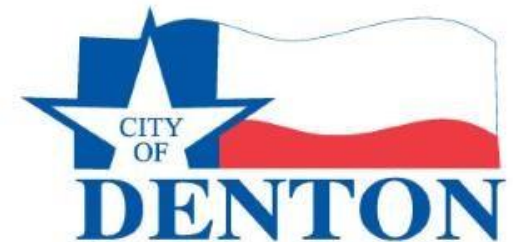


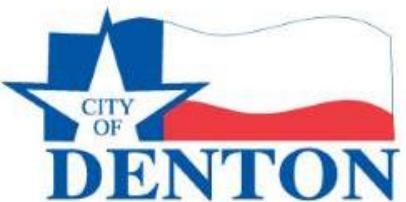
Planning and Projected Growth

**November 29, 2022 – City Council and
DISD Joint Meeting
ID 22-2397**



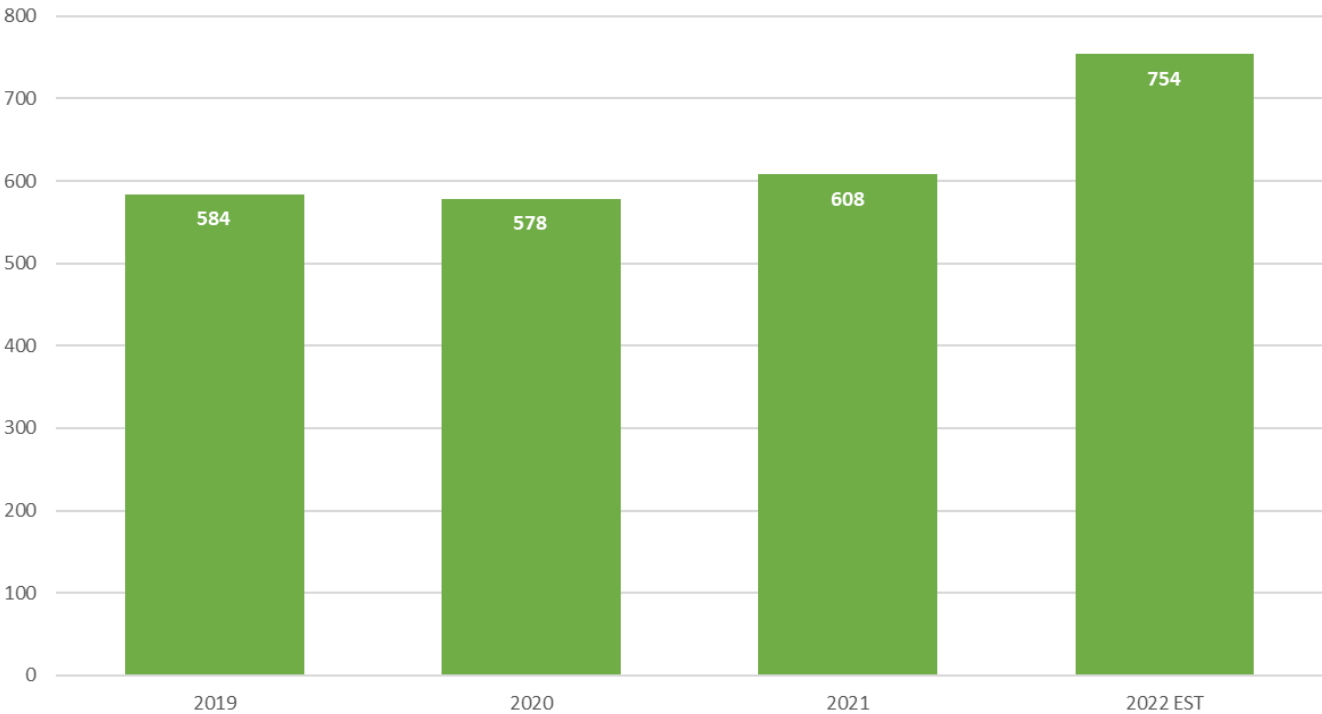
Project Stats

- 214 total projects currently in review as of November 21st
- 312 total projects acted upon since January 1, 2022
 - Council final action: 8 residential zoning entitlements
 - Final Plats, residential: 15 (2,627 lots/dwelling units)
- 1,358 permits for single-family, duplex, and townhome dwellings in 2022
- **Area Planning**
 - Northeast Denton
 - Southeast Denton
 - Downtown Denton

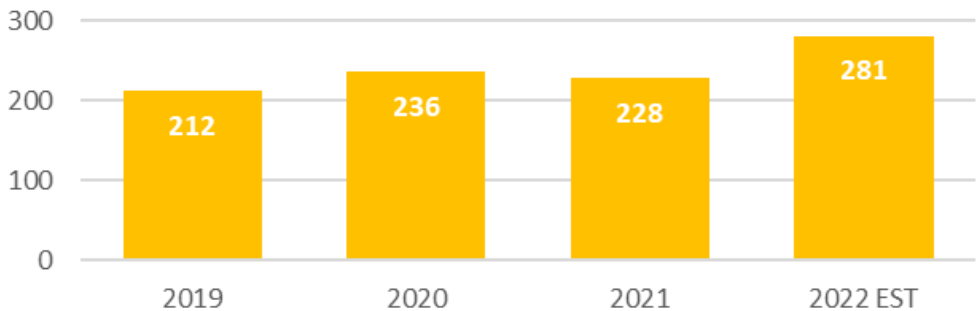


Project Stats (by year comparison)

Development Project Activity



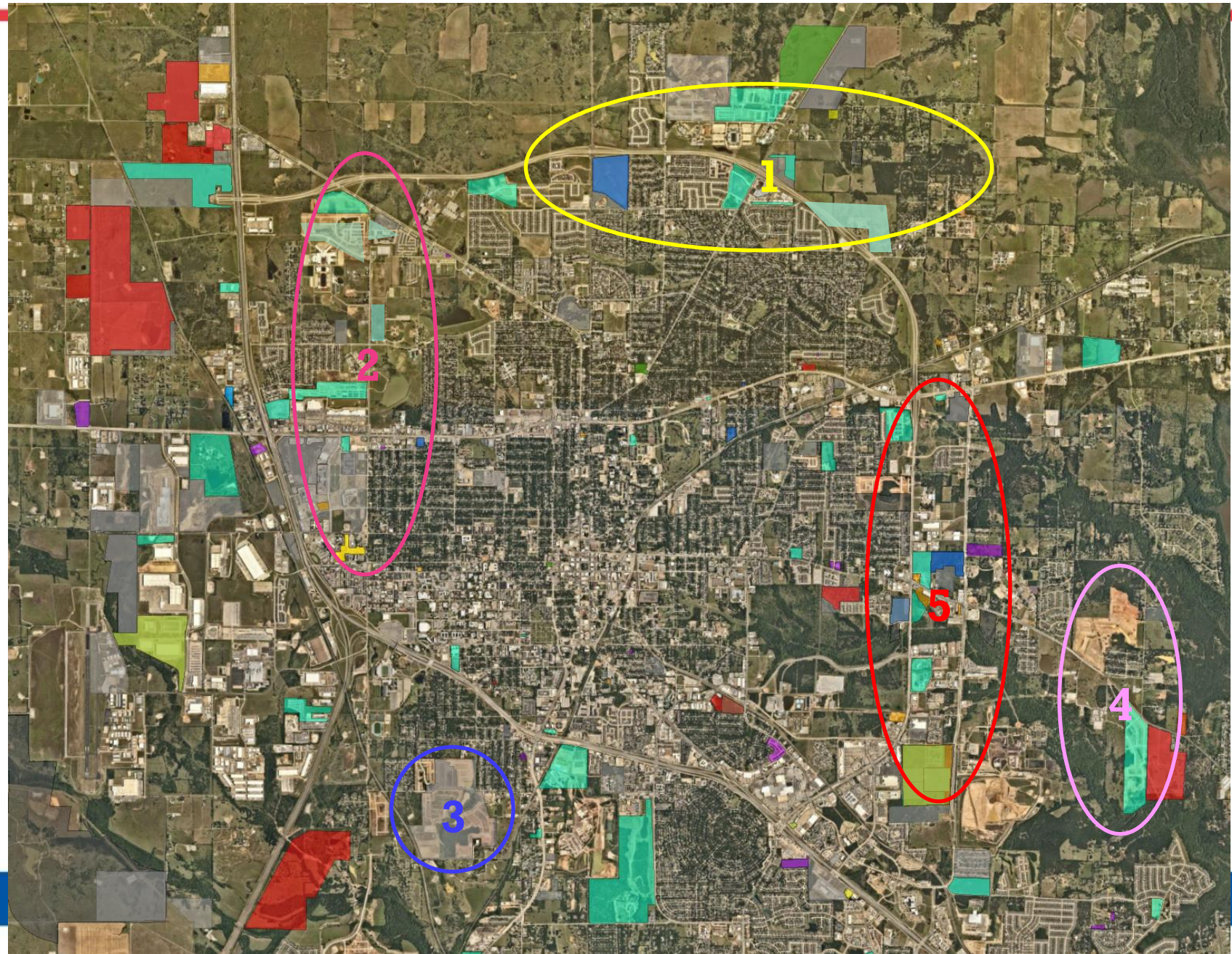
Pre-Application and Pre-Construction Meetings Held



Project Stats

Hotspots

1. North Loop 288/FM 428: Stark Farms, Stuart Ridge, Agave Ranch, Kings Way, Landmark, Allora (approx. 2700 dwellings)
2. North Bonnie Brae Corridor: Kings Ridge, CTC at Elm, Urbana, Perch, RR Cottages (approx. 850 dwellings)
3. Eagle Creek: approx. 710 dwellings
4. East McKinney Street: Townsend Green, The Woodlands (approx. 750 dwellings)
5. East Loop 288/Mayhill: Elan, Pebblebrook, The Grove, Forest Crossing, Eden Village, Prominence (approx. 2500 dwellings)



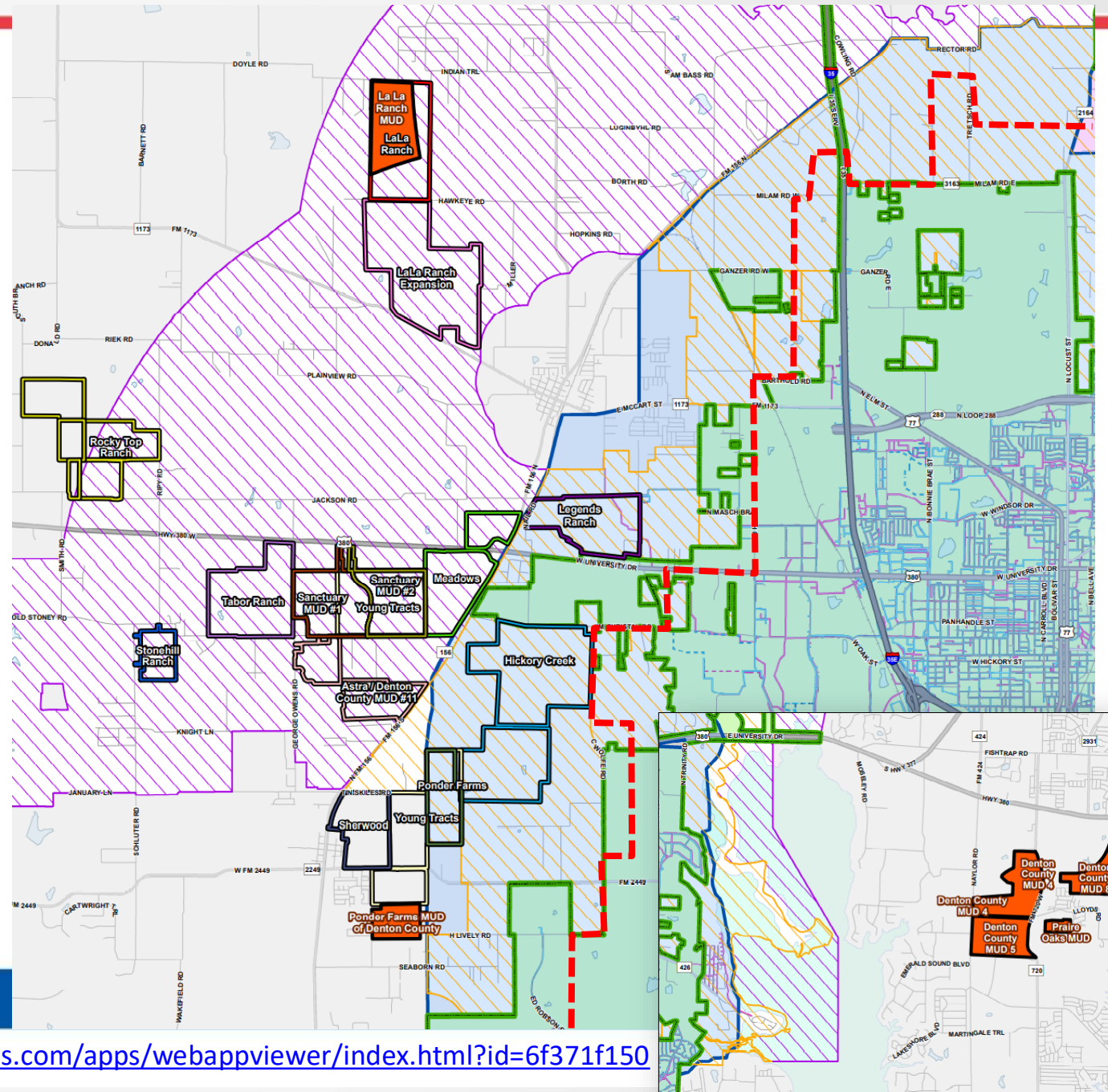
UPDATED MUD POLICY

- Special districts that function as independent, limited governments; an alternate way to finance infrastructure, such as water, sewer, drainage, and road facilities through the issuance of bonds
 - City has provided consent to five MUDs
 - MUD 11/Astra (2020)- 247 acres
 - La La Ranch Expansion #1 (2020)-656 total acres
 - OLEX/Meadows (2020)-553 acres; 1,618 SF + multifamily
 - Stonehill Ranch (2021)-161 acres
 - Legends (2022)-333 acres, 1,871 dwelling units
 - Negotiated a development agreement with Legends Ranch
 - Currently 11 additional MUDs have expressed an intent to apply for consent from the City

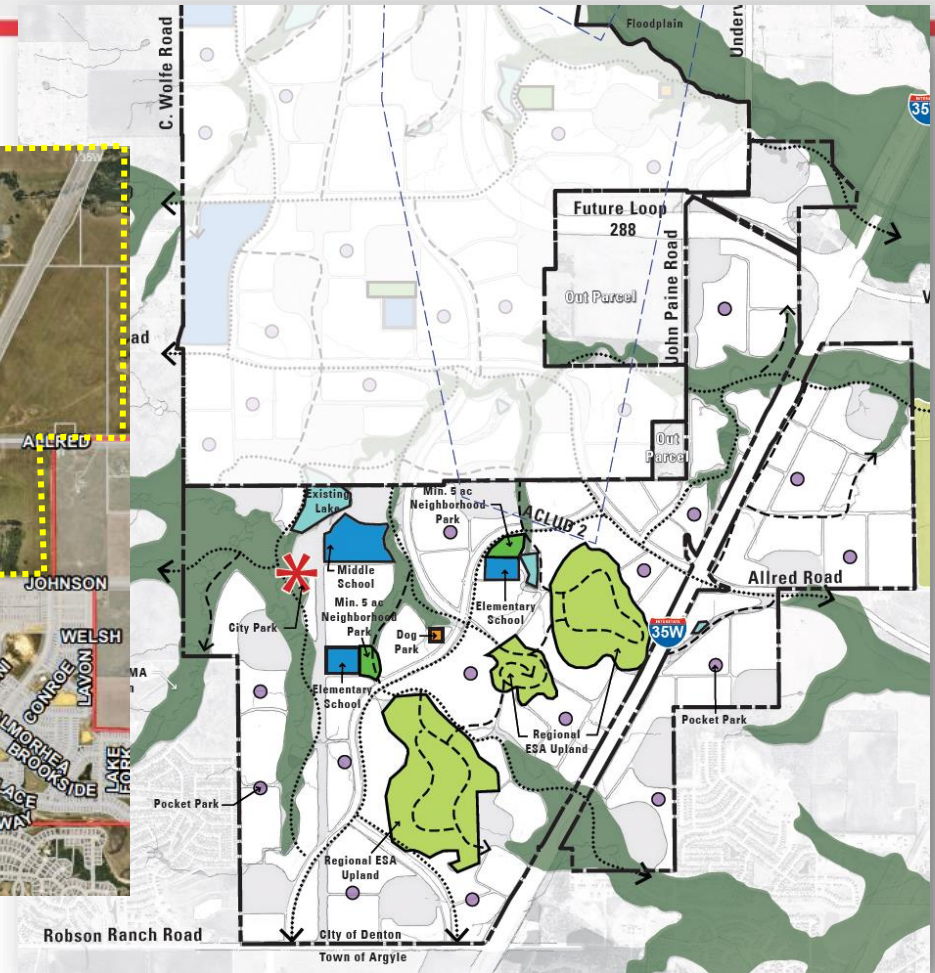
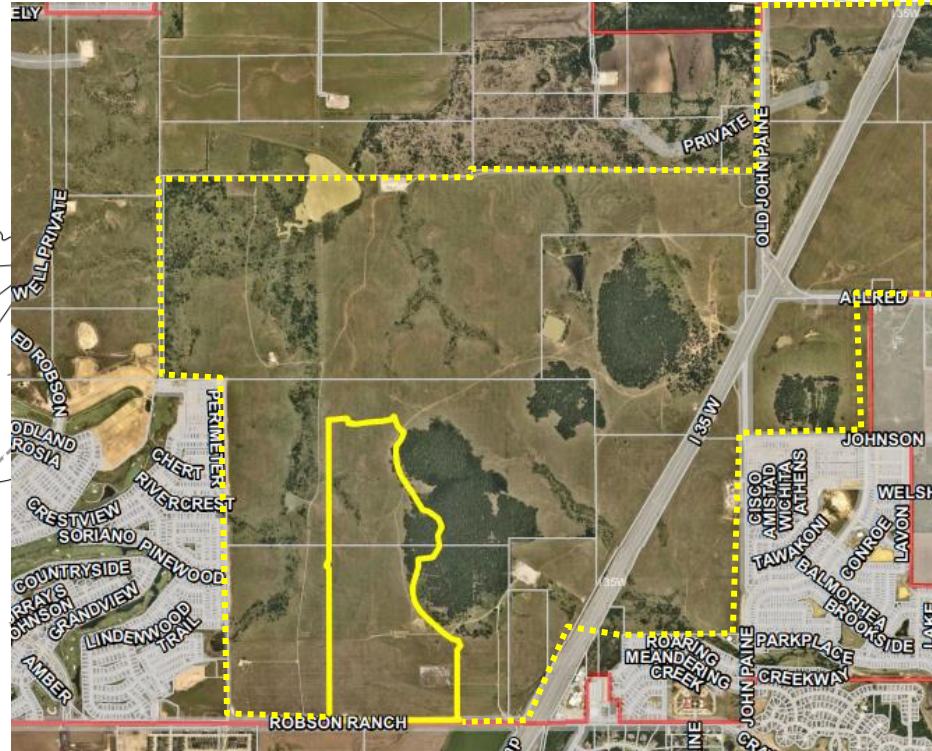
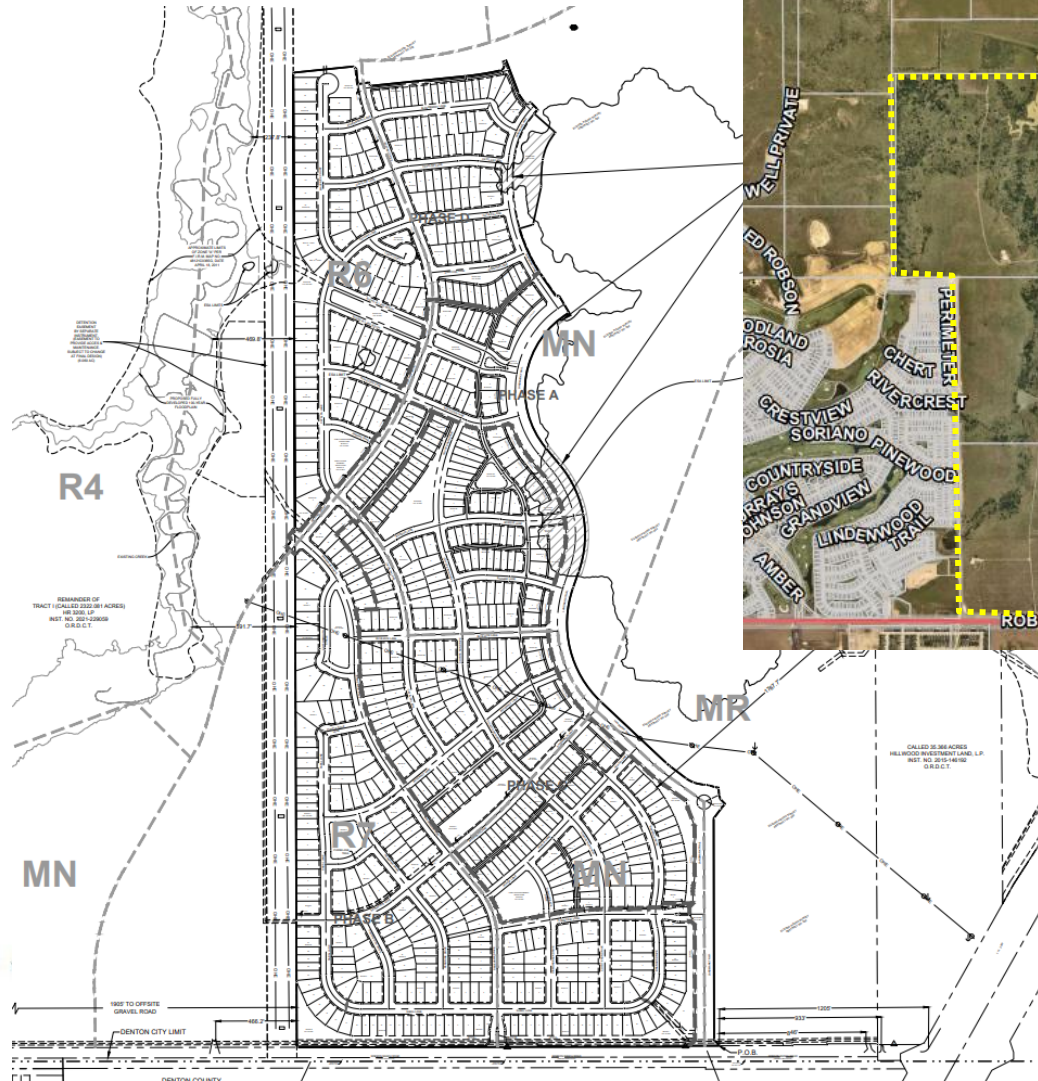


November 29, 2022 ID 22-2397

<https://dentontxgis.maps.arcgis.com/apps/webappviewer/index.html?id=6f371f150e4b482da955bb0290bacdfb>



Hunter Ranch

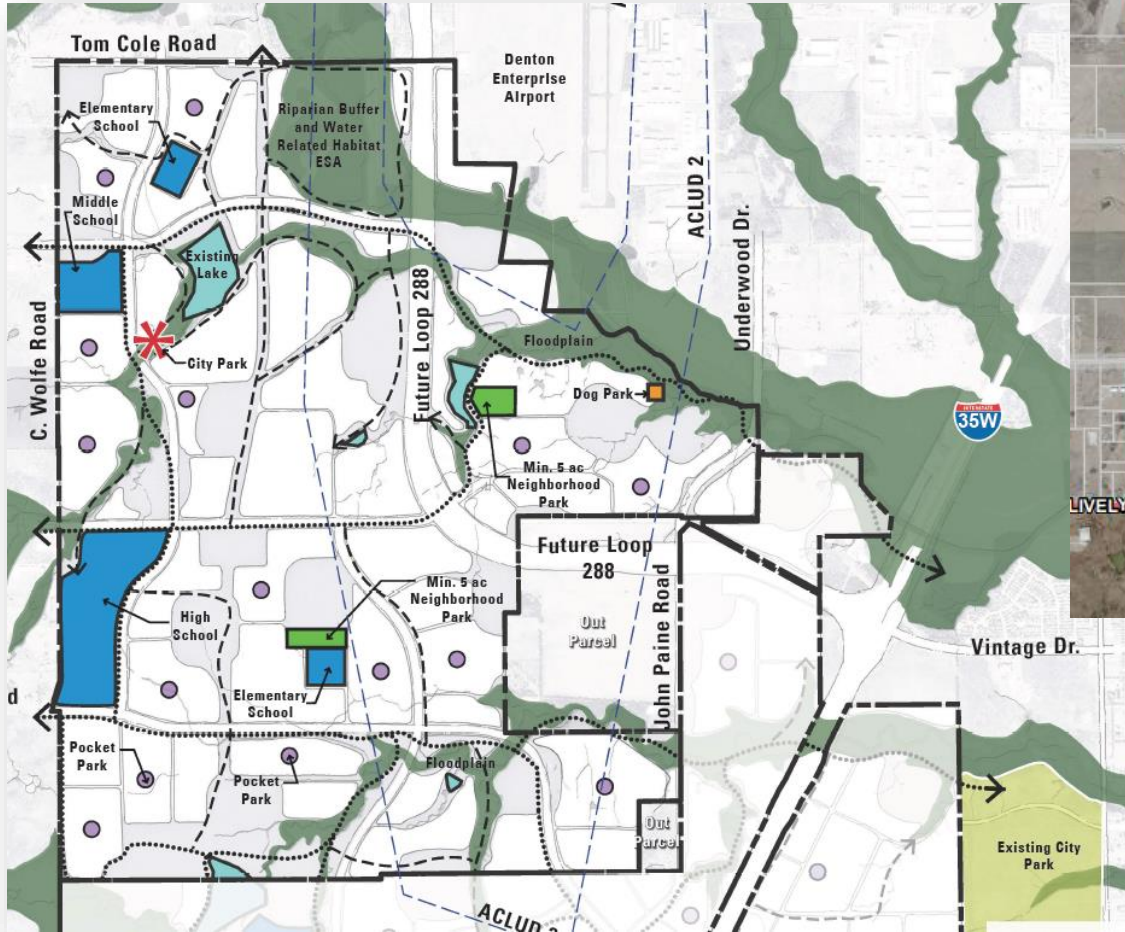


Hunter Ranch Phase 1

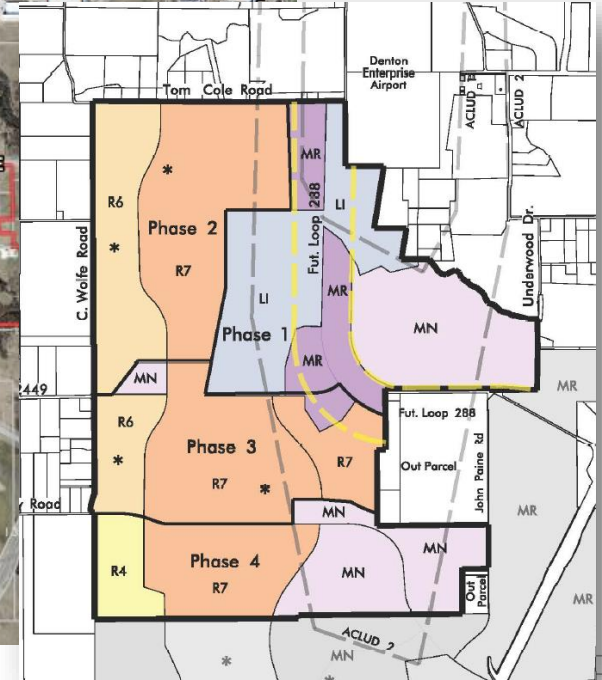
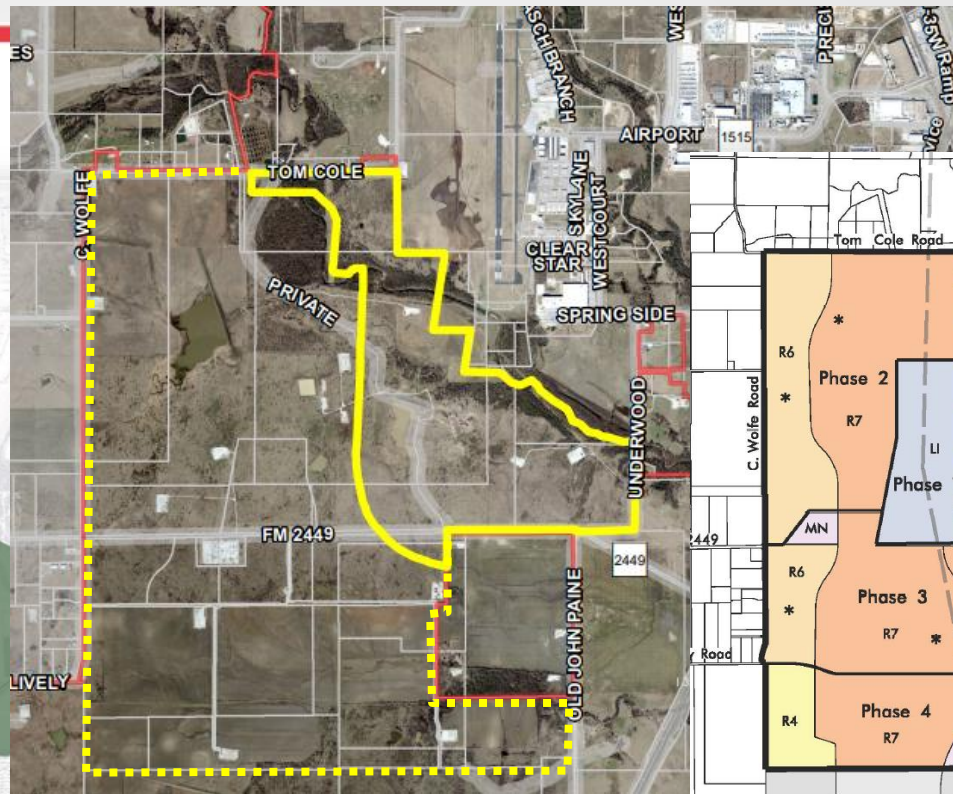
- 229 acres
- 778 single family lots
- Concept includes 3 school sites

School site locations subject to change

Cole Ranch



School site locations subject to change



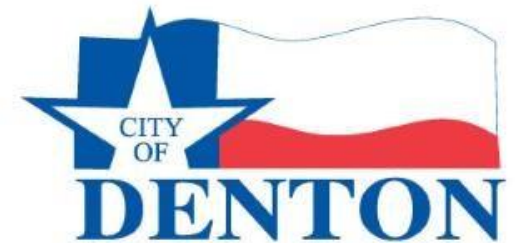
Cole Ranch Phase 1

- 720 acres
- 613 residential lots
- 1 multifamily lot
- Concept includes 4 school sites



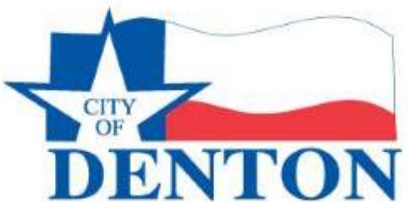


Capital Improvement Projects and Engineering Updates



Hunter Cole Facilities and Infrastructure Team

- Future School Sites
- Water/Wastewater Utilities and Roadway Facilities
- DME Facilities
- Fire Station Facilities
- Phasing of Projects



Bonnie Brae Corridor Program

Program Manager: Kyle Pedigo



Bonnie Brae Phase 6

Scope

- Widen Bonnie Brae to 4 lane divided roadway from University Drive to US-77
- Traffic signals at Windsor, Riney Road, & US-77
- New sidewalks/10-foot shared use trail
- Drainage System Improvements
- 6,300 feet Water line replacement
- Street Light Installation

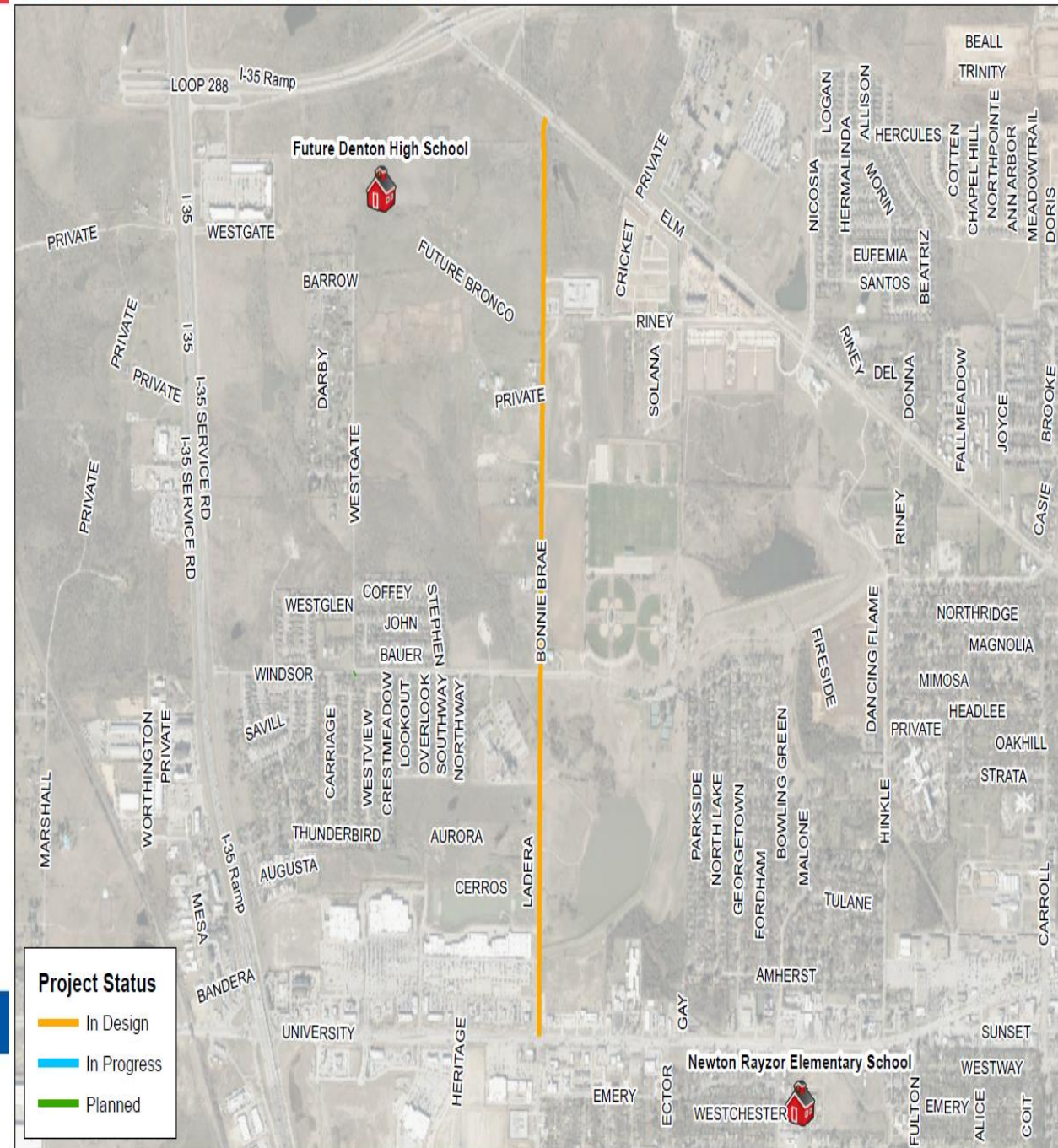
Estimate at Completion - \$33.7 Million

Schedule – Begin Construction Quarter 1 2023 /
Complete Construction Quarter 4 2024

Coordination – Multiple meetings with DISD on project. Interlocal Agreement to include the Riney Road extension for future elementary school site.



November 29, 2022 ID 22-2397



Windsor/Westgate

Scope

- Drainage Upgrades
- Sewer Upgrades
- Water Upgrades
- Street Reconstruction
- Sidewalks



Estimate at Completion - \$8,200,000

Schedule – Design completion Q3 2023, Construction completion Q4 2024

Coordination – Worked to minimize impacts to Denton High School traffic and the construction of 35 widening project. Temporary Roadway improvements to the connection from existing E/W Westgate to Bronco Way under design.



PMQ Improvements

(Pedestrian/Mobility/Quality of Life)

Program Manager: Seth Garcia



IMPROVING
DENTON



Safe Routes to School Sidewalk Projects

Alexander Elementary (2,350 LF of Sidewalk)

- Mulkey Lane from Post Oak to Paisley
- Audra Lane from Audra Street to North of Lattimore
- Lattimore Street from Pertain to Mulkey

Ginnings Elementary (4,850 LF of Sidewalk)

- Stuart Road from Sun Valley to Windsor

Schedule:

- ✓ Council approved design PSA 3/16/2021
- Anticipate Design Completion Q1 2023
- Anticipate Construction Q3 2023

Nette Shultz Elementary (2,350 LF of Sidewalk)

- Emerson Ln from Wilsonwood to Glenwood & from Woodhaven to Brookfield
- Glenwood from Emerson to Windsor
- Hanover from Emerson to existing sidewalk (Avondale Park property)

Pecan Creek Elementary (900 LF of Sidewalk)

- Pockrus Page from Post Oak to Pecan Creek Elementary

Coordination:

City staff communicate with DISD staff on project schedules and to provide status updates for each project.

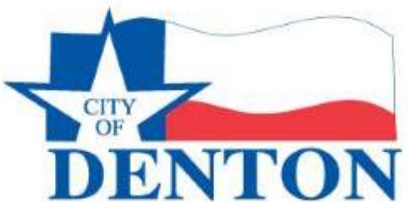
Budget:

Project	EAC	SRTS FUNDS	TRIP FUNDS	COD
Alexander - Ginnings	1,706,000.00	762,311.00	505,861.00	437,828.00
Nette Shultz - Pecan Creek	1,038,320.00	438,820.00	137,292.00	462,208.00



Engineering Related Ongoing Projects

- Citywide Speed Study Update
 - School Zone Implementation
- Coordination Efforts with DISD schools
 - Denton High School
 - Hodge Elementary
 - Nette Schultz Elementary
 - Ginnings Elementary
 - Calhoun and Newton Rayzor Construction



15

Denton ISD

Summary of Future School Sites and Long-Term Planning

As of November 29, 2022



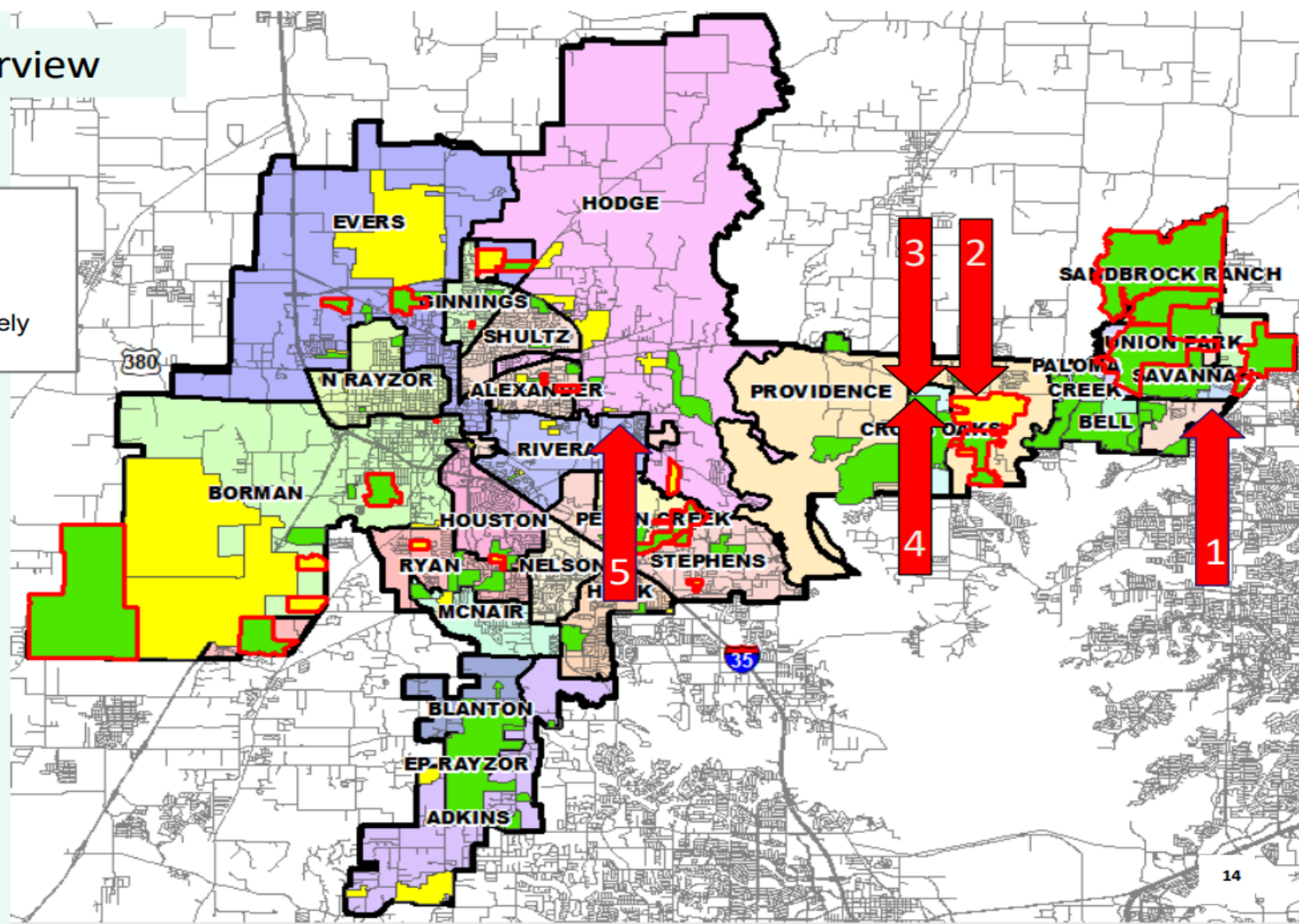


District Housing Overview

- The district has 67 actively building subdivisions
- Within Denton ISD there are 38 future subdivisions
- Groundwork is underway on approximately 4,034 lots within 23 subdivisions

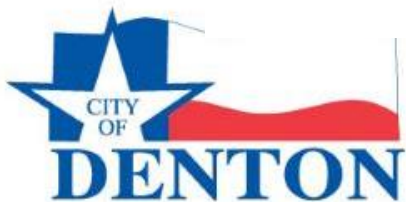
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Denton ISD
Land Purchases and Long-Term Planning
As of November 29, 2022

Map Location	Description	Acreage	School Site
1	Linden Hills - Eppright Rd.	16.000	Elementary 28
2	Spiritas Ranch / Centurion	13.000	Elementary 27
3	Naylor Rd and 380	32.835	Future School
4	Naylor Road - East Side	115.000	Swapping FM 720 Property
4	Naylor Road - West Side	80.000	Future Secondary Site
5	Ryan High School	6.000	Future Additions
	Future Land Purchases - School Sites		Future High School / Middle School Site Cole/Hunter Future High School - Northern Area Future Elementary sites - West, North, and East Future Sites South



Questions?

