

Landmark City Park #1

Park Board
October 6, 2025

Project and Operating Agreements (March 2020)

Ord 98-039:

Park Land Dedication and Development requirements; owned by city, maintained by HOA

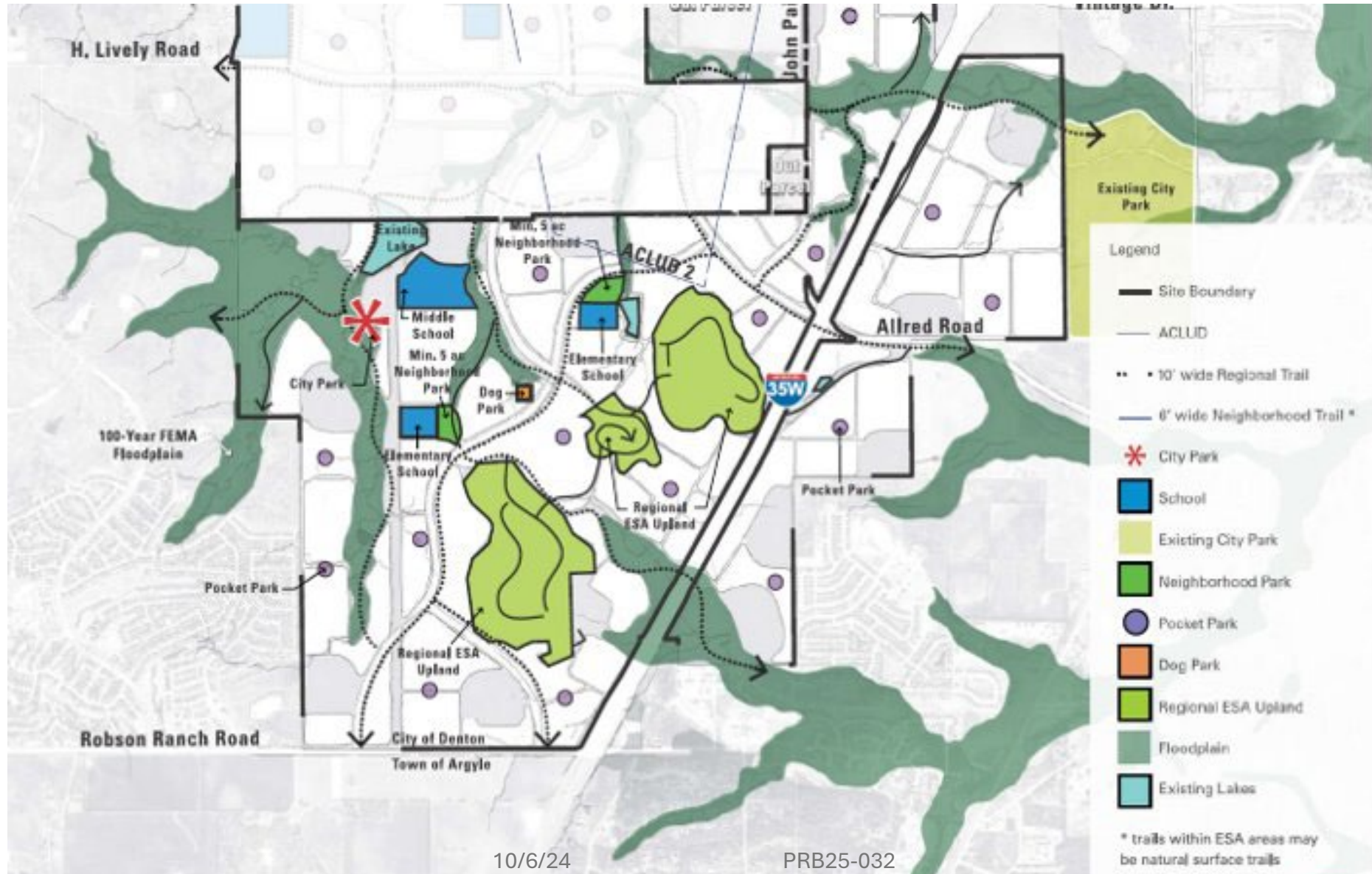
- 63.63 ac. required Park land dedication
- Dedicate 64 acres
 - One 54-acre City Park
 - Two 5-acre Neighborhood Parks
- Development Fees = \$2.65M

Additional Park Improvements:

Required by agreement; not dedicated to City; owned and maintained by HOA

- 15 Pocket parks/Amenity Centers
- Dog Park
- 32 miles trails
- Lakes
- Regional ESA
Upland/Conservation Easements

Project and Operating Agreements (March 2020)



City Park

- Minimum 54 acres (serving ~23,000 pop)
- Picnic tables, Trash Cans and Benches
- Playgrounds with shade structures
- Trails
- Practice fields for baseball, softball, soccer and football
- Dedicated parking area
- Environmental Assessment
 - [Denton Park Dedication 98-039 Ordinance.pdf](#)

Park Improvements	
Park Type	Description of Improvements
City Park	Minimum 54 acres
	Picnic Tables, Trash Cans and Benches
	Playground area with equipment incorporating shade structures
	Trails
	Practice fields for baseball, softball, soccer and football
	Dedicated parking area
Dog Park	Approximately 3 acres
	One enclosed dog free-play facility provided
	Up to three play areas included in the design
	Dedicated parking area
Neighborhood Park	Minimum 5 acres each
	Minimum two Neighborhood Parks
	Provided adjacent to each elementary school site if agreed by City and DISD
	Playground Designed for ages 2-5 and 5-12
	Landscaped with trees, benches and drinking fountains
	On-street parking provided
Pocket Parks/Amenity Centers	Approximately one-half to one acre in size
	Estimated 15 park/amenity center areas
	Meets the ten minute walk provision
	Passive park use with landscaping, benches, etc.
	Private amenity centers with dedicated parking
	On-street parking provided for pocket parks

- (c) The land required to be dedicated or conveyed may be located inside or outside the subdivision development so long as the land is located within one-half (½) to one (1) mile of the periphery of the development so as to serve or benefit the residents of such subdivision.

Trail Requirements

Concrete

- 10-foot-wide regional trails
 - 11 miles
- 6-foot-wide community trails
 - 21 miles
- Total:
 - 32 miles of impervious trail
 - Public Access Easements and ROW
 - Owned and Maintained by HOA

Permeable (Upland ESA Trails)

- Conservation Easement
 - Public Access Easement Required
- Natural materials
- Owned and Maintained by HOA
- Undefined mileage

10. Construction and Maintenance of Permeable Trails.

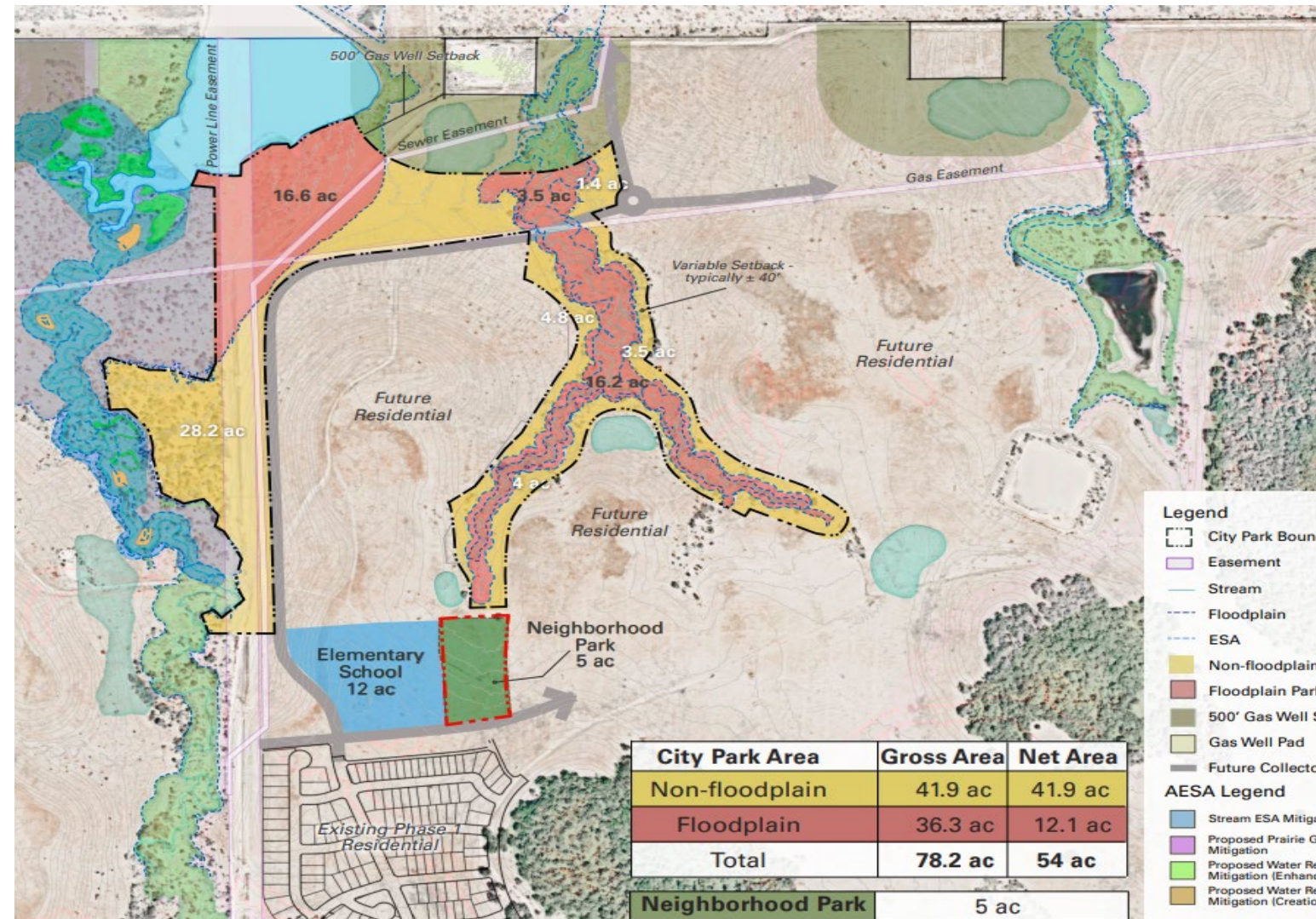
A. Grantor shall construct permeable trails in and through the Property for use by the public and the same shall be completed within twelve (12) months after final plats on fifty (50) percent or more of the property adjoining the Property have been filed in the Real Property Records, Denton County, Texas. Grantor will cooperate with Grantee regarding the location of the trailheads for the permeable trails.

Park Plan Updated (March 2025)

- Removed pockets around north lake
- Expanded non-floodplain area around tributaries
- South neighborhood park now includes lake

Need 54 acres that:

- Meets the programming in the agreement
- Aligns with '98 ordinance
- Supports Park Master Plan
- More centrally located to equitable service to community



Total Open Space for Public

- Alternate ESA Mitigation area – 113 acres
- City Park – 78 acres (36 acres of floodplain)
- Gas well setback - 20 acres
- Pond - 23 acres
- Cole Ranch floodplain to the north – 47 Acres

TOTAL OPEN SPACE AVAILABLE TO PUBLIC = 281 acres

Next Steps

- **Current Focus**

- Consideration of boundaries of the City Park #1

- **Future Focus**

- Further conversations on programming and amenities
- Detailed concept planning for the park will come as part of Phase 2

QUESTIONS?