



## AMENDED AGENDA

### Parks and Open Space Board Meeting

December 13, 2021 | 11:00 AM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

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*Notice is hereby given that a meeting of the City of Lucas Parks and Open Space Board will be held on Tuesday, December 13, 2021 at 11:00 am at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, at which time the following agenda will be discussed.*

To join the meeting, please click this URL:

<https://us06web.zoom.us/j/82954583406?pwd=TmE1QjRvck8yclVFTzI0NnhwOGZOdz09>

and enter your name and email address.

Join by phone: 1-346-248-7799

Webinar ID: 829 5458 3406

Passcode: 158623

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

#### **How to Provide Input at a Meeting:**

**Speak In Person:** Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the workshop. This form will also allow a place for comments.

**Speak Remotely Via Zoom:** If you would like to attend a meeting remotely and speak via Zoom, email the City Secretary at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) by 4:00 pm on Friday, December 10, 2021 noting the item you wish to speak on and noting your attendance will be remote. Please note, any requests received after the deadline will not be included at the workshop.

**Submit Written Comments:** If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email the City Secretary at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) by no later than 4:00 pm on Friday, December 10, 2021. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after deadline will not be included at the workshop.

#### **Call to Order**

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- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

## Regular Agenda

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1. Citizen Input
2. Consider approving the 2022 Farmers Market Rules and Regulations. **(Parks and Open Space Board)**
3. Discuss updating Chapter 6 Parks, Recreation and Open Space of the City of Lucas Comprehensive Plan and provide guidance to staff. **(Parks and Open Space Board)**
4. Discuss updating the City of Lucas Trails Master Plan and provide guidance to staff. **(Parks and Open Space Board)**

## Certification

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*I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on December 8, 2021.*

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*Stacy Henderson, City Secretary*

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-912-1211 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*

## INTRODUCTION PARKS, OPEN SPACE, AND TRAILS

The amount and quality of parks and open space within a community are often cited as important elements of local quality of life. Lucas has recognized this fact through an adopted Comprehensive Plan and a park dedication ordinance. Lucas is a unique community with large lots and open spaces naturally throughout the city. The city's entire eastern boundary is located on the shores of Lake Lavon, with natural waterways through the city for stormwater runoff.

Due to the unique features of Lucas and the large lots and natural open spaces, parks are not as important to the city as they are to surrounding communities. With input from the community, boards, City Council, and staff it was decided that existing parks apart from the future potential to expand existing facilities, especially at the community park located next to city hall, that we have adequate parks facilities. **The city should concentrate on expanding existing equestrian and hiking trails adjacent to the city on US Army Corps of Engineering property and throughout the city.** **Need to Discuss**

## COMMUNITY COMPOSITION

The City of Lucas contains a total land area of approximately 10,284 acres. Approximately 75 percent (about 7,713 acres) of the land within the existing City is developed, while the remaining acreage is vacant or being used for some agricultural related purpose. Lucas currently has six parks (153 acres) utilized as parkland and has no planned or designated open space system. In addition, the City of Lucas is located immediately adjacent to Lake Lavon, which provides opportunities for water based recreational activities, trails, and open spaces.

## PREVIOUS PARKS AND OPEN SPACE STUDIES

The City of Lucas historically has had common visions for development of Parks & Open Space. Previous studies performed date back to 2001 when community planning involved City officials interacting with the citizens in the form of Town Hall meetings and questionnaires intended to gather preferences and opinions about parks and open space in the City. Preferences and opinions came from a sample of the population voicing a variety of choices. A 2001 study entitled "Lucas Parks and Open Space Master Plan" presented a detailed analysis of the park system, open spaces, programs, and recreational opportunities available, and the detailed history of lands in the City. The study also painted an overall picture of the City's situation regarding these issues, described a strategy in which to develop a parks and open space master plan, and established goals and objectives outlining means to implement the proposed plan. Additional study was performed as a part of the 2004 City of Lucas Comprehensive plan which included an evaluation of the parks and recreational opportunities in the City, covering current opportunities and existing facilities.

In 2015, the City hosted several Town Hall meetings to receive feedback from citizens about local parks, recreation, and open space priorities. The town hall meetings, previous study, and ongoing changes to parks and recreation in the region will serve as a backdrop in describing the current opportunities as they exist today.

## **EXISTING PARKS AND OPEN SPACE**

The City of Lucas operates four public parks in addition to having preserved considerable open space and accessibility through the development process. These are the East Winningkoff Trailhead, Forest Creek Neighborhood Park, Kenneth R. Lewis Park, and the Lucas Community Park at City Hall. The community also benefits from two lake adjacent parks, Brockdale Park and Highland Park, operated by the US Army Corps of Engineers and a private park owned by the Stonegate neighborhood.

### **EAST WINNINGKOFF TRAILHEAD**

The East Winningkoff Trailhead located on East Winningkoff Road is a three-acre park with an equestrian focus. It offers a large gravel parking lot for easy loading/unloading of horses and features a corral, pavilion, restroom, and access to water. It connects to an unimproved trail for equestrian and pedestrian use along East Winningkoff to Welborn Lane that connects to Trinity Trail.

### **FOREST CREEK NEIGHBORHOOD PARK**

Forest Creek Neighborhood Park is located north of the City of Lucas next to Orchard Gap Lane. The Forest Creek Neighborhood Park is a small two-acre park with several playgrounds and a soccer field. Access to the park is from Country Club Road via Orchard Gap Lane off Norfolk Lane. Facilities available at this park includes a traditional neighborhood playground and open space.

### **KENNETH R. LEWIS PARK**

Kenneth R. Lewis Park is located adjacent to FM 1378 (Southview Drive), near the southern side of the City. The park is approximately five acres and offers baseball/softball field with a dugout and soccer fields. About two thirds of the park is open space and undeveloped for use with other activities. There is a concrete pathway surrounding the park for walking. There is also a pavilion with restroom facilities and parking.

### **LUCAS COMMUNITY PARK AT CITY HALL**

The Lucas Community Park at City Hall is located on the south side of the City Hall property, alongside to the Community Center. The park is approximately three acres and offers a 5-foot-wide concrete sidewalk that circulates the park and a pavilion for picnics and barbeques for the City residents of Lucas, and a large playground including multiple slides and climbing areas. The community center provides event space and rooms at no cost to residents. The parking area provided

for the City Hall serves the park and community center as well.

## **BROCKDALE PARK**

Brockdale Park was established in 2005 and is located at east edge of City of Lucas immediately next to Lake Lavon. Brockdale Park is 127 acres and has several amenities that have been developed and includes The Blackland Prairie Raptor Center that is in the middle section of the park. This center is a nonprofit, rehabilitation, and conservation education organization. The mission of this organization is to preserve the environment through public education and conservation of birds of prey and wildlife in their natural habitat. The Brockdale Park Trailhead provides access to Trinity Trail with parking, equestrian loading/unloading area, restroom facility, pavilion, corral, and access to water. The Brockdale Park boat ramp provides access to Lake Lavon and has ample parking for boats, trailers and vehicles seeking to enjoy boating and fishing activities on Lake Lavon.

## **HIGHLAND PARK**

Highland Park is located at Northeast edge of the city just off Snider Lane. This park is approximately fifty-nine acres and has minimal services. Highland Park provides a boat ramp at the north end of the park for boating and fishing activities on Lake Lavon. The ramp is concrete with ample parking for trailers and vehicles. Entrance to the boat ramp area is via Highland Park Road. Available facilities at this park include the following: a parking area, boat ramp, and restrooms.

As with Brockdale Park, the Trinity Trail passes through the Highland Park. There is a trailhead existing at this park that serves as a point for riders to unload and load their horses with an entrance area on Highland Park Road. The Trinity trail continues north past the limit of Highland Park to the north end of City of Lucas limit near the North Texas Municipal Water District Treatment Plant as previously discussed. Available facilities at the trailhead in Highland Park include the followings: loading/unloading area, restroom facility with ADA considerations, one pavilion, and a watering place for horses.

## **STONE GATE PARK**

Stone Gate Park is a private park located on north side of the city in the Stone Gate Neighborhood and is only accessible to residents of that neighborhood. This park is a very small neighborhood park occupying less than 1 acre next to one of the tributaries of White Rock Creek. This park offers a traditional multiuse playground, a small gazebo, picnic tables and a 2-foot-wide concrete sidewalk that passes through the park. The sidewalk connects to a concrete trail that continues alongside the tributary of the White Rock Creek.

## **OPEN SPACES AND NATURAL FEATURES**

Open space is any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public. Green space (land that is partly or completely covered with grass, trees,

shrubs, or other vegetation). Green space includes parks, community gardens, and cemeteries. Public and private objectives may differ regarding preservation of open space. The City's desire to preserve open space will depend on achieving common goals with private landowners and the public. **The goal of maintaining open space should be continued with interaction between the City and landowners to determine common means to achieve these goals.** **Need to Discuss**

Other open spaces in Lucas are in the form of:

- Lake Lavon
- U.S. Army Corps of Engineers federal land surrounding Lake Lavon
- Trail easements throughout the City

The most important natural feature in Lucas is Lake Lavon and its tributary creeks. Constructed in 1954, the lake is owned and controlled by the U.S. Army Corps of Engineers. There are twenty areas along the lake designated for park use, including Highland Park and Brockdale Park which are located within the boundaries of the City of Lucas. These parks provide water-based recreational opportunities that would otherwise not be available in the county.

## **EXISTING TRAILS**

Currently, Trinity Trail and the connecting trail from the East Winningkoff Trailhead is the only public trail in-use that exists in City of Lucas. The Trinity Trail is situated along Lake Lavon with scenic views of the lake and surrounding landscape. This unpaved trail is 25.5 miles long and placed on the U.S. Army Corps of Engineers land along Lake Lavon from East Fork Trailhead in Wylie in the south to the Giant Sycamore Loop in Fairview to the north. Approximately eleven miles of the Trinity Trail passes through the City of Lucas. This trail enters the City of Lucas in the south from Collin Park in St. Paul and stretches north along the edge of the lake passing through Brockdale Park and Highland Park. This trail is only open to horseback riders and hikers and is maintained and operated by the Trinity Trail Preservation Association that was established in 1996 as a non-profit, all-volunteer trail preservation organization.

There is a Memorandum of Understanding between the U.S. Army Corps of Engineers, Collin County and the City of Lucas to work together to coordinate and support the development and operation of a multi-use trail a Lake Lavon. These agencies desire to work together to achieve the common goal of planning, development and operation of Trinity Trail.

## **PROPOSED FUTURE TRAILS**

**Based on input from the citizens, boards, city council, and staff, the future needs of the city are to add additional equestrian/hiking trails. Specifically, a trail system linking the Trinity Trails on the north side of the city with a trail through the city to reconnect with the Trinity Trails on the southern end of the city. The proposed trail and trailheads would start at East Winningkoff Road and end at the Hunt property on the southern end of the city at a future trail head location. The trail should utilize wetlands and natural tree lines whenever possible to create a secluded and shaded trail**

area. Need to revise language after consensus is reached on Trail Master Plan.

## GOALS AND OBJECTIVES

The City has continued to work toward achieving the goals and objectives established with previous comprehensive and community planning. By setting the goals and objectives, some results are evident, and progress has been made. Recognizing the current achievements, changed environment and surroundings, a revised set of goals have been outlined that share common themes that resonate with Collin County Parks and Open Space Strategic Plan dated October 2001:

### GOAL 1.

Preserve natural environment and native ecosystems.

#### Objectives:

- Conserve and protect ecologically sensitive and naturally beautiful areas, e.g., flood plains along creeks, wetlands, high points with scenic views toward Lake Lavon, etc.
- Establish and/or enhance green space and natural areas along flood plains, and promote public access to green belt areas with trail systems, e.g., equestrian/hiking trails, etc.
- Encourage and promote water conservation using native plant materials, smartscape techniques, and other methods.
- Maintain high standards for groundwater quality due to the proximity of Lake Lavon.
- Encourage development types, which minimize impacts upon the community's natural resources and visual appeal.

### GOAL 2.

Provide a comprehensive Trail Master Plan to include green belt and open space that is compatible with the environment and compatible with residential neighborhoods.

#### Objectives:

- Continue to update Chapter 6, Parks, Recreation and Open Space of the Comprehensive Plan to meets current preferences and reflection of changing environment in the region.
- Promote trail connections and ensure greenbelt and open space dedication during the development review process.
- Create pedestrian and equestrian trails between residential neighborhoods, linear greenbelts, schools, public administrative facilities, and other activity centers, whenever physically and financially possible.
- Continue to adopt and finalize a detailed plan for necessary open space/trail easements to connect existing and future parks, schools, and neighborhoods into an integrated, low maintenance park and recreation system.
- Formulate and adopt policies and ordinances that protect the acquired/donated park land and open space easements.

- Utilize trails, wherever possible, to connect schools, parks, and residential areas locally and regionally.
- Design a parks and open space system that is interconnected and multifunctional, which protects important natural, cultural, and visual resources while providing appropriate opportunities for recreation.
- Integrate locally planned trails with the "Collin County Regional Master Trail Plan" approved by Collin County Commissioners Court on May 7, 2012.
- Coordinate planning efforts and trail connection points with adjacent cities.

### **GOAL 3.**

Develop and maintain the new Lucas parks and open space system.

#### **Objectives:**

- Determine actual maintenance cost currently needed to maintain existing parks.
- Undertake the necessary effort to determine maintenance costs and capital investment costs associated with acquiring and/or developing new parks and open space. **Need to Discuss**
- Allocate sufficient funding to maintain existing parks, open space, and trails.
- Formulate and adopt policies and ordinances that protect existing park facilities, open spaces, and trails.
- Explore cost sharing options such as Federal, TxDOT grants, or "Keep Lucas Beautiful" for fund raising.

## **PLAN AND RECOMMENDATIONS**

The purpose of the plan and recommendations is to provide community direction in a constantly changing environment. Few things have so positive an effect on the quality of life in a community as a well-executed plan for a community's parks, open space, trails, and recreational facilities. These recommendations should be helpful to future decision-making as each plan component is gradually considered for implementation or revision.

- Equestrian, hike, and bike trails, greenbelts, parkways, or paths should be provided to connect large recreational areas, providing access, scenic views, and recreational opportunities.
- Combined municipal and school recreational facilities should be used to serve the community and prevent the construction of redundant facilities. If possible, school recreational areas should include parking, drinking fountains and restrooms and should remain open on weekends and during the summer months.

**Note – Should we inventory what park-related facilities are operated by area ISDs and available to the public for use?**