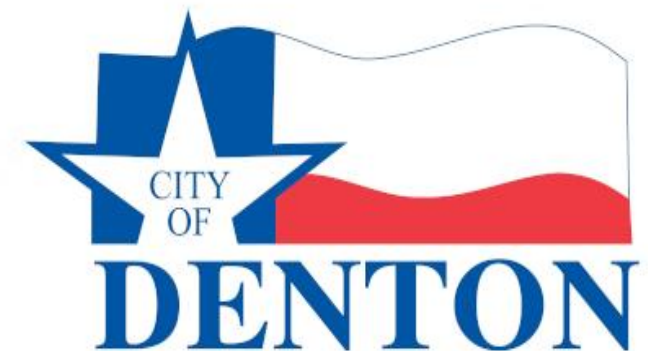


Craver Ranch Municipal Management District

File ID: 25-2104, 2105, 2198

City Council Meeting
December 2, 2025



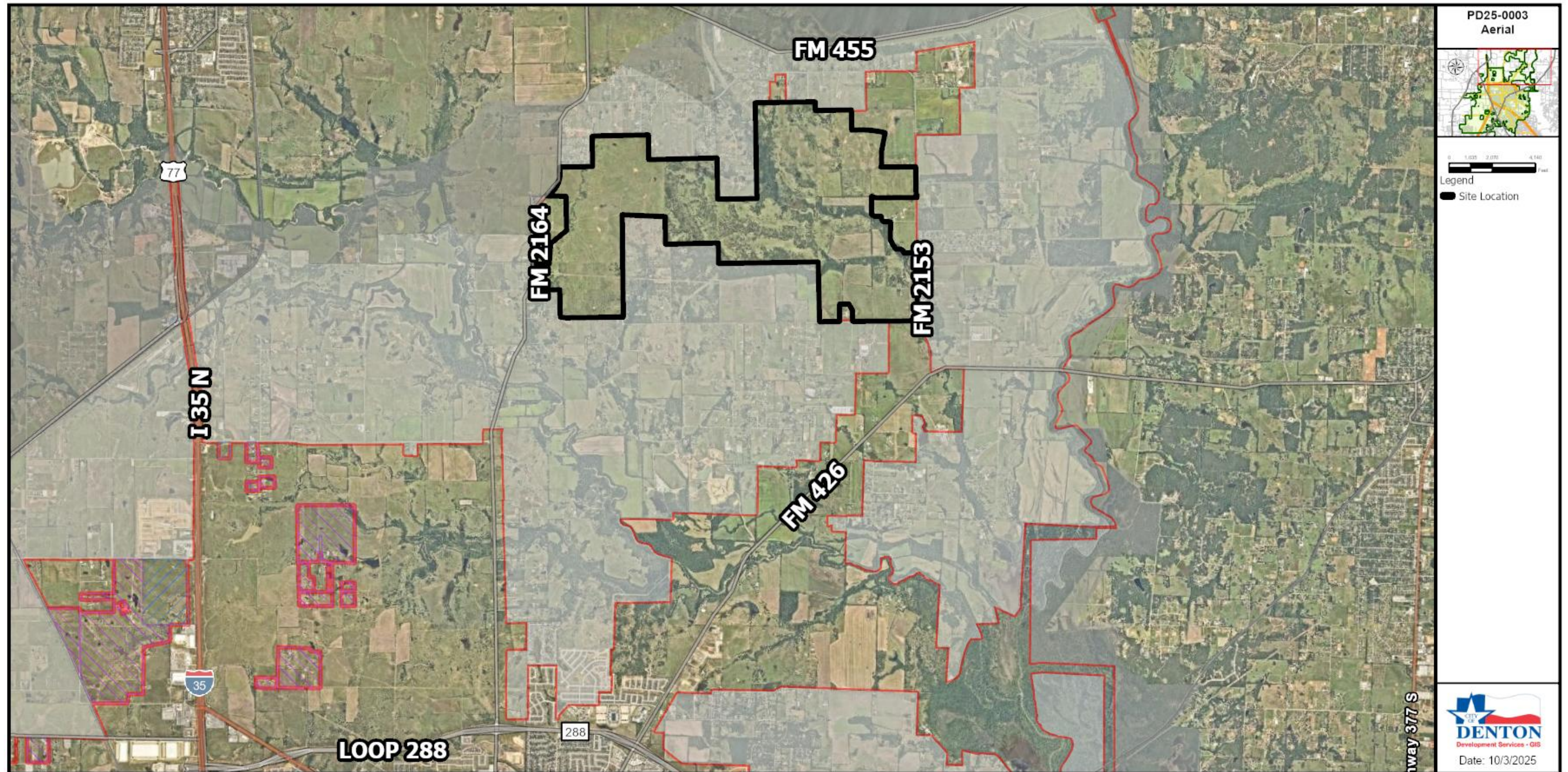
Background

Property Background

- Approximately 2,870 acres
- Originally annexed in 2008 and 2009

Project Background

- Acreage: 2,500 acres
- Developer: Old Prosper Partners
- November 2024- Held a pre-application conference
- March 2025- City Council approved a resolution supporting the legislation for the creation of a MMD contingent on completion of a development agreement
- October 21, 2025- City Council held a work session on the development and agreements.
- November 19, 2025- Planning and Zoning Commission voted in favor of the comprehensive and mobility plan amendments and rezoning.



Craver Ranch Project Overview

- 2,500-acres
- 9,190 Residential Units
 - 7,091 Single Family
 - 584 Townhome/Zero Lot Line
 - 1,515 Multifamily Units
- 1.2 million square feet of commercial
- Denton and Sanger ISD
 - 3 school sites (2 elementary and 1 middle school)
- \$462M in public infrastructure
- 17-year construction (2028-2045)

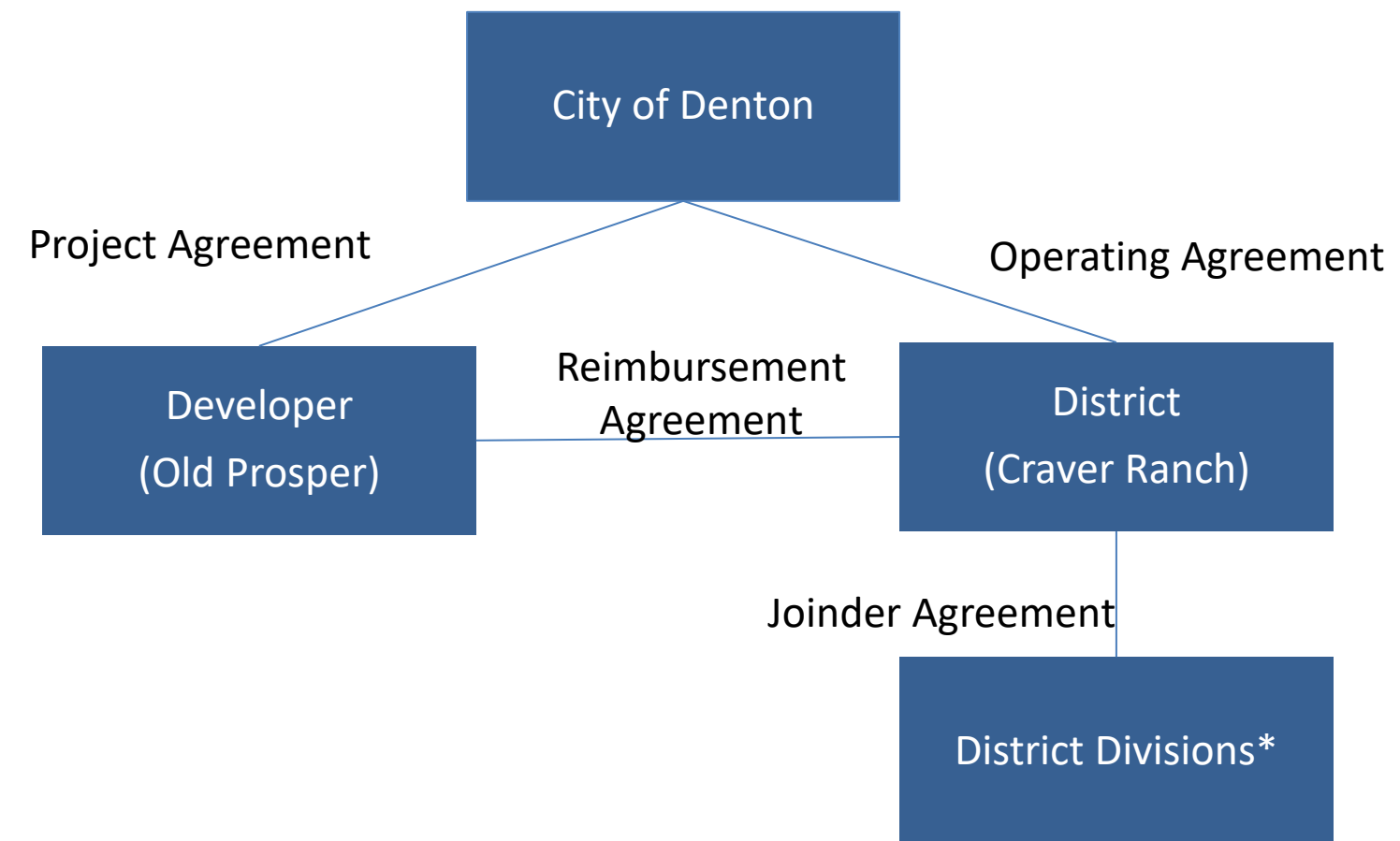
Agreements

Project Agreement

- Development Standards and Design Guidelines
- Parks, Open Space and Trails
- Infrastructure and Oversizing
- Municipal Facilities
- Affordable Housing
- Private Amenities

Operating Agreement

- Definitions
- Operation of District
- Construction of Improvement Projects
- Financing Improvement Projects



Municipal Management District

- An MMD is a separate political subdivision from the City that can collect property taxes or assessments from property owners within the district.
 - Craver Ranch MMD is proposing to levy assessments only.
- The Craver Ranch MMD was created by the Texas Legislature and will be governed by a board of directors.
- Developers would front the cost for the public infrastructure and would be reimbursed by bonds issued by the MMD or the MMD may directly finance the construction of improvements.
- Any developer reimbursement only occurs after the developer has paid for and built the improvements subject to reimbursement.
- Revenue from the assessments collected from the property owners within the MMD is used to pay back the bond debt issued by the MMD.

Infrastructure

Water

- Existing infrastructure serving initial phases and planned transmission main for future phases
- Developer to provide an easement for the planned transmission main
- Developer to construct elevated storage when required
- City to maintain after installation

Wastewater

- Developer to install sewer line to connect to the City's future Clear Creek Interceptor
- City to maintain after installation

Roadways

- Developer to construct all roadways within the development
- Developer to reconstruct Gribble Springs and Shepard Road adjacent to the development.
- Coordination with TxDOT for the adjacent farm-to-market roads and regional outer loop

Drainage

- Developer to install drainage infrastructure
- City maintains only the drainage infrastructure within the right-of-way

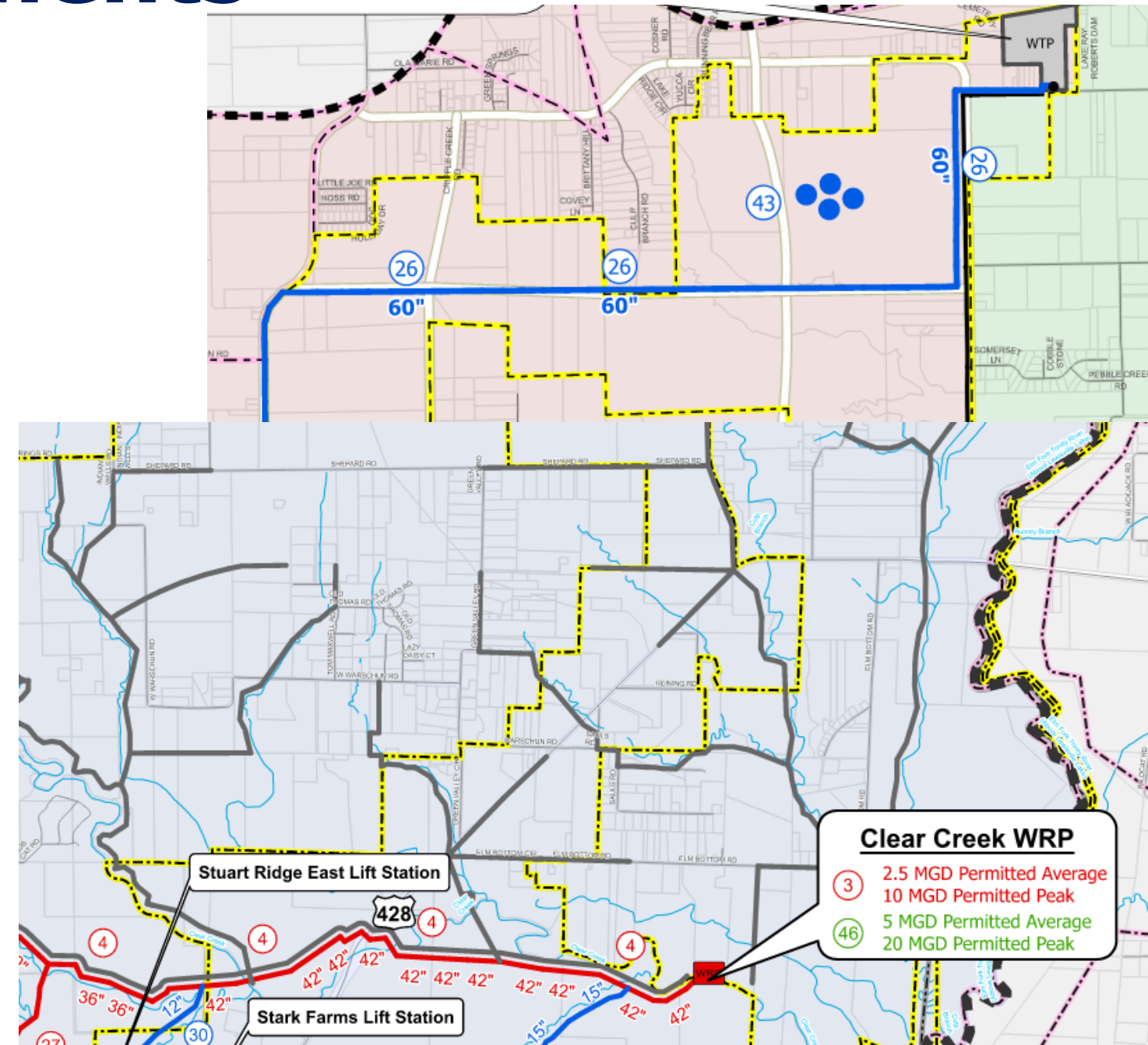
City of Denton Improvements

Water

- City to construct to 60" water line already included in the water master plan
- City has plans to expand the production capacity at the Ray Roberts Treatment Facility

Wastewater

- City to construct the Clear Creek Interceptor
 - In design and will be constructed in 3 years
- City will build the wastewater treatment facility in phases with enough capacity to serve the Craver Ranch Development



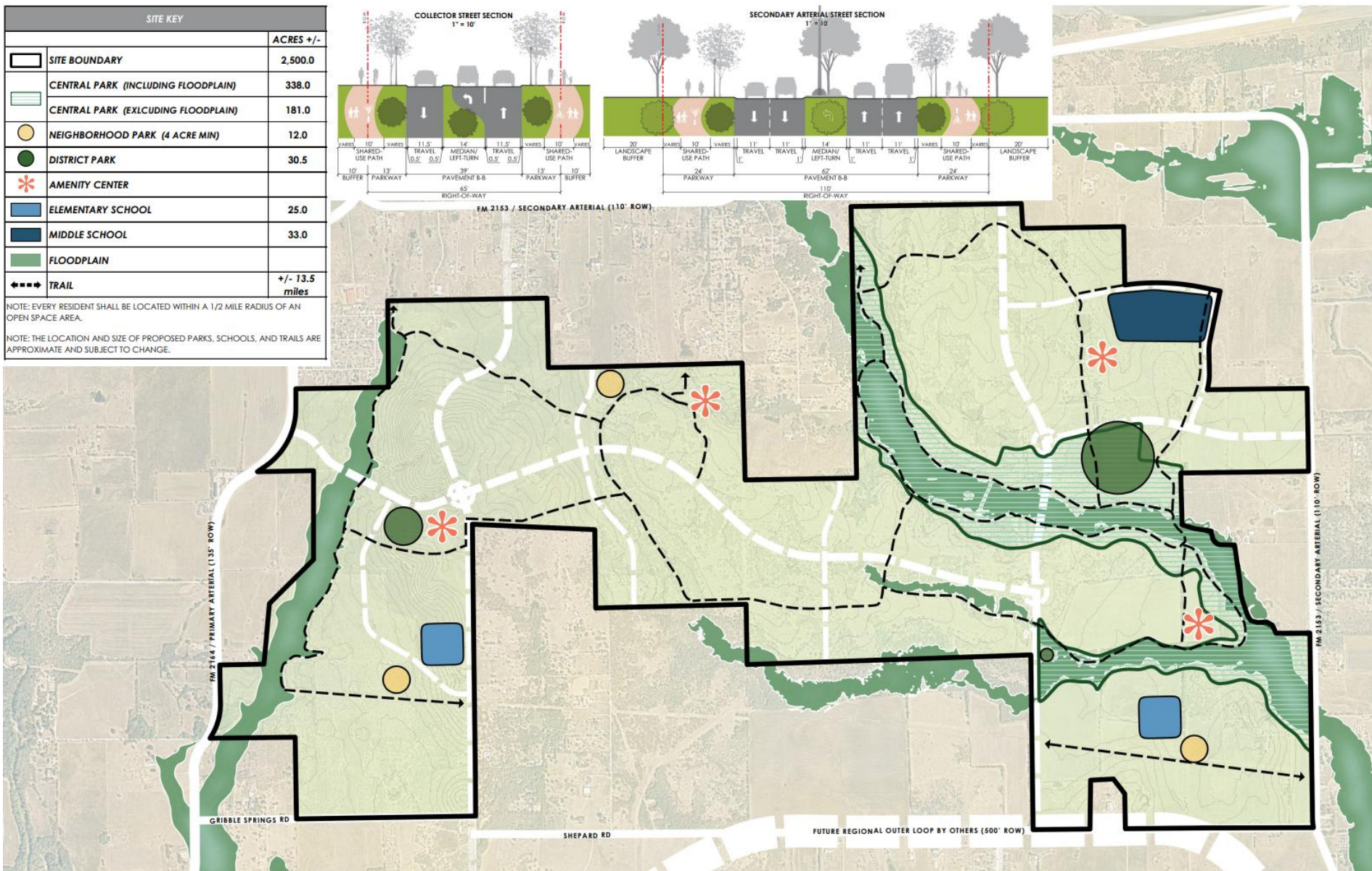
Craver Ranch Parks

Overall Parks

- Meets 10-min walk goals
- 380.5 acres of parks
 - 358-acre Central Park
 - Additional City Park and trail head
 - 3 neighborhood parks
- 13.5 miles of trail
- 18.5 miles of shared-use paths
- Additional pocket parks (not shown)
- Developer to construct amenities and maintain all parks

Central Park (358 total acres)

- 338 acres within a Flowage Easement
- 181 acres outside of 100-year floodplain
- Ability to reduce the flowage easement acreage with approval by USACE, but must maintain a minimum of 250 acres



Benefits

Funding Contributions- \$7.5 M

- Emergency Services - \$2.5M
- Public Works Facility Land- \$2M
- Affordable Housing - \$3M

Land Conveyance- 48.5 acres

- Fire Stations – 6 acres
- City Parks – 360.5 acres
 - 42.5 acres outside of the flowage easement
 - 315.5 acres more than required
 - Maintained by the District
- Trails- 13.5 miles
- Right of Way for Water Line
- Elevated Storage Tank

Generally following the typical City development process

Economic Benefits

- 9,190 residential units
- 1.2 million square feet of commercial
- \$5.1 billion in assessed value at buildout
- Approximately \$106 million in net revenue to the City over 40 years

Summary

Items For Consideration

- Operating Agreement (25-2104)
- Project Agreement (25-2105)
- Consent Resolution (25-2198)

Questions?

Charlie Rosendahl

Interim Director

Development Services

