

CITY OF LAVON, TEXAS
ORDINANCE NO. 2022-02-09

Adoption – Parks and Recreation Master Plan

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, ENACTING AN AMENDMENT TO THE CITY OF LAVON CODE OF ORDINANCES, CHAPTER 9 “PLANNING AND DEVELOPMENT REGULATIONS”, ARTICLE 9.01 “GENERAL PROVISIONS”, TO ADD SECTION 9.01.002 “ADOPTION OF PARKS AND RECREATION MASTER PLAN; PURPOSE”; PROVIDING A CONFLICT CLAUSE; PROVIDING A SAVINGS CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon, Texas (the “City”) is a Type A general law municipality; and

WHEREAS, Section 51.012 of the Texas Local Government Code authorizes a city to adopt ordinances regulating the development of land; and

WHEREAS, the City of Lavon Code of Ordinances, Chapter 2, Section 2.06.098 provides for the preparation of a parks and recreation plan for the benefit, beautification, health, and enrichment of the lives of the citizens and visitors to the city; and

WHEREAS, the Parks and Recreation Board and the City Council of the City of Lavon have heretofore engaged a professional planner, obtained, and analyzed community feedback, participated in public meetings and online engagement, and conducted substantial study; and

WHEREAS, after public hearing and due deliberations and consideration of the recommendation of the Parks and Recreation Board, and the information and other materials received at public meetings, the City Council hereby finds and determines that adoption of the 2022 Parks and Recreation Master Plan is in the public’s best interests and in support of the health, safety, morals, and general welfare of the citizens of the City of Lavon.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

Section 1. Incorporation of Recitals. The foregoing recitals hereby are incorporated by reference and made a part hereof as if fully set forth.

Section 2. Amendment. Chapter 9 “Planning and Development Regulations”, Article 9.01 “General Provisions” of the City’s Code of Ordinances is hereby amended to add Section 9.01.002 “Parks and Recreation Master Plan; Purpose” to read as follows:

Section 9.01.002 “Parks and Recreation Master Plan; Purpose”

a) The Parks and Recreation Master Plan, having been reviewed by the city council and found to be acceptable and in the best interests of the City of Lavon and its citizens is hereby approved and adopted.

(b) The Parks and Recreation Master Plan shall be utilized for the purpose of guiding future acquisition and development of parks and trails within the city.

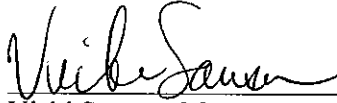
Section 3. Conflict Clause. To the extent any provisions of the City's Subdivision Ordinance, codified as Article 9.02 of the City's Code of Ordinances, are in conflict with this Ordinance, this Ordinance shall control.

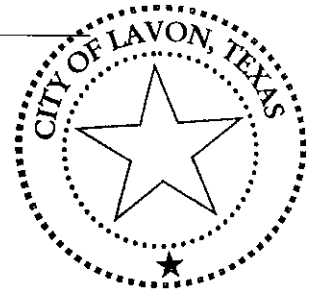
Section 4. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

Section 5. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.042, Texas Government Code.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 15th day of February 2022.


Vicki Sanson, Mayor



ATTEST:


Rae Norton, City Secretary



PARKS AND RECREATION MASTER PLAN CITY OF LAVON, TEXAS

DRAFT

FEBRUARY 11, 2022

Changes since draft posted on February 6, 2022:

Updated development projections

Non-substantive wording adjustments

Action 3.1 split into two actions (now 3.1 and 3.2) for clarification of intent, Previous Action 3.1 (now 3.2) clarified to be gross acreage, and Action 4.1 clarified to be in accordance with this Plan

ACKNOWLEDGEMENTS

There were many individuals who contributed a significant amount of their time, energy, and dedication to help create and prepare this Parks and Recreation Master Plan. The Plan would not have been possible without the leadership and vision provided by City Staff, elected and appointed officials, stakeholders, the development community, the consultant team, and most importantly – the Lavon community.

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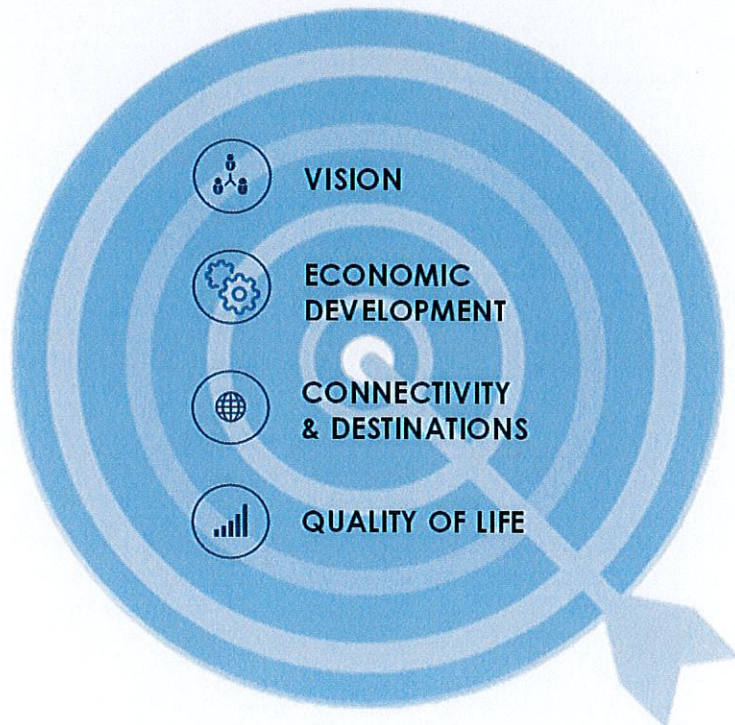
CHAPTER 1. INTRODUCTION & PLAN CONTEXT

The purpose of the Lavon Parks and Recreation Master Plan is to establish a Vision and guide the necessary actions to support the success of the Parks and Recreation System. This process was initiated in March of 2021, and the Plan provides a framework for other plans, improvements, investments, and budgetary decisions. By establishing this Plan, the City is working towards enhancing community quality of life through parks and recreation with a planning horizon of 10 years.

The City of Lavon is positioned to benefit from the significant amount of growth that has transformed the Dallas-Fort Worth Metroplex over recent decades. As Lavon continues to see increases in population and development, planning ahead for parks and recreation amenities and levels of service is an essential and timely undertaking.

With the City expecting thousands of new homes in the next five to 10 years, Lavon has become increasingly focused on placemaking for quality of life, economic development, fiscal vitality, and other factors. The City recognizes the importance parks and recreation has in the minds of community members, as well as their relationship to the process of promoting pride and sense of place. By planning to enhance parks, trails, programming, and events, Lavon can effectively make progress toward its envisioned future as described in this Plan.

The rate and magnitude of active and potential growth in Lavon necessitates a significant Parks and Recreation System to provide a great quality of life for residents and visitors. The City is partnering with developers of new neighborhoods to ensure that growth is contributing to the System as it comes in through installation of neighborhood parks, amenity centers, trails, and other parks and recreation elements. In addition to partnering with developers of new neighborhoods, the City is putting this Plan in place to better articulate current levels of service, as well as plan for the future of the Parks and Recreation System and contribute to Texas Parks and Wildlife Department grant funding eligibility and fee capabilities for new development.



1.A. LAVON AND THE REGION

The City Limits are the official boundary of Lavon, but the planning area stretches beyond these. The study area is composed of three boundaries – the City Limits (shown in grey), the Extraterritorial Jurisdiction (ETJ shown in khaki green), and Potential Future Lavon (shown in grey stripe). Each is associated with Lavon but have some aspects that are governed differently than the other, in accordance with State law.

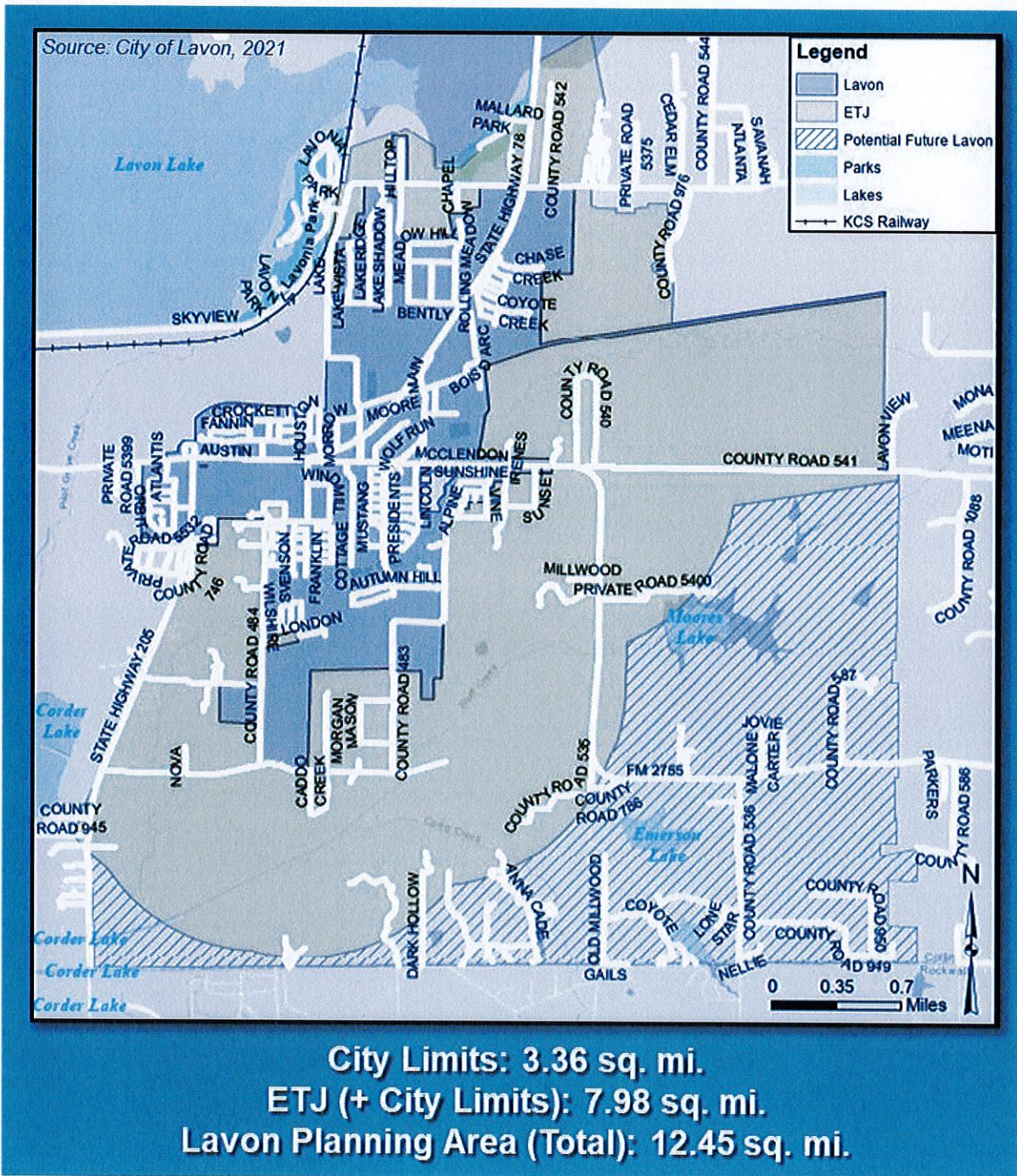
Lavon cannot zone outside of the City Limits per Texas law, so the ETJ and Potential Future Lavon are not protected by zoning regulations. Potential Future Lavon includes both the ETJ and the Ultimate Municipal Boundary (UMB) area, which has been established through Mutual Boundary Agreements with adjacent cities. Unlike residents in Potential Future Lavon, residents within the City Limits enjoy City services (ex. trash, emergency services, infrastructure provisions, and maintenance, etc.) and can also vote in City elections, among other benefits. Although the annexation and incorporation of Potential Future Lavon (including the ETJ) is not guaranteed, as developments come in and properties owners see the benefits to being a part of Lavon's new Vision, annexation and zoning can be accomplished incrementally over time, in many areas. Therefore, the Planning Area extends to the UMB to ensure that Lavon is taking the proper steps to plan for its future.



In late 2021, the City annexed additional area and the ETJ was also extended since Lavon reached 5,000 in population. The planning area reflected on the following map represents the updated area, but other maps in the document reflect the boundaries prior to this change since analysis had already been completed. The additional area extends southward, generally to

the Rockwall County line, and does not contain public parks or recreation amenities but does have a significant amount of land within it containing natural areas and floodplain. Future updates to the Parks and Recreation Master Plan can study this additional area of Potential Future Lavon in further detail.

1.A.1. MAP: LAVON PLANNING BOUNDARIES



1.B. DEMOGRAPHICS AND POPULATION

Collin County's population is projected to be as high as 2.1 million people by 2045, up from almost 1.1 million in 2021 (*Texas Demographic Center*). It is anticipated that the City of Lavon will continue to follow the trends of Collin County and the Dallas-Fort Worth Metroplex in terms of population growth and economic expansion.

Lavon has experienced significant in-migration over the past 20 years: in 2000, Census data showed a population of 387 people, and by 2020 the population had reached 4,469 people. With an estimated population of 5,649 in 2022, the newcomers to Lavon are generally younger families with children that have a median household income of \$88,480. Approximately 31 percent of Lavon has a college degree. Approximately half of Lavon's residents are Generation Z or Millennials, born between 1981 to 2016.

From 2010 to 2020, the City of Lavon saw an 84 percent increase in population (*US Census, 2010 & 2020*). As of January 2022, the number of single-family residential lots currently in various stages of development is 7,578. These lots are located within large subdivisions such as Crestridge Meadows, Bear Creek, Elevon, Trails of Lavon, Grand Heritage, and LakePointe.

Applying the average household size of three people (per Census and ESRI) to the additional 7,578 single family residential lots under various states of development in January 2022, an additional 22,848 people in Lavon could be added within the next five to 10 years. There are significant areas of Lavon still undeveloped or being utilized for agricultural uses. This fact, in conjunction with the State of Texas continuing to limit powers of cities to annex or control their ETJ, as well as potential future multi-family development, means that Lavon could conceivably be 25,000 people by 2032. This significant level of growth is despite Lavon's efforts to establish a low-density vision for most areas of the city.

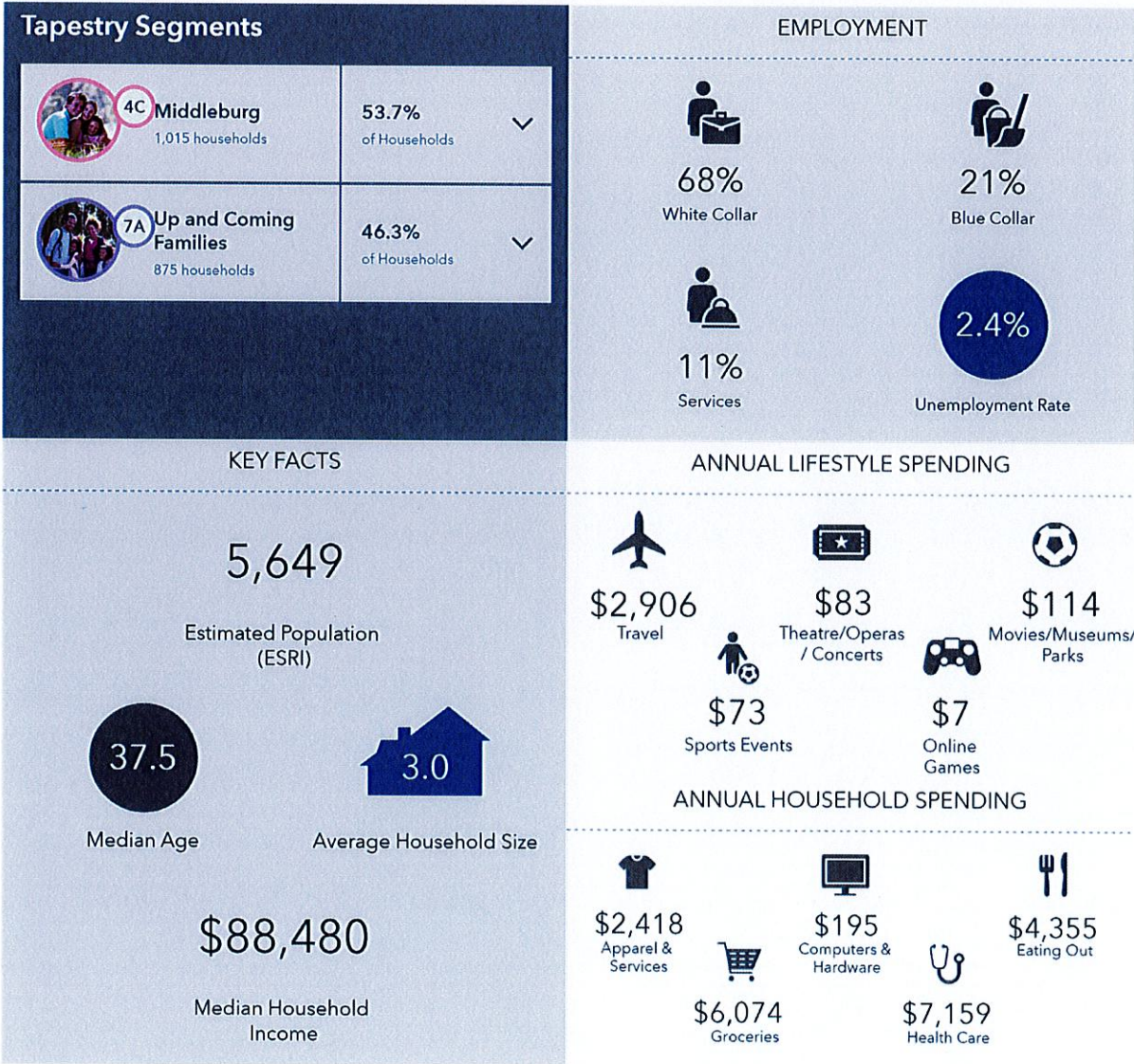
Shown on the following two pages is a set of demographic-related data gathered from ESRI in 2022 for the Lavon Planning Area. The data reflects a strong family-oriented group of people with lifestyles and spending that include entertainment, sports, and recreational leisure, consistent with community-identified opportunities relating to Lake Lavon-oriented amenities and destinations.

1.B.1. LAVON'S 2022 ESRI QUICK FACTS

PEOPLE OF LAVON

ESRI QUICK FACTS

Data from ESRI in 2022 based on the Lavon Planning Area, which includes the City Limits, ETJ, and Potential Future Lavon.



1.B.2. LAVON'S ESRI TAPESTRY SEGMENTS MARKET PROFILES

MIDDLEBURG

ESRI Tapestry Segmentation Market Profile for [*Middleburg*](#):

“Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.”

- “Residents are partial to domestic vehicles; they like to drive trucks, SUVs, or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children’s toys and apparel) or home DIY projects.
- Sports include hunting, fishing, bowling, and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.”

UP AND COMING FAMILIES

ESRI Tapestry Segmentation Market Profile for [*Up and Coming Families*](#):

“Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.”

- “Rely on the Internet for entertainment, information, shopping, and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weightlifting, to taking a jog or run.”

1.C. COMMUNITY FEEDBACK

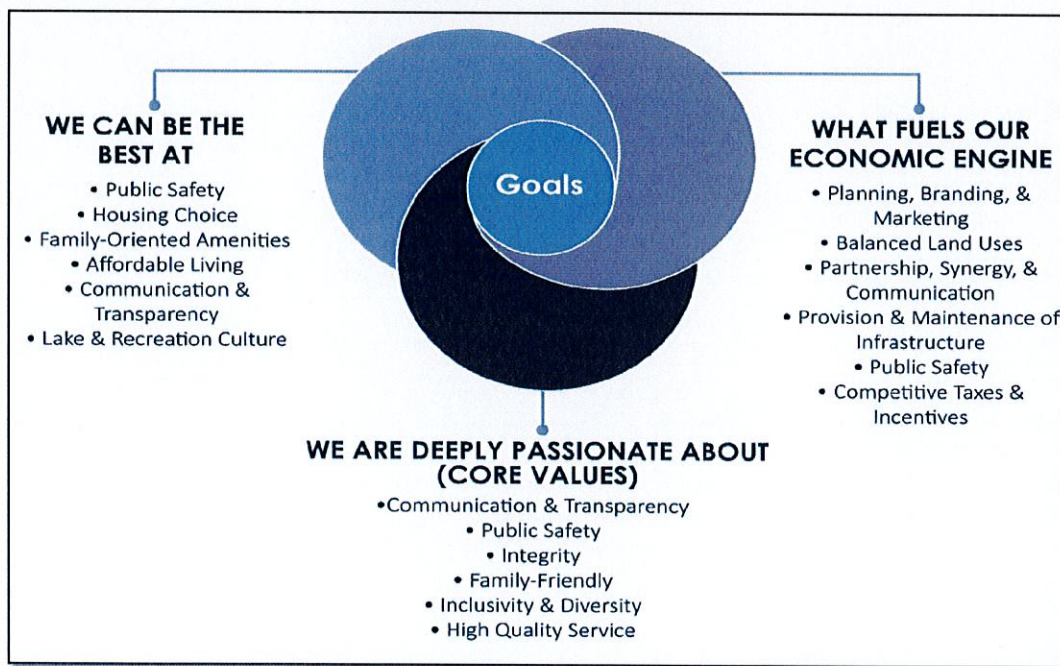
1.C.1. GROUPS AND PEOPLE

The process of creating Lavon's Parks and Recreation Master Plan has been guided by the community through numerous methods of outreach designed to encourage collaboration and gather important feedback and recommendations. The key groups and people who contributed to this Plan include:

- Stakeholders & Developers
- Residents, Property Owners, Business Owners & Local Employees, and Visitors
- Parks & Recreation Board
- Elected & Appointed Officials
- City Staff & Consultants

1.C.2. STRATEGIC PLAN (2019)

During the 2019 Leadership Retreat, City Leadership reviewed community feedback, developed the Vision Framework, identified a 25-year goal and 10 two-year goals, and discussed the need to explore parks and recreation needs and opportunities and identify future city personnel and facilities that would be needed for Lavon's growing population (among other initiatives). Shown below is the approved Vision Framework included in the Strategic Plan that resulted from the Leadership Retreat:



1.C.3. COMMUNITY SURVEY (2019)

The City of Lavon conducted an online Community Survey to gather resident feedback and ideas regarding topics that Lavon residents would like to prioritize and to identify what they view as the city's strengths, weaknesses, opportunities, and challenges. The information analyzed from the Community Survey can be found online in the 2019 Community Survey Summary Report. This report details community feedback and is referenced in other plans and processes that are involved with planning implementation by the City. The Community Survey reflected Parks and Recreation as the second major Opportunity for the future of the City of Lavon. Shown below are some key takeaways and themes:

LAVON COMMUNITY SURVEY REPORT

KEY TAKEAWAYS AND THEMES

<h4 style="margin: 0;">TOP 10 FEEDBACK THEMES</h4> <ul style="list-style-type: none"> ECONOMIC DEVELOPMENT PARKS AND RECREATION EMERGENCY SERVICES STREETS AMENITIES GROWTH AND DEVELOPMENT INFRASTRUCTURE AND DRAINAGE ACTIVITIES AND EVENTS SMALL TOWN FEEL TRAILS AND WALKABILITY 	<div style="text-align: center; margin-bottom: 20px;">  <p>There are categories, such as economic development, that span multiple, or all four categories. Look at each topic under the lens under which it is mentioned.</p> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <h4 style="margin: 0;">STRENGTHS</h4> <ul style="list-style-type: none"> •Emergency Services •Growth & Development •Small Town Feel •Safety •Scenery & Open Space </div> <div style="width: 45%;"> <h4 style="margin: 0;">WEAKNESSES</h4> <ul style="list-style-type: none"> •Economic Development •Lack of Amenities •Streets •Drainage & Flooding •Infrastructure </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <h4 style="margin: 0;">OPPORTUNITIES</h4> <ul style="list-style-type: none"> •Economic Development •Parks & Recreation •Trails & Walkability •Road Improvements •Activities & Events </div> <div style="width: 45%;"> <h4 style="margin: 0;">CHALLENGES</h4> <ul style="list-style-type: none"> •Growth & Development •Infrastructure Related •Fiscal or Economic Vitality •Lack of Mobility •Drainage & Flooding </div> </div>
<h4 style="margin: 0;">SURVEY SUMMARY</h4> <ul style="list-style-type: none"> •477 RESPONSES, 6,598 WRITE-IN COMMENTS •4 WEEKS (6/16/2019 – 7/14/2019) •16 QUESTIONS •AVERAGED 10 MINUTES TO COMPLETE 	

1.C.4. ENVISION LAVON – COMMUNITY FORUM (2019)

On September 7, 2019, a public community forum was held called “Envision Lavon,” to collaborate in a variety of interactive and educational activities designed to gain insight on topics including parks and recreation, housing, mobility, and economic development (among other issues).



The community feedback highlights pertaining to the Parks and Recreation Master Plan are as follows:

LAVON CITY LIMITS

Lavon residents expressed repeated surprise at how small the City Limits of Lavon were and that the city did not have frontage on Lake Lavon.



PRIORITIES

The community expressed the need for parks, recreation, social gathering spaces, multi-modal accommodations (i.e. bike lanes and trails) and safety enhancements should be prioritized. The community voted Economic Prosperity and Recreation as the top two mobility priorities in Lavon's future. Recreation was defined as: “Provide fun and engaging mobility opportunities for enjoyment, sightseeing, and/or fitness.”

THE COMMUNITY WILL PAY FOR PARKS AND RECREATION

Community members were generally open to the idea of paying slightly more in taxes and/or supporting other funding (ex. bond program and/or multi-family), to pay for quality-of-life improvements and parks and recreation.

1.C.5. COMMUNITY VISION ASSESSMENT (2019)

The Community Vision Assessment (CVA) was completed in November of 2019. The planning process resulted in meaningful collaboration and feedback for the Strategic Plan, and Comprehensive Plan Foundations. Provided below are key takeaways from the Assessment:

ECONOMIC DEVELOPMENT

The community underscored economic development and growth as some of Lavon's greatest opportunities and challenges and wanted the City to focus on attracting more shopping, dining, and amenities.

CITY IDENTITY

The community wants to keep and enhance the small-town feel, a family-friendly community, and capitalize on its proximity to two major lakes for lake-oriented activities.

SPECIAL PLACES

The community is looking for a sense of place and connection. The community would welcome walkable, mixed-use centers with walking or biking connections to other city destinations

CITY SERVICES & INFRASTRUCTURE

Lavon is a safe place, and as the city grows, residents would like to make the appropriate public safety investments to maintain their high quality of emergency services. The community would also like to prioritize improvements to the city's streets, mobility, and drainage infrastructure and would like to see an increased investment in parks, community facilities, and code enforcement.

UNIFIED VISION

Participants supported the Draft Vision Framework and Two-Year Goals presented at Envision Lavon, indicating that the Lavon community is open to growth and refinement of city services and planning.



1.C.6. PARKS AND RECREATION SURVEY (2021)

The Parks and Recreation Survey was provided for resident response from May 15 to June 5, 2021. There was more than double a healthy response rate for a city of Lavon's size.

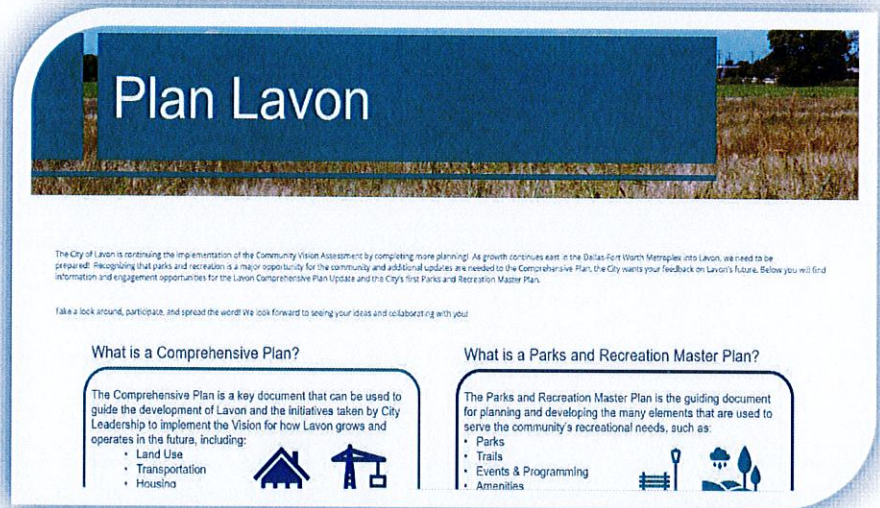
Parks and Recreation Survey Highlights:

- 78% of respondents were between the ages of 25 and 44.
- 78% have lived in Lavon for less than 10 years.
- 54% lived in the Grand Heritage Subdivision.
- Those who visited parks outside of Lavon more than a few times a year primarily commuted to neighboring communities, such as Rockwall and Wylie.
- 84% saw the need for additional parks.
- 77% saw the need for additional trails.
- 50% saw the need for additional community events within Lavon.



1.C.7. PLANLAVON.COM

PlanLavon.com is a resource utilized by the community to keep up to date on important information regarding projects, and Schedule and Key Process Points. Plan Lavon was also utilized to administer the Parks and Recreation Survey.



1.C.8. STAKEHOLDER INTERVIEWS AND DESIGN FOCUS GROUPS

The Stakeholder Interviews and Design Focus Groups were utilized to obtain additional feedback from key members of the community. During these meetings, additional opportunities and desires for the Parks and Recreation System were discussed. A summary of the feedback received is as follows:

- The proximity to the Lake should be capitalized.
- The City should prioritize a regional park; while developers provide smaller, community parks within future developments.
- There is opportunity to partner with the Community Independent School District for Joint Use Agreements to share facilities.
- There is opportunity to partner with U.S. Army Corps of Engineers (USACE) for future trail system connections.
- Citywide trails are desired to promote connectivity.

CHAPTER 2. PARKS AND RECREATION SYSTEM VISION

2.A. CITY OVERALL – COMMUNITY VISION ASSESSMENT

Created during the Community Vision Assessment, the City's Overall Vision Statement is conducive to the implementation of this Plan. The Vision Statement was updated slightly with the concurrent Comprehensive Plan Update Process (2022) to change the verb tenses to all be future, but all substantive components were determined to remain the same:

“The City of Lavon will be a quaint and walkable, lake-oriented destination, full of vibrant neighborhoods and complemented by shopping and dining opportunities and family-oriented amenities. Our community’s safety will be our top priority and will continue to be the city’s biggest strength. Our brand will be communicated through what we say, the actions we take, the relationships we build, and our city’s physical design—all reflecting Lavon as the place anyone would want to live, work, invest, and visit and the place where your neighbors are your friends.”



2.B. PARKS AND RECREATION SYSTEM VISION

The City of Lavon's Parks and Recreation System will complement the City Overall Vision by increasing family-oriented amenities and lake-oriented destinations and activities. The city will have an extensive trail system which will improve connectivity within community and create quaint and walkable experiences. With improved Parks and Recreation elements, Lavon will be a place anyone would want to live and experience. The following graphic, and the complementary map on the following page, represents the Parks and Recreation System Vision:

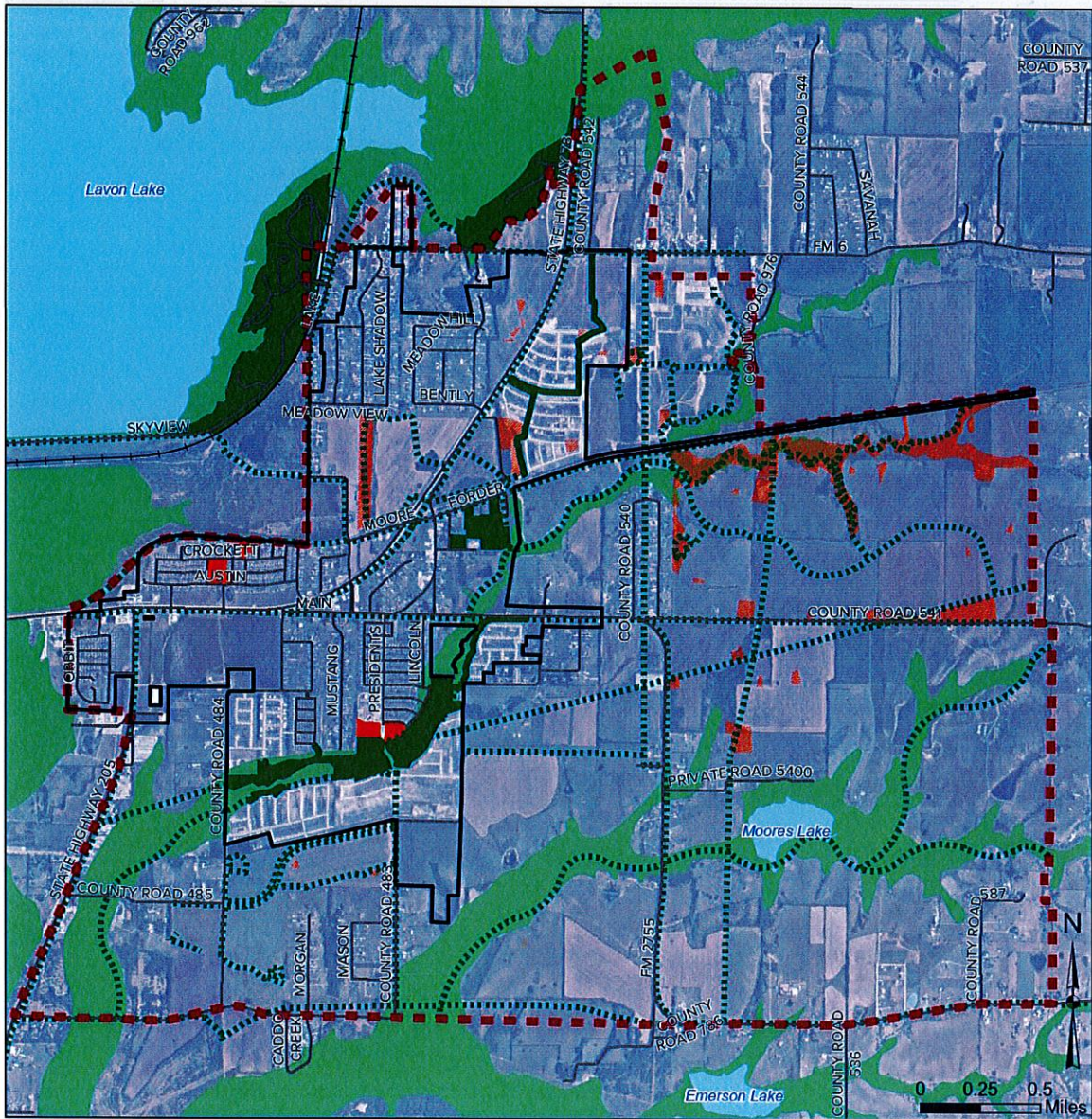


The map on the following page represents the Vision of the Parks and Recreation System within the City of Lavon and the Potential Future Lavon area.¹ Shown on this map are the existing Parks and Recreation elements within Lavon's City Limits, as well as the proposed trails and private parks. This map illustrates Vision elements, such as quaint and walkable trails that provide connection to existing and proposed elements, increased private parks that will provide areas for family-oriented activities and events, and connections to the lakes within the Potential Future Lavon area.

¹ The planning area reflected on the following map represents the area prior to the boundary adjustment, discussed on page five and reflected on page six, since analysis had already been completed.

2.B.1. MAP: PARKS AND RECREATION SYSTEM VISION

- City Limits
- - - Potential Future Lavon
- + + KCS Railway
- Existing Trail
- Proposed Trail
- Existing Private Park
- Proposed Private Park
- Existing Public Park
- Floodplain



CHAPTER 3. PARKS

3.A. PARKS: COMMUNITY FEEDBACK

The feedback received during community engagement events and surveys offered insight regarding what the community desires regarding parks in Lavon. This feedback was evaluated and applied to the Parks and Recreation System Vision.

Some feedback themes are as follows:

- The community wants more parks and feels they are needed for quality of life and enjoyment of Lavon.
- The community wants one large park with amenities instead of multiple public neighborhood parks within walking distance to their neighborhoods.
- The community is interested in the proximity to the lake and potential integration of it with the planning of future parks.
- Partnerships with the ISD and U.S. Army Corps of Engineers were seen as potentially beneficial to explore.

IN THE 2021 PARKS AND RECREATION SURVEY:

- 42% of respondents were willing to walk 6-10 minutes (0.25-0.5 miles) to visit a park in Lavon.
- 85% of respondents saw the need for additional parks.
- 85% of respondents preferred a large community park to be built in the next five years.



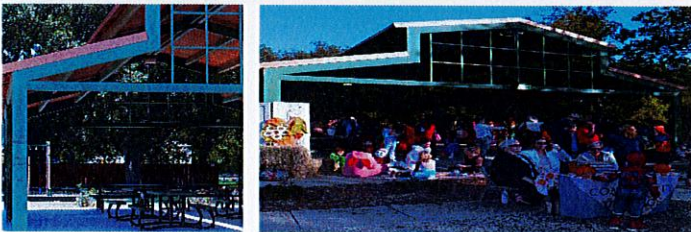
3.B. PARKS: EXISTING INVENTORY

There are three City of Lavon-owned and maintained public parks within the Lavon's City Limits: City Hall Park, East Bear Creek Park, and West Bear Creek Park.

3.B.1. CITY PARK



- Located on the Lavon City Hall property on School Road
- Approximately 1.5 acres of improved park space
- 17 acres of open space for future park development
- Playground
- Shade pavilion with picnic tables
- Looped trail with benches
- Home to many of the City's special events, such as the Easter Fun Day and Fall Festival



3.B.2. EAST BEAR CREEK PARK



- Located between Presidents Boulevard and the intersection of Lincoln Avenue and Harrison Lane
- Between Bear Creek at Grand Heritage, Bear Creek Phase 3, and Lavon Farms subdivisions
- Approximately 31 acres
- Eagle Pond with looped trail and benches
- Sidewalk along Harrison Lane connecting Eagle Pond with Bear Creek at Grand Heritage's neighborhood playground and amenity center and points west, north, and south
- Future east-west pedestrian bridge connecting the northwest side of East Bear Creek Park to the southeast side of the Park to County Road 483 (just north of Summit Court)
- Shaded, forested, nature preserve along Bear Creek

3.B.3. WEST BEAR CREEK PARK



- Located between Presidents Boulevard and just south of the terminus of Mustang Court
- Between Mustang Estates, Bear Creek Phase 3, Traditions at Grand Heritage, and Lavon Farms subdivisions
- Approximately 19.5 acres
- East-west trail and benches along Bear Creek
- Sidewalk along Presidents Boulevard connecting NeSmith Elementary School to Bear Creek Phase 3 and Lavon Farms and points east
- Shaded, forested, nature preserve along Bear Creek

3.B.4. LAVON-ADJACENT PUBLIC PARKS

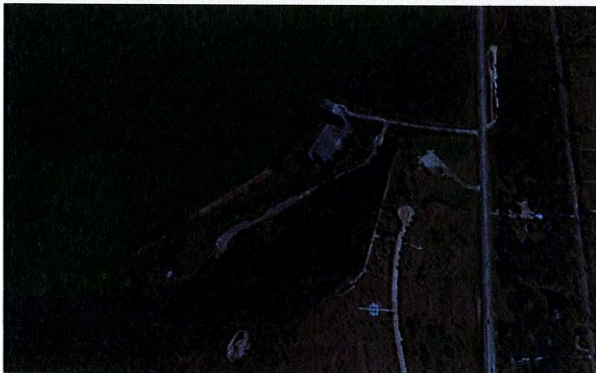
There are two public parks adjacent to the Lavon City Limits on its west side: Lavonia Park and Mallard Park, both within the City of Wylie and operated by the US Army Corps of Engineers. Although these two parks are outside of Lavon, they are very accessible to Lavon's residents and visitors.

LAVONIA PARK



- Operated by the US Army Corps of Engineers in the City of Wylie
 - Located on the east shore of Lavon Lake, south of Mallard Park
 - 126 acres above normal pool
 - 53 camp sites and 51 picnic sites
 - Two 4-lane boat ramps, one inside the park and one just outside; courtesy dock provided at inside ramp
 - Public restrooms
- Controlled access: the Park is open daily from 10 a.m. to 10 p.m. (except for paid campers); open year-round; fee required

MALLARD PARK



- Operated by the US Army Corps of Engineers in the City of Wylie
- Located on the east shore of Lavon Lake, north of Lavonia Park
- 81 acres above normal pool
- 10 picnic sites
- Swimming beach
- 4-lane boat ramp with dock open year-round
- The Park is open from April 1st through September 30th each year, from 6 a.m. to sunset
- Public restroom and shower

Photo Credit: www.Lake-Lavon.com/Mallard-Park/

3.B.5. NEIGHBORHOOD/PRIVATE PARKS



There are a few privately-owned and maintained neighborhood parks located, within the Lavon City Limits, in Grand Heritage and Grand Heritage at Bear Creek. There are also two playgrounds on the NeSmith Elementary School property located on Presidents Boulevard.

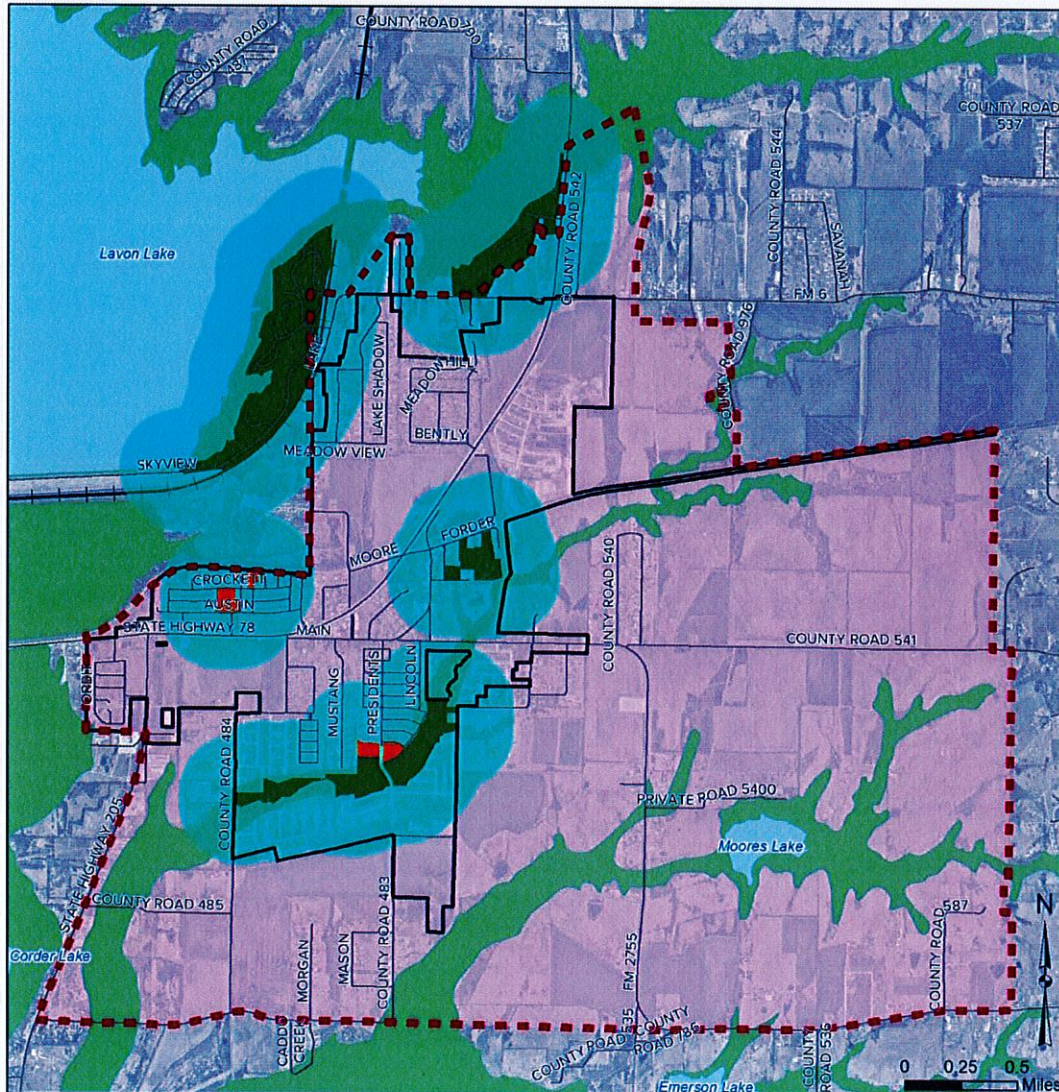


3.C. PARKS: EXISTING LEVEL OF SERVICE

To determine the existing level of service of parks within Lavon, existing public parks (dark green) and private parks (orange) were mapped and a quarter-mile (.25 mile) service and utilization buffer (teal) was applied. Areas outside of the buffer zone were then symbolized as service opportunities (pink). This analysis shows the need for additional parks in most areas within Lavon.

3.C.1. MAP: PARKS EXISTING LEVEL OF SERVICE

-  City Limits
-  Potential Future Lavon
-  KCS Railway
-  Public Park
-  Service Opportunity
-  Floodplain
-  Park Quarter-Mile Buffer
-  Private Park



3.D. PARKS: VISION



One Large City Park

- City to plan, design, and construct with potential public-private partnerships
- Should include ballfields, splashpad, playground, etc. to be determined through a master planning effort for the park



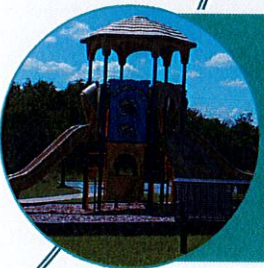
Greenbelts with Trails

- City and developer designed and constructed to provide trails within a quarter-mile of each home and to connect destinations
- Natural areas should be utilized for preservation, and greenbelts with trails should be provided within existing and new Master Planned Communities and Planned Development Districts, complemented by City connections



Amenity Centers

- Developer designed, constructed, and maintained within existing and new master planned communities
- Can contain fitness equipment, swimming pools, splashpads, business center, and more



Neighborhood Parks

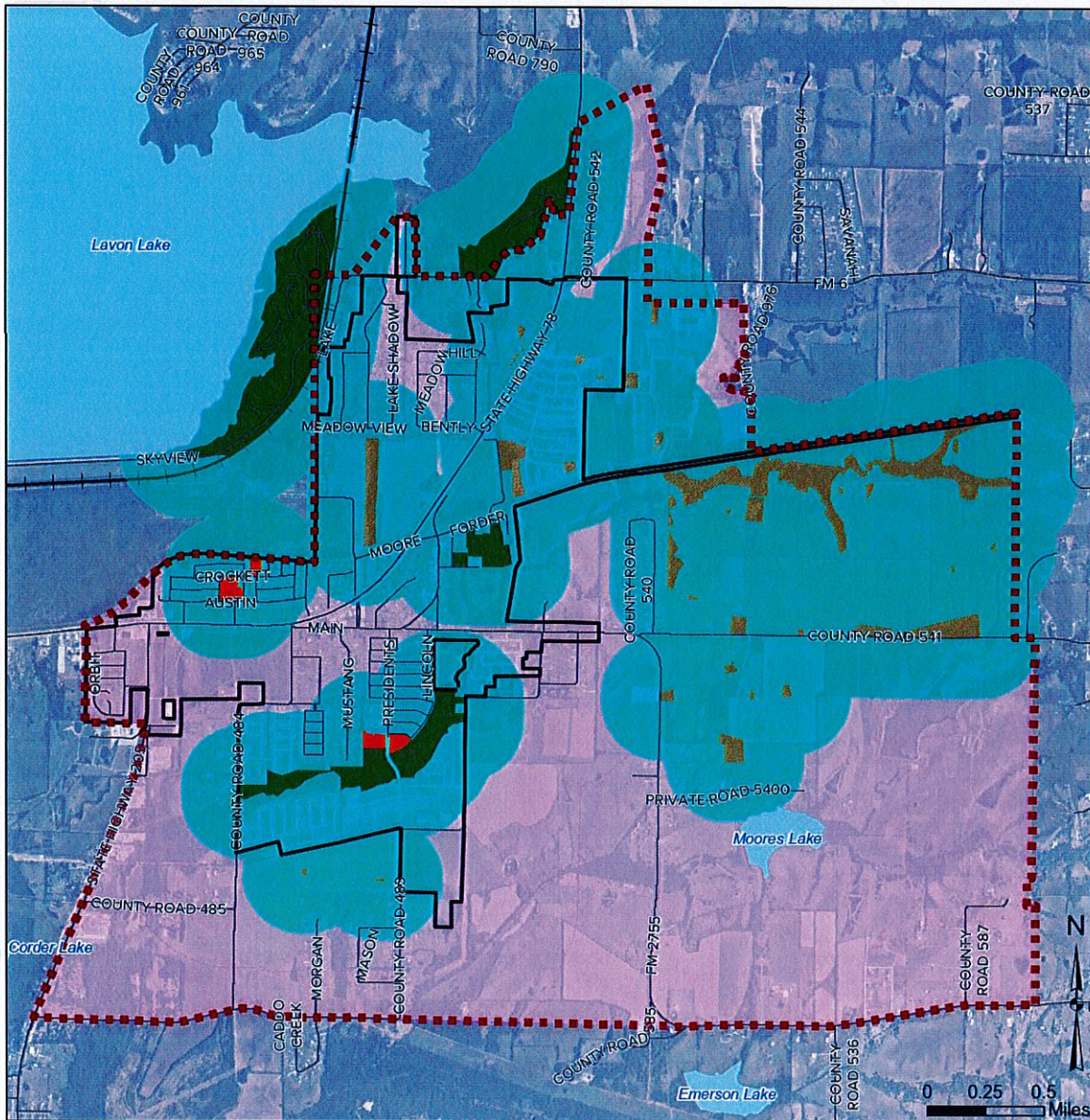
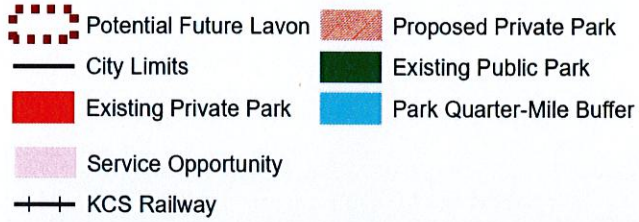
- Developer designed and constructed within existing and new master planned communities within a quarter-mile of each home and totaling a minimum of 20 percent of gross acreage as useable parks and open space
- Should be designated for public access and can be dedicated to the City for maintenance

3.E. PARKS: ANTICIPATED FUTURE LEVEL OF SERVICE

To analyze the anticipated future level of service of parks within Lavon, proposed private parks (light orange) were added to the existing public parks (dark green), and existing private parks (orange) on the map. A quarter-mile (.25 mile) service and utilization buffer (teal) was applied to identify the areas that are anticipated to feasibly be able to walk to these parks and to identify the areas of opportunity for future park needs (pink). The anticipated future level of service covers most of the area within Lavon's City Limits, but much of the area within the ETJ and Potential Future Lavon has service needs for parks and recreation amenities.



3.E.1. MAP: PARKS ANTICIPATED FUTURE LEVEL OF SERVICE



3.F. PARKS: ACTIONS TO ACHIEVE THE VISION

Action 3.1: Revise the Zoning and Subdivision Ordinances to require public park dedication and construction/development of parks and trails level of service (quarter-mile buffers), either through neighboring or proposed parks and recreation facilities.

⇒ SHORT-TERM, LOW-COST

Action 3.2: Revise the Zoning and Subdivision Ordinances to require a minimum of 20 percent of gross acreage as useable parks and open space in each new Master Planned Community and Planned Development District (for commercial, residential, and mixed-use projects).

⇒ SHORT-TERM, LOW-COST

Action 3.3: Partner with Community ISD to enter into a joint use agreement to share school playgrounds and other recreation assets for City use during designated times to contribute to level of service (and vice versa).

⇒ SHORT-TERM, LOW-COST

Action 3.4: Hire a Parks and Recreation Coordinator to coordinate and lead City events, coordinate parks and recreation improvements, and manage grants and funding.

⇒ SHORT-TERM, MID-COST

Action 3.5: Start an adopt-a-spot program that encourages residents, organizations, and business owners to maintain and beautify various park or open space-type places within the city.

⇒ MID-TERM, LOW-COST

Action 3.6: Fund design and construction of a large community park, encompassing sports fields/courts, playgrounds, aquatics, event space, and other amenities.

⇒ MID-TERM, HIGH-COST

CHAPTER 4. TRAILS

4.A. TRAILS: COMMUNITY FEEDBACK

The feedback received during community engagement events and surveys offered insight regarding what the community desires for trails in Lavon. This feedback was evaluated and applied to the Parks and Recreation Systems Vision. The most predominant feedback themes, relating to trails, throughout this process are as follows:

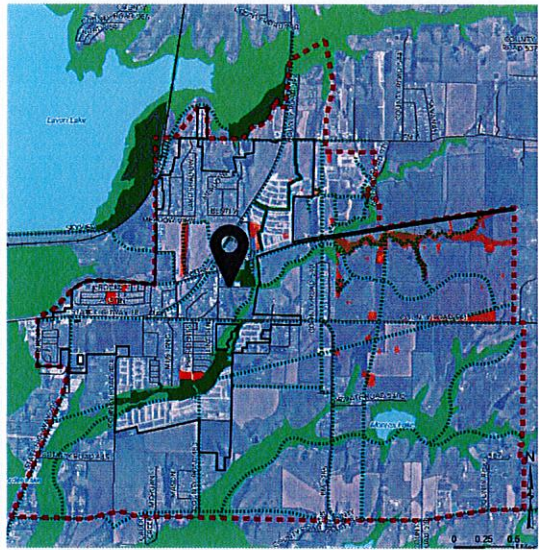
- Most community members see the need for more trails.
- Walking and biking trails were the highest priority for Parks and Recreation Survey respondents.
- Most community members the need for connectivity via a citywide trail system.
- Most community members would like to utilize new trails for walking/running for exercise and biking.

The City of Lavon's trail system was a recurring feedback theme in community assessments, discussions, and surveys. The community is passionate about trails and sees the potential opportunities that would come with improved accessibility and increased connectivity that would be provided by expanding the system.

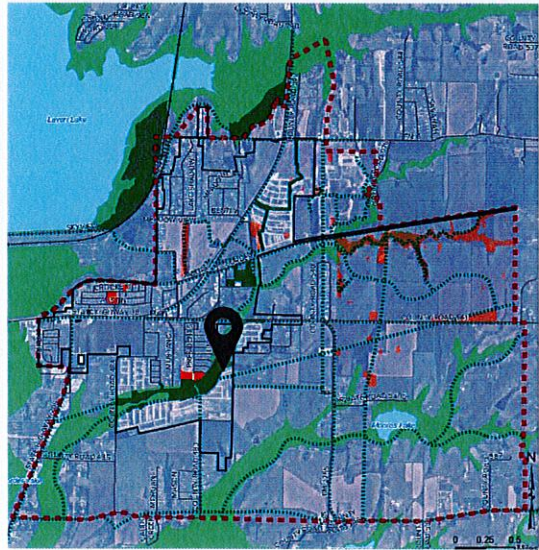
4.B. TRAILS: EXISTING INVENTORY

Trail connectivity is limited within the Lavon Planning Area, but trails are actively being installed with new development, and the City has recently pursued grants for improvements. City Hall Park and Eagle Pond Park both feature small trail loops that follow the extent of the improved park areas. The remainder of the existing trails are located within existing subdivisions such as Grand Heritage, Bear Creek, Crestridge Meadows, and LakePointe, and are generally utilized by the residents who live there.

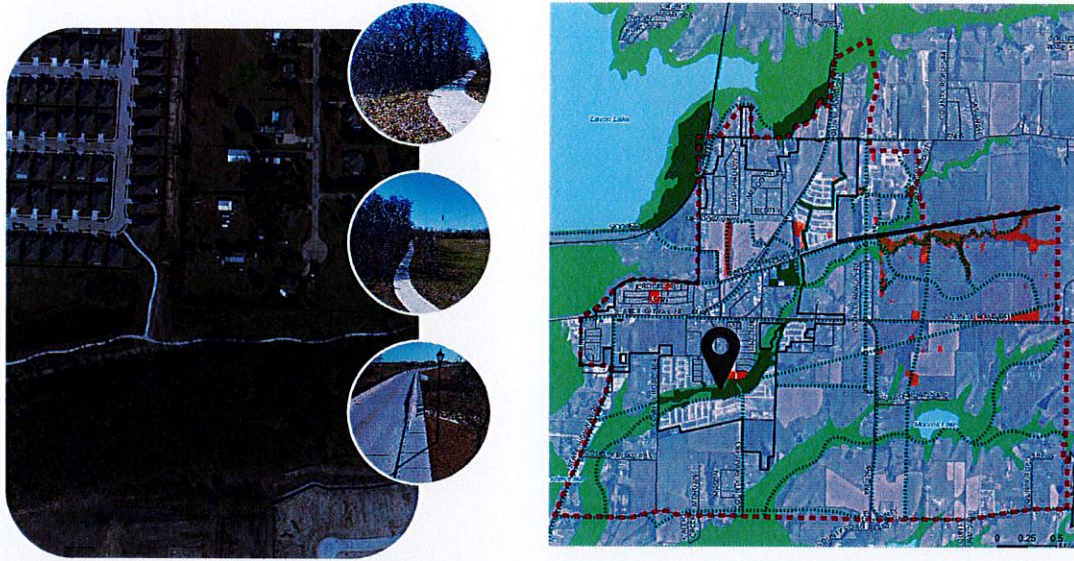
4.B.1. CITY PARK TRAIL



4.B.2. EAST BEAR CREEK TRAIL



4.B.3. WEST BEAR CREEK TRAIL



4.B.4. NEIGHBORHOOD/PRIVATE TRAILS



Trails are constructed, actively under construction, and planned in multiple areas throughout Lavon, including in LakePointe, Lavon Farms, Trails of Lavon, and Elevon. Some of the trails in these neighborhoods are constructed, owned, and maintained by homeowners associations, but are not gated and are publicly accessible.

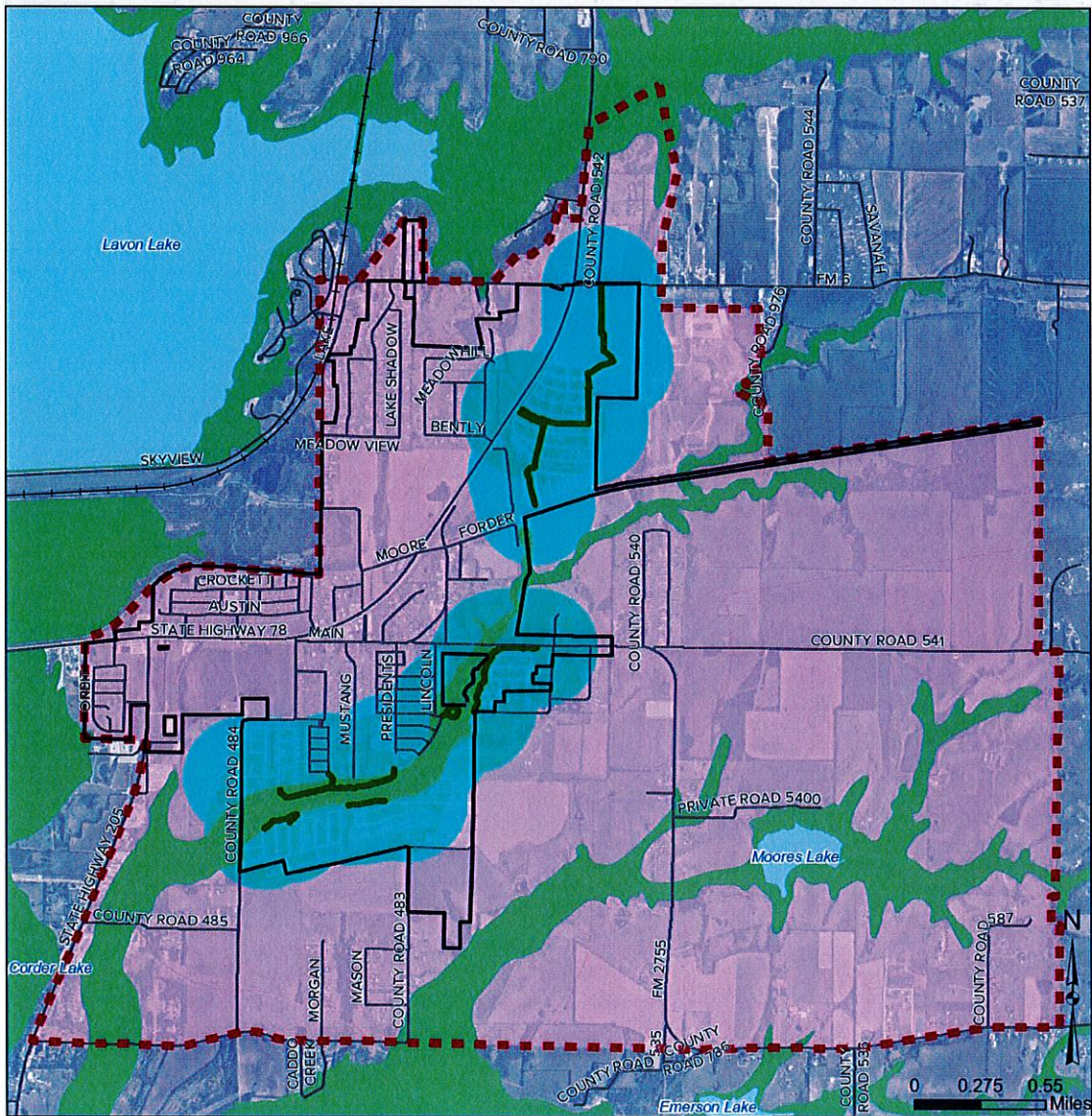
4.C. TRAILS: EXISTING LEVEL OF SERVICE

To determine the existing level of service of trails within Lavon, existing trails (dark green) were located and a quarter-mile (.25 mile) service and utilization buffer (teal) was applied. Areas outside of the buffer zone were then symbolized as service opportunities (pink). This analysis shows the need for additional trails. Noticeably, the area within the west side of Lavon's City Limits and all Potential Future Lavon area are not served by existing trails.



4.C.1. MAP: TRAILS EXISTING LEVEL OF SERVICE

-  City Limits
-  Potential Future Lavon
-  KCS Railway
-  Existing Trail
-  Existing Trail Quarter-Mile Buffer
-  Service Opportunity



4.D. TRAILS: VISION



Connect Destinations

- Key public facilities
- Other parks and recreation areas
- Shopping, dining, employment



Utilize Floodplains

- City and developer designed and constructed trails along floodplains
- Activate shaded areas



Utilize Easements and Rights-of-Way

- City and developer designed and constructed trails along and/or within easements and rights-of-way
- Work with easement and right-of-way holders for trail permissions



Provide Trailheads & Off-spots

- City and developer designed and constructed trailheads and off-spots along trails
- Designate locations on Master Planned Community and Planned Development District Concept Plans

4.E. TRAILS: ANTICIPATED FUTURE LEVEL OF SERVICE

After the analysis of the level of service provided by existing trails (dark green, solid) proposed trails (dark green, dashed) were added to areas planned for trails in future master planned communities, within large easements, within floodplains, along some roadways, and the railway to facilitate gaps and connect destinations.

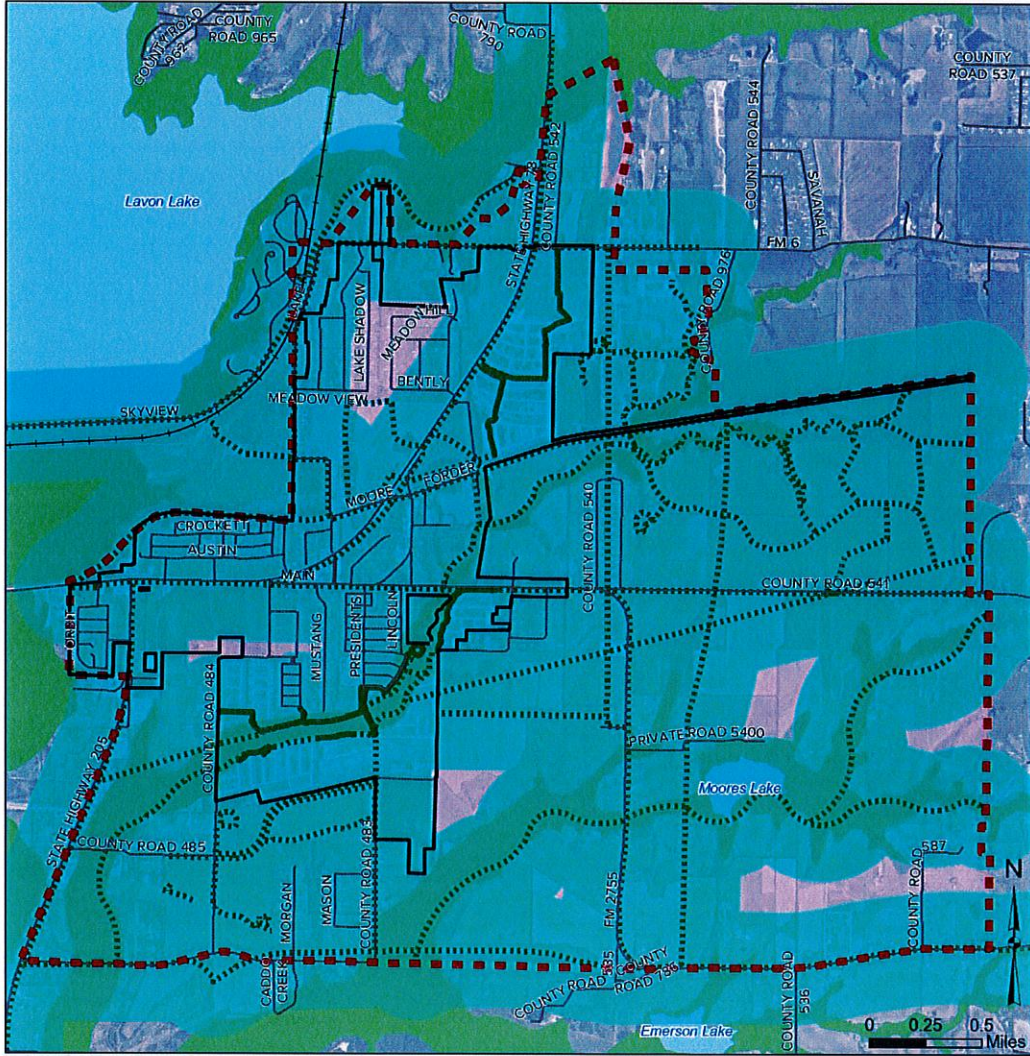
A quarter-mile service and utilization buffer (teal) was applied to identify the areas that will be able to walk to these anticipated future trails and to identify the areas of need for new trails (pink). The anticipated future level of service covers most of the overall planning area within Potential Future Lavon, with most areas within walking distance to an anticipated future trail.

To achieve this anticipated future level of service, trails will need to be provided within large easements and floodplain, at a minimum, in future developments and master planned communities.



4.E.1. MAP: TRAILS ANTICIPATED FUTURE LEVEL OF SERVICE

- City Limit
- Trail Quarter-Mile Buffer
- ▤ Potential
- ▥ Service Opportunity
- +— KCS Rai
- Floodplain
- Existing
- ⋯ Proposed Trail



4.F. TRAILS: ACTIONS TO ACHIEVE THE VISION

Action 4.1: Revise the Zoning and Subdivision Ordinances to require public trail dedication and construction of trails, in accordance with this Plan, as public improvements within new development or redevelopment as applicable.

⇒ SHORT-TERM, LOW-COST

Action 4.2: Revise the Zoning and Subdivision Ordinances to require public dedication and construction of trailheads, off-spots, and associated parking along public improvement-required trails.

⇒ SHORT-TERM, LOW-COST

Action 4.3: Revise the Zoning and Subdivision Ordinances to require public dedication and construction of off-street multi-use trails along new system roadways (collector and above).

⇒ SHORT-TERM, LOW-COST

Action 4.4: Create and adopt a Complete Streets policy to inform new roadway construction, which should include Context-Sensitive Solutions (CSS).

⇒ SHORT-TERM, LOW-COST

Action 4.5: Coordinate with NETEX to authorize construction of a trail within the NETEX corridor, connecting to Lavon Lake, as close as possible (or nearby park).

⇒ MID-TERM, MID-COST

Action 4.6: Collaborate with the US Army Corps of Engineers, Collin County, and the City of Wylie to encourage construction of a regional trail by others along Lavon Lake to connect with the existing 25+-mile Trinity Trail on Lavon Lake.

⇒ LONG-TERM, LOW-COST

CHAPTER 5. RECREATION & PROGRAMMING

5.A. RECREATION & PROGRAMMING: COMMUNITY FEEDBACK

The feedback received during community engagement events and surveys offered insight regarding what the community desires for in terms of existing and future events and activities. This feedback was evaluated and applied to the Parks and Recreation System Vision. Some of the top feedback themes throughout the process relating to Recreation and Programming are as follows:

- The community expressed the need and desire for more special events.
- The community expressed interest in partnerships with organizations for events and activities.
- The community wants access to more family-friendly amenities for all different ages.
- More types of events (holiday events, farmers markets, and music festivals) would be welcome by the community.
- Residents rated Activities & Events at the top of the list of things Lavon can improve on.

5.B. RECREATION & PROGRAMMING: EXISTING INVENTORY



As of 2022, the list of City-run special events include:

- Easter Fun Day
- Spring Small Business Bazaar
- Fall Festival
- Holiday Small Business Bazaar
- Christmas Tree Lighting
- National Night Out
- X-Treme Green/Clean Up Day
- Camp 9-1-1
- Babysitters Club-Training

To determine the need for additional events, feedback from the community was requested and analyzed. Among the top responses on surveys and

assessments was the desire for additional programming and events. The community expressed interest in music festivals, additional holiday events, farmers markets, events for different age groups, and family-friendly activities. With the introduction of new parks and amenities, as well as additional staff, the City of Lavon would be able to support the increased activity and able to host a variety of new events.

In addition to this list of special events, the City also has a Community Room and Gymnasium at City Hall. The Community Room at City Hall, formerly the historic elementary school cafeteria, is a multipurpose room with kitchen amenities, as well as tables and chairs available. The Community Room offers plentiful counter space for serving as well as large windows providing views of the City Hall Park and Pavilion. The City Hall Gymnasium has been restored to near original condition and can be rented for recreational purposes, as well as private events. The Gymnasium has terraced seating, a stage, basketball hoops, and restrooms.



5.C. RECREATION & PROGRAMMING: VISION



City Ballfields & Courts

- City designed and constructed with potential private partnerships
- At the future large community park or in another location, ballfields and courts for games



Developer-installed Amenity Centers

- Developer designed and constructed with existing and new master planned communities



Community-led Programming

- City and community developed
- "Grassroots" or community-led programming to add services and opportunities for activities



Parks & Recreation Coordinator

- City position
- A new hire to coordinate and lead City events, coordinate parks and recreation improvements, and manage grants and funding

5.D. RECREATION & PROGRAMMING: ACTIONS TO ACHIEVE THE VISION

Action 5.1: Create a volunteer position that rotates annually (can be reappointed) for someone to coordinate a regularly scheduled senior program to get seniors/elderly residents out of the house, socializing, and maintaining/creating bonds with peers. Can be gender separated (ex. quilting group and poker club) or together (ex. bingo or Pictionary).

⇒ SHORT-TERM, LOW-COST

Action 5.2: Partner with local music, art, dance, trade-skilled, martial arts, or education-trained residents, organizations, and business owners to create a community list of offerings for classes, skill-building, tutoring, fitness, fun, and wellness for each age group.

⇒ SHORT-TERM, LOW-COST

Action 5.3: Create a designated space in an existing or future City building for a senior-specific area for senior gathering and activities.

⇒ MID-TERM, LOW-COST

Action 5.4: Create a designated space in an existing or future City building for a teenager-specific area for teenager gathering and activities.

⇒ MID-TERM, LOW-COST

Action 5.5: Start a spring community event that involves community tree planting and beautification by local residents, organizations, and business owners.

⇒ MID-TERM, MID-COST

Cross Reference of Action 3.3: Hire a Parks and Recreation Coordinator to coordinate and lead City events, coordinate parks and recreation improvements, and manage grants and funding.

CHAPTER 6. IMPLEMENTATION & MONITORING

6.A. KEY PARTNERS

- Community
- Community ISD
- Developers
- Collin County
- Texas Department of Transportation (TXDOT)
- United States Army Corps of Engineers (USACE)
- Adjacent Cities
- Texas Parks and Wildlife Department (TPWD)

6.B. FUNDING

There are multiple sources that can help fund the Parks and Recreation System Vision. Provided below are some funding sources to assist in implementation:

- Public-private Partnerships
- Developers and Builders
- Donations
- Parks and Recreation Sponsorship Program
- Municipal Bonds
- Certificates of Obligation
- Parkland Dedication & Development Requirements and Fees
- Grant Funding from Texas Parks and Wildlife Department
- Grant Funding from Collin County
- Other Grant Programs

6.C. USAGE, UPDATES, AND AMENDMENTS

6.C.1. USAGE

- Complete actions detailed within the Plan as prioritized or as otherwise become available to achieve.
- Develop the Parks and Recreation System as reflected in the Parks and Recreation System Vision, and utilize the Plan to articulate the Vision to developers and the community.
- Discuss progress on the Plan quarterly with applicable Boards and Commissions to ensure that the Plan's implementation and resources needed are being coordinated.

6.C.2. UPDATES AND AMENDMENTS

- Update the Parks and Recreation Master Plan every three years, at minimum, while Lavon is experiencing significant growth. The Plan must be updated at least every five years to maintain eligibility for Texas Parks and Wildlife Department grant funding. Updates to the Plan should be done with community engagement, analysis of existing and potential future conditions, best practices, and local context.
- Map amendments to assess and monitor existing and potential future levels of service, to complement Capital Improvements Planning, should be processed annually, at minimum, while Lavon is experiencing significant growth.

6.D. IMPLEMENTATION & MONITORING: ACTIONS TO ACHIEVE THE VISION

Action 6.1: Draft and adopt parkland dedication and development requirements for developers to dedicate and develop public parkland or pay a fee-in-lieu-of parkland dedication and/or development for each project. Revise ordinances and standards to reflect requirements accordingly.

⇒ SHORT-TERM, LOW-COST

Action 6.2: Establish a procedure and/or contract to map HOA-maintained common areas containing parks or open spaces (not stormwater-only features without improvements), in GIS, as they are approved on newly filed plats to ensure an accurate and up-to-date Parks GIS layer to be utilized by the City and the public.

⇒ SHORT-TERM, LOW-COST

Action 6.3: Establish a procedure and/or contract to map trails in GIS, as they are constructed, based on developer-provided schematics (for privately-installed trails) or City schematics (for City-installed trails).

⇒ SHORT-TERM, LOW-COST

Action 6.4: Set an annual reminder for review and consideration of potential projects for the Texas Parks and Wildlife Department (TPWD) Grant Program.

⇒ SHORT-TERM, LOW-COST

Action 6.5: Set an annual reminder for review and consideration of potential projects for the Collin County Open Space Grant Program.

⇒ SHORT-TERM, LOW-COST

Action 6.6: Create a Parks and Recreation Sponsorship Program to be used as a funding mechanism by allowing community members, local organizations, and businesses to contribute to the enhancement of the Parks and Recreation System.

⇒ SHORT-TERM, LOW-COST

Action 6.7: Develop an initial prioritized list of parks, trails, and other amenities for City construction, as detailed herein, to include in the Capital Improvements Plan (CIP).

⇒ SHORT-TERM, MID-COST

Action 6.8: Begin preparing an update to the Parks and Recreation Master Plan no later than March of 2025 to ensure updated demographics, sentiment, development context, and improvements are captured and to provide updated actions and TPWD Grant eligibility accordingly.

⇒ MID-TERM, MID-COST

6.E. ACTION INDEX

Chapter 3. Parks

Action 3.1: Revise the Zoning and Subdivision Ordinances to require public park dedication and construction/development of parks and trails level of service (quarter-mile buffers), either through neighboring or proposed parks and recreation facilities.

⇒ Short-term, Low-Cost

Action 3.2: Revise the Zoning and Subdivision Ordinances to require a minimum of 20 percent of gross acreage as useable parks and open space in each new Master Planned Community and Planned Development District (for commercial, residential, and mixed-use projects).

⇒ Short-term, Low-Cost

Action 3.3: Partner with Community ISD to enter into a joint use agreement to share school playgrounds and other recreation assets for City use during designated times to contribute to level of service (and vice versa).

⇒ Short-term, Low-Cost

Action 3.4: Hire a Parks and Recreation Coordinator to coordinate and lead City events, coordinate parks and recreation improvements, and manage grants and funding.

⇒ Short-Term, Mid-Cost

Action 3.5: Start an adopt-a-spot program that encourages residents, organizations, and business owners to maintain and beautify various park or open space-type places within the city.

⇒ Mid-Term, Low-Cost

Action 3.6: Fund design and construction of a large community park, encompassing sports fields/courts, playgrounds, aquatics, event space, and other amenities.

⇒ Mid-term, High-Cost

Chapter 4. Trails

Action 4.1: Revise the Zoning and Subdivision Ordinances to require public trail dedication and construction of trails, in accordance with this Plan, as public improvements within new development or redevelopment as applicable.

⇒ Short-Term, Low-Cost

Action 4.2: Revise the Zoning and Subdivision Ordinances to require public dedication and construction of trailheads, off-spots, and associated parking along public improvement-required trails.

⇒ Short-Term, Low-Cost

Action 4.3: Revise the Zoning and Subdivision Ordinances to require public dedication and construction of off-street multi-use trails along new system roadways (collector and above).

⇒ Short-Term, Low-Cost

Action 4.4: Create and adopt a Complete Streets policy to inform new roadway construction, which should include Context-Sensitive Solutions (CSS).

⇒ Short-Term, Low-Cost

Action 4.5: Coordinate with NETEX to authorize construction of a trail within the NETEX corridor, connecting to Lavon Lake, as close as possible (or nearby park).

⇒ Mid-term, Mid-Cost

Action 4.6: Collaborate with the US Army Corps of Engineers, Collin County, and the City of Wylie to encourage construction of a regional trail by others along Lavon Lake to connect with the existing 25+-mile Trinity Trail on Lavon Lake.

⇒ Long-Term, Low-Cost

Chapter 5. Recreation & Programming

Action 5.1: Create a volunteer position that rotates annually (can be reappointed) for someone to coordinate a regularly scheduled senior program to get seniors/elderly residents out of the house, socializing, and maintaining/creating bonds with peers. Can be gender separated (ex. quilting group and poker club) or together (ex. bingo or Pictionary).

⇒ Short-Term, Low-Cost

Action 5.2: Partner with local music, art, dance, trade-skilled, martial arts, or education-trained residents, organizations, and business owners to create a community list of offerings for classes, skill-building, tutoring, fitness, fun, and wellness for each age group.

⇒ Short-Term, Low-Cost

Action 5.3: Create a designated space in an existing or future City building for a senior-specific area for senior gathering and activities.

⇒ Mid-Term, Low-Cost

Action 5.4: Create a designated space in an existing or future City building for a teenager-specific area for teenager gathering and activities.

⇒ Mid-Term, Low-Cost

Action 5.5: Start a spring community event that involves community tree planting and beautification by local residents, organizations, and business owners.

⇒ Mid-Term, Mid-Cost

Chapter 6. Implementation & Monitoring

Action 6.1: Draft and adopt parkland dedication and development requirements for developers to dedicate and develop public parkland or pay a fee-in-lieu-of parkland dedication and/or development for each project. Revise ordinances and standards to reflect requirements accordingly.

⇒ Short-term, Low-Cost

Action 6.2: Establish a procedure and/or contract to map HOA-maintained common areas containing parks or open spaces (not stormwater-only features without improvements), in GIS, as they are approved on newly filed plats to ensure an accurate and up-to-date Parks GIS layer to be utilized by the City and the public.

⇒ Short-term, Low-Cost

Action 6.3: Establish a procedure and/or contract to map trails in GIS, as they are constructed, based on developer-provided schematics (for privately-installed trails) or City schematics (for City-installed trails).

⇒ Short-term, Low-Cost

Action 6.4: Set an annual reminder for review and consideration of potential projects for the Texas Parks and Wildlife Department (TPWD) Grant Program.

⇒ Short-term, Low-Cost

Action 6.5: Set an annual reminder for review and consideration of potential projects for the Collin County Open Space Grant Program.

⇒ Short-term, Low-Cost

Action 6.6: Create a Parks and Recreation Sponsorship Program to be used as a funding mechanism by allowing community members, local organizations, and businesses to contribute to the enhancement of the Parks and Recreation System.

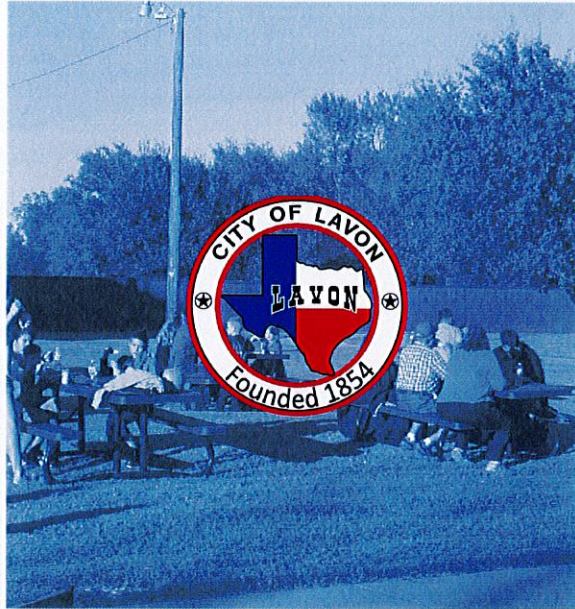
⇒ Short-Term, Low-Cost

Action 6.7: Develop an initial prioritized list of parks, trails, and other amenities for City construction, as detailed herein, to include in the Capital Improvements Plan (CIP).

⇒ Short-Term, Mid-Cost

Action 6.8: Begin preparing an update to the Parks and Recreation Master Plan no later than March of 2025 to ensure updated demographics, sentiment, development context, and improvements are captured and to provide updated actions and TPWD Grant eligibility accordingly.

⇒ Mid-Term, Mid-Cost



PARKS AND RECREATION MASTER PLAN

CITY OF LAVON, TEXAS

DRAFT: FEBRUARY 11, 2022
