



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: May 05, 2026

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 Baker 345, LLC and RM Squared Denton, LLC, for the payment in lieu of the construction of offsite sidewalk improvements along a portion of Masch Branch Road between Hampton Road and US380; and providing an effective date.

BACKGROUND

On June 7, 2022, City Council approved a Planned Development District (Ord. Z21-0017b) for the subject property, RM Squared Denton, for proposed light industrial development and uses. The property is approximately 352.71 acres of land generally located north of Hampton Road and east of Lovers Lane in the City of Denton.

The developer has opted to perform optional, additional off-site improvements by constructing a portion of N. Masch Branch Road from US380 heading north to Hampton Road and by constructing the future N. Masch Branch Road extending north along the western property boundary of the property. These improvements for Masch Branch Road align with the approved and adopted Mobility Plan.

North Masch Branch Road is classified as a secondary arterial roadway in the City's Mobility Plan, and such roadways include a minimum standard of a ten (10) foot width sidewalk pursuant to the adopted Mobility Plan. Due to the lack of existing and available right-of-way width on the west side of N. Masch Branch Road, the developer is physically constrained from providing the required ten (10) foot width sidewalk along the full length.

The developer has designed the plans for the roadway improvements, including the sidewalk, which the City has reviewed and approved through the Development Review Process. Due to the site constraints described above, the developer has requested to pay in lieu of constructing the sidewalk portion limited by the lack of right-of-way, in the not-to-exceed amount of \$48,750.00 based on the opinion of probable cost. The Denton Development Code Subchapter 7.8.7 allows for this type of payment in lieu.

The sidewalk will be built when the adjacent property redevelops, and the necessary right-of-way is dedicated during the development process.

RECOMMENDATION:

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

None

FISCAL INFORMATION

None

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Ordinance

Respectfully submitted:
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Director of Development Services

Prepared by:
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