



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM/DCM/ACM: Kenneth Hedges

DATE: August 18, 2026

SUBJECT

Consider approval of a resolution of the City of Denton, Texas, amending prior resolution consenting to the creation of “Hunter Ranch Improvement District No. 1 of Denton County, Texas” and the inclusion of land therein; providing additional consent to the inclusion of land therein; 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 Operating Agreement, approved on May 7, 2024, increased the district's tax rate, removed the bond reimbursement cap, and permitted reimbursement for supplemental improvement projects. The second amendment to the Operating Agreement, approved on January 16, 2026, modernized the financial and operational framework of the development and established a formal process for cost-sharing for wastewater improvements.

In July 2025, 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 and inclusion of additional land into the District without requiring additional City Council action, and allows for the conditional consent to include two additional properties in the Hunter Ranch MMD as shown in Exhibit 3. The consent is conditioned on the two additional parcels being included in the agreements and master planned community zoning for the District which will be brought forward to City Council at a future date. This item is being brought for Council consideration now because the District will be holding a meeting at the end of August for making amendments to the district boundaries.

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.

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

Dec. 16, 2025 – Second amendment to the Hunter Ranch Project Agreement approved by City Council.

Jan. 16, 2026 – Second Amendment to the Hunter Ranch Operating Agreement approved by City Council.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Resolution

Exhibit 3 – District Map

Respectfully submitted:
Charlie Rosendahl
Director of Development Services

Prepared by:
Mitchell Stoltz
Management Analyst