



AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: February 3, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton granting approval of a wastewater easement for the public and conveyance of a temporary construction easement to Dentex Land, Cattle, and Energy, LP for construction of wastewater improvements being located within City of Denton Parkland known as Sagebrook Park, providing for the consideration of Seven Thousand, Two Hundred, Six Dollars and 00/100 Dollars (\$7,206.00) for such easements; providing for severability and an effective date.

BACKGROUND

The City of Denton ("City") owns an unimproved 15.208-acre tract of land near Brush Creek Road and South Oakleaf Trail and known as Sagebrook Park "Park land" as recorded by County Clerk File No. 2021-211989, Real Property Records of Denton County, Texas.

The City received a request from Dentex Land, Cattle, and Energy LP., "Developer" for a permanent wastewater and a temporary construction easement on City park land (LRC24-0016). The easements are needed to allow the Developer to construct wastewater infrastructure improvements needed to serve the residential development known as Dentex/Bridle Ridge Addition, located west of the Park land. The slated wastewater improvements include the construction of a 15-inch gravity flow wastewater main, and the temporary easement will accommodate construction activities and equipment during the two-year term.

Pursuant to Chapter 26 of the Texas Parks and Wildlife Code, the City Council found that there was no feasible and prudent alternative to the use of the Park land for the easements referenced herein and that all reasonable planning to minimize harm to Park property was taken by Ordinance 2024-2015 on November 19, 2024.

An independent appraisal of the easement areas was provided by the Developer and on November 19, 2024 the City Council adopted Ordinance 2024-2015 establishing compensation for the easements at Seven Thousand Two Hundred Six Dollars and 00/100 (\$7,206.00).

Approval of this ordinance will authorize the City Manager or their respective designee to 1) grant and convey the temporary construction easement to Dentex Land, Cattle, and Energy LP. to construct a wastewater line on City park property; and 2) convey a permanent wastewater line easement to the Public following construction of the improvements by the Developer and acceptance of said improvements by the City.



City of Denton

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If a Council member determines that he or she has a conflict of interest pursuant to the Ethics Ordinance, he or she may contact the City Attorney's Office to have a Recusal Form prepared prior to consideration of this agenda item.

OPTIONS

1. Approve proposed ordinance.
2. Decline to approve proposed ordinance.

RECOMMENDATION

Staff recommends the payment of \$7,206.00 for the subject easements and approval of ordinance.

ESTIMATED SCHEDULE OF PROJECT

Spring of 2026

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

November 19, 2024, Ordinance 2024-2015 - Chapter 26 hearing to use Park property. Approved

FISCAL INFORMATION

All costs associated with the processing of the abandonment request are being borne by the Applicant.

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Location Map
- Exhibit 3 - Site Map
- Exhibit 4 - Ordinance

Respectfully submitted:
Mark Laird, Senior Real Estate Specialist
Development Services-Real Estate