



Cole Ranch/Hunter Ranch Master Planned Communities

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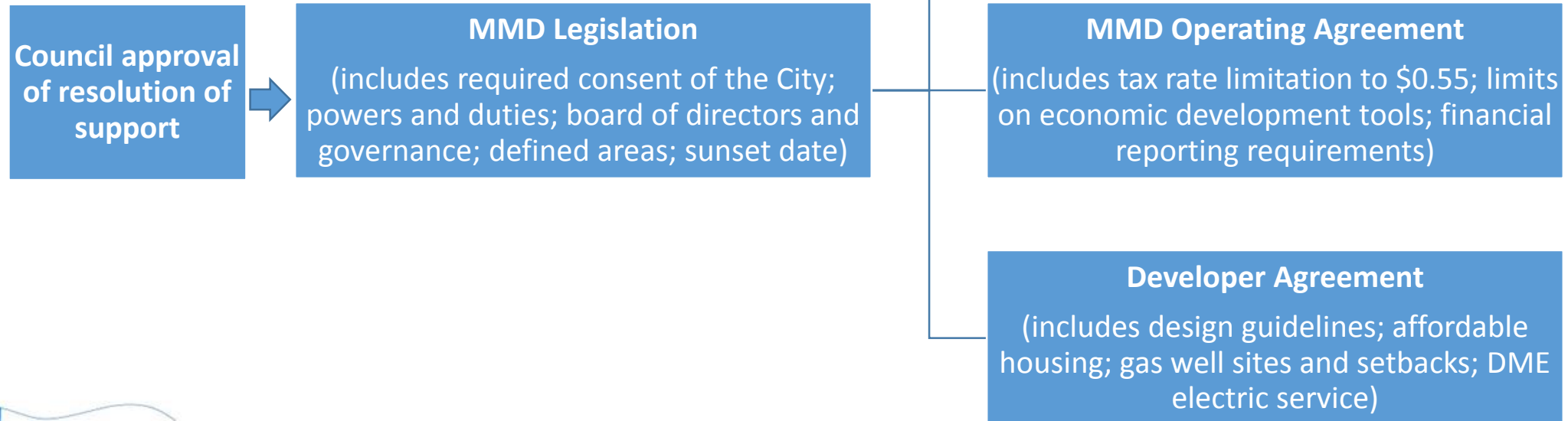
Objective

- Follow up from January 15 work session
- Developer presentation
- Council direction & next steps

Follow Up from Jan. 15 Work Session

Documents Required to Create MMD

- Built-in sunset date will be either May 2020 or December 2020



Follow Up from Jan. 15 Work Session (cont'd)

Does the development conform to the City's future land use map and the Denton Plan 2030?

- Development Services staff confirms that the future land use map reflects the development of master planned communities in this area. Further, staff confirms that the preferred project phasing is at the north of Cole Ranch near the future Loop 288 and I-35 moving south and west, and at the south of Hunter Ranch near I-35 and Robson Ranch and moving north and west.

Follow Up from Jan. 15 Work Session (cont'd)

Can tax incentives be offered within the MMD by either the City or the MMD?

- Limits on the MMD's use of economic development tools can be included in the MMD operating agreement. The Council can make a policy decision on whether to use City economic development tools within the MMD.

Follow Up from Jan. 15 Work Session (cont'd)

Estimated off-site infrastructure costs: \$65 million

Estimated regional infrastructure costs: \$240 million

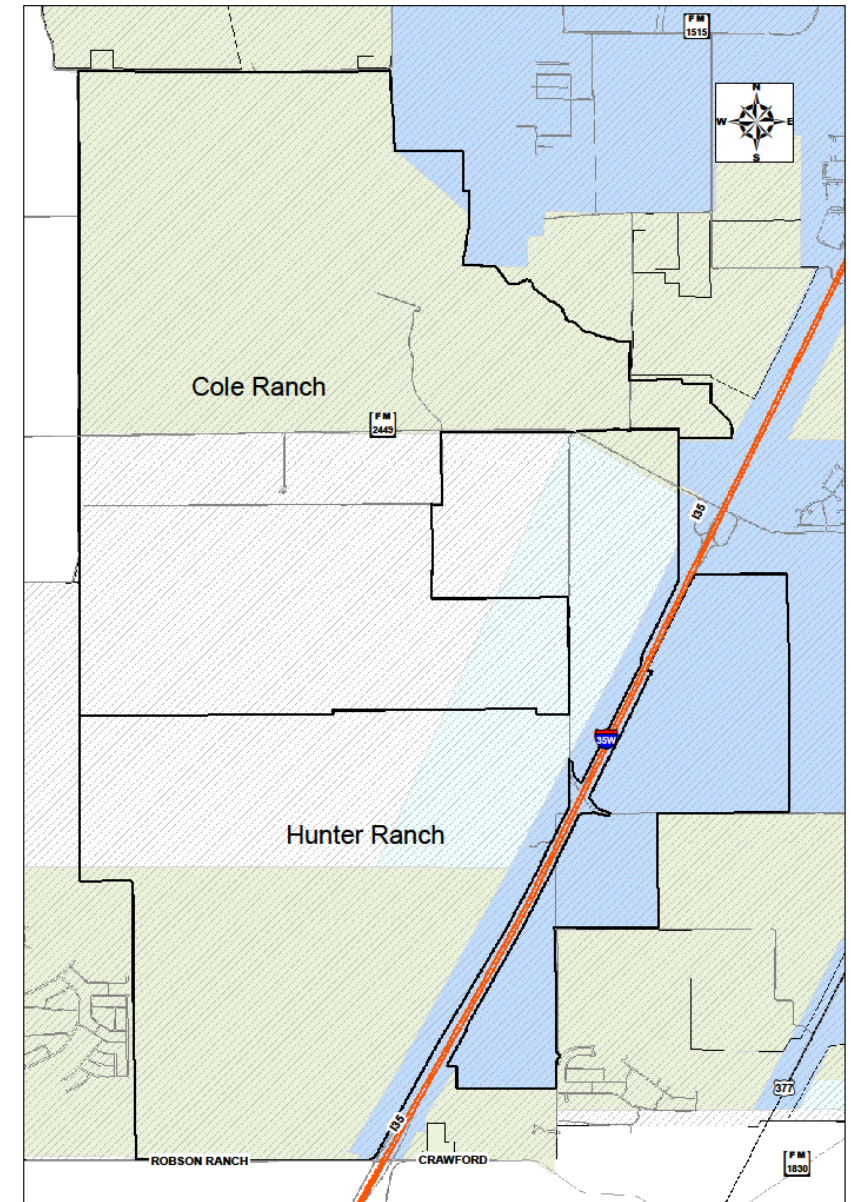
Estimated on-site public infrastructure costs: \$300 million

Total: \$605 million*

*These figures were provided by the developers and have not been verified by City staff.

Follow Up from Jan. 15 Work Session (cont'd)

What areas of the development are served by Denton Municipal Electric?



- City Limits
- DME
- DME/COS
- DME/COS/TXU

Cole & Hunter Ranch Proposed Development



11/29/2018

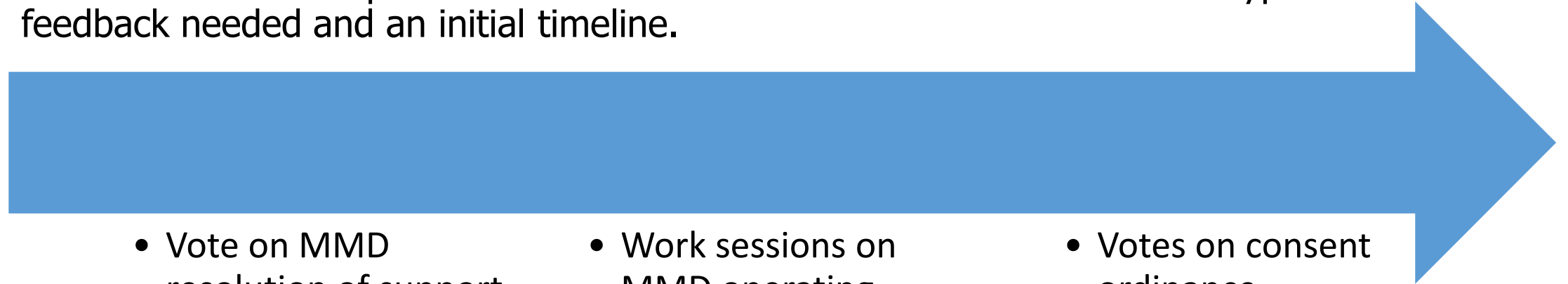
Follow Up from Jan. 15 Work Session (cont'd)

Questions regarding donation of land for public safety facilities, park land, trees, gas well sites and setbacks, affordable housing, and other issues of importance to the City Council:

- These issues can be negotiated and included in either the MMD operating agreement or the developer agreement.
- The developers will discuss these issues further in their presentation.

Future Council Direction on MMD

Throughout the process, Council will have many opportunities to set expectations and give direction about all aspects of the MMD. Below is a broad overview of the types of Council feedback needed and an initial timeline.



- Vote on MMD resolution of support for Legislature
- Work sessions on MMD operating agreement and developer agreement
- Votes on consent ordinance, approval of MMD operating agreement, and developer agreement

Direction

Is Council interested in moving forward with the project?

If yes:

- Developers have requested a resolution in support of the MMD for the Texas Legislature.
 - Resolution of support is requested in February, but if passed, Council could still decide not to create the MMD or to restrict powers through the operating agreement and developer agreement.
- Developer will fund an escrow agreement to conduct an independent fiscal impact analysis of the project and provide a legal review by City's consultants.
 - Fiscal impact analysis will estimate the City's costs and revenues from the project, as well as estimating the appropriate tax rate for the MMD