



AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

CM/DCM/ACM: Cassey Ogden

DATE: January 13, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton authorizing the execution of a Third Amendment to Hunter Ranch Project Agreement clarifying the binding obligations as it relates to the developer and future developers and other related matters; and providing an effective date.

STRATEGIC ALIGNMENT

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

BACKGROUND

Hunter Ranch is a 3,167-acre master-planned development located west of I-35 West and east of Robson Ranch, within the city limits of Denton. It is designated as a Master Planned Community District under the Denton Development Code. The development's buildout is expected to occur over 40 years and is anticipated to include:

- 6,500 single-family units
- 3,250 multifamily units
- 365 commercial acres

Due to the scale of the development, significant public infrastructure is required. Developers fund these improvements and seek reimbursement through a Municipal Management District (MMD), a governmental agency and political subdivision of the state. The MMD finances public capital improvements and/or services by imposing property taxes, special assessments, and/or impact fees on property owners within the district.

On February 12, 2019, the Denton City Council passed resolutions of support for the creation of the MMD, which was approved by the Texas Legislature on June 14, 2019. On April 7, 2020, the City Council passed a consent resolution authorizing the creation of the Hunter Ranch MMD, accompanied by operating and project agreements outlining improvement projects, financing, reimbursement eligibility, allowable district tax rates, and district operations.

The First Amendment to the Project Agreement, approved on May 7, 2024, increased the Developer's affordable housing contribution, expanded upland habitat preservation, and required the plugging and abandonment of two onsite gas wells. On December 16, 2025, the City Council approved a Second Amendment to incorporate an approximately 19.677-acre tract of land into the project boundaries, which will be added to the District upon acquisition of title by Hillwood Enterprises, L.P. or an affiliate.

The proposed Third Amendment clarifies that the Original Agreement and this amendment shall not be binding upon any End-Buyer, which is defined as a person or entity purchasing a City-approved final platted lot. It ensures the agreement does not constitute an encumbrance to the title for such buyers, provided that certain "Binding Provisions" regarding Article II and Section 6.1 of the Original Agreement and Sections 2.2 and 2.3 of the First Amendment continue to bind the property. Additionally, the amendment updates the definition of "Developer" to exclusively mean HR 3200, L.P., HR JV, LP, or specifically designated assignees. This clarifies that as the property develops and commercial lots are sold to be developed that the obligations agreed to as part of the original development remain with Hillwood and the new developer of that commercial lot is not taking on those obligations.

RECOMMENDATION

Staff recommends approval of the Amended Project Agreement.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

May 7, 2024 – First Amendment to the Hunter Ranch Project Agreement approved by City Council

December 16, 2024- Second Amendment to the Hunter Ranch Project Agreement approved by City Council

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance

Respectfully submitted:

Charlie Rosendahl

Interim Director of Development Services