



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

---

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM/DCM/ACM:** Cassey Ogden

**DATE:** July 22, 2025

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager to execute an agreement by and between the City of Denton, Texas, and Hunter Ranch Improvement District No. 1 for installation and maintenance of enhanced street signs and poles within Hunter Ranch Improvement District No. 1; 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.

Hunter Ranch is seeking to install decorative and non-standard street signs to create a unique sense of place within the Landmark development. The District would be required to install and maintain all signage and, while the proposed signage is different than the City standard, the signage must comply with the Manual on Uniform Traffic Control Devices (MUTCD) standards. The City's Transportation Division and Street Operations have reviewed the proposed signs and determined they do not pose a safety hazard.

The Agreement may be terminated in whole or in part by the District or the City upon thirty days written notice on the following conditions:

- a. If the District fails to meet the obligations to cure, the City can exercise termination, and the District will bear the cost and responsibility of converting the enhanced street signage and poles back to City standards.
- b. If the City terminates for any other reason, the City will bear the cost and responsibility of the maintenance of the enhanced street signage and poles or converting back to City standards.
- c. If the District terminates for any other reason, the District will bear the cost and responsibility of converting the enhanced street signage and poles back to City standards.

### **OPTIONS**

1. Recommend Approval
2. Recommend Approval Subject to Conditions
3. Recommend Denial
4. Postpone Item

### **RECOMMENDATION**

Staff recommends approval of this request.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

None

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Draft Ordinance and Agreement

Respectfully submitted:

Scott McDonald

Director of Development Services/CBO

Prepared by:

Michelle Reynolds

Development Project Facilitator Manager