



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services, Real Estate

DCM: Cassey Ogden

DATE: December 16, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of approximately 10.416-acres of land, and a 1.283-acres temporary construction easement located east of Hinkle Drive, north of West University Drive, situated in the Robert Beaumont Survey, abstract No. 31, all in the city and county of Denton, Texas, and more particularly described in the attached exhibit(s) "A" (collectively, the "Property Interest(s)"); authorizing the City Manager and 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 proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing an effective date.

BACKGROUND

The City of Denton 2023 Bond Program approved the Neighborhood 5B & Oakland Drainage project. The scope of the project includes the design and reconstruction of aging street infrastructure and improvements to drainage and flood control on Oakland Street near the Texas Woman's University campus. The bond program provided funding to acquire critical Property Interests necessary for installing a regional detention pond to offset any downstream impacts from the future improvements, and to reduce the floodplain in the area.

The proposed 10.416-acres of land, and a 1.283-acres temporary construction easement have a combined appraised value of \$1,062,328.

City consultants estimate that this project will remove approximately 34 acres from the floodplain further downstream.

Specialty Land Services has been contracted to provide acquisition services in support of the project.

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

Start Date: January 2027

Completion Date: December 2028

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

July 16, 2024 – City Council approved Ordinance No. 24-1345 to execute a professional services agreement with Westwood Professional Services, Inc. for design services.

December 17, 2024 – City Council approved Ordinance No. 24-2415 to execute a construction manager at risk contract with Sundt Construction, Inc for preconstruction services.

FISCAL INFORMATION

The purchase of the Property Interests will be funded from Capital Projects account 650152475.30100.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance

Exhibit 3 – Motion

Exhibit 4 – Presentation

Respectfully submitted:

Angel DeLory, Senior Real Estate Specialist
Development Services-Real Estate