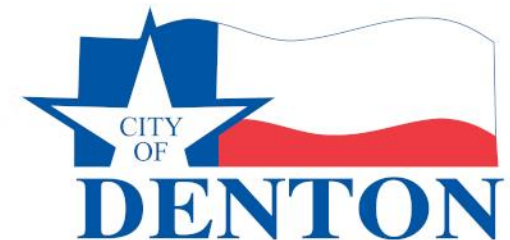


Development Agreement – Ponder Farms Municipal Utility District

File ID: 24-2180, 24-2181, 24-2337, 24-2338, 24-2339, 24-2340

**City Council Meeting
November 19, 2024**



Overview

- **Request:** Provide Water and Wastewater to the Ponder Farms MUD and require certain provisions through a Development Agreement.
- **Presentation Outline**
 - Municipal Utility District (MUD) Overview
 - Ponder Farms MUD Background and Concept
 - Public Improvements

Municipal Utility District Background

- 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.

Denton's MUD Consideration

- **Water**

- Ground water conservation
- Cost recovery
- Enforceable construction standards

- **Wastewater**

- Regulation of pollutants
- Future surface water rights

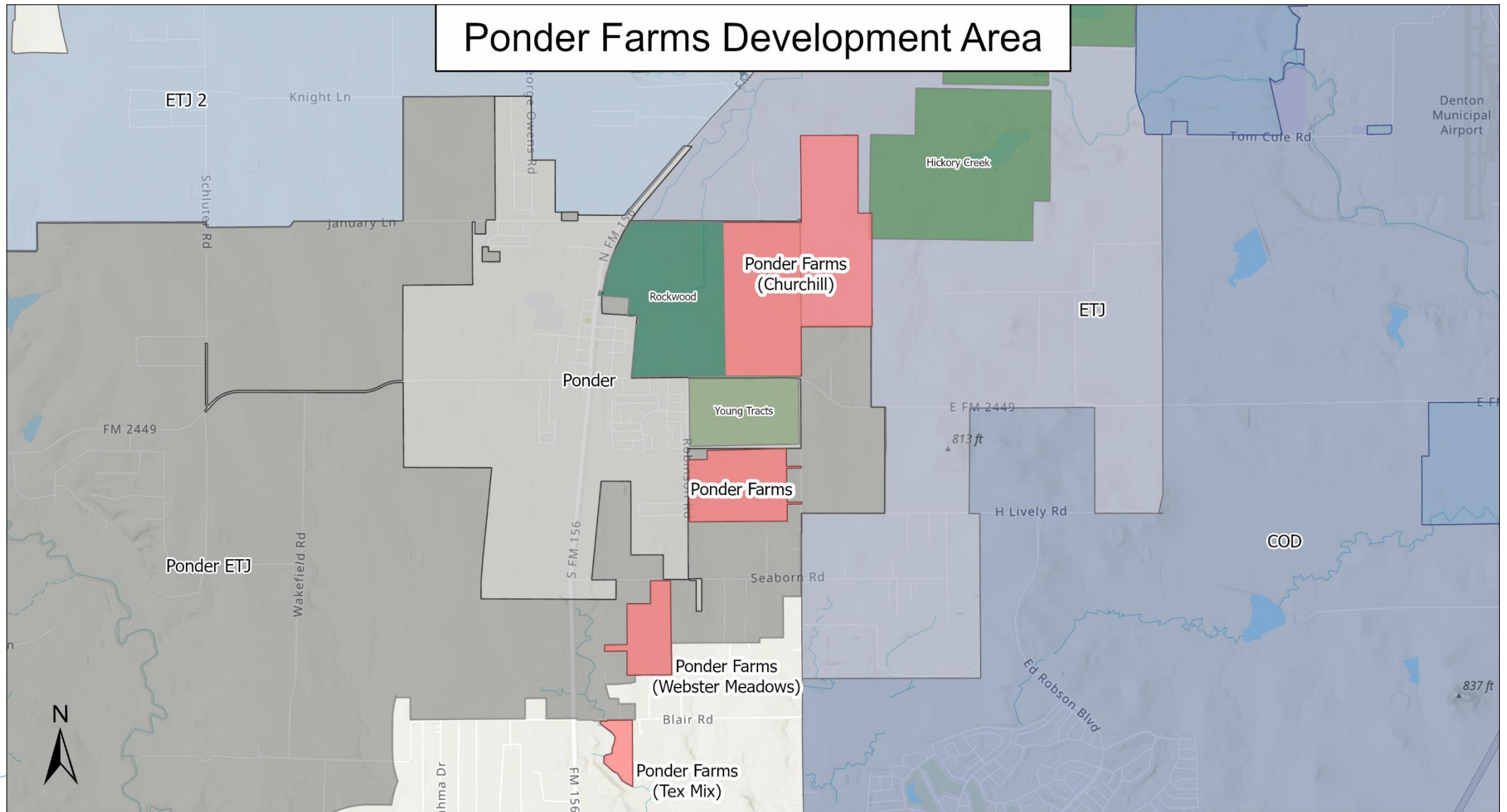
- **Development Standards**

- Limited development standards
- Mobility and roadway standards
- Gas wells

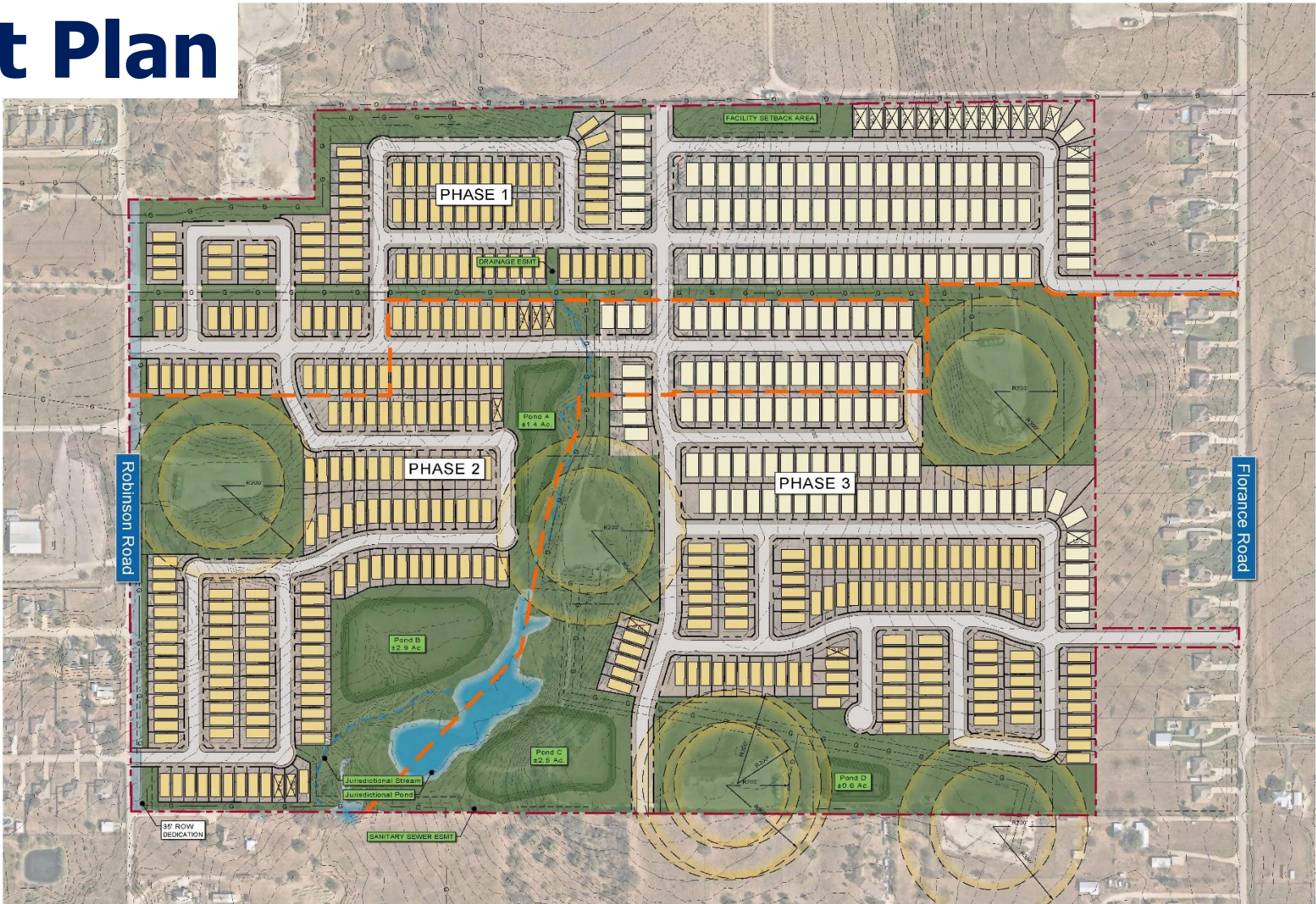
Ponder Farms MUD Background

- April 2022– City received Petition for Consent to Create
- June 2023– Developer submitted Petition for Creation to TCEQ
- Nov. 2023– TCEQ Ordered Creation
- 2022-2024– Staff and Developer meetings to craft terms for agreement
- Today – Presentation of draft agreements for Council consideration
 - Development Agreement
 - Service Agreements for Water Utilities

Ponder Farms Development Area



Concept Plan



Overall Land Use Acreage Summary

Perimeter Thoroughfare Rights of Way	2.44
Collector Rights of Way	0.95
Open Spaces, Buffers and Easements	50.19
Residential Lots / Residential Rights of Way	100.64
Total	154.22

Overall Open Space Acreage Summary

Open Spaces, Buffers and Easements	50.19
Area (Net Perimeter and Collector ROW)	150.83
Total Percent Open Space (Net Perimeter and Collector ROW)	33.3%

Phase 1 Lot Type Summary

	Lots	Percent Mix
40' x 115'	108	53.20%
50' x 115'	95	46.80%
SF Res. Total	293	100.00%

Phase 2 Lot Type Summary

	Lots	Percent Mix
40' x 115'	144	80.90%
50' x 115'	34	19.10%
SF Res. Total	178	100.00%

Phase 3 Lot Type Summary

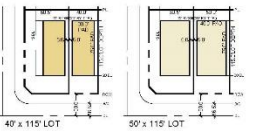
	Lots	Percent Mix
40' x 115'	116	65.17%
50' x 115'	62	34.83%
SF Res. Total	178	100.00%

Overall Lot Type Summary

	Lots	Percent Mix
40' x 115'	368	66%
50' x 115'	191	34%
SF Res. Total	559	100%

Projected Density Summary (DU/AC)

Gross	3.6
Net of Perimeter ROW and Collector ROW	3.7



NOTES:
1. THIS PLAN IS PRELIMINARY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
2. ALL RIGHTS RESERVED BY KIMLEY-HORN, CONSULTING ENGINEERS.

CONCEPT PLAN
Ponder Farms
Ponder ETJ, Texas
Kimley-Horn
6160 Warren Parkway, Suite 210
P.O. Box 10034
P.O. Box 10034
Dallas, Texas 75244
State of Texas Registration No. P-528
July 2024

*NOTE: PHASING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
*NOTE: LAND PLAN ASSUMES SURFACE USE AGREEMENT WITH BKV CAN BE AMENDED TO A 200' RADIUS. IF THIS DOES NOT OCCUR, OVERALL LOT COVERAGE WILL BE APPROXIMATELY 5 LOTS.

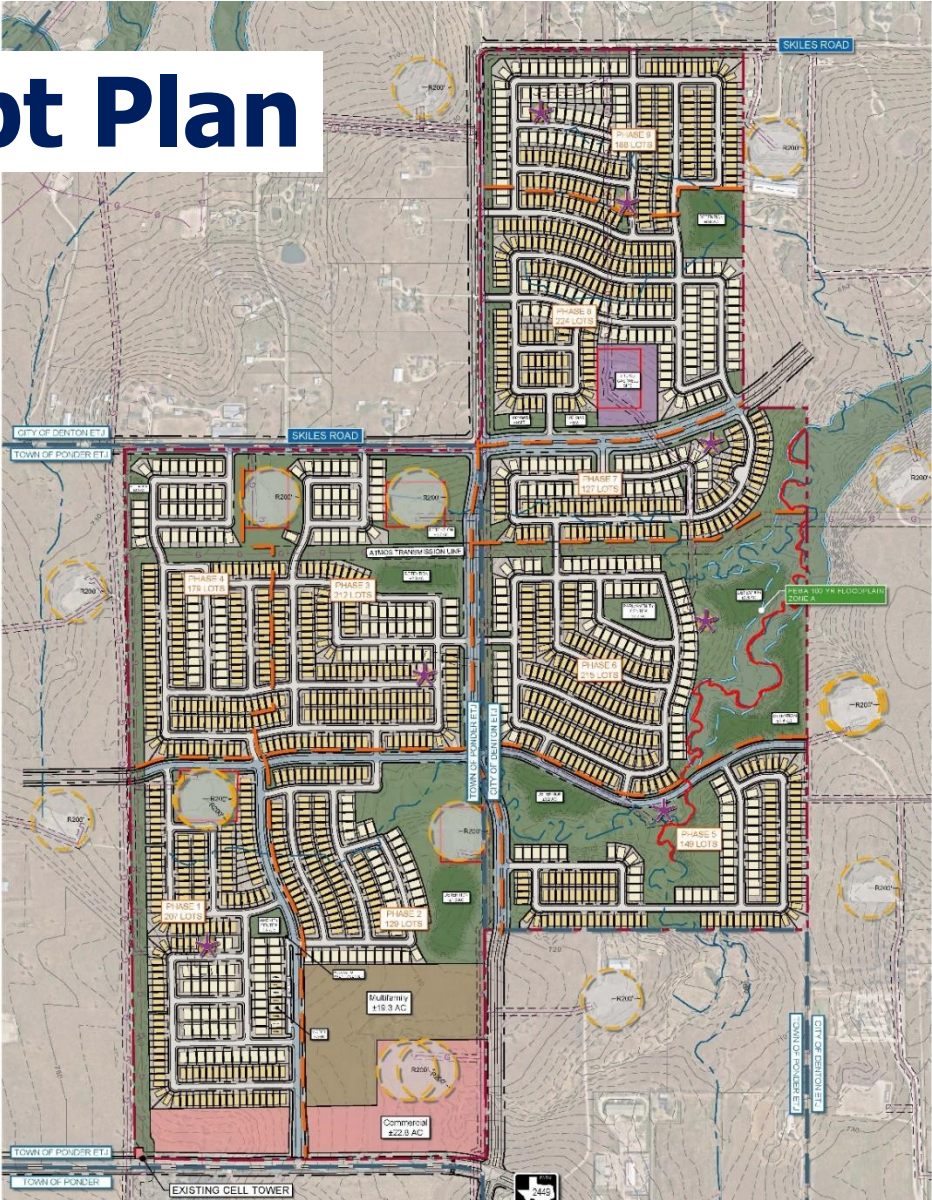
DATE: 11/19/2024
BY: [Signature]
PROJECT: Ponder Farms
SHEET: 1 OF 1

11/19/2024

11/19/2024 File ID: 24-2180, 24-2181, 24-2337, 24-2338, 24-2339, 24-2340



Concept Plan



11/19/2024

File ID: 24-2180, 24-2181, 24-2337, 24-2338, 24-2339, 24-2340

Ponder Farms Concept Plan

GROSS ACREAGE	USE	INTENSITY		
		Lots/Units	Lot Count	Width
498	Single-Family	2,585	511	60'
			191	50'
			1,515	45'
			368	40'
19	Multifamily	500		
23	Commercial			

540 Developed Acres

827 Total Acres



Water/Wastewater Considerations

- **Water:**

- Dedication and construction to City Standards (On-Site and Off-Site)
- Approximate cost of improvements \$174,700,000
- Water conservation standards apply
- Prevents MUD from drilling wells to fulfill water need
- Reclaimed water will be provided once it's available to the property
- Helps get infrastructure to the western portion of the City

- **Wastewater:**

- Denton will be the retail service provider
- Details to be worked out in future wastewater agreement



Other Considerations

- **Roadway Standards:**
 - City of Denton roadway standards
 - Onsite roadway improvements following the mobility plan
- **Parks**
 - Side path improvements to T N Skiles Road, future Amyx Road and FM 2449
 - Future trail connection which supports initiatives set forth in the Parks, Recreation and Trails System Master Plan
- **Development Standards:**
 - Lots sizes
 - Limited multifamily development standards
- **Gas Well Setbacks:**
 - Increased to 300' from the allowable 100' established by Fire Code
- **Solid Waste:**
 - Option for Solid Waste Services in the District.

Next Steps/Requested Actions

- ✓ **Staff Recommends Approval**
- ✓ **Items for Council Consideration**
 - 6 separate action items:*
 - ✓ Development Agreement
 - ✓ 5 Utility Service Agreement for Water and future Wastewater

Questions?