



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: October 6, 2025

SUBJECT

Consider recommending adoption of an ordinance of the city of Denton authorizing the city manager to execute an interlocal cooperation agreement between the city of Denton and Denton Independent School District (DISD) regarding the exchange of approximately 9.4 acres of park land in South Lakes Park for approximately 3.433 of DISD land to accommodate the development of a city neighborhood park and DISD track improvements; and providing for an effective date.

BACKGROUND

Over the past few years, the City of Denton Parks and Recreation Department has been in ongoing discussions regarding the potential development of a neighborhood park on 3.433 acres of land at the former Calhoun Middle School site. This location has been identified as a high-priority area in the Parks and Recreation Land Plan due to its underserved status and growing community needs.

In a related initiative, the Denton Independent School District (DISD) proposed a land exchange involving 9.4 acres within South Lakes Park, which includes the existing track facility currently leased to DISD for school use. This proposal aligns with DISD's broader infrastructure goals, as reflected in the \$1.4 billion bond referendum approved on May 26, 2023. Among the projects funded by the bond is the renovation of the track adjacent to McMath Middle School, further supporting the district's commitment to enhancing educational and recreational facilities.

RECOMMENDATION

After evaluating all available options, staff recommend proceeding with the proposed land exchange. This action is not expected to significantly affect current operations or programming at South Lakes Park. In contrast, acquiring the additional acreage near the former Calhoun Middle School site will enhance neighborhood access to park space and help meet the area's identified recreational needs.

ESTIMATED SCHEDULE OF PROJECT

Below is an outline of the total project calendar to date:

- Public Meeting #1: (Sept 25, 2025)
- Parks and Recreation Board: Consideration (Oct 6, 2025)
- Public Meeting #2: (Oct 9, 2025)
- City Council: Public Hearing (Oct 21, 2025)
- DISD: Public Hearing (Oct 21, 2025)
- Real Estate: Property Closing (Quarter 2 of 2026)

FISCAL INFORMATION

Following a comprehensive review of all alternatives, staff recommend moving forward with the proposed land exchange. This action will not result in any significant disruption to existing operations or programming at South Lakes Park. Moreover, the acquisition of land near the former Calhoun Middle School site will expand park access for nearby residents and help address a critical need identified in the Parks and Recreation Land Plan.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Presentation

Exhibit 3- Proposed Land Exchange - DRAFT

Exhibit 4- Proposed Ordinance - DRAFT

Exhibit 5- Chapter 26 Posting

Exhibit 6- Land Plan

Exhibit 7- Joint Use Agreement 2025

Exhibit 8- Joint Use Agreement 1998

Respectfully submitted:

Gary Packan, Director of Parks and Recreation

Prepared by:

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