



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 19, 2026

SUBJECT

Consider 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. The Parks, Recreation, and Beautification Board voted to recommend approval (5-0).

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

As soon as 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.

There will be minimal maintenance costs to this parcel. Regular maintenance expenses will not be incurred until a trail has been constructed on the property as part of phase II of Pecan Creek Trail.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Ordinance and Agreement

Exhibit 3- Denton Site Plan

Respectfully submitted:

Allison Wing

Interim Director, Parks and Recreation

Prepared by:

Monica Martin

Park Planning Manager, Parks and Recreation