

**CONFIDENTIAL**  
**Agenda Information Sheet**

**DEPARTMENT:** Parks & Recreation

**CM:** Sara Hensley, City Manager

**Date:** August 26, 2022

**SUBJECT**

Provide an update to City Council on property acquisitions for parks and open space.

**BACKGROUND/DISCUSSION**

<b><u>Land</u></b>	<b><u>Acquisition</u></b>	<b><u>Efforts</u></b>
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Parks and Recreation and Real Estate staff have been working on acquiring several parcels of land, which will be presented to City Council for consideration on future agendas as Individual Consideration Items. The proposed parcels would help expand existing park space, preserve tree canopy, and support the 10-Minute Walk goal

**Funding (Park Bonds)** – Listed below are the funding sources available for land acquisition as approved in the 2014 and 2019 Bond programs. The remainder of the 2019 Bond funding is set to be available in 2023, unless needed sooner and/or pending any modifications by the Finance Department. Total funding for land acquisition:

- 2014 Bonds – \$0
- 2019 Bonds (Used for Laney and pending Good Sam if purchase is approved) – \$0

**CURRENT PROPERTY ACQUISITION EFFORTS**

- **Good Samaritan Property** – **SLIDE #2**

Over the last 24 months, staff have been working with Real Estate to help Jennifer Bekker and the Library team to find a potential location for a future South Library. Originally, staff had reached out to the Good Samaritan organization and at the time they had informed staff that they were planning to develop the property.

Not only would this property help to meet the needs of the Denton Public for a new facility location, but it would also help expand the footprint of Lake Forest Park and provide a connection from the library to the park space. The acquisition of the land also aids in the preservation of tree canopy as listed in the chart below.

During the initial negotiations, Good Sam was not interested in selling all the undeveloped parcels, just the 14+/- acres along Ryan Road. After staff made an official offer of \$2.5M for those 14 acres, the Good Sam representative offered to sell additional land that would connect directly to Lake Forest Park. This additional land would increase the total size of the Good Samaritan Property to 26+ acres. The proposed purchase contract is currently

under review by Good Sam. A response is expected within the coming weeks. See chart below.

Parcel ID	Total Acres	Tree Canopy %	Acres of Tree Canopy
696428	0.684	0%	0
38173	4.88	3%	0.146
696430	0.65	54%	0.351
38376	3.9	55%	2.145
128071	11.99	71%	8.481
<b>Total</b>	<b>22.104</b>	<b>50%</b>	<b>11.123</b>

- **Hancock Property – 4663 LaCroix Rd. – SLIDE #3**

On June 15, 2002, Parks and Recreation was contacted by Donald Hancock. Mr. Hancock owns 7.4 acres of property adjacent to the Clear Creek Natural Heritage Center. Specifically, Hancock would prefer the City to purchase the property so the farmhouse and land could be preserved for the community.

Mr. Hancock’s property is located on the southern side of the park and directly adjacent to the dam. In fact, City staff have used his property to access the dam for mowing and repairs. Acquiring this property would also improve access to the trail for emergency vehicles.

The property consists of a farmhouse constructed in approximately 1912, various outbuildings that are in poor condition, and general open space. During a tour of the property on July 1, it was discovered that numerous large pecan trees are located throughout the parcel. Please see the PPT for photos and a map of the parcel.

Currently, Mr. Hancock does not have a sale price in mind for the property. If the City is interested, staff would obtain an appraisal of the property to get an independent valuation of the home and land.

**Currently, Parks and Recreation does not have the funding for this property but wanted to make City Council aware of the potential opportunity to purchase the property. Staff is currently pursuing expanding the trail on the southside of the property to accommodate vehicular access. **If City Council members have a strong interest in staff pursuing this property, please reach out to CMO by September 9, 2022.****

**GENERAL LAND ACQUISITION UPDATE**

The following parcel acquisitions will be presented for consideration to the City Council

via the Parkland Dedication and Development Ordinance. These parcels will be dedicated to the City of Denton but may require pre-acquisition funds for environmental assessments, appraisals, surveying, etc.

- **Eagle Creek Property SLIDE #4** – Approximately 43.3 acres will be dedicated to the City. In addition, the developer will construct the trails for the city as part of the dedication agreement. Staff presented this acquisition for consideration to the Parks, Recreation and Beautification Board on December 6, 2021, with the board voting (5-0-1) in favor of the acquisition. The developer is working with development services on some updates to the plat. Due to this delay, staff anticipates that the agreement will be presented to City Council for consideration in the next few months. This acquisition involves no land cost to the city.
- **“Hills of Denton” Powerline Easements – SLIDE #5**  
Staff is working to acquire easements from property owners and developers from FM 428 west to Bonnie Brae for a future trail. Cost is to be determined but staff is working to acquire the property via donation if possible. There will still be a need for pre-acquisition funds for various tasks associated with obtaining the property. Park master planning and development will also need to be conducted by the city.
- **Townsend Property – SLIDE #6**  
Staff is working with the developer to acquire land for open space and a kayak launch on to Pecan Creek as part of our Paddling Trail Plan. This acquisition involves no land cost to the city. Park master planning and development will need to be conducted by the City.
- **Love First Community – SLIDE #7**  
Staff is working with the developer to acquire either a public access easement or receive a land dedication. This property will provide access to the Pecan Creek Trail that is currently being master planned. Staff is working through details with the owner to create a development agreement.
- **North Pointe Trail – SLIDE #8**  
Staff is working with the developer to acquire either a public access easement or receive a land dedication. The proposed trail will continue north from the existing trail path at North Pointe Park and eventually extend along the north side of Discovery Park.
- **Cedar Street Project – SLIDE #9**  
A local Eagle Scout reached out to the City for a partnership on a scout project to improve a greenspace in between two commercial buildings between Hickory St. & Mulberry St. In collaboration with the property owner, the City will receive a public access easement to preserve this greenspace that is located in the downtown square area. The total acreage of the pocket park is .084 acres. Improvements consist of a bike rack and landscape improvements.

- **Legends Ranch – SLIDE #10**  
Recently approved MUD. Staff is working with the developer to discuss the dedication of approximately 110 acres of preservation area / park land dedication and create a development agreement.
  
- **Borman Easement – SLIDE #11**  
Staff is working with DISD leadership to attain an easement on the southside of Borman Elementary School to connect the future Eagle Creek neighborhood to Denia Park. Cost of the easement is proposed to be \$15,437.
  
- **Rayzor – Western Blvd. Parcel – SLIDE #12**  
Staff is working with the property owner representative to accept the dedication of a small parcel of land immediately to the east of the Airport Park Property and Police Department shooting range at the corner of Airport Road and Western Blvd.
  
- **Laney Property – SLIDE #13-14 – ACQUIRED**
- **Parkside Property – SLIDE #15 - ACQUIRED**
- **Legacy MF Development – SLIDE #16 - ACQUIRED**
- **Pebblebrook Parkside MF Development– SLIDE #17 – ACQUIRED**
- **Audra Property - SLIDE #18 – ACQUIRED**
- **Davidson Property – SLIDE #19 – ACQUIRED**
- **Vintage Village Property - SLIDE #20– ACQUIRED**
- **Prose Prominence Property – SLIDE #21 – ACQUIRED**

**DECISION POINTS FOR COUNCIL**

Staff requests feedback from City Council on any of the above items. Please provide feedback to CMO by September 9, 2022.

**EXHIBITS**

Exhibit 1 – Confidential Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:  
Gary Packan, Parks and Recreation

# Parks and Recreation Park Acquisition

Parks & Recreation

August 26, 2022

# Good Sam Property

## Property Details

- Located off Ryan Road
- 22.104 acres
- 50% tree canopy
- Appraised value - \$TBD
- Connection to Lake Forest Park
- Possible new site for South Branch Library
- Slight improvement to the 10-Minute Walk
- Offer sent to owner for \$2,500,000 for 14 acres



# Hancock Property

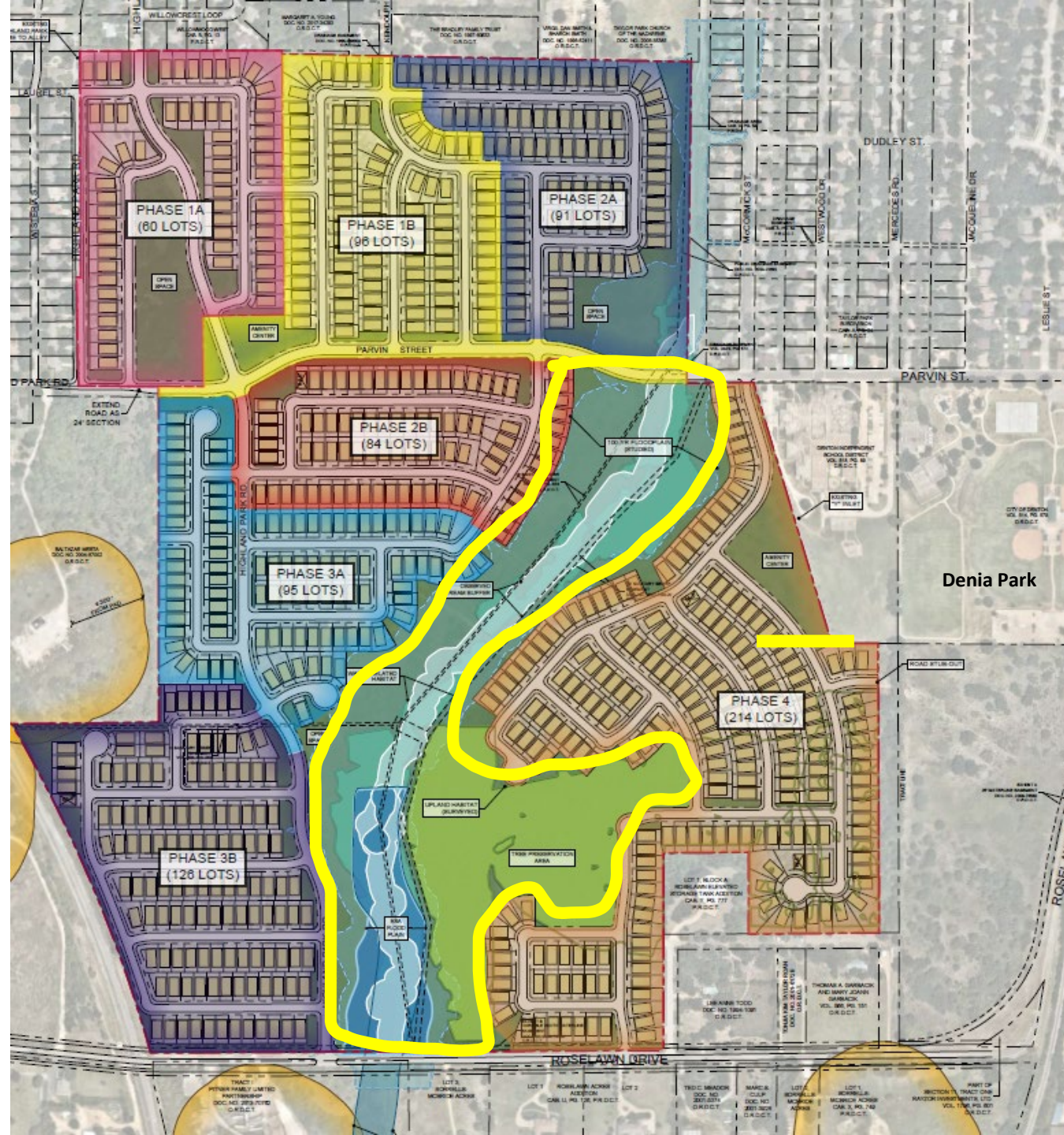
## Property Details

- Located off Collins Rd B, south of Clear Creek
- Appraised value - unknown
- Owner approached City of Denton
- Owner interested in selling
- Parks has no funding for this parcel



# Eagle Creek Property

- Acres- 43.3 acres
- Cost- \$0
- Location: North of Roselawn, West of Denia
- 10MW- Yes (minimal)
- Trails and tree canopy
- Other- Connection from neighborhood to Denia Park from development through DISD
- **Status- Developer Agreement**





# Powerline Easement Trails

- Acquisition or Public Access Easement
- Acres- TBD
- Cost- TBD
- Connect from FM 428 to Bonnie Brae St.
- 10MW- Yes (High Priority Area)
- Increase connectivity
- Status – Discussion stage w/Developers



#### Amenities: (Roughly 1 mile)

- 10' trails
- Benches
- Landscape (Bushes, wildflowers, etc...)

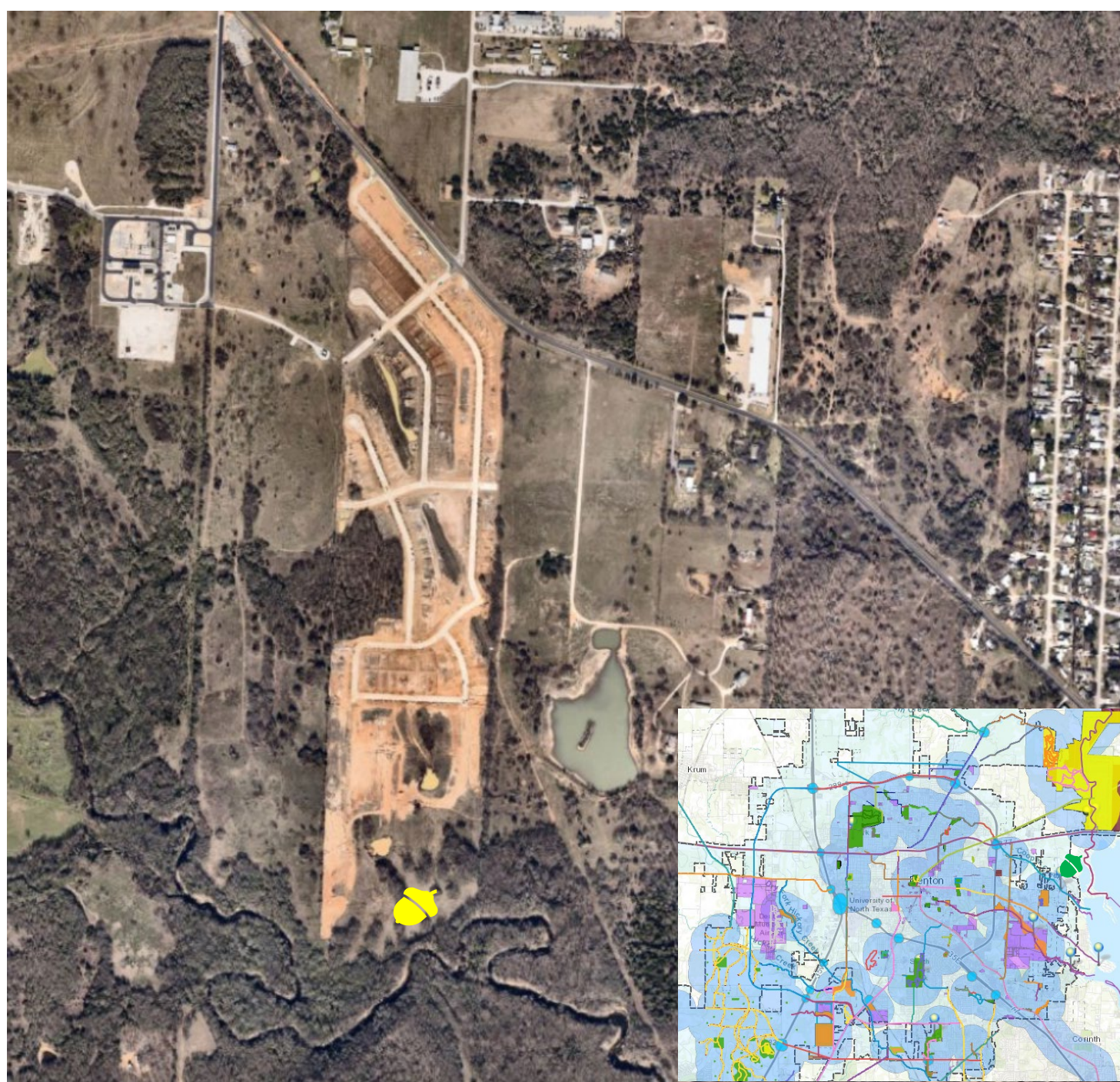
#### Advantages:

- Provides trail system for local community.
- Maintained by PARKS Dept.
- Increase connectivity to other park assets.



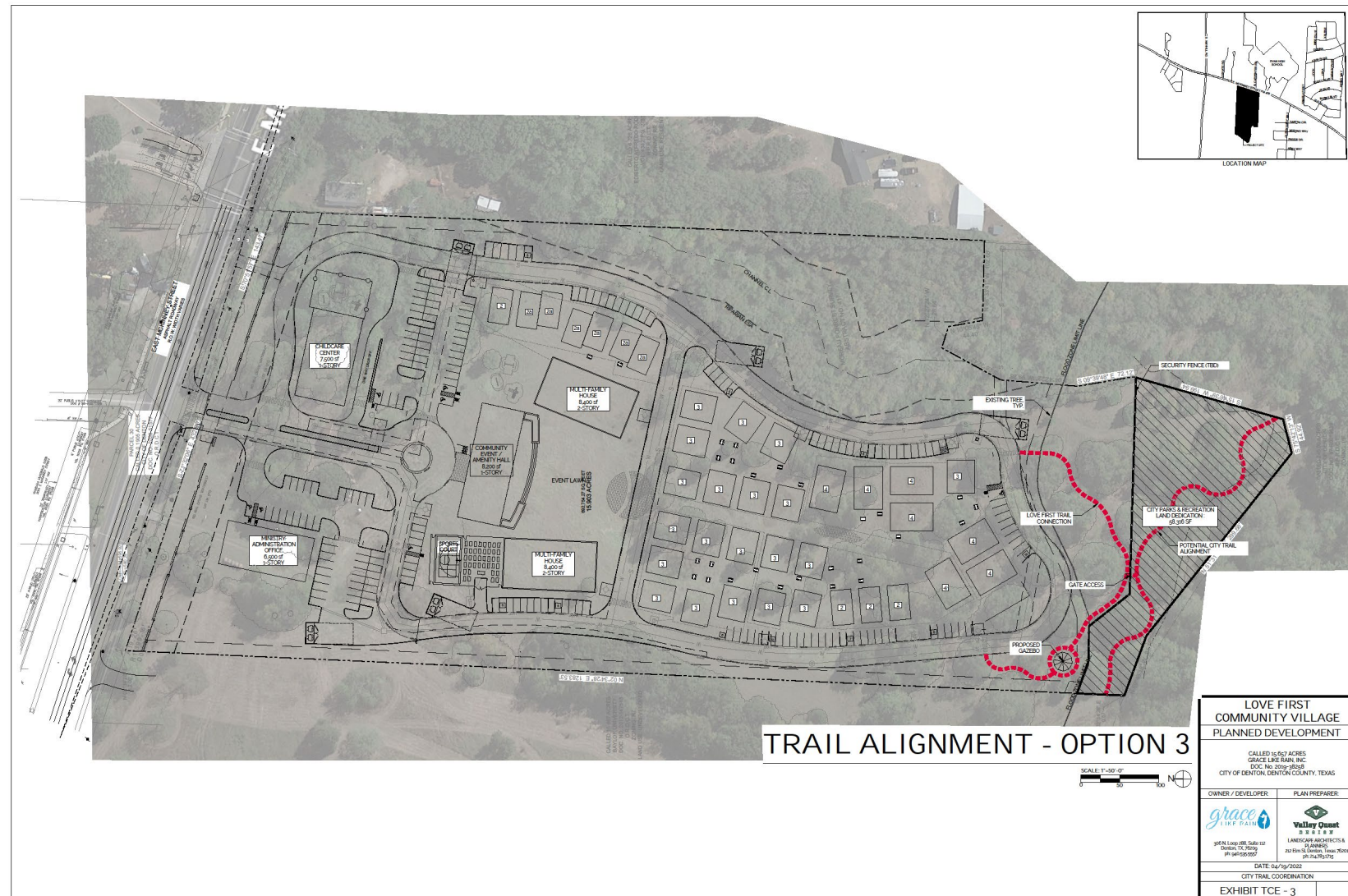
# Townsend Property

- Acquisition of land for Park and Pecan Creek kayak launch
- Acres- 9+/-
- Cost- Donated via ordinance
- South side of McKinney
- 10MW- Yes (High Priority Area)
- Access to Pecan Creek
- Status – Discussion w/  
Developers and draft  
Developer Agreement



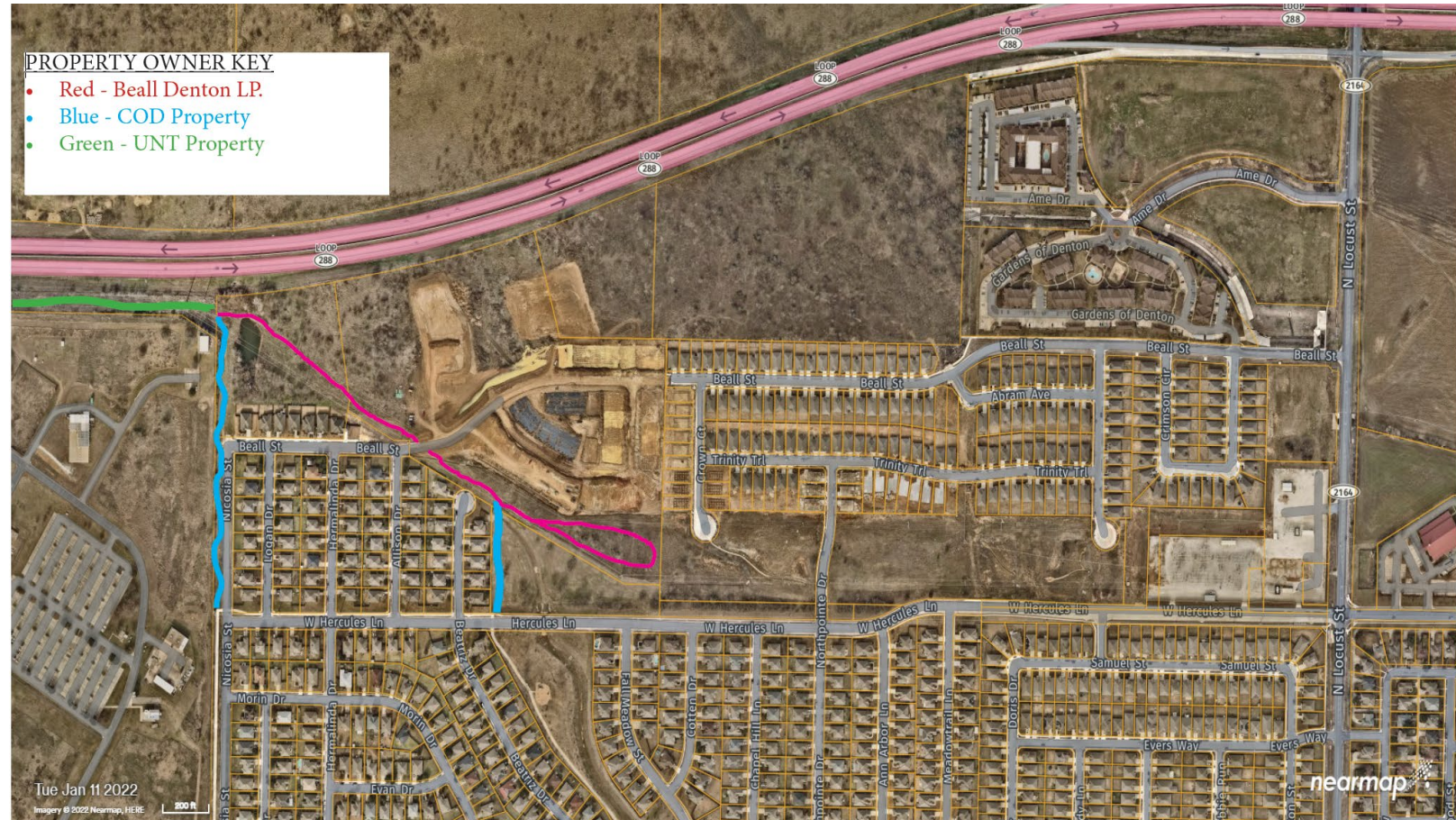
# Love First Community

- Park Dedication
- Acres- 1.34
- East of Mayhill Rd. And South of McKinney St.
- Cost of land - \$0
- Connection to Pecan Creek Regional Trail.
- 10MW- Yes
- Status – Discussion with owner and draft Developer Agreement



# North Pointe Trail

- Park dedication or public access easement.
- Cost of land - \$0
- Location: North of Hercules Ln. East of Nicosia St.
- Extension of existing trail at North Pointe Park.
- Alignment through electric easement and connection through Discovery Park towards Bonnie Brae St.
- Status – Discussion with owner and draft Developer Agreement



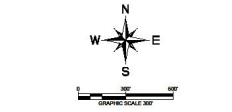
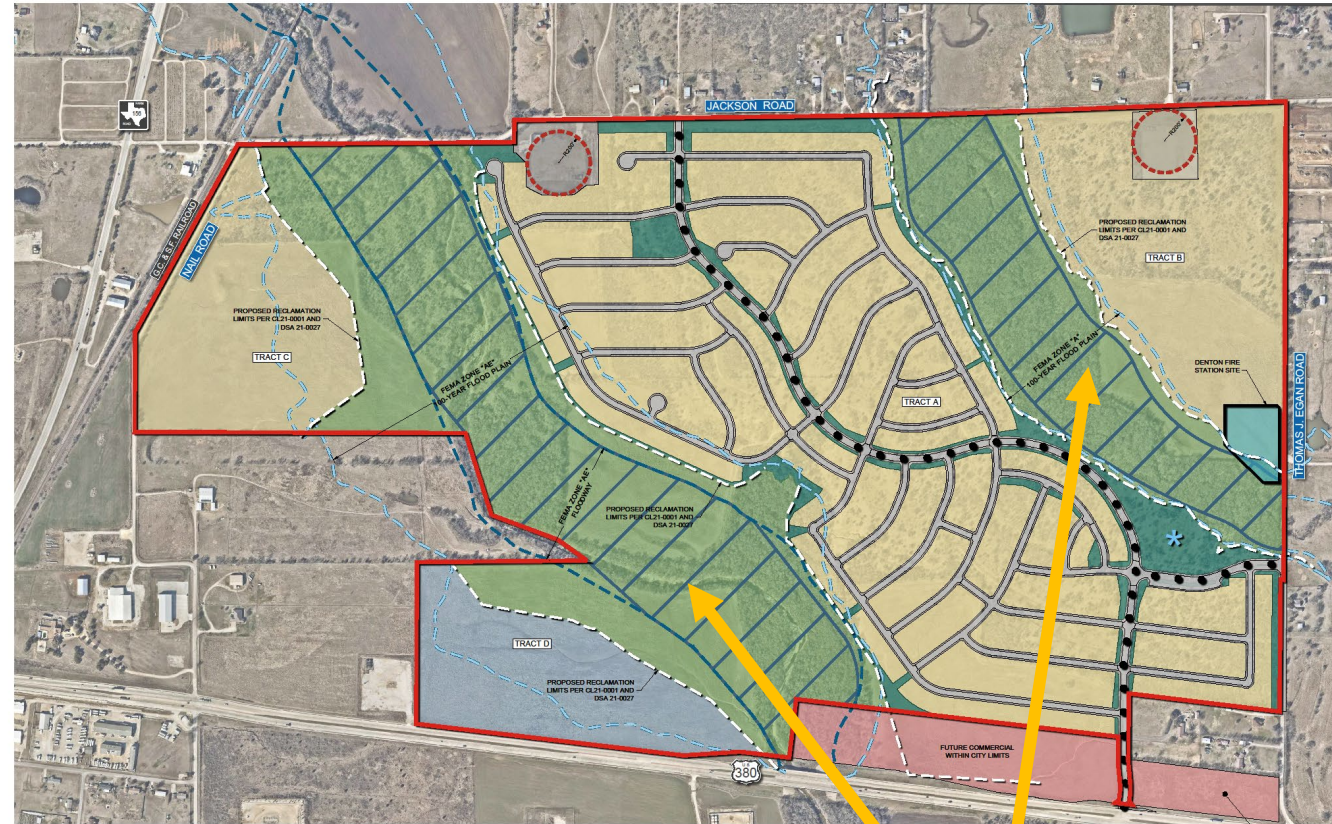
# Cedar Street

- Public Access Easement
- Acres- 0.084
- Cost of land - \$0
- Greenspace located between Mulberry & Hickory St.
- 10MW- Yes (High Priority Area)
- Pocket park in downtown
- Eagle scout reached out to the City for potential scout project, in collaboration with property owner.
- Status – Discussion with owner and Eagle Scout and draft Developer Agreement



# Legends Ranch

- Park Dedication
- Acres: Over 110
- Location: North of US-380 and West of Egan Rd.
- Cost of land - \$0
- 10MW- Yes (High Priority Area)
- Approved MUD
- Status – Discussion with Owner. Draft Developer Agreement



TRACT A, B & C	
TYPICAL LOT SIZE	PERCENTAGE
40' X 110'	MAX 35%
40' X 110'	MAX 35%
50' X 110'	MIN 30%

SF NET ACREAGE	
TRACT A NET ACREAGE	233.7 ACRES
TRACT B NET ACREAGE	60.0 ACRES
TRACT C NET ACREAGE	30.7 ACRES
TOTAL NET ACREAGE	324.4 ACRES
MAX YIELD	1,551 LOTS

TRACT D	
MULTIFAMILY	
NET ACREAGE	32.4 ACRES
MAX LOTS	320 LOTS

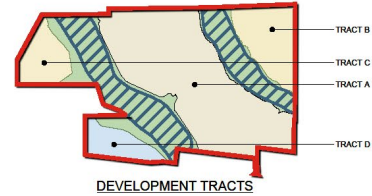
MAX TOTAL SF & MF LOTS 1,871 LOTS

LEGEND:

- AMENITY CENTER
- INTERNAL COLLECTOR
- LAND AREA TO BE DONATED TO PARKS

- NOTES:
1. LOT DEPTHS MAY VARY BASED ON CURB-SIDE FINISHES, AND OTHER PROJECT CONSTRAINTS. HOWEVER NO MORE THAN 10M WILL BE LESS THAN TYPICAL.
  2. TRACTS A, B, & C CORRESPOND TO 400 ACRE TRACT AS REFERENCED IN DEVELOPMENT AGREEMENT.
  3. TRACT D CORRESPONDS TO 40 ACRE TRACT AS REFERENCED IN DEVELOPMENT AGREEMENT.

EXHIBIT C  
CONCEPT PLAN  
Legends Ranch  
City of Denton - Division One ETJ, Texas  
June 28, 2022



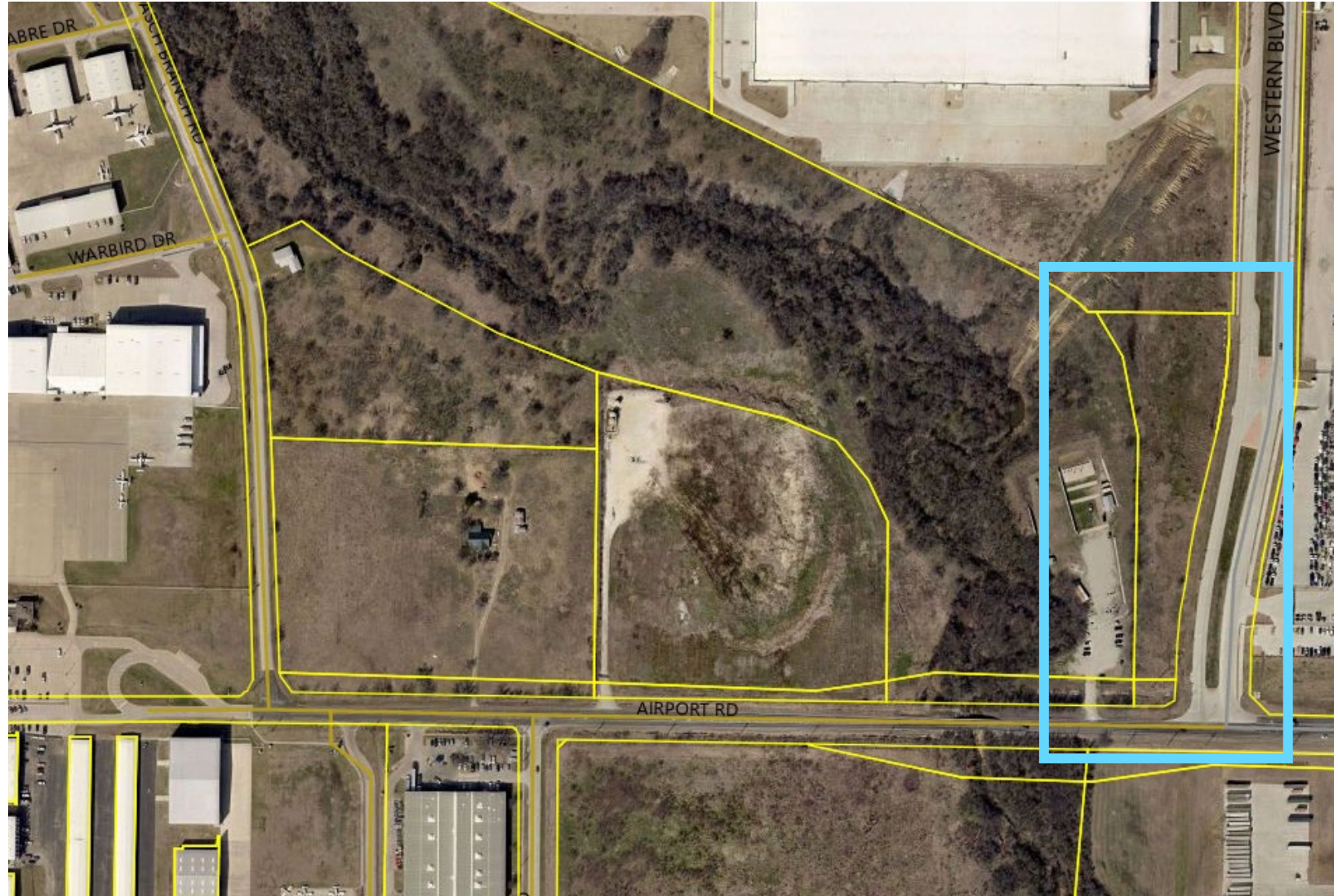
# Borman Easement

- Access Easement
- Location: South side of Borman Elementary
- Cost of easement - \$15,437
- 10MW- Yes (High Priority Area)
- Provide connectivity to new neighborhood from park
- **Status – Discussion with DISD**



# Rayzor – Western Blvd

- Property Donation
- Location: Corner of Airport and Western, East of existing park property and Police Dept range
- Part of the proposed Hickory Creek Trail
- Cost of land - \$0
- Status – Processing donation from Owner.





# Laney Property Location



# Laney Property

## Property Details

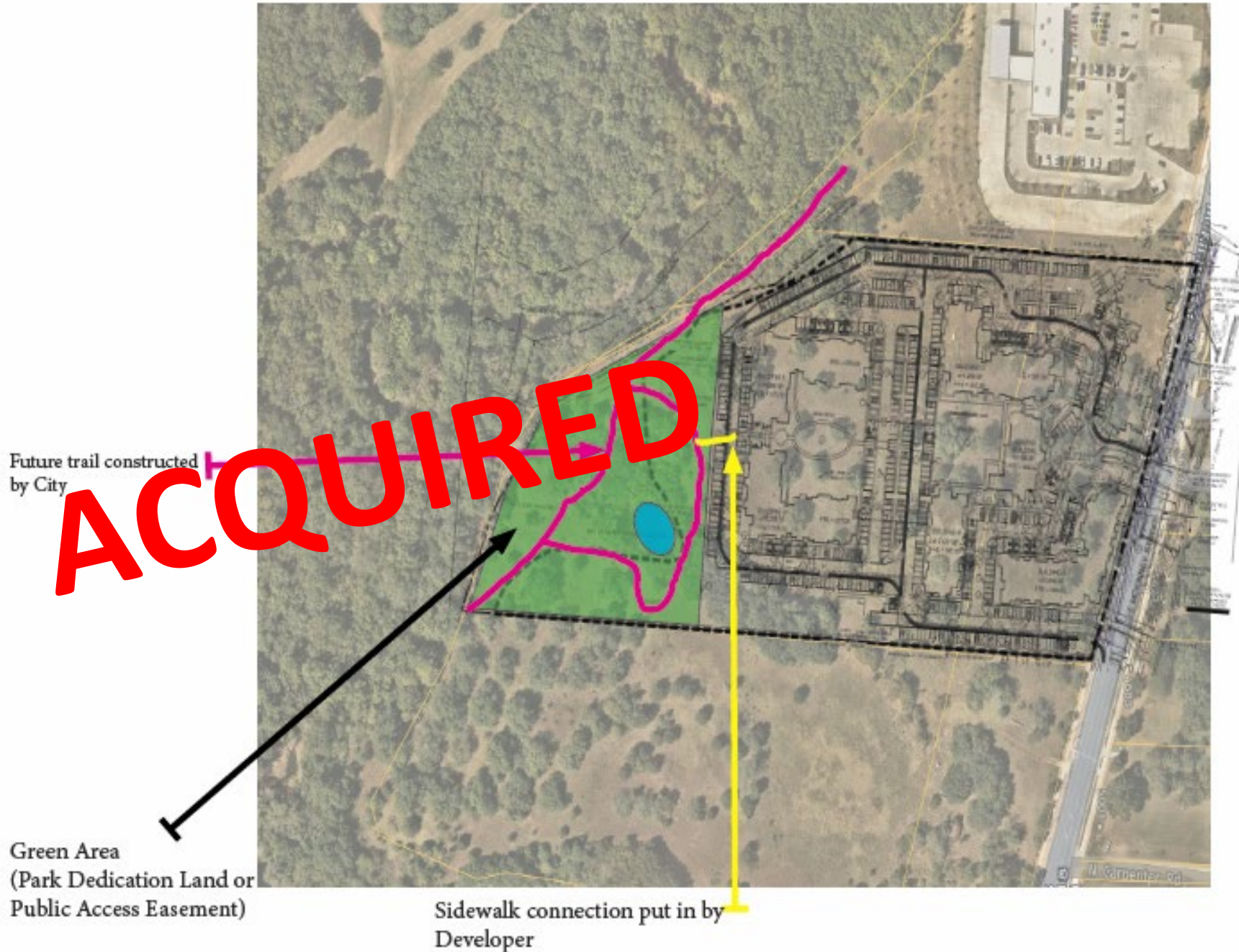
- Located off University Blvd, south on Trinity to the east
- 79.004 acres
- 62% tree canopy
- Purchase price \$2,362,598.67
- Acquired





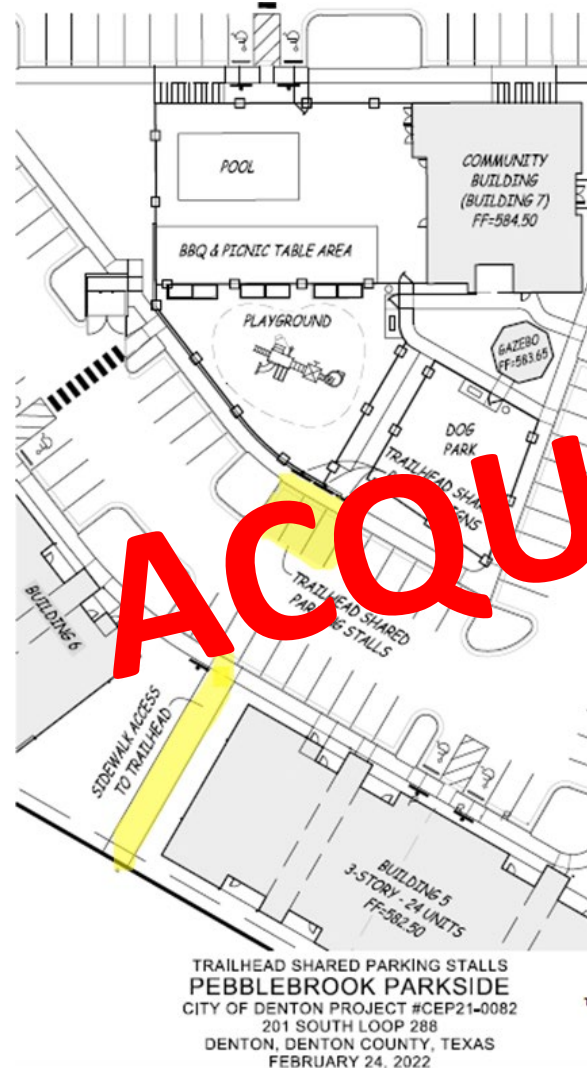
# Legacy MF Development

- Public Access Easement
- Acres- 3.72
- Cost of land - \$0 (City or Developer could build trail at a future date.)
- East of Mayhill Rd. And South of McKinney St.
- 10MW- Yes (High Priority Area)
- Access to Pecan Creek
- Status – Discussion w/ Developer and draft Developer Agreement



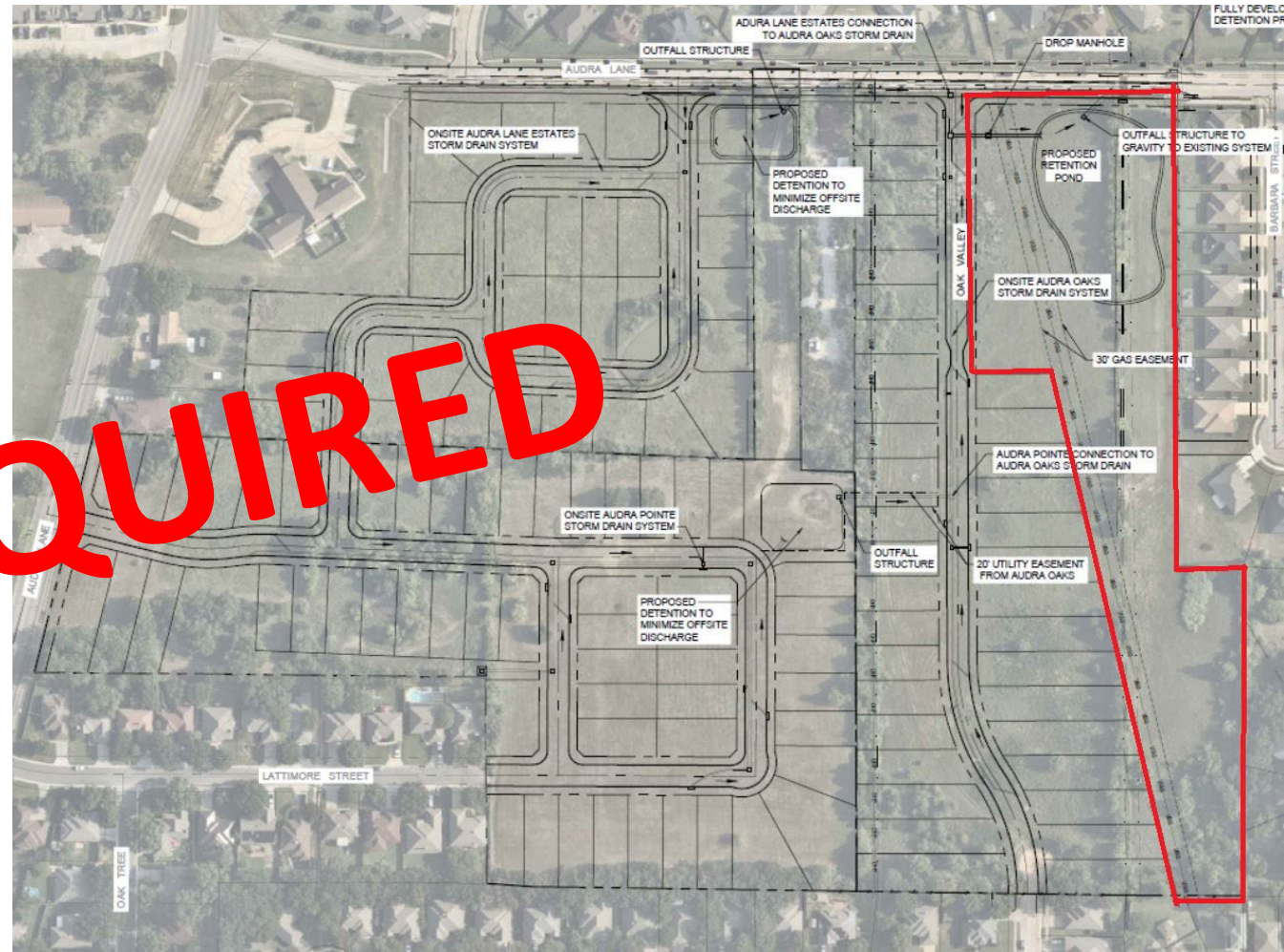
# Pebblebrook Parkside MF Development

- Public Access Easement
- Acres - 9.91 (Acres)
- Cost - \$0
- Along Loop 288. And South of McKinney St.
- 10MW- Yes (High Priority Area)
- Access to Pecan Creek
- **Status – Acquired**



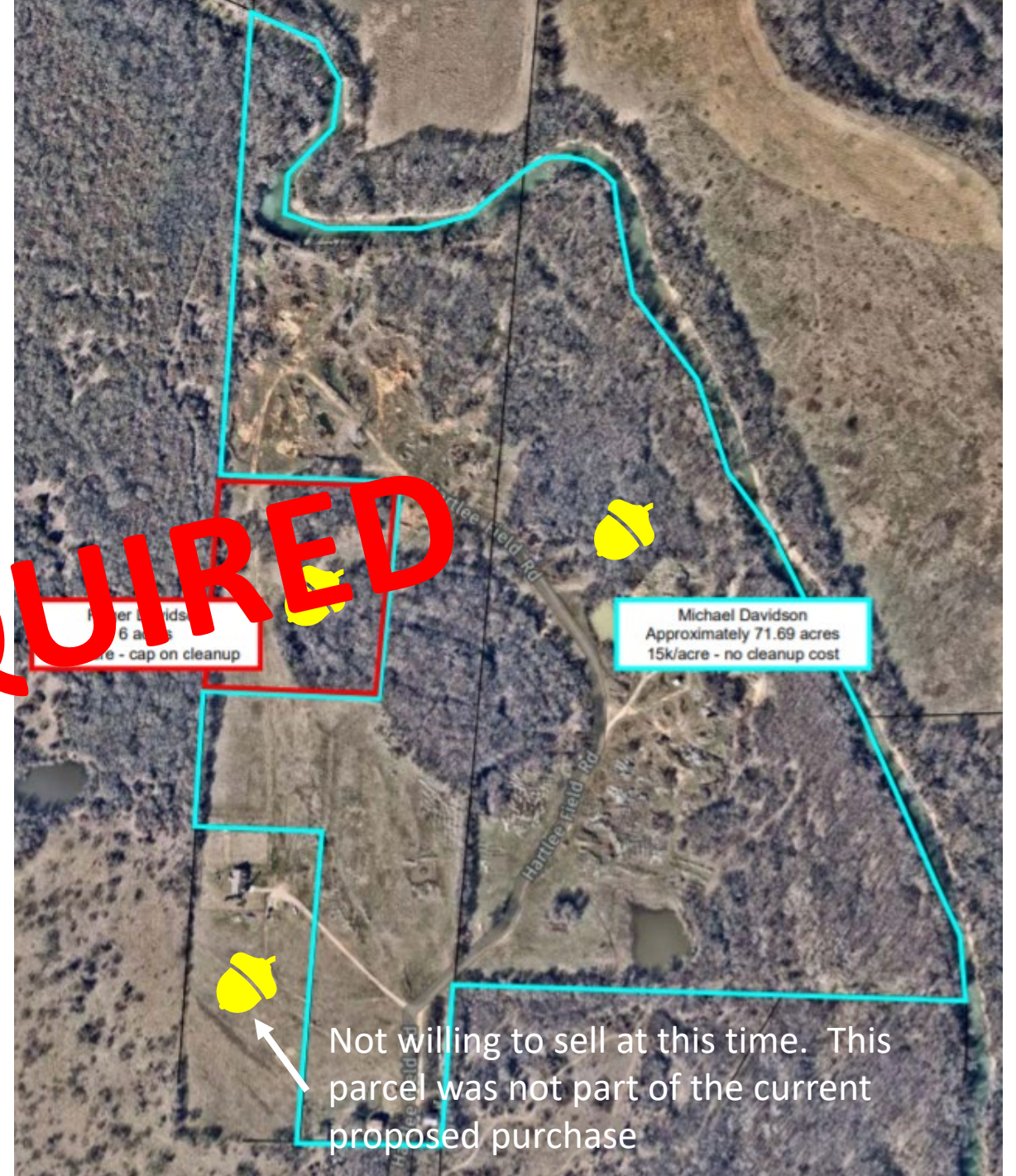
# Audra Property

- Acres- 5.1987
- Cost: \$0
- Location: Audra Lane
- 10MW- Yes
- Park open space, playground, trail
- Other- Park requested by neighborhood a few years ago
- **Status: Acquired**



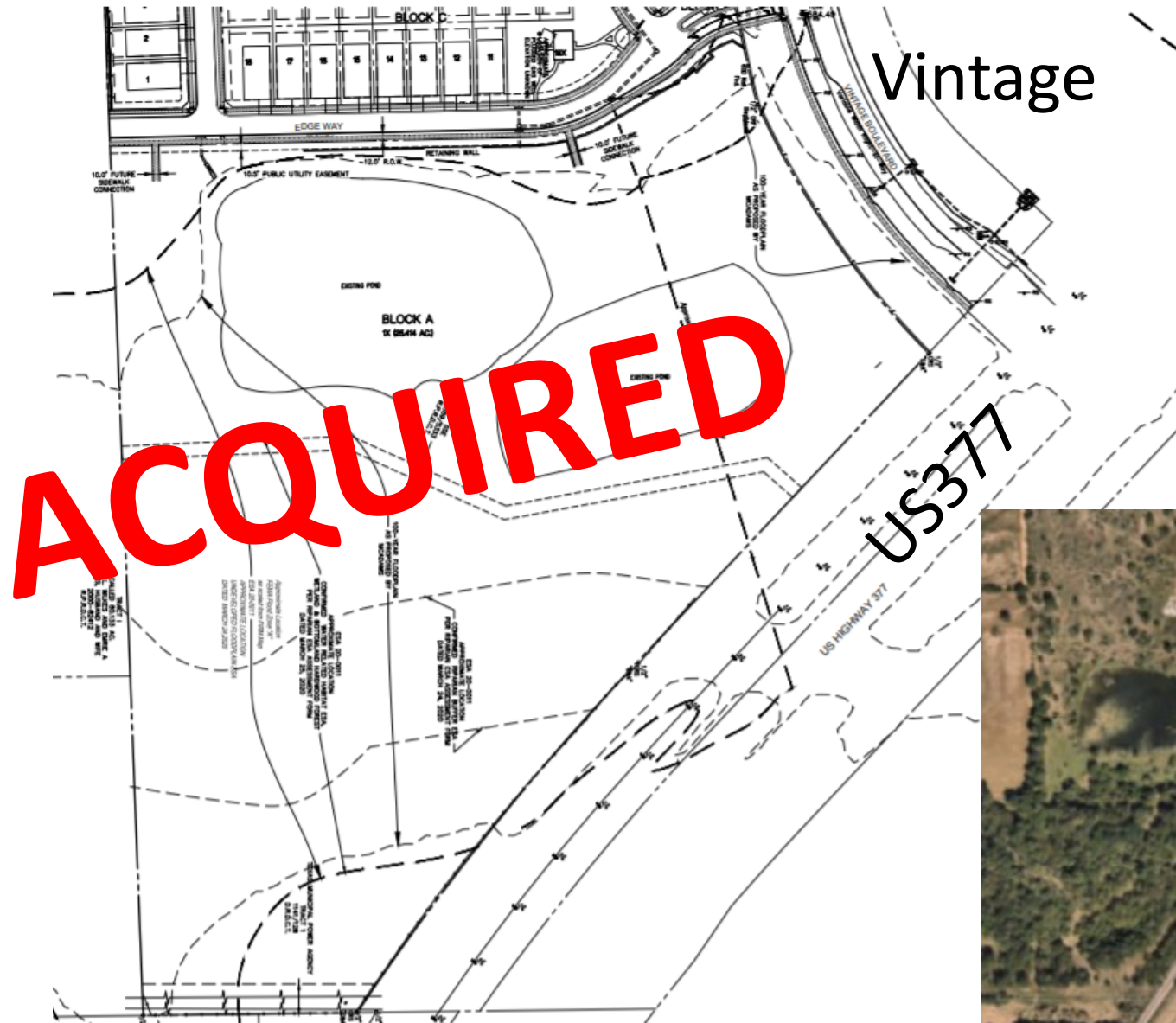
# Davidson Property

- Acres- 77.69
- Cost- \$1,177,350
- Location: End of Hartlee Field Road next to Clear Creek
- 10MW- No
- Open space, trails and outdoor adventure activities
- Other- Property between city parcels, future outdoor recreation
- **Status: Acquired**



# Vintage Village Property

- Acres- 25.414 acres
- Cost- \$0
- Location: South of Vintage, West of US377
- 10MW- Yes (minimal)
- Trails and tree canopy
- **Status- Acquired**





# Prose Prominence

- Acres- 6.745 acres
- Cost: None
- Location: Cooper Creek and Loop 288
- Open space and trails
- 10MW- Yes
- **Status: Acquired**

**ACQUIRED**

