

Zoning – Z25-000X

Estates at Craver Ranch

Project Description/Summary:

Location:

The subject property is 224.9 acres (the “Property”) located at 8391 FM 2153 and located in the far northeast portion of the City of Denton, full purpose city limits. The Property is located at the southwest corner of where FM 2153 turns west along the southern side of Lake Ray Roberts. See Location Map – Exhibit A. The proposed development will be known as Estates at Craver Ranch (the “Development”).

Purpose/Project Description:

The Property is zoned Rural Residential (RR) and was done so by the City when the Property was annexed into the City of Denton. The Owner of the Property wishes to rezone the Property to Residential - R1 to allow for future development of one-acre (1.0 acre) minimum residential lots. There is no immanent plan to develop the Property. The Owner wants to process their zoning case while the neighboring Craver Ranch Development is proceeding through their entitlements for zoning.

Approval Criteria:

There are no prior land use approvals, plan development agreement, nor plat associated with the Property. As previously stated, the Property is zoned RR when the Property was annexed into the City. The City’s Comprehensive Plan 2040 also identifies the Property as Agriculture use on the City’s Future Land Use Map (FLUM). The proposed zoning of R1 is to allow for a future one-acre (1.0 ac) lot estate development and will comply with all applicable standards in the Denton Development Code (DDC), unless the standard is to be lawfully modified.

A concept plan depicting the potential layout a residential community of 115 lots and layout of internal roadways connecting to the adjacent Craver Ranch Development and FM 2153 is attached as Exhibit B. Because of the proposed low density of the future Development, there is no significant adverse impact on surrounding properties nor adverse fiscal impact on the City.

A trip generation analysis is submitted with the zoning case. The future Development will be designed to minimize negative environmental impact and will not cause significant adverse impact on the natural environment. The proposed lot layout does not encroach into the floodplain along the northern portion of the Property. A drainage analysis will be performed with the preliminary plat when the Owner decides to develop the Property.