

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A REQUEST TO REZONE APPROXIMATELY 19.677-ACRES FROM MASTER PLANNED COMMUNITY (MPC) ZONING DISTRICT TO MASTER PLANNED COMMUNITY WITH A BASE ZONING DISTRICT OF MIXED-USE REGIONAL (MR) AND MAKE CORRESPONDING AMENDMENTS TO THE HUNTER RANCH MPC DEVELOPMENT MAP AND RELATED EXHIBITS TO EXPAND THE BOUNDARIES OF THE DISTRICT TO INCLUDE THE ADDITIONAL APPROXIMATELY 19.677-ACRE SITE FOR A TOTAL OF APPROXIMATELY 3,187.40-ACRE TRACT OF LAND WITHIN THE HUNTER RANCH MPC , GENERALLY LOCATED WEST OF JOHN PAINE ROAD, APPROXIMATELY 2,200 FEET NORTH OF I-35W, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE HUNTER RANCH MASTER PLANNED COMMUNITY DEVELOPMENT PLAN MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (MPC25-0001a)

WHEREAS, the property owner, Corporation of the Episcopal Diocese of Dallas, has made a request to rezone the property from Master Planned Community Zoning District to Master Planned Community with a Base Zoning District of Mixed-Use Regional (MR) and make corresponding updates to the Development Plan Map and related maps, legally described and depicted in **Exhibit “A”**, attached hereto and incorporated herein by reference (hereinafter, the “Subject Property”); and

WHEREAS, the Subject Property was originally included as part of the Cole Ranch Master Planned Community under Ordinance 2008-030, but was inadvertently excluded from the Cole Ranch MPC as part of the 2020 update (Ordinance MPC19-0001b), which repealed ordinance 2008-030; and

WHEREAS, the updated Hunter Ranch Master Planned Community (MPC19-0002c) was adopted via City Ordinance on April 7, 2020; and

WHEREAS, on November 19, 2025, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval [6-0] of the request; and

WHEREAS, on December 16, 2025, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.4.5.E of the Hunter Ranch Master Planned Community Ordinance, and is consistent with the Denton 2040 Comprehensive Plan and the Hunter Ranch Master Planned Community; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for a Hunter Ranch Master Planned Community Development Plan Map amendment and related zoning district change for the Subject Property,

have determined that the proposed action is in the best interest of the health, safety, morals, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said Hunter Ranch Master Planned Community Development Plan Map amendment and related zoning district change is in the public interest and should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The City's official zoning map is hereby amended to show the change in the zoning district classification from MPC to MPC with a base zoning of MR.

SECTION 3. The Hunter Ranch Master Planned Community Development Plan Map, Phasing Map, Park Plan, and ESA Map, originally adopted via ordinance MPC19-0002c, are hereby updated , to add the approximately 19.677-acre site and reflect the base zoning of Mixed-Use Regional (MR) as depicted in **Exhibits "B", "C", "D", and "E"**, respectively, all attached hereto and incorporated herein by reference.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 5. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the ordinance was passed and approved by the following vote [\_\_\_\_ - \_\_\_\_]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____

Joe Holland, District 4: \_\_\_\_\_  
Brandon Chase McGee, At Large Place 5: \_\_\_\_\_  
Jill Jester, At Large Place 6: \_\_\_\_\_


PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
INGRID REX, CITY SECRETARY

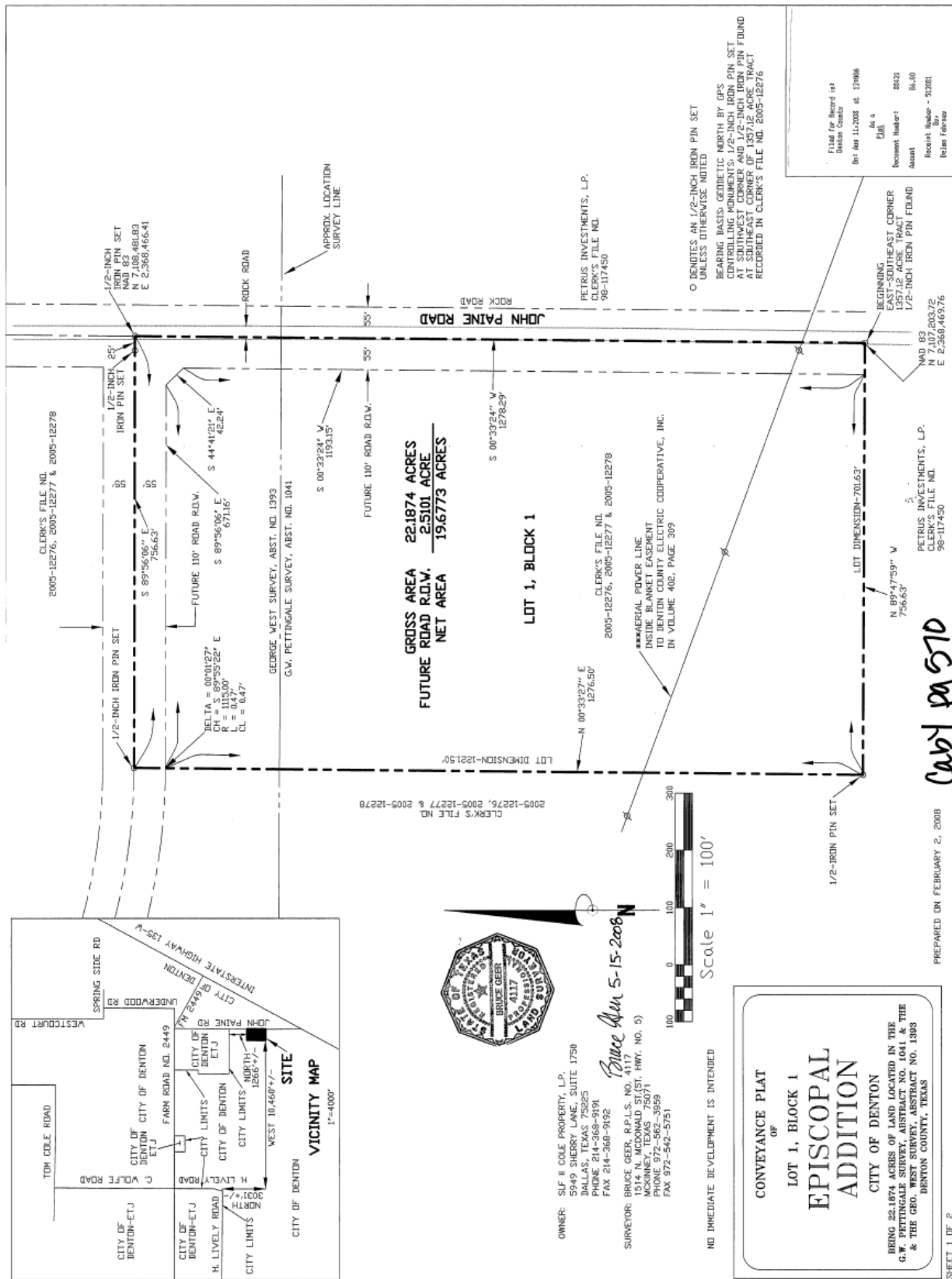
BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

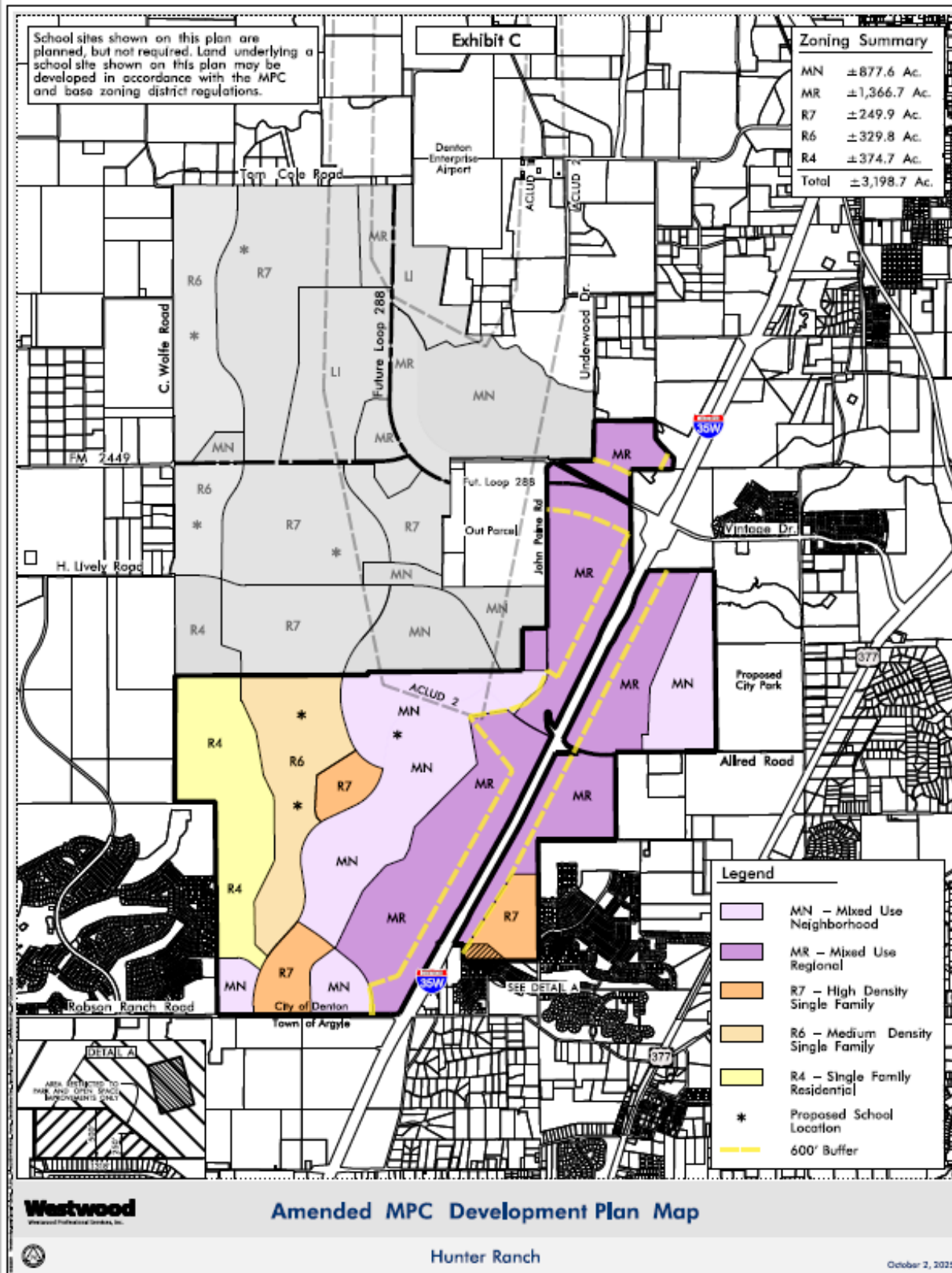
BY:  \_\_\_\_\_

**Exhibit A**  
**Legal Description**

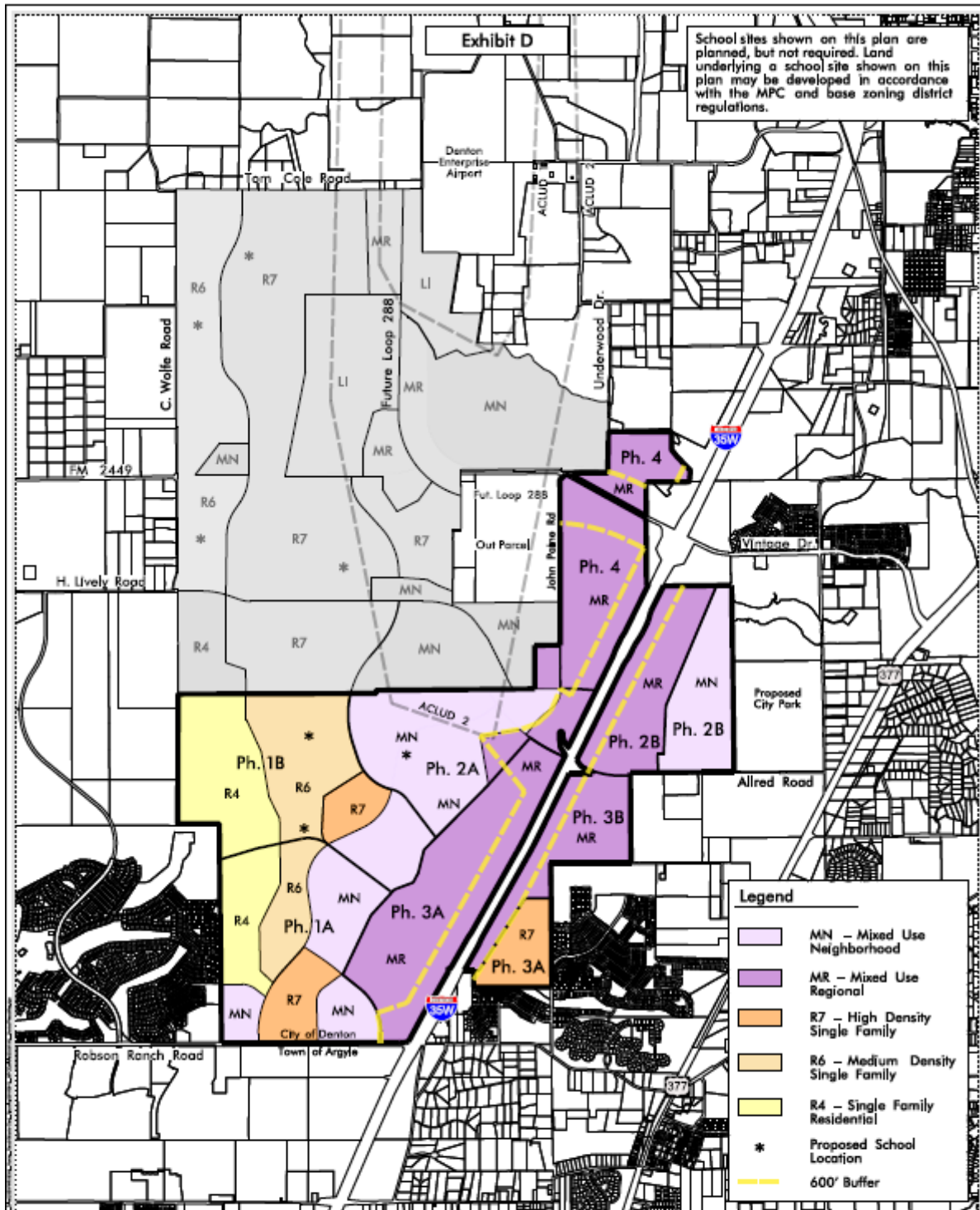
Being Lot 1, in Block 1, of EPISCOPAL ADDITION, an Addition to the City of Denton, Denton County, Texas, according to the Conveyance Plat thereof recorded in Cabinet Y, Slide 570, of the Plat Records of Denton County, Texas.



## Exhibit B Development Plan Map

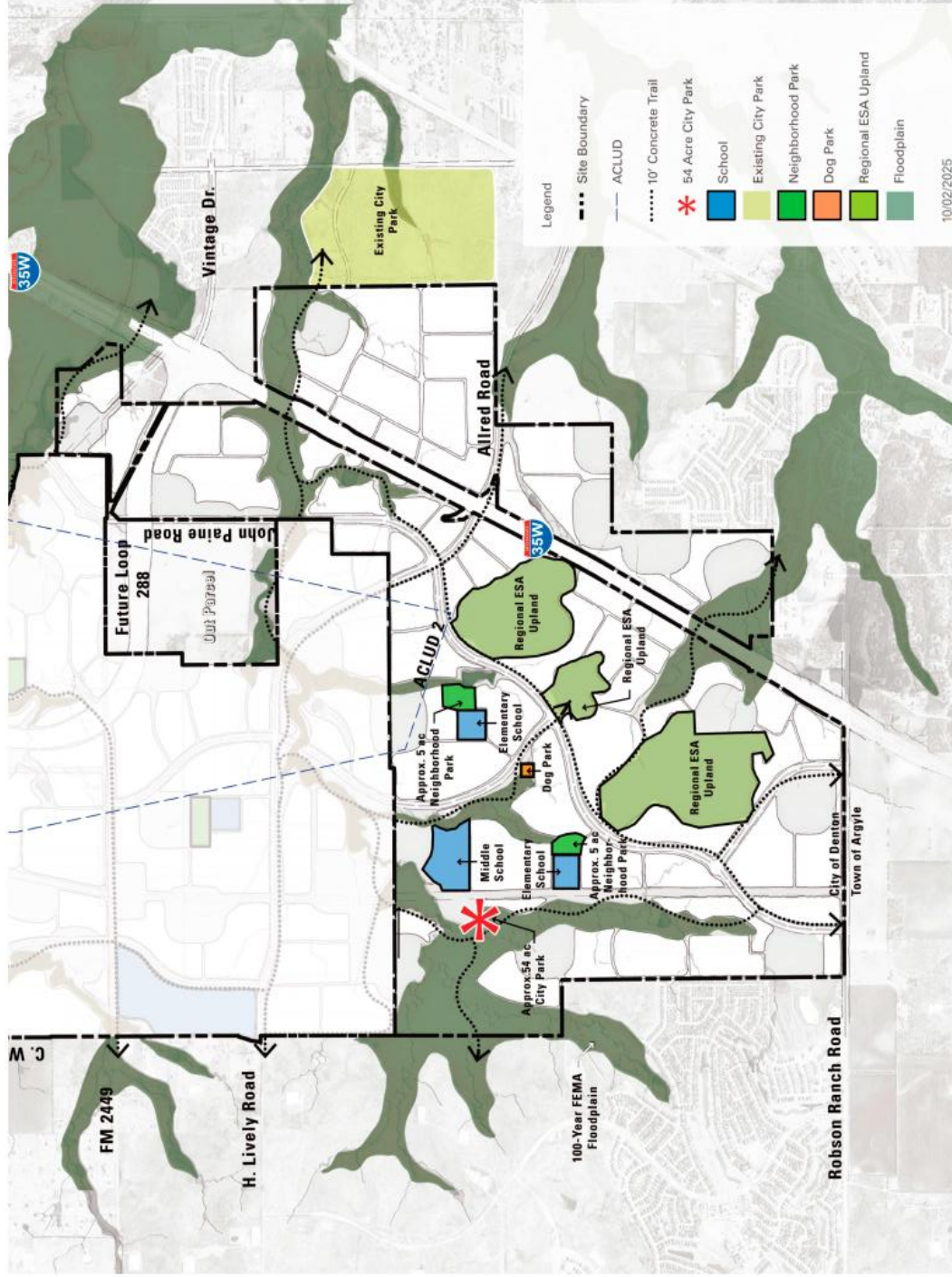


## Exhibit C Phasing Map





## Exhibit D Park Plan



This drawing is a conceptual graphic that is subject to change as a result of further engineering and feasibility required by the market.

**LANDMARK  
CITY PARK**

**Development Agreement Plan**  
DENTON, TX

**HILLWOOD  
COMMUNITIES**  
A PEROT COMPANY™

TBG



## Exhibit E ESA Map

