



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: December 16, 2025

SUBJECT

Hold a public hearing and consider adoption of 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 of 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. The Planning and Zoning Commission voted [6-0] to recommend approval of the request. Motion for approval was made by Commissioner Dyer and seconded by Commissioner Ketchersid. (MPC25-0001a, Hunter Ranch, Cameron Robertson)

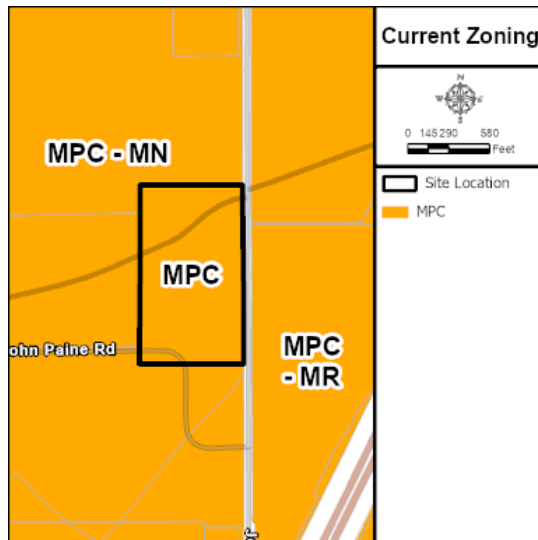
<https://dentontx.new.swagit.com/videos/361550>

BACKGROUND

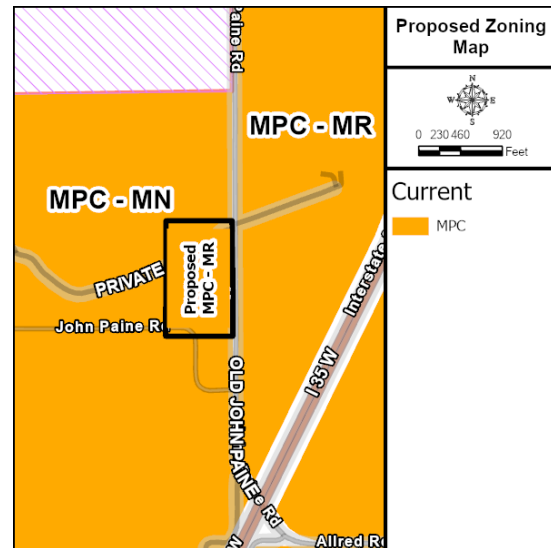
The approximately 19.677-acre MPC-zoned parcel (the “subject property”) is generally located west of John Paine Road, approximately 2,200 feet north of I-35W. The property owner, Corporation of the Episcopal Diocese of Dallas, is requesting approval to rezone the subject property from Master Planned 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 for a total of approximately 3,187.40-acre tract of land within the Hunter Ranch MPC. The approximately 19.677-acre parcel of land was originally a part of the Cole Ranch MPC (Ordinance 2008-030); however, the parcel was ultimately removed when it was excluded from the Cole Ranch boundaries as part of the amendments to the Cole Ranch MPC in April 2020 (Ordinance MPC19-0001b). This means that presently, the subject property does not have a base zoning and is zoned as MPC based on a 2008 ordinance that was repealed with the 2020 MPC update, which makes it difficult for the City to presently regulate any future development, if it were to occur, on the subject property. Inclusion of the property within the Hunter Ranch MPC would ensure the City is able to enforce similar zoning regulations on this property as is applicable to the surrounding area.

The Hunter Ranch Master Planned Community zoning district covers approximately 3,167 acres in the southwestern part of the City of Denton. An MPC is essentially a large-scale version of a Planned Development (PD) that utilizes the City’s zoning districts as a base to build standards unique to that specific land area. On the City-wide zoning map, the Hunter Ranch MPC is reflected with a solid orange color (along with the City’s other three MPCs), but the MPC Ordinance (MPC19-0001c, Exhibit 7), contains

development plan maps that further divide the overall area into sub districts utilizing the City's standard zoning districts.



Current Zoning



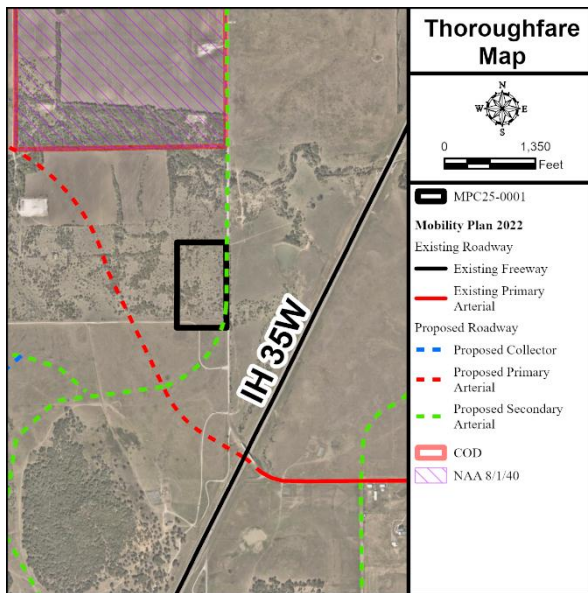
Proposed Base Zoning

The majority of the Hunter Ranch property was annexed into the City in 1999 and 2001, while the subject property was annexed in 2006 along with the rest of the Cole Ranch property. The Hunter Ranch MPC was originally approved on November 4, 2008 (Ordinance 2008-286). This ordinance used the 2002 DDC as a base zoning and regulatory document with noted exceptions to various sections of the 2002 DDC. In October 2019, the City adopted the 2019 DDC, which adopted new development regulations and zoning districts City-wide. In order to avoid continuing to make amendments and updates to an outdated base zoning document (2002 DDC), it was determined an amendment to the Hunter Ranch MPC would be the best path forward for the project. As a result, a major amendment and rezoning of acreage within the Hunter Ranch MPC was brought forward and approved by City Council in April 2020 (Ordinance MPC19-0001c and Ordinance MPC19-0002d), adopting the 2019 DDC as the base development code for Hunter Ranch with some major deviations, including but not limited to creation of a parks plan, gas well setbacks in effect at the time, and buffering requirements. In addition to text updates that encompass all procedures, standards, and phasing for the MPC, the amendment also transitioned the various "sub-districts" within the MPC to the new base zoning districts within the 2019 DDC. These sub-districts are reflected on the existing Development Plan Map within the MPC. (See Exhibit 4 - Existing Base Zoning Map or Exhibit 7 - Ordinance MPC19-0001c, Exhibit D.)

As part of this request, the applicant is requesting to amend the Development Plan Map and the corresponding Phase and District Boundary Map, Park Plan Map, and Environmentally Sensitive Area Map, effectively increasing the MR base zoning district within the overall development (see Exhibits 8 through 11, respectively). The phasing boundaries are changing with this amendment, as the additional approximately 19.677-acre parcel of land, is being added as a part of Phase 4 of the development. Pursuant to MPC19-0001c 2.4.5.E, changes to the Development Plan Map constitute a Major Amendment and are to be processed in accordance with the zoning amendment procedures as set forth in Chapter 211 of the Texas Local Government Code. A summary of the changes in land area of each base zoning district on the proposed Development Plan Map is provided in the table below.

Base Zoning	Original Acreage	Revised Acreage	Difference
Mixed-Use Regional (MR)	1,324.47	1,344.15	+ 19.677 acres
Total Hunter Ranch MPC Acreage	3,167.22	3,187.40	+ 19.677 acres

The request to rezone the subject property to the MR base zoning is supported by the City's Mobility Plan, which shows the future intersection of Allred Road, a Proposed Primary Arterial, and John Paine Road, a future Secondary Arterial, directly southwest of the subject property, serving as a natural commercial corridor supported by MR base zoning to the north, northeast, and east and an MN base zoning to the southwest of the future in intersection.



City of Denton Mobility Plan

Additionally, the request to amend the Development Plan Map is not altering the maximum allowed number of single-family and multi-family units as described in the Hunter Ranch Operating Agreement which is capped at 7,000 and 3,250 units respectively.

A full Staff Analysis is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission held a public hearing for this request at their November 19, 2025, meeting. Discussion followed regarding the reasoning for the MR base zoning, which the applicant provided further explanation and reasoning.

The Commission voted [6-0] to recommend approval of the request.
<https://dentontx.new.swagit.com/videos/361550>

OPTIONS

1. Approval
2. Approval with Conditions
3. Deny
4. Postpone Item

RECOMMENDATION

Staff recommends approval of the request as it complies with Section 2.4.5.E of the Hunter Ranch MPC (MPC19-0001c) for approval of all applications.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
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November 27, 2001	City Council	Annexation	Approved (2001-451)
November 4, 2008	City Council	Establish Hunter Ranch MPC	Approved (2008-286)
June 15, 2010	City Council	Amendments to the Hunter Ranch MPC	Approved (2010-159)
June 15, 2010	City Council	Amendments to the Hunter Ranch MPC	Approved (2010-160)
December 3, 2019	City Council	Work Session - Hunter and Cole Ranch MPC	Discussion/Direction
December 11, 2019	Planning and Zoning Commission	Work Session - Hunter and Cole Ranch MPC	Discussion/Direction
December 17, 2019	City Council	Work Session - Hunter and Cole Ranch MPC	Discussion/Direction
February 27, 2020	Planning and Zoning Commission	Consider Major Amendments to the Hunter Ranch MPC	Recommended Approval
April 7, 2020	City Council	Major Amendments to the Hunter Ranch MPC	Approved (MPC19-0001c)
April 7, 2020	City Council	Rezoning	Approved (MPC19-0002d)
April 7, 2020	City Council	Hunter Ranch Improvement District No. 1 Operating Agreement	Approved (ID 20-763)
April 7, 2020	City Council	Hunter Ranch Project Agreement	Approved (ID 20-764)
April 7, 2020	City Council	Hunter Ranch Public Improvement District No. 1 Creation	Approved (ID 20-765)
November 16, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0014c)	Approved
June 26, 2024	Planning & Zoning Commission	Final Plat (FP24-0012b)	Approved
November 19, 2025	Planning & Zoning Commission	Rezoning and Amendments to the Hunter Ranch MPC (MPC25-0001)	Approved (6-0)

PUBLIC OUTREACH:

Eight (8) public hearing notices were sent to property owners within 200 feet of the subject property and five (5) courtesy notices were sent to physical addresses within 500 feet of the subject property. As of the writing of this report, no responses have been received.

A notice was published in the Denton Record Chronicle on November 29, 2025.

A notice was published on the City's website on November 25, 2025.

Three signs were posted on the property on November 6, 2025.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Staff Analysis

Exhibit 3 - Site Location Map

Exhibit 4 - Existing Base Zoning Map

Exhibit 5 - Proposed Base Zoning Map

Exhibit 6 - Future Land Use Map

Exhibit 7 - Hunter Ranch MPC19-0001c

Exhibit 8 - Proposed Revised Exhibit B – Amended MPC Development Plan Map

Exhibit 9 - Proposed Revised Exhibit C – Amended Phase and District Boundary Map

Exhibit 10 - Proposed Revised Exhibit D – Amended Park Plan Map

Exhibit 11 - Proposed Revised Exhibit E – Amended Environmentally Sensitive Area Map

Exhibit 12 - Notification Map

Exhibit 13 - Draft Ordinance

Exhibit 14 - Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner