

# THE CITY OF LAMPASAS PARKS & RECREATION OPEN SPACE MASTER PLAN





December 7, 2004

COMMISSIONERS

JOSEPH B.C. FITZSIMONS  
CHAIRMAN  
SAN ANTONIO

ALVIN L. HENRY  
VICE-CHAIRMAN  
HOUSTON

J. ROBERT BROWN  
EL PASO

NED S. HOLMES  
HOUSTON

PETER M. HOLT  
SAN ANTONIO

PHILIP MONTGOMERY  
DALLAS

JOHN D. PARKER  
LUFKIN

DONATO D. RAMOS  
LAREDO

MARK E. WATSON, JR.  
SAN ANTONIO

LEE M. BASS  
CHAIRMAN-EMERITUS  
FORT WORTH

ROBERT L. COOK  
EXECUTIVE DIRECTOR

Mr. Micky Tower  
Director of Parks and Recreation  
312 East Third Street  
Lampasas, Texas 76550-2820

RE: Master Plan – City of Lampasas

Dear Mr. Tower:

Our review of your parks and recreation master plan has been completed. It appears that all of the standard requirements identified in the “Park, Recreation, and Open Space Master Plan Guidelines” have been met.

You will now qualify for priority points under item 2 of the “TRPA Outdoor Recreation Grant Project Priority Scoring System,” beginning with the January 31, 2005 review.

Please contact me at 512/912-7119 if you have any questions. The Department commends you and your organization for your planning efforts.

Sincerely,

Joel S. Seffel, CPRP  
Program Administrator  
Recreation Grants Branch

JSS:jss



Take a kid  
hunting or fishing

\* \* \*

Visit a state park  
or historic site

October 11, 2004

Mr. Joel Seffel  
Texas Parks and Wildlife Department  
Grants-in-Aid Branch  
4200 Smith School Road  
Austin, Texas 78744

Re: Adopted Park Master Plan

Dear Mr. Seffel:

Enclosed is the adopted Parks and Recreation Opens Space Master Plan for the City of Lampasas. Also enclosed is a copy of the City Council resolution that officially adopted this Park Master Plan.

This plan will assist the City in the grant process and provide a planning tool for implementing the cities park system.

Thank you for your time and effort in reviewing the City of Lampasas's Plan. We look forward to hearing from you in the future.

Sincerely,

Micky Tower  
Director of Parks and Recreation  
City of Lampasas

Enclosures

**RESOLUTION NO. ~~2004~~-11**

**A RESOLUTION APPROVING THE CITY OF LAMPASAS' PARKS, RECREATION AND OPEN SPACE MASTER PLAN AS THE CITY OF LAMPASAS, TEXAS, PRIMARY TOOL TO GUIDE THE DELIVERY OF PARK AND RECREATION SERVICES THROUGH THE YEAR 2010; TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS**, the City of Lampasas is committed to the presence of a quality parks and recreation system for its citizens; and

**WHEREAS**, it is recognized and accepted that parks, open space and recreation define the character of a community, provide the basis for popular local leisure activities, can create a scenic atmosphere that stimulates tourism and economic development, provide other benefits to a community such as health and wellness, reduction in crime, increase property values and stronger family values; and

**WHEREAS**, the orderly development of parks and facilities to address citizen needs demands a guidance system for the ongoing process of service delivery, management and development; and

**WHEREAS**, the City of Lampasas has developed such a guidance system based on citizen input, an analysis of current conditions and consideration of local and national standards; and

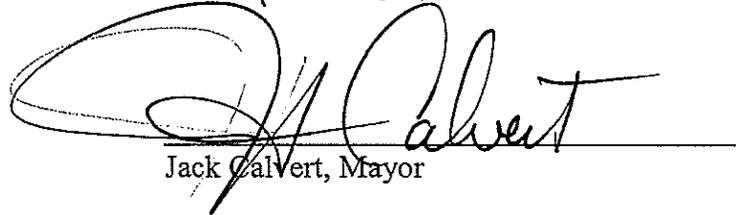
**WHEREAS**, the Parks and Recreation Advisory Board has reviewed the Parks, Recreation and Open Space Master Plan and has recommended that the City Council adopt same.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS:**

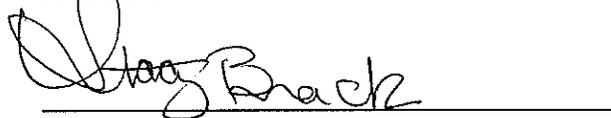
1. That the City Council approved the Parks and Recreation and Open Space Master Plan attached hereto.
2. That this Master Plan shall constitute the primary tool to guide the delivery of park and recreation services in Lampasas; however, it shall not be so rigidly followed that it fails to accomplish the twin goals of providing parks and recreation services to the City while preserving harmony with adjoining landowners and other members of the community.
3. That this Master Plan shall be reviewed by the City Council with the Parks and Recreation Advisory Board on an annual basis for recommendations on changes resulting from population, land use patterns, needs and attitudes of citizens and availability of park land and other resources.

4. That this Master Plan has accomplished certain goals and objectives, and through community input and a public hearing the priority list has been amended to reflect current recreational needs in the City of Lampasas.
5. That this resolution shall be in full force and effect from and after its passage and approval and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
LAMPASAS, TEXAS THE 13<sup>th</sup> DAY OF September, 2004.**

  
\_\_\_\_\_  
Jack Calvert, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Stacy Brack, City Secretary

## ACKNOWLEDGMENTS

### CITY COUNCIL MEMBERS

Jack Calvert, Mayor

John Cole, Mayor Pro-Tem

Jon Cellum

Fred Cummings

Judith A. Hetherly

Deborah Fuller

Wanda Bierschwale

### LAMPASAS PARKS AND RECREATION ADVISORY BOARD MEMBERS

Chuck Williamson, Chairperson

Shirley Blake, Secretary

Sid Ball

June Davis

Brian Graham

Bo Holloman

John Tompkins

Carlton Tucker

Delbert Wilson

### CITY STAFF MEMBERS

Michael H. Talbot, City Manager

Stacy Brack, City Secretary

Micky Tower, Director of Parks and Recreation



## TABLE OF CONTENTS

<b><u>I. INTRODUCTION</u></b>	<b>4</b>
Historical Background	4
Previous Park Planning Studies	4
<b><u>II. GOALS AND OBJECTIVES</u></b>	<b>6</b>
Policy and Ordinances	7
<b><u>III. PLAN DEVELOPMENT PROCESS</u></b>	<b>8</b>
<b><u>IV. INVENTORY OF AREAS AND FACILITIES</u></b>	<b>9</b>
Hancock Springs Park	10
Hancock Park Golf Course	11
W.M. Brook Park	12
Gavin Garrett Soccer Complex	13
Turner Field Park	14
Goodrich Memorial Tennis Park	15
Hanna Springs Park	16
Sue Ann Park	17
College Street Park	18
<b>Plate 1: Existing Parks</b>	19
<b><u>V. FACTORS INFLUENCING PLANNING FOR PARKS</u></b>	<b>20</b>
Extraterritorial Jurisdiction (ETJ)	20
Transportation Routes & Thoroughfares	20
Demographic Profile	20
Future Land Use Characteristics	24
<b>Plate 2: Future Land Use Plate</b>	27
<b><u>VI. PARKS, OPEN SPACE AND TRAIL CLASSIFICATION</u></b>	<b>28</b>
Neighborhood Park	28
Community Park	29
Greenways	30
Special Use Park	31

<b><u>VII. NEEDS ASSESSMENT AND IDENTIFICATION</u></b>	<b>32</b>
General Assessment	32
Public Hearing	32
Standard-Based	33
Demand-Based Recreation Analysis	36
<b><u>VIII. FUTURE PARKS AND OPEN SPACE</u></b>	<b>39</b>
<b><u>RECOMMENDATIONS</u></b>	
Existing Park Improvements	39
Hancock Springs Park	40
Hancock Park Golf Course	41
W.M. Brook Park	42
Gavin Garrett Soccer Complex	43
Turner Field Park	44
Goodrich Memorial Tennis Park	45
Hanna Springs Park	46
Sue Ann Park	47
College Street Park	48
Future Neighborhood Park Improvements	49
Future Community Park Improvements	50
Greenbelts and Open Space	52
Special Use Parks	52
Indoor Recreation / Recreation Center	53
<b>Plate 3: Future Park Plan</b>	54
<b><u>IX. IMPLEMENTATION</u></b>	<b>55</b>
Policies and Ordinances	55
Funding Sources	56
Project Identification and Implementation	60
Five Year Action Plan/Priority List	61

## **I. INTRODUCTION**

Lampasas, Texas is a city in Lampasas County located in Central Texas. State Highway 190 provides easy vehicular access to Fort Hood, the City of Belton and Interstate 35. State Highway 281 provides north – south access to the Dallas – Fort Worth Metroplex and San Antonio. Highway 183 provides direct access to the City of Austin, which is seventy miles to the southeast of Lampasas. These major thoroughfares provide direct links and transportation to major employment centers. In addition, the Austin metropolitan area has experienced tremendous growth over the last decade. Based on these factors and the available vacant land surrounding the City, the Lampasas area is in a position to experience significant growth over the next decade.

The development of the Lampasas Parks, Recreation & Open Space Master Plan will provide the City with a tool for the orderly acquisition and development of park land and recreation facilities in Lampasas, Texas.

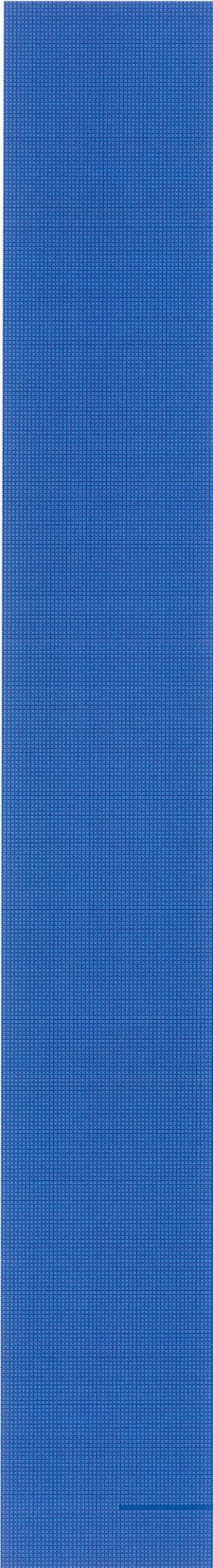
### **HISTORICAL BACKGROUND**

Because of the natural springs in the Lampasas area, the City has a rich history of cultural heritage. The springs provided early explorers and settlers with the needed water supply to sustain life in the early pioneer days in Central Texas. The natural springs were also used by residence and tourists for medicinal purposes.

John Burleson is credited with settling Lampasas in 1850; however, the natural springs attracted native Indians, followed by European settlers before 1850. Lampasas county was created in 1856 and the City of Lampasas was officially incorporated in 1883.

### **PREVIOUS PARK PLANNING STUDIES**

The last Parks and Recreation Master Plan was prepared in July 1996 by InsideOutside. The previous comprehensive plan prepared for the City was completed in July 2002 and was a joint effort by The Hogan Corporation and Dunkin, Sefko & Associates, Inc.



The Parks and Recreation Master Plan was comprehensive in nature with a strong emphasis on potential tourism for the City of Lampasas.

## II. GOALS AND OBJECTIVES

Goals provide a statement for achievement or accomplishment. Objectives are a perceived means through which the goal(s) can be partially or fully attained. A series of goals and objectives were drafted and presented to the Lampasas Parks and Recreation Advisory Board for their review and approval.

Identified within this section are the ways and methods of implementing the Parks, Recreation and Open Space Master Plan recommendations. Critical to the implementation is the action plan, which should be developed annually by the Lampasas Parks and Recreation Advisory Board; working in close conjunction with City staff and the City Council

The following are the goals and objectives for the Lampasas park system:

**Goal: “To provide a system of outstanding parks and open space areas which are responsive to the leisure needs to a growing community and sensitive to the conservation of our natural resources.”**

- Increase quality recreational opportunities for Lampasas citizens.
- To encourage conservation of Hanna and Hancock Springs, native habitat, wildlife, creek corridors, wooded areas so as to enrich the quality of life.
- To seek the donation of land for parks, open space, greenways and floodplains.
- To administer development and construction guidelines which result in minimal destruction of native and wildlife habitat and creek corridors.

**Goal: Offer a variety of facilities, programs and park areas to meet the recreational needs of a diverse population with various levels of ability and skill.**

- To recognize the special needs of youth, teens, adults, the elderly and handicapped when designating and providing recreational facilities.
- To design lighted sports fields in community parks. Address additional lighted sports fields for youth leagues and adult recreation.

**Goal: Provide an equitable geographic distribution of parks and recreational facilities.**

- To acquire necessary parkland and open space at the time of development review in accordance with the classification of parks identified by the Parks & Recreation Open Space Master Plan.

**Goal: Plan for the orderly replacement of aging parks and recreational infrastructure to ensure existing recreational opportunities are not lost.**

- Review the use of Gavin Garrett Soccer Complex for competition fields or practice areas.
- Review the use of Turner Field Park for competition fields or practice areas.
- To continue to upgrade existing park and athletic facilities and playgrounds in order to provide a safe open space environment.

**Goal: Encourage cooperation with the school district, county and other agencies, as well as community organizations, to provide cost-effective services and optimize benefits to citizens.**

- To promote the development of school/park sites with the Lampasas Independent School District.
- To seek joint financing of new recreational and athletic facilities with the Lampasas Independent School District.
- To seek joint financing of new recreational and athletic facilities with Lampasas County.
- To cooperate with developers on providing public or semi-public recreational facilities. Semi-public would be church property used for recreation, schools used as recreation for secondary use or other city property not intended for parks but can be used as a park.

## **POLICIES AND ORDINANCES**

The accuracy of these implementation mechanisms is dependent upon the proper coordination of input from contributing bodies or groups including elected City officials - appointed boards and commissions - City staff, sports groups, and most importantly the citizens of Lampasas. All parties must communicate and work collectively toward common goals, only this will ensure successful development of the park system. An example of the communication, at the staff level would be the incorporation of the Parks, Recreation and Open Space Master Plan during review of proposed development plans by the City.

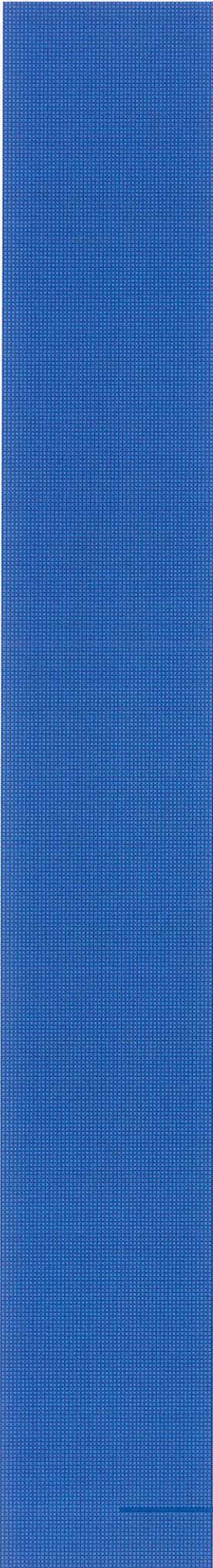
### **III. PLAN DEVELOPMENT PROCESS**

The City Council recognized the need for a comprehensive analysis of the park system in Lampasas. The first task was to complete the City's comprehensive plan, which was completed in July 2002. Once this was accomplished the parks, recreation and open space system was the next comprehensive element to be examined.

The City employed a private consulting firm to prepare the Parks & Recreation Open Space Master Plan. The consultant worked with the City of Lampasas staff and the Lampasas Parks and Recreation Advisory Board.

Meetings were held with the Lampasas Parks and Recreation Advisory Board to examine collected needs, findings and preliminary recommendations. To obtain a comprehensive and complete analysis of the City's park and recreation needs and park system, three methodologies were used for this evaluation, public hearings, standard based analysis; and demand based recreation analysis.

The time period of the financial plan, as set forth in the Implementation Section, is five years. The prioritization listing contained in the Implementation Section identifies those projections of significant urgency for development and satisfaction of a stipulated need. The plan provides the City both short range implementation scheduling and long range planning for future areas of urbanization. The service area studied for the Parks & Recreation Open Space Master Plan included the area within the City limits of Lampasas and the extra-territorial jurisdiction area.



## **IV. INVENTORY OF AREAS AND FACILITIES**

The following discussion of the existing park and recreational facilities in Lampasas is divided in two areas. The first will identify parks and facilities. The second will identify Lampasas Independent School District facilities.

### **CITY OF LAMPASAS PARKS**

The listing beginning on the following page is a simple enumeration of the existing parks, their size and the NRPA park classification, which best describes their function within the City's park system.

## HANCOCK SPRINGS PARK

Park Size:

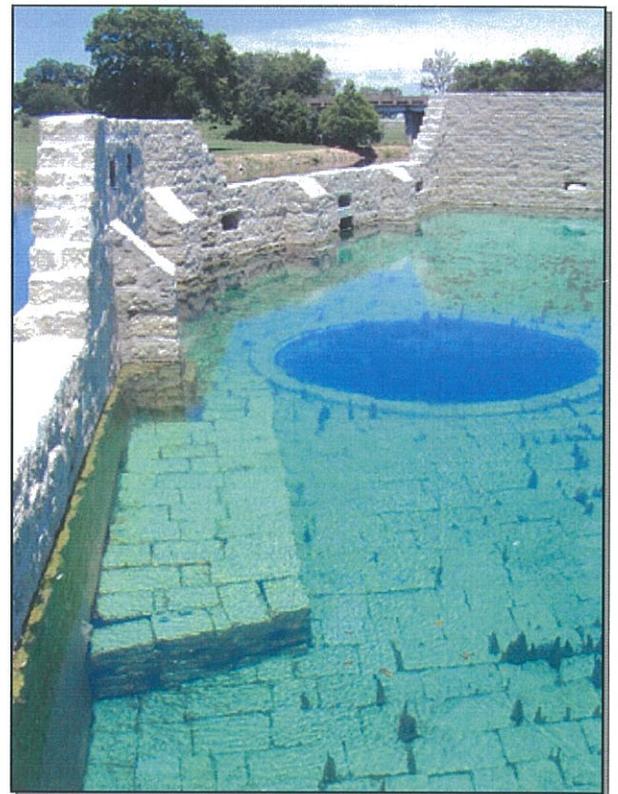
3.0 Acres

Park Classification:

Community Park

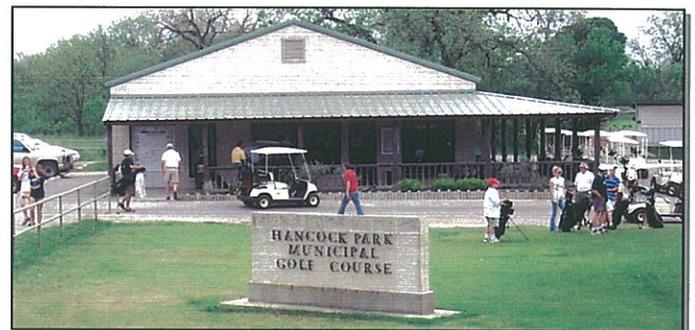
Park Facilities:

Spring-Fed, Free-Flow Swimming (Pool)  
Hostess House (Multi-Purpose Room)  
Playground  
Picnic Area  
Volleyball/Court



## HANCOCK PARK GOLF COURSE

Park Size:	125.0 Acres
Park Classification:	Special Use Park
Park Facilities:	Golf Course Pro Shop Picnic Pavilion



## W.M. BROOK PARK

Park Size:

12.0 Acres

Park Classification:

Greenbelt Park

Park Facilities:

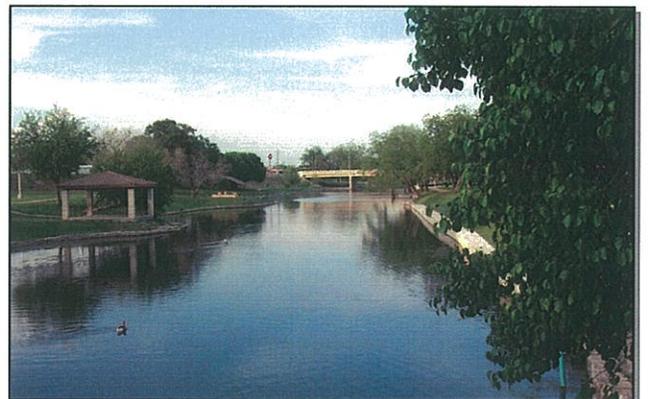
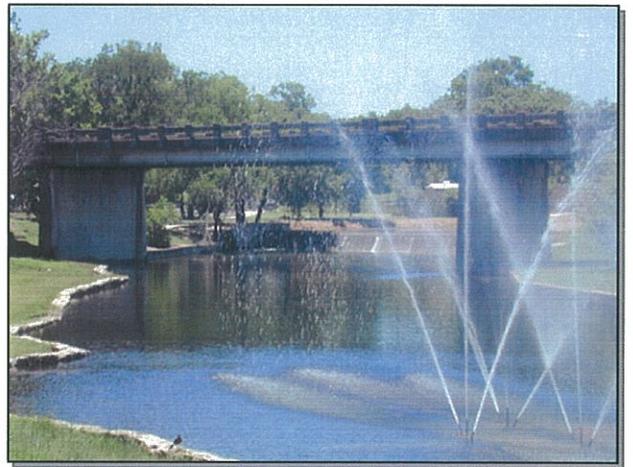
Playground Equipment

Picnic Area

Restroom

Hike-and-Bike Trail

Amphitheater



## GAVIN GARRETT SOCCER COMPLEX

Park Size:	10.0 Acres
Park Classification:	Community Park
Park Facilities:	Soccer Fields Multi-Use Facility



## TURNER FIELD PARK

Park Size: 11.0 Acres

Park Classification: Community Park

Park Facilities:  
4 Softball/Baseball Fields  
Playground Equipment  
Restroom  
Concession  
Picnic Area



## GOODRICH MEMORIAL TENNIS PARK

Park Size: 6.0 Acres

Park Classification: Community Park

Park Facilities: Tennis Courts



# HANNA SPRINGS PARK

Park Size:

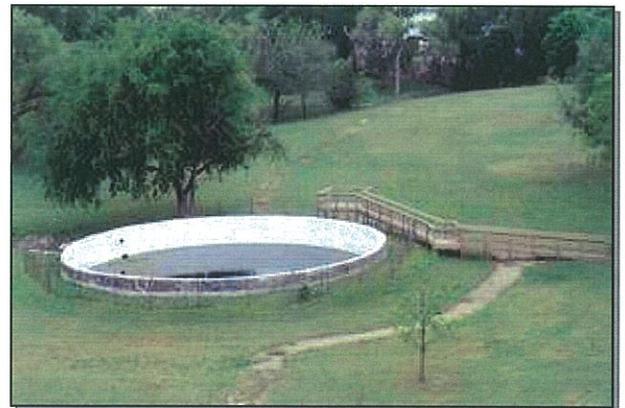
19.0 Acres

Park Classification:

Community Park

Park Facilities:

Swimming Pool  
Hanna Springs  
Viewing Platform  
Volleyball/Court  
Open Space  
Walking Trails



## SUE ANN PARK

Park Size:	2.0 Acres
Park Classification:	Neighborhood Park
Park Facilities:	Playground Open Space



## COLLEGE STREET PARK

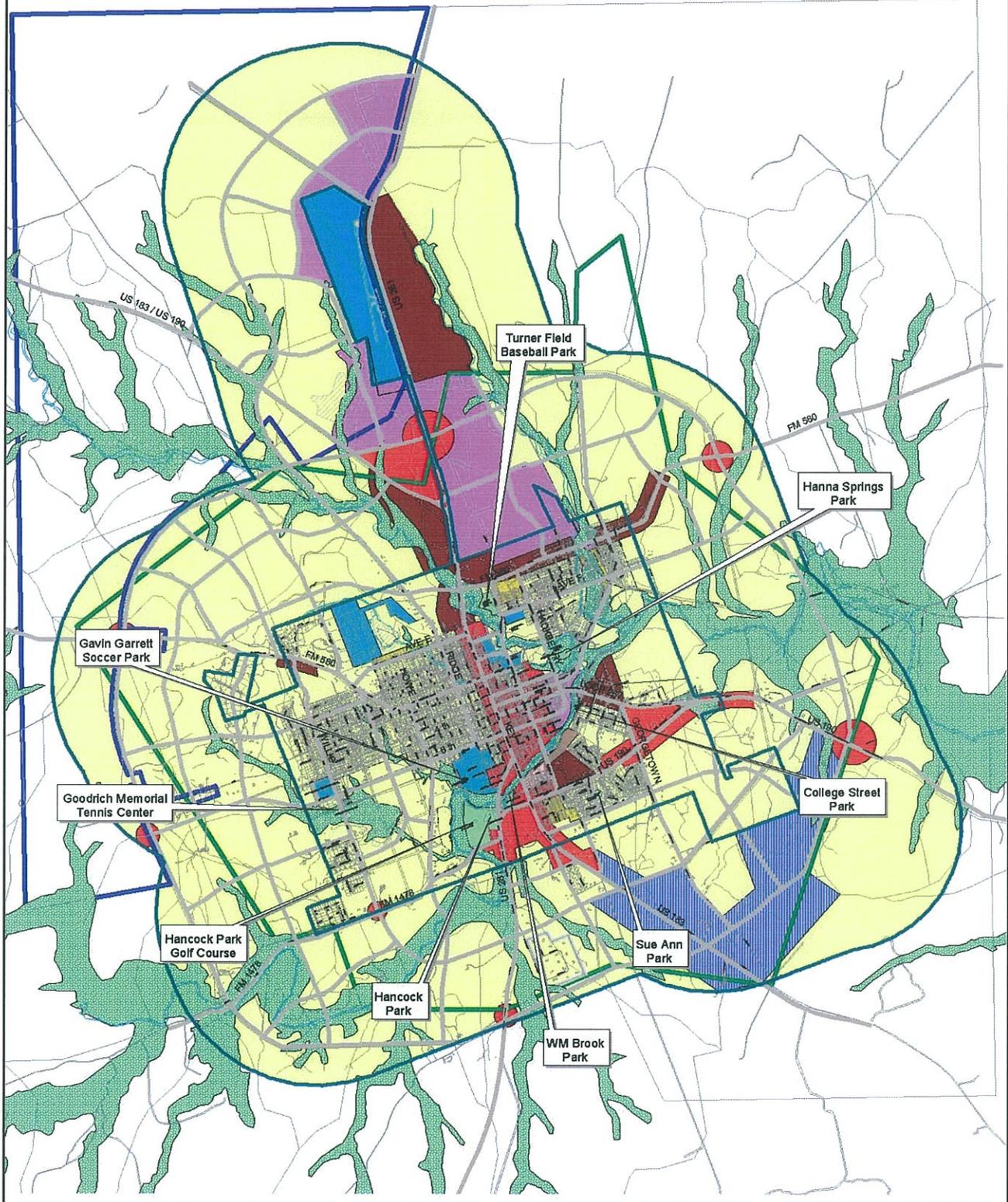
Park Size: 1.0 Acre

Park Classification: Neighborhood Park

Park Facilities: Playground  
Open Space



See Plate 1: Existing Parks



City of Lampasas, Texas

# Existing Parks

Date: August 2003

- Legend**
- LDR - Low Density Residential
  - MDR - Medium Density Residential
  - MHO - Manufactured Home Overlay
  - HDR - High Density Residential
  - Public Areas
  - Parks & Open Space
  - Retail Areas
  - Commercial Areas
  - Office Areas
  - Industrial
  - Technology Business Park / Industrial / Commercial
  - Citylimit
  - Floodplain
  - CCN-LCRA
  - CCN-WOODLAND-ACRES
  - ELECTRIC\_CCN
  - Major Thoroughfare
  - Collector

## **V. FACTORS INFLUENCING PLANNING FOR PARKS**

### **EXTRATERRITORIAL JURISDICTION (ETJ)**

The extraterritorial jurisdiction (ETJ) limit is one mile from the current Lampasas City limit line. Analysis of this area allows the City to properly plan and anticipate growth within the future City limit of Lampasas. Although this growth will occur over many years planning documents such as the comprehensive plan and Parks & Recreation Open Space Master Plan should be reviewed every five years to reflect growth and development in the ETJ.

### **TRANSPORTATION ROUTES & THOROUGHFARES**

Thoroughfares are a major factor in park planning principals and determining service areas. Thoroughfares also generate and sustain retail and commercial land uses which generate tax funds for the City. Lampasas is fortunate to have major thoroughfares, which provide opportunities for growth and development.

The intersection of U.S. Highway 190, 183 and 281 all meet in Lampasas. The cities of Harker Heights, Killeen and Copperas Cove are within 40 miles of Lampasas. Also, because of this network of highways, Lampasas is a short driving distance from many of the major cities in Texas – it is an approximate three-hour drive from the Dallas/Fort Worth area, two-and-a-half hours from San Antonio, two hours from Waco, and just one-and-a-half from Austin. In addition, Fort Hood is only 23 miles to the east on U.S. Highway 190. Burnet is 22 miles south on Highway 281 and Marble Falls is 35 miles from Lampasas on Highway 281.

### **DEMOGRAPHIC PROFILE**

Lampasas has an estimated population of 7,000 and is positioned to experience steady growth over the next decade. The following demographic and socioeconomic analysis is provided to help in understanding the characteristics of the general population that will be served by this Parks & Recreation Open Space Master Plan.

## Population Change

**Table 1** shows the population data for Lampasas according to the U.S. Census for 1980, 1990, and 2000. The population has been relatively stable in the last two decades, with no major fluctuations and a small numerical increase of just over 600 people. Growth between 1990 and 2000 was higher than it was between 1980 and 1990, at 6.3 percent and 3.5 percent, respectively. Also included is an estimate for 2004 based on the City's Future Land Use Plan; A current population of 7,000 will be used throughout this Parks & Recreation Open Space Master Plan.

**TABLE 1**  
**Population Change**  
*City of Lampasas, Texas*

Year	Population	Population Change	Percent Change
1980	6,165	—	—
1990	6,382	217	3.5%
2000	6,786	404	6.3%
2004*	7,000	214	3.15%

Source: U.S. Census

\* Estimate based on the City's Future Land Use Plan.

## Race & Age Composition

**Table 2** illustrates the race and ethnic composition of the City of Lampasas according to the U.S. Census Bureau. The table illustrates the diversity of the local population. The White/Caucasian group comprises the largest percentage, with people of Hispanic/Spanish Origin representing the second largest.

The age composition of the population within a city can also provide insight into the types of park and recreation facilities and services the City may need to provide. As reflected in **Table 3**, and as would be expected from the overall population increase between 1990 and 2000, all age group categories have

**TABLE 2**  
**Race/Ethnic Distribution**  
*City of Lampasas*

Race/Ethnicity	1990		2000	
	Number	Percent	Number	Percent
White/Caucasian	5,478	85.8%	5,806	85.2%
African American	138	2.2%	130	1.9%
Hispanic/Spanish Origin <sup>(1)</sup>	1,264	19.8%	1,568	23.0%
American Indian or Aleut	44	0.7%	72	1.1%
Asian/Pacific Islander	43	0.7%	24	0.4%
Other	679	10.6%	783	11.5%

Source: U.S. Census

<sup>(1)</sup> Hispanic/Spanish Origin may be of any race and may be included in any category.

increased in number. The “Older Labor Force” category has experienced the greatest increase in percentage.

### **Household Income**

Household income for Lampasas in 1989 and 1999, according to the U.S. Census, is shown in **Table 4**. The highest percentage of households in Lampasas in 1989 were within the *Less than \$10,000* income category, while the lowest percentage were within the *\$100,000 to \$149,999* income range. In 1999, income levels had risen, with the highest percentage in *\$15,000 to \$24,999* category; all levels higher than this category had risen as well.

**TABLE 3**  
**Age Composition and Distribution**  
*City of Lampasas, Texas*

Age Groups	1990		2000	
	Number	Percent	Number	Percent
Young Children (Less than 5 years old)	536	8.4%	558	8.2%
School Age Children & Young Adults (5-19 years old)	1,428	22.4%	1,490	21.9%
College/New Family (20-24 years old)	362	5.7%	383	5.6%
Prime Labor Force (25-44 years old)	1,614	25.3%	1,691	24.8%
Older Labor Force (45-64 years old)	1,170	18.3%	1,388	20.4%
Elderly (65 + years old)	1,272	19.9%	1,305	19.1%
Total	6,382	100.0%	6,815	100.0%

Source: U.S. Census

**TABLE 4**  
**Income Distribution**  
*City of Lampasas*

Income	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	728	30.0%	422	16.5%
\$10,000 to \$14,999	349	14.4%	225	8.8%
\$15,000 to \$24,999	484	19.9%	484	18.9%
\$25,000 to \$34,999	322	13.3%	384	15.0%
\$35,000 to \$49,999	291	12.0%	412	16.1%
\$50,000 to \$74,999	175	7.2%	430	16.8%
\$75,000 to \$99,999	64	2.6%	97	3.8%
\$100,000 to \$149,999	15	0.6%	109	4.3%
\$150,000 or more	0	0.0%	0	0.0%
Total	2,428	100.0%	2,563	100.0%
Median Income	\$17,051		\$27,898	

Source: U.S. Census

There were no households in 1989 or 1999 reported with an income of *\$150,000 or more*. The median income also increased between 1989 and 1999; 1999 was over \$10,000 higher than in 1989.

## Population Projections

Future population projections can be achieved by using different methods and scientific models; however, the previous analysis of both local and regional population changes provides a solid basis for projecting trends for future population growth in Lampasas. These projections are shown in **Table 5**. Depending upon the local and regional factors, the actual future population growth in Lampasas will likely vary within this range.

The compounded annual population growth rate for the City of Lampasas between 1980 and 2000 was approximately one-half of one percent. Based on previous population growth, the lower projection represented by Scenario “A” in **Table 5** would be most likely. The higher projections represented by Scenario “B” and “C” are not likely to occur based on historical trends. However, considering the population growth experienced by many of the surrounding communities, these higher projections are possible within Lampasas. As

**TABLE 5**  
**Population Projections**  
*City of Lampasas, Texas*

Year	Scenario A	Scenario B	Scenario C
	<i>1% Annual Compounded Growth Rate</i>	<i>2% Annual Compounded Growth Rate</i>	<i>3% Annual Compounded Growth Rate</i>
2000	6,786	6,786	6,786
2001	6,850	6,920	6,990
2006	7,200	7,640	8,100
2011	7,560	8,430	9,390
2016	7,950	9,300	10,890
2021	8,350	10,270	12,620
<b>Average Number of Annual Residential Building Permits<sup>(1)</sup></b>	30	60	100

Source: U.S. Census

<sup>(1)</sup> Assumes 2.54 persons per household and a 91.2% occupancy rate, based on the 2000 U.S. Census.

previously mentioned, the city of Copperas Cove experienced an approximate two percent annual growth rate between 1990 and 2000, and Burnet and Gatesville both experienced at least a three percent annual growth rate during the same time period.

Therefore, for planning purposes, the medium estimate (Scenario “B”) at a two percent annual compounded growth rate is recommended as the most appropriate and applicable to project future population growth in Lampasas. In order to achieve the forecasted growth for Scenario “B”, an *average* of approximately 60 residential building permits must be issued per year over the next twenty years. At the same time, it is important to note that further diversification of industry, resulting in an increase in the job market, or other economic development opportunities (e.g., tourism) within Lampasas could contribute to a higher-than-anticipated population growth rate. The projected population in the year 2020 of approximately 10,000 people will be used throughout this Parks & Recreation Open Space Master Plan as a standard analysis for recreational facilities and park land.

## FUTURE LAND USE CHARACTERISTICS

One element of the recently completed Comprehensive Plan was a Future Land Use Plan element that documents the anticipated future land uses within Lampasas. In general, the Future Land Use Plan is intended to be a comprehensive blueprint of and guide toward the City’s vision for its future composition based on a balanced, compatible, and diversified land use pattern. The land use pattern, specifically the residential/non-residential land use, recommended by the Future Land Use Plan influences potential service areas and needs for park service areas.

The following describes the categories used within the Future Land Use Plan to delineate future land uses throughout the City and extraterritorial jurisdiction (ETJ). The land uses were color-coded and documented in the Future Land Use Plan map. These uses were also calculated in acres and related percentages of total land within the City and ETJ, as shown in **Table 6** and **Table 7**, respectively (following page).

### **Residential Uses**

*Low Density Residential* - One family dwellings including town homes and related accessory buildings.

*High Density Residential* - Apartments, condominiums, rooming houses & related buildings.

*Manufactured Homes* - Manufactured home located on lots or within manufactured home parks and used as a dwelling.

**Parks/Open Space**

Parks, playgrounds and public open space that currently exist within the City; the amount shown in **Table 6** includes Hancock Park Golf Course.

**Public/Semi-Public Uses**

Schools, churches, cemeteries, public buildings, and utilities that currently exist. Additional such uses are recommended by the Future Land Use Plan, but are not included in the actual calculations therein.

**Office Uses**

Professional, administrative, organizational office needs (e.g., doctors, dentists, real estate, architects, accountants, secretarial services) represent uses suitable for these areas.

**Retail Uses**

Retail land uses can be described as stores, shops and personal service establishments, service stations and any associated off-street parking facilities.

**Commercial Uses**

Retail land uses can be described as building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications/broadcasting towers and facilities, wholesale establishments, sale of used merchandise, welding shops, and uses that have outside storage, display or sales .

**TABLE 6  
Future Land Use Calculations  
City of Lampasas, Texas**

Land Use Category	Acres	Percent
Residential Use	2,598.15	66.8%
<i>Low Density Residential</i>	2,511.85	64.6%
<i>High Density Residential</i>	16.3	0.4%
<i>Manufactured Home</i>	70.0	1.8%
Parks/Open Space <sup>(1)</sup>	189.0	4.9%
Public/Semi-Public	279.9	7.2%
Office	17.3	0.4%
Retail	398.7	10.2%
Commercial	253.6	6.5%
Central Business District	30.9	0.8%
Industrial	122.9	3.2%
<b>Total Land Acreage<sup>(2)</sup></b>	<b>3,890.4</b>	<b>100.0%</b>

Source: Dunkin, Sefko & Associates, Inc.

<sup>(1)</sup> Includes Hancock Park Golf Course; acreage differs from the Future Land Use Plan.

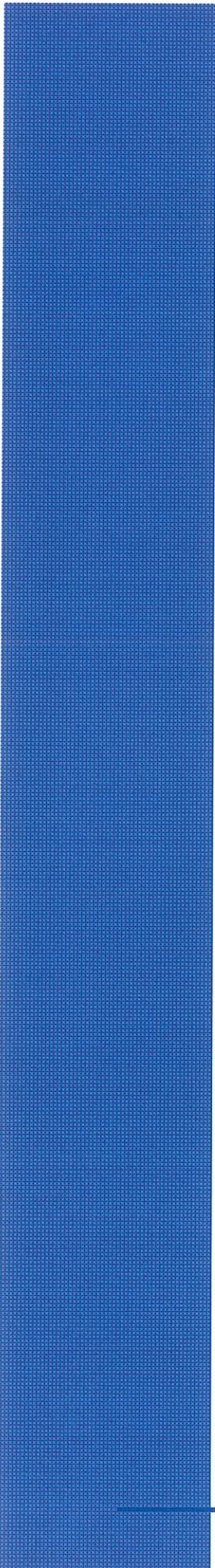
<sup>(2)</sup> Rights-of-way are included as part of each land use.

**TABLE 7  
Future Land Use Calculations  
City of Lampasas's ETJ**

Land Use Category	Acres	Percent
Low Density Residential	10,808.0	86.8%
Retail	263.1	2.1%
Commercial	425.9	3.4%
Industrial	949.9	7.6%
<b>Total Land Acreage<sup>(1)</sup></b>	<b>12,446.9</b>	<b>100.0%</b>

Source: Dunkin, Sefko & Associates, Inc.

<sup>(1)</sup> Rights-of-way are included as part of each land use.



### **Central Business District**

The CBD is identified on the Future Land Use Plan map as a special Historic District that allows for a overhead second story single-family residential dwelling unit.

### **Industrial Uses**

Industrial uses can be described as those involved in processing, storage, light fabrication, assembly and repairing.

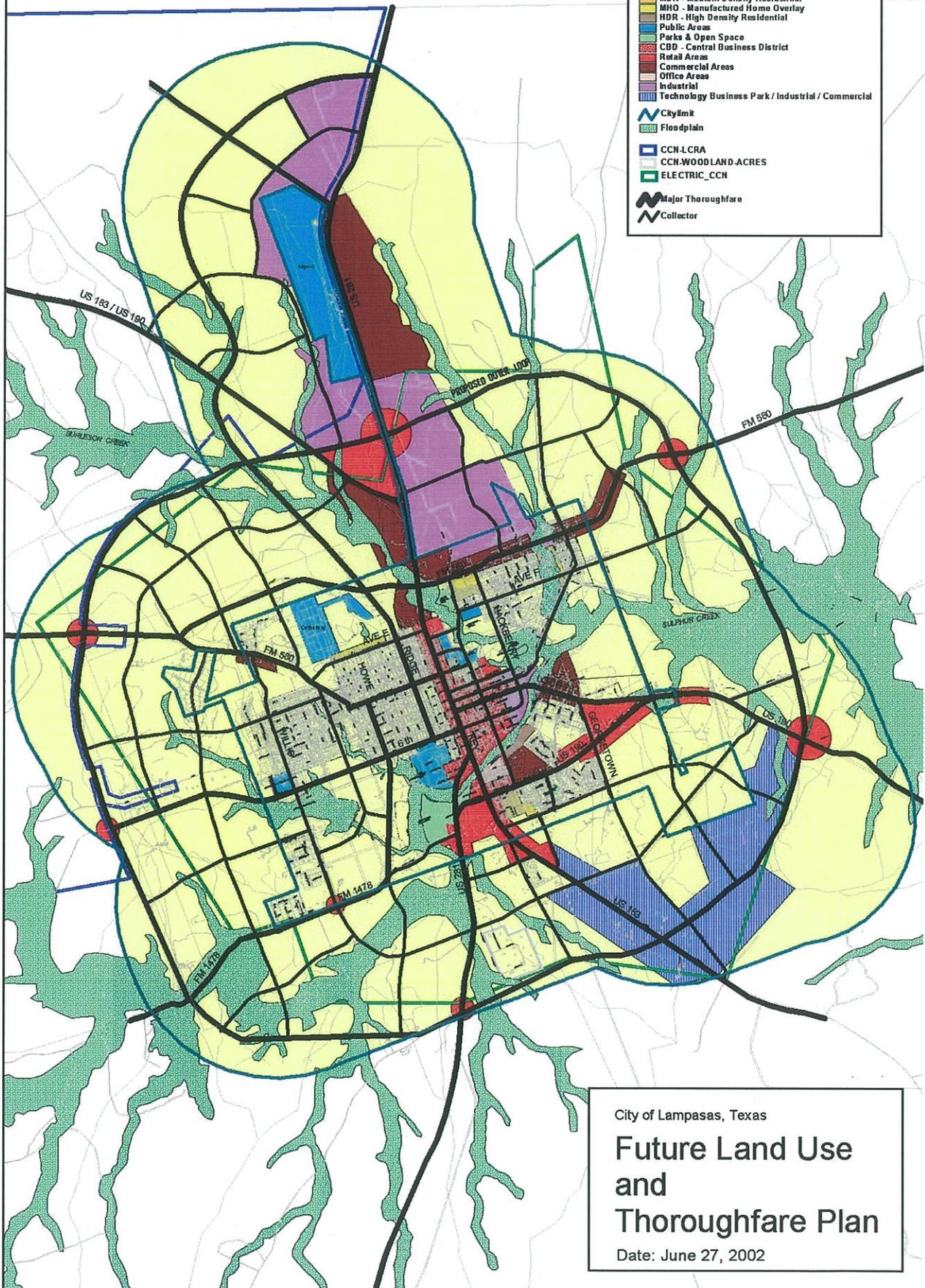
See Plate 2: Future Land Use Plan

2000 0 2000 4000 Feet

N  
Dunkin Sefko & Associates, Inc.  
Hogan Corporation

**Legend**

- LDR - Low Density Residential
- MDR - Medium Density Residential
- MHO - Manufactured Home Overlay
- HDR - High Density Residential
- Public Areas
- Parks & Open Space
- CBD - Central Business District
- Retail Areas
- Commercial Areas
- Office Areas
- Industrial
- Technology Business Park / Industrial / Commercial
- Citylimit
- Floodplain
- CCN-LCRA
- CCN-WOODLAND-ACRES
- ELECTRIC\_CCN
- Major Thoroughfare
- Collector



City of Lampasas, Texas

# Future Land Use and Thoroughfare Plan

Date: June 27, 2002

## VI. PARKS, RECREATION AND OPEN SPACE CLASSIFICATION

To deliver a variety of recreational features in an efficient manner, some type of relationship defining system must be established among those spaces used for recreation. Guidelines and standards recommended by the National Recreation and Park Association (NRPA) have been followed by cities for many years to define a hierarchy for their park systems. The Association made major revisions to their recommendations for delivering park and recreation services in the publication, Parks, Recreation, Open Space and Greenway Guidelines, published in December 1995. The classification system has been changed slightly to more closely define a park space in relationship to its proposed use.

The following identifies the NRPA classification of parks, their description, location criteria within the community and a criteria for size. Only the park classifications selected specifically for Lampasas are defined in this section. Once established, these guidelines are then applicable for structuring the Lampasas park system in an orderly manner responsive to the recreational demands being generated by the present and future population.

- (1) **Neighborhood Park** – The neighborhood park is considered to be the most important feature of a park system and is one of the major cohesive elements in neighborhood design. Its primary function is the provision of recreational space for the entire neighborhood which surrounds it. Space in the neighborhood park should be distributed between active and passive uses.
  - (a) When it is possible to combine an elementary or middle school with this type of park, the two features further enhance the identity of the neighborhood by providing a central location for recreation and education and a significant open space feature within the neighborhood.
  - (b) The neighborhood park should be located near the center of a neighborhood area/park planning area and have a service area of approximately one-half mile to one-quarter mile.
  - (c) The size should be related to the service area population and the menu of activities chosen for placement in the park. Five (5) to ten (10) acres is the optimal size for this park.
  - (d) Safe and convenient pedestrian access is considered important to a neighborhood park location.
  - (e) Generally, the location should not be adjacent to a heavily traveled major

or minor thoroughfare.

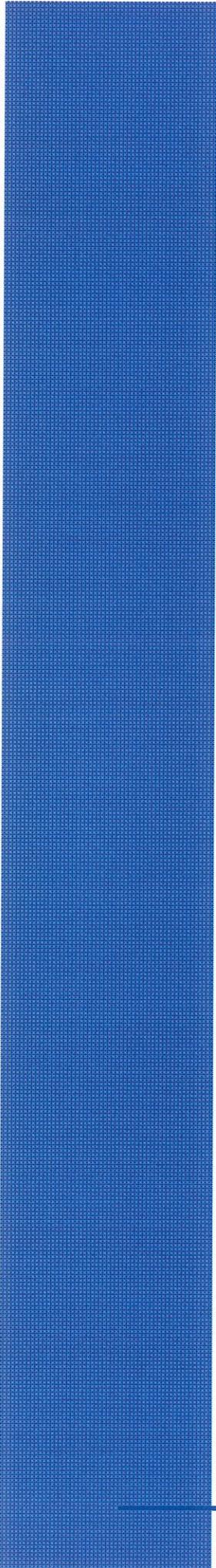
- (f) Facilities normally provided at a neighborhood park consist of:
  1. Playground equipment for small children
  2. A multiple purpose hard surfaced play area
  3. Space for court games, such as basketball, tennis, volleyball and in-line hockey
  4. Playfield space for non-organized competitive games such as baseball, football and soccer
  5. Passive space possibly for a pavilion with tables and grills, restrooms, drinking fountains and sitting areas
  6. Off-street parking is a consideration if users are beyond an acceptable walking distance or if users need to drive to access the park
  7. It is not desirable to light athletic facilities in a neighborhood environment since lighting is often objectionable to nearby residents; however, some lighting for security purposes should be incorporated into the park.
  8. The allocation of space in the neighborhood park should be approximately 50 percent passive area and 50 percent active area. The above facilities are those generally considered for active space. The passive space should be used to develop the character of the park by creating an open landscaped setting with trails, sitting area, and picnic space. This park becomes an integral part of the neighborhood.

(2) **Community Park** – A community park is larger in size than a neighborhood park and provides service to several neighborhoods or specific sections of the community. The community park is oriented primarily toward providing recreational opportunities not feasible in a neighborhood park. This type of park should be developed for both active and passive use.

- (a) A community park serves several neighborhood areas, and should therefore be conveniently accessible by automobile and include provisions for off-street parking.
- (b) The optimal size for the community park is between 40 and 150 acres. This size should be based on its intended use and the population residing in the service area. Natural features such as terrain, tree cover, flood prone areas, and water features are all factors to be used in selecting and sizing this type of park.
- (c) Activities provided should include both active and passive space.
- (d) Space for active uses associated with neighborhood parks including field

and court games.

- (e) Passive spaces more extensive than the neighborhood park for trails, natural areas, picnicking, and ornamental or natural landscape areas.
  - (f) Facilities for cultural activities such as plays or concerts, possibly provide an amphitheater.
  - (g) Lighted or unlighted athletic fields or facilities may be placed in community parks provided careful thought is given to their design and location.
  - (h) A community park should be well removed from the residential environment due to the traffic, noise, and lights associated with the sports complex.
  - (i) Based on use, accessibility and other requirements, the Community Park should be located in a nonresidential area served by major thoroughfares.
  - (j) Sites are not recommended to be less than 40 acres with the optimal site ranging upward to 80-150 acres, if demand is present.
  - (k) Although community parks are designed primarily for competitive play by both young people and adults, other features should be included in the complex. Among these are play apparatus, court game space, picnicking facilities, and trails.
  - (l) Support facilities in a sports complex include restrooms, concessions, multi-purpose building(s), and maintenance facilities.
  - (m) Parking is a major consideration for the sports complex and spaces should be allocated to accommodate those currently participating, those lingering following the previous games and those arriving to participate in the next scheduled game.
- (3) **Greenways** – This classification applies to types of land which have characteristics either identifying them as undevelopable land or suitable for use as a component linking other park areas.
- (a) These spaces are generally natural corridors along creeks/flood prone areas or along easements containing a man-made feature.
  - (b) There are no specific size for these spaces; however, establishing a minimum width is important to the function of the greenway, particularly if used as a location for a trail. This width should not be less than 50 feet. Where the greenway is on either side of a natural drainage course a minimum of fifteen feet shall be provided for foot traffic or motorized vehicles performing maintenance along the greenway.

- 
- (4) **Special Use Park** – These parks or recreational spaces are identified by a single use, and fall into three categories:
- (a) *Historical/cultural/social sites* - which offer recreational opportunities because of their unique characteristics; as an example, the downtown square. Others might include ornamental gardens or special use structures.
  - (b) *Recreational facilities* - single purpose facilities such as a senior center, community center, golf course, or marina.
  - (c) *Outdoor recreational facilities* - uses such as a tennis center, stadium, or possibly a special type of sports complex designed specifically for a single sport.

## VII. NEEDS ASSESSMENT & IDENTIFICATION

### **GENERAL ASSESSMENT**

The City of Lampasas is the largest city in Lampasas County. Many of the cities in the county or in adjacent counties of Hamilton, Coryell, San Saba or Burnet may not have the resources to provide park and recreation opportunities, this is also true for athletic complexes and activity recreation.

The City of Lampasas currently provides these park and recreational facilities to residents of Lampasas and residents which live outside the city limit of Lampasas.

Youth baseball and soccer registration indicated approximately 46% of league participants lived outside the city limits of Lampasas. For that reason the following needs assessment recognized the residents in Lampasas County.

### **PUBLIC HEARING**

The City of Lampasas's Lampasas Parks and Recreation Advisory Board held a public hearing on August 22, 2003, to receive citizens' comments on the park and recreational needs within the City. The hearing was advertised in the local newspaper and local athletic and civic organizations were notified.

The public hearing was conducted by the Lampasas Parks and Recreation Advisory Board and was attended by approximately ninety to one hundred (90-100) individuals. Their ages ranged from the early twenties to senior citizens. Participants were given the opportunity to complete questionnaires and to verbally express their concerns, needs and vision for the Lampasas park system.

The public comments were varied in all areas of recreation, strong support for all youth sports were voiced. Recreational activities such as golf and tennis were also expressed. Conservation of natural resources and preservation of open space was also expressed. The following is a listing of priorities of recreational elements mentioned at the public hearing.

1. Youth Baseball
2. Recreation Center
3. Youth Soccer
10. Adult Softball
11. Tennis
12. Golf Course

4. Basketball
5. Youth Softball
6. Youth Football
7. Playgrounds
8. Swimming Pool
9. Picnic Opportunities
13. Volleyball
14. Natural Area/Greenbelts
15. Adult Soccer
16. Restrooms
17. Civic Center

## STANDARD-BASED

This approach is used to assist in assessing the future recreational needs, and follows established and recognized standards for assessing the quantity of park land and the number of facilities that are needed to meet the needs of a given population.

### Facility-Recreation Standard

One source is the National Recreation and Park Association (NRPA). The NRPA has functioned as a source of guidance for park standards and development for a number of years. The NRPA's standards are suggested to be a guide for determining park and open space needs. From community to community, differences will be found in the socioeconomic and cultural characteristics, and in climatic conditions. Therefore, the range of demands and preferences for recreational activities will vary with these differences. Obviously,

**TABLE 8**  
**Park Facility Standard Analysis Ratio Using Existing Population of 7,000**  
*City of Lampasas, Texas*

Facility	NRPA Standards	Current Lampasas Inventory	Recommendation
Basketball	1/5,000	0	1/4,000=2
Tennis Courts	1/2,000	4	1/4,000=2
Baseball	1/20,000	2	1/5,000=2
Softball	1/5,000	1	1/5,000=2
Adult Softball	1/5,000	1	1/5,000=2
Football	1/20,000	0	1/65,000=1
Soccer	1/10,000	5	1/5,000=2
Playgrounds <sup>(1)</sup>	NS	5	(1)
Picnic Tables	NS	46	1/200=35
Swimming Pool	1/20,000	2	1/20,000=1
Volleyball	NS	3	1/10,000=1
Trails	NS	Miles	As many as possible*
Recreation Center	1/20,000	0	1/25,000=1

<sup>(1)</sup> One playground should be installed in each neighborhood, community and regional park

Table assumes lighted facilities

NS = No Standard

NRPA = National Recreation and Parks Association

\* As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space

Obviously, these variances will directly influence a uniform standard for all

locations. NRPA is very specific to point out that their data is to be used only as a guide to the development of local standards. Therefore, the NRPA provides input to the formation of local needs.

The standard analysis has been prepared for the current City population of 7,000 within Table 8, and for the future projected population of 10,000 for the year 2020 within Table 9 (following page). This is a standard comparison which illustrates the level of services provided at 7,000 and what the projected facilities need would be for an anticipated population of 10,000. Again, it is important to note that these are a national standard and the comparison will vary from city-to-city. For rural areas like the area around Lampasas, it is common for larger

**TABLE 9**  
**Park Facility Standard Analysis Ratio Using Population of 10,000**  
**for the Year 2020**  
**City of Lampasas, Texas**

Facility	NRPA Standards	Current Lampasas Inventory	Recommendation
Basketball	1/5,000	0	1/4,000=3
Tennis Courts	1/2,000	4	1/4,000=3
Baseball	1/20,000	2	1/5,000=2
Softball	1/5,000	1	1/5,000=2
Adult Softball	1/5,000	1	1/5,000=2
Football	1/20,000	0	1/65,000=1
Soccer	1/10,000	5	1/5,000=2
Playgrounds <sup>(1)</sup>	NS	5	(1)
Picnic Tables	NS	46	1/200=50
Swimming Pool	1/20,000	2	1/20,000=1
Volleyball	NS	3	1/10,000=1
Trails	NS	Miles	As many as possible*
Recreation Center	1/20,000	0	1/25,000=1

<sup>(1)</sup> One playground should be installed in each neighborhood, community & regional park

Table assumes lighted facilities

NS = No Standard

NRPA = National Recreation and Parks Association

\* As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space

**TABLE 10**  
**Park Facility Standard Analysis**  
**Ratio Using the Existing County Population of 18,000**  
**Lampasas County, Texas**

Facility	NRPA Standards	Current Lampasas Inventory	Recommendation
Basketball	1/5,000	0	1/4,000=5
Tennis Courts	1/2,000	4	1/4,000=5
Baseball	1/20,000	2	1/5,000=4
Softball	1/5,000	1	1/5,000=4
Adult Softball	1/5,000	1	1/5,000=4
Football	1/20,000	1	1/65,000=1
Soccer	1/10,000	6	1/5,000=4
Playgrounds <sup>(1)</sup>	NS	5	(1)
Picnic Tables	NS	46	1/200=90
Swimming Pool	1/20,000	2	1/20,000=1
Volleyball	NS	3	1/10,000=2
Trails	NS	Miles	As many as possible*
Recreation Center	1/20,000	0	1/25,000=1

<sup>(1)</sup> One playground should be installed in each neighborhood, community and regional park

Table assumes lighted facilities

NS = No Standard

NRPA = National Recreation and Parks Association

\* As many as possible in order to provide a comprehensive system of pedestrian trails

cities to provide recreational facilities to smaller communities nearby. Often, smaller communities do not have recreational facilities and depend on larger area cities for these resources. Therefore, park facility standard analysis and park land analysis have been included for the population of Lampasas County in **Table 10** and **Table 11**, respectively.

### **Park Land Analysis**

Park land analysis is also evaluated on the basis of population, as shown in **Table 11** (following page). This evaluation is a solid guide and analysis for park land comparison. The acreage required per 1,000 population varies for each park classification. For long range planning, this is a useful tool for determining future park land acreage.

**TABLE 11**  
**Park Land Analysis Ratio Using the Existing Population of 18,000**  
*City of Lampasas, Texas & Lampasas County, Texas*

<b>Park Type</b>	<b>Standard Acres Per 1,000 Population</b>	<b>Park Acreage for Current City Population of 7,000</b>	<b>Existing Park Acreage</b>	<b>Park Acreage for Projected City Population of 10,000</b>	<b>Park Acreage for Current County Population of 18,000</b>
Neighborhood	2.5 Acres/1,000	17.5	3	25	45
Community	3.0 Acres/1,000	21	49	30	54
Special	3.0 Acres/1,000	21	125	30	54
Greenbelts	8.0 Acres/1,000	56	12	80	144
<i>Totals</i>		<b>115.5</b>	<b>189.0</b>	<b>165</b>	<b>297</b>

## DEMAND-BASED RECREATION ANALYSIS – GAME FIELD CAPACITY

An important component of the park master planning process was the analysis of existing recreation facilities and recreational program. Youth sport participants in Lampasas use the fields located at Turner Field Park and Gavin Garrett Soccer Complex. As discussed in the opening paragraph of this section many who participate in active recreation live outside the City limits; however, they must be considered as recreation participants.

Demand-based analysis is shown in **Table 12**; this analysis compares existing participation numbers in specific recreational programs or activities to specific fields/facilities. The fields in this analysis are for games only and do not allow for practice time.

**TABLE 12**  
**Demand-Based Recreational Activity Field Capacity Analysis**  
*City of Lampasas, Texas*

	Games Per Week Per Field Capacity	Teams Per Field Per Week	Existing Teams	Existing Number of League Fields	Field Requirements/Standards	Number of Fields Needed to Meet Standard
Youth Baseball*	12	12	29	2	3	1
Youth Fast Pitch Softball*	12	12	14	1	2	0
Adult Softball*	20	40	12	1	1	0
Football	0	12	2	0	1	1
Soccer**	6	12	28	5	3	0

\*Turner Park

Multi-Use Fields between Baseball, Youth Softball and Adult Softball

\*\*Gavin Garrett Soccer

Multi-Use Field by LISD and City

Multi-Use by Leagues

The matrix in **Table 12** evaluates each sport versus the existing field capacity for games in each sport. In this evaluation, the age of the participants, length of games, and the number of games per week normally played by a league were taken into consideration. This information was determined by interviewing the following athletic organizations and City staff:

- Lampasas Adult Softball Association
- Lampasas Youth Soccer Association
- Lampasas County Little League Association

Game field capacity for youth baseball would be calculated by the following:

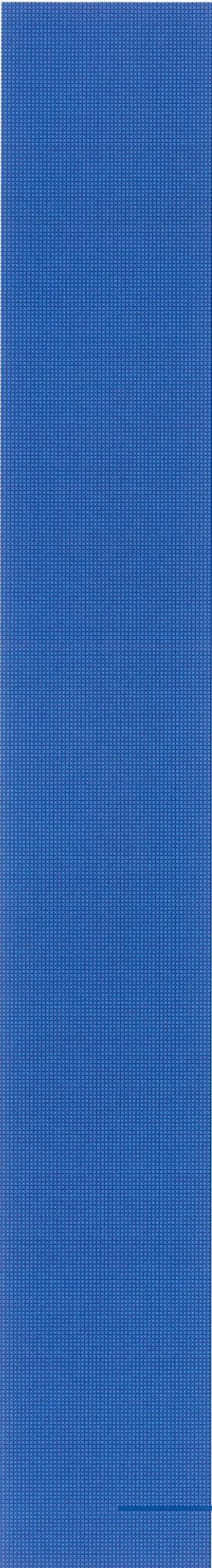
Youth baseball can play 2 games per week night on a lighted field. Excluding Wednesday night, this would provide 8 league games during the week. An average of four games could be played on Saturday. (Play would not occur on Sunday). This provides a field game capacity of 12 games per week. Youth baseball typically plays two games per team per week. Therefore, 12 teams can play 2 games per week on one lighted field. This matrix considers each sport and the number of games played by each team in a week, (i.e. soccer, adult softball, etc.)

Specifically the horizontal section of the matrix can best be explained by the following:

- *Games Per Week Per Field Capacity* – The number of league games played in a week , as scheduled by the league.
- *Teams Per Field Per Week* – The number of games a single field will support, based upon length of game and age of participant.
- *Existing Teams* – The number of teams each league reports to the City.
- *Existing Number of League Fields* – The number of league fields available in the City of Lampasas’s inventory.
- *Field Requirement Per Standard* – The number of fields required to serve the number of games per week, based upon existing teams (existing teams divided by games per week per field.)
- *Number of Regulation Equivalent Fields* – The available game space allowed in the Lampasas park facility inventory, considering the number of lighted fields versus unlighted fields.
- *Number of Fields Needed to Meet Standards* – The number of fields required to meet the field requirements (Field Requirements per Standard minus Number of Regulation Equivalent Fields).

The vertical section of the ordinance is the active leagues which use the City of Lampasas fields.

The Recreational Activity Field Capacity Analysis represents participant numbers for the 2003 sports season. Because the primary athletic facilities at Turner Baseball Park and Gavin Garrett are multi-use fields with different sports and ages, the analysis of one additional field for *Youth Fast-Pitch Softball*, *Adult Softball*, and *Football*, as shown in **Table 12**, should be evaluated with respect to the multi-use issue. The best and most efficient use of athletic facilities is for single-use field and single activity, thereby avoiding overuse and conflicting field size.



Therefore the City should strive to provide game use or fields for league games only and not for practice and games.

The City should consider passive open space for practice areas. In the event the City builds a new sports complex then the conversion of Turner and Gavin Garrett would be recommended for practice fields.

## **VIII. FUTURE PARKS AND OPEN SPACE RECOMMENDATIONS**

Future parks are distributed throughout the City to serve the present and future residents of Lampasas. Two controlling factors in the placement of future parks are the expected areas of residential growth and areas where parcels of vacant land exist commensurate with the area requirements of the future parks.

The types of parks to be included in the future park system are identified by the park classification corresponding to their relative mix of recreational uses. Future park size is dependent upon the requirements of these expected uses and the level-of-service determined adequate to serve residents residing within the park service areas.

The future park plan identifies the location of future parks on a conceptual basis. The park location is for a park service area. It is not intended nor proposed that the park location illustrated is the exact, specific property for the park. The City is fortunate to be able to expand facilities at Hanna Springs Park, Sue Ann Park, and College Street Park. Open space within these parks will enable the City to provide additional recreational opportunities in developed areas of Lampasas.

### **EXISTING PARK IMPROVEMENTS**

In addition to the future neighborhood park recommendations, a section has been prepared on improvements to the existing parks in Lampasas. The improvements are based on site visits and analysis of existing facilities. Descriptions of these parks and related recommendations begin on the following page.

## **HANCOCK SPRINGS PARK**

Park Size: 3.0 Acres

Park Classification: Community Park

Park Facilities: Spring-Fed, Free-Flow Swimming (Pool)  
Hostess House (Multi-Purpose Room)  
Playground  
Picnic Area  
Volleyball/Court

### **RECOMMENDATIONS:**

- Construct a Bath House with restroom and a connecting historical entry or kiosk.
- Add a small pavilion
- Add park benches
-

## **HANCOCK PARK GOLF COURSE**

Park Size:	125.0 Acres
Park Classification:	Special Use Park
Park Facilities:	Golf Course Pro Shop Picnic Pavilion

### **RECOMMENDATIONS:**

- Maintain existing pavilion as a golf tournament facility.
-

## **W.M. BROOK PARK**

Park Size:	12.0 Acres
Park Classification:	Greenbelt Park
Park Facilities:	Playground Equipment Picnic Area Restroom Hike-and-Bike Trail Amphitheater

### **RECOMMENDATIONS:**

- Review playground equipment, ADA
- Retaining wall
- Add medium size picnic pavilion
- Add frame safety barrier for trail
- Trail lighting
- Trails to connect existing facilities

## **GAVIN GARRETT SOCCER COMPLEX**

Park Size:	10.0 Acres
Park Classification:	Community Park
Park Facilities:	Soccer Fields Multi-Use Facility

### **RECOMMENDATIONS:**

- Convert to a soccer practice facility after completion of the sports complex.

## **TURNER FIELD PARK**

Park Size:	11.0 Acres
Park Classification:	Community Park
Park Facilities:	4 Softball/Baseball Fields Playground Equipment Restroom Concession Picnic Area

### **RECOMMENDATIONS:**

- Convert to a baseball/softball practice facility after completion of the sports complex.

## **GOODRICH MEMORIAL TENNIS PARK**

Park Size:	6.0 Acres
Park Classification:	Community Park
Park Facilities:	Tennis Courts

### **RECOMMENDATIONS:**

- Replace lighting
- Replace nets
- Resurface courts
- Fence repair
- Add small shade pavilion
- Add park benches

## HANNA SPRINGS PARK

Park Size:	19.0 Acres
Park Classification:	Community Park
Park Facilities:	Swimming Pool Hanna Springs Viewing Platform Volleyball/Court Open Space Walking Trails

### **RECOMMENDATIONS:**

- Add large pavilion(s) 150 to 200 people
- Add large barbeque area
- Add trails, paved or granite
- Add restroom facility
- Renovate existing concrete for a multi-purpose court
- Add playground
- Add horseshoe pits
- Add parking spaces
- Add Bubble Cover to Pool and Heater
- Possible site for Disc Golf Course

## **SUE ANN PARK**

Park Size:	2.0 Acres
Park Classification:	Neighborhood Park
Park Facilities:	Playground Open Space

### **RECOMMENDATIONS:**

- Replace playground equipment
- Add small pavilion
- Add picnic tables
- Irrigate park
- Add small multi-purpose court
- Acquire property to provide hike and bike

## **COLLEGE STREET PARK**

Park Size:	1.0 Acre
Park Classification:	Neighborhood Park
Park Facilities:	Playground Open Space

### **RECOMMENDATIONS:**

- Replace playground equipment
- Add medium sized pavilion
- Bridge connection to hike and bike trail
- Add park benches

## FUTURE NEIGHBORHOOD PARK ACQUISITION & IMPROVEMENT

As stated previously, the neighborhood park is considered to be the core in a municipal park system. The City of Lampasas has a distribution of park land within the core area of development within the City limits. Although Hancock, W.M. Brook, Turner Field, and Hanna Springs parks are classified as community parks, they provide recreational opportunities to the neighborhoods that surround them as well. Based on the planning criteria for neighborhood parks, population projections, and the Future Land Use Plan, this Parks Plan is recommending eight (8) additional neighborhood parks within the ETJ. This is approximately 45 to 70 acres of additional park land. The following is the development criteria for a neighborhood park.

- Neighborhood parks should range in park acreage size between five (5) to ten (10) acres.
- When it is possible to combine an elementary school with this type of park, the two features further enhance the identity of the neighborhood by providing a central location for recreation and education and a significant open space feature within the neighborhood.
- The neighborhood park should be located near the center of a neighborhood area/park planning area and have a service area of approximately one-half mile to one-quarter mile.
- The size should be related to the service area population and the menu of activities chosen for placement in the park. Five to ten acres is the optimal size for this park.
- Safe and convenient pedestrian access is considered important to a neighborhood park location.
- Generally, the location should not be adjacent to a heavily traveled major or minor thoroughfare.
- Facilities normally provided at a neighborhood park consist of:
  - Playground equipment for small children
  - A multiple purpose hard surfaced play area
  - Space for court games, such as basketball, tennis, volleyball and in-line hockey
  - Playfield space for non-organized competitive games such as baseball, football and soccer
  - Passive space possibly for a pavilion with tables and grills, restrooms, drinking fountains and sitting areas
  - Off-street parking is a consideration if users are beyond an acceptable

walking distance or if users need to drive to access the park

- It is not desirable to light athletic facilities in a neighborhood environment since lighting is often objectionable to nearby residents; however, some lighting for security purposes should be incorporated into the park.
- The allocation of space in the neighborhood park should be approximately 50 percent passive area and 50 percent active area. The above facilities are those generally considered for active space. The passive space should be used to develop the character of the park by creating an open landscaped setting with trails, sitting area, and picnic space. This park becomes an integral part of the neighborhood.

## **FUTURE COMMUNITY PARK IMPROVEMENTS**

At the public hearing held for the purpose of gaining input for this Parks Plan, the need for outdoor organized league fields was mentioned numerous times. The City presently has two community parks for organized leagues for youth and adults. Turner Baseball Complex and Gavin Garrett Soccer Complex are used extensively and are multi-use fields, which mean that they accommodate various age groups and sports.

The City may want to include a disc golf course in their park inventory. This is an inexpensive recreation opportunity for the City but should be in a community park because of the size required. This is not a neighborhood park activity.

The acquisition and development of a regional central community park is recommended. The acreage required to accommodate organized youth and adult soccer, youth baseball and softball, and adult softball is approximately 100 and 150 acres. Acquisition of a single large tract of land for a community park has several development advantages, including the following:

- Consolidation of infrastructure – water, sewer, electricity, etc.;
- Central location for maintenance of fields;
- One central sports park for convenience of game scheduling for all sports; and
- Ability to host and conduct tournaments for Lampasas leagues, as well as host and conduct regional tournaments.

This Park Plan is recommending one additional community park with a minimum

acreage of 100 to 150 acres. A community park should be located to geographically serve the City of Lampasas, and should meet the following criteria:

- A community park serves several neighborhood areas, and should therefore be conveniently accessible by automobile and include provisions for off-street parking.
- The optimal size for the community park is between 40 and 150 acres. This size should be based on its intended use and the population residing in the service area. Natural features such as terrain, tree cover, flood prone areas, and water features are all factors to be used in selecting and sizing this type of park. A community park located within the floodplain of Sulphur Creek would be beneficial.
- Activities provided should include both active and passive space.
- Space for active uses associated with neighborhood parks including field and court games.
- Passive spaces more extensive than the neighborhood park for trails, natural areas, picnicking, and ornamental or natural landscape areas.
- Facilities for cultural activities such as plays or concerts, possibly provide an amphitheater.
- Lighted fields for baseball and other sports and unlighted athletic fields may be placed in community parks provided careful thought is given to their design and location.
- Construction of a sports complex for baseball, soccer, football, or possibly tennis, brings together, at a single site, those facilities which are expected to meet the community needs.
- A sports complex should be well removed from the residential environment due to the traffic, noise, and lights associated with the sports complex.
- Based on use, accessibility and other requirements, the sports complex should be located in a nonresidential area served by major thoroughfares.
  
- Sites are not recommended to be less than 40 acres with the optimal site ranging upward to 100-150 acres, if demand is present.
- Although sports complexes are designed primarily for competitive play by both young people and adults other features should be included in the complex. Among these are play apparatus, court game space, picnicking facilities and trails.
- Support facilities in a sports complex include restrooms, concessions, multi-purpose building(s), and maintenance facilities.

- Parking is a major consideration for the sports complex and spaces should be allocated to accommodate those currently participating, those lingering following the previous games and those arriving to participate in the next scheduled game.

## **GREENBELTS & OPEN SPACE**

The natural springs in Hancock Park and Hanna Springs Park provide natural resources unique to Texas cities. The City of Lampasas has utilized the free flow pool and observation deck at Hancock Park to its advantage, capturing these natural resources for the use and enjoyment of citizens, visitors and tourists. The Sulphur Creek trails provide the means for passive recreational activities – walking or jogging. The City should extend the hike-and-bike trail to the northeast, adjacent to Sulphur Creek, under U.S. Highway 183 and to College Street Park. A trail spur could also connect to Downtown Lampasas and into College Street Park. This major trail linkage would be into Hanna Springs Park to connect with the swimming pool and springs in this park.

Lampasas currently does not have any greenbelt parks. The standard for a population of 7,000 is 56 acres. Criteria and options for obtaining this open space is discussed in the implementation section of this Parks & Recreation Open Space Master Plan. Typical development criteria for greenbelts is listed below:

- These spaces are generally natural corridors along creeks/flood prone areas or along easements containing a man-made feature.
- There are no specific size for these spaces; however, establishing a minimum width is important to the function of the greenway, particularly if used as a location for a trail. This width should not be less than 50 feet. Where the greenway is on either side of a natural drainage course a minimum of fifteen feet shall be provided for foot traffic or motorized vehicles performing maintenance along the greenway.

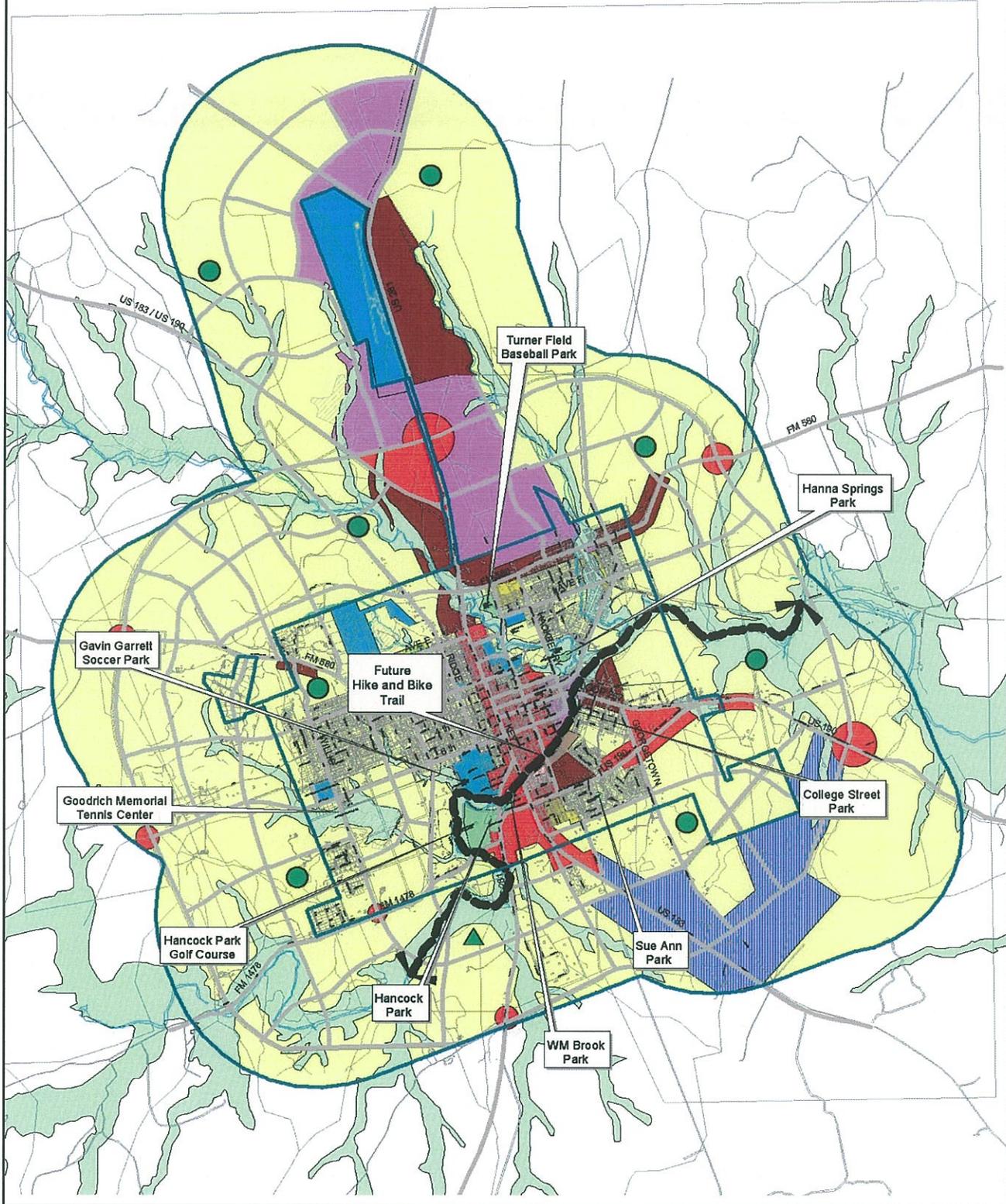
## **SPECIAL USE PARKS**

The Hancock Park Golf Course is a special use park. A golf course can be a source of revenue for a city. In addition to providing golfing opportunities for citizens to enjoy recreating, the Hancock Park Golf Course provides optional recreational opportunities for tourists and visitors.

## INDOOR RECREATION/RECREATION CENTER

As stated in the *Public Hearing* section of this Parks Plan, a recreation center was mentioned as a needed recreational opportunity. The City presently offers indoor recreation opportunities in the currently vacant old City Hall building or in cooperation with the Lampasas I.S.D. Specifically the City offers indoor sports activities such as adult basketball, aerobics, and volleyball. In addition to active organized sports, the City offers dance classes. These are offered in locations throughout the City. A recreation center should be considered after addressing the recommendations related to outdoor recreation activities discussed within this Plan.

See Plate 3: Future Park Plan



City of Lampasas, Texas

# Future Park Plan

Date: April 2004

Legend

- Future Neighborhood Park
- Future Community Park
- Future Hike and Bike Trail
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MH/O - Manufactured Home Overlay
- HDR - High Density Residential
- Public Areas
- Parks & Open Space
- Retail Areas
- Commercial Areas
- Office Areas
- Industrial
- Technology Business Park / Industrial / Commercial
- City Limit
- Floodplain
- Major Thoroughfare
- Collector

## **XI. IMPLEMENTATION**

Identified within this section are the ways and methods of implementing the Parks & Recreation Open Space Master Plan recommendations. Critical to its implementation is the action plan, which should be developed annually by the City of Lampasas.

### **POLICIES AND ORDINANCES**

The accuracy of these implementation mechanisms is dependent upon the proper coordination of input from contributing bodies including City officials – elected and appointed, City staff, the associated school districts, surrounding municipalities, sports groups, and most importantly the citizens of Lampasas. All parties must communicate and work collectively toward common goals, only this will ensure the successful development of the park system. An example of this communication, at the staff level would be the incorporation of the Parks & Recreation Open Space Master Plan during review of proposed development plans by the City staff.

Ordinances provide the legal framework for implementation of this Parks Plan, and therefore, aid in park system development and protection. Outlined below are several ordinances directly related to park land acquisition and development.

#### **Watershed Management & Drainageway Ordinances**

These ordinances protect and preserve greenbelts and floodplains. They provide a tool to manage the drainage and floodplains within Lampasas. The ordinances respond to Federal Emergency Management Agency (FEMA) and National Pollutant Discharge Elimination System (NPDES) mandates for cities. These tools may be drafted in a format as restrictive as the City wishes. The City may require partial or total donation of the floodplain. Management of these areas will preserve the undisturbed natural area of Sulfur Creek and its tributaries within Lampasas and possibly reduce flood damage. A reciprocal benefit of the preservation of these areas would be their use as linear greenbelts and connections to destinations throughout the City.

## FUNDING SOURCES

This Parks & Recreation Open Space Master Plan recommends the development of a number of new parks, and further development in some existing parks. Once completed, these recommended improvements represent a substantial public investment in parks and open space as the City grows and develops. The various sources of funds for these improvements is as important as the diversity of those sources. When there are several sources of funds for implementing this Plan, then no one source is over-burdened and the Plan has a better probability of being successfully implemented. The sources discussed below relate to the purchase and/or development and renovation/expansion of park land and facilities.

### **General Fund**

This source of funding is supported by ad valorem tax revenues and is generally the primary source of funds for maintenance and operation of the existing park system. The general fund is also the source for projects requiring smaller amounts of capital investment. Although projects funded by this source make a small annual contribution to the expansion of the park system, analysis over a number of years usually reflects a major accomplishment in improvements to the park system.

### **Bonds**

Bonds are generally the most common source used by cities for the purchase of land and for providing development monies. There are two types of bonds which are used for parks, both of which must be approved by referendum.

### **General Obligation Bond**

The General Obligation Bond is amortized using ad valorem taxes and is used for the funding of capital projects which are not supported by a revenue source. These projects include water service, sanitary sewer service, and park acquisition and development. The availability of bonding for parks is often dependent upon the overall municipal needs financed by this source. Capital items such as purchase of land and physical improvements with a useable life expectancy of 15 to 20 years can be funded with general obligation bonds.

### **Revenue Bonds**

Revenue bonds finance projects which produce enough revenue to retire their debt, such as, golf course, batting cages and enterprise oriented park projects.

### **Private Donations**

This source of financial assistance would usually come from a citizen, organization, or business which has an interest in assisting with the development of the park system. Land dedication is not an uncommon occurrence when property is being developed. The location of a neighborhood park within a residential development offers additional value to residential units within that neighborhood, especially if the residential development is occupied by younger families with children. Although the future dedication of neighborhood park land is considered a limited resource in central Lampasas due to the extent that development has occurred and the small size and configuration of remaining parcels within most areas of central Lampasas, it nevertheless remains a viable means of acquiring land. Once property is acquired through this method, the City should be prepared to improve the facility for use within a reasonable length of time.

Private donations may also be received in the form of funds, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses as sponsors for events or facilities should be pursued. A Parks Improvement Trust Fund may be set up to manage donations by service organizations, benevolent citizens, willed estates and other donated sources. The purpose of this trust is to establish a permanent source of principle value that will increase as donations occur. The principal can not be decreased; however, the annual interest can be used for park development.

### **Parkland Dedication Ordinance**

The parkland dedication ordinance is a device used by many cities to acquire and develop park land. The ordinance is written to require any new residential development to provide land or money in lieu of land in relationship to the final number of dwelling units being built within the residential development. This includes all types of residential construction.

The ordinance is usually written to provide a ratio of a set amount of acreage per 100 dwelling units. An alternative scenario of money in lieu of land is often placed in the ordinance as a unit value to be determined outside the ordinance. This unit value usually equates back to the value of land which would have been received based on the number of units contained in the development.

This approach for assistance in development of the park system is normally an equitable way of building new park facilities in pace with new residential

development since the land, or funds, are usually designated for use in the areas from which the funds were received. This is done through park planning area designations required by the ordinance.

Basically, the park planning area is a defined service area, and all funds created within the area are to be spent within it. Some cities are drafting ordinances which move away from the park area concept. Larger areas are being defined by the ordinance which permits more diversification in use of monies or type of facility constructed. The final structure of the ordinance should be guided by the City's attorney.

### **Sales Tax Option**

The passage of Senate Bill 376 in 1992 gave cities an economic development tool which provided a sales tax that could be levied for park and recreation purposes.

Under S.B. 376, a corporation separate from the city must be created to manage the sales tax funds. The corporation's board of directors must have seven members, appointed by the City Council. At least three of the directors must not be employees or elected officials of the city. The corporation then manages the revenue from the sales tax for parks and recreation improvements.

The 4B sales tax is generally one percent of the sales tax generated in the City. The division of the one percent is at City discretion. The 4B sales tax can be used for new park improvements, existing park improvements, repair of existing park facilities, land purchase and park maintenance and reduction of the property tax one quarter of the one percent in Lampasas is used for this purpose.

### **Grant-In-Aid Programs**

Grant programs provide funding assistance for various aspects of parks and recreational facilities. The grant-in-aid programs are usually matched programs, meaning the grant matches municipal funds or services at a prescribed ratio, usually ranging from 50/50 to 80/20.

### **Texas Recreation and Parks Account (TRPA) Program**

Texas Local Parks, Recreation and Open Space Fund is administered by the Texas Parks and Wildlife Department (TPWD). The TPWD program allows a city to request matching funds for both the acquisition and construction of park facilities. Currently, funds are available on a fifty percent (50%) cost share basis, the maximum amount a grant request can be for is \$500,000. The grant is secured

secured through submission of an application which follows a standard format for applicants. All applications received are ranked on a point system which is designed to evaluate the need for the purchase or construction being requested. Funds are distributed among the applicants having the greater number of points until all allocated funds are expended. Applications to TPWD can be made semi-annually with a six-month waiting period following the submission date before the successful applications are notified. The number of applications a city may submit at any given time is based on past performance on grants and TPWD evaluation criteria.

This funding source is used by many communities. The competitiveness of the program generally allows cities having bona fide park needs to prevail in obtaining funds.

#### **The Landscape Cost Sharing Program**

The Landscape Cost Sharing Program administered by the Texas Department of Transportation. Fifty percent (50%) cost sharing support is available for both highway and pedestrian landscape projects on routes within the designated permanent state highway system.

#### **Urban and Community Forest Challenge Grant**

Matching grants are available on a 50/50 cost share basis from the Texas Department of Forestry. A variety of projects including: program development, beautification and staffing and training work shops are considered. These are relatively small grants of \$5,000 to \$10,000.

#### **Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21)**

Approved in June 9, 1998, this Act made three billion dollars available to state and local agencies. Funds will be available for “transportation enhancement” projects including, bicycle and pedestrian facilities, trails, rails-to-trails, historic preservation and similar projects.

#### **Maintenance Fees and Non-Resident Fees**

These fees are collected from users, and are used to offset the cost associated with the maintenance of the parks. Non-residents may be charged a fee for the use of Lampasas facilities which is used to offset the cost associated with the programs. This decision should be reviewed with City staff and the sports leagues.

### **Public Improvements District (P.I.D.)**

When authorized by City Council in compliance with state laws, new developments can establish a Public Improvement District (P.I.D.). As a taxing district, the P.I.D. provides funds specifically for the operation and maintenance of public facilities such as parks and major boulevards.

### **Tax Increment Financing District (T.I.F.)**

A T.I.F. is a tool used by local government to finance public improvements in a defined area as approved by the City Council. When an area is designated a T.I.F. district the tax base is frozen at the current level. As development occurs within the T.I.F., the increased value of property, the tax increment is captured. The tax increments are posted to a separate fund to finance public improvements' within the district.

## **PROJECT IDENTIFICATION AND IMPLEMENTATION**

The Parks and Open Space Master Plan is a fluid planning tool which will guide the development and acquisition of new park land and recreational facilities. The master plan has identified the need for new parks, recreational athletic fields, facilities, and restoration of existing parks. As with any public or municipal project, the amount of available funding or the potential to retire debt is the controlling factor in deciding which project or projects should be completed first.

The sports complex is one of the projects identified in the master plan. Projects of this size and scope require proper planning and funding to achieve the goals set forth by the City. The following is a development timeline and process the City may use as a guide to develop the sports complex.

Begin to secure and purchase the land to accommodate a multi-use sports complex. The complex may include soccer, baseball, football and softball fields. An estimated acreage would be 100 to 150 acres of land.

Prepare a preliminary master plans and cost estimates for development of the sport park. Large park developments are multi-faceted in nature and require proper planning and input from the City staff, City Council and Park Board. This input serves the design of park will meet the goals and objectives of the City of Lampasas has established and the ultimate users of the park which is the citizens of Lampasas and surrounding area.

The master plan for the park and preparation of construction documents for the proposed improvements will take an estimated five months. Construction of a major sports complex normally will take 9 to 12 months.

It is estimated based on the existing concept plan the City has prepared the approximate cost of this facility would range between ten and twelve million dollars. The cost would be refined as the master plan is completed.

The City, has opportunity to apply for a grant through the Texas Parks and Wildlife Department. The applications are due on January 31 and July 31 of each year. There is a six month review period for each submission date. In the event the City applied for the grant in January 2005 review cycle, the City would be notified in Mid August 2005 of the results.

Renovation projects for existing parks are typically smaller acreage and construction budgets. The renovations specified in this park master plan outline required improvements and some new construction. These types of projects generally receive money from the City's general fund and/or a bond issue which requires voter approval. The Lampasas Parks and Recreation Advisory Board would recommend a priority listing for the park improvements. This is based on the need within the City of Lampasas. Projects of this nature and scope would take approximately 6 to 8 months to complete. This includes development of plans and specifications and construction.

### **FIVE-YEAR ACTION PLAN/PRIORITY LIST**

The Five-Year Action Plan/Priority List as outlined in **Table 13** represents the culmination of the Parks & Recreation Open Space Master Plan. It is the synoptic conclusion of the park master planning process. Review of the action plan by the City staff, City Council members, Lampasas Parks and Recreation Advisory Board members and citizens will allow analysis of action item recommendations for acquisition, improvements and new facilities to enhance the quality of Lampasas Parks and Recreation System to maximum effect.

**TABLE 13**  
**Recreational Facility Development Listing**  
*City of Lampasas, Texas*

<b>Priority</b>	<b>Facility</b>	<b>Timing</b>	<b>Estimated Cost</b>	<b>Possible Funding Sources</b>
1.	Multi-Use Trail	2005 - 2008	\$165,000 per mile	Bonds, Grants, Private Donations
2.	Picnic Facilities	2005 - 2008	Varies	Bonds, Grants, Private Donations
3.	Playgrounds	2005 - 2008	\$60,000 per structure	Bonds, Grants, Private Donations
4.	Park Land Acquisition & Open Space	2005 - 2008	Varies	Bonds, Grants, Private Donations
5.	Youth Baseball Fields	2005 - 2008	\$175,000 per field	Bonds, Grants, Private Donations
6.	Youth Football Fields	2005 - 2008	\$150,000 per field	Bonds, Grants, Private Donations
7.	Youth Soccer Fields	2005 - 2008	\$150,000 per field	Bonds, Grants, Private Donations
8.	Youth Softball Fields	2005 - 2008	\$150,000 per field	Bonds, Grants, Private Donations
9.	Adult Softball Fields	2005 - 2008	\$300,000 per field	Bonds, Grants, Private Donations
10.	Multi-Purpose Court	2005 - 2008	\$40,000 per court	Bonds, Grants, Private Donations
11.	Recreation Center	2009-2010	Varies	Bonds, Grants, Private Donations