



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: March 24, 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 Mulberry Apartments LP for the construction of a replacement eight (8”) inch water line along Mulberry Street, prior to future CIP Project 180007-1 in order to accommodate the future CIP improvements in the area for the Denton Water Utilities; providing for the expenditure of funds therefor in an amount not-to-exceed \$140,085; and providing an effective date.

BACKGROUND

A multifamily development is currently being constructed on Mulberry Street. During the development review process, fire flow testing determined that the existing 4-inch water line serving this area does not provide adequate capacity for the new development. Separately, the City already has a planned and funded improvement in this location as part of the 2023 voter-approved Bond Program. Capital Project 180007-1 which includes drainage improvements with box culverts, water and wastewater infrastructure relocations, and roadway upgrades. As part of that work, the existing 4-inch water line on Mulberry Street is scheduled to be removed and replaced with an 8-inch line.

To address the development’s immediate capacity needs while maintaining alignment with the planned capital improvements, the City is proposing to enter into a Development Agreement with the Developer. Under this agreement, the Developer would construct a portion of the previously planned water line improvements now, and the City would reimburse the Developer using funds already allocated for this segment of the project.

The development site, Mulberry Apartments LP, consists of approximately 1.47 acres located north of W. Mulberry Street and west of S. Cedar Street. The Capital Improvement Project (CIP) is currently in design and scheduled for construction in Q2 2026 by the Developer. The design requires replacing the existing 4-inch water line with an 8-inch line of approximately 540 linear feet in length. The new line will be installed with approximately 3.5 to 4.0 feet of cover and placed slightly offset from the existing alignment to accommodate the future CIP improvements. As part of the installation, the Developer will extend the water line an additional 20 feet beyond the existing master meter to ensure the future CIP water improvements can connect seamlessly.

RECOMMENDATION:

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

None

FISCAL INFORMATION

This project will be funded through the Water Utility Capital Improvement Project account (630608525).

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 – Ordinance and Development Agreement

Respectfully submitted:
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Interim Director of Development Services

Prepared by:
Miranda Meza
Development Project Facilitator