



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 22-1098, **Version:** 1

Consider and Discuss the Possibility of a Municipal Management District (MMD) for the Honey Creek Development

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1A: Establish regional infrastructure incentives to increase economic growth)

MEETING DATE: December 6, 2022

DEPARTMENT: Development Services

CONTACT: Michael Quint, Executive Director of Development Services

RECOMMENDED CITY COUNCIL ACTION:

- Receive a presentation from the development team for the Honey Creek property.

ITEM SUMMARY:

- Republic Property Group (RPG), the developer for the Honey Creek property, recently approached city staff inquiring about the city's willingness to create a Municipal Management District (MMD).
- The Honey Creek property is in the city's northwest sector (west of US Highway 75 and north of US Highway 380) generally located north of the Painted Tree development and is approximately 1,600 acres in size.
- Republic Property Group would like to make a presentation to the City Council introducing themselves, describing the benefits of a MMD, and outlining next steps if there is support from the City Council to explore the creation of a MMD via a bill adopted during this upcoming state legislative session.
- In general, to begin efforts to create a MMD via legislation in Austin, the development team must first receive a City Council resolution consenting to the creation of the district, subject to satisfying any conditions the City Council sees fit to adopt. Such conditions might include rezoning the entire property and executing a development agreement governing the development of the property prior to formally creating the district.
- The consent resolution is merely a mechanism to afford all parties more time to work out the details of how the property will be developed. If the conditions of the consent resolution cannot be satisfied, then the district will not be created. A consent resolution will be placed on the City Council's December 20, 2022 agenda for consideration and action.

- The development team and city staff will be available to answer any questions the City Council might have.