



**City of Lake Dallas
Park and Recreation Board
Regular Meeting
City Hall
212 Main Street, Lake Dallas Texas 75065
Tuesday, July 21, 2026 at 6:00 PM
Agenda**

Section 1. - Call to Order & Determination of Quorum:

Section 2. - Pledges of Allegiance:

Section 3. - Citizen Public Comment:

An opportunity for citizens to address the Park and Recreation Board on matters which are or are not scheduled for consideration by the Board. The Texas Open Meeting Act prohibits deliberation by the Board of any subject which is not on the posted agenda, therefore the Board will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentation will be limited to 5 minutes per person.

Section 4. - Work Session :

- a. Review the Park Master Plan and discuss a five-year plan.
- b. Discuss participation in Texas Arbor Day 2026.
- c. Discuss other beautification events and/or programs in Lake Dallas.

Section 5. - Action Items:

- a. Consider and approve the minutes for May 19, 2026.

Section 6. - Announcements and Future Agenda Items:

Section 7. - Adjournment:

Pursuant to Section 551.071 of the Texas Government Code, a closed executive session may be held if the discussion of any of the above Agenda items concerns a matter in which the duty of the attorney to the City of Lake Dallas Parks and Recreation Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.

Following discussions in executive session, the members of the City of Lake Dallas Parks and Recreation Board will reconvene in open session where any final action regarding executive session items will be taken.

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on July 14, 2026.

Codi Delcambre

Codi Delcambre, TRMC

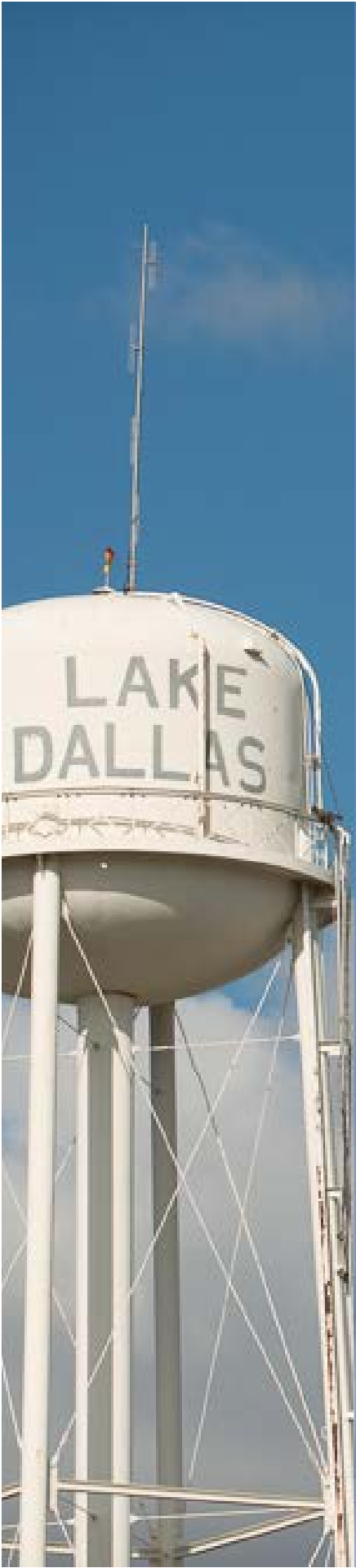
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least 2 working days prior to the meeting so that appropriate arrangements can be made.



PARKS, OPEN SPACE & TRAILS
MASTER PLAN





ACKNOWLEDGMENTS

The City of Lake Dallas provided ongoing support to the Dunaway Team throughout the Master Planning process. A special thanks to the residents of Lake Dallas, as well as the following individuals who participated:

CITY COUNCIL

ANDI NOLAN
Mayor

MEGAN RAY
Place 1

KRISTY BLEAU
Place 2

CHERYL McCLAIN
Place 3

RUDY VRBA
Place 4

ADAM PEABODY
Place 5

PARKS & RECREATION BOARD

LESTER RABORN

JENNIFER NICHOLS

KRISTIN MILTON

RACHEL FITZPATRICK

ANTHONY RAUSCHUBER

CITY STAFF

KANDACE LESLEY
City Manager

LAYNE CLINE
Public Works Superintendent

DANIEL RUSNAK
Code Compliance Officer

DUNAWAY TEAM

PHILIP NEELEY, ASLA
Project Director

ELIZABETH McILRATH JARRELL, ASLA
Project Manager

ANDREA THOMAS
National Service Research

KOURTNEY GOMEZ
Graphic Designer



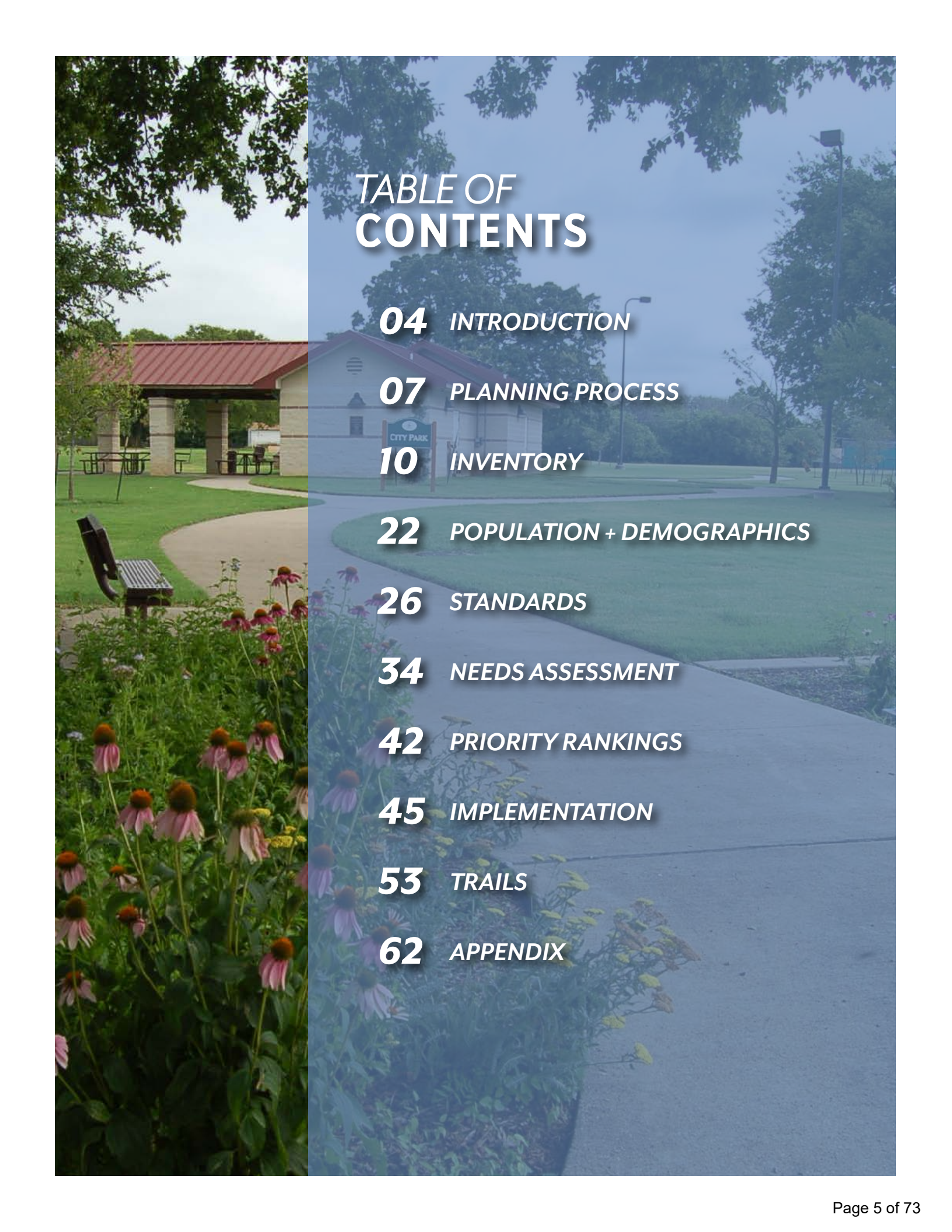
The background image is a composite of three photographs. The top left shows a park building with a red roof and picnic tables. The top right shows a paved path leading through a grassy area with trees. The bottom left is a close-up of pink and orange flowers. The right half of the page is covered by a semi-transparent blue overlay where the text is located.

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INTRODUCTION

INTRODUCTION

The purpose of this Master Plan is to focus on identifying and preparing for implementation of the City's parks and recreational needs for the next five-year to ten-year period. This master plan addresses the entire City limits including existing, proposed, and future parks & recreation opportunities. The planning team interacted with City staff, community leaders, and citizen groups during the planning process.

In preparing this plan, some of the key objectives for future direction of the Lake Dallas park & trails system include the following:

- *Determine a practical means of maintaining and upgrading existing parks, trails and facilities to a prescribed standard and purpose in order to improve the overall appearance and usability of park and recreation resources;*
- *Develop a Trails Master Plan including trail standards, signage, and identifying key linkages;*
- *Identify signage and branding opportunities for parks and trails to be incorporated to all existing and future parks;*
- *Encourage the cooperation and develop partnerships with the school district, governmental agencies, area corporations, and community organizations to assist with funding, development and maintenance of park & recreational facilities;*

To ensure that these objectives were addressed, City staff worked closely with the Dunaway team through key steps of the planning process. They also helped facilitate communication between City staff and public officials and served as a sounding board for the Action Plan initiatives within the plan. As a guiding document, this Master Plan will serve as a strategic tool for fiscal planning and development of the Lake Dallas park system. Annual reviews of the Master Plan are important to ensure that the implementation is on course. These reviews will also allow City staff and City leaders to address specific changes in priorities and/or special needs that may arise. The key is to maintain a commitment for developing a vibrant, balanced park system that serves Lake Dallas today and for the generations to come.



Lake Dallas Comprehensive Plan

This Master Plan has been prepared to support the vision for the Lake Dallas Comprehensive Plan. The Comprehensive Plan presents a long-range vision to guide development patterns throughout Lake Dallas. As such, the Comprehensive Plan addresses the unique characteristics present within various sectors of the city and organizes them into distinct districts.



PLANNING PROCESS

PLANNING PROCESS

Throughout the master planning process, the Dunaway team worked closely with City Staff, Council and City leaders who had input at several key meetings to help guide the process and gain consensus for the initial findings.

The Master Plan was prepared using a two-phase planning process. Phase I focused on the Inventory and Needs. Phase II involved recommendations, implementations & preparation of the Master Plan document. A detailed outline of the process is as follows:

Parks, Open Space & Trails

PHASE 1: Inventory & Needs Assessment

TASK 1 - Data Collection & Base Mapping

A digital base map was prepared illustrating information such as existing park sites, trails, schools, City facilities, drainage corridors, and streets using Lake Dallas database.

TASK 2 - Inventory & Supply Analysis

The team was provided a current inventory of the entire park system and then performed a tour of the existing parks and recreational facilities available throughout the City with staff. Each site was documented for its existing conditions and amenities.

TASK 3 - Population Analysis & Demographic Trends

The team obtained the latest updates of demographic and population data from City Staff which included factors of population, race, housing, employment, income, and future growth.

TASK 4 - Standards Analysis

The team utilized some of the published recommendations by the National Recreation and Park Association (NRPA), as well as local DFW guidelines, for evaluating standards for both park acreages and facilities.

TASK 5 - Demand Analysis & Needs Assessment

With National Service Research leading this effort, a series of steps were utilized to determine the park and recreation needs of the community. This included two (2) visioning sessions with Lake Dallas citizens, and then an online survey through the City's website. From the feedback, the team was able to quantify the specific needs or desires of the citizens.

PHASE 2

TASK 6 - Priority Rankings

The team developed a priority criteria system for ranking high, moderate, and low priority needs. From these criteria, a weighted priority ranking was established based upon input from the Citizen Survey, Park Board, City Council, City staff, and Dunaway team.

TASK 7 - Action Plan

The team prepared specific recommendations in an Action Plan that outlines renovations and new development of parks and recreational facilities to meet current and future needs within the community.

TASK 8 - Implementation Plan

An Implementation Plan was developed for projected costs within the Action Plan. This included funding recommendations that could be utilized over the next 10 years.

TASK 9 - Preliminary Master Plan

The team prepared the Preliminary Master Plan document outlining the entire process, findings, and recommendations. This included preparing exhibits/maps for the items recommended with the Action Plan.

TASK 10 - Final Master Plan

The team prepared the Final Master Plan document. This task included final presentations to the City Council.

INVENTORY

INVENTORY

Utilizing information provided by City staff, a complete inventory of existing parks, recreation facilities and open spaces was compiled. From this inventory, the Dunaway team toured and photographed each park site in Lake Dallas. Acreage and amenity inventories for each of the City-owned parks were provided to Dunaway. The following pages provide a summary inventory of the existing parks and recreational facilities within the City including park location, size, and list of amenities per park. (See *page 22 for full park map*)

CITY PARK

LOCATION:

Shady Shores Rd / Hundley Dr

ACRES:

17

CLASSIFICATION:

Community

AMENITIES:

Basketball Courts - 1

Soccer Fields - 6

Ballfields / Backstops - 1

Tennis Courts - 4

Playgrounds - 1

Horseshoe Pits - 2

Pavilions - 1

Memorial Monument - 1

Concession Building - 1

Restroom Building - 1



COMMUNITY PARK

LOCATION:

302 Shady Shores Rd

AMENITIES:

Playgrounds - 1

ACRES:

1.09

CLASSIFICATION:

Neighborhood



RIVER OAKS PARK

LOCATION:

River Oak Way / Sunny Oak

ACRES:

0.6

CLASSIFICATION:

Neighborhood

AMENITIES:

Playgrounds - 1

Pavilions - 1

BBQ Grills - 1



THOUSAND OAKS PARK

LOCATION:

Thousand Oaks Dr

AMENITIES:

Benches

ACRES:

10.2

CLASSIFICATION:

Neighborhood



WILLOW GROVE PARK

LOCATION:

800 E Hundley Dr

ACRES:

70

CLASSIFICATION:

Community

AMENITIES:

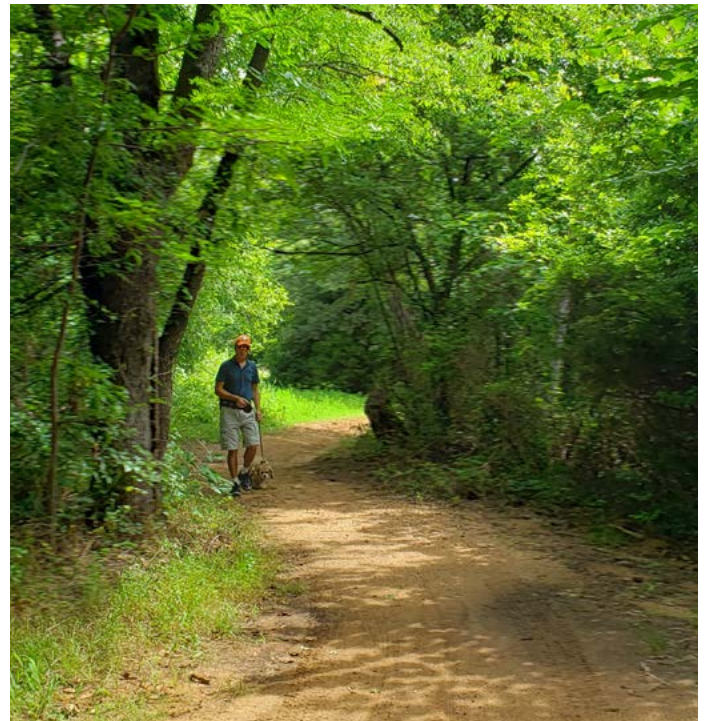
Ballfields / Backstops - 1

Playgrounds - 1

Camping Sites - 15

RV Slips - 15

Fishing Pier - 1



HUNDLEY

LOCATION:
207 W Hundley Dr

ACRES:
.22

CLASSIFICATION:
Undeveloped

AMENITIES:
Undeveloped / Planned

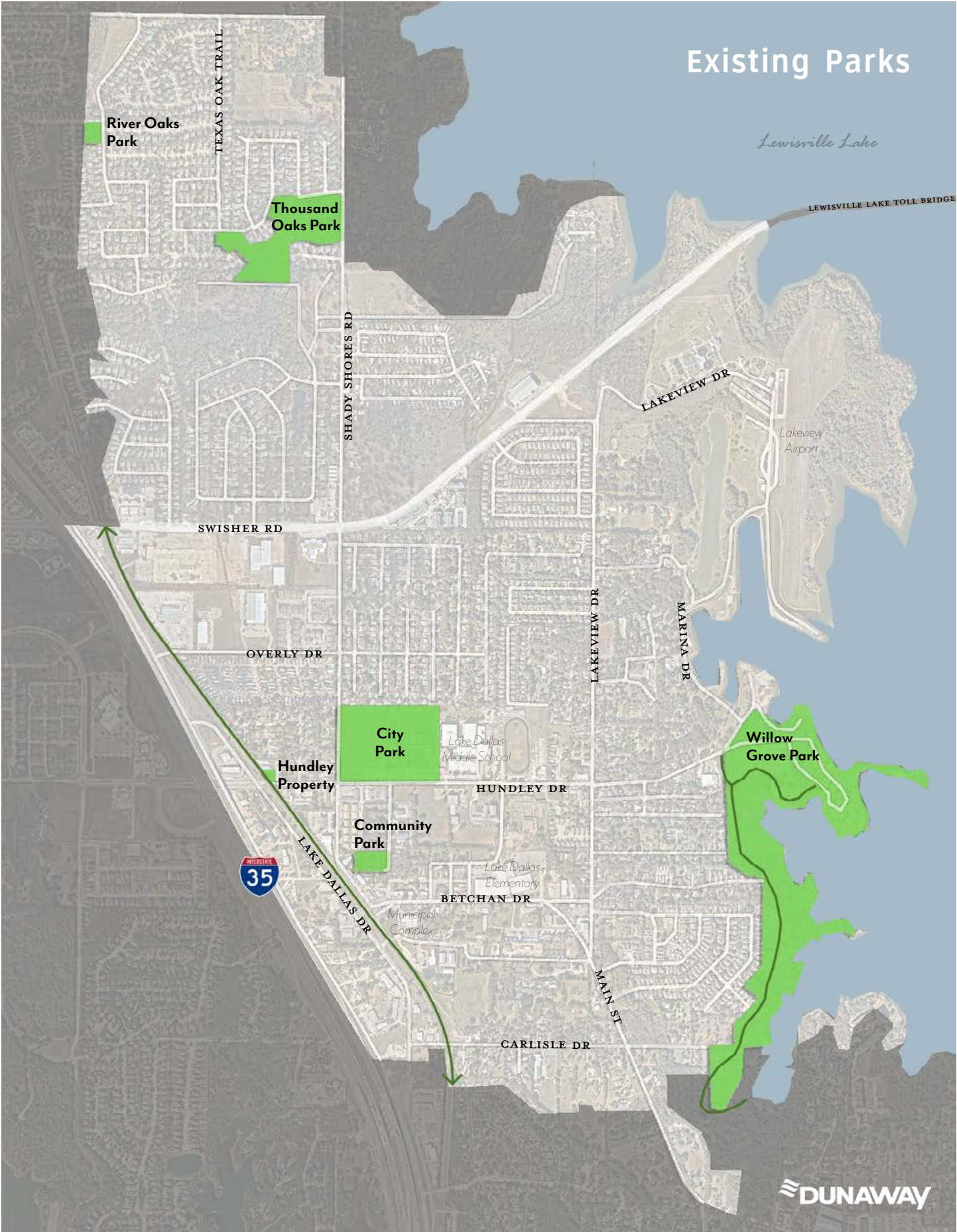


Park Inventory

Park Name	Park Address	Classification	Acres	Basketball Court	Soccer Fields	Ballfields / Backstops	Tennis Courts	Volleyball Courts (sand)	Playgrounds	Horseshoe Pits	RV Pits	Camping Sites	Fishing Pier	Boat Ramp	Pavilions	Picnic Units	BBQ Grills	Drinking Fountains	Memorial Monument	Lakes or Ponds	Concession Building	Restroom Buildings
City Park	Shady Shores Rd / Hundley Dr	Community Park	17	1	6	1	4	-	1	2	-	-	-	-	1	-	-	-	1	-	1	1
Community Park	302 Shady Shores Rd	Neighborhood Park	1.09	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
River Oaks Park	River Oak Way & Sunny Oak	Pocket Park	0.6	-	-	-	-	-	1	-	-	-	-	-	1	-	1	1	-	-	-	-
Thousand Oaks Park	Thousand Oaks Dr	Neighborhood	10.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
Willow Grove Park	800 E Hundley Dr	Community Park	70*	-	-	1	-	-	1	-	15	15	1	1	-	-	-	-	-	-	-	-
Hundley	207 W Hundley Dr	Undeveloped	.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total:			101.05	1	6	2	4	-	4	2	15	15	1	1	2	-	1	1	1	1	1	1

*Approximately 70 acres lease between the City of Lake Dallas and the United States Army Corps of Engineers.

Existing Parks



Local Organizations

Lake Cities Run / Walk Group

This group was created to support, encourage, motivate and connect the local runners and walkers around Lake Cities; Corinth, Lake Dallas, Hickory Creek and Shady Shores.

Sport Support Athletic Center

Facility created to serve the Lake Dallas community and where families and athletes can socialize, train, learn, and achieve their health and wellness goals. The facility includes: 6 volleyball courts, 4 basketball courts, 2 fitness areas (Studio 5, Flight School Performance Training, EDGE Recovery Zone, Dining Options (SSAC Concessions, El Refresco), 1 meeting room, (events and meetings), VIP lounge, and Pro Shop.

Lakeview Marina

Full service marina with moorage, boat repairs, and sales located in Lake Dallas off I-35. Slips range in size from 22' to 58'. They have both covered slips for powerboats and uncovered slips for sailboats.

DCTA Rail Trail

A 19 mile span of trail that connects the northwestern Dallas suburbs of Denton and Lewisville along an active commuter line operated by the Denton County Transportation Authority (DCTA). Access to the trail can be made near City Park via Hundley Drive.

Jackson Ranch HOA

Lake Dallas organization that makes and enforces rules and guidelines for the subdivision of Jackson Ranch.

Faith-Based Organizations with Land for Programs:

- Open Arms Church
- Monsterrat Jesuit Retreat House

Recreation Programs

The City has assets but no existing programs, agreements or materials for recreational activities. Assets include: baseball backstops, tennis courts at City Park, horseshoe pits at City Park, soccer fields at City Park, bird observatory point off the Willow Grove Park trails, hiking trail at Willow Grove Park, basketball court at City Park, native pollinator garden (Flutterby Garden). There is opportunity for programming to better-utilize these assets. For example:

- *City Park walk/run trail to host fitness events*
- *The Willow Grove Park trail to host interpretive nature walks*
- *The Willow Grove Park trail bird blind could host birding activities*
- *Possibility of converting several tennis courts into Pickleball courts*

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POPULATION + DEMOGRAPHICS

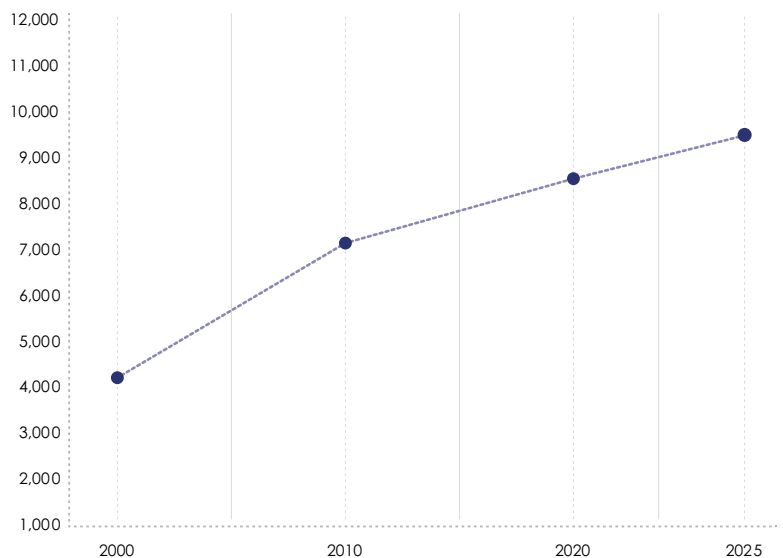
POPULATION+DEMOGRAPHICS

The population of a community can be evaluated in a variety of ways for purposes of park planning, both physically and financially. The offering of public facilities is based in part on the consumption characteristics of the residents. The location, size, and amenities of parks should be based on the density and distribution of the population as recipients of these services. In order to assist in forecasting the future park and recreation needs throughout Lake Dallas, this section provides information on some particular characteristics over the past five to ten years.

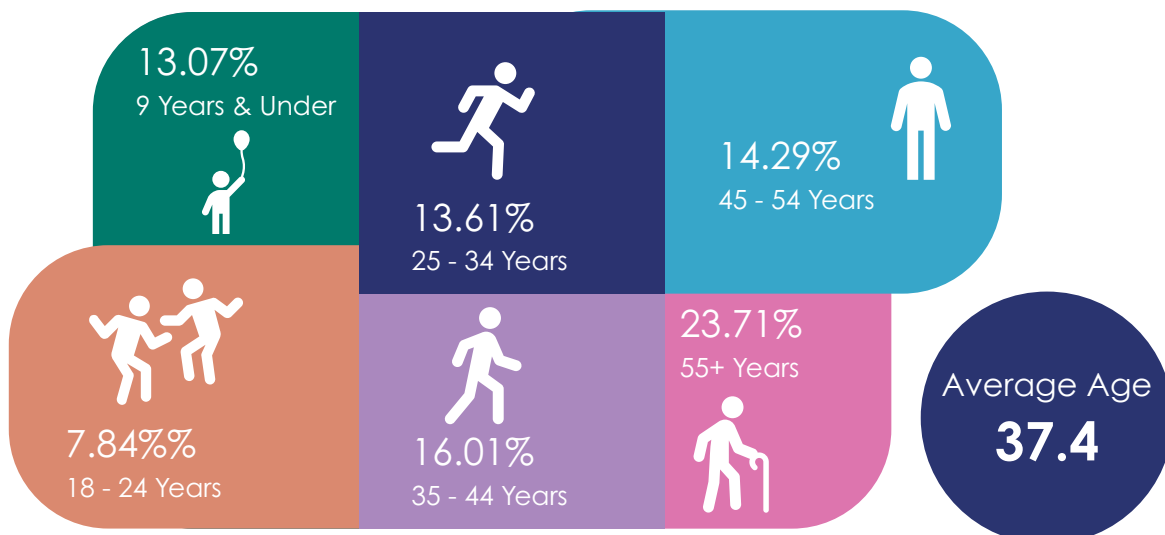
Population Data



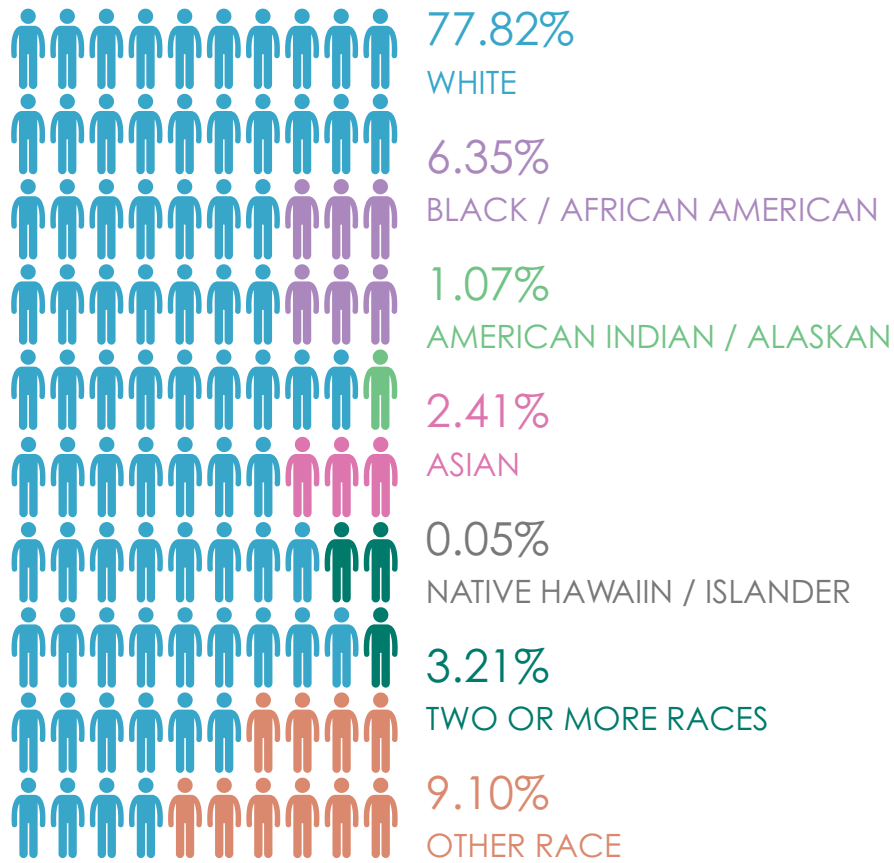
Lake Dallas Population 2000 - 2025 (est.)



Lake Dallas Population by Age



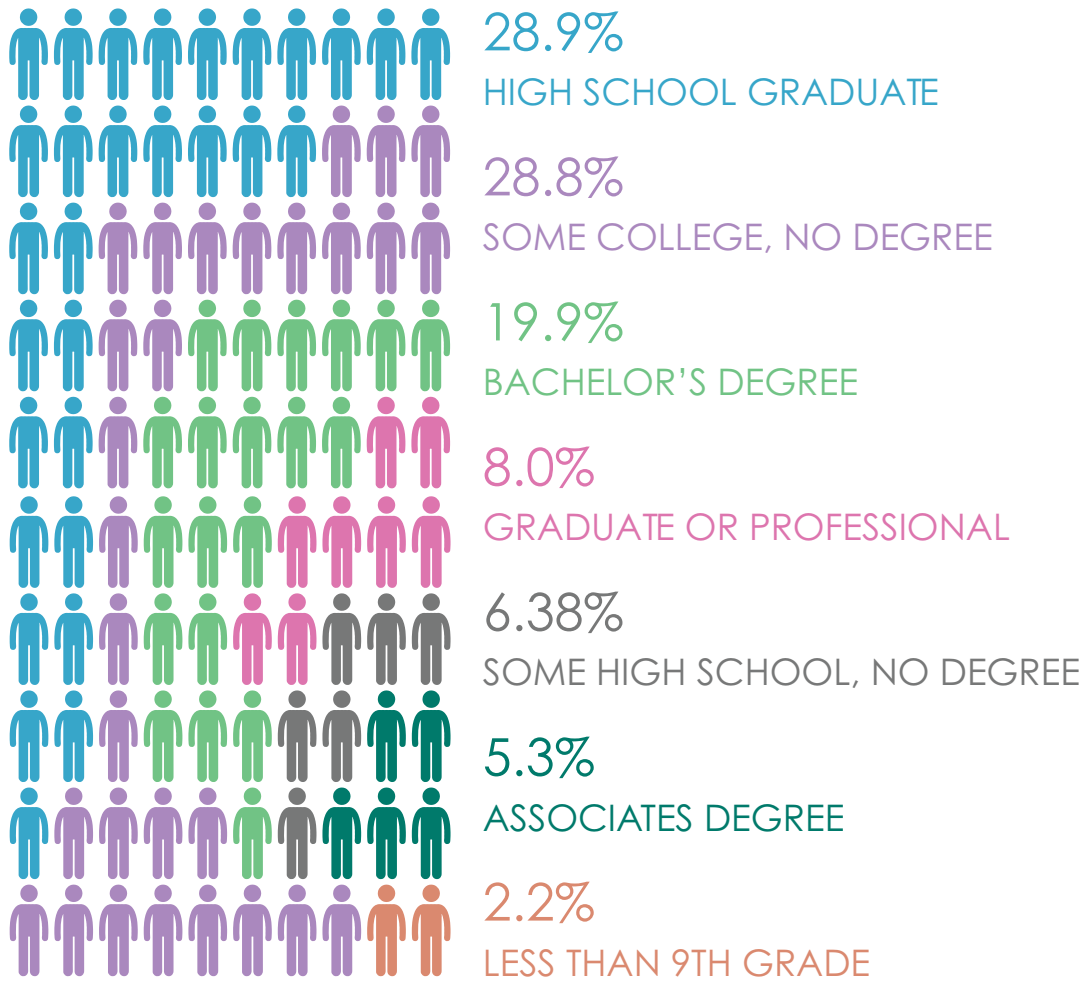
Lake Dallas Population by Single-Classification Race



Lake Dallas Income Per Household



Lake Dallas Education Attainment



STANDARDS

STANDARDS

When the Dunaway team evaluated the current park system in Lake Dallas, it was important to understand the range of parks, facilities, and open space areas utilized for recreation. A key part of this evaluation was comparing the needs of the present population, as well as considering future growth expected. This Parks Master Plan includes some traditional standards established by the National Recreation and Park Association (NRPA), especially applicable to growing communities like Lake Dallas.

The NRPA standards have been the most widely accepted and used standards throughout the United States for decades. This section includes a comparison of Lake Dallas's current park system to NRPA standards based upon park acreage per population, as well as recreational facilities per population. Some additional criteria for the DFW area has also been applied for facility standards.

Criteria for Standards

As acknowledged in their publications through the years, the NRPA recognizes the importance of establishing and using park and recreation standards as:

-  A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
-  A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
-  A basis for relating recreation needs to spatial analysis within a community wide system of parks and open spaces.
-  One of the major structuring elements that can be used to guide and assist regional development.
-  A means to justify the need for parks and open space within the overall land use pattern of a region or community.

The purpose of the NRPA standards is to present park and recreation space guidelines that are applicable for planning, acquisition, and development of parks systems. These standards should be viewed as a guide by those municipalities that use them. The standards are to be coupled with the expertise of park planners when evaluating a community to which they are applied. Variations in the standards can also be established to reflect the unique social and geographical conditions of the community.

Park Classification System

In analyzing Lake Dallas's current parks and open space system, it is important to identify the functional classification of each of the City's parks. While each park in the City is unique in its own right, each can also be assigned to one of seven (7) categories.

Mini (Pocket) Park is used to address limited, isolated or unique recreational needs of concentrated populations. Typically less than 1/4 mile apart in a residential setting, the size of a mini park ranges between 2,500 square feet and 1 acre in size. These parks may be either active or passive, but speak to a specific recreational need rather than a particular population density. NRPA standards for these parks are 0.25 to 0.50 acres per 1,000 population.

Neighborhood Parks are typically between 10 and 15 acres in size and serve their surrounding neighborhoods. These parks are usually accessible by walking or bicycling and are typically spaced based on a 1/4 to 1/2 mile service radius. Neighborhood parks constitute the core of the parks system and generally serve 3,000 to 4,000 residents. As a rule of thumb, all neighborhood parks include benches, picnic tables, basketball courts, multi-purpose fields (for formal practice and/or informal play), and backstops.

Community Parks are larger than neighborhood parks, typically 25 to 100+ acres in size and have more amenities. Although these parks often serve specific neighborhoods, it is ideal to evenly distribute these parks across the City so that they are easily accessed by all residents. The ideal distribution is such that all residents are within a 1 to 2 mile radius of a community park. Typically, community parks will have all of the amenities of a neighborhood park (playgrounds, pavilions, open areas for free play, trails, basketball courts, multi-purpose practice fields, backstops, etc.), but with the addition of amenities such as lighted competitive athletic fields, larger areas of open space for free play, natural areas, and restrooms. Quite often, community parks will include special facilities such as recreation centers and skateboard parks.

Metropolitan Parks are large park facilities that serve several communities. They range in size from 100-499 acres and serve the entire City. The metropolitan park is a natural area or developed area for a variety of outdoor recreation such as ballfields, playgrounds, boating, fishing, swimming, camping, picnicking, and trail systems. NRPA standards for these parks are 5 to 10 acres per 1,000 population.

Regional Parks are very large multi-use parks that serve several communities within a particular region. They range in size from 100 to 500 acres (and above) and serve those areas within a one hour driving distance. The regional park provides both active and passive recreation, with a wide selection of facilities for all age groups. They may also include areas of nature preservation for activities such as sight-seeing, nature study area, wildlife habitat, and conservation areas. NRPA standards for regional parks vary due to the specific site and natural resources.

Special Purpose Parks include 1 - 3 acre pocket parks, 1 - 2 acre trailheads, 0.25 - 1 acre plazas, athletic complexes, and practice fields. They also include “special interest” parks that are not otherwise part of another neighborhood or community parks. Examples of special purpose parks include dog parks, skate parks, or any other type of park designed to accommodate a limited number of specific recreation activities. While parks less than 5 acres are typically discouraged because they are often difficult to maintain efficiently, small park areas are often necessary to serve special purposes. Smaller parks are also desirable in urbanized areas, such as downtown.

Linear Parks & Open Spaces are built connections or natural corridors that link parks together. Typically, the linear park is developed for one or more modes or recreational travel such as walking, jogging, biking, in-line skating, hiking, horseback riding, and canoing. NRPA does not have any specific standards for linear parks other than they should be sufficient to protect the resources and provide maximum usage. Greenbelt corridors typically following creeks, railroads, or utility lines and in unique situations as part of the roadway system. Greenbelts usually contain trails and are ideal for providing alternative, non-motorized transportation to parks, schools, neighborhoods, libraries, retail, and major destinations. Other than providing connections, these parks provide recreational value by themselves. In addition, greenbelts along creeks have the added benefit of providing habitat and migration/movement corridors for wildlife. They also provide opportunities for improving watershed management in an aesthetically pleasing and sustainable manner.

NRPA Park Acreage Guidelines

Type	Size/Acres	Service Area*	Acres per 1,000 Population
Pocket Park	2500 S.F. - 1 Acre	Less Than 1/4 Mile Distance in Residential Setting	.25 - .5 ac/1,000
Neighborhood Park	1-15 Acres	One Neighborhood ¼ to ½ Mile Radius	1.0-2.0 ac/1,000
Community Park	16-99 Acres	Several Neighborhoods	5.0-8.0 ac/1,000
Metropolitan Park	100-499 Acres	Several Communities Within 1 Hour Driving	5.0-10.0 ac/1,000
Regional Park	500+	Several Communities Within 1 Hour Driving	Variable
Special Use Areas	Varies Depending on Desired Size	No Applicable Standard	Variable
Linear Park	Sufficient Width to Protect the Resource and Provide Maximum Usage	No Applicable Standard	Variable
Total			11.25-20.5 Ac/1,000 Population

* The graphic on page 33 illustrates the service areas of each park facility in Lake Dallas's existing system.

NRPA Park Acreage Guidelines Compared to Current Population

Classification	Existing Acreage	NRPA Guidelines for 2020 Population of 8,525	Difference Between NRPA Guidelines and Existing Lake Dallas Parks
		Range	Range
Pocket Park	0.6	2.13 - 2.63	(1.53) - (2.03)
Neighborhood Park	11.29	8.53 - 17.05	2.76 - (5.76)
Community Park	87	42.63 - 68.2	44.37 - 18.8
Special Use	-	n/a	n/a
Undeveloped	0.22	n/a	n/a
Total:	99.11	53.29 - 87.88	45.82 - 11.23

NRPA Park Acreage Guidelines Compared to Future Population (2025)

Classification	Existing Acreage	NRPA Guidelines for 2025 Population of 9,338	Difference Between NRPA Guidelines and Existing Lake Dallas Parks
		Range	Range
Pocket Park	0.6	2.3 - 4.7	(1.7) - (4.1)
Neighborhood Park	11.29	9.34 - 18.68	1.95 - (7.39)
Community Park	87	46.7 - 93.4	40.3 - (6.4)
Special Use	-	n/a	n/a
Undeveloped	0.22	n/a	n/a
Total:	99.11	58.34 - 116.78	40.77 - (17.67)

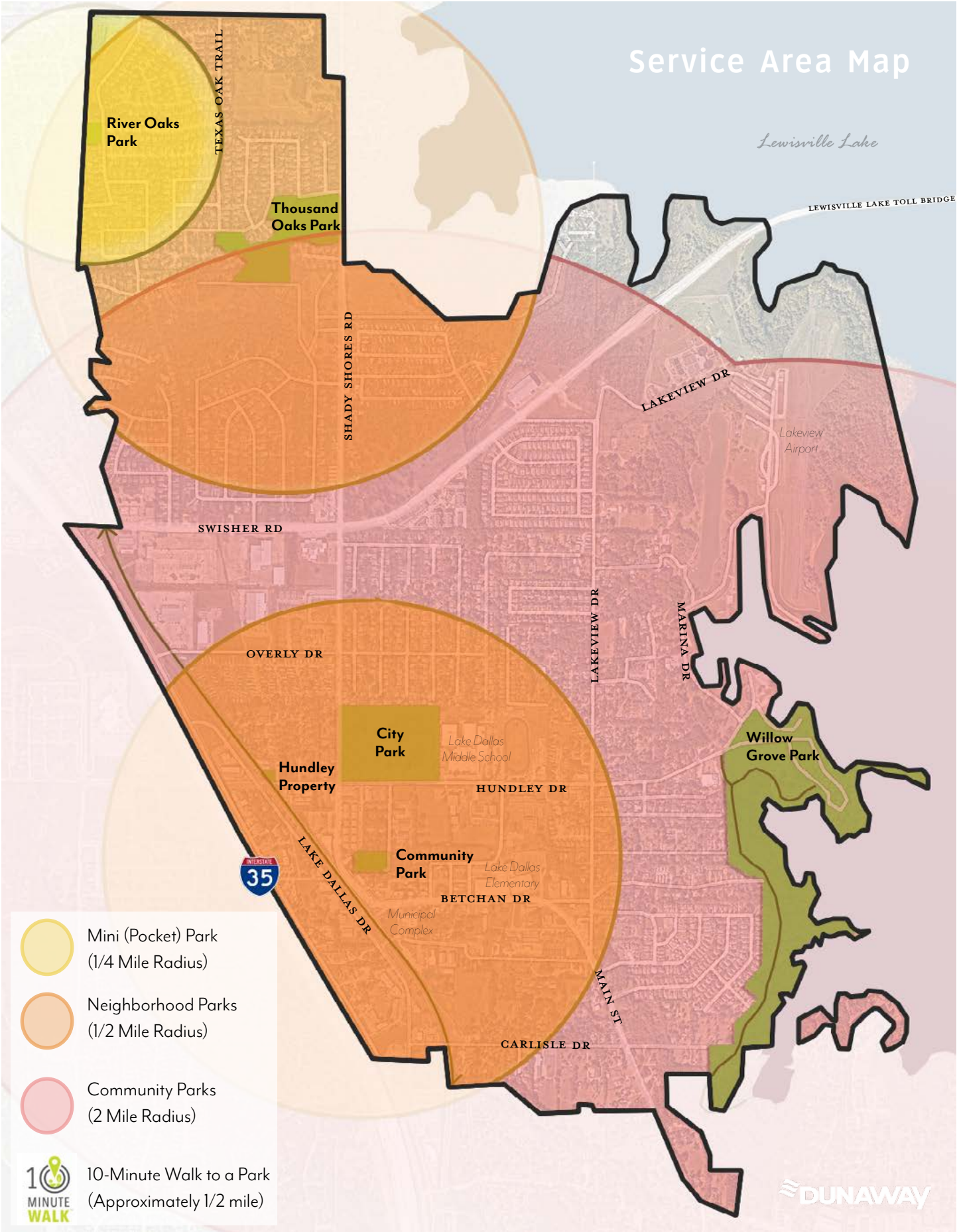
Facility Development Standards Applied to Lake Dallas

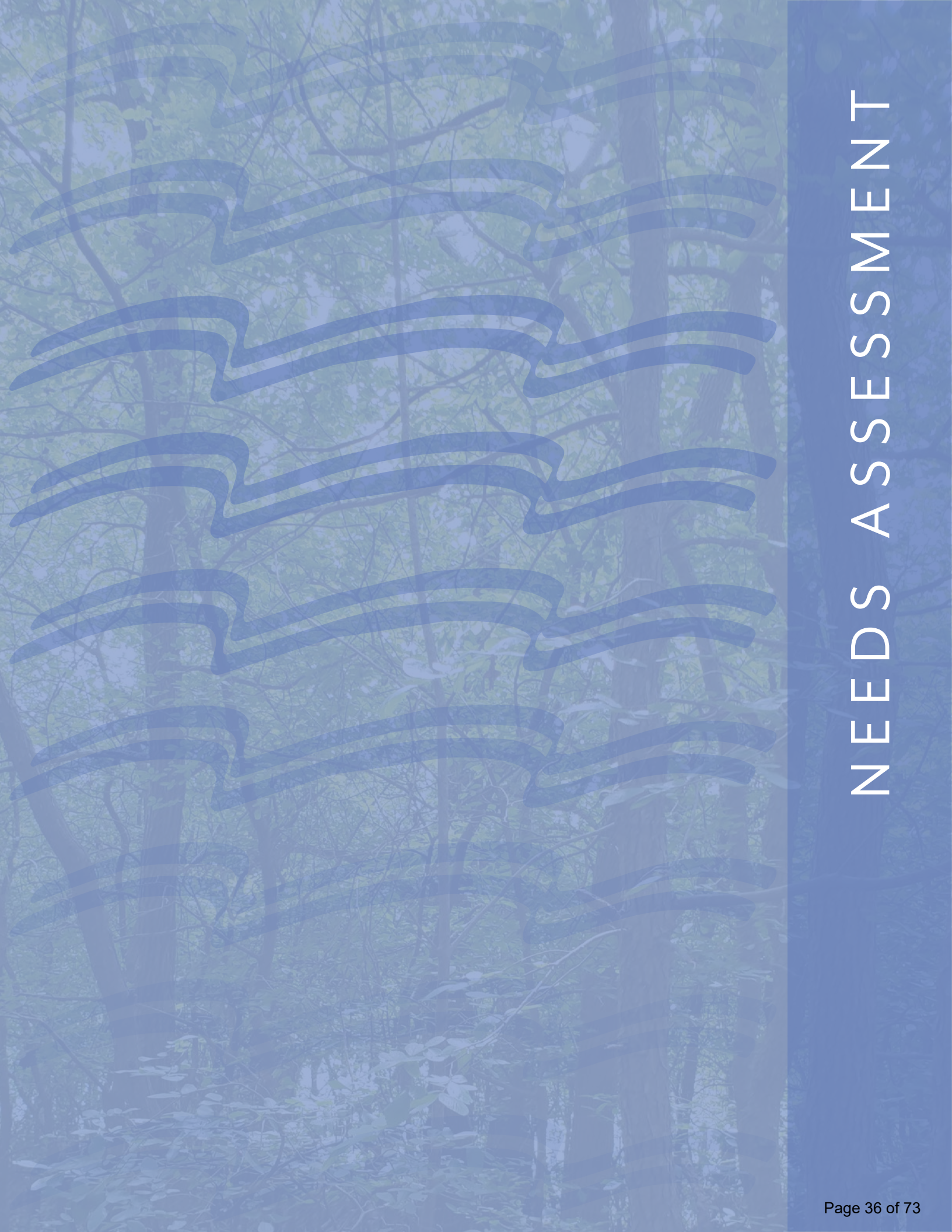
Activity/Facility	Recommended Guidelines: Facilities Per Population	Existing Facilities in Lake Dallas	Recommended Guidelines: Facilities for 2020 Population of 8,525	Recommended Guidelines: Facilities for Projected 2025 Population of 9,338
Baseball Fields	1 per 4,000 ¹	2	2	2
Basketball Courts (Outdoor)	1 per 5,000 ²	1	1	1
Football Fields	1 per 20,000 ²	0	0	0
Pavilion/Picnic Shelter	1 per 3,000 ¹	0	2	3
Playgrounds	1 area per 1,000 ²	4	8	9
Soccer Fields (League)	1 per 4,000 ¹	6	2	2
Softball Fields	1 per 4,000 ¹	0	2	2
Swimming Pool (Outdoor)	1 per 20,000 ²	0	0	0
Tennis Courts	1 court per 2,000 ²	4	4	4
Trails	1 mile per 4,000 ²	3.1	2	2
Volleyball Courts (Outdoor)	1 per 5,000 ²	0	1	1

¹ Dunaway recommendation for high use by Youth Sports.

² Facility guidelines from NRPA guidelines as well as DFW area standards.

Service Area Map





NEEDS ASSESSMENT

NEEDS ASSESSMENT

National Service Research (NSR) completed a comprehensive research study for the City of Lake Dallas as part of the master plan. An important aspect of the Master Plan was to conduct a demand and needs assessment which involved citizen input. The purpose of the needs assessment study was to provide a foundation for the Park Master Plan that will provide guidance based upon citizen needs and priorities.

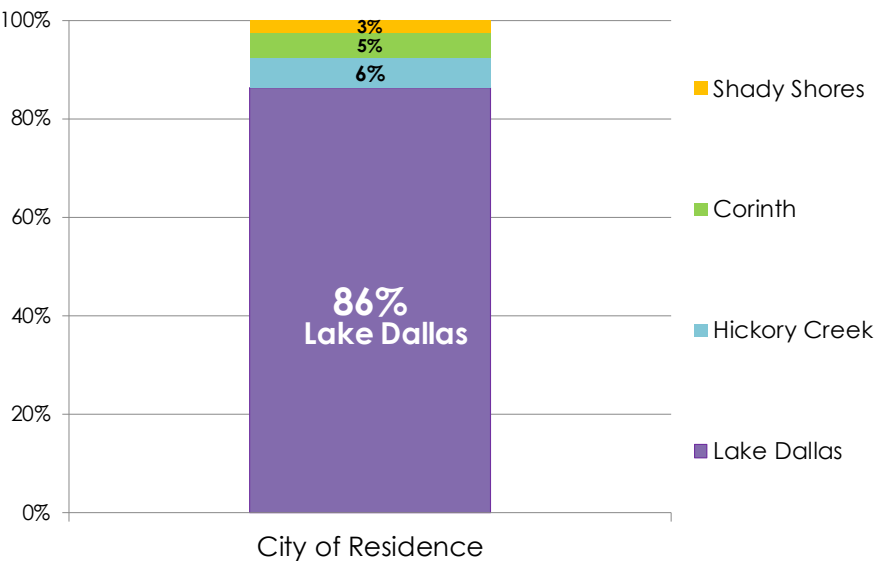
NSR worked closely with Dunaway and the City staff throughout the research process. In order to complete this study effort, National Service Research and Dunaway conducted two public meetings on August 10th and 24th, 2021, to gauge and understand the needs of the citizens. Both public meetings were held at the community meeting room at Lake Dallas City Hall. Citizens who attended the July 3rd event in Lake Dallas had the opportunity to provide feedback via an online survey link. Citizens were also able to provide feedback online for the two visioning sessions. The results of these discussions assisted in the design of the survey document. The sampling plan included mailed postcards to all 2,800 household addresses. The postcard message directed residents to the online survey. The survey was posted on the Lake Dallas website and various social media sites. Postcards were mailed September 23, 2021. The survey closed October 31, 2021. A total of 243 survey responses were received. This represents an 8.7% response rate. The margin of error of this sample size at a 95% confidence level is plus or minus 5.9%.

The final step involved the specific ranking of priorities. Separate rankings were performed by the Park Board, Community Development Corporation, City staff, and the Dunaway team. These priorities were reviewed and confirmed in a follow-up meeting with all parties. This overall process led to clear priorities for Lake Dallas's parks system over the next five to ten years.



City of Residence

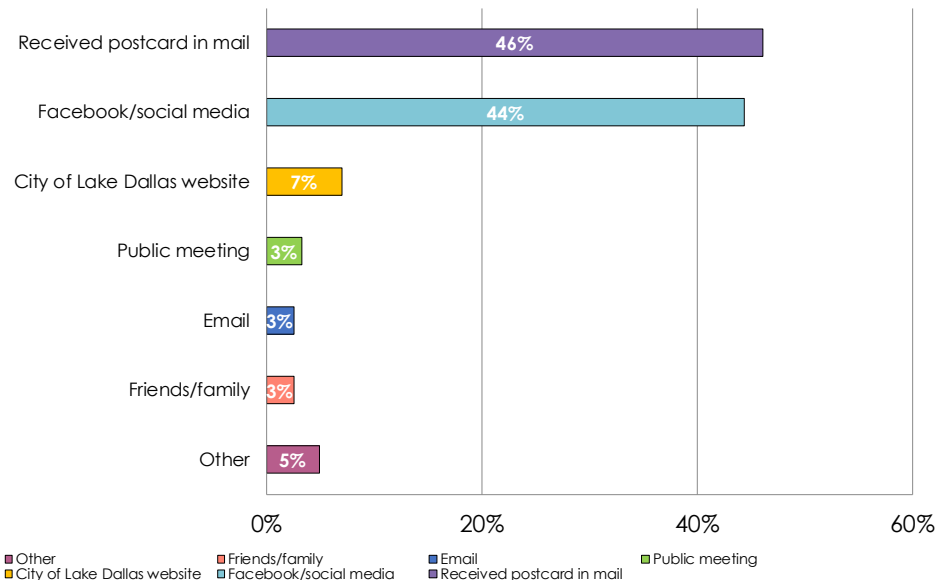
Most respondents, 86%, live in the City of Lake Dallas.



6

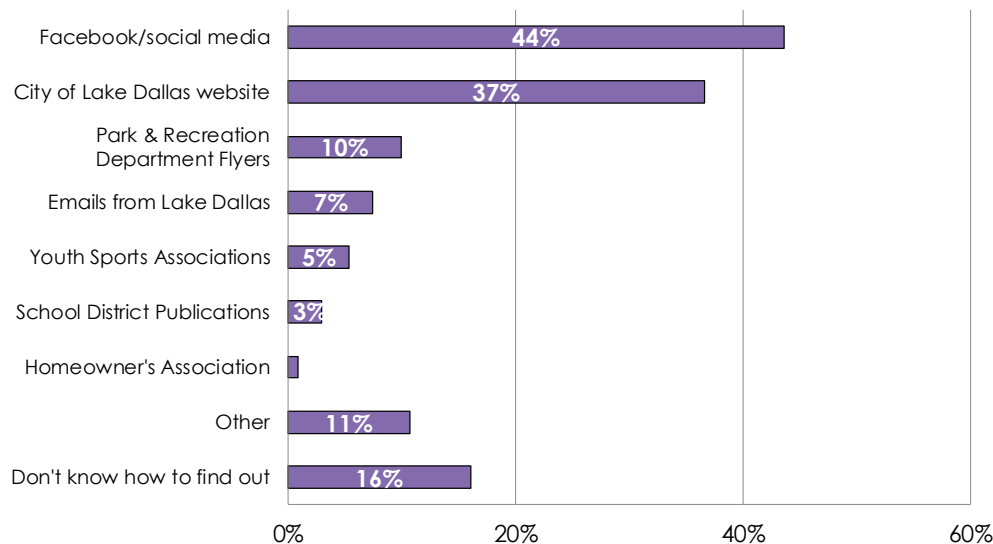
Awareness of Parks & Recreation Survey:

How did you learn about the City of Lake Dallas Parks and Recreation Citizen Survey?
Almost half, 46% of respondents learned about the survey through the postcard. 44% found out through Facebook and other social media.



Awareness of Parks, Recreation Facilities and Programs

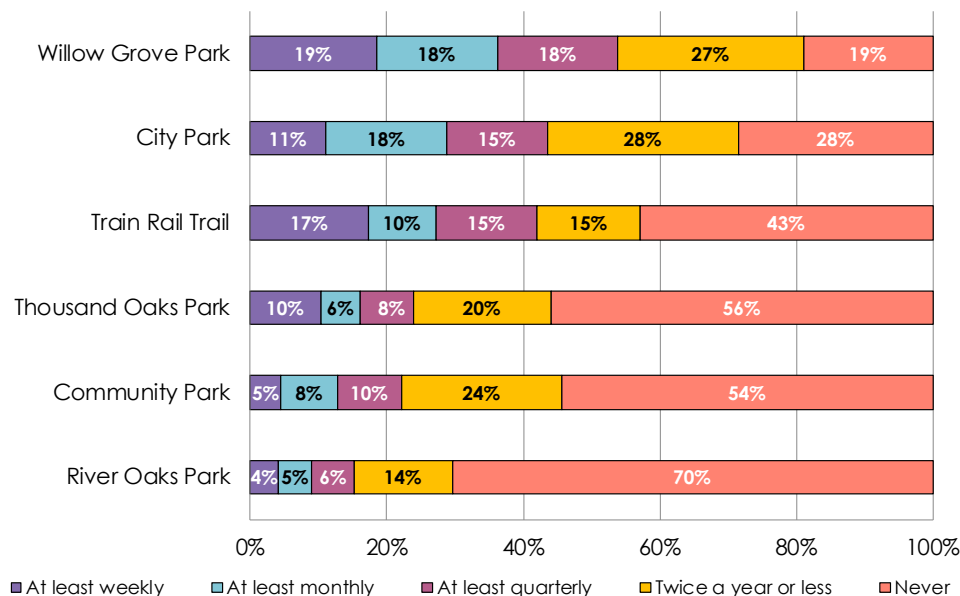
How do you find out about parks, recreation facilities and recreation programs in Lake Dallas? Of all respondents, 44% find out about parks and recreation opportunities through social media, 37% find out through the City website.



Responses will add to more than 100% due to multiple responses allowed.

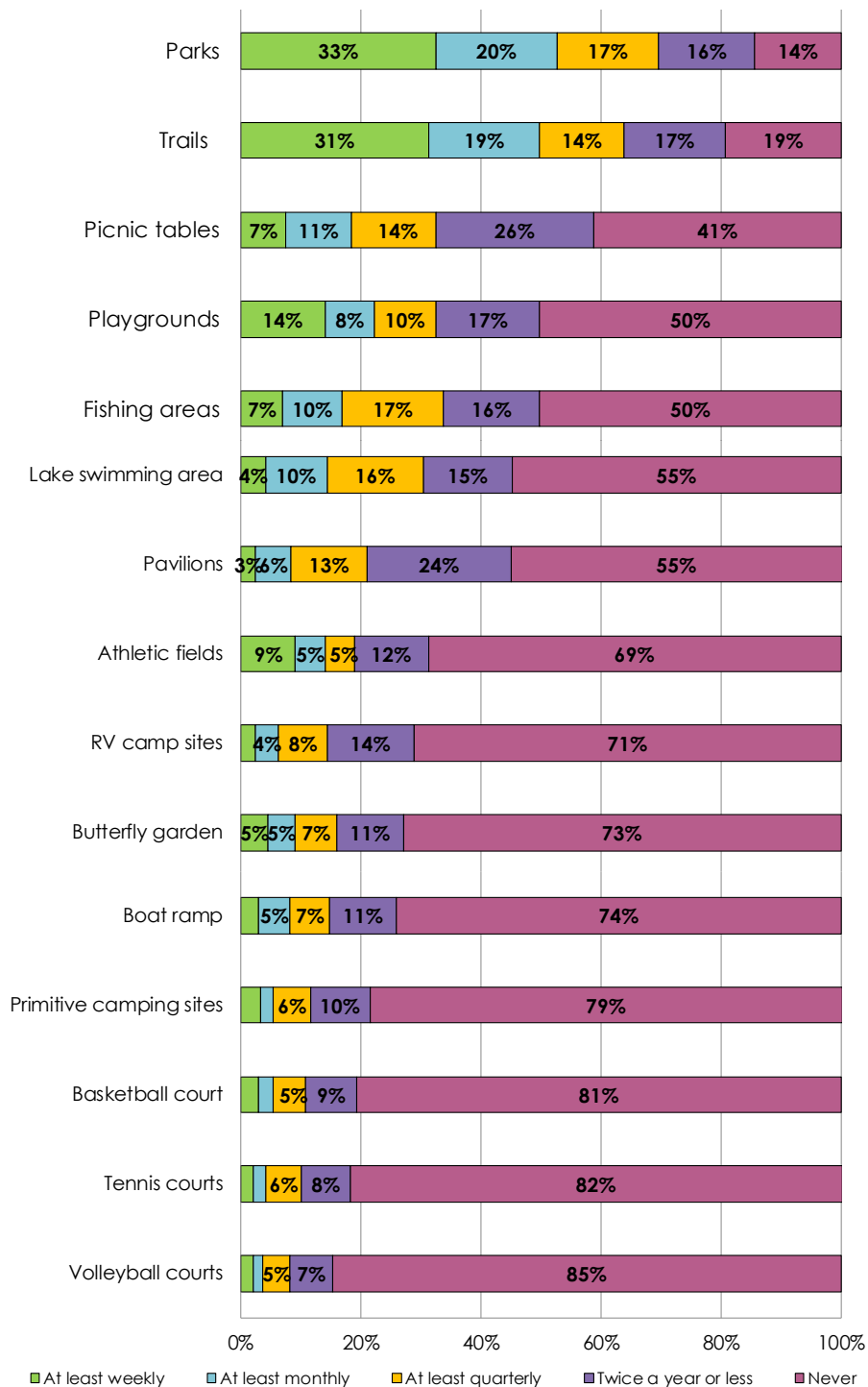
Frequency of Visiting Lake Dallas Parks

Within the past year, how often have you or someone from your household visited these parks in Lake Dallas? Respondents visit Willow Grove Park and City Park the most.

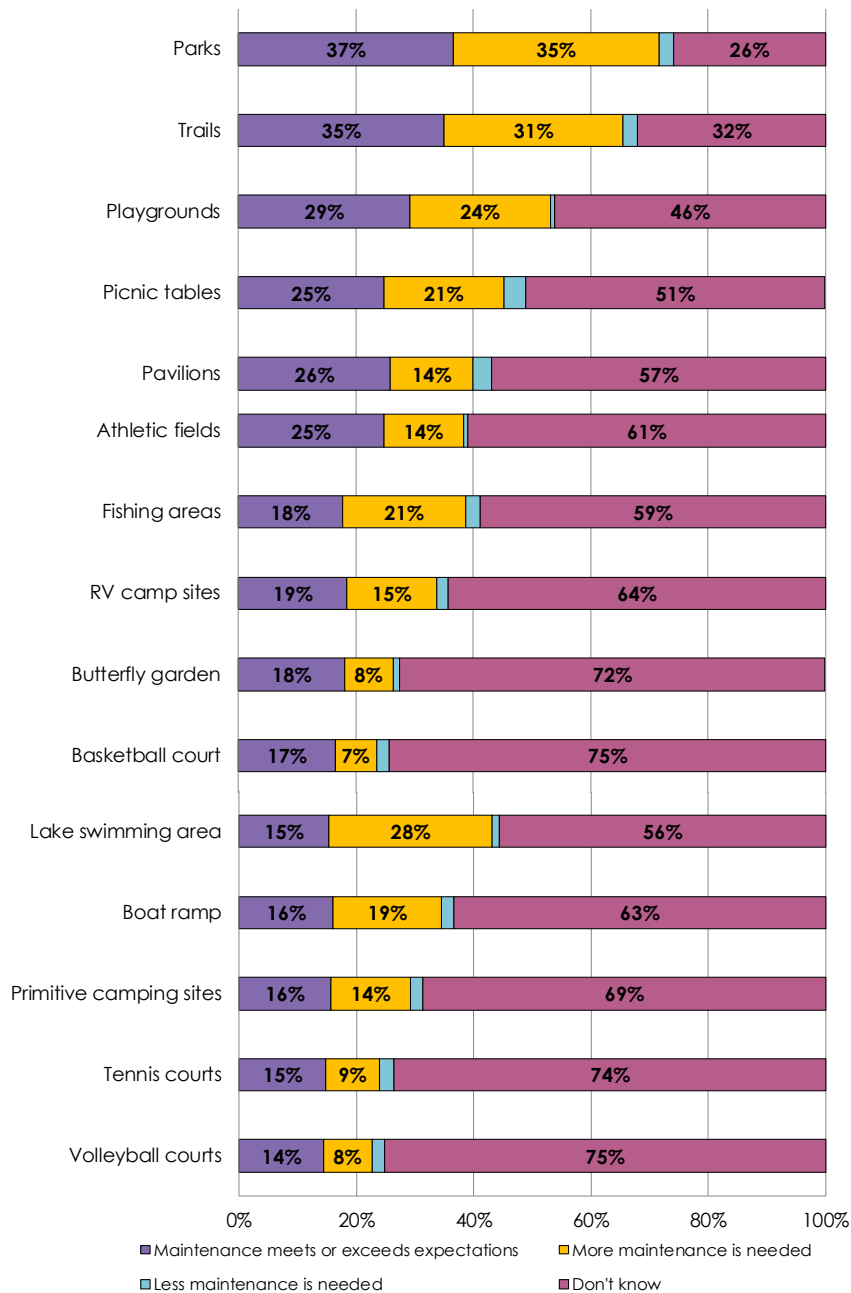


Frequency of Use of Facilities

Within the past year, how often have you or someone from your household used these Lake Dallas facilities? *86% have used the parked, and 81% have used the trails and 50% have used the playgrounds and fishing areas within the past year in Lake Dallas.*

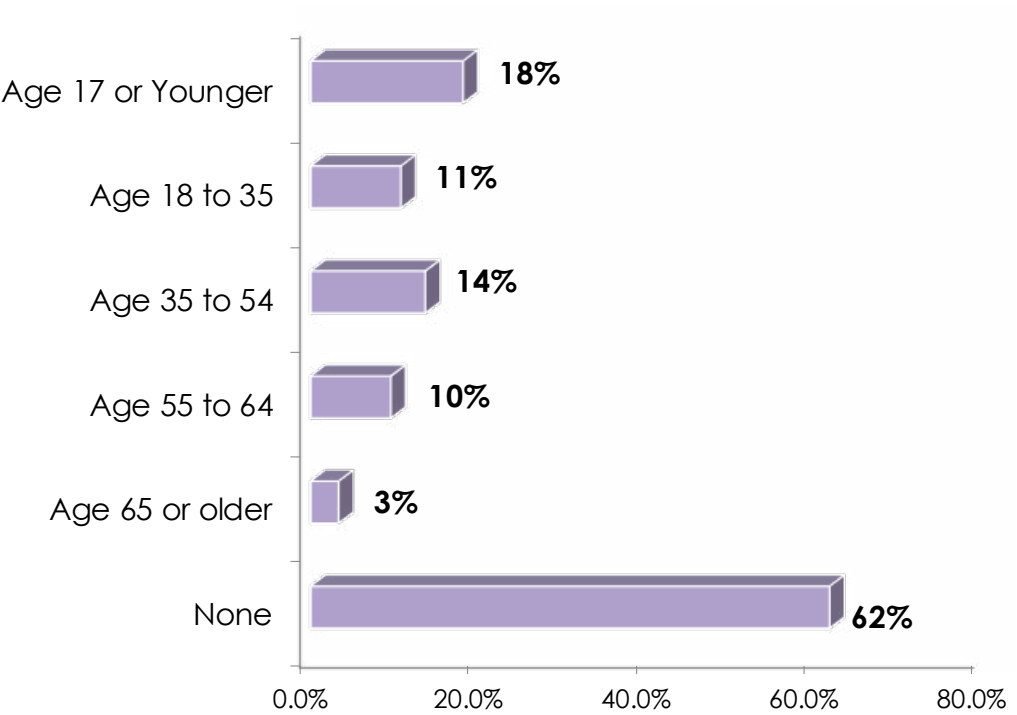


Maintenance & Upkeep of Facilities



Recreation Program Participation

Within the past year, which age group in your household has participated in a Lake Dallas recreation program within the past year?



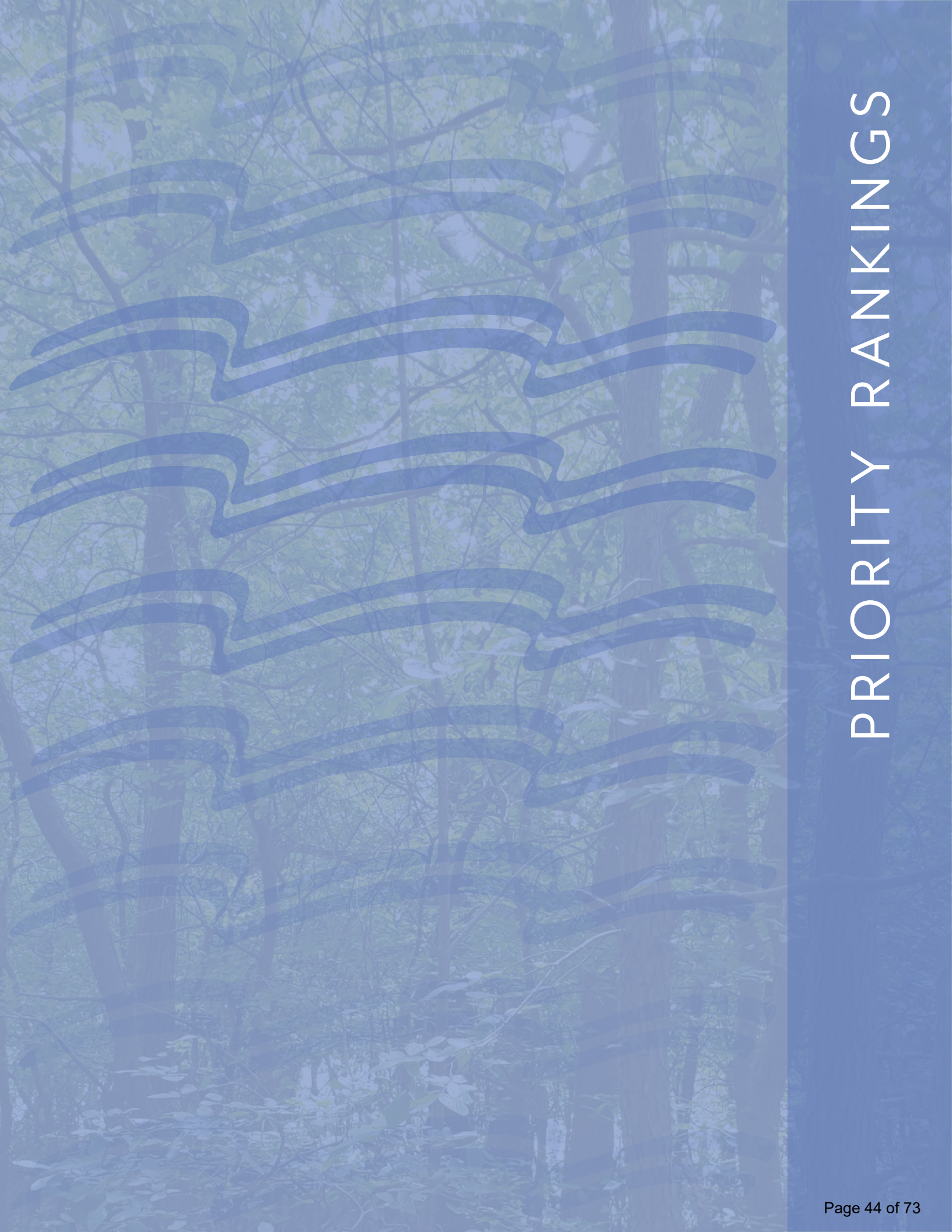
Responses will add to more than 100% due to multiple responses allowed.

Recreation Program Interest: In which if these activities would you and/or your household members (of any age) be most interested in participating?

The programs of interest are presented in the chart. There is interest in many recreation programs and events.

Program/Event	%
Farmer's market	62%
Movies in the park	51
Kayaking	48
Nature programs	43
Community gardening	33
Paddleboarding	31
Yoga classes	31
Exercise classes/boot camps	26
Fishing lessons/camps	24
5K runs	19
Adult sports leagues	19
Youth summer camps	18
Bouldering/rock climbing	16
After school programs	15

Program/Event	%
Youth sports leagues	15%
Soccer	14
Sand volleyball	14
Senior day camps	12
Basketball	11
Pickleball camps/lessons	10
Volleyball	9
Tennis lessons/camps	9
Baseball	7
Softball	7
Football	7
Other	10
None/not interested	6



PRIORITY RANKINGS

PRIORITY RANKINGS

At the completion of the citizen survey during the needs assessment phase, a method of ranking priorities was implemented. This method included using specific input from the citizen survey results, City Council, City Staff, and the Dunaway team. The following weighted values were assigned to each:

Citizen Input / Survey Results (50%)

The specific needs and requests by the Lake Dallas community as tabulated from the citizen survey

Parks Board (15%)

The specific parks and recreation needs in Lake Dallas as identified by the appointed City Council members

City Council (15%)

The specific parks and recreation needs in Lake Dallas as identified by the appointed City Council members

City Staff (10%)

The specific needs as identified by City staff based upon recreation programs and demands upon resources

Dunaway Team (10%)

The specific recommendations by the Dunaway planning team based upon assessing the unique needs of the Lake Dallas community, current park resources, demographic profile, and future demands for recreational resources

The results of the priority ranking were tabulated into three categories: High Priority, Moderate Priority, and Low Priority. The tables on the following pages provide a summary of these priorities for Lake Dallas.

	Rank	Priorities
H I G H	1	More Hike/Bike/ Walk Connections
	2	Trails with Lake Access
	3	Natural Soft Surface Trails
	4	Amphitheater
	5	Dog Park
	6	Mountain Bike/BMX
M O D E R A T E	7	Playgrounds
	8	Open Spaces/Natural Areas
	9	Education Signage Along Trails
	10	Improved Lake Fishing Pier
	11	Improved Boat Ramp
	12	Swimming Pool
	13	Improved Beach/Swimming Area
L O W	14	Pickleball Courts
	15	Community Center
	16	Skate Park
	17	Large Covered Pavilion
	18	Splashpad/Sprayground
	19	Disc Golf
	20	Community Garden

IMPLEMENTATION

IMPLEMENTATION

Lake Dallas has a mature park system that has been successfully serving its community. Over time, infrastructure in the parks will age and exceed its life cycle. Therefore, the biggest challenge will be prioritizing capital dollars that will provide for needed park renovations and upgrades, expansion and new amenities.

To fund the various capital improvements on a yearly basis, Lake Dallas has an opportunity to pursue a wide range of other funding sources that would add to the city's financial resources. Some of the following sources could be part of the overall implementation plan.

FUNDING SOURCES

ADVERTISING

This funding source comes from the sale of advertising on park and recreation related items such as the City's program guide, on scoreboards, and other visible products or services.

CORPORATE SPONSORSHIPS

This funding source comes from corporations that invest in the development or enhancement of new or existing facilities. Sponsorships are also successfully used for special programs and events.

FEES / CHARGES

This funding source comes from fees for use of a facility or participation in a City sponsored recreational program.

FOUNDATIONS / GIFTS

This funding source comes from tax-exempt organizations who give donations for specific facilities, activities, or programs. These may include capital campaigns, fundraisers, endowments, sales of items, etc.

FRIENDS ASSOCIATIONS

This funding source comes from friends groups that raise money typically for a single focus priority. This may include a park facility or program that will better the community they live in.

GENERAL FUND

This funding source is the primary means in providing for annual capital programs, improvements, and infrastructure upgrades.

GENERAL OBLIGATION BONDS

This funding source comes from bond programs approved by the citizens for capital improvements within the parks system.

GRANTS – TPWD OUTDOOR PROGRAM

This funding source comes from grants for the acquisition & development of outdoor recreational facilities.

GRANTS – TPWD RECREATIONAL TRAILS PROGRAM

This funding source comes from grants for the development of new trails or trail extensions.

GRANTS – TRANSPORTATION ENHANCEMENT (NCTCOG / TXDOT)

This funding source comes from grants for the development of new trails or trail extensions.

INTERLOCAL AGREEMENTS

This funding source comes from contractual agreements with other local units of government for the joint-use of indoor or outdoor recreational facilities.

IRREVOCABLE TRUSTS

This funding source comes from individuals who leave a portion of their wealth for a trust fund. The fund grows over a period of time and is available for the City to use a portion of the interest to support specific park facilities as designated by the trustee.

NAMING RIGHTS

This funding source comes from leasing or selling naming rights for new indoor facilities or signature parks.

PARK DEDICATION FEE

This funding source comes from private developers who give land for public parks. This may include land along drainage corridors that can be developed for greenbelts & trails.

PARK IMPROVEMENT FEES

This funding source comes from fees assessed for the development of residential properties with the proceeds to be used for parks and recreation purposes.

PARTNERSHIPS

This funding source comes from public/public, public/private, and public/not-for-profit partnerships.

PERMITS (SPECIAL USE PERMITS)

This funding source comes from allowing other parties to use specific park property that involves financial gain. The City either receives a set amount of money or a percentage of the gross from the service that is being provided.

PRIVATE DONATIONS

This funding source comes from private party contributions including funds, equipment, art, and in-kind services.

RESERVATIONS

This funding source comes from revenue generated from reservations of parks and facilities. The reservation rates are fixed and apply to group shelters, meeting rooms, and sports fields.

REVENUE BONDS

This funding source comes from bonds used for capital projects that will generate revenue for debt service where fees can be set aside to support repayment of the bond.

SALES / 4B TAX (½ CENT)

This funding source comes from a voter approved sales tax that goes toward parks & recreational improvements.

SPECIAL FUNDRAISERS

This funding source comes from annual fundraising efforts to help toward specific programs and capital projects.

VOLUNTEERISM / IN-KIND DONATIONS

This funding source provides indirect revenue support when groups or individuals donate time to help construct specific park improvements (signs, playgrounds, nature trails, etc.)

Implementation Plan

The following tables outline a matrix of priority items, budget ranges, possible funding sources, and timeline ranges for implementing this park master plan. The Action Plan exhibit shows graphically the recommended distribution of high, moderate, and low priority items throughout the Lake Dallas park system.

HIGH PRIORITY ITEMS

			PARKS						FUNDING SOURCES																							
			City Park	Community Park	Hundley Property	River Oaks Park	Thousand Oaks Park	Willow Grove Park	Advertising	Corporate Sponsorships	Fee / Charges	Foundations / Gifts	Friends Associations	General Fund	General Obligation Bonds	Grants - TPWD Outdoor Program	Grants - TPWD Recreational Trails Program	Grants - Transportation Enhancement	Hotel / Motel Funds	Interlocal Agreements	Irrevocable Trust	Naming Rights	Park Dedication Fee	Park Improvement Fees	Partnerships	Permits (Special Use Permits)	Private Donations	Reservations	Revenue Bonds	Sales / 4B Tax (1/2 Cent)	Special Fundraisers	Volunteerism / In-Kind Donations
Rank	Action Plan Item	Budget																														
1	More Hike / Bike / Walk Trail Connections	\$750,000 - \$1,500,000 per mile	◆	◆	◆		◆	◆		◆		◆	◆	◆	◆		◆	◆	◆				◆	◆	◆		◆		◆	◆	◆	
2	Trails with Lake Access	\$750,000 - \$1,500,000 per mile	◆		◆			◆		◆		◆	◆	◆	◆	◆	◆	◆	◆	◆			◆	◆	◆		◆		◆	◆	◆	◆
3	Natural Soft Surface Trails	\$350,000 - \$1,500,000 per mile					◆	◆		◆		◆	◆	◆	◆	◆	◆	◆	◆	◆			◆	◆	◆		◆		◆	◆	◆	◆
4	Amphitheater	Varies	◆							◆		◆	◆	◆	◆				◆			◆	◆	◆	◆	◆	◆	◆	◆			
5	Dog Park	\$750,000 - \$1,250,000							◆	◆	◆	◆	◆	◆	◆				◆		◆	◆	◆	◆			◆		◆	◆	◆	
6	Mountain Bike / BMX Trails	\$400,000 - \$500,000 range						◆	◆	◆	◆			◆	◆				◆			◆	◆	◆	◆	◆			◆	◆		



MODERATE PRIORITY ITEMS

			PARKS						FUNDING SOURCES																							
			City Park	Community Park	Hundley Property	River Oaks Park	Thousand Oaks Park	Willow Grove Park	Advertising	Corporate Sponsorships	Fee / Charges	Foundations / Gifts	Friends Associations	General Fund	General Obligation Bonds	Grants - TPWD Outdoor Program	Grants - TPWD Recreational Trails Program	Grants - Transportation Enhancement	Hotel / Motel Funds	Interlocal Agreements	Irrevocable Trust	Naming Rights	Park Dedication Fee	Park Improvement Fees	Partnerships	Permits (Special Use Permits)	Private Donations	Reservations	Revenue Bonds	Sales / 4B Tax (1/2 Cent)	Special Fundraisers	Volunteerism / In-Kind Donations
Rank	Action Plan Item	Budget																														
7	Playgrounds	\$250,000 - \$500,000 range					◆		◆	◆		◆	◆	◆	◆	◆			◆		◆	◆	◆	◆	◆		◆		◆	◆	◆	
8	Open Space / Natural Areas	Varies					◆	◆				◆		◆	◆														◆	◆		
9	Education Stations along Trails	\$500 per sign					◆	◆	◆	◆		◆	◆	◆	◆	◆	◆							◆		◆				◆	◆	◆
10	Improved Lake Fishing Piers	\$400,000 range					◆	◆				◆	◆	◆	◆	◆			◆				◆	◆			◆			◆		
11	Improved Boat Ramp	Varies						◆		◆	◆	◆	◆	◆	◆	◆			◆		◆		◆	◆		◆	◆	◆	◆	◆	◆	◆
12	Swimming Pool	Varies								◆	◆	◆		◆	◆				◆			◆			◆		◆	◆	◆	◆		
13	Improved Beach / Swimming Area	Varies						◆		◆	◆			◆	◆				◆				◆	◆			◆	◆	◆	◆	◆	



LOW PRIORITY ITEMS

			PARKS						FUNDING SOURCES																								
			City Park	Community Park	Hundley Property	River Oaks Park	Thousand Oaks Park	Willow Grove Park	Advertising	Corporate Sponsorships	Fee / Charges	Foundations / Gifts	Friends Associations	General Fund	General Obligation Bonds	Grants - TPWD Outdoor Program	Grants - TPWD Recreational Trails Program	Grants - Transportation Enhancement	Hotel / Motel Funds	Interlocal Agreements	Irrevocable Trust	Naming Rights	Park Dedication Fee	Park Improvement Fees	Partnerships	Permits (Special Use Permits)	Private Donations	Reservations	Revenue Bonds	Sales / 4B Tax (1/2 Cent)	Special Fundraisers	Volunteerism / In-Kind Donations	
Rank	Action Plan Item	Budget																															
14	Pickleball Courts	Varies	◆			◆							◆	◆	◆			◆	◆			◆	◆	◆				◆	◆				
15	Community Center	Varies	◆								◆	◆		◆	◆			◆									◆	◆	◆	◆			
16	Skate Park	\$500,000 - \$600,000	◆							◆	◆		◆		◆	◆			◆				◆	◆	◆		◆			◆			
17	Large Covered Pavilions	\$300,000 - \$400,000 range	◆	◆				◆		◆	◆	◆	◆	◆	◆	◆			◆			◆	◆	◆	◆		◆	◆	◆	◆			
18	Splashpad / Sprayground	\$250,000 - \$850,000	◆	◆		◆				◆	◆		◆	◆				◆		◆	◆	◆	◆	◆		◆		◆	◆	◆			
19	Disc Golf	\$20,000 - \$30,000						◆			◆		◆	◆	◆	◆							◆	◆	◆		◆		◆	◆	◆	◆	
20	Community Garden	Varies								◆	◆		◆	◆	◆	◆								◆		◆							◆



HIGH PRIORITIES

- 1 More hike/bike/walk trail connections
- 2 Trails with Lake Access
- 3 Natural Soft Surface Trails
- 4 Amphitheater
- 5 Dog Park
- 6 Mountain Bike/BMX Trails

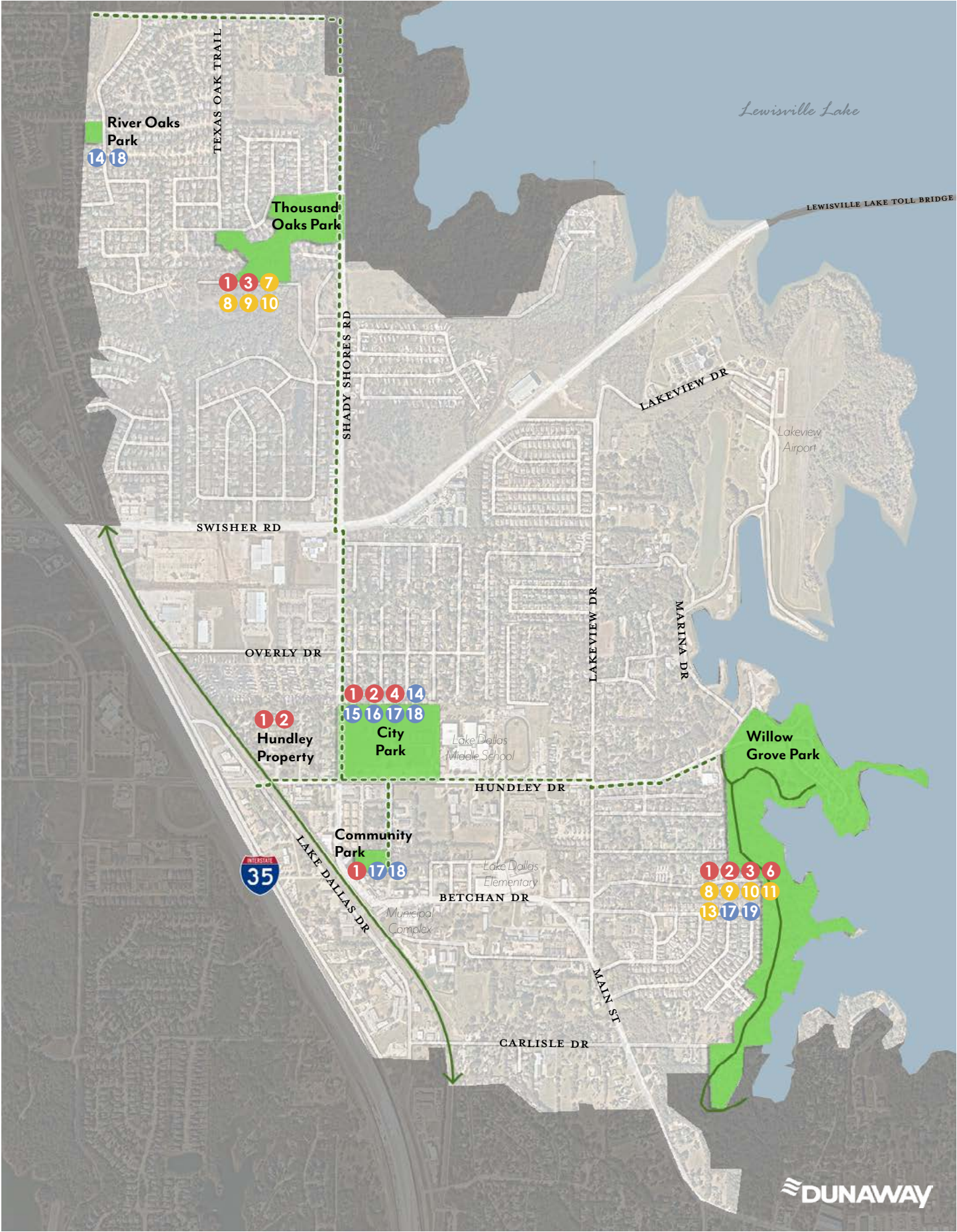
MODERATE PRIORITIES

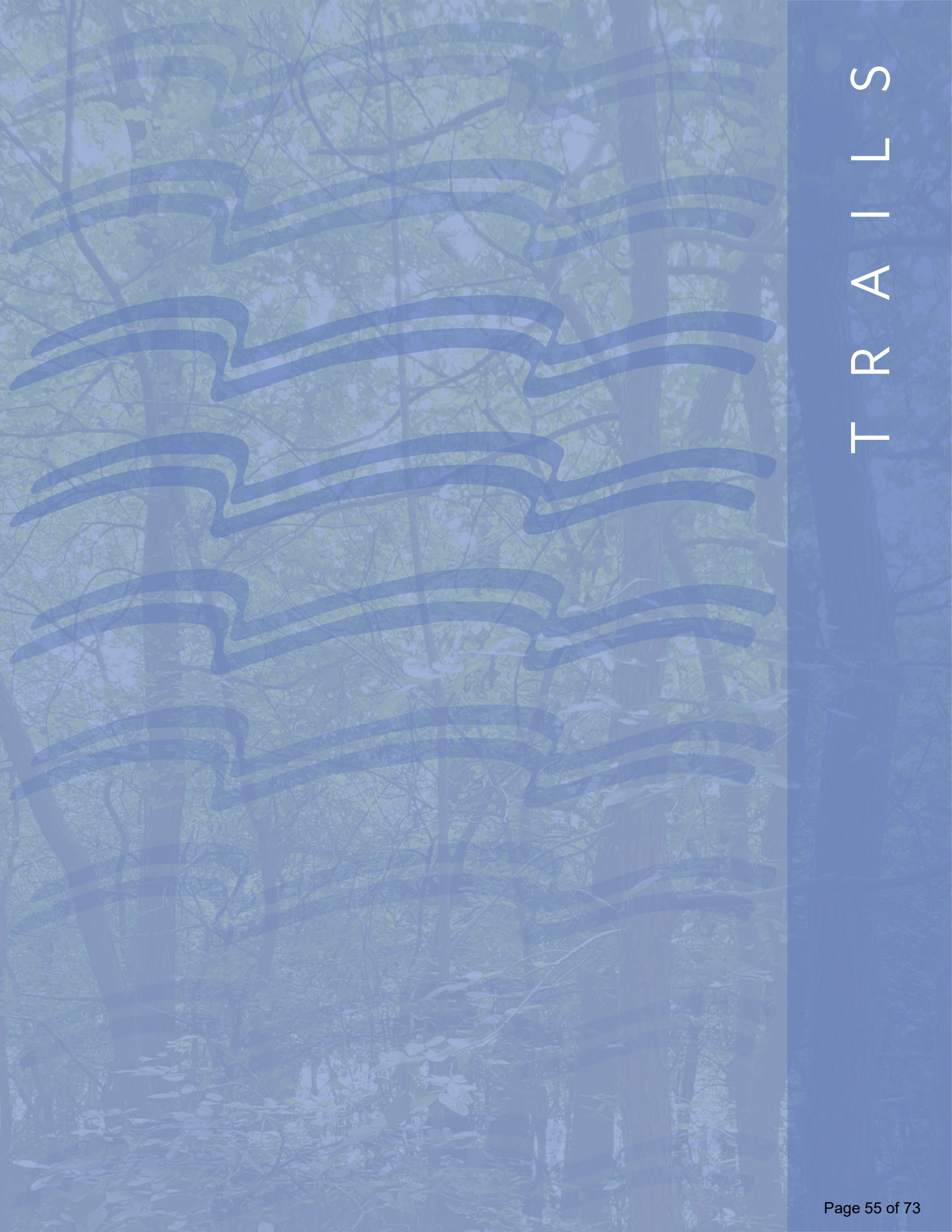
- 7 Playgrounds
- 8 Open Spaces/Natural Areas
- 9 Education Stations along Trails
- 10 Improved Lake Fishing Pier
- 11 Improved Boat Ramp
- 12 Swimming Pool
- 13 Improved Beach/Swimming Area

LOW PRIORITIES

- 14 Pickleball Courts
- 15 Community Center
- 16 Skate Park
- 17 Large Covered Pavilion
- 18 Splash pad/Spray ground
- 19 Disc Golf
- 20 Community Garden

- Existing Parks
- Existing Trail
- Proposed Trail





T R A I L S

TRAILS

A vital component of any thriving park system is a well-planned trail network. As part of this master plan, the Dunaway team worked with City Staff to create a plan to establish key trail connections, identify potential trailhead locations, establish design guidelines and understand opportunities for potential funding sources.

Dunaway's first phase was a critical step in building the foundation for planning the proposed trail system master plan. In this investigatory phase the Team evaluated the existing system, gathered existing and proposed data, analyzed local and regional planning documents, and provided initial thoughts on opportunities and constraints. The team first initiated field visits to become familiar with the City's existing trail system (A-Train Rail Trail and Willow Grove Park Trails) and identify key opportunities for new trail connections.

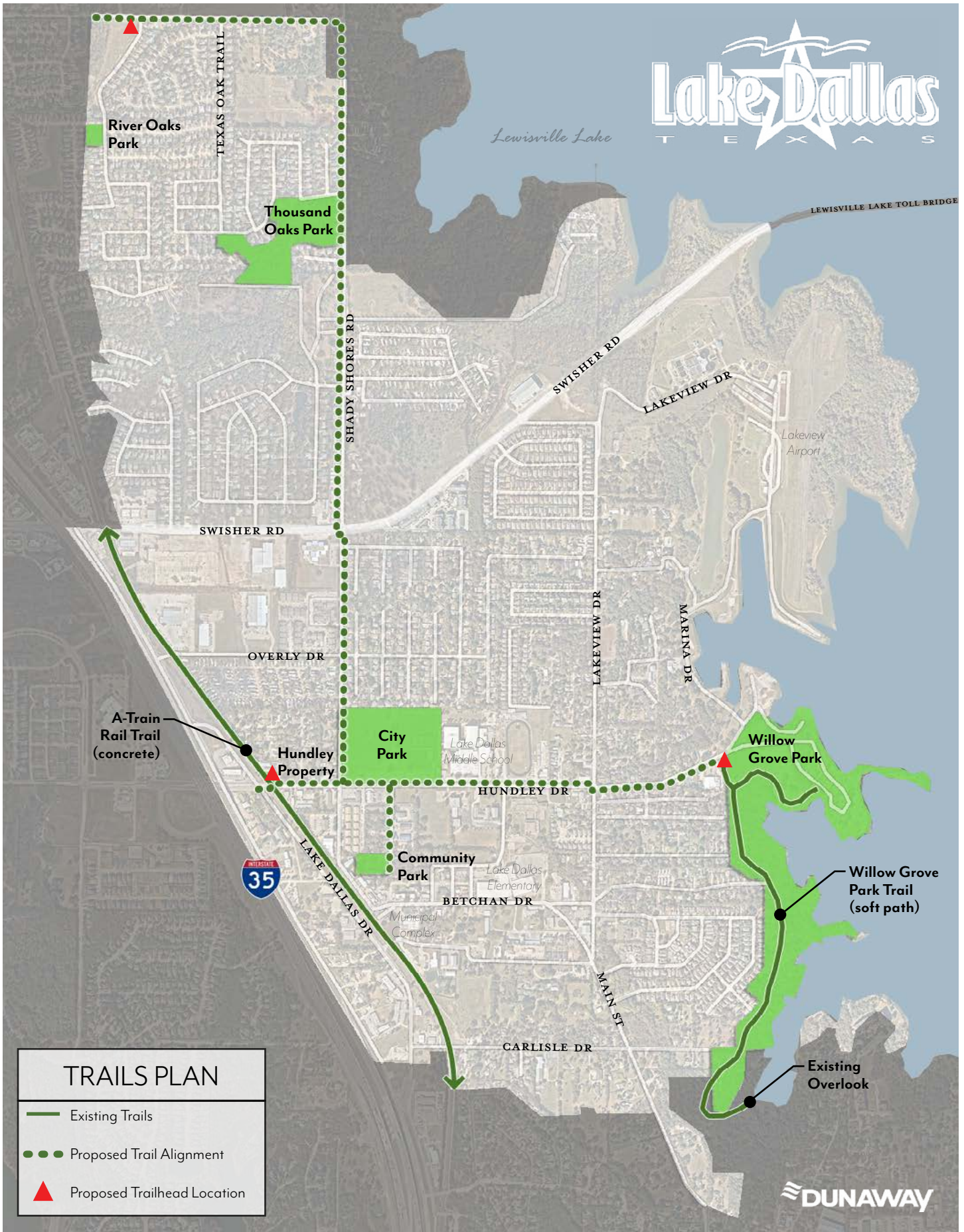
It was recognized that the top priorities for Lake Dallas were trail connections and trails with lake access. To meet these needs, it was recognized that a strong North/South & East/West connection needed to be proposed. These two key connections create a strong citywide connection to Lake Dallas' greatest amenities. The North/West proposed trail alignment along Shady Shores Road will give those living in northern Lake Dallas, Corinth, & Shady

Shores the opportunity to have a connection to Thousand Oaks Park, City Park as well as access along Hundley Drive. The East/West Connection along Hundley Drive was proposed to connect those on the A-Train Rail Trail as well as those from the North/South connection on Shady Shores Drive to have access to City Park, Community Park, City Hall, Lake Dallas Middle School, and Willow Grove Park. These key connector spines will provide residents and visitors the ability to have access to Lake Dallas' parks & amenities, Lewisville Lake, and the regional A-Train Rail Trail connection. (See page 55 for full trail master plan map.) The following



pages include graphic illustrations of the network, and provide an overview of design guidelines for future implementation.





Trail Design Standards

The following outlines a set of general guidelines that can be used in planning and implementing trails in the Lake Dallas Parks & Trail System.

- Where feasible and R.O.W. width is available, trails along roadways should be constructed as wide as possible to accommodate shared-use.
- New trails and existing widened sidewalks should be constructed with a minimum setback from the roadway back-of-curb. 2' (minimum) to 6' (preferred) width is recommended between back-of-curb and edge of trail / sidewalk to serve as a buffer from adjacent roadway traffic and to provide a sense of safety to trail users.

Recommended Trail Widths	
Shared Use Trail in Parkway	10' to 12' (typical)
Widened Sidewalk	10' minimum
Existing Sidewalk	Varies

- Installation of parkway enhancements including street trees, landscape plantings, pedestrian lighting, and other features may be added in these buffer zones where appropriate.
- Where shared-use trails or sidewalks cannot be located away from the roadway curb due to R.O.W. limitations, a colored / textured paving edge may be included in the trail surface to provide users with a visual cue to keep away from the roadway edge.
- Because shared-use trails are intended to accommodate a variety of trail users and often experience high traffic volumes, they should be constructed of durable materials. Highly durable trail materials that are common in the north Texas region include steel reinforced concrete, glass fiber reinforced concrete, and asphalt paving with prepared aggregate base.
- Comply with ADA / TAS Requirements including 5% maximum longitudinal slope + 2% maximum cross slope, and current AASHTO Guidelines including design speeds, minimum alignment radius requirements, minimum clear distance recommendations from edge of trail to nearest vertical obstruction, etc.

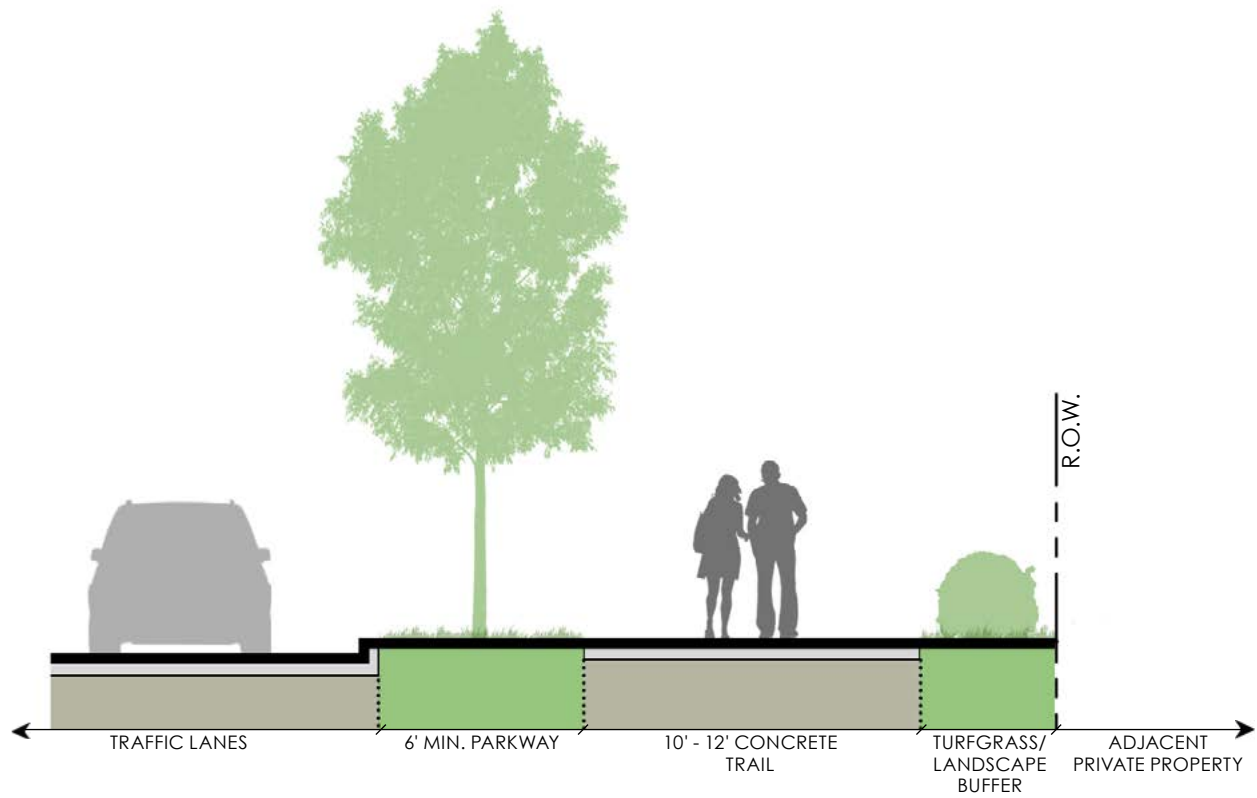


Figure A. Shared Use Trail in Parkway

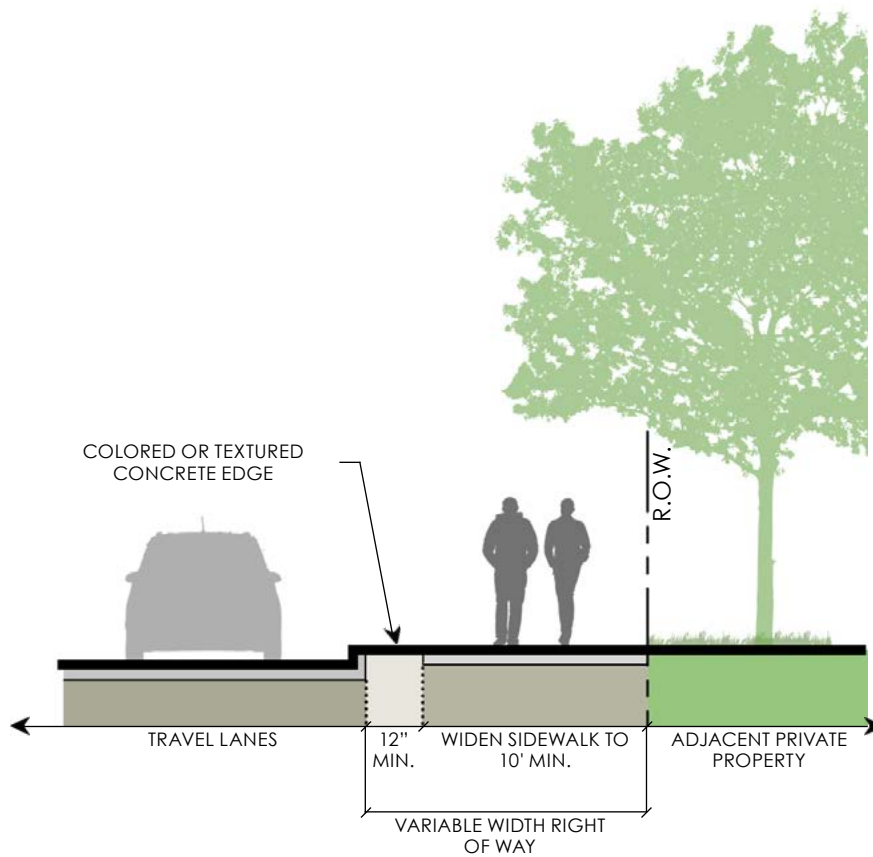


Figure B. Widened Sidewalk at Back of Curb

Trailheads & Rest Stops

Planned entry points and periodic amenities located at strategic nodes along a trail can add to the user's sense of orientation, their comfort and a city's brand or identity. These include trailheads and rest stops with signage, site furnishings, vehicular access, restrooms, etc. at an appropriate scale for the designed trail.

Large trailheads typically are located along higher volume trails where people often drive to access specific trails segments. They are designed to provide a sense of arrival, access, and orientation for both single users and groups alike. Large trailheads may include a parking lot, pavilion, trail map, and site furnishings. Highly visible and signature locations present opportunities to include public art or architectural identity enhancements.



Large Trailhead with Parking & Public Art

Smaller trailheads are designed to reinforce the trail system's identity, assist in wayfinding, and provide rest stops for users. Trail maps, shade trees, ornamental plantings, low walls, site furnishings and enhanced paving can be utilized to define these locations.

On high traffic trails, rest stops should be placed at intervals of 1/2 mile to 1 mile. On trails with potentially lower volumes of use and more remote sections, rest stops may be placed at intervals of 1 mile to 2 miles.

These stopping points may be comprised of a variety of amenities for the trail user. Each stop may include seating only (for example, 1 to 2 benches or a picnic table). They may also include a drinking fountain, trash receptacle, and/or interpretive and wayfinding signage, as appropriate to the character of each area.



Small Trailhead with Seating & Bike Racks

Identity, Safety, and Signage

The City of Lake Dallas is in a unique stage of growth as a community and at a stage where a standard of strong city branding and identity can be strategically implemented. This often includes monument signs, maps, wayfinding signage, safety and other sign types in their park and trail system. The following section describes examples of park signage, trail markers, and wayfinding elements that can contribute to unified branding in Lake Dallas.

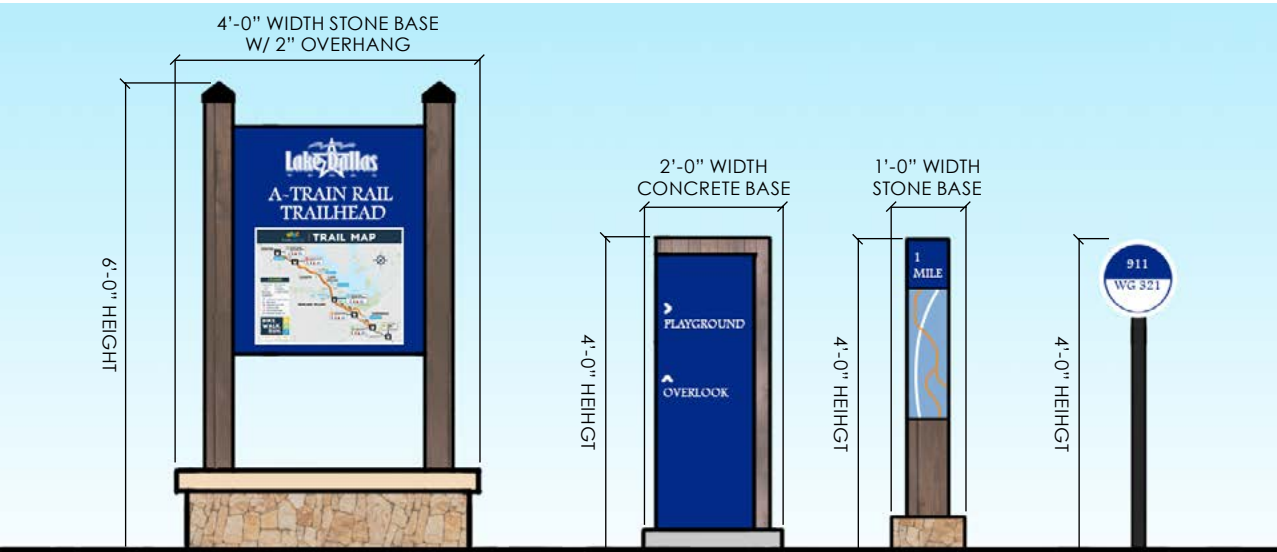
Parks & Trail Signage Concepts

The following are examples of potential designs for park, trailhead and wayfinding signs in Lake Dallas. Each are located at prominent locations in each park for visibility, and at key entry points to the trail network such as city limits and major intersections.



TYPICAL PARK SIGN

Park Entry Signage with City Identity



TRAILHEAD SIGN

WAYFINDING SIGN

TRAIL DISTANCE MARKER

EMERGENCY LOCATION SIGNAGE

Trail Network Signage



Trail User Safety

An active trail system offers inviting health and wellness opportunities for all age groups in any community. As trail development happens in Lake Dallas, the trails will host an increasing volume of walkers, joggers, bicyclists, skaters, and others. With this in mind, safety of these users becomes a critical component in the planning of any trail network.

While trails which are used frequently can help provide a measure of safety, they can also present potential for inter-user conflicts. Posting trail etiquette signage at trailheads and strategic locations along the trail system can help curtail some of these conflicts before they occur. It will be important for the city to develop a list of trail rules that address issues custom to the Lake Dallas Trail Network.

Some examples of trail etiquette / rules include:

- *Be courteous to other trail users at all times;*
- *Keep to the right, except when passing;*
- *Always pass on the left, and give clear audible warning when passing slower traffic;*
- *Avoid congregating on the trail or walking more than two abreast;*
- *Bicyclists should keep speed under 15 mph at all times, and should slow down in congested conditions, reduced visibility, or other hazardous conditions; and*
- *Pet owners should keep dogs on a leash at all times and remove pet waste from the trail.*

In addition to trail etiquette and courtesy, trail user security and orientation should be planned as part of the Lake Dallas trail system. To maximize speed for emergency responders to access victims of medical emergency, crime, or other conflict on trails, a growing number of metropolitan cities are adopting GPS-based, emergency locator systems along major trails.

It is recommended that the City of Lake Dallas incorporate such a system when implementing this trail network plan. At a minimum, sign posts with a location identifier should be placed every 1/8 mile to 1/4 mile to ensure trail users are never far from an emergency marker. Each sign should be GPS located and integrated into the city's 911 system. Other security devices that may be implemented where appropriate include security lighting at trailheads or other high-volume areas, emergency call boxes, or surveillance cameras.



GPS-Based Emergency Location Sign

Implementation Considerations

It is recommended that Lake Dallas strategically plan future trail projects with their Capital Improvement Plans, partner with future road construction and infrastructure projects, and apply for grant funding.

Current estimated construction cost for a reinforced concrete trail is approximately \$8-\$12 per square foot (trail only). Depending on the level of recreational elements and amenities added (parking, bridges, rest areas, trailheads, etc.), cost of construction for a complete trail project can reach amounts around \$1 million per mile or greater. The cost for constructing a soft surface trail can vary, but for this plan, current costs are estimated at around \$4 to \$6 per square foot (trail only).

When budgeting for trail improvements, other infrastructure expenditures must be considered in addition to baseline trail construction costs. At-grade or underbridge road crossings, creek bridge crossings, and varying levels of trail amenities must also be evaluated. As these costs can vary widely, they have not been estimated as part of this plan.

When budgeting for individual projects, it is recommended that certain soft costs be included in addition to estimated construction costs. They may include, but are not limited to:

- a) *Construction Contingency* - Provides a budgetary allowance for incidental or unexpected costs that can arise during the course of construction. A typical allowance for contingency is in the range of 10% to 20% of construction cost.
- b) *Owner's Costs* - These costs describe items incidental to construction that are typically the responsibility of the Owner, and can include but are not limited to land costs, geotechnical engineering, accessibility reviews, permitting, inspections, and others. A typical project allowance for Owner's Costs falls in the range of 1.5% to 2% of the total construction cost.
- c) *Market Escalation Allowance* - This line item enables the Owner to prepare for potential inflation when developing an overall budget for a project that may not be constructed for a number of years. This allowance fluctuates directly with current market conditions and is difficult to predict. However, a typical placeholder of 3% to 5% of construction costs per year is widely accepted as a reasonable allowance.



Trail Under Construction



A P P E N D I X

APPENDIX

Park Land Dedication Ordinance

B006271.001

Barry Hudson, AICP, CNU-A

City of Mesquite, Texas

January 31, 2022 Memo

The City of Mesquite has a wide variety of public parks with neighborhood parks, community parks, greenbelt parks and other special use parks. The city has coordinated with the Mesquite Independent School District (MISD) to create multiple school/park combination sites which complement each other and provide synergy for family neighborhood interaction. With this core of existing parks, it is important to also address the need for new neighborhood parks when new development occurs.

The provisions for park dedication in the City of Mesquite are incorporated into the Subdivision Ordinance, Appendix B of the Mesquite Code of Ordinances. Ordinance No. 4829, Sta No. 2020-02 (Exhibit A) was approved by the Mesquite City Council on November 16, 2020 and is codified as Article VI "Conveyance of Land for Parks". A copy of the approval ordinance and a copy of the codified ordinance with comments are attached with this memo.

- Sections A & B clearly delineates that the conveyance of land for parks is specifically for new development (residential and hotel) in proportion to the increased need for parks and open space.
- Section D. (2) places the Park land dedication being tied to number of dwelling units (hotel guest rooms) and not projected population, so it eliminates any debate on the number of persons per dwelling unit.
- Section D. (4) addresses factors considered for suitable park land, but there is no criteria for determination of what is suitable.
- Section D. (5) Although this section is titled as "Suitability of...Land for park purposes, it only lists factors for land to be considered UNSUITABLE. Land characteristics which are desirable for parks might also be included in the park dedication criteria. These might include acceptable slopes, quality trees/vegetation, open play areas, and views/vistas.
- All determinations of the acceptability of required land dedication should be based upon review of all preliminary subdivision plats submitted through the city's Planning Department and to the Park & Recreation Department. Failure to indicate proposed park dedications on the submitted preliminary plat should be sufficient grounds for the Planning and Zoning Commission to deny a preliminary plat.
- Section D. (5) (a) 20% is a good guideline limit for the maximum amount of floodplain, but the ordinance provision allows leniency for acceptance by the City. What is not included in the Mesquite ordinance is whether the floodplain counts toward the required park dedication acreage (full credit, partial credit, or no credit). Floodplain areas offer opportunities for linear greenbelts and trail connections but may require significantly more maintenance time and expense. The acceptance of floodplain land may relieve the developer of drainage improvement expenses while preserving natural green space corridors. There also might be a distinction between a designated FEMA floodway and the floodway fringe (100-year floodplain). It may be desirable to quantify how these determinations are made, or it may be preferred to leave the determination administrative and flexible on a case-by-case basis.

- Section D. (5) (b) Three acres is a good minimum threshold with the provision of possible expandability.
- The acreage requirements for park land dedication by various cities and towns in Texas vary. Section E. (1) sets a good ratio for both residential units (one acre per 55 residential units) and hotel guest rooms (one acre per 70 guest rooms). With no distinction between single family and multi-family residential units, all residential units are treated equally.
- The Section E. (3) option of the city requiring a warranty deed provides increased certainty of the park dedication ownership.
- The Section E. (4) 50% cap on credit for private recreational facilities is appropriate.
- The Section E. (5) is an interesting provision allowing the park land dedication outside of the development area. The ¼ mile distance is an appropriate “pedestrian shed” walking distance from the edge of a development but may be “too far” from the other side of the development. This provision might also be applied to a multi-phase development where the park dedication is outside of the first or second phase of development. Since there is no guaranty that future phases of a large residential development will be constructed in a timely manner, securing the park dedication up-front or by phase to serve the early residents of a residential development is important (as well as park improvements)
- Regarding park improvements, there is no Park Development Fee attached to the Conveyance of Land. Many cities also have a Park Development Fee assessment to fund the timely construction of neighborhood park improvements, instead of waiting for years for the playground and park improvements to be funded by a park grant, Capital Improvement Project or a park improvement bond election.
- Some cities have two Park Development Fees. One fee for neighborhood park improvements tied to the Neighborhood Park land dedication and a second fee to contribute to Community Park improvements.
- Section E. (6) addresses the infrastructure improvements for the land conveyed for park that are normally associated with the platting process (access/roadways & sidewalks, drainage improvements, and utilities), but it does not address the recreational facility improvements discussed in the two previous bullet points.
- Section F. (1) enumerates a good way to determine the land value from the Appraisal District tax rolls, but these values tend to be on the low end of the spectrum below actual market values based on appraisal comparisons of recent land sales.
- Section F. (2) is an unusual provision calling for only 50% of the fee-in-lieu to be paid at the time of platting and the other 50% at the of issuance of the single-family residential building permits (50% developer charge & 50% home builder charge). Most cites require the full fee-in-lieu at the time of platting (same timing as land dedication). Either way, the fee-in-lieu cost is passed on to the home buyer, but the delay in collecting fees may delay the acquisition of land and the park improvements funding.
- Section F. (3) issuance of building permits is appropriate time to collect fee-in-lieu payments for both multi-family and hotel developments. It would not be appropriate to assess based on the maximum density of a zoning district, since the actual development and number of units may be significantly less.
- Sections F. (4) & (5) appear to be standard language to limit the use of the fee-in-lieu funds to the directed purpose and time limitation to compel use of the funds or be subject to refund.

Visioning Session Notes – August 10 & 24, 2021, 6pm to 7:30pm

Indoor Facilities

Community Center – with workout facilities and rental rooms
Senior facility
Indoor basketball
Indoor exercise classes
Indoor pool
Indoor walking track
Indoor volleyball
Indoor surf wave
Futsal
Pickleball courts
Climbing wall

Outdoor Park Facilities

Splashpad
Dog park
Pavilion
Playgrounds
Swimming pool
Beach area
Fishing pier
Improved boat ramp
Skatepark
Disc golf
Pickleball courts (with tennis courts) Lighted 8-foot windscreen
Wheelchair accessible/all abilities
Place 2 play app
Restroom facilities
Outdoor learning areas with seating areas
Story stroll – story boards along a walking path
Outdoor racquetball courts

Recreation Programs

Summer camps

After school programs

Senior classes

Exercise classes

Special events – summer music events

Pickleball camps/lessons (all ages and skills/pro or amateur)

Fishing camps/classes

Tennis lessons/camps

Yoga classes

Nature classes

Volleyball rec. program

Dog park classes

Trails/Nature Areas

Trails (some lighted)

Sidewalks (more)

Nature trails

Water access trails

Connecting trails

Nature preserves with trails

Shared use trails

N. Lakeview/Trail/Sidewalks Loop on Hundley

Trails with education emphasis

Wildflower/butterflies

More parking

Special Use Activities

Dog park
Outdoor concert area/amphitheater – movies in the park
Skate park
BMX park
Pavilions – rental for private events
Butterfly gardens
Tournaments (pickleball – indoor/outdoor)
5K special events
Disc golf
Farmers market
Community garden

Athletics

Baseball
Softball
Disc golf
Pickleball
Soccer
Football
Volleyball (partner with Swisher Courts)
Archery
Maintain fields
Futsal/Outdoor
Kayaking
Paddleboarding
Tennis
Bike riding

City of Lake Dallas – Park, Recreation and Open Space Master Plan
July 3 - Citizen Visioning Survey
Draft May 27, 2021

The City of Lake Dallas is currently updating its Park, Recreation and Open Space Master Plan. Citizen input is a very important part of the process. Tell us your vision for the future of parks and recreation facilities in Lake Dallas by answering the questions below.

1-In which city do you presently reside?

Lake Dallas	Hickory Creek	Elk Point	The Colony
Corinth	Highland Village	Little Elm	Lewisville
Shady Shores	Copper Canyon	Lakewood Village	Other _____

1-How often do you visit these Lake Dallas parks? (Provide ONE answer for each park)

	At least once a week	At least monthly	At least quarterly	At least once a year	Never
City Park (Shady Shores Rd & Hundley Dr.)	☐	☐	☐	☐	☐
Community Park (302 S. Shady Shores Rd.)	☐	☐	☐	☐	☐
River Oaks Park (River Oak Way & Sunny Oak Lane)	☐	☐	☐	☐	☐
Thousand Oaks Park (Thousand Oaks Dr.)	☐	☐	☐	☐	☐
Willow Grove Park (Hundley Dr. & Marina Dr.)	☐	☐	☐	☐	☐

3-Which Lake Dallas park facilities do you use the MOST? (Check top 3 used most)

Playgrounds	Soccer fields	Basketball court	Walking path	Other
Picnic tables/pavilions	Athletic fields	Tennis court	Boat ramp	None
Trails	Volleyball	Fishing pier	RV camp sites	

3-Why do you visit Lake Dallas?

Parks	Retail businesses	Visit friends/family
Restaurants	Attend special events	Other _____

4-What ONE recreational or park facility would be most used and best serve Lake Dallas if it were installed today?

5-What city identity or character would you like Lake Dallas parks to be known for?

6-Please select your age category.

Under 18	25 to 34	45 to 54	65 to 74
18 to 24	35 to 44	55 to 64	75 or older

7-Which youth age groups presently live in your household? (Select all that apply)

Under 5 years of age	11 to 14 years of age	20 to 25 years of age
6 to 10 years of age	15 to 19 years of age	None of these

8-Please provide any other comments or suggestions about Lake Dallas parks and recreation facilities or programs.

**State of Texas
County of Denton
City of Lake Dallas**

The Lake Dallas Parks & Recreation Board met in a regular meeting on May 19, 2026, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code.

1. Roll Call

Kyle Saner
Christina Watson
Jonathan Graves
Thomas Lumbard

Chair
Member Place 1
Member Place 3
Member Place 6

Absent:

Chris Mooring
Greg Vestal

Vice Chair
Member Place 7

Staff Present: Director of Administrative Services/City Secretary Codi Delcambre, Director of Public Works Jeremy Wilks, Administrative Assistant Cole Howell

Open Session

1. Call to Order & Determination of a Quorum

Chairperson Saner called the meeting to order at 6:00 p.m.

2. Pledges of Allegiance.

Chairperson Saner led the Pledges of Allegiance

3. Citizen Agenda & Public Comments:

An opportunity for citizens to address the Parks & Recreation Board / Keep Lake Dallas Beautiful Committee on matters which are not scheduled for consideration by the Parks & Recreation Board / Keep Lake Dallas Beautiful Committee. Speakers will be limited to five (5) minutes each. The Texas Open Meeting Act prohibits deliberation by the Parks & Recreation Board / Keep Lake Dallas Beautiful Committee of any subject which is not on the posted agenda, therefore the Parks & Recreation Board / Keep Lake Dallas Beautiful Committee will not be able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

None.

Work Session:

- 4. Receive a presentation regarding the parks located within the City of Lake Dallas and their amenities.**

The Board received a presentation from Director of Administrative Services/City Secretary Delcambre giving an overview of each of the five parks in Lake Dallas and their amenities.

- 5. Receive a presentation regarding the 2030 Comprehensive Plan as it relates to parks and park development.**

Director of Administrative Services/City Secretary Delcambre provided Board members with an overview of the 2030 Comprehensive Plan and its goals for park development in Lake Dallas, as well as an overview of steps the City has taken to meet those goals.

The Board held a discussion regarding both presentations and considered possible projects to pursue in the upcoming fiscal year.

Action Items:

- 6. Consider and approve the minutes for April 21, 2026 meeting.**

Motion: to approve the minutes for April 21, 2026 meeting was made by Member Graves and seconded by Member Watson.

Ayes: Member Watson, Graves, Saner, and Lumbard

Noes: None

Motion Passed 4-0

- 7. Announcements and requests for future agenda items.**

Member Graves- Discussion on Pickleball net for Pickleball courts at City Park
Discussion on park gym at City Park
Discussion on pollinator prairies in undeveloped City land

Discussion on 5 Year Plan

8. Adjournment

Chairperson Saner adjourned the meeting at 6:48 p.m.

Passed and approved on the _____ day of _____, 2026.

Approved:

Kyle Saner, Chairperson

Attest:

Cole Howell, Administrative Assistant