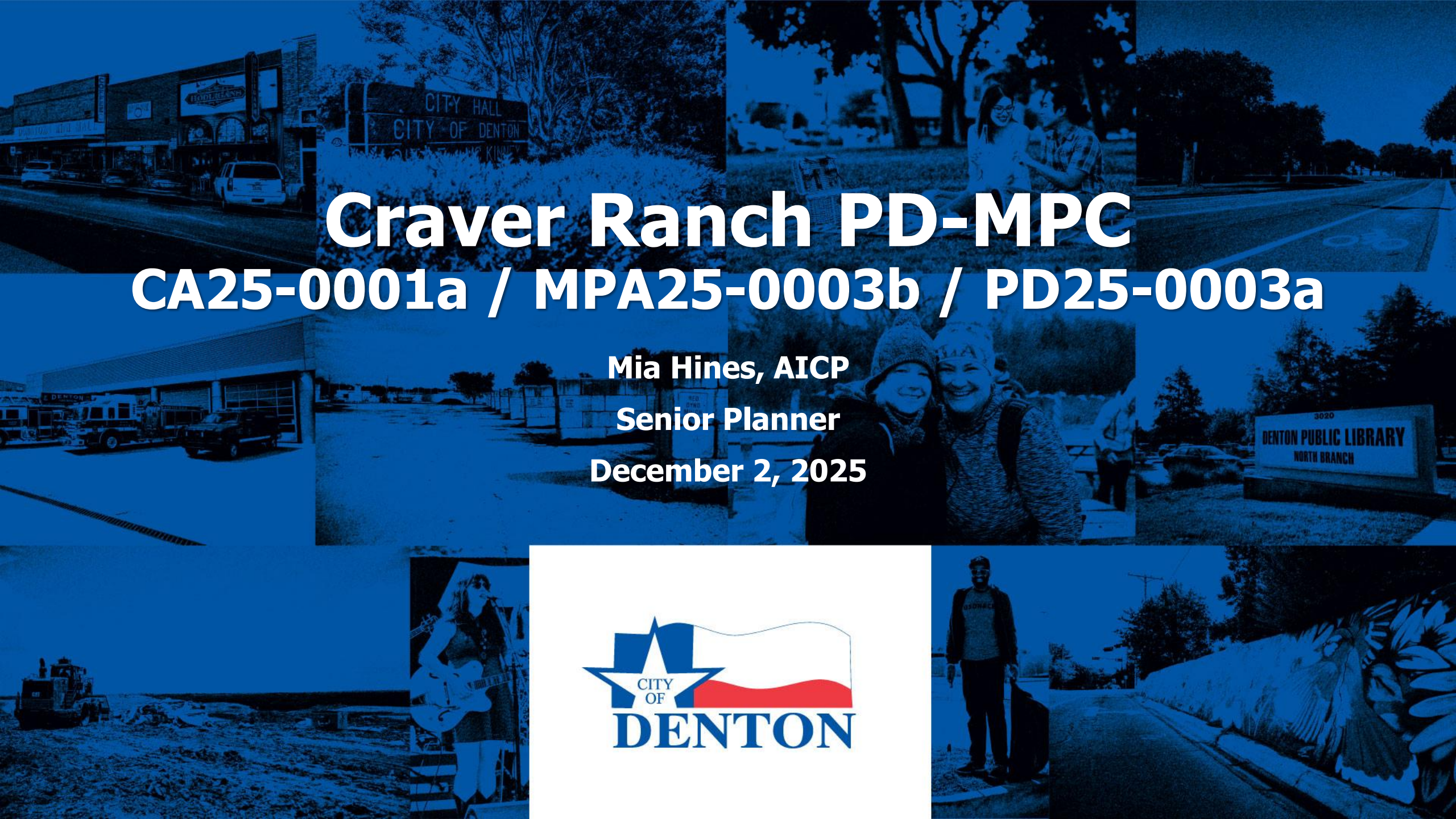


Craver Ranch PD-MPC

CA25-0001a / MPA25-0003b / PD25-0003a

Mia Hines, AICP

Senior Planner

December 2, 2025

CITY OF DENTON

Overview

Requests

- Comprehensive Plan Amendment
- Mobility Plan Thoroughfare Map Amendment
- Rezoning to Planned Development

Property

- 2,499.35 acres

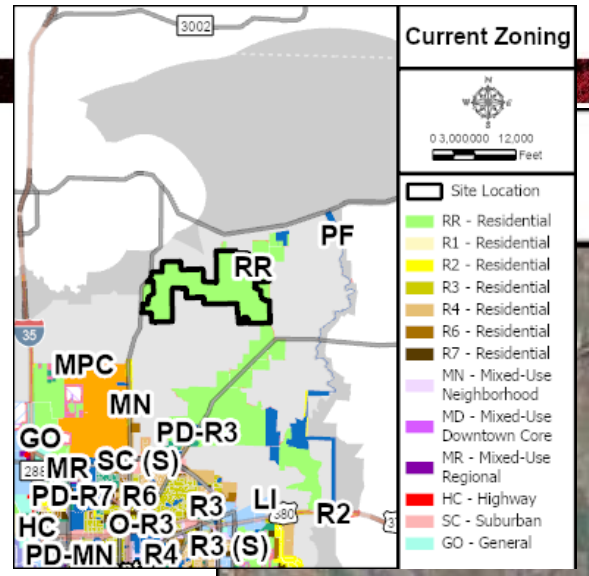
- Existing FLUM: Rural Areas
- Proposed FLUM: Master Planned Community

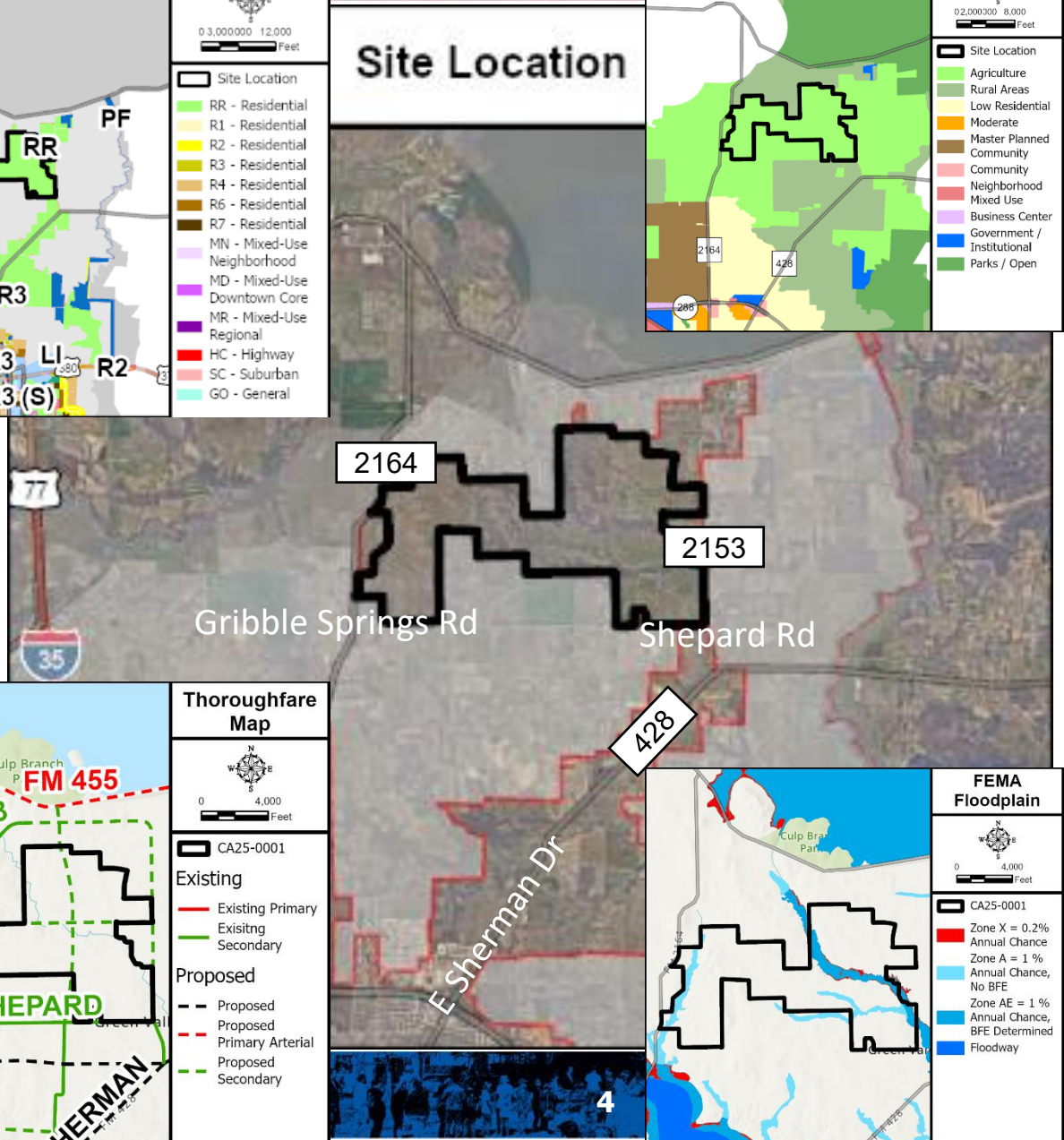
- Existing Zoning: Rural Residential
- Proposed Zoning: Planned Development (PD-R4, R7, MN, MR)

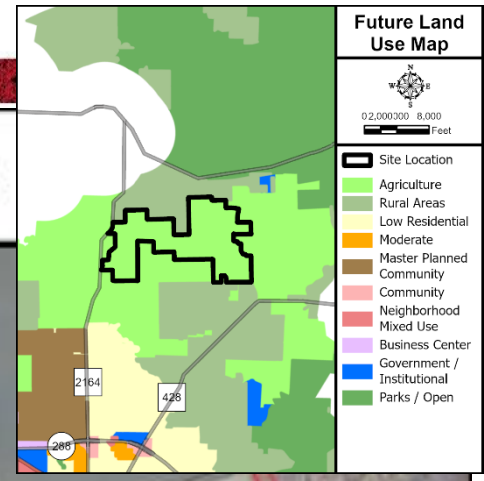
Unified ownership

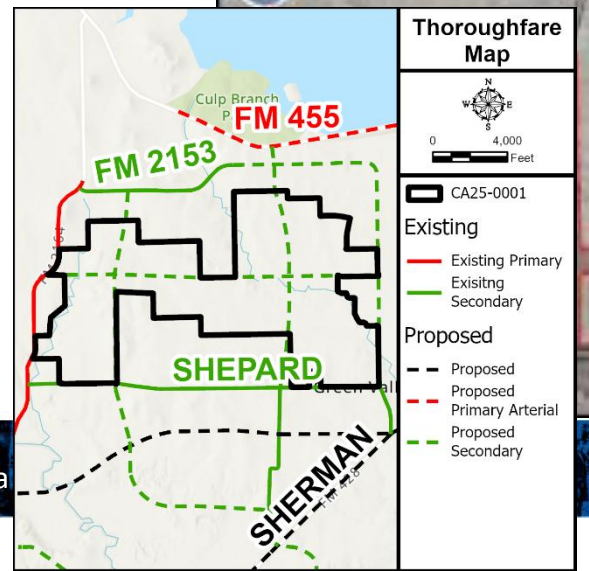
Craver Ranch Municipal Management District

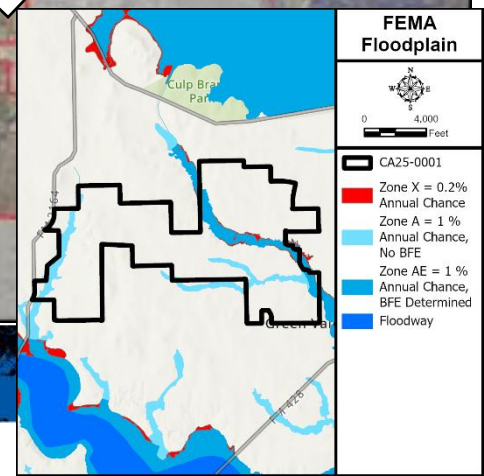
TxDOT Denton County Regional Outer Loop



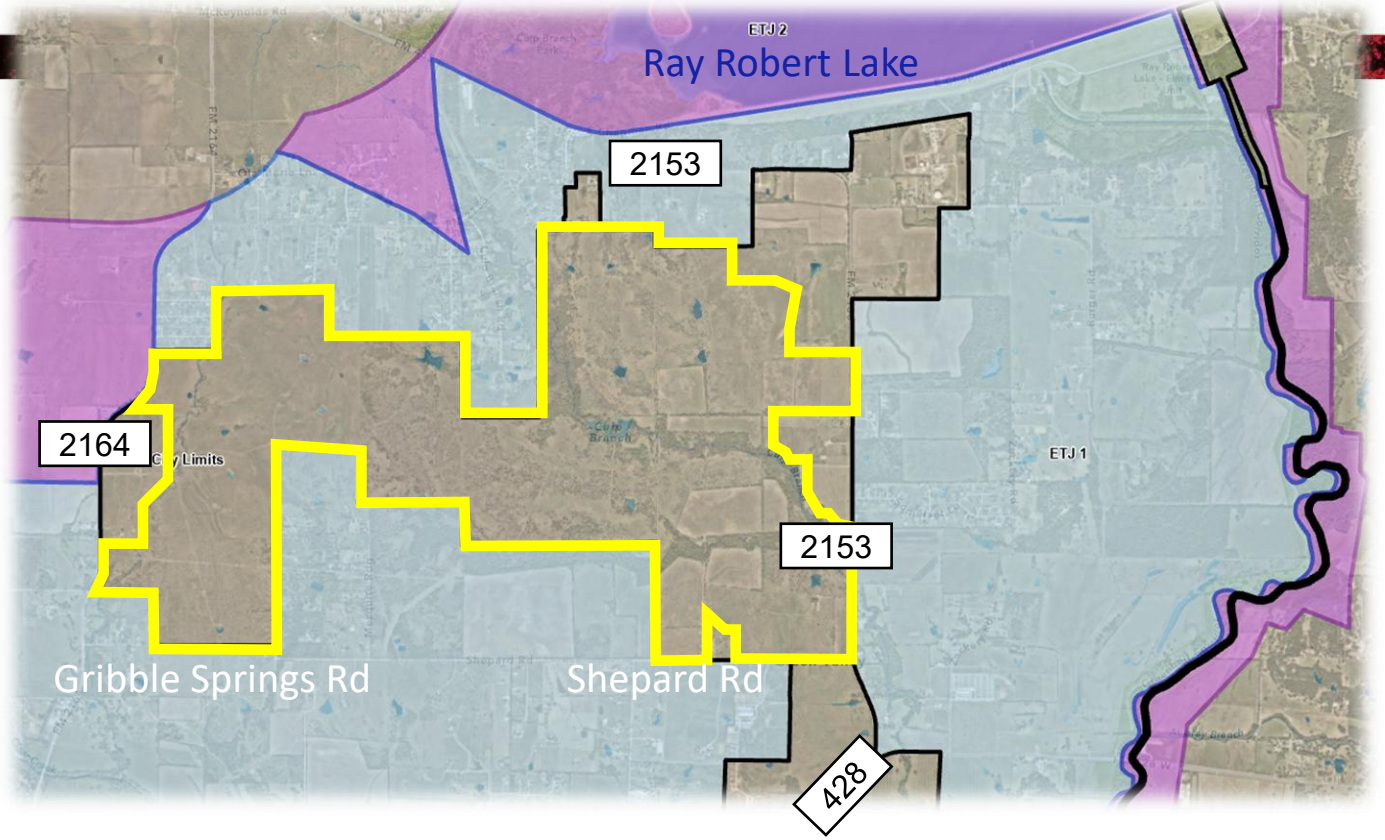








History



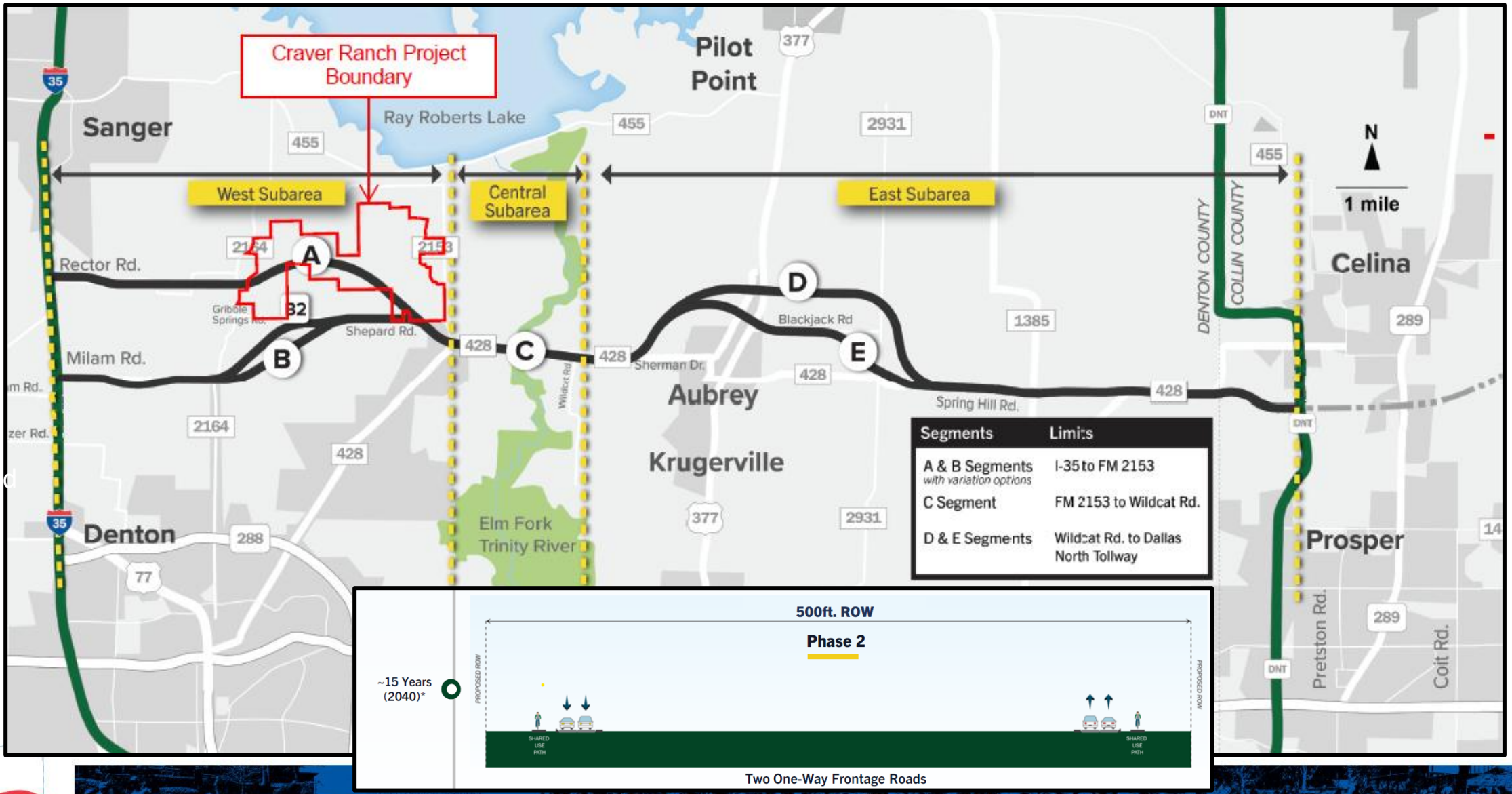
- Existing Land Use: Agriculture
- 2008-2009 Annexation in anticipation of development
- Denton Plan 2030 – Agriculture FLUM
- Denton 2040 (minor update) – Agriculture FLUM

Pre-Application Discussions
- Comprehensive Plan Amendment
- Comprehensive studies – water, sewer, traffic
- Connectivity

<u>Craver Ranch Municipal Management District</u>
- *Special-purpose district with power to levy taxes, issue bonds, and charge assessments to property owners for infrastructure costs for the MMD*
  - Petition for creation of MMD approved by City Council March 2025
  - Craver Ranch MMD created by 89th Legislature session

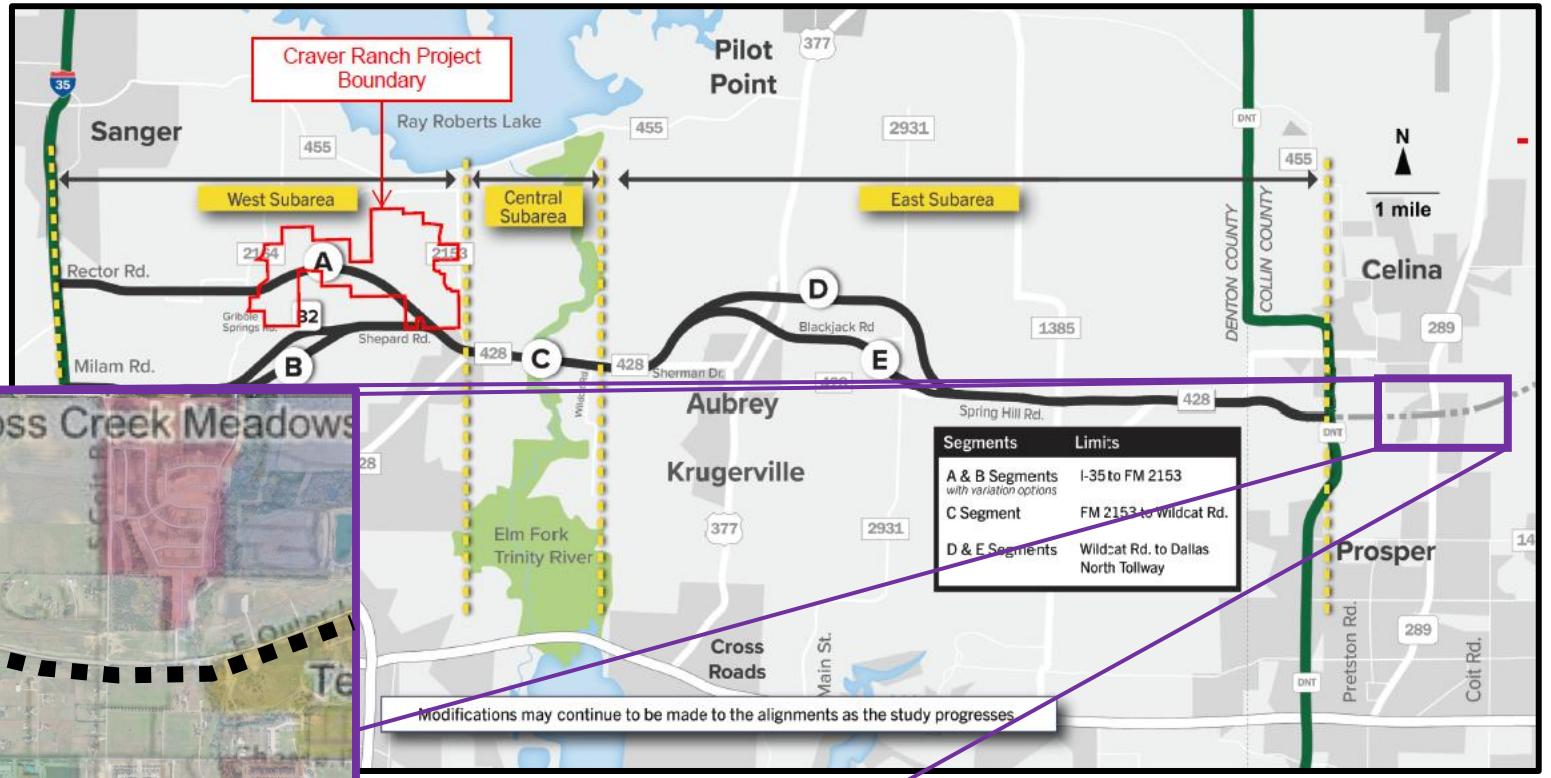
- Progress of TXDOT Regional Outer Loop

TxDOT Denton County Regional Outer Loop



Regional Trends

TxDOT Denton County Regional Outer Loop

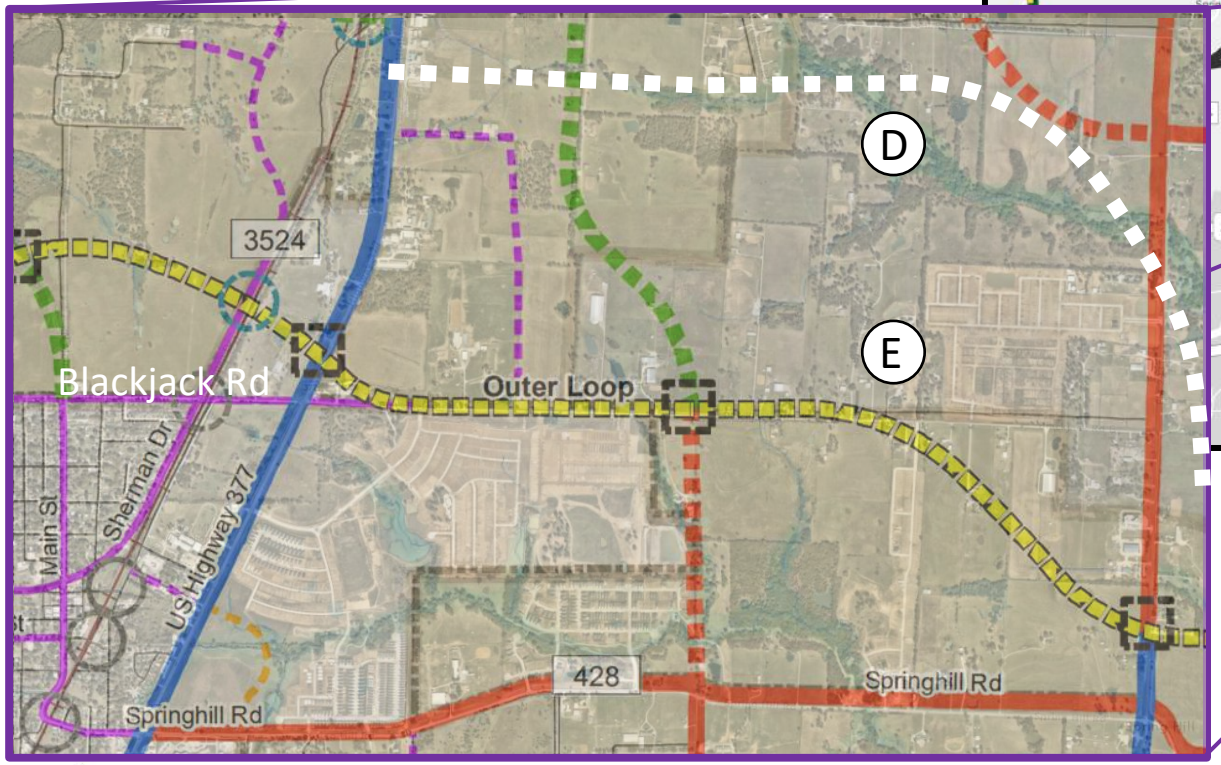


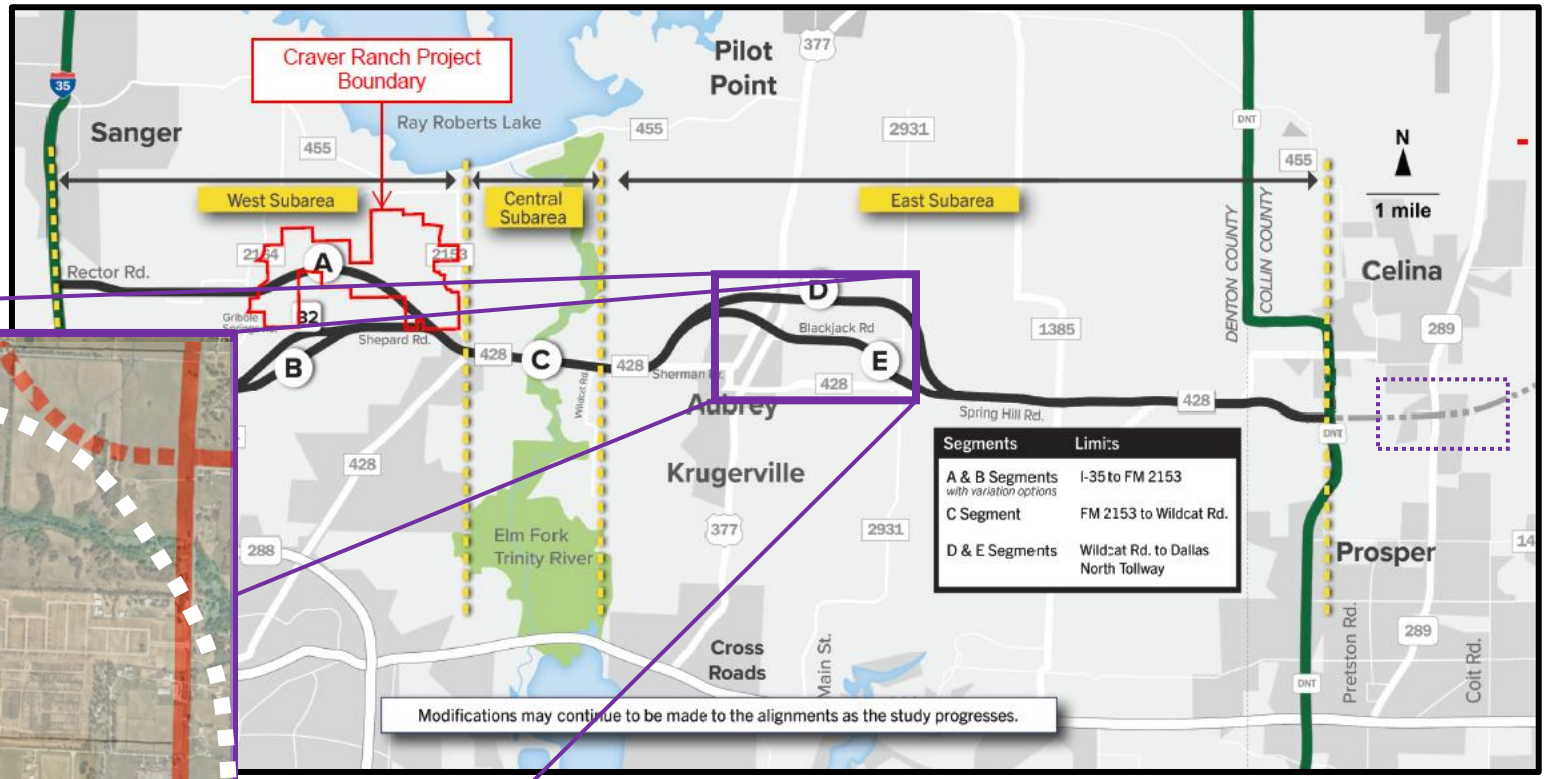
Pattern of planning & development around segments and future roadway within Denton County east of subject property & sections of completed roadway within Collin County

- **Celina MPCs (Collin County)**

Regional Trends

TxDOT Denton County Regional Outer Loop

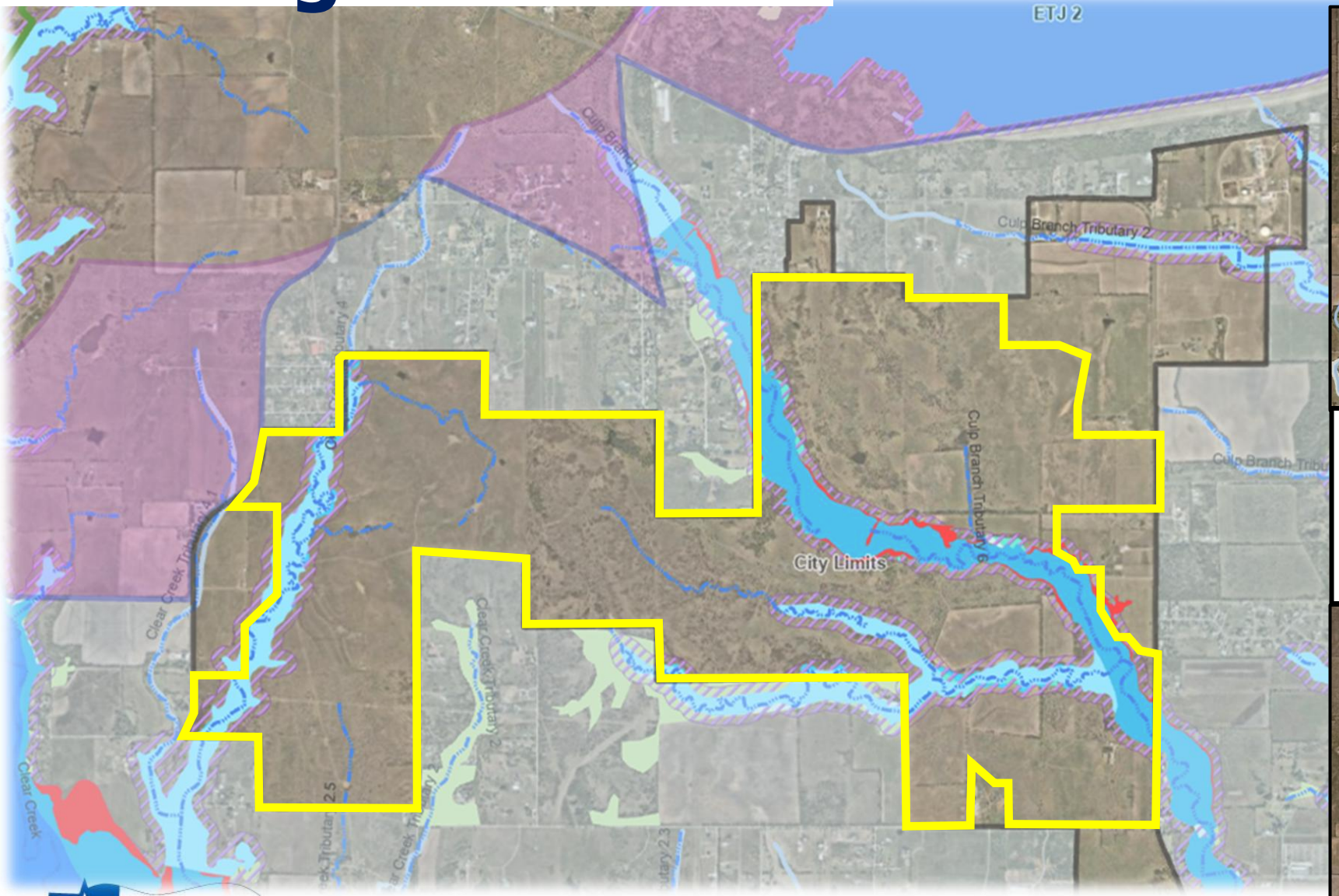


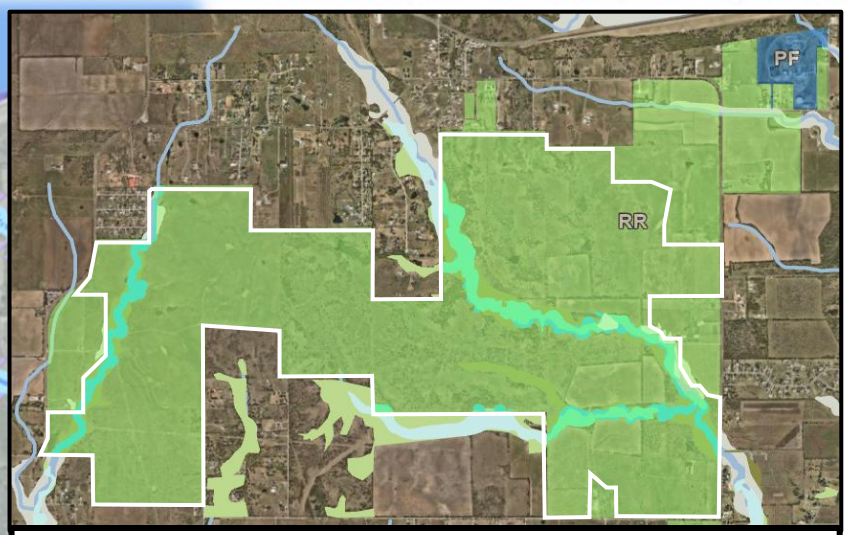


Pattern of planning & development around segments and future roadway within Denton County east of subject property & sections of completed roadway within Collin County

- **<u>Aubrey Planning (Denton County)</u>**

Existing Conditions

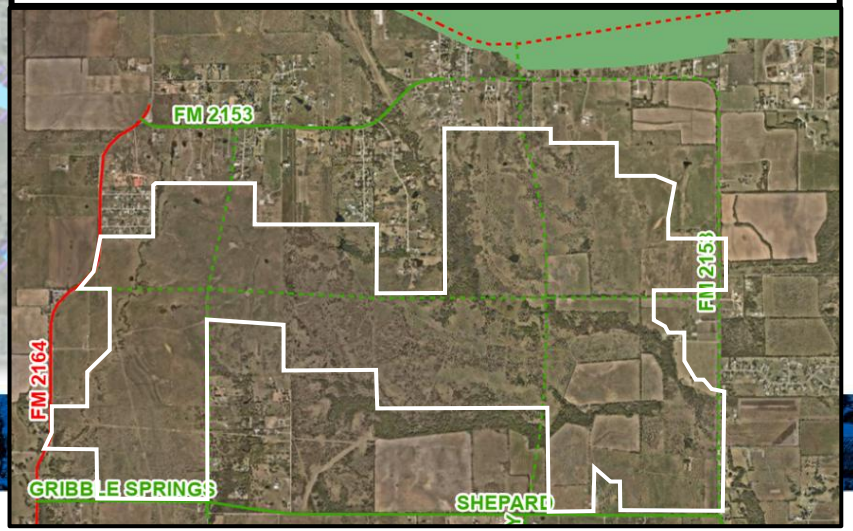




Rural Residential (RR) Zoning

Floodplain

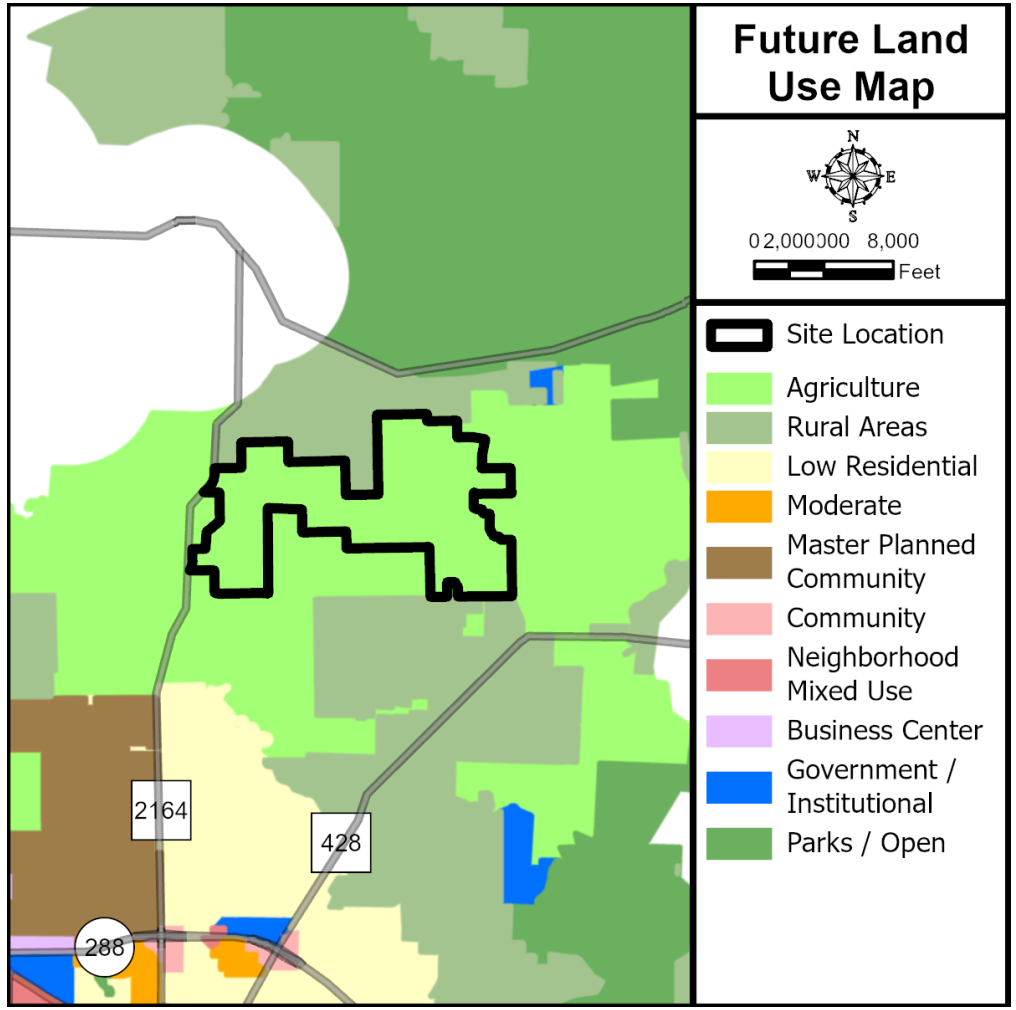
Floodplain ESA



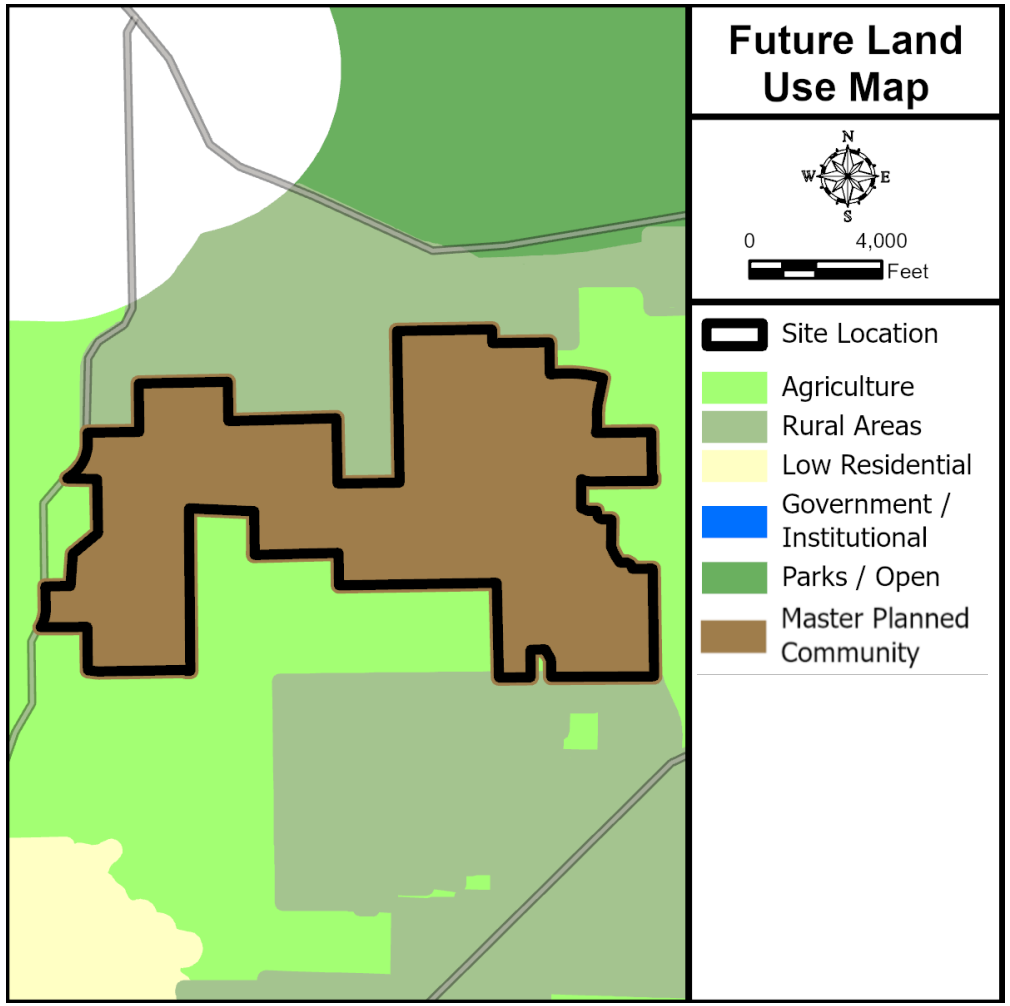
Comprehensive Plan Amendment

(CA25-0001)

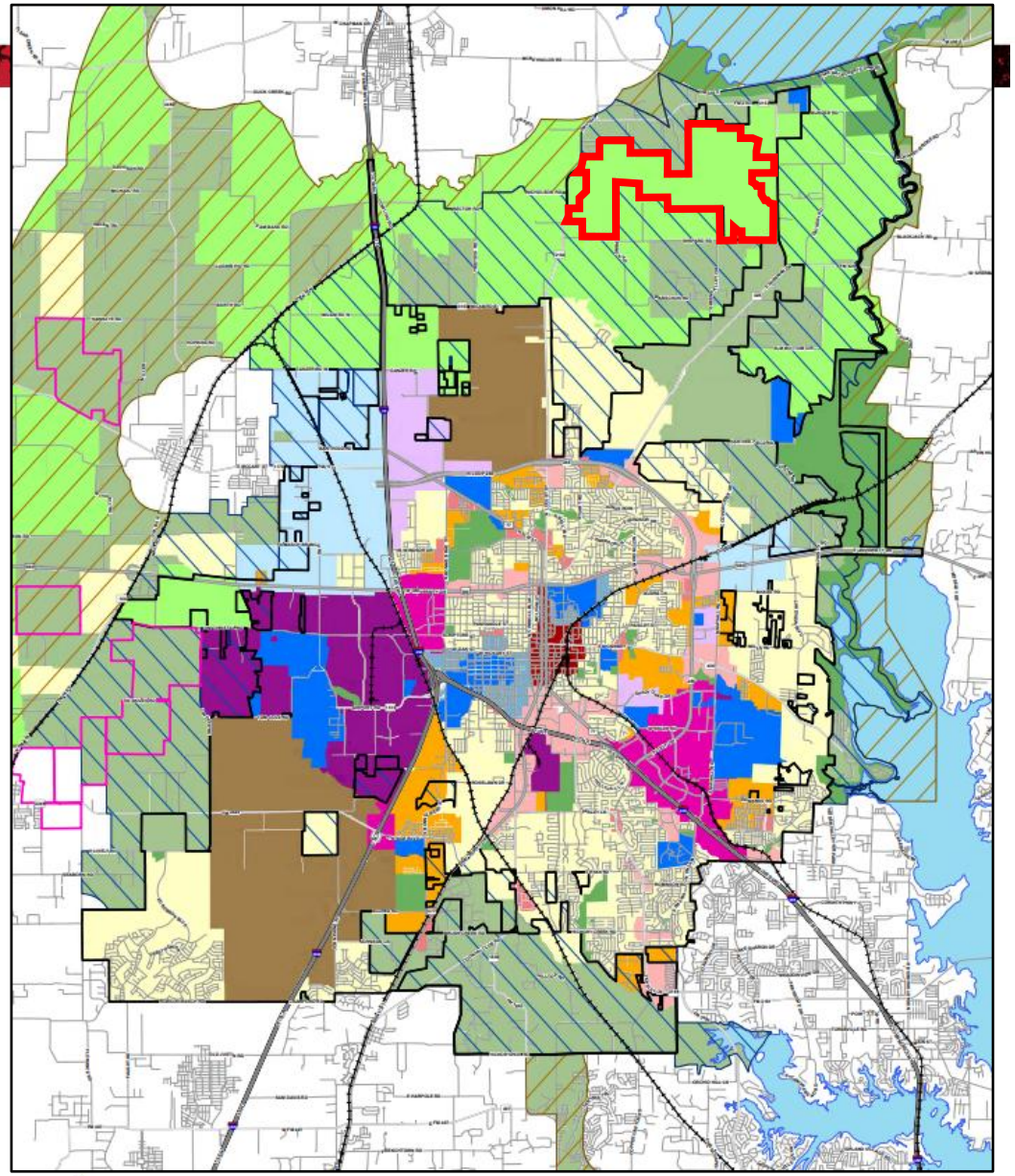
Existing FLUM: Agriculture



Proposed FLUM: Master Planned Community



Master Planned Community FLUM



This category denotes large-scale developments that are guided by **separate development approvals**, which **establish the land uses, densities and intensities of development, and character**. These developments typically provide for **mixed uses that balance residential and non-residential** uses and **provide connectivity** to other development throughout the city.

City Limits
ETJ Division 1
ETJ Division 2
Lakes
Potential Municipal Utility Districts (MUDs) (petitioning for state approval)

Future Land Use

Agriculture
Rural Areas
Low Residential
Moderate Residential
Master Planned Community (refer to approved development plans)
Downtown Denton
Regional Mixed Use
Community Mixed Use
Neighborhood Mixed Use
Neighborhood / University Compatibility Area
Business Center
Light Industrial
Industrial Commerce
Government / Institutional
Parks / Open Space

Criteria for Approval

Summary:

- ✓ Regional planning & development trends reflect a need to plan for the development of this area beyond agriculture
- ✓ Considers existing and proposed infrastructure
- ✓ MPC encourages development of a mix of land uses in a way that includes the provision of additional public services and facilities

Comprehensive Plan Amendment Approval Criteria (Sec. 2.7.1D1)

1. Is consistent with the overall purpose and intent of the Comprehensive Plan and that any one of the following criteria has been met:
   a. There was an error in the original Comprehensive Plan adoption;
   b. The City Council failed to take into account then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future;
   c. Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption
   d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary

Comprehensive Plan Amendment Approval Criteria (Sec 2.7.1.D2)

a. That the amendment is not in conflict with any portion of the goals and policies of the plan.
b. That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
c. The extent to which the proposed amendment and other amendments in the general area are compatible with the land use goals of the plan and that they avoid creation of isolated uses that will cause incompatible community form and a burden on public services and facilities.
d. That the development pattern contained in the existing plan does not provide adequate and appropriate optional sites for the use or change being proposed in the amendment.
e. That the impact of the amendment, when considered cumulatively with other applications and development in the general area, will not adversely impact the city or a portion of the city by.
f. That site conditions, including but not limited to topography, utility corridors/easements, drainage patterns, noise, odors, or environmental contamination, would make development under the current plan designation inappropriate.

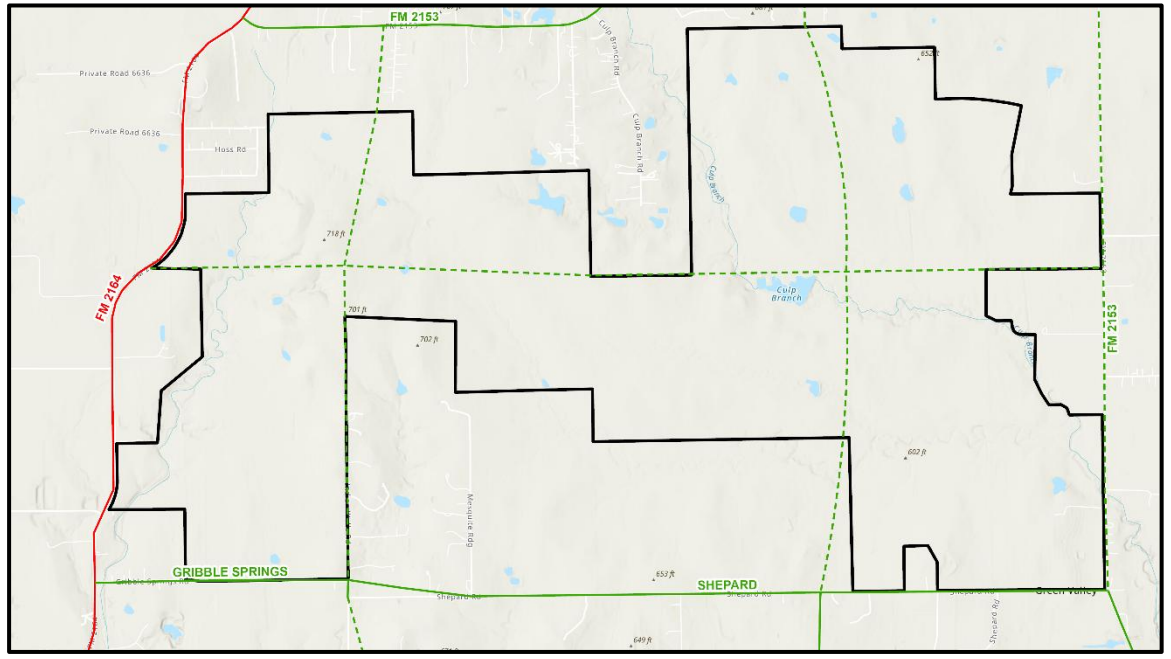
Recommendation

Staff recommends **approval** of the **Comprehensive Plan Amendment** request as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.1D of the DDC for approval of a Comprehensive Plan Amendment.

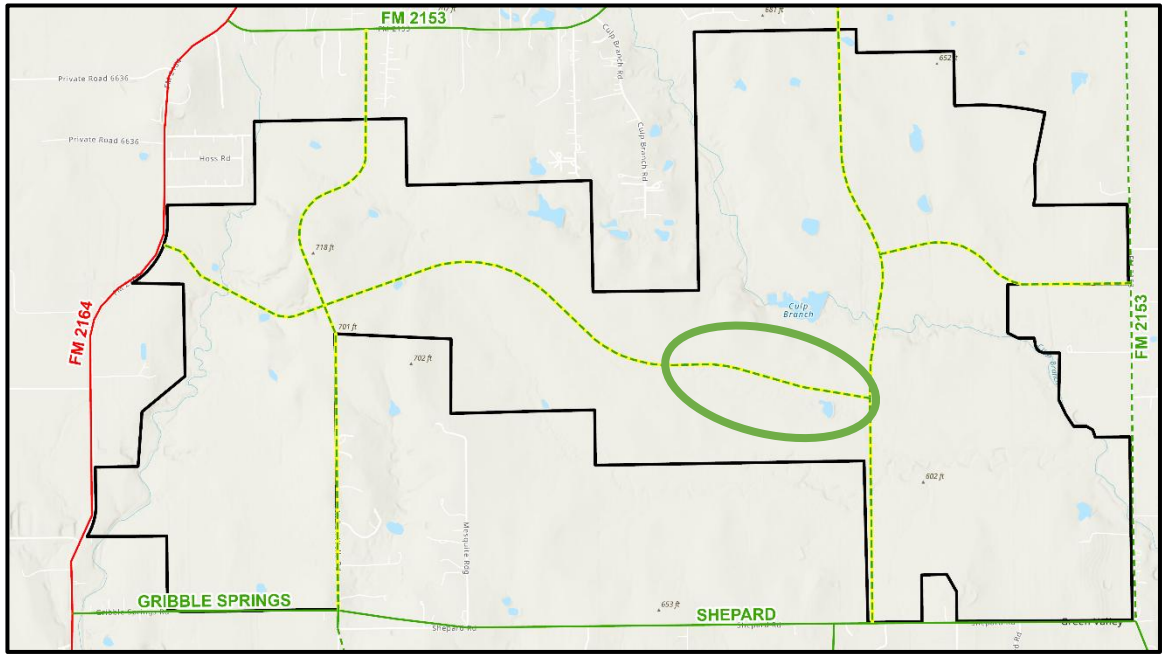
At their November 19, 2025 meeting, the Planning and Zoning Commission recommend **approval** (4-2) of this request.

Mobility Plan Amendment
(MPA25-0003)

Existing Thoroughfare Plan



Proposed Thoroughfare Plan



Existing Roadway

Existing Primary Arterial

Exisitng Secondary Arterial

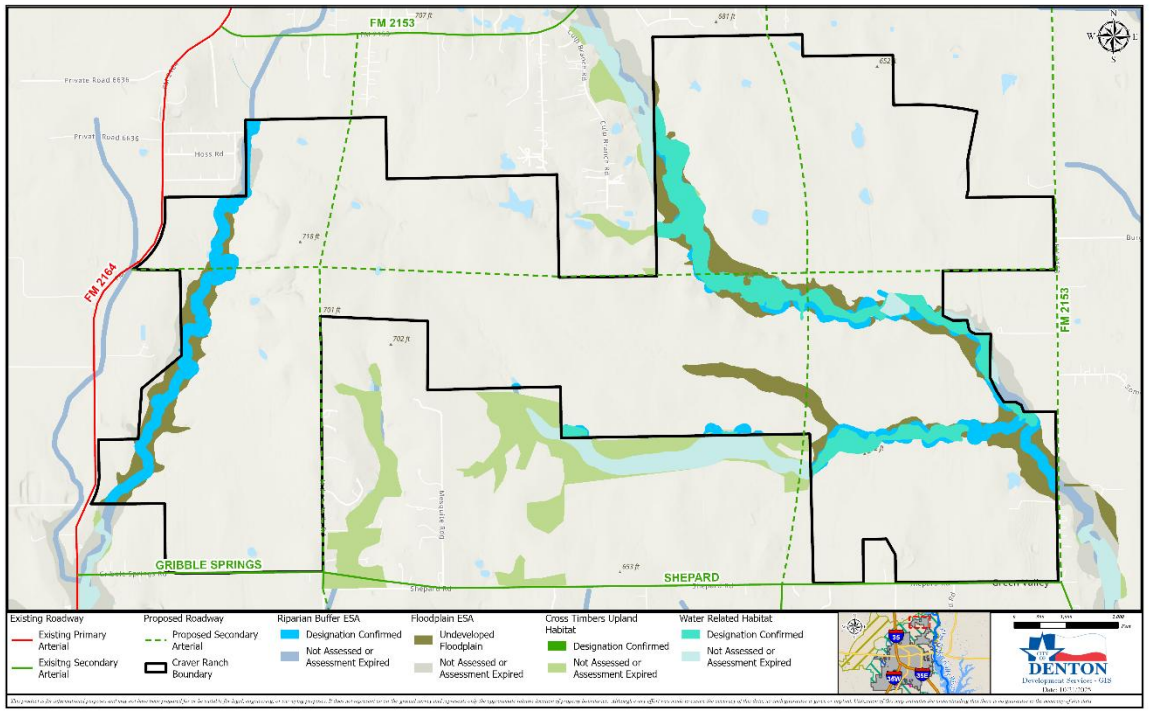
Proposed Roadway

Proposed Secondary Arterial

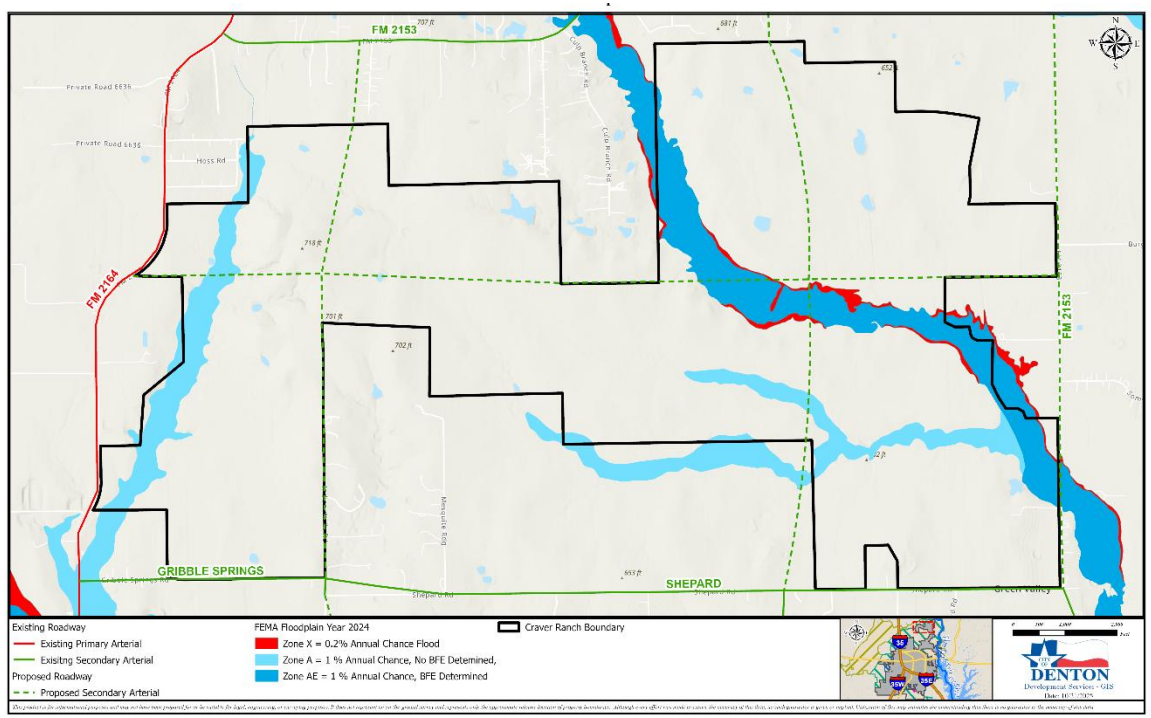
Craver Ranch Boundary

Mobility Plan Amendment
(MPA25-0003)

Existing ESA Map

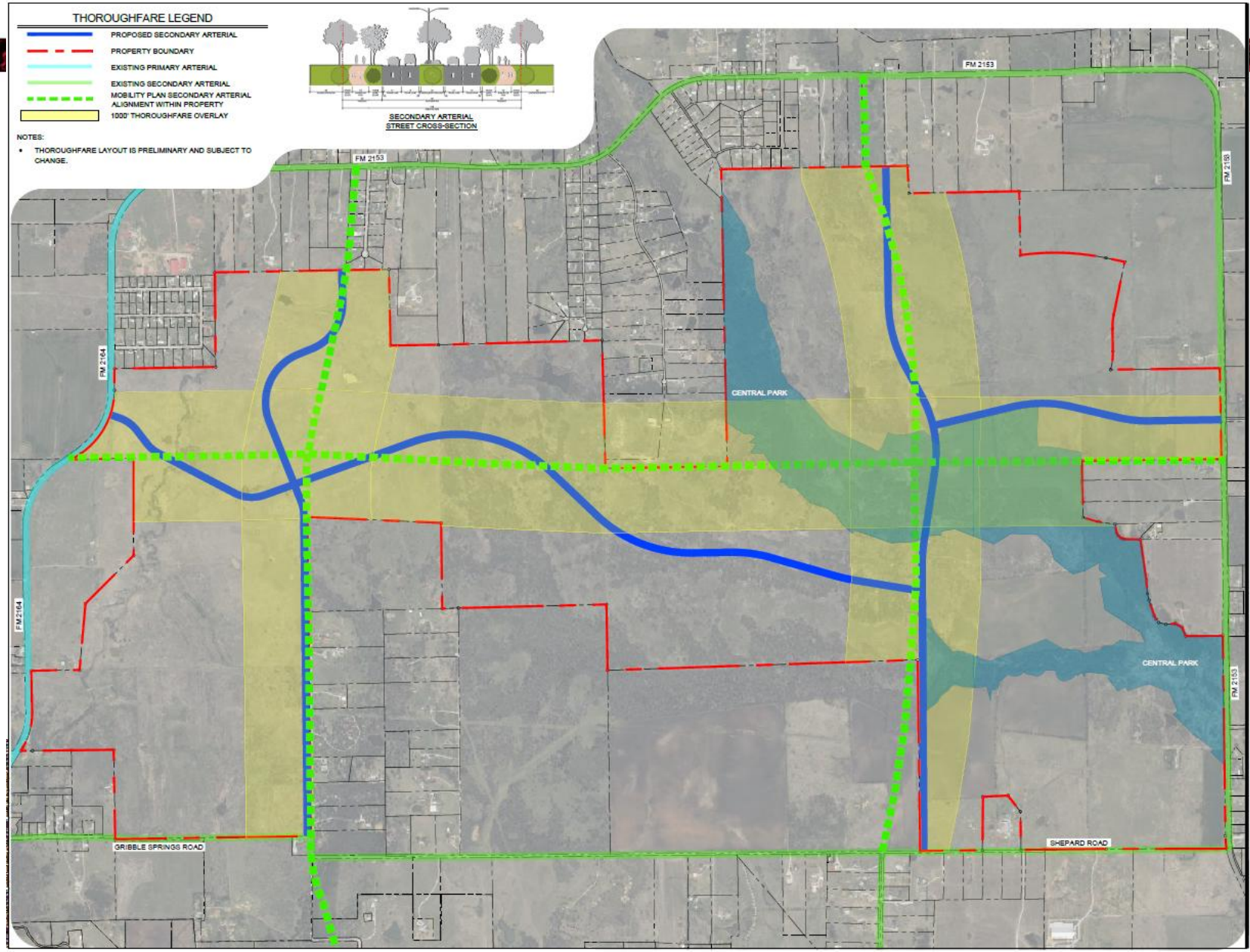


Existing FEMA Map



MPA25-0003

- Mobility Plan allows for administrative approval of alignment deviation up to 1,000 feet on either side of the alignment
- The proposed amendment would adjust a section of the alignment south



Criteria for Approval

Summary:

- ✓ Regional planning & development trends reflect a need to plan for the development of this area beyond agriculture
- ✓ Considers Floodplain & ESA, minimizing the disturbance of these areas
- ✓ Minimizes long-term maintenance costs for City

Comprehensive Plan Amendment Approval Criteria (Sec. 2.7.1D1)

1. Is consistent with the overall purpose and intent of the Comprehensive Plan and that any one of the following criteria has been met:
   a. There was an error in the original Comprehensive Plan adoption;
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Comprehensive Plan Amendment Approval Criteria (Sec 2.7.1.D2)

a. That the amendment is not in conflict with any portion of the goals and policies of the plan.
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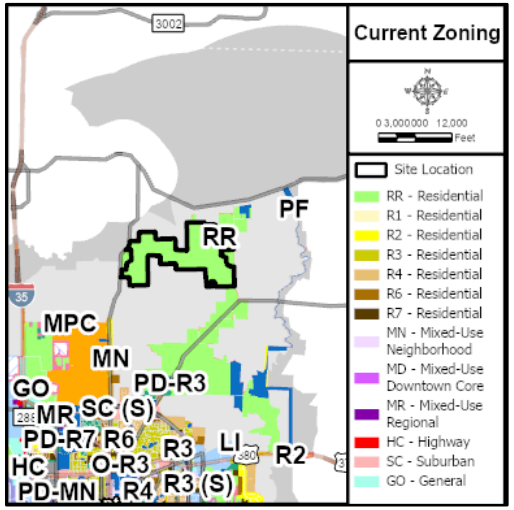
Recommendation

Staff recommends **approval** of the **Mobility Plan Amendment** request as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.1D of the DDC for approval of a Comprehensive Plan Amendment.

At their November 19, 2025 meeting, the Planning and Zoning Commission recommend **approval** (5-1) of this request.

Planned Development

Existing Zoning – Rural Residential (RR)



Proposed Zoning - Planned Development (PD)

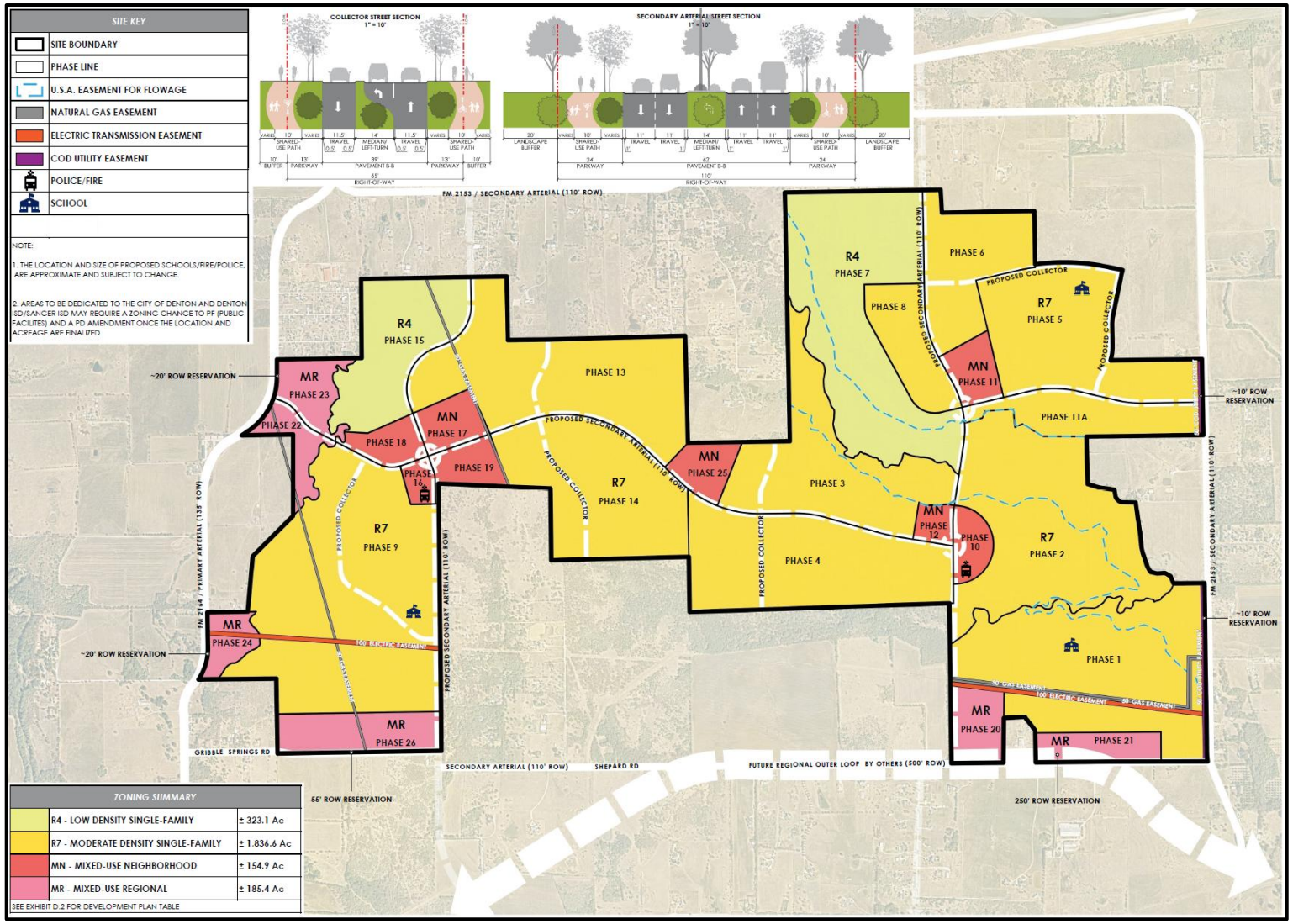
Base Zoning:

- Residential 4 (R4)
- Residential 7 (R7)
- Mixed-Use Neighborhood (MN)
- Mixed-Use Regional (MR)

Proposed Uses:

- Residential
- Commercial
- Parks, Open Space, & Amenities
- Community Facilities
- Public Facilities
- Infrastructure

- Approx 26 phases anticipated to be developed over 20 years



Proposed Land Uses

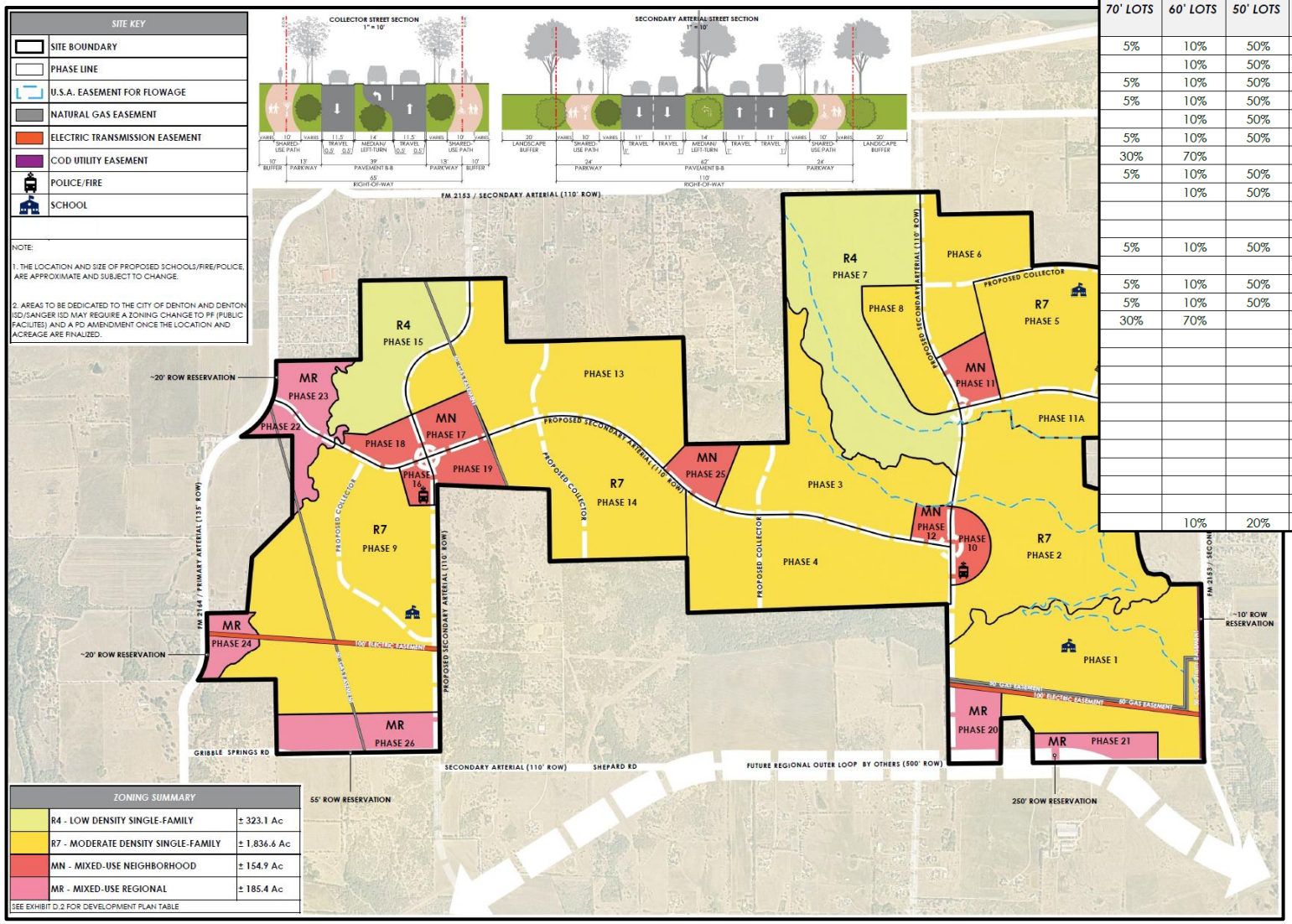
Commercial

- 1,243,097 sq. ft.
  - Estimate based on single-story buildings

Residential

- Overall Density: 3.68 units/acre
  - Single-Family Residential – 7,091 units
    - *40’ wide – 2,254 max
    - *50’ wide – 3,056 max
    - **60’ wide
    - **70’ wide
  - ***Zero Lot Line or Townhome (SF Attached) – 1,084 units
  - ***Multifamily – 1,015 units

- *Maximum may be increased by no more than 10% provided overall maximum is not exceeded
- **No maximum provided the overall maximum unit count is not exceeded
- ***Multifamily units may be reallocated toward zero lot line or townhome units

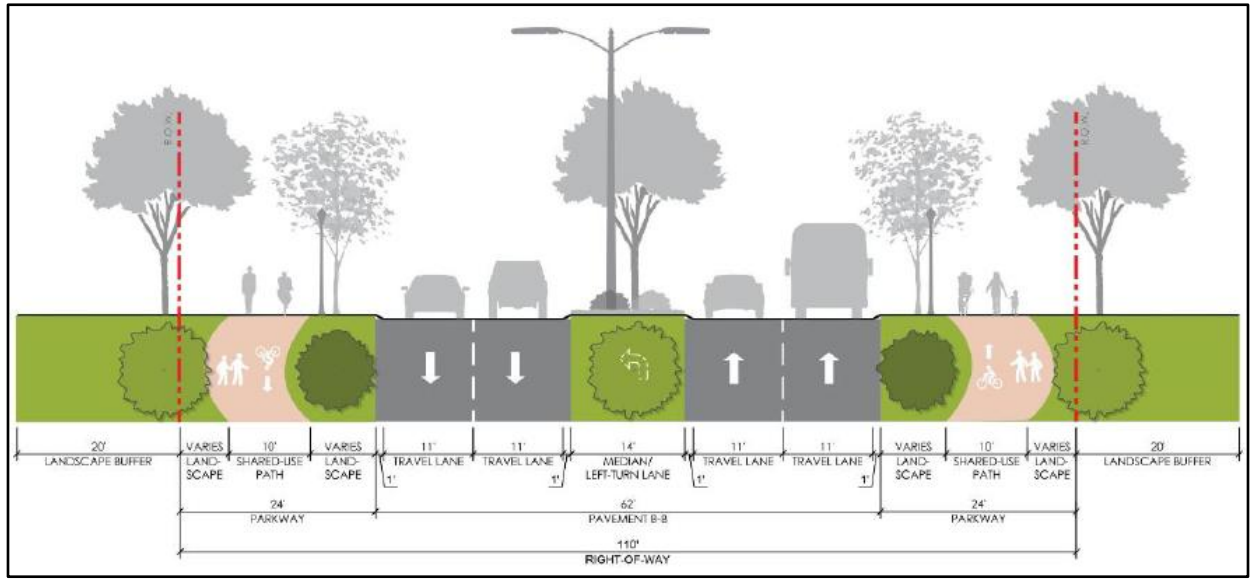


70' LOTS	60' LOTS	50' LOTS	40' LOTS
5%	10%	50%	35%
	10%	50%	40%
5%	10%	50%	35%
5%	10%	50%	35%
	10%	50%	40%
5%	10%	50%	35%
30%	70%		
5%	10%	50%	35%
	10%	50%	40%
5%	10%	50%	35%
5%	10%	50%	35%
5%	10%	50%	35%
30%	70%		
	10%	20%	20%

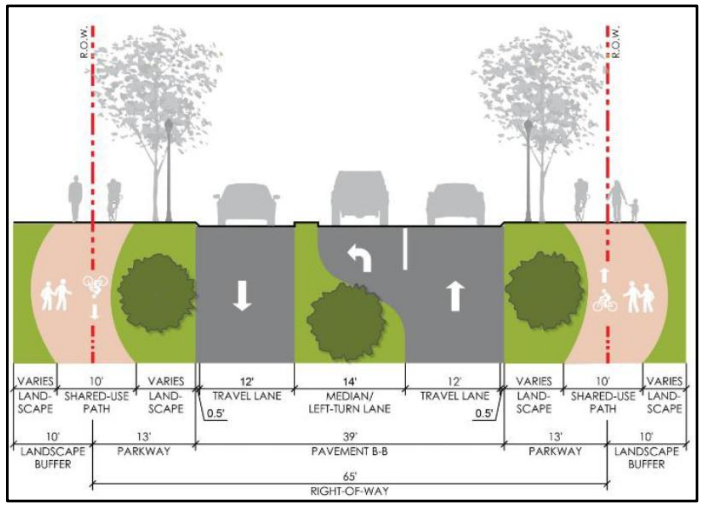
Landscaping & Screening

Location	DDC Requirement	PD Requirement
Lots backing or siding arterials and collectors	• Required • Permitted material - Wood, wrought iron, masonry, or a combination	**Required - 6 ft tall solid masonry wall**
Lots backing or siding to an amenity, open space, greenbelt, or other open area	• Not Required, but allowed • Permitted material – chain link, wood, wrought iron, masonry, brick, vinyl, PVC, metal panels, composite material	**Required** • Masonry, wrought iron / tubular steel / decorative metal or combo • Continuous row of shrubs required for wrought iron / tubular steel / decorative metal • 6 ft tall
Residential front yards	• Not required, but allowed • Permitted materials – wood, wrought iron, masonry, brick, vinyl, PVC, metal panels, composite material	**Prohibited**

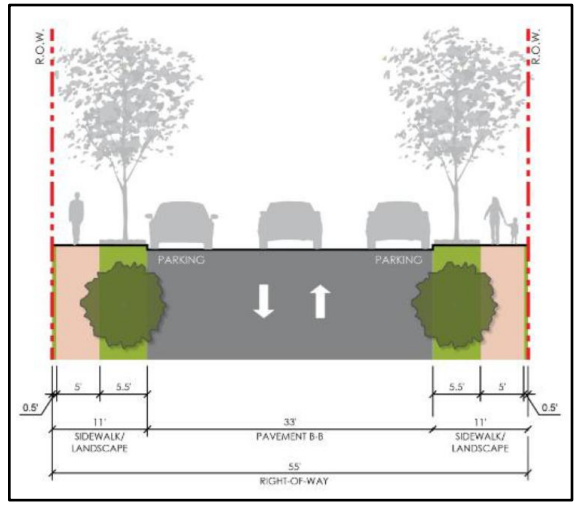
Street Cross Sections



Secondary Arterial



Collector



Residential

Denton Mobility Plan

Street Class	ROW	Lanes	Target Speed
Secondary Arterial	110 ft.	4	35-40 mph
Collector	65 ft.	2	30-35 mph
Residential	55 ft.	2	25-30 mph

Community Facilities

Parks & Open Space

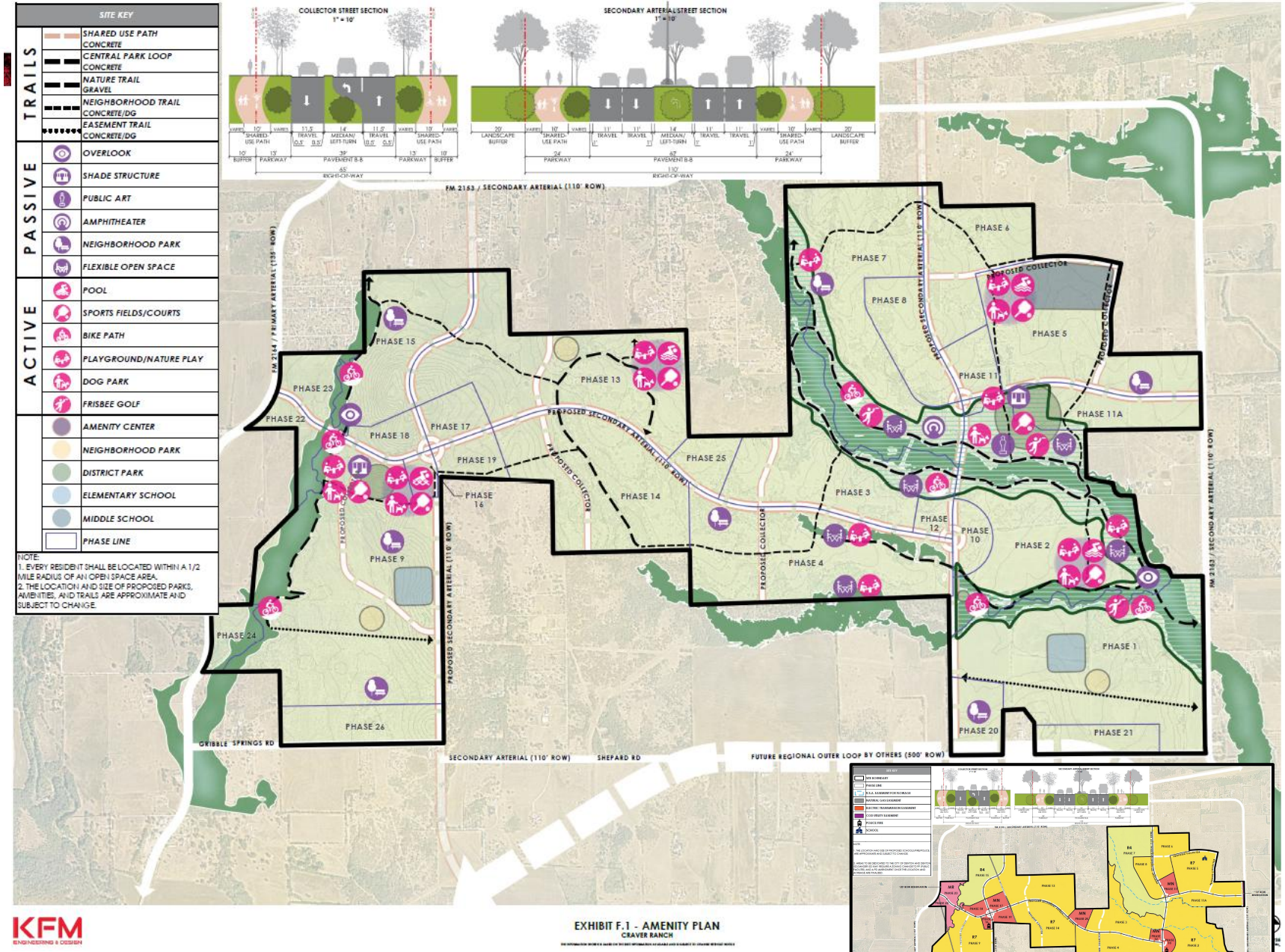
- 360 total acres of park land
  - **181 outside of the floodplain**
  - 12 acres of neighborhood parks
  - 30.5 acres of district park
  - 4 amenity centers
- Approx. **13.5 miles of public trails**

Schools

- 33 acres reserved for Denton ISD middle school
- 25 acres reserved for Denton and Sanger ISD elementary schools

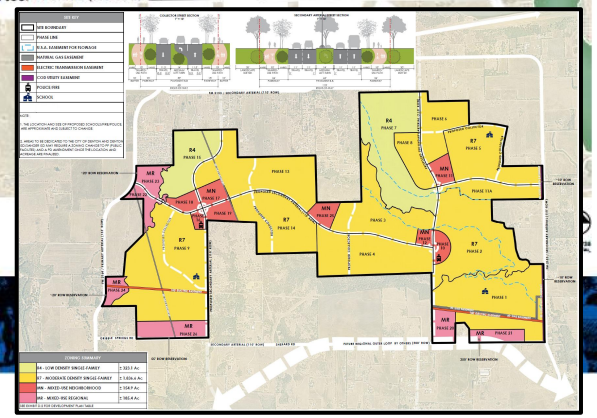
Public Facilities

- 2 Denton public safety facilities
- Infrastructure



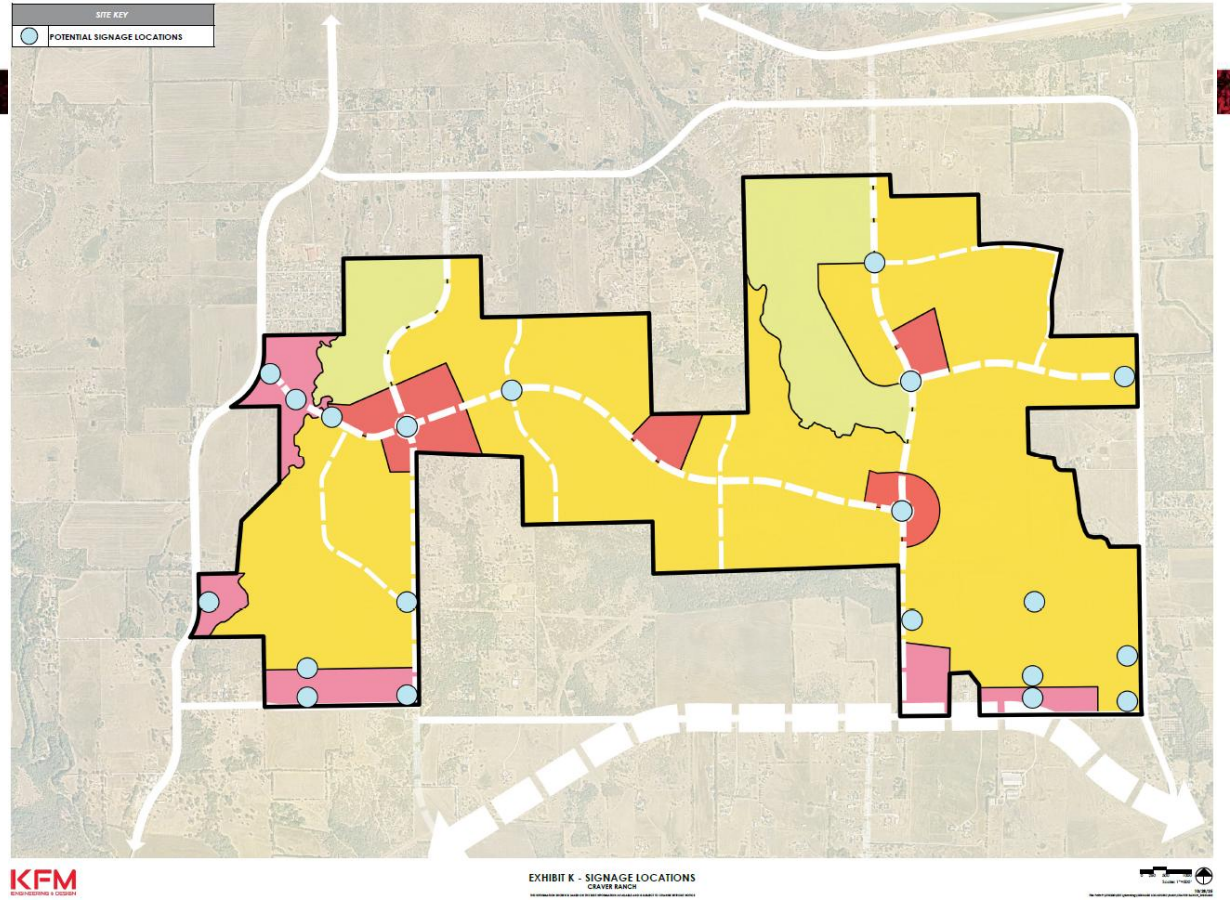
KFM ENGINEERING & DESIGN

EXHIBIT F.1 - AMENITY PLAN
CRAVER RANCH



Special Sign Standards

- Ground signs
  - Effective Sign Copy – 150 sq. ft.
  - Overall Height – 20 ft.
  - Externally illuminated signs must be setback 200 ft from all single-family residential lots
- Wall Signs
  - Effective Sign Copy Area – 30% of total area of façade
- Electronic message board signs permitted for public and community service facilities



Code of Ordinance Chapter 33 Standards

Residential

Ground or Attached	Setback
Non-illuminated	100 feet
Internally illuminated	200 feet
Externally illuminated	**500 feet**

Non- Residential

Street Frontage	Maximum Effective Area	Maximum Height	Monument Sign Effective Area
IH 35N, 35E, or 35W	**250 sq. ft.**	**40 ft.**	**300 sq. ft.**
Loop 288	**150 sq. ft.**	**30 ft.**	**200 sq. ft.**
Other Primary Arterials	**60 sq. ft.**	**20 ft.**	**N/A**
All Other Streets	**60 sq. ft.**	**6 ft.**	**N/A**

Criteria for Approval

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**

Summary:

- ✓ Regional planning & development trends reflect a need to plan for the development of this area beyond agriculture
- ✓ PD development plan considers Floodplain & ESA, minimizing the disturbance of these areas
- ✓ Proposed mix of housing helps reach City's housing needs with regard to demand and housing type
- ✓ The PD proposes development over 20+ years
- ✓ Requires amenities and public facilities to support proposed density

Rezoning to PD District Approval Criteria (Sec 2.7.3.E)

1. Complies with the goals of the Comprehensive Plan;
2. Complies with the goals of relevant Area Plans;
3. Complies with this DDC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan;
4. Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PD District;
5. **In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area;**
6. **In the case of proposed commercial, industrial, institutional, recreational, and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended; and**
7. **The provisions for public facilities such as schools, fire protection, law enforcement, water, Wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District.**
8. The conditions and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties of the neighborhood

Notification

City website notice posed: October 30, 2025
Newspaper notice posted: November 2, 2025
Property notice posted: November 7, 2025
Mailed notices

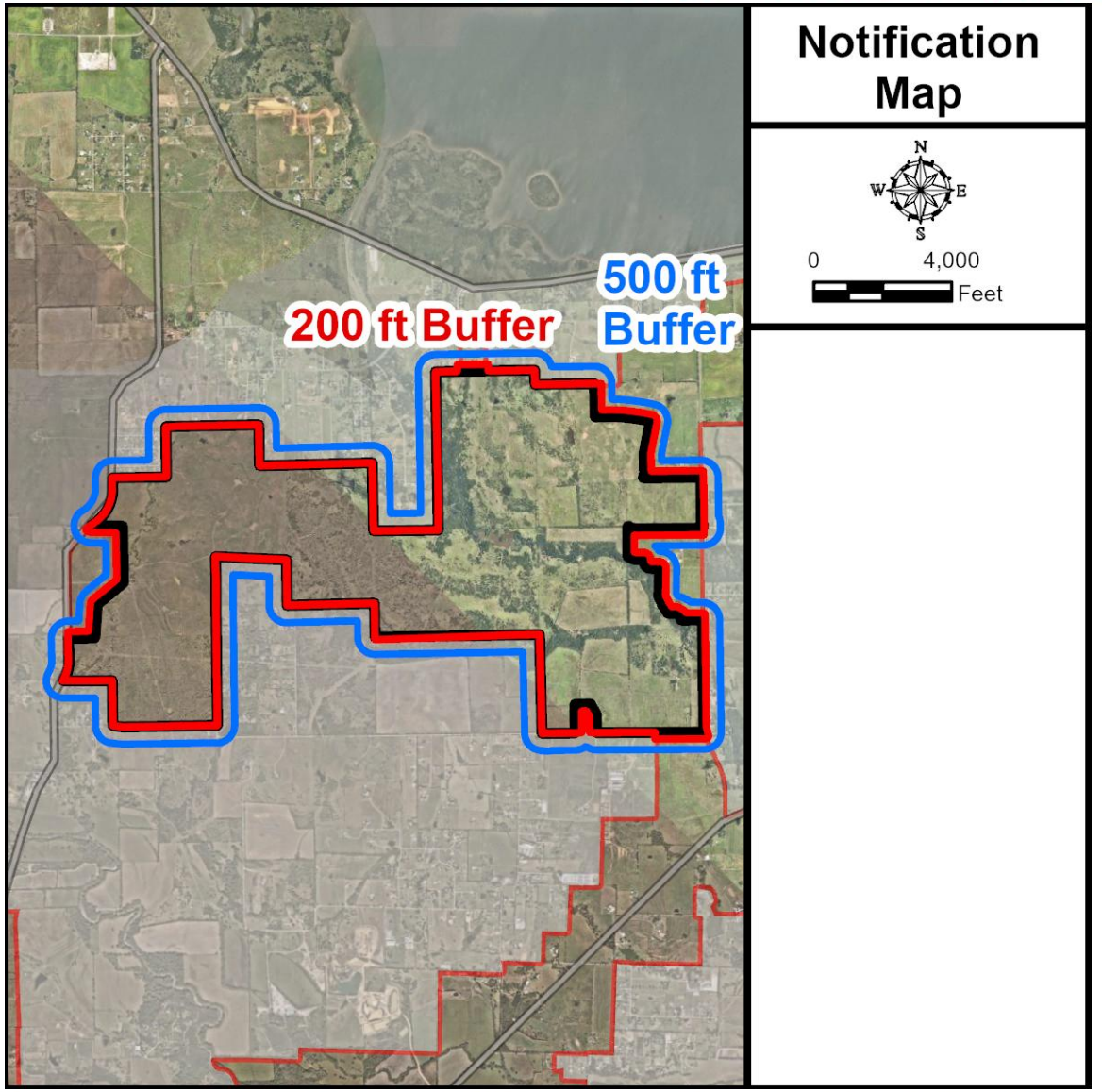
- 200 ft. Public Hearing Notices mailed: 75
- 500 ft. Courtesy Notices mailed: 35

Responses:

- In Opposition:
  - CA – 2 written / 7 eComments
  - MPA – 4 eComment
  - PD – 1 written / 5 eComments
- In Favor: 0

Applicant held 2 neighborhood meetings:

- July 14, 2025
- September 24, 2025



Recommendation

Staff recommends **approval** of the **Rezoning** request, contingent upon approval of the Comprehensive Plan Amendment and Mobility Plan Amendment, as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.3E of the DDC for approval of a rezone to a Planned Development.

At their November 19, 2025 meeting, the Planning and Zoning Commission recommend **approval** (4-2) of this request.

PZ Recommendations Needed

PH-5A. Comprehensive Plan Amendment

- *Agriculture FLUM → Master Planned Community FLUM*

PH-5C. Mobility Plan Amendment

- *Realign a portion of the proposed east-west Secondary Arterial south of the Floodplain*

PH-5B. Zoning Change

- *Rural Residential (RR) → Planned Development (PD-R4/R7/MN/MR)*

QUESTIONS?

Mia Hines, AICP
Senior Planner
Development Services