



AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

CM/DCM/ACM: Cassey Ogden

DATE: May 5, 2026

SUBJECT

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

STRATEGIC ALIGNMENT

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

BACKGROUND

Cole Ranch is a 3,169-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. Buildout is expected to occur over 40 years and includes:

- 5,900 single-family units
- 3,200 multifamily units
- 120 commercial acres
- 256 industrial acres

Because projects of this scale require significant public infrastructure, the developer funds the initial construction of improvements and seeks reimbursement through a Municipal Management District (MMD). An MMD is a governmental agency and political subdivision of the state that finances public capital improvements and services through property taxes, special assessments, and impact fees on property owners benefiting from those improvements. Once the assessed value within the district reaches ten times the amount of debt to be issued, the MMD may issue bonds, which are then used to reimburse the developer for eligible public improvements.

On February 12, 2019, the Denton City Council passed a resolution of support for creation of the MMD during the 2019 State Legislative session. The Legislature approved the District on June 14, 2019. On April 7, 2020, the City Council adopted a consent resolution authorizing the creation of the Cole Ranch MMD, along with operating and project agreements that establish the improvement project responsibilities, financing and reimbursement procedures, allowable district tax rates, and district operations. On February 18, 2025, City Council approved amendments to the Project Agreement, Operating Agreement, Consent Resolution, and supported related amendments to the District’s enabling legislation.

In January 2026, the District’s board exercised its statutory authority to divide the District into multiple subdistricts, creating the need for clearer procedures for future boundary adjustments within the originally

approved territory. The proposed amendment authorizes certain internal boundary changes among subdistricts without requiring additional City Council action, ensuring efficient administration while maintaining the geographic limits already approved by the City.

RECOMMENDATION

Staff recommends approval of the consent resolution.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

Feb. 18, 2025 – City Council approved amendments to the Consent resolution, Project Agreement, and Operating Agreement.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Resolution

Respectfully submitted:
Charlie Rosendahl
Director of Development Services