



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services, Real Estate

DCM: Cassandra Ogden

DATE: May 03, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding the use and potential disposal of real property tracts owned by the City of Denton.

BACKGROUND

The intent of this work session is to provide the City Council with information on the City's current real property inventory and those tracts that have been identified as potential surplus properties eligible for disposal or alternative use(s).

The City currently owns over 650 parcels of land, totaling approximately 4,700 acres. These properties were acquired for various public purposes, including street rights-of-way, electric and water utilities, public facilities like City Hall, the Development Services Center, fire stations, libraries, the airport, and parks and recreation.

The opportunity to identify surplus real property for potential sale was discussed as part of the 2025 Budget Task Force. Additionally, implementing a regular review and assessment of the City's real property inventory was one of the recommendations made from Matrix Consulting Group's assessment of the City's Real Estate Division operations. This recurring review, proposed annually in concert with the Budget process is essential to optimize public programming and long-range planning efforts, to ensure properties are developed in alignment with City priorities and to prevent overlooked assets from remaining underutilized or unprogrammed.

Following the task force and consultant recommendations, staff first conducted a preliminary review of properties in the City's inventory, considering properties unsold from a prior Surplus Sale, inquiries from the general public, physical property conditions. Next, Real Estate initiated a collaborative, cross-department review with department stakeholders for which the properties were purchased. This review provided operating departments with an opportunity to evaluate and identify their current and future programming needs, master plans requirements and City initiatives. Finally, the Finance Department provided data relating to initial funding sources used to procure the properties and revenue restrictions that may apply to the proceeds of the sale.

Calls, letters of interest, and applications to use or lease City property are currently included in the criteria staff uses to identify potential surplus property. There is an existing application process to ensure that requests to use City property are properly vetted and if cleared, are then presented to the City Council for final approval.

Staff anticipates the properties will be ready to advertise for sale by Q4 2026 and will provide the Council with periodic updates through Informal Staff Reports (ISRs) and Legal Status Reports (LSRs) as properties are moved closer to the bid sale.

RECOMMENDATION

Staff recommend the purchase of the properties.

DECISION POINTS FOR COUNCIL

1. Direction to accept staff recommendations and proceed with procedures and criteria used to identify surplus property; and
2. Direction to sell the properties identified as surplus by sealed bid
(Work Session Item: File ID25-2294).

FISCAL INFORMATION

Sale proceeds will be returned to the original funding source and used for the original issuance purpose.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:
Deanna Cody, Deputy Director
Development Services-Real Estate