



Planning Department

700 W US Highway 67

Venus, Texas 76084

972-366-3348 extension 206

www.cityofvenus.org

Detail Planned Template Instructions

The General Design Standards are intended to set the style, materials, and patterns of a cohesive design within the proposed subdivision. Specific lot layout and design details will be determined at the time of site plan review.

Cover Page Requirements

1. Title
 - a. "Detail Plan for.." and proposed Planned Development name
2. The date of preparation
3. Planning Department signature Block

Document Requirements

1. Building Design
 - a. Provide a building design objective statement outlining the general design elements and architectural styles to be used within the proposed subdivision
 - b. Building materials and colors palette
2. Site Design
 - a. General Site Design Palette
 - i. Parking and island landscaping design
 - ii. Transition or other buffer areas (i.e. from commercial to single-family residential, from single-family residential to multi-family residential, etc.)
 - iii. Building foundation planting areas
 - iv. Other unbuilt or unpaved areas that require ground cover
3. Public Realm Design
 - a. General public realm design intent statement
 - b. Plant Requirements Palette
 - i. Streetscape and frontage
 - ii. Public and on-street parking
 - iii. Civic and open space
 - iv. Other public spaces and amenities
 - c. Fence and Wall Design
 - i. General location, height, materials, and colors
 - d. Lighting Design
 - i. Lighting design intent statement
 - ii. Design palette
 1. Fixture heights
 2. Finishes
 3. Cut sheets
 - e. Signage
 - i. General signage design intent statement
 - ii. Signage types, colors, and materials palette

Delivered to: Planning Department
700 W. US Highway 67
Venus, TX 75165