

McKinney Sidewalks Project

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

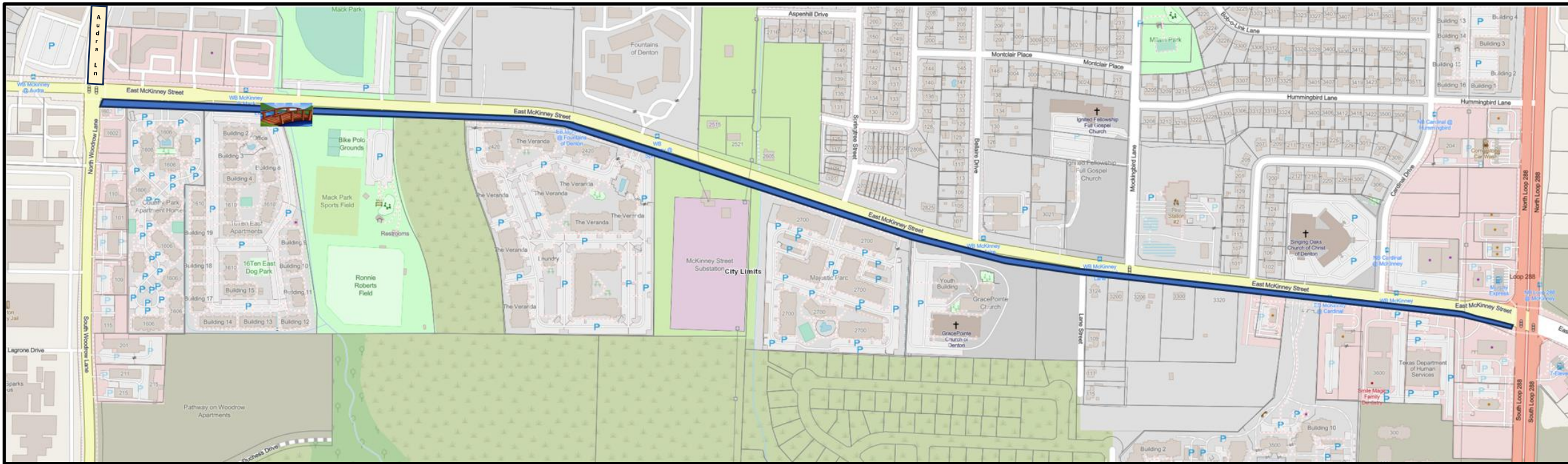
Agenda Item ID: 25-1149



BACKGROUND

- ❖ This project is located on the south side of McKinney Street between Audra Lane and Loop 288.
- ❖ The project scope consists of 3700 LF of variable width sidewalk paving including grading, a pedestrian bridge, and minor stormwater improvements.
- ❖ The project will upgrade existing pedestrian access and provide pedestrians a continuous sidewalk for safety.
- ❖ This project was prioritized due to a pedestrian fatality in the area.
- ❖ On October 30, 2024, of the 5 Mobility Committee members, 3 voted in favor of constructing variable-width sidewalks within the existing City Right-of-Way.

Project Overview – This project will:



1

CONNECT AUDRA LANE
TO LOOP 288 VIA
SIDEWALK

2

INSTALL A PEDESTRIAN
BRIDGE

SIDEWALK



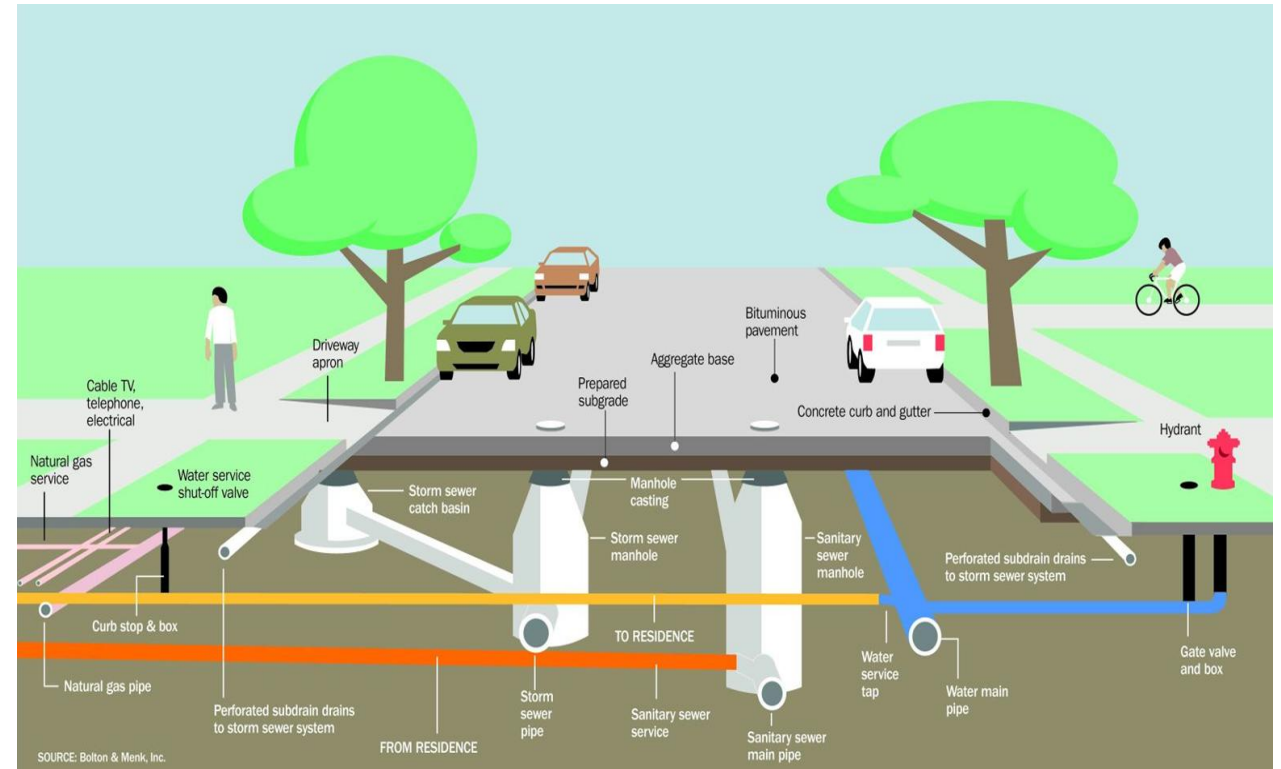
PEDESTRIAN BRIDGE



Project Schedule

❖ Projected Construction:
QTR 1, Calendar Year 2026

❖ Projected Completion:
QTR 2, Calendar Year 2026



OWNER AND PROPERTY INTERESTS NEEDED

1. **DENTON HOUSING AUTHORITY – RIGHT-OF-WAY (ROW) & TEMPORARY CONSTRUCTION EASEMENT (TCE)**



Staff Recommendation:

Your approval will authorize the City Manager and the City Attorney to acquire the necessary property interests, including making all offers required by law. However, in the event staff are unable to reach an agreement with the property owner, this item will authorize the City Attorney to file eminent domain proceedings to acquire the property interests, if necessary.

Staff recommends adoption of the ordinance.

Upon reading of the Motion, staff will display the subject property.



BEING a 0.041 acre tract of land situated in the T. Downing Survey, Abstract No. 346, City of Denton, Denton County, Texas, and being a part of the tract of land conveyed to Denton Housing Authority by deed of record in Instrument No. 2024-75791 of the Official Records, Denton County, Texas, and being a part of Lot 1, Block 1, Apple Creek, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet D, Page 196, Plat Records, Denton County, Texas; said 0.041 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the south right-of-way line of East McKinney Street (variable width right-of-way) at the northeast corner of a 1.029 acre tract of land conveyed to Shawn E. Cagle by deed of record in Volume 4629, Page 1065, Deed Records, Denton County, Texas, and the northwest corner of County Park Addition, an addition to the city of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet 1, Page 320. Plat Records, Denton County, Texas;

THENCE along said south right-of-way line of East McKinney Street, the following courses and distances:

South 87 degrees 45 minutes 13 seconds East, along the north line of said County Park Addition, a distance of 351.69 feet to the northeast corner of said County Park Addition and northwest corner of said Apple Creek addition;

South 87 degrees 34 minutes 12 seconds East, along the north line of said Apple Creek addition, a distance of 273.48 feet to the **POINT-OF-BEGINNING**;

South 87 degrees 34 minutes 12 seconds East, continuing along said north line, a distance of 78.41 feet to the northeast corner of said Apple Creek addition and northwest corner of a 11.821 acre tract of land conveyed to the City of Denton by deed of record in Volume 621, Page 455, Deed Book 10, Tarrant County, Texas.

THENCE South 02 degrees 43 minutes 55 seconds West, departing said south right-of-way line, along the common line between said Apple Creek addition and said City of Denton tract, a distance of 10.00 feet to the beginning of a tangent curve to the left;

THENCE continuing along said common line along a tangent curve to the left having a central angle of 08 degrees 19 minutes 17 seconds, a radius of 250.00 feet, and an arc length of 36.31 feet (chord bears South 01 degrees 25 minutes 46 seconds East, 36.28 feet);

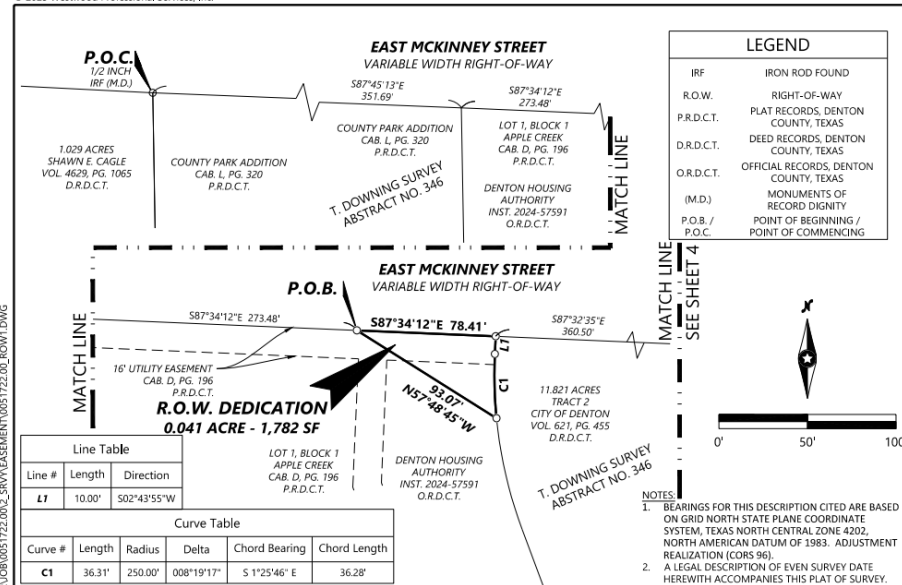
THENCE North 57 degrees 48 minutes 45 seconds West, departing said common line, over and across said Apple Creek addition, a distance of 93.07 feet to the **POINT-OF-BEGINNING**, containing 1,782 square feet or 0.041 acres of land.

Page 1 of 4

Jason S. Armstrong
Registered Professional Land Surveyor
Texas Registration No. 5557



Page 2 of 4



ACKINNEY STREET

CHECKED: APR
DRAWN: SES

MCKINNEY STREET
CITY OF DENTON
DENTON COUNTY, TEXAS

Westwood

Phone (214) 473-4640 2901 DALLAS
TollFree (888) 937-5150 PLANO, TX 75075
www.westwoodpa.com

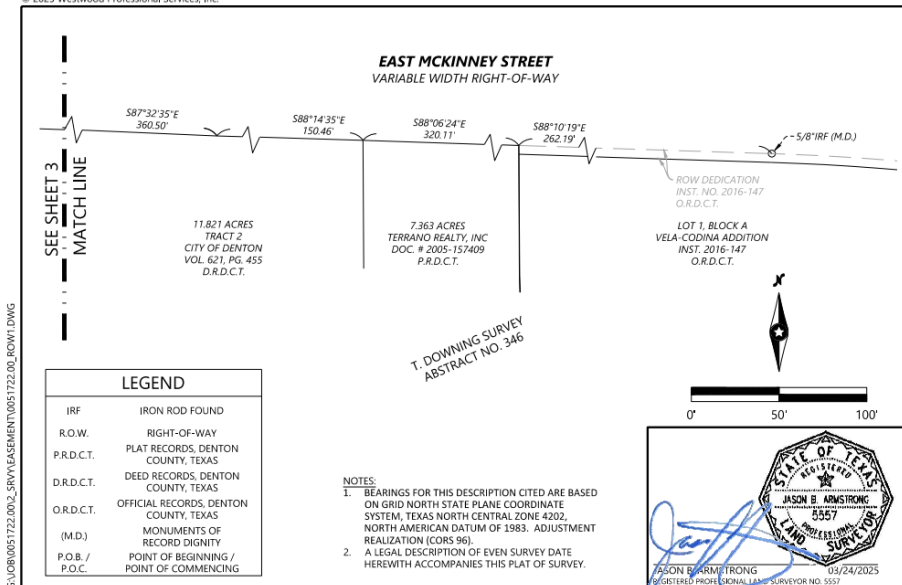
Westwood Professional Services, Inc.
A Division of Westwood Group, Inc.

RIGHT-OF-WAY
DEDICATION
T. DOWNING SURVEY
ABSTRACT NO. 346

PROJECT NUMBER: 0051722.00

SHEET NUMBER:
3
OF
DATE: 03/24/25

PARCEL 1 – Right-of-Way



MCKINNEY STREET

CHECKED:	ADD
DRAWN:	SES

MCKINNEY STREET
CITY OF DENTON
DENTON COUNTY, TEXAS

Westwood
Phone (214) 473-4640 2901 DALLAS
TollFree (888) 937-5150 PLANO, TX 75075
www.westwoodpa.com
Westwood Professional Services, Inc.

RIGHT-OF-WAY
DEDICATION
T. DOWNING SURVEY
ABSTRACT NO. 346
PROJECT NUMBER: 005172

SHEET NUMBER:
4 OF
DATE: 03/24/25

LEGAL DESCRIPTION
MCKINNEY STREET IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT - 0.186 ACRES
T. DOWNING SURVEY, ABSTRACT NO. 346
CITY OF DENTON, DENTON COUNTY, TEXAS

BEING a 0.186 acre tract of land situated in the T. Downing Survey, Abstract No. 346, City of Denton, Denton County, Texas, and being a part of the tract of land conveyed to Denton Housing Authority by deed of record in Instrument No. 2024-57591 of the Official Records, Denton County, Texas, and being a part of Lot 1, Block 1, Apple Creek, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet D, Page 196, Plat Records, Denton County, Texas; said 0.186 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the south right-of-way line of East McKinney Street (variable width right-of-way) at the northeast corner of a 1.029 acre tract of land conveyed to Shawn E. Cagle by deed of record in Volume 4629, Page 1065, Deed Records, Denton County, Texas, and the northeast corner of County Park Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 320, Plat Records, Denton County, Texas;

THENCE along said south right-of-way line of East McKinney Street, the following courses and distances:

South 87 degrees 45 minutes 13 seconds East, along the north line of said County Park Addition, a distance of 351.69 feet to the northeast corner of said County Park Addition and northwest corner of said Apple Creek addition;

South 87 degrees 34 minutes 12 seconds East, along the north line of said Apple Creek addition, a distance of 201.31 feet to the POINT-OF-BEGINNING;

South 87 degrees 34 minutes 12 seconds East, continuing along said north line, a distance of 72.17 feet to a point for corner;

THENCE South 57 degrees 48 minutes 45 seconds East, over and across said Apple Creek addition, a distance of 93.07 feet to a point at the beginning of a non-tangent curve to the left in the common line between said Apple Creek addition and a 11.821 acre tract of land conveyed to the City of Denton by deed of record in Volume 621, Page 455, Deed Records, Denton County, Texas;

THENCE continuing along said common line along a non-tangent curve to the left having a central angle of 04 degrees 21 minutes 54 seconds, a radius of 250.00 feet, and an arc length of 19.05 feet (chord bears South 07 degrees 46 minutes 21 seconds East, 19.04 feet);

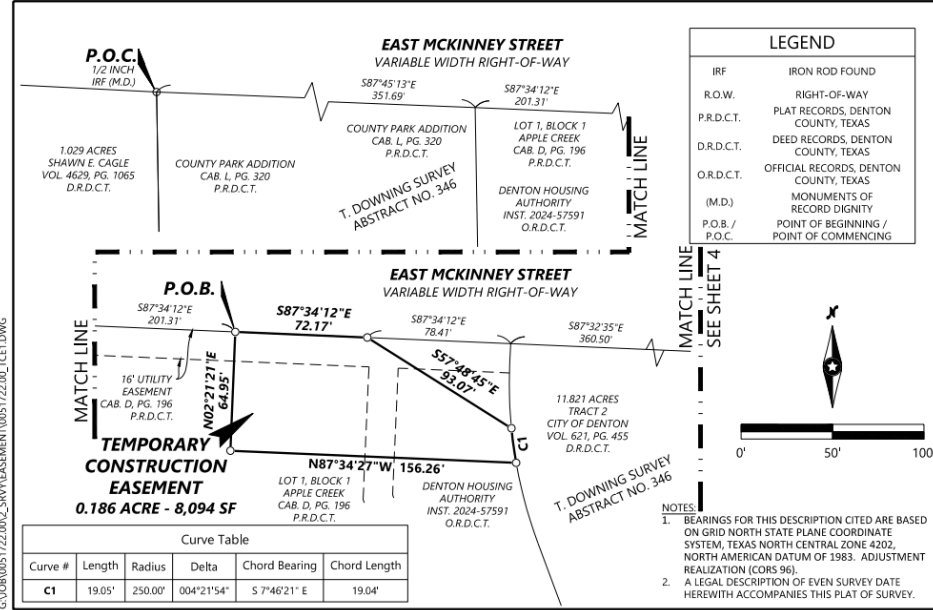
THENCE departing said common line, over and across said Apple Creek addition the following courses and distances:

North 87 degrees 34 minutes 27 seconds West, a distance of 156.26 feet to a point for corner;

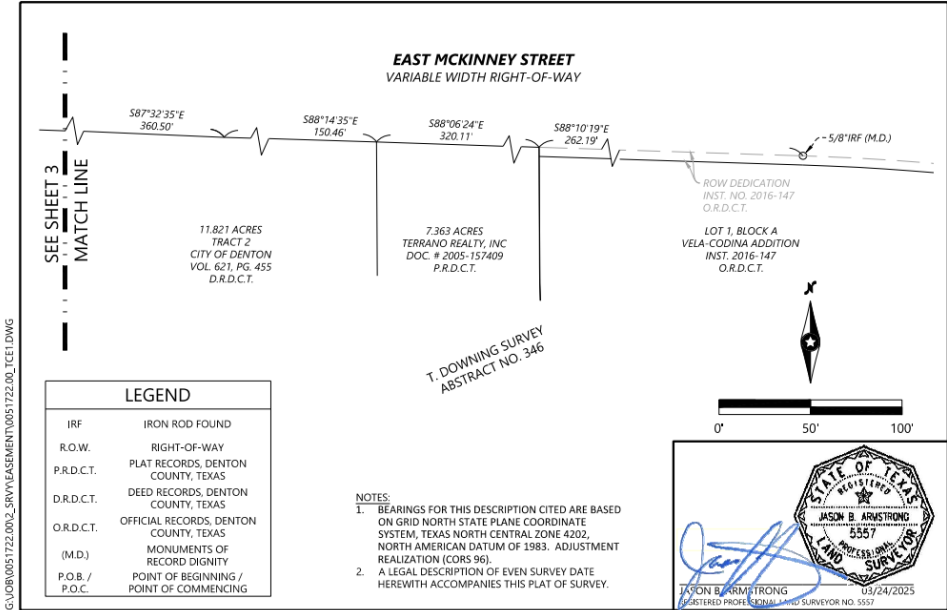
North 02 degrees 21 minutes 21 seconds East, a distance of 64.95 feet to the POINT-OF-BEGINNING, containing 8,094 square feet or 0.186 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CCRS 96).
An exhibit of even date accompanies this description.
Date: March 24, 2025

Jason B. Armstrong
Registered Professional Land Surveyor
Texas Registration No. 5557

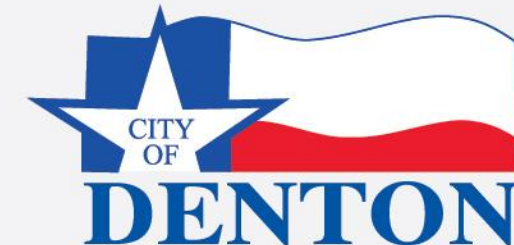


CHECKED: <u>ASL</u>	Westwood	TEMPORARY CONSTRUCTION EASEMENT T. DOWNING SURVEY ABSTRACT NO. 346 PROJECT NUMBER: 0051722.00	SHEET NUMBER: 3 OF 4 DATE: 03/24/25
DRAWN: <u>SL</u>	Phone (214) 473-4640 Toll Free (888) 937-6150 2901 DALLAS PKWY, STE 400 PLANO, TX 75081 www.westwood.com Westwood Professional Services, Inc. 100% Employee Owned and Operated	CITY OF DENTON DENTON COUNTY, TEXAS	



CHECKED: <u>ASL</u>	Westwood	TEMPORARY CONSTRUCTION EASEMENT T. DOWNING SURVEY ABSTRACT NO. 346 PROJECT NUMBER: 0051722.00	SHEET NUMBER: 4 OF 4 DATE: 03/24/25
DRAWN: <u>SL</u>	Phone (214) 473-4640 Toll Free (888) 937-6150 2901 DALLAS PKWY, STE 400 PLANO, TX 75081 www.westwood.com Westwood Professional Services, Inc. 100% Employee Owned and Operated	CITY OF DENTON DENTON COUNTY, TEXAS	

PARCEL 1 – Temporary Construction Easement



Questions?

