



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services – Real Estate

DCM: Cassey Ogden

DATE: 09/30/2025

SUBJECT

Consider adoption of an ordinance of the City of Denton determining the public use, need and necessity for the acquisition of approximately 0.5244 acres of land, more or less, being located at 1425 Mingo Rd. in the William Crenshaw Survey, Abstract No. 318, in the City and County of Denton, Texas, from Calvin W. Gothard (“Owner”), recorded by county clerk documents Volume 344 Page 509 and 2005-33431, Real Property Records, Denton County, Texas; for the purpose of adding embankment to raise the elevation of both Mingo Road and Ruddell Street for the planned crossing of Ruddell Street over the Union Pacific Railroad (“UPRR”) rail, adding a 10-foot trail adjacent to the property, drainage utility work, street lighting and a new traffic signal to create the Mingo-Quiet Zone; authorizing the expenditure of funds not to exceed Two Hundred and Fifty-five Thousand and No/100 Dollars (\$255,000.00) for the .5244 acres and associated closing costs; providing for severability; and providing an effective date.

BACKGROUND

The proposed acquisition is of approximately 0.5244 acres of land, more or less, located at 1425 Mingo Rd. in the William Crenshaw Survey, Abstract No. 318, in the City and County of Denton, Texas. The property interest is comprised of 1 improved tract of land owned by Calvin W. Gothard and located just east of Ruddell on Mingo Road. The subject property is needed for the Mingo-Ruddell Roadway and Quiet Zone project (the “Project”). The tract has been posted for sale on the Multiple Listing Service (MLS) since July 20, 2025. Staff believes it is in the best interest of the City to proactively seek the acquisition of this land in anticipation of the Project. General Obligation Bonds for the project were approved on January 23, 2024 (Ord. No. 23-2433). Council later approved Kimley-Horn and Associates, Inc. for the Design Services Contract on May 7, 2024 (Ord. No. 24-898), and Sundt Construction, Inc. for the Pre-Construction Services Contract on July 16, 2024 (Ord. No. 24-1347). Approval of the ordinance currently under consideration authorizes staff to enter into a purchase agreement to acquire the subject property for the Project.

The project scope includes approximately 15,500 linear feet of reconstruction road work including drainage, street lighting, and a 10-foot pedestrian/bicycle facility). Railroad-related work includes one (1) new railroad crossing for Ruddell Road at Union Pacific Railroad (UPRR) and six (6) existing railroad crossings to be either upgraded or closed to create the Mingo-Quiet Zone. Additionally, there will be utility work that will include the replacement of aging infrastructure.

Based on a recent independent appraisal and subject to approval by the Council, the City and property owner have agreed to the purchase price of Two Hundred and Fifty-Five Thousand and No/100 Dollars (\$255,000.00).

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 the consideration of this agenda item.

OPTIONS

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

RECOMMENDATION

Staff recommends approval and adoption of the ordinance

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

January 23, 2024, Ordinance 23-2433 - Project approved as part of the 2023 Bond Election

May 7, 2024, Ordinance 24-898 Kimley-Horn and Associates, Inc. (Design Services Contract awarded)

July 16, 2024, Ordinance 24-1347 Sundt Construction, Inc. (Pre-construction Services Contract awarded)

FISCAL INFORMATION

The JD Edwards account number for the acquisition is 360180467.1365.30200.

ATTACHMENTS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Ordinance

Exhibit 3 - Location Map

Respectfully submitted:
Angel DeLory, Senior Real Estate Specialist
Development Services-Real Estate