



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: March 4, 2025

SUBJECT

Consider approval of a resolution of the City of Denton, Texas supporting the legislation relating to the creation of Craver Ranch Municipal Management District No. 1 through special act of the 89th Legislature of the State of Texas; and providing an effective date.

BACKGROUND

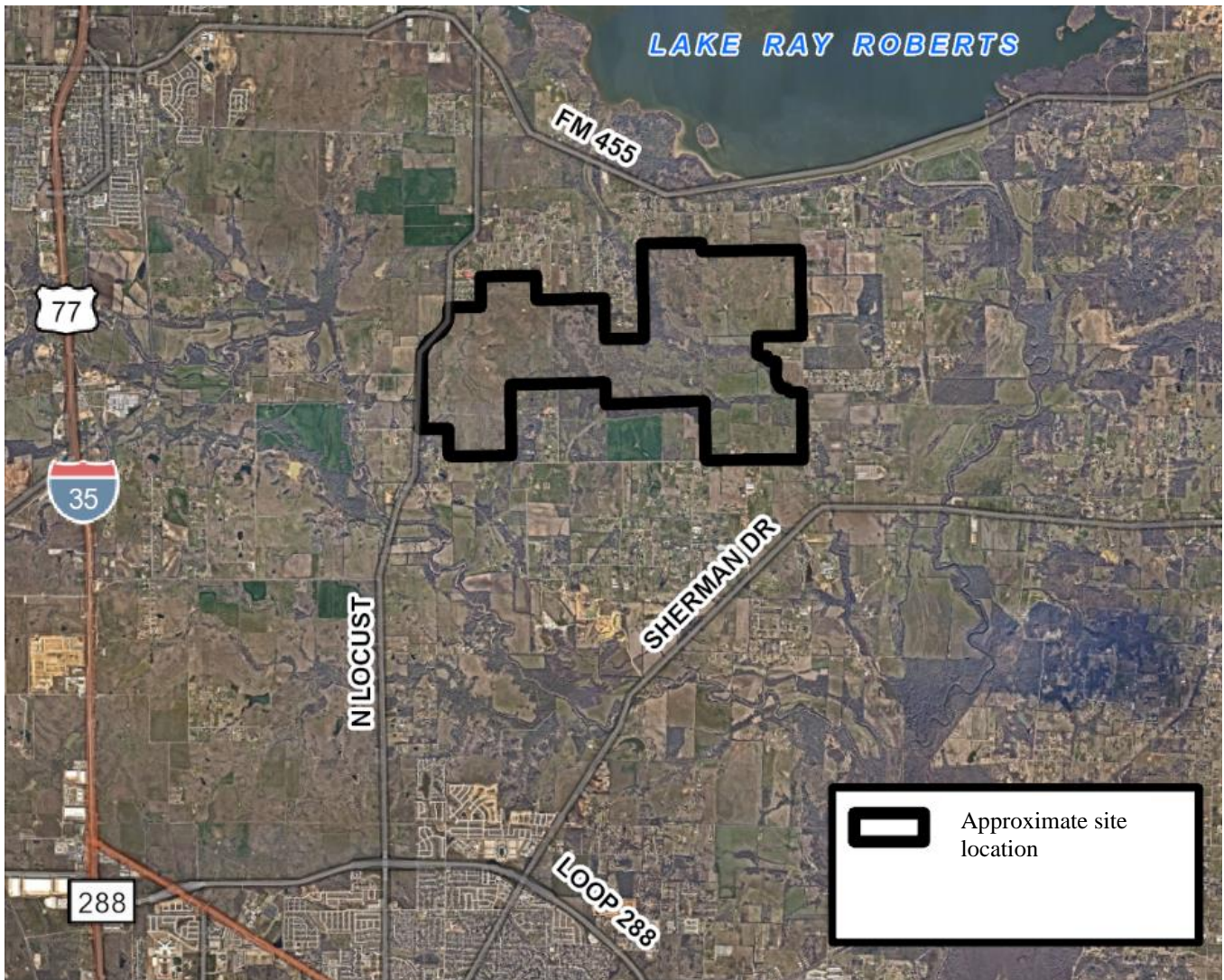
The City received notice of intent to introduce legislation for the creation of the Craver Ranch Municipal Management District (MMD) No. 1 (the “District”) on February 6, 2025. A MMD is a special district that can be created by the state legislature and has the power to levy taxes, issue bonds, and charge assessments to property owners for infrastructure costs inside the MMD.

Old Prosper Partners Acquisitions, LLC (the “Developer”) has proposed the creation of the District by the Texas Legislature to finance public improvements within the development, including the construction and maintenance of water, wastewater, and drainage facilities, roads, and park and recreational facilities. The Texas Local Government Code provides that a political subdivision, one purpose of which is to supply fresh water for domestic or commercial use or to furnish sanitary sewer services, roadways, or drainage, may not be created within the City’s limits without the City’s consent. The proposed legislation conditions the creation of the District on the execution of a development agreement between the City and the Developer, the execution of an operating agreement between the City and the District, and the adoption of a resolution by City Council consenting to the creation of the District, all of which would be brought forward to the Council for consideration at a future date.

In order to be considered as part of the 89th Legislative Session, proposed legislation for the creation of the MMD has to be submitted by March 17, 2025. Otherwise, the Developer would have to wait two years for the next legislative session for this to be considered.

The Developer intends to finalize the development agreement and zoning by December 31, 2025.

The proposed Craver Ranch MMD includes a total of approximately 2,500 acres of land located in the northernmost part of the City’s corporate limits. The property is generally bounded by FM 2153 to the east and north, FM 2164 to the west, and Shepard Road and Gribble Springs Road to the south.



The majority of the property was annexed into the City in 2008 and 2009 and has remained undeveloped since that time. Following annexation, the placeholder zoning designation of Rural Residential (RD-5X) was applied under the City’s 2002 Denton Development Code (DDC), and this transitioned to Rural Residential (RR) zoning with the adoption of the 2019 DDC. Regardless of the MMD, rezoning will be required for the property to be developed with the intended mixture of uses, which includes single-family dwellings, multi-family dwellings, townhomes, commercial/retail uses, school sites, a solar farm, and a variety of open spaces.

City staff does support the proposed draft legislation (Exhibit 2) for the creation of the District for residential and commercial uses subject to the City’s review and consent and execution of a development agreement. Staff will continue to work with the Developer on issues, regulations, and agreements pertaining to the development of land within the District and operating requirements for the District, but reserves the City’s right to grant, condition, or withhold its consent to the creation of the District after passage of the legislation.

RECOMMENDATION

Staff recommends approval of a Resolution of Support for the legislation creating Craver Ranch Municipal Management District No. 1.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

- February 18, 2008 – Annexation of the eastern approximately 2,020 acres of Craver Ranch
- February 17, 2009 – Annexation of the western approximately 850 acres of Craver Ranch
- September 17, 2019 – City-wide zoning transition (RD-5X to RR)

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Draft Resolution

Respectfully submitted:
Scott McDonald, CBO
Director of Development Services

Prepared by:
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Assistant Planning Director