



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 a permanent wastewater easement and a temporary construction easement generally located north of U.S. Highway 380 (University Drive), and west of Masch Branch Road, situated in the Seferino Huizar Survey, Abstract No. 514, all in the City and County of Denton, Texas, and more particularly described in the attached Exhibit "A" (collectively, the "Property Interests"); authorizing the City Manager and the 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 to condemn the Property Interests if agreement cannot be reached; authorizing the City Attorney to file eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing an effective date.

BACKGROUND

The North Masch Branch Sewer Line (the "Project") involves acquiring critical Property Interests necessary for wastewater installation to complete Project #13 on the City's Wastewater Master Plan. The City is capitalizing on an opportunity from a developer to partner in cost sharing for constructing the project now. The City's Project requires the purchase of new easements to accommodate the construction, installation, operation, and maintenance of the City infrastructure.

In the event negotiation efforts fail and an impasse is reached, in order to avoid project delay, the approval of this ordinance will authorize the City Manager and the City Attorney to acquire the necessary Property Interests by agreement, if possible, including making all offers required by law and if an agreement cannot be reached, via the exercise of eminent domain, with the landowners being compensated in accordance with state law.

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. Decline proposed ordinance.

RECOMMENDATION

Staff recommends approval of the ordinance.

ESTIMATED SCHEDULE OF PROJECT

Begin construction Quarter 2 2026 – complete construction Quarter 4 2026

FISCAL INFORMATION

The purchase of the Property Interests will be funded from Capital Projects account 640527541.30200.

ATTACHMENTS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance

Exhibit 3 – Recommended Motion

Exhibit 4 – Presentation

Respectfully submitted:
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Development Services-Real Estate

Prepared by:
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