



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Christine Taylor

DATE: May 20, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton approving a Park Development Agreement between the City of Denton and Jefferson North Elm, LLC for the acceptance of park dedication and park development fees pursuant to the Park Land Dedication and Development Fees Requirements of Article III, Chapter 22 of the City's Code of Ordinances; authorizing acceptance of fees; and providing an effective date.

BACKGROUND

Jefferson North Elm, LLC is the owner of and is currently developing a portion of a 25.976-acre tract of land for residential use known as Jefferson at North Elm which is located at 2900 N Elm St. in the City of Denton. The Project consists of four hundred fifty (450) multi-family residential units.

- 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 2.42 non-flood plain acres. No floodplain exists on the subject property. The fees in lieu of land dedication total \$135,450.00.
- The park development fees required by Chapter 22, Article III, Section 22-39 of the City's Code of Ordinances for the Project total \$783,450.00.
- The Developer intends to pay the assessed fees to satisfy both the park land dedication requirements (Denton Code of Ordinances Section 22-37) and the park development fee requirements for the Project (Denton Code of Ordinances Section 22-39).
- As part of the Planned Development as outlined in Ordinance No. PD24-0002a, a total of 10.2 acres was outlined to be dedicated for park space to include a perimeter side path and associated public access easement. The Developer plans to dedicate the 10.2 acres and associated structures to Denton County to be used as open park space and for historical preservation.

RECOMMENDATION

Staff recommend approval of the ordinance.

OPERATIONAL IMPACT

The Parks and Recreation Department (PARD) will not incur any additional operational costs associated with this development.

FISCAL INFORMATION

Park dedication fee-in-lieu of land requirement:	\$135,450.00
Park development fee:	\$783,450.00

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Development Agreement

Exhibit 3- Ordinance

Respectfully submitted:

Gary Packan

Director of Parks and Recreation

Prepared by:

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