



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

City Council

Tuesday, November 29, 2022

11:30 AM

Development Service Center

Joint Special Called Meeting with the Denton Independent School District Board of Directors

WORK SESSION BEGINS AT 11:30 A.M. AT THE DEVELOPMENT SERVICE CENTER, TRAINING ROOM 1-5

CLOSED MEETING BEGINS IMMEDIATELY FOLLOWING THE WORK SESSION AT THE DEVELOPMENT SERVICE CENTER, TRAINING ROOM 1-5

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Joint Special Called Meeting with the Denton Independent School District Board of Directors on Tuesday, November 29, 2022, at 11:30 a.m. in Training Rooms 1, 2, 3, 4, and 5 at the Development Services Center, 401 N. Elm Street, Denton, Texas at which the following items will be considered:

WORK SESSION

- A. [ID 22-2397](#) Receive a report, hold a discussion, and give staff direction regarding an update on City of Denton capital projects and development trends.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)

- B. [ID 22-2398](#) Receive a report, hold a discussion, and give staff direction regarding future joint amenities and recreation programming.

Attachments: [Exhibit 1- Agenda Information Sheet.docx](#)
[Exhibit 2- Presentation.pdf](#)

Following the completion of the Work Session, the City Council will convene in a Closed Meeting in the Council Work Session Room to consider specific item(s) when these items are listed below under the Closed Meeting section of this agenda. The City Council reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

1. Closed Meeting:

- A. [ID 22-2399](#) Deliberations Regarding Security Devices or Security Audits - Under Texas Government Code Section 551.089.

Receive a presentation from staff regarding police radio infrastructure; discuss, deliberate, and provide direction to staff regarding the same.

NOTE: The City Council and Denton Independent School District Board of Directors reserves the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.089 of the Texas Open Meetings Act.

C E R T I F I C A T E

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on November 23, 2022, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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Legislation Text

File #: ID 22-2397, **Version:** 1

AGENDA CAPTION

Receive a report, hold a discussion, and give staff direction regarding an update on City of Denton capital projects and development trends.



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AGENDA INFORMATION SHEET

DEPARTMENT: Development Services and Capital Projects/Engineering

DCM: David Gaines

DATE: November 29, 2022

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding an update on City of Denton capital projects and development trends.

BACKGROUND

The purpose of this work session is for staff from both the City of Denton and Denton Independent School District to provide a presentation to the City Council and Denton Independent School Board regarding

- Growth trends and Development Projects including Hunter/Cole Ranch
- MUD Information
- Capital Improvement Projects and Engineering Updates
- DISD Master Plan for future schools

EXHIBITS

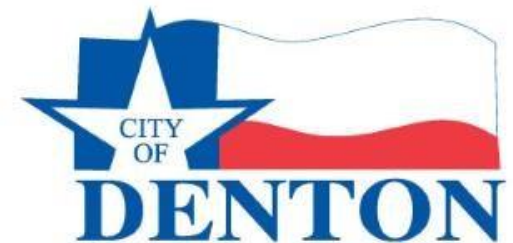
Exhibit 1- Agenda Information Sheet

Exhibit 2- Presentation

Respectfully submitted:
Rebecca P. Diviney, PE
City Engineer

Planning and Projected Growth

**November 29, 2022 – City Council and
DISD Joint Meeting
ID 22-2397**



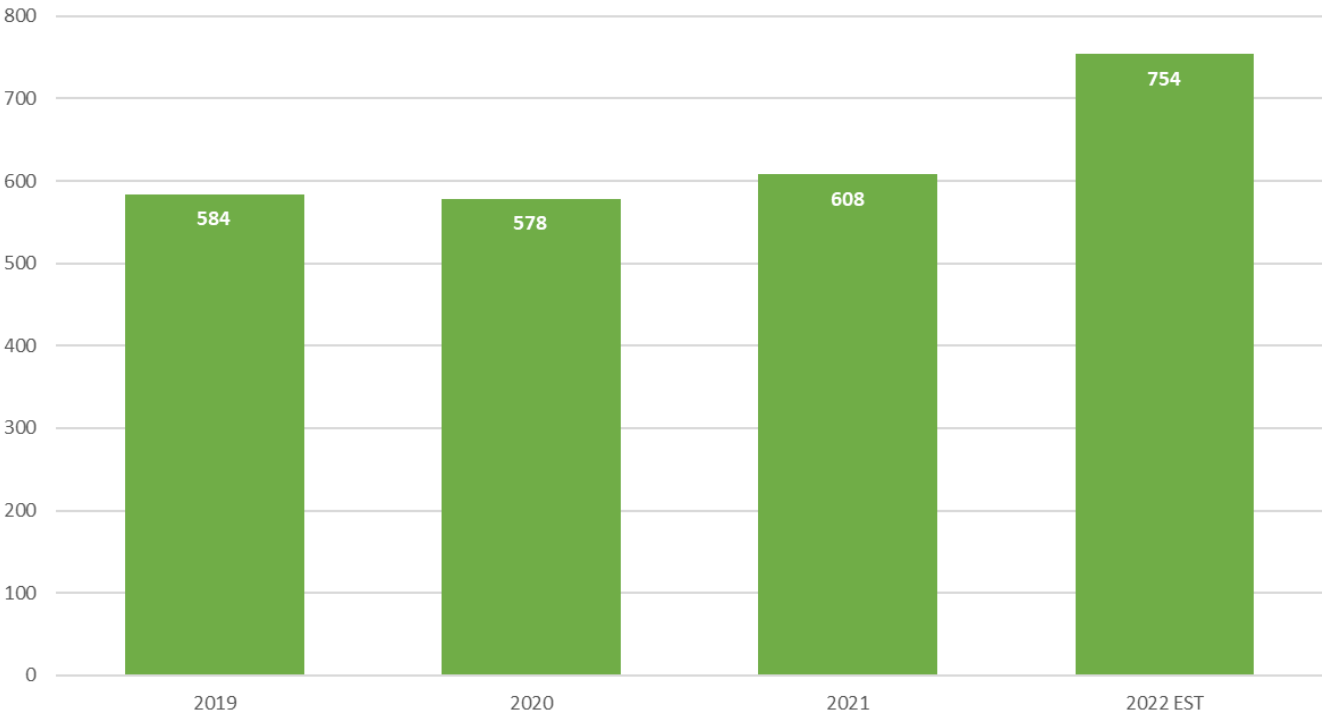
Project Stats

- 214 total projects currently in review as of November 21st
- 312 total projects acted upon since January 1, 2022
 - Council final action: 8 residential zoning entitlements
 - Final Plats, residential: 15 (2,627 lots/dwelling units)
- 1,358 permits for single-family, duplex, and townhome dwellings in 2022
- **Area Planning**
 - Northeast Denton
 - Southeast Denton
 - Downtown Denton

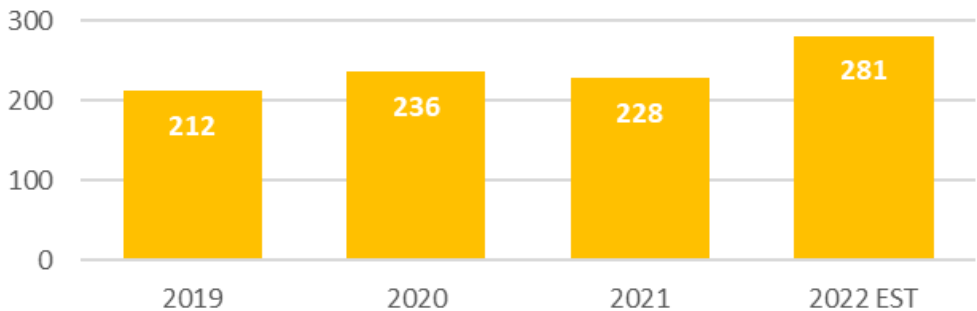


Project Stats (by year comparison)

Development Project Activity



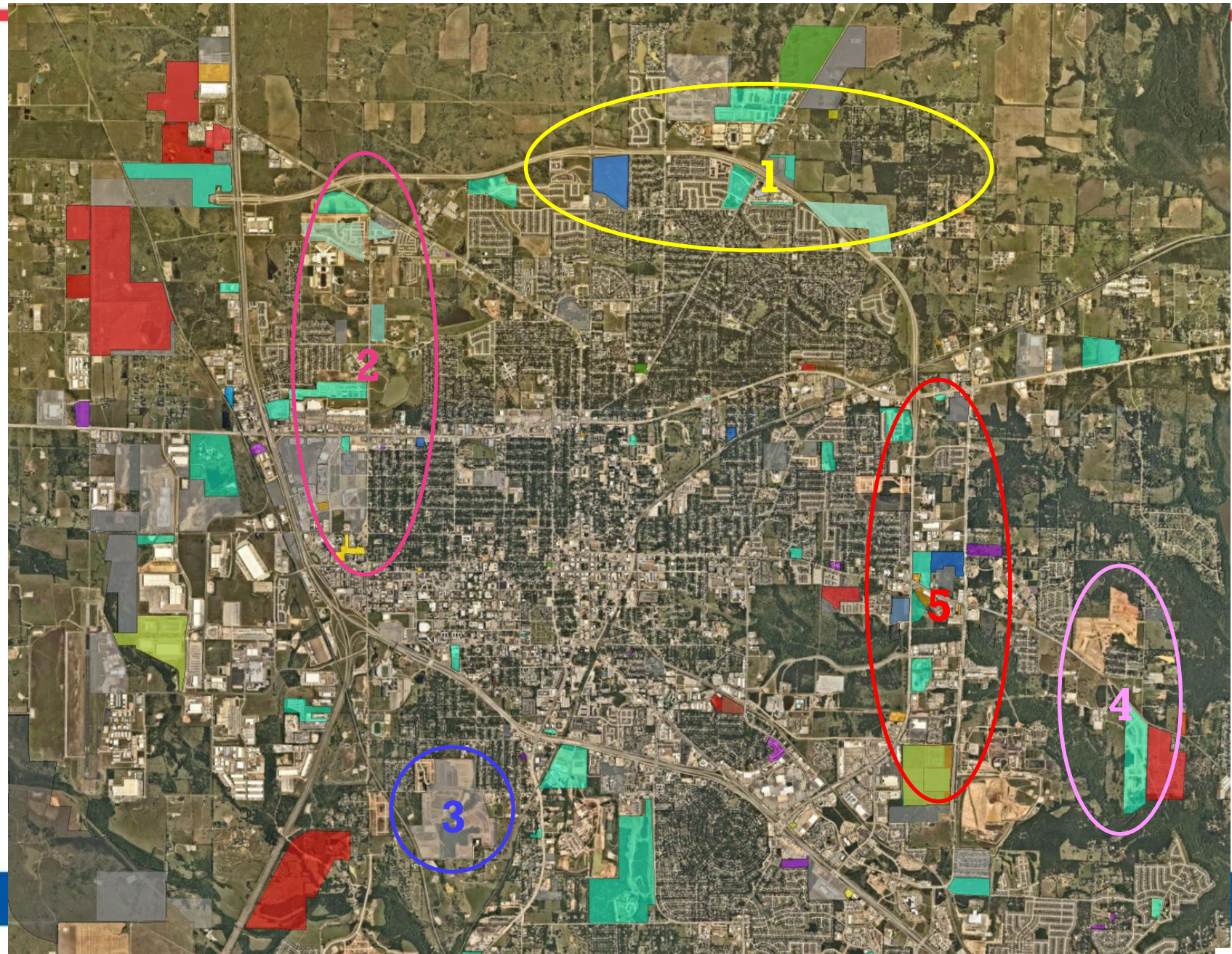
Pre-Application and Pre-Construction Meetings Held



Project Stats

Hotspots

1. North Loop 288/FM 428: Stark Farms, Stuart Ridge, Agave Ranch, Kings Way, Landmark, Allora (approx. 2700 dwellings)
2. North Bonnie Brae Corridor: Kings Ridge, CTC at Elm, Urbana, Perch, RR Cottages (approx. 850 dwellings)
3. Eagle Creek: approx. 710 dwellings
4. East McKinney Street: Townsend Green, The Woodlands (approx. 750 dwellings)
5. East Loop 288/Mayhill: Elan, Pebblebrook, The Grove, Forest Crossing, Eden Village, Prominence (approx. 2500 dwellings)



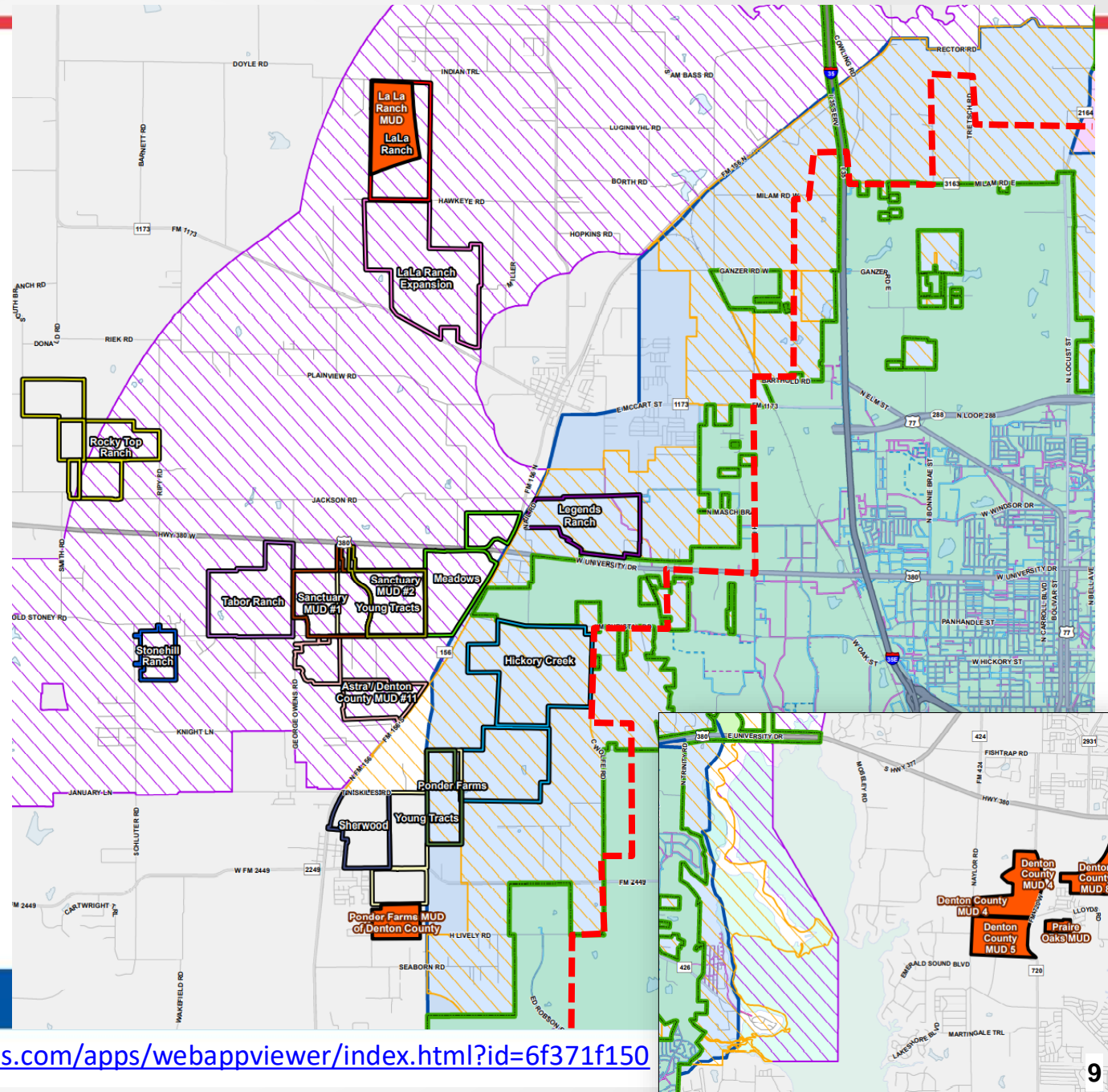
UPDATED MUD POLICY

- Special districts that function as independent, limited governments; an alternate way to finance infrastructure, such as water, sewer, drainage, and road facilities through the issuance of bonds
 - City has provided consent to five MUDs
 - MUD 11/Astra (2020)- 247 acres
 - La La Ranch Expansion #1 (2020)-656 total acres
 - OLEX/Meadows (2020)-553 acres; 1,618 SF + multifamily
 - Stonehill Ranch (2021)-161 acres
 - Legends (2022)-333 acres, 1,871 dwelling units
 - Negotiated a development agreement with Legends Ranch
 - Currently 11 additional MUDs have expressed an intent to apply for consent from the City

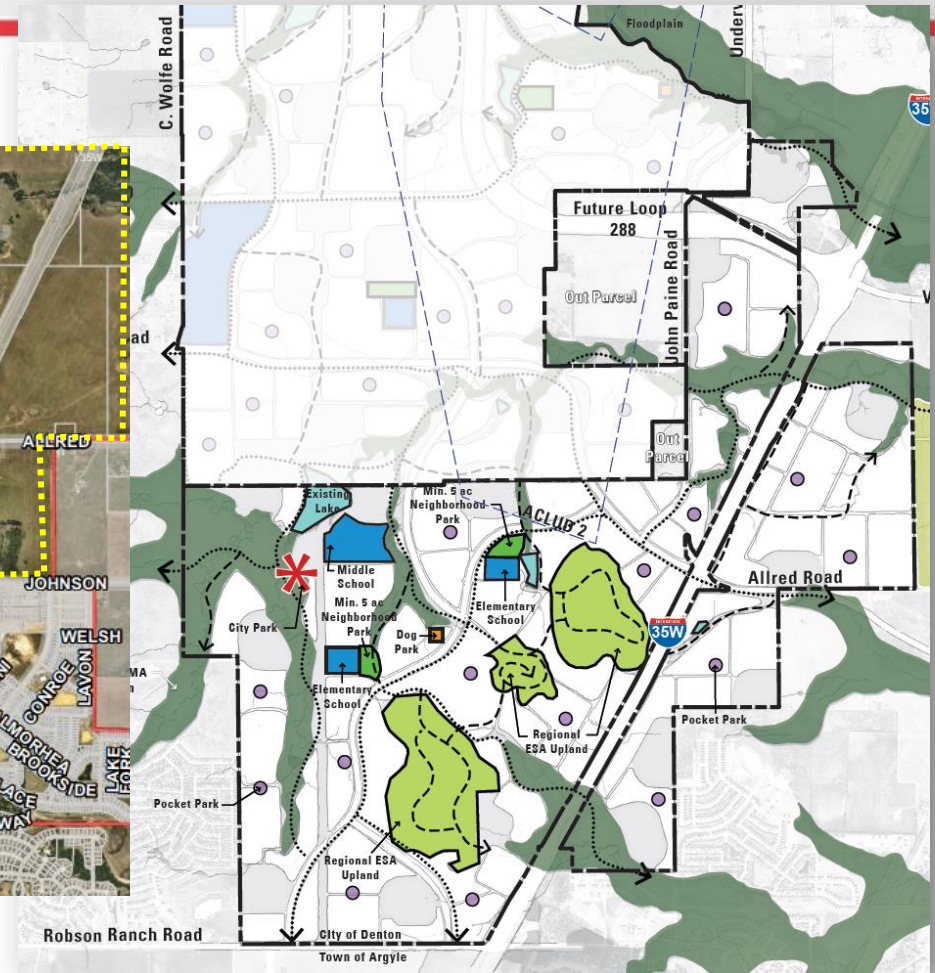
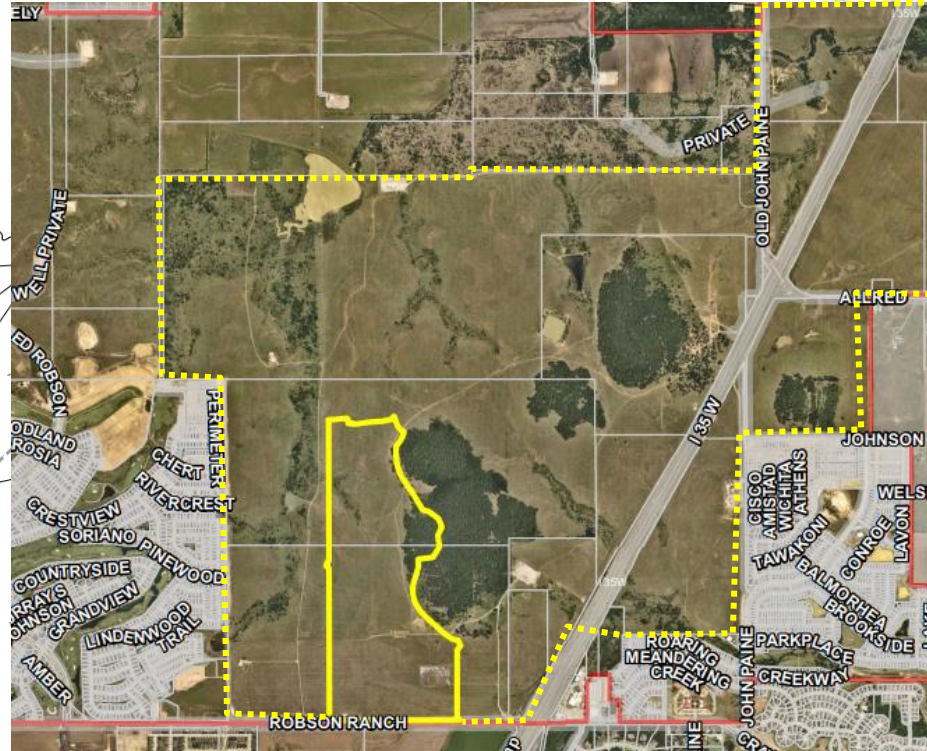
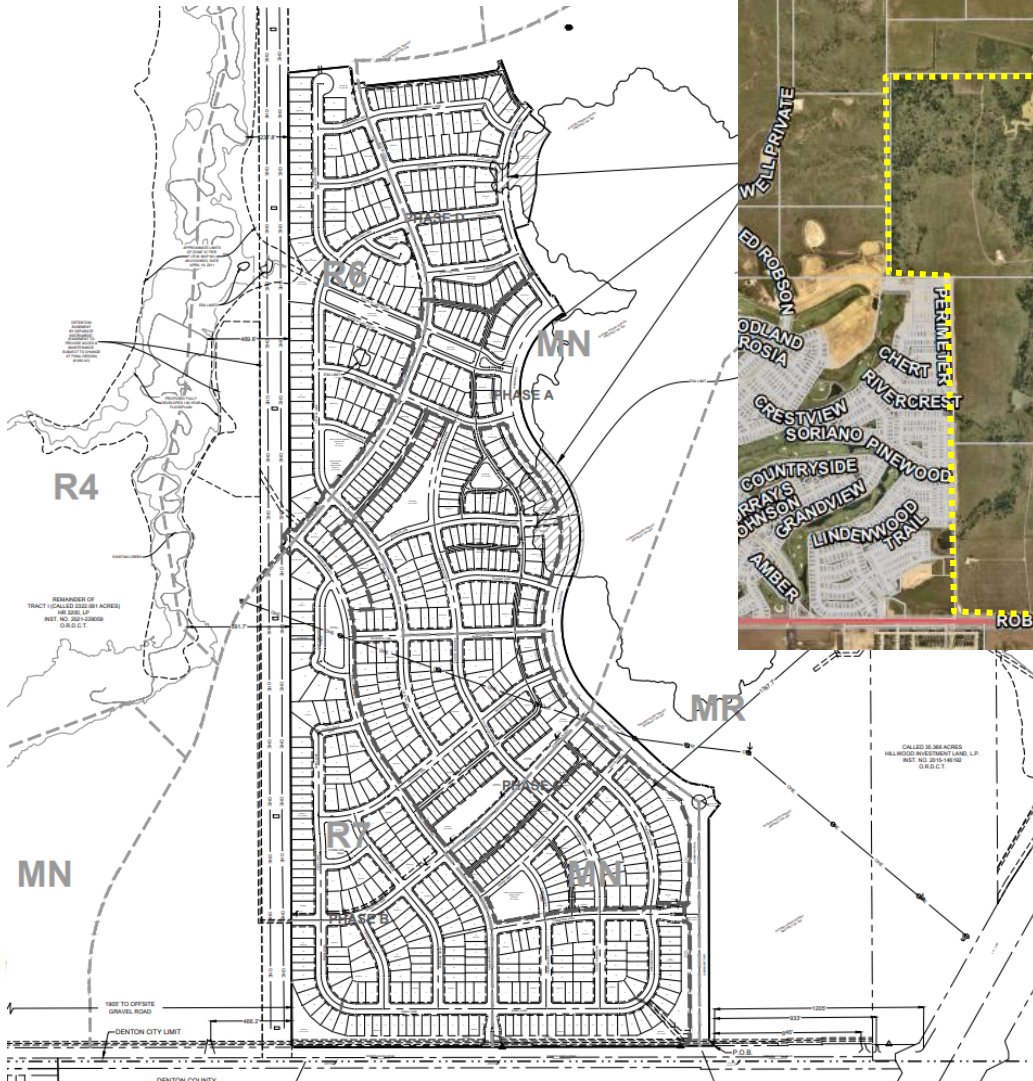


November 29, 2022 ID 22-2397

<https://dentontxgis.maps.arcgis.com/apps/webappviewer/index.html?id=6f371f150e4b482da955bb0290bacdfb>



Hunter Ranch

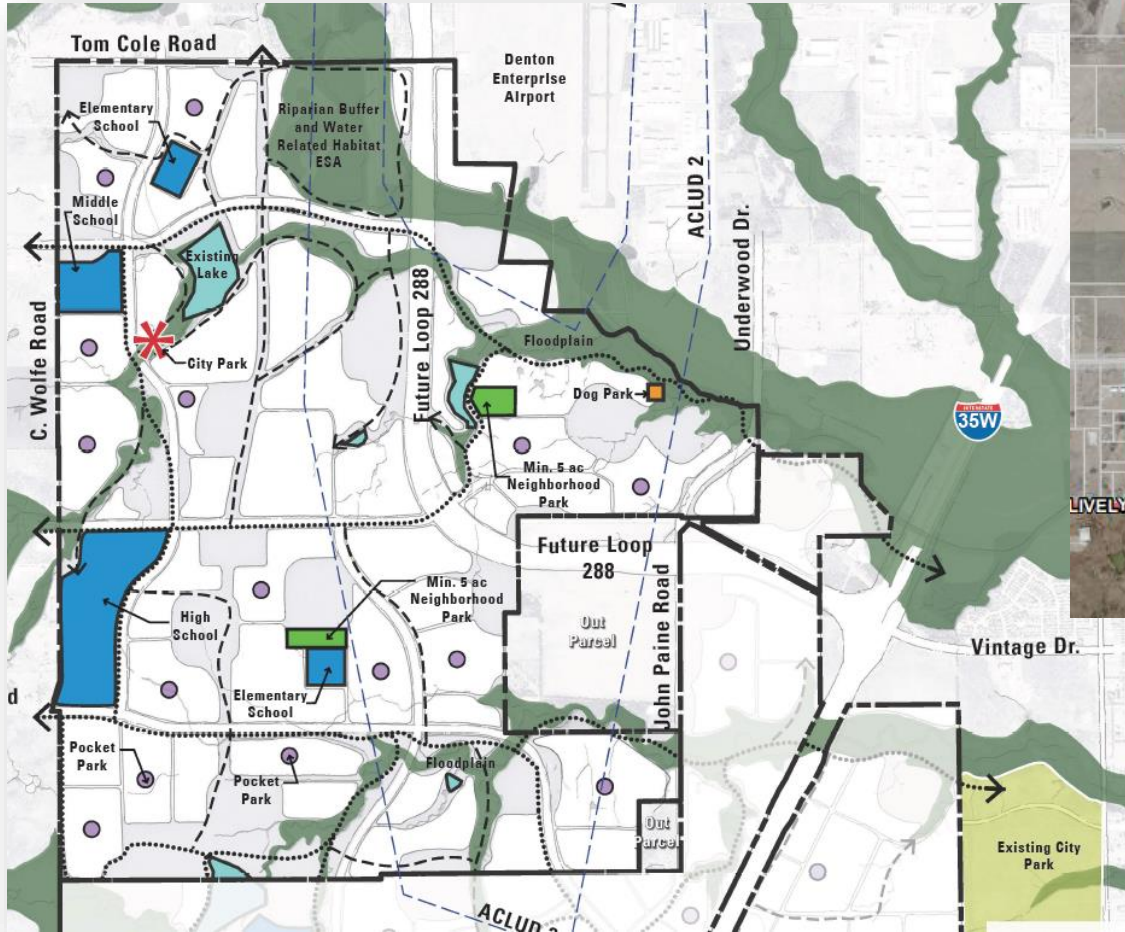


Hunter Ranch Phase 1

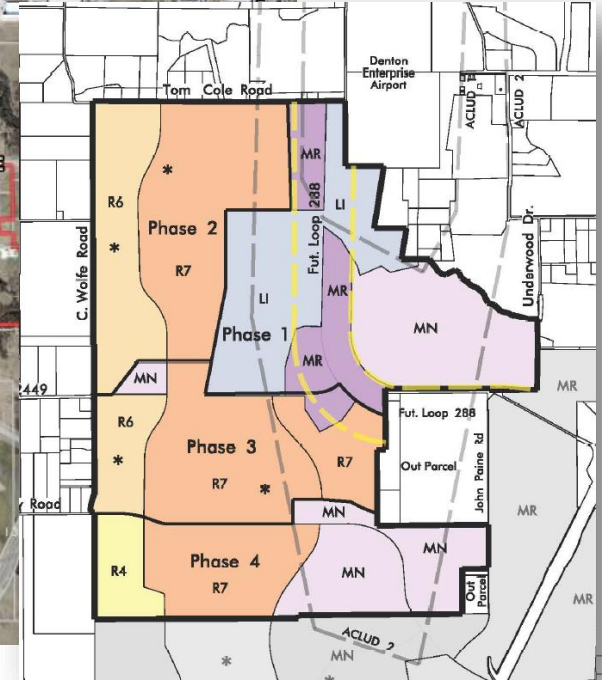
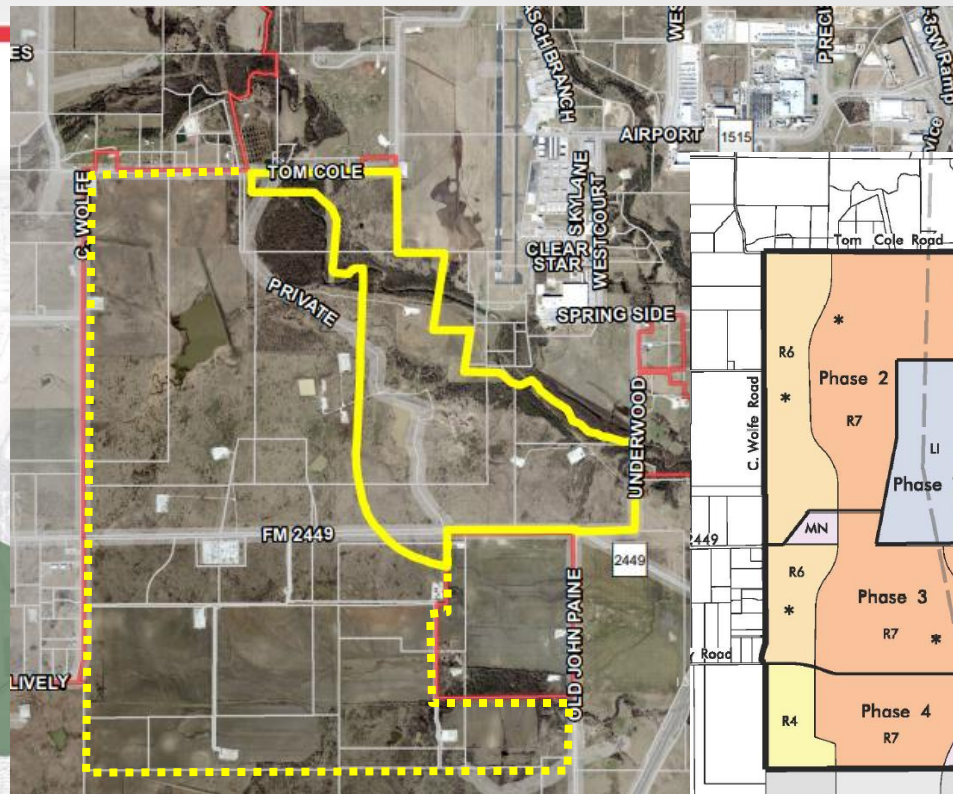
- 229 acres
- 778 single family lots
- Concept includes 3 school sites

School site locations subject to change

Cole Ranch



School site locations subject to change



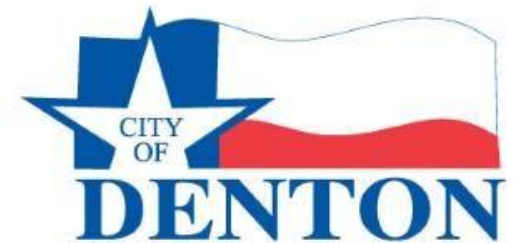
Cole Ranch Phase 1

- 720 acres
- 613 residential lots
- 1 multifamily lot
- Concept includes 4 school sites





Capital Improvement Projects and Engineering Updates



Hunter Cole Facilities and Infrastructure Team

- Future School Sites
- Water/Wastewater Utilities and Roadway Facilities
- DME Facilities
- Fire Station Facilities
- Phasing of Projects



Bonnie Brae Corridor Program

Program Manager: Kyle Pedigo



Bonnie Brae Phase 6

Scope

- Widen Bonnie Brae to 4 lane divided roadway from University Drive to US-77
- Traffic signals at Windsor, Riney Road, & US-77
- New sidewalks/10-foot shared use trail
- Drainage System Improvements
- 6,300 feet Water line replacement
- Street Light Installation

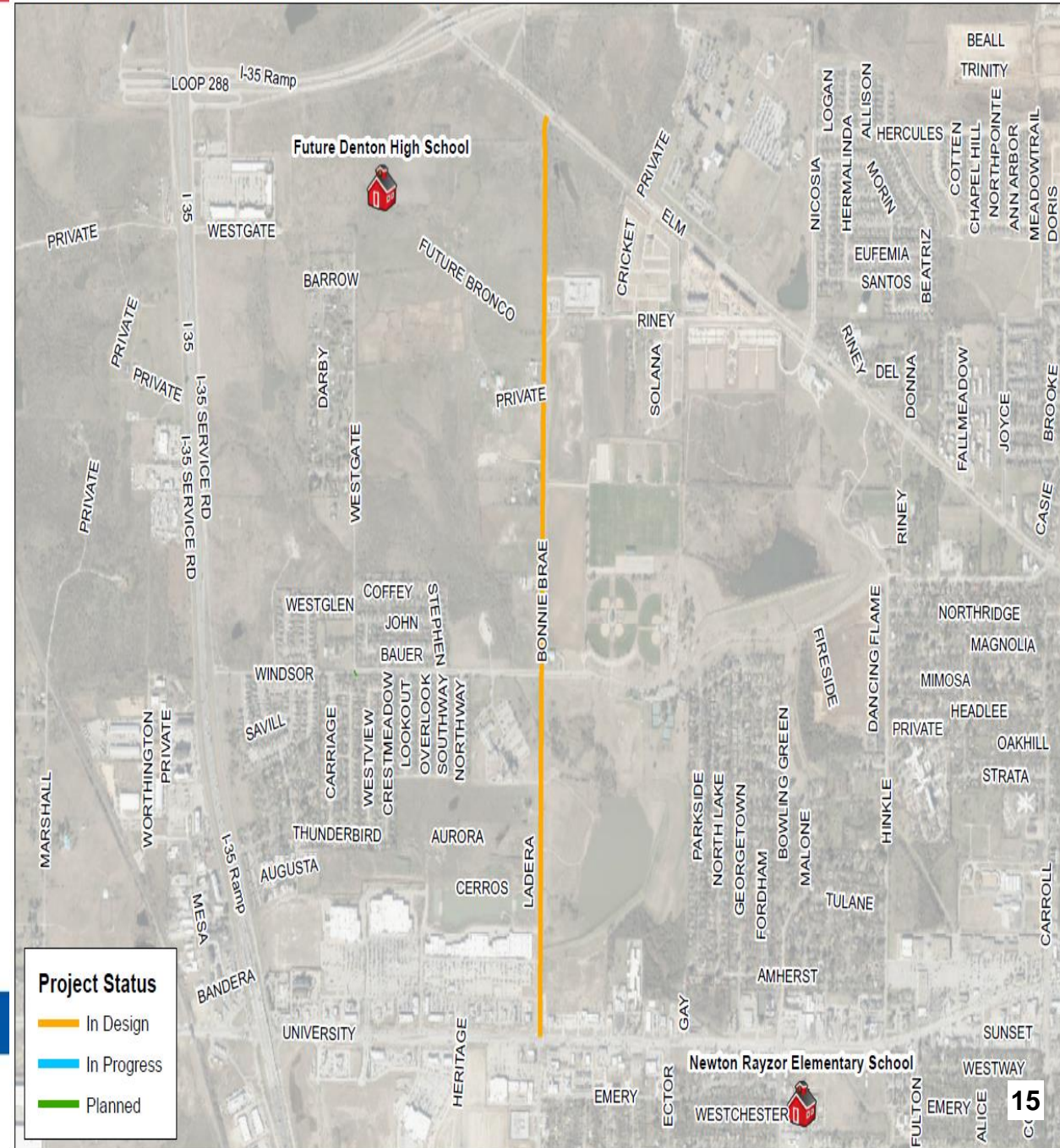
Estimate at Completion - \$33.7 Million

Schedule – Begin Construction Quarter 1 2023 / Complete Construction Quarter 4 2024

Coordination – Multiple meetings with DISD on project. Interlocal Agreement to include the Riney Road extension for future elementary school site.



November 29, 2022 ID 22-2397



Windsor/Westgate

Scope

- Drainage Upgrades
- Sewer Upgrades
- Water Upgrades
- Street Reconstruction
- Sidewalks



Estimate at Completion - \$8,200,000

Schedule – Design completion Q3 2023, Construction completion Q4 2024

Coordination – Worked to minimize impacts to Denton High School traffic and the construction of 35 widening project. Temporary Roadway improvements to the connection from existing E/W Westgate to Bronco Way under design.



PMQ Improvements

(Pedestrian/Mobility/Quality of Life)

Program Manager: Seth Garcia



IMPROVING
DENTON



Safe Routes to School Sidewalk Projects

Alexander Elementary (2,350 LF of Sidewalk)

- Mulkey Lane from Post Oak to Paisley
- Audra Lane from Audra Street to North of Lattimore
- Lattimore Street from Pertain to Mulkey

Ginnings Elementary (4,850 LF of Sidewalk)

- Stuart Road from Sun Valley to Windsor

Schedule:

- ✓ Council approved design PSA 3/16/2021
- Anticipate Design Completion Q1 2023
- Anticipate Construction Q3 2023

Nette Shultz Elementary (2,350 LF of Sidewalk)

- Emerson Ln from Wilsonwood to Glenwood & from Woodhaven to Brookfield
- Glenwood from Emerson to Windsor
- Hanover from Emerson to existing sidewalk (Avondale Park property)

Pecan Creek Elementary (900 LF of Sidewalk)

- Pockrus Page from Post Oak to Pecan Creek Elementary

Coordination:

City staff communicate with DISD staff on project schedules and to provide status updates for each project.

Budget:

Project	EAC	SRTS FUNDS	TRIP FUNDS	COD
Alexander - Ginnings	1,706,000.00	762,311.00	505,861.00	437,828.00
Nette Shultz - Pecan Creek	1,038,320.00	438,820.00	137,292.00	462,208.00



Engineering Related Ongoing Projects

- Citywide Speed Study Update
 - School Zone Implementation
- Coordination Efforts with DISD schools
 - Denton High School
 - Hodge Elementary
 - Nette Schultz Elementary
 - Ginnings Elementary
 - Calhoun and Newton Rayzor Construction



16

Denton ISD

Summary of Future School Sites and Long-Term Planning

As of November 29, 2022



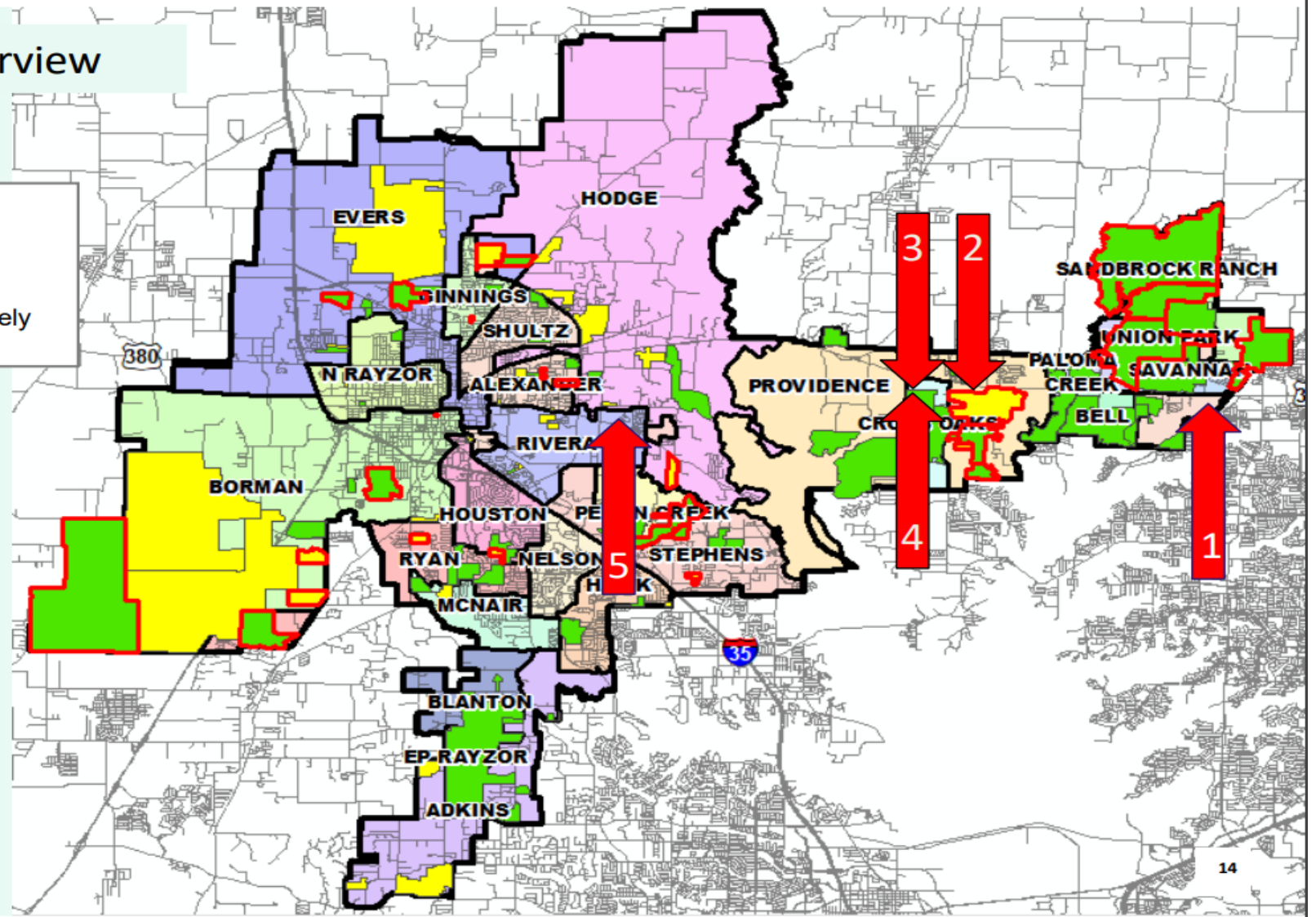


District Housing Overview

- The district has 67 actively building subdivisions
- Within Denton ISD there are 38 future subdivisions
- Groundwork is underway on approximately 4,034 lots within 23 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Zonda[™]
Education

Denton ISD
Land Purchases and Long-Term Planning
As of November 29, 2022

Map Location	Description	Acreage	School Site
1	Linden Hills - Eppright Rd.	16.000	Elementary 28
2	Spiritas Ranch / Centurion	13.000	Elementary 27
3	Naylor Rd and 380	32.835	Future School
4	Naylor Road - East Side	115.000	Swapping FM 720 Property
4	Naylor Road - West Side	80.000	Future Secondary Site
5	Ryan High School	6.000	Future Additions
	Future Land Purchases - School Sites		Future High School / Middle School Site Cole/Hunter Future High School - Northern Area Future Elementary sites - West, North, and East Future Sites South

Questions?





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AGENDA CAPTION

Receive a report, hold a discussion, and give staff direction regarding future joint amenities and recreation programming.



AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Christine Taylor, Assistant City Manager

DATE: November 29, 2022

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding future joint amenities and recreation programming.

BACKGROUND

During the past year, Parks and Recreation have worked with staff members from Denton Independent School District (DISD) to facilitate partnership opportunities. On September 26, City of Denton and DISD staff met to discuss numerous opportunities that both entities could capitalize on through enhanced partnerships. These items include but are not limited to:

- Aquatics Master Plan
- Acquisition of the Borman Elementary School easement (Done)
- Utilization of school spaces in the summer to meet the growing need for summer camps (Calhoun and Evers)
- Joint use of select athletic fields (Calhoun and Old Denton High School)
- Joint neighborhood parks (Calhoun and Denton High School)
- Marketing with the distribution of seasonal "Play Guides"
- Transportation with an agreement for various Parks and Recreation programs
- LaGrone Academy with future employment, projects and more

OPTIONS

- Continue discussion on partnerships as presented
- Continue discussion on partnership with requested amendments
- Cease discussion on partnerships

RECOMMENDATION

Staff recommends a continued partnership between the City of Denton and DISD.

ESTIMATED SCHEDULE OF PROJECT

As the entities are working on numerous items, timelines vary. Staff is working on developing an agreement that would outline many of the items under discussion to memorialize these efforts and detail any associated expenses incurred by each entity.

EXHIBITS

Exhibit 1- Agenda Information Sheet
Exhibit 2- Presentation

Respectfully submitted:
Gary Packan
Director, Parks and Recreation

Future Joint Amenities and Recreation Programming

Gary Packan

Director

Parks and Recreation

Aquatics Master Plan Update

Kick-off meeting held September 29, 2022

- Representatives from all partner groups
 - UNT, TWU, DISD and COD
 - Identified needs and goals from each group
- Facility assessment with consultants
- Public input
 - Community engagement at events
 - Surveys
 - Public Meeting- Nov. 10, 6p.m.
- Findings review
- Master Plan completion
- Board & Council review and adoption



Southwest Park Master Plan

- Three Main Components
 - Natural Area
 - Active Area
 - Indoor Area
- Total estimated construction \$150M (2021)



Aquatics Center Update

- DISD expanded meet/tournament schedule
 - Addition of UIL Water Polo leagues, T/F 5p-close
- COD Capital Maintenance Program - \$470,000
- Staffing changes and impacts to operating budget
 - Salary adjustment to be competitive in the market
 - Seasonal to part time positions
 - Added an Aquatics Technician back after COVID-19



Completed Joint Amenities

- McMath Agreement
 - Updated and executed in 2022
 - Working on amendment to add amenities
- Borman Easement
 - Connecting "New" Eagle Creek neighborhood to Denia Park



Future Joint Amenities

- Calhoun Elementary
 - Summer camp, theatre, arts and gym space
 - Neighborhood Park (10-Minute Walk high priority – adds 3,289 residents to access)
 - Future community theatre productions and cafeteria for summer meals
- Evers Elementary
 - Summer camp site and cafeteria for summer meals
- Old Denton High School
 - Track for Special Olympics, summer track program
 - Football, softball, soccer, tennis courts for general programming and events
- New Denton High School
 - Possible Neighborhood Park (10-Minute Walk high priority)
 - Partnership with Mountain Bike Club on biking and walking trails

Future Joint Amenities

- Marketing
 - Submittal of seasonal Play Guides to all Elementary Schools
 - Increases knowledge of services offered (COVID, rapid growth, program offerings)
- Transportation
 - More affordable option for camp transportation than private sector
 - Keep bus drivers employed during summer season
 - Less counselors to hire if not driving
 - Increased safety as camp counselors focus on kids when not driving
- LaGrone Academy
 - Student assistance with plasma cutter for park amenities, signage, artwork
 - Student design wraps within the Downtown cultural arts district
 - Future employee development

Questions?

Gary Packan

Director

Parks and Recreation

Gary.Packan@CityofDenton.com





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AGENDA CAPTION

Deliberations Regarding Security Devices or Security Audits - Under Texas Government Code Section 551.089.

Receive a presentation from staff regarding police radio infrastructure; discuss, deliberate, and provide direction to staff regarding the same.