City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: **Development Services**

ACM **Kenneth Hedges**

DATE: **December 1, 2026**

SUBJECT

Consider adoption of an ordinance of the City of Denton determining the public use, need, and necessity for the acquisition of two (2) fee simple tracts and drainage easement generally located along and near Westcourt Road, east of the Denton Municipal Airport, situated in the J.W. Hardin Survey, Abstract No. 1656, W. Neill Survey, Abstract No. 970, J. Bacon Survey, Abstract No. 1540 and I.N. Hambree Survey, Abstract No. 594 in the City and County of Denton, Texas, and more particularly described in the attached exhibit(s) "A" (collectively, the "property interest(s)"); authorizing the City Manager and City Attorney, to acquire the property interests by agreement if possible, including making all offers required by law; authorizing the use of the power of eminent domain to condemn the property interests if agreement cannot be reached; authorizing the City Attorney to file eminent domain proceedings if necessary; authorizing the expenditure of funding; making findings; providing a savings clause; and providing an effective date.

BACKGROUND

Currently, a 102.98-acre development known as the Denton Enterprise Logistics Park, aka Denton Airport Industrial Addition, is under development for industrial use. The property is located along the east side of Westcourt Road, the west side of Underwood Road, and the north side of Springside Road. The development consists of warehouse facilities and multiple offsite improvements relating to roadways adjacent to the site.

In accordance with the Denton Development Code and per the Denton Mobility Plan, the roads adjacent to the development are required to be improved with new right-of-way dedications. As part of these improvements, the alignment of Westcourt Road will be modified to accommodate the road requirements and to address the transportation needs of the growing area.

On August 4th, 2026, City Council approved Ordinance No. 2026-1098, which approved a Development Agreement between the City and Denton Enterprise Owner, LLC "the developer" that outlines the responsibilities of both parties regarding the Westcourt Road Improvements. As a collaborative effort between public and private development, the developer is responsible for all costs and expenses associated with the design and construction of the road improvements, while the City is responsible for acquiring the land rights necessary for those improvements.

To date, the City has successfully acquired 1 of the 3 fee simple tracts required for the road improvements serving the growing area. The remaining tracts and associated easements have not yet been acquired.

In the event negotiation efforts fail and an impasse is reached, in order to avoid project delay, approval of this ordinance will authorize the City Manager and the City Attorney to acquire the necessary Property Interests by agreement, if possible, including making all offers required by law and if an agreement cannot be reached, via the exercise of eminent domain, with the landowners being compensated in accordance with state law.

If a Council member determines that he or she has a conflict of interest pursuant to the Ethics Ordinance, he or she may contact the City Attorney's Office to have a Recusal Form prepared prior to consideration of this agenda item.

OPTIONS

1. Approve proposed ordinance.
2. Deny proposed ordinance.

RECOMMENDATION

Staff recommends approval of the ordinance.

ESTIMATED SCHEDULE OF PROJECT

Start Date: Spring/Summer 2027
Completion Date: Spring/Summer 2029

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

August 4th, 2026 – City Council approved Ordinance No. 26-1098 to execute a Development Agreement that outlines the responsibilities of both parties regarding the Westcourt Road Improvements.

FISCAL INFORMATION

The purchase of the Property Interests will be funded from Engineering/Traffic Impact fees account 250153472/30200.

EXHIBITS

Exhibit 1 – Agenda Information Sheet
Exhibit 2 – Location Map
Exhibit 3 – Motion
Exhibit 4 – Ordinance
Exhibit 5 - Presentation

Respectfully submitted:
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Development Services-Real Estate