



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: November 18, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton, Texas, regarding a Municipal Services Agreement, pursuant to Tex. Loc. Govt Code Sec. 43.0672, between the City of Denton and Denton Double Down, LLC for the provision of city services to approximately 4.47 acres of land, generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive; approving a schedule of annexation; authorizing the City Manager to execute the agreement; and providing an effective date. (A25-0002, Denton Striker, Ashley Ekstedt)

BACKGROUND

The applicant, Chris Dells with Kimley-Horn, on behalf of Denton Double Down, LLC (hereafter referred to as "Owners"), has submitted a petition for voluntary annexation of approximately 4.47 acres located on the south side of Hartlee Field Road, east of East Sherman Drive (hereafter referred to as "Subject Property"). The Subject Property is a part of a larger 11-acre tract of land, the balance of which is already within the City limits, and the applicant intends to develop them as one larger project.

Approval of this Municipal Services Agreement is the first of several steps required for a voluntary annexation based upon the requirements of TXLGC Sec. 43.0672 and the City's Charter as outlined below:

- 1. Approval of a Municipal Services Agreement**
2. Annexation Public Hearing
3. First Reading of Annexation Ordinance
4. Publication of Annexation Ordinance
5. Second Reading and Adoption of Annexation Ordinance

The first three of these items are on this agenda, with this being the first required step in the process. Following the first reading of the annexation ordinance, the ordinance must be published in the newspaper, and the second reading is required to occur at least 30 days following ordinance publication.

Due to annexation law, under Subchapter C-3 (TXLGC Sec. 43.0672), a municipality that elects to annex an area upon request of owners must first negotiate and enter into a written Service Agreement with the owners of the land in the area for the provision of services in the area. The attached Municipal Services Agreement contains the City's standard Service Plan for annexations regarding streets, water, wastewater, police and fire protection, and park services.

On September 2, 2025, the Owner submitted a petition for voluntary annexation (A25-0002) of the Subject Property. Once a property is annexed into the city limits, it is automatically assigned a placeholder zoning

designation of Rural Residential (RR). The balance of the parent tract that is already within the City Limits is zoned Suburban Corridor (SC). Anticipating that the petition to annex will be approved, the Owner has also applied for a zoning change on the 4.47 acres of land to allow for a commercial development of the larger parent tract under a consistent zoning designation. The public hearings associated with the requested zoning change would be scheduled after the City Council approves the annexation (should that occur). The public hearings cannot be noticed and scheduled until the property is annexed into the City.

The subject property is situated on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive. The property to the east of the subject property is situated within the City of Denton's Extraterritorial Jurisdiction (ETJ). The property to the north of the Subject Property is also situated both within the ETJ and within the City limits, with the City portion being zoned Residential 4 (R4). The property to the west and south is within the City limits, zoned SC, and is under the same ownership as the Subject Property. Hartlee Field Road, abutting the Subject Property to the north, is a two-lane roadway, classified as a Collector per the 2022 Mobility Plan and Thoroughfare Map. East Sherman Drive, to the west of the subject property and the larger parent tract, is a two-lane TxDOT roadway classified as a proposed Freeway per the 2022 Mobility Plan and Thoroughfare Map.

The Future Land Use designation for the subject property is Community Mixed Use. The Future Land Use Map also shows an area of a Low Residential FLUM transition area; however, this property is entirely designated Community Mixed Use within the Denton 2040 Comprehensive Plan. The description for this Future Land Use category is provided below:

This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. This land use applies to existing and future commercial areas in the city, where redevelopment to mixed-use is desirable. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses such as former car sales lots and vacated big box stores. Such areas also may represent opportunities for higher density and mixed housing types, without impacting, nearby single-family neighborhoods. Future development in Community Mixed Use areas will complement and embrace existing, viable uses, and raise the standard of design to increase their economic viability, accommodate greater connectivity and mobility options, and create a sense of place to serve the local community.

The Subject Property is not currently being served with City water or sewer.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

There has been no prior action on the subject property.

Recommendation:

Staff recommends approval of the Municipal Services Agreement and annexation schedule.

OPTIONS

1. Approve
2. Deny
3. Postpone Item

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Site Location Map

Exhibit 3 - Draft Municipal Services Agreement and Annexation Schedule Ordinance

Exhibit 4 - Presentation

Respectfully submitted:
Hayley Zagurski, AICP
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