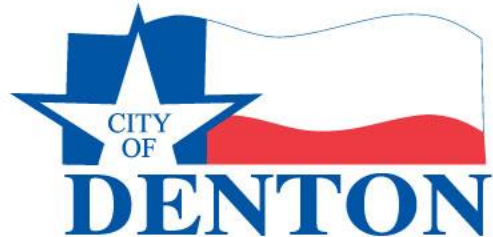


# A24-0001c Dentex Annexation Second Reading

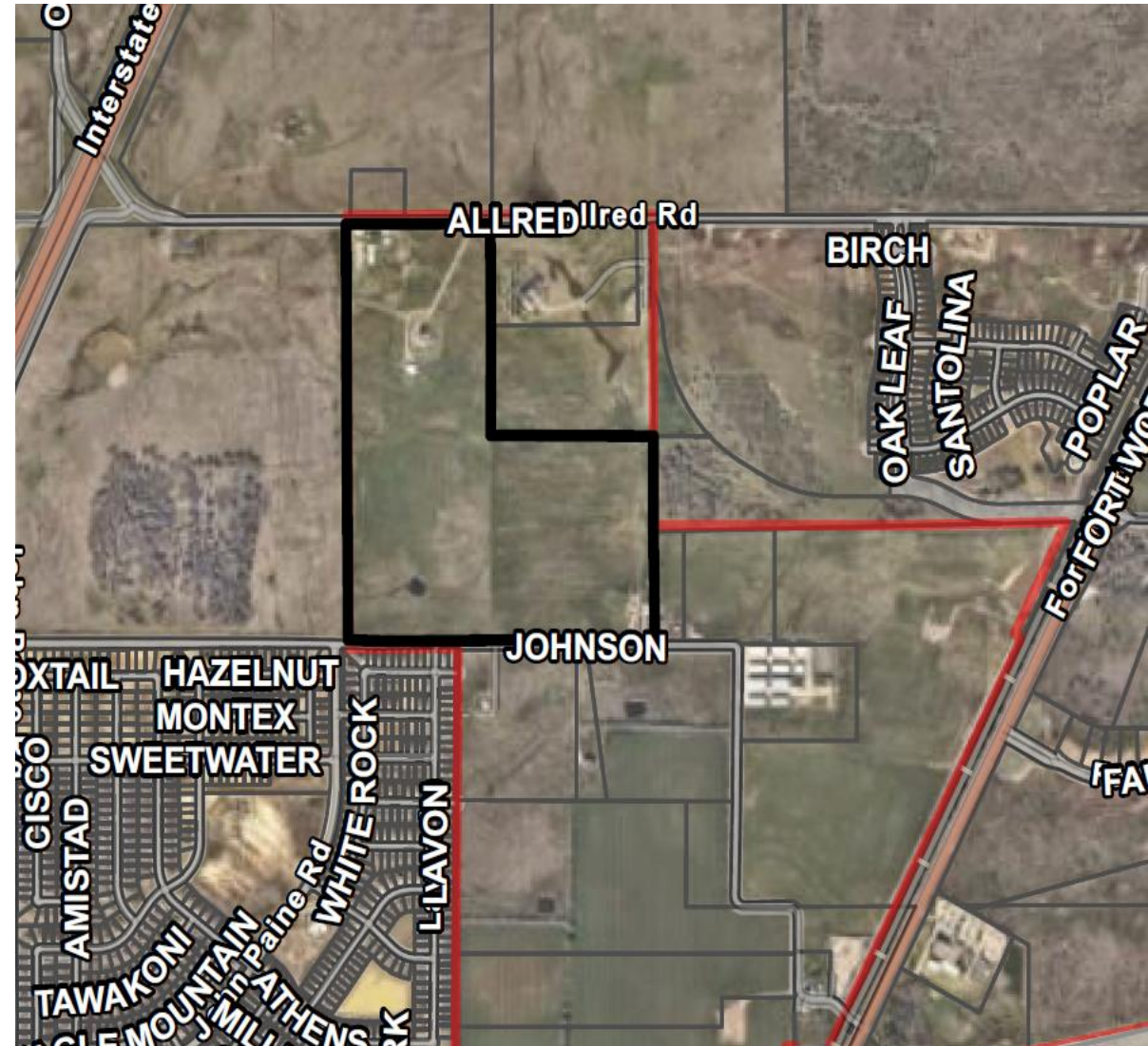
Angie Manglaris, AICP  
Development Review Manager  
July 16, 2024





# Request

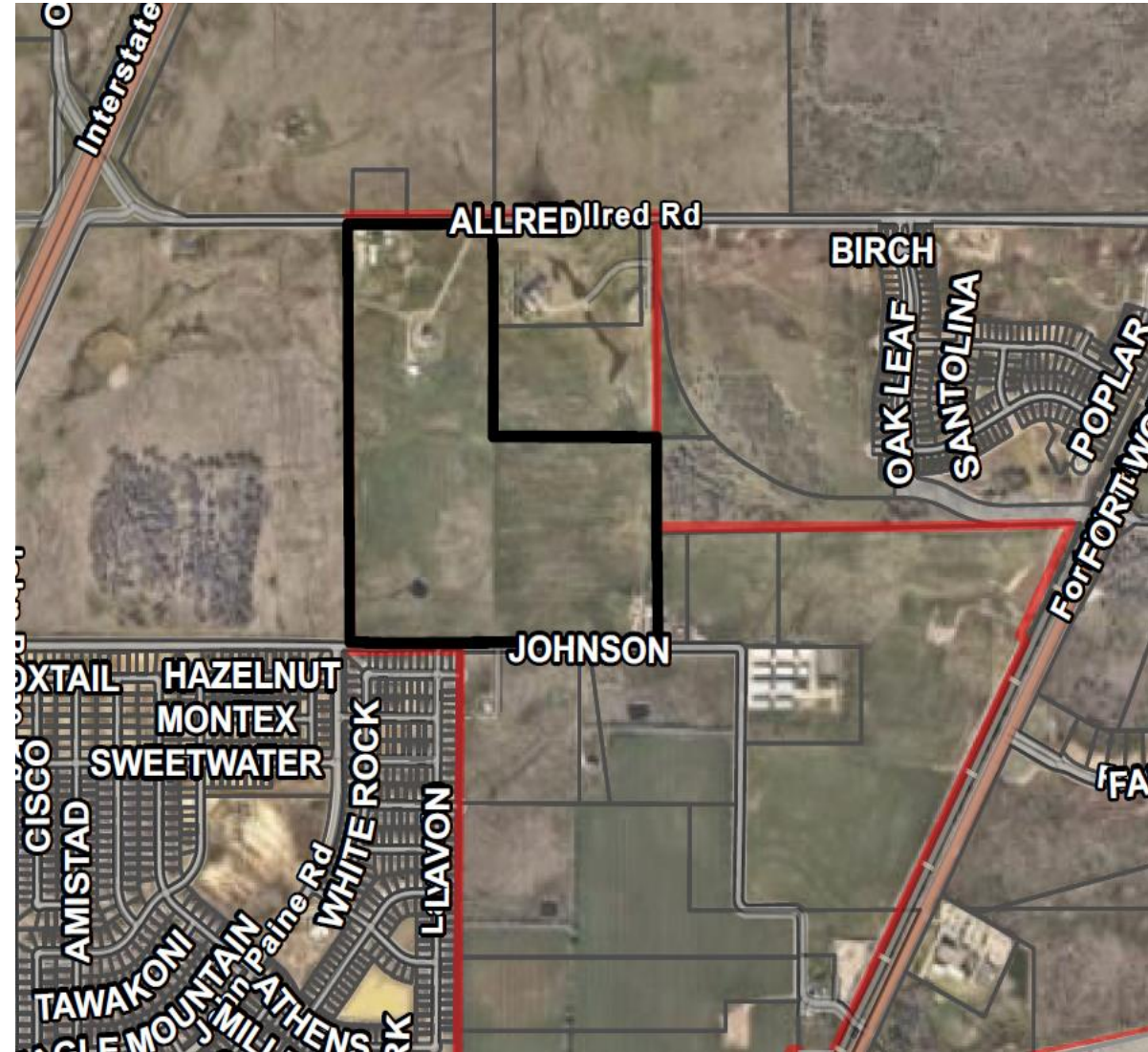
- Conduct the **second** of two readings of an ordinance of the City of Denton to annex approximately 92.382 acres of land
- Generally located north of Johnson Lane, south of Allred Road and 2,325 feet east of John Paine Road





# Background

- Dentex Land Cattle and Energy, LP
- Proposing a residential subdivision on approximately 65.39 acres of land; commercial and/or higher-density residential development on approximately 27.9 acres of land
- Restrictive Covenants – Voluntary Annexation
- Developed with single-family residence and wedding venue
- Allred Road to the north (future primary arterial), Johnson Lane to the south



# Annexation Schedule

- **May 21, 2024**
  - Municipal Services Agreement – **Action Required**
  - Public Hearing – **No Action**
  - First Reading of the Annexation Ordinance – **No Action**
- **May 26, 2024**
  - Publication of Annexation Ordinance
- **July 16, 2024**
  - Second Reading and Adoption of the Annexation Ordinance – **Action Required**

# Ordinance Caption

AN ORDINANCE OF THE CITY OF DENTON, TEXAS ANNEXING APPROXIMATELY 92.382 ACRES OF LAND, GENERALLY NORTH OF JOHNSON LANE, SOUTH OF ALLRED ROAD, AND 2,325 FEET EAST OF JOHN PAINE ROAD TO THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A CORRECTION TO THE CITY MAP TO INCLUDE THE ANNEXED LAND; AND PROVIDING FOR A SAVINGS CLAUSE AND AN EFFECTIVE DATE.



7/16/2024

A24-0001c



# Recommendation

Staff recommends approval of the annexation of approximately 92.382 acres of land as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.5.D of the DDC for approval of a Voluntary Annexation.



# QUESTIONS?

Angie Manglaris, AICP  
Development Review Manager  
Development Services

