



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

Receive a report, hold a discussion, and give staff input regarding the Landmark City Park #1 Land Plan.

BACKGROUND

Landmark, formerly Hunter Ranch, is an approximately 3,200-acre property located west of I-35 West and south of future Loop 288. The City of Denton annexed Landmark in 2006, and it was classified as the Hunter Ranch Master Planned Community district in 2008 (Ordinance 2008-030).

A development agreement was approved by City Council in 2020 which outlined the requirements for construction of the project including park land dedication. Per the development agreement, Landmark is required to build, maintain and dedicate a minimum of 64 acres of park land to the City of Denton. In addition, Landmark will be providing access easements to numerous other parks and trails to the City of Denton as development occurs.

Public meetings were not held for the planning of this parcel as the amenities were pre-determined by the development agreements and residents currently do not live in the development. Planning efforts did consider research and planning as noted in the Parks, Recreation and Trails System Master Plan.

OPTIONS

Approve, amend or deny.

RECOMMENDATION

Staff recommends approval.

ESTIMATED SCHEDULE OF PROJECT

Landmark is currently working on the submission of their Phase 2 development applications. It is anticipated that construction on infrastructure will start in late 2026 or early 2027.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

City Council approved developer agreement with Cole Ranch in April 2020.

FISCAL INFORMATION

The City of Denton will not be responsible for any construction as presented and maintenance as the development will maintain responsibility for the ongoing maintenance of the property. If the City chose to add various amenities to the park in the future, the City may be responsible for the maintenance and replacement of such amenities as determined.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Presentation

Exhibit 3- Phase 2 Parks Boundaries

Respectfully submitted:

Gary Packan

Director, Parks and Recreation