



# The Reserves at Oso Creek

Resolution of Support for the Creation of a Municipal  
Management District (MMD) & Development Agreement

April 8, 2025



# Municipal Management District (MMD)

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- Developer is requesting consent for the creation of a Municipal Management District (MMD)
- MMDs are governed by Chapter 375 of the Local Government Code, Chapter 49 of the Water Code, and created with oversight by the TCEQ
- The MMD will be governed by a Board of Directors and overseen by TCEQ



# Municipal Management District (MMD)

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- MMDs can be used in three contexts:
  - To support existing major activity centers
  - To promote neighborhood revitalization
  - To support raw land development
- The purpose of this MMD is to support raw land development
  - A MMD is a taxing entity and also has assessment authority
  - Allowable uses include:
    - Water, wastewater, stormwater, and road infrastructure
    - Parks, landscaping and beautification
    - Public safety and utility services



# The Reserves at Oso Creek

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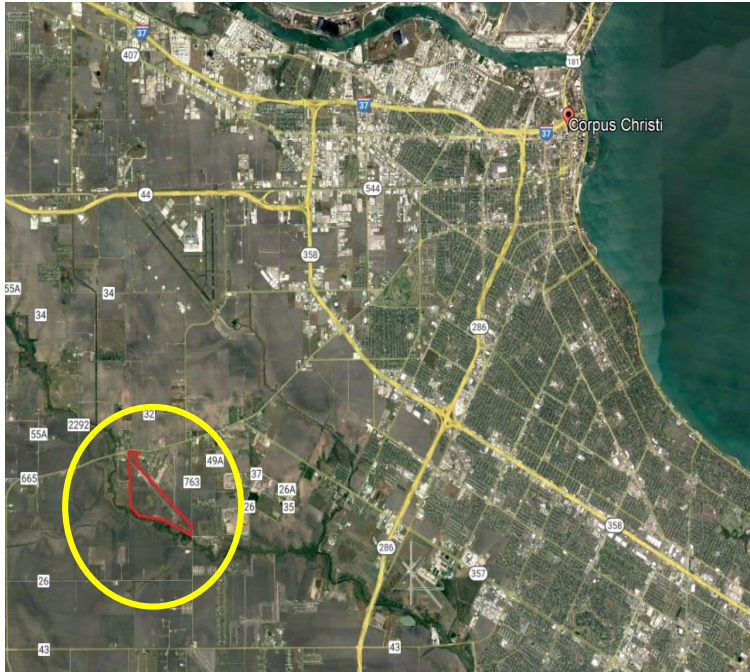
- Located on FM 665 (Old Brownsville Road) and FM 763
- 255-acre residential master planned community
- 929 residential lots
- 10 acres of commercial pads
- 4 phases (2 years per phase) for approx. 210-250 lots annually





# Project Location

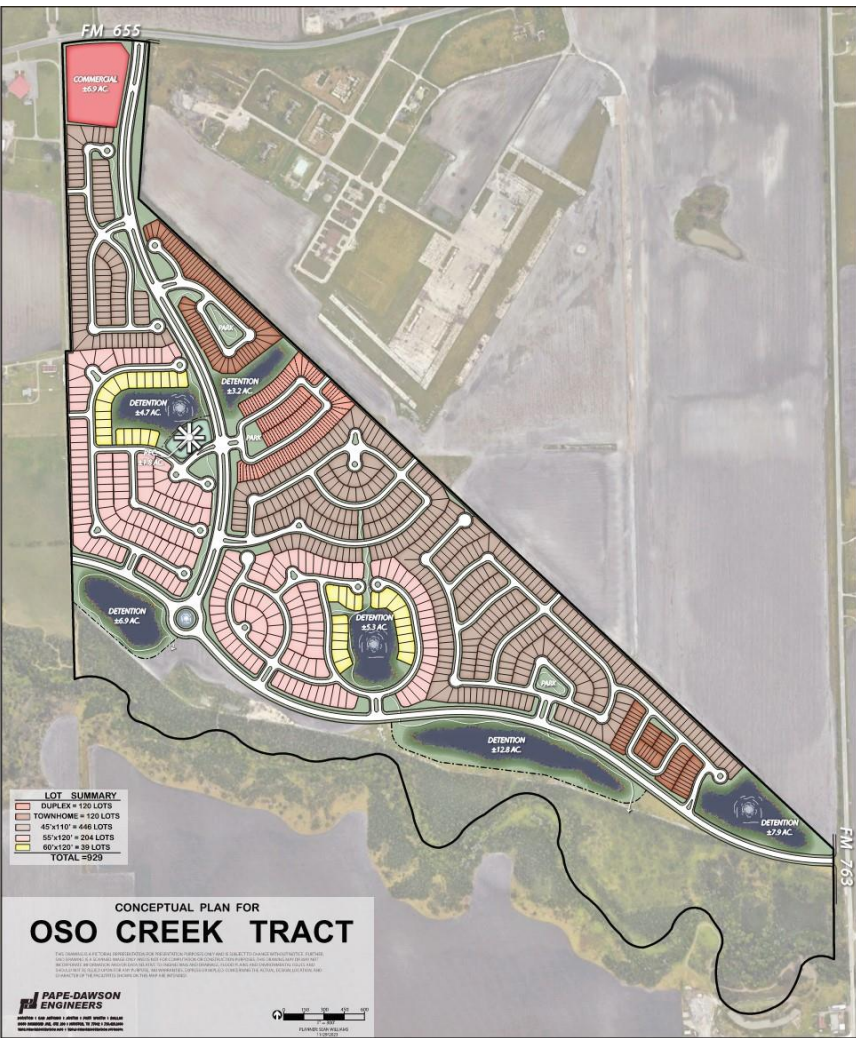
Located on FM 665 (Old Brownsville Road) and FM 763





# Proposed Development Layout

PAUL HAYDEN  
DEVELOPMENTS





# Housing Phases

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Type	Units	Phase I	Phase II	Phase III	Phase IV
Duplex	120	0	120	0	0
Townhome	120	71	0	0	49
Single-family 45's	446	87	141	86	132
Single-family 55's	204	33	71	100	0
Single-family 60's	39	20	0	19	0
<b>Total Lots</b>	<b>929</b>	<b>211</b>	<b>332</b>	<b>205</b>	<b>181</b>

Single Family price points beginning at around \$300,000 with an estimated annual combined tax of \$8,200

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# Development Amenities

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- Four parks equipped with modern playgrounds
- Family-friendly splash pad
- Miles of scenic walking trails connecting homes, parks, and nature-rich areas to promote an active lifestyle and appreciation of the outdoors.
- 25 acres of green space and ponds







# Developer Agreement

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The proposed development is located outside of the City Limits but within the City's ETJ. The City will enter into a develop agreement with the developer that sets certain standards and required approvals.

## Developer Agreement Highlights:

- Developer to build to city standards, follow development requirements, and obtain city permits and pay associated fees.
- Potable water will be provided to the MMD's master meter.
  - Developer is responsible for the construction of the line between the City's nearest supply and the master meter.
  - MMD will operate the water system, maintain the water infrastructure, and bill for services



# Developer Agreement

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## Development Agreement Highlights continued:

- City has the right to annex the development when 90% of the horizontal improvements are completed and when it is eligible for annexation
- The City will have two city-appointed seats on the board
- MMD will operate an onsite sewer treatment plant through an existing discharge permit
- Any substantial changes to the proposed development plan must be approved by the City

Additionally, the MMD will contract with:

- ESD 1 to provide fire and medical services
  - Nueces County Constable to provide safety services
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# Next Steps

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- Developer will submit required information to TCEQ for consideration and approval for the creation of the MMD
  - Approval can take between 6-12 months
- Council consideration of an Out of City Limits (OCL) water agreement for the development



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# Questions?