



# Ch. 26 Request: Denia Park & DISD Exchange of Public Land

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**Parks & Recreation**



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# 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.
  - First Meeting Posted on Denton Record Chronicle: 9/24/24, 10/1/24, 10/8/24
  - Second Meeting Posted on Denton Record Chronicle: 10/25/24, 11/1/24, 11/8/24
  - Denia Neighborhood Association requested a community meeting; discussion took place on October 28 at 5:30pm



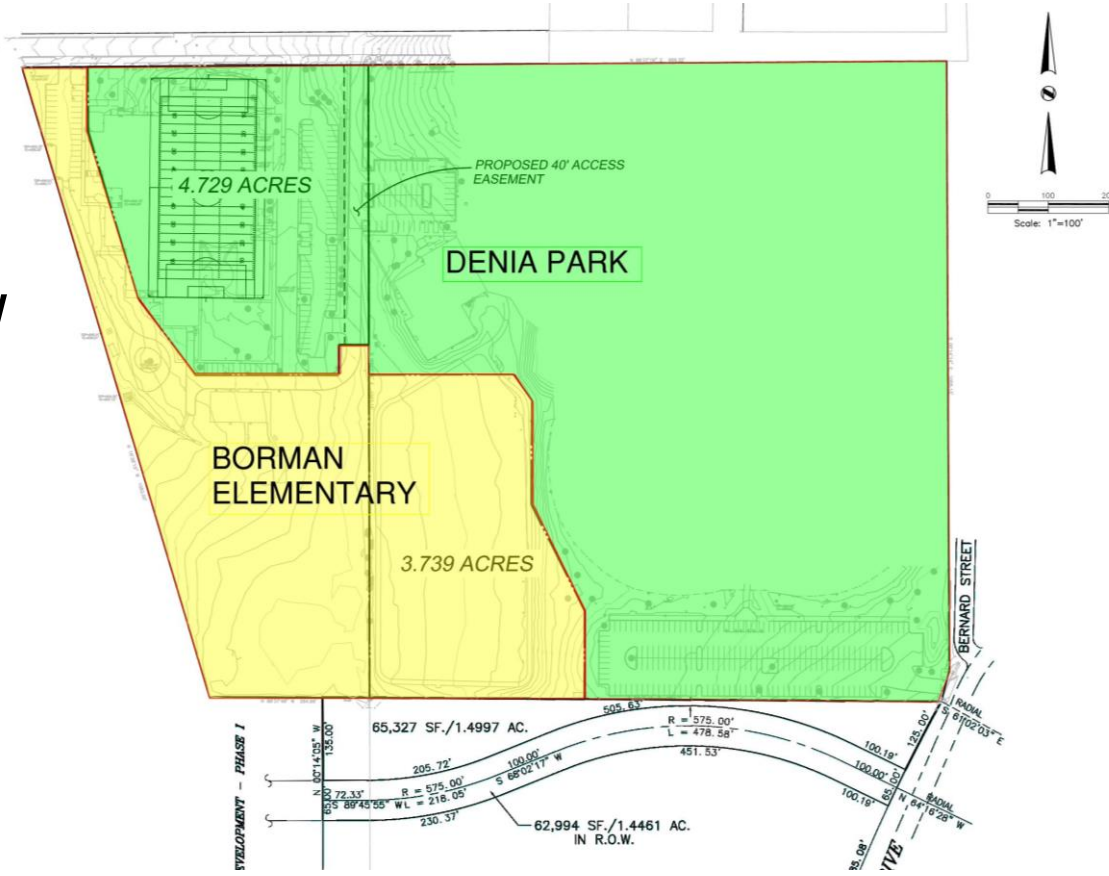
# Current Land Ownership



# Ch. 26 Proposed Request

Land exchange between Denton ISD land & City of Denton parkland for the purpose of New Borman Elementary construction.

Ownership	Site	Acres involved in land exchange
City of Denton (Green)	Denia Park	3.739 +/-
Denton ISD (Yellow)	Borman Elementary	4.729 +/-



# Denia Park – 1001 Parvin St.

## Park Amenities

- 23-acre community park
- Existing Trail
- Furnishings: Picnic tables, benches, drinking fountain, grill, trash/recycle receptacles
- Pavilion
- Multi-Purpose Sport Courts (Basketball, Futsal)
- Playground (5-12 play structure)
- Multipurpose grass field w/Soccer Goals
- Baseball/Softball Complex (4 fields)
- Recreation Center



# Borman Elementary – 1201 Parvin St.

- 10.01-ac property, featuring school, playground, open space, parking lots.
- Opened in 1970, Borman Elementary is named for Frank Borman, a NASA astronaut and commander of the Apollo 8 spacecraft.
- In May 2023, voters passed a \$1.4 billion bond referendum that includes a replacement campus for Borman Elementary.



# Land Swap Terms & Reason

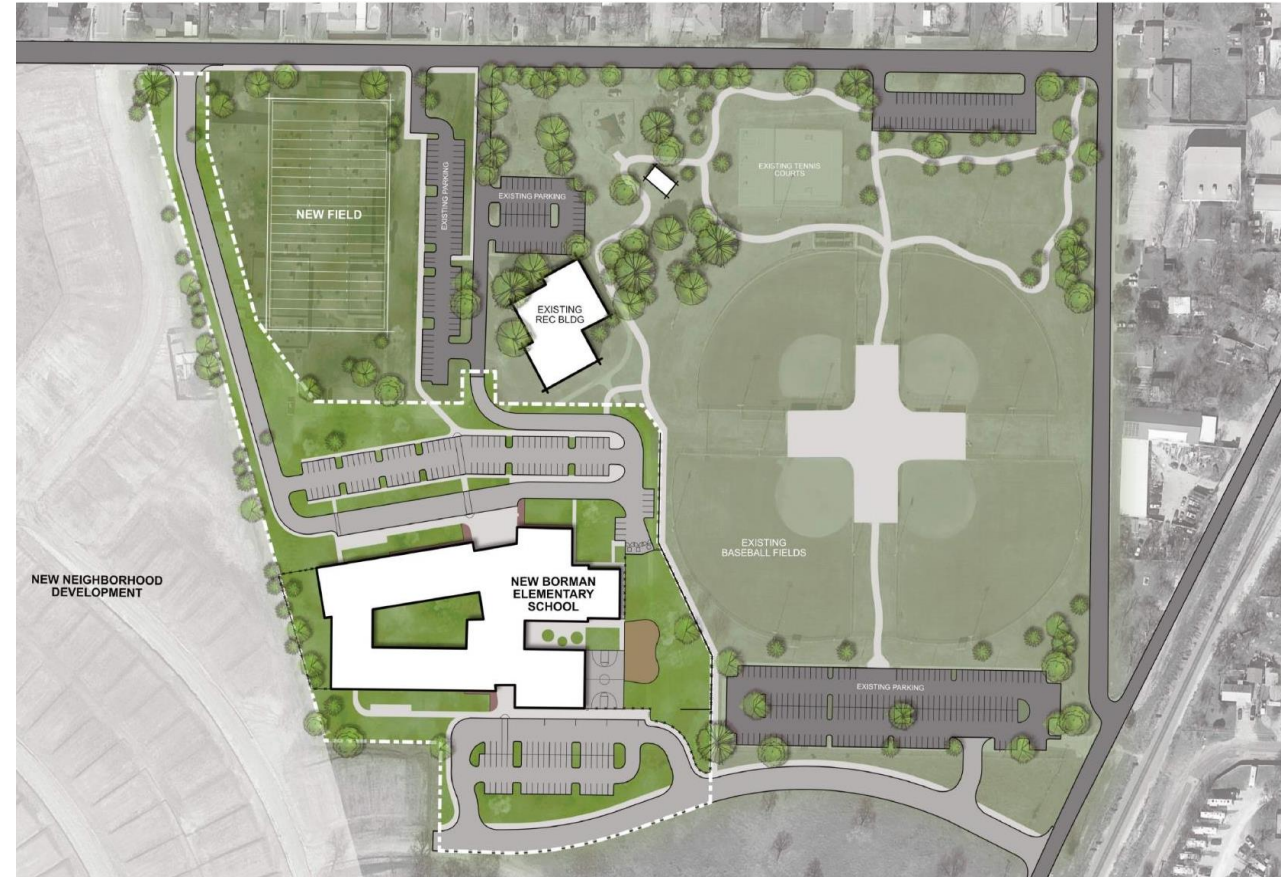
## Purpose of Request:

- Desire not to close existing school and relocate students to various schools impacting students, families and staff
- Desire to keep the school in the existing neighborhood and keep Borman Elementary on the premises.

## Park Impacts & Remedies

- DISD to build multi-purpose field (no lights) to be reconstructed on the existing school footprint
- Temporary field will be provided at Calhoun Middle School to ensure continued activities while the existing field is inactive.
- Improved traffic flow and access to Denia Recreation Center and enhanced safety to Denia Park south parking lot entrance on Roselawn.
- New Borman Elementary gymnasium to be provided to City of Denton for summer camp, after school and programming efforts.

## Conceptual Plan







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# Benefits to City

- ✓ Enhanced and improved public park space including but not limited to turf, irrigation, fencing, trails and related amenities
- ✓ Improved vehicular and pedestrian access for both City and DISD
- ✓ Additional parking lot to serve new multi-purpose field
- ✓ New detention pond to capture runoff and improve drainage for City/DISD parcels
- ✓ Partner and collaborate with DISD for the benefit of the neighborhood and students



# Additional Considerations

- ✓ Net increase of the park by 1 acre and retaining the same number of sports fields
- ✓ Improved storm drainage with site grading and addition of detention pond
- ✓ Multi-purpose field will be utilized as a public open space that is not heavily programmed with leagues and will remain available for rental
- ✓ Multi-purpose field will not have lighting as part of the current improvements
- ✓ Improved vehicular circulation, mitigating traffic congestion on Parvin and the Rec Center during peak times
- ✓ New Grackel Rd between Eagle Creek neighborhood and Roselawn to alleviate congestion on Parvin (estimated 30% of DISD vehicles redirected)
- ✓ Expanded pedestrian mobility throughout both City and DISD parcels and surrounding neighborhoods with the addition of trails
- ✓ Re-use of existing Borman parking lot to serve new multi-purpose field and continue supporting the recreation center
- ✓ Adding trees in park to address mitigation requirements by DISD, some trees will be removed that are placed within school construction zone
- ✓ Relocate access to Denia Park south parking lot to connect to Grackel Rd and remove existing entry to improve safety and accessibility



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# Direction & Next Steps

- If approved, finalize agreement with DISD and present to City Council for consideration

