

Planning Staff Analysis

PD25-0003a/Craver Ranch PD

City Council District #2

REQUEST:

Rezone approximately 2,499.35 acres from Rural Residential (RR) to a Planned Development (PD) District with Residential 4 (R4), Residential 7 (R7), Mixed Use Neighborhood (MN), and Mixed Use Regional (MN) base districts.

SITE DATA:

The various parcels comprising the subject property were annexed into the City of Denton between 2008 and 2009 for the purpose of regulating land use. Parcels within the subject property assigned the placeholder zoning of Rural Residential (RD-5x) upon annexation, which transitioned to Rural Residential (RR) zoning with adoption of the 2019 Denton Development Code. Most of the subject property is undeveloped or used for farming and grazing. The entire subject property is located within the City limits, although the property is split between Denton and Sanger Independent School District (ISD) boundaries.

The property is partially encumbered by Floodplain with a flowage easement intended to support drainage from Ray Roberts Lake in the event of a significant rain event. Additionally, an approved Environmentally Sensitive Areas (ESA) field assessment shows the presence of Floodplain ESA, Water Related Habitat ESA and Riparian Buffers ESA within the subject property. As discussed herein, the requested amendment considers these encumbrances as part of the proposed PD development plan. The proposed rezoning would not alter these encumbrances and subsequent development applications must comply with all applicable regulations prior to disturbing these areas.

The Denton 2040 Comprehensive Plan establishes a Future Land Use Designation of Agriculture. The applicant has concurrently submitted a Comprehensive Plan Amendment to change this designation from Agriculture to Master Planned Community to facilitate this zoning request and the associated development.

The 2022 Denton Mobility Plan and Thoroughfare Map reflects a plan for two north-to-south future Secondary Arterials and one west-to-east future Secondary Arterial. Per the Mobility Plan, the Secondary Arterial classification is intended to provide shorter connections and carry less traffic, providing more land access. The applicant has concurrently submitted a Mobility Plan Amendment (item MPA25-0003) to shift a portion of the west-to-east roadway alignment south to avoid multiple encroachments onto the aforementioned flood related encumbrances, specifically at the widest point of the floodplain. There are no proposed changes to the classification of these future roadways.

The general area's street network includes the following:

- **FM 2153** is a Texas Department of Transportation (TXDOT) roadway classified as a secondary arterial per the Denton 2022 Mobility Plan. The section of this roadway abutting the subject property is currently constructed with 2-lanes and a posted speed limit of 55 miles per hour (mph). The typical section of a Secondary Arterial is comprised of 110 feet of right-of-way width with 4 lanes of traffic and target speeds ranging from 35 to 40 mph. TXDOT currently has no plans to expand this roadway.
- **FM 2164** is a TXDOT roadway classified as a primary arterial per the Denton 2022 Mobility Plan. The section of this roadway abutting the subject property is currently constructed with 2-lanes and a posted speed limit of 60 mph. The typical section of a Primary Arterial is comprised of 135 feet of right-of-way width with 6 lanes of traffic and

target speeds ranging from 40 to 45 mph. TXDOT currently has no plans to expand this roadway.

- **Shepard Road** is primarily a Denton County roadway classified as a secondary arterial per the Denton 2022 Mobility Plan. Approximately 1,450 feet of the subject property's total 4,750 feet of frontage along this roadway is owned and maintained by the City of Denton. The remaining 3,300 is owned and maintained by Denton County. The entire section of this roadway abutting the subject property is currently constructed as 2-lanes and a posted speed limit of 35 mph. The typical section of a Secondary Arterial is comprised of 110 feet of right-of-way width with 4 lanes of traffic and target speeds ranging from 35 to 40 mph. Denton County currently has no plans to expand this roadway.
- **Gribble Springs Road** is a Denton County roadway classified as a secondary arterial per the Denton 2022 Mobility Plan. The section of this roadway abutting the subject property is currently constructed as 2-lanes and a posted speed limit of 35 mph. The typical section of a Secondary Arterial is comprised of 110 feet of right-of-way width with 4 lanes of traffic and target speeds ranging from 35 to 40 mph. Denton County currently has no plans to expand this roadway.

SURROUNDING ZONING AND USES:

Northwest: Extraterritorial Jurisdiction (ETJ) 1 & 2 Zoning: None (ETJ 1 & 2) Use: Undeveloped, Agriculture, Single-family residential	North: FM 2153, ETJ 1 Zoning: None (ETJ 1), RR Use: Undeveloped, Agriculture, Single-family residential	Northeast: Zoning: RR Use: Undeveloped, Agriculture
West: FM 2164, ETJ 1 & 2 Zoning: None (ETJ 1 & 2), Rural Residential (RR) Use: Undeveloped, Agriculture, Single-family residential	SUBJECT PROPERTY	East: FM 2153, ETJ 1 Zoning: None (ETJ 1), RR Use: Undeveloped, Agriculture, Single-family residential
Southwest: ETJ 1 Zoning: None (ETJ 1) Use: Undeveloped, Agriculture, Single-family residential	South: Gribble Springs Road and Shepard Road Zoning: None (ETJ 1), RR Use: Undeveloped, Agriculture, Single-family residential	Southeast: FM 2153, Shepard Road Zoning: None (ETJ 1), RR Use: Undeveloped

CONSIDERATIONS:

A. Section 2.4.5.E of the DDC provides approval criteria applicable to all applications.

1. General Criteria

a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.

The review criteria were applied as required.

b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.

Section 2.7.3.D of the DDC applies to this rezoning to PD request. An analysis of this request per those criteria can be found below in Consideration B.

- c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for rezoning to PD requests.

2. *Prior Approvals*

Under the direction of the City Council, approximately 1,652 acres of the subject property was annexed in 2008 with the remaining 848 acres following suit in 2009. The annexation ordinances stated the annexation's purpose was to allow the city to ensure development consistent with the Denton Comprehensive Plan. There was no significant discussion regarding the future land use of this area during the adoption of the Denton 2040 Comprehensive Plan, and the plan update ultimately carried forward a land use designation consistent with the previous plan and the existing agricultural use of the property.

On March 4, 2025, the Denton City Council passed a resolution of support for the creation of a Municipal Management District (MMD) to be considered during the State of Texas' 2025 Legislative session, during which the Legislature approved the creation of the MMD.

There are no other prior land use approvals, plans, development agreements, or plat approvals. The applicant has concurrently submitted a Comprehensive Plan Amendment and Mobility Plan Amendment. These are separate requests, but the simultaneous consideration of these applications is intended to provide the Commission with a transparent and comprehensive look at the intended development of the property.

3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision-making authority:

- a. *Shall weigh competing goals, policies, and strategies.*

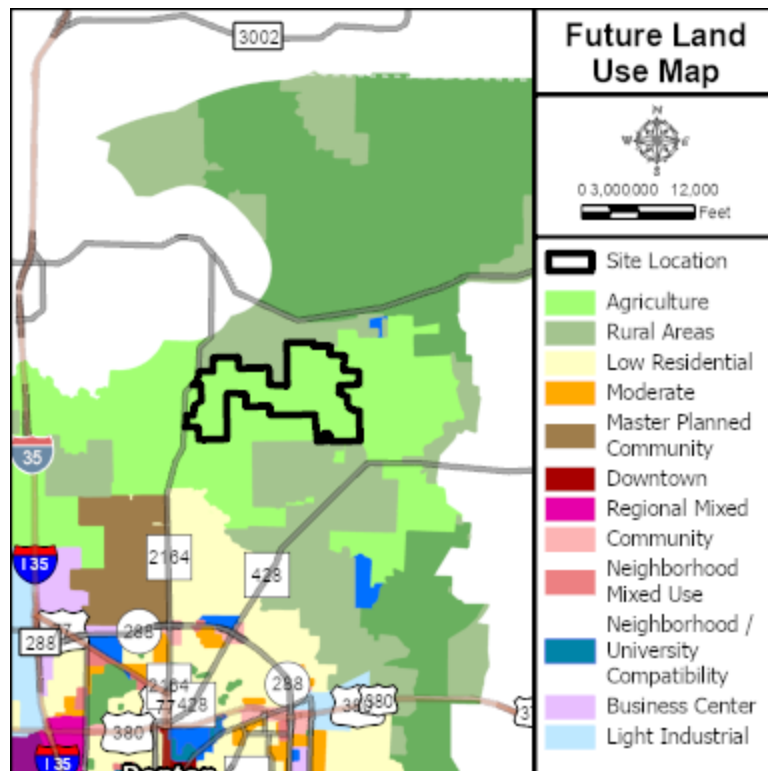
The Denton 2040 Comprehensive Plan contains goals related to land use, fiscal and economic vitality, community character and urban design, parks and the environment, housing, community health and safety, infrastructure, and mobility. With regard to the proposed Comprehensive Plan Amendment, Staff acknowledges the following potentially conflicting policies:

- Goal LU-1: Grow Compactly – Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.
 - *The above-stated goal calls for a compact development pattern within the City, and this development does not immediately follow that goal as the property is somewhat isolated from the City's core. However, this must be balanced with the growth patterns for the DFW region, which has seen substantial growth northwards in Collin and Denton Counties in recent years and has led to progression on plans for the Denton County Outer Loop that would provide connection directly from the Colling County Outer Loop to I-35N and bring substantial demand for growth to this area.*

- *Additionally, Action 2.4 calls for use of the Denton Mobility Plan and Capital Improvement Plan (CIP) to coordinate mobility and infrastructure planning to be consistent with the Land Use Element, and today's these adopted infrastructure plans are in conflict with the Agriculture land use designation. Each of the three proposed secondary arterials that transect the subject property are intended to support approximately 29,000 trips per day, which translates to a density significantly higher than the 1 unit per 5 acres prescribed by the Agriculture FLUM. Similarly, the 2018 Water Distribution System Master Plan and coordinated capital improvement projects anticipated different development within this area, extending the Central Pressure Plane to cover the entire subject property and proposing to increase the capacity of the pump station, water treatment plant at the Lake Ray Roberts Water Treatment Plant by 2028.*
- **Goal LU-4: Grow Resourcefully – Manage growth for wise use of land resources with staged, contiguous, and compatible development.**
 - *Action 2.11 calls for promotion of the development of Master Planned Communities (MPCs) and Planned Developments that are consistent with the long-term vision of the Preferred Land Preservation Plan and FLUM. The proposed amendment would change the FLUM of the subject property but would not conflict with the Preferred Land Preservation Plan. The proposed MPC designation would allow the city to ensure that a subsequent planned development considers the City's long-term vision.*
- **Goal FEV-5: Design a fiscally advantageous land use pattern paired with fiscally responsible infrastructure management and investment.**
 - *Action 3.10 calls for utilizing fiscal tools that incentivize development while offsetting its cost to the community. Being one of the largest contiguous areas owned by a single entity remaining within the city limits, the requested amendment provides the city with support to negotiate specific components of a master planned community with interested developers to minimize infrastructure costs and ensure adequate community amenities are provided to support development within the subject property as well as the surrounding areas both within the City and the City's ETJ. Support of a Municipal Management District, as a fiscal tool, is intended to require future residents to pay for future infrastructure without causing the city to incur additional debt to fund improvements within this area.*
- **Goal FEV-6: Ensure that new development pays its fair and proportionate share of the cost to maintain current levels of services such as public safety, parks and recreation, streets, and utilities.**
 - *Action 3.14 calls for working with developers to share the cost of necessary public service investments and Action 3.15 calls for establishing dedicated revenues to fund necessary expansions of capital infrastructure to accommodate growth. As discussed above, the MPC designation provides support to negotiate this cost share through development and operational agreements that would account for the construction of adequate infrastructure and facilities needed to serve the development.*

- Goal HN-1: Develop and maintain a housing stock that meets the needs of all residents with a diverse array of choices in type, cost, and location.
 - *Action 7.6 calls for encouragement of innovative housing development in mixed-use centers and corridors, Master Planned Communities (MPCs), and through residential development in rural areas that protect rural character. Accordingly, the requested amendment would provide for the creation of a Master Planned Community for 2,500 acres located at the northernmost edge of the City and would include up to 7,091 single-family residential units, 1,084 townhome or zero-lot line units, and 1,015 multifamily residential units which may be reallocated towards the construction of additional townhome or zero-lot line units.*
- b. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*

Per the Denton 2040 Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated as Agriculture (as shown on the inset map below) which denotes areas that have large tracts of land in active agriculture uses for preservation, including ranchland, field crops, and other similar agricultural uses. This may also include rural commercial uses, alternative energy generation, and accessory structures to support agricultural uses and uses that support agrotourism. At this time, housing projections and market conditions are such that the applicant has requested to amend this FLUM designation from Agriculture to Master Planned Community (see request CA25-0001). The Master Planned Community 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.



While the proposed development is not consistent with the designation of Agriculture with an anticipated density of 3.4 units per acre, the proposed development is consistent with the requested MPC designation and is comparable to by-right development that could occur adjacent to the subject property, within the City's ETJ and is being seen throughout much City's western

and northern ETJ areas in the form of Municipal Utility Districts.

The proposed development plan (Exhibit 8) reflects an intent to transition densities so that the densest area of the development is located near the southeastern most corner of the subject property, where the future Denton County Outer Loop is expected to abut the development. Conversely, the least dense area of the development is located near the northwestern most corner of the subject property, adjacent to existing large-lot residential properties located within the city's ETJ (typically larger than 1 acre). As properties within this region continue to develop, the proposed PD will help to establish character within the overall region through its cohesive design. Furthermore, as detailed in Criteria B.4 and B.5 below, the proposed Development Standards limit the allowable land uses which may be permitted within the PD and establish enhanced site design standards to reduce incompatibilities between proposed and existing development.

Should the Comprehensive Plan Amendment request to amend the FLUM designation to Master Planned Community be approved, the proposed rezoning would be consistent with the designation by facilitating the design and development of a master planned mixed-use development, including well-planned open space, trails, and streets, on approximately 2,499.35 acres.

(Continue on next page)

Population Projections

The Denton 2040 Comprehensive Plan identified a population of 139,869 supported by 58,085 total housing units in 2020. Assuming a 3.19% annual growth rate and using an average household size of 2.41 persons per household, the Plan projected a population of 229,192 and a housing demand of 95,179 units by 2040. Following the update of the Denton 2040 Comprehensive Plan, the US Census American Community Survey (ACS) estimated the city's population at 158,361 in 2023, reflecting an annual growth rate of approximately 4.4% as opposed to the 3.1% assumed by the Plan. Should this trend continue, the City could instead anticipate a population of 331,369 and housing demand of approximately 137,498 units, 42,319 more units than anticipated in the Plan. Per city permitting data and DCAD annual housing data, the City's current inventory of housing units, completed and platted for construction consists of approximately 73,053 units. It is key for the City to plan for the development of the additional 64,445 units needed to support these updated population projections. The proposed amendment is intended to provide support for the master planning of a community containing a significant portion of these additional units.

Preferred Land Preservation Plan

The site contains Floodplain, Water Related Habitat and Riparian Buffer Environmentally Sensitive Areas (ESA) and the proposed PD Development plan reflects an intent for those areas to remain undisturbed, consistent with the goals of the Preferred Land Preservation Plan.

Wildlife Corridors

The Denton 2040 Comprehensive Plan established Key Action item #127: "Identify and map wildlife corridors throughout the City to be addressed within three years of Plan adoption." The creation of this was accomplished in 2023 and is based on two factors: first, the locations of existing natural resources such as ESAs which have been mapped as "greenspace," and second, direct paths that link greenspaces throughout the City and that may be useable by wildlife, which are shown as the "wildlife corridors".

The City's Wildlife Corridor Map indicates the presence of greenspace and wildlife corridors within the subject property. The identified area of greenspace is consistent with the boundaries of the environmentally sensitive areas onsite, which are being preserved as described herein, while a wildlife corridor is estimated to exist along the southern boundary of the subject property and traverses east to west. By complying with the DDC requirements for preservation of the ESAs on site the developer is also preserving the estimated wildlife corridor.

4. *Compliance with this DDC*

- a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

This request is for a rezoning to a Planned Development district with R4, R7, MN, and MR base zoning districts. The proposed Development Regulations provided in Exhibit 7 indicate an intent to develop in accordance with the 2019 DDC except for specific deviations as outlined in the document, which are further summarized in the table in Exhibit 1. The primary changes proposed with the PD are use restrictions, modified lot dimensional standards, landscaping requirement changes, and alternative building design standards intended to provide greater benefit to the City while ensuring efficient provision of services and utilities.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

Compliance with the DDC has been analyzed at the level of detail necessary for a Planned Development. Other departments (Engineering, Solid Waste, Denton Municipal Electric, and Fire) reviewed the proposal for conceptual conformance with the design standards for public facilities, services, and safety. Pending approval of this PD and the associated Development Plan (Exhibit 8), additional review for full compliance with the DDC will also take place at submittal of the plat and civil engineering plan for each phase and building permit applications for each new building.

5. *Compliance with Other Applicable Regulations*

The PD regulations document indicates that the development will comply with all provisions of the 2019 DDC other than those deviations proposed in Exhibit 7. Otherwise, the development will be required to comply with the DDC, the City's criteria manuals for roadway, utility, and drainage improvements, as well as TxDOT requirements.

6. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements applicable to the site. The City Council conditioned approval of their consent to the creation of the Craver Ranch Municipal Management District. Accordingly, the applicants have been working with Staff on development and operational agreements that would be applicable to the development of this property consistent with the development details provided with this request.

7. *Minimizes Adverse Environmental Impacts*

As discussed above, the property is encumbered by Floodplain and related Environmentally Sensitive Areas (ESA), and the proposed PD Development plan reflects an intent for those areas to remain undisturbed, consistent with the goals of the Preferred Land Preservation Plan. Any proposed disturbances beyond the limited scope of what is allowed by right in the DDC would be required to follow the Alternative ESA process to ensure appropriate mitigation. The intent of the companion Mobility Plan Amendment (MPA25-0003) is to allow the alignment of one of the required Secondary Arterial roadways to be shifted to minimize impacts to the floodplain.

8. *Minimizes Adverse Impacts on Surrounding Property*

The proposed PD Development Plan proposes single-family detached and attached dwellings as the dominant land use, consistent with the land use pattern on properties within the broader area of northern Denton and the intervening areas of ETJ. As discussed above, anticipated densities generally transition from highest to lowest, moving from the southeastern most corner of the subject property to the northwestern most corner of the subject property. Additionally, the densest portions of the proposed development includes multifamily and limited commercial land uses at nodes of intersecting secondary arterials and adjacent to the future TXDOT Denton County Regional Outer Loop. This strategic use of transition densities and internal nodes are intended to minimize adverse impacts perceived by surrounding property.

9. *Minimizes Adverse Fiscal Impacts*

The Fiscal Impact Tool is intended to assist in evaluating proposals but is not designed to capture the full impacts of long-term master planned communities such as this development. The tool was used to analyze the proposed rezoning, but the results of this analysis shall be considered amongst all applicable criteria for approval. The City worked with a third party to conduct a fiscal impact analysis for the proposed development (Exhibit 10). Per this analysis, the project would result in a net \$106,630 increase to the City over a 40-year project duration.

The applicant has also submitted an Economic Impact Analysis report (see Exhibit 11).

10. *Compliance with Utility, Service, and Improvement Standards*

This proposed rezoning will not negatively affect utilities, services, or other improvements, as the subject property is within an MMD that would be responsible for the installation and maintenance of much of the needed infrastructure. Staff is currently working with the applicant regarding development and operational agreements to ensure the provision of adequate utilities, services, and improvements in accordance with the needs and demands called for in the City's utility, roadway, and parks master plans. All subsequent construction must meet City standard criteria for the construction of public utilities.

11. *Provides Adequate Road Systems*

As discussed above, the applicant has concurrently submitted a request to amend the Thoroughfare Map to adjust a portion of proposed west-to-east Secondary Arterial alignment south to avoid multiple encroachments into flood related encumbrances, specifically at the widest point of the floodplain. The applicants utilized a Traffic Demand Model to confirm adequate road capacity under the existing built conditions and classifications of future internal and external roadways. Therefore, there are no proposed changes to the classification of these future roadways. Additionally, the development of each phase will require City review and approval of a Traffic Impact Analysis (TIA) to each phase of the development provides its proportionate share of roadway infrastructure.

12. *Provides Adequate Public Services and Facilities*

This proposed rezoning will not negatively affect public services and facilities. As discussed above, Staff is currently drafting development and operational agreements requiring the developers to contribute towards the funding and construction of public services and facilities needed to serve this development as well as surrounding developments within the City limits and within the City's ETJ. As of the writing of this report, this includes 6 acres of land for the construction of a new public safety facility and contributions of approximately \$3 million towards affordable housing, approximately \$2.5 million towards emergency services, and approximately \$2 million

towards a public works facility. Should this zoning request be approved and absent these agreements, subsequent development proposals would still be required to provide adequate public utilities and/or pay their proportionate share of infrastructure improvements.

13. Rational Phasing Plan

The proposed subdivision is to be developed in approximately twenty-six phases. The entire 2,499.35-acre subject property is expected to develop over a twenty-year time period commencing at the southeastern most corner of the subject property and ending in the northwestern most corner. The proposed land development pattern shows the densest area of the development being located near the southeastern most corner of the subject property, where the future Denton County Outer Loop is expected to abut the development around the time the applicants have anticipated breaking ground on this property. The least dense area of the development is located near the northwestern most corner of the subject property, adjacent to large-lot residential properties located within the City's ETJ (typically larger than 1 acre). The remainder of the parent tract located northeast of the subject property not a part of this PD request and will require a separate zoning change request at a future date in order to facilitate large-lot residential development.

B. Section 2.7.3.E of the DDC states that an application for a rezoning to PD district may be approved based on the following conditions:

1. *Complies with the goals of the Comprehensive Plan.*

As was indicated above, the Future Land Use designation for the subject property is Agriculture. The applicant has concurrently submitted a Comprehensive Plan Amendment to change the FLUM from Agriculture to Master Planned Community to facilitate this request. Provided the Commission and Council concur that a Master Planned Community FLUM designation is appropriate for the subject property this time, the proposed development is generally consistent with the Comprehensive Plan's goals as detailed under Criterion A.3 above.

2. *Complies with the goals of relevant Area Plans.*

There are no Area Plans relevant to the subject property.

3. *Complies with this DDC, except where modifications are expressly authorized through the PD zoning document, the PD development standards document, and in the PD development plan map.*

The proposed PD Regulations indicate an intent to comply with all aspects of the DDC other than those deviations expressly identified in the standards provided as Exhibit 7 and summarized in the table provided in Exhibit 1.

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 the PD district.*

Under the current zoning of RR, the property could be developed with any uses permitted within those districts, including a variety of agriculture-related uses, single-family dwellings, community homes, religious assembly, school, or indoor/outdoor recreation facilities. The minimum lot size is 5 acres in RR. The proposed zoning change and deviations are intended to allow for the development of the property in manner that is profitable for the developers and fiscally responsible for the City while providing a greater level of building design quality,

community amenities, and connectivity than would be required if the project were not being developed in the PD district or were to be developed in a typical piece-meal fashion. Many of the alternative standards align with the flexibilities provided for proposed cluster subdivisions, which are residential subdivisions in which some or all of the lots are allowed to be smaller in area and width, thus allowing flexibility in development density in those areas in exchange for permanent protection of common open space.

The subject property provides the following development standards that meet or exceed the DDC standards:

- DDC Standard: The R4 zoning requires a minimum lot width of 50 feet, minimum lot depth of 80 feet, and minimum lot area of 7,000 square feet for all forms of development with this zoning. The R7 zoning requires a minimum lot width of 50 feet, minimum lot depth of 80 feet, and minimum lot area of 4,000 square feet.
 - Proposed PD: Under the PD, properties proposed to be developed with single-family residential land uses may be constructed on lots with widths as narrow as 20 feet wide (for townhomes) and no shallower than 100 feet deep, but a variety of lot sizes are proposed, provided no one lot type or housing type exceed the count prescribed in the Development Summary Table provided in the PD Development Plan.
- DDC Standard: Allows masonry, wrought iron, elevated and sealed wood, or a combination of masonry, wrought iron, and elevated and sealed wood for perimeter fencing around residential subdivisions, adjacent to arterials and collectors. No landscape buffer is required adjacent to arterial or collector roads.
 - Proposed PD: Requires 6-foot-tall solid masonry wall for lots adjacent to an arterial or collector. Additionally, all arterials require 20-foot-wide landscape buffers along both sides of the right-of-way and all collectors require 10-foot-wide landscape buffers along both sides of the right-of-way.
- DDC Standard: Restricts the same elevation from being used on houses within two adjacent lots on either side of the subject property and the five lots immediately across the street from those same lots.
 - Proposed PD: Restricts the same elevation from being used on houses within two adjacent lots on either side of the subject property and the four lots immediately across the street from the same lots.
- DDC Standard: There is no minimum open space requirement for single-family detached developments.
 - Proposed PD: The Development Plan includes approximately 15.2% of the land area being open space. The open space areas includes both active and passive programming on approximately 181 acres of floodplain-free park land, approximately 30.5 acres dedicated towards district parks, approximately 12 acres towards neighborhood parks, 4 amenity centers, and approximately 13.5 miles of public trails. The overall parks and open space plans for no new residence be located further than a 10-minute walk from a park or amenity.

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 areas.*

Existing land uses surrounding the subject property include low-density residential and agriculture uses on properties located both within the city limits and within the

ETJ. However, the nature of the area is beginning to change, as evidenced by the recent creation of two Municipal Utility Districts in the ETJ north of this property and continued growth within the City of Sanger's jurisdiction. The proposed Development Standards limit the allowable uses on the property to primarily single- and multi-family residential, restaurant, general retail, and community services. While the proposed development is higher density in nature than the immediately surrounding residential development, the proposed Development plan indicates an intent to phase the proposed density, restricting the development of the densest land uses to nodes of internally intersecting arterials. Onsite amenities are provided for residents including walking paths and landscaped areas for active and passive recreation. These amenities are intended for use by new and existing residents of the subject property and 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.*

Existing land uses surrounding the subject property include low-density residential and agriculture uses on properties located both within the city limits and within the ETJ. The proposed Development Standards limit the allowable uses on the property to primarily single- and multi-family residential, restaurant, general retail, and community services. Land proposed with base zoning that allows commercial uses are concentrated at nodes of internally intersecting arterials as well as adjacent to the future TXDOT Denton County Regional Outer Loop. These areas are intended to service the commercial, employment, and retail needs of the development's new residents and existing residents surrounding the subject property.

7. *The provisions of 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.*

Schools

A portion of the subject property is situated within the limits of Sanger Independent School District (SISD) while the remainder is situated within the limits of the Denton Independent School District (DISD). The proposed PD Development Plan includes the dedication of approximately 25 acres of land for two elementary schools and approximately 33 acres of land for a middle school. Should the request be approved, subsequent discussions with both DISD and SISD regarding the specific timing, location, and construction of the facilities will be required.

Nearest Fire Station

The subject property is approximately 7 miles from Fire Station #5 (2230 W Windsor Drive) and approximately 8.8 miles from Fire Station #2 (110 Mockingbird Lane), exceeding the target maximum eight minute or less response time boundary. The PD Development plan includes the dedication of approximately 6 acres of land for two new public safety facility within the subject property.

Water and Wastewater

Public water and wastewater services are not currently available to the site. Water and wastewater will be extended throughout the site to serve the lots generally in accordance with the preliminary master water plan and master wastewater plan

provided in Exhibit 8. No utility capacity issues have been identified that would affect the proposed development. Pending development and operational agreement discussions, the development is intended to encourage water reclamation in accordance with the City's sustainability goals.

Streets

Transportation related to the proposal

A Traffic Demand Model was created to ensure the planned roadway widths, lanes, and speeds were adequate to provide for the safe and efficient movement of vehicular and pedestrian traffic.

Access and Perimeter Street Improvements

The subject property is surrounded by FM 2153 and FM 2164, both owned and maintained by TxDOT, and Gribble Springs Road and Shepard Road, primarily owned and maintained by Denton County. Subsequent TIAs will be required to assess the traffic impacts to these streets. However, recommended improvements will be subject to review and approval by TxDOT or Denton County.

Roadway Impact Fees

Roadway impact fees, paid at the time of development, are determined using a proportionality calculation based on the number of dwelling units and projected vehicle trips. These will be assessed as part of the permitting process for the development.

Parks

In order to provide for adequate parks, all residential developments must provide dedicated park land or fees in lieu of dedication as well as a park development fee assessed with every new single-family building permit. Pending agreements include the dedication of 181 acres of floodplain-free park land. The proposed PD requires compliance with the parks agreement.

8. *The conditions and/or restrictions imposed by the PD District are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood.*

The proposed development is not anticipated to generate any significantly adverse impacts to the surrounding properties or neighborhood. The proposed uses are compatible with the existing land uses in the area, given the length of time over which the project is anticipated to be developed and growth trends in the broader area. Additional, similar growth is expected in the area along the Denton County Outer Loop corridor as has been seen along the new Collin County Outer Loop to which Denton County's would connect.

As discussed in Criteria B.4 and B.5 above, the proposed PD considers the surrounding development patterns and proposes through the Development Standards and Development Plan land uses, subdivision design requirements, and phasing to ensure the proposed development is as compatible as possible with the existing surrounding environment.