



AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Christine Taylor, Assistant City Manager

DATE: March 4, 2025

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding the future potential use of the homestead located at the former Evers property on 2900 N. Elm St.

BACKGROUND

At the Regular Meeting of the Denton City Council on October 15, 2024, the property at 2900 N. Elm St. received approval for rezoning from Residential 2 (R2) to Planned Development with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts (i.e. subdistricts) to facilitate the development of 450 multifamily dwelling units on 15.76 acres and the dedication of 10.20 acres of parkland. A Planned Development was established to ensure the property develops in a way that maximizes tree preservation, allows connection to the future park property, and restricts the allowed land use to offer certainty to neighboring residents about what would be developed on the property.

The future park property is currently developed with four structures that include a former homestead of the Evers family that operated this land as a farm. Many members of the broader Denton community have expressed interest in having the property either dedicated as a city park or designated as a historic landmark to ensure the preservation of the farmhouse and trees on the property.

Historic preservation staff reached out to Denton County for consideration for preservation on July 28, 2022, via email. As this project has advanced, City staff have had more recent conversations with County staff regarding the potential relocation of the home, and interest potentially exists to take ownership of the homestead structure. However, a decision has not been determined at this time, and County staff are still considering their options.

The former Evers Farm was discussed at the October 14, 2024, Historic Landmark Commission (HLC) meeting. The HLC asked that if the planned development were to be approved by City Council at the October 15, 2024, meeting, that an invitation be extended to the Parks and Recreation Department to discuss the possible preservation of the former residence.

Following the Council's approval of the development on October 15th, City staff received requests from Denton residents to explore additional options for preserving the homestead for various potential uses once the land is dedicated as a park. City staff met onsite with local stakeholders, the Denton County Master Gardener Association, and the developer on November 14, 2024.

A public meeting was held on November 21, 2024, at the Denton Civic Center with approximately 30 people in attendance, excluding city staff and the developer, to receive feedback and allow for discussion of potential options for future park development and the potential use of the former homestead. Exhibit 3

provides a summary of the public meeting discussion. A Discuss Denton webpage was created to provide information to the community regarding the project (<https://www.discussdenton.com/eversproperty>).

Two commissioners of the City's HLC were in attendance at the November 21st meeting. The two commissioners provided their counterparts with an update regarding what was discussed at the public meeting during HLC's December 9, 2024, meeting, and presented Parks and Recreation Departments next steps to evaluate the structural condition and financial costs to upgrade the former residence, if preserved.

On December 17, Parks and Recreation staff met with staff from Facilities Management to aid in providing information regarding the needs and/or requirements for the preservation of the home.

This item was discussed during a Work Session on February 4, 2025, and Council provided direction to utilize the next thirty days to explore additional options presented for preservation and return to Council with an update at the Regular Meeting on March 4, 2025.

City staff met with Denton County staff on February 7, 2025, to discuss their interest and outline next steps for preservation of the homestead. The relocation costs for the house are approximately \$200,000 and the developer committed to paying \$100,000. The County is interested in maintaining and operating Evers homestead property and is working towards a solution.

Staff will provide an Informal Staff Report with next steps.

FISCAL INFORMATION

- Demolition and abatement would be the responsibility of the developer and be completed prior to park land dedication to the City of Denton.
- The developer will contribute the funds identified for demolition (up to \$100,000) towards relocation costs.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Presentation

Respectfully submitted:

Gary Packan

Director of Parks and Recreation

Prepared by:

Ziad Kharrat

Assistant Director of Parks and Recreation