



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
www.cityofdenton.com

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Airport

**ACM:** Frank Dixon

**DATE:** March 24, 2026

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton approving a Fourth Amendment to Airport Lease for Sheltair Aviation Denton, LLC covering property at 4849 Spartan Drive, Denton, Texas at the Denton Enterprise Airport; amending the existing airport lease; authorizing the City Manager to execute the Fourth Amendment of Airport Lease; and providing an effective date. Airport Advisory Board recommends approval (5-0).

### **BACKGROUND**

The lease agreement with Sheltair Aviation Denton, LLC (“Lessee”) is a 35-year and 4-month agreement dated and effective May 15, 1998, through March 11, 2049. The leasehold encompasses 1.48 acres and includes a 15,494 square foot building currently utilized for classroom space, aircraft storage, and aircraft maintenance.

The Lessee has requested an amendment to Section V to add vehicular parking as a permitted use on a portion of the lease where it is currently not permitted. The permitted vehicular parking will only be allowed to support the existing aeronautical uses within the lease and the parking surface must be constructed to a standard that would accommodate aircraft parking in the future. The vehicular parking use would be required to conform to any applicable Airport Minimum Operating Standards or other law or regulations.

The additional vehicular parking is designated to support the operational needs of the Lessee’s subtenant, which conducts a permitted aeronautical business at the Airport. As documented in its Statement of Parking Sufficiency, the proposed parking facility will fulfill the subtenant’s parking requirements and address increased capacity demands associated with their activities.

### **OPTIONS**

1. Adopt the proposed ordinance approving the Fourth Amendment to Airport Lease as requested by Sheltair Aviation Denton, LLC.
2. Take no action at this time.

### **RECOMMENDATION**

Airport Staff recommends approval of the Fourth Amendment to Airport Lease (**Exhibit 3**)

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

Council approved the lease agreement on May 12, 1998, Ordinance 98-133

Council approved a resolution for lease assignment on October 6, 1998, Resolution 98-054

Council approved a lease assignment on July 20, 2010, Ordinance 2010-177  
Council approved a third amendment on September 17, 2013, Ordinance 2013-258  
Council approved a first amendment on November 19, 2013, Ordinance 2013-321  
Council approved a lease assignment on November 15, 2022, Ordinance 22-2353  
Airport Advisory Board recommended approval of a fourth amendment on March 11, 2026

**FISCAL INFORMATION**

This property lease is for 1.48-acres of land for a current annual lease rate of \$30,321.02. The annual lease rate is subject to a Consumer Price Index for all urban consumers (CPI-U) increase, every year, with the next adjustment to occur on May 1, 2026.

**EXHIBITS**

1. Agenda Information Sheet
2. Location Map
3. Ordinance – Fourth Amendment to Airport Lease
4. Statement of Parking Sufficiency
5. LLC Information

Respectfully submitted:  
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Airport Analyst