



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Christine Taylor, Assistant City Manager

DATE: April 15, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton authorizing the City Manager to enter into a Development Agreement between the City of Denton and Beall Denton Partners, LP., for the acceptance of Park Land for a City park at the North Pointe Development and the acceptance of park development fees pursuant to the Park Land Dedication and Development Fees Requirements of Article III, Chapter 22 of the City's Code of Ordinances; authorizing acceptance of land; and providing an effective date. The Parks, Recreation, and Beautification Board recommends approval (5-0).

BACKGROUND

Beall Denton Partners, LP is developing North Pointe Phase 7 & 8, a single-family development, on approximately 23.230 acres of land north of Hercules Road and south of Loop 288. The development will consist of 63 residential lots. The developer is proposing to dedicate 4.27 acres from an existing lot that was platted in the North Pointe Phase 6 project developed by the same developer.

Due to receiving a preliminary approval prior to August 1, 2022, the park development fees for these phases are assessed based on the prior 98-039 ordinance fee structure. The parkland dedication required for this development is 0.441 non-floodplain or 1.323 floodplain acres.

- The 98-039 Ordinance states that residential developments must allocate parkland based on the type of housing and the number of units. The formula for this is 2.5 acres multiplied by the number of units and the average number of people per unit, divided by 1,000. Therefore, the required parkland dedication for this phase of the development is 0.441 acres. Because the required acreage is less than five acres, the Ordinance allows fees in lieu of land dedication. Based on Denton County Appraisal District information, this parcel is valued at \$78,064.36 per acre. The payment in lieu of land dedication for 0.441 acres would be \$34,426.38. If the City Council moves forward with land dedication, Beall Denton Partners will not need to pay park dedication fees totaling \$34,426.38.
- The Park development fees for Phases 7 & 8 of the Project total to \$18,333.00 for 63 homes at \$291.00 per single family unit. Beall Denton Partners, LP intends to pay the Park development fees of \$18,333 which shall be imposed at the time of building permit application and paid before issuing building permits.

The City of Denton currently owns park property south of this development, and this agreement will provide the City of Denton with contiguous park land, which allows for the extension of the existing Cooper Creek trail, located south of Hercules Road along North Pointe Park. In addition, when the trail is constructed, this trail will allow the Cooper Creek trail to connect to the future 10' TxDOT sidepaths along Loop 288, creating a loop network of hike and bike trails within this northern region.

Acquisition of this property aligns with the PARD Land Plan by utilizing the park land dedication and development ordinance to assist in planning and building parks, trails, and more with the assistance of local

developments. This parcel is directly adjacent to existing park land and will facilitate trail connectivity to better assist the City with improving the 10-Minute Walk for Denton residents.

RECOMMENDATION

Staff recommends approval of the ordinance.

ESTIMATED SCHEDULE OF PROJECT

With the execution of this agreement and all required paperwork, the City of Denton could take ownership of this parcel Spring/Summer 2025.

OPERATIONAL IMPACT

Once developed, the anticipated cost to maintain this parcel is estimated at \$11,223 for regular and annual mowing and litter abatement. While this funding is not budgeted for FY2024-2025, these projected maintenance costs will be included in a supplemental request for FY2025-2026.

FISCAL INFORMATION

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| Park dedication requirement: | 0.441 non-floodplain or 1.323 floodplain acres. |
| Park dedication fee-in-lieu of land requirement: | \$34,426.38 (Waived if dedication approved) |
| Park development fee: | \$18,333.00 |
| | |
| North Pointe Development Valuation: (4.27 acres) | \$333,334.82 (\$78,064.36/acre) |

If agreement is approved, the Developer will not need to pay the Park dedication fee-in-lieu of land requirement. The developer is still subject to pay the park development fees.

EXHIBITS

Exhibit 1- Agenda Information Sheet
Exhibit 2- Presentation
Exhibit 3- Ordinance
Exhibit 4- Development Agreement
Exhibit 5- PARD Land Plan

Respectfully submitted:
Gary Packan
Director, Parks and Recreation

Prepared by:
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