



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM/DCM/ACM: Kenneth Hedges

DATE: August 4, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager or designee to execute an Interlocal Cooperation Agreement with Denton County, Texas, a duly organized political subdivision of the State of Texas, to provide for funding of the maintenance and acquisition of artifacts; for the design and construction of park improvements including rehabilitation of structures within the park, parking lot improvements, walking trails, and other features typical of a park (the “Project”); and for the operation of a public park on the 10.2 acres of land located on the Evers Farm property; and providing an effective date.

BACKGROUND

The City approved a Planned Development zoning (PD24-0002a) for a multifamily development at the northwest corner of N Elm St. and N Locust St. called Jefferson North Elm. As a part of the PD, the developer was required to provide 10.2 acres to Denton County for the County’s future creation of a historic park. The City received funding from the developer for Park Development and Dedication fees for a total of \$918,900.00 (\$783,450.00 for Development and \$135,450.00 for Land Dedication). The County requested from the City the Park Development funding from the project be used towards future improvements for the County park to be located onsite.

As such, the agreement included as Exhibit 2 includes stipulations that the County will design and construct a 10.2-acre public park adjacent to the Jefferson North Elm multifamily development, with the City agreeing to contribute no more than \$783,450.00, the amount of Park Development Fees received, in accordance with Ordinance No. 25-754. The funding will cover the maintenance and acquisition of artifacts, design and construction of park improvements including but not limited to – parking lot improvements, walking trails, and rehabilitation of structures, and the operation of the park. The agreement includes several stipulations stating:

1. If the County fails to complete construction of the park within 5 years of the effective date, all funds provided by the City that have not been expended are to be repaid to the City.
2. Any change to the character or use of any portion of the park found to be inconsistent with its continued operation requires the consent of the City. If the County fails to comply with PD24-0002a within 20 years of completion of the park, any funds paid to the County will be returned to the City.

By providing the agreement and funding to Denton County, the City would be ensuring that the park being dedicated as part of the Jefferson North Elm development will be used towards the goal of preserving the original Evers Farm.

RECOMMENDATION:

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On October 15, 2024, City Council approved the Planned Development establishing the zoning for the multifamily development and public park (PD24-0002a).

On May 20, 2025, City Council approved the Park Development Agreement with Jefferson North Elm, LLC (Ordinance 25-754).

FISCAL INFORMATION

The City's financial obligation of \$783,450.00 is funded from account 9160.4470.4001.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Ordinance

Respectfully submitted:
Charlie Rosendahl
Director of Development Services

Prepared by:
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Management Analyst