



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

CM/DCM/ACM: Cassey Ogden

DATE: October 21, 2025

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding the Craver Ranch planned development, municipal management district, and related agreements.

STRATEGIC ALIGNMENT

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

BACKGROUND

Craver Ranch is a 2,500-acre master-planned development north of Loop 288 and situated between FM 2153 to the east and north, FM 2164 to the west, and Shepard Road and Gribble Springs Road to the south. The development is located within the city limits and currently has placeholder zoning of Rural Residential under the Denton Development Code because the property was never rezoned. The development's buildout is expected to occur over 17 years and is anticipated to include:

- 7,091 single-family units
- 1,515 multifamily units
- 584 Townhome/Zero Lot Line
- 1.2 million square feet of commercial

Because projects of this size require the construction of significant public infrastructure, the developers pay for the construction of improvement projects and seek reimbursement through a Municipal Management District (MMD). An MMD is considered a governmental agency and a 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 who are benefiting from such improvements. With that revenue source, and once the assessed value of the property is 10 times greater than the amount of debt to be issued, the MMD can issue bonds, which are then used to reimburse the developer for the up-front cost of the public improvements.

On March 4, 2025, the Denton City Council passed a resolution of support for the creation of the MMD to be considered during the State of Texas' 2025 Legislative session and was approved by the Legislature. The resolution of support was contingent on a development agreement being approved by the City for the Craver Ranch development. City staff and the Developer have been working on these agreements over the last seven months, which largely follow the existing MMD development agreements that Denton has with other developers, which dictate improvement projects to be constructed, financing and project reimbursement eligibility, and district operations.

The goal of the work session is to provide an overview of the development, the deal points in the development agreements, and provide the Developer an opportunity to show City Council their overall development plan, and receive City Council feedback and direction for changes to be brought forward in the agreements.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

March 4, 2025- City Council approved a resolution of support for the creation of the MMD contingent on the City and the Developer approving a development agreement.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Exhibit 3 – Developer Presentation

Respectfully submitted:

Charlie Rosendahl

Interim Director of Development Services