

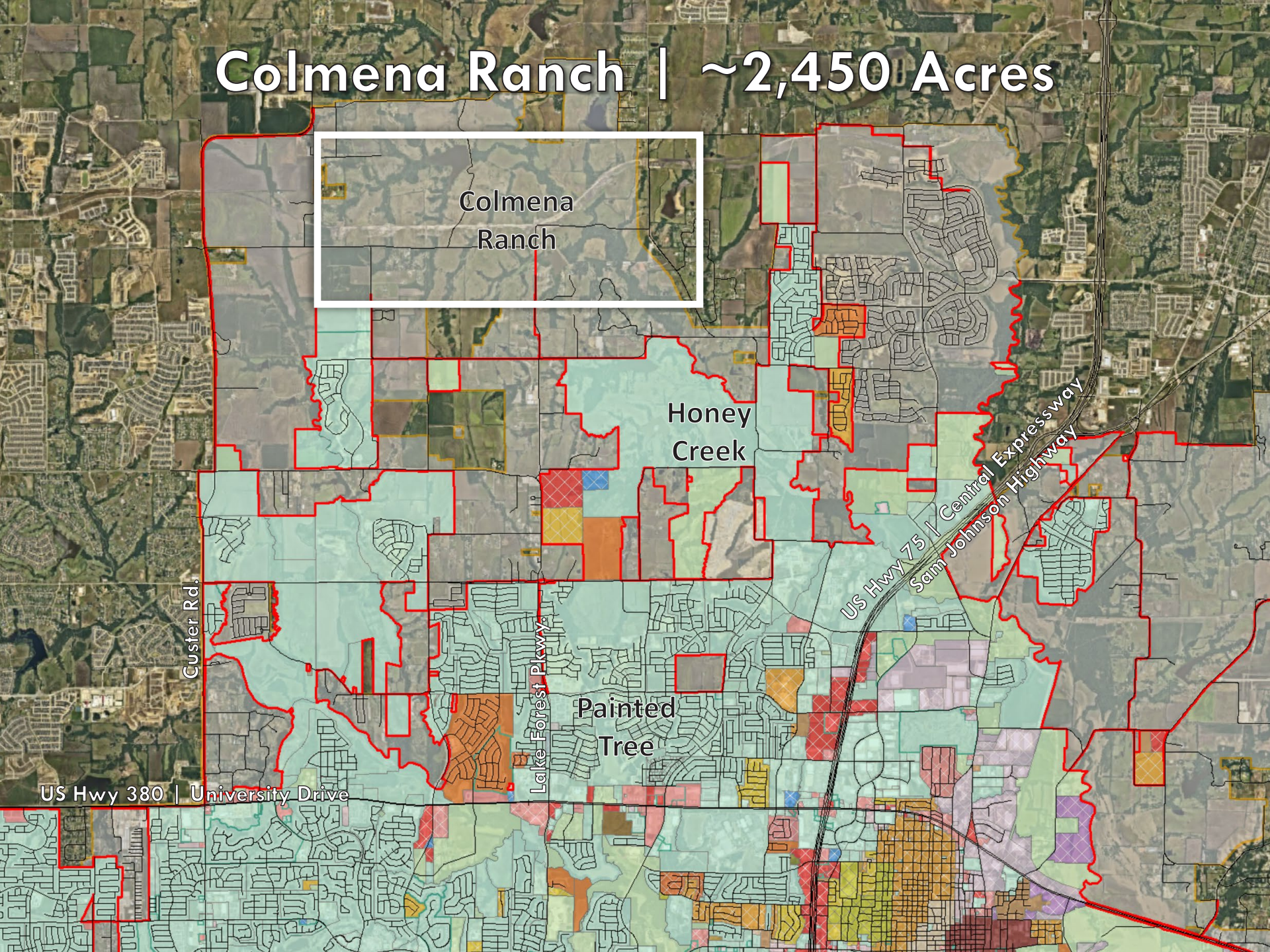
# Colmena Ranch

Municipal Management District





# Colmena Ranch | ~2,450 Acres



Colmena  
Ranch

Honey  
Creek

Painted  
Tree

Custer Rd.

US Hwy 380 | University Drive

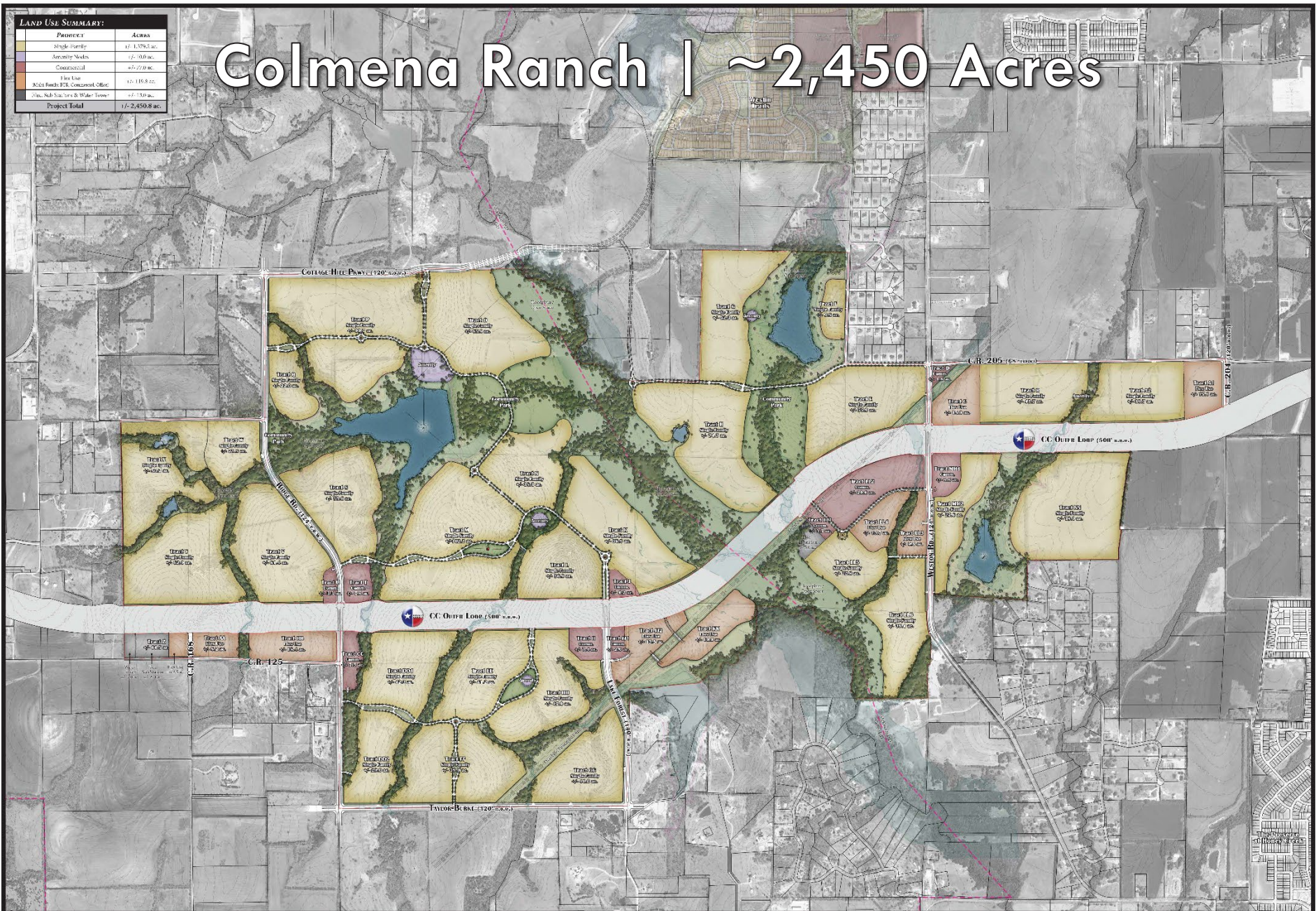
Lake Forest Pkwy

US Hwy 75 | Central Expressway  
Sain Johnson Highway



LAND USE SUMMARY:	
Parcels	Acres
Single Family	17,137.0 ac.
Medium Density	12,730.0 ac.
Commercial	1,277.0 ac.
Flex Use	
Multi-Family, PDI, Commercial Office	65,185.8 ac.
City, Sub-Sar, Srv & Water Tower	17,130.0 ac.
<b>Project Total</b>	<b>112,450.8 ac.</b>

# Colmena Ranch | ~2,450 Acres





# City Council Direction Requested

The owner of Colmena Ranch (~2,450 acres) would like to:

- Negotiate the creation of a Municipal Management District (MMD) with the City of McKinney;
- Annex and zone their property into the City; and
- Execute an agreement governing the use and development of the property.
- No terms or any agreements have been negotiated yet.

For reference purposes:

- On September 17, 2024, the City Council approved an Annexation and Development Agreement for the Honey Creek Master Planned Community (~1,648 acres).
- This agreement was required in order to create a Municipal Management District (MMD).

**Is the City Council supportive of City Staff negotiating a development agreement and the creation of a Municipal Management District (MMD) with Colmena Ranch?**

*City Council retains final authority on development agreement terms and approval*