



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: Kenneth Hedges

DATE: August 4, 2026

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 Denton Enterprise Owner, LLC wherein the Developer will design and construct certain street perimeter improvements along Westcourt Road and Springside Drive as a requirement of the Denton Enterprise Logistics development; construct two lanes of Westcourt Road extending to Airport Road in lieu of constructing a bridge at Corbin Road; the City will acquire the necessary Right-of-Way for the Westcourt Road extension; with city participation not-to-exceed \$866,067.00 for the construction of the roadway improvements; and providing an effective date.

BACKGROUND

The Developer is proposing an industrial development on approximately 103 acres located south of Airport Road and east of Westcourt Road. Under the 2022 Mobility Plan and Denton Development Code, the development would typically require the construction of half of the bridge at Corbin Road, alongside perimeter street improvements along Westcourt Road and Springside Drive.

During development review, the Developer demonstrated that constructing the Corbin Road Bridge would render the project economically infeasible. Upon evaluation, City staff determined that constructing the a portion Corbin Road Bridge was not very feasible and, at this time provides less immediate network mobility benefit than expanding and realigning Westcourt Road. Furthermore, the City is actively seeking external regional grant funding to construct the entire Corbin Road Bridge in a future phase.

To maximize regional mobility impact, staff negotiated an alternative infrastructure agreement of similar benefit where, in lieu of constructing a portion of the Corbin Road Bridge, the Developer will expand Westcourt Road from 2 to 4 lanes between Airport Road and south of Springside Drive, including realigning the corridor to eliminate the existing 90-degree turn at Westcourt and Springside for continuous traffic flow.

Per the agreement, the Developer and City agree to the following stipulations:

1. Developer to design and construct two of the four lanes of Westcourt Road as well as all required related improvements to Springside Dr. with a total construction cost of \$7,673,500.00.
2. Developer to contribute \$232,000.00 for a traffic signal located at the intersection of Airport Road and Westcourt Road. In lieu of payment, the cost will be subtracted from the City's contribution described below.
3. City to contribute a not-to-exceed amount of \$866,067.00 from Roadway Impact Fees collected from Service Area C for the construction cost of the Westcourt Road extension. Subtracting the Developer's \$232,000 signal contribution results in a net City payment of \$634,067.

4. City to acquire offsite Right-of-Way (ROW) estimated at \$250,000 necessary for the Westcourt Road extension. An initial offer letter must be sent to each affected property owner by September 14.
5. City to provide a 100% credit of the Roadway Impact Fee due, an estimated \$446,000.00, for the development.

This agreement leverages over \$6.6 million in private infrastructure investment with approximately \$884,067 in net City impact fee outlays (cash plus ROW acquisition). Beyond immediate safety and capacity enhancements along Westcourt Road, this project unlocks undeveloped acreage south of Springside Drive, enhances mobility in the region, and establishes a critical detour route prior to upcoming major construction on Airport Road.

RECOMMENDATION:

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

None.

FISCAL INFORMATION

The City's financial obligation for the agreement of \$634,067 (City's contribution of \$866,067 less the Developer's \$232,000 traffic signal requirement) is funded from the Roadway Impact Fee account 2930.5911.0001.

EXHIBITS

Exhibit 1 – Agenda Information Sheet
Exhibit 2 – Ordinance
Exhibit 3 – Map of Improvements

Respectfully submitted:
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Director of Development Services

Prepared by:
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