



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: January 13, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Rural Residential (RR) District to Residential 1 (R1) District on approximately 224.9 acres of land generally located at the southwest corner of the FM 2153 bend, in the City of Denton, Denton County, Texas, adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (4-2) to recommend approval of the request. Motion for approval by Commissioner Ketchersid and second by Commissioner Dyer. (Z25-0015a, Estates at Craver Ranch, Mia Hines)

<https://dentontx.new.swagit.com/videos/364942?ts=8556>

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. Approve
2. Deny
3. Postpone Item.

PLANNING AND ZONING COMMISSION

At their December 17, 2025 meeting, the Planning and Zoning Commission conducted a public hearing and recommended approval [4-2] of the rezoning request. Specifically related to the rezoning request, one member of the Commission asked the applicant if they had considered the cluster development provisions within the DDC to allow for smaller lot sizes and more land conservation than what is required with R1 zoning. The applicant confirmed that the elements and intent of cluster development was considered as part of the Craver Ranch Master Planned Community to the southwest of the subject property, but the property owner's intent for the subject property is to develop approximately 115 1-acre lots, offering a residential product that is not offered within the Craver Ranch Master Planned Community. In addition, some members of the Commission questioned the results of the Fiscal Impact Tool and added that it might be beneficial to have the City's Finance Department walk the Commission through the Tool and its assumptions. Staff acknowledged the limitations of the Tool and ultimately concluded that the results appear abnormal due to a higher-than-average property value assumption based on the anticipated lot and home sizes being larger than what is typically seen in single-family residential subdivisions within the City of Denton.

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)

Date	Council, Board, Commission	Request	Action
2008	City Council	City-initiated annexation	Approved
2020	City Council	City-wide DDC update and rezoning classification	Approved
December 17, 2025	Planning and Zoning Commission	Rezone from RR to R1	Recommended Approval

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 and December 27, 2025.

A notice was published on the City's website on November 26, 2025 and December 22, 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

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Staff Analysis

Exhibit 3 - Site Location Map

Exhibit 4 - Existing Zoning Map

Exhibit 5 - Proposed Zoning Map

Exhibit 6 - Lake Ray Roberts Zoning and Land Use Categories

Exhibit 7 - Future Land Use Map

Exhibit 8 - Project Narrative

Exhibit 9 - Comparison of Permitted Uses

Exhibit 10 - Notification Map and Sign Posting

Exhibit 11 - Fiscal Impact Summary

Exhibit 12 - Draft Ordinance

Exhibit 13 - Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:

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Senior Planner