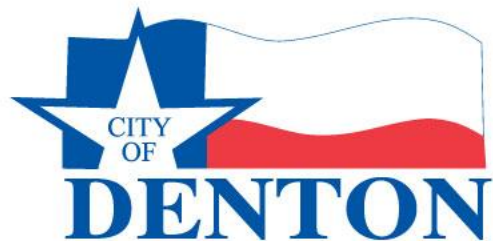


Z25-0015a

Estates at Craver Ranch

Mia Hines, AICP
Senior Planner
January 13, 2026

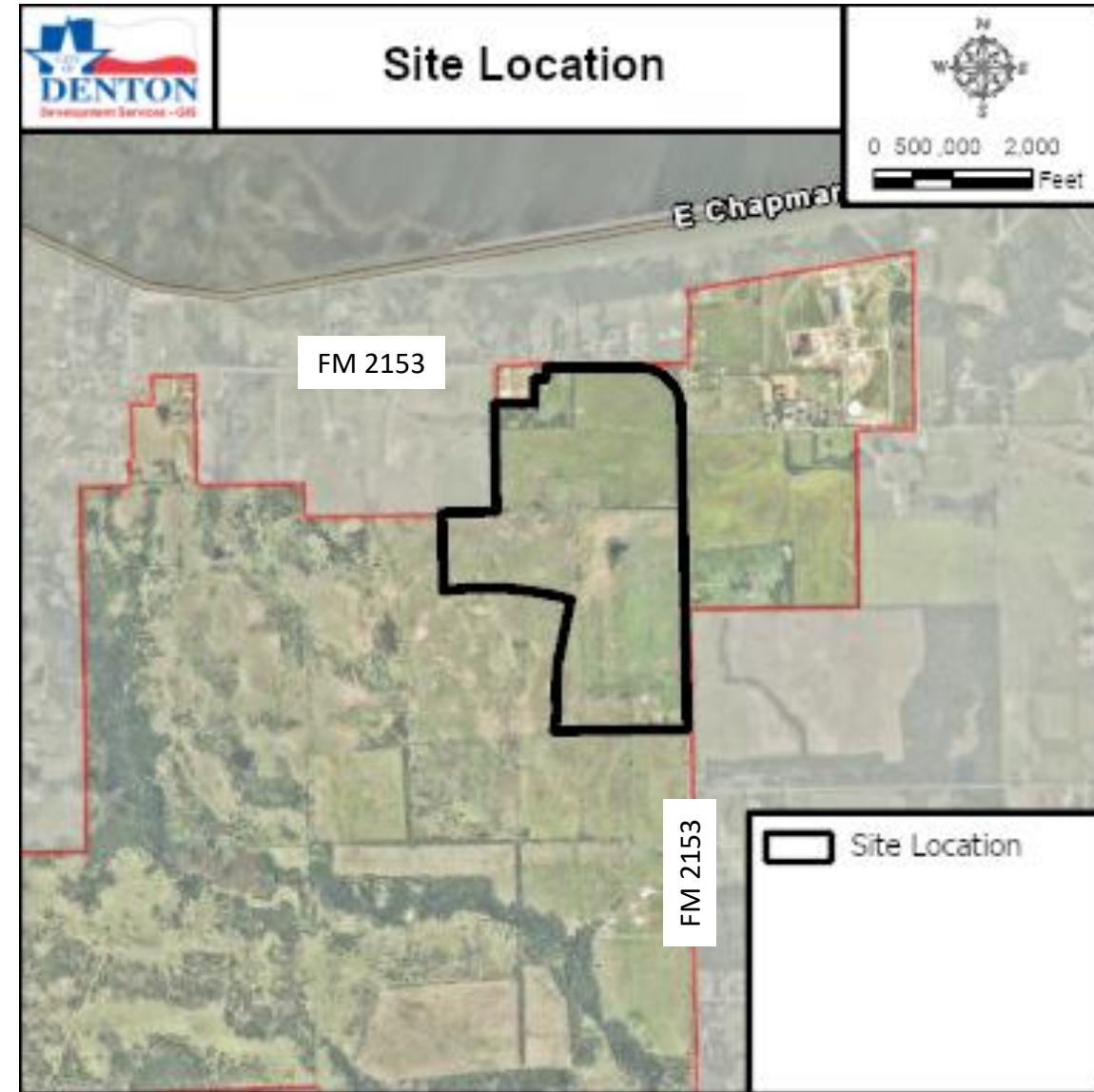


Request

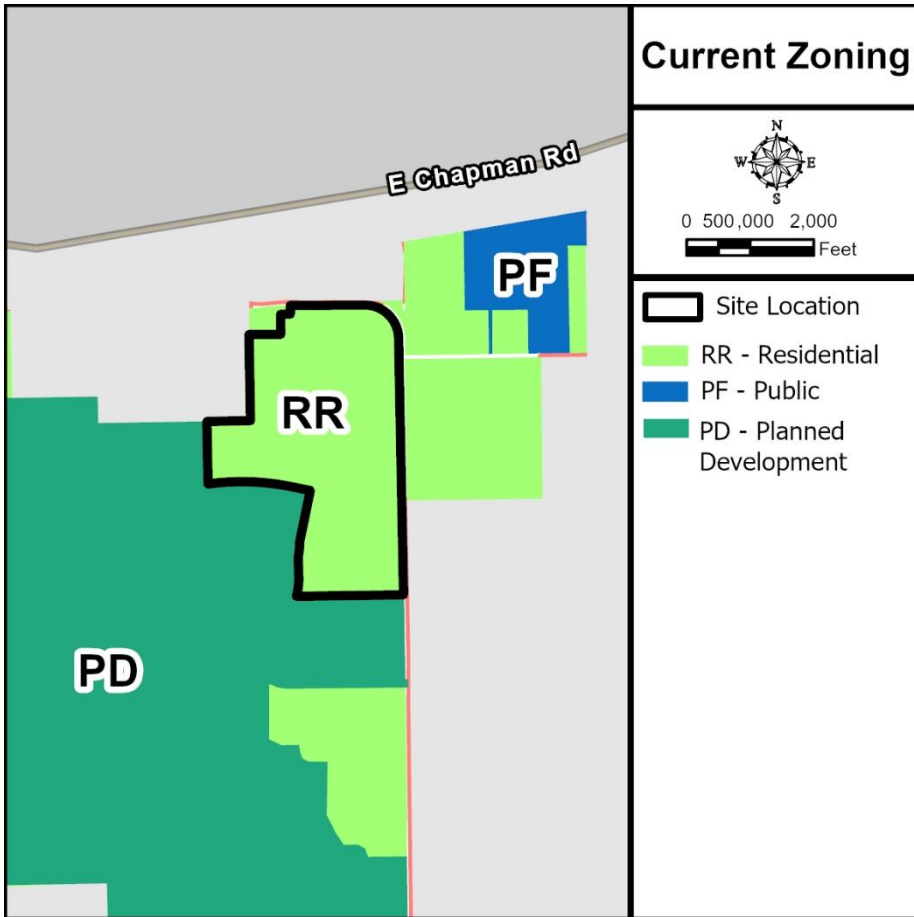
Request: Rezone 224.9 acres from RR to R1

Location: Southwest of the FM 2153 bend

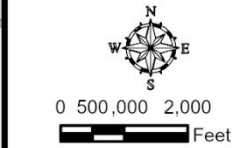
Purpose: Allow for the development of 1-acre single-family residential lots



Current Zoning (RR)



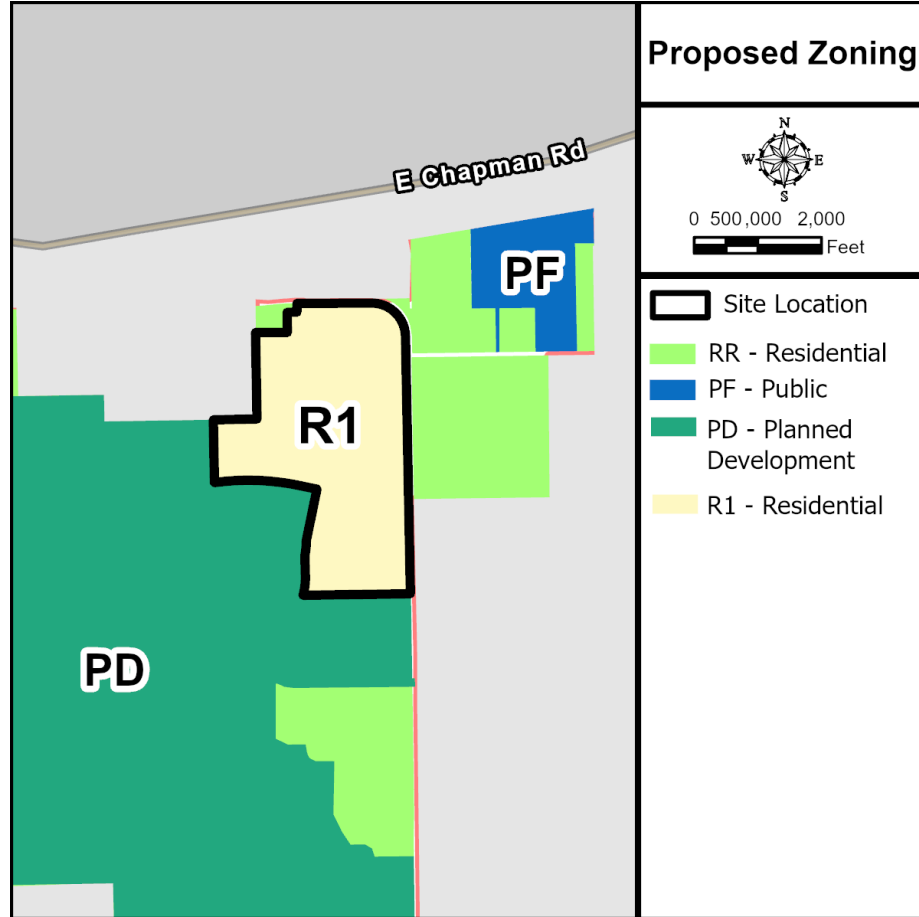
Current Zoning



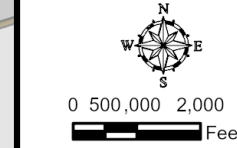
- Site Location
- RR - Residential
- PF - Public
- PD - Planned Development

- Single family residential
- Agriculture
- RR
 - Min. 5 ac
 - 50' front
 - 10' side
 - 10' rear
 - 65' height

Requested Zoning (R1)



Proposed Zoning



- Site Location
- RR - Residential
- PF - Public
- PD - Planned Development
- R1 - Residential

- Single family residential
- R1
 - Min. 32,000 sq. ft.
 - 20' front
 - 10' side
 - 10' rear
 - 40' height

Criteria for Approval – DDC 2.4.5E and 2.7.2D

Summary:

- ✓ Proposed zoning is consistent with the R1 purpose statement.
- ✓ Proposal is generally consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposed zoning and development would be compatible with surrounding context in City.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.

General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. Prior Approvals
3. **Consistent with the Comprehensive Plan and Other Applicable Plans**
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts on surrounding Property
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Zoning Criteria for Approval (Sec 2.7.2.D)

- a. **The proposed rezoning is consistent with the Future Land Use Map designation.**
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. **The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.**
- d. **There have been or will be significant changes in the area to warrant a zoning change.**
- e. **The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.**
- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.
- g. There was an error in establishing the current zoning district.

Denton 2040 Comprehensive Plan

FLUM: Agriculture

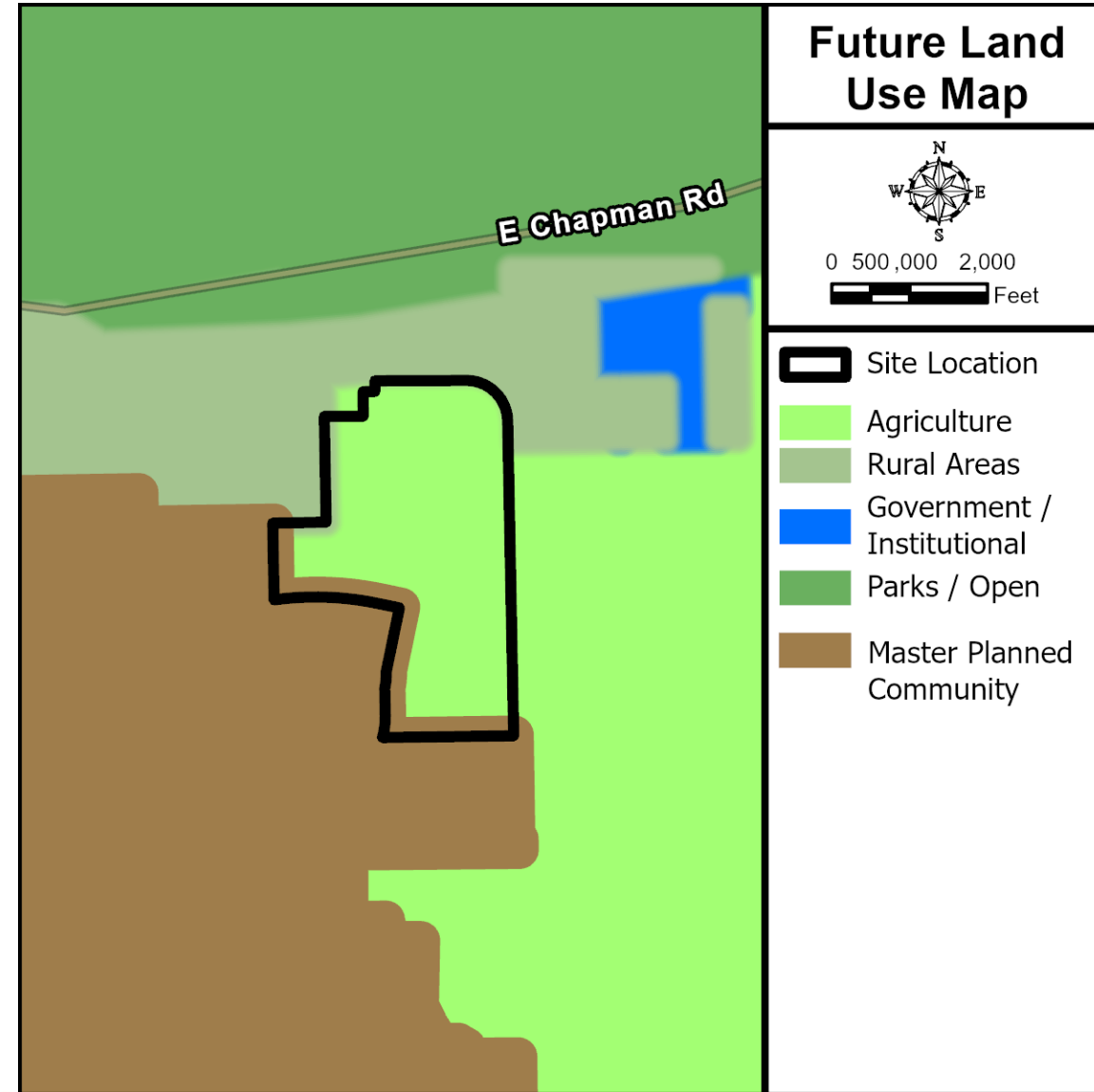
- Denotes areas that have large tracts of land in active agriculture uses for preservation, including ranchland, field crops, and other similar agricultural areas
- Maximum of one unit per ten acres but also may allow lots as small as one acre
- ✓ **R1 District conforms** to FLUM goals and purpose statement

Goal LU-4: Grow Resourcefully: Manage growth for wise use of land resources with staged, contiguous, and compatible development

Goal LU-6: Grow with Balance: Establish land use designations that responds to the growing needs and character specifications of the Denton community

Goal FEV-5: Design a fiscally advantageous land use pattern paired with fiscally responsible infrastructure management and investment

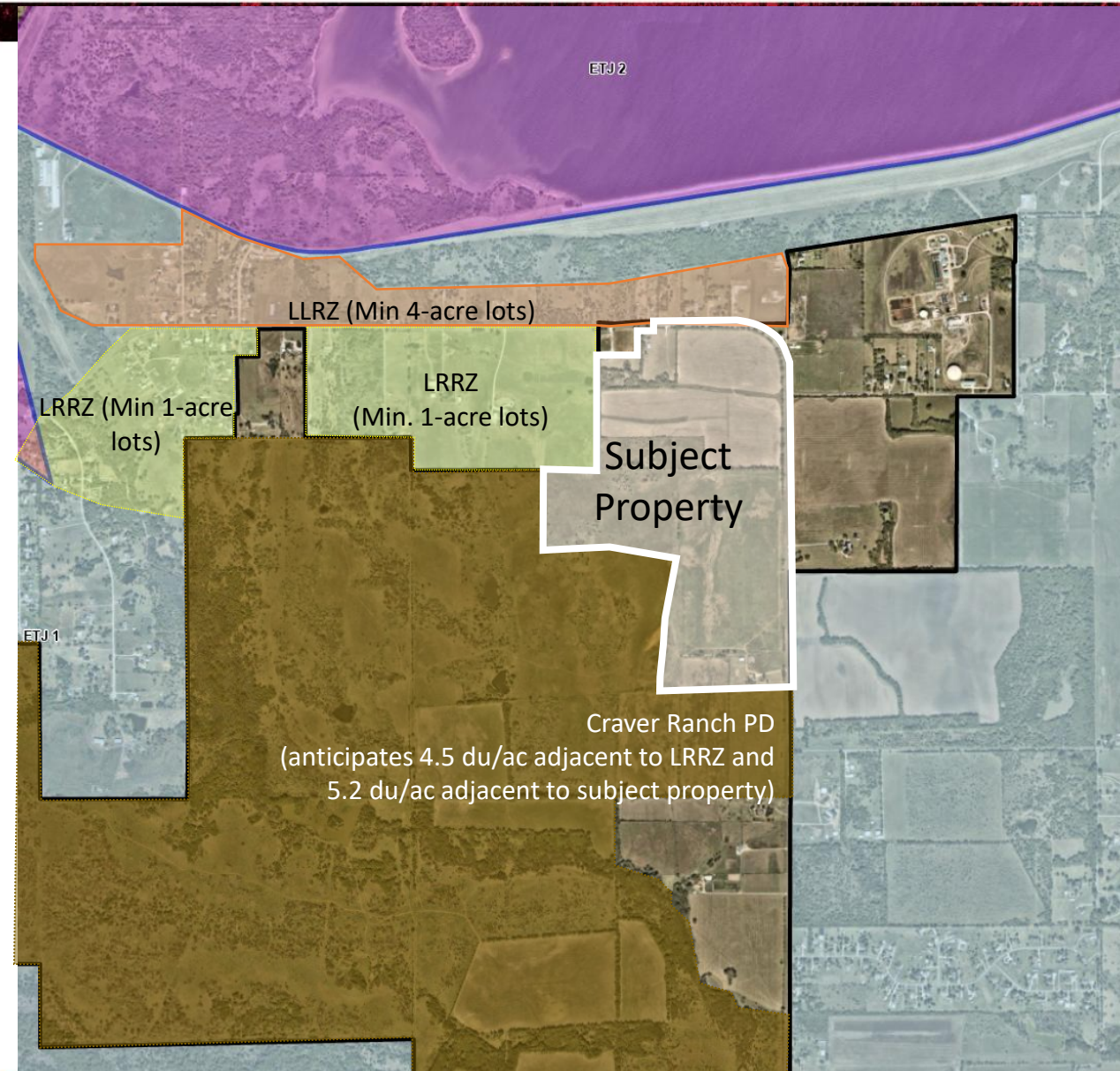
Goal HN-1: Develop and maintain a housing stock that meets the needs of all residents with a diverse array of choice in type, cost and location



Consistency with R1 Purpose Statement

Per Subsection 3.2.2A, R1 shall:

- Preserve existing single-family neighborhoods
 - Ensure that any new development promotes conservation of scenic rural open space
 - Compatibility with existing land uses, patterns, and design standards
 - Transition district between rural development and large lot residential neighborhoods
- ✓ **Located between Craver Ranch PD and Lake Ray Roberts Zoning District (ETJ 1 & 2)**
- ✓ **Requires minimum 32,000 square foot area**



Notification

Newspaper posted: November 30, 2025

City website posted: November 26, 2025

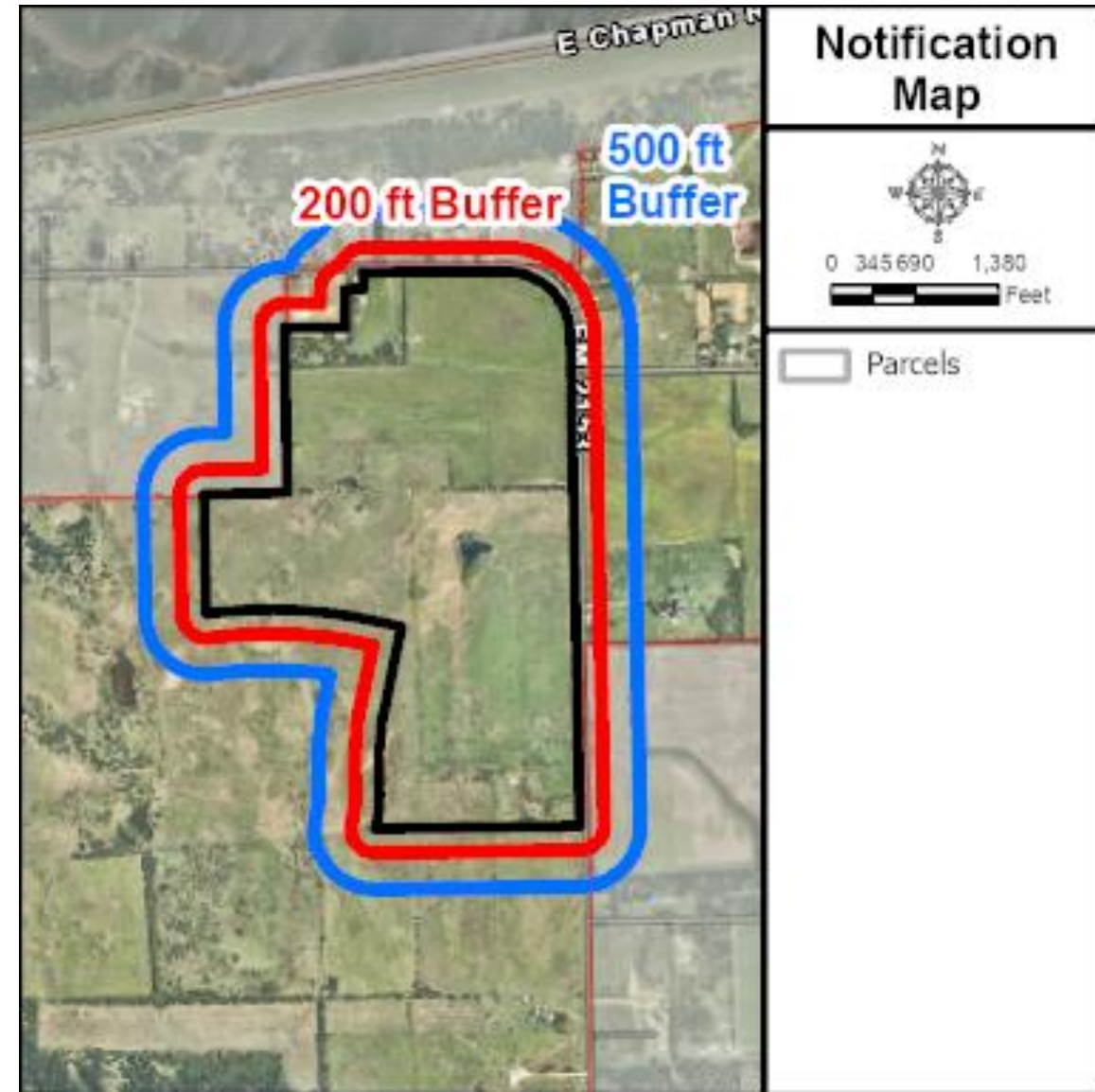
Property posted: November 7, 2025

Mailed notices

- 200 ft. Public Hearing Notices mailed: 17
- 500 ft. Courtesy Notices mailed: 11

Responses:

- In Opposition: 0
- In Favor: 0
- Neutral: 0



Recommendation

Staff recommends **approval** of the zoning change requests to the Residential 1 (R1) District as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.3.E of the DDC for approval of a Zoning Map Amendment.

QUESTIONS?

Mia Hines, AICP
Senior Planner
Development Services