

# MORGAN'S POINT RESORT Texas



## PARKS MASTER PLAN

2016



IN ASSOCIATION WITH





# MORGAN'S POINT RESORT Texas

## PARKS MASTER PLAN 2016



IN ASSOCIATION WITH



THIS PAGE INTENTIONALLY LEFT BLANK

**RESOLUTION NO. 2016-12**

**A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, APPROVING A PARKS MASTER PLAN.**

**WHEREAS**, Halff Associates, Inc. (Halff) has been contracted to work with the elected and appointed officials, citizens, and interested groups to develop a Master Parks Plan for Ansay, Kleypas, and Oakmont Parks; and

**WHEREAS**, public meetings, citizen surveys, workshops, and other public input strategies were used to gather information to be used to develop the Plan; and

**WHEREAS**, a Master Parks Plan is useful to a community to help guide future development, construction, and park priorities; and


**WHEREAS**, the Morgan's Point Resort Economic Development Corporation Board was instrumental in the instigation and development of the Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, THAT:**

**Section 1.** The Morgan's Point Resort Economic Development Corporation is thanked for their invaluable participation in the development of the 2016 Master Parks Plan.

**Section 2.** The Morgan's Point Resort 2016 Master Parks Plan (Exhibit "B") is accepted and approved.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April 2016, by 5 (ayes) to 0 (nays) with no abstentions by a vote of the City Council of the City of Morgan's Point Resort, Texas.

  
/s/ Ken Steger, Mayor

Attest:

APPROVED AS TO FORM:

  
/s/ Althea Wall, City Secretary

  
/s/ Neale Potts, City Attorney

THIS PAGE INTENTIONALLY LEFT BLANK



April 14, 2016

City of Morgan's Point Resort  
Mr. David Huseman  
City Manager  
8 Morgan's Point Boulevard  
Morgan's Point Resort, Texas 76513

Reference: Parks Master Plan

Dear Mr. Huseman

Halff Associates, Inc. is pleased to submit the final version of the Morgan's Point Resort Parks Master Plan for your review. This document is a culmination of an extensive planning process involving the elected and appointed officials, City staff, and the residents of Morgan's Point Resort. The Plan seeks to capture the many observations and findings identified during the planning process, and to match those to the vision and expectations of the City's residents. The Plan's recommendations encompass the varying components of the Morgan's Point Resort parks system — from parks and athletic opportunities, to aquatics and preservation of open space.

As with any comprehensive analysis, this document contains many recommendations. The recommended action items include both those that address immediate needs in the community as well as longer-term actions which are visionary and are intended to guide the City towards the creation of an excellent parks system to serve both residents and visitors for the next 10 years and beyond. The Plan is intended to guide the growth and enhancement of the parks system, but incorporates flexibility to allow the City to respond to unique opportunities as they arise.

We deeply appreciate the opportunity to have worked with you, your staff, and the citizens of Morgan's Point Resort, and believe that this Plan will help guide Morgan's Point Resort as it creates a high-quality, memorable parks system.

Sincerely,

Halff Associates, Inc.

A handwritten signature in black ink that reads "Matthew Bucchin".

Matt Bucchin, AICP, LEED Green Associate  
Senior Planner

THIS PAGE INTENTIONALLY LEFT BLANK



## Acknowledgments

The Morgan's Point Resort Parks Master Plan was developed by the City of Morgan's Point Resort and the Morgan's Point Resort Economic Development Board with the technical assistance and design help of Halff Associates, Inc. A special thanks goes to the many residents, landowners, and community leaders for their insight and support throughout the duration of this study. The following individuals are recognized for their significant contributions to the preparation of the 2016 Parks Master Plan.

### City Council

Ken Steger, Mayor

Richard Holmes, Mayor Pro-Tem

Dennis Green

Keith Dyer

Brandt Bernstein

Dwayne Gossett

### Economic Development Board

Tom Edwards, President

Larry Hartman, Vice President

Leta Stokes

Pamela Terry

Dennis Green

Jeff Davison

Steve Brady

### City Staff

David Huseman, City Manager

Althea Wall, City Secretary

### Halff Associates, Inc.

Matt Bucchin, AICP, LEED Green Associate

Gail Ferry, PLA, ASLA, CLARB

Jim Carrillo, FAICP, ASLA

Kyle Hohmann

Jill Baumgartner

THIS PAGE INTENTIONALLY LEFT BLANK

## Table of Contents

Acknowledgments .....	ix
<b>Chapter 1 - Introduction</b>	
Introduction .....	1
Importance of Park Planning.....	2
Purpose of the Parks Master Plan.....	2
Process & Timeline.....	4
Plan Duration.....	4
Planning Area .....	4
<b>Chapter 2 - Understanding the Community</b>	
Introduction .....	7
Regional Context.....	8
Historical Context .....	9
Demographic Snapshot .....	10
Growth Context.....	14
Role of City in Providing Parks and Recreation.....	14
Engagement.....	16
Summary of Citizen Engagement Process.....	16
Vision Statement .....	24
Plan Goals & Objectives.....	24
<b>Chapter 3 - Existing Conditions and Needs Analysis</b>	
Introduction .....	30
Park Classifications.....	30
Purpose of the Existing Park Inventory.....	34
Ansay Park.....	36
Lee Kleypas Park (and Garrett & Mic Hill Community Center).....	38
Oakmont Park .....	40
Morgan’s Point Resort Marina .....	42
M. L. Smith Memorial Park.....	44
East M. L. Smith Memorial Park .....	46
Roger’s Park.....	48
Needs Assessment.....	50
Access-Based Assessment .....	50
Level of Service - Park Facilities .....	58
Demand-Based Assessment .....	60
Resource-Based Assessment.....	62
Recreation & Events.....	64
<b>Chapter 4 - Plan Recommendations</b>	
Introduction .....	67
Philosophical Background of Recommendations.....	68
Recommendations .....	69
Concept Plans.....	70
<b>Chapter 5 - Implementation</b>	
Introduction .....	65
Prioritization .....	69
Funding Strategies for Recommendations.....	100
Partnerships .....	100

Policies and Ordinances.....	101
Operations and Maintenance.....	101
Master Plan Updates.....	102

## Appendix A - Supplemental Information

## Appendix B - Park Concept Plans

### Maps

1.1, Planning Area.....	5
2.1, Regional Context.....	8
2.2, Growth Context.....	15
3.1, Existing Parks System.....	35
3.2, Neighborhood Accessibility.....	54
3.3, Neighborhood Park Needs.....	55
3.4, Community Accessibility.....	56
3.5, Open Space Resources.....	63
4.4, Sidepaths & Community-Wide Connectivity.....	89

### Figure

2.1, Morgan’s Point Resort History.....	9
2.2, Age Distribution.....	10
2.3, Household & Family Income.....	12
2.4, Educational Attainment.....	12
2.5, MPR Historical & Projected Population.....	14
2.6, Satisfaction with Parks.....	16
2.7, Survey Respondent Demographics.....	17
2.8, General Satisfaction Ratings.....	18
2.9, Reasons Residents Do Not Use City Parks.....	18
2.10, Activities Residents Travel For.....	18
2.11, Community’s Favorite Parks.....	19
2.12, Impact of Parks.....	19
2.13, Parks & Recreation Participation.....	20
2.14, Recreational Preferences.....	20
2.15, Desired Park Improvements.....	21
2.16, Importance of Park Improvements.....	21
2.17, Importance of Community Sidewalks.....	22
2.18, Alternative Park Concepts.....	23
2.19, Morgan’s Point Resort Parks Vision Statement.....	25
3.1, Importance of Park Improvements.....	60
4.1, Ansay Park Concept Plan.....	72
4.2, Lee Kleypas Park Concept Plan.....	75
4.3, Oakmont Park Concept Plan.....	77

### Table

2.1, Historical Age Distribution.....	10
2.2, Race & Ethnicity.....	11
2.3, Historical Racial Change.....	11
2.4, Historical Population Growth.....	14

3.1, Existing Parks System ..... 34  
3.2, Percent of Need Met (Neighborhood/Community/Special Use),  
2015..... 51  
3.3, Percent of Need Met (Neighborhood/Community/Special Use),  
2025..... 52  
3.4, Percent of Need Met (Regional/Open Space), 2015..... 53  
3.5, Percent of Need Met (Regional/Open Space), 2025..... 53  
3.6, Summary of Park Acreage Needs..... 57  
3.7, Existing Target Level of Service for City-Owned Park Facilities ... 59  
3.7, City and Auxiliary Activities..... 64-65  
5.1, Summary of Priority Needs in Morgan’s Point Resort ..... 97  
5.2, Action Priorities..... 98-99

THIS PAGE INTENTIONALLY LEFT BLANK

# MORGAN'S POINT RESORT Texas

## CHAPTER 1

### Introduction

*The City of Morgan's Point Resort strives to create and preserve a variety of well-designed, well-maintained, and well-loved parks and recreational opportunities for the use and enjoyment of residents and visitors alike. Local access to nature, passive and active recreation, and community interaction provides mental and physical health benefits, encourages community relationships, and improves the sense of pride residents have for their city. This Plan first identifies the wants and needs of residents, City staff, and elected and appointed officials. It then paints a picture of the desired direction for the City and lays out clear goals and actions for staff to implement in order to lead the City towards a positive future the community can be proud of.*

## Importance of Park Planning

Morgan's Point Resort is a small city located in a quickly growing region of Texas, along the shores of beautiful Belton Lake. Due to its prime location, the City has the opportunity to provide a high-quality, small-town life, complete with a great park system and sense of community, within a short distance of the amenities, and educational and employment opportunities of multiple larger cities.

The creation and adoption of a parks master plan ultimately helps the City control its destiny. Through the master planning process, the characteristics and factors shaping the community are identified and analyzed. By taking a step back from the day-to-day decision-making, the City can assess the community's preferences for the future to ensure that current and future residents of the City are provided with a high quality of life. A parks master plan helps to build consensus and commitment between elected or appointed officials, City staff, and the residents, and provides the City with a list of prioritized implementation actions to be phased in over time, as funding becomes available.

This first-ever Morgan's Point Resort Parks Master Plan plays an important role in the future of the City. The Plan will create a "snapshot" of the City's current parks system and provide a forum for residents to express their desires for the future. In recognition of any changing community preferences, the Parks Master Plan will create a series of parks, trails, open space, and recreation recommendations and priorities for the next five to 10 years. These recommendations and priorities will, in turn, guide development and redevelopment opportunities. The Plan will also help the City apply for grants for indoor and outdoor park facilities development in order to maximize the potential of the City's parks and recreation system.

## Purpose of the Parks Master Plan

This Parks Master Plan serves a variety of purposes. The primary functions are to analyze the current state of the City's parks, recreation, and open space; identify needs and deficiencies in the system; and determine a series of goals, recommendations, and priorities for improving the system. Above and beyond these primary functions, this Plan will also:

- Identify the opinions and needs of the residents.
- Recognize shifting parks and recreation trends locally, regionally, and nationally.
- Analyze the potential for growth of the City over the next 10 years and identify associated facility needs in terms of types, locations, and priorities.
- Identify opportunities and recommend alternatives to enhance the parks system.
- Identify the need for additional parkland and provide guidance to the City on strategies for land acquisition.
- Provide clearly prioritized recommendations so that the community's greatest deficiencies are addressed as quickly as possible.
- Guide City staff and leaders in determining how and where parks funding should be allocated over the next five to 10 years.

By identifying and recognizing the community's needs and desires, and providing realistic, prioritized implementation actions, this Plan will help guide Morgan's Point Resort towards a sustainable, positive future as a great place to live, work, play, and visit.





## Benefits of Parks and Recreation

### *Individual and Community Benefits*

- Helps ensure an overall higher quality of life
- Provides refuges of safety for at-risk youth, which can in turn help reduce juvenile delinquency
- Provides opportunities for people of all ages to be physically active, socially engaged, and cognitively stimulated

### *Economic Benefits*

- Increases property value of homes in close proximity to parks
- Can help attract new businesses to the community by improving the standard of living

### *Environmental Benefits*

- Protects and preserves vital green spaces and critical wildlife habitat
- Educates visitors regarding the appropriate use of natural areas as recreational areas
- Contributes to clean air and water

### *Personal Health Benefits*

- Access to parks and nature increases the frequency of exercise and improves psychological and social health
- Play is critical for child development
- Staying active can help reduce the risk of heart disease, diabetes, obesity, depression, and other health problems

## Process & Timeline

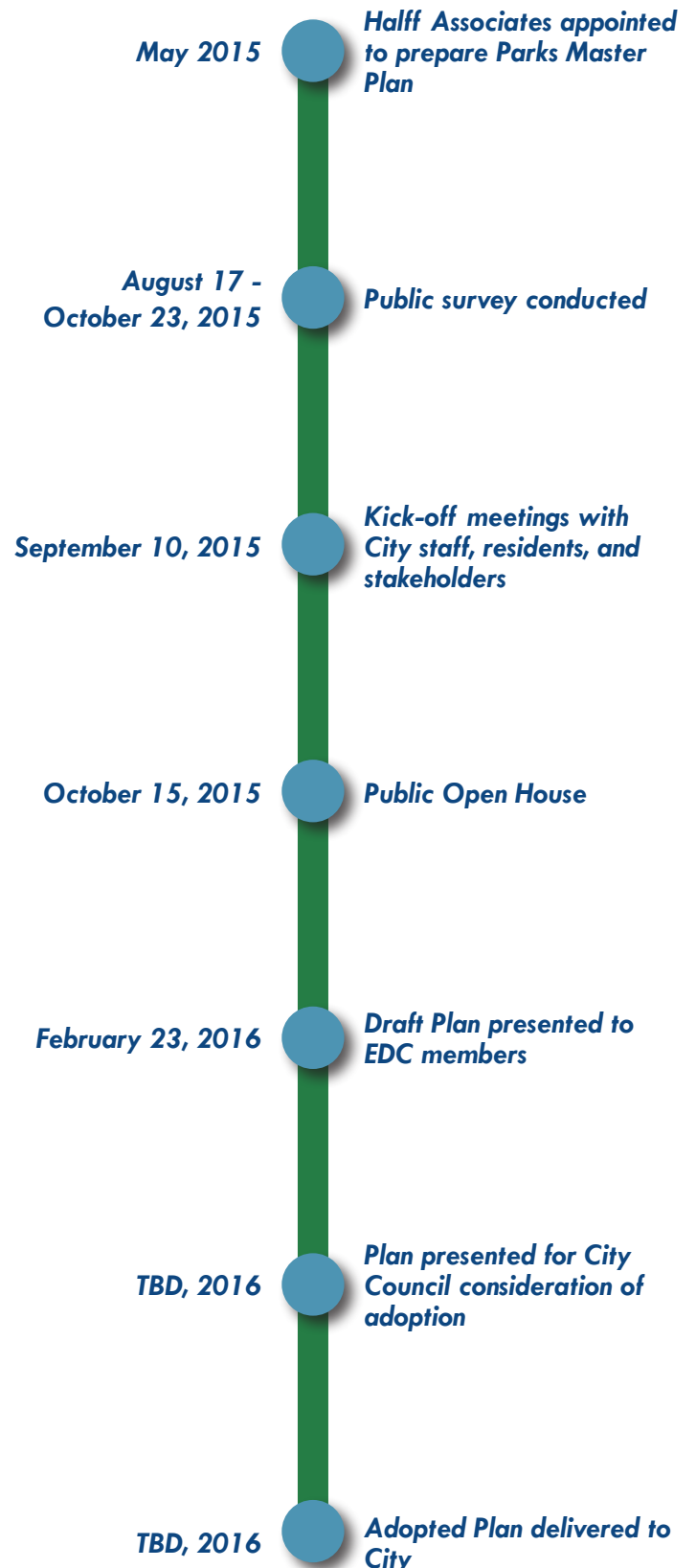
In May 2015, Morgan's Point Resort appointed Halff Associates, Inc. to prepare the City's first-ever Parks Master Plan. Through a series of meetings with City staff, residents, and stakeholders, and a public open house, the community provided valuable input regarding their opinions, needs, and desires for the City's parks system. Detailed documentation of the public input process, including meeting notices and minutes, sign-in sheets, and the public survey can be found in Appendix A, *Supplemental Information*.

## Plan Duration

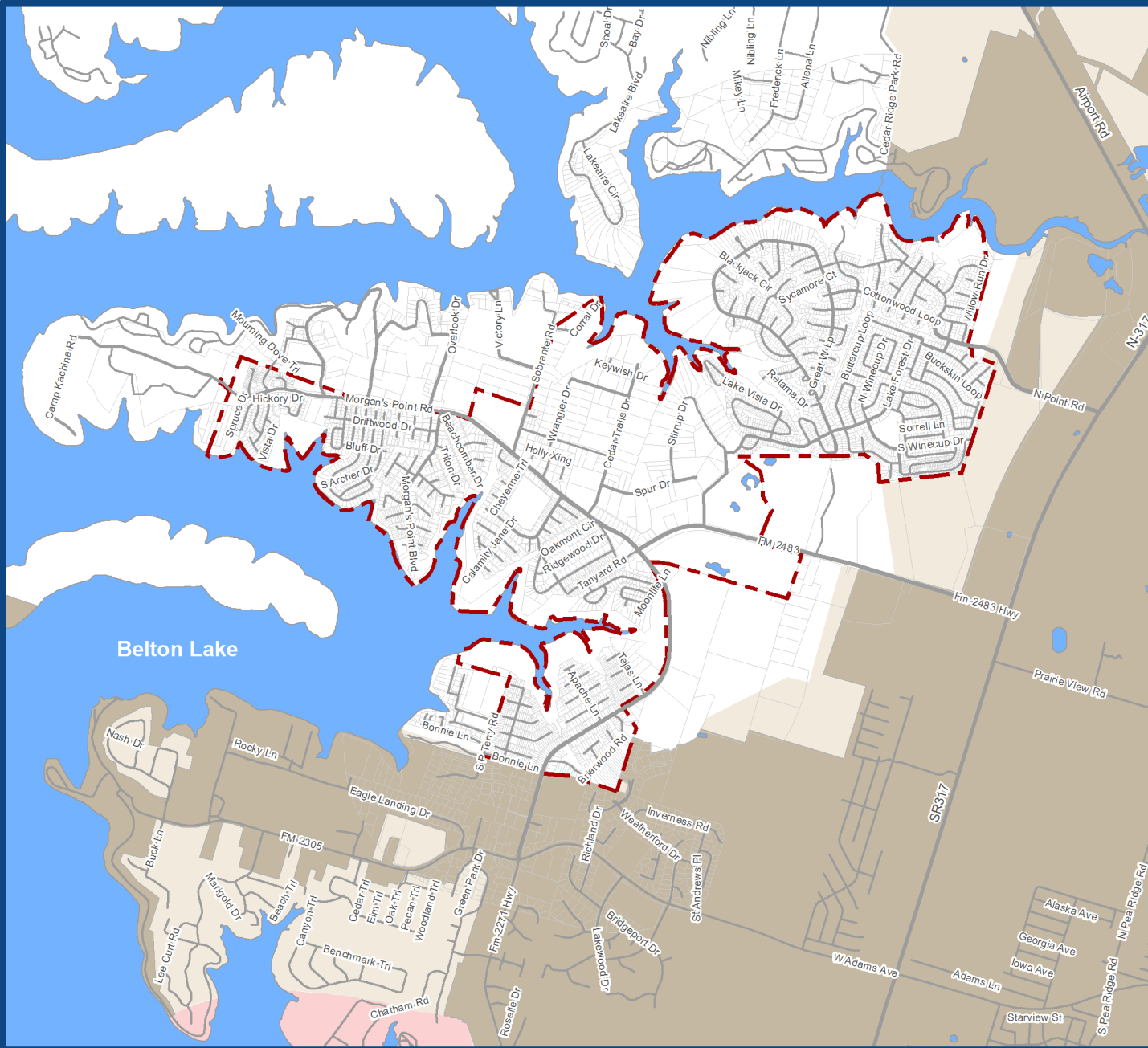
This Plan is formulated to address the time frame from 2015 to 2025. Many of the recommendations of this Plan are valid for a period of up to 10 years, but should be evaluated periodically. Local planning requirements issued by the Texas Parks and Wildlife Department recommend that the Plan be updated after a five-year period, or before any major developments occur that significantly alter the parks and recreation needs of the community.

## Planning Area

This Plan is intended to cover all of the City of Morgan's Point Resort as well as the areas included in the current extraterritorial jurisdiction (ETJ). The map on the following page identifies the City limits and ETJ area.



Map 1.1, Planning Area



**LEGEND**

MPR City Limits

Parcels

**CITY LIMITS**

Belton

Temple

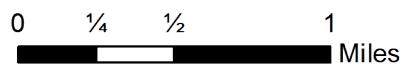
**CITY ETJ**

Belton ETJ

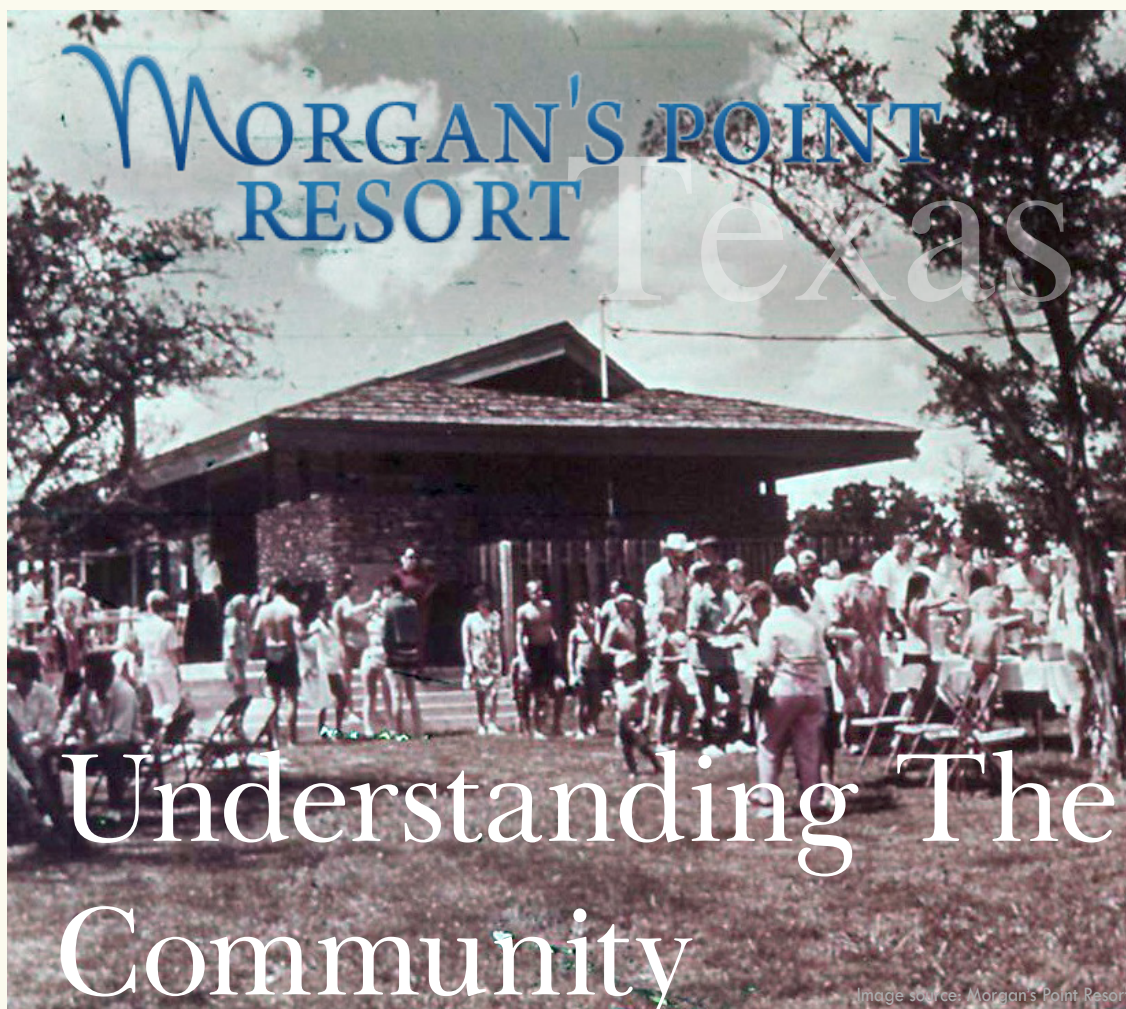
Temple ETJ

Major Roads

Local Roads



THIS PAGE INTENTIONALLY LEFT BLANK



*The primary intent of a parks master plan is to ensure that a city provides the parks and recreation opportunities that are desired and appropriate for a community both today and into the future. In order to determine the appropriate direction for the city, the community is analyzed in terms of regional context; history; demographics; past, current, and potential growth patterns; and public opinions. Both the physical and demographic makeup of the city, and the wants and needs expressed by residents, helps determine the current and future recreation needs of the citizens.*



## Regional Context

Morgan's Point Resort is located west of the Interstate 35 corridor, 70 miles north of Austin and 40 miles south of Waco, Texas. Situated along the eastern shore of Belton Lake in northern Bell County, the City encompasses 3.0 square miles. The City's extraterritorial jurisdiction (ETJ)

extends one-half mile beyond the City limits, except where constrained by adjacent city limits and ETJs. The City is located directly west of Temple and north of Belton (see Map 2.1, Regional Context).

**Map 2.1, Regional Context**

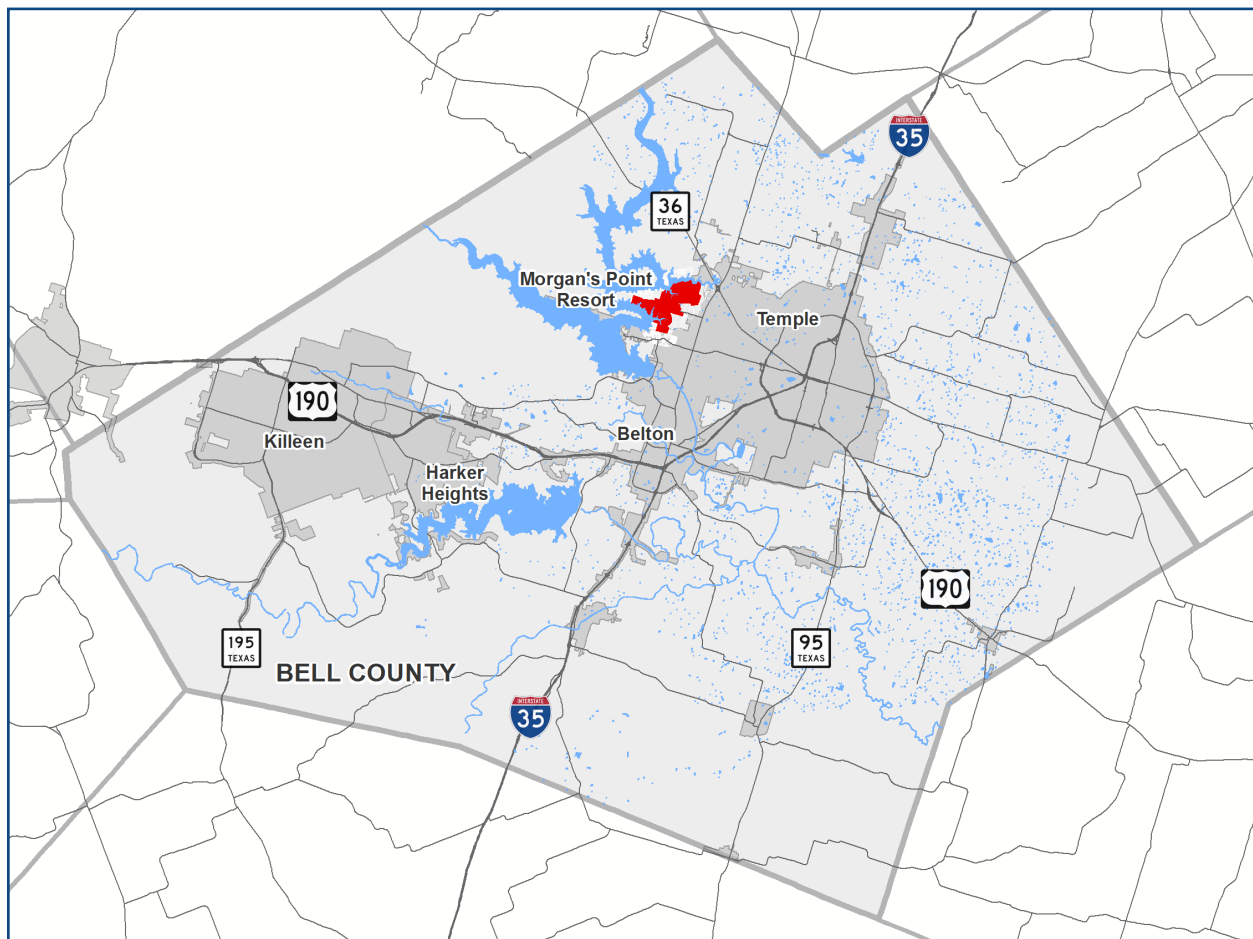


Figure 2.1, Morgan's Point Resort History

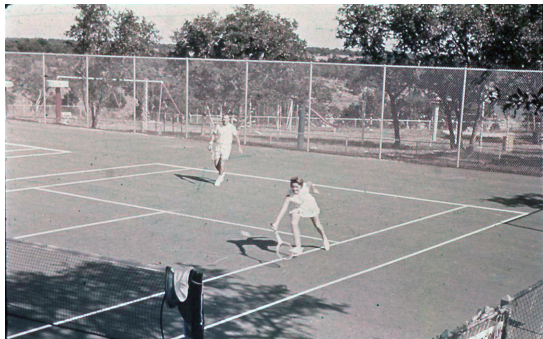
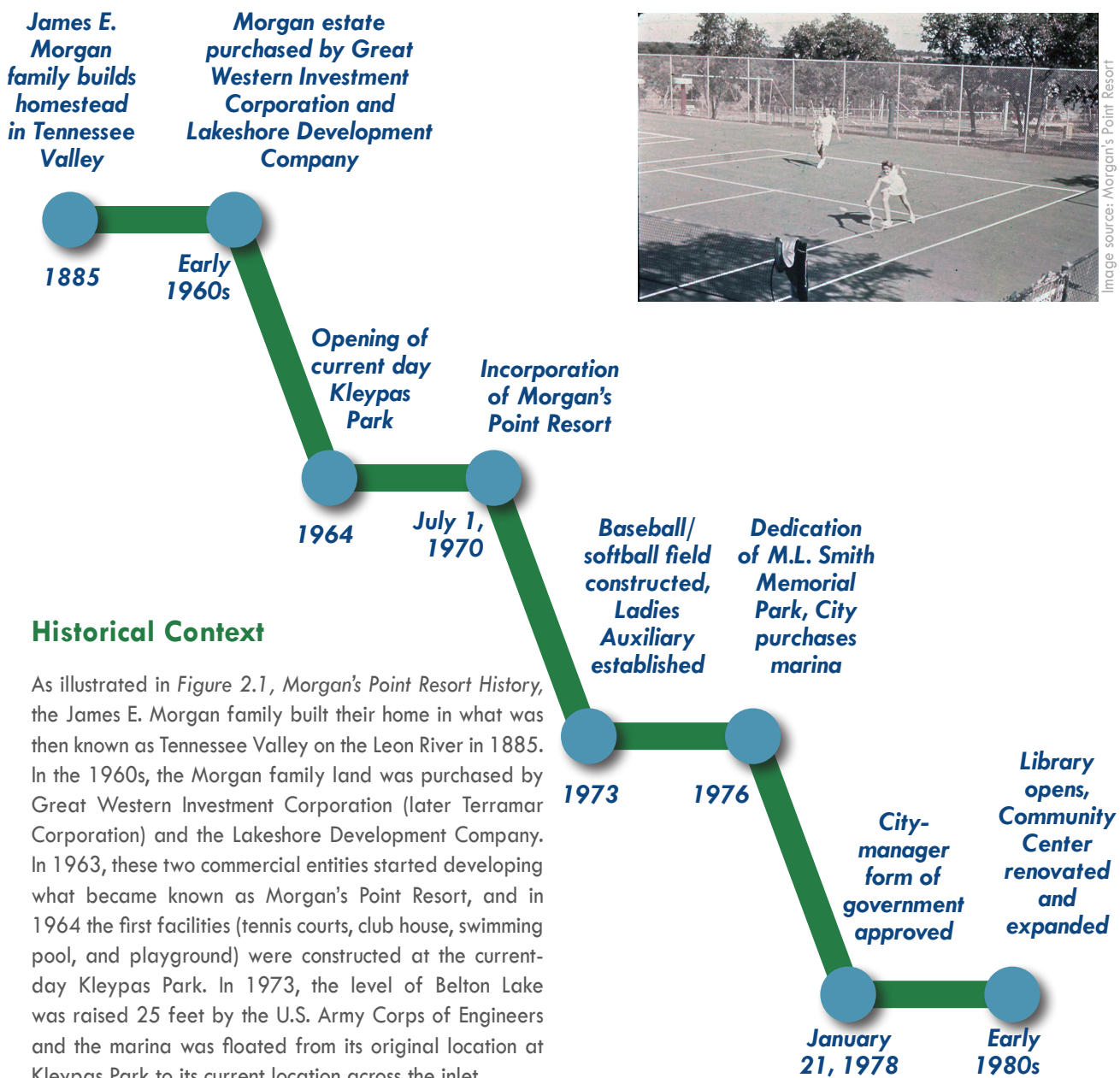


Image source: Morgan's Point Resort

### Historical Context

As illustrated in Figure 2.1, *Morgan's Point Resort History*, the James E. Morgan family built their home in what was then known as Tennessee Valley on the Leon River in 1885. In the 1960s, the Morgan family land was purchased by Great Western Investment Corporation (later Terramar Corporation) and the Lakeshore Development Company. In 1963, these two commercial entities started developing what became known as Morgan's Point Resort, and in 1964 the first facilities (tennis courts, club house, swimming pool, and playground) were constructed at the current-day Kleypas Park. In 1973, the level of Belton Lake was raised 25 feet by the U.S. Army Corps of Engineers and the marina was floated from its original location at Kleypas Park to its current location across the inlet.

In 1970, the City was officially incorporated and in 1978 a citizen vote approved a city-manager form of government for Morgan's Point Resort. Following incorporation, the City started to grow more rapidly from 50 residents in 1976 to 299 in 1980 and 1,082 in 1982<sup>1</sup>. Though the City had a volunteer Fire Department prior to incorporation, the Ladies Auxiliary to the Fire Department wasn't established until 1973. Its purpose was to help raise funds and support the Department. To this day, the Ladies Auxiliary is still very active within the community.

Throughout the 1970s the City made a variety of park improvements and acquisitions. In 1973, the baseball/softball field at Ansay Park was constructed and in 1976 the City purchased the marina and dedicated the M.L. Smith Memorial Park. Finally, in the early 1980s, the City's library was established and the City clubhouse, then known as the Yacht and Racquet Club, was renovated and expanded. The clubhouse was then known as the Morgan's Point Resort Community Center until 2013 when it was renamed the Garrett & Mic Hill Community Center.

<sup>1</sup> Vivian Elizabeth Smyrl, "MORGAN'S POINT RESORT CITY, TX," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hjmlw>), accessed October 26, 2015. Uploaded on June 15, 2010. Published by the Texas State Historical Association.

## Demographic Snapshot

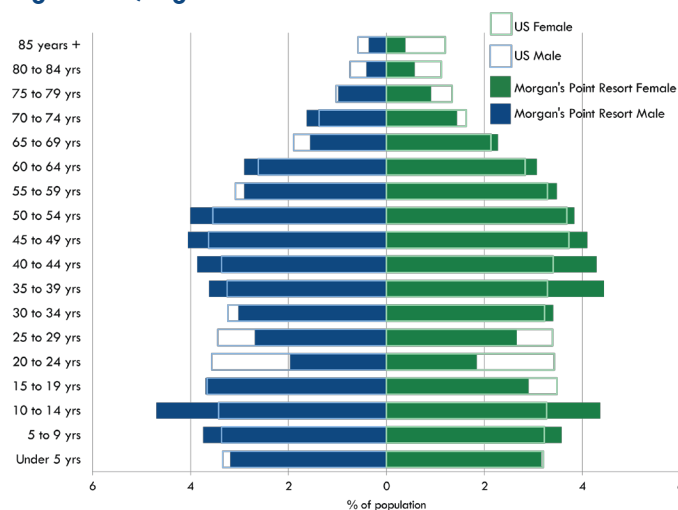
### Age Distribution

In comparison to the 2010 Decennial Census totals for the United States, Morgan’s Point Resort has a greater percentage of the population of males and/or females ages five to 14 and 35 to 75 (see *Figure 2.2, Age Distribution*). Conversely, the City has a substantially lower percentage of people ages 20 to 29. In 2010, 29.3 percent of the City’s population was under the age of 19 and 32.2 percent was between the ages 35 and 54. In contrast, only 9.2 percent of the population was between ages 20 and 29, and 6.7 percent age 70 or over. As illustrated in *Figure 2.2*, there is a wide difference between the percentage of the population in their young teens versus young twenties living in the City. This could be an indication that the majority of young people in the City choose to live elsewhere for college and their initial employment following graduation. As the City plans for the future, it is important to consider the large percentage of youth and middle-aged people. Within the next 15 to 20 years, there will be a significant portion of the population reaching retirement age. In addition, within the next five to 15 years, the young people will be reaching college age. If the City hopes to attract young families and encourage those in their early twenties to remain in the City, additional quality of life amenities may need to be considered.

### Historical Age Distribution

Over the past few decades, the composition of the age distribution in the City has fluctuated (see *Table 2.1, Historical Age Distribution*). By the year 2014, the percentage of residents under the age of 14, between ages 45 and 54, and 75 and 84 increased anywhere from 2.1 to 3.6 percent. Conversely, the percentage of the population ranging from 25 to 44 and 65 to 74 has decreased. As population distribution changes, appropriate recreational amenities and activities change as well. With continued increase in the community’s youth and older populations, the City should consider additional multigenerational active (e.g., basketball, soccer) and passive (e.g., picnicking, nature walks) recreational amenities. Increasing the variety of activities could encourage additional young adults to consider relocating to Morgan’s Point Resort.

**Figure 2.2, Age Distribution**



Source: U.S. Census Bureau, 2010, DP-1-Geography: Profile of General Population and Housing Characteristics: 2010

**Table 2.1, Historical Age Distribution**

AGE	1990	2000	2010	2014
Under 5	7.4%	7.7%	6.4%	9.9%
5 to 14	13.5%	15.7%	16.4%	15.6%
15 to 24	10.5%	11.4%	10.4%	10.7%
25 to 34	17.8%	14.2%	11.8%	15.0%
35 to 44	17.6%	17.4%	16.2%	10.8%
45 to 54	12.5%	15.7%	16.0%	16.1%
55 to 64	8.8%	8.6%	12.4%	8.8%
65 to 74	8.8%	5.7%	6.9%	7.8%
75 to 84	2.8%	3.1%	2.9%	5.4%
85 years and over	0.2%	0.4%	0.7%	0.0%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates, Table DP05, ACS Demographic and Housing Estimates; Table DP-1, Profile of General Population and Housing Characteristics: 2010; Table DP-1, Profile of General Population and Housing Characteristics: 2000; 1990 Census of Population, Table 74, Age and Sex: 1990





As the City plans for the future, considering the recreational needs of families with young and adolescent children must be a priority.

### Race & Ethnicity

The 2010-2014 American Community Survey (ACS) estimates illustrate that Morgan’s Point Resort is almost entirely white. In contrast, as indicated in *Table 2.2, Race & Ethnicity*, Bell County is over 30 percent more racially diverse. Similarly to racial makeup, the City is also less ethnically diverse than Bell County and Texas as a whole, with only 17.1 percent of the population identifying as Hispanic or of Latino descent.

**Table 2.2, Race & Ethnicity**

RACE & ETHNICITY	TEXAS	BELL COUNTY	MORGAN'S POINT RESORT
White	74.7%	65.1%	96.3%
Black or African American	11.9%	21.3%	0.6%
American Indian & Alaska Native	0.5%	0.8%	0.0%
Asian	4.1%	2.8%	0.0%
Pacific Islander	0.1%	0.8%	0.0%
Other	6.4%	1.3%	0.6%
Two or More Races	2.4%	4.8%	2.5%
Hispanic or Latino Descent	38.2%	22.7%	17.1%

Source: U.S. Census Bureau, 2010-2014 5-Year American Community Survey, DP05 ACS Demographic and Housing Estimates

**Table 2.3, Historical Racial Change**

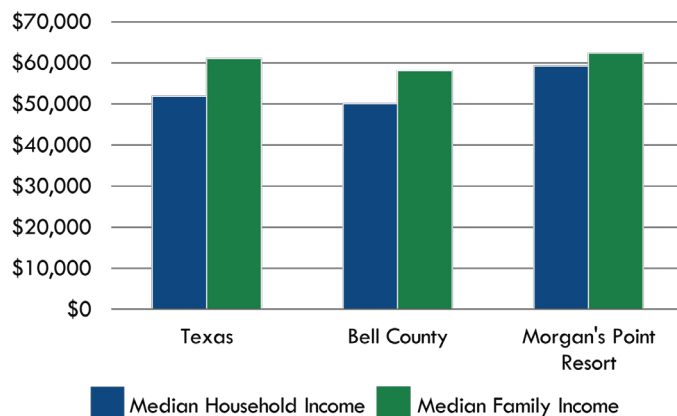
RACE & ETHNICITY	1990	2000	2010	2014
White	96.3%	91.0%	92.1%	96.3%
Black or African American	0.5%	0.4%	1.5%	0.6%
American Indian & Alaska Native	0.4%	0.4%	0.6%	0.0%
Asian	0.3%	0.6%	0.4%	0.0%
Pacific Islander	0.0%	0.2%	0.2%	0.0%
Other	2.5%	5.8%	3.2%	0.6%
Two or More Races	-	1.5%	2.1%	2.5%
Hispanic or Latino Descent	7.0%	9.3%	12.0%	17.1%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates, Table DP05, ACS Demographic and Housing Estimates; Table DP-1, Profile of General Population and Housing Characteristics: 2010; Table DP-1, Profile of General Population and Housing Characteristics: 2000; 1990 Census of Population, Table 6, Race and Hispanic Origin: 1990

### Household & Family Income

According to the U.S. Census Bureau, household income includes income from the householder and all other people (whether or not they are related) who are 15 years or older living in the same housing unit. Family income includes income from two or more people related by birth, marriage, or adoption who are residing together. Between 1990 and 2010 the average household size within Morgan’s Point Resort remained the same while the average family size increased from 2.91 to 3.07 persons. As illustrated in *Figure 2.3, Household & Family Income*, Morgan’s Point Resort has a slightly higher median family income than the county and state. The City also has a higher median household income than Bell County and the state. As a result, those living in unrelated household units may be able to afford the local housing prices more comfortably than if they lived elsewhere in the county.

**Figure 2.3, Household & Family Income**

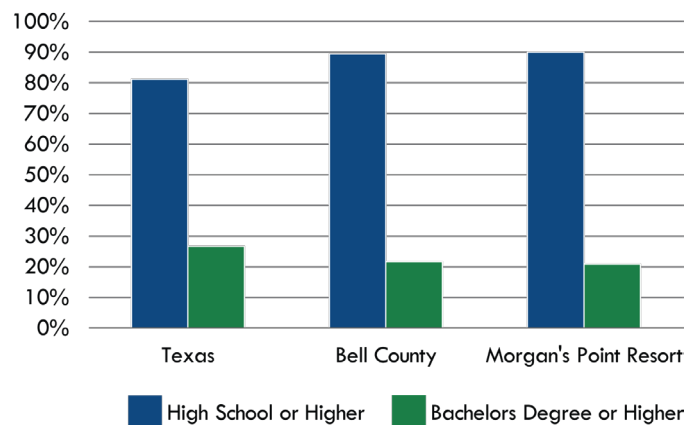


Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey, DP03: Selected Economic Characteristics

### Educational Attainment

Between 2000 and 2010 the overall educational attainment of Morgan’s Point Resort residents increased. Those with a high school education or higher increased by 5.7 percent and those with a bachelors degree or higher increased by 1.7 percent. As set out in *Figure 2.4, Educational Attainment*, Morgan’s Point Resort has a higher percentage of high school graduates than the state but is comparable to the county. However, similar to Bell County, the City has a lower percentage of residents with a bachelors degree or higher. As illustrated previously in *Figure 2.2, Age Distribution*, it appears that a high percentage of college-aged residents are moving out of the City.

**Figure 2.4, Educational Attainment**



Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey, S1501: Educational Attainment



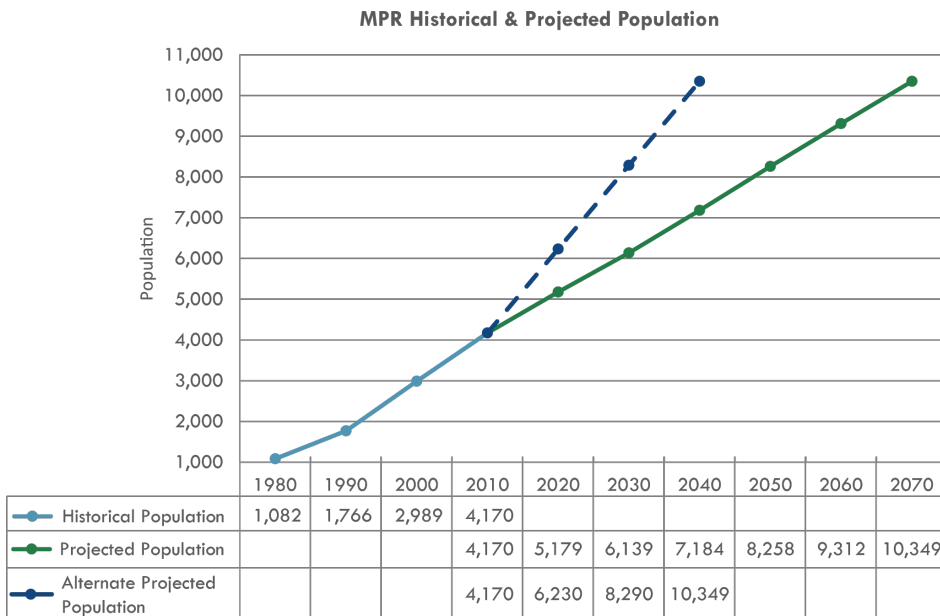
## Growth Context

While planning for the future needs of Morgan’s Point Resort’s residents, it is important to gain an understanding of historical and projected population growth in the City. Between 1980 and 2000, the City’s population grew at a steady 63 to 69 percent. Between 2000 and 2010, the population continued to grow, but at a slower rate (see *Table 2.4, Historical Population Growth*). This is potentially due to the nationally felt economic downturn during the Great Recession. The beginning of this decade has seen minimal growth in the population. However, based on approved future construction and additional land available for future growth (see *Map 2.2, Growth Context*, on the next page), the pace of population growth will likely begin to increase. Within the last few years, two new Belton ISD schools were built within one mile of the City limits. This and the potential for a new high school in the area are driving increases in subdivision development and infill. When these new schools open, the City expects to see an accelerated rate of growth.

### Recent Plats

With the recent plat approvals for three new residential developments (Sobranite Ridge with 33 units, Rancho Del Lago with 67 units, and Campus at Lakewood Ranches with 48 units), Morgan’s Point Resort could see an increase in population of 393 persons in the near future (148 units at an 2.65 average household size from the 2010 Census).

**Figure 2.5, MPR Historical & Projected Population**



Source: U.S. Census Bureau and City estimates

**Table 2.4, Historical Population Growth**

YEAR	MORGAN'S POINT RESORT (PERSONS)	PERCENT CHANGE	CITY PERCENT OF COUNTY POPULATION	BELL COUNTY (PERSONS)
1980	1,082	--	0.7%	157,889
1990	1,766	63%	0.9%	191,088
2000	2,989	69%	1.3%	237,974
2010	4,170	40%	1.3%	310,235
2014	4,210	1%	1.3%	329,140

Source: U.S. Census Bureau

### Potential Growth Areas

The City has the ability to expand its City limits into the City’s extraterritorial jurisdiction (ETJ). These additional growth areas, combined with increasing demand for new residential lots could increase the population upwards towards 10,000 persons by 2060. This projected increase in population creates both additional demand on, and resources for, the City’s parks and recreation system.

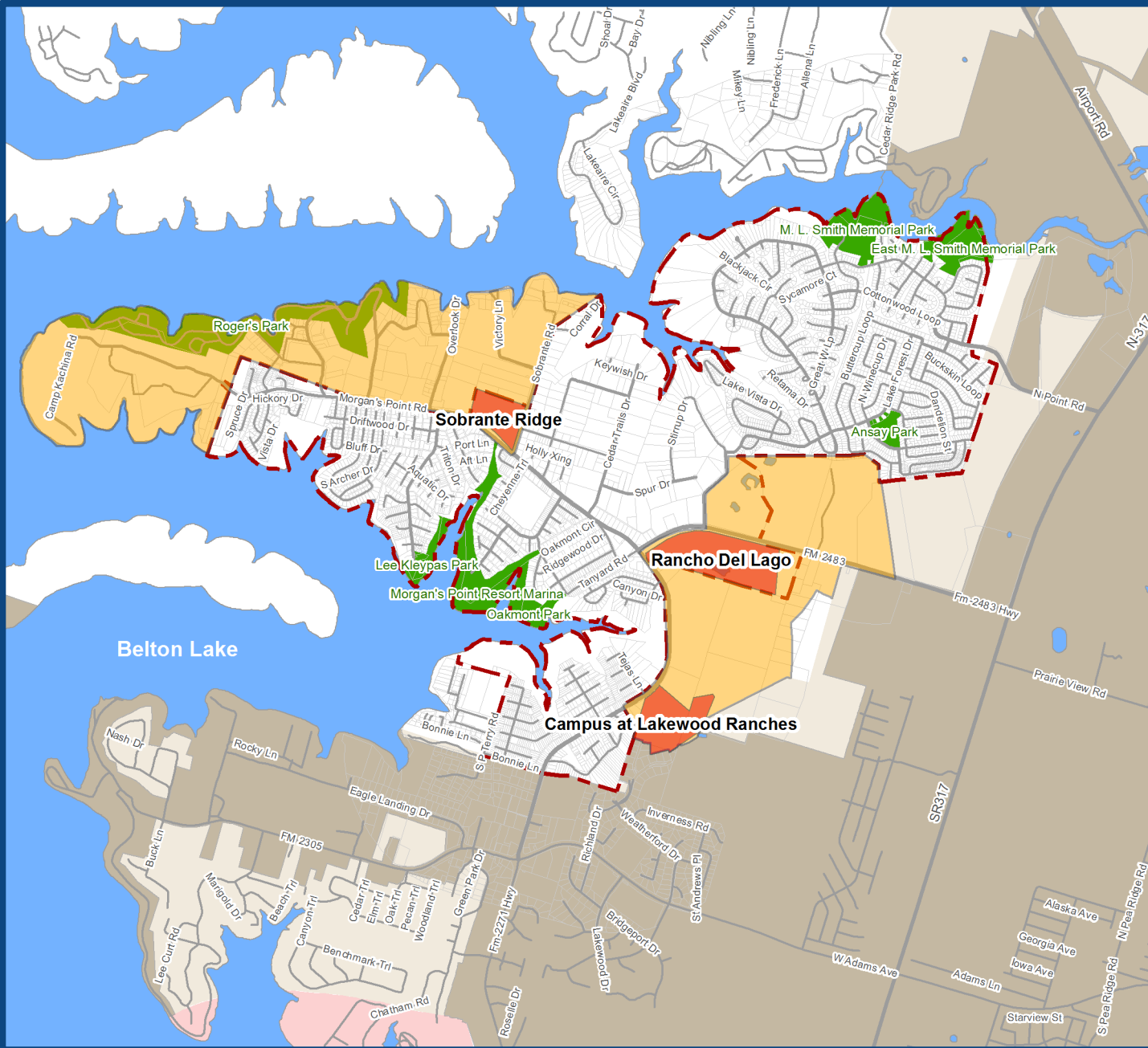
### Role of City in Providing Parks and Recreation

Throughout Texas the role of cities in the provision of parks and recreation varies greatly. In Morgan’s Point Resort, the City provides parks and recreation facilities. However, due to the small size of the City and its limited recreational opportunities, residents also travel to the surrounding

cities of Temple and Belton for access to additional parks and recreation facilities and activities. Community events in Morgan’s Point Resort are hosted by the City or the Auxiliary of the Morgan’s Point Volunteer Fire Department.

Parks on City-owned land, as well as land leased from the U.S. Army Corps of Engineers, are maintained by the City’s Maintenance Department. Funding for park maintenance is included in the Maintenance Department’s budget. In order to improve upon the facilities provided, there’s an opportunity for the City to allocate additional funding towards the general upkeep of its parks and facilities.

Map 2.2, Growth Context



**LEGEND**

- |                 |                                   |                    |                 |
|-----------------|-----------------------------------|--------------------|-----------------|
| MPR City Limits | Parks                             | <b>CITY LIMITS</b> | <b>CITY ETJ</b> |
| Major Roads     | MPR's Growth Areas                | Belton             | Belton ETJ      |
| Local Roads     | Recently Platted New Developments | Temple             | Temple ETJ      |
| Parcels         |                                   |                    |                 |



## Engagement

The recommendations of the 2016 Parks Master Plan are designed to reflect the recreational needs and desires of the citizens of Morgan's Point Resort. As part of the process, citizen input provided information regarding which current facilities were most used, where key needs exist, and what level of improvements the citizens of the City would like to see in their parks and recreation system. A variety of different engagement types were used to gain a well-rounded understanding of the community's thoughts and ideas. Through the use of a variety of engagement strategies, different user types were provided a chance to voice their thoughts. The public engagement component of this Plan included 10 key stakeholder meetings or interviews, an online public survey, an open house public workshop, two meetings with the Economic Development Corporation (EDC), a City Council workshop, and a public hearing.

### Summary of Citizen Engagement Process

#### Stakeholder Meetings

Over the course of a day at the onset of the project (September 2015), a series of 10 in-person meetings and telephone calls were conducted with members of City Council, the Economic Development Corporation, the Active Auxiliary of the Morgan's Point Resort Fire Department, and the U.S. Army Corps of Engineers. These meetings helped to identify opportunities and challenges faced by the community. At the stakeholder meetings, attendees were asked their opinion of the current parks system, what they felt the community was lacking, and what the highest priority needs were. Attendees were also asked for their opinions specific to Ansay, Lee Kleypas, and Oakmont Parks. See Appendix A, *Supplemental Information* for key elements identified during the meetings.

#### Public Survey

In order to better understand the parks and recreation needs of the Morgan's Point Resort residents, a Citywide public opinion survey was conducted as an online and paper questionnaire. The survey was made available online to all residents and interested parties via a link on the City's homepage website. The survey was further publicized via a postcard mailing, a notification in

residents' water bills, and City public announcement signs (see Appendix A, *Supplemental Information* for the public survey and advertisements). The survey ran for close to three months and a total of 268 responses were received, corresponding to just over six percent of the population. As illustrated in Figure 2.7, *Survey Respondent Demographics*, respondents represented a variety of age groups, with the majority ranging from 35 to over 65. Over 96 percent of respondents live in the City and 44 percent have lived in the City for more than 10 years. Seventy percent of respondents do not have children living at home. There were slightly more men than women who completed the survey.

The survey was designed to examine residents' opinions of the current facilities in the City, their participation in recreational activities within and beyond the City, desired improvements to the City's parks, and prioritization of potential improvements.

Results from the public survey illustrated a variety of trends regarding the wants and needs of those who responded. Some key findings are listed below.

#### Current Level of Satisfaction

- Respondents were asked how satisfied or dissatisfied they were with the quality of the City's parks. Over 55 percent of respondents indicated they were satisfied or very satisfied while approximately 30 percent indicated that were dissatisfied or very dissatisfied. See Figure 2.6, *Satisfaction with Parks* for a breakdown of responses.

**Figure 2.6, Satisfaction with Parks**

How satisfied or dissatisfied are you with the quality of parks in Morgan's Point Resort?

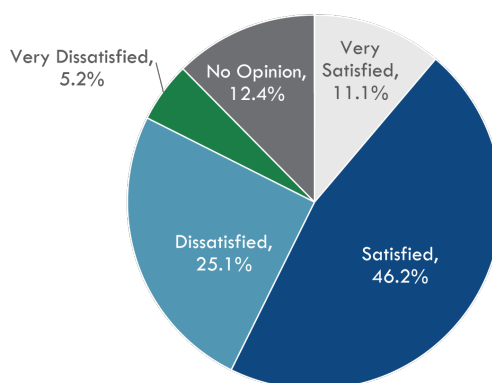
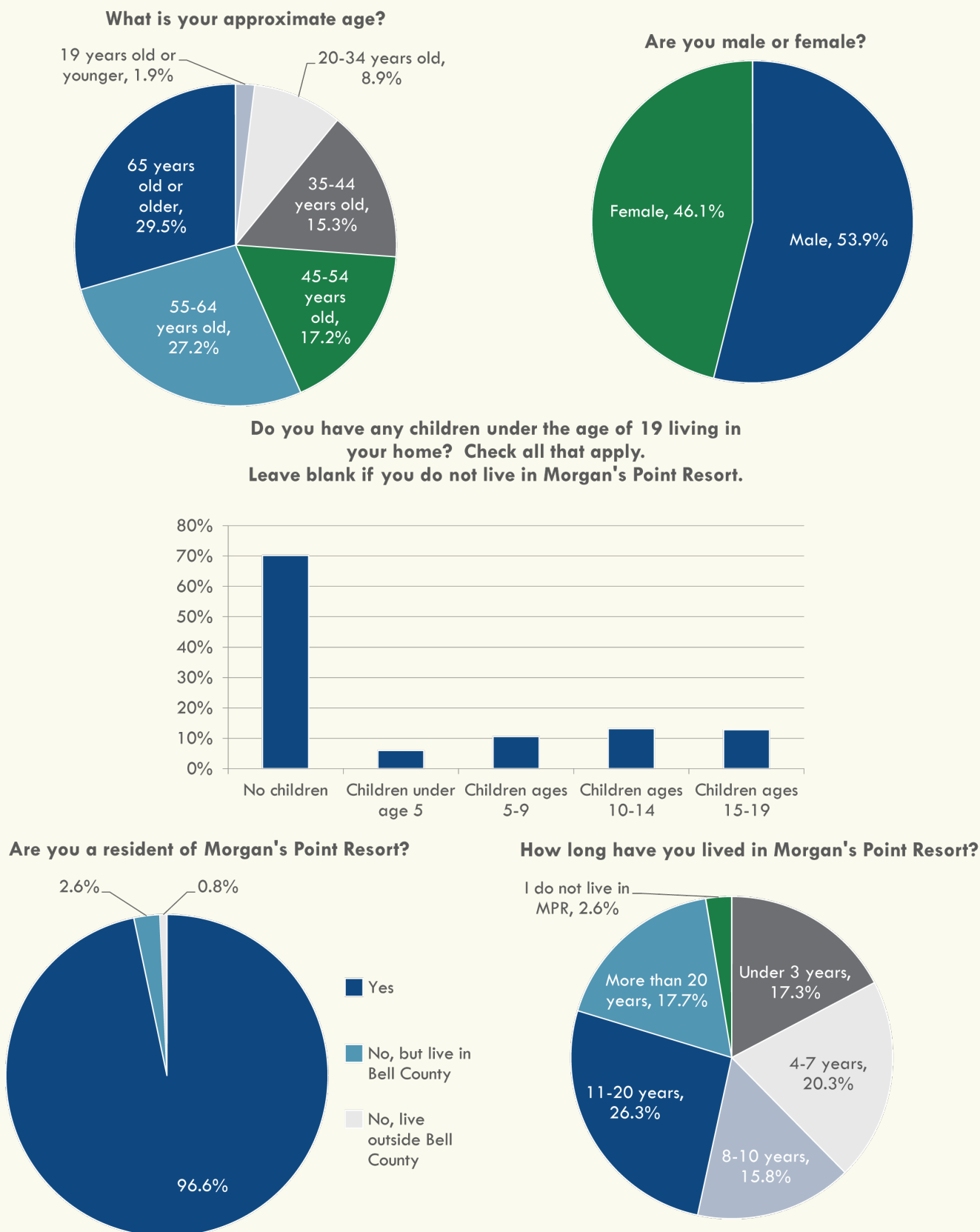


Figure 2.7, Survey Respondent Demographics

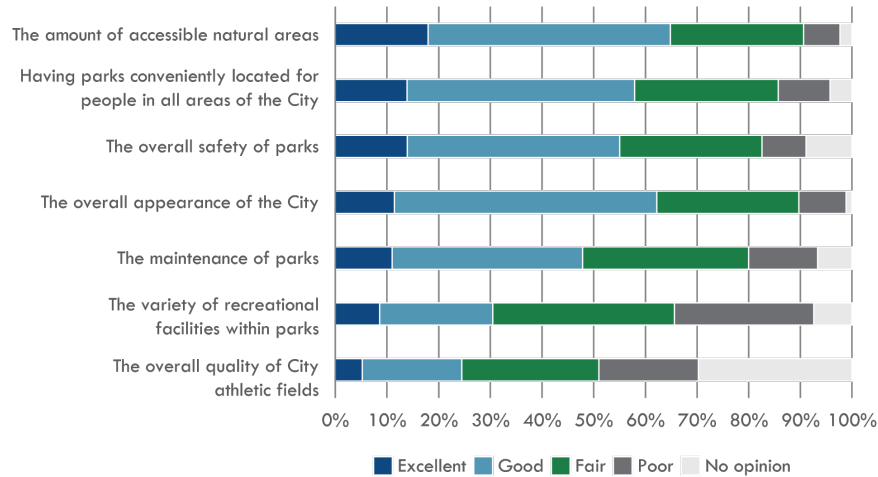


In comparison to those who completed the survey, the majority of the City's total population ranges from 10 to 19 years old and 35 to 55 years old (see Figure 2.2, Age Distribution), with slightly more women than men in the community. In 2010, only 60 percent of the community did not have children living at home as compared to the 70 percent of survey respondents. Notably, the 10 to 19 year old opinions are largely missing in the survey.

- Respondents were asked to rate the City in a variety of parks and recreation related topics. As set out in *Figure 2.8, General Satisfaction Ratings*, the amount of accessible natural areas, having parks conveniently located around the City, and the overall appearance of the City were the topics to receive the greatest amount of excellent or good ratings. The maintenance of parks, variety of recreational facilities, and overall quality of athletic fields received the lowest rating.

**Figure 2.8, General Satisfaction Ratings**

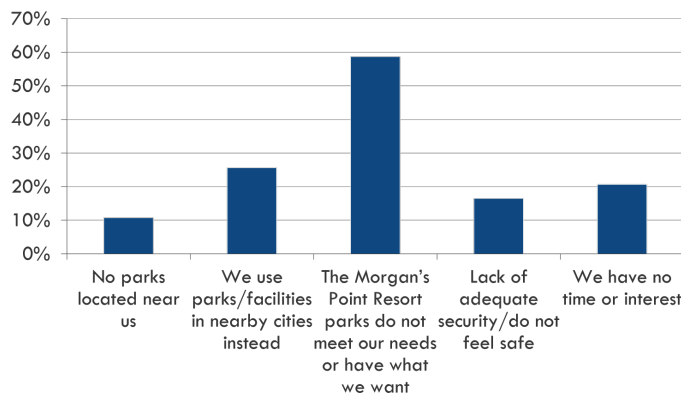
How would you rate the City in the following categories?



- If respondents did not use parks or recreational facilities within the City, they were asked to identify the reason. As illustrated in *Figure 2.9, Reasons Residents Do Not Use City Parks*, nearly 60 percent indicated that the City’s parks do not meet their needs and over 25 percent indicated that they use parks and facilities in nearby cities instead. The survey further asked what activities residents traveled outside the City to do. 63 percent of respondents indicated that they travel to another city for recreation activities. *Figure 2.10, Activities Residents Travel For*, illustrates the activities respondents travel to access. The most frequently listed activities included visiting a gym; walking, hiking, and biking trails; soccer; and golf.

**Figure 2.9, Reasons Residents Do Not Use City Parks**

If you or your family DO NOT use parks or recreational facilities in Morgan’s Point Resort, why not? Check all that apply.



**Figure 2.10, Activities Residents Travel For**

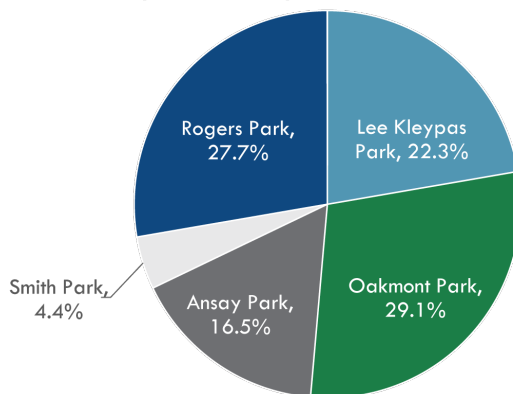


- When asked to select their favorite park, 29.1 percent of respondents indicated Oakmont Park, 27.7 percent indicated Rogers Park, 22.3 percent indicated Lee Kleyapas Park, 16.5 percent chose Ansay Park, and 4.4 percent chose Smith Park (see *Figure 2.11, Community’s Favorite Parks*). The most commonly cited reasons for their park choice were proximity to home; scenic views; play equipment; and lake access for boats, kayaks, and fishing.



**Figure 2.11, Community's Favorite Parks**

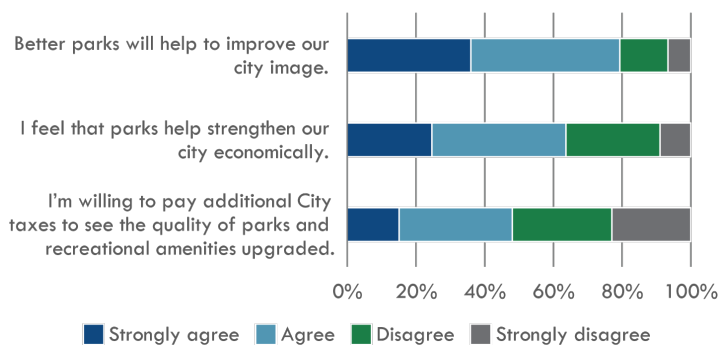
What is your favorite park in Morgan's Point Resort?



- In order to gauge the community's opinions on the impacts of parks on a city, respondents were asked how strongly they agreed or disagreed with a variety of parks-related statements. As illustrated in *Figure 2.12, Impact of Parks*, almost 80 percent of respondents either agreed or strongly agreed that better parks improve the City's image and over 60 percent agreed or strongly agreed that parks will strengthen the City's economy. However, 51 percent of respondents disagreed or strongly disagreed with the statement that they'd be willing to pay additional taxes to see the quality of parks and recreation upgraded.

**Figure 2.12, Impact of Parks**

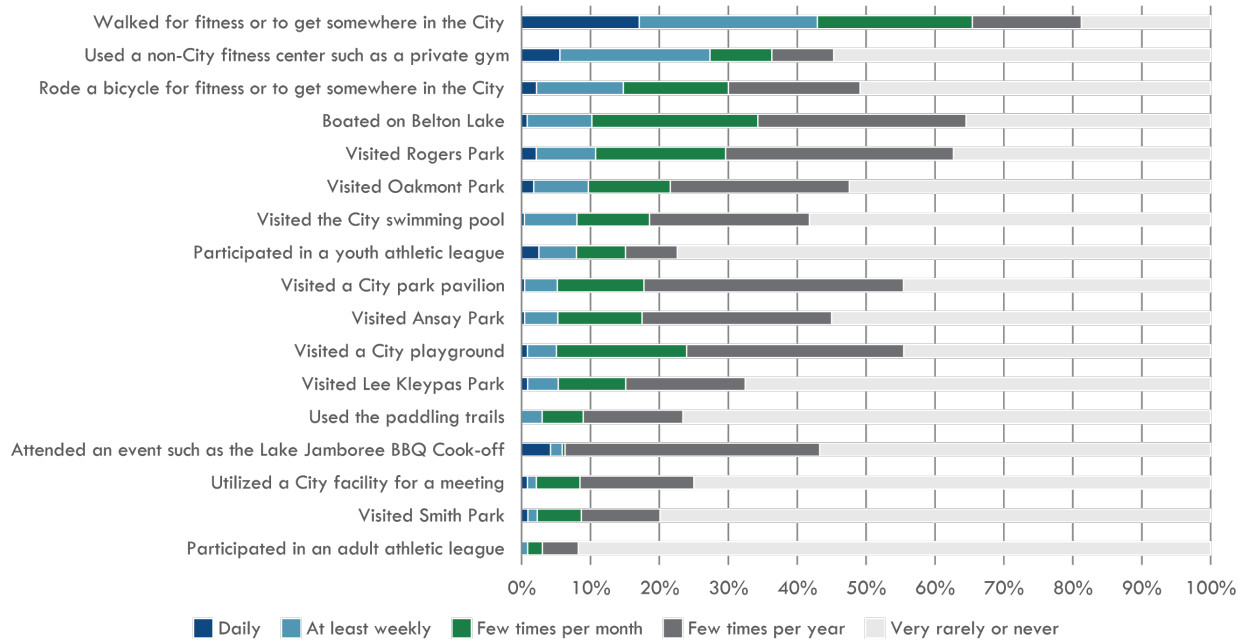
Check the box that best describes how strongly you agree or disagree with the following.



- Respondents were asked about the frequency with which they participate in various activities or visit City parks and events. As depicted in *Figure 2.13, Parks & Recreation Participation*, on the following page, walking for fitness or to get somewhere in the City, using a non-City fitness center, and riding a bicycle for fitness or transportation were the activities respondents most commonly engage in on a daily or weekly basis. It is worth noting that the park most commonly visited was a non-City park, Rogers Park, while the City's Smith Park was the least visited. When considering the activities/events frequented very rarely or never, respondents least participated in adult or youth athletic leagues or used the paddling trails.

**Figure 2.13, Parks & Recreation Participation**

In the past year, how often have you or your family participated in or utilized the following?

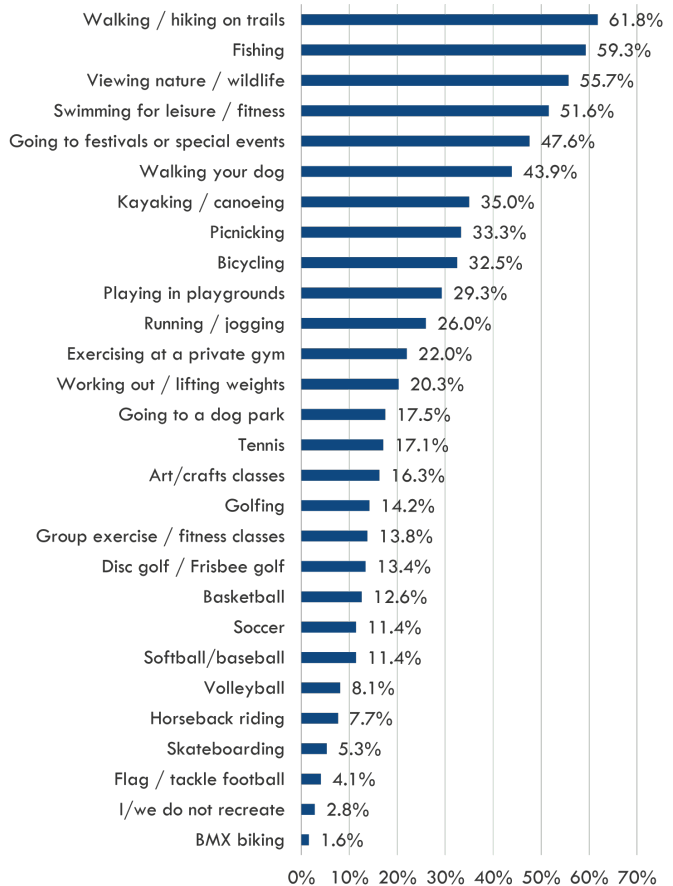


**Community Desires**

- In order to gauge current needs for the community, respondents were asked to select all of their favorite recreation activities out of an extensive list of options. As illustrated in *Figure 2.14, Recreational Preferences*, the three top rated activities were walking/hiking on trails (61.8%), fishing (59.3%), and viewing nature/wildlife (55.7%). The three lowest rated activities were flag/tackle football (4.1%), I/we do not recreate (2.8%), and BMX biking (1.6%).
- As illustrated in *Figure 2.15, Desired Park Improvements*, on the following page, respondents were asked what amenities or recreation features they would add to improve their favorite park. The more frequently respondents identified an improvement, the larger the word is depicted in the graphic. Similarly to the trends noted in the stakeholder meetings and open house, trails, playscapes, additional picnic facilities, and increased park maintenance were frequently requested.

**Figure 2.14, Recreational Preferences**

Using the list below, choose your and your family's favorite recreation activities? Check all that apply.

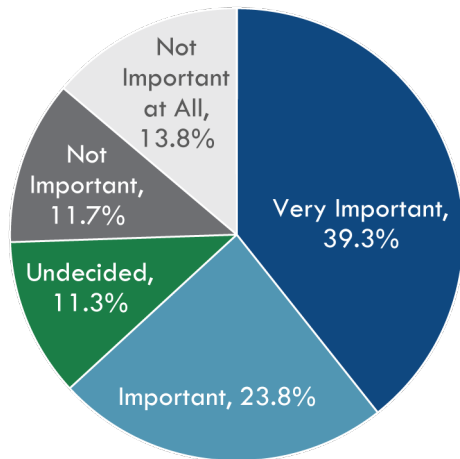




- As illustrated in Figure 2.17, *Importance of Community Sidewalks*, respondents were asked to rate the importance of sidewalks along key roads within the community. Over 60 percent of respondents indicated that sidewalks along Morgan’s Point Road and County Road are very important or important.

**Figure 2.17, Importance of Community Sidewalks**

**How important or unimportant do you feel that sidewalks along Morgan’s Point Road and County Road are?**



**Open House Public Workshop**

Once the stakeholder meetings and initial data collection were complete, an open house public meeting was held in October 2015 to solicit feedback from the general community. A variety of exercises were used to gain input regarding the goals of the Plan, future improvements to parks, and connectivity within the community. A total of 49 people attended the open house, all of which lived within the City limits or ETJ.

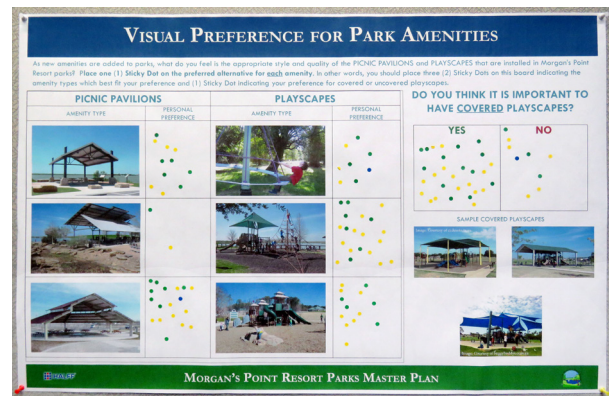
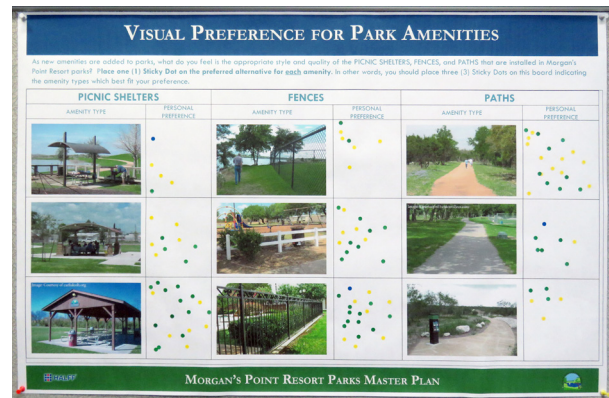
**Park Improvements**

Following discussion of the Plan goals and the park system in general, attendees were shown plans illustrating the existing facilities and a series of conceptual designs for Oakmont, Ansay, and Lee Kleypas Parks. Three alternative concepts were presented for each park (see Figure 2.18, *Alternative Park Concepts*, on the next page), illustrating different levels of improvements, gradually increasing in scope and expense. Attendees were asked to indicate their support for facilities shown on each concept in addition to choosing their preferred concept for each park. The comments and community preferences

gathered during the open house were used to solidify the recommendations and park plans found in Appendix B, *Park Concept Plans*. Based on public feedback, attendees preferred the highest-level alternatives for Ansay and Lee Kleypas Parks and the mid-level concept for Oakmont Park.

**Visual Preference Survey**

As new amenities are added to parks, it is important to determine the style and level of quality users prefer. Through a series of visual preference surveys, attendees were asked to vote on the style and quality they felt was most appropriate for picnic shelters, picnic pavilions, fences, paths, and playscapes. Attendees indicated a general preference for higher-quality styles for picnic pavilions, picnic shelters, and fences. They also preferred covered playscapes with a variety of play options, and crushed granite trails.



**Figure 2.18, Alternative Park Concepts  
Oakmont Park**



Oakmont Park Alternative 1 presented the least intensive recommendations for the park. The concept maintained the existing layout of the park, simply upgrading the facilities. Additional items added to park included a perimeter trail with exercise stations and picnicking areas.



Oakmont Park Alternative 2 illustrated a greater level of improvements than Alternative 1. The primary differences were the addition of a large pavilion for events, a reconfigured roadway with improved parking, restroom facilities, and a canoe/kayak launch. This concept was the preferred option by open house attendees.



Oakmont Park Alternative 3 presented the most intensive improvements in terms of scope and cost. This included such elements as an event stage and lawn space appropriate for events such as the City's annual Lake Jamboree BBQ Cook-Off. Additional upgrades included restricting vehicle access to the eastern portion of the park in an expanded improved parking area.

**Ansay Park**



Ansay Park Alternative 1 included minor upgrades to the park including improving the existing playground, ball field, and parking areas. It also included a lighted perimeter path with exercise stations.



Ansay Park Alternative 2 illustrated further park enhancements including an additional basketball court, a portable skate park, and a reconfiguration of the ball field to accommodate baseball and soccer.



Ansay Park Alternative 3 included the most cost-intensive upgrades to the park including such elements as an indoor recreation facility, a sand volleyball court, a permanent skate park, and potential acquisition of adjacent lots to the east of the park. Open house attendees chose Alternative 3 as their preferred concept for Ansay Park.

**Lee Kleypas Park**



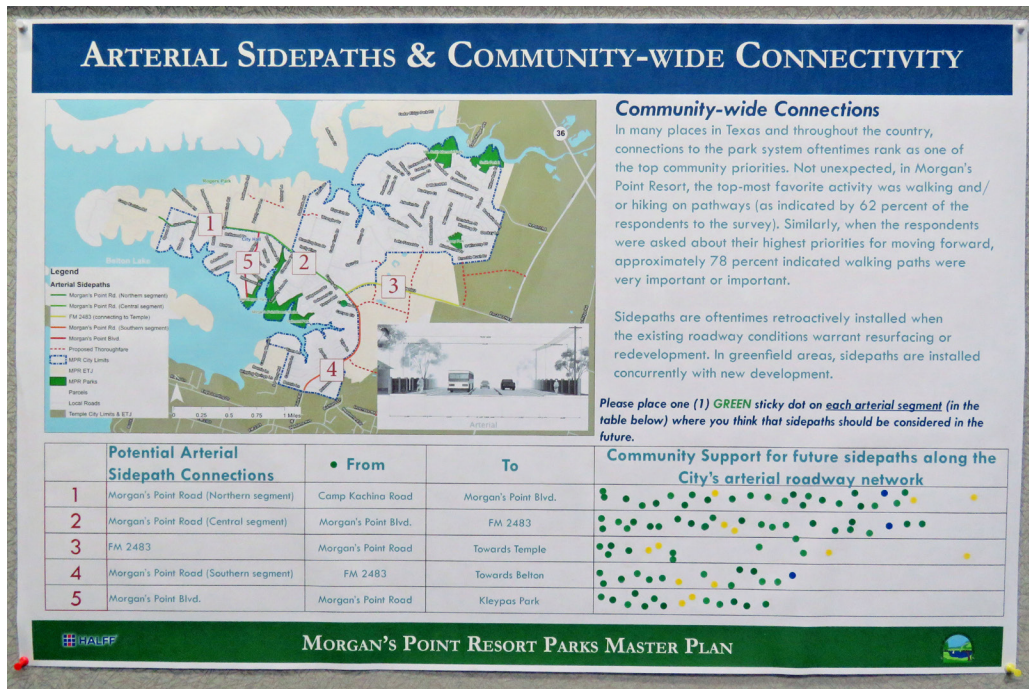
Lee Kleypas Park Alternative 1 largely maintained or improved the existing facilities at the park, including the parking facilities; playground; and basketball, tennis, and volleyball courts. New facilities in this concept included a lighted perimeter path with exercise stations and an overlook, picnic shelters, and an improved canoe/kayak launch.



Lee Kleypas Park Alternative 2 illustrated a step up in scope and cost associated with proposed improvements. Additional recommendations in this concept included improving and expanding the community center, relocating the tennis and volleyball courts to another park, adding a splash pad, and an overlook with a monument presenting historical information about Morgan's Point Resort.



Lee Kleypas Park Alternative 3 once again proposed the greatest level of park improvements. Major improvements above and beyond Alternatives 1 and 2 included a relocated and expanded community center with an indoor/outdoor event space; converting the existing community center into a pavilion with concession area; adding a fishing pier; and relocating the basketball, tennis, and volleyball courts to another park. Alternative 3 received the highest number of votes from open house attendees.



**Sidepaths & Community-Wide Connectivity**

Throughout the planning process, residents have continually expressed a desire for safer places to walk. As previously noted, sidewalks or walking trails received high levels of support in the public survey. In order to determine priority locations for such facilities, attendees were asked to indicate their support for the consideration of five key sidepaths in the community. The top three locations were three segments along Morgan's Point Road extending from Camp Kachina Road, past FM 2483 towards Belton.

**Vision Statement**

The City's vision for their parks system represents a collective aspiration for the future, while defining a direction for the goals and objectives that provide the framework for this Plan. The vision statement functions as a tool for decision-making by elected and appointed officials, guides City staff priorities, and helps to build community consensus to ensure that everyone is cohesively working together towards a common future. The vision statement presented in Figure 2.19, Morgan's Point Resort Parks Vision Statement, on the next page, was derived from input received during early public engagement.

**Plan Goals & Objectives**

Goals and objectives for a plan such as this create the foundation for guiding future decisions and development.

Goals are an important part of the planning process in that they provide the underlying philosophical framework for the decisions that the City will make when evaluating the need for park or recreation improvements. The goals in this Plan reflect the desires of the citizens, elected and appointed officials, and City staff.

**Goal # 1** - Improve Morgan's Point Resort's types and quality of park amenities to serve the multi-generational needs of Morgan's Point Resort citizens and their families.

Objective 1.1: Use diverse and reasonable criteria to identify park needs, including reasonable calculations of potential level of use, and the ability of each facility to respond to Citywide needs in a cost effective manner.

Objective 1.2: Provide a reasonable balance of recreational facilities that address the needs of all age groups, young and old, active and passive, athletic and non-athletic, and in all socioeconomic categories.

Objective 1.3: Interpret and prioritize citizen needs and desires for recreation facilities.

**Goal # 2** - Ensure an open and transparent process regarding new park planning, design, and implementation.

Objective 2.1: Encourage and provide opportunities for citizens to participate in planning, development,

Figure 2.19

### Morgan's Point Resort Parks Vision Statement

*“By the year 2025, Morgan's Point Resort will provide its residents and visitors with a well-maintained parks system equipped with a variety of facilities and recreation opportunities appropriate for all ages. The parks and preserved open spaces will create opportunities for users to experience natural beauty and pursue healthy lifestyles, physical fitness, and community interaction through active and passive, land and water-based recreation.”*



maintenance, and operation of the City's parks, recreation, and open space system.

Objective 2.2: Through the use of a public participation process, ensure that the public has an opportunity to view and provide comments on new park concepts plans prior to approval and implementation of design and construction plans.

Objective 2.3: Periodically update the long-range plan and standards to reflect changing conditions in the City and provide a forum for citizen input.

**Goal # 3** - Preserve and enhance the City's green spaces and natural resources.

Objective 3.1: As part of the Citywide park planning and development process, establish criteria to identify key open space areas and natural areas worthy of preservation throughout the City and ETJ.

Objective 3.2: Identify key natural space corridors and lands with unique natural qualities throughout the City, and prioritize key areas for preservation.

Objective 3.3: Establish policies and methods to preserve key natural areas in and around the City. Use mechanisms that preserve needed floodway and drainage ways.

**Goal # 4** - Maintain parks in a clean and well-functioning state through allocation of dedicated maintenance funding, equipment, and staff time.

Objective 4.1: Provide maintenance staff with the manpower and resources to maintain all parkland and facilities in a superior manner. Provide additional operations and maintenance resources as new recreational facilities are developed and added to the Morgan's Point Resort parks system.

Objective 4.2: Use native plant materials and xeriscape techniques where appropriate to reduce maintenance and irrigation costs in parks and on City properties.

**Goal # 5** - Facilitate the pursuit of outside sources of funding (e.g., grants) to supplement the City's available funding.

Objective 5.1: On an annual basis, apply for grants and identify additional funding to implement the facility and recreation recommendations of the Morgan's Point Resort Parks Master Plan.

Objective 5.2: Coordinate extensively with other local and regional entities to avoid duplication of service and capitalize on the benefits that could be realized through use of combined resources and efforts.

Objective 5.3: Consider both the initial and perpetual costs of all park and facility improvements when making parks and recreation decisions.

Objective 5.4: Work to strengthen local organizations that can assist with recreation programs for the residents of Morgan's Point Resort.

**Goal # 6** - Develop a park system that will improve the physical form, appearance, and economic attractiveness of the City.

Objective 6.1: Implement a long-range program for continued improvement of Morgan's Point Resort's parks system based on the Morgan's Point Resort Parks Master Plan.

Objective 6.2: Identify benchmarks that will indicate progress towards meeting this goal.

Objective 6.3: Where appropriate, incorporate public art into major parks or green spaces in the City.

Objective 6.4: Maintain a high-quality parks, recreation, and open space system, signifying to residents and visitors that Morgan's Point Resort is a thriving community progressing towards a great future.

**Goal # 7** - Plan and redevelop parks in Morgan's Point Resort to become a focal point in the City for current and future citizens and visitors.

Objective 7.1: Incorporate design features so that each park becomes a green focal point of the neighborhood around it.

Objective 7.2: Provide funding and resources for adequate landscaping and irrigation when renovating existing parks or designing and constructing new park facilities.



**Goal # 8** - Create opportunities for internal and external linkages to and between parks.

Objective 8.3: Develop a Morgan's Point Resort path system, in appropriate locations, to provide pedestrian connectivity in the community.

Objective 8.1: Provide arterial sidepaths along key thoroughfares to increase safe, comfortable locations for pedestrians to walk throughout the community.

Objective 8.2: Provide internal loop trails within parks where appropriate.

THIS PAGE INTENTIONALLY LEFT BLANK



# Existing Conditions and Needs Analysis

*In order to best plan for the parks and recreation needs of the community, it is important to gain an understanding of the current facilities that exist and their condition and level of use. This will in turn help to determine whether the current facilities are addressing the current and future parks and recreation needs of the community. Through an analysis of the current inventory and condition of facilities, and a comparison of that data with local level-of-service ratios, the opinions voiced by the community, and the local resources available, the Parks Master Plan can develop a clear picture of what is currently lacking and where opportunities exist in the parks system.*

## Introduction

Morgan's Point Resort has a network of six parks distributed throughout the City. Five out of the City's six parks are located along the waterfront of Belton Lake. While the parks have great potential, many lack the level of amenities (e.g., defined parking, internal walking trails, lighting) and activities that are typical in most park systems. This may be sending the wrong message to visitors and residents alike. This section identifies where park service is deficient, discusses park standards, and the general condition of Morgan's Point Resort's parks.

Due to its close proximity to City residences, Roger's Park will be included in the discussion of the community's parks, despite the fact that it is not City-owned.

## Park Classifications

This Plan follows national and state guidelines that identify three broad categories of parks.

- **Local, Close-to-Home Space.** These parks are usually located within the community that the park serves. Subset park types within this category include pocket parks, neighborhood parks, and community parks.
- **Regional Space.** Regional parks can be located within a one to two-hour driving time radius of the area they serve. Parks in this category include metropolitan parks, county, and state parks.
- **Unique Space.** These parks may be either local or regional. They can be defined as areas that are

unique in some way, either due to physical features or the types of facilities offered. Parks in this category include linear parks, special use parks, or land conservancies.

Local, close-to-home parks are the most important category as they address daily recreation needs of the community. Due to the small size of the City and the differing recreational opportunities at each park, all of the parks in Morgan's Point Resort meet the typical classifications of both neighborhood and community parks. With its sole focus of providing access to Belton Lake, the Morgan's Point Resort Marina is considered a special use park. Finally, while it is not within the City's limits, Rogers Park is an easily accessible regional park.

A description of the general types of parks included in the Morgan's Point Resort parks system follows:

### Neighborhood Parks

Due to their close-to-home location and ease of access for pedestrians and bicyclists, neighborhood parks form the foundation for daily recreation in most cities. They ideally provide facilities and recreation options for all ages and are thus family-friendly destinations. Neighborhood parks typically serve one large or two smaller neighborhoods and are not intended to serve more than 2,000 to 4,000 residents per park. These parks should be accessible to residents within a one-quarter-mile (ideal) or one-half-mile (standard) radius and are commonly meant to be accessed by foot. Neighborhood parks are generally located away from major arterial streets and should be accessible without requiring residents to cross major streets.



The playground at Ansay Park is an example a typical neighborhood and community park feature.

**Size.** While the size of neighborhood parks vary due to physical conditions and available land, an ideal size ranges from three to 10 acres. However, neighborhood parks commonly range in size from less than one acre to a maximum of 15 acres.

**Location.** When possible, neighborhood parks should be centrally located in the neighborhood they serve to provide easy access to residents. They should be accessible by foot and located on local or minor collector streets which do not allow high-speed traffic.

**Parking.** Generally, a minimum of eight parking spaces per new neighborhood park is recommended with an additional two ADA accessible parking spaces per each neighborhood park. The exact amount will vary based on the size of the park, the availability of safe on-street parking, the facilities offered, and the number of users the park is designed to attract.

**Facilities.** Typical facilities found in neighborhood parks include:

- Playground equipment with adequate safety surfacing
- Unlighted practice fields for baseball, soccer, and football, etc.
- Unlighted tennis courts
- Unlighted multi-purpose courts for basketball and volleyball
- Open areas for unorganized play
- Picnic areas with benches, picnic tables, and cooking grills
- Shaded pavilions or gazebos
- Jogging and exercise trails
- Security lighting

Restrooms are not typically provided at neighborhood parks as they increase maintenance requirements and the parks are located close to residents' homes.

### **Community Parks**

Community parks are larger parks which serve a group of neighborhoods or portion of a city. They are usually accessed by vehicle, but nearby residents may walk or bike to them. A variety of recreational facilities are provided, including in some cases, playing fields (often lighted) for

organized sports, hike/bike trails, and sufficient parking to accommodate participants, spectators, and other park users.

**Size.** The typical community park should be large enough so it can provide a variety of facilities while still leaving open space for unstructured recreation and natural areas. The park should also have room for expansion, as new facilities are required. A typical community park varies in size from 10 acres to over 50 acres.

**Location.** Typically community parks should be located near a major thoroughfare to provide easy access from different parts of the city. Due to the potential for noise and bright lights at night (if lighted fields or facilities are included), community parks should generally be buffered from adjacent residential areas.

**Facilities.** Facilities generally located in community parks may include:

- Play equipment with adequate safety surfacing
- Active free play areas
- Picnic areas and pavilion(s)
- Restrooms
- Jogging, bicycle or nature trails, sometimes lighted for evening use
- Lighted ball fields, suitable for organized competitive events
- Recreation center (if appropriate)
- Sufficient off-street parking based on facilities provided and size of park
- Lighting for evening use
- Other facilities as needed which can take advantage of the unique characteristics of the site, such as nature trails or fishing adjacent to ponds, swimming pools, amphitheaters, etc.

**Parking.** This varies based on the facilities provided and the size of park. The National Recreation and Park Association recommends a minimum of five spaces per acre, with one ADA compliant parking space per 25 standard spaces. Additional parking for specific facilities within the park such as pools or ball fields may also be needed. The specific amount of parking provided in each park should be determined by the facilities provided in that park.



Roger's Park is as regional park in Bell County.

### Regional Parks

Regional parks are intended to serve the entire city and beyond and very often become the premier park in that area. It is land that is dedicated as parkland due to its regional importance or relevance. This may be due to its natural characteristics including habitat, geological formations, and/or aesthetic beauty. Other reasons may be the role that the particular site plays in issues of regional importance (e.g., historical memorial, habitat protection, or ecological service including water conservation and flood protection). The size of a regional park can vary from less than 10 acres to several thousand acres, depending on the purpose and character of the site. Regional parks are often under the ownership and control of county or state government. Regional parks should be located near highways or major arterials to provide easy access from different parts of the city.

Due to the potential for traffic, noise and bright lights, regional parks should be buffered from adjacent residential areas.

With the public boat ramp, prime water access, and pristine views, Roger's Park is an example of a regional park.

### Special Use Parks

Special use parks are designed to accommodate specialized recreational activities. As the facility needs for each activity type are different, each special purpose

park usually provides for very specific activities. Examples of special use parks include:

- Athletic fields or complexes
- Open space preserves or natural area parks
- Swimming pool centers
- Tennis complexes
- Golf courses
- Marinas

**Nature parks and preserves** are a critical part of the land use system in any city. They provide wildlife habitat, flood control, and places for passive recreation. These parks can greatly vary in size depending on the resources available, but are meant to have a citywide service radius. The benefit and inclusion of places that are natural areas or unprogrammed open space has been largely overlooked in the context of typical park master plans. Conservation and preservation are especially valuable as, over time, natural resources disappear in our cities and natural habitat is diminished. The value of walking through historic and natural places that have been left untouched is immeasurable. Such opportunities are rapidly becoming rare, and the identification and protection of such areas is urgently needed in most cities today. Cities that marshal the will and act quickly to conserve natural resources demonstrate the foresight and resolve necessary to ensure that future generations may enjoy something of beauty and timelessness.

Natural areas and open space are part of a city's resources and are its natural gems. The value of such land may have visual, historic, and cultural appeal that imprints upon the visitor, creating a sense of place and lasting memories. Wilderness, creeks, ponds, prairies and particular geologic formations or topographic change may all be considered elements worthy of protection, public access, and celebration. As unprogrammed space, there is the added benefit of these areas as self-maintaining. There may be the occasional need to check for hazards, but maintenance is generally not a significant factor. Other than recreational and aesthetic opportunities afforded by natural areas, they also have huge economic value to society in terms of ecological services provided – functions such as water and air purification, carbon sequestration, flood control, pollination, air cooling, and positively effecting human health and well-being.

Large areas that are intended to provide access to nature, or to preserve key natural assets in a city are a unique category of parks. While there are no specifically defined nature preserves in Morgan's Point Resort, the City has preserved a series of "green easements" between

residential backyards throughout the City. This land provides a valuable opportunity to preserve some of the City's natural areas in perpetuity. Recommendations for these and other natural areas in the City will be further discussed in Chapter 4, *Plan Recommendations*.

An additional type of special use park is a "**special interest park**" which is often a skate park, dog park, or some other park designed to accommodate a special recreational need. Many cities only accommodate one park of each special interest type (e.g., only one skate park per city). Although in the future, demand from residents might be able to sustain two or more of each type of special interest park. Another popular alternative is incorporating special interest park areas into larger community or regional parks.

The Morgan's Point Resort Marina is a perfect example of a special interest park that currently serves a unique, single special interest (i.e., providing access to Belton Lake). The City's swimming pool is an example of a special interest activity incorporated into a larger park.



While a swimming pool can be an isolated special use park, it is often included as an element in a community park.

## Purpose of the Existing Park Inventory

Morgan's Point Resort is currently responsible for the operation and maintenance of six park sites, totaling 129.8 acres (see Map 3.1, *Existing Park System* and Table 3.1, *Existing Parks System*).

Understanding the types of parks and their distribution helps to determine whether or not the public is being well served with recreation opportunities. The number, type, distribution, and condition of parks also defines the effort and cost required for maintenance and operations.

Having an up-to-date inventory is a key part of the park planning process. It helps to understand which parks and recreation facilities are currently available, to assess the condition of those facilities, and to understand what facilities are lacking within different areas of the City. The need for new or improved recreational facilities can be determined by comparing the available park facilities with the characteristics of the residents the park system serves.

Morgan's Point Resort has a small network of established parks. The City is unique in that, for the size of the community and the parkland available, most City parks serve as both neighborhood and community parks. The park profiles on the following pages define the park types, maintenance levels, and existing facilities at each park.

**Table 3.1, Existing Parks System**

PARK NAME	PARK TYPE	ADDRESS	ACREAGE
Ansay Park	N/C	Lake Forest Drive & South Winecup Drive	7.7
Lee Kleypas Park	N/C	60 Morgan's Point Boulevard	11.0
Oakmont Park	N/C	End of Tanyard Road	14.9
Morgan's Point Resort Marina	SU	16 Calamity Jane Drive	40.1
M. L. Smith Memorial Park	N/C	End of North Walnut Court	30.3
East M. L. Smith Memorial Park	N/C	End of North Jack Rabbit Court	25.7
<b>Total City-Owned Parks</b>			<b>129.8</b>
Roger's Park	R	Rogers Park Road	93.9

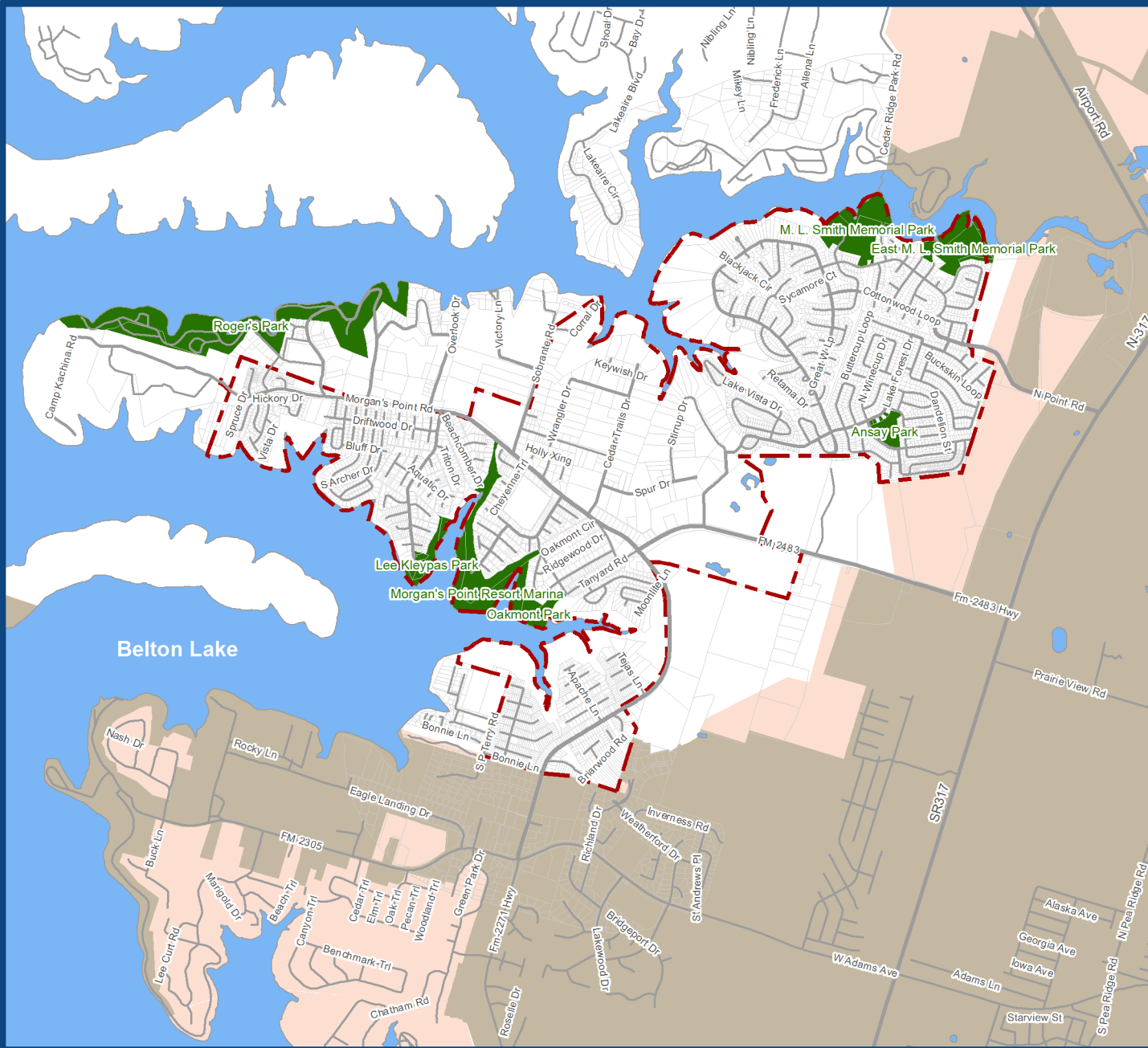
N = Neighborhood  
C = Community

SU = Special Use  
R = Regional

**Total Including Roger's Park** 223.6



Map 3.1, Existing Parks System



**LEGEND**

- MPR City Limits
- Parcels
- Parks
- Local Roads
- Adjacent City Limits
- Adjacent City ETJs
- Major Roads



## ANSAY PARK

### Surrounding Uses

- Single-Family Residential
- Manufactured Homes
- The City is in the process of acquiring several vacant parcels directly adjacent to the park

### Accessibility

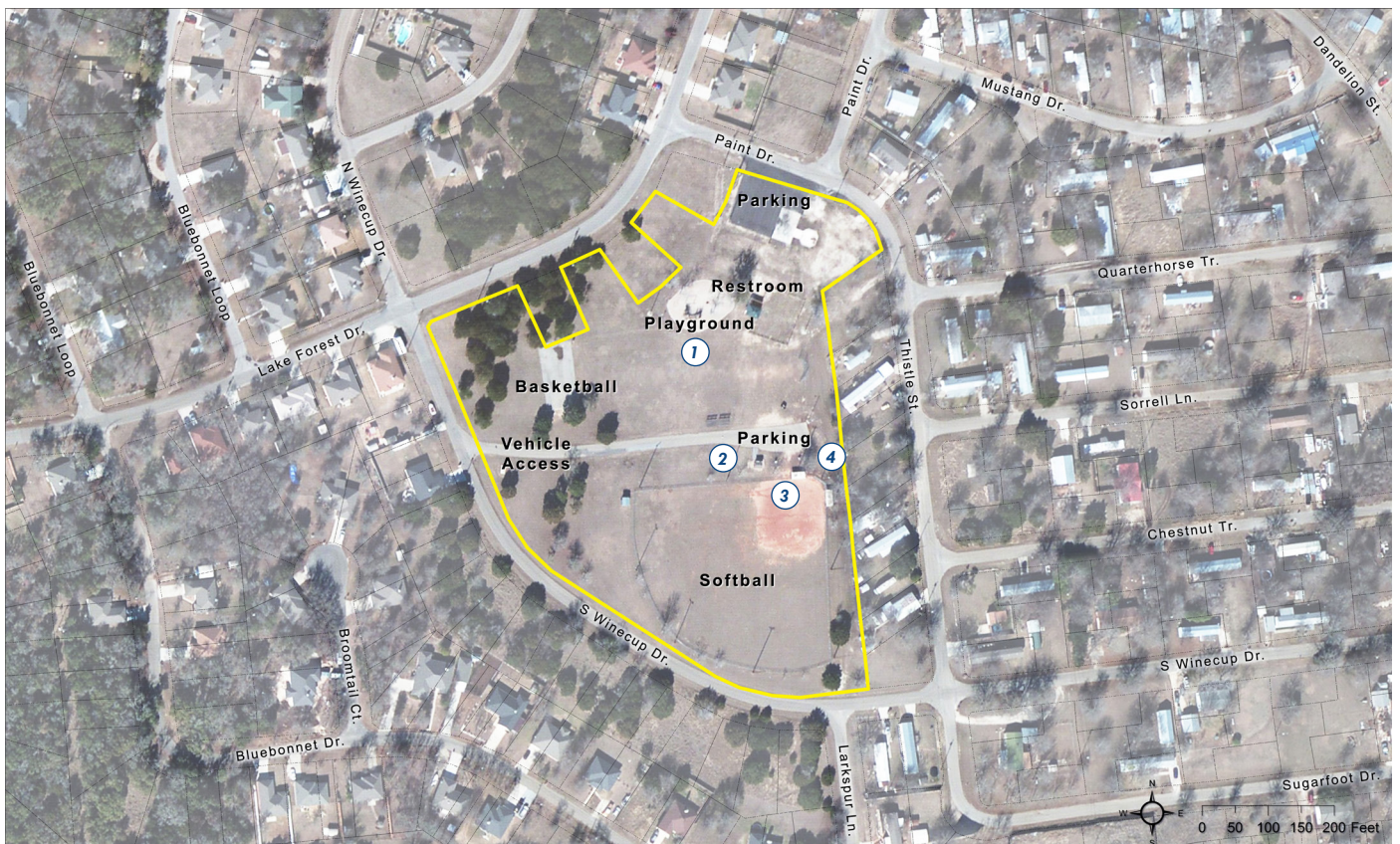
The park is bordered by Thistle Street, S. Winecup Drive, Lake Forest Drive, and Paint Drive. While there are no formal sidewalks, the site can be easily accessed by foot or bike via most of the surrounding roads. However, there are no secure bike racks provided. The inhabited parcels along the eastern edge of the park largely restrict direct access from Thistle Street. While vehicular traffic is generally slow in the neighborhood, Lake Forest Drive is the fastest paced road as it is the primary collector in the neighborhood. There are two small unstriped parking areas on site.



### Description

Ansay Park is a 7.7 acre park. The site includes a playground, basketball court, lighted, fenced-in baseball/softball field (constructed in 1973) with bleachers, covered picnic tables, and two small unstriped parking areas. The property is equipped with electric and water utilities and there is a restroom with an associated septic field on site. There are scattered trees in the park, but the site is largely open lawn. The baseball/softball field is solely used for practice or pick-up games. Currently two special events are held at the park; the City's Easter Event and the Lake Jamboree BBQ Cook-Off which bring anywhere from 300 to 4,000 people to the park. Other than during special events, the site is somewhat well used, but there are not enough activities to bring many people to the park.

While this park has a variety of amenities, many of them appear to be poorly maintained or pose potential safety hazards. The integrity of the playground equipment appears to be intact, but the paint on most of the equipment needs to be touched up. The playground sits on pea gravel which is no



longer viewed as a safe playground surface. The basketball nets are in disrepair and the baseball/softball infield is in need of maintenance. The picnic pavilions are large enough to cover one table, but do not provide much additional space for users to move around. Electric utility boxes are situated behind the baseball/softball back stop and are not protected or securely locked, thus creating a potential safety hazard. There have been resident complaints of vandalism in the park. With better maintained facilities and additional activity opportunities (e.g., perimeter walking path), more people will be drawn to the park. With greater amounts of people using the site, vandalism would likely be reduced and site security increased.

### Opportunities & Constraints

Due to its location and existing types of uses, Ansay Park is the only park that currently meets the conditions necessary for active recreation. Its centralized location in the largest contiguous neighborhood within the City provides an opportunity to create this park as the community's active recreation hub. On the flip side, due to its location in a residential neighborhood, the use

of evening lighting and scheduling of noisy events needs to be considered in order to reduce potential negative impacts on adjacent neighbors.

Currently the fenced-in baseball/softball field is infrequently used. As such, it is creating largely wasted "real estate" in the park. Expanding the potential for this area could draw additional users to the park.

Lastly, as a relatively flat, open site, the park provides an excellent opportunity for an internal loop trail accessible to all user types.



The existing playground is used by children in the neighborhood.



The covered picnic table near the baseball/softball field provides minimal shelter.



The baseball/softball field requires maintenance.



The electric utility boxes create a potential safety hazard.

## LEE KLEYPAS PARK (AND GARRETT & MIC HILL COMMUNITY CENTER)



### Surrounding Uses

- Single-Family Residential
- Multifamily Residential
- Morgan's Point Resort Water Treatment Plant
- Belton Lake
- Morgan's Point Resort Marina
- Morgan's Point Resort City Hall

### Accessibility

Lee Kleypas Park is solely accessible from the north by Morgan's Point Boulevard. There are currently no sidewalks provided along this road. Residents do walk and bicycle in the road's 60-foot right-of-way, but as there is no dedicated area for pedestrians and bicyclists, this is unsafe. Residents who live north of Morgan's Point Road need to cross this major road in order to access the park via bike or foot. Currently, no safe crossing is provided. Minimal undefined parking is available at the Garrett and Mic Hill Community Center as well as an additional small lot on the east side of the road. There are no bike racks provided at this park. While there is an old boat ramp at the southern end of the park, boats are not permitted to use this to access the site. Conversely, paddlers, canoers, and kayakers are allowed to use this ramp.

### Description

Lee Kleypas Park is the City's oldest park, with some facilities dating back to 1964 (tennis courts, club house, swimming pool, and playground). The park is currently leased from the U.S. Army Corps of Engineers. The site is 11.0 acres including approximately 5.9 developed acres. The park is sometimes known as Kiddie Land and is well used by the families in the City. A variety of Auxiliary and City events are hosted at the park.

The park includes a picnic pavilion with tables, two tennis courts, a sand volleyball court, playground, basketball court, swimming pool, and the Garrett & Mic Hill Community Center. The Community Center includes a kitchen, open event space, and restrooms. There is an inactive boat launch at the southern tip of the park which is used as an emergency access site for the Morgan's Point Resort Paddling Trail. Residents also use this area for swimming in the lake, although this is an unsanctioned activity according to the U.S. Army Corps of Engineers. Portions of the park have electric, water, and sewer utility connections.

Rock outcroppings to the west of the boat launch are used by locals as a fishing location. A largely unimproved path runs along the eastern edge of the peninsula and leads to



a concrete pad. This path is submerged when Belton Lake is above its intended capacity.

The City's swimming pool attendance typically maxes out at 50 people on a busy day. The fenced-in pool area includes picnic tables, lounge chairs, and a gazebo. The area within the fence is irrigated.

While the site has a variety of facilities, many of them are in need of upgrades. The Community Center would better serve the community as a larger facility with updated facilities. The tennis court and basketball court and nets need to be maintained and/or improved. The playground equipment in the park is outdated and does not meet today's safety standards. The volleyball court is not well maintained and is infrequently used. Lastly, as the location of many community events, the amount of parking on site is insufficient.

### Opportunities & Constraints

Considering the site's history and the scenic views of Belton Lake, the park provides an opportunity for an interpretive memorial to educate the public about the City's history and the lake.

The site's location and access to the water (both physical and visual) create opportunities for a defined canoe/kayak launch and upgraded family recreation amenities.

As the only current park that has water, electric, and on-site sewage connections, this park is the most efficient choice for an enhanced community center/conference center.

The existing concrete pad along the eastern shoreline of the lake creates an opportunity for a defined fishing area. With upgrades to this spot, users could be provided with a safe, comfortable location for a day of fishing.

Lastly, the northeastern portion of the park is largely unused. With careful consideration for user safety along the edge of the slope to the water, this area has potential to be used for an internal walking trail within the park.

With select upgrades, enhanced maintenance, and some design changes, Lee Kleypas Park has potential to serve as a high-quality family recreation and community gathering park.



The community pool is in a fenced area south of the Community Center.



The current play equipment is well used but does not comply with current safety standards.



The existing tennis courts are in need of maintenance.



The non-active boat ramp provides access to Belton Lake for pedestrians, canoers, and kayakers.

## OAKMONT PARK

### Surrounding Uses

- Single-Family Residential
- Belton Lake
- Natural Area (owned by U.S. Army Corps of Engineers)

### Accessibility

A formal park entrance is located at the end of Tanyard Road and a small parking area is provided on site. No sidewalks are provided in the neighborhood but nearby residents could walk or bike to the site on the low speed neighborhood roads. There are no bike racks at Oakmont Park. Safe pedestrian and bicycle access is limited to the immediate neighborhood as a safe crossing is not provided at Morgan's Point Road to the north.



### Description

Oakmont Park is a 14.9-acre park. Approximately 5.8 acres of the park are minimally developed with an entry road, small parking area, a gravel loop road, a swing set, picnic tables, benches, and a non-active boat launch. The northern portion of the site is largely wooded while the southern half is characterized by scattered trees, large open grass areas, and stunning views of the lake. There are no water or electric utility hook ups on site, but they are accessible in the near vicinity.

Portions of the site are in the floodplain and the park has experienced flooding as high as the swing set during large rain events. The park is largely used for the playground, by dog owners, for other passive recreation, and as a location for a variety of City and Auxiliary hosted events.

The park is in need of maintenance and the playground equipment does not meet current safety standards.



## Opportunities & Constraints

Oakmont Park holds great potential to be used for large events. With careful handling of the user safety along the edge of the shore, the large open expanses of lawn areas provide ample space for community events such as the Lake Jamboree BBQ Cook-Off.

In addition to community events, the uninhibited views of Belton Lake could provide an excellent background for such events as family reunions, weddings, etc.

While the existing, non-active boat launch cannot be converted to a functioning boat ramp, there is potential to add an improved canoe/kayak launch in the same location. Additionally, the open, shallow topography on much of the site provides an easy opportunity for an internal loop trail within the park.

As the northern edge of the park backs up to residential properties, park enhancements will need to consider buffering the property line to ensure that adjacent residents maintain their privacy.



Oakmont Park is largely characterized by expansive open areas.



Picnic tables provide seating for parents watching their children at play.



The park is surrounded by panoramic views of Belton Lake.



Oakmont Park is used as part of the City's annual Camp Challenge program.

## MORGAN'S POINT RESORT MARINA



### Surrounding Uses

- Single-Family Residential
- Belton Lake
- Natural Area (owned by U.S. Army Corps of Engineers)

### Accessibility

The Marina is accessed via Calamity Jane Drive. There are no formal sidewalks in the neighborhood but residents in the immediate area could walk, bike, or drive to this location. Safe pedestrian and bicycle access is limited to residents in the immediate neighborhood since those who live further out in the City would need to cross Morgan's Point Road, which currently lacks a safe crossing. Vehicle and trailer parking is provided at the Marina but there are no bike racks.

### Description

The Morgan's Point Resort Marina is a 40.1-acre park. Approximately 6.5 acres are developed with an entry road, daily parking area, longer-term trailer parking area, boat ramp, and 148 boat slips ranging from 20 feet to 50 feet in length. A portable restroom is provided for Marina users. A permanent restroom is on site as well, but does not appear to be open. The Marina is one of the two designated Morgan's Point Resort Paddling Trail access points. Aside from the developed area near the water, the remaining 33.6 acres are undeveloped natural areas. The Marina was destroyed by a tornado in 1997 and was rebuilt and reopened in 1998. The Marina is open to both residents and non-residents and is favorably priced compared to other local options. It typically takes approximately two years to obtain a boat slip as there is a long waiting list. The Kids Fishing Derby is held at the Marina every June.





## Opportunities & Constraints

As a specialized facility with boat traffic, options for additional development are limited. While development of intense active recreation amenities (i.e., a use that could draw large amounts of foot traffic at any given time) on site such as a baseball field would be inappropriate, the undeveloped acreage of the park provides opportunities for a playground, picnicking facilities, and low-key active recreation (i.e., a use that accommodates low numbers of people at any given time), such as tennis courts. Inclusion of such amenities would allow local neighborhood residents, as well as paying Marina customers, to include land-based recreation into their day at the Marina.

The park's large expanses of untouched woodland areas in the southern portion of the park provide an opportunity for a natural internal loop walking path system. The size of this area provides sufficient space for pedestrian movement through the woodlands while preventing encroachment on adjacent residences.



The Marina currently includes 148 boat slips.



Boat trailer parking is located at the top of the hill above the primary parking area.



The existing restrooms on site do not appear to be open.



The Marina is one of two dedicated Morgan's Point Resort Paddling Trail access points.

## M. L. SMITH MEMORIAL PARK



### Surrounding Uses

- Single-Family Residential
- Belton Lake
- Natural Area (owned by U.S. Army Corps of Engineers)
- East M. L. Smith Memorial Park (less than one-half mile to the east)

### Accessibility

The park can be accessed by vehicle, foot, or bicycle via N. Walnut Court. A cul-de-sac at the end of N. Walnut Court provides a small amount of parking. There are no sidewalks in the neighborhood, but the low speed roads provide reasonably safe pedestrian and bicycle access. While there are no bike racks provided, bicycles could technically be locked to the barriers around the cul-de-sac. The slopes along the shoreline vary, but are shallow enough to allow canoes and kayaks to land in a few locations. Similar to East M. L. Smith Memorial Park, while this park is accessible, many residents, and especially those who don't live in the immediate neighborhood, do not use it or realize that it is a park.

### Description

M. L. Smith Memorial Park was dedicated in 1976. The park includes 30.3 acres, of which only approximately 1.4 acres are currently developed. The park contains a handful of benches, barbecue grills, and trash can stands. There is also a dedication monument and concrete memorial in the shape of the state of Texas. Aside from these minimal amenities situated in an open grass area, the remainder of the site is characterized by shrub and woodland vegetation, interesting rock features, and steep slopes along much of the shore. There are no water or electric utility hook ups on this site. A power line right-of-way runs through the eastern portion of the site from Cottonwood Loop to the edge of Belton Lake.

Without exception, all of the amenities on site are in need of maintenance. Many of the benches are warped, the barbecue grills need to be cleaned, and there are no trash cans in the stands provided. There is evidence of beer bottles and debris in a secluded area of the park which indicates the site is likely used as a teen hangout area.



## Opportunities & Constraints

As a very similar site, M. L. Smith Memorial Park and East M. L. Smith Memorial Park hold many of the same opportunities and constraints.

The site's secluded location can cause potential park users to feel unsafe. Providing upgraded facilities, thus encouraging greater use of the park, could help to increase the level of user comfort.

This park provides another opportunity for a largely passive park. With the minimal disturbance required for a dog park and/or disc golf course, this park could be used as an alternate to East M. L. Smith Memorial Park.

As there are already some picnicking facilities in place, with low-cost enhancements to the existing benches and grill areas, the park could be turned into an inviting, family-friendly recreation area.

The Morgan's Point Resort Paddling Trail runs along the shoreline of Belton Lake further to the west. Shallow slopes

adjacent to the power line right-of-way provide a potential location for a canoe/kayak access site to create an extension to the area's paddling trails.

The power line right-of-way, with its connection to Cottonwood Loop, provides an opportunity for enhanced vehicle and pedestrian access to the site.

The site's visual access to Belton Lake creates a great potential for low-key overlook areas. An existing bench is already sited in such a location. This area could be enhanced to create a peaceful spot for relaxation and reflection.



A dedication monument marks the entrance to the park.



Interesting rock outcroppings provide a unique user experience.



The existing benches are in need of maintenance and trash cans have been removed from the site.



Enhancements of this strategically located seating area can create a more welcoming space to relax and enjoy the view.

## EAST M. L. SMITH MEMORIAL PARK

### Surrounding Uses

- Single-Family Residential
- Belton Lake
- M. L. Smith Memorial Park (less than one-half mile to the west)

### Accessibility

This park can be accessed by foot traffic from the south via Willow Run Drive and small segments of N. Bobcat Court and N. Jack Rabbit Court. There are no sidewalks in the neighborhood and no formal parking at the park, but visitors can park and walk along the low traffic roads in the neighborhood. There are no secure bike racks provided. Access to the park from the north, east, and west is largely inhibited by the steep slopes along Belton Lake. There are, however, a few select locations where people could land a small boat and gain access to the site. While the site can be accessed, very few residents visit this site or even know it is a park.



### Description

East M. L. Smith Memorial Park is a 25.7-acre undeveloped park in the City. The property is characterized by woodlands, rock outcroppings, and picturesque views of Belton Lake. The site provides excellent, natural wildlife habitat. There are no facility hook ups on site.

### Opportunities & Constraints

As a “clean slate,” East M. L. Smith Memorial Park has potential to serve the passive recreation needs of the City. Due to slopes and extensive vegetation on site, any development of the site for active recreation is not recommended. As a passive park, the site holds potential for picnicking, camping, fishing, a dog park, and/or disc golf course. It is also a great location for nature trails.

The park is located in a residential neighborhood at the edge of the City. As such, the site has potential to feel isolated and unsafe to users. Any development of the park will have to be carefully considered in order to ensure that users feel secure.



The section of the shoreline with shallow slopes provides an opportunity for canoe/kayak access. The park could be added as an access point for an extension of the Morgan's Point Resort Paddling Trail. Picnic facilities could be provided in key locations to allow users to enjoy the site's natural vegetation and take advantage of the positive views of the lake scenery.



Image source: Bing Maps

Shallow slopes along the shore of Belton Lake provide potential for canoe/kayak access.

## ROGER'S PARK

(OWNED & OPERATED BY THE U.S. ARMY CORPS OF ENGINEERS)

### Surrounding Uses

- Single-Family Residential
- Belton Lake
- Boat Storage Units
- Bell County Sportsman's Club
- Camp Kachina - used by the Girl Scouts of Central Texas

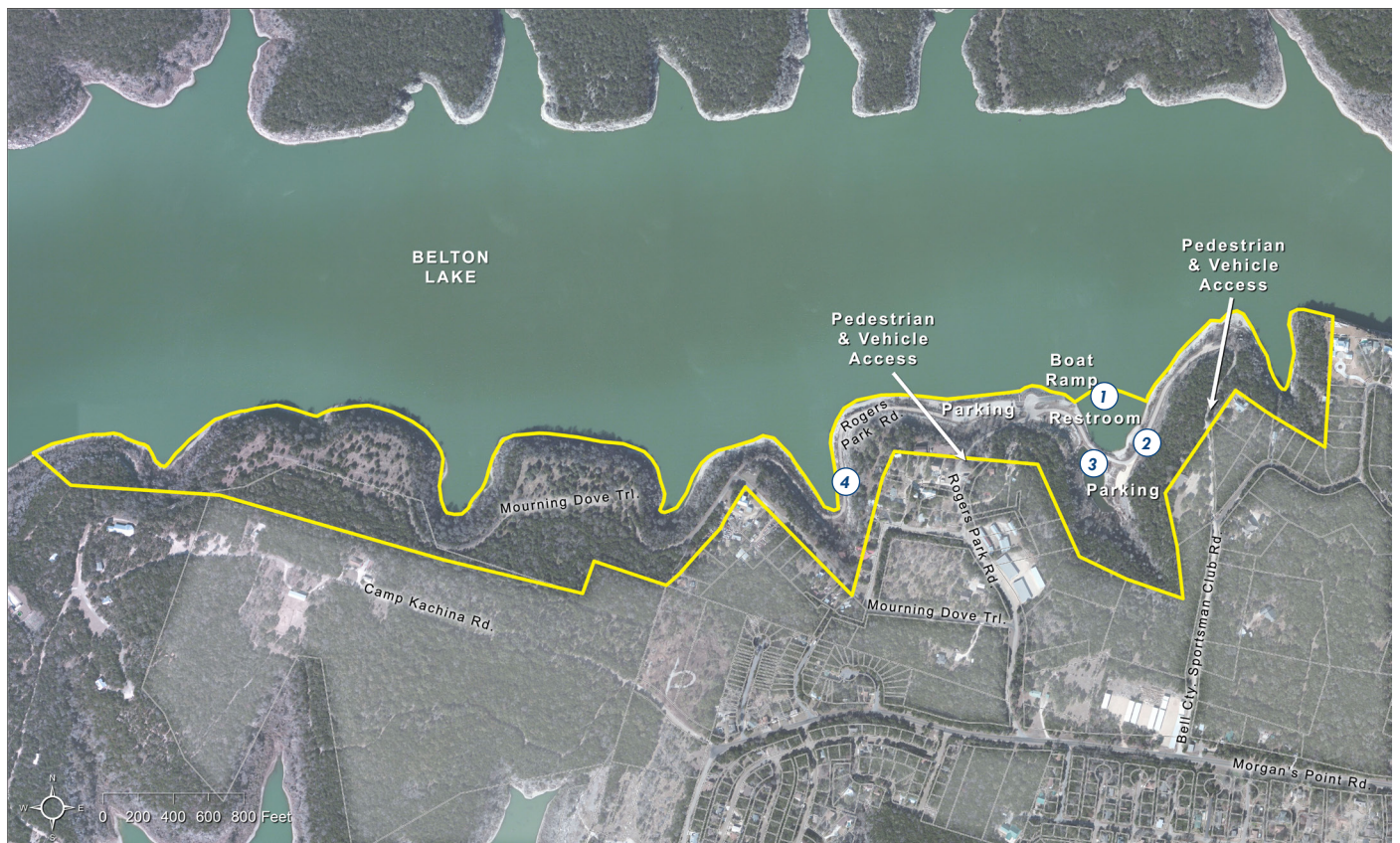
### Accessibility

The site can be accessed via Rogers Park Road or Bell County Sportsman Club Road. Vehicles hauling boat trailers need to enter via Rogers Park Road as the other entrance leads to a narrow, sharply turning road. A large parking lot is provided on site. There are no sidewalks in the area but pedestrians and bicyclists could access the site on the neighborhood roads. The park is located north of Morgan's Point Road and there are no safe designated crossings. Consequently, safe pedestrian or bicycle access is limited to the relatively small population living in the nearby neighborhood.



### Description

Roger's Park is a 93.9-acre regional park under the jurisdiction of the U.S. Army Corps of Engineers. Approximately seven acres of the park are developed with two park entrances, two parking areas, a restroom, boat ramp, and beach access. The park is the second designated Morgan's Point Resort Paddling Trail access point. Current recreational opportunities in the park are limited to walking and water-based recreation.



## Opportunities & Constraints

Opportunities exist to create additional draw to this site. For example, with the provision of additional recreational pursuits such a jogging trail, fishing pier, picnicking facilities, etc., park users could easily spend a day in this large, natural park.

The portions of Rogers Park Road and Mourning Dove Trail which are within the park and parallel the shoreline are infrequently used by vehicles. These areas provide an opportunity for a long walking/jogging trail.

The City would need to work with the U.S. Army Corps of Engineers to see any of this potential come to fruition.



Roger's Park includes a public boat ramp.



A beach area allows visitors close access to the water.



Two parking areas are located on site, one of which is dedicated to the paddling trails.



Portions of Roger's Park Road and Mourning Dove Trail provide an opportunity for a walking/jogging trail in the park.

## Needs Assessment

### Introduction to the Needs Assessment

The needs assessment is the most critical component of the parks master planning effort. An assessment of what deficiencies exist in the parks system is vital so actions can be developed that address those deficiencies.

It is important to recognize that the criteria and standards established in this section primarily serve to establish a baseline for facilities and to help the City see whether it is providing an adequate number and distribution of facilities. These levels of service can and should be adjusted periodically to meet changing conditions in the City.

This Master Plan uses three techniques to evaluate current and future parks need. These techniques follow general methodologies accepted by the Texas Parks and Wildlife Department for local park master plans in Texas.

1. **Access-Based Approach** (also known as Standards-Based Approach) analyzes access to parkland and facilities to determine if the quantity of park facilities and acreage is meeting the needs of the residents. This technique uses locally developed level-of-service ratios of facilities to population so as to understand where the City is today and project where it might be in the future as the population grows. Typically, standards are expressed as the quantity of park facilities needed to adequately serve every 1,000 citizens of the city. Standards are established to provide the level of service that the particular jurisdiction believes is most responsive to the amount of use and the interests of its citizens.
2. **Demand-Based Approach** uses participation rates and surveys to determine how much the population uses and desires certain types of recreation facilities.
3. **Resource-Based Approach** is based on the usefulness of available physical resources to provide recreation opportunities. For example, Belton Lake and its shores provide opportunities for interesting natural parks in Morgan's Point Resort.

All three methods are important in their own way, but individually do not represent the entire story. This assessment, and the recommendations resulting from it, use findings from all three methods to determine what

types of recreation facilities are needed in Morgan's Point Resort. Ultimately, these needs are vetted by the citizens of Morgan's Point Resort and are determined to best represent the key park and recreational needs of the City.

## Access-Based Assessment

### Levels of Service - Park Acreage

Spatial levels of service for parks and recreational areas are established so that sufficient area is available to allow for all the outdoor recreation needs of a community. Morgan's Point Resort is a small city with a landlocked extraterritorial jurisdiction. As previously discussed, the City's population is projected to increase by approximately 3,000 people within the next 10 years. With that growth will come additional development. The City must now focus on preserving its valuable parkland resources which are such a characteristic part of the community. These levels of service will allow Morgan's Point Resort to plan ahead so that parkland can be designed and built to accommodate the needs of the City and the desired uses for the space. These spatial levels of service are typically expressed as the number of acres of parkland per 1,000 residents. As much of the City's parkland is currently undeveloped, the current level of service for neighborhood, community, and special use parks will reference the City's approximate developed acreage.

### Neighborhood and Community Accessibility

A **neighborhood park** is typically centrally located in a neighborhood or central to the several smaller neighborhoods that it is meant to serve. The park should be integrated into the community in a prominent manner during the design phase, and not layered in as an afterthought during construction. An appropriate level of service for neighborhood parks in Morgan's Point Resort is 3.0 acres per 1,000 residents. The service radius for a neighborhood park is ideally one-quarter mile (or a distance that takes a typical pedestrian roughly five to 10 minutes to walk), although one-half mile is generally accepted as standard. All of Morgan's Point Resort's parks, with the exception of the Marina, have potential to serve the function of a neighborhood park.

**Community parks** are large parks which serve several neighborhoods or a portion of a city. They serve as locations for larger community events, sports, and activities. Therefore, they contain many popular recreation and support facilities. Due to the larger service area and





The basketball court at Ansay Park serves the function of a neighborhood and community park amenity.

additional programs, community parks are more heavily used, increasing the potential for facility deterioration.

The additional facilities associated with a community park increase the spatial requirements necessary for this type of park. Also, community parks often require parking for users who drive from surrounding areas, which increases the amount of space needed. The target level of service for community parks is 5.0 acres for every 1,000 residents. The service radius of a community park is one mile. Aside from the Marina, all of Morgan’s Point Resort’s parks have the potential to serve as community parks as well.

The City has five parks ranging in size from approximately eight acres to 30 acres which serve as neighborhood/community parks. The neighborhood/community parks total 89.6 acres, 20.9 of which are developed while

the remaining 68.8 acres are currently undeveloped. Thus, the City’s current level of service for developed neighborhood parks is 4.95 acres per 1,000 residents. When compared to the target of 3.0 acres per 1,000 residents, the City has a current surplus of 8.2 acres of developed neighborhood parkland (see *Table 3.2, Percent of Need Met (Neighborhood/Community/Special Use), 2015*).

Considering those same parks, the City’s current level of service for community parks is also 4.95 acres per 1,000 residents.<sup>1</sup> When compared to the target of 5.0 acres for every 1,000 residents, the City has a negligible deficit of 0.1 acres (see *Table 3.2, Percent of Need Met (Neighborhood/Community/Special Use), 2015*).

<sup>1</sup> The American Community Survey’s 2014 estimated population was used for the 2015 level of service ratios.

**Table 3.2, Percent of Need Met (Neighborhood/Community/Special Use), 2015**

PARK CLASSIFICATION	EXISTING DEVELOPED ACREAGE	EXISTING UNDEVELOPED ACREAGE	CURRENT LEVEL OF SERVICE (BASED ON 4,210 POPULATION)	RECOMMENDED LEVEL OF SERVICE	RECOMMENDED ACREAGE	SURPLUS / DEFICIT ACREAGE	PERCENT OF NEED MET (2015)
Neighborhood	20.9	68.8	4.95 Ac. / 1,000 Residents	3.0 Ac. / 1,000 Residents	12.6	8.2 Ac. Surplus	100%
Community				5.0 Ac. / 1,000 Residents	21.0	0.1 Ac. Deficit	99%
Special Use	7.0	33.6	1.5 Ac. / 1,000 Residents	N/A	N/A	N/A	N/A

**Table 3.3, Percent of Need Met (Neighborhood/Community/Special Use), 2025**

PARK CLASSIFICATION	EXISTING DEVELOPED ACREAGE	EXISTING UNDEVELOPED ACREAGE	LEVEL OF SERVICE (BASED ON 7,250 POPULATION)	RECOMMENDED LEVEL OF SERVICE	RECOMMENDED ACREAGE	SURPLUS / DEFICIT ACREAGE	PERCENT OF NEED MET (2025)
Neighborhood	20.9	68.8	2.9 Ac. / 1,000 Residents	3.0 Ac. / 1,000 Residents	21.8	0.9 Ac. Deficit	96%
Community				3.0 Ac. / 1,000 Residents	36.3	15.4 Ac. Deficit	58%
Special Use	7.0	33.6	0.9 Ac. / 1,000 Residents	N/A	N/A	N/A	N/A

**Special use parks** are areas designated for a special purpose and can include park types such as golf courses, sports complexes, aquatic centers, and linear parks. Since special use parks vary by size, type, and from city to city, there are no specific recommended levels of service. Morgan's Point Resort has one designated special purpose park, namely Morgan's Point Resort Marina. The park totals 40.1 acres, however only approximately 7.0 acres are currently developed.

As indicated in Chapter 2, *Understanding the Community*, the City's population is projected to increase to 7,250 by the year 2025. Using this number and considering the same level of service ratios for neighborhood and community parks, the recommended park acreage and associated deficit if no parkland is added are illustrated in Table 3.3, *Percent of Need Met (Neighborhood/Community/Special Use), 2025*.

Morgan's Point Resort is unique in that each of its parks will serve the function of neighborhood and community parks. With that in mind, this Plan considers the community park level of service as the recommended acreage to plan for.

### Regional Parks and Open Space

**Regional parks** are intended to serve the entire city and surrounding region. Like community parks, they act as locations for larger community events, tournaments, or activities. There is one regional park in the immediate vicinity of Morgan's Point Resort; Roger's Park owned by the U.S. Army Corps of Engineers.

Regional parks are often larger than 150 acres, and have a service radius of 10 miles. Roger's Park serves all the

residents of the City. The recommended level of service for regional parks is 10 acres per 1,000 residents. Since the U.S. Army Corps of Engineer's regional park is within the City's ETJ and provides needed park facilities to all residents in Morgan's Point Resort, it would be unnecessary for the City to duplicate those services. Therefore, the acreage for the Roger's Park is included in this analysis (see Tables 3.4 and 3.5).

**Open space** comes in many forms. It can be the expanses of green along the edge of Belton Lake, or simply the designated parks within the City. Open spaces are the green ribbons that break up the developed areas of a city. Simply because they are different, these open spaces stand out and can make Morgan's Point Resort a more memorable city. The recommended level of service for open space is 25 acres (+/-) per 1,000 people. Future open space should be preserved if it has some unique value, and not simply to meet a specific acreage target. Therefore, the suggested target level of service for open space shown should be treated as a benchmark noting where the City is today, and to provide a target to strive to meet.

Preserved open space serves a significant function in terms of wildlife habitat, flood control, and improved air and water quality; however, without being publicly accessible it cannot provide any recreational benefits to the community. While not all open space should be accessed, this Master Plan recommends that preservation efforts be maintained along the shoreline with key public access points for the added benefit of recreation.

Existing open space in Morgan's Point Resort includes the entirety of all designated parks, key undeveloped city-

owned parcels, and preserved “green easements.” The current open space in Morgan’s Point Resort totals approximately 260.9 acres yielding an existing level of service of 62.0 acres for every 1,000 residents. Compared to the recommended 25 acres of open space per 1,000 residents, the City currently has a 155.6 acre surplus (see *Table 3.4, Percent of Need Met (Regional/Open Space), 2015*).

Similar to considerations for the future neighborhood, community, and special use park acreage needs, it is important to analyze the future needs for regional parks and additional open space. As set out in *Table 3.5, Percent of Need Met (Regional/Open Space), 2025*, the level of service ratios are identified for the projected 2025 population of 7,250 persons. The table depicts the levels of service and surplus or deficit acreage if no additional parkland was acquired prior to 2025.

**Table 3.4, Percent of Need Met (Regional/Open Space), 2015**

PARK CLASSIFICATION	EXISTING ACREAGE	LEVEL OF SERVICE (BASED ON 4,210 POPULATION)	RECOMMENDED LEVEL OF SERVICE	RECOMMENDED ACREAGE	SURPLUS / DEFICIT ACREAGE	PERCENT OF NEED MET (2015)
Regional	93.9	22.3 Ac. / 1,000 Residents	10.0 Ac. / 1,000 Residents	42.1	51.8 Ac. Surplus	100%
Open Space	260.9	62.0 Ac. / 1,000 Residents	25.0 Ac. / 1,000 Residents	105.3	155.6 Ac. Surplus	100%

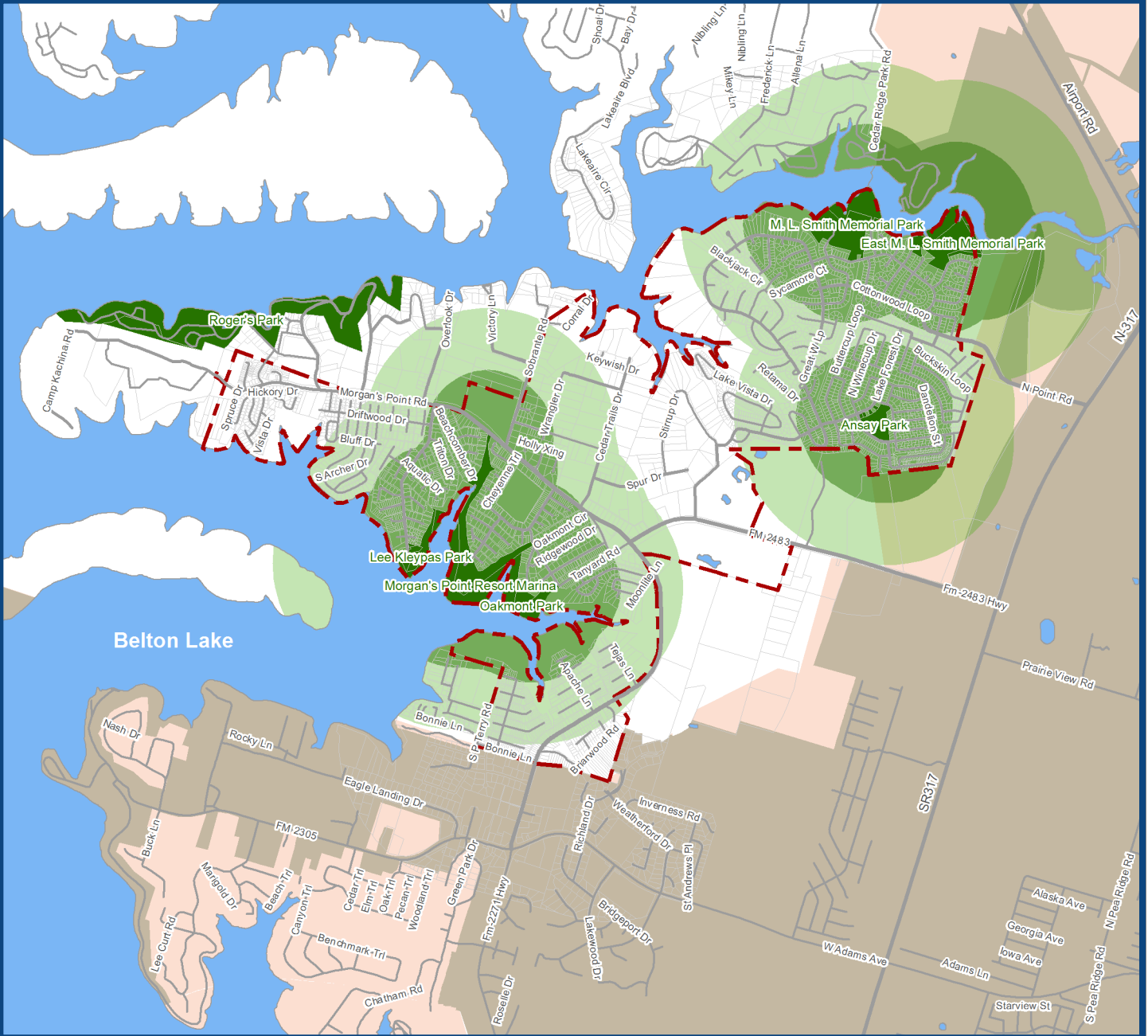
**Table 3.5, Percent of Need Met (Regional/Open Space), 2025**

PARK CLASSIFICATION	EXISTING ACREAGE	LEVEL OF SERVICE (BASED ON 4,210 POPULATION)	RECOMMENDED LEVEL OF SERVICE	RECOMMENDED ACREAGE	SURPLUS / DEFICIT ACREAGE	PERCENT OF NEED MET (2025)
Regional	93.9	12.9 Ac. / 1,000 Residents	10.0 Ac. / 1,000 Residents	72.5	21.4 Ac. Surplus	100%
Open Space	260.9	36.0 Ac. / 1,000 Residents	25.0 Ac. / 1,000 Residents	181.3	79.6 Ac. Surplus	100%

In addition to parkland acreage, the location and accessibility of parks needs to be considered. *Map 3.2, Neighborhood Accessibility*, illustrates a one-quarter-mile and one-half-mile walking radius around the parks in Morgan’s Point Resort. Aside from Ansay Park, the City’s parkland distribution is concentrated along Belton Lake. While the City’s land area is relatively small, there are still areas in the center and western sections of the City which lack adequate neighborhood accessibility to parks. *Map 3.3, Neighborhood Park Needs*, illustrates the areas of the City that are lacking access to a park within a half-mile walk of residences.

*Map 3.4, Community Accessibility*, illustrates a one-mile walking or biking radius around the City’s parks. The map clearly shows that all residences in the City are within one-mile ride of one or multiple parks. While residents are largely within walking distance of the parks, the current lack of sidewalks in the community creates potential safety hazards as pedestrians cross busier roads, such as Morgan’s Point Road.

Map 3.2, Neighborhood Accessibility

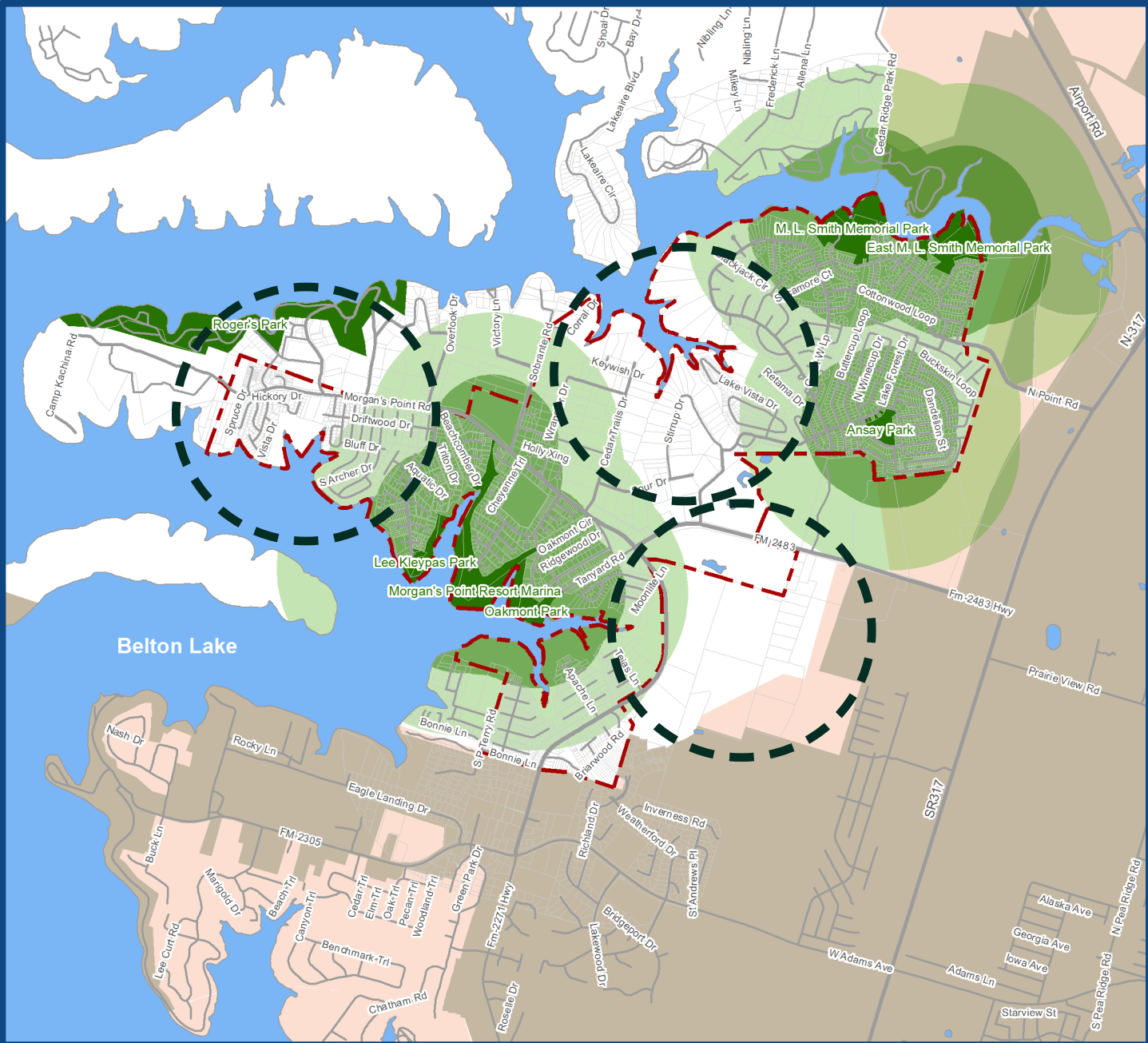


**LEGEND**

- MPR City Limits
- Local Roads
- Major Roads
- Parcels
- Parks
- 1/2-Mile Park Walkshed
- 1/4-Mile Park Walkshed
- Adjacent City Limits
- Adjacent City ETJs



Map 3.3, Neighborhood Park Needs

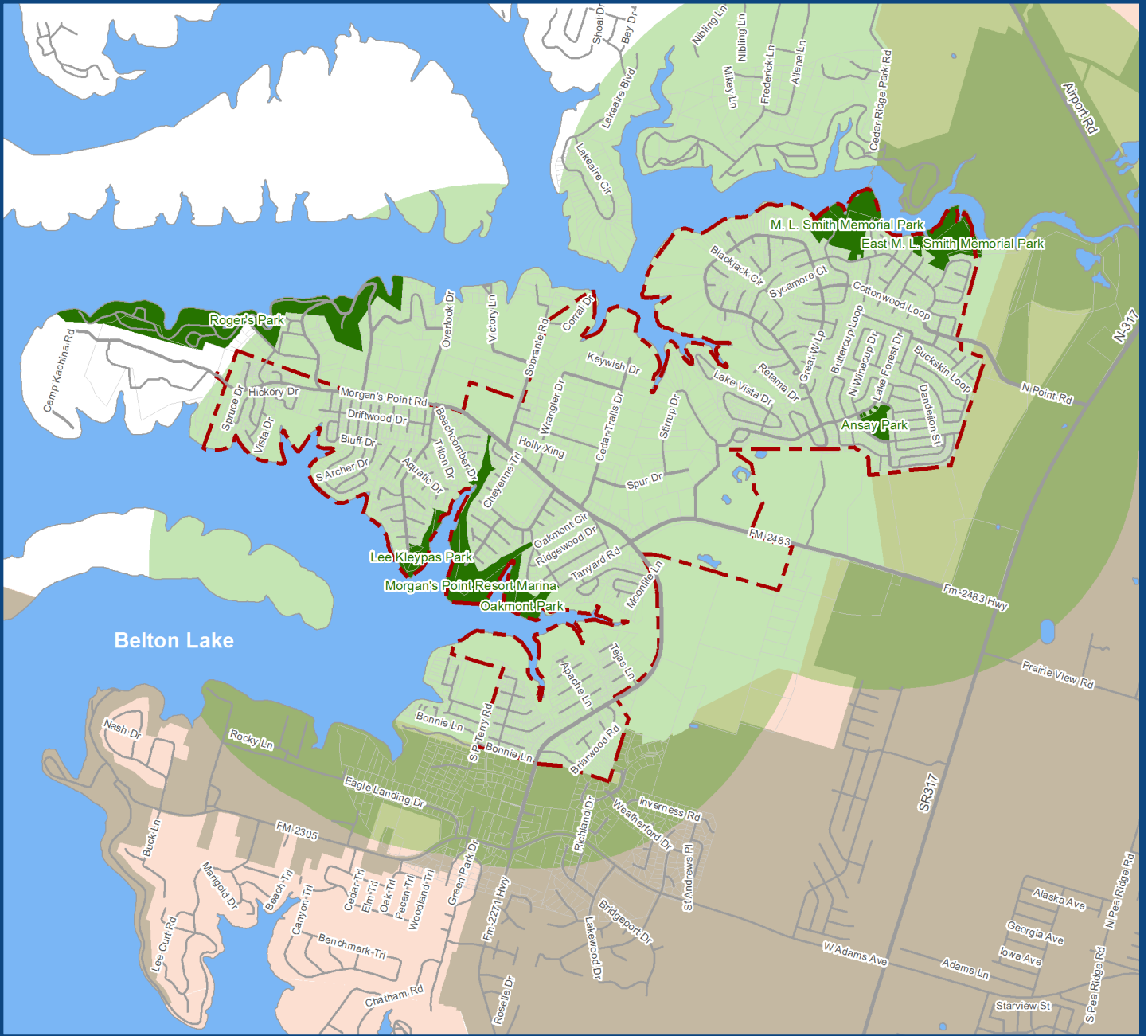


**LEGEND**

- MPR City Limits
- Local Roads
- Major Roads
- Parcels
- Parks
- 1/2-Mile Park Walkshed
- 1/4-Mile Park Walkshed
- Neighborhood Park Need Areas
- Adjacent City Limits
- Adjacent City ETJs



Map 3.4, Community Accessibility



**LEGEND**

- MPR City Limits
- Parcels
- Parks
- Local Roads
- 1-Mile Bikeshed
- Major Roads
- Adjacent City Limits
- Adjacent City ETJs



### Summary of Park Acreage Needs

The acquisition, preservation, and development of parkland is crucial to ensure that adequate green space is preserved for future generations. While significant portions of Morgan’s Point Resort are still undeveloped, development is happening and an effort should be made to continue to acquire and/or preserve sufficient lands for future park needs.

While analyzing parkland acreage and distribution is only one component in the parks needs analysis, it is important to note that, based on this type of analysis, the City currently holds sufficient acreage to serve the City’s current and future population. However, the current extent of development and recreational opportunities provided in City’s parks is insufficient to accommodate future population growth. Key parkland acreage and development needs are summarized below and in Table 3.6, *Summary of Park Acreage Needs*. These findings form part of the Master Plan recommendations set out in Chapter 4, *Plan Recommendations*.

**Neighborhood Parks.** In terms of acreage, the City currently has enough parkland to serve neighborhood park needs. However, the distribution of parks throughout the City is not even. As a result, the central and western portions of the City lack close access to a neighborhood park. The main issue for future neighborhood parks is a central location within the neighborhood to ensure adequate access for all the residents the park is meant to

serve. As further development occurs in the community, the City could consider requiring parkland dedication as part of private subdivision development approvals to help fill the current location-based deficit.

**Community Parks.** While the City has sufficient community parkland acreage, by 2025 the City will have a deficit of 15.4 acres of developed community parkland. Through further development of the sites the City already owns, this need could be efficiently addressed.

**Special Use Parks.** Due to the varying nature of special use parks, there is no specific acreage goal. As the City further develops its parks system, consideration should be given to adding special use amenities within existing parks. This will provide greater recreational opportunities as well as help to address the community park development needs.

**Regional Parks.** Though Roger’s Park is not a City-owned site, there is a great opportunity for further development of the unique conditions in the park. The City could consider working with the U.S. Army Corps of Engineers to enhance the recreational opportunities currently provided.

**Open Space.** Morgan’s Point Resort is fortunate to have such extensive amounts of open space. While there is no need to acquire any more land in order to meet the acreage goal, the City-owned “green easements” provide an excellent opportunity to preserve natural areas in perpetuity.

**Table 3.6, Summary of Park Acreage Needs**

NEED TYPE	
Parkland Acreage, Development and Distribution	<ul style="list-style-type: none"> <li>The City has sufficient parkland acreage but lacks sufficient parkland development and recreational opportunities.</li> </ul>
Neighborhood Parks	<ul style="list-style-type: none"> <li>There is an uneven distribution of neighborhood parks. Additional parkland is needed in the central and western portions of the City.</li> </ul>
Community Parks	<ul style="list-style-type: none"> <li>By 2025 the City will have a deficit of 15.4 acres of developed community parkland.</li> </ul>
Special Use Parks	<ul style="list-style-type: none"> <li>Opportunities exist to add special use amenities to existing parks.</li> </ul>
Regional Parks	<ul style="list-style-type: none"> <li>Opportunities exist for coordination with the U.S. Army Corps of Engineers to further develop Roger’s Park.</li> </ul>
Open Space	<ul style="list-style-type: none"> <li>Opportunities exist to permanently preserve the City’s “green easements” in their natural state.</li> </ul>

## Level of Service - Park Facilities

Facility levels of service are used to help provide a variety of recreation opportunities throughout the City as growth occurs. These target levels of service are used to prioritize the need for individual types of park facilities so that the City's resources can be better focused.

The following page has a description of the 2015 target level of service for each recreational facility. Facility needs are based both on ratios related to existing population, as well as the amount of demand for each type, which is based on public input and user information where available. As with the acreage standards discussed earlier, the facility target levels of service are adjusted based on Morgan's Point Resort's unique recreational goals. The target level of service for each type of facility is determined as a guide to provide the most basic recreation facilities to the community.

Summarized in *Table 3.7, Existing Target Level of Service for City-Owned Park Facilities* is the existing level of service for park facilities, as well as the target level of service and the amount of facilities needed by 2025 to meet that target level.

### Summary of Park Facility Needs

**Passive Recreation Needs.** Picnic facilities, playgrounds, barbecue grills, and benches are key needs that are typically included in every park. The priority for these types of facilities will be to replace dated and damaged facilities on a regular basis in the City-owned parks. The design of future parks should include a cluster of tables, a picnic pavilion, water fountains (if water available on site), and designated zones for picnicking activities.

**Sports Related Needs.** The City has a deficit of backstops. Standalone backstops (i.e., the fence or screen that is placed behind the catcher in baseball to prevent the ball from rolling away) should be distributed in every part of the City, and added to parks where feasible. Open fields and backstops are essential to a community with a growing youth population as places for pick-up games. As youth will be a large contingent using these facilities, each neighborhood should have a backstop with within safe walking distance.

Morgan's Point Resort currently has a deficit of soccer fields. As the City's existing baseball/softball field is not actively used for league play, an opportunity exists for a dual use of the outfield area; for soccer and baseball/softball.

**Special Use Facility Needs.** The City is lacking in special use facilities such as a dog park, skate park, disc golf course, a fitness equipment circuit, and horseshoe pits. These types of facilities enhance the quality of life for residents and give the City a little something extra that makes it an even better place to live. Some of these facilities are generally low-cost amenities to add to existing parks compared to other facilities.

**Walking/Biking Path Needs.** Morgan's Point Resort is a quiet, friendly community. Currently, there are no walking or biking facilities provided in the City. Internal loop trails in parks and the provision of sidewalks or sidepaths on select roadways would go a long way towards providing safe, enjoyable pedestrian and bicycling conditions in the City.

**Aquatic Facility Needs.** The City is currently lacking a splash pad. In recent years, splash pads have been gaining national popularity as safe, sanitary aquatic facilities for varying ages. The City's current swimming pool complex could be reconfigured to provide this additional aquatic recreation option.

**All Abilities Facility Needs.** As the City continues to develop recreational opportunities, consideration should be given to facilities and programs that stress inclusiveness. These may range from play areas or spray grounds that allow use by all abilities, to activities that engage both youth and adults in fun recreational events and programs. During playground retrofits, at least one City playscape should be designed as an all abilities play area.

**Regional Availability.** While a variety of facility deficits are identified in the adjacent chart, the addition of some highly specialized facilities, such as an indoor recreation facility, is unnecessary in the City as there are numerous facilities available in adjacent communities.



**Table 3.7, Existing Target Level of Service for City-Owned Park Facilities**

	FACILITY	CURRENT AVAILABILITY	CURRENT LOS (1 FACILITY PER RESIDENTS)	TARGET LOS (PER RESIDENTS)	2025 NEED BASED ON POPULATION	2025 DEFICIT OR SURPLUS
ACTIVE RECREATION	Amphitheater or Outdoor Event Space	0	None	1 per city	1	Deficit 1
	Backstop	0	None	1 per 5,000	2	Deficit 2
	Baseball/Softball Fields	1	4,210 residents	1 per 5,000	2	Deficit 1
	Basketball Courts	2	2,105 residents	1 per 10,000	1	Surplus
	Community Center	1	4,210 residents	1 per city	1	No Deficit
	Disc Golf	0	None	1 per planning area	1	Deficit 1
	Dog Park	0	None	1 per planning area	1	Deficit 1
	Fitness Equipment Circuit	0	None	1 per planning area	1	Deficit 1
	Indoor Recreation Facility	0	None	0.5 sf per resident	3,625 sf	Deficit **
	Sand Volleyball	1	4,210 residents	1 per 20,000	1	No Deficit
	Skate Park	0	None	1 per planning area	1	Deficit 1
	Soccer Fields	0	None	1 per 5,000	2	Deficit 2
	Splash Pad	0	None	1 per planning area	1	Deficit 1
	Swimming Pool	1	4,210 residents	Varies	Varies	No Deficit
	Tennis Courts	2	2,105 residents	1 per 5,000	2	No Deficit
PASSIVE RECREATION	Park Interior Walking Paths	0	None	1 mile per 2,500	2.9 Miles	Deficit 2.9
	BBQ Grills	x		Varies	Varies	Varies
	Gazebo	1	4,210 residents	1 per 20,000	1	No Deficit
	Horseshoe Pits	0	None	2 per planning area	2	Deficit 2
	Picnic Pavilions	1	4,210 residents	1 per 4,000	2	Surplus
	Picnic Table - Covered	2	2,105 residents	1 per 2,500	3	Deficit 1
	Picnic Tables	x		Varies	Varies	Varies
	Playgrounds	3	1,403 residents	1 per 4,000	2	Surplus
	Seating	x		Varies	Varies	Varies
	WATER REC.	Boat Ramps	2*	2,105 residents	Where feasible	Where feasible
Canoe/Kayak Launch		0	None	Where feasible	Where feasible	Feasible
Fishing Piers		0	None	1 per 10,000	1	Deficit 1
Marina		1	4,210 residents	Where feasible	Where feasible	No Deficit
INFRASTRUCTURE	Bicycle Rack	0	None	1 per park	6	Deficit 6
	Trash Bins	4 parks	1,053 residents	Varies	Varies	Varies
	Parking areas	4 parks	1,053 residents	Where needed	Where needed	Needed
	Restrooms	2	2,105 residents	Where feasible	Where feasible	Feasible

\* One provided at Roger's Park \*\* Available through recreational resources in nearby communities

### Demand-Based Assessment

Demand was also used to determine what additional facilities are needed in Morgan’s Point Resort. Demand is based on actual level of use of the parks where available, and the preferences expressed by citizens through stakeholder meetings, the citywide online survey, and the open house public meeting.

Public input is a critical part of any planning process. Public entities work for their citizens by providing and managing the type of facilities the residents and taxpayers want to have. In essence, citizens are the “customers” and it is a city’s responsibility to provide what the customers want with approved funding. In the parks planning process, public input helps identify what types of existing facilities are being used, where key deficiencies may occur, and where the citizens of Morgan’s Point Resort would like to see their funding targeted.

#### Most Important Facilities to Provide

The online survey was used to gain an understanding of residents’ current usage of the parks system, their recreational preferences, and their priorities. As part of the survey respondents were given a list of 29 parks

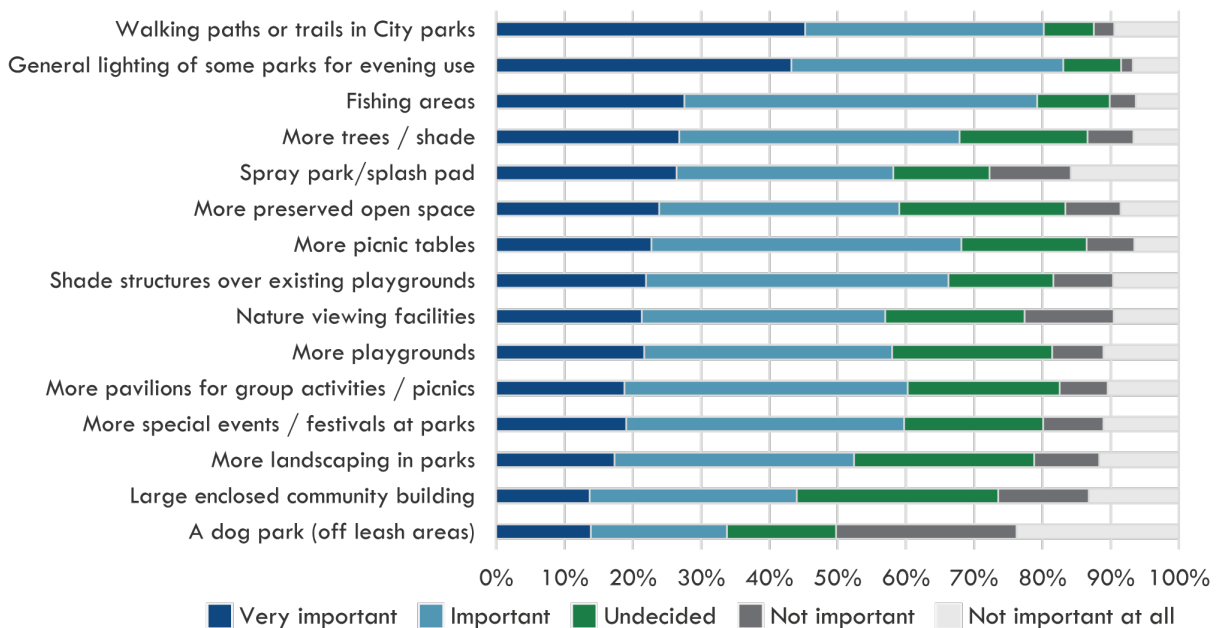
and recreation items and asked to choose the level of importance of each item. The top 15 rated items are illustrated in *Figure 3.1, Importance of Park Improvements*.

Survey respondents were then shown the same series of 29 parks and recreation items and asked to choose the top three facilities they felt were most needed in Morgan’s Point Resort. The top 10 most frequently chosen items and the percentage of respondents who chose each item are as follows.

1. Walking paths or trails in City parks 47%
2. General lighting of some parks for evening use 29%
3. Fishing areas 24%
4. Spray park/splash pad 22%
5. A dog park (off leash areas) 16%
6. More pavilions for group activities / picnics 15%
7. More playgrounds 13%
8. More trees / shade 12%
9. More special events / festivals at parks 12%
10. Shade structures over existing playgrounds 11%

**Figure 3.1, Importance of Park Improvements**

**How important or unimportant you think it is for the following items to be provided or added in Morgan’s Point Resort parks? (top 15 responses)**





Open house public meeting attendees provided their feedback regarding park and recreation preferences in the City.

### Summary of Stakeholder Meetings

Some of the common themes and key concerns voiced during the stakeholder meetings included:

- There is a great need for walking, running, bicycling, etc. facilities in the City.
- The City's existing parks are in need of regular maintenance and repairs.
- M. L. Smith Memorial Park feels secluded and unsafe.
- The Community Center needs renovations/updates.
- The parks need more shade.
- There is a need for additional family-oriented recreation (splash pad, playgrounds, picnic facilities, etc.). The City currently lacks sufficient options for children.
- The softball field needs to be updated.
- Residents desire a dog park.
- The parks could be designed to each play a different role (active athletics vs. events vs. conference center).
- The current spending for parks and recreation in the City is insufficient.

### Summary of Open House Public Meeting Input

The recreational amenities and facilities that were most supported by the open house public meeting attendees were:

- Improving parks to provide multi-generational recreational opportunities.
- Preserving the City's open space and natural areas.
- Developing key arterial sidepath connections.
- Providing additional shade in parks.

## Resource-Based Assessment

The resource-based assessment addresses key physical features of the City that may be incorporated as potential recreational opportunities. Both man-made and natural features can be considered. Morgan's Point Resort has numerous landscape features that should be preserved and/or adapted for recreational use and open space preservation where feasible. These include the entirety of the shores of the Belton Lake, the floodplain, overhead utility rights-of-way, key public rights-of-way, and key undeveloped City-owned parcels (see Map 3.5, *Open Space Resources*). The use or development of each resource should be determined on a case-by-case basis, depending on the unique characteristics of each location and the opportunities that can be afforded without damaging environmentally sensitive features. It is important to approach the use and development of these various resources in a unified, coordinated manner in order to realize the best results from each. Additionally, use of any non-City owned areas along Belton Lake would require coordination with the property owner.

### Lake and Floodplain System

Morgan's Point Resort is situated in a prime location for access to and enjoyment of Belton Lake and its shorelines. This Parks Master Plan strongly encourages coordinating with the U.S. Army Corps of Engineers to continue the preservation of the shoreline and floodplain areas while also providing recreational access in select locations. Key opportunities include:

- The 100-year floodplain along undeveloped shore areas provides the opportunity for preserved open space and recreational areas.
- Any non-City or U.S. Army Corps of Engineers owned property along the shoreline which is regularly subject to flooding has potential, if acquired by the City, to be preserved and allow for restoration of the floodplain.

### Paddling Trails

The Morgan's Point Resort Paddling Trails are a series of three different trails. The Tanyard Springs Trail is an approximate 3.6-mile loop. The Camp Kachina Paddling Trail is approximately 4.7 miles long and the Mother Neff

Paddling Trail is a 3.9-mile loop. The trails provide a variety of experiences from open water and expansive views to more intimate, quiet alcoves. As previously mentioned, the paddling trails can be accessed from Morgan's Point Resort Marina and Roger's Park. Emergency access points are located in Lee Kleypas Park and the Camp Kachina Girl Scout Camp. Opportunities exist for additional access points to the paddling trails within the City.

### Rights of Way/Easements

Utility rights-of-way are linear in nature which makes them ideal for walking paths. Opportunities exist to develop paths to provide access to park property along utility rights-of-way and other easements in the City.

The City-owned "green easements" backing up to properties in the City provide ample opportunity for wildlife habitat, stormwater filtration, and overall City beautification.

Morgan's Point Road, FM 2483, and Morgan's Point Boulevard are key pedestrian and bicycling connections in the City. Where there are adequate rights-of-way, opportunities may exist for development of key arterial sidepaths along these corridors.

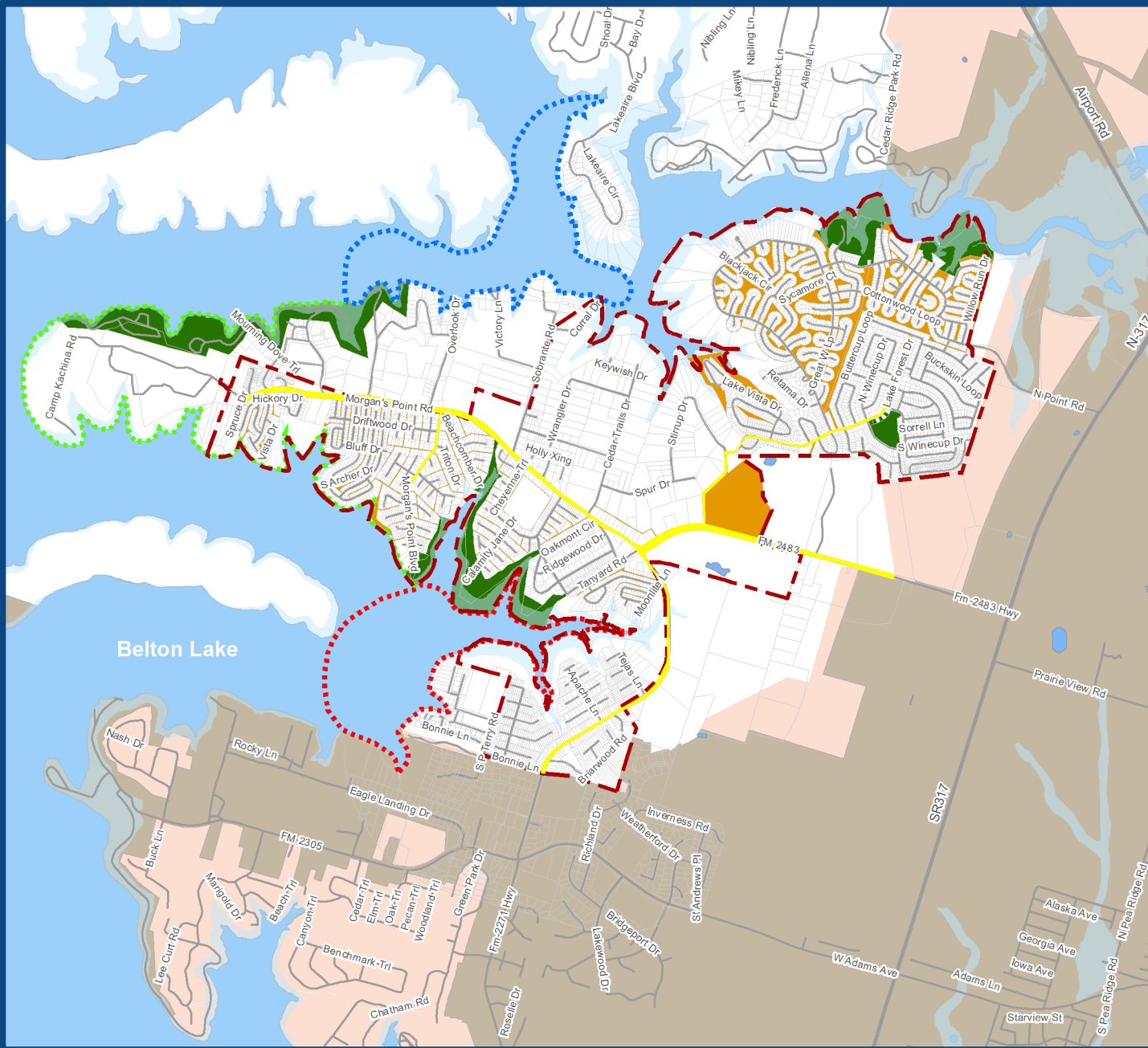
### Key Undeveloped City-Owned Parcels

The City owns two key undeveloped parcels; on the western side of the Lee Kleypas Park peninsula (1.8 acres) and on the east side of the Morgan's Point Resort Emergency Services Center (35.5 acres) on Lake Forest Drive. There is potential that these parcels could serve recreational purposes in the future.

### Regional Recreation

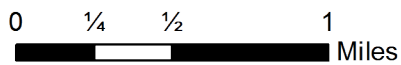
Morgan's Point Resort is located within a short drive of the City of Temple. Temple's parks system includes 71 City-owned parks and special use areas, totally approximately 831 acres. As Temple's growth area is located directly east of the City, its parks system will continue to expand towards Morgan's Point Resort. Residents of Morgan's Point Resort have the ability to supplement their parkland needs with adjacent school and athletic facilities in Temple.

Map 3.5, Open Space Resources



**LEGEND**

- MPR City Limits
- Local Roads
- Major Roads
- Parcels
- Parks
- City-owned Open Space
- Key Public Rights-of-Way
- Camp Kachina Paddling Trail
- Mother Neff Paddling Trail
- Tanyard Springs Paddling Trail
- Floodplain
- Adjacent City Limits
- Adjacent City ETJs



## Recreation & Events

The City of Morgan's Point Resort does not provide any organized recreation. Residents typically travel to Belton, Temple, Killeen, and Harker Heights for organized recreation programs. The City does provide a variety of special events throughout the year. In addition, the Auxiliary of the Morgan's Point Resort Volunteer Fire Department also hosts events and festivals throughout the year. Attendance at these events varies from five to 4,000 people depending on the event.

Set out in Table 3.7, *City and Auxiliary Activities* is a summary of the various events the City and Auxiliary puts on throughout the year.

**Table 3.7, City and Auxiliary Activities**

EVENT/FESTIVAL	LOCATION	DATE	ESTIMATED ATTENDANCE	DESCRIPTION
Valentine Fireman's Ball	Hilton Garden Inn, Temple	Annually in February	250 max.	Dinner, live music, silent auction, live auction
Morgan's Point Resort Easter Event*	Ansay Park	Annually in March - April	300-500	Community Easter Egg hunt, pictures with the Easter Bunny
Lake Jamboree BBQ Cook-Off	Ansay Park	Annually in May	2,500-4,000	Central Texas Barbecue Association sanctioned BBQ cook-off and community festival; demonstration events; vendors; static displays of vehicles, boats, tractors, etc.; Volleyball; party beer tent; live music
Water Aerobics	Morgan's Point Resort Swimming Pool	Annually every Tuesday and Thursday, May - Sept.	20 max.	Water aerobics classes, also includes two pot luck brunches
Kid's Fishing Derby*	Morgan's Point Resort Marina	Annually in June	200-300	Community fishing event
Camp Challenge	Oakmont Park	Annually in June	20-25	Summer camp for kids including swimming, tent camping, outdoor cooking, archery, zip line, canoeing, field trips
Firehouse Suppers	Morgan's Point Resort Fire Station	Approx. 4 times per year	100-200	Fundraiser community dinner cooked and served by the firefighters and Auxiliary
Miss Flame Competition	Morgan's Point Resort Emergency Services Center	Annually in August	Open to 10th & 11th graders	Interviews and competition for \$500 scholarship funded by the Volunteer Firefighter's Association and the Auxiliary
Auxiliary Craft Parties	Varies	Varies	5-25	Crafts made to keep and to build inventory for B4 Thanksgiving and Christmas Sale

\* Denotes event provided entirely or in part by the City

Image source: Morgan's Point Resort



Water aerobics at the Morgan's Point Resort pool

Image source: Morgan's Point Resort



National Night Out & Cops and Robber Run-Chase-Walk

**Table 3.7, City and Auxiliary Activities (cont.)**

EVENT/FESTIVAL	LOCATION	DATE	ESTIMATED ATTENDANCE	DESCRIPTION
National Night Out & Cops and Robbers Run-Chase-Walk*	Lee Kleypas Park and Garrett & Mic Hill Community Center	Annually in October	200-500	Community event to acquaint neighbors and promote awareness including community walk/run; displays of police and fire vehicles, trucks, and boats; food
Morgan's Point Resort Halloween Festival*	Lee Kleypas Park and Garrett & Mic Hill Community Center	Annually in October	1,000-2,500	Haunted house, kid's games, emergency vehicles displayed, costume contest, music, food, hayrides
B4 Thanksgiving & Christmas Sale	Morgan's Point Resort Emergency Services Center	Annually in November	250-300	Auxiliary fundraiser including bake sale, lunch concession, crafts and vendors for Christmas shopping
City Santa at City Hall*	Morgan's Point Resort City Hall	Annually in December	500-1,000	Santa, food, hay rides, balloon crafting
Auxiliary Appreciation Dinner	VFW Post 1820	Annually in December	30-50	Appreciation dinner for Auxiliary volunteers including games, awards, gag auction
Santa Pal / Blue Santa Program	Morgan's Point Resort Emergency Services Center	Annually in December	15-20 families in program	Collections of food, clothing, and toys for less fortunate Morgan's Point Resort families
Library Summer Reading Program*	City Hall Library	Annually, four Saturdays in July and August	30 children	Program has a different theme each year. Activities are planned around the theme to encourage reading.

\* Denotes event provided entirely or in part by the City

THIS PAGE INTENTIONALLY LEFT BLANK





# MORGAN'S POINT RESORT Texas

## CHAPTER 4

# Plan Recommendations

*As the multitude of choices available today continues to expand in all facets of society, people's priorities when relocating to a new city are often determined by the type of lifestyle they desire rather than a specific job. The question then becomes: how do we capture, attract, and retain residents in Morgan's Point Resort? Morgan's Point Resort is fortunate to be situated in such an opportune location adjacent to Belton Lake, larger city education and amenities, and surrounded by acres of natural land. With the provision of quality resources allowing residents to enjoy the benefits of small-town living in a beautiful natural environment, the City will be well positioned to attract and retain residents, considering the growth of the Bell County area.*



In order to create a recognizable look for the City's parks, key park items, such as entrance signs, should have a consistent look and feel.

Based on the needs analysis developed in Chapter 3, *Existing Condition and Needs Analysis*, a series of park improvements are recommended for Morgan's Point Resort. These recommendations address the need for multi-generational recreation opportunities, preservation and enhancement of the City's green spaces, improving the quality of existing parks, and providing pedestrian connectivity throughout the City. These recommendations should be implemented over the general life of this Parks Master Plan which covers the next five to 10 years.

### Philosophical Background of Recommendations

All of the recommendations in this Plan follow certain key points that should guide park related choices in Morgan's Point Resort. These key philosophical points reinforce and expand upon the goals that were established in Chapter 2, *Understanding the Community*.

- **Every park should be considered as a signature element in that part of the City.** No park is less important than any other. Parks should be prominent features in their respective neighborhoods. Where possible, they should include extensive mature trees and landscaping.
- **Parks should follow a consistent citywide design theme.** Fundamental items such as park signs, high quality pavilions with similar color and design, and an emphasis on preserving existing vegetation and trees should be used in every new and existing park to create a consistent and recognizable look for Morgan's Point Resort parks.
- **Parks should celebrate the history and culture of Morgan's Point Resort.** Parks can incorporate historical plaques and features that allude to the area or neighborhood around the park, the circumstances that caused the park to be created, or some other unique event that happened in the City.
- **Every park should include features for a wide variety of park users.** Park facilities should be multi-faceted and varied to provide options for a range of age groups and abilities.
- **Consider implementing public art in some parks (where appropriate).** Public art, often created by local artists that can be supported by the City, is an easy way to make parks in Morgan's Point Resort much more memorable.
- **Shade should be a standard component of every park.** In all parks, playgrounds and picnic areas should be covered, either by trees, shade structure canopies, or pavilions.
- **Create a defined and easily recognizable "entrance" for parks in the City.** Every park should have a "front

door.” Even parks that have street frontage on two or three sides can still include features that announce it is a valuable space in Morgan’s Point Resort.

- **Bodies of water should be highly valued.** Physical and/or visual access to Belton Lake should be preserved whenever possible.
- **Parks should be designed so as to reduce maintenance.** Automatic irrigation should be a key component throughout the active zones of parks (where necessary), as well as native grasses and landscaping that make every park easier to maintain.
- **Community input should be welcomed.** Input from neighborhoods surrounding each newly developed or renovated park should be included in the design of every park in the City.

## Recommendations

The following 38 actions comprise the major priority recommendations of the Morgan’s Point Resort Parks Master Plan. Illustrations included with each of these items are intended to convey the essence of each recommendation, but unless otherwise noted, are not actual plans. Detailed concepts and fully developed cost projections should be developed as each recommendation begins to be implemented.

The recommended improvements fall into five categories.

- **Park Renovations and Development.** Making key improvements and developments to existing parks throughout the City.
- **Parkland Planning, Design, and Maintenance.** Guidelines for the acquisition, design, and maintenance of parkland.
- **Connectivity.** Developing Citywide connectivity and safe pedestrian use areas.
- **Natural Resource Preservation.** Preserving and maximizing potential of the City’s natural resources.
- **Recreation.** Providing ample recreational opportunities for residents and visitors.

The following pages illustrate a summary of the major recommendations and action items.

## Park Renovations and Development

The City currently owns and maintains portions of six park sites. The parks have incredible potential due to size, location, and/or natural amenities. The following recommendations include enhancements and updates to each of the City’s parks to allow the City to fill parkland and recreation deficits and create a memorable, well-loved parks system for residents and the greater community. Recommendations regarding opportunities for development of new parks will be discussed later in the chapter.

Concept plans have been developed for Ansay, Lee Kleypas, and Oakmont Parks. Specific park renovation, development, and redevelopment action items will be presented following the discussion of the concept plans.

**Concept Plans**

**Ansay Park**

Ansay Park is currently used mostly for its playground and minor active recreation uses. However, its ample size, centralized location within a large, contiguous residential neighborhood, and the availability of water and electric utilities, create an excellent opportunity to develop the site as the community’s go-to active recreation park. This Plan recommends the following renovations and redevelopment to maximize the potential of Ansay Park (see Figure 4.1, *Ansay Park Concept Plan* on page 72). Individual elements are not listed in any particular order.

**1. Covered Multi-Use Facility**

A large covered multi-use facility and associated parking area is proposed. Ideally, the facility would be of sufficient size and height to accommodate casual seating and a basketball court. However, the ultimate configuration, style, and size of the facility will be dependent on

available resources. The facility is intended to provide covered recreation opportunities and could be rented for large events or reserved for game use. If the ultimate layout of the facility is not large enough to accommodate a basketball court, an uncovered basketball court should be provided adjacent to the structure.

**2. Temporary Skate Park**

A temporary skate park is recommended in the open paved area along Paint Drive. This facility will help to provide varied recreation opportunities for the community’s youth, an age group which frequently has minimal non-athletic facilities geared towards them. This modular skate park would include mobile skateboarding structures which allows the area to be reconfigured based on user feedback. It is recommended that the City periodically monitor the use of the skate park. If the facility is well used, ultimate consideration should be given to upgrading to a permanent skate park.



Image source: www.ci.boerne.tx.us

A covered multi-use facility, such as this covered basketball court in Boerne, TX, provides flexible, shaded recreation.



A temporary skate park allows a city to monitor its use and determine its viability as a permanent amenity.



Image source: www.swf-wc.asace.army.mil

A large pavilion provides coverage for at least four picnic tables.



Image source: www.cityofcrosbyton.org

A small picnic shelter provides enough coverage for one to two picnic tables with adequate space for users to comfortably move around.

### 3. Large Picnic Pavilion

A large pavilion is recommended to provide covered picnicking facilities for large groups or events. The pavilion should include space for at least four picnic tables.

### 4. Picnic Shelters with Barbecue Pits

A variety of picnic shelters should be provided around the site. These shelters are intended to be smaller than the large pavilion, but still provide space for one to two picnic tables with sufficient space for users to move around comfortably. Each shelter should have a designated barbecue grill.

### 5. Improved Playground

Two enhanced covered playground areas meeting current design and safety standards are recommended near the picnicking facilities and existing restroom. Ample space is available for a designated tot lot in addition to a play area appropriate for older children.

### 6. Perimeter Pathway

A 0.75-mile long, eight-foot wide concrete pathway is proposed around the perimeter of the park. The pathway should include a variety of stopping areas with benches as well as a circuit of fitness stations. The path should be lighted to allow for evening use.

### 7. Sand Volleyball Court

A sand volleyball court would provide an additional option for active recreation in the park. The court could

be used both for volleyball and as a sandbox for children during the year.

### 8. Improved Parking Areas

Improved parking areas with ADA compliant spaces are recommended near the baseball/softball/soccer field, the skate park, and the covered multi-use facility. The total number of parking spaces should be determined during detailed design of the park.

### 9. Reconfiguration of Ball Field

It is recommended that the size and orientation of the ball field be reconfigured to accommodate baseball/softball and soccer. This dual design will help increase use of the facility.

### 10. Pursue Acquisition of Adjacent Lots

It is recommended that the City pursue acquisition of all adjacent properties within the limits of Paint Drive, Thistle Street, S. Winecup Drive, and Lake Forest Drive. This expansion of the park would allow for greater use of the park as well as an additional access/egress drive connecting to Thistle Street to provide immediate park access to the neighborhood east of the park.

Image source: www.vacationrentalpics.com



Covering a playground increases its year-round usability.



An internal loop walking path can provide space for recreation and community interaction.

Figure 4.1, Ansay Park Concept Plan



## Lee Kleypas Park

Lee Kleypas Park is currently used for a variety of multi-generational activities such as swimming, fishing, and playing on the playground. As the City's only park with water, electric, and on-site sewage connections, the park is the best choice for an expanded community center. The following upgrades, enhancements, and design changes are recommended to improve the use of Lee Kleypas Park as a family recreation and community gathering park (see Figure 4.2, *Lee Kleypas Park Concept Plan* on page 75).

### 1. Expanded and Improved Community Center

The existing community center is in need of extensive upgrades. This Plan recommends demolishing the existing building and constructing a larger, high-quality community center/conference center complete with a flexible indoor event space, conference room, covered outdoor pavilion area, kitchen, and restrooms. The City could consider including a concessions area (potentially run by a third party). The building should be designed to be energy and water-efficient.

### 2. Improved Parking Areas

Improved parking areas with ADA compliant spaces are recommended near the community center and Morgan's Point Boulevard. Parking directly adjacent to the community center should be reserved for ADA compliant spaces and staff parking. The total number of parking spaces should be determined during detailed design of the park.

### 3. Half-Court Basketball Court

A half-court basketball area is proposed adjacent to the parking area. It is recommended that the court be striped

for basketball. However, during large events, the court could be used for overflow parking. When not intended for parking use, removable bollards can prohibit vehicle access to the area.

### 4. Canoe/Kayak Launch

An improved canoe/kayak launch is proposed near the bottom of the existing non-active boat ramp. Ultimate design of the launch needs to be coordinated with the U.S. Army Corps of Engineers. With installation of the canoe/kayak launch, Lee Kleypas Park can increase from an emergency paddling trail access point to a full-time designated Tanyard Springs paddling trail access point.

### 5. Cantilevered Fishing Pier

A cantilevered fishing pier is recommended in the vicinity of the existing concrete slab along the eastern border of the park. The fishing pier provides a designated fishing destination for those who currently use other areas of the shoreline. Ultimate configuration of the pier must maintain adequate waterway width as determined by the U.S. Army Corps of Engineers.

### 6. Splash Pad

It is recommended to expand the pool area to include a splash pad. This sanitary, safe water recreation element requires less maintenance than a swimming pool and no trained supervision. Ultimate design, size, and configuration of the splash pad will be dependent on the resources available.



A re-imagined, expanded community center can provide high quality space for events and gatherings.



A cantilevered fishing pier provides a permanent fishing location without interfering with the lake.

### 7. Perimeter Pathway

A 0.5-mile long, eight-foot wide concrete perimeter pathway is recommended along the eastern half of the property. The path would include stopping areas with benches, a circuit of exercise stations, lighting, and an overlook stopping point at the northern extent of the path.

### 8. Historic Monument

A scenic overlook with historic monument and educational interpretive displays is proposed in the location of the existing gazebo. This monument should be designed using high-quality, local materials (if possible). Educational signage would provide information about the history of Morgan's Point Resort and Belton Lake.

### 9. Potential Play Areas

Five potential play areas are provided on the site. Potential uses for these areas include play equipment for varying ages, free play areas, a community garden, horseshoe pits, etc. These areas could each have a different use or multiple areas could be used for the same activity. At least one area should include an enhanced playscape which meets current design and safety standards. The City should consider providing two play areas; one for young children (i.e., tot lot) and another with activities appropriate for older children.

### 10. Enhanced Large Pavilion

The existing picnic pavilion area should be enhanced to match the style and quality of new picnic pavilions and shelters being installed at other parks in the City.



This image illustrates a small-scale splash pad concept which provides additional water recreation opportunities.

### 11. Picnic Shelters with Barbecue Pits

A variety of picnic shelters should be provided around the site. These shelters are intended to be smaller than the large pavilion, but still provide space for one to two picnic tables with sufficient space for users to move around comfortably. Each shelter should have a designated barbecue grill.

### 12. Enhanced Planting Buffers

New or enhanced planting buffers are proposed along property lines with adjacent residences. Plantings should include native evergreen and deciduous trees and shrubs and provide sufficient coverage to ensure residents privacy is maintained.

### 13. Removal of Existing Sport Courts

Due to their lack of use or deteriorating quality, it is recommended to remove the tennis courts, volleyball court, and basketball court. These facilities will be added to other parks to make up the deficit of recreation opportunities.

### 14. Site Grading

During detailed design of the park, the City should consider altering the grade of the fenced-in area around the pool to be closer to level with the community center. This would reduce the intensity of the slope near the gazebo and thus increase the usable space in this opportune area.



A well-placed overlook provides prime opportunities for relaxation and enjoyment of the surrounding natural beauty.



Figure 4.2, Lee Kleypas Park Concept Plan



## Oakmont Park

With its current level of development, Oakmont Park is mainly used by dog-owners, families with children, and those looking for a place to calmly stroll and enjoy the view. The park includes wide open grass areas, panoramic views, and ample space for large festivals and events. As such, the park is well suited to provide a prime location for passive recreation and community events. The following recommendations are proposed to further develop the site for picnicking, water uses, and family-friendly events and gatherings (see Figure 4.3, *Oakmont Park Concept Plan* on page 77).

### 1. Large Pavilion

A large picnic pavilion is recommended to provide covered picnicking facilities for large groups or events. As the site has some of the best uninhibited lake views in the region, the large pavilion in Oakmont Park should be larger than those in other parks. This will allow the pavilion to be rented for larger events such as family reunions and weddings. The pavilion should include space for at least 10 picnic tables. The picnic tables can be relocated to allow space for performances or events.

### 2. Perimeter Pathway

A 0.6-mile long, eight-foot wide concrete perimeter pathway is recommended around the park. The path should provide access to the picnic shelters and pavilion, as well as other site amenities. Resting areas with benches and exercise stations are located along the length of the path.

### 3. Restroom

A new restroom facility with water fountains is proposed for the site. The restroom is located near the parking area



Image source: fernbluffmud.org

A high-quality large pavilion can provide an excellent location for events such as weddings.

and playground. While there are no water or electric utilities currently on site, they are available near the park.

### 4. Canoe/Kayak Launch

It is recommended that the existing non-active canoe/kayak launch be revamped to provide a functioning launch. Trail access from the parking area to the launch will allow users to walk or wheel their water craft down to the launch. Oakmont Park can become another designated access point for the Tanyard Springs paddling trail.

### 5. Enhanced Playground

An enhanced, relocated playground is proposed in the park. The playground facilities should include a variety of different equipment and activity types. The City should consider providing two separate age-appropriate play areas for young and older children.

### 6. Picnic Shelters with Barbecue Pits

A variety of picnic shelters should be provided around the site. These shelters are intended to be substantially smaller than the large pavilion, providing space for one to two picnic tables. Each shelter should have a designated barbecue grill and include sufficient space for users to move around comfortably.

### 7. Improved Parking Areas

Improved parking areas are provided at the end of the park's access drive. The parking area includes ADA compliant spaces located close to the restroom. The large grass area in the center of the parking area provides substantial overflow parking for use during community events.

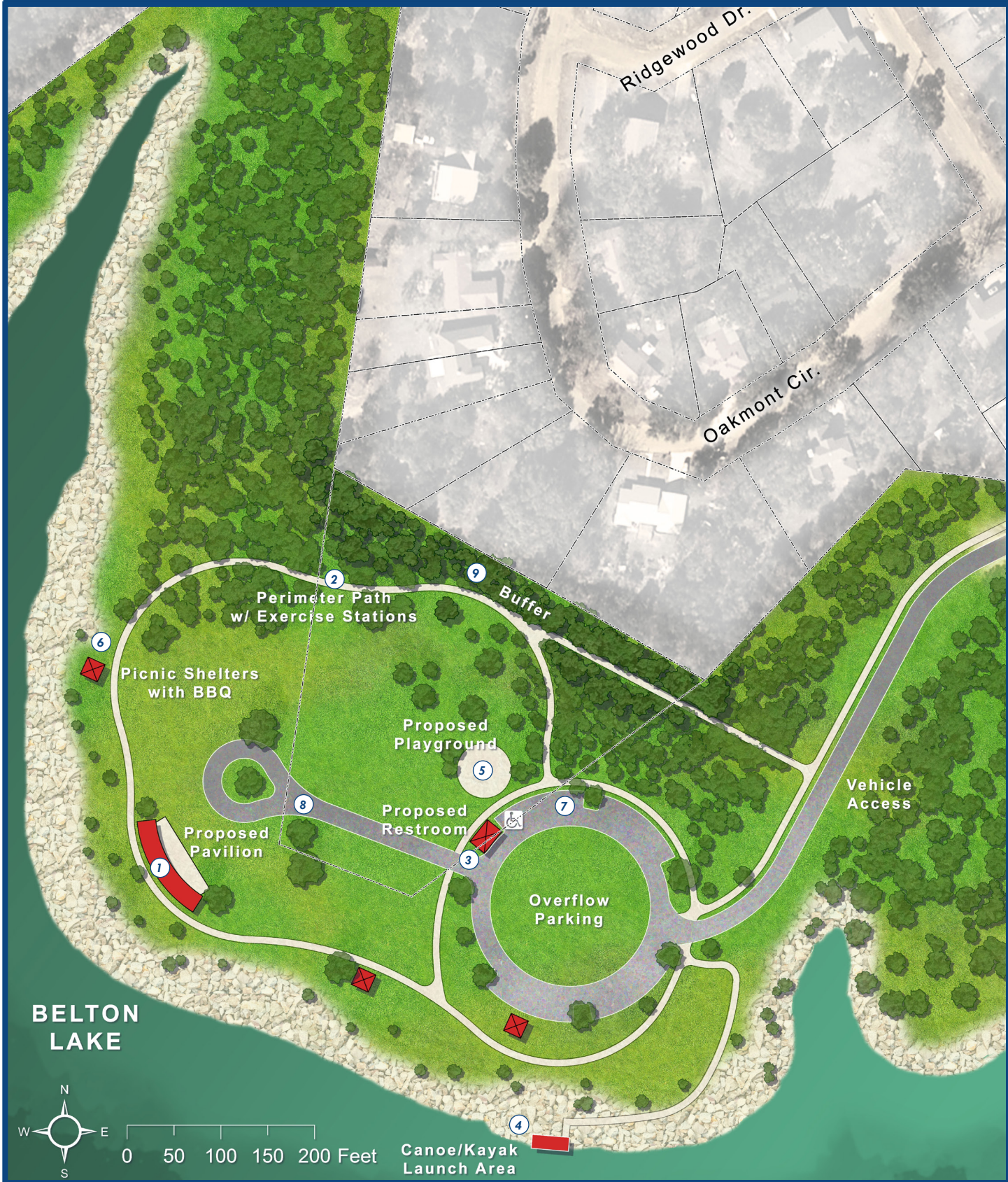
### 8. Reconfigured Roadway

This Plan recommends a reconfiguration of the existing access roadway on site. The realigned road provides access to the large pavilion to allow easy loading and unloading during events, performances, etc. However, removal of the other existing access roads gives the pedestrian priority over the majority of the site.

### 9. Enhanced Planting Buffer

An enhanced planting buffer is proposed along the northern property line where there are adjacent residences. Plantings should include native evergreen and deciduous trees and shrubs and provide sufficient coverage to ensure resident privacy is maintained.

Figure 4.3, Oakmont Park Concept Plan



## Park Renovations and Development Action Items

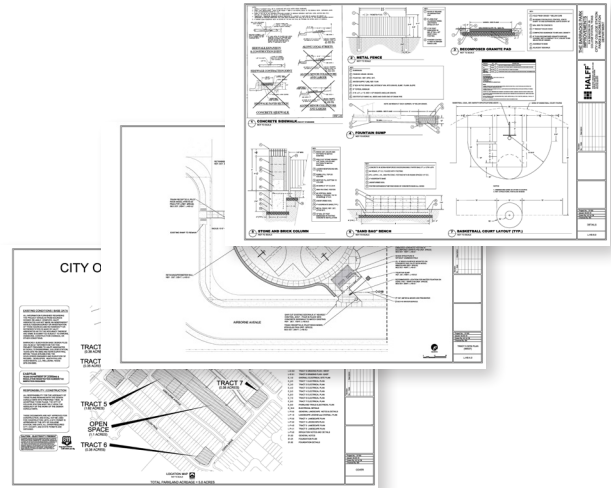
### Develop Detailed Park Designs

As a follow up step after adoption of this Plan, the City should consider developing detailed design and construction drawings for Ansay, Lee Kleypas, and Oakmont Parks. This step will solidify the exact location, extent, and configuration of the park elements illustrated in the park concept plans.

**ACTION PR.1. Develop an Ansay Park Design and Construction Plan**

**ACTION PR.2. Develop a Lee Kleypas Park Design and Construction Plan**

**ACTION PR.3. Develop an Oakmont Park Design and Construction Plan**



Detailed design is the next step to bringing concepts to fruition.

### Implement Detailed Park Designs

Following detailed design and construction documentation, the City should consider dedicating funding and pursuing grants to implement the development of park facilities in Ansay, Lee Kleypas, and Oakmont Parks. While ultimate implementation may occur in phases over the course of several years, it is essential that each improvement component be designed and developed within the programmatic and schematic vision set out in each park concept plan. In this regard, phased improvements can occur over time without compromising the greater vision set out for the whole park.

**ACTION PR.4. Enhance development of Ansay Park**

**ACTION PR.5. Enhance development of Lee Kleypas Park**

**ACTION PR.6. Enhance development of Oakmont Park**



Through construction of park improvements, the City can provide enhancement recreational opportunities for its residents.

### **ACTION PR.7. Develop a Morgan's Point Resort Marina Concept Plan**

While the property at the Morgan's Point Resort Marina is already partially developed, less than 20 percent of the property is currently being used for recreational purposes. The City should consider doing a follow up concept plan of the property to determine the best potential use of the site. Activities to consider for the remainder of the property include, but are not limited to:

- Tennis courts
- Playground
- Picnic shelters with barbecue pits
- A natural-surface internal loop walking path with benches and stopping points throughout the southern portion of the property



Image source: Bing Maps

A Morgan's Point Resort Marina concept plan is recommended to determine the best use of the remainder of the site.

### **ACTION PR.8. Develop a M.L. Smith Memorial Park Concept Plan**

The City should consider doing a follow up concept plan for M.L. Smith Memorial Park to determine the most appropriate recreational uses of the site. Activities and amenities to consider in the park include, but are not limited to:

- Dog park or disc golf
- Picnic tables
- Picnic shelters with barbecue pits
- Additional vehicle/pedestrian access along the utility right-of-way
- An enhanced seating area with strategic views of Belton Lake
- Internal loop natural-surface walking path



Image source: Bing Maps

A M. L. Smith Memorial Park concept plan is recommended to determine the best use of the remainder of the site.

### **ACTION PR.9. Develop an East M.L. Smith Memorial Park Concept Plan**

East M.L. Smith Memorial Park is completely undeveloped to date. The City should consider doing a follow up concept plan for this large, natural property. Activities and amenities to consider for the park include, but are not limited to:

- Dog park or disc golf
- Picnic tables
- Picnic shelters with barbecue pits
- Canoe/kayak launch
- Camping areas
- Internal loop natural-surface trail



Image source: Bing Maps

An East M. L. Smith Memorial Park concept plan is recommended to determine the best use of the site.

### **ACTION PR.10. Develop a Roger's Park Concept Plan**

Roger's Park has great potential to serve the recreational needs of the community and the greater region. As the site is currently owned and operated by the U.S. Army Corps of Engineers, a concept plan is required in order to potentially pursue leasing the park. Consequently, the City should consider doing a follow up concept plan for the park. Coordination with the U.S. Army Corps of Engineers during the planning process is key to the ultimate success and viability of the plan. Activities and amenities to consider for the park include, but are not limited to:

- Second pedestrian and vehicular access point
- Internal path system
- Cantilevered fishing pier
- Water recreation concessioner
- Picnic shelters with barbecue pits
- Camping areas

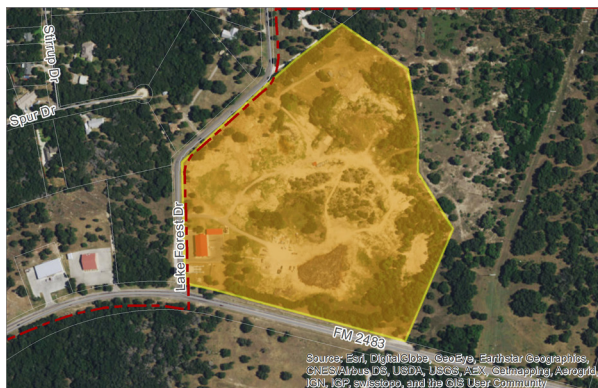


Image source: Bing Maps

A Roger's Park concept plan is recommended to determine the best use of the site.

**ACTION PR.11. Develop Concept Plans for Key City-owned Undeveloped Parcels**

The City should consider developing a concept plans for key undeveloped City-owned parcels to determine their best use and to fill current recreational gaps.



A concept plan of the undeveloped parcel behind the City's Emergency Services Center would determine its potential to become a large City park.

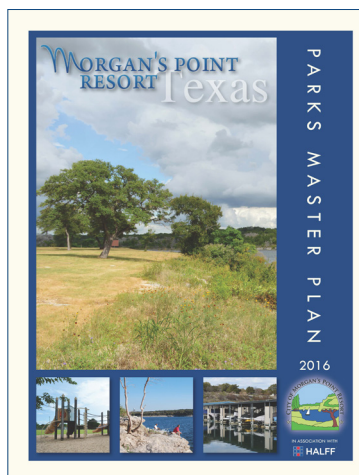
**Parkland Planning, Design, and Maintenance Action Items**

Throughout the public participation component of the planning process, residents and park users voiced their desire for high-quality park and recreation facilities with a greater level of maintenance. In an effort to provide adequate parkland acreage and developed facilities which can be sufficiently maintained by City staff, the following parkland planning, design, and maintenance action items are recommended.

**ACTION PL.1. Update the Parks Master Plan**

In order to ensure that the City continues to provide the parks and recreation opportunities and facilities to best serve its residents, the City should update the Morgan's Point Resort Parks Master Plan periodically. As suggested by the Texas Parks and Wildlife Department (TPWD), the Plan should be updated after a five-year period, or before any major developments occur which significantly impact the recreation needs of the City. The following steps are recommended for periodic review of this Plan:

- An annual review by City staff should be conducted to review progress and successes.
- An annual report should be provided to the City Council and Economic Development Corporation.



While the TPWD does not require a parks master plan update, it does place higher point value (during grant funding evaluation) on submittals that demonstrate a plan update has been done within the past five years.

- More frequent updates may be required if special needs or occurrences require modifications to the Plan.
- In all cases, public involvement through citizen meetings, interviews, and workshops should be included in any update process.

**ACTION PL.2. Pursue Lease of Land Within Park Boundaries**

The City should coordinate with the U.S. Army Corps of Engineers to pursue leases for all of the land within the City’s shoreline park boundaries (as illustrated on Map 3.1, *Existing Parks System*, in Chapter 3).

**ACTION PL.3. Lease and Develop Roger’s Park**

Following the development of a Roger’s Park concept plan, the City should approach the U.S. Army Corps of Engineers to pursue a lease of the property. Once a lease is finalized, the City should develop detailed design and ultimately implement the plan items.



In order to implement additional recreation developments, the City should pursue leasing the U.S. Army Corps of Engineers’ land which is currently within the boundaries of each park.

**ACTION PL.4. Monitor Parkland Dedication and/or Fee-in-lieu**

The City should monitor the effectiveness of its parkland dedication ordinance. Ensure that adequate procedures are in place to require new developments to provide land area and/or development of amenities in areas of need (as identified in Chapter 3, *Existing Conditions and Needs Analysis*).



Requiring developments to provide land area and/or development of amenities can help to address areas of recreational need in the City.



**ACTION PL.5. Adopt a Park Maintenance Budget**

The City should consider adopting a park maintenance budget. If the City does not have sufficient maintenance funds, parkland should be reserved in its natural state until adequate funding can be dedicated for construction and maintenance of the facility.



A park maintenance budget to allow for routine maintenance is a key element in the provision of a high-quality parks system.

**ACTION PL.6. Develop Formalized Routine Maintenance Schedules**

The City should consider developing park management plans for each park to determine schedules for routine replacements and maintenance schedules. Maintenance schedules should also include routine times for upkeep of the City's "green easements."

Routine flora and fauna maintenance tasks include such items as year-round mowing and weeding, fertilizing and watering in key use locations (e.g., the community center and baseball field), select tree pruning to maintain their health and reduce impact on security lighting, and removal of hazardous insects (e.g., fire ants).

Routine facility maintenance tasks include weekly trash collection (daily in high-use areas), daily cleaning and upkeep of restrooms, cleaning and inspection of picnic pavilions for damage or required maintenance on a weekly basis or prior to a reservation, cleaning and replacement of barbecue grills as necessary, and replacement of burnt-out light bulbs.

General repairs such as painting and minor carpentry can be performed on an as needed basis. The City should



Routine maintenance includes such things as clean up, repairs, and replacement of broken or damaged park elements.

consider graffiti-resistant surface treatments for facilities. The type and frequency of walking path maintenance will be dependent on the path's material and level of use, but the City should inspect the paths on a monthly basis and after a rain event (if the path is constructed of decomposed granite or another soft material).

Sports courts and fields should be inspected on a monthly basis and repairs made as needed.

**ACTION PL.7. Install Park Rules Signs**

The City should consider installing signs in a prominent location (e.g., in or near the parking lot or entrance) at all City parks indicating the park hours, prohibited uses, and phone number and email address where visitors can report maintenance issues or concerns.



While some City parks have signs indicating prohibited activities, the signs should be updated to include hours of operation and contact information.

**ACTION PL.8. Conduct Playground Risk Management Inspections**

The City should consider implementing a playground risk management inspection program to conduct routine maintenance, identify and schedule repairs, and address safety issues. All new or replacement playground equipment should meet the U.S. Consumer Products Safety Commission (CPSC) standards and/or the National Program and Playground Safety guidelines.



Routine risk management inspections will identify any safety issues with the City's playground equipment.

### **ACTION PL.9. Implement Overall Park Design Guidelines**

The City should consider adopting a series of park design guidelines to steer the design and construction of new and improved parks and recreation facilities and amenities. Guidelines should be geared towards high-quality, low maintenance design. The guidelines should indicate that new and improved park facilities and amenities be:

- designed and constructed of durable and long-lasting materials;
- designed to maximize shade opportunities;
- designed and constructed using water- and energy-efficient fixtures;
- designed and constructed with an emphasis on low maintenance requirements;
- designed for flexibility of use; and
- designed with a cohesive system of styles and materials to create a “brand” within all City parks.



Image source: www.pinterest.com

Designing with drought tolerant landscaping reduces water requirements.

### **ACTION PL.10. Consider Up Front and Long-term Park and Recreation Costs**

When making park acquisition and design decisions, the City should consider all first and long-term costs (e.g., construction and maintenance costs) for acquisition, design, construction, maintenance, and operations.



Consideration of initial and long-term development and upkeep costs will ensure that the City only takes on projects it can feasibly maintain.

**ACTION PL.11. Establish an “All Abilities Playground”**

As the existing playgrounds are retrofitted and new playscapes are designed and installed, the City should consider providing at least one “all abilities playground” in the community.



Image source: [www.playitsafepark.com](http://www.playitsafepark.com)

An “all abilities playground,” also known as inclusive play, provides activities for all children.

**ACTION PL.12. Install Bicycle Racks**

As safe community-wide bicycle connectivity is provided in Morgan’s Point Resort, it is important to provide appropriate facilities at each park. The City should consider providing at least one secure bicycle rack at every park.



Bicycle racks provide secure parking for bicycles and come in a variety of styles and price points.

**ACTION PL.13. Install Baseball Back Stops**

In order to allow for greater flexibility of active recreation in parks, the City should consider providing a standalone baseball back stop in all existing and new parks, where appropriate.



Image source: [www.westmiddletonbaseball.com](http://www.westmiddletonbaseball.com)

The provision of standalone baseball backstops allows users to hold pick up baseball games without requiring construction of the full baseball field.

### Connectivity Action Items

During the stakeholder meetings, Citywide public survey, and the open house public workshop, residents continually indicated their desire for greater pedestrian and bicycle connectivity throughout the City. Observations were made that residents frequently walk along key thoroughfares, despite the lack of pedestrian sidewalks or sidepaths. In order to provide safe routes for non-vehicular transportation and recreation, the following connectivity action items are recommended.



Opportunities exist for connection to sidepath and sidewalk networks in adjacent communities.

### Arterial Sidepath Corridors

Where there are sufficient rights-of-way, the City should actively pursue developing an arterial sidepath network along key corridors. Ideally, arterial sidepaths should be a minimum of seven-feet wide on both sides of the street, separated from the road by a landscape strip. Alternately, some cities have adopted standards which specify that a single ADA accessible 10-foot sidewalk/sidepath could be included only on one side of the street and a reduced sidewalk on the other side of the street.

**ACTION C.1. Establish a Morgan's Point Road (central segment) Arterial Sidepath** (B on Map 4.4)

**ACTION C.2. Establish a Morgan's Point Road (southern segment) Arterial Sidepath** (C on Map 4.4)

**ACTION C.3. Establish a FM 2483 Arterial Sidepath** (D on Map 4.4)

### Primary Collector Sidepath Corridors

Where adequate right-of-way space exists, the City should actively pursue developing a network of key collector sidepaths. Ideally, collector sidepaths should be a minimum of six-feet wide on both sides of the street, separated from the road by a landscape strip.

**ACTION C.4. Establish a Morgan's Point Road (northern segment) Collector Sidepath** (A on Map 4.4)

**ACTION C.5. Establish a Morgan's Point Boulevard Collector Sidepath** (E on Map 4.4)

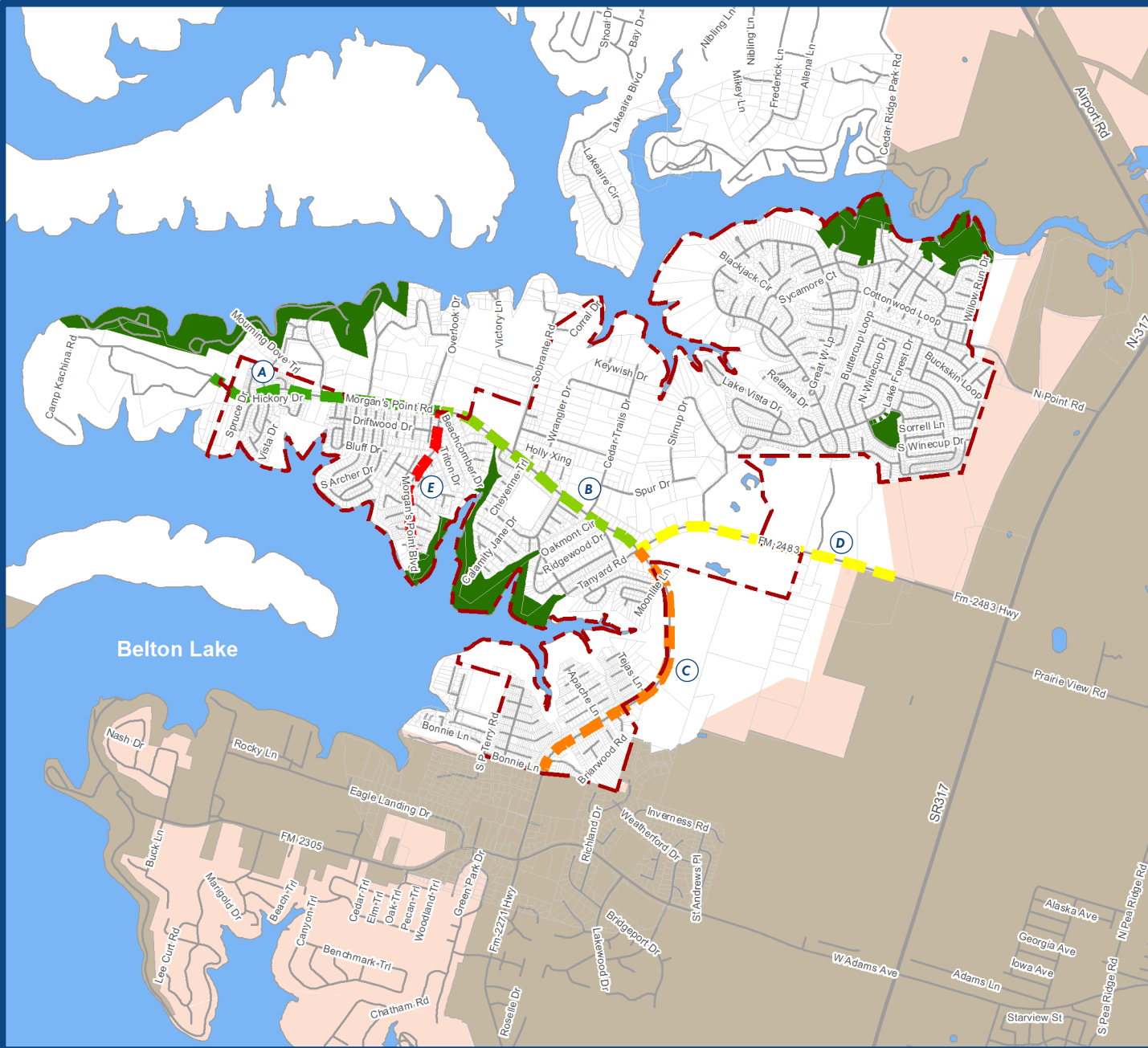
### ACTION C.6. Evaluate Potential Right-of-way and Easement Connections

Where appropriate opportunities exist, the City should consider developing paths to provide access to park properties along utility rights-of-way and other easements.



Utility rights-of-way in the City may provide opportunities for walking path connections to parks.

Map 4.4, Sidepaths & Community-Wide Connectivity



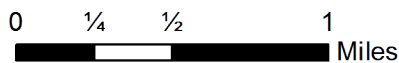
**LEGEND**

- MPR City Limits
- Local Roads
- Major Roads
- Parcels
- Parks

**Arterial Sidepaths**

- Morgan's Point Rd. (Northern segment)
- Morgan's Point Rd. (Central segment)
- Morgan's Point Rd. (Southern segment)
- FM 2483 (connecting to Temple)
- Morgan's Point Blvd.

- Adjacent City Limits
- Adjacent City ETJs



## Natural Resource Preservation Action Items

Morgan's Point Resort is characterized by high-quality natural resource areas including woodlands, open space, and Belton Lake. As development increases in the City and in the region, it is crucial to plan ahead to ensure that the City's valuable natural resources are preserved for environmental and recreation purposes. In order to ensure that the City continues to be known for its extensive green spaces, this Plan recommends the following natural resource preservation action items.

### **ACTION NR.1. Protect Floodplains**

The City should coordinate with the U.S. Army Corps of Engineers to preserve the 100-year floodplain along all undeveloped shore areas. Flood control and recreation opportunities should be preserved by preventing unrestricted encroachment and destruction of the vegetative areas along the shorelines.



Preserving the 100-year floodplain helps to maintain its environmental health and control flood waters to ensure that only development that is designed to withstand flooding is in the vicinity. The parking lot at the Morgan's Point Resort Marina is one such development in the City. The flooded entrance road to the parking lot is pictured above.

### **ACTION NR.2. Preserve the City-owned "Green Easements"**

The City should permanently preserve the "green easements" in their natural state. Encroachments by residential uses should be prevented with the use of enforcement measures when necessary and the City should ensure that the easements are actively maintained, where appropriate.



Permanent preservation of the City's "green easements" can maintain Citywide green space for years to come.



## Recreation Action Items

Morgan's Point Resort is a unique community. The small-town feel, access to adjacent larger cities and their recreational and educational amenities, and its beautiful location along Belton Lake helps make this a desirable community. As people investigate new places to live, a community providing high quality of life amenities and resources is a key consideration. In order to meet the existing and future recreation needs of the City's residents, and improve the quality of the life in the community, the following recreation action items, including elements pertaining to water trails, recreation, and events, are recommended.



Image source: www.pasporttexas.org

Water recreation, especially during the heat of Texas summers, can be a great way to enjoy the outdoors.

### Water Trails

#### **ACTION R.1. Partner to Establish an Additional Paddling Trail Route**

If a canoe/kayak launch is installed at East M.L. Smith Memorial Park, the City should consider coordinating with the Texas Parks and Wildlife Department to create a fourth paddling trail in the Morgan's Point Resort Paddling Trail network.

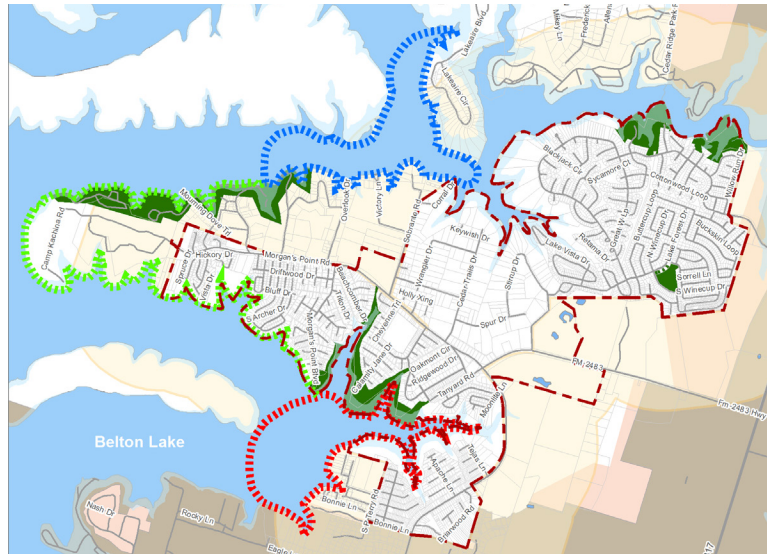


Image source: commons.wikimedia.org

The installation of canoe/kayak launches in City parks would create potential for extension of the Morgan's Point Resort Paddling Trail network.

**ACTION R.2. Partner to Establish Additional Designated Paddling Trail Access Points**

Once active canoe/kayak launches are installed at Lee Kleypas and Oakmont Parks, the City should consider coordinating with the Texas Parks and Wildlife Department to designate the two parks as paddling trail access points.



Numerous City parks have potential to serve as additional designated paddling trail access points.

**Recreation & Events**

**ACTION R.3. Identify Water Recreation Concessioner**

In order to maximize aquatic recreation opportunities in the community, the City could consider identifying a concessioner to rent out canoes, kayaks, and stand up paddle boards for use on Belton Lake. This would allow residents who do not own small or large water craft to enjoy one of the key natural resources that makes Morgan’s Point Resort so special. The addition of a water craft rental facility would also create a regional draw for those beyond the City limits. This might include establishing a rental and storage building in Roger’s Park once the City acquires a lease for the park.



A third party canoe / kayak / paddle board rental facility could allow additional residents and visitors to enjoy the lake.

**ACTION R.4. Relocate Events to Oakmont Park**

Once sufficient park improvements have been implemented to provide adequate facilities, the City should consider relocating the Lake Jamboree BBQ Cook-Off and other large community events and festivals to Oakmont Park.

The beautiful lake-based views of this property will attract visitors from the greater region. In this regard, Oakmont Park is as much of a destination as the event itself.

This could also include establishing a Morgan's Point Resort triathlon event, where visitors could swim in Belton Lake and bike and run throughout Morgan's Point Resort.



Image source: www.brandao.com

Oakmont Park has ample space to accommodate large land and water based events.

**ACTION R.5. Consider Additional Third Party Recreational Programming**

The City should consider coordinating with third party groups to provide recreational programs in/on City facilities. One such current example in the City is the water aerobics classes provided by the Auxiliary of the Morgan's Point Resort Volunteer Fire Department at the Morgan's Point Resort swimming pool.



Additional programs like the Auxiliary run water aerobics could provide recreation for residents without requiring City staff.

**ACTION R.6. Pursue Coordination with Local School District**

As the City grows, if desire for and opportunities to provide active recreation programming for the community's residents arise, the City should pursue intergovernmental coordination opportunities with the Belton Independent School District to use athletic facilities for such programs.



Image source: Bing Maps

Coordination with Belton Independent School District for use of their athletic facilities, such as the Belton High School Multisport Facility, could allow the City to provide additional recreation for its residents.



# MORGAN'S POINT RESORT Texas

## Implementation

*The previous chapters of this Plan identify public opinions, existing conditions, a needs analysis, and recommendations to improve upon the City's parks system. In order to bring the recommendations to fruition, this chapter prioritizes the Plan's action items, provides funding strategy recommendations, potential partnering opportunities, general operations and maintenance guidelines, and details about updating this Plan in the future to maintain it as an accurate depiction of the City's needs and appropriate actions to address them.*



The large, undeveloped areas of the City's parks provide opportunities to fill the City's need for additional developed community parkland.

## Prioritization

The park and recreation needs of Morgan's Point Resort are described in the previous chapters of this Master Plan and a series of actions are given to begin addressing those needs. These actions are recommendations to guide the Morgan's Point Resort City staff and City Council over the next five to 10 years, and should be revisited and updated on a regular basis.

### Prioritization Criteria

The recommended prioritization is based on information received from public input, as well as from the needs assessment formed from facility and acreage target levels of service. The criteria used to prioritize the park facility needs of Morgan's Point Resort are as follows:

- Level of need based on citizen input (online survey results, stakeholder interviews, public open house meeting, etc.)
- Level of need based on needs assessment
- Conditional assessment of existing park facilities in the City

The City's key priority needs are summarized in Table 5.1, *Summary of Priority Needs in Morgan's Point Resort*, on the next page. Needs meeting all of the criteria were ranked as very high priority elements and are to receive the highest level of attention of the next five to 10 years.

The recommended actions laid out in Chapter 4, *Plan Recommendations*, are divided into three categories, based on the level of need.

- **Short-Term Priority Actions.** To be initiated or completed within the next five years.
- **Medium-Term Priority Actions.** To be initiated within the next five to ten years, or as opportunities occur.
- **Long-Term Priority Actions.** To be initiated as opportunities occur, or beyond the immediate ten-year timeframe of this Master Plan.

Note that the prioritization shown in this Plan is intended to guide staff and council actions, and any item may be initiated sooner than recommended if unique circumstances or opportunities arise. Prioritization of the action items is presented in Table 5.2, *Action Priorities*.

**Table 5.1, Summary of Priority Needs in Morgan’s Point Resort**

Additional facilities needed based on <u>citizen input</u> 1. Walking paths, sidewalks, or trails (none exist in the City) 2. General park lighting 3. Fishing areas 4. Shade structures/trees 5. Spray park/splash pad (none exist in the City)	
Additional facilities needed based on <u>level of service</u> 1. Walking paths or trails (none exist in the City) 2. Soccer fields (none exist in the City) 3. Spray park/splash pad (none exist in the City) 4. Picnic facilities and amenities 5. Developed community parkland	Upgraded facilities needed based on <u>existing condition</u> 1. Basketball courts 2. Baseball field 3. Picnic facilities and amenities 4. Community center 5. Tennis courts
<b>Top 10 Cumulative Outdoor Facility Needs Based on Above Summaries</b> 1. Walking paths or trails (none exist in the City) 2. Playgrounds 3. Shade structures 4. Picnic facilities and amenities 5. Canoe/kayak launch 6. Fishing pier (none exist in the City) 7. Soccer field (none exist in the City) 8. General park lighting 9. Basketball court 10. Baseball field	<b>Top Cumulative Indoor Facility Needs Based on Above Summary</b> 1. Construct an upgraded, expanded community center

**Table 5.2, Action Priorities**

PRIORITY	ACTION
Park Renovations and Development Actions	
	ACTION PR.1. Develop an Ansay Park Design and Construction Plan
	ACTION PR.2. Develop a Lee Kleypas Park Design and Construction Plan
	ACTION PR.4. Enhance development of Ansay Park
	ACTION PR.3. Develop an Oakmont Park Design and Construction Plan
	ACTION PR.6. Enhance development of Oakmont Park
	ACTION PR.5. Enhance development of Lee Kleypas Park
	ACTION PR.7. Develop a Morgan's Point Resort Marina Concept Plan
	ACTION PR.8. Develop a M.L. Smith Memorial Park Concept Plan
	ACTION PR.10. Develop a Roger's Park Concept Plan
	ACTION PR.11. Planning of Key City-owned Undeveloped Parcels
	ACTION PR.9. Develop an East M.L. Smith Memorial Park Concept Plan
Parkland Planning, Design, and Maintenance Actions	
	ACTION PL.10. Consider Up Front and Long-term Park and Recreation Costs
	ACTION PL.5. Adopt a Park Maintenance Budget
	ACTION PL.6. Develop Formalized Routine Maintenance Schedules
	ACTION PL.9. Implement Overall Park Design Guidelines
	ACTION PL.3. Lease and Develop Roger's Park
	ACTION PL.11. Establish an "All Abilities Playground"
	ACTION PL.12. Install Bicycle Racks
	ACTION PL.13. Install Baseball Back Stops
	ACTION PL.8. Conduct Playground Risk Management Inspections
	ACTION PL.7. Install Park Rules Signs
	ACTION PL.2. Pursue Lease of Land Within Park Boundaries
	ACTION PL.1. Update the Parks Master Plan
	ACTION PL.4. Monitor Parkland Dedication and/or Fee-in-lieu

	Short-Term Priority
	Medium-Term Priority
	Long-Term Priority



**Table 5.2, Action Priorities (cont.)**

PRIORITY	ACTION
Connectivity Actions	
	ACTION C.1. Establish a Morgan’s Point Road (central segment) Arterial Sidepath
	ACTION C.5. Establish a Morgan’s Point Boulevard Collector Sidepath
	ACTION C.3. Establish a FM 2483 Arterial Sidepath
	ACTION C.2. Establish a Morgan’s Point Road (southern segment) Arterial Sidepath
	ACTION C.4. Establish a Morgan’s Point Road (northern segment) Collector Sidepath
	ACTION C.6. Evaluate Potential Right-of-way and Easement Connections
	ACTION NR.2. Preserve the City-owned “Green Easements”
	ACTION NR.1. Protect Floodplains
Recreation Actions	
	ACTION R.4. Relocate Events to Oakmont Park
	ACTION R.6. Pursue Coordination with Local School District
	ACTION R.1. Partner to Establish an Additional Paddling Trail Route
	ACTION R.2. Partner to Establish Additional Designated Paddling Trail Access Points
	ACTION R.5. Consider Additional Third Party Recreational Programming
	ACTION R.3. Identify Water Recreation Concessioner

- Short-Term Priority
- Medium-Term Priority
- Long-Term Priority



Safe pedestrian and bicycle facilities along key routes are highly desired by residents.

## Funding Strategies for Recommendations

Different parks and recreation facilities will require different funding strategies. While small improvements to existing parks can be built with local funds, other parks, open spaces, and large facility projects may be able to contend for federal or state funds. This section provides brief descriptions of these funding implementation assistance opportunities.

### Key City Generated Funding Sources

**General Fund Expenditures.** General fund expenditures are primarily used for operations and improvements of all types.

### Key Grant Funding Sources

Grants can provide a significant source of additional funding for parks, but should not be considered as the primary source for park construction.

**Texas Parks and Wildlife Department.** Texas Recreation and Parks Account (TRPA) is the primary source for parks grants in Texas, and in addition provides funding for recreational trails. Up to a 50 percent match can be obtained, up to \$500,000 for new parks and trail facilities. Grant applications that stress joint funding and support from two or more local entities may have a greater chance of contending for the TRPA grants. These grants are highly competitive, and in recent years there have been far fewer grants available or awarded due to State budget restrictions. When the grants are available, the deadlines to submit applications vary by grant type and range from February 1st for some to October 1st for most categories.

For Morgan's Point Resort, the Small Communities Grant (\$75,000 maximum) and Recreational Trails Grant (\$200,000 maximum) may represent key opportunities.

**Land and Water Conservation Fund (LWCF).** This fund is divided into two funding categories: state grants and federal acquisition. The state grants are distributed to all 50 states, DC, and other territories based on factors such as population. State grant funds can be used for park development and for acquisition of parkland or easements.

**Statewide Transportation Assistance Program.** This program provides monetary support for transportation activities designed to strengthen the cultural, aesthetic and environmental aspects of the transportation system. Typically, funds can be used for trails and streetscape related projects. Funding is on a cost reimbursement basis, and projects selected are eligible for reimbursement of up to 80% of allowable costs. This funding program is not available on a yearly basis, but intermittently only, often in two to five-year periods. These funds, while difficult to work with, are becoming more responsible to real world costs, and should be seriously considered since they remain one of the few sources of outside funds.

**Foundation and Company Grants.** These can assist in direct funding for projects, while others exist to help citizen efforts get established with small seed funds or technical and publicity assistance.

## Partnerships

**Partnering with Local and Area Volunteer Groups.** Partnering with volunteer groups can be helpful when constructing trails or playground equipment. There are a variety of sources for volunteers including: user groups, local residents, corporate community service initiatives, and business and civic support groups.

**Parks Foundation.** Parks foundations are non-profit organizations and another source for volunteers. People can make tax deductible donations to a foundation, which in turn provides financial support and volunteer time to a city's parks system. Parks foundations often assist with physical improvements to a park or support recreational programming. They essentially help fill the gap between what needs to be done and what a parks department can afford to do.

**Joint Planning with Belton Independent School District (ISD).** Establish joint planning review sessions with Belton ISD schools to allow for coordination of facilities and possible pooling of resources for partnership in acquiring land for schools and parks.

**Joint Planning with Bell County and the City of Temple.** Establish joint planning review sessions with Bell County and Temple to allow for coordination of facilities and possible pooling of resources for a partnership to jointly develop park and recreation facilities.

## Policies and Ordinances

**Parkland Dedication Ordinance.** Morgan's Point Resort currently has a Parkland Dedication Ordinance. This type of ordinance is used by many cities, and is now generally not considered onerous by the development community, but rather is welcomed as a method to help fund smaller parks in a timely manner. Monitoring the effectiveness of the Parkland Dedication Ordinance is important to ensure adequate parkland is available when new development occurs.

## Operations and Maintenance

With the recommendations of additional parks, recreation facilities and walking paths, it should be recognized that additional manpower is needed for the required maintenance of these various projects. The number of additional staff needed to attend to these proposed facilities will vary depending on the use of these facilities. The provision of adequate staffing must be included as each facility is developed or the facility should not be built.

As the park system grows, additional resources should be provided to the Maintenance Department. This includes new mowing and transporting equipment, as well as park maintenance staff. Over the next ten years, if and when new facilities are added, park maintenance staff should grow at the same rate.

### Sustainability Approach to Maintenance

Often cities are the single largest landowner in a municipality or community. As such, stewardship of the community's natural resources and recreation amenities is a key city responsibility, all the while managing the conscientious expenditure of tax dollars. According to the National Recreation and Park Association (NRPA), "Good stewardship requires management practices that protect and enhance the recreational, environmental, social and cultural values of public lands and natural and cultural resources in a manner that is cost-effective and sustainable for future generations."

The role of the Morgan's Point Resort in the conservation of natural and recreation resources, while implementing "Sustainability" in its approach to resource management, not only contributes to the health and welfare of its residents, but also reduces operations and maintenance costs, particularly for mowing and irrigation.

The sustainability approach to natural resource management is not only an environmentally sensitive management strategy - it is "Good Business" for the City and its residents.

**What is Sustainability?** Sustainability can be defined as the ability to meet the needs of the present without compromising the ability of future generations to meet their own needs. Basically, sustainability embraces a stewardship approach that conserves our natural resources for use by future generations. These natural resources include:

- Clean water
- Clean air
- Nutrient rich topsoil
- Wildlife habitat
- Trees and vegetation
- Harnessing of wind and solar energy to reduce the use of fossil fuels

The City is responsible for the care and maintenance of approximately 390 acres, throughout the City in six park locations and numerous open spaces and "green easement" locations. To provide the highest level of park and recreation facilities and amenities, while maintaining these facilities in the most cost-effective manner, it is recommended that the City implement a sustainability based approach to park development and maintenance. This approach includes:

- Planting native tree and grass species that are water conserving and hardy to the regional climate and eliminating the use of species that use large amounts of water (e.g., cedars). This approach will encourage the "greening" of parks, while limiting the amount of long-term maintenance required to achieve attractive facilities.
- Developing active areas in parks that will be maintained to levels dictated by the intended use. For example, high intensity use areas such as athletic facilities or playgrounds, will have a higher degree of maintenance and cultivation. On the other hand, areas that are less used or do not require a high level of care, such as disc golf courses or open play areas will receive a less frequent or less intensive maintenance.

- Planting more trees in parks in mass plantings to create more shade, bird habitat, rainfall absorption and summer cooling effect.
- Planting native grasses and wild flowers in peripheral areas of parks and in park sites that are planned as natural or habitat areas. These areas will only need to be mowed once or twice per year, and rarely fertilized, reducing maintenance costs.
- Provide beds of native and drought tolerant ornamental shrubs and perennial plants for color in “high-impact” areas such as park entrances. These beds can be mulched with recycled “green waste” such as Christmas trees, chipped branches and dead trees, and lawn clippings to help the soil retain moisture and reduce irrigation demand.
- Only irrigating those areas that are designated as “high intensity use” areas, such as playground and adjacent picnic areas and designated sports fields. This approach will conserve water and reduce costs by discouraging turf growth except in priority locations.

### Master Plan Updates

The Morgan’s Point Resort Parks Master Plan is a guide to be used by the City to address system needs over the next ten years. However, during that timeframe, there will be changes that occur. The area population may increase more rapidly than projected, the community may indicate a special need for a facility not listed in the recommendations, or development of some of the recommendations listed in the Master Plan will occur.

A review and update of this Plan by City staff and the City Council should be conducted on an annual basis, or when significant changes occur. These updates can be published in short report format and attached to this Master Plan for easy use. Four key areas for focus of these periodic reviews are as follows:

- **Facility Inventory.** An inventory of new or updated City-owned facilities should be recorded. This inventory should also mention any significant changes or improvements to Belton ISD schools, Roger’s Park, or major private facilities that could influence recreation in Morgan’s Point Resort.
- **Public Involvement.** As mentioned previously, this Master Plan reflects current population and attitudes

expressed by the citizens of Morgan’s Point Resort today. However, over time, those attitudes and interests may vary as the City changes. Periodic surveys are recommended to provide a current account of the attitudes of the citizens, and to provide additional direction from the public on issues that may arise. In order to make an accurate comparison of the changes in attitudes, it is recommended that future surveys include similar questions to those included in this Master Plan.

- **Facility Use.** Facility use is a key factor in determining the need and renovation of additional facilities. Updates on facility use and recreation participation should be incorporated each season.
- **Action Plan.** As items from the Action Prioritization table in this document are implemented, updates should be made to the list to provide a current schedule for City staff and elected officials.

The top half of the page features a background image of a lake with a marina and a forested shoreline under a blue sky. Overlaid on this image is the text 'MORGAN'S POINT RESORT Texas'. 'MORGAN'S POINT' is in a blue, serif font, 'RESORT' is in a smaller blue, serif font, and 'Texas' is in a large, white, serif font.

# MORGAN'S POINT RESORT Texas

# A P P E N D I X A

## Supplemental Information

<i>Stakeholder Meeting Key Elements.....</i>	<i>104</i>
<i>Public Open House and Survey Announcement Postcard.....</i>	<i>105</i>
<i>Public Open House Announcement on Water Bill.....</i>	<i>106</i>
<i>Original Public Survey.....</i>	<i>107</i>
<i>Public Open House Sign-in Sheet.....</i>	<i>114</i>
<i>2016 EDC Parks Prioritization .....</i>	<i>118</i>
<i>2016 City Council Parks Prioritization.....</i>	<i>119</i>

## Stakeholder Meeting Key Elements

Some of the common themes and key concerns voiced during the stakeholder meetings included:

- There is a great need for walking, running, bicycling, etc. facilities in the City.
- The City's existing parks are in need of regular maintenance and repairs.
- M. L. Smith Memorial Park feels secluded and unsafe.
- The Community Center needs renovations/updates.
- The parks need more shade.
- There is a need for additional family-oriented recreation (splash pad, playgrounds, picnic facilities, etc.). The City currently lacks sufficient options for children.
- The softball field needs to be updated.
- Residents desire a dog park.
- The parks could be designed to each play a different role (active athletics vs. events vs. conference center).
- The current spending for parks and recreation in the City is insufficient.
- There is a desire for a skatepark in the community.
- Playground enhancements are desired at Oakmont Park.
- City staff should visit parks on a weekly basis to complete routine maintenance.
- Rogers Park provides an opportunity for increased recreation options.
- Lots adjacent to Ansay Park provide potential opportunity for park expansion.
- The City does not currently have a Parks and Recreation Department.

**Public Open House & Survey Announcement Postcard**


**Your Opinion Matters! Please Take Our Community Survey!**



**Parks Master Plan**

All who work and/or live in Morgan's Point Resort are invited to take a survey and participate in an open house meeting to learn about, provide your feedback, and collaborate with others on the future of Morgan's Point Resort parks!

**Visit the Morgan's Point Resort website or [www.surveymonkey.com/r/MPParksPlan](http://www.surveymonkey.com/r/MPParksPlan) to Take our Online Survey by September 30, 2015**



Completing the survey enters you in a drawing to win an iPad Mini or Android equivalent

**Please Join Us! Come to our meeting Thursday, October 15, 2015**

**@ Garrett & Mic Hill Community Center  
60 Morgan's Point Boulevard**



**Open House @ 6:00 - 8:00pm  
(Stop by Anytime)**

Hard copies of the survey are available at the City Hall (8 Morgan's Point Boulevard)

For more information please contact David Huseman, City of Morgan's Point Resort (254) 780-1334



**We want to hear your input.**

**Share your ideas for the future of Morgan's Point Resort!**

For additional information visit the City's website:  
[www.morganspointresorttx.com/](http://www.morganspointresorttx.com/)

# Public Open House Announcement on Water Bill

Please return this portion with your payment. When paying in person, please bring both portions of this bill.  
**LATE CHARGE IF PAYMENT IS NOT RECEIVED BY THE DUE DATE**



<b>Service From</b>
08/10/2015
<b>Service To</b>
09/10/2015

<b>Service Address</b>
1462 MORGANS PT RD

PLEASE RETURN THIS STUB WITH PAYMENT

Amount Due	Due Date	After Due Date Pay
35.00	10/14/2015	35.00

**Status**

ACTIVE

**Account Number**

01-0007-00

EDC City Parks Master Plan  
 Kickoff Meeting  
 October 15 @ 6pm - 8pm  
 Garrett and Mic Hill  
 Community Center  
 60 Morgan's Point Blvd

MPR Fire Department Donation  
 \$ \_\_\_\_\_

City of Morgan's Point Resort  
 8 Morgan's Point Blvd  
 Morgan's Point Resort, TX 76513  
 www.morganspointresorttx.com



City of Morgan's Point Resort  
 Office Hours: 7:00 am - 6:00 pm  
 Customer Service: 254-742-3202  
 After Hours: 254-534-2405

Service	Meter Reading		Usage	Amount
	Previous	Present		
WATER USE	69	87	1800	35.00
WATER BASE				

<b>Account Number</b>	<b>Amount Due</b>
01-0007-00	35.00
<b>Due Date</b>	<b>After Due Date Pay</b>
10/14/2015	35.00
<b>Service From</b>	<b>Service To</b>
08/10/2015	09/10/2015
<b>Service Address</b>	
1462 MORGANS PT RD	

There will be a charge on all returned checks.

### CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

\_\_\_\_\_

See Reverse Side For Easy Opening Instructions



City of Morgan's Point Resort  
 8 Morgan's Point Blvd  
 Morgan's Point Resort, TX 76513

UTILITY BILL

PRE-SORTED  
 FIRST CLASS  
 POSTAGE PAID  
 PERMIT NO 48  
 BELTON TX  
 76513

0230 ~~6918~~

MPR MAINTENANCE DEPARTMENT  
 8 MORGAN'S POINT BLVD  
 MORGANS PT RESORT TX 76513



# Morgan's Point Resort Parks Master Plan Public Survey

The City of Morgan's Point Resort needs your help and your input!

The City is currently involved in creating a Parks Master Plan. This document helps Morgan's Point Resort set priorities for parks facilities for the next five to 10 years. As a concerned citizen, the City takes your views about parks very seriously. Please take a few minutes to honestly answer this survey about parks in Morgan's Point Resort. Encourage your family members and neighbors to complete this important survey as well!

As an incentive for completing the survey, one respondent will win the choice of an iPad Mini or an Android-based equivalent. Simply enter your email address at the end of the survey to be entered into the drawing. All survey answers will remain confidential, and your information will not be sold or used for solicitation.

Surveys must be completed by September 30, 2015 to be eligible for the raffle drawing.

## Demographics

### 1. Are you male or female?

- Male
- Female

### 2. What is your approximate age?

- 19 years old or younger
- 20-34 years old
- 35-44 years old
- 45-54 years old
- 55-64 years old
- 65 years old or older

### 3. Are you a resident of Morgan's Point Resort?

- Yes
- No, but live in Bell County
- No, live outside Bell County

### 4. If no, what zip code do you live in?

### 5. Which street do you live on? (just street, not house number) Leave blank if you do not live in Morgan's Point Resort.

**6. How long have you lived in Morgan's Point Resort?**

- Under 3 years
- 4-7 years
- 8-10 years
- 11-20 years
- More than 20 years
- I do not live in Morgan's Point Resort

**7. Do you have any children under the age of 19 living in your home? Check all that apply. Leave blank if you do not live in Morgan's Point Resort.**

- No children
- Children under age 5
- Children ages 5-9
- Children ages 10-14
- Children ages 15-19

**Parks & Recreation**

**8. How satisfied or dissatisfied are you with the quality of parks in Morgan's Point Resort?**

- Very Satisfied
- Satisfied
- Dissatisfied
- Very Dissatisfied
- No Opinion

**9. How would you rate the City in the following categories?**

	Excellent	Good	Fair	Poor	No opinion
The overall appearance of the City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The amount of accessible natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Having parks conveniently located for people in all areas of the City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The overall safety of parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The maintenance of parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The variety of recreational facilities within parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The overall quality of City athletic fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**10. Check the box that best describes how strongly you agree or disagree with the following.**

	Strongly agree	Agree	Disagree	Strongly disagree
Better parks will help to improve our city image.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I feel that parks help strengthen our city economically.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I'm willing to pay additional City taxes to see the quality of parks and recreational amenities upgraded.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**11. Using the list below, choose your and your family's favorite recreation activities? Check all that apply.**

- Art/crafts classes
- Basketball
- Bicycling
- BMX biking
- Disc golf / Frisbee golf
- Exercising at a private gym
- Fishing
- Flag / tackle football
- Going to festivals or special events
- Going to a dog park
- Golfing
- Group exercise / fitness classes
- Horseback riding
- Kayaking / canoeing
- Picnicking
- Playing in playgrounds
- Running / jogging
- Skateboarding
- Soccer
- Softball/baseball
- Swimming for leisure / fitness
- Tennis
- Viewing nature / wildlife
- Volleyball
- Walking / hiking on trails
- Walking your dog
- Working out / lifting weights
- I/we do not recreate

Other (please specify)

**12. If you or your family DO NOT use parks or recreational facilities in Morgan's Point Resort, why not? Check all that apply.**

- No parks located near us
- We use parks/facilities in nearby cities instead
- The Morgan's Point Resort parks do not meet our needs or have what we want
- Lack of adequate security/do not feel safe
- We have no time or interest

Other (please specify)

**13. In the past year, how often have you or your family participated in or utilized the following?**

	Daily	At least weekly	Few times per month	Few times per year	Very rarely or never
Attended an event such as the Lake Jamboree BBQ Cook-off	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boated on Belton Lake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Participated in a youth athletic league	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Participated in an adult athletic league	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rode a bicycle for fitness or to get somewhere in the City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used a non-city fitness center such as a private gym	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used the paddling trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilized a City facility for a meeting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visited a City park pavilion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visited a City playground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visited the City swimming pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visited Lee Kleypas Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visited Oakmont Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visited Ansay Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visited Smith Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visited Rogers Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walked for fitness or to get somewhere in the City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**14. Do you go outside of Morgan's Point Resort to participate in recreational activities, sports, or fitness programs?**

- Yes  
 No

**15. If yes to question #14, what city do you primarily travel to for those recreational activities?**

**16. If yes to question #14, what recreational activity or sport do you primarily participate in outside of Morgan's Point Resort?**

**17. What is your favorite park in Morgan's Point Resort?**

- Lee Kleypas Park  
 Oakmont Park  
 Ansay Park  
 Smith Park  
 Rogers Park

**18. What do you like about the park you chose in question #17?**

**19. What do you NOT like about the park you chose in question #17?**

**20. What amenities or recreation features would you add to improve the park you chose in question #17?**

**21. Morgan’s Point Resort needs to know where to direct its efforts as it strives to meet the City’s park and recreational needs. Please indicate how important or unimportant you think it is for the following items to be provided or added in Morgan’s Point Resort parks.**

	Very important	Important	Undecided	Not important	Not important at all
A dog park (off leash areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amphitheater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Baseball / softball fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disc golf / Frisbee golf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exercise stations in parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fishing areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General lighting of some parks for evening use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large enclosed community building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More athletic and practice fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More landscaping in parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More pavilions for group activities / picnics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More picnic tables	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More preserved open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More special events / festivals at parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More tennis courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More trees / shade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More youth-size baseball / softball fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-purpose recreation fields for field hockey, lacrosse, kickball, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nature viewing facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Passive game courts (e.g., horseshoes, bocce, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sand volleyball courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shade structures over existing playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skate park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soccer / football field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray park/splash pad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking paths or trails in City parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

**22. Using the list above, what are the THREE facilities you or your family feel are most needed?**

Facility/Activity

Most Needed

2nd Most Needed

3rd Most Needed

Other (please specify)

**23. How important or unimportant do you feel that sidewalks along Morgan's Point Road and County Road are?**

- Very Important
- Important
- Undecided
- Not Important
- Not Important at All

**24. From which of the following sources do you get information about recreation activities in Morgan's Point Resort? Check all that apply.**

- City website
- Word of mouth
- Social media sites (Facebook, Twitter, YouTube, etc.)
- Signs

Other (please specify)

**Thank you!**

**25. To be entered to win an iPad Mini or Android-based equivalent, or for a reminder to attend the community meeting on TBD, please provide your email address below.**

**26. Would you like to receive email updates regarding the Morgan's Point Resort Parks Master Plan?**

- Yes
- No

Public Open House Sign-In Sheet

Morgan's Point Resort Parks Master Plan  
Open House Meeting

October 15, 2015



Sign-In Sheet



Please Sign in Below (PLEASE PRINT)

Name	Email Address
Bobby Smith	bssmithmls1@gmail.com
David Tuma	David@beltonjournal.com
Joanna Snow	Joannasnow71@gmail.com
Ronny Snow	" "
Leta Stokes	letastokes@att.net
Thomas H Hynes III	thynesiii@yahoo.com
Tom Edwards	Thomas.Edwards@XERA.ca
PRUITT DAVIS	None
GAIL HOLMES	RAHΦΦ1@aol.com
Ric HOLMES	RAHΦΦ1@aol.com
Jim Epye	
David HUSEMAN	←
Daryl Edwards	darylee49@yahoo.com



# Morgan's Point Resort Parks Master Plan Open House Meeting

October 15, 2015

## Sign-In Sheet



Please Sign in Below (PLEASE PRINT)

Name	Email Address
B.J. Scheible	bj.scheible@mpctx.us
Tyler Cornwell	Tylerredcornwell@yahoo.com
Alfredo Gomez	Alfredogomez2124W@gmail.com
MARK Lochausen	MLOchausen@gmail.com
Gonzalo Butron	gonzalo.butron@gmail.com
PIZZI	PIZZI1C@yahoo.com
Stu Scallon	S.scallon@hotmail
Steve & Lori Brady	SRBRADY2000@comcast.com
Covey & Sharla Adams	sharla.adams@bisd.net
Kurt S. Hall	Killer1046@AOL.com
Tim Potts	timpotts1861@hotmail.com
Shelley Potts	mrs.s.potts@hotmail.com
Mary Combs	REDwingfan9591@yahoo.com

Send  
surv  
link

# Morgan's Point Resort Parks Master Plan Open House Meeting

October 15, 2015

## Sign-In Sheet



Please Sign in Below (PLEASE PRINT)

Name	Email Address
Phyllis Hardy	
David Hardy	
Cathy Morgan	Cathy.morgan.1950@gmail.com
Keith Dyer	keithdyer82@gmail.com
Melinda Saxton	msaxton@vvm.com
NATHANIAL HOLLANDER	NHOLLANDER@VVM.COM
MIKE+ANDREA HANKINS	MIKEANDREA@SBCGLOBAL.NET
NORM SENKEL	NORM@SENKEL.COM
Anabell Elsner	AElsner1962@gmail.com
Dwayne & Candy Gossett	cd87@vvm.com
Darwin Dykes	dddykes@gmail.com
John Reeves	

# Morgan's Point Resort Parks Master Plan Open House Meeting

October 15, 2015

## Sign-In Sheet



Please Sign in Below (PLEASE PRINT)

Name	Email Address
Diana Wells	wellsfamilyntx@gmail.com
Matthew Mastriani	mastriani@gmail.com
LARRY HARTMAN	HARTMAN@STONEISLAND.COM
Kadi McMillan	kadi.mcmillan@live.com
Rebekah Tatum	rebekah.tatum14@gmail.com
Marie Humphrey	mapias@hotmail.com
PETER ZELLER	OLDTOWNTILE@YAHOO.COM

## 2016 EDC PARKS PRIORITIZATION

=High    
  =Med    
  =Low

	EDC #1	EDC #2	EDC #3	EDC #4	EDC #5	EDC #6	EDC #7	TOTAL	AVG	MED
<b>CONNECTIVITY PLAN</b>										
Establish a Morgan’s Point Road (central segment) Arterial Sidepath	6	6	1	6	5	4	4	32	4.6	5
Establish a Morgan’s Point Boulevard Collector Sidepath	8	5	4	4	3	1	7	32	4.6	4
Establish a FM 2483 Arterial Sidepath	5	3	7	6	4	2	2	29	4.1	4
Establish a Morgan’s Point Road (northern segment) Collector Sidepath	4	7	2	5	3	0	2	23	3.3	3
Evaluate Potential Right-of-way and Easement Connections	2	3	2	4	1	6	5	23	3.3	3
Establish a Morgan’s Point Road (southern segment) Arterial Sidepath	3	5	0	4	4	0	3	19	2.7	3
Preserve the City-owned “Green Easements”	0	0	2	1	6	5	0	14	2.0	1
Protect Floodplains	1	1	3	0	1	0	6	12	1.7	1
<b>PARTNERSHIP PLAN</b>										
Pursue Coordination with Local School District	3	3	4	4	1	4	2	21	3.0	3
Partner to Establish Additional Designated Paddling Trail Access Points	4	0	4	3	4	2	3	20	2.9	3
Partner to Establish an Additional Paddling Trail Route	3	1	3	3	4	1	5	20	2.9	3
Relocate Events to Oakmont Park	1	5	2	3	0	5	1	17	2.4	2
Consider Additional Third Party Recreational Programming	0	4	0	1	1	3	0	9	1.3	1
Identify Water Recreation Concessioner	0	2	2	1	0	0	4	9	1.3	1
<b>PARK FACILITY DEVELOPMENT PLAN</b>										
Develop an Ansay Park Design and Construction Plan	4	7	10	3	6	10	5	45	6.4	6
Develop a Lee Kleypas Park Design and Construction Plan	9	6	2	3	5	8	8	41	5.9	6
Enhance development of Oakmont Park	6	5	4	6	6	6	5	38	5.4	6
Develop an Oakmont Park Design and Construction Plan	7	7	1	4	7	9	1	36	5.1	7
Enhance development of Ansay Park	0	11	4	4	2	5	9	35	5.0	4
Develop a Morgan’s Point Resort Marina Concept Plan	6	9	0	3	4	5	7	34	4.9	5
Enhance development of Lee Kleypas Park	8	7	4	5	3	0	2	29	4.1	4
Develop a M.L. Smith Memorial Park Concept Plan	0	0	7	4	4	3	9	27	3.9	4
Develop an East M.L. Smith Memorial Park Concept Plan	1	1	7	1	2	2	8	22	3.1	2
Develop a Roger’s Park Concept Plan	5	3	8	2	0	1	2	21	3.0	2
Planning of Key City-owned Undeveloped Parcels	2	3	8	2	4	0	1	20	2.9	2
<b>ACTION PLAN</b>										
Consider Up Front and Long-term Park and Recreation Costs	8	11	10	5	9	10	8	61	8.7	9
Adopt a Park Maintenance Budget	12	9	3	11	9	10	5	59	8.4	9
Develop Formalized Routine Maintenance Schedules	10	8	4	12	6	10	9	59	8.4	9
Implement Overall Park Design Guidelines	10	6	9	6	9	8	5	53	7.6	8
Install Bicycle Racks	7	4	8	3	12	4	11	49	7.0	7
Lease and Develop Roger’s Park	9	7	3	7	0	7	11	44	6.3	7
Install Baseball Back Stops	4	3	6	1	11	3	10	38	5.4	4
Install Park Rules Signs	4	2	9	8	3	4	6	36	5.1	4
Conduct Playground Risk Management Inspections	2	10	5	5	6	4	3	35	5.0	5
Establish an “All Abilities Playground”	3	11	7	7	2	1	3	34	4.9	3
Update the Parks Master Plan	3	0	1	5	1	12	1	23	3.3	1
Monitor Parkland Dedication and/or Fee-in-lieu	4	1	1	1	5	0	10	22	3.1	1
Pursue Lease of Land Within Park Boundaries	1	6	2	1	4	6	0	20	2.9	2

## 2016 CITY COUNCIL PARKS PRIORITIZATION

■ =High

■ =Med

■ =Low

<b>CONNECTIVITY PLAN</b>	CC #1	CC #2	CC #3	CC #4	CC #5	CC #6	TOTAL	AVG	MED
Establish a Morgan's Point Road (central segment) Arterial Sidepath	0	7	6	6	5	6	30	5.0	6
Establish a Morgan's Point Road (southern segment) Arterial Sidepath	0	8	5	5	2	6	26	4.3	5
Establish a Morgan's Point Boulevard Collector Sidepath	0	3	4	3	8	4	22	3.7	3.5
Establish a Morgan's Point Road (northern segment) Collector Sidepath	0	5	2	7	2	5	21	3.5	3.5
Establish a FM 2483 Arterial Sidepath	0	4	3	3	4	6	20	3.3	3.5
Preserve the City-owned "Green Easements"	0	2	7	1	3	2	15	2.5	2
Evaluate Potential Right-of-way and Easement Connections	0	1	1	5	0	1	8	1.3	1
Protect Floodplains	0	0	0	0	4	0	4	0.7	0

<b>PARTNERSHIP PLAN</b>	CC #1	CC #2	CC #3	CC #4	CC #5	CC #6	TOTAL	AVG	MED
Relocate Events to Oakmont Park	0	2	5	5	3	5	20	3.3	4
Consider Additional Third Party Recreational Programming	0	3	4	4	4	2	17	2.8	3.5
Pursue Coordination with Local School District	0	2	2	2	3	4	13	2.2	2
Identify Water Recreation Concessioner	0	2	3	1	2	2	10	1.7	2
Partner to Establish an Additional Paddling Trail Route	0	3	0	3	2	0	8	1.3	1
Partner to Establish Additional Designated Paddling Trail Access Points	0	4	1	0	1	2	8	1.3	1

<b>PARK FACILITY DEVELOPMENT PLAN</b>	CC #1	CC #2	CC #3	CC #4	CC #5	CC #6	TOTAL	AVG	MED
Enhance development of Ansay Park	9	9	7	7	5	4	41	6.8	7
Develop an Oakmont Park Design and Construction Plan	4	9	9	5	3	9	39	6.5	7
Enhance development of Oakmont Park	2	6	6	9	4	10	37	6.2	6
Develop a Lee Kleypas Park Design and Construction Plan	2	8	10	6	4	5	35	5.8	5.5
Develop an Ansay Park Design and Construction Plan	1	7	8	7	5	6	34	5.7	6.5
Enhance development of Lee Kleypas Park	3	6	6	11	4	4	34	5.7	5
Develop a Morgan's Point Resort Marina Concept Plan	1	6	2	7	9	2	27	4.5	4
Develop a Roger's Park Concept Plan	2	4	3	3	7	6	25	4.2	3.5
Develop a M.L. Smith Memorial Park Concept Plan	0	0	4	0	7	10	21	3.5	2
Planning of Key City-owned Undeveloped Parcels	0	2	1	3	4	1	11	1.8	1.5
Develop an East M.L. Smith Memorial Park Concept Plan	0	1	0	1	4	0	6	1.0	0.5

<b>ACTION PLAN</b>	CC #1	CC #2	CC #3	CC #4	CC #5	CC #6	TOTAL	AVG	MED
Consider Up Front and Long-term Park and Recreation Costs	0	12	5	11	8	8	44	7.3	8
Establish an "All Abilities Playground"	0	7	12	0	11	12	42	7.0	9
Implement Overall Park Design Guidelines	0	6	8	10	8	7	39	6.5	7.5
Adopt a Park Maintenance Budget	0	8	9	4	10	7	38	6.3	7.5
Develop Formalized Routine Maintenance Schedules	0	10	9	7	7	2	35	5.8	7
Pursue Lease of Land Within Park Boundaries	0	6	7	9	2	9	33	5.5	6.5
Lease and Develop Roger's Park	0	5	5	8	7	8	33	5.5	6
Conduct Playground Risk Management Inspections	0	3	3	2	6	10	24	4.0	3
Install Baseball Back Stops	0	10	2	6	3	2	23	3.8	2.5
Install Park Rules Signs	0	2	6	3	8	3	22	3.7	3
Install Bicycle Racks	0	4	11	1	2	4	22	3.7	3
Update the Parks Master Plan	0	0	0	11	0	5	16	2.7	0
Monitor Parkland Dedication and/or Fee-in-lieu	0	1	1	6	6	0	14	2.3	1

THIS PAGE INTENTIONALLY LEFT BLANK

# MORGAN'S POINT RESORT Texas

# A P P E N D I X B

## Park Concept Plans

<i>Ansley Park Concept Plan .....</i>	<i>122</i>
<i>Ansley Park Opinion of Probable Construction Costs .....</i>	<i>123</i>
<i>Lee Kleypas Park Concept Plan .....</i>	<i>124</i>
<i>Lee Kleypas Park Opinion of Probable Construction Costs .....</i>	<i>125</i>
<i>Oakmont Park Concept Plan.....</i>	<i>126</i>
<i>Oakmont Park Opinion of Probable Construction Costs .....</i>	<i>127</i>

# Ansay Park Concept Plan





## Ansay Park - Morgans Point, TX

### Master Plan - Opinion of Probable Construction Costs

ITEM	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	EXTENDED COST
<b>PROPOSED PARK AMENITIES &amp; IMPROVEMENTS</b>					
a	Concrete Vehicular Paving - Including Base and Excavation	360	SY	\$65.00	\$23,400.00
b	Central Parking Lots (60 Spaces)	1	LS	\$76,000.00	\$76,000.00
c	North Parking Lot Paving Improvements	1	LS	\$0.00	\$0.00
d	Parking Lot Light Poles - 30'	14	EA	\$5,000.00	\$70,000.00
e	8' Wide Pedestrian Paving/Trails - 6" Concrete (w/ base & excavation)	3,800	SY	\$65.00	\$247,000.00
f	Entry Improvements (trees, landscaping, signage, drainage)	1	LS	\$12,000.00	\$12,000.00
g	Covered Multi-Use Facility	1	EA	\$90,000.00	\$90,000.00
h	Picnic Pavilion (20'x20')	6	EA	\$35,000.00	\$210,000.00
i	Large Picnic Pavilion (40'x40')	1	EA	\$50,000.00	\$50,000.00
j	Playscape with Shade Structure	1	EA	\$150,000.00	\$150,000.00
k	Workout Station Area	3	EA	\$6,000.00	\$18,000.00
l	Ball Field - Earthwork / Grading	8,200	CY	\$8.00	\$65,600.00
m	Ball Field - Sports Turf Sprigging	7,100	SY	\$2.50	\$17,750.00
n	Ball Field - Irrigation	64,000	SF	\$0.50	\$32,000.00
o	Ball Field - Clay Infield	1,300	SY	\$12.00	\$15,600.00
p	Baseball Field Bleachers (5 Row x 21 Feet)	2	EA	\$12,000.00	\$24,000.00
q	Baseball Team Benches (16 Feet)	2	EA	\$5,500.00	\$11,000.00
r	Dugout Covers (Rigid)	2	EA	\$7,500.00	\$15,000.00
s	20' Chain Link Fencing (Backstop)	190	LF	\$75.00	\$14,250.00
t	6' Chain Link Fencing	860	LF	\$25.00	\$21,500.00
u	4'x6' Gates	2	EA	\$250.00	\$500.00
v	6'x14' Double Maintenance Gates	2	EA	\$600.00	\$1,200.00
w	Sand Volleyball Court	1	LS	\$6,000.00	\$6,000.00
x	Temporary Skate Park (Allowance)	1	LS	\$10,000.00	\$10,000.00
y	Pedestrian Light Poles - 16'	30	EA	\$3,000.00	\$90,000.00
z	Furnishings (Allowance)	1	LS	\$15,000.00	\$15,000.00
	<b>Subtotal</b>				<b>\$1,285,800.00</b>
<b>SUBTOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$1,285,800.00</b>
<b>CONTINGENCY (20%) *</b>					<b>\$257,160.00</b>
*20% Construction Contingency covers but is not limited to general conditions, mobilization, wet/dry utilities drainage infrastructure and site furnishings					
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$1,542,960.00</b>

#### Assumptions/Disclaimers

- 1) All Opinion of Probable Construction Costs (OPCC) represent the Consultant and their Sub-Consultant(s) best judgment as professionals familiar with the construction industry and current available unit pricing. Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual Project Construction Costs will not vary from this opinion. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final existing conditions, survey, and construction design of these improvements.
- 2) Unit pricing is based on average cost statewide and does not account for any site specific determinates that would effect costs of construction (i.e., unknown subsurface conditions, structural foundations/footing per local soil conditions, etc.).
- 3) Professional Design (PS&E), Bid and Construction Observation services are not included in this OPCC (i.e., landscape architectural, civil, architectural, structural, MEP, geotechnical, surveying, etc.).
- 4) Regulatory Review, Permitting and Fees are not included in this OPCC.
- 5) Horizontal utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric and communication utility lines to the site are not included in this OPCC.
- 6) Projection of future construction costs should include a 10% annual increase at a minimum.

# Lee Kleypas Park Concept Plan



## Lee Kleypas Park - Morgans Point, TX

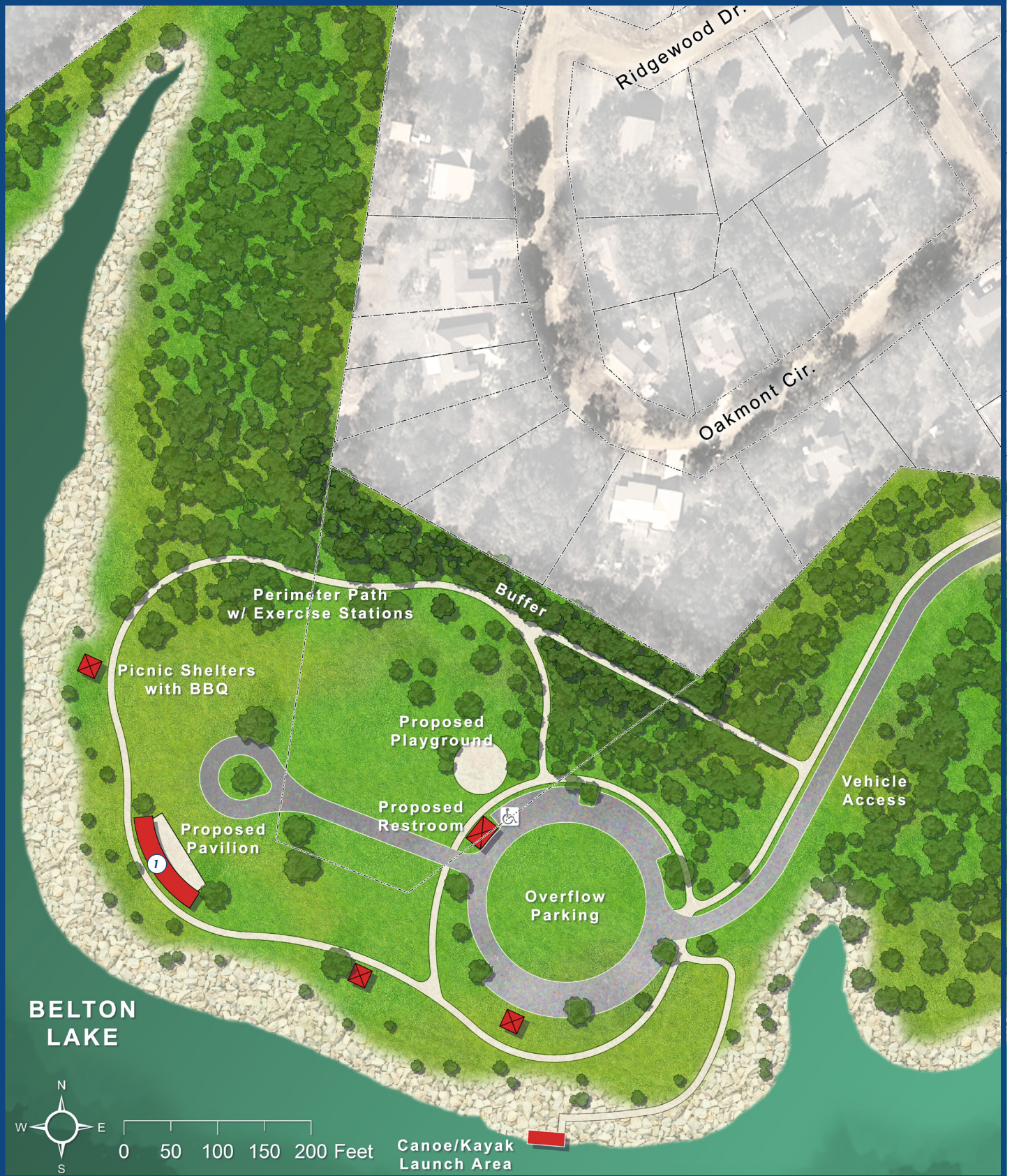
### Master Plan - Opinion of Probable Construction Costs

ITEM	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	EXTENDED COST
<b>PROPOSED PARK AMENITIES &amp; IMPROVEMENTS</b>					
a	Concrete Vehicular Paving - Including Base and Excavation	1,726	SY	\$65.00	\$112,190.00
b	Central Parking Lots (67 Spaces)	1	LS	\$154,000.00	\$154,000.00
c	Parking Lot Light Poles - 30'	9	EA	\$5,000.00	\$45,000.00
d	8' Wide Pedestrian Paving/Trails - 6" Concrete (w/ base & excavation)	3,155	SY	\$65.00	\$205,075.00
e	Entry Improvements (trees, landscaping, signage, drainage)	1	LS	\$12,000.00	\$12,000.00
f	Expanded & Improved Community Center	1	LS	\$1,000,000.00	\$1,000,000.00
g	Picnic Pavilion (20'x20')	8	EA	\$35,000.00	\$280,000.00
h	Large Overlook Picnic Pavilion (40'x40')	1	EA	\$50,000.00	\$50,000.00
i	Playscape Area Improvements (Allowance)	1	LS	\$60,000.00	\$60,000.00
j	Play Areas	4	EA	\$0.00	\$0.00
k	Splashpad	1	EA	\$150,000.00	\$150,000.00
l	Workout Station Area	5	EA	\$6,000.00	\$30,000.00
m	Pedestrian Light Poles - 16'	23	EA	\$3,000.00	\$69,000.00
n	Furnishings (Allowance)	1	LS	\$20,000.00	\$20,000.00
	<b>Subtotal</b>				<b>\$2,187,265.00</b>
<b>SUBTOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$2,187,265.00</b>
<b>CONTINGENCY (20%) *</b>					<b>\$437,453.00</b>
*20% Construction Contingency covers but is not limited to general conditions, mobilization, wet/dry utilities drainage infrastructure and site furnishings					
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$2,624,718.00</b>

#### Assumptions/Disclaimers

- 1) All Opinion of Probable Construction Costs (OPCC) represent the Consultant and their Sub-Consultant(s) best judgment as professionals familiar with the construction industry and current available unit pricing. Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual Project Construction Costs will not vary from this opinion. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final existing conditions, survey, and construction design of these improvements.
- 2) Unit pricing is based on average cost statewide and does not account for any site specific determinates that would effect costs of construction (i.e., unknown subsurface conditions, structural foundations/footing per local soil conditions, etc.).
- 3) Professional Design (PS&E), Bid and Construction Observation services are not included in this OPCC (i.e., landscape architectural, civil, architectural, structural, MEP, geotechnical, surveying, etc.).
- 4) Regulatory Review, Permitting and Fees are not included in this OPCC.
- 5) Horizontal utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric and communication utility lines to the site are not included in this OPCC.
- 6) Projection of future construction costs should include a 10% annual increase at a minimum.

# Oakmont Park Concept Plan



## Oakmont Park - Morgans Point, TX

### Master Plan - Opinion of Probable Construction Costs

ITEM	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	EXTENDED COST
<b>PROPOSED PARK AMENITIES &amp; IMPROVEMENTS</b>					
a	Concrete Vehicular Paving - Including Base and Excavation	2,700	SY	\$65.00	\$175,500.00
b	Central Parking Lots (45 Spaces)	1	LS	\$40,000.00	\$40,000.00
c	Parking Lot Light Poles - 30'	6	EA	\$5,000.00	\$30,000.00
d	8' Wide Pedestrian Paving/Trails - 6" Concrete (w/ base & excavation)	3,100	SY	\$65.00	\$201,500.00
e	Entry Improvements (trees, landscaping, signage, drainage)	1	LS	\$10,000.00	\$10,000.00
f	Pre-fabricated Concrete Restroom Facility (CXT)	1	EA	\$130,000.00	\$130,000.00
g	Large Pavilion / Overlook Structure (20'x100')	1	EA	\$120,000.00	\$120,000.00
h	Picnic Pavilion (20'x20')	3	EA	\$35,000.00	\$105,000.00
i	Playscape with Shade Structure	1	EA	\$125,000.00	\$125,000.00
j	Floating Kayak Launch Dock	1	LS	\$40,000.00	\$40,000.00
k	Pedestrian Light Poles - 16'	15	EA	\$3,000.00	\$45,000.00
l	Furnishings (Allowance)	1	LS	\$15,000.00	\$15,000.00
	<b>Subtotal</b>				<b>\$1,037,000.00</b>
<b>SUBTOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$1,037,000.00</b>
<b>CONTINGENCY (20%) *</b>					<b>\$207,400.00</b>
*20% Construction Contingency covers but is not limited to general conditions, mobilization, wet/dry utilities drainage infrastructure and site furnishings					
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$1,244,400.00</b>

#### Assumptions/Disclaimers

- 1) All Opinion of Probable Construction Costs (OPCC) represent the Consultant and their Sub-Consultant(s) best judgment as professionals familiar with the construction industry and current available unit pricing. Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual Project Construction Costs will not vary from this opinion. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final existing conditions, survey, and construction design of these improvements.
- 2) Unit pricing is based on average cost statewide and does not account for any site specific determinates that would effect costs of construction (i.e., unknown subsurface conditions, structural foundations/footing per local soil conditions, etc.).
- 3) Professional Design (PS&E), Bid and Construction Observation services are not included in this OPCC (i.e., landscape architectural, civil, architectural, structural, MEP, geotechnical, surveying, etc.).
- 4) Regulatory Review, Permitting and Fees are not included in this OPCC.
- 5) Horizontal utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric and communication utility lines to the site are not included in this OPCC.
- 6) Projection of future construction costs should include a 10% annual increase at a minimum.



Halff Associates, Inc. • 4030 West Braker Lane, Suite 450, Austin, Texas 78759 • P (512) 777-4600 • [www.halff.com](http://www.halff.com)