

# Hunter / Cole Ranch MPC Amendments

*City Council Work Session*  
*12-3-19*





# AGENDA

 Project Background

 The Vision

 City Agreements

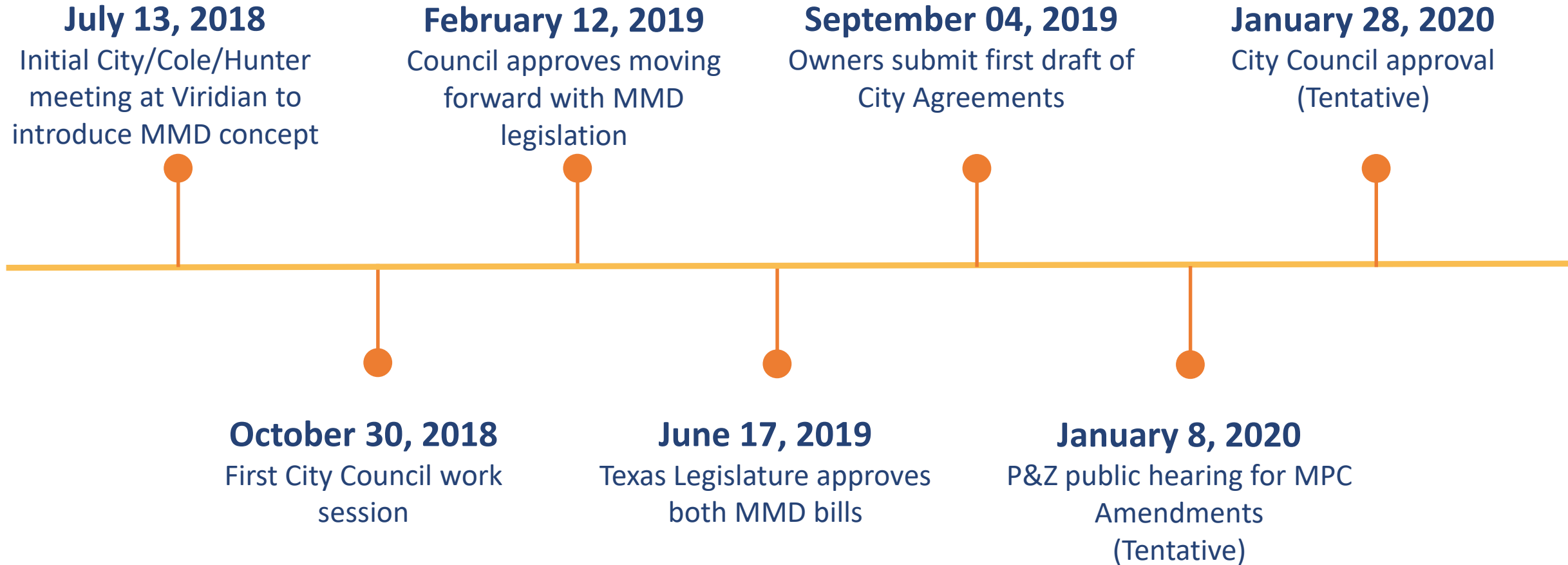




## PROJECT BACKGROUND



# PROJECT TIMELINE








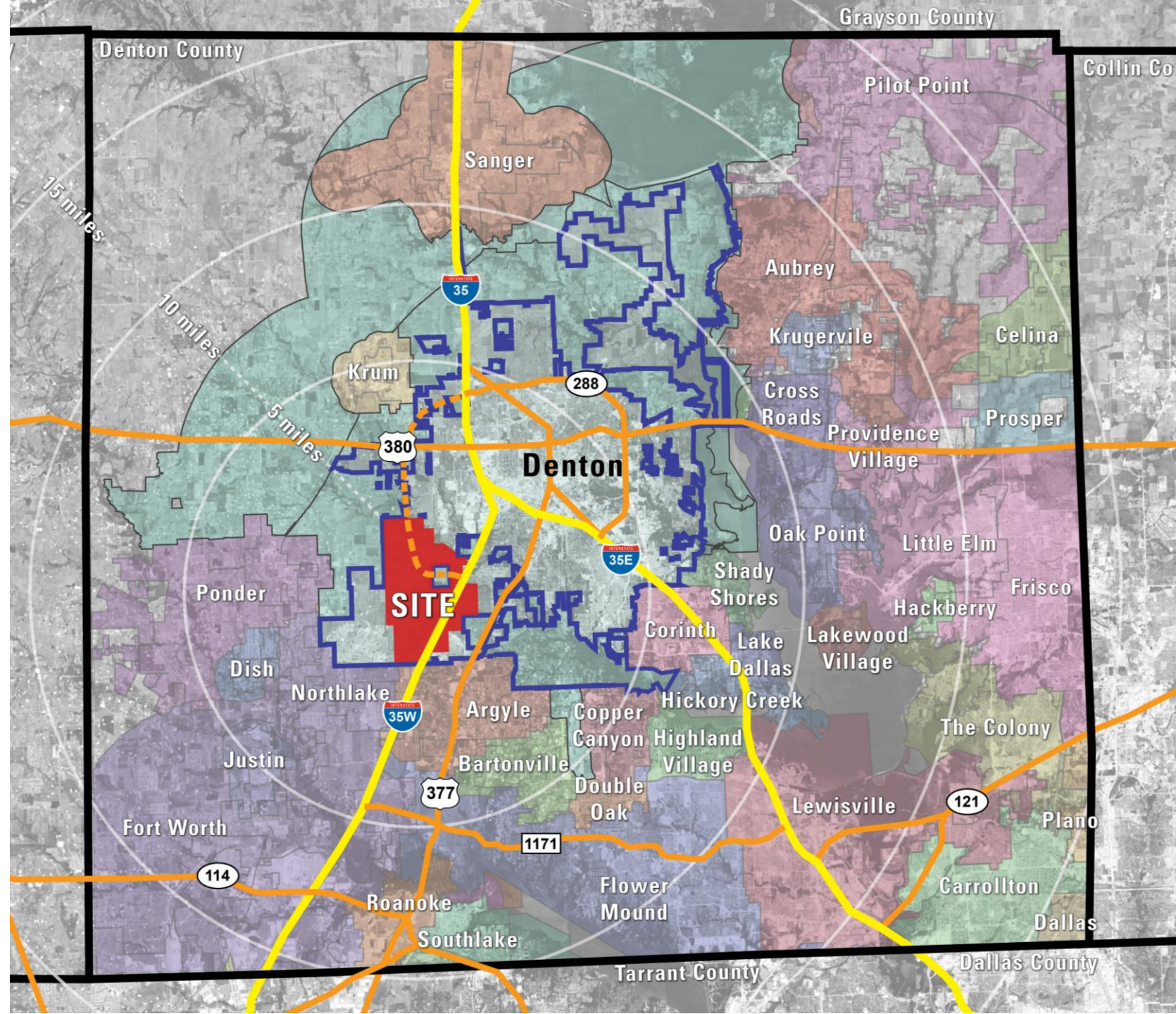
# OBJECTIVES

*The objective of the approvals needed from the City of Denton for Cole Ranch and Hunter Ranch is to provide the necessary governance, development plan and finance plan for over 6,400 acres of land in order to create a sustainable, fiscally responsible and environmentally sensitive addition to the City of Denton including a significant employment center, diverse residential neighborhoods, extraordinary natural and developed open space and amenities and economic benefits to the City that would not be possible, but for this specific set of documents and approvals.*



# REGIONAL CONTEXT

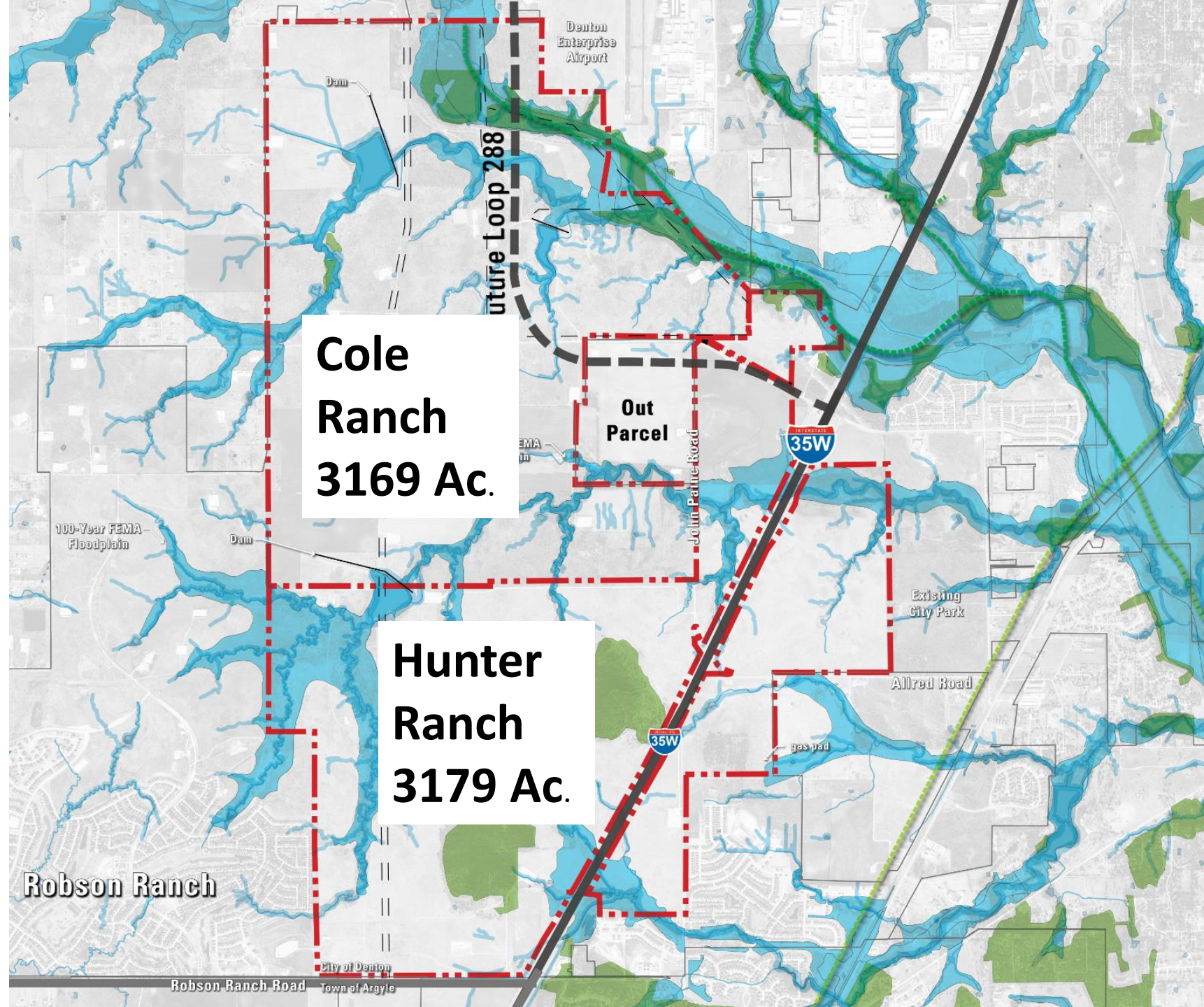
-  Denton City boundary
-  Denton county boundary
-  Denton ETJ





# THE SITE

Cole	3169 AC
Hunter	<u>3179 Ac</u>
Total	6348 Ac





# PROPERTY FLY-OVER VIDEO





# CURRENT STATUS

	<b>Hunter</b> 3,179 ac.	<b>Cole</b> 3,169 ac.
Annexed into city limits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Master Planned Community zoned	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Approved Development Plan Map	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure available	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



## WHY IS AN MPC AMENDMENT NEEDED?

- »To increase gas well buffers
- »To adopt 2019 DDC as a base development code
- »To create coordinated Development Plan Maps between  
all 6,400 acres

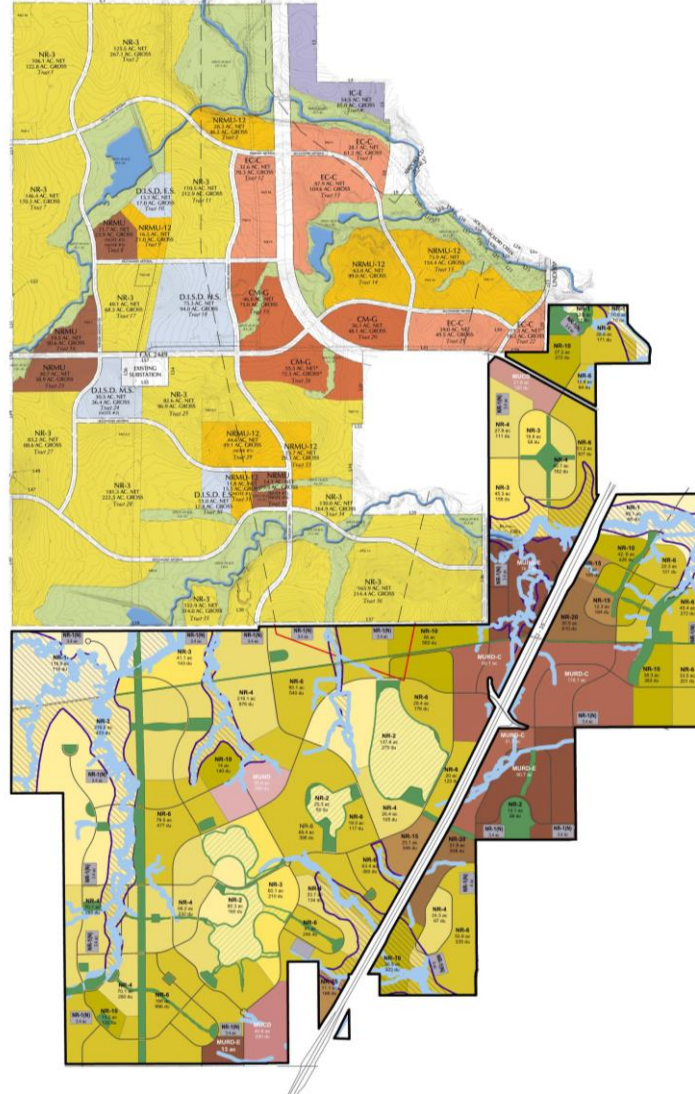


# WHY IS A NEW DEVELOPMENT PLAN MAP NEEDED?

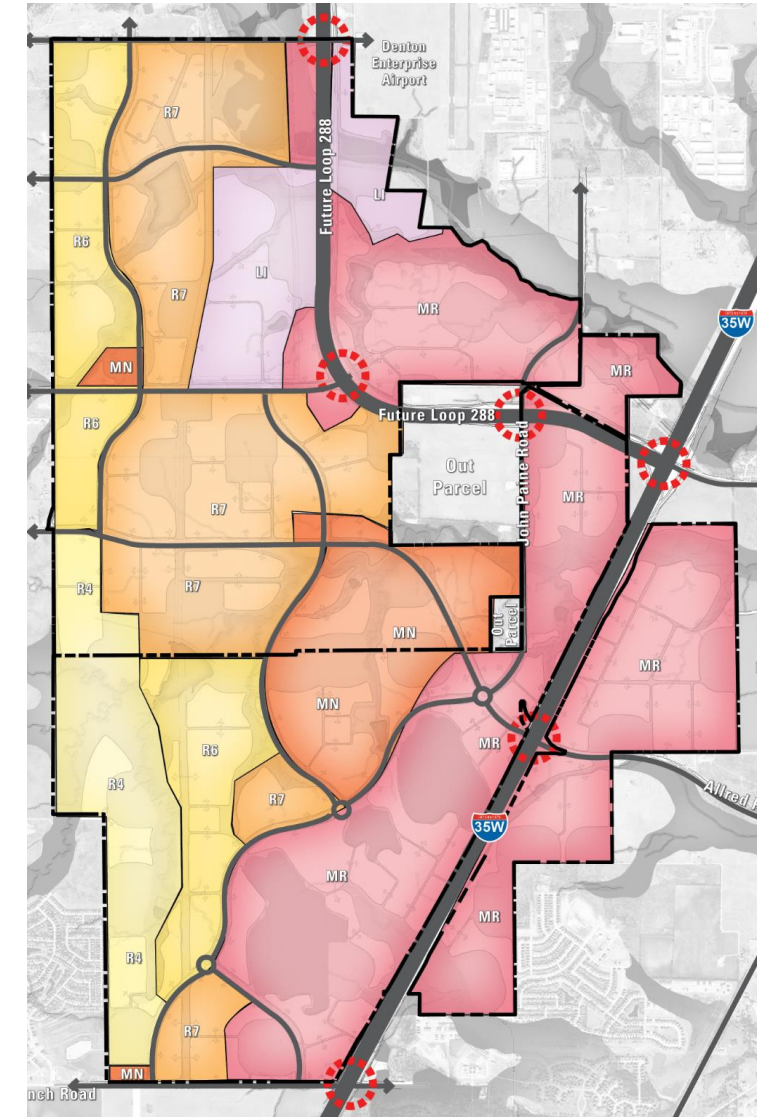
Our desire is to create a uniform development pattern for all 6,400 acres

## Benefits:

- » Create compatible land uses
- » Alignment of roadways
- » Consistent road hierarchies
- » Create better alignment and connectivity of open spaces



Existing D.P.M.



Proposed D.P.M.





# THE VISION

Harvest - Argyle, TX  
By Hillwood Communities

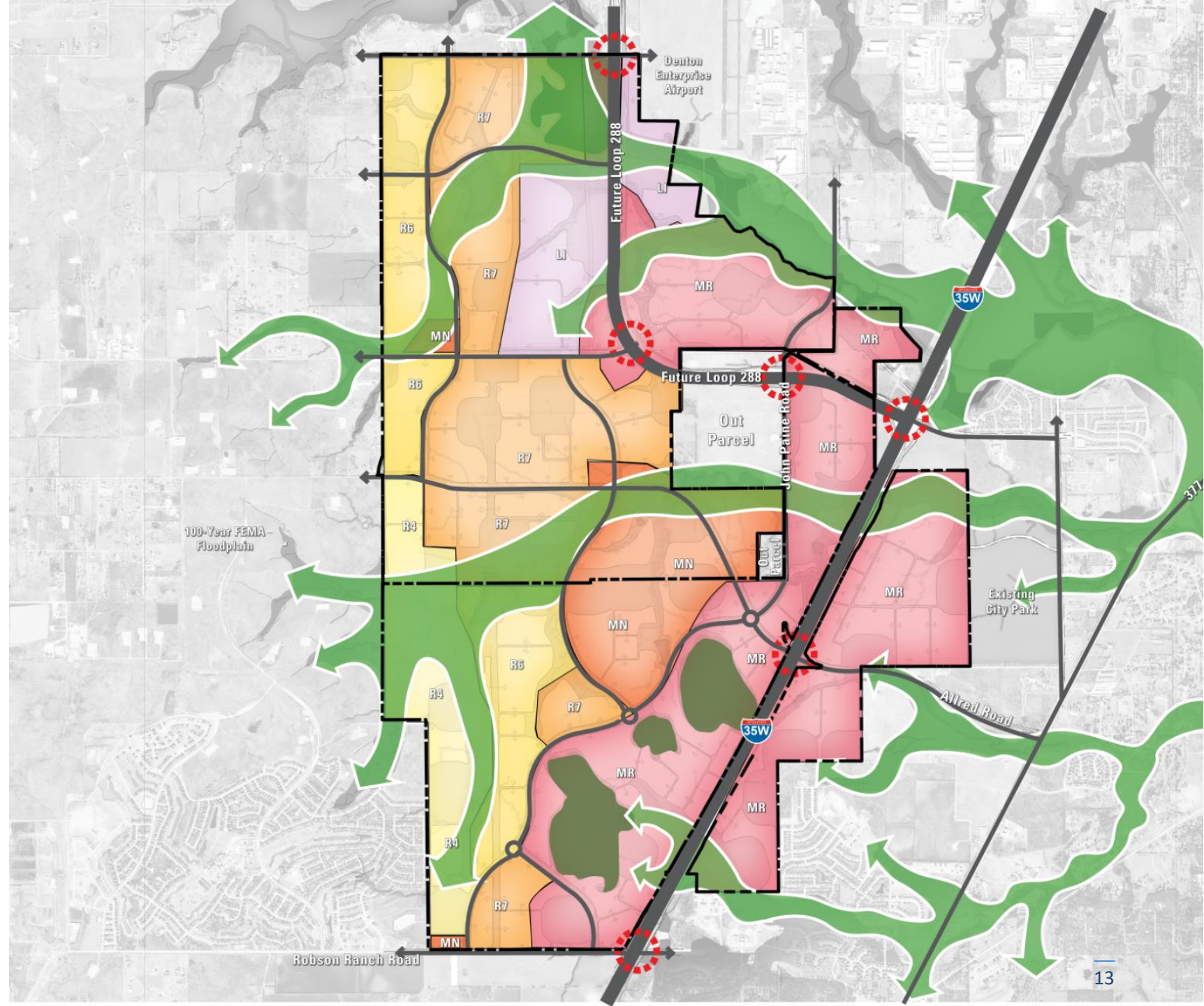


# THE VISION

Maximize Mixed Use / Commercial and High Intensity uses along highways and at major intersections transitioning to lower intensity mixed use and single family housing away from highways .

## Legend










-  Site boundary
-  ESA Floodplain
-  ESA Upland
-  MR - Mixed-use Regional
-  MN - Mixed-use Neighborhood
-  LI - Light Industry
-  R7 - High Density Residential
-  R6 - Medium Density Residential
-  R4 - Low Density Residential
-  Highway interchange - by TxDOT

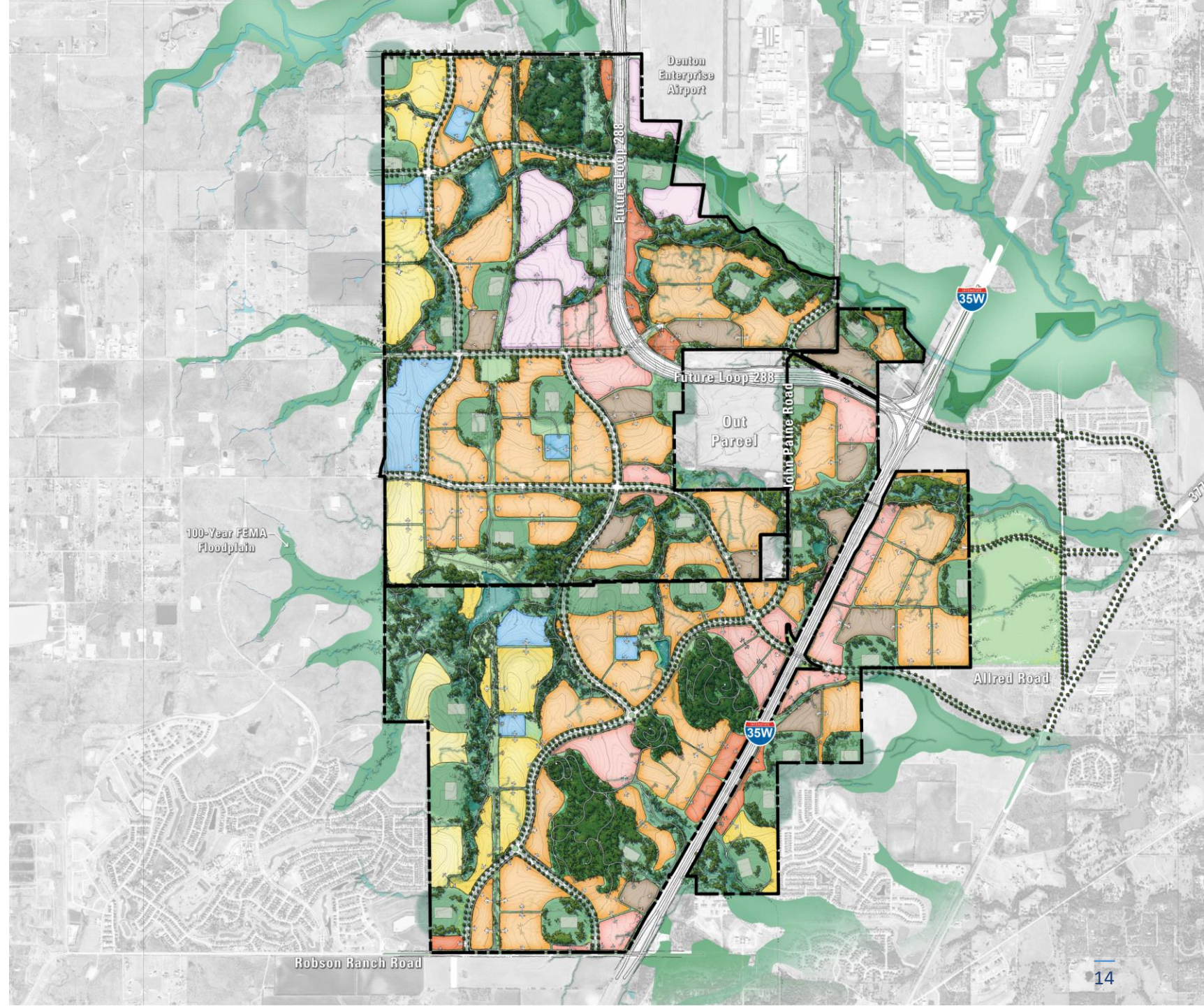




# MASTER PLAN

## Legend

-  Site boundary
-  Retail / Commercial
-  Mixed-use
-  Multifamily
-  High Density Single Family
-  Median Density Single Family
-  Low Density Single Family
-  School
-  Employment Center - Industrial

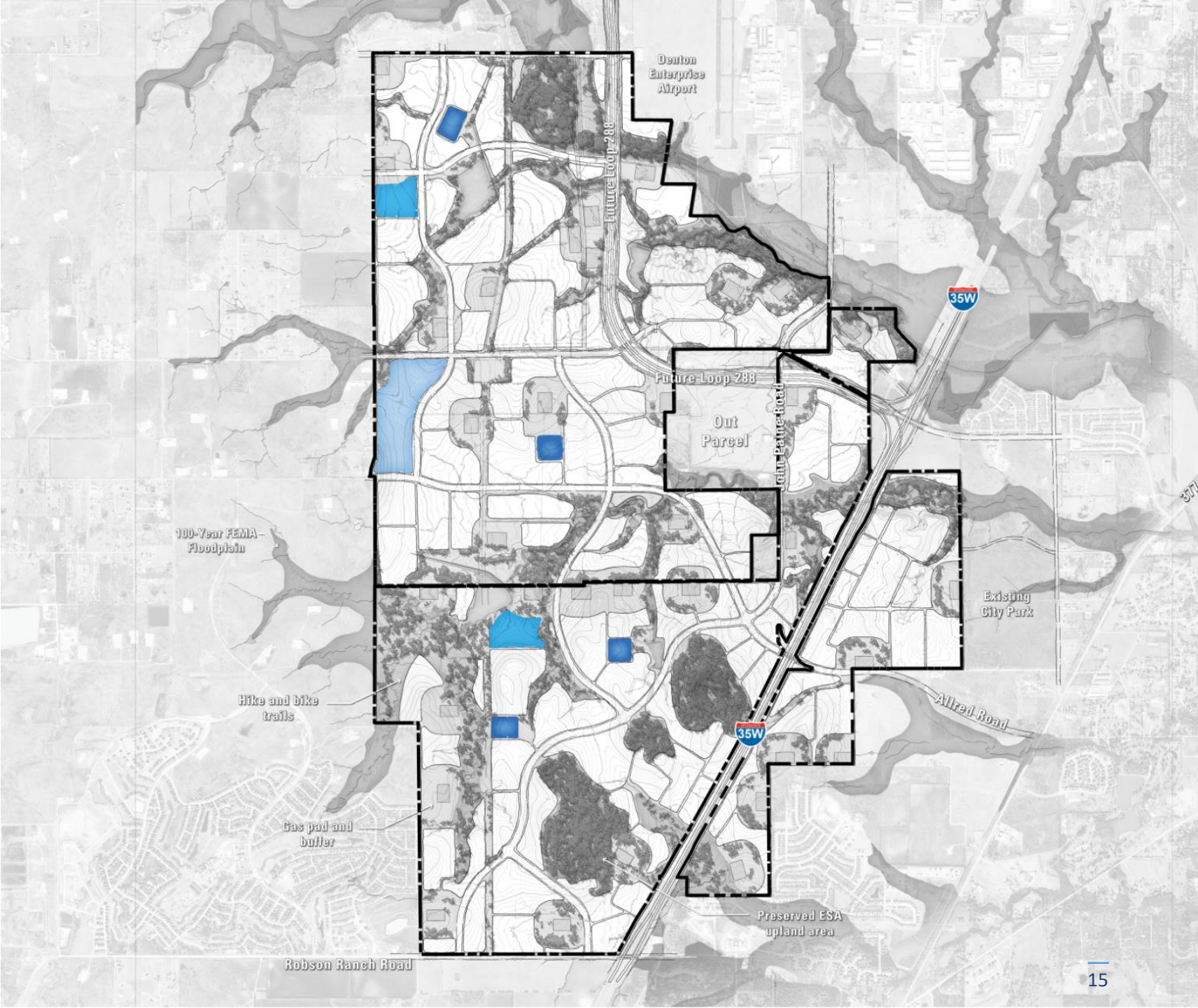




# EDUCATION

## Legend

- Site boundary
- Elementary School (4)
- Middle School (2)
- High School (1)





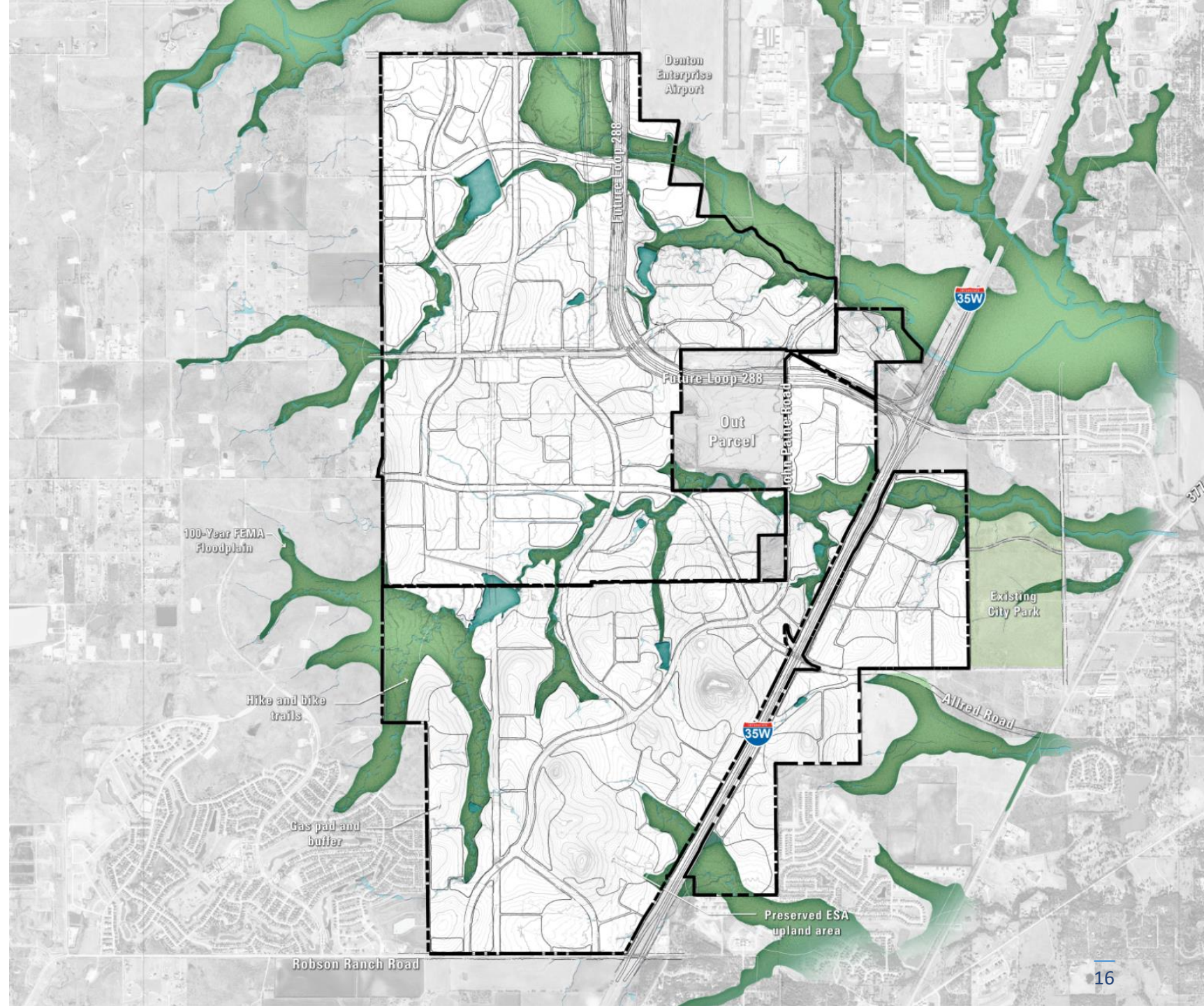
# GREENWAYS AND PARKS

## Greenways and Parks

- » Hunter – 471 ac.
- » Cole – 445 ac.
- » Total – 915 ac.

### Legend

- Site Boundary
- Lake and ESA  
Stream Buffer /  
ESA Floodplain







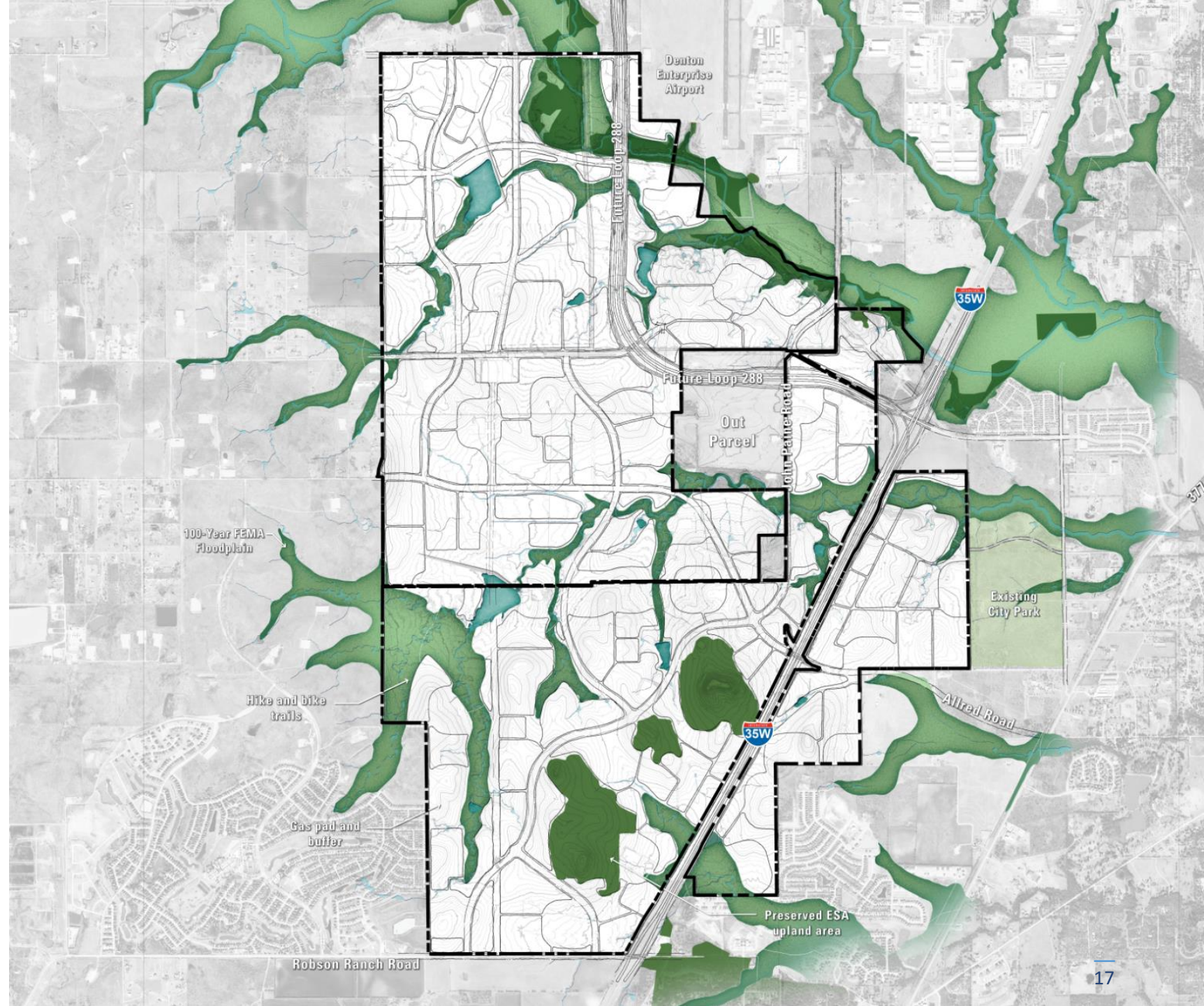
# GREENWAYS AND PARKS

## Greenways and Parks

- » Hunter – 735 ac.
- » Cole – 513 ac.
- » Total – 1,247 ac.

### Legend

- Site Boundary
-  Lake and ESA  
Stream Buffer /  
ESA Floodplain
-  ESA Upland  
& Habitat








# GREENWAYS AND PARKS

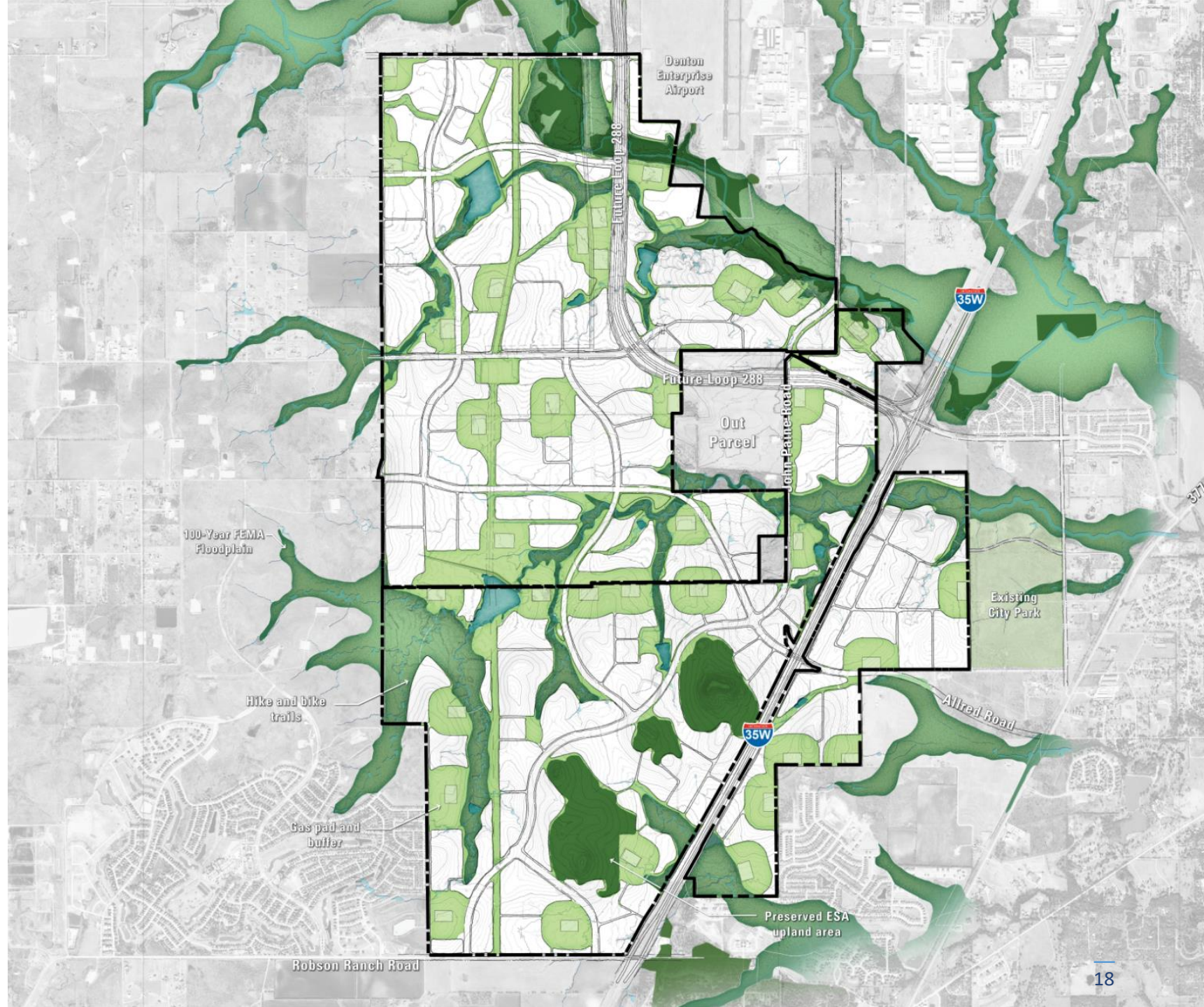
## Greenways and Parks

- » Hunter – 1,223 ac.\*
- » Cole – 888 ac.
- » Total – 2,111 ac.

### Legend

- Site Boundary
-  Lake and ESA Stream Buffer / ESA Floodplain
-  ESA Upland & Habitat
-  Gas Well Buffer

\* Gas well buffer acreages are subject to potential change due to gas well site reclamation.





# GREENWAYS AND PARKS

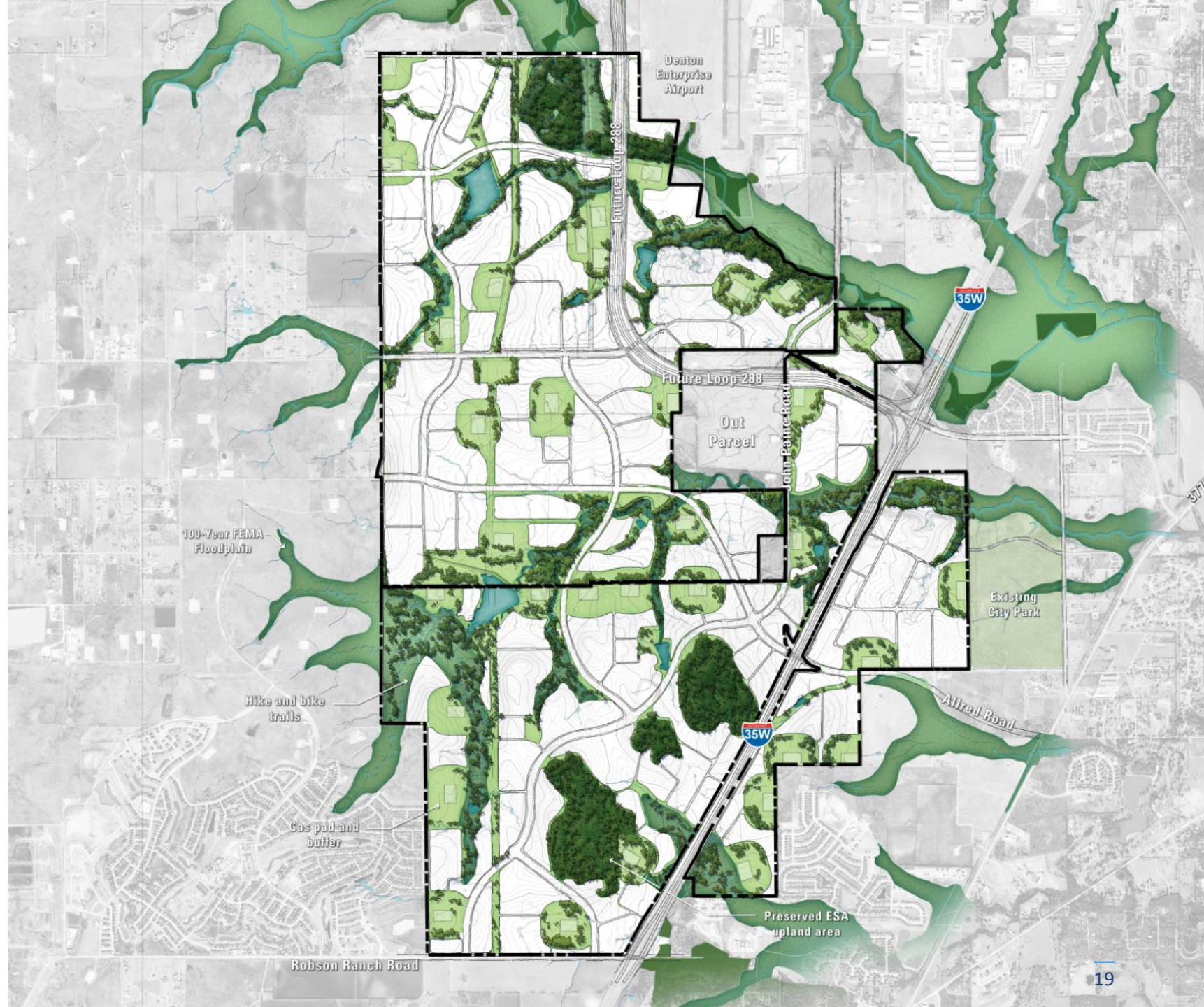
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### Legend

- Site Boundary
- Lake and ESA  
Stream Buffer /  
ESA Floodplain
- ESA Upland  
& Habitat
- Gas Well Buffer
- Natural Trees

\* Gas well buffer acreages are subject to potential change due to gas well site reclamation.





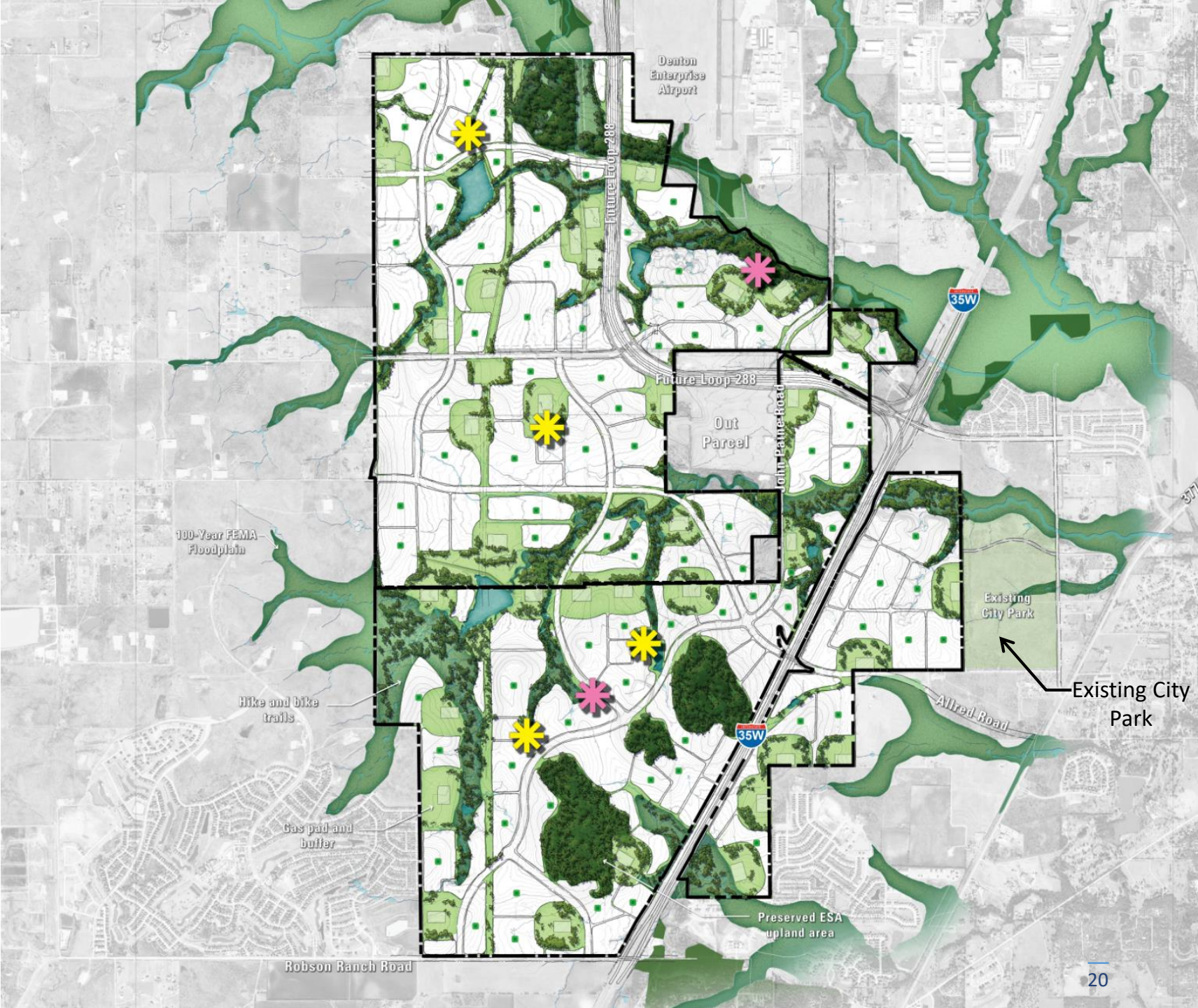
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### Legend

- Site Boundary
- Lake and ESA Stream Buffer / ESA Floodplain
- ESA Upland & Habitat
- Gas Well Buffer
- Natural Trees
- Neighborhood Park
- Dog Park
- Pocket Park



\* Gas well buffer acreages are subject to potential change due to gas well site reclamation.



# GREENWAYS AND PARKS

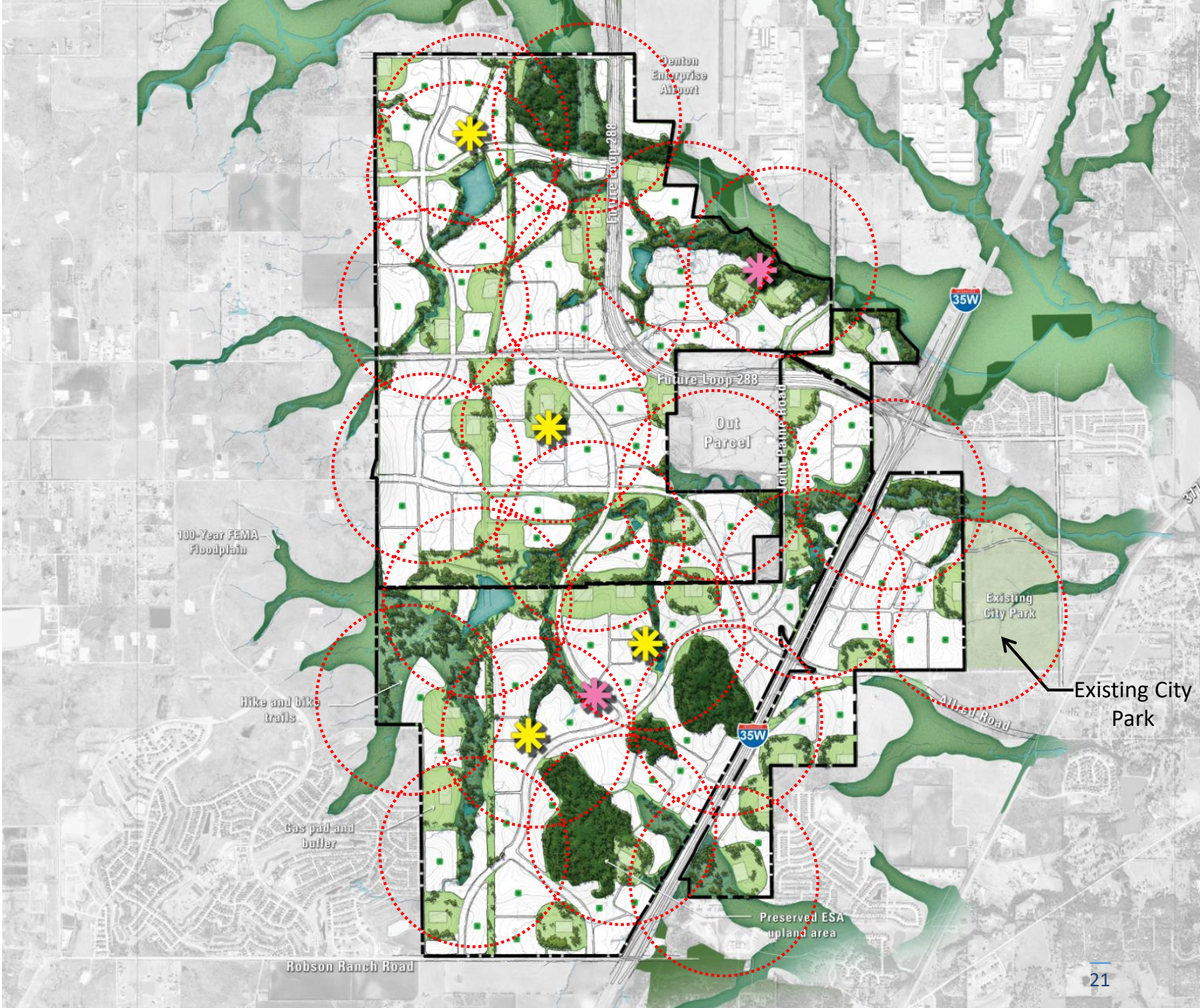
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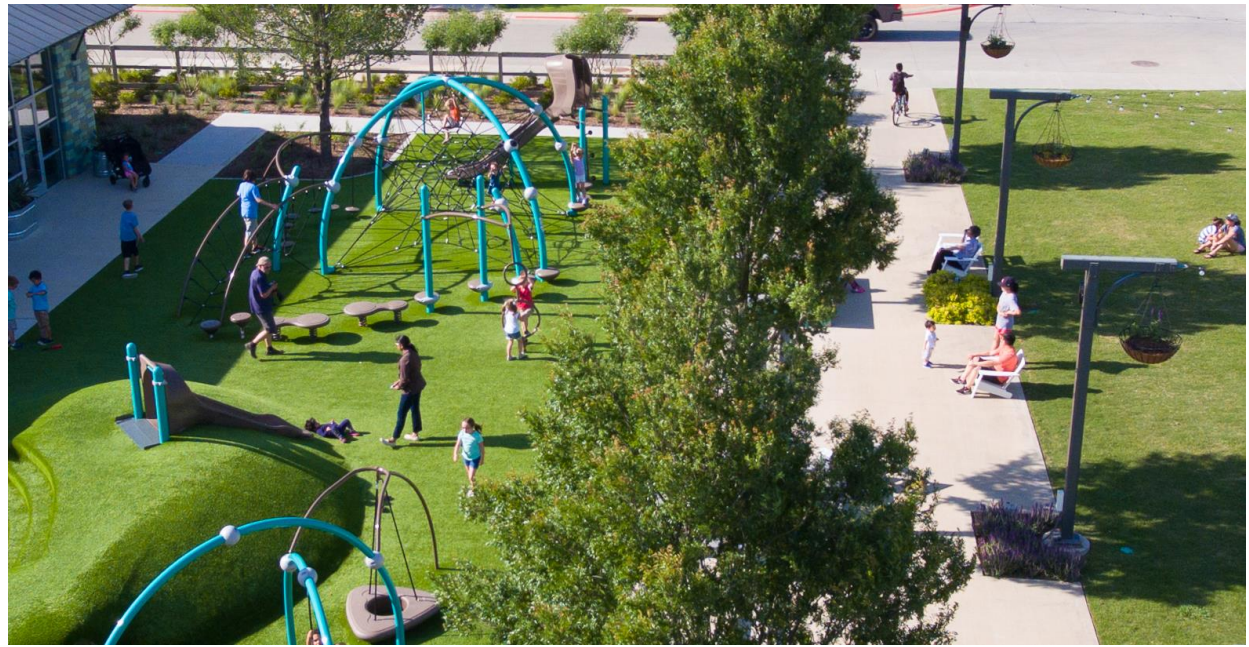
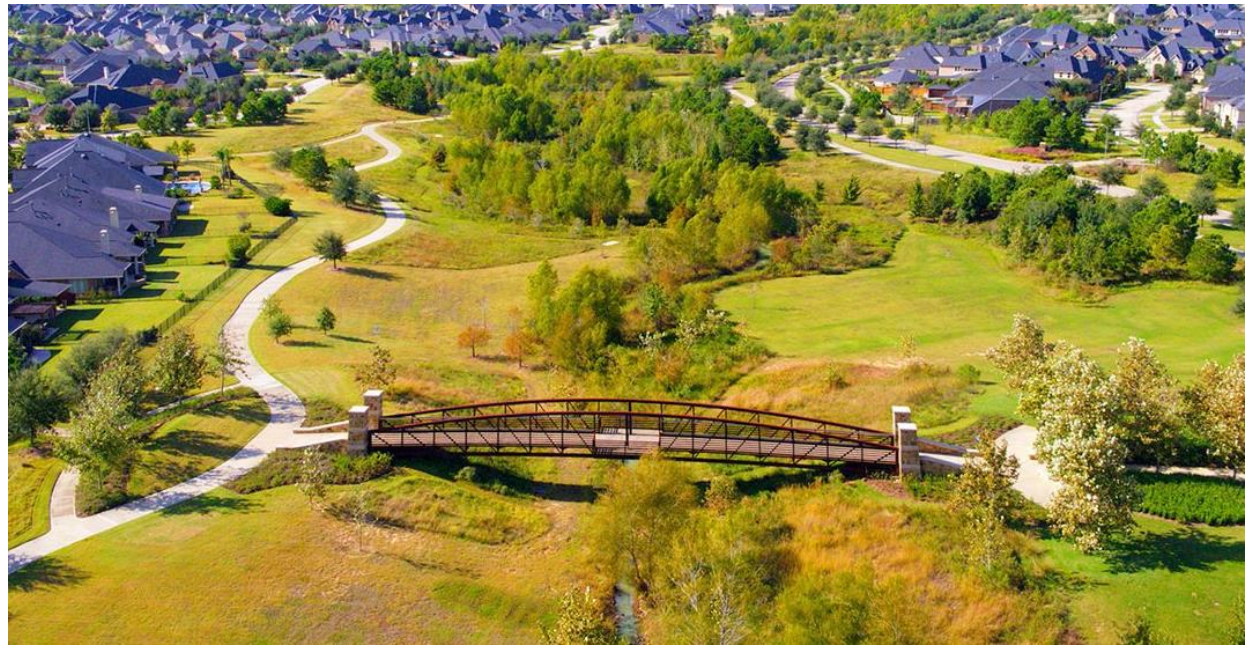
### Legend

- Site Boundary
- Lake and ESA  
Stream Buffer /  
ESA Floodplain
- ESA Upland  
& Habitat
- Gas Well Buffer
- Natural Trees
- City Park
- Dog Park
- Pocket Park
- 1/2 mi. diameter  
walk radius (10  
minute walk)

\* Gas well buffer acreages are subject to potential change due to gas well site reclamation.









# TRAILS

## 10' Regional Hike & Bike Trail

- » Hunter – 11 miles
- » Cole – 12 miles
- » Total – 23 miles

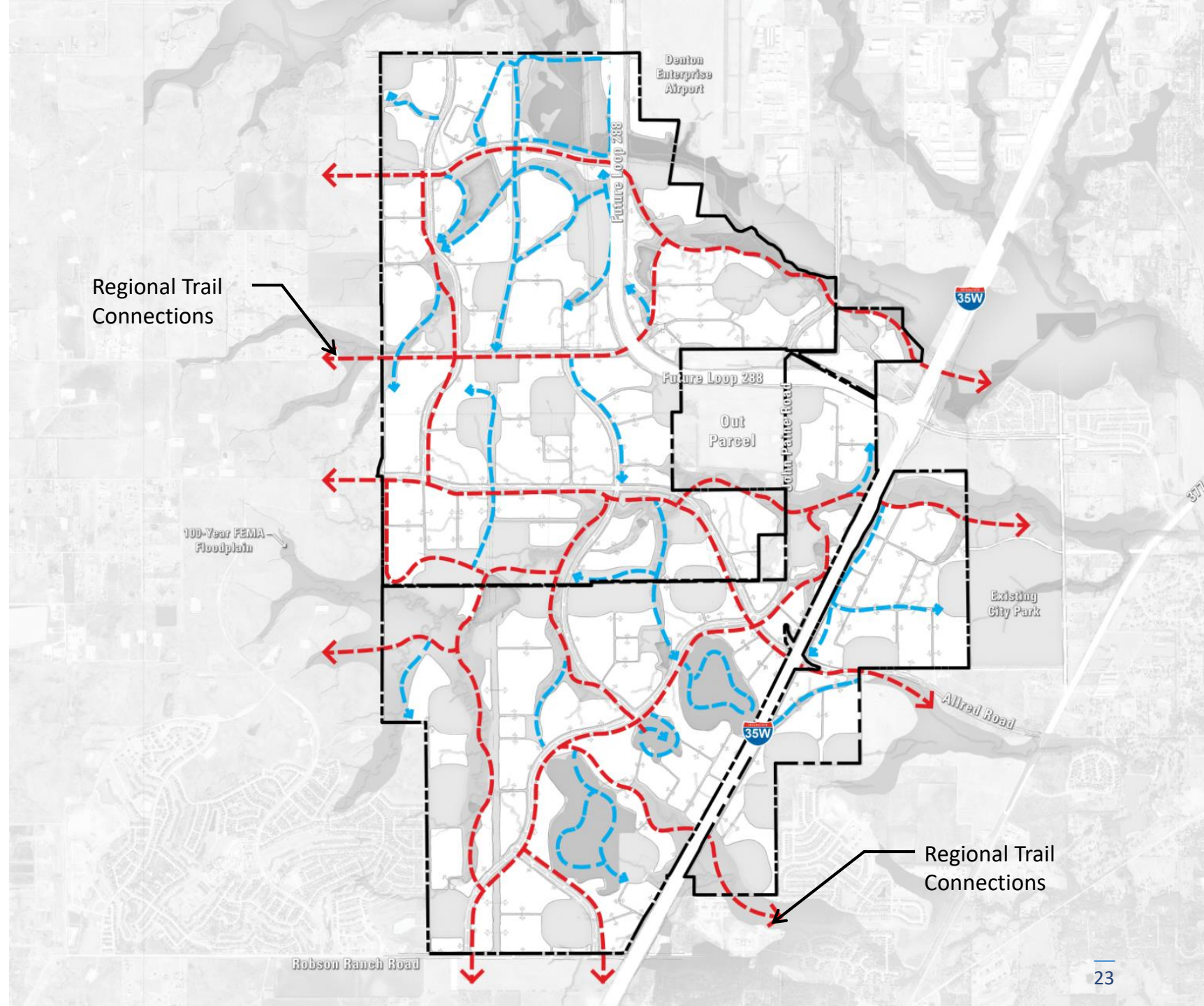
## 6' Community Trail

- » Hunter – 21 miles
- » Cole – 14 miles
- » Total – 35 miles

## 58 Miles of Total Trails far exceeding city's Master Trail Plan

### Legend

- Site boundary
- 10' Regional Hike & Bike Trail
- 6' Community Trail







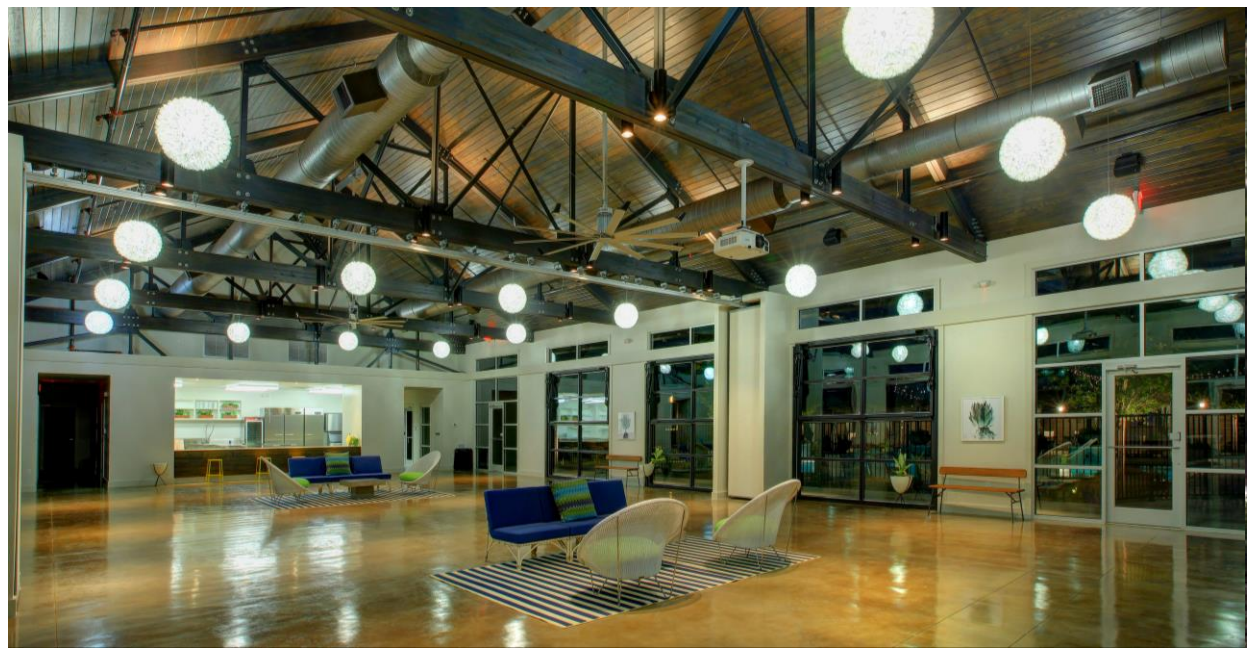


# INTEGRATE DENTON CULTURE





# POTENTIAL PRIVATE AMENITIES





# POTENTIAL PRIVATE AMENITIES







# ANIMATION



# GAS WELL SETBACK

	Hunter		Cole	
	<i>Existing Entitlement / Initial Proposal</i>	<i>Revised Proposal</i>	<i>Existing Entitlement / Initial Proposal</i>	<i>Revised Proposal</i>
<b>Gas Well Setback</b>	250' from well head (15) 500' from well head (4)	500' from gas pad (reducing gas pads from 19 to 14) 	200' from well head (15)	500' from gas pad 

*Cole and Hunter are providing 697 acres of land to increase gas well setbacks from their existing MPC zoning to the proposed MPC zoning. A total of 1,063 acres are being set aside as gas well setbacks for 29 gas well sites between the two properties (approx. 36 acres per gas well site) representing about 16% of the total 6,400-acre combined properties.*



# MPC AMENDMENT KEY AREAS

## » Gas Well Setback

- » Increased gas well setbacks to meet new 2019 Gas Well Ordinance Amendment
- » Net loss of over 600 acres of developable land to increased gas well setbacks
- » Reduction in number of approved gas well sites (5 on Hunter)

## » Land Use

- » Adopting new 2019 Denton Development Code exceeding Tree Canopy and ESA preservation requirements (exceeding preservation requirements for ESA Upland areas such as Pilot Knob)
- » Greater focus on commercial and mixed use along highway corridors and major intersections
- » Significant reduction in residential density overall
- » Exceeding park land and trails requirements

## » Development Plan Map

- » Consistent with new City Future Land Use Plan
- » Coordinated master plan for 6,400 acres for greater mobility and connected open space areas





## CITY AGREEMENTS

Union Park - Little Elm, TX  
By Hillwood Communities



# REMAINING CITY AGREEMENT OBJECTIVES

- »MMD Operating Agreement
- »Consent Resolution
- »Project Agreement



# CONSENT RESOLUTION

Consent Resolution is a document designed to allow the City to approve the form of Improvement District that was created by the State Legislature for both Cole Ranch Improvement District No. 1 of Denton County and Hunter Ranch Improvement District no. 1 of Denton County. Key provisions include:

- » Each property is limited to no more than four total districts
- » The City has the right to appoint a Director to each district



# MPC Amendment

MPC Amendments for both Cole and Hunter Ranch were necessary to accomplish the following:

- » Update the underlying development code from the 2002 DDC to the 2019 DDC
- » Increase the gas well setbacks to 500 feet for protected uses to be consistent with the new City Ordinance
- » Modify all land uses within the MPCs to match the new land use categories set out in the 2019 DDC



# IMPROVEMENT DISTRICT OPERATING AGREEMENT

The Operating Agreement for each Improvement District is the governing rules under which each District will operate including the following key points:

- » District tax rate for reimbursement bonds cannot exceed \$0.49
- » District bond reimbursement limited to regional and major public infrastructure
- » District can provide funding for the operation and maintenance of certain park improvements



# PROJECT AGREEMENT

The Project Agreement for each property provides the obligation for each property owner to provide the following benefits to the City of Denton:

- » Requirement for each property to conform to the new 2019 DDC including Subdivision Regulations, Design Guidelines, Building Codes and Design Criteria manuals
- » Requirement to provide park land dedication and park improvements that exceed the standard City criteria
- » Requirement to donate land for certain City facilities including fire stations, library, recreation center, City service center, spray park, skate park, dog parks, city parks, community parks and neighborhood parks
- » Requirement to provide capital contributions to the future expansion of the First Fire Station and the expansion of the Vintage Police Station.
- » Requirement to make Denton Municipal Electric the exclusive electric provider for both properties. A limited portion of Hunter next to Robson Ranch will be CoServe.
- » Increased gas well setbacks to 500 feet for Protected Uses to be consistent with the new City Ordinance.
- » Requirement to provide capital contributions to the City's Affordable Housing program.



# CITY EVALUATION OF THE PROJECT IMPACT TO THE CITY

- » Fiscal Impact\*
- » Water/ Wastewater Impact\*
- » Transportation Impact\*
- » City Facility Studies\*

*\* Waiting for reports to be provided.*



# CONCLUSION

	Existing Entitlement / Initial Proposal		Revised Proposal		
	<i>Hunter</i>	<i>Cole</i>	<i>Hunter</i>	<i>Cole</i>	
Gas Well Setback	250’ from well head (15) 500’ from well head (4)	200’ from well head (15)	500’ from gas pad (19 → 14; 414 ac. lost land)	500’ from gas pad (643 ac. lost land)	✓
MMD Tax Rate	¢55/\$100 valuation		¢49 /\$100 valuation. ~ \$120M reduction in cost reimbursement only for Regional and Reimbursement Major Infrastructure		✓
Development Code	2002 Denton Development Code (~ 47 amendments up to 2009)		2019 Denton Development Code		✓
Affordable Housing	None required		Capital contributions by each property owner up to \$1,500,000 to the City Affordable Housing program		✓
Project Impact -Fiscal -Water/Wastewater -Transportation -City Facility Study	Both Cole and Hunter agreed to fund over \$216,000 in consulting costs for the four studies being prepared by the City-selected consultants to study the impact of these two projects on City infrastructure and City-wide economic impact. These studies are currently underway. Cole and Hunter have agreed to donate land for fire stations, library, recreation center, city service center, city park, community park, neighborhood parks, dog parks, skate park, spray park and electric substation and to contribute \$5M each for new Fire Station and Police Substation.				✓
Residential Density	14,000	10,400	10,000	9,200	✓



# NEXT STEPS

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- » December 3<sup>rd</sup> – City Council work session on MPC Amendments
- » December 11<sup>th</sup> – P&Z work session on MPC Amendments
- » December 17<sup>th</sup> – City Council work session on City Agreements
- » January 8, 2020 –P&Z Commission public hearing on MPC Amendments
- » January 28, 2020 –City Council public hearing to approve all documents (MPC Amendments and City Agreements)





THANK YOU

Wolf Ranch – Georgetown, TX  
By Hillwood Communities