



South Lakes Park / Calhoun Middle School Land Exchange City of Denton and DISD

October 21, 2025

Purpose

- Receive direction regarding a potential land exchange between DISD & City of Denton of the following properties.

Ownership	Site	Land to be exchanged (acres)
City of Denton	South Lakes Park	9.400
Denton ISD	Calhoun Middle School - Track	2.273
Denton ISD	Calhoun Middle School - Courts	1.160

3.433

Chapter 26, Protection of Public Parks and Recreation Lands, Parks and Wildlife Code

- ✓ State law as defined in Chapter 26, Protection of Public Parks and Recreational Lands, of the Texas Parks and Wildlife Code requires that:
- ✓ (a) a municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park unless the municipality, acting through its duly authorized governing body or officer, determines that:
 - ✓ **There is no feasible and prudent alternative to the use or taking of such land;** and
 - ✓ The program or **project includes all reasonable planning to minimize harm to the land**, as a park, resulting from the use or taking.
- ✓ (b) a **finding may be made only after notice and a public hearing** as required by this chapter.
 - ✓ Project to provide the City notice 30 days before the date of public hearing.
 - ✓ Notice must be published once a week for three consecutive weeks within 1 but no more than 2 weeks before hearing.
 - ✓ **(Posted: 9/20/25, 9/27/25, 10/4/25 and 10/11/25)**

DISD – Former Calhoun Middle School

Parcel #1 – Open Space

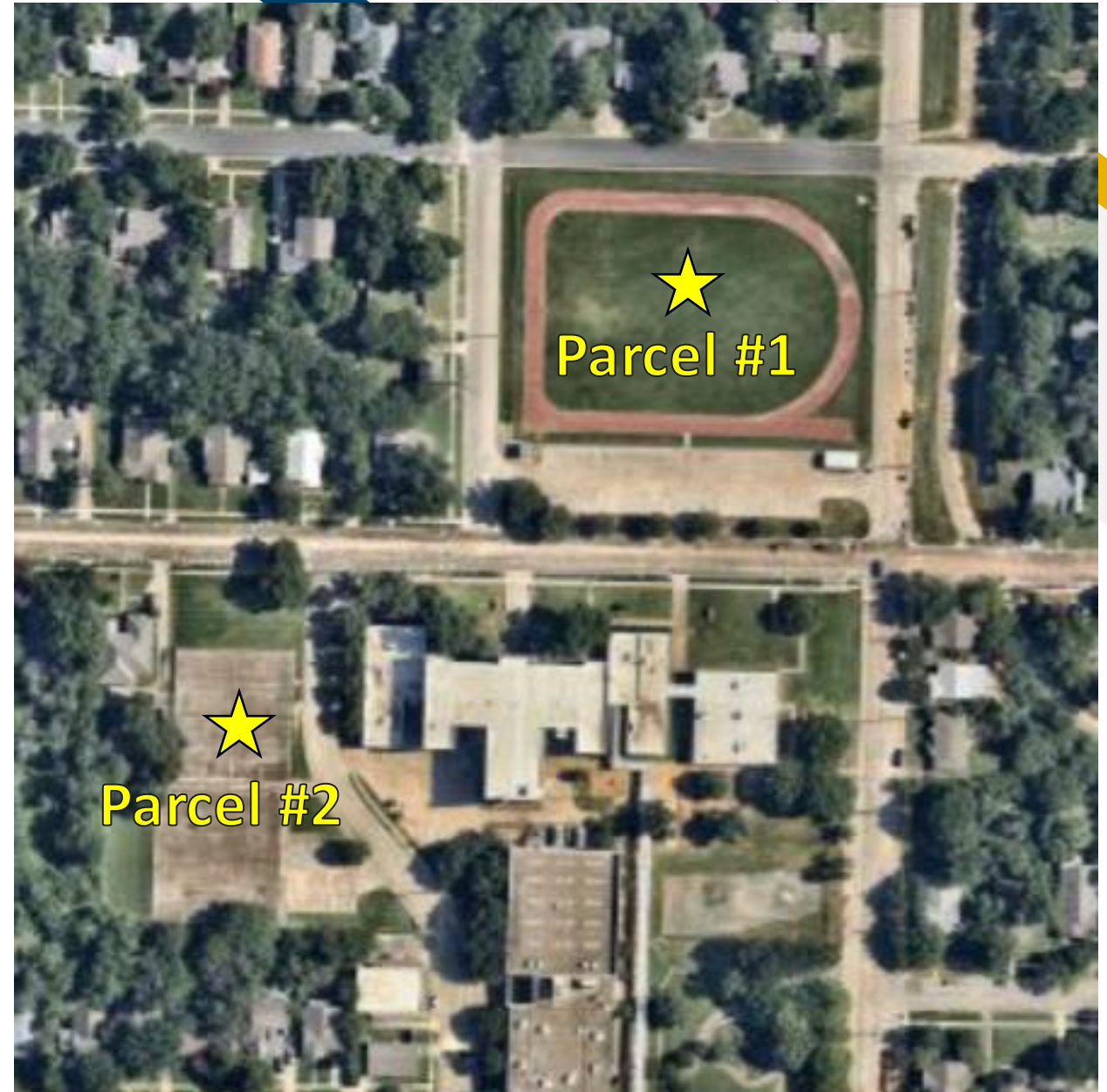
- 2.273 acres = \$1,584,000

Parcel #2 - Courts

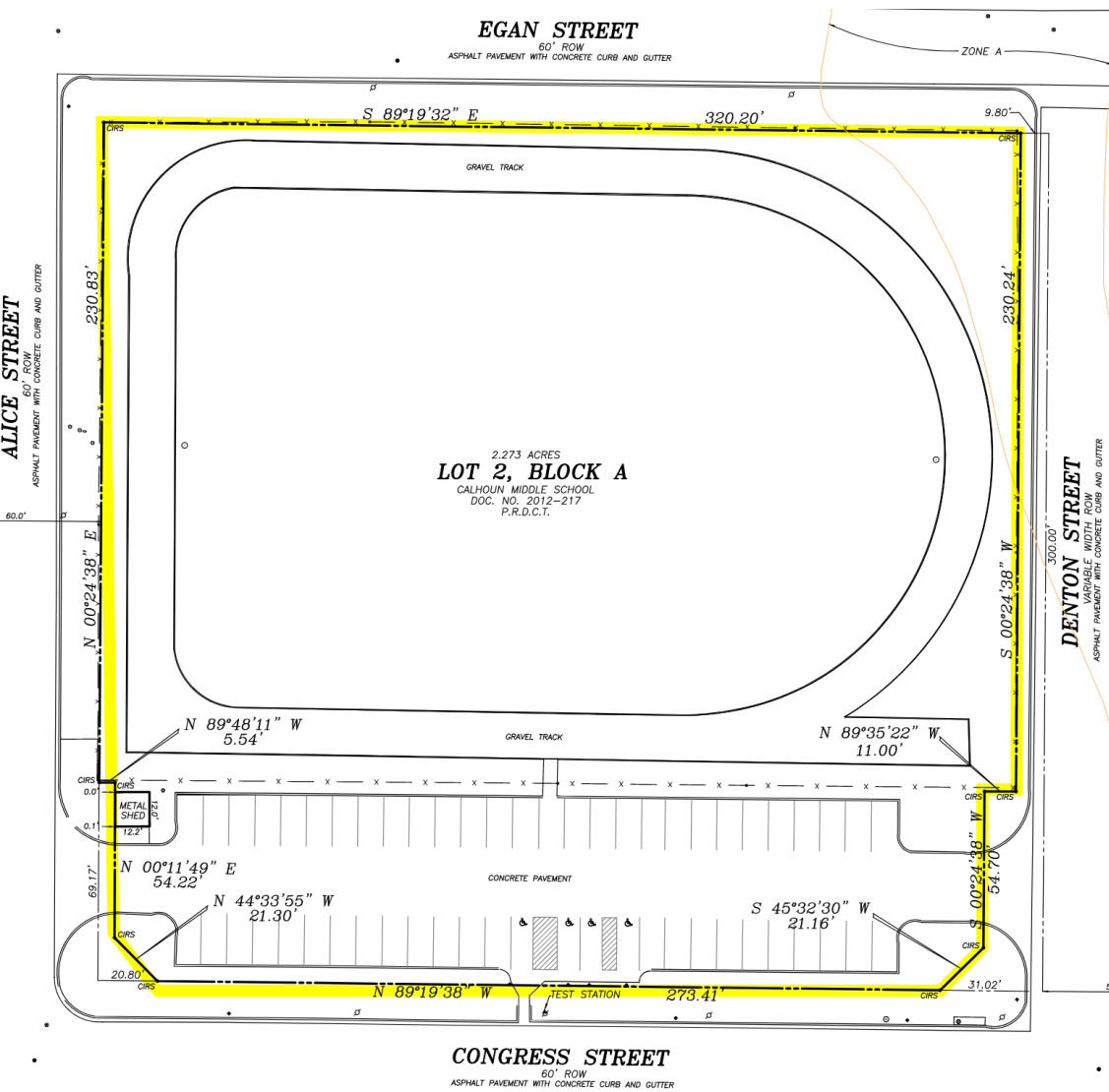
- 1.160 acres = \$985,000

Total Parcels

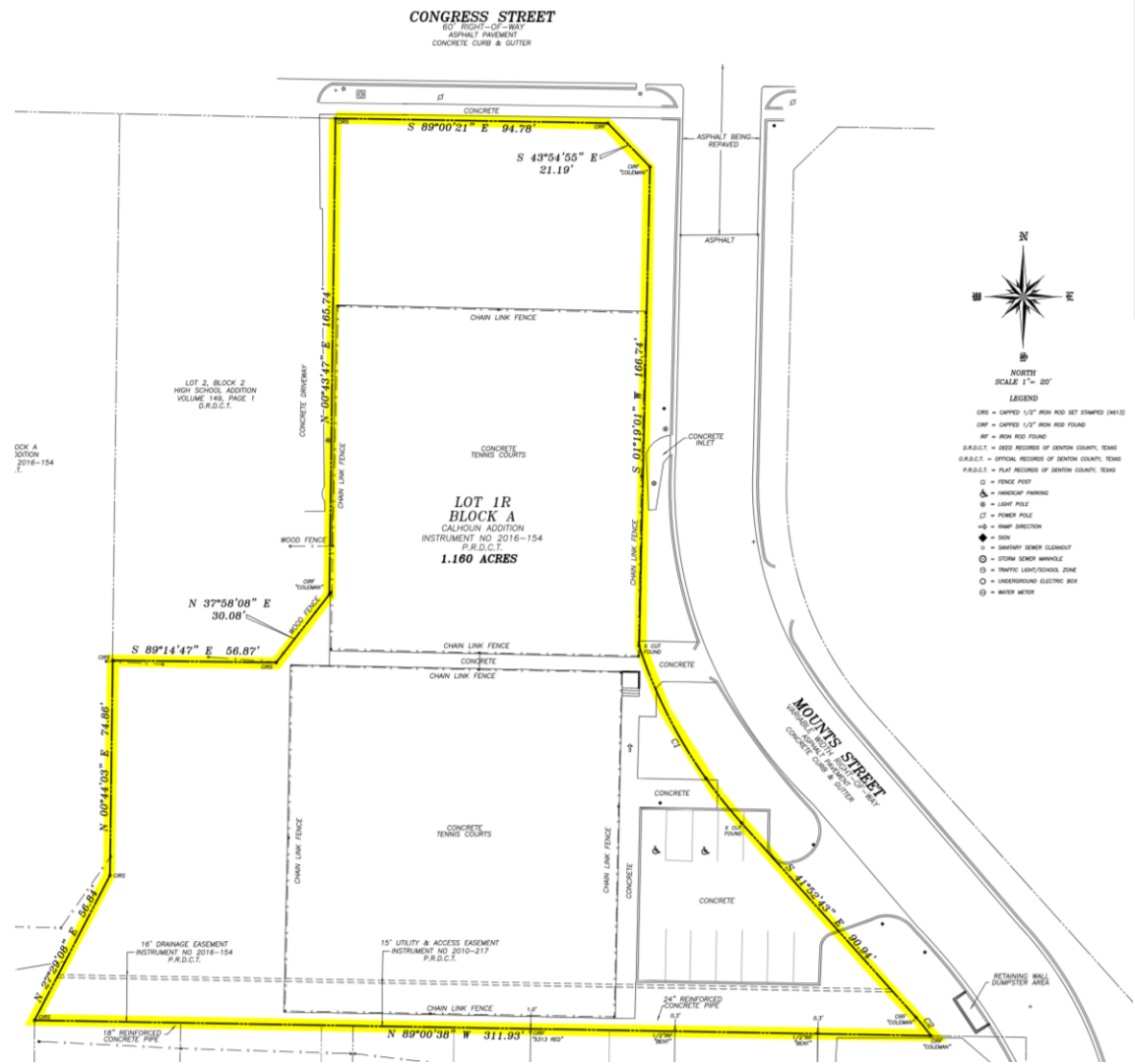
- 3.433 acres
- \$2,569,000 land appraisal



Parcel #1 – Open Space



Parcel #2 - Courts



LEGEND

- CRS = CAPED 1/2" IRON ROD SET STAMPED (4x12)
- RF = IRON ROD FOUND
- D.R.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
- O.R.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
- = FENCE POST
- △ = IRON ROD FOUND
- ⊙ = LIGHT POLE
- ⊙ = POWER POLE
- ⊙ = IRON
- ⊙ = SANITARY SEWER CLEANOUT
- ⊙ = STORM SEWER MANHOLE
- ⊙ = TRAFFIC LIGHT/TRAFFIC SIGNAL
- ⊙ = UNDERGROUND ELECTRIC BOX
- ⊙ = WATER METER

City of Denton South Lakes Park

Parcel #1 – Open Space

- 9.4 acres
- \$1,740,000 land appraisal



Chapter 26 Land Exchange

Current conditions -

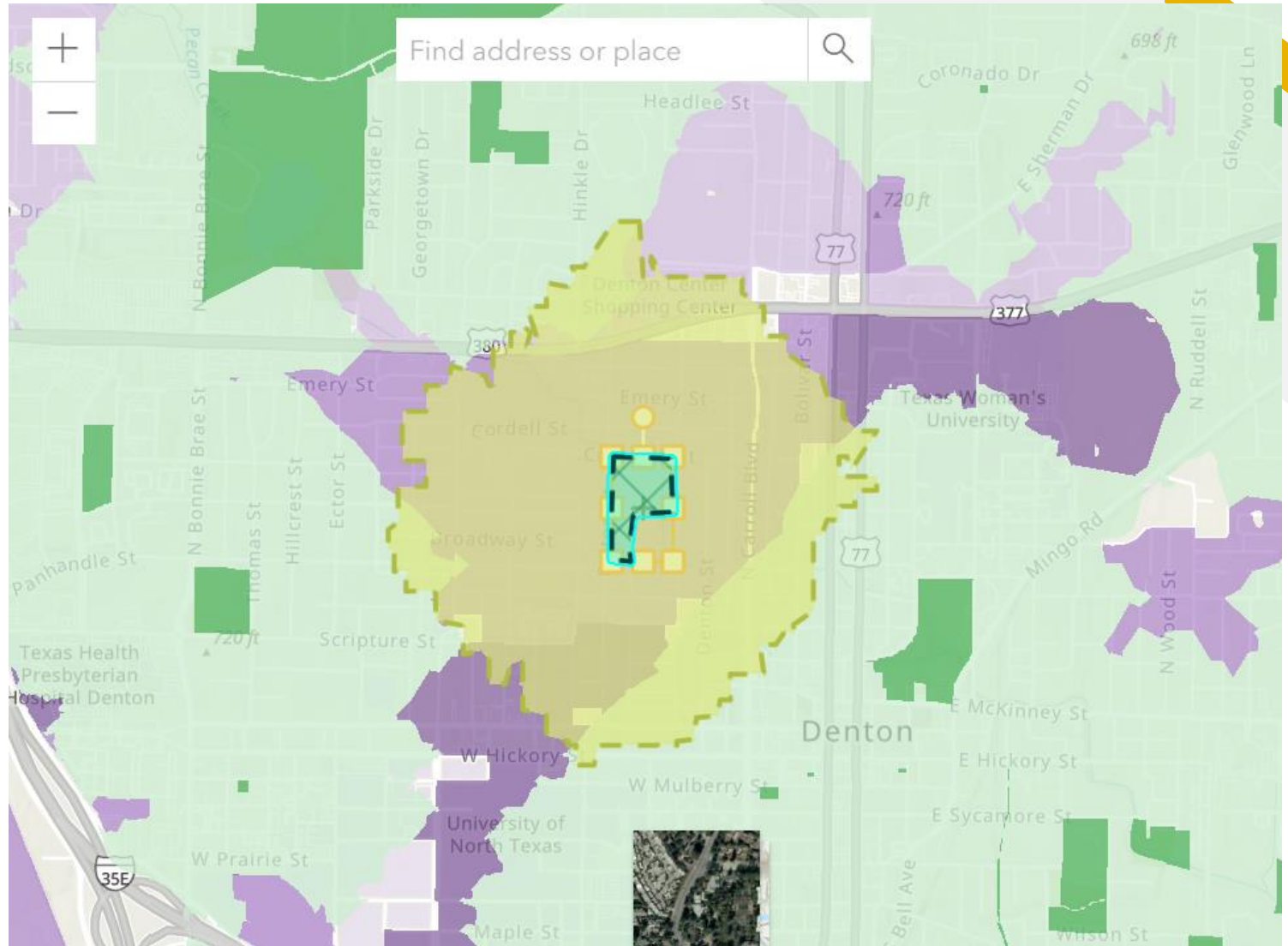
- DISD does not have enough land to build a track and open space for student recreation
 - Therefore, DISD has built, maintained, and leased 9+ acres in South Lakes Park for McMath Middle School recreational pursuits since 1998
 - Public can utilize the leased space outside of school operating hours
 - DISD has approved bond funding to improve the track and field turf

Proposed conditions –

- There is no feasible and prudent alternative to the use or taking land
 - Proximity of 9+ acres of land that is adjacent to McMath Middle School
 - Convenient for students
 - Would not require busing students to an off-campus location
 - Does not require purchase of additional land by DISD
 - DISD does not have any undeveloped land on campus to build a new track and field space
 - DISD will provide limited access to the track and field turf
 - Track will be available for rent to the public, but trails still provide fitness and accessibility for the community
 - Accessibility to open space will remain the same as the current lease
- Harm to land would be nonexistent as recreational facilities are being enhanced and improved

Value to Denton Park System

- High impact to Trust for Public Land, 10-Minute Walk Initiative
- This area is identified in the PARD Land Plan
- Increases access by 2.1% (57.4% to 59.5%)
- Adds a total of 3,210 residents within 10-Minute walk to a park



Benefits to City

- ✓ Provides immediate access to an inaccessible property for the public to utilize
- ✓ Future opportunity to provide an improved park space near the former middle school when funding is identified
- ✓ Access to open green space at South Lakes Park will remain unchanged
- ✓ Upgraded track and field turf will be available to the public for rent, and trails will still provide ability to exercise and accessibility for the community
- ✓ Continue to partner and collaborate with DISD for the benefit of the neighborhoods and students
- ✓ Supports efficient land use for both City and District.

Next Steps

- ✓ *Public Meeting #1: (Sept 25, 2025)*
- ✓ *Parks and Recreation Board: (Oct 6, 2025, recommended 5-0)*
- ✓ *Public Meeting #2: (Oct 9, 2025)*
 - City Council: Public Hearing (Oct 21, 2025)
 - DISD: Public Hearing (Oct 21, 2025)
 - City Council: Consideration of Inter Local Agreement (TBD)
 - Real Estate: Property Closing (Quarter 2 of 2026)



Questions?

