



Oak/Hickory Driveway Ownership Virtual Community Meeting

April 21, 2021

Thank you for joining us! The meeting will begin momentarily.

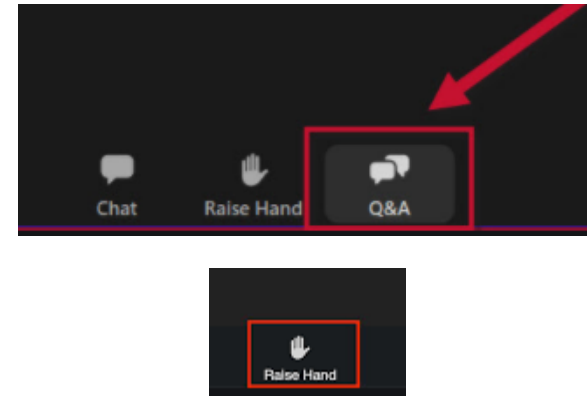


Meeting Agenda

- Welcome
- City of Denton Staff Introductions
- Virtual Community Meeting Reminders
- Driveway Location
- Project History
- Key Findings
- Next Steps

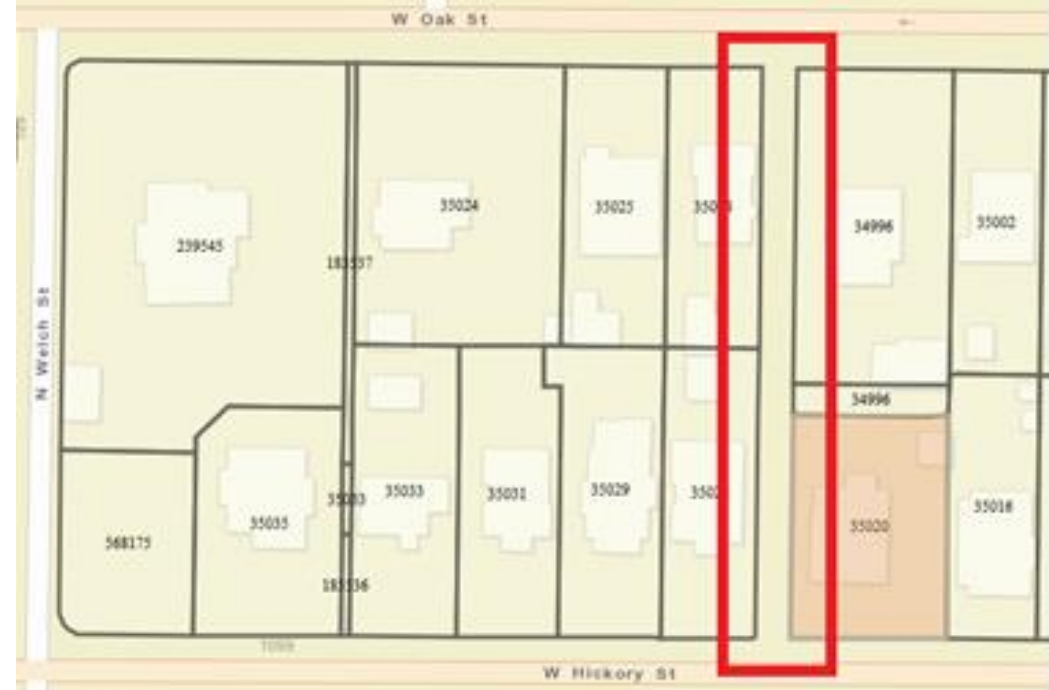
Virtual Community Meeting Reminders

- All attendees are muted
- All attendee video is disabled
- Questions:
 - Questions will be answered at the end of the presentation in the order they are received
 - Select “Raise Hand” to request to speak –For people wishing to verbally ask a question, those questions will be answered at the end of the presentation. If you raise your hand, the presenter will call your name and you will need to unmute after you have been called on to ask your question
- Presentation will be available after meeting online at:
www.cityofdenton.com/virtualcommunitymeetings



Driveway Location

- Driveway connecting 900 block of W. Oak Street and 1000 block of W. Hickory Street
 - Is the drive depicted on this slide the primary area of concern?



SLATON REALTY MANAGEMENT, LLC,
CALLED 0.811 ACRES
DOC. NO. 2018-113072
O.R.D.C.T.

EUGENE PUCHALSKI SURVEY
ABSTRACT No. 996

0.109 ACRES
CALLED 9' DRIVE WAY AND PASSAGE WAY
AS EVIDENCED BY THE FOLLOWING DEEDS
VOL. 179, PG. 804, VOL. 154, PG. 254,
VOL. 185, PG. 2, AND VOL. 194, PG. 249
D.R.D.C.T.

JENNIFER SMITH & SPOUSE, MATTHEW DOUGLAS
CALLED 0.205 ACRES
DOC. NO. 2013-116603
O.R.D.C.T.

KATHLEEN R. PIER
CALLED 0.212 ACRES
DOC. NO. 2001-032781
O.R.D.C.T.

GAYLEN DWIGHT BRODSCH
VOL. 188, PG. 777
O.R.D.C.T.

PETER HAWKINSON AND WENDY WATSON
CALLED 0.208 ACRES
DOC. NO. 2005-03662
O.R.D.C.T.

ARHETMAN, LLC
CALLED 0.208 ACRES
DOC. NO. 2018-107413
O.R.D.C.T.

RICHARD DAVID LINPEDE
CALLED 0.181 ACRES
DOC. NO. 2013-24121
O.R.D.C.T.

LISA R. ALVAREZ
CALLED 0.202 ACRES
DOC. NO. 2015-145010
O.R.D.C.T.

0.109 ACRES
CALLED 9' DRIVE WAY
AND PASSAGE WAY
APPARENT REMAINDER OF
C.C. YANCEY TRACT
VOL. 171, PG. 149
D.R.D.C.T.

0.109 ACRES
CALLED 9' DRIVE WAY
AND PASSAGE WAY
APPARENT REMAINDER OF
C.C. YANCEY TRACT
VOL. 171, PG. 149
D.R.D.C.T.

HICKORY STREET

LEGEND

History To-Date

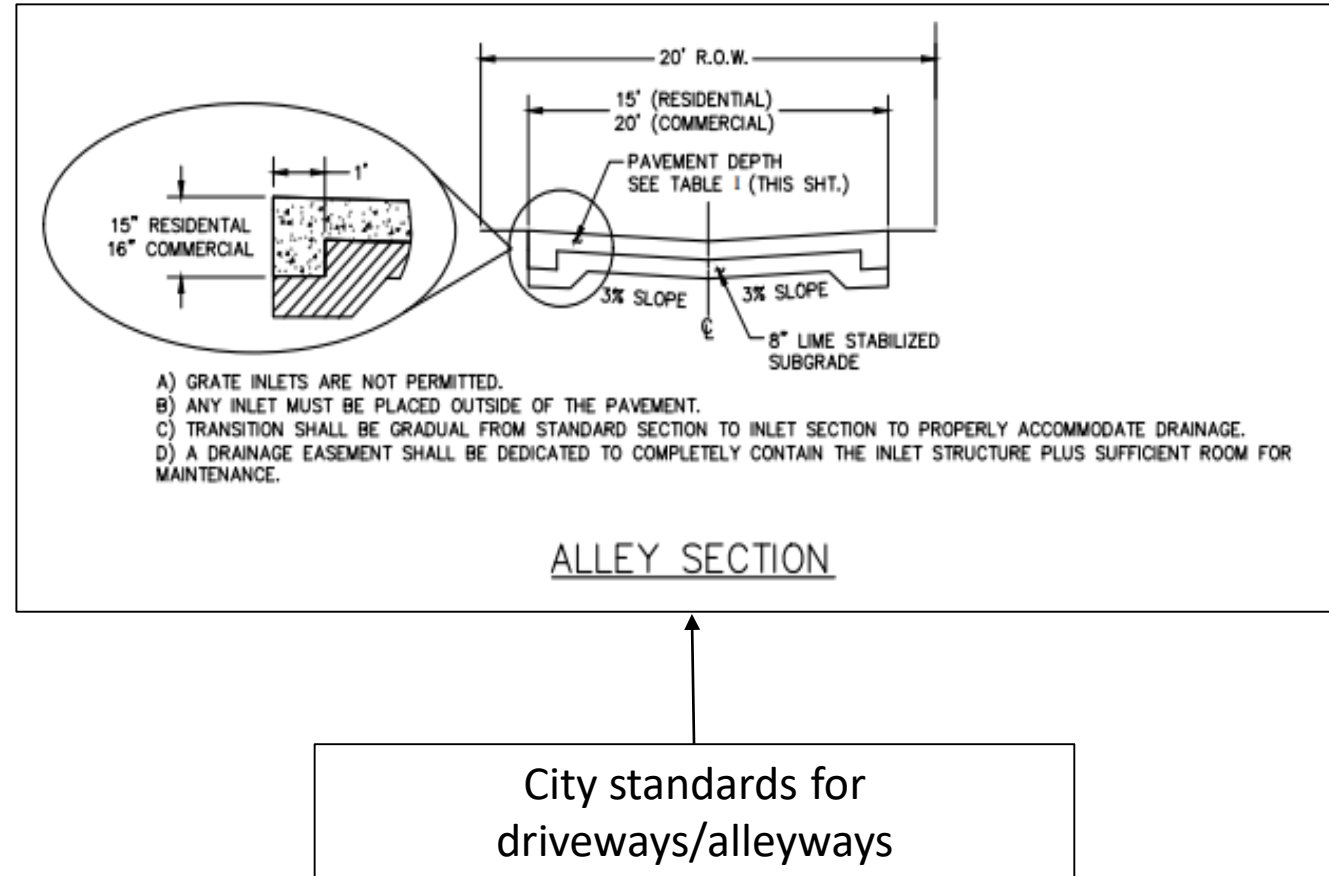
- **11/16/2018** – Jesse Jenson contacted Assistant City Manager to inquire about possibly reconstructing the driveway.
- **12/3/2018** – Randy Hunt (President of Historic Denton) asked Chad Allen (former City staff) about plans to reconstruct/upgrade the driveway.
- **1/3/2019** – Daniel Kremer informed Jesse Jenson that there were no records of the City acquiring the private drive or any easements.
- **1/23/2019** – Paul Williamson (City Real Estate) provided his initial findings that show the alley is private and was not indicated properly in DCAD's land records/mapping by the way the parent Yancey tract was parceled-out.
- **1/24/2019** – Daniel Kremer (Deputy Director of Public Works Operations) provided Jesse Jenson with the deeds from the original owner (Yancey) granting access rights to the driveway to lots on the east side of the driveway. Daniel shared these documents with Randy Hunt on 2/23/2019.
- **3/26/2019** – Daniel Kremer met Randy Hunt on-site to discuss the private drive.
- **3/27/2019** – Daniel Kremer informed Randy Hunt via email that the City is pursuing a survey of the area to determine ownership.
- **4/19/2019** – Staff initiates Alta Survey with Teague Nall and Perkins (TNP).
- **5/1/2019** – Staff reviews and finalizes the survey with TNP, which shows that the private drive is a remainder of the parent Yancey tract.
- **5/2/2019** – Staff held a community meeting to discuss parking, street, and driveway conditions in the Historic District. Similar meetings held on June 19 and August 15 of 2019.
- **4/3/2021** – Jesse Jenson contacted Mayor Hudspeth to make him aware of his concerns about the driveway condition and ownership in the Oak Hickory Historic District
- **4/9/2021** – Staff provided a brief response to Mr. Jenson's request, including this timeline in the Friday Report to City Council

Key Findings

- City commissioned the Alta Survey
 - Survey confirmed that the driveway is privately owned
 - Driveway is a residual from the original Yancy tract (i.e. not likely owned by anyone who currently has access)
- Due to private ownership, the City cannot make improvements

Next Steps

- Requirements for the City to obtain ownership:
 - Property owners would need to convey the right-of-way and necessary easements to the City
 - Title research needs to be conducted to confirm owner of the driveway
 - Any unpaid taxes for the private property would need to be addressed by owner
 - Drive would need to be brought to City standards
- Impact of City ownership:
 - If brought to City standard and accepted by the City, driveway will operate as a public asset and access will not be limited to surrounding property owners



Questions?