



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services, Real Estate

ACM: Kenneth Hedges

DATE: June 16, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of a portion of various: (I) permanent water easements, (II) permanent wastewater easements, (III) permanent electric easements, and (IV) temporary construction easements, generally located along Interstate 35 North, U.S. Highway 380 (University Drive) to U.S. Highway 77 to Milam Road, situated in the BBB & C RR Co Survey, Abstract No. 141, Ignacio De-Los-Santos Coy Survey, Abstract No. 212, S. Johnson Survey, Abstract No. 683, Alexander White Survey, Abstract No. 1406, John Ayers Survey, Abstract No. 2, Francis Batson Survey, Abstract No. 43, Nathan Wade Survey, Abstract No. 1407, Eugene Puchalski Survey, Abstract No. 996, BBB & C RR Co Survey, Abstract No. 192, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit "A" (collectively, the "Property Interests") to be recorded by Denton County Clerk, Real Property Records, Denton County, Texas granted to the State of Texas Department of Transportation ("TxDOT") by the City of Denton; providing for the quitclaim thereof to TxDOT; providing for the terms and conditions of the abandonment, relinquishment, and quitclaim made herein; providing for the conveyance of easements to the TxDOT; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for consideration to be paid to the City of Denton; providing for severability and an effective date.

BACKGROUND

The TxDOT right-of-way expansion and improvement project, Segments CSJ 0195-03-074, CSJ 0195-03-087 and CSJ 0195-03-90, requires the relocation of existing City water, wastewater and electric infrastructure from its current location along the IH-35N frontage road into new easements. The costs to acquire new easements and to relocate the facilities are eligible for State reimbursement authorized by the reimbursement agreement(s) approved by the City Council on August 16, 2022.

Prior to issuing the reimbursements for the relocated and no longer needed easements as authorized by the Agreement, TxDOT requires that the City quitclaim, abandon and release its interests in the newly acquired TxDOT right-of-way along I-35. Kimley-Horn and Associates, Inc. has identified forty-three (43) easement interests to be abandoned and quit claimed. Approval of this item will authorize the quitclaim to TxDOT, thereby fulfilling the State's reimbursement requirement.

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
3. Table for future consideration.

RECOMMENDATION

Staff recommends adoption of the Ordinance.

ESTIMATED SCHEDULE OF PROJECT

Construction of the I35N TX DOT Utility Split to Milam Segments CSJ 0195-03-074, CSJ 0195-03-087, and CSJ 0195-03-090 project is complete.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

January 14, 2020, City Council approved Ordinance No. 20-040
January 12, 2021, City Council approved Ordinance No. 21-019
August 3, 2021, City Council approved Ordinance No. 21-1528
August 16, 2022, City Council approved Ordinance No. 22-1513

FISCAL INFORMATION

N/A

EXHIBITS

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

Respectfully submitted:
Captoria Brown
Senior Real Estate Specialist