



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Development Services, Real Estate

**DCM:** Cassey Ogden

**DATE:** November 18, 2025

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of rights-of-way parcels, permanent drainage, and temporary construction easements generally located along Ryan Road between Country Club Road and Teasley Lane, situated in the T. Lobar Survey, Abstract No. 779, the A. Gibson Survey, Abstract No. 498, the T. Martin Survey, Abstract No. 900, the C. Pollalier Survey, Abstract No. 1006, the James W. Withers Survey, Abstract No. 1343, the Eli Picket Survey, Abstract No. 1018, and the T. Peacock Survey, Abstract No. 1589, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit "A" (collectively, the "Property Interests"); authorizing the City Manager and the City Attorney to acquire the Property Interests by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain to condemn the Property Interests if agreement cannot be reached; authorizing the City Attorney to file eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing an effective date.

### **BACKGROUND**

The Ryan Road Widening Project involves acquiring critical Property Interests necessary for widening Ryan Road from Country Club Road to Teasley Lane and improvements to drainage crossings and ditches, sidewalks, and lighting. The City's Ryan Road Widening Project ("The Project") requires the purchase of new easements to accommodate the construction, installation, operation, and maintenance of the City infrastructure.

On February 23, 2021, City Council awarded a contract to Kimley Horn for the engineering design services relating to the design, bid phase, and construction services for The Project. Kimley Horn will also provide rights-of-way and easement acquisition and other services in support of the project.

In the event negotiation efforts fail and an impasse is reached, in order to avoid project delay, the approval of this ordinance will authorize the City Manager and the City Attorney to acquire the necessary Property Interests by agreement, if possible, including making all offers required by law and if an agreement cannot be reached, via the exercise of eminent domain, with the landowners being compensated in accordance with state law.

If a Council member determines that he or she has a conflict of interest pursuant to the Ethics Ordinance, he or she may contact the City Attorney's Office to have a Recusal Form prepared prior to consideration of this agenda item.

## **OPTIONS**

1. Approve proposed ordinance.
2. Deny proposed ordinance.

## **RECOMMENDATION**

Staff recommends approval of the ordinance.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Quarter 1 Calendar Year 2028 - Quarter 1 Calendar year 2030

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

February 23, 2021- City Council approved the Professional Engineering Services Agreement with Kimley Horn and Associates, Inc. (Ordinance 21-319)

On July 16, 2024- City Council approved the first amendment to the contract with Kimley-Horn and Associates, Inc. in the not-to-exceed amount of \$1,238,265.15 (Ordinance 24-1342)

On May 06, 2025- City Council approved the second amendment to the contract with Kimley-Horn and Associates, Inc. in a not-to-exceed amount of \$614,500.00 (Ordinance 25-828)

## **FISCAL INFORMATION**

The purchase of the Property Interests will be funded from Capital Projects account 250080473.1360.30200.

## **ATTACHMENTS**

- Exhibit 1 – Agenda Information Sheet
- Exhibit 2 – Ordinance
- Exhibit 3 – Recommended Motion
- Exhibit 4 –Presentation

Respectfully submitted:  
Angel DeLory, Senior Real Estate Specialist  
Development Services-Real Estate