

Comprehensive Plan Amendment (CA) – Project Narrative
Craver Ranch
CA25-0001

Project Description/Summary:

Location:

The subject property is 2,499.35 acres (the “Property”) located in the northern portion of the City of Denton, full purpose city limits. The Property is located generally between FM 2164 on the west side and FM 2153 on the east and the proposed Regional Outer Loop to the south. See Location Map – Exhibit A. The proposed development will be known as Craver Ranch (the “Development”).

Purpose/Project Description:

The City of Denton’s 2040 Comprehensive Plan was approved on March 22, 2022. The corresponding Future Land Use Map (FLUP, Exhibit E) identifies the Property as ‘Agriculture’. Therefore, any zoning change requires an amendment to the comprehensive plan. A zoning application for the Property is being reviewed and considered contemporaneously with the proposed Comprehensive Plan Amendment (CA) application.

The proposed change to the Property is from agriculture to a +/- 2,500 acre master planned community that is primarily residential in nature with supporting municipal facilities, such as fire stations, EMS, public schools, public parks and open/green spaces within a 10-minute walking radius of each home; a shared use trail system linked throughout the Development to add to the City’s existing trail system; and supporting mixed-use neighborhood and mixed-use regional nodes providing commercial services for the residents of Craver Ranch and surrounding community.

The 2040 Comprehensive Plan identifies other large Master Plan Communities within the City similar to what is being proposed with this comprehensive plan amendment. The change from Agriculture to Master Planned Community (MPC) is proposed through rezoning the Property from Rural Residential (RR) to a Planned Development (PD) District, utilizing base zoning districts from the Denton Development Code (DDC), as amended. The proposed base zoning districts for the Development include Residential-4 (R4), Residential-7 (R7), Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR) and Public Facilities (PF).

Land Use Analysis:

Site History:

The Property is currently unplatted and used for agriculture purposes.

Surrounding Property Use:

The majority of the surrounding property is within the City of Denton's Extra-Territorial Jurisdiction Division 1 (ETJ Division 1) or ETJ Division 2. The existing land use within the ETJ is primarily undeveloped with a small amount of rural residential along the northern boundary and again some to the south. There are no registered neighborhood associations surrounding the Property and the City does not regulate land use within the ETJ.

Existing and Proposed Land Use:

Existing Zoning: Residential Rural (RR). See Exhibit D - Zoning Plan.

Proposed Zoning: Planned Development District (PD) with base zonings Residential-4 (R4), Residential-7 (R7), Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR) and Public Facilities (PF). See Exhibit B – Development Plan.

Existing Plat(s): No subdivision plats exist on the Property.

Acreage: The Property is 2,499.35 acres and the legal description is provided with this submittal.

Site Conditions Analysis:

Land Characteristics: The subject property is undeveloped land located within the City limit of Denton, Texas. Located north of Loop 288 along FM 428 and south of Lake Ray Roberts Dam. The site has rolling hills with slopes greater than 15% concentrated within the floodplain areas. The high point is near the northwest corner of the property with an elevation of 720' above mean sea level (msl) and the low point is along the southwest edge with an elevation of 579' above msl with an overall elevation change of +/- 141'. There are no existing structures within the site boundary. The site drains to two creeks, Clear Creek Tributary 4 to the west and Culp Branch to the east; both creeks drain to Lake Lewisville. According to Federal Emergency Management Agency (FEMA) map number 48121C0230G, effective April 18, 2011 and provided with this submittal (Exhibit F), the site has both Zone A and Zone AE flood hazard areas making a total of +/- 275 acres of FEMA floodplain. There is a United States of America Easement for Flowage passing through the property for the Lake Ray Roberts emergency spillway conveyance following that path of Culp Branch. A drainage study is being provided that analyzes the existing and proposed floodplain on the property. An ESA has been submitted to the City of Denton for this property (ESA25-0008).

Existing Uses: The Property is currently undeveloped and used for agricultural purposes.

Proposed Uses: This project will consist of approximately seven-thousand and ninety-one (7,091) single-family residential lots, one-thousand and eighty-four (1,084) townhome or zero lot line residential units, and one-thousand and fifteen (1,015) multifamily units, as well as space for commercial, school sites (elementary and middle school), City fire/EMS sites and open space, trails and parkland sites. This mixed-use community will feature varying densities throughout,

as detailed by the Development Plan (See Exhibit B) and incorporate both active and passive recreation zones for Denton residents.

Phasing and Proposed Access: The project consists of 26 phases of residential and mixed use areas. Market demands will dictate the timing and product type for each phase, though we anticipate 800 single-family residential lots to be built in 2028, with an added 400 single-family residential lots each year. Once enough rooftops are built, the commercial development will follow.

Environmental Analysis: An environmentally sensitive areas (ESA) field assessment has been submitted, and approved, by the City of Denton for this property (ESA25-0008). USGS topographic maps illustrate 13 blue line features and 23 ponds within the site boundary. The assessment identifies four distinct vegetation communities: grassland, forested upland, forested riparian corridor, and row crop agriculture. This report identified both riparian buffer habitat and water related habitat. See Exhibit G for the environmentally sensitive areas onsite.

Infrastructure Analysis:

Existing Utilities: City water is located on the west side of FM 2153 (54” with 20” stubs). Sewer service will require an offsite extension and may require onsite wastewater treatment plant, depending on delivery timing.

Proposed Utilities:

Water will be provided by connecting to the existing 20-inch stub on the existing 54” waterline along FM 2153 and brought through the initial master infrastructure water system shown in Exhibit I. The in-tract water lines will create a looped system for the proposed development.

Wastewater will be provided through the initial master infrastructure wastewater system shown in Exhibit J. One or more wastewater treatment facilities may be required onsite or downstream to process the development’s wastewater flow.

Fiscal Impact Information:

2.5.a Estimated Construction Duration: The total property acreage is approximately 2,500 acres (the “Property”) and will take years to permit and construct all phases. See Exhibit K – Phasing Plan. The residential phases will be constructed first with supporting mixed-neighborhood (MN) and mixed-regional (MR) nodes developing as the market demands. The following is an estimate on how the take down of the various phases are anticipated. While the phasing is numerically sequential, the phases may be taken out of order, as builder interest in portions of the Property may change depending on their building product and program.

1. Estimated Construction duration:

- | | |
|------------------|---------------------------------|
| a. Phase 1 (SF) | 18 months – lot turnover 7/1/28 |
| b. Phase 2 (SF) | 12 months – lot turnover 7/1/29 |
| c. Phase 3 (SF) | 12 months – lot turnover 7/1/30 |
| d. Phase 4A (SF) | 12 months – lot turnover 7/1/31 |

e. Phase 4B (SF)	12 months – lot turnover 7/1/32
f. Phase 5A (SF)	12 months – lot turnover 7/1/33
g. Phase 5B (SF)	12 months – lot turnover 7/1/34
h. Phase 6 (SF)	12 months – lot turnover 7/1/35
i. Phase 7 (SF)	12 months – lot turnover 7/1/36
j. Phase 8 (SF)	12 months – lot turnover 7/1/37
k. Phase 9A (SF)	12 months – lot turnover 7/1/38
l. Phase 9B (SF)	12 months – lot turnover 7/1/39
m. Phase 10/11 (MN)	12 months – lot turnover 7/1/39
n. Phase 12 (MN)	12 months – lot turnover 7/1/40
o. Phase 13A (SF)	12 months – lot turnover 7/1/40
p. Phase 13B (SF)	12 months – lot turnover 7/1/41
q. Phase 14 (SF)	12 months – lot turnover 7/1/42
r. Phase 15 (SF)	12 months – lot turnover 7/1/43
s. Phase 16/17 (MN)	12 months – lot turnover 7/1/43
t. Phase 18/19 (MN)	12 months – lot turnover 7/1/44
u. Phase 20/21 (MR)	12 months – lot turnover 7/1/44
v. Phase 22/23 (MR)	12 months – lot turnover 7/1/45
w. Phase 24/26 (MR)	12 months – lot turnover 7/1/46
x. Phase 25 (MN)	12 months – lot turnover 7/1/46

2.5.b Estimated Plat Filing Date:

a. Phase 1 (SF)	10/31/26
b. Phase 2 (SF)	5/1/28
c. Phase 3 (SF)	5/1/29
d. Phase 4A (SF)	5/1/30
e. Phase 4B (SF)	5/1/31
f. Phase 5A (SF)	5/1/32
g. Phase 5B (SF)	5/1/33
h. Phase 6 (SF)	5/1/34
i. Phase 7 (SF)	5/1/35
j. Phase 8 (SF)	5/1/36
k. Phase 9A (SF)	5/1/37
l. Phase 9B (SF)	5/1/38
m. Phase 10/11 (MN)	5/1/38
n. Phase 12 (MN)	5/1/39
o. Phase 13A (SF)	5/1/39
p. Phase 13B (SF)	5/1/40
q. Phase 14 (SF)	5/1/41
r. Phase 15 (SF)	5/1/42
s. Phase 16/17 (MN)	5/1/42
t. Phase 18/19 (MN)	5/1/43
u. Phase 20/21 (MR)	5/1/43
v. Phase 22/23 (MR)	5/1/44
w. Phase 24/26 (MR)	5/1/45
x. Phase 25 (MN)	5/1/45

2.5.c Denton County Property ID's for the Property (see Tax Parcel Map, Exhibit L):

OWNER	ADDRESS	DENTON CAD ACCOUNT #	LEGAL DESCRIPTION
NTCH-NM LLC & FAE EJS LLC	8391 FM 2153, SANGER, TX 76266	36356	A1238A W. A. THOMPSON, TR 47,48,49, 674.27 ACRES, OLD DCAD TR 16,17,18, SN#1 TRA583174
NTCH-NM LLC & FAE EJS LLC	2458 SHEPARD RD, SANGER, TX 76266	36359	A1238A W. A. THOMPSON, TR 53, 280.85 ACRES
NTCH-NM LLC & FAE EJS LLC	SANGER, TX 76266	36363	A1238A W. A. THOMPSON, TR 51, 300.1, ACRES, OLD DCAD TR 20
NTCH-NM LLC & FAE EJS LLC	7819 FM 2153, SANGER, TX 76266	36366	A1238A W. A. THOMPSON, TR 58, 129.7, ACRES, OLD DCAD TR 21
NTCH-NM LLC & FAE EJS LLC	SHEPARD RD, SANGER, TX 76266	56770	A0990A PATTON, TR 8, 60.0 ACRES, OLD DCAD TR 2
NTCH-NM LLC & FAE EJS LLC	SHEPARD RD, SANGER, TX 76266	56774	A0990A PATTON, TR 7(CCWA), 115.849 ACRES, OLD DCAD TR 3
DAREDEVIL COMMUNICATIONS LLC	SANGER, TX 76266	57287	A0965A W. NORMENT, TR 6, 3.36 ACRES, OLD DCAD TR 2A(2A)
DAREDEVIL COMMUNICATIONS LLC	SANGER, TX 76266	57302	A1447A YARBROUGH, TR 1C, 36.5055 ACRES, OLD DCAD TR 2
DAREDEVIL COMMUNICATIONS LLC	SANGER, TX 76266	57306	A1447A YARBROUGH, TR 1, 9.8215 ACRES, OLD DCAD TR 2A
DAREDEVIL COMMUNICATIONS LLC	SANGER, TX 76266	57307	A1447A YARBROUGH, TR 1B, 158.768 ACRES, OLD DCAD TR 3
NTCH-NM LLC & FAE EJS LLC	GRIBBLE SPRINGS RD, SANGER, TX 76266	57309	A1447A YARBROUGH, TR 4, 219.73 ACRES, OLD DCAD TR 4
DAREDEVIL COMMUNICATIONS LLC	INDIAN WELLS RD, SANGER, TX 76266	57326	A1640A JAGOE, TR 1, 6.77 ACRES, OLD DCAD TR 1
NTCH-NM LLC & FAE EJS LLC	AUBREY, TX 76227	150823	A1238A W. A. THOMPSON, TR 53A & 53B, 77.45 ACRES, OLD DCAD TR 19A
NTCH-NM LLC & FAE EJS LLC	AUBREY, TX 76227	150828	A1238A W. A. THOMPSON, TR 51A, 38.9 ACRES, OLD DCAD TR 20A
NTCH-NM LLC & FAE EJS LLC	AUBREY, TX 76227	150833	A1238A W. A. THOMPSON, TR 58A, 68.5619 ACRES, OLD DCAD TR 21A
NTCH-NM LLC & FAE EJS LLC	AUBREY, TX 76227	150850	A1238A W. A. THOMPSON, TR 47A,48A,49A, 81.71 ACRES, OLD DCAD TR 16A,17A,18A
NTCH-NM LLC & FAE EJS LLC	SHEPARD RD, SANGER, TX 76266	167645	A0990A PATTON, TR 7, 63.3371 ACRES
DAREDEVIL COMMUNICATIONS LLC	SANGER, TX 76266	241596	A0792A J. MORTON, TR 103A, 98.0 ACRES
DAREDEVIL COMMUNICATIONS LLC	SANGER, TX 76266	241599	A1447A YARBROUGH, TR 1C(1), 53.6945 ACRES
DAREDEVIL COMMUNICATIONS LLC	SANGER, TX 76266	285220	A0792A J. MORTON, TR 103B, 205.0 ACRES
DAREDEVIL COMMUNICATIONS LLC	7670 FM 2164, SANGER TX 76266-7561	57297	A1447A YARBROUGH, TR 1A, 11.823 ACRES, OLD DCAD TR 1
DAREDEVIL COMMUNICATIONS LLC	SANGER TX 76266	241597	A1447A YARBROUGH, TR 1D, 20.1785 ACRES
DAREDEVIL COMMUNICATIONS LLC	SANGER TX 76266	241598	A1447A YARBROUGH, TR 1A(1), 20.997 ACRES

2.5.d Estimated Roadway being added: The following are the proposed roadways within Craver Ranch, including number of lane miles and construction type (asphalt or concrete):

Total LF of Secondary Arterial Streets: Approx. 7.26 miles of concrete (4-L, 29.04 lane miles)
Total LF of Collector Streets: Approx. 3.75 miles of concrete (2-L, 7.50 lane miles)
Total LF of Residential Streets: Approx. 51.9 miles of concrete (2-L, 103.8 lane miles)
Total LF of Alley Streets: Approx. 4.4 miles of concrete (1-L, 4.4 lane miles)

2.5.e Proposed Land Uses: Craver Ranch will be developed as a master planned mixed-use development consisting of a variety of residential land uses, including single-family detached (including zero lot line homes), single-family attached (townhomes), multi-family, with supporting commercial and retail uses; elementary and middle school sites; open spaces, hike/bike trails and parkland to be enjoyed by all, and potentially a solar farm (the “Development”) as depicted on the Development Plan (the “Plan”) in Exhibit B.

2.5.f Proposed Number of Buildings and/or Units: The proposed Development has the following maximum number of residential units: 7,091 single-family detached units; 1,084 single-family attached units (Townhomes and zero lot line homes) and 1,015 multi-family units. The detailed planning for the mixed-use neighborhood (MN) and mixed-use retail (MR) will be provided at the time of preliminary plat of each respective phase of development. The final number of units will be determined by the final land plan and limits of the ESA preservation once an on-site ESA is prepared for each phase of development.

2.5.g Total Building Square Footage: The residential houses will vary in square footage and will be determined by the homebuilder at the time of preliminary platting. The estimated residential square footages used for zoning are estimated at 1,400 to 4,500 square feet. The detailed planning for the mixed-use neighborhood (MN) and mixed-use retail (MR) will be provided at the time of preliminary platting.

2.5.h Total Land Acreage: 2,499.35 acres

Public Benefit: The overarching public benefit of the proposed Craver Ranch is to provide the City of Denton with a well thought out master planned community providing residents with a sense of place to live, shop and play for the north side of the city. Craver Ranch will provide a feature-rich development with a variety of single-family detached homes, attached single-family and multi-family residences. A home for everyone.

The residential zoning districts of R4 and R7 will provide a variety of lot sizes and corresponding home sizes which are designed to encourage walking to neighborhood-servicing retail and other amenities such as parks and school facilities. The MN zoning district will provide compatibility between higher-intensity mixed-use areas and the adjacent residential areas. The Mixed-Use Regional (MR) zoning planning areas shown on the Development Plan (Exhibit B) will provide a walkable urban center to augment the regional draw and image of Denton in time. The regional aspect of these nodes will raise the standard of design to increase regional draw, accommodate greater connectivity and mobility options, and create a sense of place.

Additionally, the Craver Ranch Municipal Management District No. 1 (the “District”) which was created through the 89th Texas Legislature and is a special district created under Section 59, Article XVI, Texas Constitution covers the Property. The District was created to serve a public use and benefit. The creation of the District is in the public interest and is essential to further the public purposes of: 1) developing and diversifying the economy of the state; 2) eliminating unemployment and underemployment; 3) promoting the affordability of housing; and 4) developing or expanding transportation and commerce. The District will promote the health, safety, and general welfare of the residents, employers, potential employees, visitors, and consumers in the District, and of the public.

Community Amenities:

Craver Ranch will be a well-connected master planned community that provides an open space or green space within a 10-minute walking distance from every home. The residential

communities will all have pocket parks and shared, bike/pedestrian paths linking the amenities. Additionally, there will be a large 338-acre park (the “Central Park”) bisecting the Property that will be open to the public to enjoy. Programming of the Central Park will be defined during the Preliminary Plat stage of development. See the Amenity Plan – Exhibit C.

The MN and MR districts will provide a walkable urban center.

Proposed Mitigation Measures for Nuisance Abatement:

Control of noise, odor, fumes, dust, and lighting, and sufficient landscaping and screening created by the Development will be accomplished with the required regulations as defined in the DDC, to be determined at the time of platting and design of each phase. No nuisances are anticipated once construction of each phase is completed, as a result of the comprehensive plan change.

Consistency with the requirements of the Denton Development Code (DDC):

It is anticipated that the proposed uses and development on the Property will be consistent with, and in accordance with, all requirements of the DDC and other applicable regulations unless specified in the PD Development Standards for the Development.

Impact of the Proposed Change On:

- a. The Goals and Objectives of the Denton 2040 Comprehensive Plan: The 2040 Comprehensive Plan Future Land Use Plan (FLUP) for the Property is depicted as Rural Area. Therefore, a Comprehensive Plan Amendment is required with any proposed zoning change. The proposed PD is consistent with a Master Planned Community designation found in other areas of the City and is the logical designation given the 2,500 acre size of the development and years of build out.
- b. The Future Land Use Element of the Denton 2040 Comprehensive Plan: The proposed zoning district changes meets the intent of a Mixed-Use Neighborhood, Mixed- Use Regional, and the variety of Residential zoning districts (R4 & R7).
- c. The Balance of Land Uses in the City: The balance of land uses in the City will not be altered because of the proposed zoning mix proposed in the Craver Ranch PD.
- d. Adequate Public Facility Elements and How the Change Will Affect the Provision of Services Anticipated by the City: Due to the size of the Property, the Development will have the Craver Ranch Municipal Management District No. 1 (the “District”) which was created through the 89th Texas Legislature and is a special district created under Section 59, Article XVI, Texas Constitution. The District will provide needed funding for the district to preserve, maintain, and enhance the economic health and vitality of the district territory as a community and business center. The District will provide for the water, wastewater, drainage, roads and recreational facilities for the district. Therefore, will not create a drain on City services. There is also public benefit to the City’s wastewater infrastructure with a joint effort between the City and Developer by creating a regional wastewater solution for this basin.

Further Evaluation of the Proposed Zoning Change Under the Following Factors:

- a. *The existing land use pattern surrounding the property and the possible impact on existing or future development or uses are in accordance with existing regulations:* The surrounding property is all City of Denton ETJ property. Land use regulations are not applicable to the City's ETJ.
- b. *The possible creation of an isolate district unrelated to adjacent and nearby districts:* Since the surrounding area is all City of ETJ property where land use is not regulated, as that property is annexed into the City, Craver Ranch will set the standard of what and how the incoming property will be developed.
- c. *The population density in order to facilitate the adequate provision of transportation, water, sewer, schools, parks, public convenience, and other public requirements:* Because of the mass scale of the proposed development, Craver Ranch will facilitate building all of the necessary improvements to support the Development through the use of the District. New infrastructure and schools for Sanger ISD and Denton ISD both will be included in the Development. Therefore, minimal impact to the City's resources will occur as a result of the proposed development.
- d. *The cost to the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets and other public safety measures:* There is minimal cost to the City because the Craver Ranch MMD No. 1 will fund the construction of the public utilities and streets. The Developer will donate land to support the school districts' expansion of school sites.
- e. *The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality:* The existing use of the Property is agriculture. The proposed development will comply with Denton's DDC and environmental regulations which will benefit the environmental quality of the property. We are also preserving the area of Culp Branch by creating a Central Park which offers large setbacks and public use as parkland.
- f. *Whether there are substantial reasons why the property cannot be used in accordance with existing zoning or that proposed by the Future Land Use Map:* This is not applicable since the current zoning is Agriculture and there is no proposed land use on the current FLUP.

Comprehensive Plan Amendment Approval Criteria:

*Comprehensive plan amendments may be approved by the City Council only following a determination that the proposed amendment 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:* There was no error. Only no land use designation for the Property contemplated in the current Comprehensive Plan.
- b. *The City Council failed to consider then-existing fact, projections, or grounds that were reasonably foreseeable to exist in the future.* Not applicable.

- c. *Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption:* Now that a District has been approved and the master planned proposal is being considered by City Council, the Comprehensive Plan should be amended to include the Craver Ranch Development as approved.
- 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.*

The Comprehensive Plan should be adjusted to match the future land uses of the proposed Development contemporaneously with the PD zoning change.

The timing is highly favorable for the proposed Craver Ranch development given the acute need for additional housing in Denton County. The surrounding area has experienced unprecedented demand for new homes and remains significantly undersupplied in for-sale inventory. According to Residential Strategies, a leading local market research firm, the US 380 corridor—particularly east of Denton extending into Aubrey—ranks as the third most active submarket in the Metroplex by housing starts. This submarket generated 2,795 housing starts in the 12-month period ending June 30, 2025, yet continues to face a shortage of vacant developed lots. While Residential Strategies defines equilibrium as a 24-month supply, the 380 Corridor stands at only 19.6 months. Similarly, the supply of finished homes in Denton is among the lowest in the region, with South Denton carrying less than a two-month supply and North Denton only slightly higher at 2.5 months. Given that market balance is achieved at approximately three months, all Denton submarkets are clearly undersupplied, underscoring the urgent demand for new housing opportunities.

In response, the Craver Ranch development directly addresses the City of Denton's most pressing growth needs and merits an update to the Comprehensive Land Use Plan. The project will expand and diversify the housing stock with a range of lot sizes, townhomes, and apartments, ensuring attainable options for families, young professionals, and retirees. It will significantly broaden the City's tax base while creating opportunities for new retail and services, keeping sales tax dollars local. The scale of the community also enables a unique partnership between the developer and the City to invest in substantial infrastructure improvements that will serve both existing City limits and the City's ETJ, supporting future service and utility delivery. By approving a unified master plan, the City ensures orderly development with integrated infrastructure, mobility improvements, parks, and open space that would not be possible under piecemeal subdivision patterns. Most importantly, Craver Ranch supports Denton's employers by providing workforce housing close to jobs, reducing commute times, easing congestion, and enhancing overall livability.

For these reasons, Craver Ranch represents a strategic, forward-looking opportunity that will strengthen the City of Denton's housing supply, tax base, and infrastructure framework, and should be incorporated into the City's Comprehensive Land Use Plan.

Additional Review Standards:

- a. *The amendment is not in conflict with any portion of the goals and policies of the plan.*
There are no conflicts with the goals and policies of the comprehensive 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.*
Because of the Craver Ranch MMD No. 1 District, the City will benefit from the development of the Craver Ranch master planned community by an increase in tax base, not having to fund infrastructure for the Development, increasing the variety of housing stock for the City, enhanced mobility and parkland connectivity, diversified housing base, and sufficient workforce housing.
- 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 service and facilities.* With the ultimate development of Craver Ranch, the infrastructure will now be in the northern quadrant of the city and therefore open up future development opportunities and potentially annexation of surrounding ETJ properties.
- 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.*
There are no appropriate optional sites that have the same development opportunities for a 2,500-acre master planned residential community with a District, within the existing comprehensive plan.
- 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:* There is no adverse impact to the city based on all of the aforementioned points. The adjacent properties are within the City's ETJ and are not subject to land use regulations.
- 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:* Not applicable since the current plan designation is 'agriculture'.

List of Exhibits:

- Exhibit A – Location Map**
- Exhibit B – Development Plan**
- Exhibit C – Amenity Plan**
- Exhibit D – Zoning Plan**
- Exhibit E - FLUP**
- Exhibit F – FEMA Firm 48121C0230G**
- Exhibit G – ESA Map**
- Exhibit H – Master Thoroughfare Plan**
- Exhibit I – Master Water Infrastructure Plan**
- Exhibit J – Master Wastewater Infrastructure Plan**
- Exhibit K – Phasing Plan**
- Exhibit L – Tax Parcel Map**