



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM/DCM/ACM:** Cassey Ogden

**DATE:** December 2, 2025

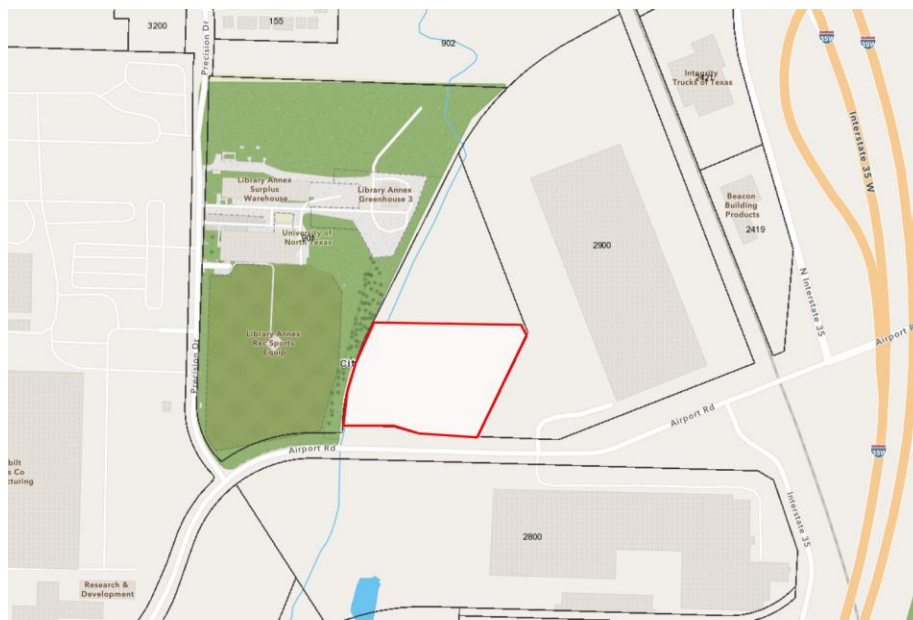
### **SUBJECT**

Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager or Designee to execute a Development Agreement with Mel Stevenson & Associates, Inc., for payment in lieu of the design and construction of waterline public improvements on FM 1515 (Airport Road) and in the not-to-exceed amount of \$111,541.50 therefore; and providing an effective date.

### **BACKGROUND**

TXDOT has a project widening and re-aligning FM 1515, and the City is having to relocate impacted utilities, including a 16-inch waterline. Because the City has an existing relocation project under construction and a permit with TXDOT for working within the TXDOT right-of-way, the Developer has requested and the City has agreed to include a bore under FM 1515 and extend the waterline to their property in the City's project at the Developer's expense.

A development agreement is being provided as Exhibit 2 to memorialize the Developer's obligations to pay the City the full cost for the design and construction of the public improvement requested. Developer is to provide funding prior to any construction activities begin. This additional scope will require a change order for the awarded utility relocation contract; however, any additional costs incurred by this will be covered by the Developer in an amount not-to-exceed \$111,541.50. However, if construction costs exceed this amount, the Developer agrees to contribute additional funds towards the scope.



**RECOMMENDATION:**

Staff recommends approval of this request.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

None

**FISCAL INFORMATION**

The developer will be funding the design and construction in the amount of \$111,541.50 through a Development Agreement with the City.

**EXHIBITS**

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Development Agreement

Exhibit 3 - Ordinance

Respectfully submitted:

Charlie Rosendahl

Interim Director of Development Services

Prepared by:

Christian Garcia

Planning Technician Supervisor