



# City of Denton

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

---

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Development Services

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

**DATE:** December 2, 2025

### **SUBJECT**

Consider approval of a resolution of the City of Denton, Texas consenting to the creation of the Craver Ranch Municipal Management District No. 1 of Denton County and providing additional consent to the powers and authority of the district; and providing an effective date.

### **STRATEGIC ALIGNMENT**

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

### **BACKGROUND**

Craver Ranch is a 2,500-acre master-planned development located north of Loop 288 and situated between FM 2153 to the east and north, FM 2164 to the west, and Shepard Road and Gribble Springs Road to the south. The development is located within the city limits and currently has placeholder zoning of Rural Residential under the Denton Development Code.

The development's buildout is expected to occur over 17 years and is anticipated to include:

- 7,091 single-family units
- 1,515 multifamily units
- 584 Townhome/Zero Lot Line units
- 1.2 million square feet of commercial space

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

On March 4, 2025, the Denton City Council passed a resolution of support for the creation of the MMD to be considered during the State of Texas' 2025 Legislative session, contingent on the City and the Developer approving a development agreement. The MMD's approval is non-binding and provides that the MMD requires approval of a development agreement with the City. As a result, this item is to acknowledge the development agreement approval and provide the City's final consent to the MMD.

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.

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

March 4, 2025- City Council approved a resolution of support for the creation of the MMD contingent on the City and the Developer approving a development agreement.  
October 21, 2025- City Council held a work session to discuss the development and related agreements.  
November 19, 2025- Planning and Zoning held public hearings on the related zoning applications and approved 4-2.

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet  
Exhibit 2 – Resolution

Respectfully submitted:  
Charlie Rosendahl  
Interim Director of Development Services