



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM/DCM/ACM: Cassey Ogden

DATE: December 16, 2025

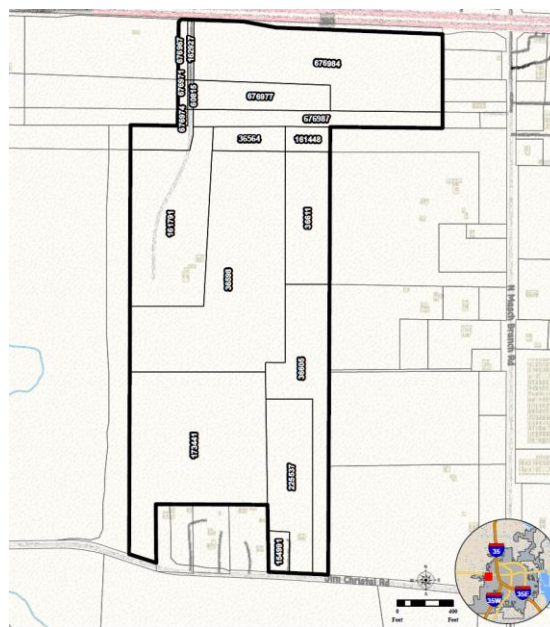
SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas Home-Rule Municipal Corporation, authorizing the City Manager to execute a Development Agreement with Crow-Billingsley Denton GHB, Ltd., a Texas limited partnership, Crow-Billingsley Denton LPB, Ltd., a Texas limited partnership, and The Residence of Lake District No. 1, Ltd., a Texas limited partnership, for sanitary sewer easement and reservation of capacity therefor; and providing an effective date.

BACKGROUND

The Wastewater Master Plan was adopted by Council on May 7, 2024; this included the Capital Project 13 – North Masch Sewer Line to serve the Hickory Creek service area with approximately 9,114 linear feet of sewer line public improvement, which requires onsite and offsite public utility easements.

The Developer owns approximately 127.509 acres of land south of US 380 and west of N. Masch Branch Road, and the City's future North Masch Sewer Line will be installed generally along the Developer's property that is located within the City's Certificate of Convenience and Necessity (CCN). In the process of easement acquisition for the sewer line, the Developer approached the City about service from the line for their property and to reserve capacity in that line for when the property develops. A development agreement is being provided as Exhibit 2 to memorialize the Developer's request for reservation of capacity with the Capital Improvement Project 13 in exchange for providing the easements for the sewer line.



This sewer line is important for providing service to the future development in this area of the City and in preparation for the future western portion of Loop 288.

RECOMMENDATION:

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

None

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Development Agreement

Exhibit 3 - Ordinance

Respectfully submitted:
Charlie Rosendahl
Interim Director of Development Services

Prepared by:
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