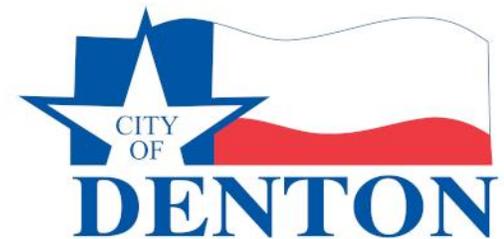


Development Agreement– Meadows MUD

File ID: 24-2355, 24-2356, 24-2634

City Council Meeting
January 7, 2024



Overview

- **Request:** Consent to additional land being added into the Denton County MUD No. 16 (“Meadows MUD”) district.
- **Presentation Outline**
 - Municipal Utility District (MUD) Overview
 - Meadows MUD Background and Concept
 - Amended Development Agreement Terms

Municipal Utility District Background

- Special-purpose district created typically to finance and provide infrastructure such as water, sewage, drainage, and sometimes parks and recreation facilities to residents of specific areas to a development.
- **MUD Policy**
 - Outlines the goals, considerations, and conditions for the creation and operation of MUDs.
 - Provides a framework under which staff discuss development agreements.
 - Includes City preferences regarding utility services, emergency services, open spaces, the financial stability of the MUD, and future annexations.

Meadows MUD Background

- **April 2020**- City received a petition for consent to the creation of the MUD.
- **August 2020**- City consented to creating the MUD and approved a development agreement.
 - Included a strategic partnership agreement.
- **January 2022**- First amendment to development agreement to add a Fire Services agreement.
- **October 2024**- MUD petitioned for consent to annexation of additional land.
- **Today** – Presentation of draft agreement for Council consideration
 - Amended and Restated Development Agreement
 - Consent Resolutions



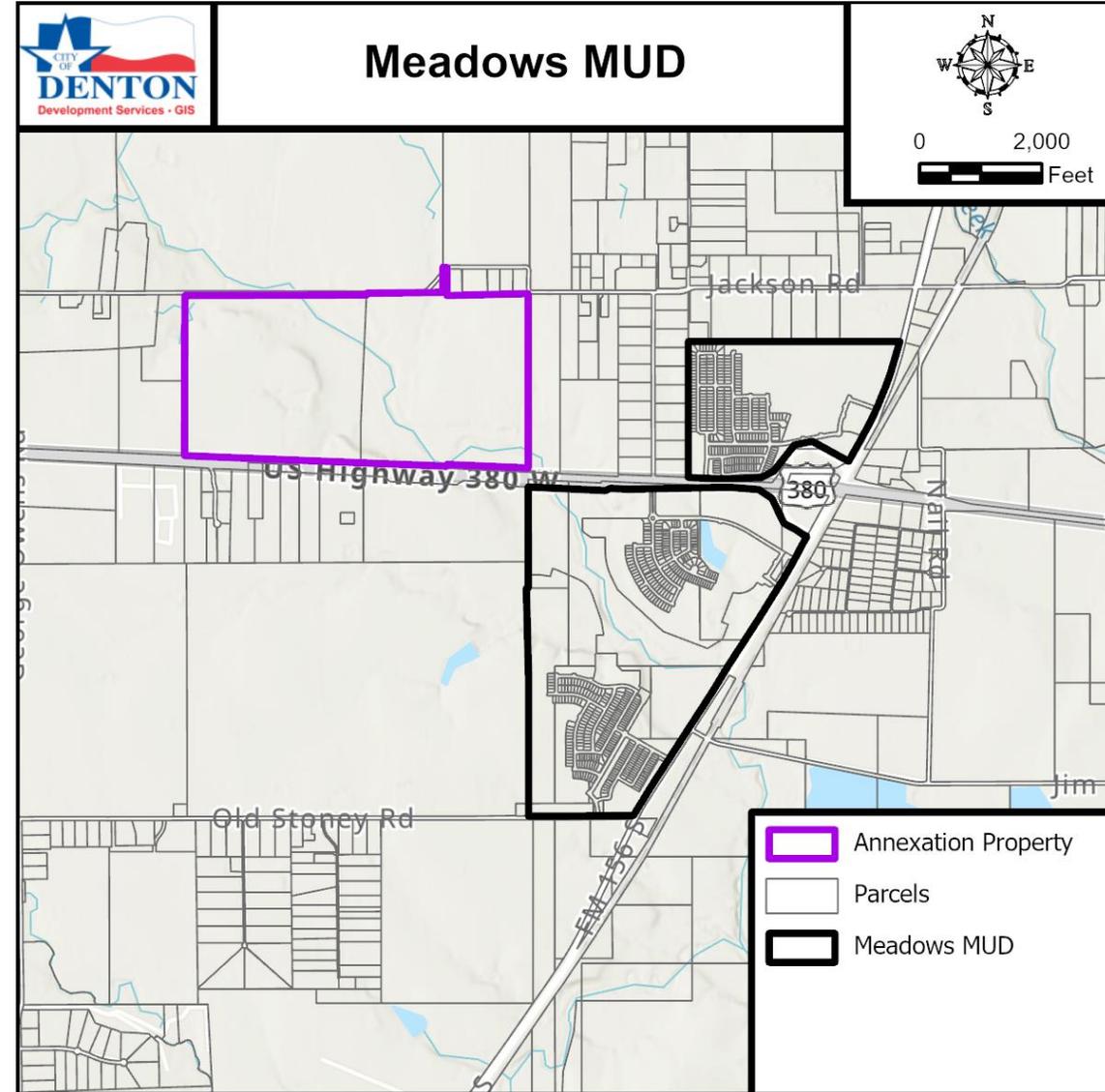
Meadows MUD

Existing: 553ac mixed-use development

- 1,600 single-family lots
- 8 multifamily acres
- 19 commercial acres

Proposed: 453ac mixed-use development

- 1,106 single-family lots
- 13 multifamily acres
- 8 commercial acres





Development Agreement

- **Roadway Standards:**
 - Improved roadway standards
- **Parks**
 - Coordination with City of Denton for trail system.
- **Development Standards:**
 - Highway Corridor (HC) standards adjacent to US 380.
- **Gas Well Setbacks:**
 - Increased to 200' from allowable 100' established by Fire Code
- **Solid Waste:**
 - Solid Waste to be exclusive provider.
- **Water/Wastewater:**
 - Conveyance of all effluent and support of future TCEQ permitting efforts.
 - Option to operate wastewater plant.
- **Strategic Partnership Agreement:**
 - Limited purpose annexation for commercial uses.
 - Future full purpose annexation.



Next Steps/Requested Actions

Staff Recommends Approval

Items for Council Consideration

3 separate action items:

- ✓ Ordinance for Amended and Restated Development Agreement
- ✓ Consent Resolution (Jean Tract)
- ✓ Consent Resolution (Hickey Tract)

Next Steps:

Strategic Partnership Public Hearings

Questions?

