



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Airport

ACM: Frank Dixon

DATE: June 17, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton approving an Assignment of Airport Lease from Ezell Aviation, Inc to Marklyn Jet Parts, LLC covering property at 4855 Sabre, 4933 Sabre, 5011 Sabre, and 5040 Warbird, Denton, Texas at the Denton Enterprise Airport as described in the Lease; authorizing the City Manager to execute the Assignment of Airport Lease; and providing an effective date. Airport Advisory Board recommends approval (7-0).

BACKGROUND

The lease agreement for properties located at 4855 Sabre, 4933 Sabre, 5011 Sabre, and 5040 Warbird encompasses a 30-year term, commencing on May 1, 1997, and expiring on April 30, 2027. The lease provides the lessee with two (2) additional ten (10)-year renewal options, potentially extending the term to April 30, 2047. This land lease covers 1.997 acres (192,099.60 square feet) and includes three (3) 9,800 square foot buildings and one (1) 14,400 square foot building currently utilized for Aircraft Part Sales, Flight Training, and Airport Maintenance and Repair services.

Marklyn Jet Parts, LLC is a current subtenant of the City of Denton and holder of an existing Airport Business Permit for aircraft part(s) sales, intends to expand its operations to include aircraft management and airframe maintenance. The proposed assignment does not necessitate any renegotiation of the current lease terms or conditions.

OPTIONS

1. Adopt the proposed ordinance approving the assignment of the lease agreement as requested by Ezell Aviation, Inc to Marklyn Jet Parts, LLC.
2. Adopt the proposed ordinance approving the assignment of the lease agreement as requested Ezell Aviation, Inc to Marklyn Jet Parts, LLC with additional direction.
3. Take no action at this time.

RECOMMENDATION

Airport Staff recommends approval of the Consent to Lease Assignment (**Exhibit 4**)

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Council approved the lease agreement on May 6, 1997, Ordinance 97-132.

Council approved the first amendment on December 8, 1998, Ordinance 98-431.

Council approved an amendment on March 6, 2001, Ordinance 2001-116.

Council approved the second amendment on July 22, 2003, Ordinance 2003-230

Council approved an assignment of leasehold interest on December 7, 2004, Ordinance 2004-379

Council approved a termination of that certain lease of Airport property on December 13, 2005,

Ordinance 2005-376

Council approved an addendum to airport lease agreement on March 27, 2007, Ordinance 2007-063

Airport Advisory Board recommended approval of lease assignment on June 11, 2025.

FISCAL INFORMATION

This property lease is for 1.997 acres of land for a current annual lease rate of \$58,209.48. The annual lease rate is based on price per square foot and the US Department of Labor Bureau of Labor Statistics Consumer Price Index (CPI-U), adjusted annually since 1997. The next CPI-U adjustment(s) will occur on May 1, 2026.

A transfer fee of \$1000 has been received from Assignee.

EXHIBITS

1. Agenda Information Sheet
2. Location Map
3. Request to Assign
4. Ordinance – Consent to Lease Assignment
5. Lessee Information

Respectfully submitted:

Ryan Adams, C.M.

Airport Director