



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: Kenneth Hedges

DATE: June 16, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager, or their designee, to execute a development agreement with JSC-CCI DENTON I, LLC and JSC-CCI DENTON II, LLC for removal of an existing sewer line; construction and removal of a temporary sewer line to serve the Summit35 Development, generally located north of Loop 288 and east of North I-35 within the city limits of Denton, Texas; the Developers' grant of a 40 foot water easement for future use by the City; the abandonment of related easements; and providing an effective date.

BACKGROUND

Summit35 is a development at 6280 N I-35 in the City of Denton. The development is for industrial warehouses on approximately 68.175 acres of land. The development is impacted by the City's Milam Creek Basin Wastewater Line and Lift Station Project, which will relocate and add water and wastewater utilities between US Highway 77 and Ganzer Road in advance of TxDOT's I-35 expansion by installing approximately 9,600 feet of wastewater pipeline. The development is encumbered by a wastewater easement for the existing pipe that can't be abandoned until the City's project is completed which is tentatively scheduled for completion in November or December of this year.

The Developer has requested to begin construction of the Summit35 development before completion of the CIP Project and the City and the Developer are seeking to enter into an agreement for the Developer to provide for the design, construction, installation, and removal of an 8-inch temporary sewer line and removal of the existing wastewater line after construction of the temporary line at Developer's sole expense. The agreement allows for the Developer to begin construction as soon as they meet the standards requirements for construction prior to being given notice to proceed; however, the temporary line and abandonment of existing easement would be required prior to construction occurring in that area. Additionally, in exchange for the City allowing for the temporary line, the Developer has agreed to grant a 40-foot public water utility easement to the City for a future water line along the property's southern boundary and Loop 288 that is a part of the Future Loop 288 Transmission Main CIP project and part of the City's master plan. The approval of the agreement would allow for future cost savings in the need of acquiring the easement from this property owner and allow the development to begin approximately 6-8 months earlier.

RECOMMENDATION:

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

None.

FISCAL INFORMATION

None.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Ordinance

Respectfully submitted:
Charlie Rosendahl
Director of Development Services

Prepared by:
Mitchell Stoltz
Management Analyst