (ROW) line for a corner lots on a residential street.
- E. Minimum Floor Area Per Dwelling Unit. Twelve hundred (1,200) square feet.
- F. Parking. Must include two (2) car garages.
- G. Phasing and Access: The Single-Family development is anticipated to be constructed in Phases. The developer understands that multiple points of access will be required for life safety. Depending on the development status of surrounding parcels, an additional access point onto Texoma Drive (FM 84) may be required. This access point is reflected on the Concept Plan. The exact location of that access point (or its relevance) will be determined during subsequent development submittals.
- H. Architectural Standards. A minimum of four (4) housing elevation styles will be required for this portion of the development, and at no point shall the same architecture be used for more than three (3) homes on successive lots. Note that while varied floorplans are encouraged, the

“styles” refers to the exterior of the homes, not the floorplans. Floor plans and elevations will be submitted to the City for review at the time of building permit.

7.0 SF-TH – SINGLE-FAMILY TOWNHOME DISTRICT

The +/- 21.28-acre tract and the +/- 5.40-acre tract as depicted on the Concept Plan shall develop in accordance with the SF-TH District as it exists or may be amended except for the following:

- A. Minimum Lot Area. Two thousand two hundred (2,200) square feet.
- B. Maximum Density. Nine (9) units per gross acre of land area within the development.
- C. Minimum Lot Width. Twenty-two (22) feet.
- D. Minimum Lot Depth. One hundred (100) feet.
- E. Maximum Lot Coverage. Fifty (50) percent including main and accessory buildings on each lot.
- F. Minimum Front Yard. Twenty (20) feet. The front yard setback may be reduced to ten (10) feet if garage access is via an alley.
- G. Parking. Must include two (2) car garages. These spaces can be accessed from either an alley or front loaded on a street.
- H. Guest Parking. Two (2) visitor stalls in the driveway directly in front of the garage, along with one (1) additional visitor stall per four (4) units.
- I. Refuse. Each lot will have its own trash and recycling receptacle that must fit within the garage when not being picked up.
- J. Facades. The building architecture should avoid “flat” architecture and should provide building articulation of at least two (2) feet every twenty-five (25) feet at minimum on the front elevation (facing the road accessing the front door of the structure). The side and rear architecture of the buildings should use materials and colors to avoid a monolithic appearance.
- K. Open Space. A minimum of twenty (20) percent open space as defined by City ordinance is required in this district.

8.0 MF-2 – MULTI-FAMILY DISTRICT

Except as noted below, the +/- 35.30-acre tract and +/- 8.47-acre tract as depicted on the Concept Plan shall develop in accordance with the MF-2 - Multi-Family Residential District as it exists or may be amended except for the following:

- A. Types of Buildings. The building types proposed are Garden Style Multi-Family.

B. Types of Dwelling Units. The property may consist of the following:

- a. efficiency
- b. one-bedroom
- c. two-bedroom
- d. three-bedroom units

Multi-Family units with four (4) or more bedrooms shall be prohibited.

C. Total Units. The 35.30-acre tract will allow a maximum of 450 units. The 8.47-acre tract will allow a maximum of 160 units.

D. Minimum Number of On-Site Parking Spaces. No average number of parking spaces shall apply. On-site parking shall be provided as follows:

- a. One (1) space for each studio/efficiency unit.
- b. One and one-half (1.5) spaces for each one-bedroom unit.
- c. Two (2) spaces for each two-bedroom unit.
- d. Two and one half (2) spaces for each three-bedroom unit.

E. Building Heights. Buildings shall be a maximum of four (4) stories, not to exceed sixty-five (65) feet in height. Chimneys, antennae, and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet in height, including detached resident parking garages.

F. Additional Landscape Requirements. For development abutting SH91, there shall be a minimum fifteen (15) foot landscape easement consisting of turf and/or ground cover and one (1), two-inch caliper shade trees planted at thirty (30) feet on center. The area shall have permanent irrigation and shall not be encumbered with other easements.

G. Amenities. Each complex will require its own tot lot with playground equipment for multiple age groups.

H. Architectural Standards. Buildings shall be constructed using high quality materials, including but not limited to:

- a. Glass
- b. Hardie Lap Siding (or similar)
- c. Architectural Metals (accents)
- d. Brick or Masonry.

I. Open Space. A minimum of fifteen (15) percent open space as defined by City ordinance is required in this district.

9.0 LI – LIGHT INDUSTRIAL DISTRICT

The +/- 28.37-acre tract as depicted on the Concept Plan shall develop in accordance with the LI – Light Industrial as it exists or may be amended except for the following:

- A. Allowed Uses.
 - a. Boat Storage/Recreational Vehicle Storage/Self-Storage
 - b. Boat or Marine Repair Shop
 - c. Brewery or Distillery
 - d. Building Material Sales
 - e. Office
 - f. Landscape Nursery

- B. Buffers. Where abutting a residential district, a fifty (50) foot landscape buffer, as well as berming will be required to screen the structures from view of the nearest residential property.

10.0 C – COMMERCIAL DISTRICT

The +/- 7.84-acre tract as depicted on the Concept Plan shall develop in accordance with the C - Commercial District as it exists or may be amended except for the following:

- A. Parking. The Commercial District development shall provide parking at a minimum ratio of five (5) parking spaces per 1,000 SF of retail and commercial space (excluding any stock storage or other non-publicly accessible areas) unless a parking study indicating a lesser need, can be provided to the planning staff to be reviewed and approved.

- B. Architectural Standards. At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - a. Brick.
 - b. Natural or cultured stone.
 - c. Glass.
 - d. Stucco or EIFS.
 - e. Cementitious siding.
 - f. Architectural metal.
 - g. Integrally colored rock faced block.

The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels, or other comparable or superior materials as approved by the planning staff.

11.0 OPEN SPACE & TRAILS

Open space and amenities shall be provided per the following:

- A. All open space areas shall be owned and maintained by the Property Owner’s Association (POA).

- B. A trail system shall be provided, with a similar connectivity shown on the concept plan. The trail shall be a minimum of six (6) feet wide and made of a material which is accessible. This system will be constructed in phases, with the progression of development.

12.0 PERIMETER SCREENING & LANDSCAPE BUFFERS

Landscaping & Screening shall conform to the provisions set forth in Section 28.51. and Section 28.53. of the City of Denison Code of Ordinances as it exists or may be amended except as outlined below:

- A. Where Commercial (C) and Multi-Family Residential (MF2) uses abut without a separation of a private shared road or public right-of-way (ROW) the following screening shall be installed by each party:
 - a. An eight (8) foot solid fence shall be installed by the developer of the commercial tract(s)
 - b. An Overstory Tree buffer shall be provided by the multifamily developer at a rate of one (1) tree per twenty-five (25) feet in property line linear footage.
- B. Where Single-Family (SF-7.5) lots abut the proposed greenway, the rear fences (if desired) shall be opaque to allow for views into the greenway and avoid a solid wall for users of the greenway. An example of the desired opacity includes ornamental fencing with spacing between pickets of less than four (4) inches.



LAND USE SUMMARY

- TOTAL RESIDENTIAL UNITS: 826
- 60' x 125' LOTS - (127 LOTS)
- TOWNHOMES
- MULTIFAMILY HOUSING
- COMMERCIAL - 30,000 SF (APPROX.)
- STORAGE - 100,000 SF (APPROX.)

DRAWING KEY

- ① TRAILHEAD/ACCESS POINT
- ② COMMUNITY RECREATION AREA
- ③ PROPOSED TRAILS ~1.24 MILES *****
- ④ STORMWATER BASIN
- ⑤ SECOND ACCESS ALTERNATIVE (PHASING CONSIDERATION)

**EXHIBIT C
CONCEPT PLAN**



**DUCK CREEK
CROSSING**
ILLUSTRATIVE LAND PLAN
DENISON, TX
UPDATED: APRIL 10, 2024

