

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of November 5, 2015**

Public Hearing To Consider And Act On A Resolution For An **Amendment To The Comprehensive Plan** And The Future Land Use Map To Change An Approximately 94.4-Acre Site Located On The East Side Of Old Denton Road North Of Indian Creek From Industrial Uses To Single-Family Residential Detached Uses. **Case No. 11-15MD1 Singer Ranch (comp plan)**/Bright Realty, LLC. Case Coordinator: Christopher Barton.

Chair McAninch advised that Items 12 & 13 were companion items and would be heard simultaneously but would have separate action.

Barton stated Item 12 would amend the Comprehensive Plan which was a higher level documentation of the general development expectations of the City in the long term. Staff recommended approval of the change to single family uses. He explained that Item 13 involved the actual zoning designation for a proposed single family residential subdivision. He stated that it was a complicated case because the applicant was requesting variations to the base zoning and development standards.

Aaron Ketchand, VP of Development at Bright Realty, 2520 King Arthur Blvd., Lewisville, distributed a hard copy of the presentation to the Commission. He felt the highest and best use for the land was single family and noted that the property was surrounded by single family use. Entries into Castle Hills will be from Josey, Highway 121, Old Denton, FM 544 and Hebron Parkway. Bright Realty intends to develop approximately 314 single-family residential lots for homes ranging from \$375,000 to \$550,000 and expected build-out in approximately three years.

Chair McAninch closed the public hearing and opened the floor for discussion or action.

- * Daniel-Nix moved to close the public hearing and approve the amendment to the Comprehensive Plan for Case No. 11-15MD1 Singer Ranch; second by Kraus and the motion was approved with a unanimous 8-0 vote (Romo absent).*