



Northpointe Development Agreement Park Land Dedication

**City Council Regular Meeting
April 15, 2025**



Project Site: Northpointe Phase 7 & 8

Location: North of Hercules Ln. & South of Loop 288		
Total # of Units:		Development Size:
63		18.109 Acres
Requirements per Ordinance (98-039)		
Total non-floodplain land owed:	Total non-floodplain land provided:	Fees in lieu of land:
0.441 Acres	4.274 Acres	\$34,426.38
Park Development Fees Owed		
\$18,333.00		



Dedication Details

1. Developer to dedicate 4.274 acres from Northpointe Phase 6.
2. City to reimburse fee in lieu of land dedication for phase 7 & 8 for dedication, \$34,426.38. *(Developer still responsible for park development fees in the amount of \$18,333.00.)*

New park land will provide the city the opportunity to extend the existing trail (located south) to connect to Nicosia St. and new Loop 288 trail. (Next Slide)

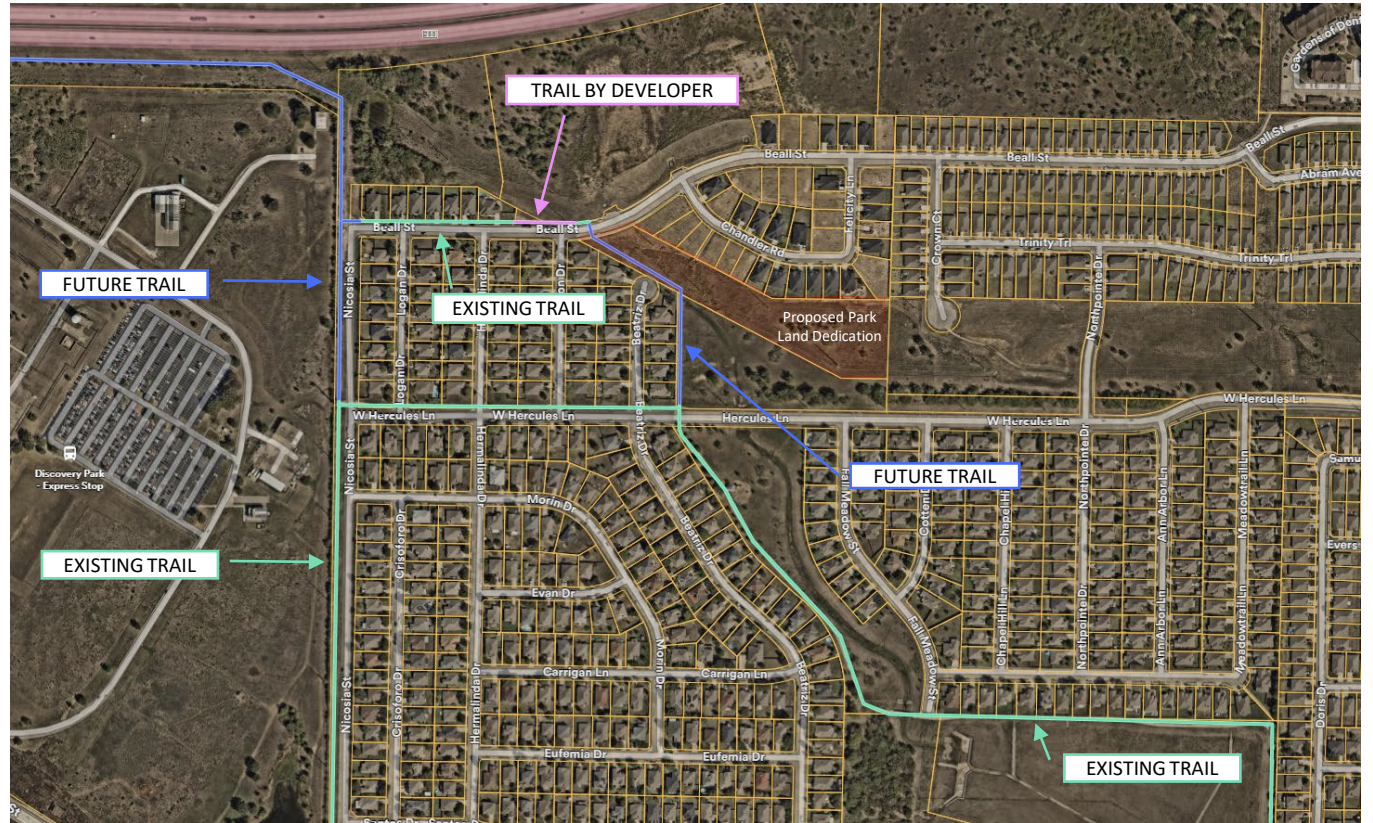


Dedication Amount

4.274 acres

Benefits to City

- ✓ Expands Cooper Creek Trail across Hercules Ln.
- ✓ Allows the connection towards Nicosia St. and future Loop 288 10' trail and to Discovery Park
- ✓ Neighborhood Linear Park for surrounding area
- ✓ 10-minute walk campaign does not expand. (57.4%)
However, extension of trail addresses gaps in trail system.
- ✓ Project in line with the 2023 Bond program for Trails
- ✓ Parks, Recreation and Trails System Master Plan
- ✓ PARD Land Plan
- ✓ Denton 2040 Plan



Direction and Next Steps

- Seeking approval of Development Agreement by City Council
 - September 9, 2024: Parks, Recreation, and Beautification Board approved (5-0)
- PARD will add this parcel to existing mowing contracts
- Design trail connection with trail bond funds
- Apply for TPWD grant funding up to \$300,000 to offset construction costs or move directly to construction with the support of trail bond funds



Questions?

