



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Parks, Recreation and Beautification Board

Monday, May 4, 2026

6:00 PM

Civic Center Community Room

After determining that a quorum is present, the Parks, Recreation and Beautification Board of the City of Denton, Texas will convene in a Regular Meeting on Monday, May 4, 2026, at 6:00 p.m. in the Civic Center Community Room at 321 E. McKinney Street, Denton, Texas, at which the following items will be considered:

1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

This section of the agenda permits a person to make comments regarding public business on items not listed on the agenda. This is limited to two speakers per meeting with each speaker allowed a maximum of four (4) minutes. Such person(s) shall have filed a "Blue Card" requesting to speak during this period prior to the calling of this agenda item.

2. ITEMS FOR CONSIDERATION

- A. [PRB26-010](#) Consider approval of the minutes of April 6, 2026.
Attachments: [Exhibit 1- April 6, 2026 Minutes](#)
- B. [PRB26-011](#) Receive a report, hold a discussion, and give input to staff regarding the results of 2025 Denton Halloween and upcoming preparations for 2026.
Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Presentation](#)
- C. [PRB26-013](#) Consider recommending adoption of an ordinance of the City of Denton temporarily amending Chapter 25 streets, sidewalks and public places, Article V Special Events, adding Division 6, neighborhood block parties section 25-252 through 25-256 to create a one-year pilot program to establish application and permitting processes for the implementation of a streamlined process for neighborhood block parties commencing June 1, 2026 and expiring June 1, 2027; providing a savings clause; providing a severability clause; providing codification; and providing an effective date.
Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Presentation](#)
[Exhibit 3- Block Party Planning Guide](#)
[Exhibit 4- Draft Ordinance](#)
- D. [PRB26-014](#) Receive a report, hold a discussion, and take action regarding the naming applications for parks submitted by Denton Parks and Recreation.

- Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Ordinance](#)
[Exhibit 3- Blank Naming Application](#)
[Exhibit 4- Presentation](#)
[Exhibit 5- Applications Received for Naming 2026](#)

- E. [PRB26-015](#) Receive a report, hold a discussion, and give staff direction regarding a Texas Historic Commission Subject Marker by the Scouting America Troop 65 to be placed near the Troop's Scout Hut at Evers Park.

- Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Proposed Location of Subject Marker](#)
[Exhibit 3- Precedent Markers](#)

- F. [PRB26-016](#) Consider recommending adoption of an ordinance of the City of Denton authorizing the city manager to enter into a development agreement between the City of Denton and TG Duchess Denton, LLC for the dedication of park land for a city park; authorizing the acceptance of land; and providing an effective date.

- Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Presentation](#)
[Exhibit 3- Development Agreement DRAFT 4.27.26](#)
[Exhibit 4- Denton Site Plan](#)
[Exhibit 5- Ordinance](#)

3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Parks, Recreation and Beautification Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Parks, Recreation and Beautification Board reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

C E R T I F I C A T E

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on April 28, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

City of Denton Parks, Recreation, and Beautification Board

Minutes

April 6, 2026

After determining that a quorum of the City of Denton, Texas, Parks, Recreation, and Beautification Board was present, the Board convened in a Regular Meeting on Monday, April 6, 2026, at 6:00 p.m. in the Civic Center Community Room at 321 E. McKinney Street, Denton, Texas.

Present: Chair Joshua Taylor, Vice-Chair Elinor Lichtenberg, Members Bob Tickner, and Keri Caruthers.

Absent: Members Richard Villarreal, Amy Pelzel, and Kady Finley

1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

- Citizens' comments are listed on Exhibit A.

2. ITEMS FOR CONSIDERATION

A. PRB26-007: Consider approval of the minutes of March 2, 2026

The item was presented, and discussion followed.

Following discussion, Member Tickner moved to adopt the item as presented; Member Caruthers seconded. Motion carried.

AYES (4): Chair Taylor, Vice-Chair Lichtenberg, Members Tickner, and Caruthers.

ABSENT (3): Members Pelzel, Finley and Villarreal

NAYS (0):

B. PRB26-002: Receive a report and hold a discussion regarding the Aquatics Division's yearly performance, review operational changes made for the 2025 season, and preview the new Water Works Park branding.

No direction was provided as the item was presented for informational purposes only.

C. PRB26-009: Receive a report, hold a discussion, and give staff input regarding Park Planning and Park Maintenance project updates.

No direction was provided as the item was presented for informational purposes only.

D. PRB26-008: Receive a report, hold a discussion, and give staff direction regarding the June 1, 2026, Parks, Recreation and Beautification Board meeting and scheduled tour.

The item was presented and discussion followed.

Following discussion, staff was provided the following direction:

- Board would like to view the autonomous mowers at Denia.
- Board supports the tour locations as presented.

3. CONCLUDING ITEMS

- Events to be held at Clear Creek on April 24th and 25th regarding herpatology and insects.

With no further business, the meeting was adjourned at 7:23pm.

JOSHUA TAYLOR
CHAIR
CITY OF DENTON, TEXAS

ROBIN HILL
ADMINISTRATIVE ASSISTANT
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: _____

April 6, 2026 Park Board Meeting- Exhibit A

Speaker Commentaries/Registration Online, Email, In-Person, Phone

Name	Address	Agenda Item	Position	Method	Comments
Todd Hillard	2209 Westview Trail	N/A	N/A	In-Person	Spoke in favor of a North Lakes mutli-use nature trail.



City of Denton

City Hall
215 E. McKinney Street
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AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Christine Taylor

DATE: May 4, 2026

SUBJECT

Receive a report, hold a discussion, and give input to staff regarding the results of 2025 Denton Halloween and upcoming preparations for 2026.

BACKGROUND

This item provides information about recent and upcoming projects and seeks feedback from the committee on those projects and plans.

ESTIMATED SCHEDULE OF PROJECT

Launch in late September through October.

FISCAL INFORMATION

Funding supported from HOT Funds.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Presentation

Respectfully submitted:
Allison Wing, Interim Director Parks and
Recreation

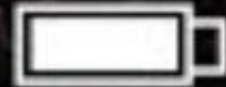
Prepared by:
Autumn Natalie
Program Area Manager, Parks and Recreation



**THIRTY ONE
DAYS OF
DENTON
HALLOWEEN**



REC



2025 DENTON

HALLOWEEN REWIND



5/4/26

PRB26-011

PROGRAM GOALS

Goals for Halloween



Increase Business Activity, Tourism,
Sales Tax, Hotel Occupancy Tax



Expand Operating Hours of Downtown
Businesses to Support Traffic



Wayfinding and Pedestrian Traffic
Dispersion



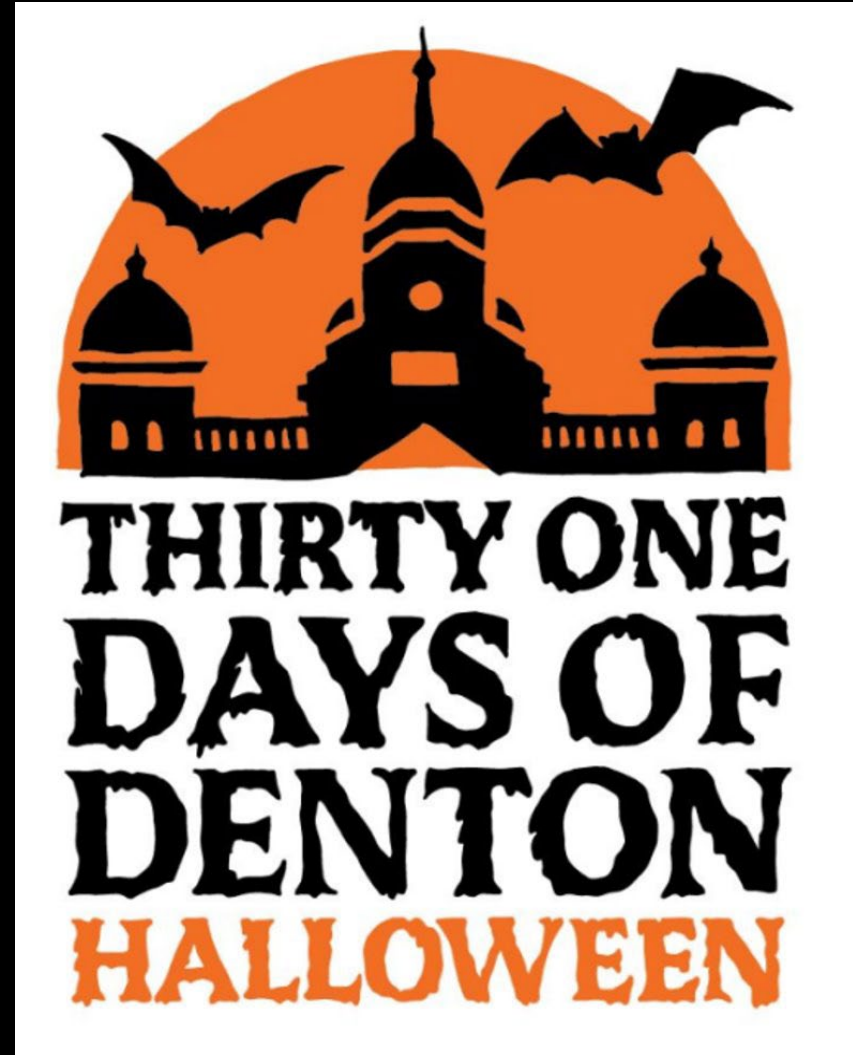
Maintain / Expand the "Denton Buzz" and
be Unique Year to Year



Increase Volunteerism / Community
Engagement



Showcase Denton's Creativity / Artist
Community / Strengthening ED footprint



2025 PROGRAM RECAP

Programming

- Over **350 official programs and events** implemented

Placemaking

- **30+ locations** around the downtown for engagement

Promotions

- MARCOMM promoted w/ focus **locally AND REGIONALLY**

Financials

- 2024: Revenue - \$210,000, Expenses - \$166,266
- 2025: Budgeted - \$150,000 Programs/Placemaking, \$100,000 Marketing. Received a grant for \$62,400.

Retail Sales (Total Sales)

- \$137,004.75 (+86% increase over '24)



2025 PROGRAM RECAP

Visitors to Downtown

- Baseline Oct. 2023 visitors: ~515,000; 2024: 772,897
- **883,007** visitations to downtown in **October 2025**
- 110,110+ visitations in 2025 compared to 2024
- 368,000+ in the district since Denton Halloween started
- 2025 Breakdown: 76% visitors, 24% residents



2025 PROGRAM RECAP

Successes

- The Maze
 - 54,324 people visited The Maze
- UNT CoLab (Frankenstein Exhibit and Diorama)
 - 13,176 visitors in October!
- # of Onion Rolls – Hundreds!
- Diorama development
 - Estimated 3,000 volunteer hours
- North Texas Ghostbusters
 - Estimated 1,000 volunteer hours
- Volunteer painters of placemaking sets
 - Estimated 500 hours



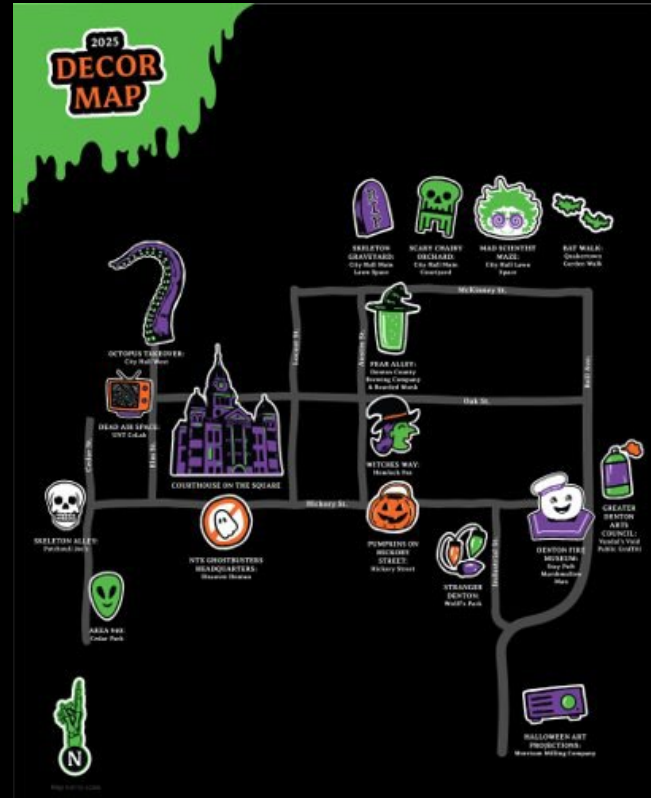
WHAT WE LEARNED

Successes in 2025

- Decor map + directional signs
- Onion!
- Halloween Capital of Texas
- The Maze

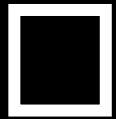
Opportunities for 2026

- Parking/getting to downtown
- Increased wear and tear
- Midweek activities
- Late night for families

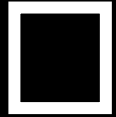


YEAR 3 GOALS

Goals for Halloween



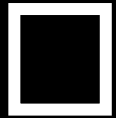
Mobility improvements (parking, accessibility, walkability, transit)



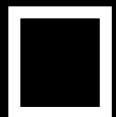
Activating vacant businesses



Involve MORE artists



Expand beyond the square



Revenue-generation / more activities



2026 TIMELINE

OCT-JAN
Assessment and brainstorming

1

2

MARCH
BOO Team Meetings kick-off (bi-monthly)

MAY
Begin décor build + finalize ideas and events for website

3

4

JUNE
Deadline for ideation + artist proposals

SEPTEMBER
Installation + Launch

5

COMMUNITY INVOLVEMENT

- BOO Team Meetings
- Specialized round table groups
- Special events
- Storefront decorations
- In-store/on-site experiences (especially into the evenings and midweek)
- Partner collaboration
- Volunteering
- Sponsorships



QUESTIONS?





City of Denton

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AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

CM/DCM/ACM: Christine Taylor

DATE: May 4, 2026

SUBJECT

Consider recommending adoption of an ordinance of the City of Denton temporarily amending Chapter 25 streets, sidewalks and public places, Article V Special Events, adding Division 6, neighborhood block parties section 25-252 through 25-256 to create a one-year pilot program to establish application and permitting processes for the implementation of a streamlined process for neighborhood block parties commencing June 1, 2026 and expiring June 1, 2027; providing a savings clause; providing a severability clause; providing codification; and providing an effective date.

BACKGROUND

In 2019, the City adopted **Code of Ordinances Sec. 25-245** to encourage neighborhood block parties as a means of fostering community engagement. The ordinance established a simplified permitting process, waived special event fees, and exempted block parties from insurance requirements under certain conditions.

To improve clarity and accessibility, Parks and Recreation staff developed a new streamlined process to guide residents through hosting a block party with street closures while maintaining public safety and ordinance compliance.

DISCUSSION

- **Neighborhood Block Party Criteria:** Clearly distinguish neighborhood block parties from special events.
- **Application Requirements:** Residents must submit an online permit application.
- **Documentation:** Current requirements are disproportionate to the scale and impact of block parties.
- **Review Timeline:** The 14-day window is insufficient for interdepartmental review.
- **Temporary Road Closures:** Target low-impact street segments to minimize traffic disruption and maintain emergency access.

Streamlined Process Highlights:

- **Eligibility:** Resident-hosted events held within single-family residential neighborhoods, maximum 8-hours (between the hours of 9:00 a.m. – 9:00 p.m.), less than 200 attendees, no amplified sound or commercial activity.
- **Documentation:** Site map, temporary road closure request, and a signed notification form from residents on the impacted street.
- **Submission:** Online via Block Party Permit Smartsheet, minimum 30 days in advance.
- **Review:** Coordinated by Parks and Recreation, Transportation Services, and Public Safety departments.

- **Traffic Control Equipment:** Type II barricades may be used at access points as an organizer-friendly, cost-effective option. Additional traffic signage (detour, special event signs, etc.) is not required.

This approach promotes community-building while ensuring safety, emergency access, and neighborhood notification.

OPTIONS

Recommend, recommend with edits, or not recommend.

RECOMMENDATION

Staff recommend approval of the pilot program.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On April 17, 2026, Community Partnership Committee provided direction for staff to take the item to Park Board and City Council for consideration.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Presentation

Exhibit 3 - Block Party Planning Guide

Exhibit 4 - Draft Ordinance

Respectfully submitted:

Allison Wing

Interim Director of Parks and Recreation

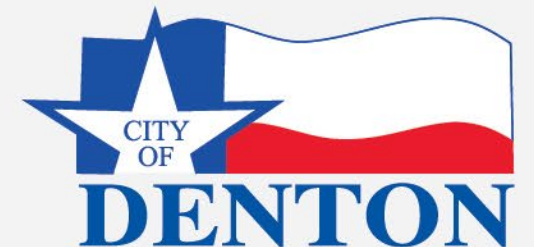
Prepared By:

Rameir Martin

Assistant Director of Parks & Recreation

Neighborhood Block Party: Proposed Pilot Program

Prepared by: Denton Parks and Recreation
May 4, 2026



Neighborhood Block Parties

- Code of Ordinances Sec. 25 -245. – Neighborhood block parties.
 - The city believes that neighborhood block parties are in the public interest and a benefit to the citizens. Persons organizing a neighborhood block party are required to obtain a special event permit from the city and must file an application at least fourteen (14) days before the intended event date. The director of parks and recreation, or his designee, may determine that the application can be processed in a shorter time-period, taking into consideration the nature and scope of the proposed event.
 - Neighborhood block parties will be exempt from special event application fees described in this article but may be subject to other city fees (e.g. tent permit fees). A process for notifications to affected properties adjacent to the special event must be submitted in accordance with [section 25-217](#). Neighborhood block parties are exempt from the insurance requirements set forth in [section 25-248](#).

Points of Discussion

- **Neighborhood Block Party Criteria:** Provide clear guidelines that differentiate neighborhood block parties from special events.
- **Required Documentation:** Current requirements are disproportionate to the scale and impact of block parties.
- **Review Process:** The 14-day window is insufficient for interdepartmental review.
- **Fees:** Cost recover a portion of the City Administrative costs while reducing other nonapplicable fees.
- **Temporary Road Closure:** Target low-impact street segments to minimize traffic disruption and maintain emergency access.



Staff Recommendations

- Support implementation of the proposed one-year Pilot Program to evaluate the effectiveness and impact of the streamlined process.
- Consider reinstating a permit fee to recover administrative costs during the proposed Pilot Program.
- Amend the ordinance to extend the application window from 14 days to 30 days ensuring adequate review and coordination.
- Allow temporary residential road closures without requiring a professionally prepared, MUTCD compliant Traffic Control Plan.

Proposed Neighborhood Block Party Criteria

A neighborhood block party is a residential street closure with 200 or fewer attendees, intended only for neighborhood residents and not open to the general public.



Highlights

- A neighborhood block party permit is required for small community events in residential areas that request a temporary road closure.
- Block party permits will not be granted to residents of an apartment complex or owners of a commercial property.
- Block parties may occur between 9:00 a.m. and 9:00 p.m. and can last eight hours or fewer.
- Block parties cannot have excessive amplified sound or commercial merchant activity.

Current Special Event Process vs. Proposed Neighborhood Block Party- Pilot Program

Category	Current Process	Proposed Pilot Program
Review Process	Fluid, case-by-case review	Clear, defined parameters
Application Timeline	14 days prior to the event date	30 days prior to the event date
Fee Structure	Tiered pricing	\$60
Required Documents	10-15 supplemental documents required	4-6 supplemental documents required
Interdepartmental Review	11 departments involved in approval process	7 departments involved in the approval process



Current Special Events Process vs. Proposed Neighborhood Block Party- Pilot Program

Category	Current Process	Proposed Pilot Program
Risk Management	General liability insurance required	Waiver of liability and release and indemnification agreement required
Noise Provisions	Must submit separate application for council approval	Ineligible for a noise exemption/ must comply with city noise ordinance
Alcohol Provisions	Must submit separate application for council approval	Follow Texas Alcoholic Beverage Commission requirements
Additional Fees (if applicable)	4 additional permit fees and park vendor permits	1 permit fee

Current Special Event Process vs. Proposed Neighborhood Block Party – Pilot Program

Category	Current Process	Proposed Pilot Program
Street Closure Request	Submitted with application	Submitted with application
Traffic Control Plan	Developed by barricade company or by professional engineer and comply with MUTCD standards	Neighborhood block parties are exempt from TCP requirements set forth in Sec. 25-243
Notification of Closure	Must collect signatures from affected property owners or send notification via email	Must provide a signed notification form from residents on impacted street segment
Department Approval	Police and City Traffic Engineer's Office	Police and City Traffic Engineer's Office



Traffic Control Equipment

The City will provide Type II barricades for the temporary road closure. The block party organizer must coordinate pick-up and drop-off with City staff before the event date.

All Type II barricades are available on a first come, first served basis and must be returned on the first business day following the block party event.

Additional Information

- Requires Street Closure Request and Notification Form signatures.
- No homemade barricades and/or signage allowed.
- The City reserves the right to deny a block party.



Current Special Events Process vs. New Neighborhood Block Party Process Cost

Category	Current Process	Proposed Pilot Program
Application Fee	\$60	\$60
Late Fee	\$30	\$30
Insurance Cost	\$40 - \$100+	\$0
Additional Supplemental Fees (if applicable)	\$0 - \$485 + vendor fees (\$25 for-profit \$15 for non-profit)	\$0 - \$35
Traffic Control Equipment	\$800 - \$1000+	\$0
Notification of Closure	\$30 - 50+	\$0

Resources and Guidelines

- [City of Denton Neighborhood Block Party Planning Guide](#)
- [Neighborhood Block Party Permit Application](#)
- [Template Neighborhood Block Party Permit Checklist](#)
- [Example of Approved Block Party Permit](#)

Next Steps

- Discussion about the proposed Neighborhood Block Party Pilot Program process.
- Consider recommending approval of the proposed Pilot Program.
- Seek City Council approval for the Neighborhood Block Party Pilot Program ordinance.
- Begin the Pilot Program, evaluate for one year, and then recommend any needed ordinance changes.

Questions?





Denton Parks and Recreation



PLANNING A BLOCK PARTY

WWW.DENTONPARKS.COM





The Building Blocks

The Planning Process

- Block Party Criteria
- Application Process Description
- Application Fees and Deadlines
- Block Party Related Ordinances
- City Noise Ordinance
- Resources and Guidelines

Requirements & Supplemental Documents

- Event Description Requirements
- Site Map Description and Example
- Authorization from HOA
- Insurance Requirements
- Public Safety Personnel
- Street Closure Request
- Arterial Streets vs. Collector Roads
- Signed Notification Form

Contact Information

- Special Events Team
- SEpermits@cityofdenton.com
- (940) 349-7275



BLOCK PARTY CRITERIA

A block party refers to the closure of a street within a residential neighborhood involving 200 or fewer attendees. These events are held and attended by people residing in the neighborhood, within walking distance and they are not intended to be publicized or open to the general public.

Highlights

- A block party permit is required for minor community events within a residential neighborhood that are requesting a temporary road closure.
- Block party permits will not be granted to residents of an apartment complex or owners of a commercial property.
- Block parties may take place between 9:00 a.m. and 9:00 p.m. and cannot exceed 8-hours.

The Following Uses & Activities Are Not Permitted

- Races, parades, runs, or other similar events
- Sale of merchandise, food, or beverages
- Amplified sound
 - DJs, professional sound systems, live bands, or other excessively loud equipment
- Food trucks and concession stands that sell menu food items
 - Food trucks or concessionaires hired as caterers for an event are allowed but would need to obtain a temporary food permit

If your event is beyond the scope of a neighborhood block party involving 200 or more attendees or meets one or more of the following criteria, you will need to submit a [Special Event Permit Application](#).

- (1) Closing or impacting a public street, sidewalk, or trail;
- (2) Blocking or restricting city-owned property;
- (3) Sale or distribution of merchandise, food, or beverages on city-owned property;
- (4) Erection of a tent equal to or greater than four hundred (400) square feet in area;
- (5) Installation of a stage, band-shell, trailer, van, portable building, grandstand, or bleachers;
- (6) Placement of portable toilets on city-owned property;
- (7) Placement of temporary no-parking signs in a public right-of-way;
- (8) Placement of pedestrian boundary markers on city-owned property;
- (9) Placement of additional waste containers; or
- (10) Having an impact on public safety

HOW IT WORKS

01 SUBMIT AN APPLICATION WITH THE FOLLOWING

- Submit your application and supplemental requirements online at [City of Denton Block Party Application](#) 30 days prior to the event date
- Submit payment for the application fee and any other fees that apply
- Submit the draft Site Map

02 NOTICE TO PROCEED

After initial review of the Block Party Permit Application, staff will send a Notice to Proceed email to the event organizer. This process usually takes 5-7 business days.

The Notice to Proceed will allow organizers to proceed with planning the event. The email will include a checklist and timeline for all other items needed.

03 APPLICATION ASSESSMENT AND APPROVAL PROCESS

Applications are reviewed and assessed in coordination with other City department staff on the Special Event Review Committee and may result in the need for additional information or meetings.

The event organizer will then follow the custom event permitting checklist and submit all documentation via Smartsheet by the noted deadline.

04 APPLICATION APPROVAL, DENIAL, AND/OR REVOCATION

A Block Party Permit is granted once the application, supplemental forms, plans, and payment have all been received and approved.

APPLICATION FEES & DEADLINES

- Applications must be submitted at least 30 days before your event and no more than 12 months in advance. A \$60 application fee applies.
- Applications submitted past the 30-day due date are subject to denial and will incur a late fee of \$30 if a Notice to Proceed is given.

PERMIT APPLICATION & ORDINANCE HIGHLIGHTS

Application is Required | Neighborhood Block Party organizers are required to obtain a block party permit from the City and are subject to the filing periods set forth in [Sec. 25-216](#).

Notification is Required | Neighborhood Block Party organizers are required to notify all neighbors impacted by the party and related street closure request in accordance with [Sec. 25-218](#).

Exempt from Traffic Control Plan Requirement | Neighborhood block parties are exempt from the traffic control plan requirements set forth in [Sec. 25-243](#).

Exempt from Insurance Requirement | Neighborhood block parties are exempt from the insurance requirements set forth in [Sec. 25-248](#).

NOISE ORDINANCE

Due to the timeline required for Council approval, neighborhood block parties are not eligible for a noise exemption and must be in compliance with the City's noise regulations outlined in [Sec. 17-20](#).

RESOURCES & GUIDELINES

Waste Management | City of Denton Solid Waste portable trash and recycling containers are available to borrow at no cost. If requesting to use the ClearStream® Loan Program from the City of Denton, please email Shelby Smith at Shelby.Smith@cityofdenton.com.

Inflatables | Inflatables with canopies larger than 700 sq ft have to be approved by the fire department.

Electric | All electrical equipment and installations must comply with the currently adopted version of the National Electric Code.

Temporary Structures | Typical consumer pop up tents are permitted; however, a separate permit would be required to have tents that are more than 400 sq ft.

Temporary Food Permit | Commercial food vendors will need to either have a permit on file with Health and Safety Division or they will need to fill out a Temporary Event Application (\$50) and submit it to the Health and Safety Department.

BLOCK PARTY DESCRIPTION REQUIREMENTS

Preparing for a block party is a critical part of the planning process and the details on your application and all other requirements are essential to ensuring safety for all attendees.

Event & Contact Details

- Name and contact of block party organizer
- Block party date and times

Block Party Description

- Name of nearest cross street
- Anticipated attendance
- Block party activities
- Temporary road closure

SITE MAP REQUIREMENTS

The Site Map represents the event layout and needs to effectively cover all requirements outlined below.

Note: A twenty-four (24) foot unobstructed emergency lane must be maintained within the block closure.

Identifications

- Temporary structures, tents, equipment, canopies, inflatables, etc.
- Food and beverage locations
- Barricades for temporary road closure

AUTHORIZATION FROM HOMEOWNERS ASSOCIATION

If there is an established homeowners association where the neighborhood block party is being held, the block party organizer must obtain and provide written permission from homeowners association granting authorization to host the neighborhood block party.

INSURANCE REQUIREMENTS

Neighborhood block parties are exempt from the insurance requirements set forth in [Sec. 25-248](#). However, a Waiver of Liability and Release and Indemnification Agreement must be submitted by the block party organizer assuming all risks of the gathering.

PUBLIC SAFETY PERSONNEL

Both Police Department and Fire Department personnel will review the block party application and site map as a part of the permitting process. Public safety personnel are not required to be on-site for block parties. In the event of an emergency, call 911.

TEMPORARY STREET CLOSURE REQUIREMENTS

Whenever possible, choose a location that will not disrupt normal traffic patterns. Permits will not be approved if closure includes arterial streets, intersections or streets with a bus stop and/or traffic light.

Ideal Streets for a Block Party

- Cul-de-sac street closure
- Dead end street closure
- Circular street with two exits

Prohibited Streets for a Block Party

- Street that is an arterial or collector street with two (2) or more lanes
- Street with a bus route or traffic signal (within the street closure request)
- Multiple and/or connected blocks

ARTERIAL STREETS VS. COLLECTOR ROADS

Arterial Streets

- A high-capacity road that carries longer-distance flows between important centers of activity
- The backbone of a traffic network
- Designed for unimpeded high-speed movement
- Traffic signals are used at most major intersections
- Can include four lanes or more
- Speed limits typically range from 45 to 55 mph
- May be divided at the center or a center turn lane

Collector Roads

- A low-to-moderate-capacity road that moves traffic from local streets to arterial roads
- Designed to provide access to residential properties
- Could include signaled intersections, traffic circles, or stop signs at intersecting roadways
- Speed limits typically range from 25 to 45 mph
- May include traffic calming, such as narrower lanes or roundabouts

TRAFFIC CONTROL EQUIPMENT

The city will provide Type II barricades for the temporary road closure. It is the applicant's responsibility to coordinate pick up and drop off times with the appropriate City staff prior to the date of the block party.

Type II barricades are available on a first come first served basis and must be returned on the first business day following the block party event.

Highlights

- Requires Street Closure Request and Notification Form signatures
- The City does not provide traffic plans or additional signage
- No homemade barricades and/or signage is allowed
- The City Traffic Engineer's Office reserves the right to deny a block party for other reasons, such as traffic congestion or safety concerns.

STREET CLOSURE NOTIFICATION FORM

A Neighborhood Block Party is intended for residents of that neighborhood and everyone on the block impacted by the street closure should be notified about the party in advance. Temporary residential street closures require the approval and signature of homeowners impacted by the street closure.

Forms of Notifications to Help Gain Required Signatures

- Closed neighborhood Facebook groups
- Door to door conversations
- NextDoor
- Email

AMERICANS WITH DISABILITIES ACT

[A Planning Guide for Making Temporary Events Accessible to People with Disabilities](#) provides information to assist planners, managers, operators and building owners in making temporary events accessible to people with disabilities. For questions, please call your regional ADA Center at 1-800-949-4232.

BLOCK PARTY PERMIT APPLICATION

[CLICK TO ACCESS THE BLOCK PARTY PERMIT APPLICATION](#)

ORDINANCE NO:

AN ORDINANCE OF THE CITY OF DENTON TEMPORARILY AMENDING CHAPTER 25 STREETS, SIDEWALKS AND PUBLIC PLACES, ARTICLE V, SPECIAL EVENTS, ADDING DIVISION 6, NEIGHBORHOOD BLOCK PARTIES SECTIONS 25-252 THROUGH 25-256 TO CREATE A ONE-YEAR PILOT PROGRAM TO ESTABLISH APPLICATION AND PERMITTING PROCESSES FOR IMPLEMENTATION OF A STREAMLINED PROCESS FOR NEIGHBORHOOD BLOCK PARTIES COMMENCING ON JUNE 1, 2026, AND EXPIRING ON JUNE 1, 2027; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Denton's Parks and Recreation Department in conjunction with Traffic, Fire, and Police Departments reviews and approves Special Events applications; and

WHEREAS, in 2025, the Community Partnership Committee requested a streamlined permitting process for residents to plan and execute neighborhood block parties; and

WHEREAS, the Parks and Recreation Board, after thorough review of these amendments, recommends approval; and

WHEREAS, the Community Partnership Committee, after thorough review of these amendments recommends consideration by City Council; and

WHEREAS, the City Council finds the proposed temporary amendments to Chapter 25 STREETS, SIDEWALKS AND PUBLIC PLACES, ARTICLE V SPECIAL EVENTS, ADDING DIVISION 6, NEIGHBORHOOD BLOCK PARTIES SECTIONS 25-252 THROUGH 25-256, incorporates the above recommendations by the Parks and Recreation, Fire, Emergency Management, Police, and Traffic Departments and the Parks, Recreation and Beautification Board and the Community Partnership Committee; and

WHEREAS, the City Council finds that the proposed revisions are in the interest of the public; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The recitals contained in the preamble of this ordinance are incorporated into the body of this ordinance as if set out fully herein.

SECTION 2. The City Council hereby amends the existing Chapter 25 Streets, Sidewalks And Public Places, Article V, Special Events, Adding Division 6, Neighborhood Block Parties Sections 25-252 through 25-256 to create a one-year pilot program to establish application and permitting processes for implementation of a streamlined process for neighborhood block parties commencing on June 1, 2026, and expiring on June 1, 2027 which shall read as shown in Exhibit "A".

SECTION 3. Any person violating any provision of this ordinance shall.....?. (may not need this)

SECTION 4. This ordinance shall supersede and replace all previous conflicting provisions of the City Ordinances and Code. All other non-conflicting provisions, including those of Chapter 25 of the Code of the City of Denton, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6. The City Secretary is hereby directed to record and publish the above revised section in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

The motion to approve this ordinance was made by _____ and seconded by _____. This ordinance was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

Article V, Division 6: Neighborhood Block Parties

Sec. 25-252. Purpose:

This Article is intended to create a one-year pilot program to establish application and permitting processes for implementation of a streamlined process for Neighborhood Block Parties. The pilot program will commence on June 1, 2026, and will expire on June 1, 2027.

Sec. 25-253. Administration and application.

a. During the Pilot Program, block parties will follow a streamlined special event process consisting of application submission, internal review, and approval and issuance of a notice to proceed.

b. For the duration of the Pilot Program, the application window in Section 25-245 is suspended. The application window is thirty (30) days.

c. The Director of Parks and Recreation, or designee, may determine that an application can be processed in a shorter time period, taking into consideration the nature and scope of the proposed event and resource availability.

Sec. 25-254. Fees, insurance.

a. Neighborhood block parties shall be subject to a Tier 1 special event permit fee. Tier one fees are set forth by the City Council approved schedule of fees as posted on the City of Denton website. Organizers may also be subject to other fees, including but not limited to tent permit fees, as applicable.

b. Neighborhood block parties remain exempt from insurance requirements set forth in Section 25-248. Waiver of liability and indemnification agreement is required.

Sec. 25-255. Temporary road closures.

a. For the duration of the Pilot Program, temporary road closures on local residential streets may be approved with a street closure request. City-provided Type II barricades are required to designate the street closure.

b. Closures must maintain emergency access, avoid collector and arterial streets, and comply with any conditions required by the City for safety.

c. Neighborhood Block Party organizers are required to notify all neighbors impacted by the event and related street closure request as part of the application process.

Sec. 25-256. OPERATIONAL REGULATIONS.

- a. Block parties may not exceed 200 attendees.
- b. Block parties may take place between 9:00 a.m. and 9:00 p.m. and cannot exceed 8 hours.
- c. Applicants shall comply with all city noise ordinances.
- d. Block party permits will not be granted to residents of an apartment complex or owners of commercial property.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Chrisine Taylor

DATE: May 4, 2026

SUBJECT

Receive a report, hold a discussion, and take action regarding the naming applications for parks submitted by Denton Parks and Recreation.

BACKGROUND

City Policy and Previous Naming Effort

The current naming effort represents the most recent phase of a process that began in October 2020 with the updating of the City of Denton naming policy guidelines for city buildings, facilities, land, parks, trails, or any portion thereof. The naming policy was recently updated in March 2026 to codify Council's direction that the Park Board should continue to serve as the committee to consider future naming applications and provide recommendations regarding those applications to City Council.

The current naming policy discourages *renaming* parks, parks properties, and parks facilities that already have established, recognized names. Additionally, the naming policy includes guidelines and standards for naming, including the following:

- To name a park after an individual that person must have been a resident of Denton in good standing and must have made an exceptional contribution to society at the local, state, national or global level.
- City properties may be named after individuals who died in honorable service to the City, State, or Nation, or who were known for profound contributions to humanitarian causes.
- City properties (or portions thereof) may also be named after foundations or organizations that have either made a lasting and exceptional positive impact on life at the local, state, national, or international level.
- City properties (or portions thereof) may also be named after organizations who have provided a unique and extraordinary contribution in support of developing all or a portion of a particular City building, facility, parcel of land, or other City property.

Internal Naming Applications

Presently, staff are asking Park Board to consider approving two, internal naming applications for the following parks:

- **Congress Street Park** (700 block of Congress Street and 500 block of Mounts Ave.): The application seeks to name two separate parcels of land that are in very close proximity, but not adjacent, as a singular park. These parcels correspond to the sites of the former Calhoun Middle School running track and tennis courts and total 3.433 acres. Denton ISD and the City of Denton agreed to a land swap that was approved by the City Council November 18, 2025. Under the terms of this swap the City of Denton exchanged 9.4 acres of land at South Lakes Park where the McMath Middle School track and field are currently located for the Calhoun parcels.

- **Hercules Park** (501 Hercules Lane): This application seeks to name a parcel of land located off Hercules Lane in North Denton that totals 2.151 acres. The purchase of this land was finalized by City Council in August 2024 and future plans call for a master plan to realize a fully functional parks space that might include a loop trail, playground, and water fountain.

External Naming Applications

Parks staff also received two external naming applications from members of the public. These two applications both ask for naming consideration that lies outside of the provisions of the current naming policy; therefore, staff have administratively removed these from consideration.

- **Rugby Field at G. Roland Vela Athletic Complex**: Andrew Marshall with the North Texas Rugby Club has requested that the rugby pitch at the G. Roland Vela Athletic Complex (3801 N. Elm) be named after Art Anderson, founder of the UNT Rugby Club and a long time mentor to players of the sport.
- **Softball Field at Fred Moore Park**: Cynthia Cochran submitted an application requesting the softball field at Fred Moore Park be named after Luther Varner, a longtime coach of women's softball in Southeast Denton. Varner was a resident of Pilot Point and passed away in 1994.

ESTIMATED SCHEDULE OF PROJECT

In accordance with the naming policy, Parks and Recreation staff will convey park board's recommendations regarding the internal and external naming applications to City Council who will make the final determination to approve or deny each application.

RECOMMENDATION

Staff Recommends the Parks, Recreation and Beautification Board review the current naming policy and applications in order to be prepared to provide feedback and make a recommendation.

Staff recommend approving internal applications for Congress Street Park and Hercules Park.

Parks staff additionally recommend that Park Board support the denial of the two external applications that staff determined were asking for naming consideration that is outside of the scope of the current policy.

FISCAL INFORMATION

If a facility or park requires new signage as a consequence of naming, this will be a new unanticipated expense. Staff cannot guarantee that a sign will be constructed soon or even placed on the list of short-term park priorities, unless a funding source for these features is determined.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Ordinance

Exhibit 3- Blank Naming Application

Exhibit 4- Presentation

Exhibit 5- Applications Received for Naming 2026

Respectfully Submitted:

Allison Wing, Interim Parks and Recreation Director

Prepared by:

Omar Siddiqi, Parks and Recreation

ORDINANCE NO. 26-0286

AN ORDINANCE OF THE CITY OF DENTON AMENDING THE NAMING POLICY GUIDELINES FOR CITY BUILDINGS, FACILITIES, LAND, OR ANY PORTION THEREOF TO DESIGNATE THE PARKS, RECREATION, AND BEAUTIFICATION BOARD AS THE AD HOC NAMING COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Denton desires to amend the policy guidelines for naming City buildings, facilities, land, or any portion thereof by adding provisions for temporary names; and

WHEREAS, the City Council deems it in the public interest to adopt the attached revised policy; and

WHEREAS, the City Council establishes the Parks, Recreation, and Beautification Board as the permanent ad hoc committee to consider all naming applications; and NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1: The revised *City of Denton Naming Policy Guidelines for City Buildings, Facilities, Land, or any Portion Thereof*, which is attached hereto and made a part hereof for all purposes, is hereby approved and adopted.

SECTION 2: All policies inconsistent herewith are hereby repealed, including without limitation, Resolution R20-2001.

SECTION 3: This Ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by Jill Jester and seconded by Joe Holland; the ordinance was passed and approved by the following vote [7 - 0]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Vicki Byrd, District 1:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brian Beck, District 2:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Suzi Rumohr, District 3:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Joe Holland, District 4:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brandon McGee, At Large Place 5:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jill Jester, At Large Place 6:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

PASSED AND APPROVED this the 24th day of March, 2026.



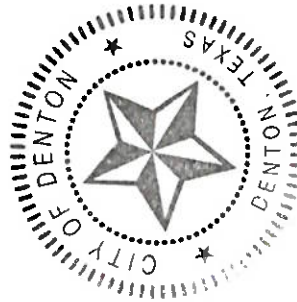
 GERARD HUDSPETH, MAYOR

ATTEST:
 INGRID REX, CITY SECRETARY

BY: Ingrid Rex

APPROVED AS TO LEGAL FORM:
 MARK REINWAND, CITY ATTORNEY


 BY: _____



**CITY OF DENTON NAMING POLICY GUIDELINES
FOR CITY BUILDINGS, FACILITIES, LAND,
OR ANY PORTION THEREOF**

I. GENERAL

- A. These policy guidelines are intended to address naming opportunities when a citizen, group, or organization submits a nomination to name a City building, facility, land, or any portion thereof. The City Council may initiate the naming of any building, facility, land, or any portion thereof at its discretion and may apply the following guidelines in City Council initiated naming. The City Council may choose to waive any part of these guidelines by three-fourth's vote of the entire City Council. Any amendments to this policy require only a simple Council majority vote. These policy guidelines do not address the naming of streets, fire stations, or police stations, or naming based on advertising.
- B. Naming, whether after an individual, foundation, or organization will be on a case-by-case basis and assessed for potential conflict of interest and alignment with the City's mission and values.

II. DEFINITIONS

City Buildings. City owned buildings which are open to the public and used to conduct City business. Buildings may include, but are not limited to, City Halls, civic/community centers, conference/convention centers, public libraries, and public utility buildings/structures.

City Facilities. City owned structures, amenities, or features, which are open to the public and used for City business, or public attractions of any kind, including, but not limited to, athletic fields, bridges, fountains, gymnasiums, library collections and/or department's interior and exterior spaces, meeting rooms, picnic shelters, playground equipment, recreation facilities, swimming pools, tennis courts, and basketball courts.

City Land. Real estate owned and/or managed by the City, including but not limited to park property and other open space areas.

Commemorative Name. A name given to recognize an individual, organization, or foundation who has made a significant contribution on a local, state, national or world level.

Temporary Name. A non-permanent name given by City staff to identify a City building, facility, land, or any portion thereof for a limited time pending a naming request.

III. COMMEMORATIVE NAMING AFTER AN INDIVIDUAL

A. Criteria for Commemorative Naming After an Individual

It is intended that all the criteria in this section be satisfied when considering the naming of a City facility, building, land, or any portion thereof after an individual

1. The individual must have been a resident of the City of Denton; and
2. The individual must be of good moral character and must not have been convicted of any felonies, or crimes of moral turpitude; and
3. The individual should have made exceptional contributions on a local, state, national, or world level and the individual's achievements should represent a lasting legacy to the mission of the City building, facility, land, or any portion thereof.

B. Naming After an Individual Who Performed Outstanding or Heroic Service

Buildings, facilities, land, or any portion thereof may also be named in memory of individuals who died in the line of duty serving the City of Denton, the State of Texas, or the United States of America; or died performing a heroic act, such as saving the life of another person; or a deceased individual who has made a significant and lasting contribution to humanitarian causes on a world or national level. In these instances as appropriate, the City may elect to obtain or attempt to make contact for approval from living family members of the individual recommended for having a City building, facility, land, or any portion thereof named in their honor.

C. Renaming After an Individual

In order to honor the decisions of previous City Councils and descendants of individuals after whom a City building, facility, land, or any portion thereof is named, renaming shall typically not occur. However, if it is determined that circumstances have changed such that the criteria set forth in section I(B) and III is no longer met, the City Council may elect to remove the name from the City building, facility, land, or any portion thereof.

IV. COMMEMORATIVE NAMING AFTER A FOUNDATION OR ORGANIZATION

A. Criteria for Commemorative Naming After a Foundation or Organization

1. If consideration is given to naming a City building, facility, land, or any portion thereof after a foundation or organization, the foundation or organization considered should have made exceptional local, state, national, or world contributions; and their achievements should represent a lasting legacy to the mission of the City building, facility, land, or any portion thereof.

2. In selected instances, a City building, facility, land, or any portion thereof may be named after a foundation or organization that makes a unique and extraordinary contribution to the development and/or usage of the City building, facility, land, or any portion thereof being named. The merits and value of each such naming shall be evaluated on a case-by-case basis.

B. Renaming After a Foundation or Organization

In order to honor the decisions of previous City Councils and foundations or organizations after which a City building, facility, land, or any portion thereof are named, renaming shall typically not occur. However, if it is determined that circumstances have changed such that the criteria set forth in section I(B) and IV is no longer met the City Council may elect to remove the name from the City building, facility, land, or any portion thereof.

V. PLAQUES, MARKERS, AND MEMORIALS

A. Plaques, markers, and memorials that are requested to be located on a City building, facility, land, or any portion thereof must be reviewed and approved by the City Manager or his/her designee, as to design and maintenance requirements.

B. Total costs for purchasing plaques, markers, and memorials involved in the naming of a new City building, facility, land, or any portion thereof, as well as up to five (5) years of maintenance costs, shall be paid by the nominating individual or organization, unless City Council waives such funding. This provision has no application in those instances where the costs of plaques, markers, or memorials are included in the design and construction costs of a project.

VI. TEMPORARY NAME PROCEDURE

- A. A temporary name will be designated by the City staff for identification during acquisition and/or development of the City building, facility, land or any portion thereof.
- B. The following criteria and factors shall be used in determining the appropriateness of the temporary name:
 - 1. Geographic location such as street name, frontage road, major intersection, or subdivision.
 - 2. Each temporary name will end with an identifier such as property or building. For example: *Main Street Property*
- C. Because temporary designations tend to be retained, the naming process for a City building, facility, land or any portion thereof should be carried out as quickly as possible after its acquisition or development. Citizens, groups, or organizations are encouraged to submit nominations for naming a City building, facility, land, or any portion thereof once the temporary name has been identified.

VII. PROCEDURES FOR NAMING CITY BUILDINGS, FACILITIES, LAND, OR ANY PORTION THEREOF

- A. Groups or individuals may submit nominations for naming a City building, facility, land, or any portion thereof by submitting a nomination to the City Manager on the City of Denton Naming Application.
- B. The City Manager, upon the receipt of the City of Denton Name Application, shall refer such naming request to the City Council.
- C. The City Council has designated the Park, Recreation, and Beautification Board as the ad hoc Naming Committee to review all naming requests submitted by residents or organizations.
- D. Naming applications will be considered by the Parks, Recreation, and Beautification Board. The committee shall be guided by the provisions of this policy and shall provide a recommendation to the City Council for consideration.
- E. The final decision for naming a City building, facility, land, or any portion thereof shall rest with the City Council.

CITY OF DENTON NAMING APPLICATION
City Buildings, Facilities, Land, or Any Portion Thereof

Please type or print clearly in ink:

Date of Submittal

Commemorative Naming (*Check One*):

Individual

Organization

Individual or Organization Submitting Nomination:

Recommended Name of City Building, Facility, Land, or Any Portion Thereof:

Location of City Building, Facility, Land, or Any Portion Thereof:

Address

Description of Location

Cross Street

Explanation of why this name should be considered. Please include the individual's biographical information and vitae or resume. Use additional sheets, if necessary:

<i>Point of Contact</i>	<i>Organization or Secondary contact</i>
First Name	Organization / First Name
Last Name	Last Name
Address	Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

Signature of Nominator or Organization Representative:

Date:

****Download Adobe PDF Reader to utilize the digital signature****

Please return this form to the City Manager's Office. Please call for an appointment at (940) 349-8307, or E-mail this form to City.Secretary@CityofDenton.com



Parks and Recreation Naming Applications

Parks, Recreation, and Beautification Board

May 4, 2026



Background

- On October 20, 2020, City Council approved a set of updates to the Naming Policy Guidelines and Application Process.
- This process is mainly for new parks properties and trails. The naming policy discourages renaming existing properties.
- April 2021 City Council recommended Park Board serve as the ad hoc committee to review naming applications.
- In early 2026, Council passed a revised naming policy that formalized the role of the Park Board as the committee responsible for reviewing applications and making recommendations to Council.

Naming Resources

- Naming Policy-
<https://tinyurl.com/namingpol>
- Naming Application-
<https://tinyurl.com/nameappPDF>

Current applications

- Internal applications
 - Congress Street Park
 - Hercules Park
- External Applications
 - Rugby Field at Vela Complex
 - Softball field at Fred Moore Park

Process

- May 4, 2026
 - Park Board Consideration
- June 2, 2026
 - City Council Consideration

Naming Policy Highlights

(Res. 21-2706)

General

- The policy discourages renaming parks, facilities, and other City properties that already have established names.

Naming after an Individual

Naming a park, facility, city property, or a portion of these after a person requires that:

- The person must have been a resident of the City of Denton
- The individual should be/have been a member of the community in good standing
- The individual should be noted for making an exceptional positive contribution to society at the local, state, national, or global level

Naming Policy Highlights

(Res. 21-2706)

General

- The policy discourages renaming parks, facilities, and other City properties that already have established names.

Naming after an Individual

Naming a park, facility, city property, or a portion of these after a person requires that:

- The person must have been a resident of the City of Denton
- The individual should be/have been a member of the community in good standing
- The individual should be noted for making an exceptional positive contribution to society at the local, state, national, or global level

Internal Application - Congress Street



- Internal application to name two parcels of land that will form one park space.
- The parcels were formerly part of Old Calhoun Middle School's track and field and tennis courts.
- The land was provided to the City as part of a property exchange that provided to Denton ISD the site of the McMath Middle School which was formerly part of South Lakes Park.
- Named after the street the park is located on, in line with naming policy guidelines.

Internal Application - Hercules Park



- Located at 501 Hercules Lane off N. Locust Street. Consists of 2.151 acres of land.
- The purchase of this land was finalized by City Council in August 2024.
- Named after the street the park is located on, in line with naming policy guidelines.

External Application – Fred Moore Softball Field

- Application received from Cynthia Cochran
- Seeks to name Softball Field at Fred Moore Park after Luther Varner, a long-serving softball coach from Pilot Point, but who served in Denton
- Staff recommend denying this application because Mr. Varner was not a Denton resident.

External Application – Ruby Field at Vela Park

- This application received from the University of North Texas Rugby Club
- Staff recommend naming Rugby Field #1 after Art Anderson, a long-serving coach with the UNT Rugby
- Staff recommend denying application because the field is already part of the name Vela complex.
- Additionally, the individual they seek to honor is still alive, and our naming policy indicates a preference against naming facilities, or fields, after people who are still alive.

Questions?

CITY OF DENTON NAMING APPLICATION
City Buildings, Facilities, Land, or Any Portion Thereof

Please type or print clearly in ink:

Date of Submittal

2/23/2026

Commemorative Naming (*Check One*):

Individual

Organization

Individual or Organization Submitting Nomination:

Denton Parks and Recreation

Recommended Name of City Building, Facility, Land, or Any Portion Thereof:

Congress Street park

Location of City Building, Facility, Land, or Any Portion Thereof:

Address

700 blk Congress Street and 500 blk Mounts Ave

Cross Street

Alice Street

Description of Location

The park includes two parcels of land: the track just north of Old Calhoun Middle School and the tennis courts just west of the same campus.

Explanation of why this name should be considered. Please include the individual's biographical information and vitae or resume. Use additional sheets, if necessary:

The proposed name is consistent with the Parks Department's policy of naming community and neighborhood parks after existing, nearby geographical locations such as creeks and streets. This proposal would name the park after the street on which it is located.

Point of Contact

First Name

Omar

Last Name

Siddiqi

Address

901 B Texas Street

City

Denton

State

TX

Zip

76209

Phone Number

940-349-8748

Email Address

omar.siddiqi@cityofdenton.com

Organization or Secondary contact

Organization / First Name

Denton Parks and Recreation

Last Name

Address

901 B Texas Street

City

Denton

State

TX

Zip

76209

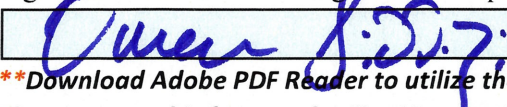
Phone Number

940-349-7275

Email Address

parks@cityofdenton.com

Signature of Nominator or Organization Representative:



Date:

4/13/26

****Download Adobe PDF Reader to utilize the digital signature****

Please return this form to the City Manager's Office. Please call for an appointment at (940) 349-8307, or E-mail this form to City.Secretary@CityofDenton.com

CITY OF DENTON NAMING APPLICATION
City Buildings, Facilities, Land, or Any Portion Thereof

Please type or print clearly in ink:

Date of Submittal

2/23/2026

Commemorative Naming (*Check One*):

Individual

Organization

Individual or Organization Submitting Nomination:

Denton Parks and Recreation

Recommended Name of City Building, Facility, Land, or Any Portion Thereof:

Hercules Park

Location of City Building, Facility, Land, or Any Portion Thereof:

Address

510 Hercules Lane

Cross Street

Redstone Road

Description of Location

A neighborhood park consisting of 2.52 acres located in North Denton just south of Loop 288 located next to Reach Church Denton.

Explanation of why this name should be considered. Please include the individual's biographical information and vitae or resume. Use additional sheets, if necessary:

The proposed name is consistent with the Parks Department's policy of naming community and neighborhood parks after existing, nearby geographical locations such as creeks and streets. This proposal would name the park after the street on which it is located.

Point of Contact

First Name

Omar

Last Name

Siddiqi

Address

901 B Texas Street

City

Denton

State

TX

Zip

76209

Phone Number

940-349-8748

Email Address

omar.siddiqi@cityofdenton.com

Organization or Secondary contact

Organization / First Name

Denton Parks and Recreation

Last Name

Address

901 B Texas Street

City

Denton

State

TX

Zip

76209

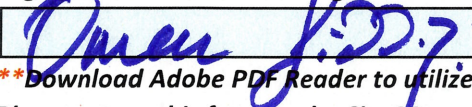
Phone Number

940-349-7275

Email Address

parks@cityofdenton.com

Signature of Nominator or Organization Representative:



Date:

4/13/26

****Download Adobe PDF Reader to utilize the digital signature****

Please return this form to the City Manager's Office. Please call for an appointment at (940) 349-8307, or E-mail this form to City.Secretary@CityofDenton.com

RECEIVED

CITY OF DENTON NAMING APPLICATION
City Buildings, Facilities, Land, or Any Portion Thereof

MAR 17 2025

Please type or print clearly in ink:

City Secretarys Office

Date of Submittal

3-17-2025

Commemorative Naming (Check One):

Individual

Organization

Individual or Organization Submitting Nomination:

Cynthia Cochran Senca = Organization

Recommended Name of City Building, Facility, Land, or Any Portion Thereof:

Fred Moore Softball Park

Location of City Building, Facility, Land, or Any Portion Thereof:

Address

Chakey
Cross Street

Description of Location

Softball Park
Fred Moore Park

Explanation of why this name should be considered. Please include the individual's biographical information and vitae or resume. Use additional sheets, if necessary:

[Empty box for explanation]

Point of Contact

First Name

Cynthia

Last Name

COCHRAN

Address

2420 E. McKinney #A1 5101

City

Denton

State

Tx

Zip

76209

Phone Number

940-465-5376

Email Address

cynthia.o.c@s@gmail

Organization or Secondary contact

Organization / First Name

Senca

Last Name

M.L.K. Center

Address

317 Mill

City

Denton

State

Tx

Zip

76205

Phone Number

940-300-3417

Email Address

Ms.CellaFrank@gmail.com

Signature of Nominator or Organization Representative:

Cynthia Cochran = Senca Organization

Date:

3-17-2025

Download Adobe PDF Reader to utilize the digital signature

Please return this form to the City Manager's Office. Please call for an appointment at (940) 349-8307, or E-mail this form to City.Secretary@CityofDenton.com



Luther Varner 1930-1994

Luther Varner was a native of Pilot Point Texas his intense and passion for softball made a difference not only in Pilot Point Tx, but 19 miles north in Denton Texas. Luther was known for his phenomenal women's softball teams; Luther started coaching back in the 1960's and continued till his death. Luther was a testament to the power of teamwork, resilience, and the unwavering spirit when it came to the softball world at Fred Moore Park. Luther coached for many years and was sponsored by so many local shops Wolf's Groceries, Feagins Plumbing, Fulton's Metal & Hardware and Conoco Groceries.

Luther's knowledge of the game and the ability to draw crowds for a good game watch was invaluable. Luther won first place in many softball tournaments, beyond the field he helped the Denton Community see the positive impact of resilience, teamwork, dedication and lessons we will carry with us for a lifetime.

The Denton Community will forever be grateful for Luther Varner's dedication, his passion, and the entertainment he provided every weekend at Fred Moore Park. Luther Legacy lives on as many of the SED churches formed teams, The Juneteenth softball tournament was initiated to keep his legacy alive. The SED community would like to submit this nomination to name the Fred Moore softball park after Luther Varner where it all began.

CITY OF DENTON NAMING APPLICATION
City Buildings, Facilities, Land, or Any Portion Thereof

Please type or print clearly in ink:

Date of Submittal

Commemorative Naming (*Check One*):

Individual

Organization

Individual or Organization Submitting Nomination:

Recommended Name of City Building, Facility, Land, or Any Portion Thereof:

Location of City Building, Facility, Land, or Any Portion Thereof:

Address

Description of Location

Cross Street

Explanation of why this name should be considered. Please include the individual's biographical information and vitae or resume. Use additional sheets, if necessary:

<i>Point of Contact</i>	<i>Organization or Secondary contact</i>
First Name	Organization / First Name
Last Name	Last Name
Address	Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

Signature of Nominator or Organization Representative:

Date:

****Download Adobe PDF Reader to utilize the digital signature****

Please return this form to the City Manager's Office. Please call for an appointment at (940) 349-8307, or E-mail this form to City.Secretary@CityofDenton.com

I met Art, first as a Coach, but then quickly became friends. He has a knack for getting the best out of his players, and then having a laugh with us afterward. I'm so fortunate to have met him and share in his passion for rugby.

~Blake DeCarlo | Denton Rugby | 2009-2012

“Art Anderson, who many of us know has been a huge influence in North Texas rugby. I played under Art’s coaching from 1998 to 2000 and over the years, I’ve seen the impact he’s had—not only on the field but in our lives off the field as well. Art’s dedication and love for the game have shaped so many players, and I’m super stoked that UNT rugby will have a pitch named “Anderson Field” in his honor. Well done and congratulations mate!”

Blake Hyland

Art Anderson is rugby in Denton, TX. Growing the programs at North Texas and Denton’s Men’s team.

Art has guided, coached and mentored so many young men throughout his tenure leading North Texas rugby. His presence has been a beacon of light to this community. His joy and love for his players and sport is unmatched.

Art convinced me to join North Texas Rugby and it was of the best decisions that I ever made. Art and that team are life long friends.

Art is the glue that holds it all together, from current teams to the numerous alumni that he connects all together as one.

Art Anderson is UNT Rugby. I am honored to be a small part of this community, which is all due to his legacy and commitment.

*Lew Hoffman
University of North Texas
1998-2000*

I played for Art at UNT from 1996-1998 and with Art at Denton Rugby. I have known him for almost 30 years now. Art has been a consistent presence in my life and is always someone I felt I could go to in tough times. He is much more than a coach and team mate. He’s a close family friend.

Jim McBride

My first year of playing rugby was back in '97 and Art was the assistant coach to Coach Jim who was a great coach himself. Denton Men's club needed a coach and had asked Jim to be their coach which he did. I remember one of the best players to ever play at UNT was Mike Neely who had no hard feelings about Jim leaving but made a statement to the whole team that we needed a head coach who will be dedicated to UNT RUGBY. Art Anderson stepped up and has been that Coach for decades. What an amazing person and coach ART ANDERSON has been for UNT RUGBY!

Andy Benagh

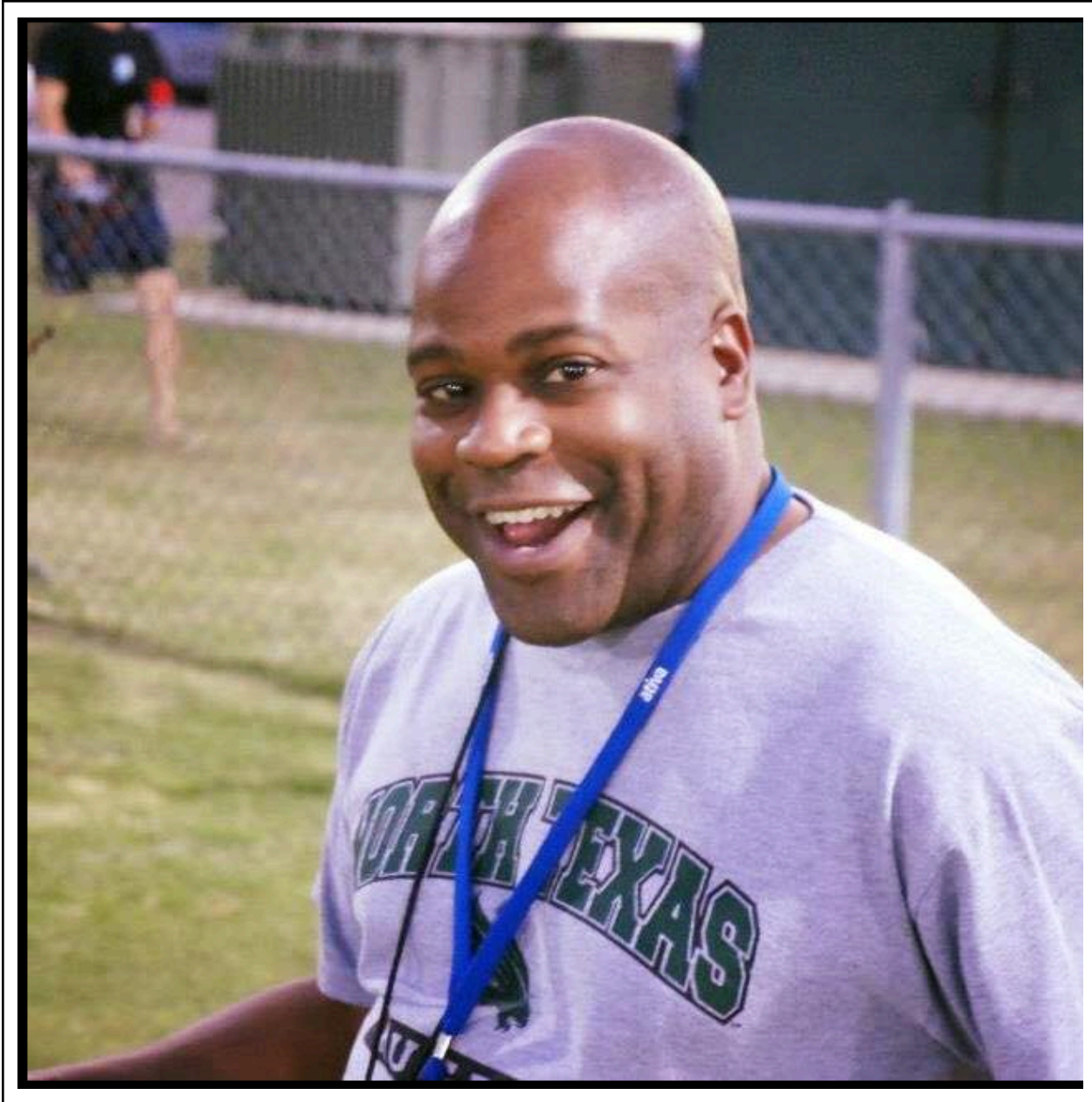
Art Anderson embodied all the true characteristics of what it means to be a true coach! He was a coach both on and off the field. He dedicate numerous hours of his own personal time, his knowledge, and mentorship to help each player to not only achieve our collective goal of winning games, but also helped us strive to achieve our own individual goals in life. Coach Art pushed us to pursue excellence in every aspect of the game. I remember numerous tiring practices, repetitive drills until we got it perfect, and exhausting sprints that left me drenched in sweat and utterly worn out. Arts coaching may have broken me down physically but built me up mentally. The tools he provided me to use on the field continue to be applicable in life and I continue to pursue excellence today. Thank you Art for everything! I will forever be a "Rugger 4 Life"!

Stacy Green

Art brings out the best in people both on and off the field. He has been a mentor as much as a coach to me. My life would be much different had I not met Art. He is deserving of this honor.

Benjamin Outland











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: May 4, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding a Texas Historic Commission Subject Marker by the Scouting America Troop 65 to be placed near the Troop's Scout Hut at Evers Park.

BACKGROUND

A group of Troop 65 Alumni are applying for a Texas Historical Commission Subject Marker commemorating the history of Troop 65. If awarded by the commission, the marker plaque would be placed at Evers Park near the Troop's Scout Hut. The application requires landowner permission to place a marker in the desired location. The landowner in this case is the City of Denton. A subject marker is not necessarily related to a physical structure or building and is not necessarily intended for preservation. Rather, it records the history of a particular topic in a relevant location. E.g., the "O'Neill Ford" marker at the Emily Fowler Library or the "Denton" marker on the Courthouse lawn.

Troop 65 was first chartered by the First United Methodist Church in 1918 as "Troop 3," one of four original Boy Scout Troops in the City of Denton. Today the Troop has been in continual operation for almost 110 years and is the sole remaining Troop from those early days. Troop 65 has produced 209 Eagle Scouts and has served the Denton community through two World Wars, the social upheaval of the 1960's, the Internet revolution, and beyond.

The placement of the Subject Marker will not affect the City's ability to make future improvements to Evers Park.

OPTIONS

Approve supporting the Troop's application of the Subject Marker.

Deny supporting the Troop's application of the Subject Marker.

RECOMMENDATION

Staff recommend supporting the Troop's application of the Subject Marker.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior action or review.

FISCAL INFORMATION

None

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Proposed Location of Subject Marker

Exhibit 3- Precedent Markers

Respectfully submitted:
Allison Wing
Interim Director of Parks and Recreation

Prepared by:
Ziad Kharrat
Assistant Director of Parks and Recreation

An aerial photograph of a Boy Scout Hut. The building has a grey roof and a wooden deck. To the left, there are several trailers in blue, orange, and yellow. A dirt path runs along the right side of the building. A red dot is placed on the path, and a red arrow points to it from the text 'Marker Location'. Another red arrow points to a tall pole on the path from the text 'Flagpole'. A white circle with a dot is positioned over the building, with text above it.

Boy Scout Hut,
Troop 65, Denton TX
Recently viewed

Marker
Location

Flagpole



1927 DENTON CITY HALL

FROM 1894 UNTIL OCTOBER 1927, THE DENTON CITY HALL WAS HOUSED IN AN 1877 RED BRICK BUILDING LOCATED AT THE CORNER OF OAK AND BOJNAR STREETS. THE RAPID GROWTH OF DENTON IN THE EARLY 20TH CENTURY CALLED FOR A NEWER AND MORE SPACIOUS BUILDING. IN 1927, A NEW CITY HALL WAS DESIGNED BY THE PROMINENT FORT WORTH ARCHITECTURAL FIRM VAN SYKE AND WOODRUFF IN THE SPANISH RENAISSANCE STYLE, A VERY POPULAR STYLE IN THE SOUTHWEST DURING THE TWENTIES, REMINISCENT OF SOUTH TEXAS MISSIONS. THE WHITE BRICK BUILDING WITH ORNAMENTAL STONE EMBELLISHMENTS, ARCHED WINDOWS AND TILED ROOF HAS TWO STORIES AND A BASEMENT. THE ORIGINAL PLAN INCLUDED A REFRY TO HOLD THE FIRE ALARM BELL BECAUSE THE FIRE STATION OCCUPIED THE REAR AREA OF THE BUILDING. THIS ARRANGEMENT LASTED THROUGH THE 1970s UNTIL A NEW FIRE STATION WAS BUILT NEAR THE CITY HALL. GOVERNOR DAN WOODY, MAYOR B.W. MCKENZIE AND OTHER LOCAL AND STATE DIGNITARIES ATTENDED THE DEDICATION CEREMONY ON OCTOBER 8, 1927.

IN 1969, CITY OFFICES MOVED TO THE O'NEAL FORD-DESIGNED MUNICIPAL COMPLEX WHICH CONSISTED OF THE CIVIC CENTER, MUNICIPAL POOL, LIBRARY EXPANSION, AND CITY HALL, LOCATED IN CIVIC CENTER PARK (NOW QUAKER TOWN PARK) ON MCKENNEY STREET. IN 1970, THE DENTON COMMUNITY THEATRE MOVED INTO THE OLD CITY HALL AND USED THE AUDITORIUM FOR PERFORMANCES. THIS FACILITY WAS CALLED THE "FIREHOUSE THEATRE" AND OCCUPIED THE SPACE UNTIL 1981 WHEN THE CITY DECIDED TO MOVE THE POLICE DEPARTMENT INTO THE BUILDING. INTERIOR RENOVATIONS BEGAN IN 1982. THE CITY HALL WAS KNOWN FOR ITS ANNUAL CHRISTMAS DECORATIONS THAT STARTED IN THE LATE 1920s AND CONTINUED THROUGH THE 1980s, ATTRACTING THOUSANDS OF VIEWERS EACH CHRISTMAS SEASON.

RECORDED TEXAS HISTORIC LANDMARK - 2015

MARKER IS PROPERTY OF THE STATE OF TEXAS

1927 Denton City Hall Marker



O'Neill Ford Marker



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: May 4, 2026

SUBJECT

Consider recommending adoption of an ordinance of the City of Denton authorizing the city manager to enter into a development agreement between the City of Denton and TG Duchess Denton, LLC for the dedication of park land for a city park; authorizing the acceptance of land; and providing an effective date.

BACKGROUND

TG Duchess Denton, LLC, a Texas limited partnership, is the owner of a tract of land located in the Mary L. Austin Sruvey, Abstract No. 4 an addition to the City of Denton, Denton County, Texas. TG Duchess Denton, LLC approached the Parks and Recreation Department expressing their interest in dedicating approximately 6.718-acre tract to the City. Real Estate staff has conducted a review of the subject property and Parks and Recreation staff confirms there are no objections and agrees to accept the 6.718-acre property. The dedication shall be used exclusively for parkland and trails.

In addition, Capital Improvements, in partnership with Parks and Recreation, have begun design on the 2023 bond-approved Pecan Creek Trail sections 1, 3-4. This property is a critical component for connectivity in section 2 of the future Pecan Creek Trail. This parcel will help preserve open space in reference to the Parks Master Plan.

RECOMMENDATION

Staff recommends approval

ESTIMATED SCHEDULE OF PROJECT

Once land is acquired, Parks and Recreation will conduct any necessary repairs and improvements to new parkland as deemed necessary. Staff is currently working with the Real Estate team to acquire the remaining parcels along the Pecan Creek trail. Once property or access easements are acquired in section 2, the City will begin planning for the funding of the design for this section.

FISCAL INFORMATION

Parks and Recreation has identified Project Account Number 400356915.1360.30200 to cover feasibility and closing cost related to this transaction. Parks and Recreation estimates the park dedication and development fees associated with this site to be used on improvements within its zoned location.

The anticipated cost to maintain this parcel with a trail in place is estimated at \$12,000 for regular mowing. While this funding is not budgeted for FY2025-2026 nor FY2026-2027, these projected maintenance costs will be included in the budget for FY2027-2028.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Presentation

Exhibit 3- Development Agreement DRAFT 4.27.26

Exhibit 4- Denton Site Plan

Exhibit 5- Ordinance

Respectfully submitted:

Allison Wing

Interim Director, Parks and Recreation

Prepared by:

Monica Martin

Park Planning Manager, Parks and Recreation



Parks and Recreation Parkland Dedication

Parks, Recreation, and Beautification Board

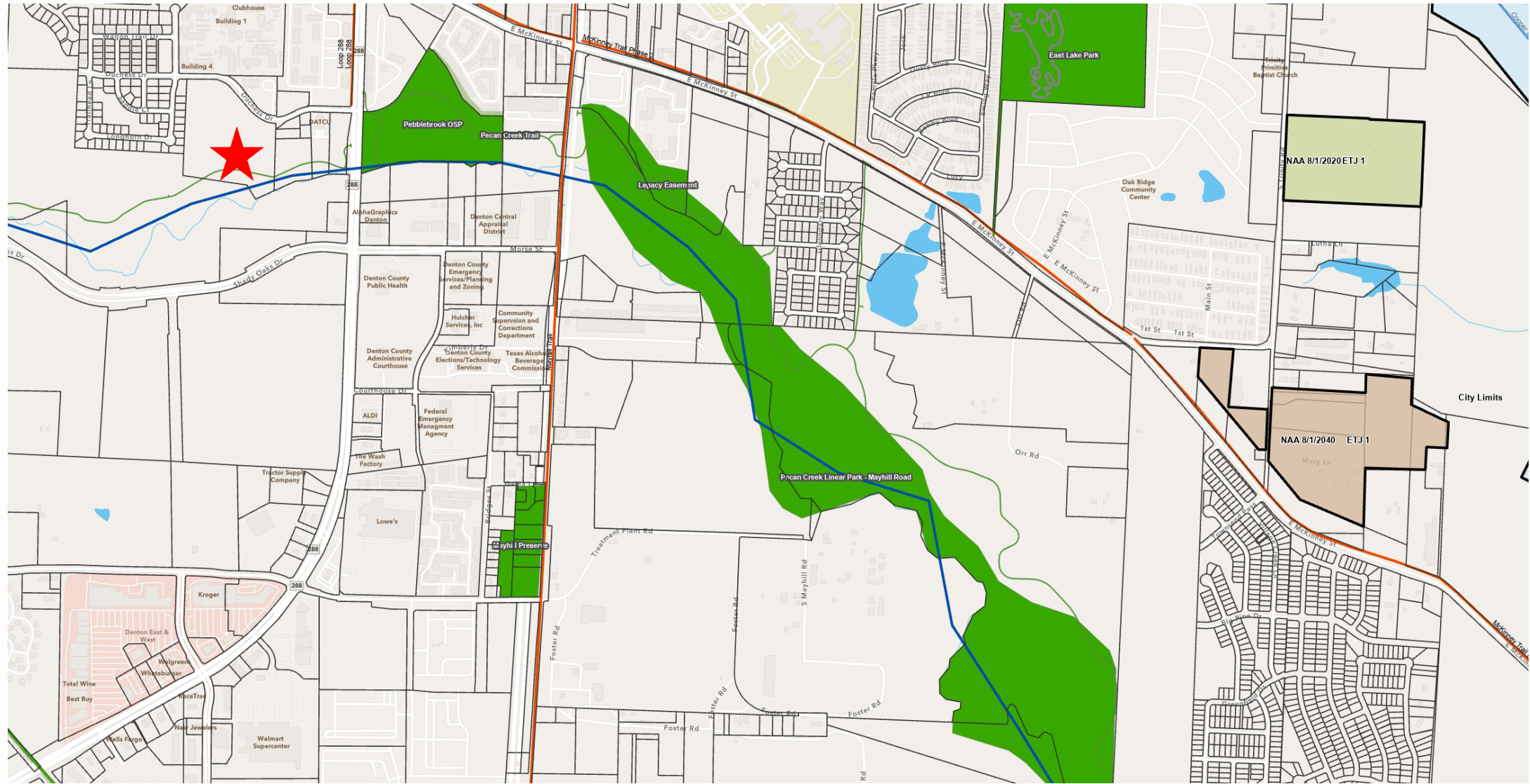
May 4, 2026



Background

- In November 2023, Denton residents voted to approve a Quality of Life bond that included the design and development of the Pecan Creek Trail.
- Capital Improvements, in partnership with Parks and Recreation, continue working through the design stage of sections 1, 3 and 4 of the future regional trail.
- Section 2 includes areas of land that are not owned by the City and do not have current easement access to connect sections 1 and 3. Planning and Development efforts are underway to secure access to these areas.

Pecan Creek Trail (blue line)



Questions?

PARK DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is entered into between TG Duchess Denton, LLC, a Texas limited partnership (the “Developer”) and the City of Denton, a Texas home-rule municipal corporation (the “City”) as of the Effective Date as provided below.

Introductory Provisions

Developer is the owner of and is currently developing a portion of a 18.897-acres, more or less, tract of land for residential use known as Denton Duchess which is located in the Mary L. Austin Survey, Abstract No. 4, City of Denton, Denton County, Texas (the “Project”). The Project consists of two-hundred forty nine (249) multifamily units lots on 12.179 acres.

Developer will dedicate 6.718 acres to the city of Denton as park land for public use (the “Park Land Lot”). The Park Land Lot, more particularly depicted on Exhibit “A”, attached hereto, will be dedicated as park land by Special Warranty Deed, Exhibit “B” and shall be recorded in the Plat Records of Denton County, Texas upon approval by the City of Denton.

The amount of park land dedication required by Chapter 22, Article III, Section 22-37 of the City’s Code of Ordinances for the Project is 1.34 non flood plain acres or 4.02 flood-plain acres. The fees in lieu of land dedication total \$74,949.00 (the “Park Land Dedication Requirement”).

Developer and the City enter into this Agreement to confirm their agreement regarding, among other terms, (a) the Developer’s dedication of the Park Land Lot to the city and (b) the City’s acceptance of the Park Land Lot, to satisfy the park land dedication requirement in Chapter 22, Article III, Section 22-37 of the City’s Code of Ordinances.

A. Agreements

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. Park Land Dedication Lot

Developer will dedicate the Park Land Lot shown on Exhibit A to the City as provided herein. The City and the Developer will work cooperatively to process Developer’s dedication of the Park Land Lot.

Developer shall provide a cash deposit or other alternative financial guarantee in a form approved by City in the amount of \$74,949.00 (the “Deposit”). City may withhold approval of the final plat of the Project until Developer has delivered the Deposit. City shall reimburse the Deposit amount to Developer, without interest, upon dedication of the Park Land Lot as provided herein. If Developer fails to properly convey the Park Land Lot as provided herein, City shall apply the Deposit against any outstanding fees,

including park dedication fees, owed by Developer, and City may keep any remainder. City's receipt and retention of all or any portion of the Deposit shall not constitute a waiver of any of City's rights or remedies at law or in equity, including City's right to receive park dedication fees and the full fee-in-lieu of land dedication.

No later than one (1) year after the issuance of a building permit for the Project by the City, Developer will dedicate the Park Land Lot to City by conveying a Special Warranty Deed in substantially the same form as attached hereto as Exhibit "B". The City and Developer shall prepare, execute, and record all documents related to the dedication and conveyance of the Park Land Lot at the Developer's sole expense. The dedication of the Park Land Lot fulfills Developer's total park land dedication requirements for the Project, in satisfaction of Chapter 22, Article III, Section 22-37 of the City's Code of Ordinances.

The Developer's dedication of the Park Land Lot under this Agreement is based on the type of development (multifamily) and the anticipated number of residential units to be developed on the Project. The Park dedication required by this Agreement for the Project was determined with the formula 249 units divided by 186 acres per dwelling unit for 1.34 acres of land for residential property. Floodplain can be dedicated at 3 to 1 ratio, or 4.02 acres. The total park land dedication is 6.718 acres, of which all acreage is within the floodplain.

The parties acknowledge that the size of the Park Land Lot exceeds the required land dedication. City accepts the additional 2.698 acres in lieu of fees in satisfaction of the park dedication required for the Project, in accordance with Chapter 22, Article III, Section 22-39 of the City's Code of Ordinances. Developer expressly acknowledges and agrees that both the execution of this Agreement and the transfer of the additional Park Land Lot is made voluntarily by the Developer and not as a requirement of the City under its Code of Ordinances, and Developer waives any claim related thereto that it may have under any theory of law against the City.

2. Park Development fees & Reimbursement. Park development fees for the Project will amount to **\$433,509.00** for 249 homes at \$1,741.00 per multifamily unit pursuant to the Park Development Fees Requirement of Chapter 22, Article III, Section 22-39 of the City's Code of Ordinances. Park development fees shall be imposed at the time of building permit application and City will not issue building permits for the Project until Developer pays the park development fees in full.
3. Park Name. Naming of the Park will be directed by Resolution Number R20-1001, as amended, which outlines the naming policy guidelines for City buildings, facilities, land, or any portion thereof.
4. Waivers. The parties hereby agree:
 - A. Nothing in this Agreement shall be considered an illegal impact fee or exaction. The Developer agrees and stipulates that all terms of Local Government Code

Section 212.904 have been met by the City and that the requirement for Developer to dedicate the Park.

- B. Developer and its related entities, successors, and assigns release and discharge the City, its past and present employees, officers, council members, attorneys, and other agents, contractors, and representatives from any and all claims, demands, controversies, and causes of action for breach of contract, takings, exactions, claims under Texas Local Government Code Chapter 395, and claims under the Private Real Property Rights Preservation Act, Texas Government Code Chapter 2007, and all claims for reimbursements and monies that relate to this Agreement.
- C. Developer waives any right to appeal the requirement to construct and dedicate the Park in accordance with the terms of this Agreement pursuant to Section 22-42 of the City's Code of Ordinances.

5. Indemnification. DEVELOPER SHALL INDEMNIFY, SAVE, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, OFFICERS, AGENTS, ATTORNEYS, AND EMPLOYEES (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST: (I) ANY ADMINISTRATIVE OR INVESTIGATIVE PROCEEDING BY ANY GOVERNMENTAL AUTHORITY DIRECTLY OR INDIRECTLY RELATED TO A CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION, ARISING FROM DEVELOPER'S PERFORMANCE OF ITS OBLIGATIONS HEREUNDER; (II) ANY CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION WHICH DIRECTLY OR INDIRECTLY CONTESTS OR CHALLENGES THE LEGAL AUTHORITY OF THE CITY OR DEVELOPER TO ENTER INTO THIS AGREEMENT; (III) ANY CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION BROUGHT BY AN ASSIGNEE OF DEVELOPER RELATED TO APPROVAL OF AN ASSIGNMENT BEING WITHHELD BY THE CITY; AND (IV) ANY AND ALL LIABILITIES, LOSSES, COSTS, OR EXPENSES (INCLUDING ATTORNEY'S FEES AND DISBURSEMENTS) THAT ANY INDEMNITEES SUFFER OR INCUR AS A RESULT OF ANY ACTION OR OMISSION OF INDEMNITEES PURSUANT TO THIS AGREEMENT; PROVIDED, HOWEVER, THAT DEVELOPER SHALL HAVE NO OBLIGATION UNDER THIS PARAGRAPH TO THE CITY WITH RESPECT TO ANY OF THE FOREGOING ARISING OUT OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY OR THE BREACH BY THE CITY OF THIS AGREEMENT.

B. Miscellaneous

- 1. This Agreement contains the full and complete agreement of the parties hereto, and all prior negotiations and agreements pertaining to the subject matter hereof, are expressly merged in this Agreement. Each party hereto disclaims any reliance on any facts, promises, undertakings, or representations (oral or written) made by any other party, or his agent or attorneys, prior to or contemporaneous to the date of execution of this Agreement.

2. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.
3. All parties acknowledge that this Agreement is the result of substantial negotiation between the parties. All parties further acknowledge that each party and its legal counsel have reviewed, revised, and contributed to this Agreement; so that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement, nor any amendments or exhibits thereto.
4. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
5. All notices required to be given under this Agreement shall be given in writing and shall be effective when actually delivered or when deposited in the United States mail, first class, postage prepaid, addressed to the party to whom the notice is to be given at the addresses shown below. Any party may change its address for notices under this Agreement by giving written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, each party agrees to keep the other informed at all times of its current address.

To City:

City Manager
City of Denton
City Hall
215 E. McKinney
Denton, Texas 76201

To Developer:

TG Duchess Denton, LLC
14241 Dallas Parkway, Suite 1090
Dallas, Texas 75254

6. This Agreement shall be construed under the laws of the State of Texas and is fully performable in Denton County, Texas. Exclusive venue for any suit to enforce the terms and conditions of this Agreement shall be a court of competent jurisdiction in Denton County, Texas.
7. This Agreement may be executed in multiple counterparts, by one or more signatories, separately and each of such counterparts shall be deemed an original for all purposes, and all such signed counterparts shall constitute but one and the same instrument.

8. This Agreement shall automatically terminate upon the recordation of the Deed and the reimbursement of the Deposit to the Developer or the then-current owner of the Project, as applicable; provided however that Developer's indemnification obligations under Section 3 hereof shall survive such termination.
9. Except as provided herein, the rights and obligations of either Party to this Agreement shall not be assigned without the express written consent of both Parties. Notwithstanding the foregoing, Developer may assign to a subsequent owner of the Park Land Lot (a) its obligation to dedicate the Park Land Lot consistent with this Agreement and (b) its right to receive a return of the Deposit, provided Developer is not in breach of any provision of this Agreement, by providing written notice of such assignment to the City, which notice shall be signed by Developer and its assignee.

Signed to be effective the _____ day of _____, 2026 (the "Effective Date").

[signatures on following page]

DEVELOPER:

TG DUCHESS DENTON, LLC,
A Texas limited liability company

By: _____
Griffin Neal
[AUTHORIZED SIGNEE TITLE]

CITY OF DENTON:

By: _____
Cassey Ogden
Interim City Manager
215 E. McKinney
Denton, Texas 76201

ATTEST:
INGRID REX, CITY SECRETARY

By: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

By: _____

THIS AGREEMENT HAS BEEN BOTH REVIEWED AND APPROVED
as to financial operational obligations and business terms

Allison Wing, Interim Director, Parks and Recreation

ACKNOWLEDGMENTS

STATE OF TEXAS }

COUNTY OF DENTON }

The foregoing Development Agreement was executed before me on the ____ day of _____, 2026 by Cassey Ogden, Interim City Manager of the City of Denton, a Texas home-rule municipal corporation, on behalf of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

Notary Public

Printed Name
My commission expires: _____
My commission is in _____ County.

STATE OF TEXAS }

COUNTY OF DENTON }

The foregoing Development Agreement was executed before me on the ____ day of _____, 2026 by Griffin Neal _____ of TG Duchess of Denton, LLC, a Texas limited liability company, on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

Notary Public

Printed Name
My commission expires: _____
My commission is in _____ County.

Exhibit "A"
Park Land Lot

[Please include legal description and map/plat showing land to be dedicated]

Exhibit "B"

Special Warranty Deed

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF DENTON §

That **TG Duchess Denton, LLC**, a Texas limited liability company (herein called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by the **City of Denton**, a Texas Home Rule Municipal Corporation (herein called "Grantee"), having a mailing address of 215 E. McKinney Street, Denton, Texas 76201, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee all of that certain approximate 6.718-acre tract or parcel of real property, together with appurtenances thereon and improvements thereto, including all right, title and interest in all adjacent public streets and public rights-of-way (if any), more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to any easements, restrictions and other matter described in Exhibit "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

Grantor, subject to the limitation of such reservation made herein, reserves, for themselves, their heirs, devisees, successors, and assigns all oil, gas, and other minerals in, on, and under and that may be produced from the Property. Grantor, their heirs, devisees, successors, and assigns shall not have the right to use or access the surface of the Property, in any way, manner, or form, in connection with or related to the reserved oil, gas, and other minerals, and/or related to exploration and/or production of the oil, gas and other minerals reserved herein, including without limitation, use or access of the surface of the Property for the location of any well or drill sites, well bores, whether vertical or any deviation from vertical, water wells, pit areas, seismic activities, tanks or tank batteries, pipelines, roads, electricity or other utility infrastructure, and/or for subjacent or lateral support for any surface facilities or well bores, or any other infrastructure or improvement of any kind or type in connection with or related to the reserved oil, gas, and other minerals, and/or related to the exploration or production of same.

As used herein, the term “other minerals” shall include oil, gas, and all associated hydrocarbons and shall exclude (i) all substances that any reasonable extraction, mining, or other exploration and/or production method, operation, process, or procedure would consume, deplete, or destroy the surface of the Property; and (ii) all substances which are at or near the surface of the Property. The intent of the parties hereto is that the meaning of the term “other minerals” as utilized herein, shall be in accordance with that set forth in *Reed v. Wylie*, 597 S.W.2d 743 (Tex. 1980).

As used herein, the term “surface of the Property” shall include the area from the surface of the earth to a depth of five hundred feet (500’) below the surface of the earth and all areas above the surface of the earth.

Grantor hereby assigns to Grantee, without recourse or representation, any and all claims and causes of action that Grantor may have for or related to any defects in, or injury to, the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee’s successors and assigns forever; and Grantor does hereby bind Grantor and Grantor’s successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee’s successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

[Signature page follows]

EXECUTED the _____ day of _____, 2026 (the “Effective Date”).

GRANTOR:

TG Duchess Denton, LLC
a Texas limited liability company

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2026, by _____, the _____ of TG Duchess Denton, LLC, a Texas limited liability company, on behalf of said limited liability company.

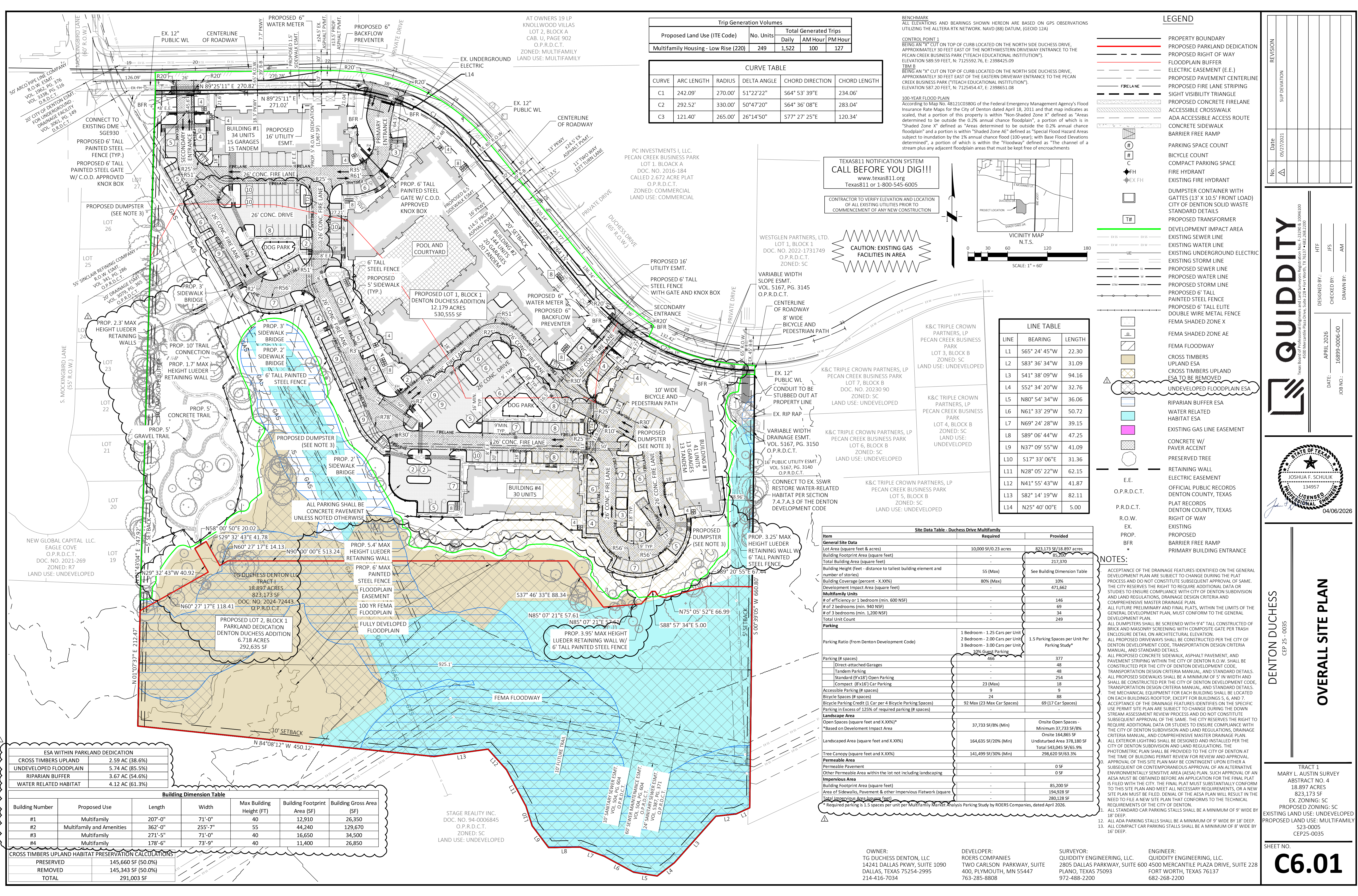
Notary Public, State of Texas
My commission expires: _____

Upon Filing Return To:
City of Denton
Capital Projects – Real Estate
401 N. Elm Street
Denton, Texas 76201

Property Tax Bills To:
City of Denton Finance Department
215 E. McKinney Street
Denton, Texas 76201

Exhibit "A"

(Provide metes and bounds of area being dedicated)



Trip Generation Volumes

Proposed Land Use (ITE Code)	No. Units	Total Generated Trips		
		Daily	AM Hour	PM Hour
Multifamily Housing - Low Rise (220)	249	1,522	100	127

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	242.09'	270.00'	51°22'22"	S64°53'39"E	234.06'
C2	292.52'	330.00'	50°47'20"	S64°36'08"E	283.04'
C3	121.40'	265.00'	26°14'50"	S77°27'25"E	120.34'

BENCHMARK:
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK (NAVD 88) DATUM, (GEOID 12A)

CONTROL POINT 1
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE NORTH SIDE DUCHESS DRIVE, APPROXIMATELY 30 FEET EAST OF THE NORTHWESTERN DRIVEWAY ENTRANCE TO THE PECAN CREEK BUSINESS PARK ("TEACH EDUCATIONAL INSTITUTION").
ELEVATION 589.59 FEET, N: 7125592.76, E: 2398425.09

TBM B
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE NORTH SIDE DUCHESS DRIVE, APPROXIMATELY 30 FEET EAST OF THE EASTERN DRIVEWAY ENTRANCE TO THE PECAN CREEK BUSINESS PARK ("TEACH EDUCATIONAL INSTITUTION").
ELEVATION 587.20 FEET, N: 7125454.47, E: 2398651.08

100-YEAR FLOOD PLAIN
According to Map No. 48121C0380G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for the City of Denton dated April 18, 2011 and that map indicates as scaled, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain", a portion of which is in "Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" and a portion is within "Special Flood Hazard Areas" subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined, a portion of which is within the "floodway" defined as "The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments"

LEGEND

- PROPERTY BOUNDARY
- PROPOSED PARKLAND DEDICATION
- PROPOSED RIGHT OF WAY
- FLOODPLAIN BUFFER
- ELECTRIC EASEMENT (E.E.)
- PROPOSED PAVEMENT CENTERLINE
- PROPOSED FIRE LANE STRIPING
- SIGHT VISIBILITY TRIANGLE
- PROPOSED CONCRETE FIRELANE
- ACCESSIBLE CROSSWALK
- ADA ACCESSIBLE ACCESS ROUTE
- CONCRETE SIDEWALK
- BARRIER FREE RAMP
- PARKING SPACE COUNT
- BICYCLE COUNT
- COMPACT PARKING SPACE
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- DUMPSTER CONTAINER WITH GATES (13' X 10.5' FRONT LOAD)
- CITY OF DENTON SOLID WASTE STANDARD DETAILS
- PROPOSED TRANSFORMER
- DEVELOPMENT IMPACT AREA
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED 6" TALL PAINTED STEEL FENCE
- PROPOSED 6" TALL ELITE DOUBLE WIRE METAL FENCE
- FEMA SHADED ZONE X
- FEMA SHADED ZONE AE
- FEMA FLOODWAY
- CROSS TIMBERS UPLAND ESA
- CROSS TIMBERS UPLAND ESA TO BE REMOVED
- UNDEVELOPED FLOODPLAIN ESA
- RIPARIAN BUFFER ESA
- WATER RELATED HABITAT ESA
- EXISTING GAS LINE EASEMENT
- CONCRETE W/ PAVER ACCENT
- PRESERVED TREE
- RETAINING WALL
- ELECTRIC EASEMENT
- OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- PLAT RECORDS DENTON COUNTY, TEXAS
- RIGHT OF WAY
- EXISTING
- PROPOSED
- BARRIER FREE RAMP
- PRIMARY BUILDING ENTRANCE

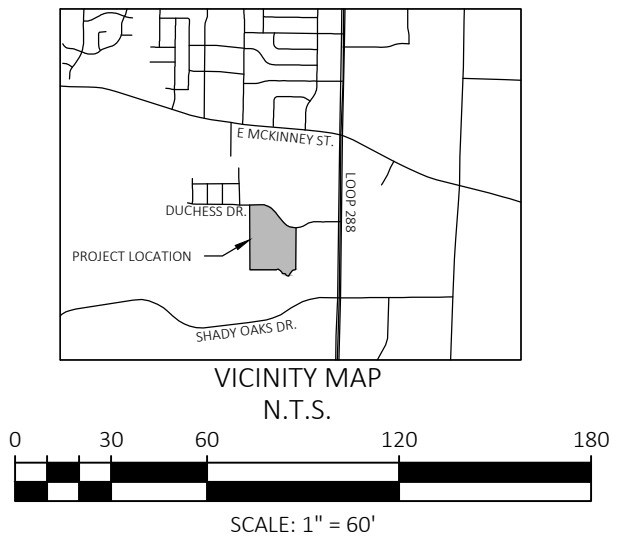
LINE TABLE

LINE	BEARING	LENGTH
L1	S65° 24' 45"W	22.30
L2	S83° 36' 34"W	31.09
L3	S41° 38' 09"W	94.16
L4	S52° 34' 20"W	32.76
L5	N80° 54' 34"W	36.06
L6	N61° 33' 29"W	50.72
L7	N69° 24' 28"W	39.15
L8	S89° 06' 44"W	47.25
L9	N37° 09' 55"W	41.09
L10	S17° 33' 06"E	31.36
L11	N28° 05' 22"W	62.15
L12	N41° 55' 43"W	41.87
L13	S82° 14' 19"W	82.11
L14	N25° 40' 00"E	5.00

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

CAUTION: EXISTING GAS FACILITIES IN AREA



Site Data Table - Duchess Drive Multifamily

Item	Required	Provided
General Site Data		
Lot Area (square feet & acres)	10,000 SF/0.23 acres	823,173 SF/18.897 acres
Building Footprint Area (square feet)	-	85,200
Total Building Area (square feet)	-	217,370
Building Height (feet - distance to tallest building element and number of stories)	55 (Max)	See Building Dimension Table
Flood Coverage (percent - X.XXX)	80% (Max)	10%
Development Impact Area (square feet)	-	471,662
Multifamily Units		
# of efficiency or 1 bedroom (min. 600 NSF)	-	146
# of 2 bedrooms (min. 940 NSF)	-	69
# of 3 bedrooms (min. 1,200 NSF)	-	34
Total Unit Count	-	249
Parking		
Parking Ratio (from Denton Development Code)	1 Bedroom - 1.25 Cars per Unit 2 Bedroom - 2.00 Cars per Unit 3 Bedroom - 3.00 Cars per Unit 10% Guest Parking	1.5 Parking Spaces per Unit Per Parking Study*
Parking (# spaces)	466	377
Direct-attached Garages	-	48
Tandem Parking	-	48
Standard (9'x18') Open Parking	-	254
Compact (8'x16') Car Parking	23 (Max)	18
Accessible Parking (# spaces)	2	9
Bicycle Spaces (# spaces)	9	88
Bicycle Parking Credit (1 Car per 4 Bicycle Parking Spaces)	92 Max (23 Max Car Spaces)	69 (17 Car Spaces)
Landscaping Area		
Open Spaces (square feet and X.XXX%)*	37,733 SF/8% (Min)	Onsite Open Spaces - Minimum 37,733 SF/8% Onsite 164,865 SF
Landscaped Area (square feet and X.XXX%)	164,635 SF/20% (Min)	Undisturbed Area 378,180 SF Total 543,045 SF/65.9%
Tree Canopy (square feet and X.XXX%)	141,499 SF/30% (Min)	280,128 SF
Impervious Area		
Building Footprint Area (square feet)	-	85,200 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	-	194,928 SF
Total Impervious Area (square feet)	-	280,128 SF

* Required parking is 1.5 spaces per unit per Multifamily Market Analysis Parking Study by ROERS Companies, dated April 2026.

NOTES:

ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE GENERAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE DURING THE PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.

ALL FUTURE PRELIMINARY AND FINAL PLATS, WITHIN THE LIMITS OF THE GENERAL DEVELOPMENT PLAN, MUST CONFORM TO THE GENERAL DEVELOPMENT PLAN.

ALL DUMPSTERS SHALL BE SCREENED WITH 9'4" TALL CONSTRUCTED OF BRICK AND MASONRY SCREENING WITH COMPOSITE GATE PER TRASH ENCLOSURE DETAIL ON ARCHITECTURAL ELEVATION.

ALL PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED PER THE CITY OF DENTON DEVELOPMENT CODE, TRANSPORTATION DESIGN CRITERIA MANUAL, AND STANDARD DETAILS.

ALL PROPOSED CONCRETE SIDEWALK, ASPHALT PAVEMENT, AND PAVEMENT STRIPING WITHIN THE CITY OF DENTON R.O.W. SHALL BE CONSTRUCTED PER THE CITY OF DENTON DEVELOPMENT CODE, TRANSPORTATION DESIGN CRITERIA MANUAL, AND STANDARD DETAILS.

ALL PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH AND SHALL BE CONSTRUCTED PER THE CITY OF DENTON DEVELOPMENT CODE, TRANSPORTATION DESIGN CRITERIA MANUAL, AND STANDARD DETAILS.

THE MECHANICAL EQUIPMENT FOR EACH BUILDING SHALL BE LOCATED ON EACH BUILDINGS ROOF TOP, EXCEPT FOR BUILDINGS 5, 6, AND 7.

ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE SPECIFIC USE PERMIT SITE PLAN ARE SUBJECT TO CHANGE DURING THE DOWN STREAM ASSESSMENT REVIEW PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF THE SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE CRITERIA MANUAL, AND COMPREHENSIVE MASTER DRAINAGE PLAN.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND INSTALLED PER THE CITY OF DENTON SUBDIVISION AND LAND REGULATIONS. THE PHOTOMETRIC PLAN SHALL BE PROVIDED TO THE CITY OF DENTON AT THE TIME OF BUILDING PERMIT REVIEW FOR REVIEW AND APPROVAL.

APPROVAL OF THIS SITE PLAN MAY BE CONTINGENT UPON EITHER A SUBSEQUENT OR CONTEMPORANEOUS APPROVAL OF AN ALTERNATIVE ENVIRONMENTALLY SENSITIVE AREA (ESA) PLAN. SUCH APPROVAL OF AN ESA MUST BE OBTAINED BEFORE AN APPLICATION FOR THE FINAL PLAT IS FILED WITH THE CITY. THE FINAL PLAT MUST SUBSTANTIALLY CONFORM TO THIS SITE PLAN AND MEET ALL NECESSARY REQUIREMENTS, OR A NEW SITE PLAN MUST BE FILED. DENIAL OF THE ESA PLAN WILL RESULT IN THE NEED TO FILE A NEW SITE PLAN THAT CONFORMS TO THE TECHNICAL REQUIREMENTS OF THE CITY OF DENTON.

1. ALL STANDARD CAR PARKING SPACES SHALL BE A MINIMUM OF 9' WIDE BY 18' DEEP.

2. ALL ADA PARKING SPACES SHALL BE A MINIMUM OF 9' WIDE BY 18' DEEP.

3. ALL COMPACT CAR PARKING SPACES SHALL BE A MINIMUM OF 8' WIDE BY 16' DEEP.

ESA WITHIN PARKLAND DEDICATION

Category	Area (Acres)	Percentage
CROSS TIMBERS UPLAND	2.59 AC	38.6%
UNDEVELOPED FLOODPLAIN	5.74 AC	85.5%
RIPARIAN BUFFER	3.67 AC	54.6%
WATER RELATED HABITAT	4.12 AC	61.3%

Building Dimension Table

Building Number	Proposed Use	Length	Width	Max Building Height (FT)	Building Footprint Area (SF)	Building Gross Area (SF)
#1	Multifamily	207'-0"	71'-0"	40	12,910	26,350
#2	Multifamily and Amenities	362'-0"	255'-7"	55	44,240	129,670
#3	Multifamily	271'-5"	71'-0"	40	16,650	34,500
#4	Multifamily	178'-6"	73'-9"	40	11,400	26,850

CROSS TIMBERS UPLAND HABITAT PRESERVATION CALCULATIONS

Category	Area (SF)	Percentage
PRESERVED	145,660 SF	50.0%
REMOVED	145,343 SF	50.0%
TOTAL	291,003 SF	

REVISION

No.	Date	Supervision
1	05/27/2021	

QUIDDITY
Professional Engineers and Land Surveyors Registration No. 1-232076, 1008100
4500 Meritway, Suite 200, Dallas, TX 75241, Tel: 972-462-2820

DESIGNED BY: HTF
CHECKED BY: JFS
DRAWN BY: AM

DATE: APRIL 2026
JOB NO.: 16899-0006-00

STATE OF TEXAS
134957
JOSHUA F. SCHULIK
LICENSED PROFESSIONAL ENGINEER
04/06/2026

DENTON DUCHESS
CEP 25-0035

OVERALL SITE PLAN

TRUST 1
MARY L. AUSTIN SURVEY
ABSTRACT NO. 4
18.897 ACRES
EX. ZONING: SC
PROPOSED ZONING: SC
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: MULTIFAMILY
523-0005
CEP25-0035

SHEET NO.
C6.01

OWNER:
TG DUCHESS DENTON, LLC
12421 DALLAS PKWY, SUITE 1090
DALLAS, TEXAS 75254-2995
214-416-7034

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY, SUITE
400, PLYMOUTH, MN 55447
763-285-8808

SURVEYOR:
QUIDDITY ENGINEERING, LLC.
2805 DALLAS PARKWAY, SUITE 600
4500 MERCANTILE PLAZA DRIVE, SUITE 228
PLANO, TEXAS 75093
972-488-2200

ENGINEER:
QUIDDITY ENGINEERING, LLC.
4500 MERCANTILE PLAZA DRIVE, SUITE 228
FORT WORTH, TEXAS 76137
682-268-2200

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DENTON AND TG DUCHESS DENTON, LLC FOR THE DEDICATION OF PARK LAND FOR A CITY PARK; AUTHORIZING ACCEPTANCE OF LAND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Developer TG Duchess Denton, LLC, (the “Developer”) of the Olivo Apartments has received approval to construct the Olivo Apartments. The Olivo Apartments will consist of 249 multi-family homes and;

WHEREAS, Chapter 22, Article III, Section 22-37, requires Developer dedicate parkland proportional to the number and type of dwelling units proposed for a residential subdivision and;

WHEREAS, Chapter 22, Article III, Section 22-39, requires Developer pay park development fees proportional to the number of each new dwelling unit and;

WHEREAS, the developer will comply with Chapter 22, Article III, Section 22-37 and Chapter 22, Article III, Section 22-39 as outlined in the Development Agreement and;

WHEREAS, the City and the Developer have negotiated an agreement providing for the payment of park dedication fees and the payment of park development fees in accordance with Chapter 22 of the Code, as well as providing other terms, conditions, and obligations of the City and the Developer, in the form attached hereto as Exhibit “A” (the “Development Agreement”); and

WHEREAS, the City Council deems it in the best interest of the public to enter into a Development Agreement with Developer; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this Ordinance are incorporated herein by reference.

SECTION 2. The City Manager or designee is hereby authorized to execute on behalf of the City, a Development Agreement in substantially the form of the Agreement, attached hereto.

SECTION 3. The City Manager or designee is authorized to receive land and to undertake the obligations as set forth in the Agreement.

SECTION 4. This Ordinance shall become effective immediately upon its passage and approval.

The motion to approve this Ordinance was made by _____ and seconded by _____ . This Ordinance was passed and approved by the following vote [__ - __]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____