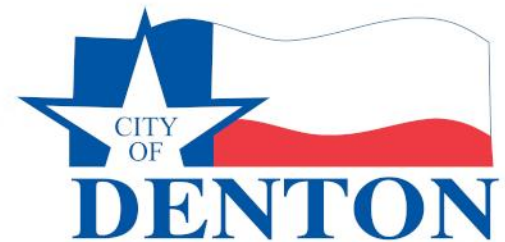


Development Agreement Amendment: Meadows MUD

File ID: 25-1217, 25-1218

City Council Meeting
October 14, 2025



Overview

- **Request:** Consent to additional 19.62 acres of land being added into the Denton County MUD No. 16 (“Meadows MUD”) district.
- 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 and required a strategic partnership agreement (SPA).
- **January 2022**- First amendment to development agreement to add a Fire Services agreement.
- **June 2024**- Held public hearings and adopted the SPA.
- **October 2024**- 1st MUD petition for consent to annexation of additional land.
- **January 2025**- Amended Development Agreement.
- **February 2025**- Held public hearings and adopted an amended SPA.
- **April 2025**- Received a petition to include 19.62 acres into the MUD.

Meadows MUD

1006ac mixed-use development

- 2,706 single-family lots
- 21 multifamily acres
- 27 commercial acres

Request:

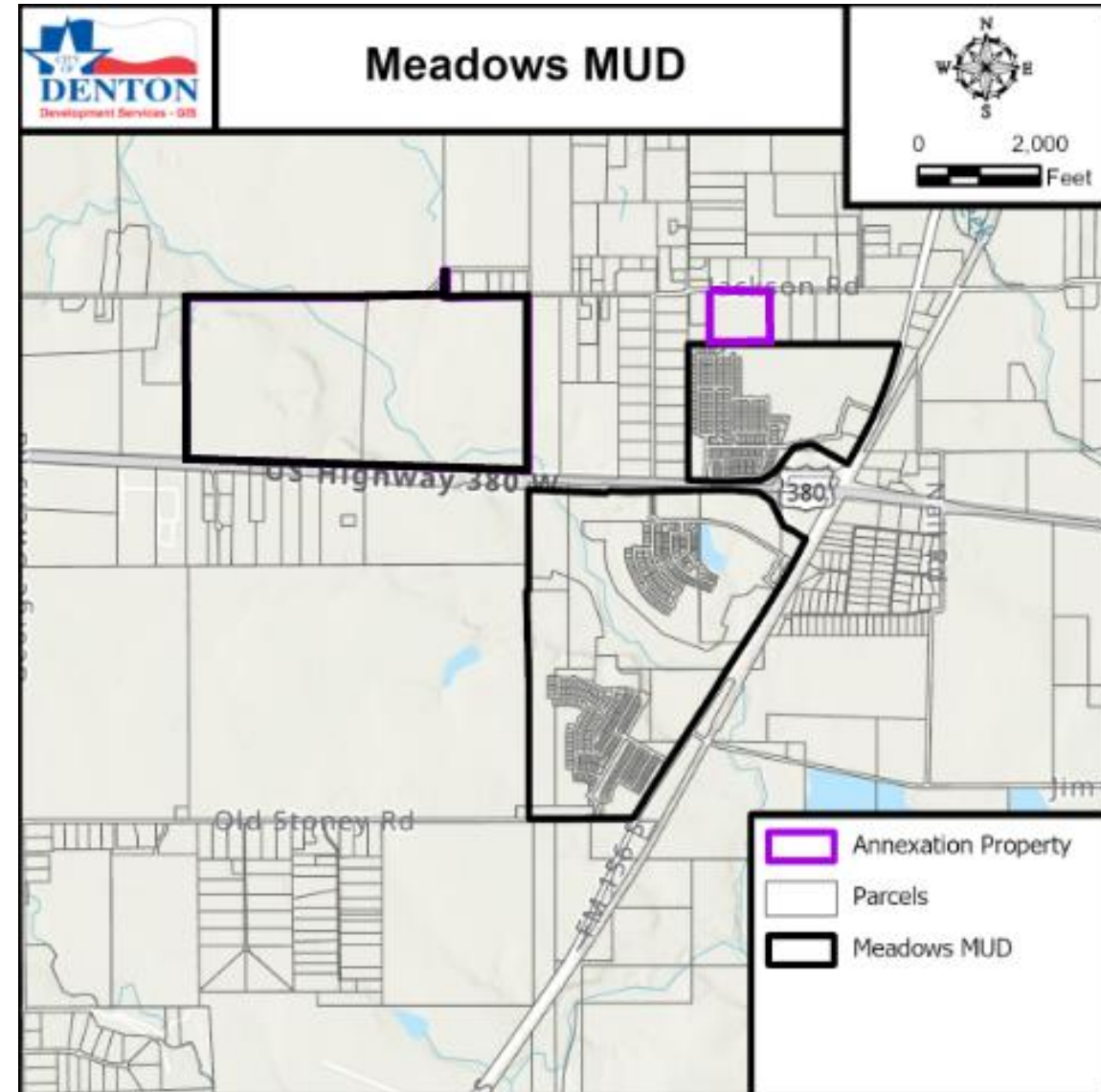
- Consent to adding 20 acres into the MUD (96 lots)
- Development agreement applies to new area
- Requires a funding contribution to improve Jackson Road



10/14/2025

File ID: 25-1217, 25-1218

4



Next Steps/Requested Actions

Staff Recommends Approval

Items for Council Consideration

2 separate action items:

- ✓ Ordinance for Amendment to the Agreement
- ✓ Consent Resolution

Next Steps:

Strategic Partnership Public Hearings

Questions?