



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM/DCM/ACM: Cassey Ogden

DATE: December 16, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a Development Agreement with RM Squared Denton, LLC and Baker 345, LLC, for developer's proportionate share of cost of design, easement acquisition, surveying, engineering, potholing, construction, legal fees and all other associated costs for a sanitary sewer line public improvement therefore; and providing an effective date.

BACKGROUND

The Wastewater Master Plan was adopted by Council on May 7, 2024; this included the Capital Project 13 – North Masch Sewer Line to serve the Hickory Creek service area with approximately 9,114 linear feet of sewer line public improvement, which requires onsite and offsite public utility easements.

The Baker Tract property is approximately 352.71 acres of land generally located north of Hampton Road and east of Lovers Lane in the City of Denton for proposed light industrial development and uses.

To expedite the construction of this City sewer line project, the Developer has agreed to fund the Developer's proportionate share of the cost of design, easement acquisition, surveying, engineering, potholing, construction, legal fees and all other associated costs of the Capital Project 13 – North Masch Sewer Line. This sewer line will be extended to serve the Baker Tract and other property not owned by the Developer, including future light industrial development to the south. Based on the agreement, the Developer would be contributing \$564,793.34 in funding to the Project which the City would otherwise have to fund fully.

This line will serve approximately 1,100 acres of undeveloped land in that area, which could potentially be developed. This could be approximately 10.3 million SF of Light Industrial buildings and \$1 billion in future value. 4.7 million SF of this future development is currently in development review by the City and is intended to be served by this sewer line.

RECOMMENDATION:

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

None

FISCAL INFORMATION

This project will be funded from the North Masch Branch Sewer Line project account 640527541.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Development Agreement

Exhibit 3 - Ordinance

Respectfully submitted:

Charlie Rosendahl

Interim Director of Development Services

Prepared by:

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Planning Technician Supervisor