



MEMORANDUM

DATE: June 8, 2026
TO: Members of the Public Utilities Board
FROM: Seth Garcia, Director of Capital Projects
SUBJECT: North Masch Branch Sewer Line (Baker Sewer) and Development

At the Public Utilities Board meeting on May 18, 2026, Board Member Riback asked about the development planned for the Baker Tract in connection with the North Masch Branch Sewer Line. The information below outlines the proposed development on the Baker Tract, the adjacent Harris Tract, and other potential projects in the surrounding area.

Proposed Development

The Baker Tract consists of approximately 352.71 acres of land generally located north of Hampton Road and east of Lovers Lane in the City of Denton. The proposed development includes light industrial uses. A site plan is attached that illustrates the development layout and potential locations for the light industrial buildings.

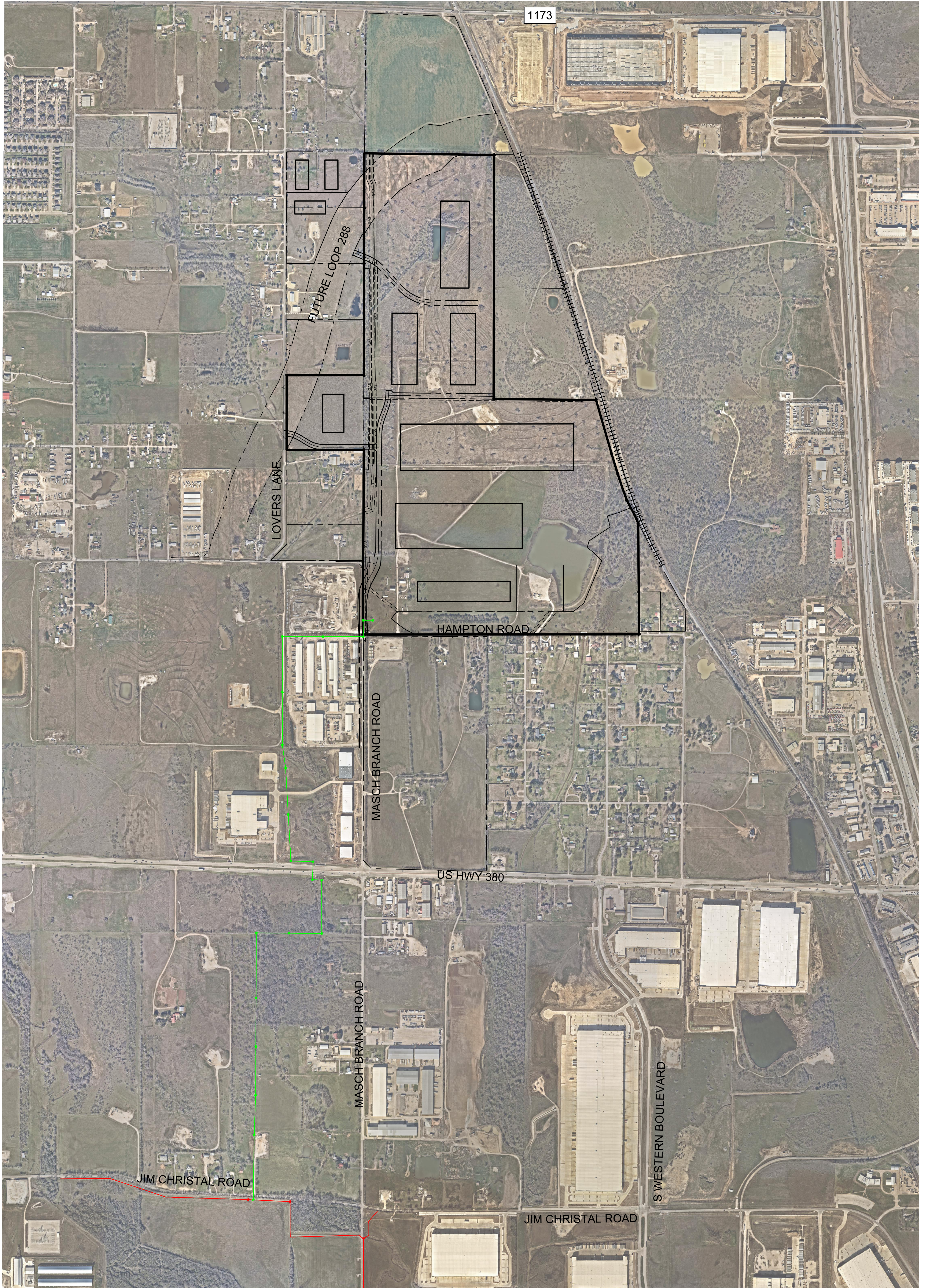
The Harris Tract consists of approximately 84.14 acres of land generally located north of US 380 and west of North I-35E in the City of Denton. The proposed development includes light industrial uses with over 1.1 million square feet of warehouse space across 10 buildings. A site plan is attached that illustrates the development layout and potential locations for the light industrial buildings.

The North Masch Branch Sewer Line will serve approximately 1,100 acres of undeveloped land in the surrounding area. Full buildout of this area could support approximately 10.3 million square feet of light industrial space with a potential future valuation exceeding one billion dollars. Currently, 4.7 million square feet of development within this service area is under review by Development Services.

The development is located in DME's multi-certified service territory and negotiations are ongoing for DME to serve this development. In multi-certified service territories, a competitive process is used by developers to select the electric provider.

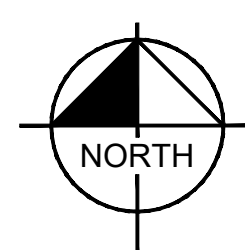
OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility



Denton, Texas
May 2024

DWG NAME: K:\FRL_CIVIL\083248001 - BAKER TRACT - RM SQUARE\CAD\PRELIMINARY\EXHIBITS\PLANS\SHEETS\SEWER LAYOUT.DWG
LAST SAVED: 5/27/2024 11:03 PM

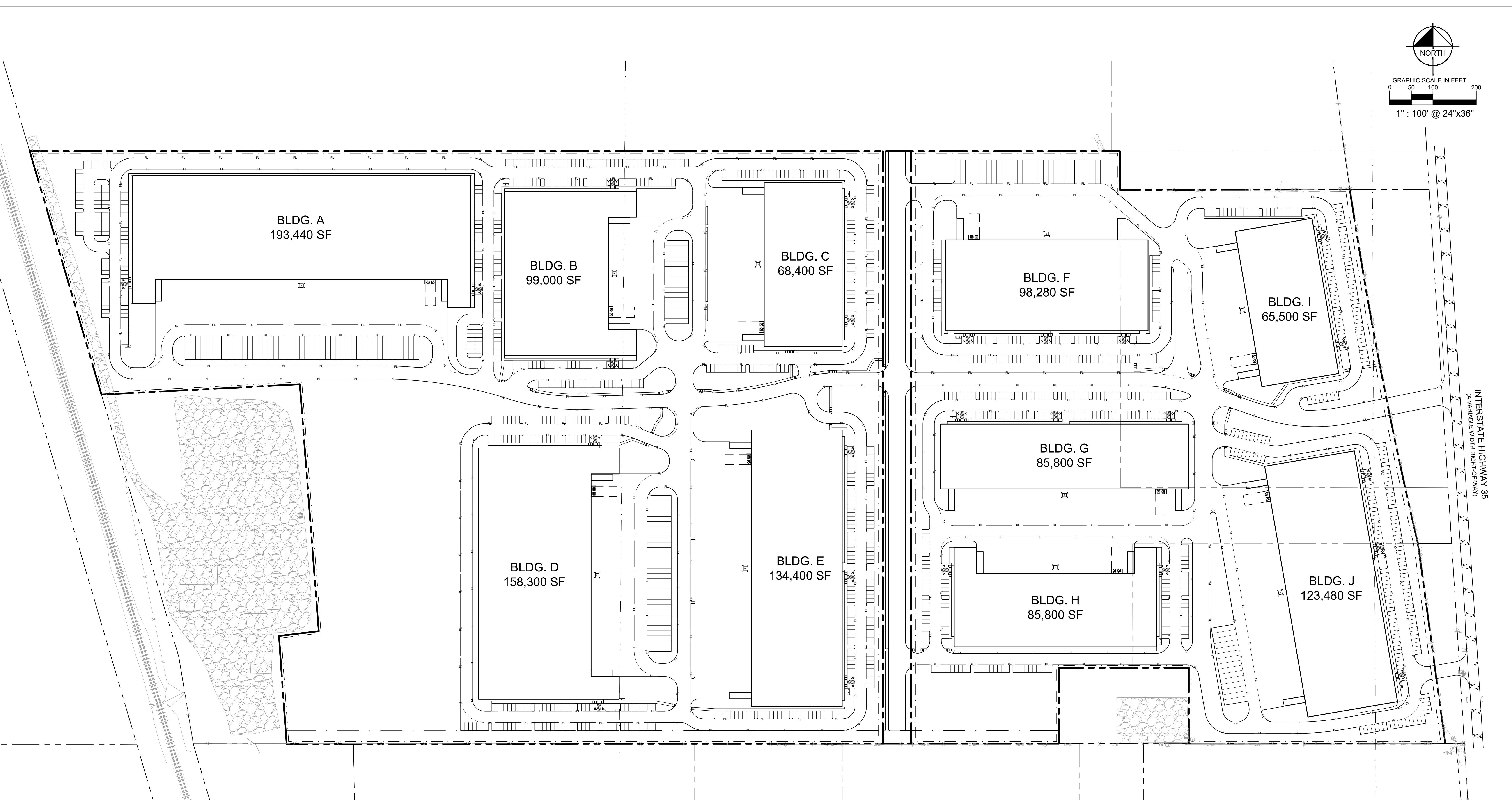
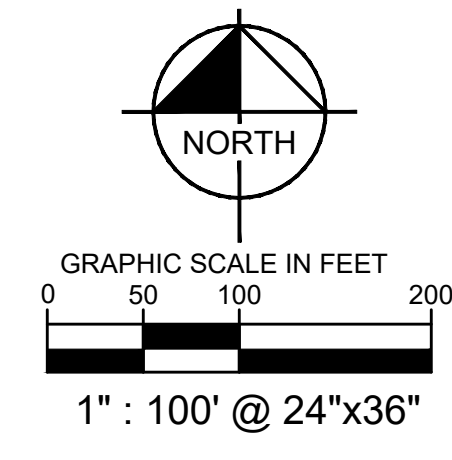


GRAPHIC SCALE IN FEET
0 250 500 1000

Kimley»Horn

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State of Texas Registration No. F-928

NOTES:
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PRELIMINARY SEWER DEMAND EXHIBIT
ULR HARRIS RANCH
DENTON, TX

Building	Wastewater Source	Applicable Unit	Total Building Area	Warehouse (80%)	Office (20%)	Warehouse 1/3500 SF Pop/Unit	Office 1/450 SF Pop/Unit	Population	Sewage Design Flow Per Unit (gpd)*	ADF* (gpd)	ADF (gpm)	Peaking Factor	PDF (gpd)	PDF (gpm)
A	Industrial	SF	193,440	154,752	38,688	45	86	131	20	2,620	2	4	10,480	7.3
B	Industrial	SF	99,000	79,200	19,800	23	44	67	20	1,340	1	4	5,360	3.7
C	Industrial	SF	68,400	54,720	13,680	16	31	47	20	940	1	4	3,760	2.6
D	Industrial	SF	158,300	126,640	31,660	37	71	108	20	2,160	2	4	8,640	6.0
E	Industrial	SF	134,400	107,520	26,880	31	60	91	20	1,820	1	4	7,280	5.1
F	Industrial	SF	98,280	78,624	19,656	23	44	67	20	1,340	1	4	5,360	3.7
G	Industrial	SF	85,800	68,640	17,160	20	39	59	20	1,180	1	4	4,720	3.3
H	Industrial	SF	85,800	68,640	17,160	20	39	59	20	1,180	1	4	4,720	3.3
I	Industrial	SF	65,500	52,400	13,100	15	30	45	20	900	1	4	3,600	2.5
J	Industrial	SF	123,480	98,784	24,696	29	55	84	20	1,680	1	4	6,720	4.7
													60,640	42.1

*Design Flows and Peaking Factor from City of Denton Design Criteria Manual (Section 6.3.1)



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