



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: City Manager's Office

ACM: Cassey Ogden

DATE: May 7, 2024

SUBJECT

Consider approval of a resolution of the City of Denton, Texas, amending prior resolution consenting to the creation of "Hunter Ranch Improvement District No. 1 of Denton County, Texas" and the inclusion of land therein; and providing an effective date

BACKGROUND

Hunter Ranch is a 3,167-acre master-planned development west of I-35 West and east of Robson Ranch. The development is located within the city limits and is designated as a Master Planned Community District under the Denton Development Code. The development's buildout is expected to occur over 40 years and is anticipated to include:

- 6,500 single family units
- 3,250 multifamily units
- 365 commercial acres

Because projects of this size require construction of significant public infrastructure, the developers pay for the construction of improvement projects and seek reimbursement through a Municipal Management District (MMD). An MMD is considered a governmental agency and a political subdivision of the state. The MMD finances public capital improvements and/or services by imposing property taxes, special assessments, and/or impact fees on property owners within the district who are benefiting from such improvements.

On February 12, 2019, the Denton City Council passed resolutions of support for the creation of the MMD to be considered during the State of Texas' 2019 Legislative session. The district was approved by the Legislature on June 14, 2019. On April 7, 2020, the Denton City Council passed a consent resolution authorizing the creation of the Hunter Ranch MMD which was accompanied by operating and project agreements that dictate improvement projects to be constructed, financing and project reimbursement eligibility, allowable district tax rates, and district operations.

The attached Consent Resolution is being amended in accordance with the proposed amendments to the Operating and Project Agreements. The amended resolution acknowledges the amended terms and provisions of the Operating Agreement as well as the satisfactory completion of the conservation easement required by the existing Consent Resolution. Pursuant to this resolution, the District is subject to terms and provisions with respect to MMD board of director appointments, construction of improvement projects, issuance of bonds, district division, district dissolution, and boundary changes.

OPTIONS

The amended consent resolution may be adopted as presented. If the amended consent resolution is not adopted, the original consent resolution adopted on April 7, 2020 will remain in effect.

RECOMMENDATION

Staff recommends approval of the amended consent resolution.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

February 12, 2019 – Resolution of support and escrow agreement ordinance approved by City Council

April 7, 2020 – Consent resolution, Project Agreement, and Operating Agreement approved by City Council

April 16, 2024 – Work session review of proposed amendments to the Hunter Ranch Operating Agreement

EXHIBITS

1. Agenda Information Sheet
2. Ordinance

Respectfully submitted:
Cassey Ogden, 349-7195
Assistant City Manager

Prepared by:
Ethan Cox, 349-7421
Director of Streets