



## Legislation Details (With Text)

**File #:** ID 16-871      **Version:** 1      **Name:**

**Type:** Ordinance

**File created:** 7/4/2016      **In control:** City Council

**On agenda:** 8/23/2016      **Final action:**

**Title:** Consider adoption of an ordinance approving a Development Agreement between the City of Denton and Justland Development LLC, concerning the use of City property for Temporary Stormwater Facilities for the proposed development of Meadow Oaks Subdivision, Phase 4, until the permanent Ruddell Street Stormwater Facilities are installed; allowing for cost participation in the permanent stormwater facilities; providing to the City a conveyance of land in fee; requiring a performance bond or letters of credit; authorizing the City Manager to execute the agreement; and providing for an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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## Agenda Information Sheet

**DEPARTMENT:** Engineering Services

**CM/ ACM:** Jon Fortune

**Date:** August 23, 2016

### SUBJECT

Consider adoption of an ordinance approving a Development Agreement between the City of Denton and Justland Development LLC, concerning the use of City property for Temporary Stormwater Facilities for the proposed development of Meadow Oaks Subdivision, Phase 4, until the permanent Ruddell Street Stormwater Facilities are installed; allowing for cost participation in the permanent stormwater facilities; providing to the City a conveyance of land in fee; requiring a performance bond or letters of credit; authorizing the City Manager to execute the agreement; and providing for an effective date.

### BACKGROUND

**This item provides a brief overview of the issue. Because details of the proposed Development Agreement are still being finalized, a more detailed item will be provided to the Council prior to its meeting.**

The developer of Meadow Oaks Subdivision, Phase 4 (a new subdivision lying uphill and east of the City's Service Center property, north of Paco Trail and west of Autumn Oak Drive) has proposed to City staff a potential joint stormwater project with the City's Ruddell Street Extension project. The Ruddell Street

Extension Project will require fairly extensive stormwater facilities. Basically, the developer proposes to connect his stormwater system to the City's Ruddell Street extension stormwater system and have the City accommodate his development's stormwater runoff in exchange for a heavily treed strip of land (0.6 acres), which could serve as a vegetative screen of the City's Service Center uses from adjacent residential development (as compensation of temporary drainage use of City property and a contribution to City improvements to the main drainage channel serving the area) and payment of all cost increases to the City's planned stormwater system caused by the addition of his development's stormwater. The developer would gain an estimated 5 additional lots within his development; thus providing additional future City tax base.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

August 9, 2016 - Work Session briefing to the Council on the Ruddell Street Extension Project and the concept of this request.

### **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:**                **2.4 Manage drainage infrastructure**

Respectfully submitted:  
John T. Davis, PE  
Director of Engineering Services