



# City of Denton

City Hall  
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[www.cityofdenton.com](http://www.cityofdenton.com)

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**CM/ DCM/ ACM:** Bryan Langley

**DATE:** February 5, 2019

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding the development of the Cole Ranch and Hunter Ranch master planned communities in southwest Denton.

### **BACKGROUND**

In October 2018, representatives from Cole Ranch and Hunter Ranch contacted City staff to discuss a coordinated 6,000-acre master-planned development. Both Cole and Hunter Ranches are located within the city limits and are designated as Master Planned Community Districts under the Denton Development Code. A project of this size and scale requires significant public infrastructure such as water, wastewater, drainage, and road facilities, which would be paid for up front by the developers. The developers have asked the City of Denton to consider the establishment of a municipal management district (MMD) to enable them to recapture a portion of the cost of construction of the public infrastructure.

On January 15, staff and the developers presented a work session on the project to Council. A number of questions arose during that work session, and the work session today will address those questions. Topics to be covered include the documents required to create an MMD; the project's conformation to the Denton Plan 2030; use of tax incentives by and within the MMD; infrastructure costs for the project; what parts of the development are served by Denton Municipal Electric; park land; land for public safety facilities; tree preservation; affordable housing; gas well sites and setbacks; and other issues of importance to the Council.

If Council is interested in moving forward with the project, the developers have requested a resolution in support of the MMD for the Texas Legislature. The resolution of support is requested in February, but if passed, Council could still decide not to create the MMD or to restrict powers through the operating agreement and developer agreement.

If the project moves forward, the developers will fund an escrow agreement to conduct an independent fiscal impact analysis of the project and provide a legal review by City's consultants. This analysis will estimate the City's costs and revenues from the project, as well as estimating the appropriate tax rate for the MMD.

### **FISCAL INFORMATION**

Staff from multiple City departments are preparing estimates of both capital and operating costs to serve Hunter Ranch and Cole Ranch. If Council directs staff to move forward, this information will be provided to the City's consultants to use in their in-depth fiscal analysis.

**PRIOR ACTION**

January 15, 2018 – Work session on Cole Ranch and Hunter Ranch presented to City Council

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – MMD Documents Overview

Exhibit 3 – Responses to Council Questions

Exhibit 4 – Developer Presentation

Exhibit 5 – Staff Presentation

Respectfully submitted:

Bryan Langley

Deputy City Manager

Prepared by:

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Director of Economic Development