



# **Ch. 26 Request: Roark Branch Sewer Line**

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**Parks and Recreation, Real Estate, and  
Water Utilities**



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

- **Purpose:** Focuses on the protection of public parks and recreational lands, ensuring their preservation for ecological, aesthetic, and recreational purposes.
- **Procedures:**
  - It outlines measures for consideration to safeguard such areas.
  - Establishes approval criteria.



# Ch. 26 Procedures & Approval Criteria

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:

- (1) There is no feasible and prudent alternative to the use or taking of such land; and**
- (2) 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
  - Denton Record Chronicle – Notice of Public Hearing posted on the following dates: 04/23/2025, 04/30/2025, 05/07/2025



# Ch. 26 Proposed Request

Landmark by Hillwood Communities, on behalf of the City of Denton is requesting public utility easements (a non-park use) for a regional sewer line (Roark Branch) that serves the southwest side of Denton.

The sewer facility is proposed to go through two City of Denton parks:

- **Vintage Park**
- **Tamarack Park**

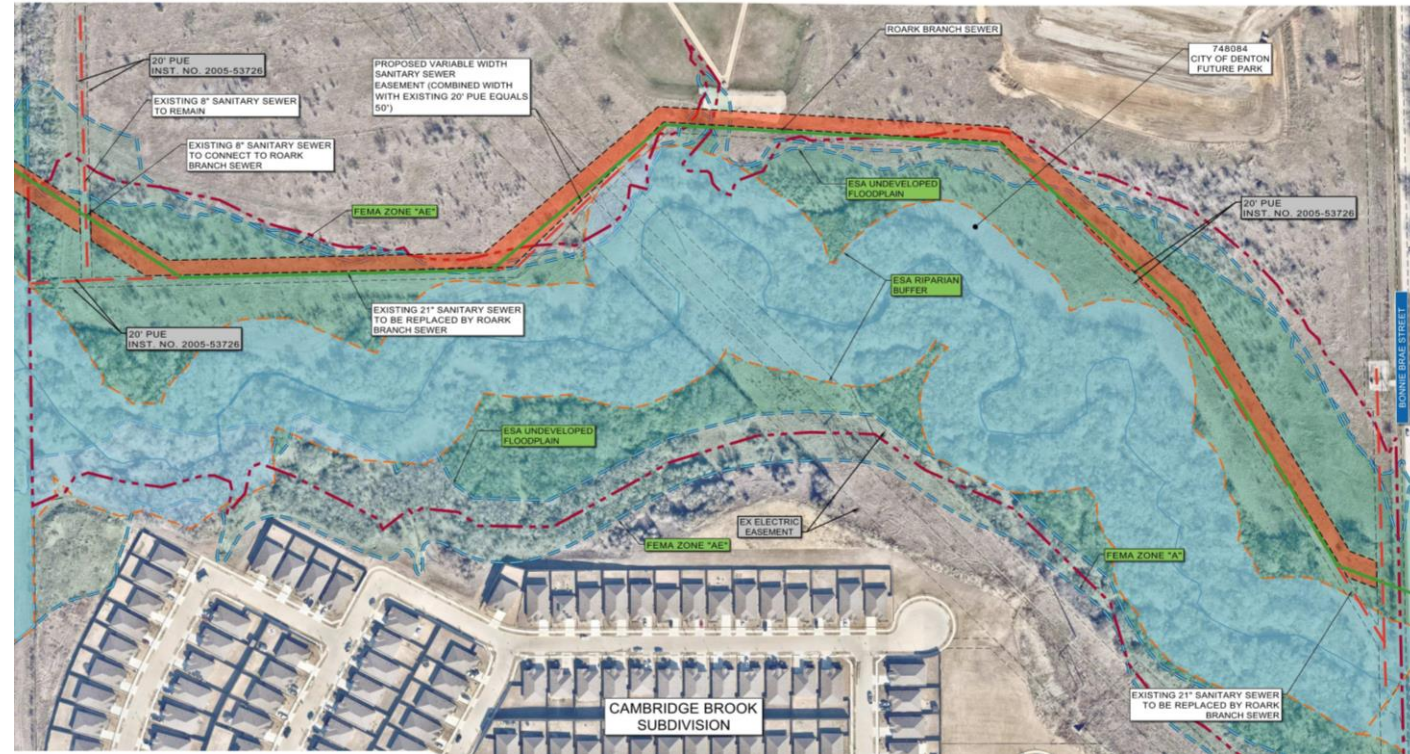




# Vintage Park

## Park Details: 40.36 acres

- Land dedicated in 2005
- Undeveloped neighborhood park
- Proposed alignment follows and expands an existing SS easement.
- Future plans:
  - Design and construct regional trail through park property.

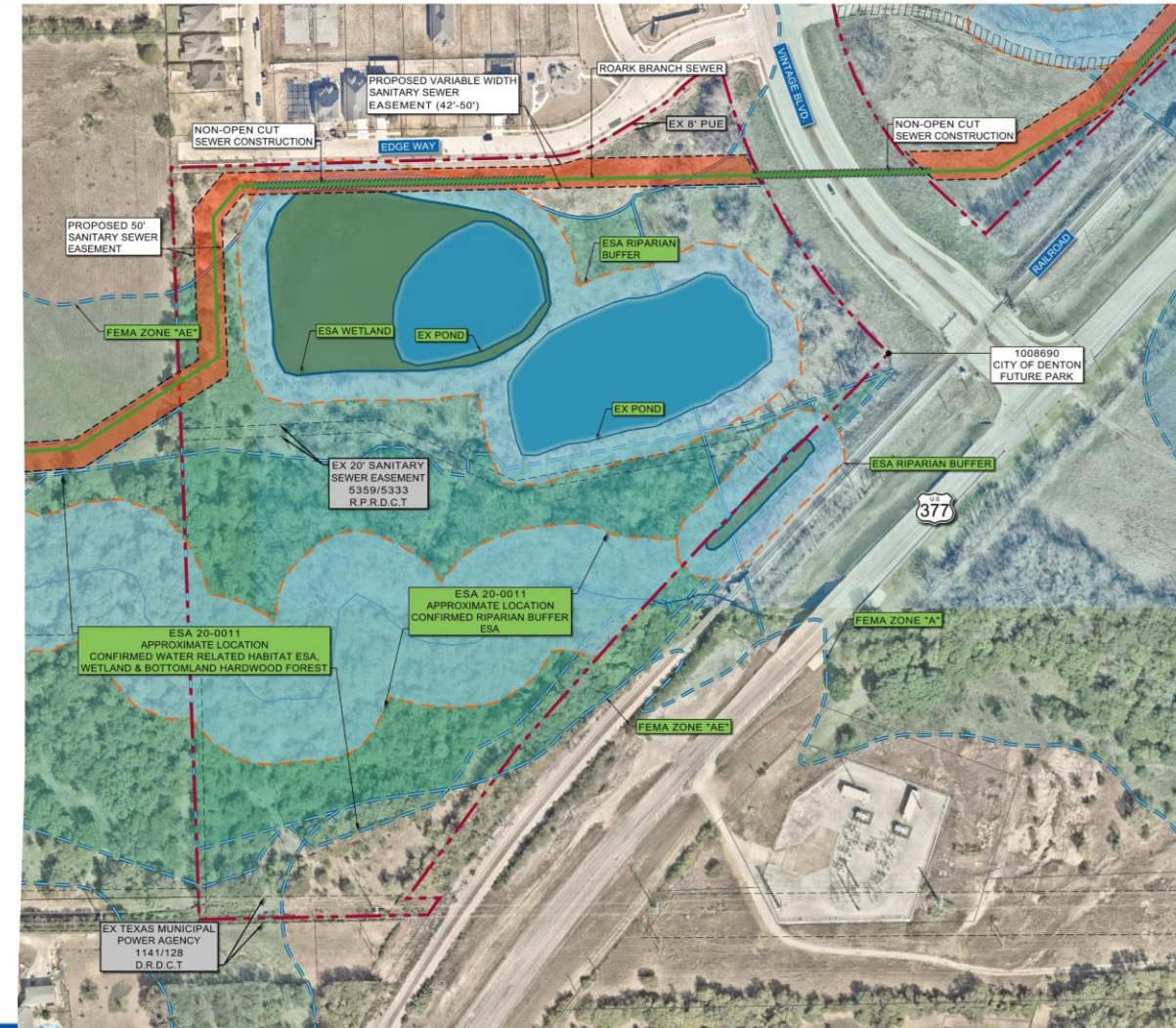




# Tamarack Park

## Park Details: 25.41 acres

- Land dedicated in 2022
- Undeveloped neighborhood park
- Proposed alignment avoids ESA Riparian Buffer and abandons existing SS easement.
- Future plans:
  - Design and construct regional trail through park property.



# Terms & Reason

## Purpose of Request:

- No feasible and prudent alternative through adjacent properties and includes all reasonable planning to minimize harm to the land.
- Facilitate the installation and maintenance of a 42"-48" sewer line to provide sanitary sewer service to the southwest service area of Denton including Landmark by Hillwood Communities development and other properties that will require sanitary sewer service in the future.
- In addition to this easement, a temporary access easement is also requested. *This additional space will provide a working area during the installation process. It will allow for the movement of heavy machinery, storage of construction materials, and the implementation of necessary safety measures. After construction is complete, the easement will be abandoned and restored.*

## Park Impacts & Remedies

- Alignment of the sewer facility was evaluated and selected to minimize tree disturbance and impact.
- Disturbed park land will be returned to its original condition or better.
- Tree mitigation fees and easement costs will not be assessed for construction of public infrastructure



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# Direction & Next Steps

- Approval or denial of request
- Parks, Recreation, and Beautification Board recommend approval of the request. (6-0)

