

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING ISSUANCE OF A SERVICE PLAN, PURSUANT TO TEX. LOC. GOV'T. CODE SEC. 43.056, FOR PROPERTY OWNED BY COY MARK AND CAROLYN ROLLINS FOR THE PROVISION OF CITY SERVICES TO APPROXIMATELY 2.94 ACRES OF LAND, GENERALLY LOCATED 1,671 FEET EAST OF MAYHILL ROAD, NORTH OF MILLS ROAD; AUTHORIZING THE CITY MANAGER TO EXECUTE THE PLAN; AND PROVIDING AN EFFECTIVE DATE. (A26-0001a)

WHEREAS, Coy Mark & Carolyn J. Rollins (hereafter referred to as “Owner”), owns approximately 2.94 acres of land in Denton County, Texas as described in **Exhibit A** attached hereto and incorporated herein (“Property”); and

WHEREAS, the Property is subject to that certain Non-Annexation Agreement (the “NAA”) approved by the City Council of the City of Denton on December 13, 2012 via Ordinance (2012-363), and duly recorded in the Denton Real Property records on January 8, 2012 via document id 2013-2545; and

WHEREAS, the NAA expired on August 1, 2020, and, pursuant to direction from City Council, Staff contacted the Owner on April 23, 2024, June 13, 2024, and April 13, 2026, to offer an updated NAA with an expiration date in 2040; and

WHEREAS, Owner has not responded to Staff’s contact attempts; and as a result, Staff are proceeding with the Annexation Case no. A26-0001d (“Annexation Case”) under consent annexation processes authorized by Texas Local Government Code (“TLGC”) Sec. 43.0671 et seq; and

WHEREAS, TLGC 43.0672 requires City and the Owner to negotiate and enter into a written agreement for municipal services; and the Municipal Services Agreement for the Annexation Case was approved on May 19, 2026 via Ordinance A26-0001; and

WHEREAS, City values procedural due process in every formal action it takes; therefore, out of an abundance of caution, the city is also undertaking to issue this Service Plan (the “Plan”) pursuant to TLGC 43.056 to explain the process by which full municipal services will be provided to the Property; and

WHEREAS, The Plan is issued by the City and does not require the Owner’s participation; and

WHEREAS, the City Council of the City of Denton finds it to be in the best interest of the citizens of Denton to issue this Plan;

NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference.

SECTION 2. The Service Plan (“Plan”), made in accordance with applicable provisions of state law pertaining to annexation, is approved and attached hereto as **Exhibit B** and is made a part hereof for all intents and purposes.

SECTION 3. The City Manager, or designee, is hereby authorized to execute the Plan and to carry out the duties and responsibilities of the City of Denton under the Plan.

SECTION 4. Should any paragraph, section, sentence, phrase, clause or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

SECTION 5. This Ordinance shall be effective immediately upon its passage and approval.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
Gerard Hudspeth, Mayor:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this, the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
KRISTI FOGLE, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY


BY:  _____

EXHIBIT A
LEGAL DESCRIPTION

Being a 3.940 acre tract of land, more or less, situated in the Moreau Forrest Survey, Abstract No. 417, Denton County, Texas, and being more fully described in that Warranty Deed dated August 17, 1998 from Coy Rollins and wife, Charlie May Rollins, to Coy Mark Rollins and Carolyn J. Morrissey, filed for record on September 3, 1998, and recorded in Volume 4168, Page 1828, of the Real Property Records of Denton County, Texas, SAVE and EXCEPT:

A 1.000 acre tract of land, more or less, situated in the Moreau Forrest Survey, Abstract No. 417, Denton County, Texas, and being more fully described in that Warranty Deed dated April 29, 1996 from Coy Lee Rollins and wife, Charlie Mae Rollins, to Coy Mark Rollins and Carolyn J. Morrissey, filed for record on May 7, 1996, and recorded in Clerk's File Number 96-R0031263, of the Real Property Records of Denton County, Texas.

Leaving 2.940 acres of land, more or less, that is commonly known as DCAD Property ID 206236.

EXHIBIT B
Service Plan