



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Capital Projects

CM/ DCM/ ACM: Mario Canizares

DATE: June 6, 2017

SUBJECT

Consider adoption of an ordinance approving a temporary license agreement between the City of Denton and Jagoe-Public Company for temporary access and use of a 2 acre tract of land situated in the 3800 block of F.M. Highway 1830 (Country Club Road), authorizing the City Manager to execute the agreement; and providing an effective date. (Temporary contractor office and staging area for FM Hwy. 1830 shoulder widening & base repair TxDOT project)

BACKGROUND

The City acquired five (5) land tracts along F.M. Highway 1830 (Country Club Road) in July 2014, as a part of the Hickory Creek Sewershed Detention Facility project. The tracts acquired totaled 101.27 acres.

The Detention Facility project requires the near term use of the 66.44 acres situated west of the Kansas City Southern Railway corridor, leaving 34.83 acres east of the railroad, along the Country Club Road frontage, for longer term programming outlook and/or disposal as “excess property”.

Jagoe-Public Company has been awarded the Texas Dept. of Transportation Highway FM 1830 project CCSJ: 1785-01-032, constituting shoulder widening, base repair and culvert widening from US Highway 377, south 5.5 miles to FM Highway 407.

Jagoe-Public Company has requested that the City of Denton permit them to temporarily use a designated 2 acre tract within the City’s 34.83 acre property tract, for their construction operations related the road widening initiative.

Present zoning for the contemplated 2 acre License Area is Neighborhood Residential (NR-2), under which Denton Development Code Subchapter 12 does allow for Temporary Uses (35.12.9.E.6 – Field or Construction Office). A Temporary Use Permit will be required.

OPTIONS

1. Approve proposed ordinance
2. Decline to approve proposed ordinance
3. Table for future consideration

RECOMMENDATION

Staff recommends approval of the ordinance.

ESTIMATED SCHEDULE OF PROJECT

Project mobilization for Jagoe-Public Company anticipated to begin July 2017. Project completion estimated to be between 12-18 months.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

None

FISCAL INFORMATION

The rental rate for the use of the License Area has been determined by employing a methodology land appraisers use when determining compensation to landowners when the City requires the use of temporary construction workspace area upon private property for City projects. A staff valuation has been calculated as follows:

- 2 acre tract (87,120 square feet) x \$50,000/acre (observed nominal 2017 area pricing for single family residential development tracts) x 8% (Denton area capitalization rate derived from recent land appraisals on hand for the US 377 Utility Relocations project) = \$8,000 annual rental rate.
- A provision had been included in the Temporary License Agreement, upon election by Jagoe-Public, to provide for a six month extension to the term of the agreement, in concert with an additional payment of \$4,000, should the road project be prolonged.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Public Infrastructure

Related Goal: 1.6 Collaborate with local, regional, state, and federal partners

EXHIBITS

1. Agenda Information Sheet
2. Location Map
3. Site Map
4. Ordinance

Respectfully submitted:
Galen Gillum
Director of Capital Projects

Prepared by:
Paul Williamson
Real Estate Manager