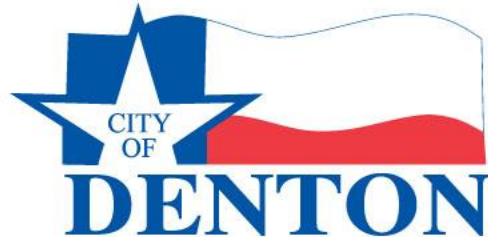


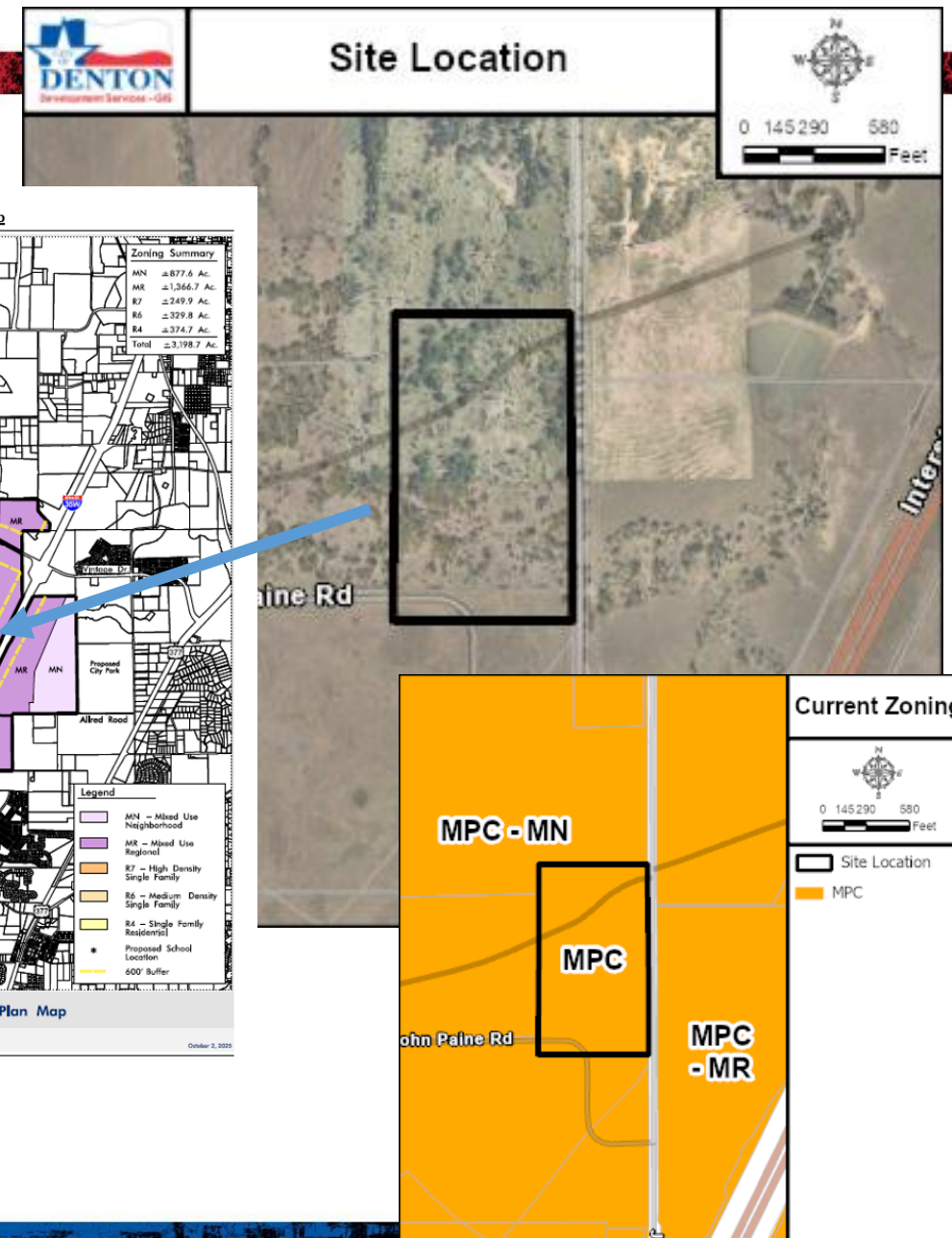
MPC25-0001a Hunter Ranch Master Planned Community

Cameron Robertson, AICP
Principal Planner
December 16, 2025



Request & Site Data

- **Rezone from Master Planned Community (MPC) Zoning District to MPC with a Mixed-Use Regional (MR) Base Zoning District** and amend the Hunter Ranch MPC Development Plan Map and related exhibits (Exhibits C-E) to include the area.
- Approximately **19.677-acres** in the southwestern part of the City of Denton.
- Zoning in the vicinity includes:
 - Cole Ranch MPC to the northwest, north, and west
 - Landmark (Hunter Ranch) MPC to the northeast, east, southeast, south, and southwest

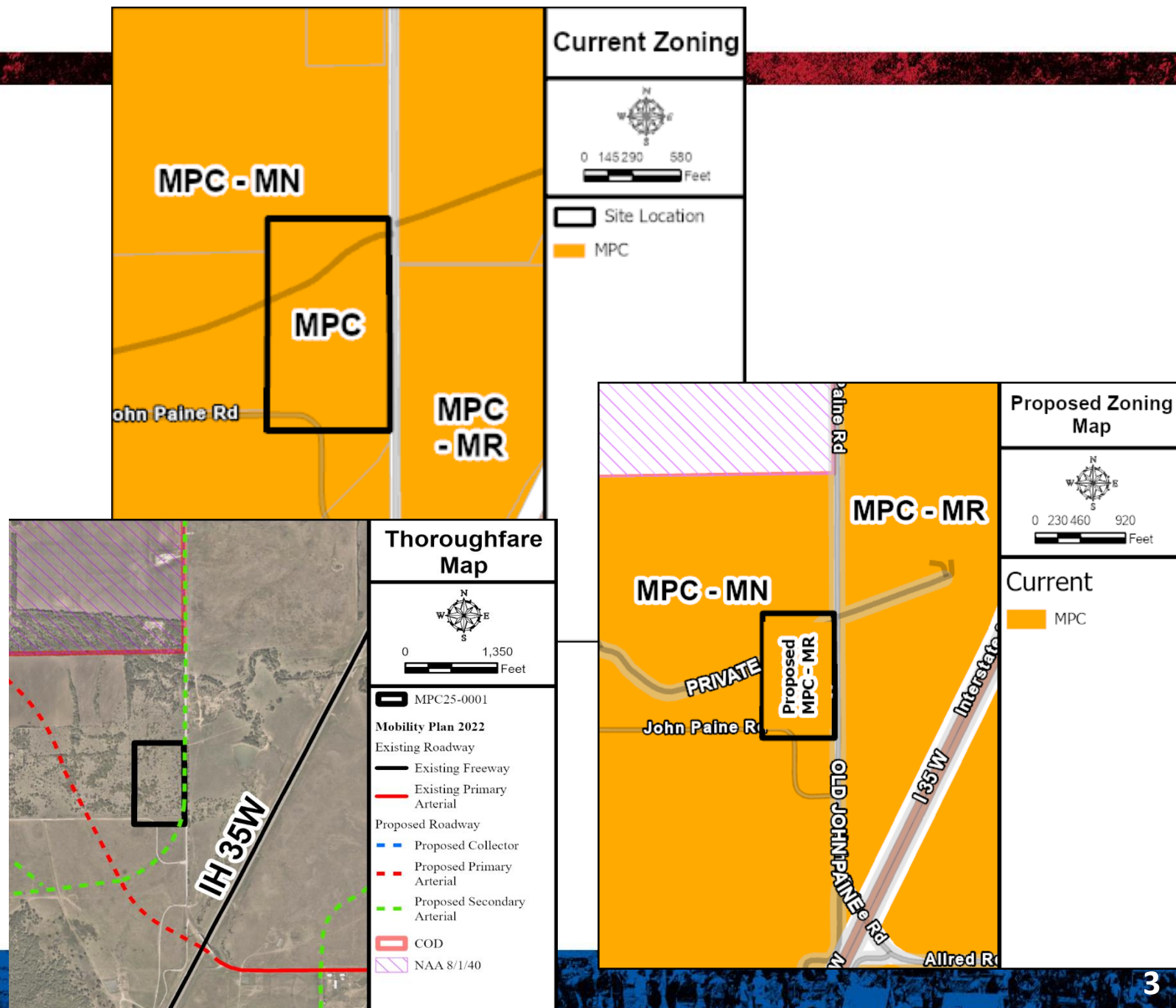


Request & Site Data

- Open pasture with confirmed and potential Environmentally Sensitive Areas (ESAs).
- **Purpose of request:**
 - Rezone subject property from MPC to MPC-MR
 - *Current MPC zoning district is not enforceable by the City*
- **Does not alter maximum** allowable single-family and multi-family units (**7,000 and 3,250 respectively**).
- **New Total Acreage** = approx. 3,187-acres



12/16/2025 File ID: MPC25-0001a



Approval Criteria

General Approval Criteria for All Applications (Sec. 2.4.5E)

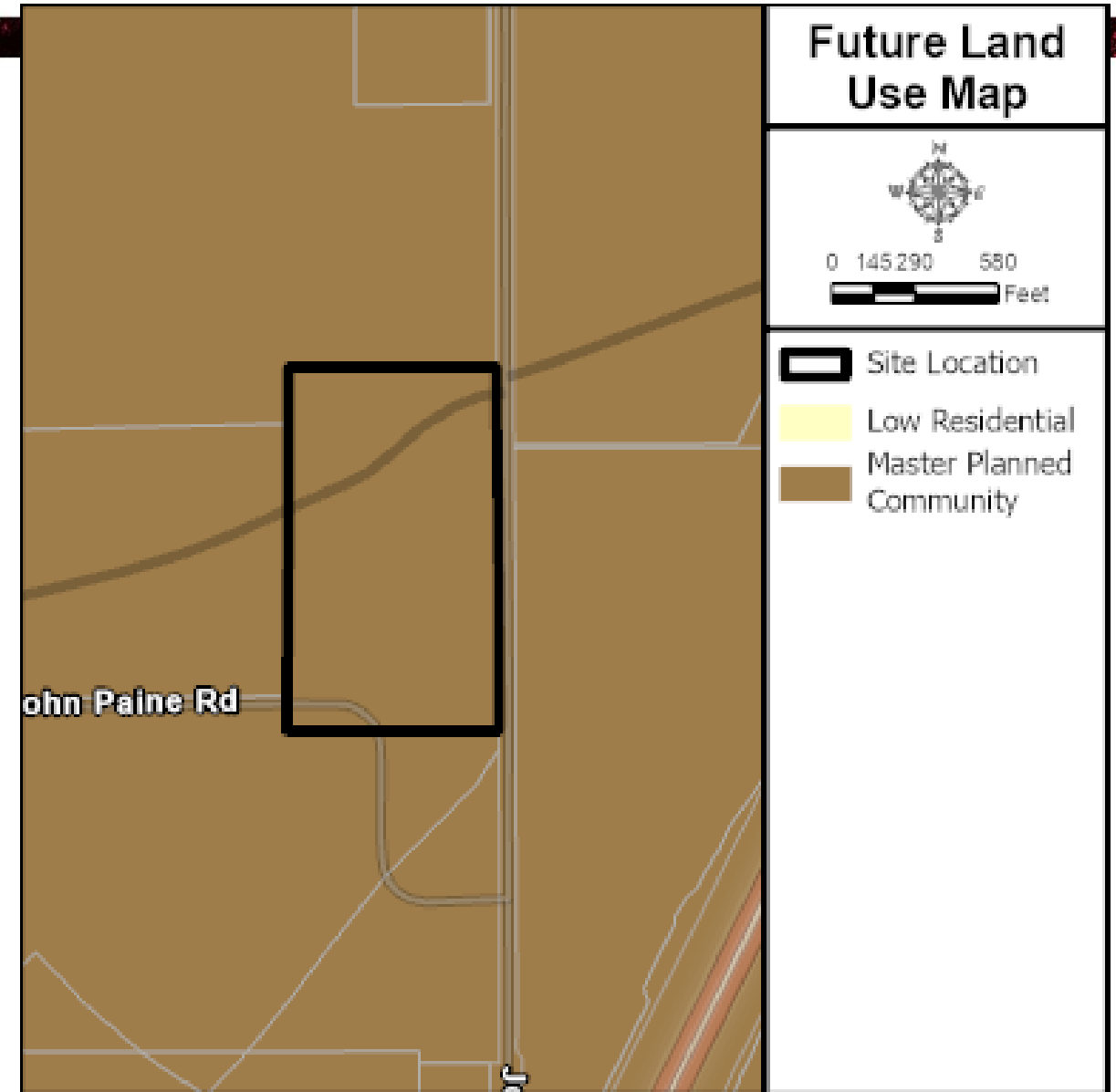
1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts on surrounding Property
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Summary:

- ✓ Project is consistent with Denton 2040 Comprehensive Plan
- ✓ Complies with adopted MPC
- ✓ Minimizes adverse impacts
- ✓ Adequate road systems
- ✓ Public facilities able to serve development

Denton 2040 Plan

- **Future Land Use:** Site is designated as Master Planned Community.
 - Applies to **large-scale developments** guided by separate approvals, which establish the land uses, densities and intensities of development, and character.
 - **Adds approx. 19.677-acres to the Hunter Ranch MPC land area** but remains consistent with the Future Land Use Map.
- **Action Item 2.11.1: Establish a process to facilitate revisions to the land use mix and design of approved MPCs.**
 - Compact, mixed-use, and walkable development patterns
 - A mix of housing types



Denton 2040 Plan

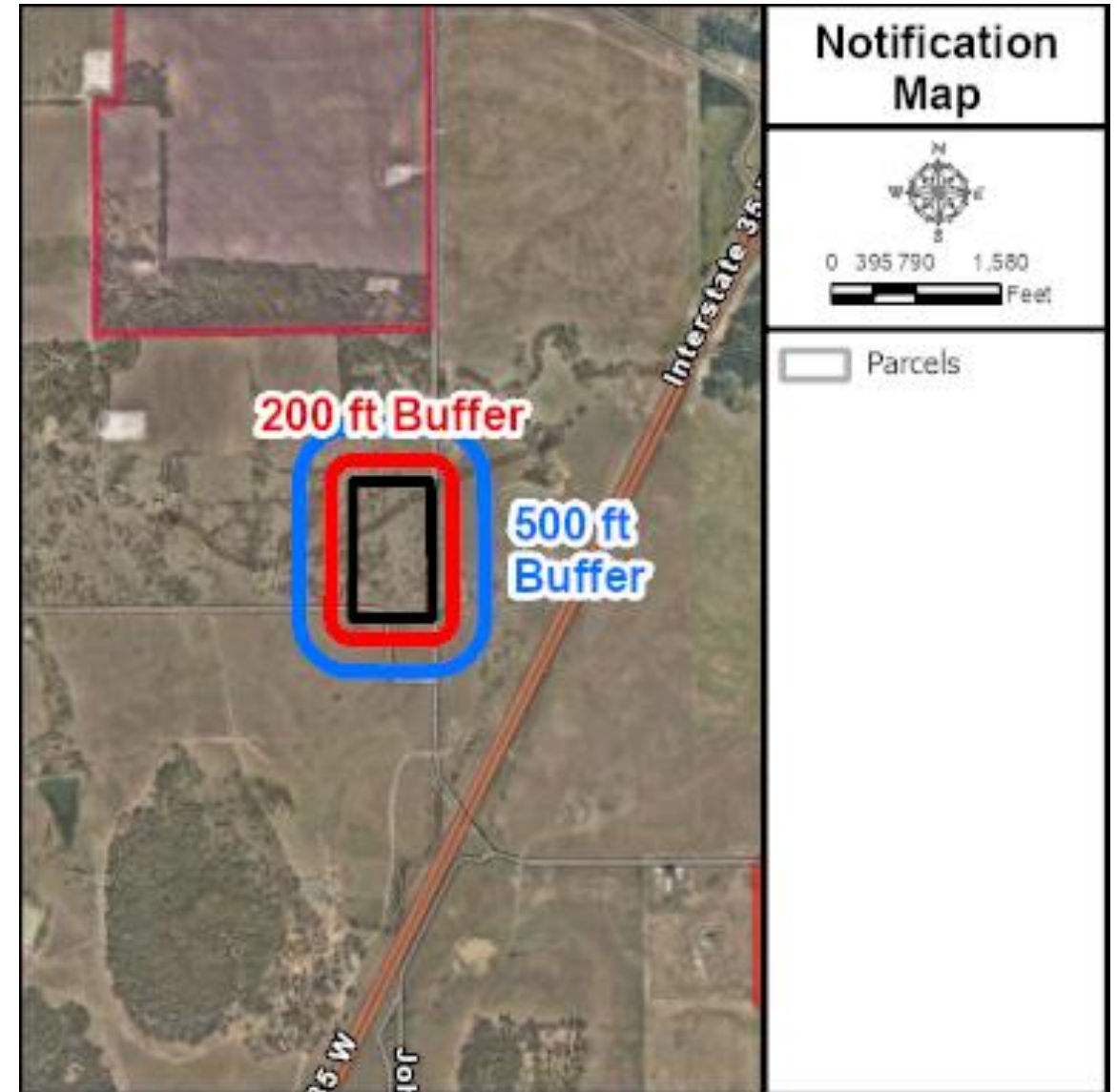
- **Population Projections:** Per the Denton 2040 Comprehensive Plan, the City's population is projected to increase from 139,869 residents in 2020 to 229,192 residents in 2040, requiring the addition of **37,094 total housing units, including 19,808 additional detached** residential dwelling units (Table 1.3).
- **Housing and Neighborhoods:** The proposed development is consistent with the housing goals within the City, including:
 - **Goal HN-1:** Develop and maintain a housing stock that meets the needs of all residents with a diverse array of choices in type, cost, and locations.
- **Preferred Land Preservation Plan:**
 - Site contains confirmed and potential ESAs scattered at the north and south boundaries of the site
 - Development can occur in a manner consistent with the goals of the Preferred Land Preservation Plan

Table 1.3 Residential Demand by Type

| | 2020 Units (1) | % of 2019 Units (2) | Existing Dev. Residential Area (Ac) (3) | Existing Density (4) | Acres Per Unit (5) | 2040 New Units (6) | New Residential Area (Ac) (7) |
|-------------------------------------------------------|----------------|---------------------|-----------------------------------------|----------------------|--------------------|--------------------|-------------------------------|
| 1 Unit Detached (Residential Single-Family) | 31,017 | 53.4% | 15,204 | 2.04 | 0.49 | 19,808 | 12,137 |
| 1 Unit Attached, 2-4 Units, Other (Residential Other) | 9,468 | 16.3% | 1,667 | 5.68 | 0.18 | 6,046 | 1,331 |
| 5+ Units (Residential Multi-Family) | 17,600 | 30.3% | 1,152 | 15.28 | 0.07 | 11,239 | 920 |
| Total | 58,085 | - | 18,023 | - | - | 37,094 | 14,387 |

Public Outreach

- Newspaper Ad: November 29, 2025
- Website: November 25, 2025
- Signs Posted: November 6, 2025
- Mailed Notices:
 - 200 ft. Public Notices mailed: 8
 - 500 ft. Courtesy Notices mailed: 5
- Responses:
 - In Opposition: 0
 - In Favor: 0
 - Neutral: 0



Recommendation

Staff recommends **approval** of the request as it complies with the criteria in Section 2.4.5.E of the Hunter Ranch MPC (MPC19-0001c) for approval of all applications.

Planning and Zoning Commission **recommended approval** (6-0)

QUESTIONS?

Cameron Robertson, AICP
Principal Planner
Development Services