



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

---

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** December 17, 2025

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant Alexa Knight with Daake Law, to rezone approximately 224.9 acres of land from Rural Residential (RR) District to Residential 1 (R1) District generally located at the southwest corner of the FM 2153 bend, in the City of Denton, Denton County, Texas. (Z25-0015, Estates at Craver Ranch, Mia Hines)

### **BACKGROUND**

The request is for a rezoning from the Rural Residential (RR) District to the Residential 1 (R1) District. The subject property is approximately 224.9 acres of land generally located at the southwest corner of the FM 2153 bend. The applicant has stated that the intent of this request is to facilitate the development of 1-acre single-family residential lots, although if the R1 District is approved residential lots as small as 32,000 square feet (approximately 0.7 acre) could be developed in addition to any of the other uses permitted within the R1 District.

Although this property was originally a part of the Craver Ranch, this request is entirely separate from the Planned Development (PD) and Municipal Management District (MMD) previously approved for the Craver Ranch master planned community development. While the subject property is not included within the Craver Ranch PD/MMD, the land abuts the subject property to the south and west. The subject property is expected to benefit from the development of the Craver Ranch master planned community as the agreements associated with that development would require the extension of certain utilities to the subject property.

In August 2005, the City Council directed City staff to annex land within this area, and the subject property was subsequently involuntarily annexed in 2008. The intent behind this action was to allow the City to enforce zoning and development regulations on the subject property and the rest of the original Craver Ranch, which was being contemplated by the landowners at that time. Following annexation of the subject property, since development has not occurred as of 2015 when the Denton Plan 2030 was adopted, the Future Land Use Map identified a Rural Area Future Land Use Designation for the subject property and the property was given the placeholder zoning designation of Rural Residential (RD-5x) under the 2002 Denton Development Code. These designations transitioned to an Agriculture Future Land Use under the Denton 2040 Comprehensive Plan and, with the adoption of the 2019 Denton Development Code, the placeholder zoning of RR District.

A full Staff Analysis is provided in Exhibit 2.

## **OPTIONS**

1. Recommend Approval
2. Recommend Denial
3. Postpone Item.

## **RECOMMENDATION**

Staff recommends approval of the request as the request complies with the criteria in Subsection 2.4.5.E of the Denton Development Code (DDC) for approval of all applications and the criteria in Subsection 2.7.2.D of the DDC for approval of a zoning change.

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
2008	City Council	City-initiated annexation	Approved
2020	City Council	City-wide DDC update and rezoning classification	Approved

## **PUBLIC OUTREACH:**

Seventeen (17) notices were sent to the property owners within 200 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

Eleven (11) notices were sent to residents within 500 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

A notice was published in the Denton Record Chronicle on Sunday, November 30, 2025.

A notice was published on the City's website on November 26, 2025.

Eleven (11) signs were posted on the property by November 7, 2025.

See Exhibit 10 for a map of the notification boundaries and proof of sign posting.

The applicants have not hosted any community meeting related to this request.

## **DEVELOPER ENGAGEMENT DISCLOSURES**

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

## **EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Existing Zoning Map
5. Proposed Zoning Map
6. Lake Ray Roberts Zoning and Land Use Categories
7. Future Land Use Map
8. Project Narrative
9. Comparison of Permitted Uses
10. Notification Map and Sign Posting

11. Fiscal Impact Summary
12. Draft Ordinance

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Mia Hines, AICP  
Senior Planner