



Department of Development Services

Planning Division

401 N Elm Street
 Denton, Texas 76201
 (940) 349-8360

Project #: _____
Date Received: _____

INTERIM MUNICIPAL UTILITY DISTRICT APPLICATION

Property Information

Is the proposed MUD within City limits or the ETJ?

- City Limits Extra-Territorial Jurisdiction

If located within Extra-Territorial Jurisdiction, specify ETJ location:

- ETJ 1 ETJ 2

General Description of where property is located (e.g. streets, intersections, boundaries)

Total Acreage	Number of properties owners located within proposed MUD
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Has a consent petition request been submitted previously for a MUD that is for a portion or all of the proposed MUD district associated with this new application? If yes, what was the former proposed MUD name and provide a status update regarding this former MUD.

Applicant *If different than property owner*

Applicant Name			Phone	
Address		City	State	Zip
Email				

Property Owner Information 1 *Attach additional document if more space for property owner information is necessary*

Property Owner			Phone	
Address		City	State	Zip
Email				

Property Owner Information 2

Property Owner			Phone	
Address		City	State	Zip
Email				

Property Owner Information 3

Property Owner		Phone	
Address		City	State
			Zip
Email			

Please attach additional documents if more space is necessary to answer any of the following questions. Reference the question number on each attached document.

1.) Provide the name of the entity that currently holds the water Certificate of Convenience and Necessity (CCN) for the property located within the proposed MUD. If more than one entity holds the water CCN, please provide a breakdown of the CCN acreage for each certificate holder.

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2.) Provide the name of the entity that currently holds the wastewater Certificate of Convenience and Necessity (CCN) for the property located within the proposed MUD. If more than one entity holds the wastewater CCN, please provide a breakdown of the CCN acreage for each certificate holder.

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3.) Provide a narrative regarding the viability of obtaining water and/or wastewater service from a utility other than the City of Denton. Please limit discussion to utility providers within two miles of the proposed MUD.

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4.) Are you requesting an exemption to the interim MUD policy that the City will serve the MUD with water and wastewater services?

Yes

No

5.) Provide a brief description of the general nature of the work that will be performed by the MUD.

6.) Provide details demonstrating the proposed MUD will be consistent with the City's Comprehensive Plan.

7.) Demonstrate the community benefits related to the creation of the proposed MUD.

8.) Provide the existing and projected population within the proposed MUD.

9.) Provide cost estimates for the proposed improvements planned by the MUD and a cost summary for anticipated bond issue requirements.

10.) Provide the projected tax rate for the proposed MUD.

11.) Provide an evaluation of the effect of the proposed MUD will have on existing land elevation, subsidence, groundwater level within the region, recharge capability of a groundwater source, natural run-off rates, storm drainage, and water quality.

Applicant Initials _____	I have read, understand, and fully acknowledge the City's adopted policy regarding the establishment of Municipal Utility Districts and intend to fully comply with said policy. (See Interim MUD Policy)
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The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

_____ Signature of Applicant	_____ Date
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INTERIM MUNICIPAL UTILITY DISTRICT (MUD) PETITION APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

Engineering/Planning Analysis

- MUD legal description including perimeter boundary survey, and vicinity map, along with the following additional maps:
 - Existing topography
 - Existing drainage
 - Proposed improvements including land use, proposed lot, layout, and road configuration
- Provide a description of:
 - Existing topography and any proposed changes to topography and drainage
 - Existing conditions including easements, gas wells, environmentally sensitive areas, existing structures
 - Proposed improvements including land use, proposed lot layout and road configuration, including number of dwellings (by type)
 - Land elevation
 - Subsidence
 - Groundwater level within the region
 - Recharge capability of a groundwater source
 - Natural run-off rates and drainage
 - Water quality
 - 100-year flood computations or source of information
 - Any area of the proposed district contained in the 100-year flood plain (if the district contains land within the 100-year floodplain, provide a narrative statement indicating how this land will be developed or removed from the flood-plain)
- Master development plan showing general layout of proposed land uses; major streets and roads, water, wastewater and drainage facilities, and any other MUD infrastructure facilities; Existing and projected populations; and
- Traffic study identifying potential impacts on:
 - The City's road system serving the land proposed to be included in the MUD and the County's road system. *(This traffic study is in addition to any traffic studies required by the City's subdivision regulations in connection with submittal of subdivision plats.)*

Market Study

- Not more than six (6) months old as of date application is filed.

Financial Analysis

- Development proforma;
- Estimated buildout schedule by year with estimated assessed valuation in the MUD;
- Cost estimates for proposed improvements and cost summary for anticipated bond issue requirement and any other proposed MUD facilities to be reimbursed or paid for by the issuance of MUD bonds;
- Estimated ultimate amount of bonds to be issued by the MUD and ultimate debt service requirements.
- Projected tax rate, and water and wastewater rates; and
- For creations which include anticipated recreational facilities:
 - Detailed summary of the proposed recreational facility projects
 - Estimated costs
 - Proposed financing methods

Public Safety Analysis

- Information concerning provision of firefighting, law enforcement, and ambulance services.

Intergovernmental Coordination Analysis

- Proof that the petitioner has provided the County Judge and each member of the Commissioners Court of Denton County: the name, acreage and location of the proposed MUD, buildout schedule, estimated population at total buildout, impacts to county roads, and a map of the area; and
- Statement from the applicable School District that there is current or planned capacity in existing schools to serve the MUD or that a new school(s) will be required as a result of the impacts created by the MUD.

Other

- Information on other MUDs or special districts that the developer has developed within Texas. Provide location, current status, density/intensity of development, tax rate, related agreements, etc.
- Any other information as City staff may reasonably require to analyze the need for the proposed facilities and the development's potential impact.
- If the MUD intends to pursue annexation into the City of Denton at any point in the future please provide an outline of when and potential conditions of annexation for preliminary review.
- A copy of the land title including any lien holders.