



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Development Services

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

**DATE:** December 16, 2025

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton authorizing the execution of a Second Amendment to Hunter Ranch Project Agreement relative to the inclusion of land into the agreement and 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 by the City Council on May 7, 2024, increased the Developer's affordable housing contribution to the City, expanded upland habitat preservation, and required the plugging and abandonment of two onsite gas wells.

The Second Amendment to the Project Agreement incorporates an approximately 19.677-acre tract of land (the “19.677-Acre Property”) into the defined term “Property” under the Original Agreement. This tract is located within the City’s corporate limits but is not currently part of the District. Upon acquisition of fee simple title by Hillwood Enterprises, L.P. or an affiliated entity, the tract will be added to the District through an amendment to the District’s governing documents. The Second Amendment will become effective upon the acquisition of the 19.677-Acre Property and will be recorded in the deed records of Denton County.

**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

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance

Exhibit 3 - Presentation

Respectfully submitted:

Charlie Rosendahl

Interim Director of Development Services