

### **Joshua Station Restaurant and Retail Development Standards**

**Purpose:** The purpose of the Planned Development District is to allow for new commercial/retail and restaurant development located within the Joshua Station Overlay District on properties designated in the CR, Commercial-Retail Land Use Designation. There are two (2) proposed lots for this development containing a total of 2.29 acres. The property is located at the southwest corner of Joshua Station Blvd and State Highway 174. This Planned Development is for Lot 7 as to be platted. This site is 1.425 acres.

#### **Regulations:**

Property shall comply with the provisions set forth in the Zoning and Subdivision Ordinances, as amended; as well as all other codes and ordinances within the City of Joshua, unless specifically set forth within these PD District Standards.

#### **Area Regulations:**

Min. Lot Size: 6,000 sq.ft.

Min. Lot Width: 60 ft

Min. Lot Depth: 100 ft

Max. Height: 45 ft

Max. Building Coverage: 50%

Min. Setbacks –

- Front Street Setback – 20 ft
- Side Street Setback – 10 ft
- Side – 0 ft
- Rear – 0 ft

#### **Section 6.18.9: Utility and Service Areas**

- C. No open metal railings, hadite brick or cyclone fences are permitted as screening devices; except, however, wood gates for screened areas are permitted and wood fences are permitted for back of building utility screening.

#### **Section 6.18.11: Landscape Standards**

F. Quantity of required street trees along SH 174 shall be calculated based on one planted for every seven hundred fifty (750) square feet of front yard setback. Street trees shall be from the approved Tree List.

G. Street trees located in the TXDOT ROW may apply to the required street tree count.

H. Street trees may be staggered to meet calculated quantity. Trees are not required to be inline.

I. Spacing between street trees, measured parallel to the ROW, is 70' maximum and 15' minimum.

J. Joshua Station Development Standards, Landscape Standards, shall supersede other sections of the Zoning Code that conflict.

K. The landscape of Lot 7 of Joshua Station PD shall be as shown on the Lot 7 Landscape Plan incorporated as part of this Joshua Station Development Standards Ordinance.

#### **Section 6.18.13: Lighting Standards For Nonresidential Land Use Types**

- D. Street Tree Lighting. Street tree lighting is not required.

**Section 6.18.15: Screening Standards**

A six (6) foot minimum to eight (8) foot maximum screen wall or wood fencing is required between residential uses and nonresidential uses. The property owner of the nonresidential use shall be responsible for construction and/or maintenance of the screening wall/fence. The required screen wall or fence shall be installed at time of development of the property.

**Article 7 – Parking Requirements****Section 7.7 Off Street Stacking Requirements for Drive Through Facilities**

B.

2. Each service lane of a drive-through restaurant shall have a minimum of six (6) spaces. The drive through lane of Lot 6 of Joshua Station PD shall be as shown on the Lot 6 Site Plan incorporated as part of this Joshua Station Development Standards Ordinance.