



# City of Denton

City Hall  
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Parks and Recreation

**CM/ DCM/ ACM:** Bryan Langley

**DATE:** December 5, 2017

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding the status and funding of the Vela Athletic Complex and the potential sale of City property on Highway 77 adjacent to North Lakes Park.

### **BACKGROUND**

The bid specifications for the Vela Athletic Complex are currently under final review. The construction documents have been uploaded into ProjectDox and permit applications have been submitted. Bid advertising is expected to go out December 12, 2017 and December 19, 2017 with a bid opening projected for January 4, 2018 or January 9, 2018. Final selection and approval of a contractor is estimated to be completed in February 2018. Parks and Recreation Director Emerson Vorel provided Council with an update on the Vela Athletic Complex on September 12, 2017. During the presentation several funding strategies for the project were discussed. Council requested additional information regarding the potential sale of City owned property located on Hwy 77.

The City acquired this property through an agreement for the purchase of approximately 20.5961 acres of land from Rayzor Investments under Ordinance 2008-293. The purchase contract provided for the allocation of a 14.7189 acre General Municipal Purpose tract and a 5.8774 acre Municipal Park tract.

The intent of the purchase was to acquire land for the proposed Animal Care and Adoption Center. The 14.7189 acre tract met the desired criteria of accessibility and visibility, reasonable proximity to other public facilities or park like amenities, accessible infrastructure, and conducive site topography for the animal care facility. The smaller 5.8 acre tract was ideally situated to allow for the expansion of the northeastern limits of North Lakes Park.

In 2012, a 4.393 acre lot was carved out of the 14.7189 acre General Municipal Purpose tract and was platted for the Animal Services facility. A mutual access easement was installed for future access to the remaining 10.3259 acres of the property. This acreage has been identified as the site for a second dog park. The proposed construction comes in response to numerous requests from the public for a dog park on the north side of the city and high usage and demand at Wiggly Field in Lake Forest Park off Ryan Rd. Additionally, a grant funded trail was recently installed on the General Municipal Purpose tract as part of the Northwest Trail Project that now connects Evers Park with the McKamy-Evers and North Pointe neighborhoods, the UNT Discovery Center, and North Lakes Park.

The approximately 10 remaining acres of General Municipal Purpose land is zoned NRMU-12 mixed use. Within the 10 acre tract is a 0.71 section on the eastern Hwy 77 frontage zoned NR-2. The section provides a curb cut opening from Hwy 77 to the tract.

Factors to consider when evaluating the viability of this property as a potential funding source include compatibility and desirability with the surrounding usage of land, zoning criteria and requirements, traffic access, and retainage of easement access to water infrastructure installed along Hwy 77.

## **OPTIONS**

Three options for consideration are:

- Continue exploring the sale of the 10 acre General Municipal Purpose tract. This will include examining the impact to the grant funded trail, retainage of easement to the water line, and identifying an alternate site for a second dog park.
- Continue exploring the sale of a portion of the General Municipal Purpose tract. This would include examining a division of the property, impact to the grant funded trail, retainage of easement to the water line, and identifying an alternate site for a second dog park.
- Retain the property and reserve the space for a second dog park as currently planned.

## **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area:** Safe, Liveable & Family-Friendly Community

**Related Goal:** 4.4 Provide and support outstanding leisure, cultural, and educational opportunities

## **EXHIBITS**

Exhibit 1 Agenda Information Sheet

Exhibit 2 Map

Exhibit 3 Permitted Use Zoning Table

Exhibit 4 Presentation

Respectfully submitted:

Emerson Vorel

Parks and Recreation, Director

Prepared by:

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Parks and Recreation, Assistant Director