



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman, City Manager

DATE: October 17, 2017

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding a request to release Extra-territorial Jurisdiction (ETJ) to the City of Corinth.

BACKGROUND

On August 25, 2017, Bob Hart, City Manager of the City of Corinth contacted the City of Denton staff regarding a request to release Extra-territorial Jurisdiction (ETJ) to City of Corinth. The request is for an area approximately 20 acres +/- consisting of 13 single-family lots and surrounding area, located southeast of the city. The surrounding area is within zone AE floodplain, development in this area is unlikely. The potential area for development are the remaining platted undeveloped single family lots. According to the City of Corinth the subject requested area is currently being served with utilities from Corinth. The City of Corinth's intent is to annex the requested area by December 1, 2017.

The subject area is in the City of Denton's ETJ Division I boundary in, which the City of Denton regulates platting requirements. Attached is Exhibit 2 - Extra-territorial Jurisdiction Map for your reference.

Water and wastewater utilities serving the subject area is from the City of Corinth through an inter-local agreement with the City of Denton. The City of Denton does not provide utility service or have any infrastructure in the study area.

The subject area is not in the City of Denton's Water or Wastewater Certificate of Convenience and Necessity (CCN). The subject area is also not in Denton Municipal Electric Certification area.

Based on the information obtained from the Denton County Appraisal District (DCAD) website, it is estimated that approximately \$49,588.45 in city property taxes could be collected from the study area. This amount does not account for any exemptions which may be used by the property owners.

	Property ID	2017 Assessed Value	Estimated County Tax	Potential City Tax
1	526205	\$9,900.00	\$24.59	\$57.61
2	526206	\$572,000.00	\$1,420.89	\$3,328.64
3	526208	\$663,388.00	\$1,647.91	\$3,860.45
4	526211	\$933,602.00	\$2,319.15	\$5,432.91
5	526212	\$178,749.00	\$444.02	\$1,040.19
6	526213	\$36,803.00	\$91.42	\$214.16
7	526215	\$1,350,000.00	\$3,353.52	\$7,856.05
8	526218	\$212,723.00	\$528.42	\$1,237.89

9	526219	\$1,223,763.00	\$3,039.93	\$7,121.44
10	526220	\$1,230,518.00	\$3,056.71	\$7,160.75
11	526221	\$900,000.00	\$2,235.68	\$5,237.37
12	526222	\$202,518.00	\$503.07	\$1,178.51
13	698109	\$1,007,414.00	\$2,502.50	\$5,862.44
	Total	\$8,521,378.00	\$21,167.87	\$49,588.45

RECOMMENDATION

The Planning Division staff recommends approval of this request, based on the following:

1. It is located away from the City of Denton;
2. Abuts an existing residential subdivision in the City of Corinth;
3. Receives utility services from the City of Corinth;
4. No future City of Denton utilities or infrastructure is planned for the area; and
5. The majority of the surrounding area is in the floodplain with limited development potential.

It should also be taken into consideration that the remaining area in the ETJ east of FM 2499 should be transferred to the City of Corinth. The roadway provides a physical feature that serve as a logical boundary separation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior action.

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: Sustainable & Environmental Stewardship
Related Goal: 5.1 Responsibly manage Denton's water, land, and other natural resources

EXHIBITS

1. Agenda Information Sheet
2. Extra-territorial Jurisdiction Map
3. Site Location/Aerial Map
4. Letter from the City of Corinth

Respectfully submitted:
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 Interim Director of Development Services

Prepared by:
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Long Range Planning Administrator