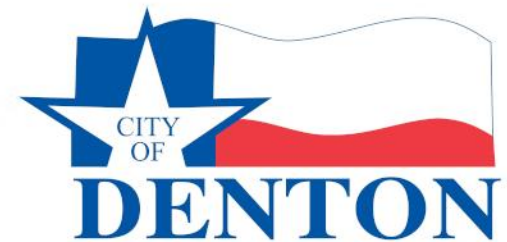


Craver Ranch Municipal Management District

File ID: 25-1589

City Council Meeting
October 21, 2025



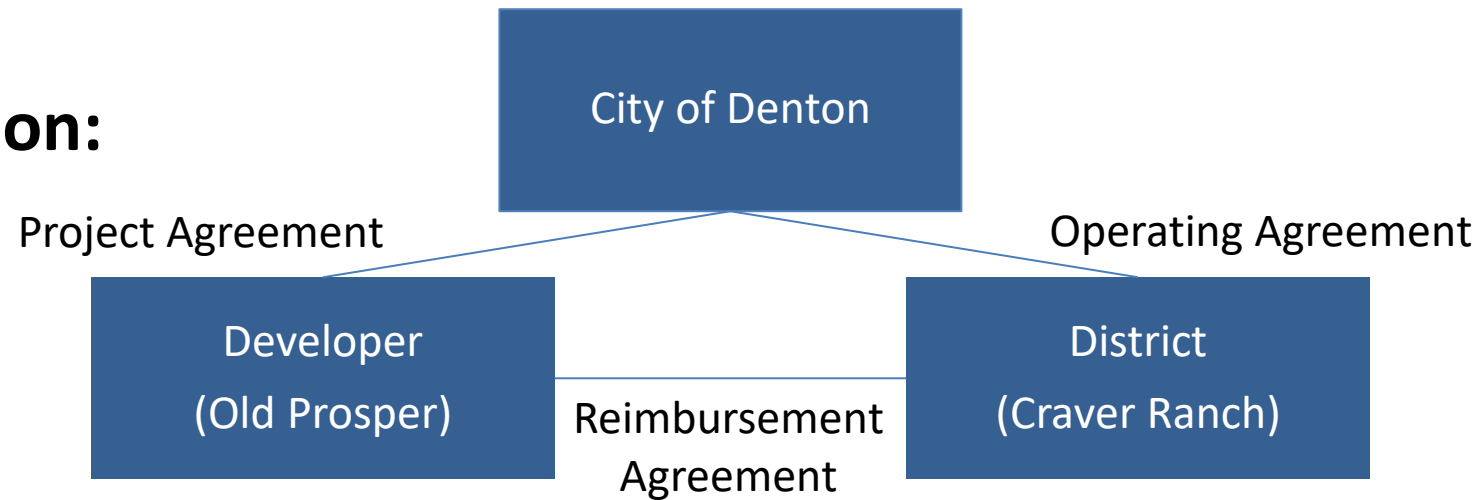
Agenda

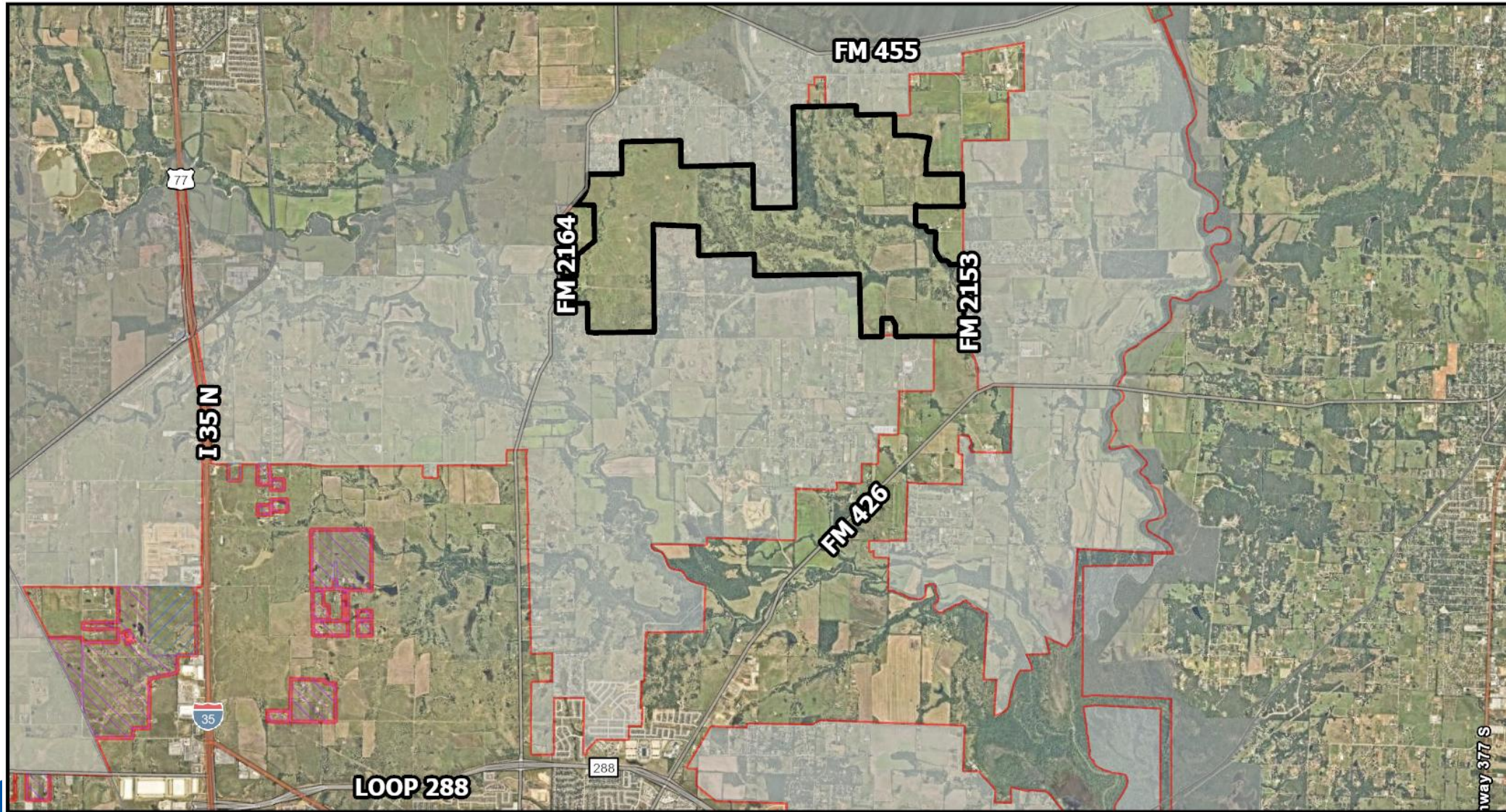
Today's Discussion:

- Project Overview
- Project Deal Points
- Developer Presentation

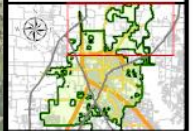
Future items for Consideration:

- Project Agreement
- Operating Agreement
- PD Zoning Case
- Comp Plan Amendment
- Mobility Plan Amendment





PD25-0003
Aerial



0 1,000 2,000 4,000
feet

Legend
● Site Location


DENTON
Development Services - GIS
Date: 10/3/2025

Background

Property Background

- Approximately 2,870 acres
- Originally annexed in 2008 and 2009

Project Background

- Acreage: 2,500 acres
- Developer: Old Prosper Partners
- November 2024- Held a pre-application conference
- March 2025- City Council approved a resolution supporting the legislation for the creation of a MMD contingent on completion of a development agreement
- City staff and the Developer have been negotiating terms for the development, drafting agreements, and working on studies to support the agreements
 - Fiscal Impact Study, Facilities Study, Travel Demand Model, and Water and Wastewater are being finalized

Municipal Management District

- An MMD is a separate political subdivision from the City that can collect property taxes or assessments from property owners within the district.
 - Craver Ranch MMD is proposing to levy assessments only.
- The Craver Ranch MMD was created by the Texas Legislature and will be governed by a board of directors.
- Developers would front the cost for the public infrastructure and would be reimbursed by bonds issued by the MMD or the MMD may directly finance the construction of improvements.
- Any developer reimbursement only occurs after the developer has paid for and built the improvements subject to reimbursement.
- Revenue from the assessments collected from the property owners within the MMD is used to pay back the bond debt issued by the MMD.

Craver Ranch Project Overview

- 2,500-acres
- 9,190 Residential Units
 - 7,091 Single Family
 - 584 Townhome/Zero Lot Line
 - 1,515 Multifamily Units
- 1.2 million square feet of commercial
- Denton and Sanger ISD
 - 3 school sites (2 elementary and 1 middle school)
- \$462M in public infrastructure
- 17-year construction (2028-2045)

Infrastructure

Water

- Existing infrastructure serving initial phases and planned transmission main for future phases
- Developer to provide an easement for the planned transmission main
- Developer to construct elevated storage when required
- City to maintain after installation

Wastewater

- Developer to install sewer line to connect to the City's future Clear Creek Interceptor
- City to maintain after installation

Roadways

- Developer to construct all roadways within the development
- Developer to coordinate with Denton County for any potential roadway improvements
- Coordination with TxDOT for the adjacent farm-to-market roads

Drainage

- Developer to install drainage infrastructure
- City maintains drainage within the right-of-way

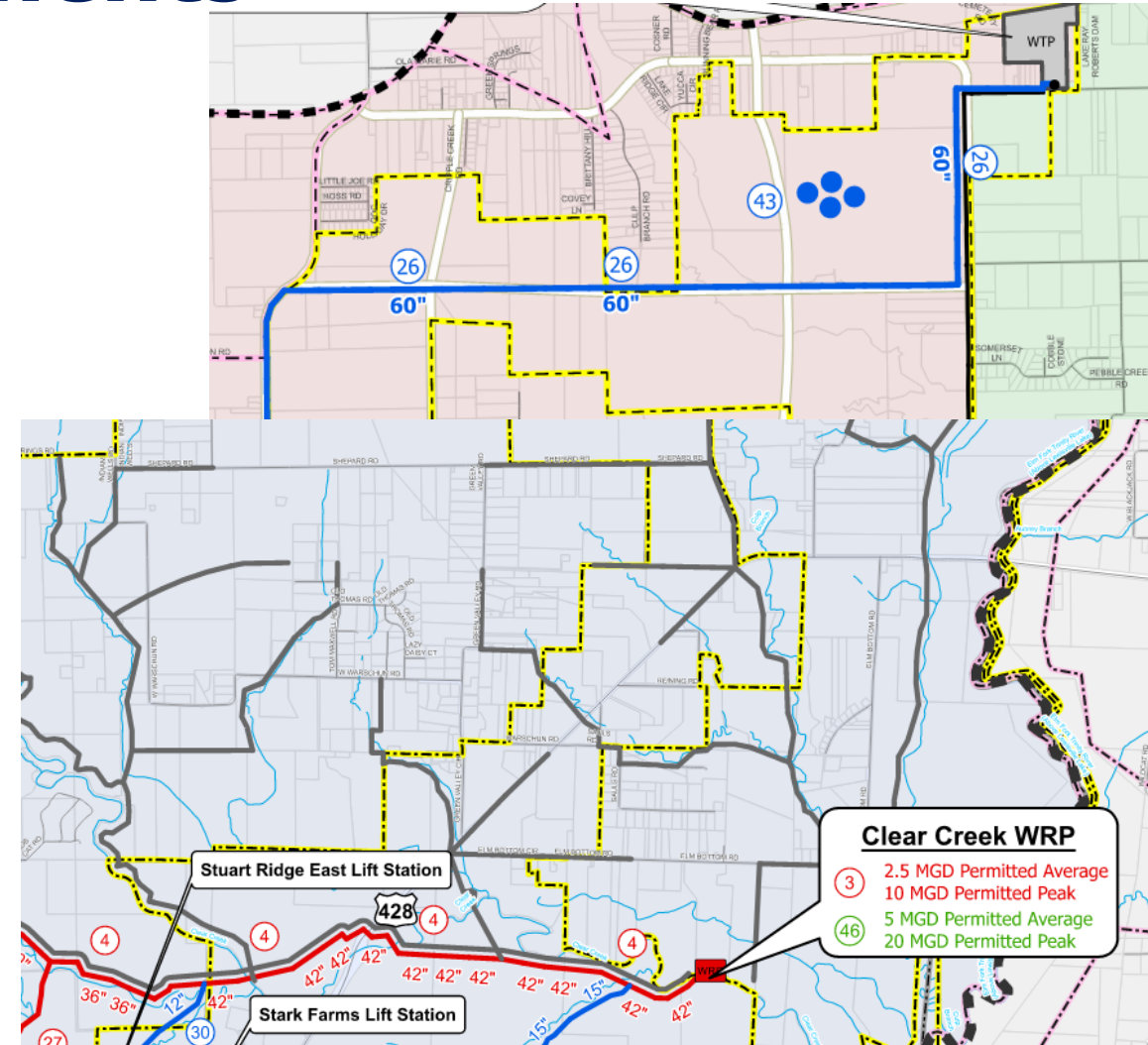
City of Denton Improvements

Water

- City to construct to 60" water line already included in the water master plan
- City has plans to expand the production capacity at the Ray Roberts Treatment Facility

Wastewater

- City to construct the Clear Creek Interceptor
 - In design and will be constructed in 3 years
- City will build the wastewater treatment facility in phases with enough capacity to serve the Craver Ranch Development



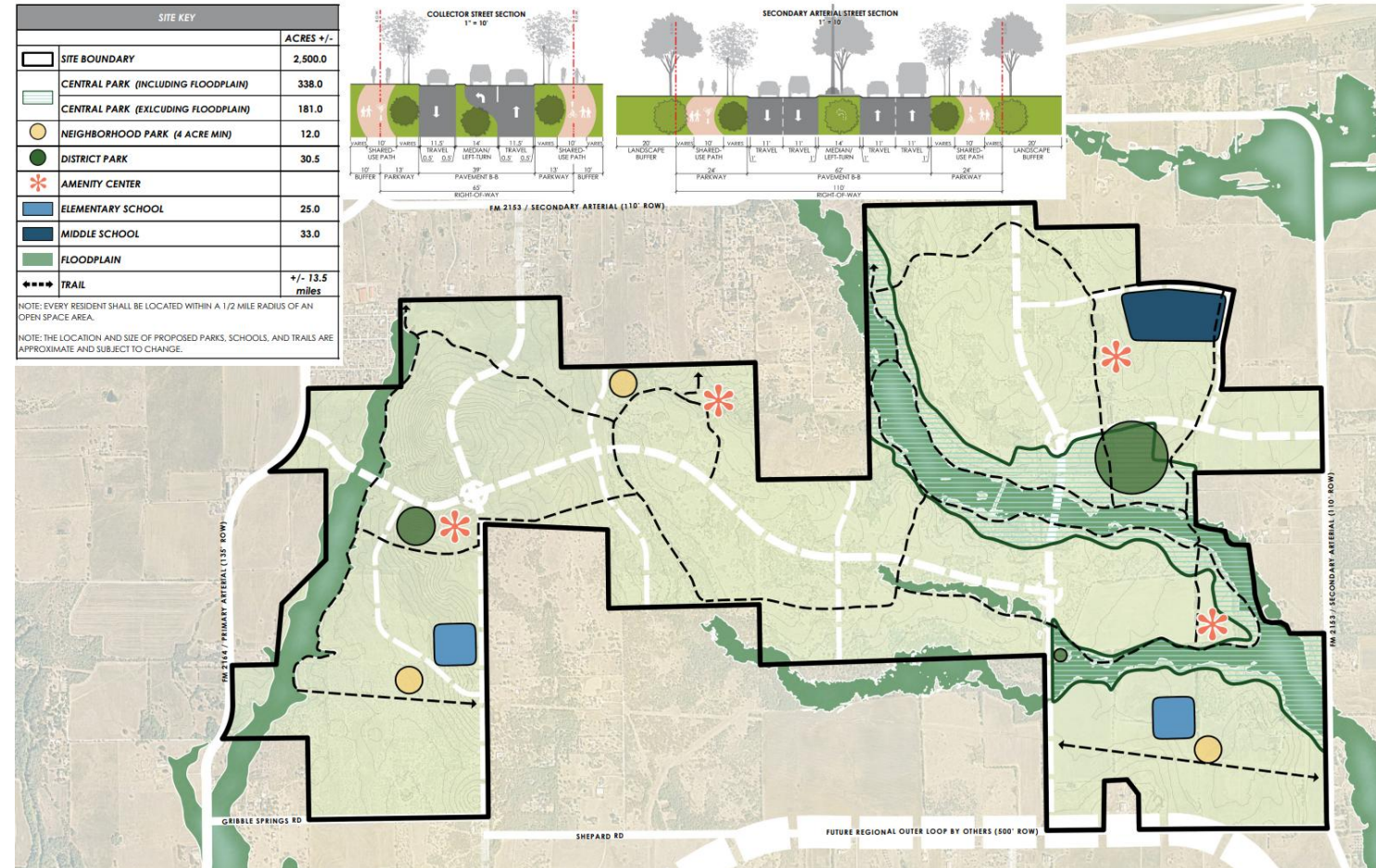
Craver Ranch Parks

Overall Parks

- Meets 10-min walk goals
- 380.5 acres of parks
 - 358-acre Central Park
 - Additional City Park and trail head
 - 3 neighborhood parks
- 13.5 miles of trail
- 18.5 miles of shared-use paths
- Additional pocket parks (not shown)
- Developer to construct amenities and maintain all parks

Central Park (358 total acres)

- 338 acres within a Flowage Easement
- 181 acres outside of 100-year floodplain
- Ability to reduce the flowage easement acreage with approval by USACE, but must maintain a minimum of 250 acres



Zoning

Moderate density residential with mixed use at key intersections

Follows the DDC but allows for the following deviations or enhancements:

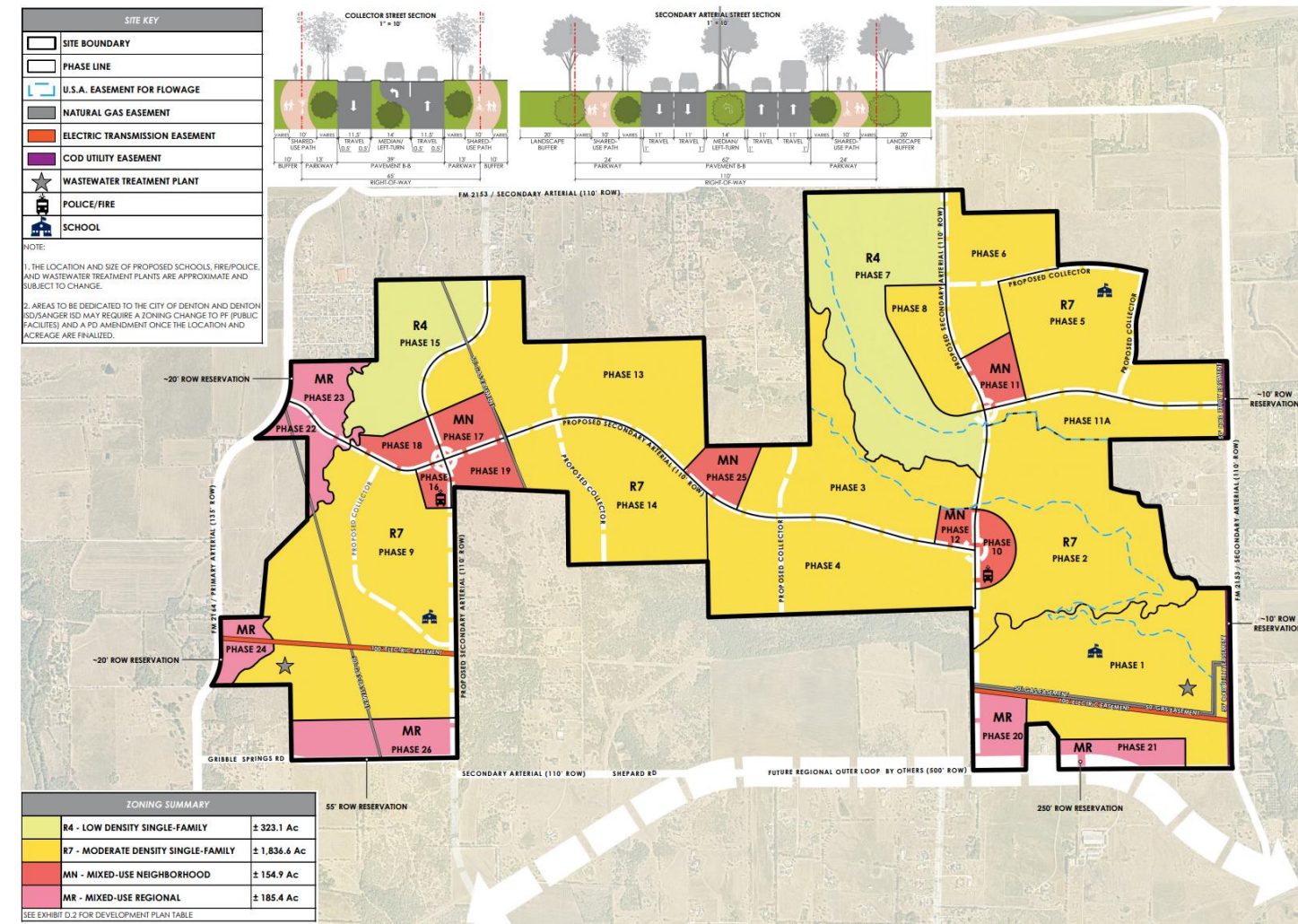
- Add standards for zero-lot-line homes
- Establish a lot size mix for residential uses
- Includes the maximum number and dimensions of each lot size allowed
- Establish increased landscape, fencing, and building design standards for residential uses
- Provide unique roadway cross-sections for streets



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Comprehensive and Mobility Plan

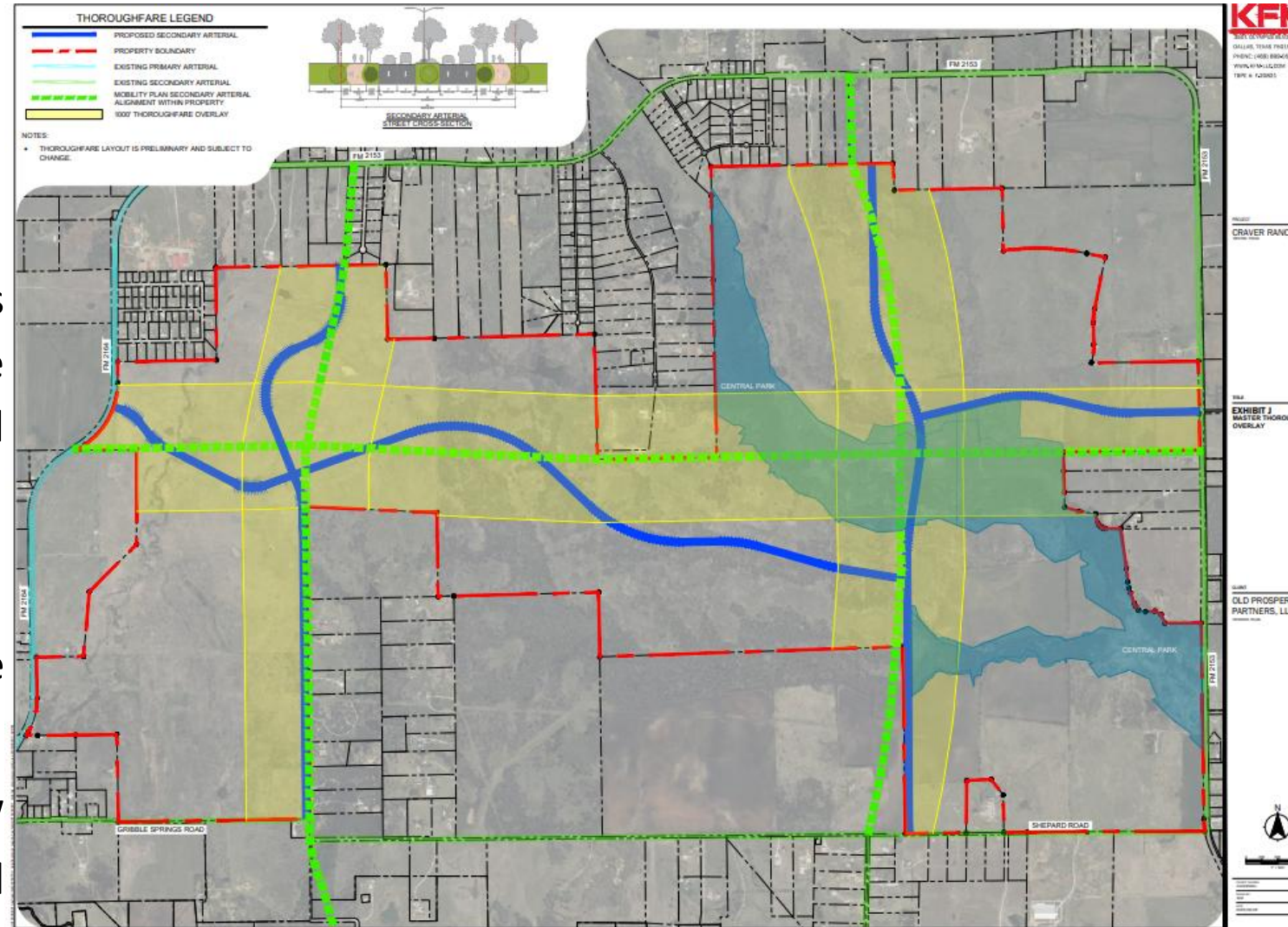
Comprehensive Plan Changes

The property is currently designated as agricultural. They are seeking to modify the comprehensive plan to match the proposed zoning and concept plan.

Mobility Plan Changes

The current mobility plan would require a large bridge crossing because of the orientation.

Seeking to modify the plan to move the E-W roadway further south, and the traffic demand modeling supports the ability to do so.



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Benefits

Funding Contributions- \$7.5 M

- Emergency Services - \$2.5M
- Public Works Facility Land- \$2M
- Affordable Housing - \$3M

Land Conveyance- 48.5 acres

- Fire Stations – 6 acres
- City Parks – 380.5 acres
 - 42.5 acres outside of the flowage easement
 - 315.5 acres more than required
 - Maintained by the District
- Trails- 13.5 miles
- Right of Way for Water Line
- Elevated Storage Tank

Generally following the typical City development process

Economic Benefits

- 9,190 residential units
- 1.2 million square feet of commercial
- \$5.1 billion in assessed value at buildout
- Approximately \$38 million in net revenue to the City over 40 years

Next Steps

Staff is seeking Council feedback on the development concept and proposed agreements.

Proposed Schedule

Oct. 22- P&Z Work Session

Nov. 19- Zoning, Comprehensive Plan and Mobility Plan Hearings at P&Z

Dec. 2- City Council

- Agreements
- Zoning Hearing
- Comprehensive Plan
- Mobility Plan