

CITY OF GRANBURY

# PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

ADOPTED FEBRUARY 18, 2020



# ACKNOWLEDGMENTS

The following individuals are recognized for their significant contributions to the preparation of the City of Granbury Parks, Recreation and Open Space Master Plan.

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# LIST OF ACRONYMS

ADA – Americans with Disabilities Act  
B.R.A. – Brazos River Authority  
CMAQ – Congestion Mitigation and Air Quality  
CVB – Convention and Visitor’s Bureau  
DFW – Dallas-Fort Worth  
D.U. – Dwelling Unit  
ETJ – Extraterritorial Jurisdiction  
FHWA – Federal Highway Administration  
GISD – Granbury Independent School District  
GSA – Granbury Soccer Association  
HOA – Homeowner’s Association  
LOS – Level of Service  
LWCF – Land and Water Conversation Fund  
MUD – Municipal Utility District  
NCTCOG – North Central Texas Council of Governments  
NPS – National Park Service  
NRPA – National Recreation and Parks Association  
SRTS – Safe Routes to School  
TIP – Transportation Improvement Program  
TLOS – Target Level of Service  
TPL – Trust for Public Land  
TPWD – Texas Parks and Wildlife Department  
TxDOT – Texas Department of Transportation  
UPARR – Urban Park and Recreation Recovery Act

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# INTRODUCTION

- GRANBURY CONTEXT
- PLAN BACKGROUND & PURPOSE
- PLANNING PROCESS
- PLAN GOALS & OBJECTIVES



## GRANBURY CONTEXT

The City of Granbury serves as the county seat for Hood County and provides significant park, recreation, and open space amenities for the entire county. The city leverages its existing resources including Lake Granbury, Historic Granbury Square, and sports tourism to attract residents and visitors to the city. The city is approximately 16.8 square miles, centered along Highway 377 that connects Granbury to the Dallas-Fort Worth Metroplex. Many of Granbury's existing parks are located near the city center and are connected by the Moments in Time Hike and Bike Trail, whereas growing parts of the city are in need of park and recreation facilities.

## PLAN BACKGROUND & PURPOSE

A parks, recreation, and open space master plan serves as a blueprint to guide the future development of park and recreation facilities and amenities in a community. Granbury's previous master plan was developed in 2010. Since the previous plan was adopted, the City has grown by 16% and has annexed significant acreage into the city limits.

In recognition of this growth, in 2019, the City initiated an update to the master plan. This master plan assesses the existing park system, determines the current and future system needs based on population growth and demand, develops recommendations for improving and expanding facilities and amenities, and prioritizes system needs.

Input from residents, stakeholders, staff, civic leaders, and appointed officials was critical to develop this master plan. Various input methods including public meetings, a steering committee, and community surveys were used to gauge community needs and evaluate the recommendations.

This plan should be used by city staff, Parks Board, and City Council to review proposals for parks within new developments and budget for park improvements. This master plan can also help the City apply for grant funding for park improvements.

## VALUE OF PARKS

Quality parks and recreation amenities can have a positive economic impact on cities. The Trust for Public Land (TPL) found that local park and recreation agencies added over \$80 billion in economic value for cities nationwide in 2015. Oftentimes, when people are deciding where to live or when companies are relocating, access to quality parks and recreation amenities can be the deciding factor.

An updated parks and recreation master plan pinpoints specific needs in a community to maximize the return on investment. This master plan recognizes the importance of parks and recreation and incorporates recommended solutions to maintain the lasting value of parks.



*Shanley Park behind City Hall.*

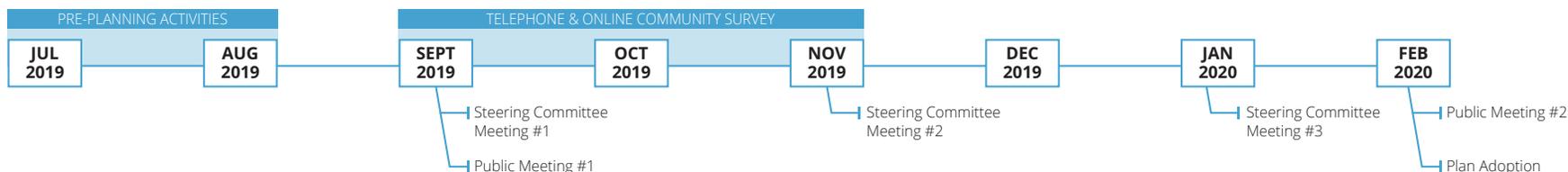
## PLANNING PROCESS

This master plan took approximately eight months to complete and included these major milestones:

- **Assessing Existing Conditions:** The project team first developed a community profile and inventoried existing park facilities and amenities.
- **Engaging the Community:** A series of engagement strategies were used to solicit feedback from residents, stakeholders, staff, civic leaders, and appointed officials.
- **Determining System Needs:** The project team used a series of quantitative and qualitative methods to determine current and future needs for additional parks and recreation facilities.
- **Developing Recommendations:** Based on the community feedback and assessment of needs, a series of recommendations to improve and expand the park system was developed.
- **Prioritizing Actions:** The recommended actions were prioritized into short, medium, and long term needs.

Figure 1.1 depicts an overall timeline of the planning process.

Figure 1.1 - Planning Process Timeline



## REPORT OUTLINE

The Granbury Parks, Recreation, and Open Space Master Plan is composed of six chapters:

**Chapter 1, Introduction:** States the purpose of the master plan and defines the plan goals.

**Chapter 2, Community Context:** Identifies demographic and cultural characteristics of the community and summarizes key input from the engagement process.

**Chapter 3, Parks, Recreation, and Open Space System:** Inventories the existing parks, recreation, and open space facilities and amenities.

**Chapter 4, System Needs:** Presents the quantitative and qualitative needs assessment results.

**Chapter 5, Recommendations:** Defines the recommended policy, improvement, and acquisition actions.

**Chapter 6, Implementation:** Prioritizes the recommended actions and discusses potential funding opportunities.

## PLAN GOALS & OBJECTIVES

The following goals and objectives were developed based on the input received during the community visioning meetings and surveys.

**Goals** are meant to be broad statements that reflect the direction the City wants to go.

**Objectives** are more specific actions to achieve the overall goal.

These goals and objectives are referenced in the implementation action plan presented later in this document.



Entrance to Hewlett Park.

### GOAL 1 - PARK ACCESSIBILITY

*Create an accessible and connected system of parks.*

- **Objective 1.1:** Strategically acquire new city-owned parkland to serve existing and future residents.
- **Objective 1.2:** Develop and program acreage in existing undeveloped parks.
- **Objective 1.3:** Revise the Parkland Dedication Ordinance to sufficiently provide for future park space and amenities, both within the city limits and the city's extraterritorial jurisdiction.

### GOAL 2 - PARK DESIGN & MAINTENANCE

*Provide a quality level of design and maintenance for park facilities.*

- **Objective 2.1:** Make strategic improvements to existing park amenities.
- **Objective 2.2:** Systematically maintain all parks and recreation facilities in an equitable manner.

### GOAL 3 - SYSTEM CONNECTIVITY

*Expand the trails and bikeways system to connect to key destinations.*

- **Objective 3.1:** Plan for future trails and bikeway implementation.
- **Objective 3.2:** Pursue funding for design and construction of additional trails and trail amenities.
- **Objective 3.3:** Create safe connections to schools from surrounding neighborhoods.

### GOAL 4 - COMMUNITY CHARACTER

*Celebrate Granbury's historic charm throughout the parks and recreation network.*

- **Objective 4.1:** Incorporate historic and cultural elements into parks and along trails.
- **Objective 4.2:** Preserve natural landscapes in the city to serve as unprogrammed open space.
- **Objective 4.3:** Improve public awareness of existing parks and recreational facilities.

### GOAL 5 - RECREATIONAL TOURISM

*Leverage the parks, recreation, and open space system to encourage tourism.*

- **Objective 5.1:** Update and expand sports fields and complexes to support regional events and tournaments.
- **Objective 5.2:** Explore the feasibility of key park and recreation destinations to support influx of visitors.
- **Objective 5.3:** Use park space to support and attract year-round events, festivals, and celebrations.
- **Objective 5.4:** Create additional water access points for recreational water activities.

### GOAL 6 - PARTNERSHIPS

*Establish partnerships with outside entities to provide parks and recreational facilities.*

- **Objective 6.1:** Maintain and strengthen partnerships with regional entities.
- **Objective 6.2:** Explore partnerships to support the development of recreational facilities.
- **Objective 6.3:** Explore partnerships to assist in the maintenance and operations of parks and sports complexes.
- **Objective 6.4:** Explore alternative funding methods for ongoing park development and maintenance.



# COMMUNITY CONTEXT

- HISTORY
- DEMOGRAPHIC ANALYSIS
- NATURAL & CULTURAL RESOURCES
- BUILT ENVIRONMENT
- OVERVIEW OF PREVIOUS PLANS
- PUBLIC & STAKEHOLDER ENGAGEMENT



## INTRODUCTION

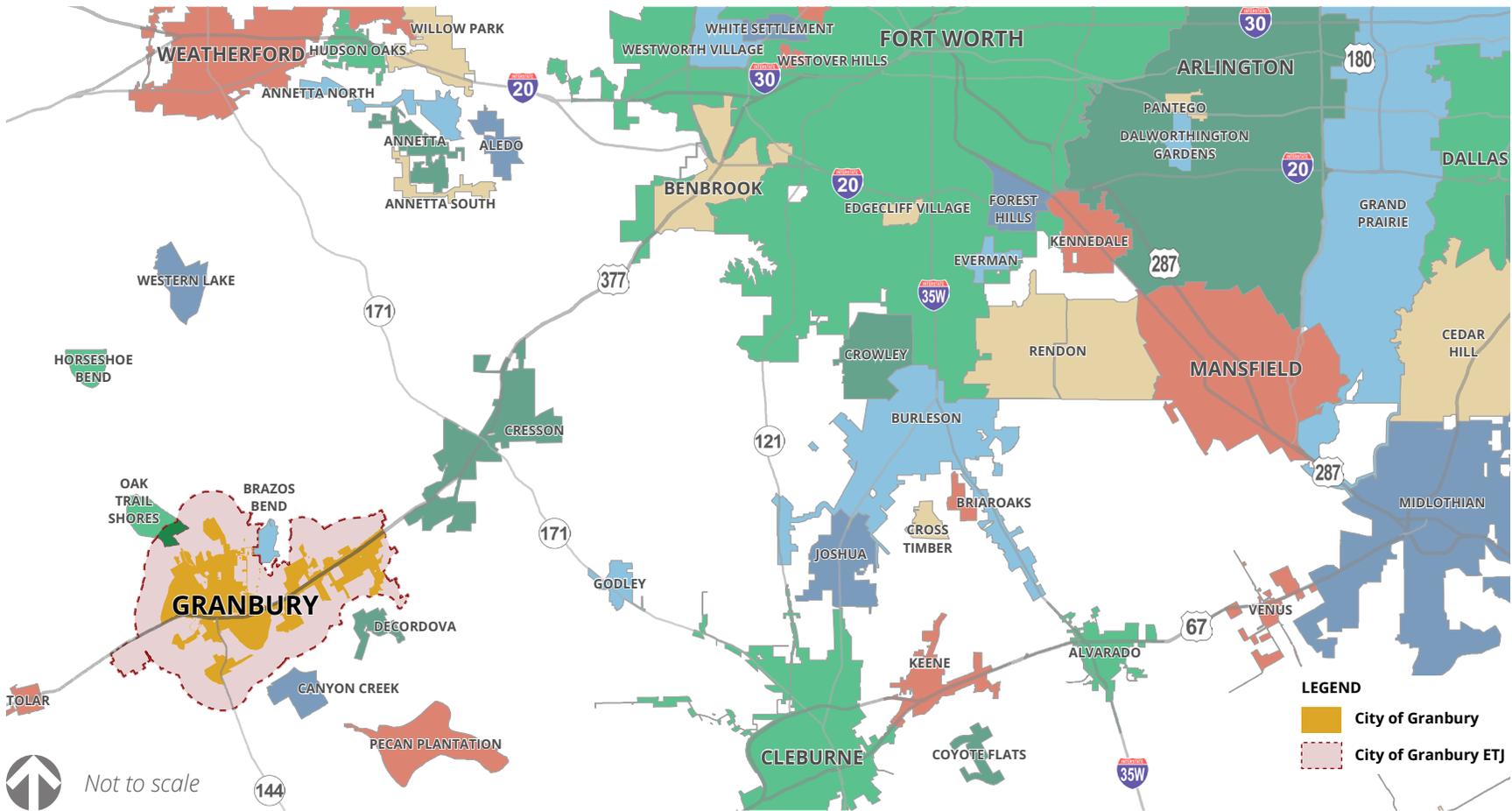
This chapter assesses past and current community trends in Granbury. Understanding city demographics, natural and cultural resources, the built environment, and previous planning efforts is essential to define existing conditions and influence updated recommendations determined later in this Plan.

## PLANNING AREA

The City of Granbury is the county seat of Hood County, located 30 miles southwest of Fort Worth along US Highway 377, as shown in **Figure 2.1**. The City is positioned along the shorelines of the Brazos River and Lake Granbury; access to these bodies of water provide recreational opportunities for the region. Proximity to Fort Worth allows

residents to commute from Granbury into the city for work and entertainment and vice versa. As of 2019, Granbury is approximately 10,797 acres. The City's Extraterritorial Jurisdiction (ETJ) is expansive, covering approximately 30,719 acres. The city limits and the ETJ combined represent the planning area for this effort, as well as the area where future growth is anticipated to occur.

**Figure 2.1** - Regional Context Map



## CITY HISTORY

In 1866, a 40-acre riverfront tract of land was established as a new townsite, named Granbury in honor of a leader of local Confederate troops during the Civil War Hiram Bronson Granbury. This new city was incorporated as the county seat in Hood County, which was developed from land previously part of Johnson and Erath counties. Granbury began as a 40-acre piece of waterfront property, donated by a pair of brothers to form a new townsite in 1866, and this land eventually become the site of the courthouse. The location of the city was decided by a commission established to designate the county seat because of the abundant water supply provided by the Brazos River. In 1887, the Fort Worth and Rio Grande Railway came through the city, which

brought connections to surrounding cities and created a development boom. A second increase in development occurred in 1969 when the Brazos River was dammed at DeCordova Bend southeast of the city, resulting in the formation of Lake Granbury. This new lake spurred growth including residential developments, commercial centers, and marinas along the shoreline. In the 1980s the opening of the Comanche Peak Nuclear Power Plant brought new employment opportunities to not only Granbury but to Hood County and neighboring counties. Today, Granbury is a North Texas tourist destination with its numerous attractions such as Lake Granbury, Historic Granbury Square, the Old Opera House, and events happening year-round.



*An original steam engine is available for public viewing.*



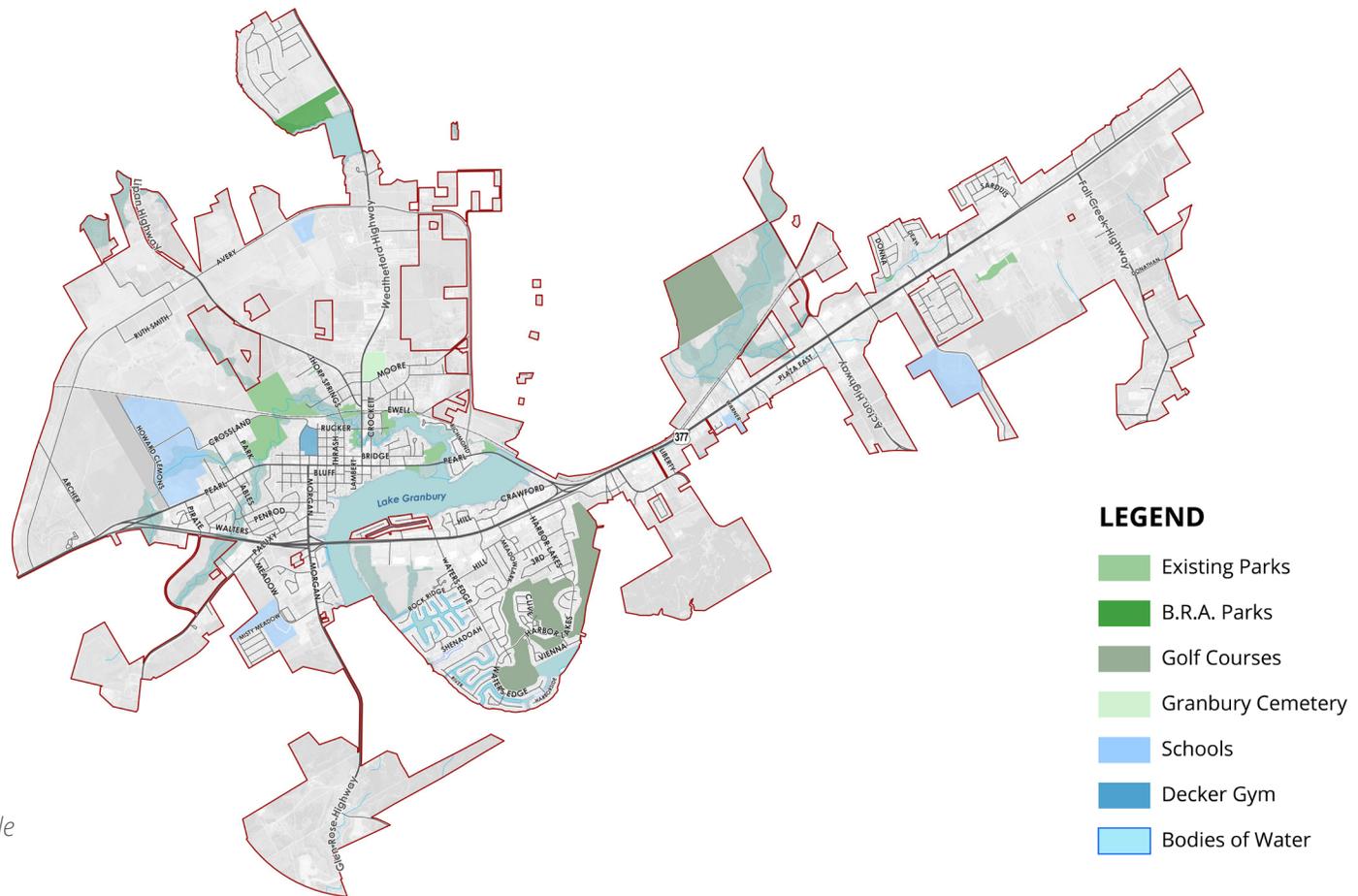
*The County Courthouse serves as the focus point of Downtown.*

# NATURAL & CULTURAL RESOURCES

Maintaining and acquiring ample park space in the city is a priority emphasized by many residents during the visioning process discussed later in this chapter. One of the most predominant natural features is Lake Granbury, which provides recreational opportunities to residents and visitors. **Figure 2.2** illustrates the natural features located throughout Granbury. Granbury's historic roots are displayed throughout

the City, specifically the Historic Square in downtown, as well as various historic landmarks located around the city. The continued development of the Moments in Time Hike and Bike Trail further emphasizes the importance of preserving and strengthening the City's identity through parks and open space amenities.

**Figure 2.2** - Natural Resources Map



## PHYSICAL DEVELOPMENT

Similar to the cities in the neighboring Dallas-Fort Worth Metroplex, future growth is expected for Granbury's population. Anticipated growth is accompanied by increased development in the east and southwest portions of the city. As of 2019 the City annexed 1,700 acres in the southwest part of the ETJ; this land is intended to be used to support growing residential and commercial needs. With future

expansive developments in the works the need to provide adequate parks and recreation opportunities will follow. Providing bicycle and pedestrian facilities, programmed and unprogrammed green space, and athletic fields will increase as Granbury and Hood County continue to grow.



*City of Granbury Conference Center on Lake Granbury.*



*Granbury Skate Park completed in 2014.*



*Hood County YMCA located in eastern part of the city.*

## DEMOGRAPHICS

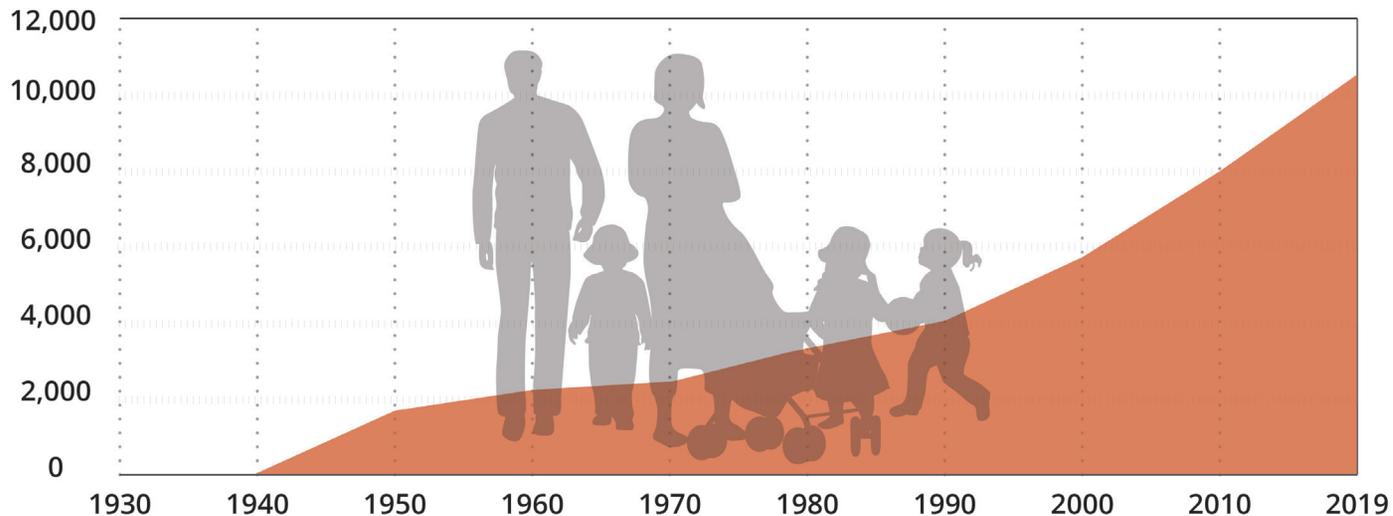
Understanding the current demographic makeup of a community is a crucial step at the beginning of a planning process. Analysis of demographic characteristics such as age, gender, race, and income can help establish trends and identify the need for different parks and recreation amenities. The following demographic sections will use the most current data available from the U.S. Census.

### GROWTH TRENDS

The City of Granbury’s population has grown relatively slowly over the past century. Compared to cities in the neighboring Dallas-Fort Worth Metroplex, who first experienced significant population growth in the 1950s, Granbury had its first population boom in 1980 with a nearly 35% growth from the previous decade. Since then the city’s population has continued to grow more rapidly; today the population is estimated to be 10,524 residents. Granbury is the largest city within Hood County, making up approximately 14% of the total county population as of 2019. **Figure 2.3** depicts the historic population growth in Granbury.

Looking to the future, both the City of Granbury and Hood County are projected to experience significant growth. North Central Texas Council of Governments (NCTCOG) estimates that Hood County’s population will increase by 56% by 2045. The 2016 Granbury Comprehensive Plan projects that by 2045 the city’s population will increase to 17,401, increasing by 65% from 2019. Significant future population growth in both the city and county will impact future parks and recreation demands. Currently, Granbury maintains parks most visited by residents of the city and county; therefore, the substantial city and county population growth determines an increased need for park, recreation, and open space amenities to accommodate expected demand.

**Figure 2.3** - Historical Growth in Granbury, 1930-2019



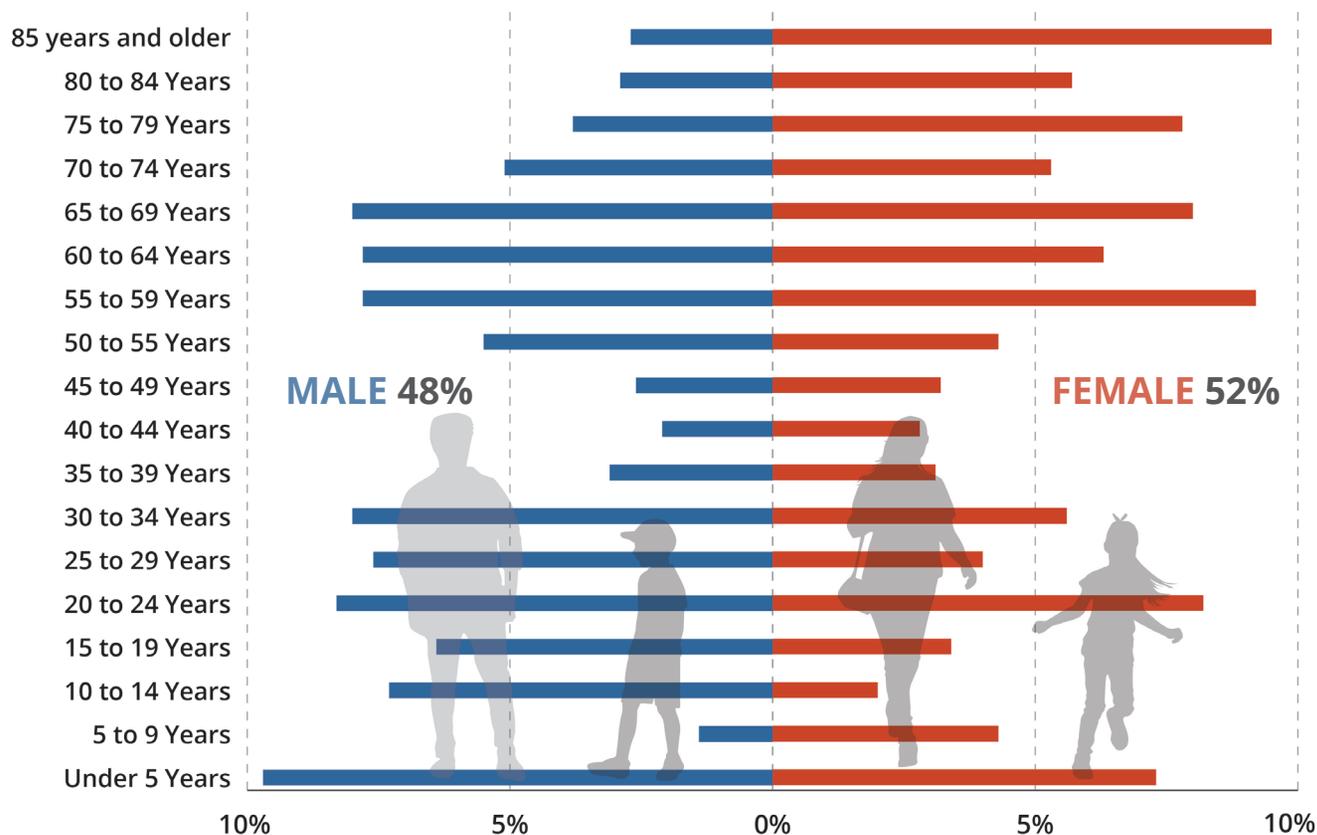
Source: U.S. Census Bureau, Texas Demographic Center

## AGE & GENDER CHARACTERISTICS

As of 2017, the largest population group in Granbury are residents over the age of 50, revealing that the city is strongly influenced by an older population. Females make up about 52% of the overall population, surpassing their male counterparts, primarily in the age groups older than 40 years. **Figure 2.4** depicts a comparison of age and gender in Granbury.

The median age of residents in Granbury was 49.9 years in 2017, which is much higher than both the Texas (34.3 years) and national (37.8 years) median ages. Over the past nearly 20 years the median age of Granbury residents continually increased; in 2000 the median age was 41.7 years and in 2010 it was 42.1 years, further indicating that the city has large senior age cohorts. A significant senior population impacts park and recreation services regarding the type of amenities and programs prioritized by the community.

**Figure 2.4** - Age & Gender Distribution in Granbury, 2017



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

## RACE AND ETHNICITY CHARACTERISTICS

A significant majority (over 90% in 2017) of Granbury's population identify as white. Generally, the composition of Granbury's population has not changed drastically from 2000 to 2017. The percentage of Hispanic or Latino residents has historically been low but has continued to consistently increase since 2000. In 2000 only 7% of Granbury's population identified as Hispanic or Latino; this percentage increased to 11% in 2017. **Table 2.1** illustrates the changes in race and ethnicity in Granbury's population over the past two decades.

**Table 2.1** - Race & Ethnicity (2000-2017)

Race or Ethnicity	2000	2010	2017
Total Population	5,718	7,758	9,257
White	94.5%	89.9%	91.1%
Black or African American	0.4%	0.3%	1.5%
American Indian & Alaska Native	0.7%	1.1%	0.5%
Asian	0.5%	1.0%	3.3%
Some Other Race	2.6%	6.1%	1.6%
Hispanic or Latino Ethnicity (of any race)	7.3%	8.3%	11.0%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates



*Hewlett Park is a large neighborhood park within Granbury.*



*Lake Granbury is a central feature to many parks in the City.*

## HOUSING CHARACTERISTICS

In 2017, nearly 80% of Granbury’s housing units are occupied, which is lower than the state at 88% and nation at 87%. Of the occupied units it is almost equally divided between owner-occupied housing units (49.1%) and renter-occupied housing units (50.1%). Although the percentage of owner and renter-occupied housing units has remained consistent since 2000, the percentage of renter-occupied housing units has increased. The increase in renter-occupied units correlates with the increase in non-family households, which increased from 39% in 2000 to 46% in 2017, likely creating an increased demand for rental housing.

Of the total housing units in Granbury in 2017 about 20% are vacant, which is comparable to the vacancy rate of

Hood County. The percentage of vacant housing units has increased significantly from 11% in 2010.

The median household income for the Granbury in 2017 was \$46,541, which has increased since 2000, but has remained significantly lower than Hood County. In 2017, the median income for Hood county was \$60,275, which is higher than the Texas median household income of \$57,051. The percentage of individuals living below the federally established poverty level in Granbury has increased over the past 20 years. In 2000, 9.6% of the population was considered impoverished which increased to 11.6% in 2017. Compared to the county, there was a greater percentage of individuals living below the poverty level in Granbury as of 2017. **Table 2.2** compares key household characteristics of Granbury and Hood County since 2000.

**Table 2.2** - Household Characteristics (2010-2017)

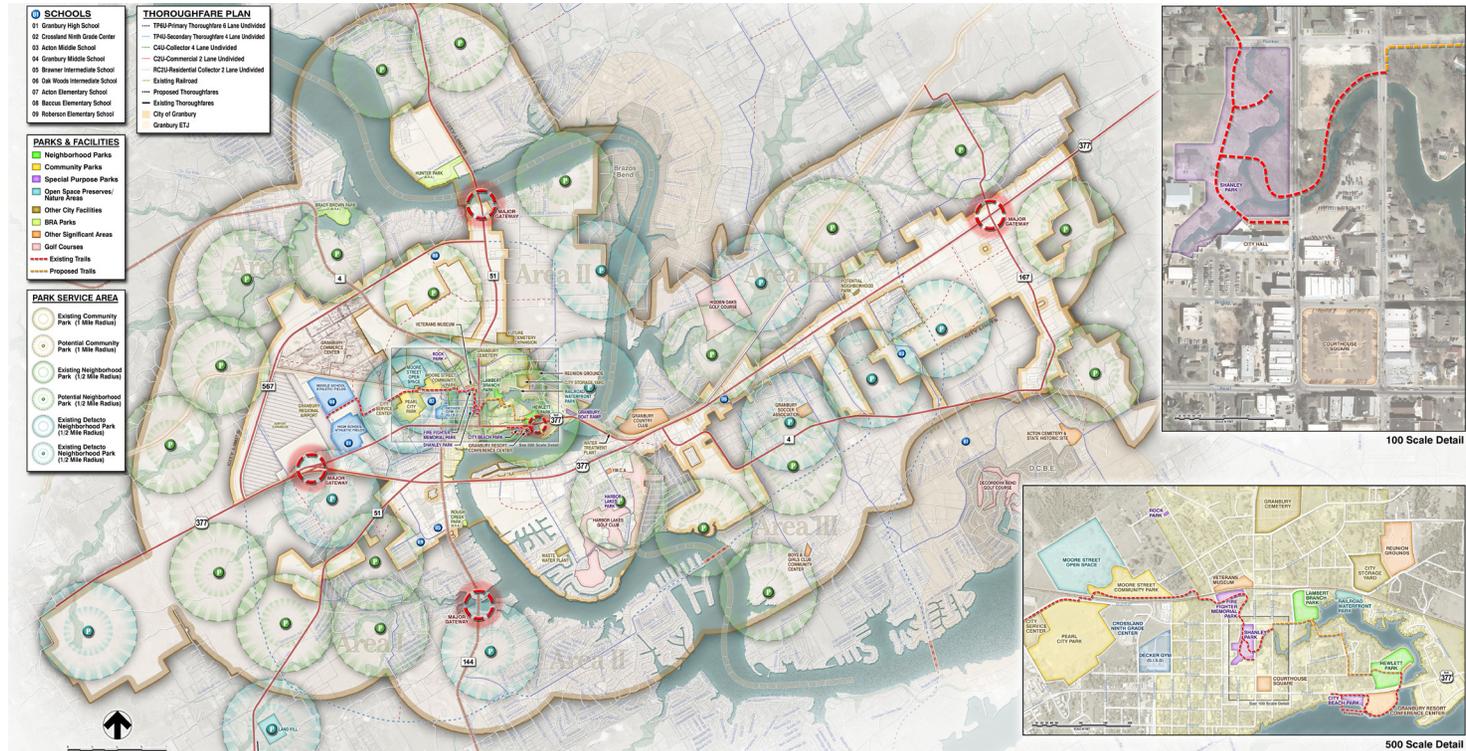
	Granbury			Hood County		
	2000	2010	2017	2000	2010	2017
Total Housing Units	2,727	3,922	4,733	19,105	23,888	26,004
Occupied Housing Units	87.7%	88.8%	79.1%	84.7%	84.7%	82.8%
Vacant Housing Units	12.3%	11.2%	20.9%	15.3%	15.3%	17.2%
Owner-Occupied Housing Units	55.2%	50.2%	49.1%	81.2%	78.5%	76.1%
Median Mortgage Cost	\$935	\$1,524	\$1,400	\$1,017	\$1,402	\$1,384
Renter-Occupied Housing Units	44.8%	49.8%	50.9%	18.8%	21.5%	23.9%
Median Rent	\$553	\$821	\$924	\$541	\$832	\$896
Total Households	2,391	3,484	3,744	16,176	49,387	54,716
Median Household Income	\$35,952	\$43,587	\$46,541	\$60,275	\$54,882	\$43,668



*New housing development near central Granbury.*

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Figure 2.6 - 2010 Parks Master Plan



## OVERVIEW OF PREVIOUS PLANS

### 2010 PARKS, RECREATION AND OPEN SPACE MASTER PLAN

The 2010 Parks, Recreation and Open Space Master Plan served as a guide for the future development of Granbury's park and recreation amenities. Through public and stakeholder input the vision of this master plan was developed: **Protect, preserve, and enhance Granbury's charm and character while promoting progress and economic growth.** The purpose of this plan is to create a balance between preserving the historic charm of the city while meeting the needs of the burgeoning population, which still remains crucial to park and recreation planning

in Granbury today. At the time of plan adoption Granbury's parks served not only city residents but residents of Hood County, and this remains true today and is anticipated to continue in the future. Since the adoption of this master plan in 2010, the implementation of several action items has been accomplished. These accomplishments include a partnership with the Brazos River Authority in the use of sports fields, revision of the parkland dedication ordinance, and programming of the Moore Street Community Park, which now has a disc golf course, dog parks, and softball fields. Additionally, the completion of Granbury Skate Park occurred in 2014. Although there have been significant achievements in Granbury parks and recreation, many implementation items for the 2010 plan remain unchanged.

**Table 2.3 - Record of Accomplishments Since 2010**

Recommendations	Status
Develop and implement a floodplain management strategy	Remains unchanged
Purchase/ Transfer of development rights	Remains unchanged
Establish partnership with Hood County	Remains unchanged
Establish partnership with Brazos River Authority (B.R.A.)	Completed (Agreement for sports fields)
Revise Parkland Dedication Ordinance	Completed (updated policy in 2018)
Acquire parkland for neighborhood parks	Ongoing: (Ex: Saratoga development)
Acquire parkland for community parks	Remains unchanged
Acquire open space parkland in and out of floodplain	Remains unchanged
Develop neighborhood park on city-owned land	Remains unchanged
Install park amenities in Lambert Branch Park	Remains unchanged
Develop neighborhood parks on dedicated land	Remains unchanged
Develop community park with Hood County on acquired land	Remains unchanged
Develop Moore Street Open Space	Completed: (Added Disc golf and dog park)
Develop lakeside parks with amenities	Partially Complete (added amenities at Granbury Beach Park)
Develop paved and natural hike and bike trails	Ongoing
Implement a tree planting program	Remains unchanged
Development and improvements of sports fields	Remains unchanged
Development and improvement of park amenities	Ongoing
Amphitheater in Shanley Park	Remains unchanged
Develop a skate park	Completed 2014
Acquire land for special purpose parks	Completed (Firefighter's Memorial Park)
Develop a multi-generational recreation center with Hood County and GISD	Remains unchanged

*\*This list of recommendations is based on those established in the 2010 Parks Master Plan.*

## PUBLIC AND STAKEHOLDER ENGAGEMENT

The public engagement process for this master plan was far-reaching to ensure as many citizens as possible were engaged in the development of the plan. The approach utilized diverse input strategies to collect feedback from citizens, City staff, and stakeholders. By adopting this approach, measurable feedback was gained and used to develop a plan that reflects the desires of the community. These strategies included: an appointed steering committee, stakeholder meetings, an online and telephone community survey, and community public meetings. This section discusses each of these input strategies in greater detail and highlights key findings from each.

### STEERING COMMITTEE

The Steering Committee was formed at the beginning of the process, composed of members appointed by City Council. Members included representatives from the City Council, Parks Board, the Parks and Recreation Department, the Granbury Athletic Association, the Granbury Arts Commission, the Brazos River Authority, and Hood County. This committee met three times during the planning process to provide direction and to ensure the Plan reflected the values and initiatives of the City. The committee reviewed the plan at three stages: initial direction and purpose, preliminary recommendations, and final review.

### KEY FINDINGS

Members of the Steering Committee generally agreed that Granbury will experience exponential growth in the future and therefore securing space for parkland and developing supporting passive and active recreation amenities are crucial actions that should happen today. Looking at what the plan should accomplish, the committee hopes that the plan prioritizes the physical and mental needs of residents and becomes the framework for implementable actions.

### STAKEHOLDER FOCUS GROUPS

A series of stakeholder listening sessions was held at the start of the planning process to gain insight from representatives of various groups in Granbury. Attendees at each of these meetings included:

**Meeting 1:** Members of Homeowner Associations, representatives of Hood County, the Brazos River Authority, Granbury Peewee Football Association, and the Running Bear Run Club.

**Meeting 2:** Granbury Independent School District, Granbury Athletic Association, Granbury Little League, Granbury Soccer Association, Granbury Cultural Arts Commission, and the Hood County Hummers Walking Club.

### KEY FINDINGS

Both meetings revealed that the majority of stakeholders agreed that charm, character, proximity to the Dallas-Fort Worth Metroplex, and Lake Granbury were important aspects of the city. There was great emphasis on maintaining the charm of the city and continually investing in parks and recreation that meets the needs of all citizens.

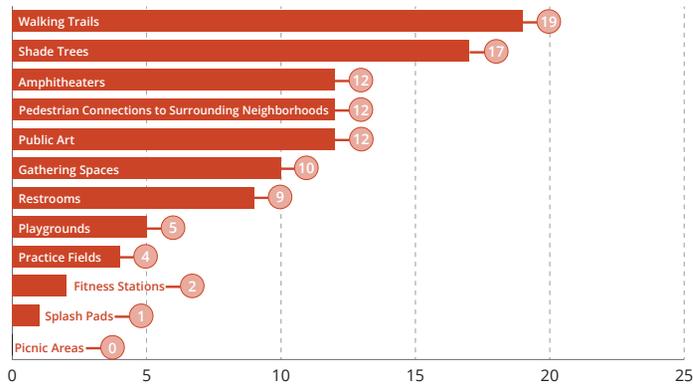
## PUBLIC MEETINGS

Public meetings were held during the planning process to engage residents and park and recreation users to provide insights about the future of parks, recreation, and open space in the Granbury. An initial open house was held in September 2019 to introduce the plan process and gain input on community needs and desires.

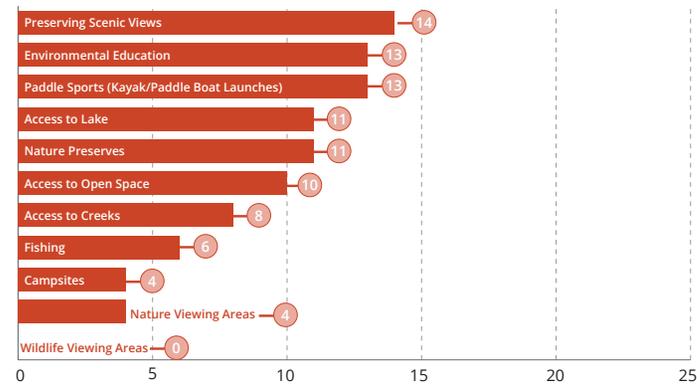
During the second public meeting, held in February 2020, the draft recommendations were presented to the public for feedback. Final refinements were made based on the feedback before the final plan was presented for approval to the Parks Board and City Council.

Key input from this meeting are summarized below:

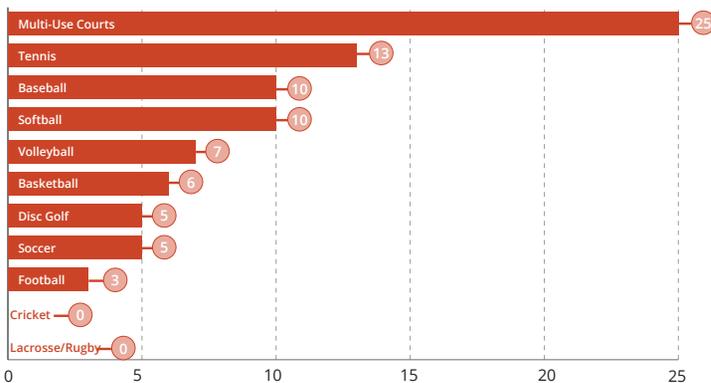
Park Amenities Prioritization



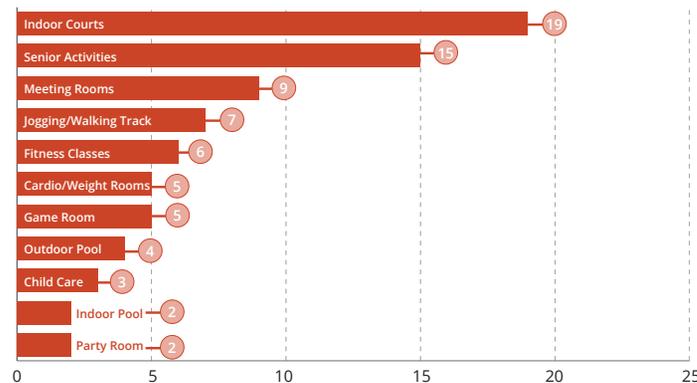
Open Space & Natural Amenities Prioritization



Sports & Athletic Amenities Prioritization



Indoor Recreation & Aquatic Amenities Prioritization



## COMMUNITY SURVEY

Feedback from the public is an essential part of the planning process. To reach a broad range of residents beyond those able to attend in-person meetings, a community survey was developed. The survey was conducted from September to November 2019 as a telephone survey to a sample of residents and was also available to all residents as an online survey. Using two survey methods increased the diversity of respondents to more accurately represent the make up of the City. The survey had a variety of questions focused on aspects of Granbury's parks and recreation system. The System Needs chapter provides more detail regarding the survey findings.

Key feedback from both survey methods is illustrated below.

### SURVEY RESPONDENTS FELT THAT THE FOLLOWING AMENITIES ARE IMPORTANT TO THE OVERALL PARKS & RECREATION SYSTEM IN GRANBURY:



**YOUTH BASEBALL FIELDS**



**FAMILY PICNIC AREA**



**YOUTH SOFTBALL FIELDS**



**PLAYGROUNDS**



**LAKESHORE ENHANCEMENTS**



**MULTI-USE TRAILS**





*Visioning meetings were held in September 2019.*



# PARKS, RECREATION & OPEN SPACE SYSTEM

- PARK CLASSIFICATION & INVENTORY
- HIKE & BIKE TRAIL INVENTORY
- RECREATION FACILITY INVENTORY
- OTHER PUBLIC ENTITY FACILITY INVENTORY



## INTRODUCTION

Before the park system needs in Granbury can be assessed, one must first inventory the existing conditions. This chapter presents a snapshot of the existing parks, recreation, and open space system in Granbury. First, a hierarchy of park types is established and an inventory of each park type is presented. Existing conditions of the current parks is also discussed. The chapter concludes with a summary table of all park amenities.

## PARK SYSTEM CLASSIFICATION

In Granbury today, there are three primary types of parks: neighborhood, community, and special use parks. Additionally, there are areas designated as open space, hike and bike trails, recreational facilities, and facilities managed by other entities within the City limits. [Figure 3.1](#) on the facing page shows the location of all existing parks and recreation amenities in the city.

### NEIGHBORHOOD PARKS

Neighborhood parks are small parks designed to be within walking distance to surrounding neighborhoods. Typically, they offer passive and active amenities including trails, playgrounds, multi-purpose practice fields, pavilions, benches, and more.

### COMMUNITY PARKS

Community parks are typically larger parks that offer a range of active and passive recreation opportunities such as swimming pools, ball fields, playgrounds, trails, and other regionally significant recreational amenities.

### SPECIAL USE PARKS

Special use parks tend to be diverse in size, category, and amenities because they are designed to serve a unique purpose and support specific activities.

### OPEN SPACE AREAS

Open space areas preserve the natural landscape while providing opportunities for passive recreation. These environmentally focused areas tend to be minimally or unprogrammed spaces that offer amenities such as trails and nature viewing areas.

### HIKE AND BIKE TRAILS

Hike and bike trails serve as a bicycle and pedestrian transportation system that connects users to key destinations in the city. Typically this trail type has resting areas and interpretative signage to create an enjoyable user experience.

### RECREATION FACILITIES

Recreation facilities provide designated areas for programmed recreational and athletic activities. These facilities include community recreation centers, swim centers, and larger sports complexes.

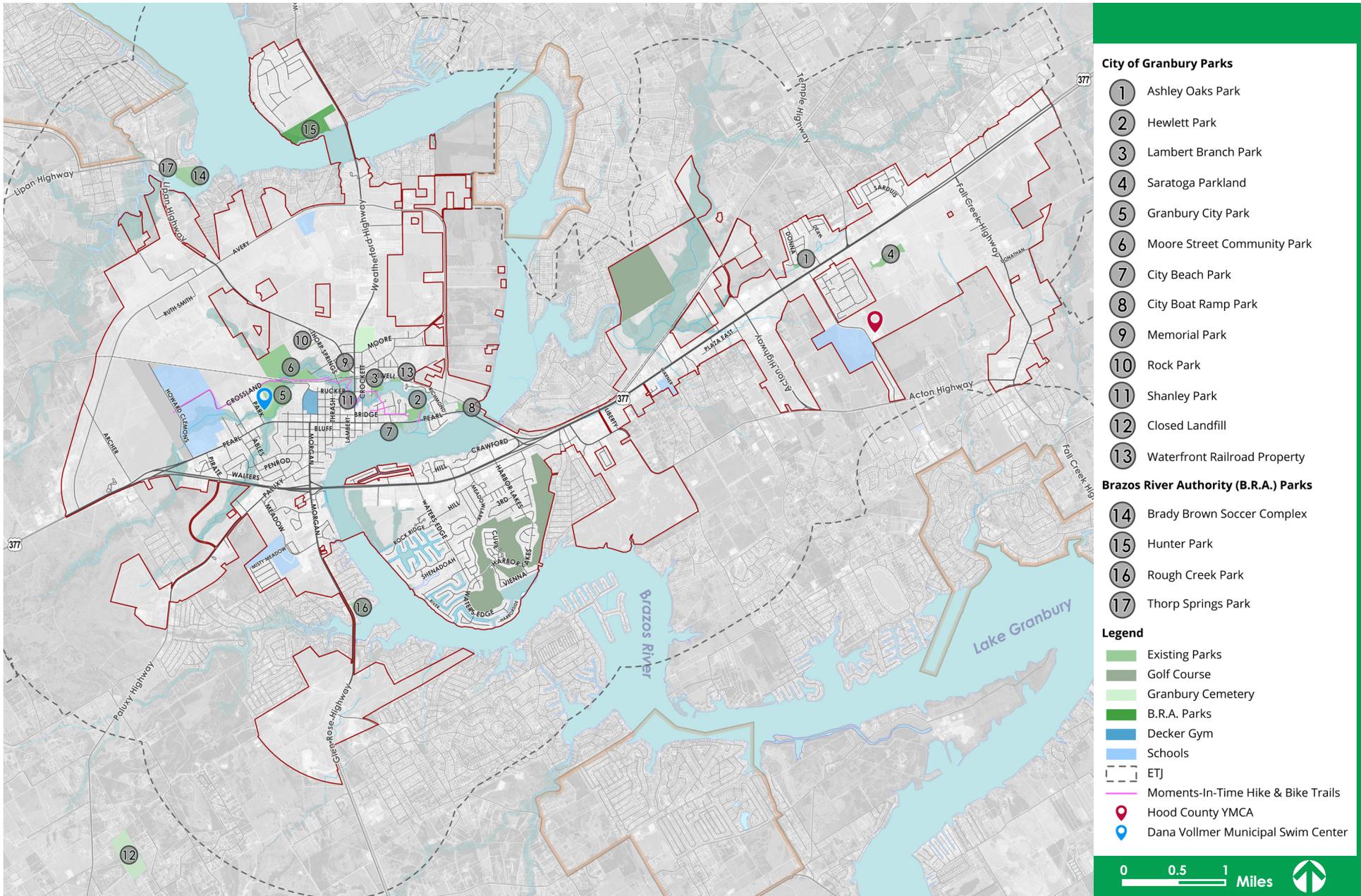
### OTHER PUBLIC ENTITY FACILITIES

Other facilities in Granbury's park system include parks and recreation facilities that are owned and maintained by the Brazos River Authority and Hood County.

The Brazos River Authority (B.R.A) is the governmental body responsible for the development and management of water and water resources of and along the Brazos River Basin. The B.R.A. owns and maintains five shared public access parks within and around Granbury. Many of these parks are used for everyday recreation and events hosted by local athletic associations.

Hood County maintains the YMCA within Granbury. This recreation center serves residents county-wide and is the only modern indoor recreation center in Granbury.

Figure 3.1 - Existing Park System Map



\*Refer to Appendix A for detailed map of the city center.

## NEIGHBORHOOD PARK INVENTORY

As of 2020 there are four neighborhood parks in Granbury; two of which still have acreage that is undeveloped. Hewlett Park and Lambert Branch Park are located along the Brazos River and Ashley Oaks Park is within a residential neighborhood north of Highway 377. The proposed Saratoga Development, south of Highway 377, has dedicated 10 acres towards parkland but is still in the development process. **Figure 3.2** illustrates the location of these parks within the City. There are approximately 13 acres of neighborhood parkland in Granbury today; an inventory of developed and undeveloped park acreage is shown on the facing page.

### HEWLETT PARK

Hewlett Park is a large, well-maintained neighborhood park located near the heart of Granbury on Pearl Street. A trail traveling underneath Pearl Street connects the park to the Granbury Conference Center and City Beach Park. Amenities include a playground, horseshoe pits, picnic tables, large pavilion, and a fishing pier.

Given the parks proximity to the lake, the City could incorporate interpretative signage related to the flora and fauna around the park. Other opportunities include adding safe bicycle/pedestrian crossings and markings in the parking lot and creating a trailhead at the park.



*Large pavilion at Hewlett Park.*

### LAMBERT BRANCH PARK

Also located along the lake, Lambert Branch Park is primarily undeveloped, with scenic views of the lake. Current amenities include a former residence that can be rented for meetings and events, public art piece, and mostly open fields.

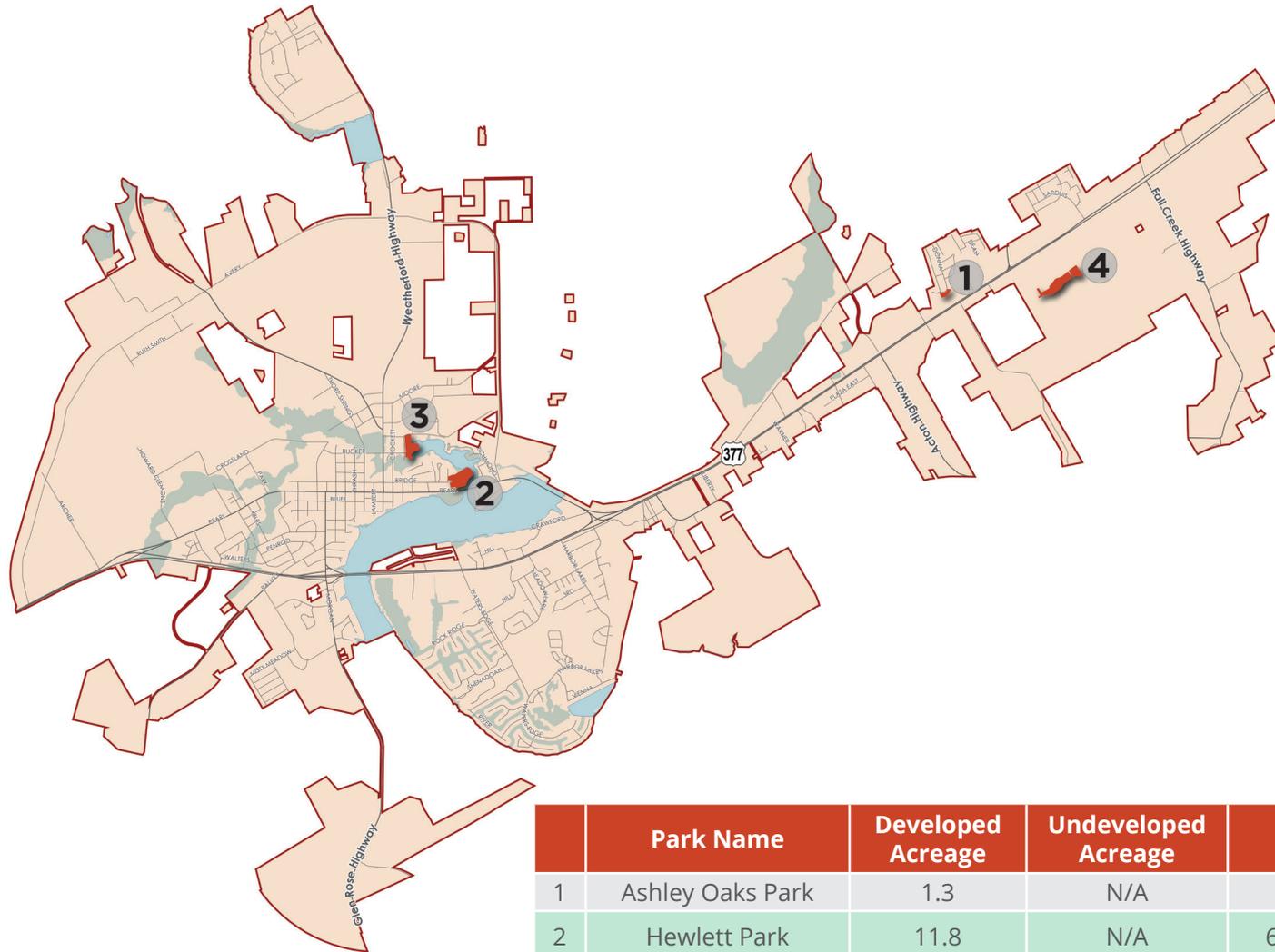
When additional improvements to this park are planned, amenities that should be considered include a playground, pavilion, and internal walking trail. These improvements should be coordinated through a master development plan for the park. Other opportunities include developing the park as a nature park and keeping it more natural.

### OTHER PARKS

Ashley Oaks Park is located within a residential neighborhood north of Highway 377 in the eastern part of the city. The park includes a playground structure, basketball half-court, and parking area.

The proposed Saratoga development, located south of Highway 377 in the eastern section of Granbury, has dedicated 10 acres of parkland. Although the park has not yet been developed it will include amenities associated with neighborhood parks.

Figure 3.2 - Neighborhood Parks Location Map



**LEGEND**

Neighborhood Parks



	Park Name	Developed Acreage	Undeveloped Acreage	Address
1	Ashley Oaks Park	1.3	N/A	Donna Circle
2	Hewlett Park	11.8	N/A	621 E. Pearl St.
3	Lambert Branch Park	2.0	3.3	510 N. Brazos St.
4	Saratoga Parkland	N/A	10	N/A
	<b>Total Acreage</b>	<b>15.1</b>	<b>13.3</b>	

## COMMUNITY PARK INVENTORY

As of 2020 there are two parks classified as community parks, both located near the central core of the city, as shown in [Figure 3.3](#). Community parks contribute the most acreage to the overall park system, with the majority of this acreage developed. A breakdown of community park acreage is shown on the facing page.

### GRANBURY CITY PARK

Formerly known as Pearl Street City Park, Granbury City Park is a large, signature gathering space for the community at large. Located within City Park is the skate park, the Dana Vollmer Municipal Swim Center, and several sports fields. For a community of Granbury's size, it is unique to have these specialized amenities. The park is also strategically located along the Moments in Time Hike and Bike Trail.

Opportunities to improve the park include expanding the play area, creating additional parking, improvements to the sports fields to attract more tournament play, and modernizing the swim center.



Skate park located within Granbury City Park.

### MOORE STREET COMMUNITY PARK

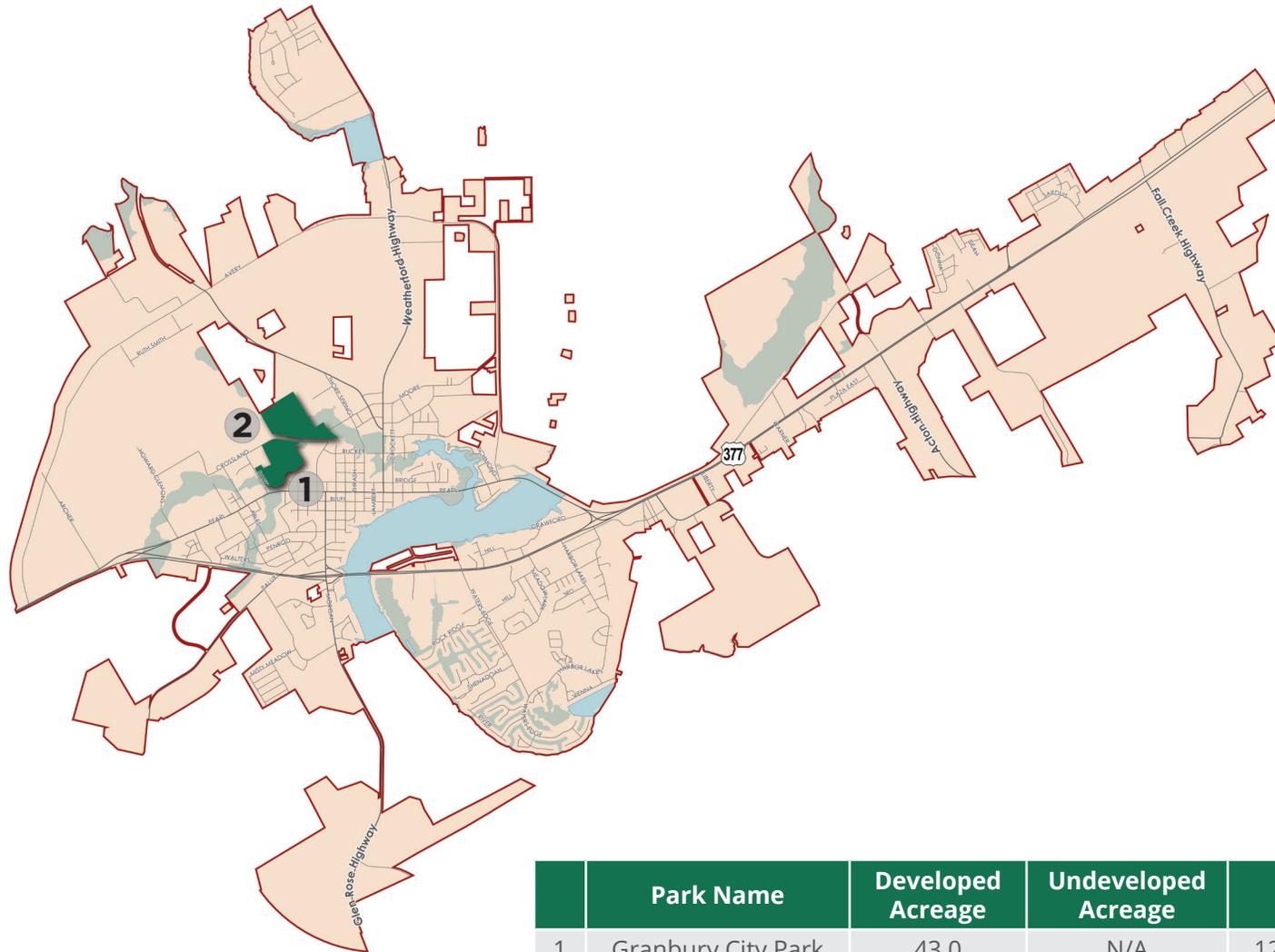
Located just north of Moore Street from Granbury City Park, this community park also includes signature community amenities, including the dog park, disc golf course, and baseball complex. There are three competitive baseball fields located within the complex.

Opportunities to enhance the existing park include adding improvements to the baseball complex such as shade over the dugouts and seating areas to increase comfort. Additional considerations include adding a playground near the viewing areas so younger children can safely play during baseball games. Trails could also be added around the periphery of the disc golf course.



Support amenities at the baseball complex.

Figure 3.3 - Community Parks Location Map



**LEGEND**

Community Parks



	Park Name	Developed Acreage	Undeveloped Acreage	Address
1	Granbury City Park	43.0	N/A	1298 W. Pearl St.
2	Moore St. Community Park	55.5	N/A	600 W. Moore St.
	<b>Total Acreage</b>	<b>98.5</b>	<b>N/A</b>	

## SPECIAL USE PARK INVENTORY

As of 2020 there are four developed and one undeveloped special use parks in Granbury. These parks are located near the central part of the city, as illustrated on the following page in **Figure 3.4**. The amenities within these parks include beach access, monuments, and historic celebration of city identity. Special use parks contribute the smallest percentage of overall city park land, totaling only 7 acres, as shown on the facing page.

### CITY BEACH PARK

Situated on the shores of Lake Granbury just off of Pearl Street, this park is a unique amenity not found in many cities. The park is one of the only public access points for swimmers in Lake Granbury. Several events throughout the year are held at the park. Opportunities for improvement include adding modernized outdoor showers and concession stands.

### MEMORIAL PARK

The Jim Burkes Firefighters Memorial Park serves as a memorial to those that have lost their lives in the line of duty. The park also serves as a pseudo-neighborhood park for the surrounding area with a recently updated playground. The park is also anchored around the Moments in Time Hike & Bike Trail. Opportunities for improvement include additional picnic tables and signature trailheads along the trail.



*Memorial located along the Moments in Time Hike & Bike Trail.*

### SHANLEY PARK

Located just north of City Hall, Shanley Park is a beautiful oasis within walking distance of the downtown square. The park follows Lambert Branch Creek and features a gazebo, walking trail, and water feature. Two private entities maintain parkland adjacent to Shanley Park; altogether the parks make up a nice string of parks along the creek. Opportunities for improvement include repairing the bridge structure in disrepair, adding more picnic tables, and including interpretative signage.

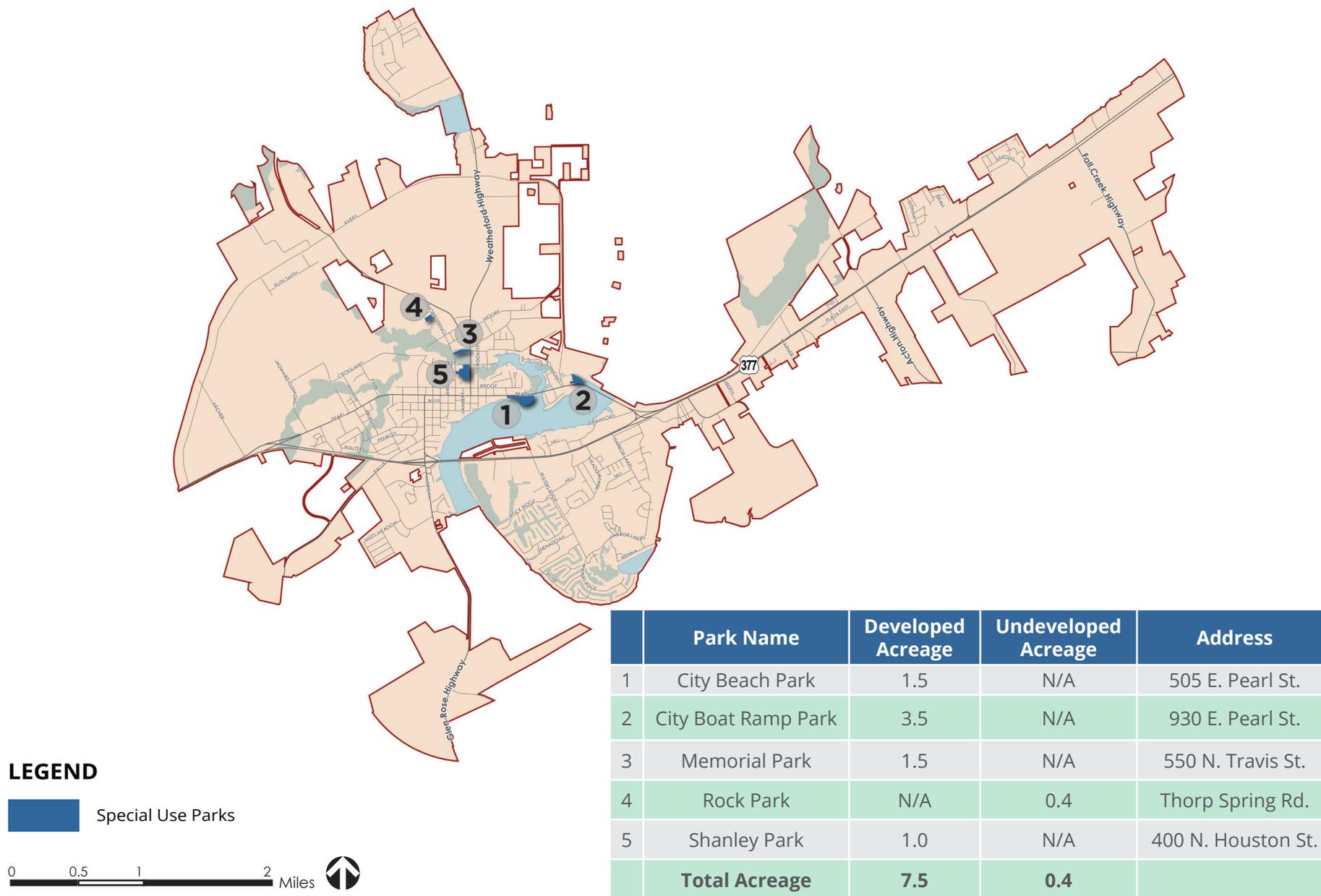
### CITY BOAT RAMP PARK

The main feature of this park is the publicly-accessible boat ramp. The park is located off of Pearl Street, so is easily identifiable from the main thoroughfare in the city. Aside from the boat ramp, other amenities in the park include a restroom and parking lot. Opportunities for improvement include improving signage so the public is aware of this amenity in the city.

### ROCK PARK

Rock Park is a small, undeveloped piece of parkland located on Thorp Springs Road, in the northern part of the City. Due to the small size of the park, the City could consider developing the site as a pocket park in the future.

Figure 3.4 - Special Use Parks Location Map



## OPEN SPACE INVENTORY

As of 2020 there are two undeveloped open spaces in Granbury, illustrated in **Figure 3.5**. The Railroad Waterfront Property is located along the Lake Granbury shoreline near Lambert Branch Park. The second open space location is the closed landfill, located southwest of the city along FM-51. Open Spaces are typically unprogrammed, natural spaces that provide few amenities and serve to preserve natural spaces while providing access to natural areas such as creeks, lakeshores, forests, and other nature areas.

### LANDFILL SITE

This open space property is located along FM-51, southwest of Granbury’s City Limits, but inside the ETJ. This large swath of open space presents an opportunity to provide additional parkland for the city and county. The best suited future for the closed landfill site is as an attractive open space dedicated to passive amenities such as hiking trails, birdwatching, and nature viewing. The previous use of this site has left the ideal location for more low-maintenance amenities, accentuating natural features.

### RAILROAD WATERFRONT PROPERTY

This open space property is a small strip of land located between the Fort Worth and Western Railroad and a branch of Lake Granbury near the Reunion Grounds. Currently, there is limited access to the site that requires crossing the rail line or through a private residential easement that border the sides of the parkland. With appropriate access implemented, this parkland presents the opportunity to provide additional lake access for Granbury.

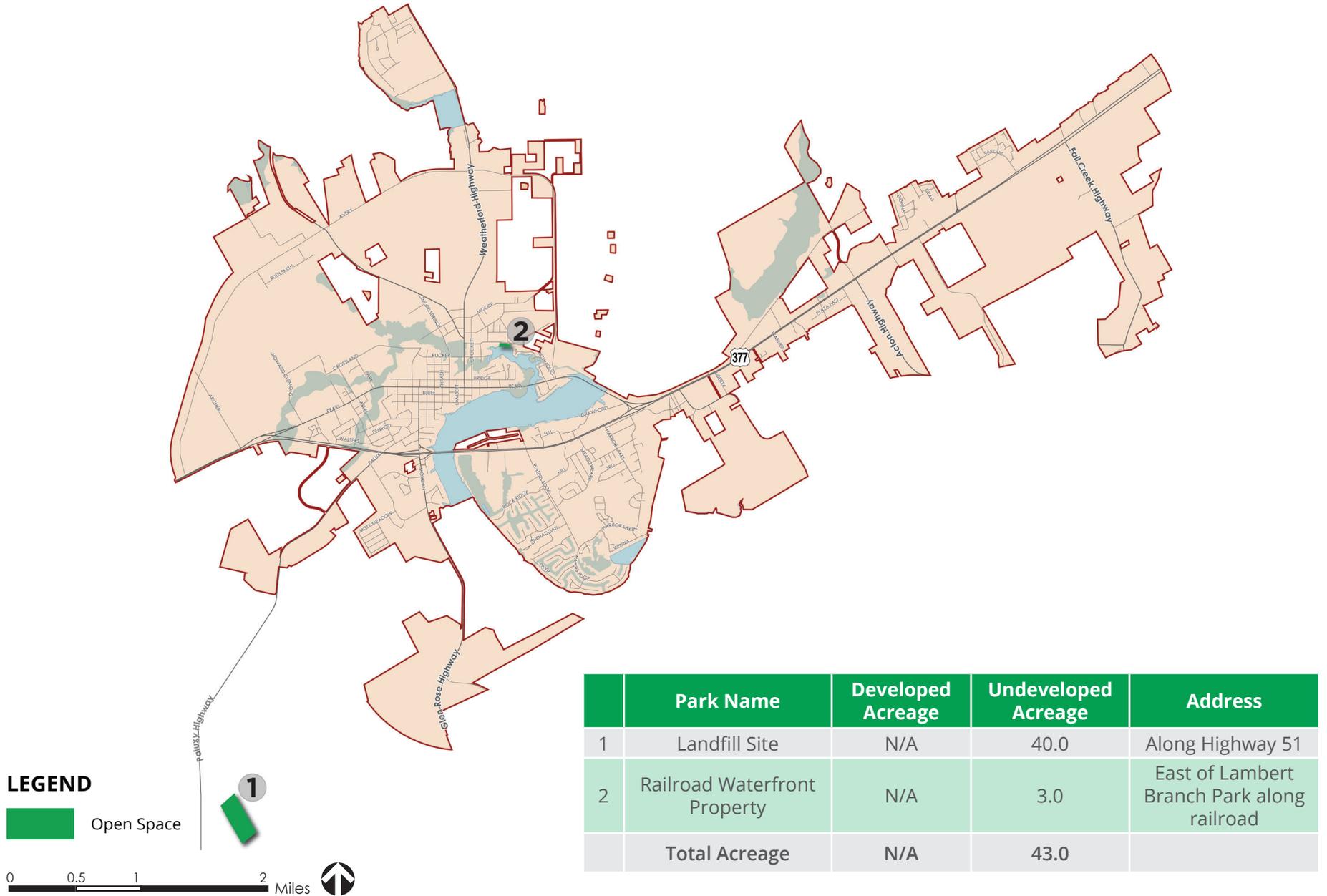


*Closed Landfill*



*Railroad Waterfront Property*

Figure 3.5 - Open Space Area Location Map



## HIKE & BIKE TRAIL INVENTORY

The City of Granbury has one primary hike and bike trail called the Moments in Time Hike and Bike Trail totaling 2.9 miles. Cyclists, walkers, and joggers alike can access the trail at various parks throughout the city. **Figure 3.6** depicts the location of the trail.

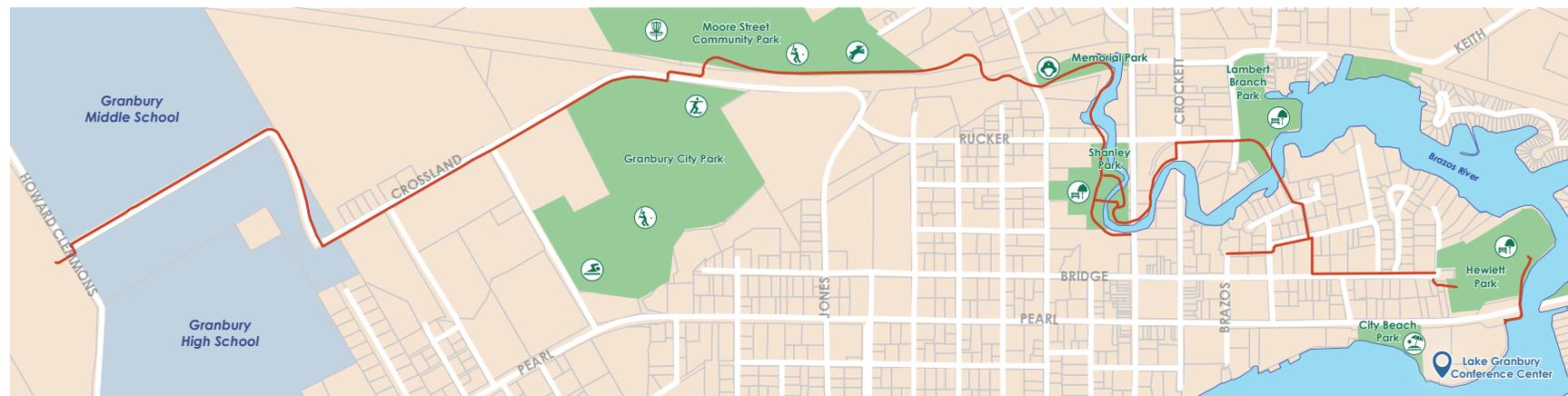
### MOMENTS IN TIME BIKE TRAIL

This 2.9 mile long hike and bike trail connects several key destinations and parks within the City of Granbury. Starting in the west, the trail begins at the Granbury Regional Airport, connects to the high school and middle school, travels along the perimeter of Granbury City Park and Moore Street Community Park, traverses through Firefighter's Memorial Park, Shanley Park, Lambert Branch Park, and along the perimeter of Hewlett Park where it then crosses under Pearl Street bridge to connect to the boardwalk at the conference center. The majority of the trail is paved, but there are portions of it that consist of an on-street bikeway and parallel sidewalk. Future opportunities include developing additional trailheads, interpretative signage, and connections to surrounding neighborhoods.



*Cyclist on the trail at Granbury City Park.*

**Figure 3.6** - Moments in Time Hike & Bike Trail Location Map



## RECREATION FACILITY INVENTORY

Today, there are two recreational facilities that are open to the public, the Dana Vollmer Municipal Swim Center and Decker Gym. Indoor recreation opportunities and amenities in Granbury are minimal compared to peer communities. As recreation is a large part of Granbury's character, investments towards enhancing and renovating recreation facilities is necessary to stay competitive with other communities in the metroplex.

### DANA VOLLMER MUNICIPAL SWIM CENTER

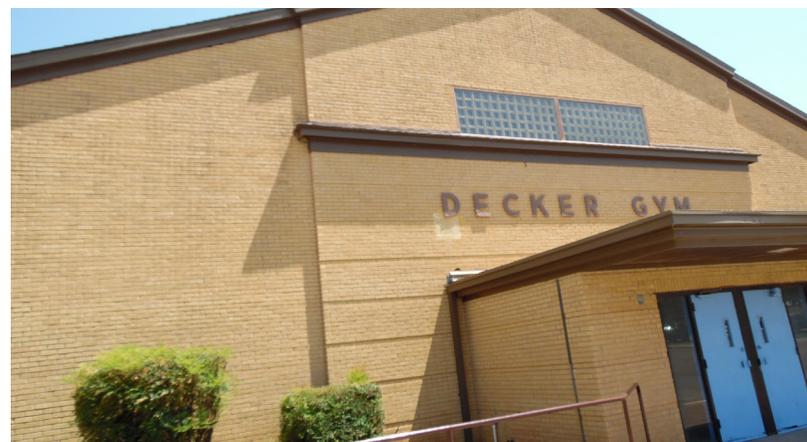
The municipal swim center is located on the west side of Granbury City Park. This public swim facility ranges from four to 12 feet in depth, and has six 75-foot swimming lanes with starting platforms. The swim center is only open during the summer months (May to August) and general admission is \$5. Incorporating modern outdoor pool trends such as a zero-depth entry for young children and families, locker rooms that are accessible to users of all ages and abilities, and updated concession space would create an attractive and updated community swim center for both residents and visitors.



*View of the swim center from Granbury City Park.*

### DECKER GYM

As of 2019, the City acquired Decker Gym from Granbury Independent School District (GISD), and now the Parks and Recreation Department is housed here. Adjacent to this property is Decker Field, where sports league games are played. Currently, the gym serves as space for various city events, meetings, and sports games. This site presents a opportunity to create community indoor recreation space, which is currently not available in Granbury, besides the Hood County YMCA.



*Decker Gym is a former Weatherford College building.*

## OTHER PUBLIC ENTITIES FACILITY INVENTORY

In addition to the public facilities owned by the city there are other entities that are responsible for operating and maintaining park and recreational facilities that are publicly accessible. The City of Granbury has two public entities with these responsibilities, the Brazos River Authority and Hood County. **Figure 3.7** on the facing page depicts these facilities.

### BRAZOS RIVER AUTHORITY

The Brazos River Authority has been the governing entity of the Brazos River Basin since its establishment in 1929, and is responsible for managing and developing water and water resources of the entire Brazos River. The B.R.A. manages public use areas along the shores of Granbury; this consists of five parks, two of which are within Granbury City limits. These parks include amenities such as football and soccer fields, fishing/viewing piers, picnic areas, and campsites.

### HOOD COUNTY

The County operates and manages the Hood County YMCA, located on the east side of Granbury adjacent to Acton Middle School. The Hood County YMCA provides recreation programming to residents in Hood County, and is currently the only modern, indoor recreation center in Granbury. This recreation center houses activities such as youth and adult sports leagues, fitness classes, after school and summer programs, and educational programs. To take part in YMCA amenities residents must have a membership.

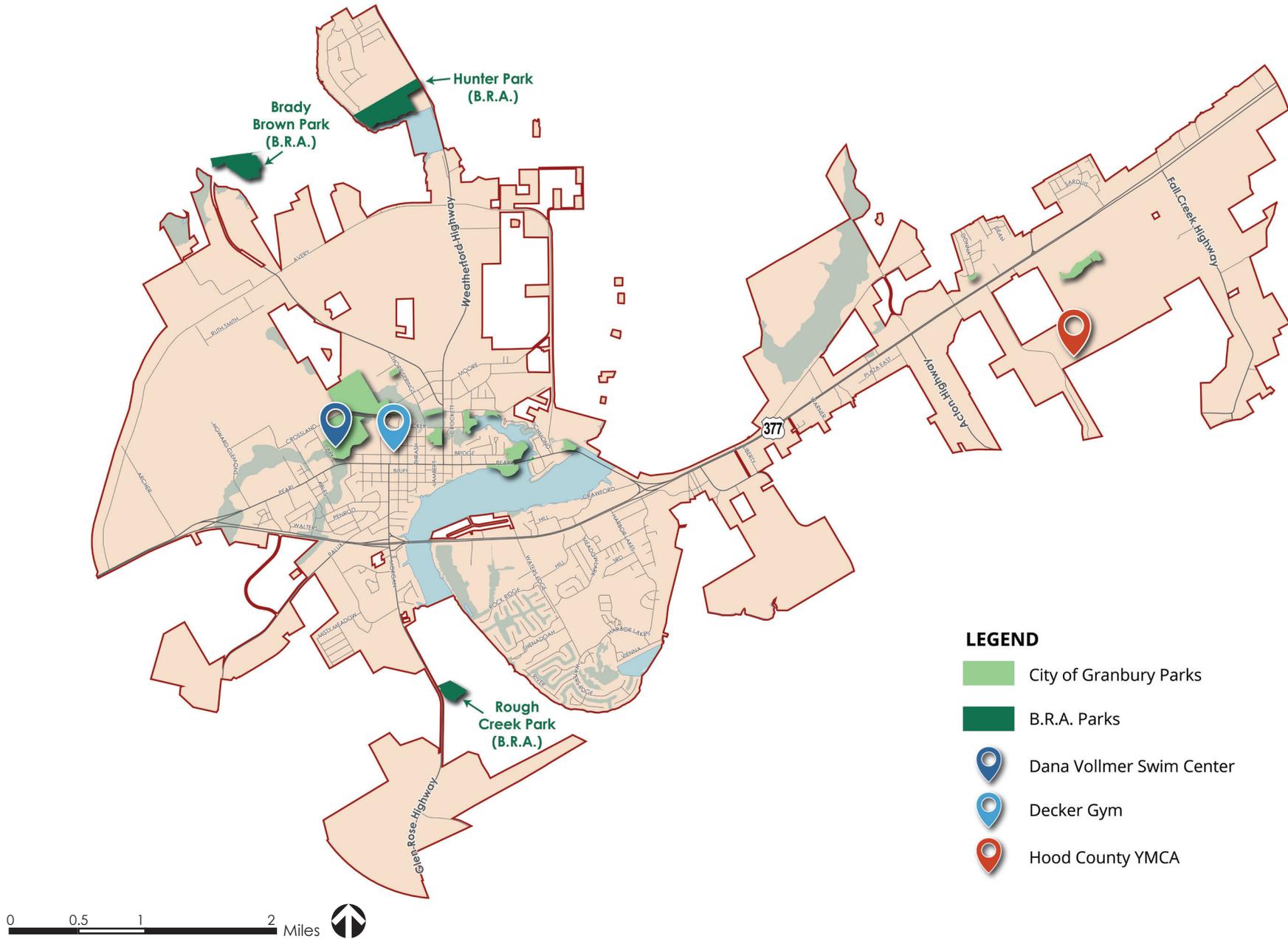


*Hunter Park (B.R.A.) includes a fishing pier and picnic units.*



*The YMCA is located in the eastern part of Granbury.*

Figure 3.7 - Recreational Facilities and Other Public Entity Facilities



## PARK INVENTORY SUMMARY

As of 2020, there are 180 acres of dedicated parkland in Granbury, including developed and undeveloped park acreage. The majority of city parkland is developed, with less than 20 acres of undeveloped park space, excluding parkland defined as unprogrammed or natural space. Community parks are responsible for more than 50% of the total park space within the city.

Granbury’s parks are concentrated near the city center; in fact all parks are within a one-mile radius from the Granbury Square Plaza, with the exception of parks owned and maintained by the B.R.A.

**Table 3.1** presents an inventory of amenities found in Granbury parks. As previously stated, community parks make up the largest percentage of park acreage, consequently most of the city’s park amenities are within these parks.

Only parks owned and maintained by the city of Granbury are included in the amenities inventory.

**Table 3.1 - Park Amenities Inventory**

PARK NAME	Developed	Undeveloped	Unprogrammed / Natural Space	Total Acres	ADDRESS	Fishing Pier / Observation	Water Spray Splash Pad	Boat Ramp	Boat Dock	Swimming Pool	
	ACRES					AQUATICS					
<b>Neighborhood Parks</b>											
1	Ashley Oaks Park				1.3	Dona Circle					
2	Hewlett Park				10.8	621 E Pearl Street	1				
3	Lambert Branch Park				2.0	510 N. Brazos Street	1		1		
4	Saratoga Parkland										
	<b>Subtotal</b>	<b>14.1</b>	<b>13.3</b>	<b>0.5</b>	<b>27.9</b>		<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>Community Parks</b>											
5	Granbury City Park				43.0	1298 W. Pearl Street					1
6	Moore Street Community Park				55.5	600 W. Moore Street					
	<b>Subtotal</b>	<b>98.5</b>	<b>3.0</b>	<b>101.5</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Special Use Parks</b>											
7	City Beach Park				1.5	505 E. Pearl Street	1				
8	City Boat Ramp Park				3.5	930 E. Pearl Street			2	2	
9	Memorial Park				1.5	550 N. Travis Street					
10	Rock Park					Thorp Spring Road					
11	Shanley Park				1.0	400 N. Houston Street					
	<b>Subtotal</b>	<b>7.5</b>	<b>0.4</b>	<b>7.9</b>			<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Open Space</b>											
12	Closed Landfill					SE of City along FM-51					
13	Waterfront Railroad Property					Along Railroad track					
	<b>Subtotal</b>		<b>43.0</b>	<b>43.0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total</b>	<b>120.1</b>	<b>13.7</b>	<b>46.5</b>	<b>180.3</b>		<b>2</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>1</b>





# SYSTEM NEEDS

- ACCESS-BASED ASSESSMENT
- DEMAND-BASED ASSESSMENT
- RESOURCE-BASED ASSESSMENT



## INTRODUCTION

This chapter utilizes a three-part assessment to analyze the current and future park needs of Granbury. The access-based assessment is used to understand the distribution and accessibility of Granbury's parks. The demand-based assessment, which is informed by public input and facility usage data, determines what residents desire. The final part of the system needs approach is the resource-based assessment, which identifies current amenities and future opportunities.

## ACCESS-BASED ASSESSMENT

### PARK ACREAGE LEVEL OF SERVICE

Acreage Level of Service (LOS) is shown as a per-capita figure such as “X acres per 1,000 population.” The National Recreation and Park Association (NRPA) has developed standards for park acreage LOS and based on these national standards a target LOS (TLOS) was developed for the City of Granbury. **Table 4.1** shows the NRPA standards for neighborhood parks, community parks, and the overall park system.

### PARK SERVICE AREA

The NRPA also established a general service area for different park types. The typical service area for different types of parks in Granbury is shown in **Table 4.2**. When taking into account the service area of all parks, approximately 21% of Granbury is currently served by a park. Looking at areas of the city underserved by parks, these gaps are primarily located in the southern and eastern parts of the city.



Playground at Granbury City Park.

**Table 4.1** - Park Acreage Standard LOS

Park Type	Target LOS Range
Neighborhood Parks	1-2 acres per 1,000 residents
Community Parks	5-8 acres per 1,000 residents
Park System	10-12 acres per 1,000 residents

**Table 4.2** - Park Service Area by Type

Park Type	Standard Radius
Neighborhood Parks	½ mile radius
Community Parks	1 mile radius
Special Use Parks	½ mile radius
Open Space Areas	Variable



*Hewlett Park*

## NEIGHBORHOOD PARKS

### ACREAGE LEVEL OF SERVICE

The neighborhood park acreage in Granbury currently exceeds the NRPA minimum standard of 1-acre per 1,000 residents with a 3.6-acre surplus, as shown in **Table 4.3**. Combining developed and undeveloped neighborhood parks increases the surplus to 16.9 acres. However, as the population grows there will be a deficit in neighborhood parkland; in 2045 approximately 10 acres of additional parkland will be needed to reach the 1-acre per 1,000 residents target if no additional parks are developed. If the 2-acre per 1,000 residents is used, there is a 7.4 acre deficit in 2045 when considering both developed and undeveloped parks.

### SERVICE AREA

Granbury has four parks classified as neighborhood parks, two of which are located along the Brazos River near the central part of the city. The service area for neighborhood parks is a 1/2-mile radius. **Figure 4.1** shows that the downtown and adjacent residential areas are served by these four parks. The service areas shown are general and do not account for physical barriers that limit access such as highways, bodies of water, or lack of sidewalks.

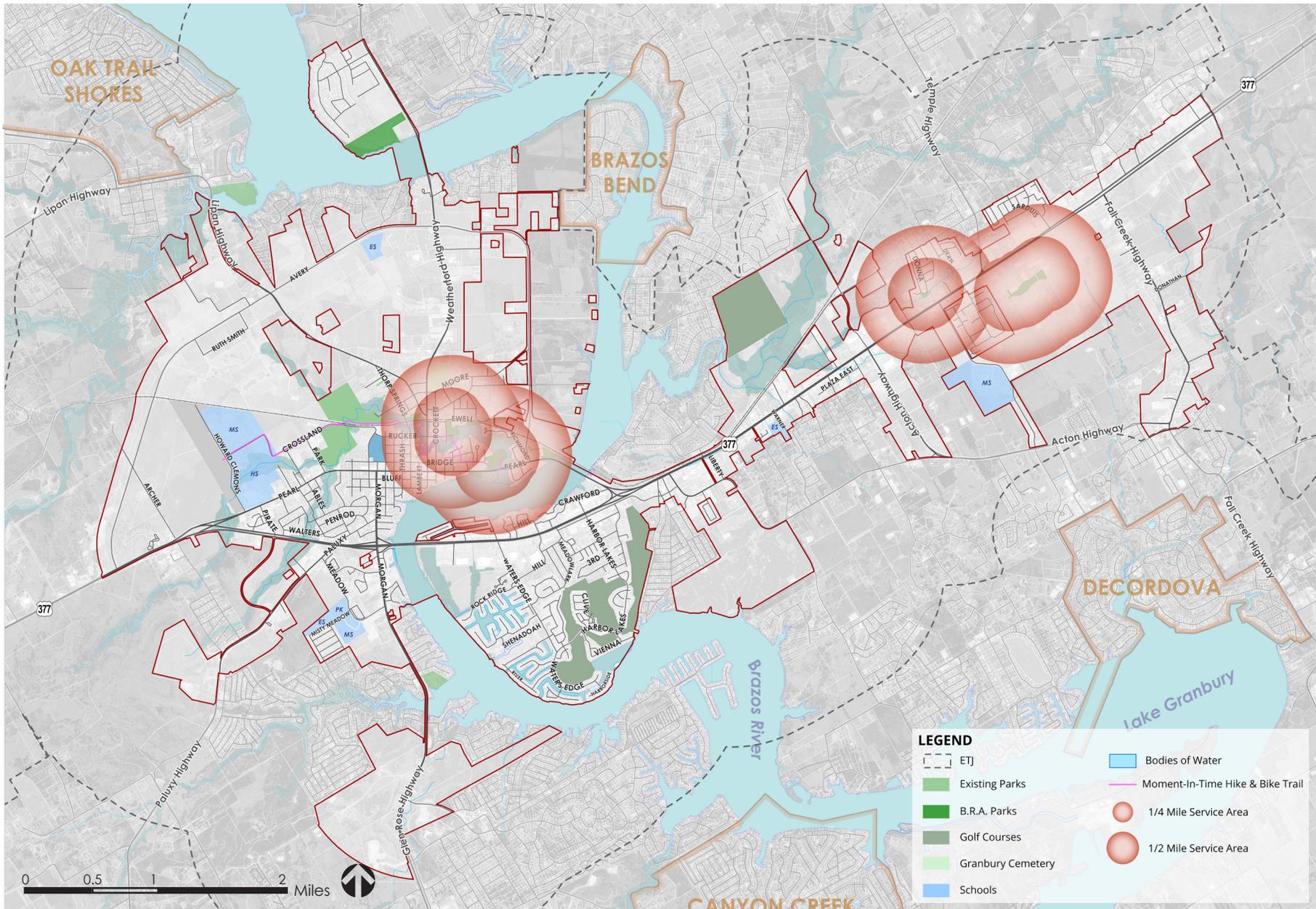
**Table 4.3** - Current & Target LOS for Neighborhood Parks

	2020 Developed Parks	2020 Developed & Undeveloped Parks	2045 Developed Parks	2045 Developed & Undeveloped Parks
Population	10,524*	10,524*	17,401**	17,401**
Acreage	14.1 acres	27.4 acres	14.1 acres	27.4 acres
Current LOS	1.34 acres per 1,000	2.60 acres per 1,000	0.83 acres per 1,000	1.57 acres per 1,000
Acreage to acquire to meet 1-acre target LOS	3.6-acres surplus	16.9-acres surplus	3.0-acres deficit	10.0-acres surplus
Acres to acquire to meet 2-acre target LOS	6.9-acre deficit	6.4-acre surplus	20.4-acre deficit	7.4-acre deficit

\*2020 population estimate from the Texas Demographic Center.

\*\*2045 population projection from 2016 Comprehensive Plan.

Figure 4.1 - Neighborhood Parks Service Area Map



## COMMUNITY PARKS

### ACREAGE LEVEL OF SERVICE

As discussed previously, Granbury is the county seat and the city’s community parks play an important role as a regional recreational resource. For this LOS analysis, the B.R.A. operated Hunter Park is included as a community park since it is located within the city limits. As a recreational hub it is unsurprising that there is currently a 45.9-acre surplus of community parkland above the NRPA minimum of five acres per 1,000 residents. Looking to 2045, this surplus remains even with the projected population growth, as shown in **Table 4.4**. However, there is a deficit in acreage when using the 8-acre target LOS in 2045.

### SERVICE AREA

The community parks in Granbury include Granbury City Park and Moore Street Community Park, both of which are located on the western edge of the city center and separated by railroad tracks. Hunter Park is located in the northern most part of the city. As shown in **Figure 4.2**, the majority of the central and northern parts of the city are served by existing community parks. The service areas shown are general and do not account for physical barriers that limit access such as highways, bodies of waters, or lack of sidewalks.

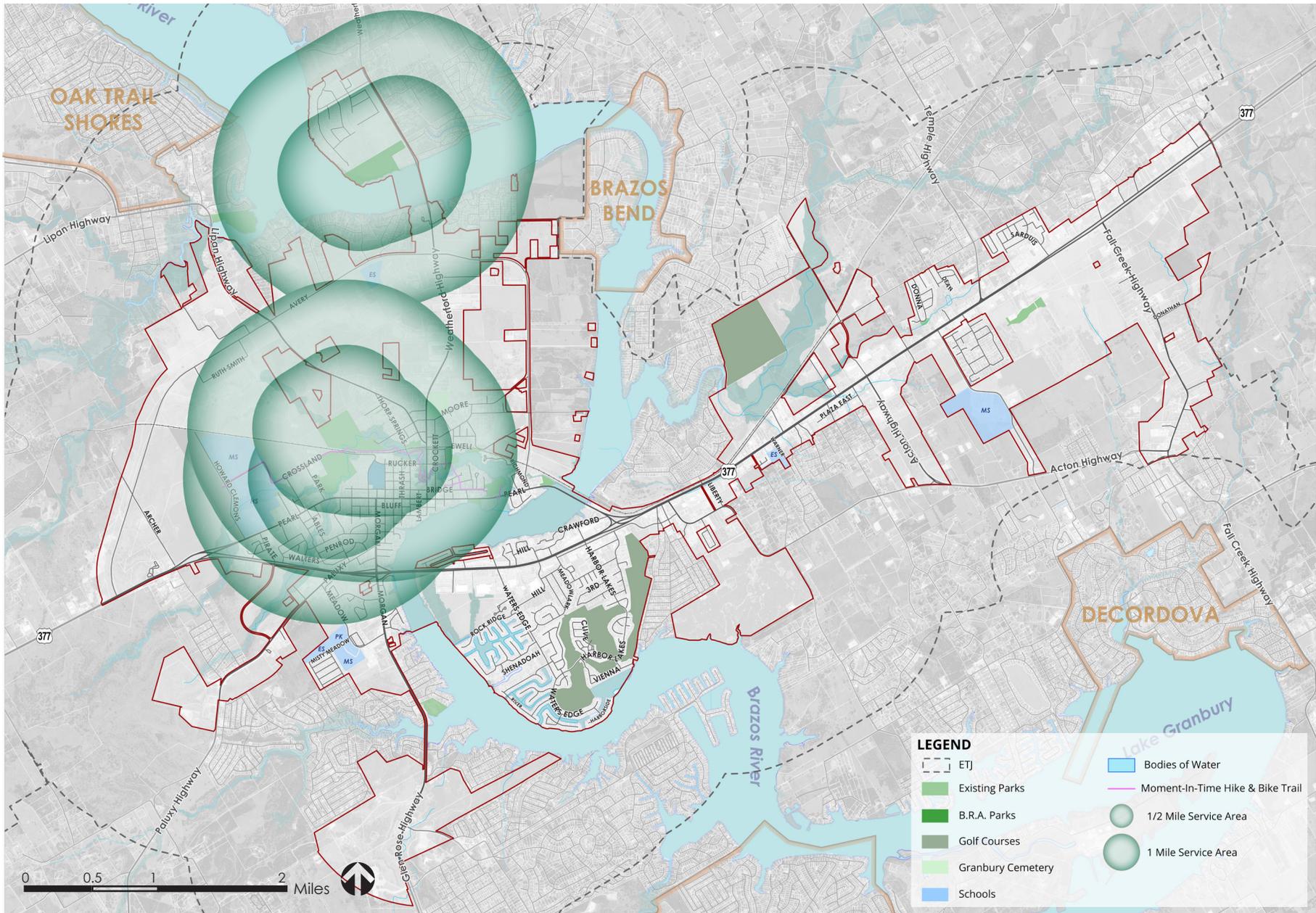
**Table 4.4** - Current & Target LOS for Community Parks

	2020 Developed Parks	2020 Developed & Undeveloped parks	2045 Developed Parks	2045 Developed & Undeveloped Parks
Population	10,524*	10,524*	17,401**	17,401**
Acreage	98.5 acres	98.5 acres	98.5 acres	98.5 acres
Current LOS	9.36 acres per 1,000	9.36 acres per 1,000	5.66 acres per 1,000	5.66 acres per 1,000
Acreage to acquire to meet 5-acre target LOS	45.9-acres surplus	45.9-acres surplus	11.5-acres surplus	11.5-acres surplus
Acres to acquire to meet 8-acre target LOS	14.3-acre surplus	14.3-acre surplus	40.7-acre deficit	40.7-acre deficit

\*2020 population estimate from the Texas Demographic Center.

\*\*2045 population projection from 2016 Comprehensive Plan.

Figure 4.2 - Community Parks Service Area Map



## PARK SYSTEM

### ACREAGE LEVEL OF SERVICE

In 2019 there is a 28.6-acre surplus of overall parkland in meeting the 10 acre per 1,000 target LOS. However, as the population grows there will be a deficit in system-wide parkland acreage. In 2045, the population is expected to nearly double and with that there is projected to be a 40.2-acre deficit of parkland to reach the lower target of 10 acres per 1,000 residents. The overall system LOS summary is shown in **Table 4.5**.

### SERVICE AREA

**Figure 4.3** shows the park system service area for all parks. Granbury's parks are concentrated near the city center and along the lake, leaving the eastern and southern parts of the city underserved by parkland. With future growth primarily occurring in the far eastern and southwest corners of the city it is crucial to proactively work with developers to dedicate parkland to provide parks to more residents citywide. The service areas shown are general and do not account for physical barriers that limit access such as highways, bodies of waters, or lack of sidewalks.

The overall service area map doesn't show undeveloped park sites without amenities (Rock Park, Railroad Waterfront, Landfill Site).

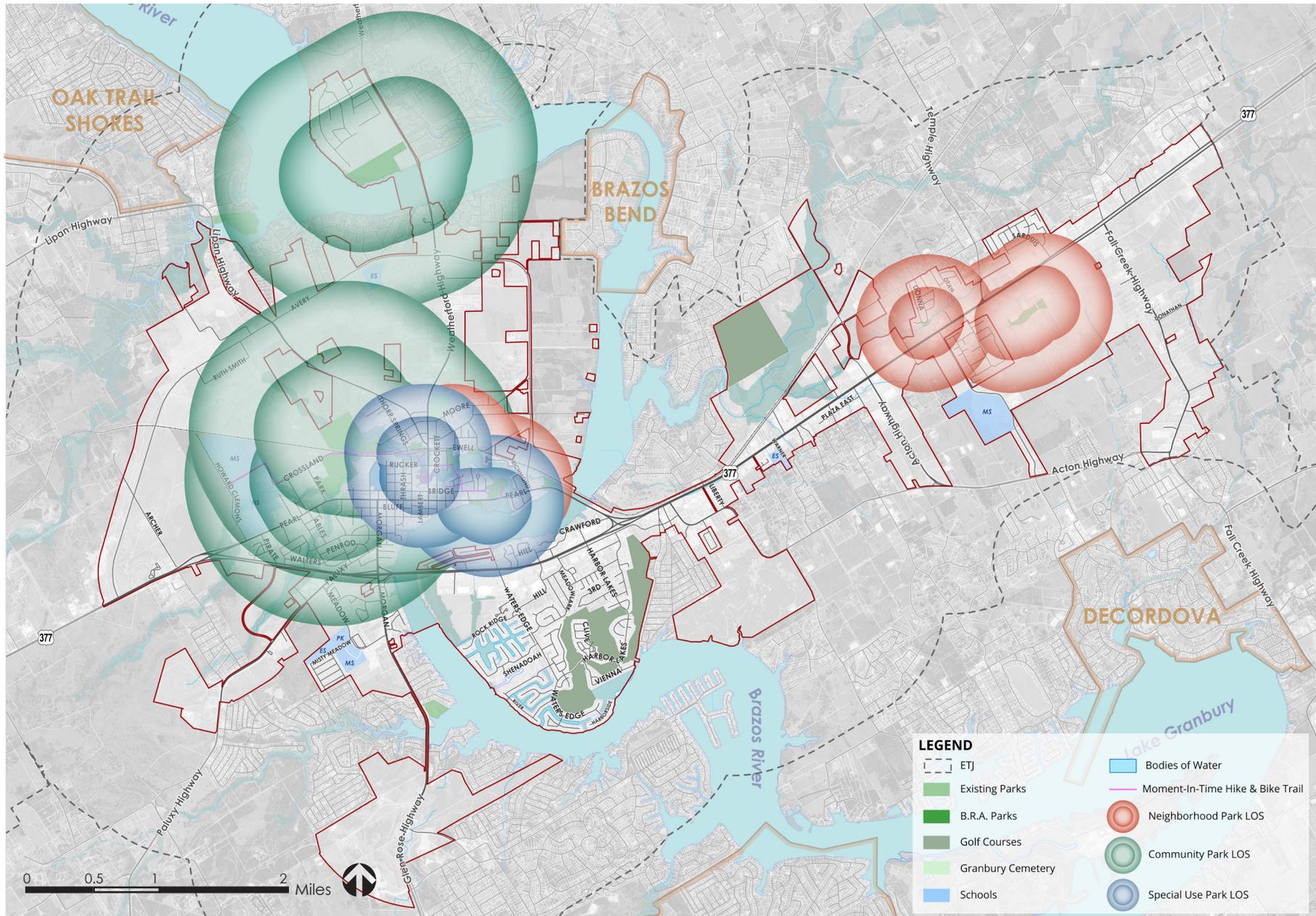
**Table 4.5** - Current & Target LOS for Overall Parks

	2020 Developed Parks	2020 Developed & Undeveloped Parks	2045 Developed Parks	2045 Developed & Undeveloped Parks
Population	10,524*	10,524*	17,401**	17,401**
Acreage	120.1 acres	133.8 acres	120.1 acres	133.8 acres
Current LOS	11.4 acres per 1,000	12.7 acres per 1,000	6.9 acres per 1,000	7.67 acres per 1,000
Acreage to acquire to meet 10-acre target LOS	14.9-acres surplus	28.6-acres surplus	53.9-acres deficit	40.2-acres deficit
Acres to acquire to meet 12-acre target LOS	6.2-acre deficit	7.5-acre surplus	88.7-acre deficit	75.0-acre deficit

\*2020 population estimate from the Texas Demographic Center.

\*\*2045 population projection from 2016 Comprehensive Plan.

Figure 4.3 - Overall Parks Service Area Map



## NETWORK CONNECTIVITY

Access to parks can also be measured by the availability of sidewalk and trail connections. An analysis was conducted to determine areas of the city that are more accessible via bicycle and pedestrian facilities, resulting in a Park Accessibility Heat Map illustrated in **Figure 4.4**. This map is informed by accessible pathways such as sidewalks and trails extending from the outside edges of park properties, and analyzes park access based on pathway proximity.

For this analysis, existing sidewalks and the Moments in Time Hike and Bike Trail were used as accessible pathways for connecting residents and visitors to parks. The resulting heat map identifies the accessibility walkshed. A walkshed is the existing pathway within a defined walking range

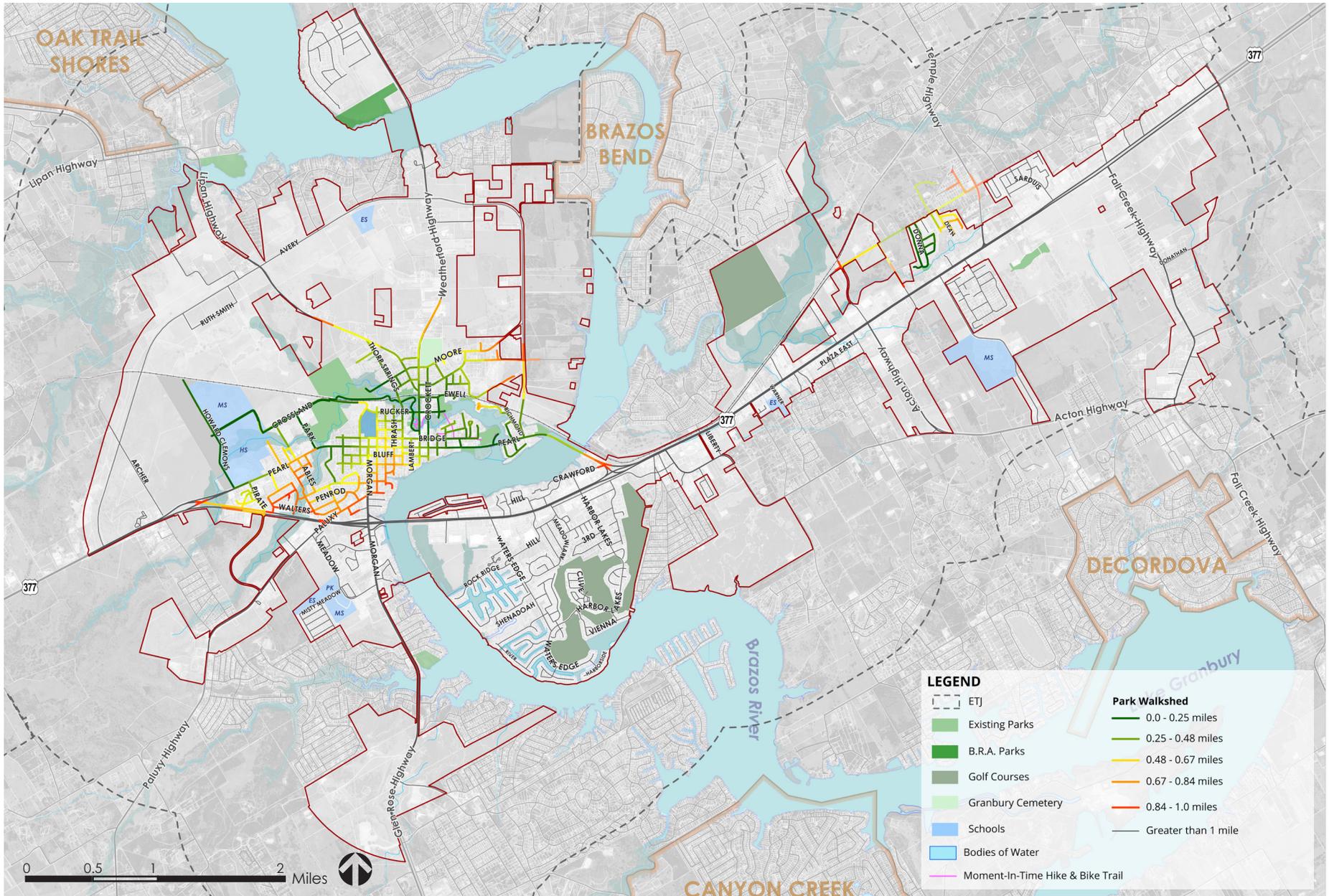
from a specified location, in this case parks. The walkshed reveals that the Hike and Bike Trail provides the most overall connectivity to the park system, while sidewalks range from connecting people within 1/4 mile to one mile from the nearest park. The map on the following page illustrates a walkshed. Most of the accessibility pathways are located in the center of the city where pedestrian facilities are present and well connected.

The accessible pathways network presents future opportunities to increase park system connectivity by expanding parkland throughout the city and adding pedestrian and bicycle facilities to reach further outside the city center.

## KEY FINDINGS: ACCESS-BASED ASSESSMENT

- The majority of parks are in the central part of the city.
- There is a need for additional park acreage for all park types.
- Looking at the Target LOS for all parks (developed and undeveloped), there is a 28.6-acre surplus of park acreage in 2020, but there is an anticipated deficit of 40.2-acres in 2045 to meet the 10 acres per 1,000 residents target.
- Current accessibility to parks is primarily served by the Moments in Time Hike & Bike Trail; there is a need for an extensive system of connectivity throughout the City.

Figure 4.4 - Park Accessibility Heat Map



## DEMAND-BASED ASSESSMENT

The demand-based assessment evaluates current facility usage, sport league participation, and public input to determine what facilities are needed in the city based on what residents most desire. For this plan the evaluation was completed through an online survey, public meetings, focus groups, and assessment of facility usage data.

## LEAGUE PARTICIPATION

The demand-based approach looks at league participation to understand whether facilities are meeting current recreation demand. **Figure 4.5** illustrates the levels of participation for various adult and youth sports leagues in Granbury since 2015. Over this five year period there has been decline in participation in a number of sports leagues. Despite this decline, the youth baseball and softball league

have attracted high levels of participation and remains the league with the most participants. The adult basketball, dodgeball, and flag football leagues use the Decker facility, however disrepair of the facility resulted in cancellation of the leagues. In 2017, the Granbury Soccer Association (GSA) stopped leasing facilities for league games from the Parks and Recreation Department, and began leasing fields managed by the B.R.A., however the GSA does hold end of season tournaments at Granbury fields. As of 2019, the Parks and Recreation Department formed a new partnership with Pee Wee Football and Pee Wee Cheer.

**Table 4.6** summarizes team participation in tournaments from 2017 to 2019. The past three years have experienced consistent team participation numbers as well as increased participation in softball and baseball tournaments.

**Table 4.6** - Tournament Participation

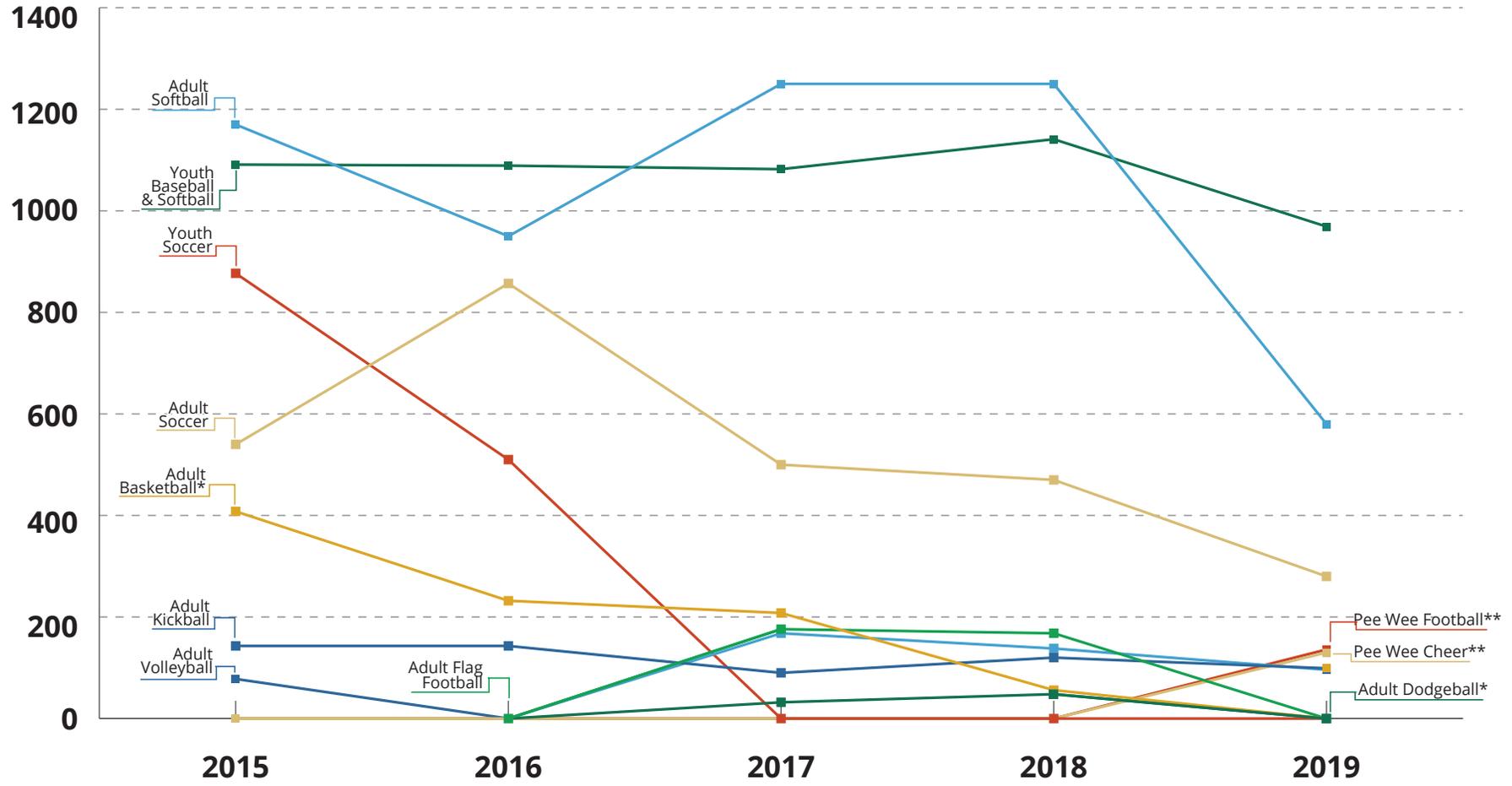
Tournament	Number of Teams in 2017	Number of Teams in 2018	Number of Teams in 2019
Granbury Soccer Association	102	114	111
Brazos River Baseball	N/A	103	114
Softball Tournament	N/A	44	70

Source: Granbury Parks & Recreation Department



Softball Fields at Granbury City Park.

Figure 4.5 - Granbury League Participation (2015-2019)



\*Decline in league participation due to maintenance repair needs in Decker Gym

\*\* New organizational partnership

Source: Granbury Parks & Recreation Department

## AMENITIES LEVEL OF SERVICE

Evaluating the level of service provided by existing park amenities can help determine the need for additional amenities within the park system. Current LOS for major amenities is calculated based on Granbury’s population today, it is then compared to the Target LOS to inform current and future amenity needs. Target LOS uses the NRPA standards set for communities with 500-1,500 residents per square mile.

**Table 4.7** summarizes the Park Amenity LOS for Granbury’s major park amenities. Compared to larger communities the current and future amenity needs are low, however as the community continues to grow the addition of recreation

amenities is necessary to continue meeting user demand. Amenities related to sports groups such as baseball, softball, soccer, and football fields require the most additional facilities in the future.

Analysis of park amenities reveals that expansion of the existing trail system will be necessary to meet future needs. The Target LOS for trails is 1 mile per 2,000 residents; as of 2020 Granbury’s Moments-In-Time Hike and Bike Trail currently provides 1 mile per 1,913 residents, but this decreases to 1 mile per 3,164 residents in 2045, indicating a need for additional trails in the future.

**Table 4.7 - Park Amenities LOS**

Amenity	Number	Current LOS	Future LOS	Target LOS**	Current Need	Future Need
Baseball Fields*	5	1 per 2,105	1 per 3,480	1 per 5,574	2	4
Softball Fields*	4	1 per 2,631	1 per 4,350	1 per 8,216	1	2
Basketball Goals	1	1 per 10,524	1 per 17,401	1 per 7,260	1	2
Soccer Fields*	8	1 per 1,316	1 per 2,175	1 per 5,262	2	4
Football Fields*	1	1 per 10,524	1 per 17,401	1 per 20,398	1	2
Sand Volleyball Courts	2	1 per 5,262	1 per 8,701	1 per 5,000	1	2
Hike & Bike Trails	5.5 Miles	1 per 1,913	1 per 3,164	1 per 2,000	0 Miles	3.5 Miles
Playgrounds	4	1 per 2,631	1 per 4,350	1 per 3,397	0	2
Disc Golf Course	1	1 per 10,524	1 per 17,401	1 per 50,000	0	0
Skate Parks	1	1 per 10,524	1 per 17,401	1 per 41,148	0	0
Swimming Pools	1	1 per 10,524	1 per 17,401	1 per 26,47	0	0
Dog Parks	1	1 per 10,524	1 per 17,401	1 per 37,500	0	0

Source: Granbury Parks & Recreation Department, National Recreation and Parks Association

\*For sports fields that have the potential to serve a larger regional area, an average of the City of Granbury and Hood County amenity needs are shown in the Current Needs and Future Needs columns.

\*\*Based on the NRPA’s recommended amenities LOS for communities with 500 to 1,000 residents per square mile.

## SURVEY RESULTS

As discussed in Chapter 2, a community survey was conducted to gain insight on various parks and recreation facilities. The following pages summarize key responses from the survey.

The graphic below illustrates amenities most desired by respondents of the online and telephone surveys. **Figure 4.6** shows the top facilities prioritized by online survey respondents. These responses reveal that there is a high demand for amenities that can be enjoyed by a range of age groups and supports the high participation in the city's youth baseball and softball leagues.

**Figure 4.6** - Prioritized Facilities - Online Survey



**Figure 4.7** shows the top facilities prioritized by telephone survey responses. Desired amenities are similar to those of the online survey, however telephone respondents emphasized the importance of lakeshore enhancements as well as picnic and reunion pavilions.

Overall, these responses reveal that there is a desire by the public for the implementation of new amenities to improve connectivity such as trails and access to the lakeshore. Additionally, maintaining and updating existing facilities such as picnic areas and sports facilities is important to Granbury residents.

**Figure 4.7** - Prioritized Facilities - Telephone Survey



The following graphics shown in **Figure 4.8** summarize the results from key responses to several value statements in which the respondents were asked to what degree they agree or disagree with the statements.

**Figure 4.8** - Key Online & Telephone Survey Responses

*To what degree do you agree with... "The Lake is our most valuable asset."*



*To what degree do you agree with... "Programs that offer exclusive use of facilities should charge fees to be self-sufficient."*



*To what degree do you agree with... "I would support events and activities that would encourage tourism to the area."*



To what degree do you agree with...*"I would support expanding the city's hike and bike system by making it city-wide."*



To what degree do you agree with...*"I feel the Hood County YMCA adequately serves the indoor recreational needs of the city."*



## KEY FINDINGS: DEMAND-BASED ASSESSMENT

- League participation indicates that inadequate facilities may impact the City's ability to consistently attract participants in both adult and youth leagues.
- Amenities that require an increased number of facilities in the future are primarily sports-oriented.
- Based on survey results, multi-use trails, playgrounds, and picnic areas are in high demand.

## RESOURCE-BASED ASSESSMENT

The resource-based assessment identifies existing resources that can be leveraged by the City as sites for future parks, recreation, and open space amenities. Utilizing these potential sites would help the City to fill current gaps in park service and increase overall accessibility and connectivity of the Granbury park system. The City of Granbury's resources with the greatest potential for new park spaces include:

- City-Owned Land
- Undeveloped Land
- Land with Lakeshore Access

These existing resources in Granbury are underutilized today and provide the greatest potential to enhance and expand the city's system of park, recreation, and open space opportunities. **Figure 4.9** illustrates the existing resources and the opportunities they present for future use.

## CITY-OWNED LAND

The City or Granbury owns a significant amount of land, some in ideal locations for future park development. Further analysis of these areas may reveal feasibility of transforming these sites into pocket parks to extend park service further into residential neighborhoods.

## UNDEVELOPED LAND

There is currently a large amount of undeveloped land within Granbury's city limits. Undeveloped land could be acquired and developed into new park space. The majority of undeveloped land is located in areas where there are gaps in park service, such as in the eastern part of the City. Strategically acquiring and developing available land would provide a more complete and connected parks, recreation, and open space system.

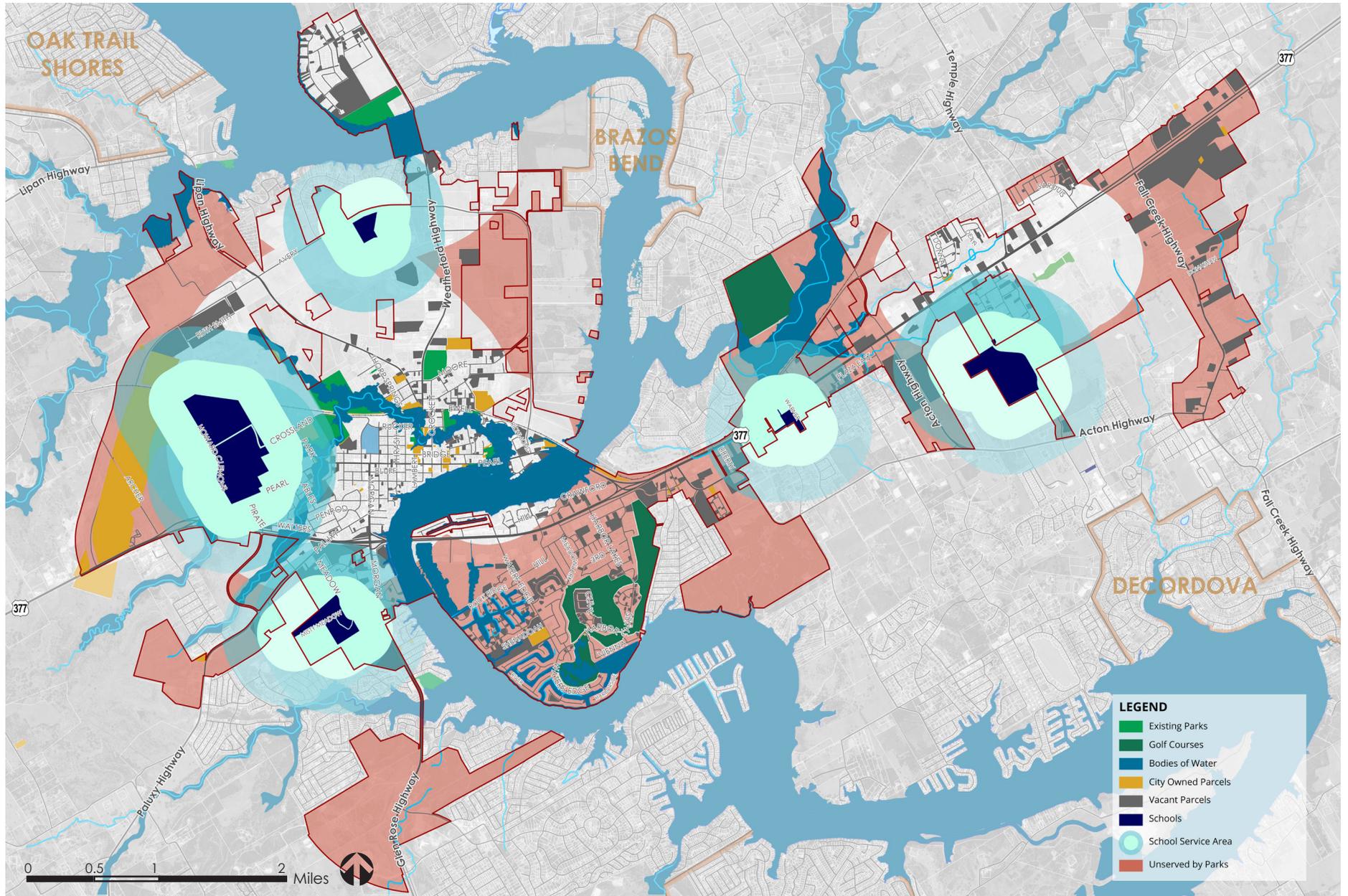
## LAND WITH LAKESHORE ACCESS

Lake Granbury is a prominent natural asset for the city and undeveloped land along its shoreline presents an opportunity to be developed to provide additional recreational opportunities and water access points.

## KEY FINDINGS: RESOURCE-BASED ASSESSMENT

- Undeveloped land is abundant and provides an opportunity to expand overall park service.
- City-owned land increases feasibility of developing new parks throughout the City.
- Lake Granbury is a valuable natural asset that currently has limited public access points.

Figure 4.9 - Existing Resources





# RECOMMENDATIONS

- PARK ACCESSIBILITY
- PARK DESIGN & MAINTENANCE
- SYSTEM CONNECTIVITY
- COMMUNITY CHARACTER
- RECREATIONAL TOURISM
- PARTNERSHIPS



## INTRODUCTION

This chapter presents the recommendations organized by the six plan goals. Each goal has subsequent related objectives and actions. The actions were developed based on the results of the engagement process and needs assessment presented in earlier chapters.

## RECOMMENDATIONS

### GOAL 1 - PARK ACCESSIBILITY

***Create an accessible and connected system of parks.***

Access to parks refers to the availability of park acreage as well as the proximity of parkland to one’s home. As explored in the System Needs chapter, there are some parts of Granbury that have good access to parks while other areas need additional parkland and facilities. The objectives and subsequent actions in this goal focus on developing existing undeveloped parkland and acquiring new parkland to create a more accessible parks and recreation system for current and future residents.



*View of Shanley Park from City Hall.*

#### Objective 1.1 - Strategically acquire new city-owned parkland to serve existing and future residents.

Granbury is still growing; the City is expected to grow by 65% between 2020 and 2045 and Hood County is projected to grow by 56% in that same time period. In order to provide parkland for this growing number of residents, there will need to be additional parkland either acquired or dedicated as development occurs. The City should prioritize acquiring parkland in areas currently underserved by parks.

#### Action 1.1.1: Aim to meet the level of service for all types of parkland set forth in this plan.

The System Needs Chapter identified target level of service (LOS) for neighborhood parks, community parks, and the entire park system. **Table 5.1** summarizes the park acreage level of service needs discussed more thoroughly in the System Needs chapter. For each park type, the NRPA suggested target range is included. The lower LOS target should be viewed as a minimum for the City to meet. It is important to note that these level of service figures just factor in the population of Granbury, not Hood County as a whole. When the population of Hood County is used, the need for parkland greatly increases (see **Table 5.2**), indicating that partnerships with the County to provide parks and recreation facilities is critical.

**Table 5.1 - Level of Service Needs (City of Granbury) - Developed and Undeveloped Parks**

Park Type	Recommended Level of Service	Recommended Acreage (2020)*	Recommended Acreage (2045)**
Neighborhood	1 acre per 1,000 residents	N/A (16.9-acre surplus)	N/A (10-acre surplus)
	2 acres per 1,000 residents	N/A (6.4-acre surplus)	7.4 acres
Community	5 acres per 1,000 residents	N/A (45.9-acre surplus)	N/A (11.5-acre surplus)
	8 acres per 1,000 residents	N/A (14.3-acre surplus)	40.7 acres
Park System	10 acres per 1,000 residents	N/A (28.6-acre surplus)	40.2 acres
	12 acres per 1,000 residents	N/A (7.5-acre surplus)	75.01 acres

\*2020 Population = 10,524 (Source: Texas Demographic Center, 2019 Estimates)

\*\*2045 Population = 17,401 (Source: 2016 Comprehensive Plan)

**Table 5.2 - Level of Service Needs (Hood County)**

Park Type	Recommended Level of Service	Recommended Acreage (2020)*	Recommended Acreage (2045)**
Park System	10 acre per 1,000 residents	525.8 acres	723.6 acres
	12 acres per 1,000 residents	657.7 acres	895.1 acres

\*2020 Population = 65,960 (Source: NCTCOG 2019 Population Estimates)

\*\*2045 Population = 85,738 (Source: NCTCOG Mobility 2045 Population Forecasts)

**Action 1.1.2:** Develop parkland in areas currently underserved by parkland, including the Harbor Lakes neighborhood, southwestern portion of the city, and the far eastern part of the city.

Figure 4.3 in the System Needs chapter depicted the general areas served by existing parks in Granbury. Most noticeably, the areas that are in need of parkland are the Harbor Lakes neighborhood, areas in the far eastern part of the city, and the southwestern part of the city. For already developed areas like Harbor Lakes, there will need to be strategic acquisition or partnerships with the HOA since the neighborhood is primarily built-out. For other areas that are still developing, the City should leverage new development to provide parkland. Figure 5.1 on page 66 demonstrates the opportunity areas for new parkland. The image to the right shows a green space concept for a proposed development in the southwestern portion of the City called Knox Ranch.



Knox Ranch green space concept, developed by RVI.

**Action 1.1.3:** Actively plan and coordinate with Hood County for the acquisition and development of parks and open space in ETJ areas of the City.

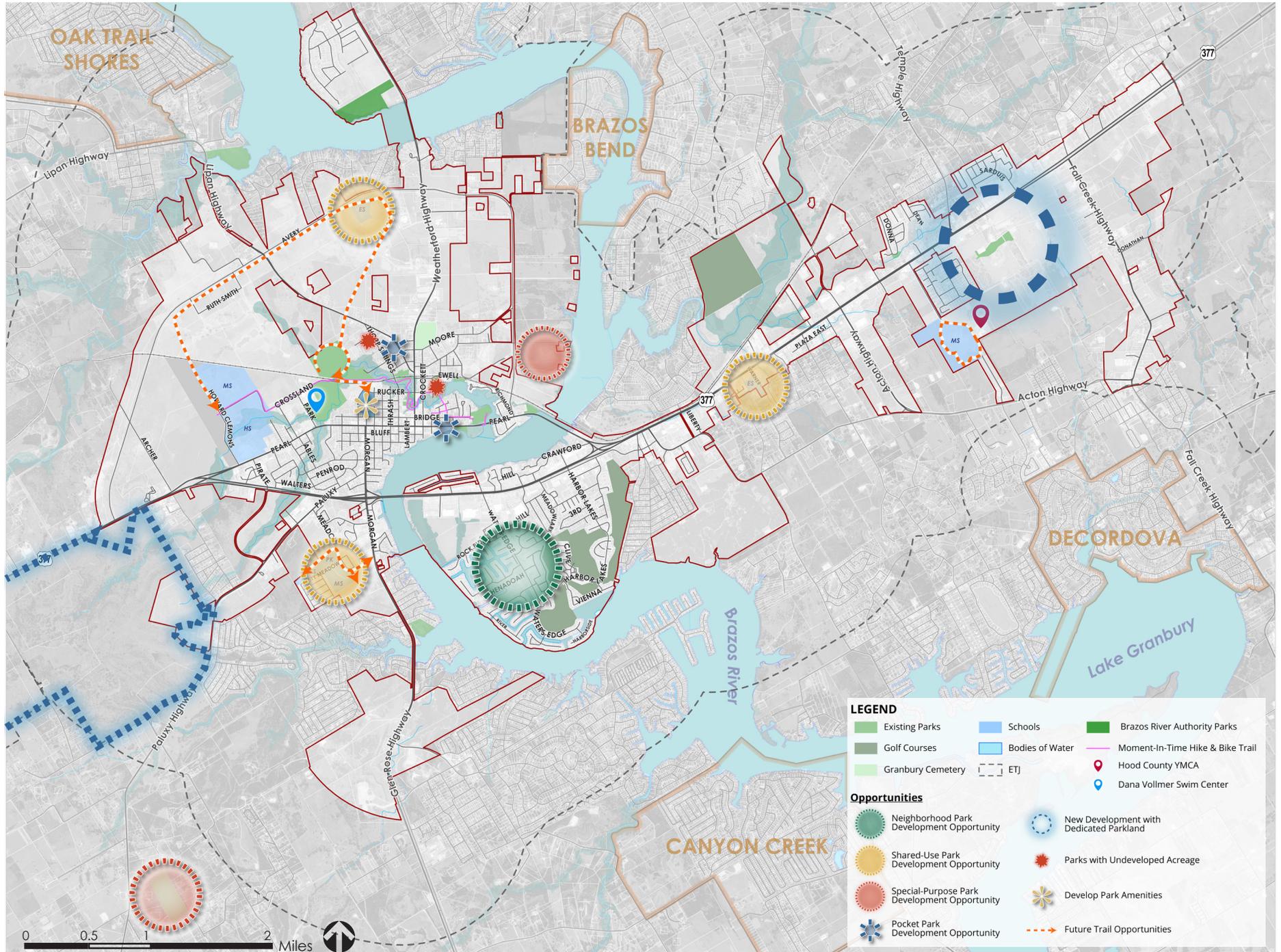
Today, Granbury’s extraterritorial jurisdiction (ETJ) is composed of approximately 30,719 acres. It is assumed that at some point in the future these areas will be annexed into the City and therefore be subjected to all of the city’s development regulations. Therefore, as part of long-range planning discussions, the City should consider opportunity areas for parkland in the ETJ, as shown in Figure 5.1. Moving forward, Hood County should be involved in these long-range planning discussions as well.



Many of the B.R.A. parks are located within th ETJ of the City.



Figure 5.1 - Park Master Plan Recommendations Map



\*Refer to Appendix A for detailed map of the city center.



## NEIGHBORHOOD PARK DEVELOPMENT

According to the needs assessment, the portion of the City most lacking in parkland is the Harbor Lakes neighborhood. Therefore, this area should be a priority for developing a neighborhood park. There is some existing city-owned land within the area that could be developed as parkland in the future. Given that the area is primarily built out and there is limited land available, the neighborhood park would likely be small compared to other parks in the city but would serve a vital part in increasing overall park system access. Another option the City could explore is entering into an agreement with the area HOA to make the existing playground at the Golf Club a shared-use space and develop additional park amenities.



## SHARED-USE PARK DEVELOPMENT

There are several GISD elementary schools that have playgrounds and open field space. While these spaces are used during the weekdays, they could be open to the public during non-school times to increase park access in the community. Other communities have entered into inter-local agreements with school districts to allow public access to school playgrounds at certain times. The recommendations map identifies three elementary schools in areas of the city that otherwise don't have parks nearby for shared-use opportunities.



## SPECIAL-PURPOSE PARK DEVELOPMENT

Special Purpose parks are intended for a specific purpose such as water access. The recommendations map identifies two future special purpose parks. The first is on the site of the closed landfill which could be transformed into a nature preserve. The second is a piece of city-owned property located near the lake off of Highway 567 near the site of the future police station; this site could be transformed into a waterfront park with passive amenities such as a fishing pier.



## POCKET PARK DEVELOPMENT

Pocket parks are small areas of parkland meant to fill in gaps in the park system that do not have many amenities. There are two pocket parks identified in the recommendations map; the first is located along Lipan Highway and the second is located next to the city parking lot adjacent to Granbury City Beach. Both of these sites are city-owned land and could be designated as parks to provide additional pockets of accessible and usable green space within the City.



## NEW DEVELOPMENTS WITH DEDICATED PARKLAND

As mentioned throughout this plan, Granbury and Hood County are still growing. The City recently acquired about ten acres of parkland in the Saratoga development in the far northeastern portion of the city that will be developed in conjunction with the neighborhood. In addition, there is a proposed development called Knox Ranch to the southwest of the city that will bring a significant number of new residences. The current concept plans call for nearly fifty acres of parks and open space within the development.



## UNDEVELOPED PARKLAND

A priority for the City should be to develop currently undeveloped parkland. Today, these sites include Lambert Branch Park and Rock Park. At Lambert Branch Park, natural, passive amenities that celebrate the lake should be implemented; at Rock Park, a small pocket park should be developed to provide additional park access within that part of the City.



## DEVELOPMENT OF PARK AMENITIES

There is a small piece of property located between Granbury City Park and Decker Gym that will soon be officially designated as city parkland. Once this land is designated, the City should consider incorporating amenities such as walking trails, picnic tables, and a pavilion. Additionally, the focus should be on connecting Decker Gym and Decker Field to the rest of the Granbury City Park complex.



## FUTURE TRAILS OPPORTUNITIES

The recommendations map identifies opportunities for potential trail corridors to provide additional system connectivity. Approximately 5 miles of additional trail is recommended. Additional connectivity opportunity areas are identified to connect the Moments in Time Hike and Bike Trail to Decker Gym, on the perimeter of the disc golf course, and to northern portions of the City. These routes will need to be assessed as part of a more comprehensive trails and bikeways master plan before they are implemented.

**Objective 1.2 - Develop and program acreage in existing undeveloped parks.**

Currently there are approximately 9.5 acres of undeveloped parkland in Granbury. This includes Lambert Branch Park (5.3 acres) and Rock Park (0.4 acres). These parks represent low-hanging fruit for the City to develop and program these spaces to increase overall park system access. The City should also consider developing a park standards program that would ensure the amenities at new parks are equitable throughout the City.

**Action 1.2.1: Develop a master plan for Lambert Branch Park as a nature park with context-sensitive amenities.**

Lambert Branch Park is akin to a hidden gem in Granbury, nestled on the lake with tall mature trees. The site poses a great opportunity for a more natural, context-sensitive park since this type of park doesn't exist in Granbury today. Amenities to consider as part of a master plan for the park include soft-surface walking paths, seating areas facing the lake, interpretative signage, and nature-themed play structures. When the master plan for the site is undertaken, community input should be a priority.

**Action 1.2.2: Develop Rock Park as a pocket park.**

Rock Park is a small undeveloped piece of parkland located on Thorp Springs Road in the northern part of the city. Given the size of the site, it should be developed with pocket park amenities including benches, shade trees, sidewalks, and low-maintenance vegetation.



*Nature-themed playground in Central Texas.*

**Action 1.2.3: Develop a park standards program so new park developments are standardized.**

As new parks are developed and as existing parks are updated, there should be standards that the City follows or that they require developers to follow to ensure amenities are consistent and standardized. The considerations that should be included in a park standards program include size, location, amenities, design, parking, and interaction with surrounding properties. These considerations should be developed for each type of park (neighborhood park, community park, pocket park, etc.).



*Soft-surface trails can be a low-impact amenity for parks.*

**Action 1.2.4:** Pursue funding from Texas Parks and Wildlife Departments to add park amenities.

The Texas Parks and Wildlife Department (TPWD) offers a range of grant funding for indoor and outdoor recreation. These funds can be used to update existing amenities or add new amenities such as playgrounds or pavilions. In accordance with TPWD guidance for master plans, a high-priority needs list (right) was developed based on the results of the needs assessment and public input. When Granbury applies for grant funding in the future, these amenities should be a priority.

## HIGH PRIORITY NEEDS LIST

### Outdoor Facilities

- Renovate/update existing parks and sports fields.
- Develop currently unprogrammed parkland.
- Additional trail and bikeway connectivity.
- Lakeside access and amenities.

### Indoor Facilities

- Renovate Decker Gym.
- Renovate Dana Vollmer Swim Center.
- Construct a municipal recreation center with dedicated senior space.

### Policies

- Update parkland dedication ordinance.
- Form partnership with Hood County for regional parks.

**Objective 1.3 - Revise the Parkland Dedication Ordinance to sufficiently provide for future park space and amenities, both within the city limits and the city’s extraterritorial jurisdiction.**

The current parkland dedication policy is found within the City’s Subdivision Ordinance, which was last updated in September 2019. The regulation in place outlines the minimum land dedication requirements and does not provide strict conditions to ensure the land dedicated is of a standard to provide quality park and recreation spaces. A revision to current policies will enable the city to continue to provide parkland and park amenities that adequately support the needs of Granbury’s growing population and park visitors.



*Granbury is the largest city within Hood County.*

**Action 1.3.1: Implement a three-tiered system for parkland dedication ordinance.**

Cities in Texas are granted authority by the Texas Local Government Code to enact a parkland dedication ordinance to ensure parks are developed as new development occurs. A traditional parkland dedication ordinance requires that the developer dedicate acreage for parkland based on an established ratio or to pay a fee in lieu of dedicating land. Granbury’s current ordinance requires 1 acre per every 75 dwelling units (d.u.) or an in-lieu fee of \$525 per d.u. A comparison of the parkland dedication ordinances in nearby and peer cities is included in **Table 5.3**.

To ensure that Granbury is maximizing the potential of its parkland dedication ordinance, moving forward the city should establish a three-tiered ordinance which includes a land dedication requirement, fee in lieu alternative, and a park development fee. The park development fee is critical because the land dedication requirement and fee in lieu of land just covers the acquisition of parks, not for any of the amenities within them.

As part of this master plan update, the project team reviewed the current parkland dedication ordinance to determine what adjustments could be made to ensure that new development is required to add parks at the same level of service as existing residents have. To estimate the updated dedication requirements, Dr. John Crompton’s *Parkland Dedication Ordinances in Texas: A Missed Opportunity?* resource was used; this publication reviewed dozens of parkland dedication ordinances in Texas cities.

**Table 5.3 - Parkland Dedication Ordinance Peer Comparison**

City	Land Dedication	In-Lieu Fee	Park Development Fee
Granbury (current)	1 acre per 75 d.u.	\$525 per d.u.	None
Benbrook	1 acre per 100 d.u.	\$600 per d.u.	None
Bryan	SF: 1 acre per 74 d.u. MF: 1 acre per 90 d.u.	SF: \$162 per d.u. MF: \$133 per d.u.	\$358 per d.u.
Burleson	1 acre per 100 d.u.	\$300 per d.u.	None
Denton	SF: 1 acre per 143 d.u. MF: 1 acre per 222 d.u.	Market value	SF: \$291 per d.u. MF: \$187 per d.u.
Flower Mound	1 acre per 30 d.u.	Market value	\$278 per d.u.
Lewisville	1 acre per 33 d.u.	Market value	\$1,000 per d.u.
Waxahachie	2 acres per 100 d.u.	\$400 per d.u.	None
Weatherford	1 acre per 50 d.u.	\$525 per d.u.	None
Wylie	1 acre per 20 d.u.	\$1,500 - \$3,000	None

**Conveyance of Land Requirement**

Currently, Granbury requires 1 acre per every 75 d.u. to be dedicated for single-family and multi-family development. Given that the existing level of service for all parks is 1 acre per 79 residents, when this is prorated for the average household size (2.23 people per household), the dedication requirement should be increased to match the level of service. Therefore, the City should consider adjusting the land dedication requirement to 1 acre per 50 d.u. to more closely match the existing level of service of existing residences.

**Payment In-Lieu of Land Requirement**

If there is not suitable land to dedicate or enough acreage to create a park, the developer can pay a fee in lieu of dedicating land. Currently, the fee is \$525 per d.u. According to County Appraisal data, the average value of vacant land in the City limits is \$70,000. Therefore, in order to account for the true cost of land, the City should consider adjusting the in-lieu fee to \$1,400 per d.u. This is equivalent to the land dedication requirement. Because the cost of land can vary widely, the City should continue the practice of allowing the developer to purchase an appraisal to determine fair market value of the land if they contest the standard fee.

**Park Development Fee Requirement**

In the current ordinance, if a developer chooses to develop a park, they are required to pay for the park amenities according to an approved Park Development Plan. However, if a developer pays the in-lieu fee, they are not required to pay for any park amenities. To more accurately cover both the cost of acquiring land and developing parks, the City should establish a park development fee for developers who pay the in-lieu fee option. Based on average costs to develop parks, the City should consider assessing a park development fee of \$1,100 per d.u. to cover the cost of park amenities.

**Table 5.4** shows a summary of the suggested modifications for the land dedication, in-lieu fee, and park development fee requirements. Due to the complex nature of these ordinances, it is recommended that City staff review these potential adjustments with Legal, City Council, and Parks Board before any modifications to the ordinance are proposed for approval.

**Other Considerations**

As the pace of growth and development changes over time, the City should periodically review the parkland dedication ordinance and make appropriate adjustments where needed. Other considerations the City should think about implementing with future updates include the following:

- Expanding parkland dedication requirements to the ETJ
- Developing park zones
- Establishing timeframe for spending funds
- Incorporating language to give the City flexibility as it relates to minimum park size
- Giving credit to developers who include private parks
- Distinguishing between single-family and multi-family land dedication requirements to more proportionally reflect typical densities
- Adjusting language regarding street frontage to avoid closed-off parks
- Refine list of standard park amenities by type of park

**Table 5.4** - Summary of Potential Adjustments to Parkland Dedication Ordinance

	Existing	Potential Adjustments
Land Dedication	1 acre per 75 d.u.	1 acre per 50 d.u.
In-Lieu Fee	\$525 per d.u. or fair market value assessment	\$1,400 per d.u. or fair market value assessment
Park Development Fee	Determined based on Park Development Plan; no fee levied on developers who pay the in-lieu fee	\$1,100 per d.u.

**Table 5.5** - Summary Table - Goal 1: Park Accessibility

<b>Goal 1: Create an accessible and connected system of parks.</b>	<b>Page</b>
<b>OBJECTIVE 1.1 - Strategically acquire new city-owned parkland to serve existing and future residents.</b>	62
Action 1.1.1 - Aim to meet the level of service for all types of parkland set forth in this plan.	62
Action 1.1.2 - Develop parkland in areas currently underserved by parkland, including the Harbor Lakes neighborhood, southwestern portion of the city, and the far eastern part of the city.	64
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## GOAL 2 - PARK DESIGN & MAINTENANCE

### *Provide a quality level of design and maintenance for park facilities*

In addition to ensuring access to parks, the design and maintenance of parks is also critical to the success of a community park system. If a park is not well-maintained or the amenities are outdated or unsafe, residents will treat the park accordingly or not visit it all. While Granbury maintains the facilities in a quality manner overall, there are strategic improvements that could be made to improve the appearance and increase the longevity of parks and facilities. The objectives and subsequent actions in this goal focus on system-wide improvements to park amenities and maintenance operations.

### Objective 2.1 - Make strategic improvements to existing park amenities.

Park and recreation trends continuously evolve; as park amenities age and need to be replaced, newer amenities that reflect current trends should be installed. Continually investing in the existing parks makes long-term maintenance easier. Amenities that should be prioritized for improvements include playgrounds, pavilions, benches, picnic tables, walking paths, and practice fields.

### Action 2.1.1: Improve wayfinding signage within existing parks to locate amenities.

During the public input process, it was discovered that many residents aren't aware of the amenities that exist in Granbury parks today. Installing wayfinding signage within parks to locate amenities would help raise awareness of the amenities Granbury has currently. Additionally, wayfinding signage should be added to direct residents and visitors to park and trail facilities. As the park system continues to grow, wayfinding will become increasingly important.



Wayfinding signage map.



Interpretative signage.



Trail wayfinding marker.

**Action 2.1.2:** Update structures or amenities with known safety issues.

Safety issues in parks can occur as structures deteriorate and they should be addressed quickly to avoid possible injury. While a detailed safety assessment of park facilities was not conducted as part of this master plan process, maintenance staff should continuously monitor sites for potential safety issues and address them as quickly as financial resources allow.

**Action 2.1.3:** Incorporate all-inclusive play structures into playgrounds where feasible.

An emerging trend in parks and recreation across the country is the addition of all-inclusive play structures in parks. These structures allow children of all abilities to safely play together, whether they have physical or cognitive disabilities. Typical features include customized equipment that are ADA accessible and create a sensory experience for all abilities. Where possible, the City should incorporate all-inclusive play structures in parks to truly be accessible to all residents.

**Action 2.1.4:** Identify ADA accessibility issues within existing parks and develop a plan to address them.

ADA accessibility issues can occur in parking lots, along walking paths, in park bathrooms, and leading to structures like pavilions and seating areas. As with other maintenance issues, ADA problems should be periodically assessed and incorporated into a city-wide ADA Transition Plan to prioritize improvements over time.



*Play equipment gifted by the Granbury Optimist Club.*



*All-inclusive play structures at Jack Carter Park in Plano.*

**Action 2.1.5:** Improve the Decker Gym facilities to include indoor courts, meeting rooms, and classrooms.

The recently acquired Decker Gym presents the opportunity to be programmed for new active indoor recreation needs. Once improvements such as roof repairs, asbestos abatement, and HVAC installation are made, the space could serve as a needed indoor recreation facility. Programming space for indoor courts such as racquetball, meeting rooms that can be reserved by various organizations, and classrooms that provide space for additional youth, adult, and senior activities would fill a need that is currently underserved in the city.

**Action 2.1.6:** Implement improvements to the existing municipal swim center based on the needs assessment.

The current municipal swim center requires necessary maintenance attention and improvements to align with current pool trends apparent in other cities in the DFW region. Based on the needs assessment conducted for this plan, concerns to be addressed include the provision of leisure swim space - particularly for young children, updating locker rooms and bathrooms to meet needs of users of all ages and abilities, improvements to pool decking area, and a concession space with an efficient layout. These improvements would allow the city to reevaluate their current fee structure for the swim center. If the city decides to build a new aquatic facility instead of improving the existing facility, a site selection study should be conducted first. Additional details on existing conditions and recommended improvements for the swim center are included in the Appendix.



*Meeting rooms for hosting organization meetings and events.*



*Community pool with varying entry depths and amenities.*

**Objective 2.2 - Systematically maintain all parks and recreation facilities in an equitable manner.**

As previously mentioned, overall the parks in Granbury are maintained in a quality manner. However, as the system grows and the amount of parkland that must be maintained multiplies, the number of maintenance staff must grow as well to ensure that parks are maintained consistently throughout the system.

**Action 2.2.1:** Adopt a staffing ratio system that requires park maintenance staff be added concurrent with the number of parkland acres maintained.

A staffing ratio is one way to determine if the maintenance needs in a parks and recreation agency are being fulfilled. In 2019, the NRPA found that a typical parks and recreation agency had 8.3 full-time employees per every 10,000 residents. In Granbury, the FY19-20 budget accounts for 20 full-time employees (does not include part-time or seasonal laborers). This translates to 21.6 employees per 10,000 residents when fully staffed. However, staffing levels fluctuate throughout the year and the ratio can help determine if additional staff is needed. Additionally, if the population of the entire county is included, the ratio of current staff decreases to 3.6 employees per 10,000 residents.

**Action 2.2.2:** Implement low-impact design and maintenance strategies.

Green building practices and low-impact design for parks and recreation sites and facilities are a good way to save money in the long-term and also showcase these opportunities to residents who may be interested in sustainable practices. Low-impact design strategies specific to parks and recreation include using native and/or drought-tolerant plants that are low-maintenance and require minimal water, as well as capturing stormwater into bioretention areas to clean run-off and serve as a natural amenity within a park. More information on sustainability in parks can be accessed on the NRPA website: [www.nrpa.org](http://www.nrpa.org).

**Action 2.2.3:** Conduct a system-wide irrigation inspection to identify needed upgrades.

Irrigation of parks and facilities takes a significant amount of time and money, especially when there are problems with the system. Routine check-ups of the irrigation system should be part of the regular maintenance schedule to identify any issues and remediate them quickly. Additionally, there have been many improvements in irrigation technologies, including smart meters and automated systems that could be implemented to save water and money over time.

**Table 5.6 - Summary Table - Goal 2: Park Design & Maintenance**

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## GOAL 3 - SYSTEM CONNECTIVITY

***Expand the trails and bikeways system to connect to key destinations.***

A fully connected trails and bikeways system that provides access to destinations throughout the City is an integral part of a comprehensive parks system. As discussed in the Parks, Recreation, and Open Space System chapter, Granbury's Moments in Time Hike and Bike Trail currently provides a connection to the majority of the city's parks, which is an asset rarely found in other cities of comparable size. However, there is limited connectivity into neighborhoods and other key destinations such as schools, employment centers, and entertainment areas. The objectives and subsequent actions for this goal focus on implementing policy and design guidelines to ensure future trail and bikeway development meet the accessibility and connectivity needs of the community.

### Objective 3.1 - Plan for future trails and bikeway implementation.

The Moments in Time Hike and Bike Trail is the primary off-street, multi-use trail and on-street bikeway system in Granbury. In total, the trail is 2.9 miles in length connecting the high school and middle school to the majority of the city parks and ends at the Convention Center boardwalk along the lakeshore. The future development of safe, comfortable, and accessible trails that expand upon the existing system should be a priority and can best be ensured by developing implementable guidelines.

**Action 3.1.1:** Develop a comprehensive trails and bikeways master plan to guide future active transportation development.

The presence of an overarching, implementable master plan is essential to ensure that established design standards and amenities are implemented when developing future trails and bikeways. This parks master plan assessed potential connectivity at a high-level, but a trails master plan will assess the feasibility of specific corridors for trail development. As non-motorized transportation becomes more important to the community and Granbury's population continues to increase, it is crucial that there is a plan in place that will guide development of trails and bikeways to support connectivity goals. This master plan should determine standard trail widths for a hierarchy of trail facilities that are comfortable for a variety of users; this is crucial to ensure all future trails are developed according to these set standards. Having an updated master plan is also advantageous for the city when seeking future funding opportunities for trail and bikeway development.



*A network of multi-use trails is found in many communities.*

**Action 3.1.2:** Ensure land development regulations require the dedication of trail easements.

As Granbury continues to develop within the city limits and in the city’s extraterritorial jurisdiction it is important to provide regulations that ensure adequate land will be set aside for trail development. A concern brought up frequently during the public input process was that there currently are limited trail and bicycle facilities that extend beyond the Moments in Time Hike and Bike Trail. By creating guidelines that require the dedication of easements for trails as new development happens, it will be easier to establish connectivity as development occurs. To ensure consistency of trails developed through easement dedication, land development regulations should refer to the established width standards in the trails master plan, which should require at least an eight foot wide standard trail design.

**Action 3.1.3:** Establish trail and bikeway connections into residential neighborhoods.

While the Moments in Time Hike and Bike Trail is the City’s primary non-motorized route, it provides limited accessibility and connectivity to most neighborhoods. There are opportunities to expand this network into surrounding residential neighborhoods and leverage this city-wide asset. Future trail and bikeway connections to consider prioritizing include creating safe routes to schools, connecting residential areas to downtown, connecting to recreation facilities, and creating more lakeshore connections. The trails master plan should specify where additional connections to neighborhoods are most feasible.

**Objective 3.2 - Pursue funding for design and construction of additional trails and trail amenities.**

To guarantee quality trails are implemented as part of future development, securing adequate funding is an important consideration. The City should actively seek out funding opportunities in order to steadily advance trail development. Entities through which the City can pursue grant funding include the Texas Department of Transportation (TxDOT), the North Central Texas Council of Governments (NCTCOG), and the Texas Parks and Wildlife Department (TPWD). Other funding sources include the general fund, capital expenditures, and private or corporate donations.

**Action 3.2.1:** Design and construct a loop trail along the perimeter of the disc golf course.

The disc golf course sits on nearly 40 acres of land within the Moore Street Community Park. Although this is a recreational amenity that is not found in many communities, this area of the park is vastly underutilized. Implementing a loop trail along the perimeter of the disc golf course would provide an additional amenity to the community, provide new recreational opportunities, and increase usage in this section of the park.

**Action 3.2.2:** Construct trailheads at key points along the Moments in Time Hike and Bike Trail.

Trailheads serve as access points to the trail system and can be categorized as either major or minor. Major trailheads typically have several amenities such as restrooms, parking, drinking fountains, rest areas, and information kiosks (including maps with points of interest). Minor trailheads are generally located between key destinations and have fewer amenities than a major trailhead, but still provide a comfortable respite point with wayfinding. Design standards for both major and minor trailheads should be established to ensure quality and consistency of trailhead amenities.



*MacArthur Gateway Arches in Irving.*

**Action 3.2.3:** Add interpretative signage along trails to highlight unique history, plant species, and native wildlife.

The overall user experience of trails can be enhanced by implementing interpretative and educational signage along trails. In a city like Granbury that has a rich history, highlighting historical elements of the city would provide a unique user experience on trails. Additionally, informational signage about the native plant species and wildlife would be attractive to community groups and youth education programs that participate in activities such as birding and plant identification.

**Action 3.2.4:** Extend the trail network along the lake shore where feasible.

Lake Granbury is perceived as a major asset by many residents, but trail access to the lakeshore is currently limited. Introducing new trails along the lakeshore that include nodes with passive amenities, such as resting or picnic areas where users can stop to enjoy the lake would provide a new amenity to the city. A future feasibility study of the lakeshore should be conducted to assess considerations such as land ownership, topography, and hydrology.



*Trailhead in McKinney.*



*Trailhead in Frisco.*

**Objective 3.3 - Create safe connections to schools from surrounding neighborhoods.**

Developing more trail connections throughout the city was a goal strongly expressed during the public input process. As the population of Granbury grows and young families are a strong contributor to that growth, providing safe routes to school will become increasingly important to serve the school age population and their families. Creating transportation alternatives that allow students to safely, comfortably, and easily get to and from school can reduce traffic congestion, introduce daily recreation opportunities, improve health, and improve overall air quality.

**Action 3.3.1: Partner with Granbury ISD to create trails and bikeway connections connecting schools and neighborhoods.**

The feasibility of creating trail and bikeway connections to schools can be augmented through sustaining a partnership with Granbury ISD and scheduling regular meetings to discuss potential projects. It would also be prudent for the City to talk with the School District as it prepares future bond programs to explore the potential of including safe trail and bikeway routes to schools.

**Action 3.3.2: Identify projects to pursue funding for additional trail and bikeway connections to schools as well as making intersections safer through crosswalks, pedestrian activated signals, and other safety counter measures.**

Safe Routes to School (SRTS) is a program focused on providing students with safe walking and bicycling options to school, which leads to other benefits such as improved physical health, reduced traffic congestion, and enhanced air quality. Eligible pedestrian and bicycle projects under the SRTS program include bicycle lanes, crosswalks, separated bicycle lanes, signed bicycle routes, and multi-use paths. Projects that improve pedestrian safety, especially at intersections, are also important to consider and include flashing pedestrian beacons, distinctive signage, and pedestrian refuge islands. Funding for these types of projects can be provided through grants like NCTCOG’s and TxDOT’s Safe Routes to School programs.



*Students using pedestrian activated signals in Prosper.*

**Table 5.7** - Summary Table - Goal 3: System Connectivity

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## GOAL 4 - COMMUNITY CHARACTER

***Celebrate Granbury's historic charm throughout the parks and recreation network.***

Granbury residents take great pride in the history and charm of their city, and many residents wish not only to maintain the city's historic character, but also integrate it into the parks and recreation system. There are a variety of ways that Granbury's character can be highlighted within parks and along trails, from implementing interpretative signage to bringing in public art pieces. By partnering with entities like the Granbury Arts Council, the City can curate an experience that most appropriately reflects Granbury's historic charm. The objectives and subsequent actions for this goal focus on incorporating city character into the parks system, preserving the natural environment, and increasing awareness of park system amenities.

### Objective 4.1 - Incorporate historic and cultural elements into parks and along trails.

Tying in historic and cultural elements into the parks and recreation system can be implemented by incorporating interpretative signage that highlights various historic moments, figures, and places in Granbury. Additionally, as the City extends the trail and bikeway network, making historic landmarks destinations that are accessible by non-motorized routes should be considered. Adding points of interest within parks and along trails creates an engaging experience that invites residents and visitors to interact with the space.

**Action 4.1.1:** Incorporate public art within parks and along trails.

Public art can serve as a great representation of the history of a city and the current culture. With an influential artist community, Granbury has the opportunity to coordinate with local artists and cultural groups to use local talent and resources to create art in public space, specifically in parks and along trails. As new trails are developed and new amenities are implemented into parks, the City should consider designating specific spaces to display public art.

**Action 4.1.2:** Integrate the history of Granbury into parks and recreation programming.

Historical elements can be integrated into Granbury's park and recreation system by implementing informational signage, incorporating landmarks, and hosting community events. The Granbury Visitor's Center should be able to assist with spreading awareness of historic programming within the parks, recreation, and open space system.



*Rock House Education Center located on Pearl Street.*

**Objective 4.2 - Preserve natural landscapes in the city to serve as unprogrammed open space.**

Open spaces that maintain the natural landscape of an area are important because they provide space for leisure recreation, are low-maintenance, and preserve the integrity of the natural environment. For many cities in the Dallas-Fort Worth Metroplex, available land designated as unprogrammed open space is scarce. Therefore, it would be advantageous for Granbury to designate undeveloped, city-owned land as open space preserves to ensure that this land will be maintained for passive recreation in the future.

**Action 4.2.1:** Utilize the previous landfill site as a designated open space park.

The former landfill site is 40 acres of undeveloped land located along FM-51, southwest of the city limits but within the city's ETJ. Since the closing of the landfill, this large tract of land has recovered its more natural state and currently reflects the natural landscape of the area, making this an ideal location to maintain an open space preserve. The City currently doesn't have an unprogrammed park similar to this, especially in size, and this location would provide recreational opportunities such as birdwatching, wildlife viewing, and outdoor education.

**Action 4.2.2:** Develop a policy to preserve natural view corridors to the lake and Comanche Peak.

Granbury is surrounded by two impressive natural features: Comanche Peak, located five miles south of the city limits, and Lake Granbury. Currently, both can be seen from the Moments in Time Hike and Bike Trail; however, as new development occurs these view corridors may begin to disappear. Therefore, implementing policies that developers must adhere to will help preserve these view corridors as the city grows. Height restrictions and regulations for building density are factors that can interrupt existing views.

**Action 4.2.3:** Acquire city-owned land along the lakeshore.

Today, lakeshore access is limited to Granbury's City Beach Park and public boat ramps. The city should begin to acquire land along the lakeshore where it is available to ensure that it can potentially be developed in the future for public use and new water access points. One site to consider is the land along the lakeshore adjacent to the parking lot near the Visitor's Center. This site is currently undeveloped and could be easily transformed into a pocket park.



*Granbury Convention Center and boardwalk on Lake Granbury.*

**Objective 4.3: Improve public awareness of existing parks and recreational facilities.**

Lack of public awareness of all the parks and recreational amenities that are offered in Granbury results in underutilization of certain facilities. To alleviate this, the city should strengthen coordination with various entities, such as the City's Communication Department, to better advertise and brand the entire parks, recreation, and open space system. Implementing a consistent wayfinding system to guide residents and visitors to locations around the city would make the public more aware of amenities that aren't commonly known. To understand how to best help residents and users of the parks and recreation facilities, the city should reach out to the community to gain insight.

**Action 4.3.1: Implement a wayfinding signage system, guiding people to key destinations throughout the city.**

The ability to navigate to and within parks and trails is essential to creating a comprehensive parks and recreation system. Wayfinding is a necessary element not just for visitors who are unfamiliar with the area but for residents in search of amenities and destinations. Creating a consistent and recognizable wayfinding system through signage, maps, and information kiosks greatly increases user experience and overall use of system-wide amenities.

**Action 4.3.2: Regularly coordinate with the City's Communications Department to spread awareness of parks and recreation facilities, amenities, and programming.**

Setting up regular coordination meetings with the City's Communications Department ensures that residents will be informed of any change or additions happening in the parks and recreation system. Spreading awareness through a source that has the responsibility to consistently keep the public informed guarantees a large majority of people will be aware of what is happening with park and recreation facilities, amenities, and programming.

**Action 4.3.3: Create input opportunities for residents to provide feedback on individual park master plan designs.**

As residents are the major users of the city's park and recreation facilities, they have the best understanding as to what needs improvements in the system. Providing opportunities through various forums such as online comment platforms or public open houses will increase the City's awareness so problems can be addressed in a timely manner.

**Action 4.3.4: Develop a brand unique to Granbury that can be implemented into the parks and trail system through varying iterations.**

A city brand creates a recognizable form of advertising to an audience both within and outside of the city. Introducing a cohesive city brand throughout the parks system will help spread public awareness of what the park and recreation system has to offer.

**Table 5.8** - Summary Table - Goal 4: Community Character

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## GOAL 5 - RECREATIONAL TOURISM

***Leverage the parks, recreation, and open space system to encourage tourism.***

Granbury’s park, recreation, and open space system currently has many elements that attract people to the city as both residents and visitors; the proximity to Lake Granbury, sports complexes, and year-round events are just a few of the assets within the system. Recreational tourism has become a recent trend in parks and recreation, and many communities in the DFW region have begun to invest in providing new amenities that draw in visitors particularly around sports, water activities, and events in parks. Leveraging and building upon the assets that exist within the City of Granbury would help attract more people into the city on a year-round basis. The objectives and subsequent actions for this goal focus on improving athletic fields, adding destination amenities, hosting events, and creating opportunities for water recreation.



*Tournament-style baseball field with shaded seating.*

**Objective 5.1 - Update and expand sports fields and complexes to support regional events and tournaments.**

Sports fields and complexes are integrated throughout Granbury’s park system, and they provide opportunities for spontaneous recreation or use by organized leagues. Recent trends in parks and recreation have emphasized the importance of up-to-date sports fields and complexes within cities, and many communities in the DFW region have invested in these updates. Updating current facilities would increase league participation within the city and attract regional tournaments, ultimately bringing more people into Granbury and improving economic development outcomes.

**Action 5.1.1: Add shade to the dugouts and seating areas at the baseball complex to increase comfort.**

A comfortable environment for both players and spectators is an important element to consider, especially if attracting regional tournaments to a city. Appropriate shade structures at both the baseball and softball facilities are necessary to ensure that attendees have an enjoyable experience. In the future, if new baseball or softball fields are built, shade should be incorporated as well.

**Action 5.1.2:** Add additional softball fields and baseball fields in accordance with the amenities needs assessment as the City grows.

As part of this master plan process, a needs assessment of current amenities was performed (see **Table 4.7** in Chapter 4). In addition to a level-of-service assessment, the project team also analyzed current facility usage, league participation, and public input to determine the level of demand there is for new amenities, including sports fields. The analysis revealed that the existing number of softball and baseball fields do not adequately support demand. Given the projected population in 2045, the City could support at least two additional softball fields and three additional baseball fields. If Granbury continues to host more tournaments, it is crucial that facilities are up-to-date and can provide enough space for large events.

**Action 5.1.3:** Coordinate with the Convention and Visitor's Bureau to attract regional sports tournaments.

Coordinating with the Convention and Visitor's Bureau will help create connections with leagues in other cities in the region to market Granbury for future sports tournaments. Coordination on a routine basis will ensure that pertinent events are scheduled and effectively advertised. Additionally, both the Parks Department website and the Convention and Visitor's Bureau's website can advertise upcoming sporting events and keep an updated calendar of future events that is easily accessible to the public.

**Action 5.1.4:** Routinely assess league registration fees to ensure quality fields are maintained.

It is important that quality fields are maintained to support local sports leagues as well as attract tournaments to the city. League registration fees help with ensuring that there is funding to support regular maintenance, however, the maintenance needs often exceed the revenue generated by league fees. By regularly assessing fees and identifying what funding is required for regular maintenance, the City can better guarantee that they have quality fields.



*Sports fields in Granbury today have minimal shade for players and spectators.*

**Objective 5.2 - Explore the feasibility of key park and recreation destinations to support influx of visitors.**

As Granbury strives to draw in more visitors to the city, specifically via its parks and recreation system, it is important to create destinations within the parks system to support this anticipated influx. Today, Granbury is a weekend destination spot for many people within the Metroplex but the community has the potential to reach a broader audience with the help of additional parks and recreation amenities. Types of destinations to consider are places where people can stay overnight, places that are unique, and places that have the potential to generate revenue.

**Action 5.2.1:** Explore the feasibility of developing a public RV park that could serve as a revenue generator for the City.

The Granbury Convention and Visitor’s Bureau receive many requests for RV reservations, revealing an untapped opportunity for the city to receive an influx of visitors and revenue. There are many examples of publicly-accessible RV campgrounds on parkland in the Metroplex, including Grapevine and Lewisville. As the City plans for future tournaments and year-round events, the addition of a RV park can help attract a greater attendance for longer periods of time as well as offset costs for the city. If the park was developed as a public-private partnership, there is potential for the City to generate revenue.

**Action 5.2.2:** Develop a nature park that preserves the natural landscape and provides passive recreation opportunities.

Expanses of parkland that preserves the natural landscape is an attractive amenity that can both serve existing residents and attract visitors to Granbury. Currently, the city owns acreage that could feasibly be transformed into an unprogrammed park space that offers passive recreation opportunities, such as Lambert Branch Park. These preserves should maintain native vegetation and therefore be low-maintenance.



*RV campgrounds in Grapevine, Texas.*

**Objective 5.3 - Use park space to support and attract year-round events, festivals, and celebrations.**

Annual events are an important part of life in Granbury; however, the available park space in the city could be utilized for more events, festivals, and celebrations throughout the year. The City should leverage the activities and spaces available for large and small events by marketing them to local groups and organizations as well as outside interests. The City should consider using its parks to host smaller events like concerts as well as large festivals similar to Granbury’s annual Fourth of July Festival. Planning year-round events increases the number of visitors to parks and creates a positive economic impact for the city.

**Action 5.3.1: Coordinate with other departments to hold special events in parks throughout the year.**

Establishing regular meetings with various city departments will help fill the calendar with special events that highlight what Granbury has to offer. Additionally, involving multiple departments can increase public awareness of these events as it provides multiple outlets for information. A recent example of a successful park event is the inaugural Goose Bump Jump organized by Visit Granbury. Brave attendees jumped into the lake at City Beach Park in January to support local causes.

**Action 5.3.2: Expand awareness of the Neely House and Langdon House meeting spaces.**

Granbury currently has two sites that can be used as meeting spaces, the Neely House located in Lambert Branch Park and the Langdon House located on Pearl Street. Through the public input process, it was observed that few residents

were aware of these locations. The city website should be used to more effectively advertise meeting space location and availability. The City should also consider creating an online reservation system for residents.

**Action 5.3.3: Explore the feasibility of adding an amphitheater to serve as an outdoor performance space.**

Amphitheaters provide a signature gathering space for outdoor concerts, plays, or other events. Many communities have incorporated amphitheaters - large and small - in parks. Since there are a great number of performance venues within Granbury, an outdoor amphitheater would likely be well-utilized for a variety of events. Considerations for selecting a site for an amphitheater include accessibility, distance from surrounding residences, and topography. There have been concepts in the past that looked at incorporating an amphitheater adjacent to Decker Gym. This site should be further explored along with other potential sites near the central part of Granbury.



*Neely House in Lambert Branch Park can be used for meetings.*

**Objective 5.4 - Create additional access points for recreational water activities.**

Lake Granbury is perceived as one of the city's most valuable assets, but public water access is limited. Creating additional water access points creates new opportunities for recreational water activities such as kayaking and canoeing. Beyond developing more access points, improvements made to existing locations through added amenities can further enhance the overall user experience and provide additional comfort at facilities.

**Action 5.4.1:** Make strategic improvements to City Beach Park such as modernizing outdoor showers and adding a concession stand.

City Beach Park is an extensively used location in the city, both on a daily basis and for signature annual events. The park is an asset that is unique to Granbury but could be enhanced with new amenities. The addition of more modern outdoor showers and concession stands would provide an extra element of comfort and encourage people to stay for extended periods of time at the park.

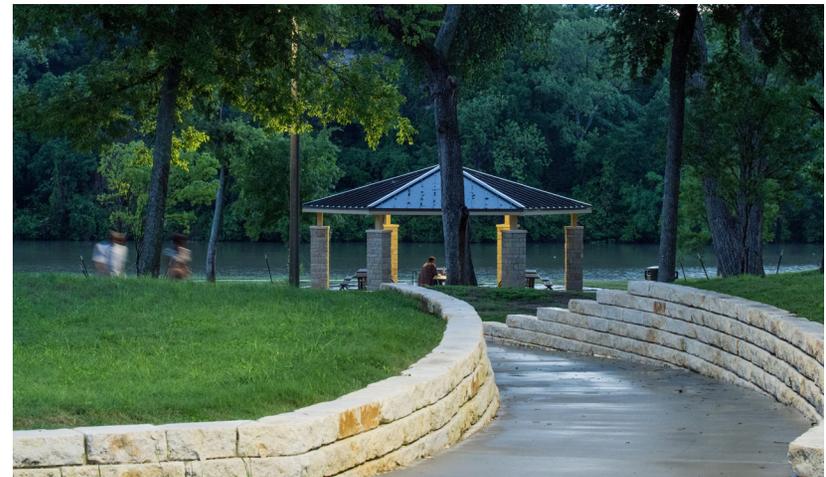
**Action 5.4.2:** Identify and implement kayak/canoe launch points along Lake Granbury.

Currently, there isn't a designated launch point for kayaks and canoes into Lake Granbury. The implementation of a launch point would provide additional water recreation opportunities and allow users to safely and conveniently get into the water. Considerations for identifying the best locations for these launch points include locating them in

places that are protected from boat launches and away from areas where boats are moving at high speeds. Sites to consider for further exploration include City Beach Park and the future special purpose park located along the lake north of Business 377.



*Canoe launching points are popular destinations on rivers and lakes.*



*Brazos Park East Riverwalk in Waco, Texas.*

**Table 5.9** - Summary Table - Goal 5: Recreational Tourism

<b>Goal 5: Leverage the parks, recreation, and open space system to encourage tourism.</b>	<b>Page</b>
<b>OBJECTIVE 5.1 - Update and expand sports fields and complexes to support regional events and tournaments.</b>	90
Action 5.1.1 - Add shade to dugouts and seating areas at the baseball complex to increase comfort.	90
Action 5.1.2 - Add additional softball fields and baseball fields in accordance with the amenities needs assessment as the City grows.	91
Action 5.1.3 - Coordinate with the Convention and Visitors' Bureau to attract regional sports tournaments.	91
Action 5.1.4 - Routinely assess league registration fees to ensure quality fields are maintained.	91
<b>OBJECTIVE 5.2 - Explore the feasibility of key park and recreation destinations to support influx of visitors.</b>	92
Action 5.2.1 - Explore the feasibility of developing a public RV park that could serve as a revenue generator for the City.	92
Action 5.2.2 - Develop a nature park that preserves the natural landscape and provides passive recreation opportunities.	92
<b>OBJECTIVE 5.3 - Use park space to support and attract year-round events, festivals, and celebrations.</b>	93
Action 5.3.1 - Coordinate with other departments to hold special events in parks throughout the year.	93
Action 5.3.2 - Expand awareness of the Neely House and Langdon House meeting spaces.	93
Action 5.3.3 - Explore the feasibility of adding amphitheater to serve as an outdoor performance space.	93
<b>OBJECTIVE 5.4 - Create additional water access points for recreational water activities.</b>	94
Action 5.4.1 - Make strategic improvements to City Beach Park such as modernizing outdoor showers and adding a concession stand.	94
Action 5.4.2 - Identify and implement kayak/canoe launch points along Lake Granbury.	94

## GOAL 6 - PARTNERSHIPS

***Establish partnerships with outside entities to provide parks and recreational facilities.***

Granbury is the county seat of a much larger county that does not provide parks and recreation. Therefore, on any given day it is likely that more than just the population of Granbury is utilizing the city's park and recreation facilities. These circumstances necessitate that Granbury strengthen existing and identify additional partnerships to continue to provide quality parks and recreation facilities for the people that use them. The objectives and subsequent actions in this goal focus on maintaining partnerships with regional entities and non-governmental partners and exploring funding mechanisms for maintenance.

### **Objective 6.1 - Maintain and strengthen partnerships with regional entities.**

Many communities partner with other entities to share in the costs of building, operating, and maintaining parks and recreation facilities. Regional entities in Granbury include Hood County and the Brazos River Authority. The subsequent actions in this section focus both on strengthening existing coordination and exploring new opportunities for partnerships in the future.

**Action 6.1.1:** Continue coordination with the Brazos River Authority on providing parkland and sharing resources.

The Brazos River Authority (B.R.A.) is a governmental entity responsible for the development and management of water and water resources in the Brazos River Basin. There are five public use areas managed by the B.R.A. within the Granbury city limits and ETJ. The two entities already coordinate on various initiatives, including sports leagues in Granbury using fields at the Brady Brown Soccer Complex. This coordination should continue in the future to expedite sharing of resources.

**Action 6.1.2:** Establish a working group with Hood County representatives to explore potential parks and recreation partnerships.

Hood County does not maintain or operate any parks currently. While this is more common in smaller counties, many of the other DFW area counties do maintain parks. In Johnson County, the county owns and maintains Hamm Creek Park, which is a public access park on the shores of the Brazos River. In Dallas County, the County Planning and Development department maintains an open space program in which over 3,500 acres are preserved across the County. In Hood County, the development of a regional park or open space preserve are the types of park facilities that are most feasible for the county to pursue as part of a partnership with Granbury and potentially other cities. The first step would be to establish a working group with county representatives to explore these partnerships and identify responsible parties. The Granbury City Council and Hood County Commissioners already meet quarterly to coordinate on issues; parks and recreation should be a discussion topic in the near future.

**Action 6.1.3:** Form a partnership with Hood County for the development of regional parks to serve all Hood County citizens, including those that live in Granbury.

A regional park is a large, destination park that serves several communities. There are currently no regional parks located within Granbury or Hood County. As the county continues to grow, more demand will be placed on the city's park system by default since there are no parks in the county. Therefore, in advance of the anticipated growth, the city and county should explore the feasibility of developing a regional park that would serve more county residents. Typically, a regional park will feature some significant built or natural resource; in Granbury, these resources may be the lake or Comanche Peak.

### CITY/COUNTY PARTNERSHIPS

Cities and counties in Texas coordinate on numerous initiatives such as transportation, developments, and utilities. Many municipalities also coordinate on the provision of parks and open space. There are local examples of city/county partnerships to provide parks and open space within the Metroplex. Collin County has long been proactive about parks development; they have established a grant program for cities in which the County provides funding for land acquisition and park development. Cities large and small in Collin County have benefited from the county funding program for development of park facilities. Additionally, Dallas County has established an Open Space Program and has established partnerships with the cities of Dallas, Garland, and other communities to jointly operate open space preserves throughout the county.

**Action 6.1.4:** Coordinate with Hood County on additional recreational programming for the Hood County Senior Center.

The Hood County Senior Center, located along Moore Street in Granbury, serves senior citizens in the county. The primary service is delivering meals for senior citizens in partnership with the Meals on Wheels program. The center also provides programs like educational seminars, health screenings, and social events throughout the year. As the number of senior citizens grows in Granbury, it will be beneficial to provide additional recreational programming for this segment of the population. The City and County should coordinate on potential programming such as fitness equipment and classes, wellness center, and craft classes.



*Heritage Senior Center in Irving.*

**Objective 6.2 - Explore partnerships to support the development of recreational facilities.**

The current recreational facilities in Granbury include the outdoor swim center and the county-operated YMCA. Apart from the YMCA, there are no public recreation centers located within the city. As Granbury continues to grow, the development of a municipal recreation facility should be strongly considered. The YMCA memberships rates are likely not affordable to some residents in Granbury and the county as a whole. The regional benchmark for determining level of service of recreation centers is 0.78 square feet (SF) per resident. Approximately 14,000 SF of new indoor recreation space would achieve the 0.78 SF per resident benchmark based on the 2045 population. Considering the region beyond the city limits that Granbury serves, a recreation center of approximately 20,000-25,000 SF would be necessary to meet future demand.

**Action 6.2.1: Conduct a feasibility study to explore developing a municipal recreation center.**

This master plan process highlighted a need for a municipal recreation center. There are many phases involved in developing a recreation center, first of which is a feasibility study to more thoroughly define the specific types of amenities and spaces needed, assess potential sites, and generate cost estimates. As for the types of amenities that may be included, throughout this master plan process, residents voiced the desire for more indoor court space and indoor cardio space. Both of these features can be incorporated into a municipal recreation center. The feasibility study should also explore the possibility of using Decker gym as a municipal recreation center.

**Action 6.2.2: Establish a working group to determine potential partners for the development of a recreational center.**

A municipal recreation center doesn't have to be completely publicly funded. There are many grants that can be put towards the development of a center and corporate sponsors could be sought as well. A corporate sponsorship would benefit the corporation by getting exposure through advertisements at city events. The Parks Department should coordinate with the Chamber of Commerce and Convention and Visitor's Bureau to identify potential partners on a regular basis.

**Action 6.2.3: Maintain and strengthen partnership with the school district to maximize the shared use opportunities for existing and new recreational facilities and fields.**

Granbury ISD consists of six elementary schools, two middle schools, two high schools, and one alternative campus. At each of these school campuses, there are playgrounds or sports fields. At Granbury High School, there is a football field, eight tennis courts, track, soccer field, baseball/softball field, and indoor gym. While these facilities are used frequently during the school year, there is potential to allow public use of these facilities at other times of the year. Continuous discussions between the school district and the City should identify potential shared-use agreements for utilizing these spaces.

**Objective 6.3 - Explore partnerships to assist in the maintenance and operations of sports fields and complexes.**

When parks and recreational facilities are built, there are routine operations and maintenance costs that must be considered during the design of these facilities. In addition to the maintenance funding from the general fund, the City could seek out partnerships for maintenance and operations of parks and other recreational facilities.

**Action 6.3.1:** Work with the Chamber of Commerce to identify potential corporate sponsors to provide monetary assistance for improvements and maintenance of sports fields.

Many communities in the Metroplex have successfully sought out corporate sponsors for parks and recreation facilities. Local examples include Lone Star Toyota of Lewisville Railroad Park and Frito Lay Pepsi Ballpark in Plano. City staff should work with the Chamber of Commerce and Convention and Visitor’s Bureau to identify potential corporations that would sponsor improvements to or maintenance of existing facilities. Corporate sponsors could also be local or regional healthcare providers that have a presence in Granbury, such as Lake Granbury Medical Center.

**Action 6.3.2:** Continue to provide opportunities for volunteer organizations to conduct maintenance activities at parks.

A common theme heard throughout the public engagement process was that the citizens of Granbury have a spirit of giving and philanthropy. Establishing local ‘friends of the parks’ groups would help spur neighborhood pride and volunteerism for the local parks. There is an existing ‘Friends of Memorial Lane’ group that regularly volunteers to maintain the Memorial Lane Park. For future friends of the park groups, the City should compile a list of volunteer projects that are not too complex for these volunteer organizations to implement.



*The Frito Lay Ballpark in Plano was developed through corporate sponsorship.*

**Objective 6.4 - Explore alternative funding methods for ongoing park development and maintenance,**

In the most recent adopted city budget, maintenance makes up just 8% of the entire Parks and Recreation Department budget. As the parks system continues to grow, there needs to be more sustainable sources for maintenance of parks and recreation facilities.

**Action 6.4.1: Create partnerships with non-profit groups to raise funding for various recreational activities.**

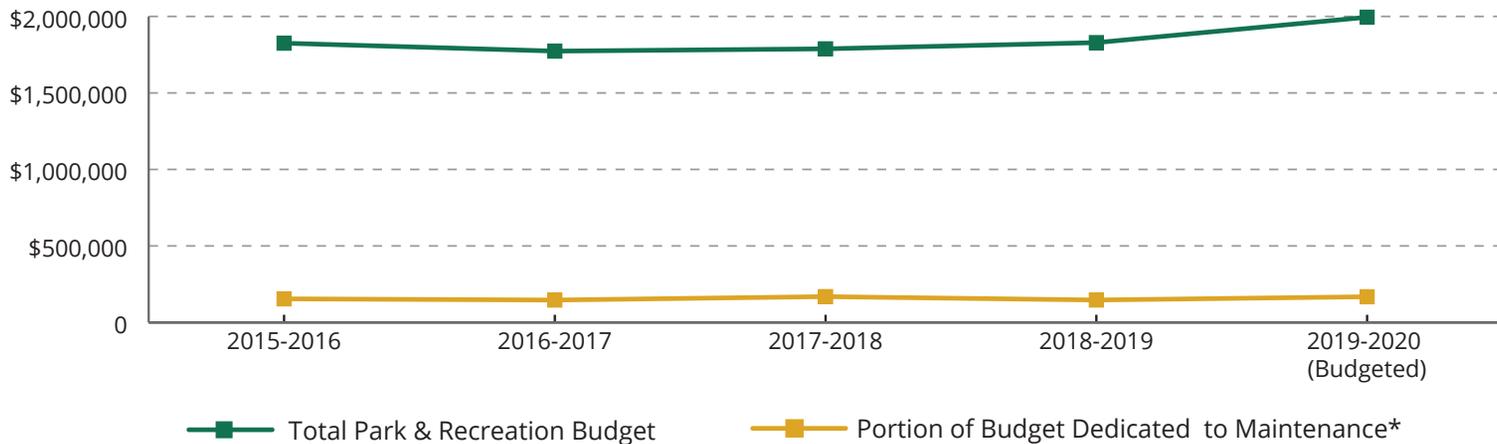
Non-profit organizations can be great partners for helping raise funds for parks and recreation activities. The City should establish a list of local non-profits to reach out to when there are maintenance funding shortfalls. Non-profits engaged in health outcomes would most likely be interested in fundraising to help support parks and recreation programs or facilities.

**Action 6.4.2: Increase the percentage of the department budget dedicated to maintenance as the park system grows.**

Figure 5.2 shows the Parks Department budget for the previous five years for the overall department and for the portion of the budget dedicated to maintenance of existing facilities. Both the overall department budget and the amount dedicated to maintenance have remained fairly steady over the past five years. However, the maintenance portion of the budget has remained a very small percentage of the overall budget. When developing future budgets, the City should consider the number of acres that must be maintained per employee and increase the maintenance budget accordingly.

\*Maintenance totals include the following budget line items: Maintenance for Buildings, Vehicles, Minor Equipment, Pumps, Heavy Equipment, Groundskeeping, Grounds, Signs, Holiday Decor, Events, Stage/Tent, Pool, Ballfields, Soccer Fields, Beaches, and Beach Signs. Does not include salary for maintenance staff.

Figure 5.2 - Granbury Maintenance Budget



**Table 5.10** - Summary Table - Goal 6: Partnerships

<b>Goal 6: Establish partnerships with outside entities to provide parks and recreational facilities.</b>	<b>Page</b>
<b>OBJECTIVE 6.1 - Maintain and strengthen partnerships with regional entities.</b>	96
Action 6.1.1 - Continue coordination with the Brazos River Authority on providing parkland and sharing resources.	96
Action 6.1.2 - Establish a working group with Hood County representatives to explore potential parks and recreation partnerships.	96
Action 6.1.3 - Form a partnership with Hood County for the development of regional parks to serve all Hood County residents, including those that live in Granbury.	97
Action 6.1.4 - Coordinate with Hood County on additional recreational programming for Hood County Senior Center.	97
<b>OBJECTIVE 6.2 - Explore partnerships to support the development of recreational facilities.</b>	98
Action 6.2.1 - Conduct a feasibility study to explore developing a municipal recreation center.	98
Action 6.2.2 - Establish a working group to determine potential partners for the development of a recreation center.	98
Action 6.2.3 - Maintain and strengthen partnership with the school district to maximize the shared use opportunities for existing and new recreational facilities and fields.	98
<b>OBJECTIVE 6.3 - Explore partnerships to assist in the maintenance and operations of parks and sports complexes.</b>	99
Action 6.3.1 - Work with the Chamber of Commerce to identify potential corporate sponsors to provide monetary assistance for improvements and maintenance of sports fields.	99
Action 6.3.2 - Continue to provide opportunities for volunteer organizations to conduct maintenance activities.	99
<b>OBJECTIVE 6.4 - Explore alternative funding methods for ongoing park development and maintenance.</b>	100
Action 6.4.1 - Create partnerships with non-profit groups to raise funding for various recreational activities.	100
Action 6.4.2 - Increase the percentage of the department budget dedicated to maintenance as the park system grows.	100



# IMPLEMENTATION

- IMPLEMENTATION ACTION PLAN
- POTENTIAL FUNDING SOURCES
- TPWD MASTER PLAN COMPLIANCE
- PLAN UPDATES



## INTRODUCTION

This final chapter establishes a framework for implementing the recommendations presented in Chapter 5 over time. The implementation action plan identifies the relative priority for each action, the type of action, implementation partners, and estimated costs, if applicable. This chapter also discusses potential funding sources and includes information regarding updating the master plan in the future.

## IMPLEMENTATION ACTION PLAN

The implementation action plan presented over the next several pages should serve as a checklist for the City to track progress of plan implementation over time. Successful implementation of this master plan will require coordination from multiple departments and outside entities. The following section describes the major components of the implementation action plan in more detail.

### TIMEFRAME

The timeframes listed in the action plan refer to the time period in which the action should be initiated.

- **Short-term:** Represents actions that should be initiated in the first 1-2 years of the plan (2020-2021). These are actions that are either high-priority or feasible to implement in a short time period.
- **Mid-term:** Represents actions that should be initiated in years 3-5 of the plan (2022-2025). These are actions that are less immediate or more complex than those in the short term.
- **Long-term:** Represents actions that should be initiated after the first 6 years of the plan (2026+). These actions are part of the longer-term vision and likely require additional planning studies or significant funding before they can be implemented.
- **Ongoing:** Represents actions that don't have a specific timeframe but rather should be implemented over time.

In some instances, an action may be both short-term and ongoing, indicating that the action should be started soon and may continue in the future.

### ACTION TYPE

The action types listed in the action plan refer to the different categories of implementation tools that the City can use to implement the plan.

- **Investment:** Represents actions that will require expenditures from the general fund, capital improvements, or another source.
- **Operations:** Represents actions that require new, continued, or changed programs, staffing, or operational procedures.
- **Policy:** Represents official procedures or policies that guide City decisions.
- **Regulations:** Represents Council approved regulations that are used to direct growth or additional actions (e.g. changes to subdivision ordinance).
- **Study:** Represents actions that require additional study to determine the best solution moving forward.

## PARTNERS

As previously mentioned, implementation of the recommendations in this master plan will require more than just one City department. This column in the action table identifies internal and external partners that should be involved in implementing the action. A list of potential partners is included below.

### IMPLEMENTATION PARTNERS

#### *Elected and Appointed Officials*

- City Council
- Parks Board
- Cultural Arts Commission

#### *Governmental Entities*

- City of Granbury
- Hood County
- Brazos River Authority
- Granbury ISD
- TxDOT
- NCTCOG
- TPWD

#### *Other Groups*

- Sports Leagues
- Chamber of Commerce
- Convention and Visitor's Bureau
- Neighborhood Organizations
- Friends of the Parks Groups
- Master Naturalists
- Optimist Club
- Rotary Club
- Kiwanis Club

## COST ESTIMATES

If the action is listed as an investment, the action plan gives an estimate of probable cost of what it would take to implement the action. It is important to note that these estimates may change as additional planning and design for the particular action continues.



*Since the 2010 master plan, the playground at the Firefighter's Memorial has been updated.*

Table 6.1 - Implementation Action Plan

Ref No.	Action	Action Type	Timeframe <sup>1</sup>				Partners	Cost <sup>2</sup>
			Short	Mid	Long	Ongoing		
<b>GOAL 1: Park Accessibility</b>								
Objective 1.1 - Strategically acquire new city-owned parkland to serve existing and future residents.								
1.1.1	Aim to meet the level of service for all types of parkland set forth in this plan.	Policy				●	City, Hood County	N/A
1.1.2	Develop parkland in areas currently underserved by parkland, including the Harbor Lakes neighborhood, southwestern portion of the city, and the far eastern part of the city.	Investment		●			City, Harbor Lakes HOA	Varies
1.1.3	Actively plan and coordinate with Hood County for the acquisition and development of parks and open space in ETJ areas of the City.	Policy/ Operations	●			●	City, Hood County, B.R.A	N/A
Objective 1.2 - Develop and program acreage in existing undeveloped parks.								
1.2.1	Develop a master plan for Lambert Branch Park as a nature park with context-sensitive amenities.	Study	●				Parks, Residents	\$25K
1.2.2	Develop Rock Park as a pocket park.	Investment		●			Parks, Residents	\$40K
1.2.3	Develop a park standard program so new park developments are standardized.	Regulation	●				Parks	N/A
1.2.4	Pursue funding from Texas Parks and Wildlife Department to add park amenities.	Investment				●	Parks, TPWD	\$500K max award
Objective 1.3 - Revise the Parkland Dedication Ordinance to sufficiently provide for future park space and amenities, both within the city and the city's extraterritorial jurisdiction.								
1.3.1	Implement a three-tiered system for parkland dedication ordinance.	Regulation	●				Community Dev., Parks, City Council	N/A

1. Short = 1-2 years; Mid = 3-5 years; Long = 6+ years

2. Costs are shown at a pre-design level and will vary as more detailed design occurs. Grants, donations, and land dedication may reduce costs significantly.

Table 6.1 - Implementation Action Plan (Cont.)

Ref No.	Action	Action Type	Timeframe <sup>1</sup>				Partners	Cost <sup>2</sup>
			Short	Mid	Long	Ongoing		
<b>GOAL 2: Park Design &amp; Maintenance</b>								
<b>Objective 2.1 - Make strategic improvements to existing park amenities.</b>								
2.1.1	Improve wayfinding signage within existing parks to locate amenities.	Investment	●			●	Parks, Public Works	\$5K per sign
2.1.2	Update structures or amenities with known safety issues.	Investment	●			●	Parks, Public Works	Varies
2.1.3	Incorporate all-inclusive play structures into playgrounds where feasible.	Investment		●			Parks	\$750K
2.1.4	Identify ADA accessibility issues within existing parks and develop a plan to address them.	Study	●			●	Parks, Public Works	N/A
2.1.5	Improve the Decker Gym facilities to include indoor courts, meeting rooms, and classrooms.	Investment		●			Parks	TBD
2.1.6	Implement improvements to the existing municipal swim center based on the needs assessment.	Investment			●		Parks	\$1.5 - \$2M
<b>Objective 2.2 - Systematically maintain all parks and recreation facilities in an equitable manner.</b>								
2.2.1	Adopt a staffing ratio system that requires park maintenance staff be added concurrent with the number of parkland acres maintained.	Operations	●			●	Parks	N/A
2.2.2	Implement low-impact design and maintenance strategies.	Operations/ Investment				●	Parks	N/A
2.2.3	Conduct a system-wide irrigation system inspection to identify needed upgrades.	Study		●			Parks, Public Works	N/A

1. Short = 1-2 years; Mid = 3-5 years; Long = 6+ years

2. Costs are shown at a pre-design level and will vary as more detailed design occurs. Grants, donations, and land dedication may reduce costs significantly.

Table 6.1 - Implementation Action Plan (Cont.)

Ref No.	Action	Action Type	Timeframe <sup>1</sup>				Partners	Cost <sup>2</sup>
			Short	Mid	Long	Ongoing		
<b>GOAL 3: System Connectivity</b>								
<b>Objective 3.1 - Plan for future trails and bikeways implementation.</b>								
3.1.1	Develop a comprehensive trails and bikeways master plan to guide future active transportation development.	Study		●			Parks, Community Dev.	\$60K
3.1.2	Ensure land development regulations require the dedication of trail easements.	Regulation	●			●	Community Dev., Parks	N/A
3.1.3	Establish trail and bikeway connections into residential neighborhoods.	Investment		●		●	Neighborhood Organizations, Comm. Dev.	Varies
<b>Objective 3.2 - Pursue funding for design and construction of additional trails and trail amenities.</b>								
3.2.1	Design and construct a loop trail along the perimeter of the disc golf course.	Study/ Investment			●		Parks	\$150K design
3.2.2	Construct trailheads at key points along the Moments in Time Hike and Bike Trail.	Investment		●			Parks	\$250K - \$300K
3.2.3	Add interpretative signage along trails to highlight unique history, plant species, and native wildlife.	Investment		●			Parks, Cultural Arts Commission	\$1.5K each
3.2.4	Extend the trail network along the lakeshore where feasible.	Study/ Investment			●		B.R.A	Varies
<b>Objective 3.3 - Create safe connections to schools from surrounding neighborhoods.</b>								
3.3.1	Partner with Granbury ISD to create trail and bikeway connections connecting schools and neighborhoods.	Operations/ Investment				●	City, Granbury ISD	N/A
3.3.2	Identify projects to pursue funding for additional trail and bikeway connections to schools as well as intersections safer through crosswalks, pedestrian activated signals, and other safety countermeasures.	Study/Policy				●	City, Granbury ISD	N/A

1. Short = 1-2 years; Mid = 3-5 years; Long = 6+ years

2. Costs are shown at a pre-design level and will vary as more detailed design occurs. Grants, donations, and land dedication may reduce costs significantly.

Table 6.1 - Implementation Action Plan (Cont.)

Ref No.	Action	Action Type	Timeframe <sup>1</sup>				Partners	Cost <sup>2</sup>
			Short	Mid	Long	Ongoing		
<b>GOAL 4: Community Character</b>								
<b>Objective 4.1 - Incorporate historic and cultural elements into parks and along trails.</b>								
4.1.1	Incorporate public art within parks and along trails.	Policy/ Investment	●			●	Cultural Arts Commission	Varies
4.1.2	Integrate the history of Granbury into parks and recreation programming.	Policy	●			●	Historic Commission	N/A
<b>Objective 4.2 - Preserve natural landscapes in the city to serve as unprogrammed open space.</b>								
4.2.1	Utilize the previous landfill as a designated open space park.	Study/ Investment			●		Parks, City	\$40K (master plan)
4.2.2	Develop a policy to preserve natural view corridors to the lake and Comanche Peak.	Policy/ Investment		●			Community Dev.	N/A
4.2.3	Acquire city-owned land along the lakeshore.	Investment/ Policy		●		●	City	Varies
<b>Objective 4.3 - Improve public awareness of existing parks and recreational facilities.</b>								
4.3.1	Implement a wayfinding signage system, guiding people to the key destinations throughout the city.	Study/ Investment		●			Parks, Public Works	\$5K each
4.3.2	Regularly coordinate with the City's Communications Department to spread awareness of parks and recreation facilities, amenities, and programming.	Operations	●			●	Parks, Communications	N/A
4.3.3	Create input opportunities for residents to provide feedback on individual park master plan designs.	Operations/ Policy	●			●	Neighborhood Organizations	N/A
4.3.4	Develop a brand unique to Granbury that can be implemented into the parks and trail system through various iterations.	Policy/ Investment		●			Parks, Communications	N/A

1. Short = 1-2 years; Mid = 3-5 years; Long = 6+ years

2. Costs are shown at a pre-design level and will vary as more detailed design occurs. Grants, donations, and land dedication may reduce costs significantly.

Table 6.1 - Implementation Action Plan (Cont.)

Ref No.	Action	Action Type	Timeframe <sup>1</sup>				Partners	Cost <sup>2</sup>
			Short	Mid	Long	Ongoing		
<b>GOAL 5: Recreational Tourism</b>								
<b>Objective 5.1 - Update and expand sports fields and complexes to support regional events and tournaments.</b>								
5.1.1	Add shade to the dugouts and seating areas at the baseball complex to increase comfort.	Investment	●				Sports Leagues	\$20K - \$25K each
5.1.2	Add additional softball fields and baseball fields in accordance with the amenities needs assessment as the City grows.	Investment		●		●	Sports Leagues	\$350K each
5.1.3	Coordinate with the Convention and Visitor's Bureau to attract regional sports tournaments.	Operations		●			CVB, Sports Leagues	N/A
5.1.4	Routinely assess league registration fees to ensure quality fields are maintained.	Operations				●	Sports Leagues	N/A
<b>Objective 5.2 - Explore the feasibility of key parks and recreation destinations to support an influx of visitors.</b>								
5.2.1	Explore the feasibility of developing a public RV park that could serve as a revenue generator for the City.	Study		●			City, CVB, Chamber of Commerce	\$25K - study)
5.2.2	Develop a nature park that preserves the natural landscape and provides passive recreation opportunities.	Investment	●				Master Naturalists	\$500K
<b>Objective 5.3 - Use park space to support and attract year-round events, festivals, and celebrations.</b>								
5.3.1	Coordinate with other departments to hold special events in parks throughout the year.	Operations	●			●	CVB, Chamber of Commerce	N/A
5.3.2	Expand awareness of the Neely House and Langdon House meeting spaces.	Operations	●			●	CVB, Visit Granbury	N/A
5.3.3	Explore the feasibility of adding an amphitheater to serve as an outdoor performance space.	Study/ Investment		●			City, CVB, Cultural Arts Commission, Sponsors	\$1.5M

1. Short = 1-2 years; Mid = 3-5 years; Long = 6+ years

2. Costs are shown at a pre-design level and will vary as more detailed design occurs. Grants, donations, and land dedication may reduce costs significantly.

Table 6.1 - Implementation Action Plan (Cont.)

Ref No.	Action	Action Type	Timeframe <sup>1</sup>				Partners	Cost <sup>2</sup>
			Short	Mid	Long	Ongoing		
<b>Objective 5.4 - Create additional water access points for recreational water activities.</b>								
5.4.1	Make strategic improvements to City Beach Park such as modernizing outdoor showers and adding a concession stand.	Investment		●			B.R.A.	\$350K
5.4.2	Identify and implement kayak/canoe launch points along Lake Granbury.	Study, Investment			●		Brazos River Authority	\$300K
<b>GOAL 6: Partnerships</b>								
<b>Objective 6.1 - Maintain and strengthen partnerships with regional entities.</b>								
6.1.1	Continue coordination with the Brazos River Authority on providing parkland and sharing resources.	Operations				●	Brazos River Authority	N/A
6.1.2	Establish a working group with Hood County representatives to explore potential parks and recreation partnerships.	Operations	●				Hood County	N/A
6.1.3	Form a partnership with Hood County for the development of regional parks to serve all Hood County citizens, including those that live in Granbury.	Operations/ Policy	●				Hood County	N/A
6.1.4	Coordinate with Hood County on additional recreational programming for the Hood County Senior Center.	Operations/ Investment				●	Hood County	N/A
<b>Objective 6.2 - Explore partnerships to support the development of recreational facilities.</b>								
6.2.1	Conduct a feasibility study to explore developing a municipal recreation center.	Study	●				City	\$50K
6.2.2	Establish a working group to determine potential partners for the development of a recreation center.	Operations	●				City	N/A

1. Short = 1-2 years; Mid = 3-5 years; Long = 6+ years

2. Costs are shown at a pre-design level and will vary as more detailed design occurs. Grants, donations, and land dedication may reduce costs significantly.

Table 6.1 - Implementation Action Plan (Cont.)

Ref No.	Action	Action Type	Timeframe <sup>1</sup>				Partners	Cost <sup>2</sup>
			Short	Mid	Long	Ongoing		
6.2.3	Maintain and strengthen partnerships with the school district to maximize the shared use opportunities for existing and new recreational facilities and fields.	Policy	●			●	City, County, Granbury ISD	N/A
Objective 6.3 - Explore partnerships to assist in the maintenance and operations of parks and sports complexes.								
6.3.1	Work with the Chamber of Commerce to identify potential corporate sponsors to provide monetary assistance for improvements and maintenance of sports fields.	Policy/ Operations	●				Chamber of Commerce	N/A
6.3.2	Continue to provide opportunities for volunteer organizations to conduct maintenance activities at parks.	Operations	●			●	Friends of the Park Groups, Optimist, Rotary, Kiwanis Clubs	N/A
Objective 6.4 - Explore alternative funding methods for ongoing park development and maintenance.								
6.4.1	Create partnerships with non-profit groups to raise funding for various recreational activities.	Policy		●			Non-profits, Optimist, Rotary, Kiwanis Clubs	N/A
6.4.2	Increase the percentage of the department budget dedicated to maintenance as the park system grows.	Operations	●			●	City Council	N/A

1. Short = 1-2 years; Mid = 3-5 years; Long = 6+ years

2. Costs are shown at a pre-design level and will vary as more detailed design occurs. Grants, donations, and land dedication may reduce costs significantly.

## POTENTIAL FUNDING SOURCES

There are a diverse number of funding sources that can be utilized to realize the plan recommendations over time. This section details typical City-generated funding sources, state and federal funding sources, and additional opportunities, such as establishing shared-use agreements and partnerships.

### CITY-GENERATED FUNDING SOURCES

**General Fund Expenditures** are primarily used for improvements or repairs to existing parks and facilities. Typical general fund expenditures are for smaller repairs and replacement efforts.

**Bond Funds** are primarily targeted for new facilities. The implementation action plan should be used to help guide capital projects in the future.

**Parkland Dedication Ordinance** is a type of ordinance a City can enact to impose a fee on developers when a new development is built to pay for developing or improving parks. Depending on the structure of the ordinance, the City can require land to be dedicated for parks, cash in lieu of land for park development, or park development fees.

**Park Donations Funds** can be used for applicable projects, equipment, and general facility improvements.

**Tree Mitigation Funds** are fines that a City levies against developers for removing quality trees for development. The revenue generated is used to plant trees and to irrigate City properties.

## STATE FUNDING SOURCES

TEXAS PARKS AND WILDLIFE DEPARTMENT (TPWD) funds the follow grants:

**Outdoor Recreation Grants** provide 50% matching grant funds to cities, counties, Municipal Utility Districts (MUDs), and other special districts with a population less than 500,000 to acquire and develop parkland or to renovate existing public recreation areas. There are two funding cycles per year with a maximum award of \$500,000. Projects must be completed within three years of approval. Application deadlines are October 1st of each year (the master plans submission deadline is 60 days prior to application deadline). Award notifications occur six months after deadlines.

**Indoor Recreation (Facility) Grants** provide 50% matching grant funds to municipalities, counties, MUDs and other local units of government with a population less than 500,000 to construct recreation centers, nature centers, and other facilities (buildings). The grant maximum is \$750,000 per application. The application deadline is October 1st of each year (with master plan submission deadline 60 days prior to application deadline). Award notification occurs the following January.

**Community Outdoor Outreach Program Grants** provide funding to local governments and non-profit organizations for programming that introduces under-served populations to environmental and conservation programs as well as TPWD mission-oriented outdoor activities. This is not a land acquisition or construction grant; this is only for programs. Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups. Minimum grant requests are \$5,000 and maximum grant requests are \$50,000. The application deadline is February 1st each year.

**Recreational Trail Grants** are administrated by TPWD in Texas under the approval of the Federal Highway Administration (FHWA). The grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants. Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, improvements to existing trails, development of trailheads or trailside facilities, and acquisition of trail corridors. Application deadline is February 1st each year.

## FEDERAL FUNDING SOURCES

**National Park Service (NPS) Programs** include the Land and Water Conservation Fund (LWCF) and Urban Park and Recreation Recovery Act (UPARR), which provides funds for parks and recreation. Congress appropriates both funds. Typically, the funding sources have supported traditional parks rather than linear systems. From 1965 to 2014, LWCF has provided more than \$4.1 billion as grants to state and local governments.

### Transportation Alternatives Program & Safe Routes to School Program

The Transportation Alternatives Set-Aside (TA Set-Aside) Program was authorized under Section 1109 of Fixing America's Surface Transportation Act and provides funding for programs and projects defined as transportation alternatives. NCTCOG is allocated program funds to award to cities in the DFW region. General types of projects eligible under this program include on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, and pedestrian and bicycle infrastructure associated with Safe Routes to School projects that will substantially improve safety and the ability for students to walk and bicycle to school.

### Congestion Mitigation and Air Quality Improvement Program (CMAQ)

CMAQ funds are lump sum, state-apportioned funds available through the FHWA as a continuing program under the FAST Act. CMAQ funding availability is a proportion of the overall apportionment for each state. CMAQ funds are meant to assist in funding projects that improve air quality and relieve congestion. Eligible projects are likely to contribute to the attainment of air quality standards and reduce air pollution, and the projects must be included in an MPO's Transportation Improvement Program (TIP). CMAQ funds may be used on, but not limited to, the following transportation improvements: bicycle lanes, separated bicycle lanes, sidewalks, shared use paths, and signage. In Texas, CMAQ funds are included within TxDOT's Category 5 funding.

## OTHER FUNDING OPPORTUNITIES

Organizations and shared-use agreements are other funding opportunities that have proven successful in many communities. Organizations that could be utilized to partner for funding opportunities include:

- Adopt a Park
- Friends Groups
- Service Groups
- Business Sponsorship Opportunities
- Youth Service Providers

Given Granbury's proximity to cities with large employment centers, such as Fort Worth, consideration should be given to corporate sponsorship opportunities.

Potential partnerships include:

**Joint Programs:** Jointly planned programs executed by two or more entities (i.e., wellness activities with local hospitals or special events with the Chamber of Commerce).

**Social Issue Action:** Opportunity for entities to partner to take on a critical of important social issue.

**Joint Facility Usage:** Agreement to share facilities, often with school districts or other recreation providers.

**Inter-City Partnerships:** Opportunities exist to partner with surrounding cities to pursue joint-use park and recreation facilities.

## TPWD MASTER PLAN COMPLIANCE

This plan was developed to be consistent with the Texas Parks and Wildlife Department (TPWD) eligibility requirements for Outdoor Recreation grants.

To be eligible for TPWD funding, the agency requires that a municipality submit a parks master plan update every five years and a completely new plan every 10 years. **Figure 6.1** lists the TPWD and where the associated information can be found in this master plan document.

**Figure 6.1** - TPWD Master Plan Requirements

- Summary of accomplishments since previous master plan (see *Overview of Previous Plans* Section in **Chapter 2**)
- New, pertinent public input (see *Public and Stakeholder Engagement* section in **Chapter 2** and the **Appendix**)
- Inventory data (see *Parks Classification and Inventory* section in **Chapter 3**)
- Updated needs assessment (see **Chapter 4**)
- Priorities (see *High Priority Needs List* in **Chapter 5**)
- Implementation plan (see **Table 6.1**)
- Demographics (see *Demographics* section in **Chapter 2**)
- Goals and objectives (see *Plan Goals & Objectives* section in **Chapter 1**)
- Standards (see **Chapter 5**)
- Maps (see **Figure 5.1** for recommendations map)

## PLAN UPDATES

### ANNUAL PROGRESS REPORTS

City staff should use the implementation action tables as a checklist and document progress to both the Parks Board and the City Council each year. During this presentation, the appropriate elected and appointed officials can discuss any pertinent amendments needed to the action plan based on recent developments or major changes.

### FIVE-YEAR UPDATE

After the first five years of plan implementation, staff should undertake a minor update to the master plan to update parkland inventory information, demographics, and incorporate any changes to the action plan. This plan update also gives opportunity to solicit additional public and stakeholder feedback and make appropriate adjustments to the plan.

### TEN-YEAR UPDATE

After ten years, there should be a significant amount of changes to the park system as well as general development in the city. TPWD recommends that communities initiate a full update to their park master plans every ten years. At a minimum, these updates should include a summary of accomplishments since the previous plan, new pertinent public input, updated inventory data, updated needs assessment, priorities, implementation plan, updated demographics, goals and objectives, standards, and maps.



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# APPENDIX

- DETAILED MAPS
- SURVEY RESULTS
- PUBLIC MEETING INPUT RESULTS
- SWIM AND RECREATION CENTER NEEDS ASSESSMENT

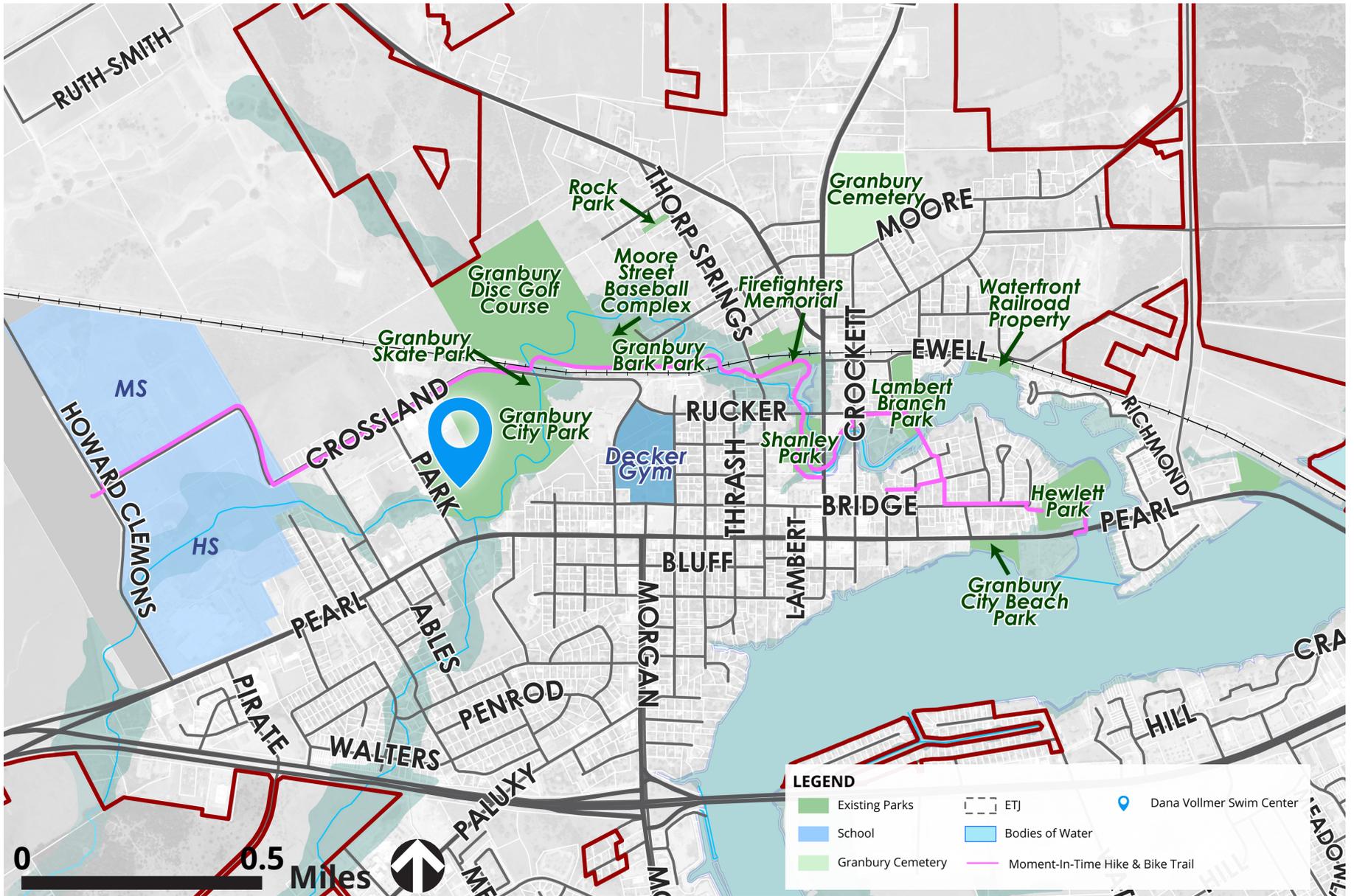


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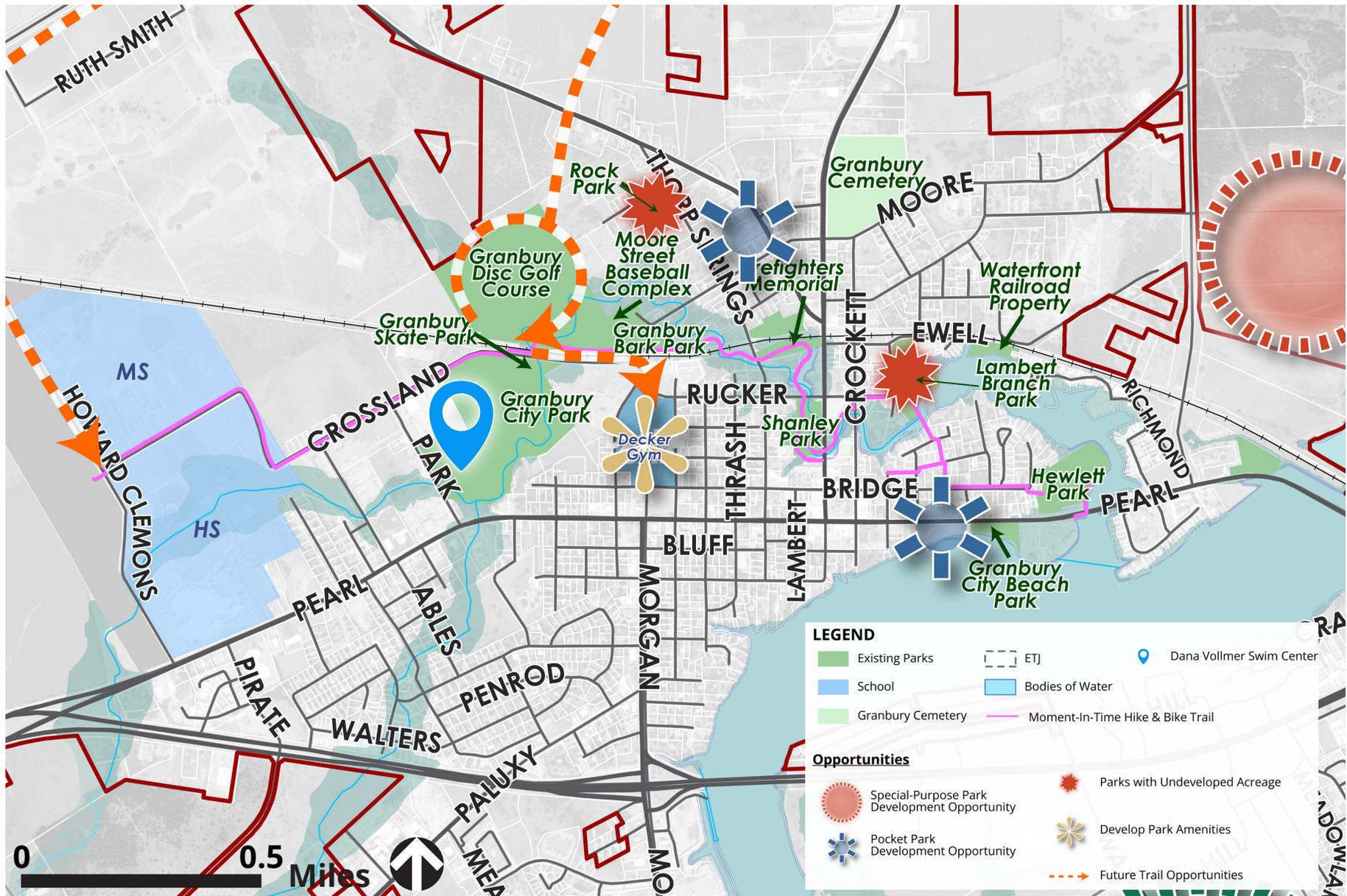
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# APPENDIX A: DETAILED MAPS

## EXISTING SYSTEM MAP (SEE FIGURE 3.1 FOR FULL CITY AREA)



OPPORTUNITIES MAP (SEE FIGURE 5.1 FOR FULL CITY AREA)



# APPENDIX B: SURVEY RESULTS

## TELEPHONE SURVEY

A telephone survey consisting of nine questions focused on various aspects of parks, recreation, and open space in Granbury was conducted by Raymond Turco & Associates. For this survey method, a statistically valid sampling of Granbury residents was used to obtain responses. The following pages illustrate the cumulative results from this survey method.

### GRANBURY 2019 PARKS AND RECREATION ATTITUDE SURVEY CUMULATIVE RESULTS

PROJECT 07292019 RAYMOND TURCO & ASSOCIATES AUGUST 2019

MY NAME IS \_\_\_\_\_ AND I'M WITH RAYMAR RESEARCH. WE ARE NOT A DIRECT MARKETING FIRM AND THIS IS NOT A SALES CALL. WE ARE A PUBLIC OPINION RESEARCH FIRM, CONDUCTING A SURVEY ABOUT PARKS AND RECREATION IN YOUR COMMUNITY. WOULD IT BE ALL RIGHT IF I TOOK A FEW MINUTES OF YOUR TIME TO

AREA	AREA I . . . . .	25%
	AREA II . . . . .	36%
DATE _____ SHEET NO. _____	AREA III . . . . .	17%
	AREA IV . . . . .	22%
SEX	MALE . . . . .	51%
	FEMALE . . . . .	49%

1. FIRST, HOW SATISFIED OR DISSATISFIED ARE YOU WITH THE QUALITY OF PARKS AND RECREATION IN GRANBURY?

VERY SATISFIED . . . . .	45%
SATISFIED . . . . .	46%
DISSATISFIED . . . . .	4%
VERY DISSATISFIED . . . . .	1%
NO OPINION . . . . .	5%

2. AND HOW LONG HAVE YOU LIVED AT YOUR CURRENT RESIDENCE?

UNDER 1 YEAR . . . . .	29%
2 - 4 YEARS . . . . .	41%
5 - 7 YEARS . . . . .	7%
8 - 10 YEARS . . . . .	2%
OVER 10 YEARS . . . . .	21%
REFUSE TO ANSWER . . . . .	0%

3. WHAT ONE RECREATIONAL FACILITY WOULD YOU SAY GRANBURY IS LACKING?  
Nothing needed/good as is (30%), pool/water park (16%), multi-use trails (10%), non-recreational improvements (7%), athletic fields/baseball/soccer (6%), waterfront access/lake access (5%), teen center/indoor play area/safe area for children (5%),,,,

4. THE CITY IS CURRENTLY IN THE PROCESS OF UPDATING ITS MASTER DEVELOPMENT PLAN FOR ITS PARK AND RECREATION SYSTEM. WHEN COMPLETED, THE PLAN WOULD MAKE RECOMMENDATIONS FOR ADDITIONAL FACILITIES AND OTHER SERVICES. HOW IMPORTANT OR UNIMPORTANT DO YOU THINK IT IS TO FOR THE CITY TO CONSTRUCT EITHER NEW FACILITIES OR ADD TO ITS CURRENT MIX THE FOLLOWING:

	VI	I	U	VU	NO
A-01) ADULT BASEBALL FIELDS	7%	28%	46%	7%	12%
B-02) YOUTH BASEBALL FIELDS	31%	39%	15%	3%	12%
C-03) YOUTH SOFTBALL FIELDS	25%	40%	20%	2%	13%
D-04) YOUTH SOCCER FIELDS	24%	46%	15%	3%	12%
E-05) ADULT SOCCER FIELDS	6%	21%	49%	13%	12%
F-06) A GOLF COURSE	7%	26%	42%	17%	7%
G-07) TENNIS COURTS	13%	30%	34%	7%	16%
H-08) FOOTBALL FIELDS	16%	28%	36%	6%	14%
I-09) INDOOR VOLLEYBALL COURTS	11%	36%	30%	9%	14%
J-10) SAND VOLLEYBALL COURTS	8%	33%	37%	5%	17%
K-11) BASKETBALL COURTS	12%	52%	18%	5%	13%
L-12) DISC GOLF COURSE	5%	30%	42%	13%	10%
M-13) MULTI-USE TRAILS	35%	42%	12%	3%	8%
N-14) ROAD BIKING TRAILS	27%	36%	22%	5%	10%
O-15) MOUNTAIN BIKING TRAILS	16%	34%	28%	7%	16%
P-16) HORSE RIDING FACILITY	11%	24%	42%	10%	12%
Q-17) PICNIC/REUNION PAVILIONS	29%	53%	12%	3%	3%
R-18) BIRD WATCHING AREAS	6%	27%	43%	10%	14%
S-19) IN-LINE SKATING AREA	3%	36%	41%	9%	10%
T-20) PLAYGROUNDS	38%	49%	8%	3%	2%
U-21) FAMILY PICNIC AREAS	32%	58%	7%	1%	2%
V-22) OUTDOOR AQUATIC AREA, INCLUDING A POOL	36%	36%	18%	2%	7%
W-23) OUTDOOR PERFORMANCE AREA	26%	44%	19%	5%	7%
X-24) A DOG PARK	22%	37%	28%	5%	7%
Y-25) NATURAL HABITAT/NATURE AREAS	32%	42%	18%	3%	6%
Z-26) SKATEBOARD PARK	7%	35%	40%	8%	9%
AA-27) BMX BICYCLING FACILITY	3%	26%	44%	12%	15%
AB-28) A CHILDREN'S WATER SPRAY PARK	29%	37%	20%	7%	7%
AC-29) INDOOR AQUATIC AREA, INCLUDING A POOL	20%	38%	31%	4%	7%
AD-30) OUTDOOR AMPHITHEATER	21%	39%	27%	5%	8%
AE-31) LAKESHORE ENHANCEMENTS	32%	45%	10%	1%	12%

5. FROM THE LIST I JUST READ (01-31), WHAT WOULD YOU CONSIDER TO BE THE MOST IMPORTANT RECREATIONAL ACTIVITY FOR THE CITY TO EXPAND?  
 Lakeshore enhancements (17%), outdoor aquatic area, including a pool (11%), multi-use trails (10%), playgrounds (9%), outdoor amphitheater (8%), picnic/reunion pavilions (7%), family picnic areas (7%), road biking trails (6%), indoor aquatic area, including a pool (6%),,,,

6. PLEASE TELL ME HOW STRONGLY YOU AGREE OR DISAGREE WITH THE FOLLOWING STATEMENTS . . . .

	SA	A	D	SD	NO
A) THE LAKE IS OUR MOST VALUABLE RECREATIONAL ASSET	50%	43%	5%	1%	1%
B) I WOULD SUPPORT EVENTS AND ACTIVITIES THAT WOULD ENCOURAGE ADDITIONAL TOURISM TO THE AREA	41%	45%	5%	6%	4%
C) ANY INCREASE IN PROGRAMMING SHOULD BE FUNDED THROUGH CITY TAXES	12%	37%	30%	10%	10%
D) ANY INCREASE IN PROGRAMMING SHOULD BE FUNDED THROUGH COUNTY TAXES	9%	41%	26%	11%	12%
E) PROGRAMS THAT SERVE A GREATER PUBLIC GOOD (LEARN TO SWIM, ETC) SHOULD BE OFFERED TO ALL RESIDENTS AT NO CHARGE	25%	30%	30%	7%	7%
F) PROGRAMS THAT OFFER EXCLUSIVE USE OF FACILITIES SHOULD CHARGE FEES TO BE SELF-SUFFICIENT	36%	47%	10%	0%	7%
G) I FEEL THE HOOD COUNTY YMCA ADEQUATELY SERVES THE INDOOR RECREATIONAL NEEDS OF TH CITY	13%	28%	35%	7%	17%
H) I WOULD SUPPORT EXPANDING THE CITY'S HIKE AND BIKE TRAIL SYSTEM BY MAKING IT CITYWIDE	38%	45%	8%	5%	4%
I) I WOULD SUPPORT WIDENING SOME THOROUGHFARES IN THE CITY FOR BICYCLE LANES	22%	37%	21%	13%	7%

7. THESE LAST FEW QUESTIONS ARE JUST FOR CLASSIFICATION PURPOSES. IN WHICH OF THE FOLLOWING AGE GROUPS DO YOU BELONG?

LESS THAN 25 YEARS . . . .	3%
26 - 35 YEARS . . . .	14%
36 - 45 YEARS . . . .	11%
46 - 55 YEARS . . . .	16%
56 - 65 YEARS . . . .	21%
OVER 65 YEARS . . . .	34%
REFUSED TO ANSWER . . . .	1%

8. PLEASE TELL ME IF YOU HAVE CHILDREN UNDER THE AGE OF 18 AT HOME (IF YES: IN WHICH OF THE FOLLOWING AGE GROUPS DO THEY BELONG?

0 - 4 YEARS . . . .	13%
5 - 9 YEARS . . . .	13%
10 - 14 YEARS . . . .	10%
15 - 18 YEARS . . . .	9%
NO CHILDREN . . . .	56%
REFUSE TO ANSWER . . . .	2%

9. DO YOU BELONG TO AN ATHLETIC ASSOCIATION IN THE CITY OF GRANBURY?

YES . . . . .	21%
NO . . . . .	79%
REFUSE TO ANSWER . . . .	0%

## ONLINE SURVEY

The online survey was conducted by Raymond Turco & Associates and consisted of 15 questions pertaining to park and recreation facilities in Granbury. This survey was available to all residents between September and November of 2019 and approximately 350 responses were received. The following pages illustrate the cumulative results for this survey method.

# GRANBURY 2019 ONLINE PARKS AND RECREATION ATTITUDE SURVEY CUMULATIVE RESULTS

PROJECT 07292019 RAYMOND TURCO & ASSOCIATES AUGUST 2019

Congratulations! As a resident of Granbury, or a person who lives outside the city but nearby, the city needs your help and your input! Granbury is currently involved in updating its parks and recreation master plan. This is a document that helps the city set priorities for parks and recreational facilities for the next 10-20 years. As chief users of parks and programs, the city takes your views very seriously. Please take a few minutes to honestly answer this online survey about parks and recreation in Granbury.

Instructions: Read each question and click the response box that is closest to your opinion. Click only one response per question unless the instructions say, "click all that apply." If you don't have an opinion, click the "no opinion" response. This is a confidential survey. We don't want your name. However, please be honest.

1. Click on the response that best describes the part of Granbury in which you live. If you do not live within the city limits, click response #4.
 

Area I . . . . .	11%
Area II . . . . .	24%
Area III . . . . .	19%
Outside of city . . . . .	45%
  
2. Please check your appropriate gender:
 

Male . . . . .	34%
Female . . . . .	66%
  
3. How satisfied or dissatisfied are you with the quality of parks and recreation in Granbury?
 

Very satisfied . . . . .	14%
Satisfied . . . . .	53%
Dissatisfied . . . . .	26%
Very dissatisfied . . . . .	4%
No opinion . . . . .	4%
  
4. How long you have lived at your current residence?
 

Under 1 year . . . . .	9%
2 - 4 years . . . . .	33%
5 - 7 years . . . . .	15%
8 - 10 years . . . . .	10%
Over 10 years . . . . .	33%
I would rather not say 0%	

5. Prior to moving to your current address, which statement best describes your previous address? Click the appropriate response.

- I moved from another residence in Granbury . 29%
- I moved from another residence in . . . . . 13%
- Hood County
- I moved from another city in the Dallas-Fort Worth area 25%
- Worth area
- I moved from elsewhere in Texas . . . . . 19%
- I moved from another state . . . . . 11%
- I moved from another country . . . . . 1%
- I would rather not say . . . . . 2%

6. In the space provided, write down what one recreational facility you would say Granbury is lacking. Athletic fields/baseball/soccer (20%), trails/walking paths/cycling trails (16%), mini golf course (13%), pool/water park (10%), parks/playground equipment (7%), shaded areas/shaded bleachers for athletic fields (6%), tennis courts (4%), better park maintenance (4%), non-recreational improvements (4%),,,,

7. Click the response that best describes how important or unimportant you think it is to for the city to construct the following facilities, either as totally new or expanding those already in operation. Click Very important, Important, Unimportant, Very unimportant, or No opinion

	VI	I	U	VU	NO
A-01) Adult baseball fields	17%	32%	23%	11%	17%
B-02) Youth baseball fields	51%	30%	6%	4%	9%
C-03) Youth softball fields	49%	30%	7%	4%	10%
D-04) Youth soccer fields	35%	36%	11%	6%	11%
E-05) Adult soccer fields	8%	31%	31%	12%	19%
F-06) A golf course	12%	19%	31%	24%	14%
G-07) Tennis courts	18%	35%	22%	9%	16%
H-08) Football fields	24%	29%	22%	11%	15%
I-09) Indoor volleyball courts	18%	31%	26%	8%	17%
J-10) Sand volleyball courts	12%	38%	25%	8%	17%
K-11) Basketball courts	23%	44%	18%	4%	11%
L-12) Disc golf course	10%	33%	27%	13%	16%
M-13) Multi-use trails	48%	37%	5%	4%	6%
N-14) Road biking trails	37%	34%	15%	4%	10%
O-15) Mountain biking trails	28%	34%	17%	8%	13%
P-16) Horse riding facility	12%	19%	34%	16%	19%
Q-17) Picnic/reunion pavilions	44%	32%	15%	3%	6%
R-18) Bird watching areas	13%	27%	27%	15%	18%
S-19) In-line skating area	7%	20%	32%	16%	24%
T-20) Playgrounds	58%	29%	8%	1%	5%
U-21) Family picnic areas	48%	36%	10%	2%	5%
V-22) Outdoor aquatic area, including a pool	47%	28%	13%	3%	10%
W-23) Outdoor performance area	28%	35%	21%	5%	12%
X-24) A dog park	25%	33%	17%	12%	14%
Y-25) Natural habitat/nature areas	42%	26%	16%	6%	10%
Z-26) Skateboard park	12%	28%	29%	16%	15%
Aa-27) BMX bicycling facility	9%	21%	33%	17%	19%

	VI	I	U	VU	NO
Ab-28) A children's water spray park	48%	29%	11%	3%	8%
Ac-29) Indoor aquatic area, including a pool	38%	26%	17%	7%	13%
Ad-30) Outdoor amphitheater	30%	37%	19%	6%	7%
Ae-31) Lakeshore enhancements	46%	31%	13%	4%	7%

8. From the previous question, which item would you consider to be most important for the city to construct or add to first? (01-31) Youth baseball fields (13%), multi-use trails (11%), children's water spray park (10%), lakeshore enhancements (8%), youth softball fields (6%), outdoor aquatic area, including a pool (6%), outdoor amphitheater (5%),,,,

9. Click the response that best describes how you would rate Granbury in terms of the following recreational characteristics. Base your evaluation on whatever impressions you may have. Click Excellent, Good, Fair, Poor, or No opinion.

	E	G	F	P	NO
A) The number of parks in the city	16%	42%	31%	10%	1%
B) The location and distribution of parks throughout the city	13%	29%	33%	23%	1%
C) The overall quality of city parks	16%	45%	30%	8%	1%
D) The overall safety of city parks	17%	48%	23%	9%	3%
E) The variety of recreational facilities within parks	9%	31%	37%	20%	3%
F) The number of athletic fields in the city	14%	29%	30%	17%	10%
G) The location and distribution of athletic fields throughout the city	10%	22%	33%	22%	12%
H) The overall quality of city athletic fields	10%	30%	30%	19%	11%
I) The number of practice areas in the city	7%	20%	28%	30%	14%
J) The location and distribution of practice areas throughout the city	7%	18%	29%	31%	16%
K) The overall quality of practice areas	9%	22%	27%	25%	16%
L) The overall safety of practice areas	10%	28%	28%	17%	17%
M) The amount of accessible natural areas	5%	20%	32%	31%	11%
N) The variety of programs & events offered by the parks & recreation department	10%	23%	39%	18%	10%
O) The overall quality of parks & recreation programs and events	10%	33%	34%	13%	10%
P) The amount of hike and bike trails in the city	9%	28%	28%	25%	10%
Q) The location and distribution of hike and bike trails throughout the city	10%	20%	34%	27%	9%
R) The overall quality of hike and bike trails in the city	15%	36%	25%	15%	9%
S) The number of city-owned lake access points	5%	24%	32%	22%	17%
T) The overall quality of lake access points	8%	27%	33%	15%	17%

10. Click the response that best describes how strongly you agree or disagree with the following statements. Click Strongly agree, Agree, Disagree, Strongly disagree, or No opinion . . . .

	SA	A	D	SD	NO
A) The lake is our most valuable recreational asset	28%	45%	18%	5%	4%
B) I would support events and activities that would encourage additional tourism to the area	27%	52%	8%	7%	6%
C) Any increase in programming should be funded through city taxes	5%	43%	25%	11%	16%
D) Any increase in programming should be funded through county taxes	10%	39%	25%	8%	18%
E) Programs that serve a greater public good (learn to swim, etc.) should be offered to all residents at no charge	22%	32%	28%	10%	7%
F) Programs that offer exclusive use of facilities should charge fees to be self-sufficient	22%	55%	11%	2%	10%
G) I feel the Hood County YMCA adequately serves the indoor recreational needs of the city	9%	26%	32%	21%	11%
H) I would support expanding the city's hike and bike trail system by making it citywide	46%	32%	10%	2%	10%
I) I would support the widening of some thoroughfares in the city to allow bike lanes	37%	27%	21%	6%	9%

11. Click the response that best describes how important or unimportant it would be to construct as new or expand the current facility at Lake Granbury, as the city is considering additional recreational facilities at the lake. Click Very important, Important, Unimportant, Very unimportant, or No opinion.

	VI	I	U	VU	NO
A) Multi-use hike and bike trails	42%	33%	12%	7%	7%
B) Day camp area	17%	37%	25%	8%	13%
C) Overnight camping area	21%	38%	18%	11%	12%
D) RV camping area	20%	33%	21%	12%	14%
E) Fishing piers/platforms	25%	54%	9%	4%	9%
F) Dock for rowing access	19%	41%	21%	6%	13%
G) Canoe launch	21%	46%	18%	5%	10%
H) Boat ramps	25%	44%	15%	5%	12%
I) Remote control boating area	4%	20%	39%	19%	18%
J) Amphitheater	25%	36%	21%	7%	11%
K) Bike rental facility	12%	39%	25%	12%	12%
L) Playgrounds	48%	40%	6%	3%	4%
M) Picnic areas	37%	49%	8%	2%	5%
N) Group pavilions	32%	48%	12%	2%	6%
O) Environmental center	24%	30%	26%	8%	12%
P) Environmental learning stations	22%	34%	25%	9%	10%
Q) Paddleboat area	13%	46%	21%	9%	11%
R) Concession/restroom building	47%	38%	8%	2%	6%
S) Boathouse/storage facility	12%	22%	30%	16%	20%
T) Swimming beach	39%	37%	12%	4%	8%

	VI	I	U	VU	NO
U) Marina	22%	35%	18%	10%	15%
V) Indoor fishing area	11%	18%	31%	26%	15%

12. Click the response that best describes how strongly you agree or disagree with the following statements. Click Strongly agree, Agree, Disagree, Strongly disagree, or No opinion. Each statement begins, "I think Granbury should . . . .

	SA	A	D	SD	NO
A) Acquire land for future park development	50%	35%	8%	3%	4%
B) Expand the city's trail system	48%	32%	13%	1%	6%
C) Acquire land to preserve environmentally sensitive areas such as creek corridors	36%	36%	14%	4%	9%
D) Beautify medians and entryways throughout the city	33%	39%	16%	5%	8%
E) Construct rental picnic/reunion pavilions throughout the city	24%	42%	21%	4%	9%
F) Provide space for cultural/performing arts activities	25%	38%	21%	5%	12%
G) Plant more trees in the city	34%	39%	16%	3%	8%
H) Construct a nature center or botanical gardens	26%	37%	19%	9%	9%
I) Develop trail access and lookout points to where residents could enjoy creek areas	38%	38%	14%	4%	6%
J) Increase the amount of public open space	30%	46%	12%	3%	9%
K) Construct a recreation center with aquatic, fitness, meeting rooms, gym, etc	34%	30%	20%	6%	9%
L) Place art in parks and other public spaces	20%	36%	21%	12%	12%
M) Hold special events that have user fees for participants	23%	44%	15%	2%	16%
N) Provide addition lakeside picnicking	26%	46%	14%	3%	11%
O) Provide addition lake access for boating	25%	32%	20%	8%	15%
P) Provide addition lake access for bank fishing	27%	46%	12%	4%	12%
Q) Provide addition lake access for trails	36%	40%	12%	2%	9%

13. In which of the following age groups do you belong?

Less than 25 years . . . .	2%
26 - 35 years . . . .	25%
36 - 45 years . . . .	32%
46 - 55 years . . . .	18%
56 - 65 years . . . .	12%
Over 65 years . . . .	11%
Refused to answer . . . .	2%

14. Do you have children under the age of 18 at home (If yes: In which of the following age groups do they belong?) (Click all that apply)

0 - 4 years . . . .	22%
5 - 9 years . . . .	32%
10 - 14 years . . . .	32%
15 - 18 years . . . .	14%
No children . . . .	39%
Refuse to answer . . . .	1%

15. Do you belong to an athletic association in the City of Granbury?

Yes . . . . .	46%
No . . . . .	49%
Refuse to answer . . . .	5%

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# APPENDIX C: PUBLIC MEETING INPUT RESULTS

## PUBLIC MEETING #1

The following pages present a summary of the public input received during the public meeting held on September 18, 2019.

### Granbury Parks, Recreation & Open Space Master Plan

Summary of Public Meetings – September 18, 2019

#### Public Workshop

**Date/Time:** September 18, 2019, 6:00 – 8:00 PM

**Attendees:** 36 (sign-in sheet)

#### Station 1: Park Amenities

##### *What do you like about Granbury parks?*

- Trails (4)
- Overall cleanliness/maintenance (3)
- Covered playground – kids love the play structures (2)
- Layout of parks
- Quality & variety
- Skate park – used a lot
- Trees and natural features
- Accessibility
- Diversity of park amenities
- Valuable to City
- Provide high quality of life – high volume of users
- Bring positivity to residents
- Shaded walking trails
- Scenic with terrain changes
- Relaxing rest areas
- Proximity of trail to downtown

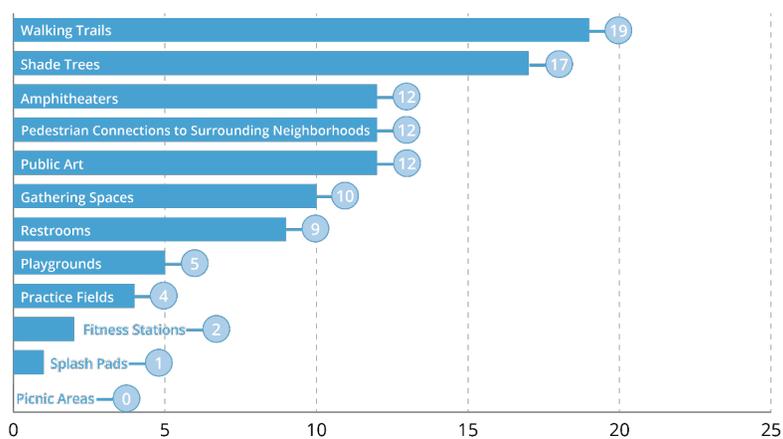
##### *What do you not like about Granbury Parks?*

- Need more trail connections (5)
  - Connect further into neighborhoods, YMCA, city loop opportunities
- More restrooms – inadequate, update current facilities (2)
- No mountain biking/cross country trails (2)
- Clean-up, debris, roots, water features, overall landscaping (2)
- Lack of indoor athletics
- Lack of lighted facilities
- Need shade and bleachers
- Need BBQ pits
- Expand park and trail system
- Rec fields – inadequate concessions, more/better parking, more shade
- Need drinking fountains
- More public art – around square, along trails, rest areas
- Continual maintenance – parks and beach
- Safe bike infrastructure
- Closed B.R.A. boat docks
- Lack of parking for events and tournaments
- Trails to get to downtown safely without driving
- More fitness stations
- Nature/biology along trail

##### *What existing amenities would you like to improve at Granbury parks?*

- Lights along trail (2)
- Wayfinding signage (trails and parks) (3)
- Bike rentals
- More trails – recreations, safety, connections
- BBQ pits – supporting policy and infrastructure
- New uses within Hewlett Park (i.e. food trucks)
- Mosquito control
- Amphitheater for outdoor events
- Find use for historic hospital building
- Mountain biking rails – tourism, access to downtown
- Botanical gardens – hold events
- Art museum
- General Community Center
- Dedicated on-street bike lanes
- Marked trail crosswalks – flashing pedestrian beacons

**What are your top 3 preferred amenities for Granbury Parks?**



- Other:
  - Water Fountains
  - Pet amenities in parks and along trails
  - Safety – emergency beacons and lighting
  - Sports complex
  - Trash cans
  - Controlling inappropriate activities

**Station 2: Open Space & Natural Areas**

**What preference do you place on preserving natural areas in Granbury (high, medium, or low priority)?**

- High: 13
- Medium: 5
- Low: 0
- Don't overdevelop, keep natural areas, restorative, educational benefits
- Would like trails along creek – soft-surface for hiking
- Would like to see picnic areas, mountain biking trails, and more signage

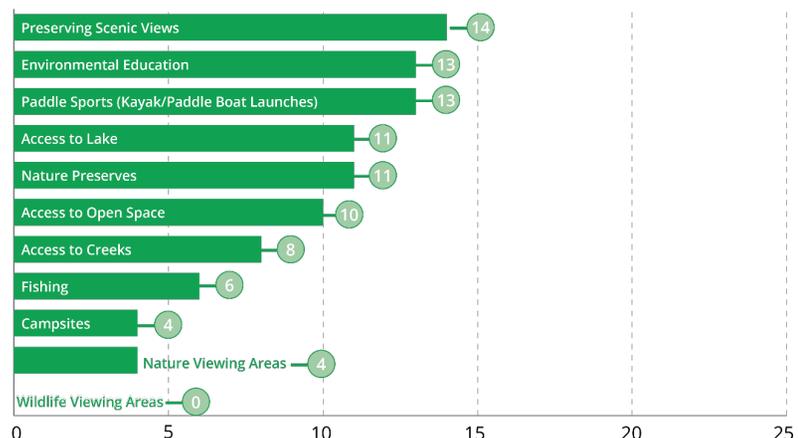
**What do you like about natural areas in Granbury?**

- Trees/plants (2)
- Educational signage – native plants (2)
- Oasis for wildlife
- Bird watching/wildlife viewing
- Protected from development
- Tie to community /nature
- Shade
- Natural look
- Water
- Clean, no litter, issue with trash – need garbage cans
- Restrooms
- Features you can access
- Away from lights
- Peaceful
- Varied topography
- Run and bike safely
- Maintenance and accessibility
- Multi-us

**How do you use natural areas in Granbury?**

- Bike (2)
- Fishing (2)
- Acton Nature Center
  - Walking (2)
  - Visit butterfly garden
  - Master naturalists
- Walking (sensory)
- Exercise equipment
- Sense of safety
- Photography
- Enjoying scenery
- Native plants
- Unstructured play for kids
- Master naturalist – Monarch butterflies
- Coordination/Collaboration with County assets
- Wildflower plantings

**What are your top 3 preferred open space and natural area amenities for Granbury parks?**



- Other:
  - Signage – i.e. plants, boat tour, dinner cruise
  - Stargazing
  - Nature/soft-surface trails
  - Mountain biking trails

**Station 3: Sports & Athletic Field Amenities**

**What do you like about athletic fields in Granbury?**

- Skate Park
- Well-maintained/clean
- Variety
- Disc golf
- Dog park
- Location
- Size

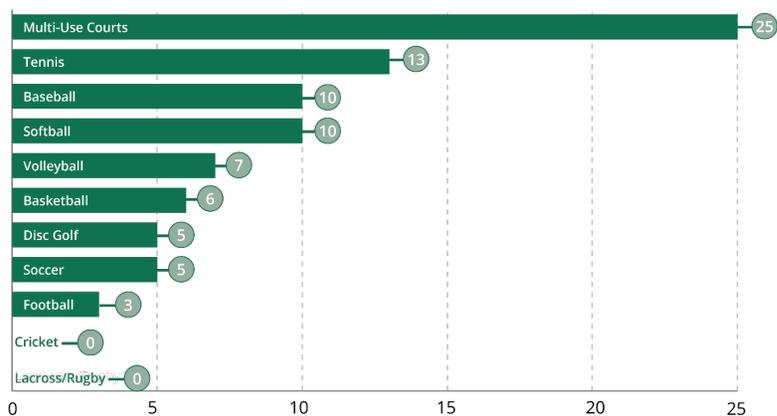
**What changes or improvements should be made to athletic fields in Granbury?**

- More shade (3)
- Closer/more bathrooms (3)
- More parking (2)
- More multi-use
- Safe access to park system – sidewalks
- More restrooms at disc golf and on trail
- Water stations on trail
- Drainage – ball fields
- Concessions with A/C
- More bleachers
- More pavilions
- Lightning alert system
- Batting cages
- Upgrade playgrounds
- Chess tables in parks
- Lighting – at fields and trail

**What other sports should be considered in Granbury?**

- More trails/expand hike and bike trail (3)
- Tennis (2)
- Mountain bike trails (2)
- Pickleball
- Indoor soccer
- Indoor activity center
- Outdoor multi-use
- Fitness stations
- Chess and checkers
- Volleyball
- More ball fields
- Cable ski/zip line

**What are your top 3 preferred sports and athletic field amenities for Granbury parks?**



- Other:
  - Mountain Biking: 11
  - Skate Park: 5
  - Driving Range (Golf): 2
  - Fitness Stations: 1

**Station 4: Indoor Recreation & Aquatic Amenities**

**What recreation facilities (private or public) do you use in Granbury?**

- Trails: 23
- Lake Activities: 19
- YMCA: 17
- Meeting Rooms: 9
- Rec Fields: 7
- Pavilions: 3
- Disc Golf: 3
- Restrooms: 1

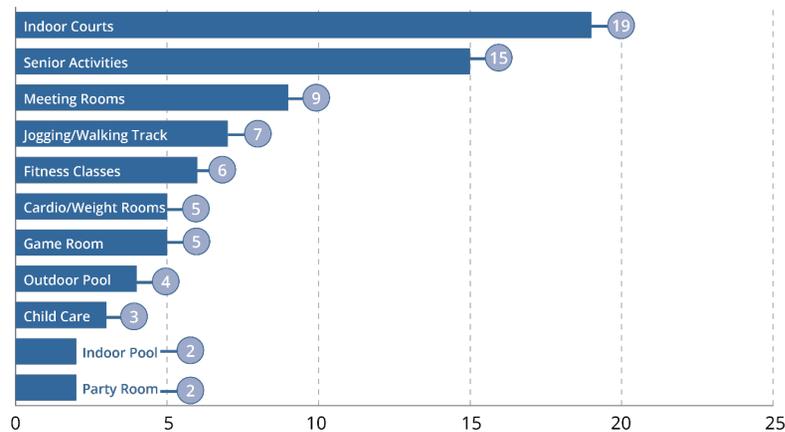
**What do you think could be improved at recreation facilities in Granbury?**

- Update outdoor pool (6)
- Update fields – lights, regulations, size (3)
- Boat slips at conference center (2)
- Shade at fields (2)
- Docks
- In-town marina
- Expand Riverwalk at Conference Center
- Docks on outside bridge
- Venue with grass and lake parking
- Indoor gym
- Perceived barrier to use YMCA because of distance to facility

**What new recreation programs would you like to see in Granbury?**

- Sports Complex
- Indoor Soccer

**What are your top 3 preferred indoor recreation and aquatic facility amenities and programming for Granbury?**



- Other:
  - Field House: 2
  - Kids Activities: 1
  - Commercial Center: 2
  - Boat Slips: 2
  - Cultural/Multi-Purpose Center: 3
  - Hood County Venture

#### Comment Cards Collected During Open House:

- Topic: Baseball & Softball Fields
  - Opportunity to bring additional revenue to city and community. Replacing facilities would be cheaper than improvements and attract more activity to the community.
- Topic: Parks Planning
  - Please don't allow any scooter rental companies to come to Granbury. They are a health/safety issue as well as an eyesore when they are left to litter public walkways.
- Topic: Hike & Bike
  - Other than city area
- Topic: Chess tables in Lambert Park
  - Would like to have 2-3 tables with seating and chess game pieces. Donation of approximately \$1,500 per table as researched to blend in with current environment
  - Sponsors – Chris and Carrie Bellamy
- Topic: Softball and Baseball Amenities
  - Upgrade existing or get new fields, lighting, bathrooms, adult sports, gyms
- Topic: Open Space and Natural Areas
  - Please, have a natural reserve to serve as an “oasis” for all the wildlife displaced as construction proceeds to bulldoze most of the tree cover. Look at 377 and Highway 4 fc an example of “scraped clean of habitat.”
  - Ask area master gardeners (Lake Granbury Master Gardeners) and Rio Brazos Master Naturalists for volunteer input for pollinator pathways and Monarch waystations for resource management and nature education
- Topic: Mountain Bike and additional Bike Trails
  - Would love to see growth in these areas
- Topic: Parks Planning
  - It would be fun to have an interactive playground that involved music, kinetic sculpture etc. Walsh Ranch has a musical playground (walshtx.com & frognow.com).
- Topic: Trail Ideas
  - iNaturalist.org is a citizen science program that involves the average person in recording photo observations of plant and animals for scientific record – a project (free) that utilizes this for Granbury's parks would attract visitors.
  - Rio Brazos Texas Master Naturalists – [txmn.org/rbc/](http://txmn.org/rbc/)
- Topic: N/A
  - Restrooms at Memorial Lane and other needed venues
  - Tree preservation and planting more
  - Shade at exposed venues and ball fields
- Topic: N/A
  - What is key to all of this is a safe network of trails to get people all over the county to enjoy everything. Like from center to the YMCA.

## PUBLIC MEETING #2

The below present a summary of the public input received during the public meeting held on February 3, 2020.

### Granbury Parks, Recreation & Open Space Master Plan

Summary of Public Meeting – February 3, 2020

#### Comment Cards Collected During Public Meeting:

##### General Comments

- Amphitheaters for music and storytelling would bring families out to the parks similar to Acton Nature Center events.
- Cleveland Metro Parks for additional ideas
- Kayak Lockers
- Nature spaces to promote physical and mental health of our community – addressing all ages
- Extend bike paths 5, 10, 20 miles – interconnectedness of paths and communities
- As county grows protect natural spaces for wildlife, pollinators, and children to learn about the natural world
- Need public restrooms in Shanley Park

# APPENDIX D: SWIM AND RECREATION CENTER NEEDS ASSESSMENT

The following pages summarizes the needs assessment for the municipal swim center and recreation center performed by Brinkley Sargent Wiginton Architects.

## Pool Audit Notes

### All buildings are structural block walls.

- Observations.
  - No cracking of block or joints observed.
  - Spawning of face of block observed in areas. Probable call is entrapped water expansion in block.
  - Facility is 22 years old, built in 1998.

### Pool Mechanical Room

- Acid pumps and equipment all in same room.
- Extensive corrosion of structural members supporting roof. These should be replaced along with ledge angle on block wall.
- Paddock's sand filter is used here. Could consider replacing with new filters. Backwash is manual process and performed many times during swim season.
- Only one single speed pump is present. Should consider adding a second variable speed pump to avoid pool shutdown if pump goes down.

- No systems are automated should consider automated:
  - Backflow (current practice requires staff time of 30 min/backwash)
  - Chemical feeder
  - UV system to address cryptosporidium potential
  - Auto-filled for pool
- Consider placing electrical panel on exterior wall.
- Replace door
- Replace exhaust fan
- Create separate chemical room
- Backflow water goes to sanitary sewer that is covered with grate that allows rain water into sanitary system.



Front View



Pool Mechanical Room



Pool Vending Area

### Pool

- Pool is for competitive swimming going from 12' to 3' deep.
- Observation/Suggestions
  - Consider placing leisure play dish inside "L" portion of pool to increase family users of pool.
  - Replace slide
  - Deck water (chlorinated) drains to storm
  - Replace deck with deck drains that takes water to sanitary sewer.
  - Appears pool gutters leak in northwest corner.



Pool Decking

### Bathhouse

#### Pool Deck

- Should add a family toilet for parents/children and handicap that requires assistance.
- Bathhouse:
  - Not ADA compliant
  - Fixture count is insufficient for pool capacity
  - Floor drains are ineffective
  - Add fans with vents to remove moisture in room
  - Sight lines from outside should be addressed
  - Add small lockers on deck for valuables



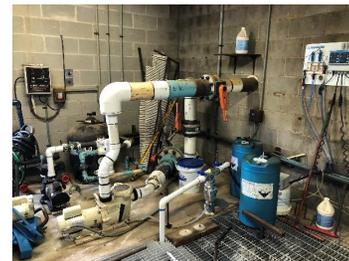
Pool

### Concessions

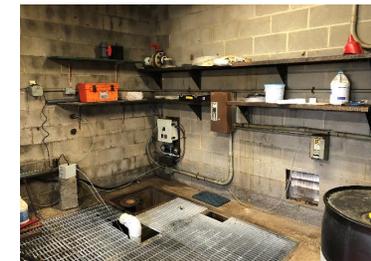
- Add HVAC to this area and place glass at roll-up doors to make this effective
- Layout of space could make operations more efficient
- Noted limited on menu because of no grease trap.

### Other notes

- Need lifeguard room that is air conditioned during breaks
- Consider addition of landscape buffer on west to screen maintenance yard. Landscape for softening of pool deck areas and perimeter fence.
- Provide better protection from softballs coming into pool area.
- Check all areas for ADA compliance



Pool Pump Room



Pool Filter

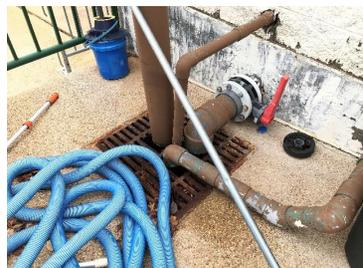
**Recommendations:**

- Determine source of pool water leak and repair. Based upon observations, leak is suspected in gutter system of pool.
- Complete renovation of pool mechanical building to address current deteriorated condition of building. Replace pool control systems including filtration system to provide improved water quality and reduced staff time to operate facility.
- Replace deck around pool and add deck drains
- Repurpose "L" of pool area with play dish and play structure to provide features for younger age groups.
- Complete renovation of locker rooms to address current code requirements
- Addition of two family changing toilets
- Add Air condition of vending and life guard rooms
- Incorporate some landscape on west side to better screen from service yard.
- Place netting to protect from softballs.

These recommendations address not only some deficient conditions of pool, but also serve as a way to increase attendance of facility. Following improvements the city could reevaluate their current fee structure.



*Pool Pump Room*



*Sanitary Water Drain*



*Locker Room*



*Locker Room*

**Recreation Center Audit Notes**

Recreation Center

- Granbury currently does not have a center but are in the process of having a gym (Decker Intermediate School Building)
- YMCA has a new 41,000 SF center on the Northeast edge of town that has been successful.
- Public input and surveys indicate that Granbury citizens would support and appropriately sized recreation facility.
- YMCA fee structure is likely a barrier to some who would utilize a center.
- Benchmark for cities of similar size would indicate an appropriately sized facility for future growth of this region would be approximately 20,000 to 25,000 SF.

**Recommendations:**

As Granbury continues to grow, development of a recreation center should be considered. First step in the process is to conduct a feasibility study for the center.



*Hood County YMCA*



*Decker Gym*



# PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

