



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 24, 2026

SUBJECT

Conduct the second of two readings and consider adoption of an ordinance of the City of Denton, Texas, annexing approximately 1.03 acres of land, generally located on the north side of Mills Road, approximately 1,453 feet west of South Trinity 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. (A25-0003c, Mills Rd Annexation, Ashley Ekstedt)

BACKGROUND

The owner, Victor Lopez, (hereafter referred to as "Owner"), had a non-annexation agreement (ordinance 2012-363), which expired on August 1, 2020. Pursuant to Council direction, the City corresponded with the Owner on multiple occasions, including April 23, 2024, June 13, 2024, and December 11, 2025, to offer a new annexation agreement, but the Owner has not responded. By operation of the expired non-annexation agreement, the Owner has filed a written petition with the City for voluntary annexation of approximately 1.03 acres generally located on the north side of Mills Road, approximately 1,453 feet west of South Trinity Road (hereafter referred to as "Subject Property").

Following Council direction in 2020, staff began engaging with property owners with expired NAAs in an effort to enter into new agreements with 2040 expiration dates. Between 2020 and 2021 a majority of property owners with expired NAAs entered into new agreements; however, 18 NAAs remained expired.

In 2024, staff revisited the topic of expired NAAs with City Council. Direction was given to contact the property owners of the 18 expired agreements to extend the NAAs and pursue annexation for any remaining expired NAAs. Initial letters offering NAA extensions were mailed in May 2024 with follow-up letters in June prior to the initial response deadline of June 21, 2024. Additional letters were mailed in September 2024, and a final letter was sent to the property owner on December 11, 2025. Currently, 7 of the 18 property owners with expired NAAs have entered into new agreements with the City. 11 NAAs remain expired and the City has begun the process of annexing these areas. Given the number of expired NAAs, staff will bring forward the annexation cases in groups based on parcel size, beginning with the smallest parcels.

After the first reading of the annexation ordinance at City Council on February 17, 2026, staff sent a certified letter to the property owner as the final notice of the opportunity to sign the new NAA.

Upon receipt of final notice, the Owner contacted staff and signed the new NAA (Exhibit 5). **Therefore, staff is recommending denial of the annexation ordinance.** At the April 7, 2026 City Council meeting, staff will bring forward an ordinance agreeing to the extension of the NAA for the Property until August 1, 2040.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

December 18, 2012	City Council	Non-Annexation Agreement	Approved
February 17, 2026	City Council	Municipal Services Agreement Ordinance	Approved
February 17, 2026	City Council	Public Hearing	Public hearing held; no further action occurred
February 17, 2026	City Council	First Reading of the Annexation Ordinance	First Reading held; no further action occurred

OPTIONS

1. Approve
2. Deny
3. Postpone Item

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Site Location Map
- Exhibit 3 - Future Land Use Map
- Exhibit 4 - Current Zoning Map
- Exhibit 5 - Signed Non-Annexation Agreement
- Exhibit 6 - Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
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Associate Planner