



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Christine Taylor, Assistant City Manager

DATE: November 18, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an interlocal cooperation agreement between the City of Denton and Denton Independent School District (DISD) regarding the exchange of approximately 9.4 acres of park land in South Lakes Park for approximately 3.433 of DISD land to accommodate the development of a city neighborhood park and DISD track improvements; and providing for an effective date.

BACKGROUND

Over the past few years, the City of Denton Parks and Recreation Department has been in ongoing discussions regarding the potential development of a neighborhood park on 3.433 acres of land at the former Calhoun Middle School site. This location has been identified as a high-priority area in the Parks and Recreation Land Plan due to its underserved status and growing community needs.

In a related initiative, the Denton Independent School District (DISD) proposed a land exchange involving 9.4 acres within South Lakes Park, which includes the existing track facility currently leased to DISD for school use. This proposal aligns with DISD's broader infrastructure goals, as reflected in the \$1.4 billion bond referendum approved on May 26, 2023. Among the projects funded by the bond is the renovation of the track adjacent to McMath Middle School, further supporting the district's commitment to enhancing educational and recreational facilities.

Since 1998, DISD has utilized this 9+ acres of South Lakes Park for student recreation space. DISD has built and maintained this area of the park since the construction of McMath Middle School.

On October 21, 2025, City Council held a public hearing pursuant to the requirements of Chapter 26 of the Texas Parks and Wildlife code, that (1) there are no feasible and prudent alternatives to the change in use of approximately 9.4 acres of City park land, located within South Lakes Park in the City of Denton, Denton County, Texas, from a park to a public school for the construction of Denton Independent School District recreation facilities and (2) finding that all reasonable planning has been done to minimize harm to the land as a park.

On October 21, 2025, City Council approved the adoption of an ordinance making a finding, pursuant to the requirements of Chapter 26 of the Texas Parks and Wildlife code, that (1) there are no feasible and prudent alternatives to the change in use of approximately 9.4 acres of City park land, located within South Lakes Park in the City of Denton, Denton County, Texas, from a park to a public school for the construction of Denton Independent School District recreation facilities and (2) finding that all reasonable planning has been done to minimize harm to the land as a park

On October 28, 2025, DISD Board of Trustees adopted a resolution to approve the land swap agreement between the City of Denton and the Denton Independent School District for the exchange of land located at South Lakes Park and land located on W. Congress Ave.

RECOMMENDATION

After evaluating all available options, staff recommend proceeding with the proposed land exchange. This action is not expected to significantly affect current operations or programming at South Lakes Park. In addition, acquiring the additional acreage near the former Calhoun Middle School site will enhance neighborhood access to park space and help meet the area's identified recreational needs.

ESTIMATED SCHEDULE OF PROJECT

Below is an outline of the total project calendar to date:

- Public Meeting #1: (Sept 25, 2025)
- Parks and Recreation Board: Consideration (Oct 6, 2025)
- Public Meeting #2: (Oct 9, 2025)
- City Council: Public Hearing at joint City of Denton and DISD meeting (Oct 21, 2025)
- DISD: Public Meeting (Oct 28, 2025)
- City Council: Consideration of ILA Agreement (Nov 18, 2025)
- Real Estate: Property Closing (Quarter 2 of 2025)

PRIOR ACTION/REVIEW

On October 6, 2025, the Parks, Recreation, and Beautification Board reviewed and recommended approval by a vote of (5-0).

On October 21, 2025, the City Council held a public hearing for the land exchange between DISD and the City.

On October 21, 2025, the City Council adopted an ordinance supporting this initiative by a vote of (7-0).

FISCAL INFORMATION

Following a comprehensive review of all alternatives, staff recommend moving forward with the proposed land exchange. This action will not result in any significant disruption to existing operations or programming at South Lakes Park. Moreover, the acquisition of land near the former Calhoun Middle School site will expand park access for nearby residents and help address a critical need identified in the Parks and Recreation Land Plan.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Ordinance

Exhibit 3- Inter Local Agreement

Exhibit 4- Chapter 26 Posting and Public Meeting Information

Exhibit 5- Land Plan

Exhibit 6- DISD Public Meeting Information

Exhibit 7- Presentation

Respectfully submitted:

Gary Packan, Director of Parks and Recreation