

**AGENDA
REGULAR PARK BOARD MEETING
CITY OF CRANDALL, TEXAS**

Monday ~ July 12th, 2021 at 6:30 p.m.

VIRTUAL MEETING

**Place One– Will Bromley
Place Two – Scott Rogers
Place Three – Nicole Bass**

**Place Four – Paul Hoffmeyer
Place Five – Dennis Bailey
Place Six – Vacant**

NOTICE IS HEREBY GIVEN, that the Park Board of the City of Crandall will be meeting via virtual platform to conduct the Regular Scheduled Meeting at 6:30 p.m. on July 12th, 2021. **Virtual access will be available to all.**

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at crandalltexas.com

The public toll-free dial-in number to participate by telephone in the meeting hosted through Zoom is: [1-346-248-7799](tel:1-346-248-7799) Meeting ID: [969 9656 8115](https://zoom.us/j/96996568115)

To participate in the meeting virtually please use the following link:
<https://zoom.us/j/96996568115?pwd=d3J1V0IRb0FCTC9acXViQnhmRHJLUT09>

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

REGULAR MEETING

1. Open Meeting, Invocation, Pledge of Allegiance.
2. Roll Call
3. Citizen Comments: Three (3) minutes allowed per speaker on any item related to the Park Board including items listed on the agenda. Five (5) minutes will be allowed during a Public Hearing. Comments will be allowed before the consideration of each item on the agenda provided that you raise your hand through the zoom platform.

4. Discuss and consider approval of the June 12, 2021 Minutes.
5. Discuss "Movie Night in Crandall."
6. Discuss opportunities in Crandall Park's Master Plan
7. Discuss Potential Upcoming Park Events.
8. City Council update by Scott Rogers.
9. Discuss the open park board position.
10. Adjourn

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices]. The City of Crandall is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at 972/ 427-3771 Ext: 102 for information.**

I certify that the above agenda for this Meeting of the City Council of the City of Crandall, Texas, was posted on the bulletin board at City Hall, in Crandall, Texas, on the 9th day of July 2021 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Bobbie Jo Taylor
City Secretary

**MINUTES
REGULAR PARK BOARD MEETING
CITY OF CRANDALL, TEXAS**

Virtual Meeting

Monday ~ June 14th, 2021 at 6:30 p.m.

**Place One– Will Bromley
Place Two – Scott Rogers
Place Three – Nicole Bass**

**Place Four – Paul Hoffmeyer
Place Five – Dennis Bailey
Place Six – Vacant**

REGULAR MEETING

1. Open Meeting, Invocation, Pledge of Allegiance.

The meeting was called to order at 6:40 pm.

2. Roll Call

Attendees: Paul H., Nicole B., Bobbie Jo, Jana Shelton, Dennis B., Scott R.

3. Citizen Comments:

There were no citizen comments.

4. Discussed movie night

- Discussed how to pay for the event. Decided Paul Hoffmeyer would email Bobbie Jo invoices. She is to provide the tax exempt form
- Reviewed the quotes
- Reviewed how the event would be held
- Postponing event to the 26th of June

5. Discussion surrounding a budget for the park's board

- It was decided that the Park's Board can recommend events and propose a budget for said events that would require approval
- To that effect it was decided to discuss what events can be hosted by Park's Board
 - This to be an agenda item for the next meeting

6. Discussed meeting with school superintendent with August timeline

- Review master plan for Park's opportunities

7. Scott Rodgers provided update from city council meeting
 - Park's board has full support from the mayor and city council
8. Discussed the possibility of a potential new board member

Scott Rodgers made a motion to adjourn the meeting at 7:16 p.m. Dennis Bailey seconded the motion. The motion carried with a unanimous vote of the Board

Dennis Bailey
Park Board President

Attest:

Paul Hoffmeyer
Park Board Secretary

Parks, Open Space and Master Trails Plan

City of Crandall

May 2014



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Prepared for:

City of Crandall

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Acknowledgments

Thank you to the City of Crandall elected and appointed officials, the City's staff, the citizens and stakeholders who provided knowledge, assistance and insight throughout the process of developing this plan.

City Council

Cody Frazier, Mayor

Ron Lanier, Mayor Pro-tem

Shannon Barnes

Pat Branson

Victor Morales

Jason Warren

Park Advisory Committee

Sandra Fleck

Dana Girouard

Ronnie Perkins

Billy Posey

City of Crandall

L. Scott Wall, City Manager

Jana Shelton, City Secretary

Consultant Team

Cody Richardson, RLA, Freese and Nichols, Inc.

Brooke Droptini, P.E., Freese and Nichols, Inc.

Introduction

Crandall is small but growing community of approximately 2,970. The City is located in the northwest sector of Kaufman County about 27 miles southeast of Dallas, Texas, see Figure 1.1, Location Map. The community prides itself as a small-town-America example; rooted in its past with a classic main street and charming neighborhoods. While Crandall is currently small in population, planned growth is on the horizon. The City and its Extraterritorial Jurisdiction (ETJ) have several Planned Developments (PDs) and Municipal Utility Districts (MUD) growing each year.

The park, open space and master trails study area includes Crandall's city limits and its ETJ. The study area is divided by US Highway 175, a major regional connection for Kaufman County and the Dallas-Fort Worth area. This roadway poses a major barrier from a trail connectivity, safety, and park service level perspective. In addition, future MUD amenities are primarily restricted to the use by the MUD residents. These physical and regulatory restrictions provide the rationale to approach this planning effort with two park service zones, see Planning Area Map page 7. While two park service zones are illustrated, it should be noted that the needs assessment, future recommendations, and implementation are based upon the study area as a whole, in an effort to maintain continuity and character for Crandall. While man-made restrictions are being considered, Crandall is blessed with unique land characteristics of small ponds and gently rolling grasslands. Most notable are large greenbelts/ floodplains, spanning the entire area, both north to south and east to west. Their features include rolling terrain, significant tree cover, habitat, creeks and streams. As growth occurs and the park system further develops, these greenbelts should play a key role in defining community character, sense of open space and recreational opportunities.

Crandall's park, open space and trails system needs to respond to the area's growth and take advantage of natural features. With several planned communities in their beginning phases, it is obvious one of the key purposes for this Park, Open Space and Master Trails Plan is to balance the planned communities' amenities with park service levels for all citizens. Planning and implementing an increased but balanced park and trail access will help preserve the values that already make Crandall an attractive community. The City needs to provide increased park service levels that are consistent with the citizen's desires based on their recent City of Crandall Strategic Plan. The development of new parks, open space and trails connections will play a key role in increasing quality of life.

Fast Facts

**Study Area: Approximate 11,910 acres
(18.6 square miles)**

2,133 acres within city limits

9,777 acres within city ETJ

*Over the next 30 years,
Kaufman County is expected to
grow by nearly 107,027 people*



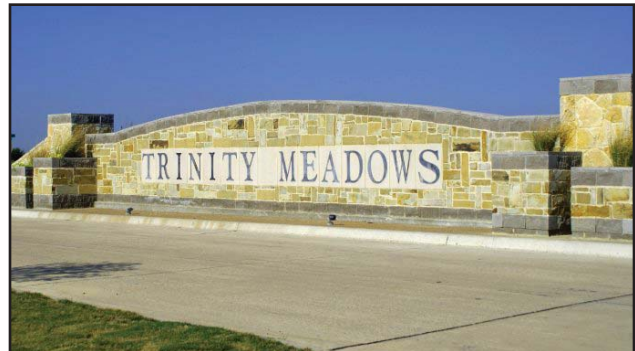
Crandall contains unique floodplain and greenbelt areas with significant tree cover



Typical neighborhood in north portions of Crandall's ETJ



Crandall's Main Street



Typical new neighborhood character south of US Highway 175

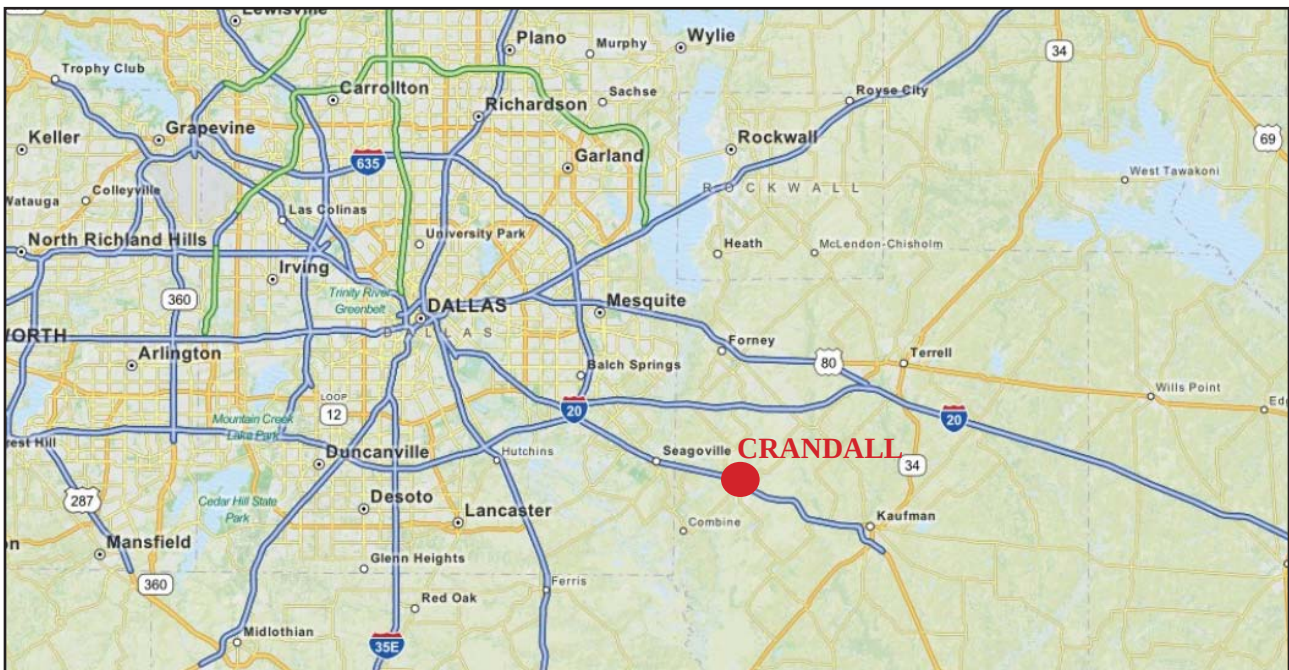


Figure 1.1 Location Map, Source: Mapquest

Purpose of the Crandall Parks, Open Space and Master Trails Plan

This Parks, Open Space and Master Trails Plan provides a long-term vision, planning process, and guidance to make informed decisions. The plan is intended to help manage Crandall's park system development in an orderly fashion and guide implementation and policy decisions for future recreation amenities and open space. This document should be used as a planning tool by citizens, elected officials, boards, City Council, the County, and developers to understand community desires and ensure long term community success. It provides direction for the next 10 years (to 2024) to meet both current and future recreation needs.

The North Central Texas Council of Governments (NCTCOG) planning region is the fourth most populous planning area and the fastest growing metropolitan region in the country. The NCTCOG region is expected to continue to experience rapid growth over the next 30 years to an eventual population of 10.5 million people by 2040, an addition of nearly four million new residents. Conservative projections indicate that Kaufman County may see an estimated growth of nearly 107,027 new residents by 2040 with an estimated overall population of 210,377.

Society's attitudes and health conscious awareness make recreational opportunities an increasing importance for all age groups. Ultimately, this plan should help enhance quality of life and promote economic development. With urban sprawl from an ever growing metropolitan area, Crandall recognizes preservation of its open space and park creations as a top priority for city services.

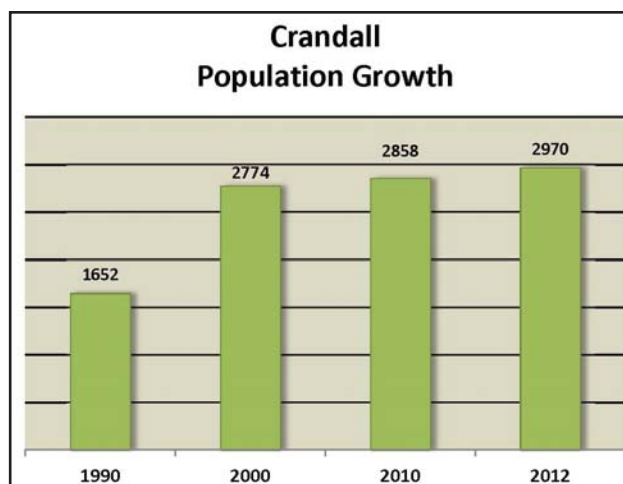


Table 1.1 Crandall Growth
Source: NCTCOG

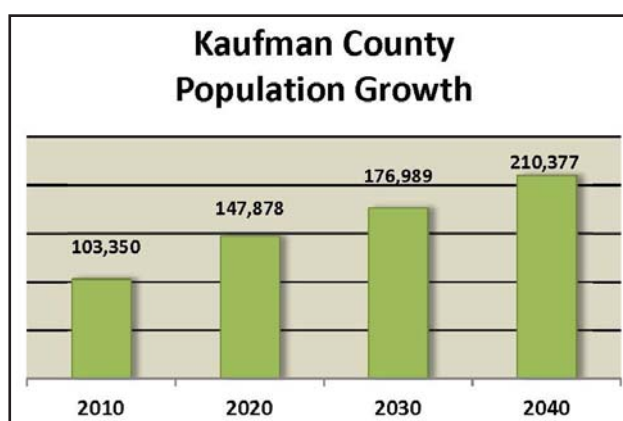


Table 1.2 Kaufman County Growth
Source: NCTCOG

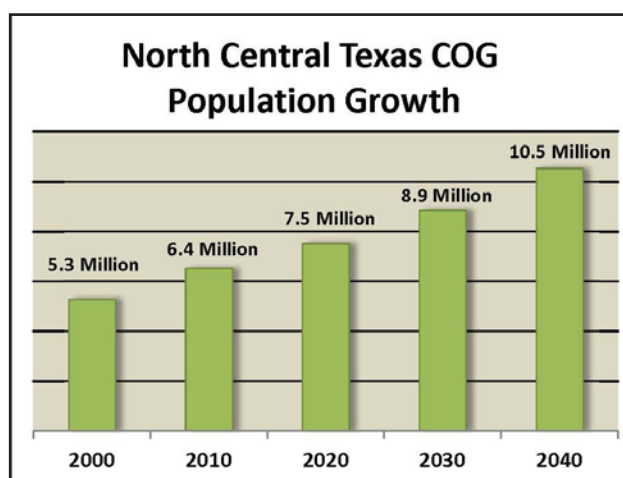
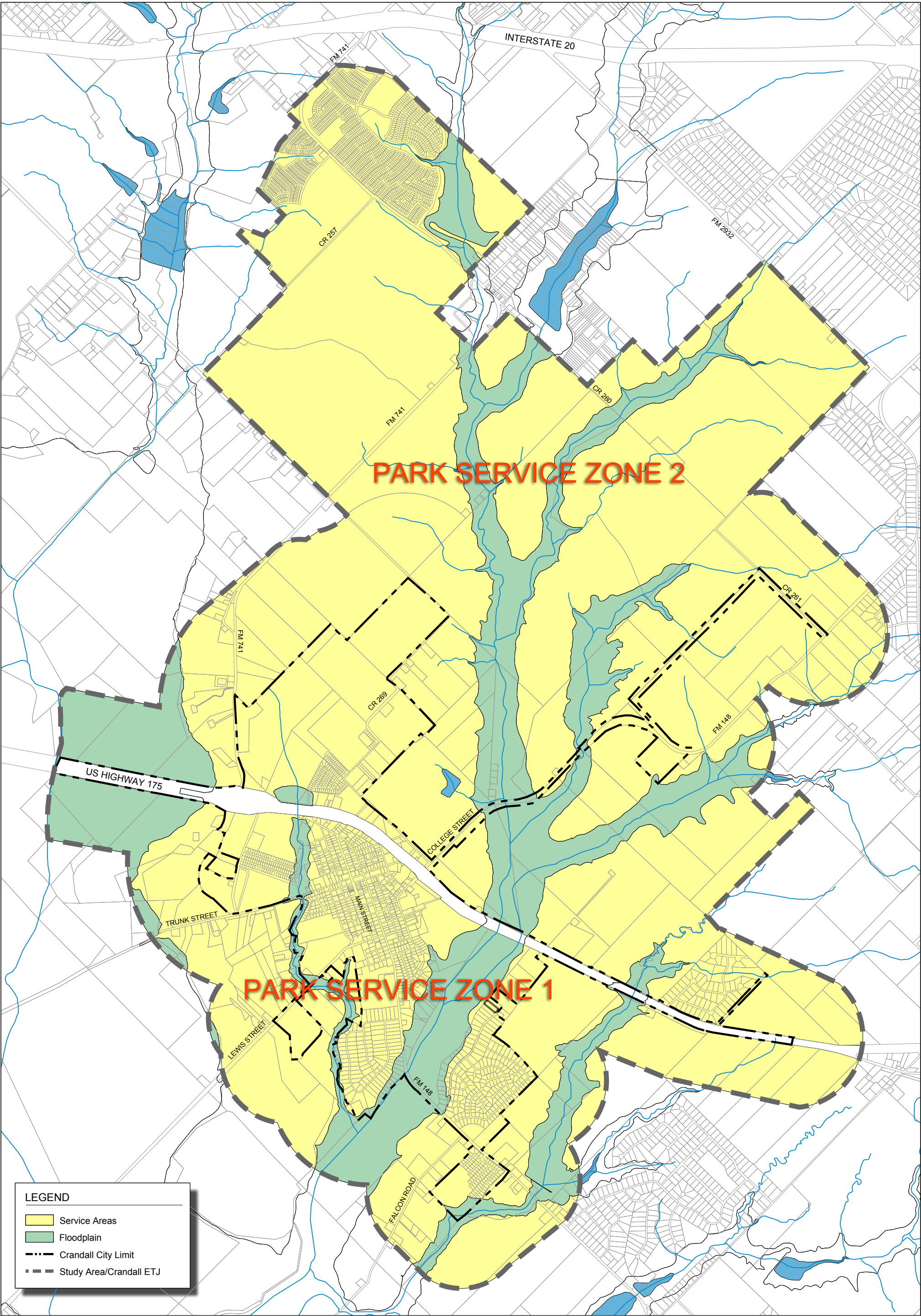


Table 1.3 NCTCOG Growth
Source: NCTCOG



LEGEND

- Service Areas
- Floodplain
- Crandall City Limit
- Study Area/Crandall ETJ



PARKS, OPEN SPACE AND MASTER TRAILS PLAN

PLANNING AREA

CITY OF CRANDALL, TEXAS

0 1/4 1/2 1

SCALE IN MILES

1" = 1/2 mi.



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Demographic Profile

A review of relevant demographics of the City is beneficial in understanding the current and future demands for parks and open space. Variables such as age and family composition can help the City ensure that appropriate park facilities are selected and prioritized to meet citizen needs.

Historic Populations

The historic population for Crandall and Kaufman County are shown in Table 1.4, Historic Growth. This table illustrates the rate of population growth over the past 60 years. Crandall's highest percent change in population was between 1990 and 2000, noting no population figures could be found prior to the 1990 U.S. Census. Kaufman County has seen its larger percent change in the last 10 years at 44.9%, a trend consistent with the growing Dallas-Fort Worth area. Recent years has seen a steady percent change between 3% and 4% for the City of Crandall, but a more conservative planning growth rate can be seen with Crandall's Compound Annual Growth Rate (CAGR). As seen in Table 1.5, Compound Annual Growth Rate, the past 10 years have resulted in a CAGR of 0.3% and the past 20 years have resulted in a CAGR of 2.78%. These CAGR become important for population projection methodology.

Crandall	
Compound Annual Growth Rate	
10 Year	0.30%
20 Year	2.78%

Table 1.5 Compound Annual Growth Rate
Source: NCTCOG, U.S. Census

Year	Crandall		Kaufman County	
	Population	Percent Change	Population	Percent Change
1950			31,170	
1960			29,931	-4.0%
1970			32,392	8.2%
1980			39,015	20.4%
1990	1,652		52,220	33.8%
2000	2,774	67.9%	71,313	36.6%
2010	2,858	3.0%	103,350	44.9%
Est. 2012	2,970	3.9%	104,600	1.2%

Table 1.4 Historic Growth

Source: NCTCOG, U.S. Census, U.S. Decennial Census

Population Projections

Table 1.6, Population Projections (next page), provides five CAGR growth rate scenarios (1.0-3.0 CAGR). While growth for the past 20 years would tend to project future growth on a more progressive path, the past 10 years have seen the growth rate slightly decrease towards the very conservative perspective. This slowed growth rate is most likely related to population expansions in the ETJ. It should be noted that Crandall's greatest opportunity for experiencing high growth would be associated with annexation of MUD and PD developments in its ETJ. While annexation agreements with the MUD and PD areas are possible, this plan has not assumed growth potentials based on heavy annexation scenarios. However, should future populations grow rapidly based on annexation, this plan has considered and incorporated park service levels and trails for both Crandall's city limits and ETJ.

Based on regional and county growth rates and trends, this plan uses a CAGR of 2.0% to project future populations. As highlighted on Table 1.6, Population Projections, the 2024 estimated population for Crandall is assumed at 3,771.

Crandall									
1.0 % CAGR		1.5 % CAGR		2.0 % CAGR		2.5 % CAGR		3.0 % CAGR	
Year	Population	Year	Population	Year	Population	Year	Population	Year	Population
2010	2,858	2010	2,858	2010	2,858	2010	2,858	2010	2,858
2011	2,887	2011	2,901	2011	2,915	2011	2,929	2011	2,944
2012	2,915	2012	2,944	2012	2,973	2012	3,003	2012	3,032
2013	2,945	2013	2,989	2013	3,033	2013	3,078	2013	3,123
2014	2,974	2014	3,033	2014	3,094	2014	3,155	2014	3,217
2015	3,004	2015	3,079	2015	3,155	2015	3,234	2015	3,313
2016	3,034	2016	3,125	2016	3,219	2016	3,314	2016	3,413
2017	3,064	2017	3,172	2017	3,283	2017	3,397	2017	3,515
2018	3,095	2018	3,220	2018	3,349	2018	3,482	2018	3,620
2019	3,126	2019	3,268	2019	3,416	2019	3,569	2019	3,729
2020	3,157	2020	3,317	2020	3,484	2020	3,658	2020	3,841
2021	3,189	2021	3,367	2021	3,554	2021	3,750	2021	3,956
2022	3,220	2022	3,417	2022	3,625	2022	3,844	2022	4,075
2023	3,253	2023	3,468	2023	3,697	2023	3,940	2023	4,197
2024	3,285	2024	3,520	2024	3,771	2024	4,038	2024	4,323
2025	3,318	2025	3,573	2025	3,846	2025	4,139	2025	4,453
2026	3,351	2026	3,627	2026	3,923	2026	4,243	2026	4,586
2027	3,385	2027	3,681	2027	4,002	2027	4,349	2027	4,724
2028	3,419	2028	3,736	2028	4,082	2028	4,458	2028	4,866
2029	3,453	2029	3,792	2029	4,164	2029	4,569	2029	5,012
2030	3,487	2030	3,849	2030	4,247	2030	4,683	2030	5,162

Table 1.6 Population Projections

Source: NCTCOG, U.S. Census

Full Build-Out Scenario

In additions to the 2024 population projection, a full build-out scenario has been examined in order to support the needs assessment's level of service (LOS) analysis in association with determining future park land acreages. This scenario encompasses Crandall's full build-out potential within both the city limits and ETJ. While a full build-out population is estimated, the scenario has no time frame associated with the densities but would likely take decades to achieve. Even then, the possibility of reaching a full build-out scenario has many variables and depends on decades of growth in the City of Crandall and Kaufman County. However, this preliminary full build-out projection is necessary in order to plan service levels and trail connections. The full build-out scenario is estimated at approximately 35,628 persons.

The methodology used to determine full build-out assumed the following:

- Full build-out of Crandall's city limits based on the current zoning categories
- Heartland MUD's full build-out
- No density projects within floodplain areas
- Remainder of ETJ at a density of 0.20 units per acres

Crandall					
Area	Approximate Acres	Dwelling Units Per Acre	Total Units	Person Per Household	Total Population Potential
City Limit- Existing Population					2,970
City Limit- Undeveloped PD Areas	360	4.00	1,440	2.8	4,032
City Limit- Undeveloped SF-E Areas	290	0.50	145	2.8	406
CITY LIMIT SUB TOTAL					7,408
MUD- Heartland					25,000
ETJ- Remaining areas outside floodplains	5,750	0.20	1,150	2.8	3,220
TOTAL (Full Build-Out Estimates)					35,628

Table 1.7 Full Build-Out Scenario

Age Distribution

The age distribution of Crandall is one of the most important elements that should be considered when planning for park facilities. Examining the age composition of the community can help to prioritize which facilities would be the most beneficial for the community based upon the age breakdown. The age cohort pyramid indicates that the City of Crandall has a significantly higher portion of the population between the ages of 30 and 59 than the state of Texas as a whole. The City also contains a much larger portion of the population between the ages of 10 and 19 than the state as a whole. These two demographics are directly coordinated and indicate the prevalence of families with children in the community. This age breakdown indicates that park facilities that provide recreational opportunities for families and youth should be a priority within Crandall. Examples of these types of facilities would include playgrounds, recreational fields for outdoor sports, hike and bike trails.

Crandall					
Male			Female		
Age	Population	Percent	Age	Population	Percent
Under 5 years	86	3%	Under 5 years	95	-3.30%
5 to 9 years	120	4.20%	5 to 9 years	109	-3.80%
10 to 14 years	147	5.10%	10 to 14 years	129	-4.50%
15 to 19 years	140	4.90%	15 to 19 years	124	-4.30%
20 to 24 years	69	2.40%	20 to 24 years	66	-2.30%
25 to 29 years	80	2.80%	25 to 29 years	80	-2.80%
30 to 34 years	94	3.30%	30 to 34 years	114	-4%
35 to 39 years	100	3.50%	35 to 39 years	129	-4.50%
40 to 44 years	111	3.90%	40 to 44 years	106	-3.70%
45 to 49 years	109	3.80%	45 to 49 years	129	-4.50%
50 to 54 years	106	3.70%	50 to 54 years	126	-4.40%
55 to 59 years	101	3.50%	55 to 59 years	77	-2.70%
60 to 64 years	56	2%	60 to 64 years	42	-1.50%
65 to 69 years	34	1.20%	65 to 69 years	44	-1.50%
70 to 74 years	27	0.90%	70 to 74 years	31	-1.10%
75 to 79 years	22	0.80%	75 to 79 years	22	-0.80%
80 to 84 years	7	0.20%	80 to 84 years	13	-0.50%
85 years and over	4	0.10%	85 years and over	9	-0.30%

Texas					
Texas Male			Texas Female		
Age	Population	Percent	Age	Population	Percent
Under 5 years	984,149	3.90%	Under 5 years	944,324	-3.80%
5 to 9 years	983,814	3.90%	5 to 9 years	944,420	-3.80%
10 to 14 years	962,866	3.80%	10 to 14 years	919,017	-3.70%
15 to 19 years	968,686	3.90%	15 to 19 years	914,438	-3.60%
20 to 24 years	932,353	3.70%	20 to 24 years	884,726	-3.50%
25 to 29 years	938,966	3.70%	25 to 29 years	914,073	-3.60%
30 to 34 years	882,887	3.50%	30 to 34 years	877,547	-3.50%
35 to 39 years	876,139	3.50%	35 to 39 years	887,448	-3.50%
40 to 44 years	846,865	3.40%	40 to 44 years	847,930	-3.40%
45 to 49 years	874,863	3.50%	45 to 49 years	885,604	-3.50%
50 to 54 years	827,933	3.30%	50 to 54 years	846,936	-3.40%
55 to 59 years	691,275	2.70%	55 to 59 years	731,649	-2.90%
60 to 64 years	565,820	2.30%	60 to 64 years	608,947	-2.40%
65 to 69 years	403,269	1.60%	65 to 69 years	449,831	-1.80%
70 to 74 years	283,865	1.10%	70 to 74 years	335,291	-1.30%
75 to 79 years	208,530	0.80%	75 to 79 years	268,715	-1.10%
80 to 84 years	139,029	0.60%	80 to 84 years	208,177	-0.80%
85 years and over	100,971	0.40%	85 years and over	204,208	-0.80%

Table 1.8 Age Distribution

Source: NCTCOG, U.S. Census

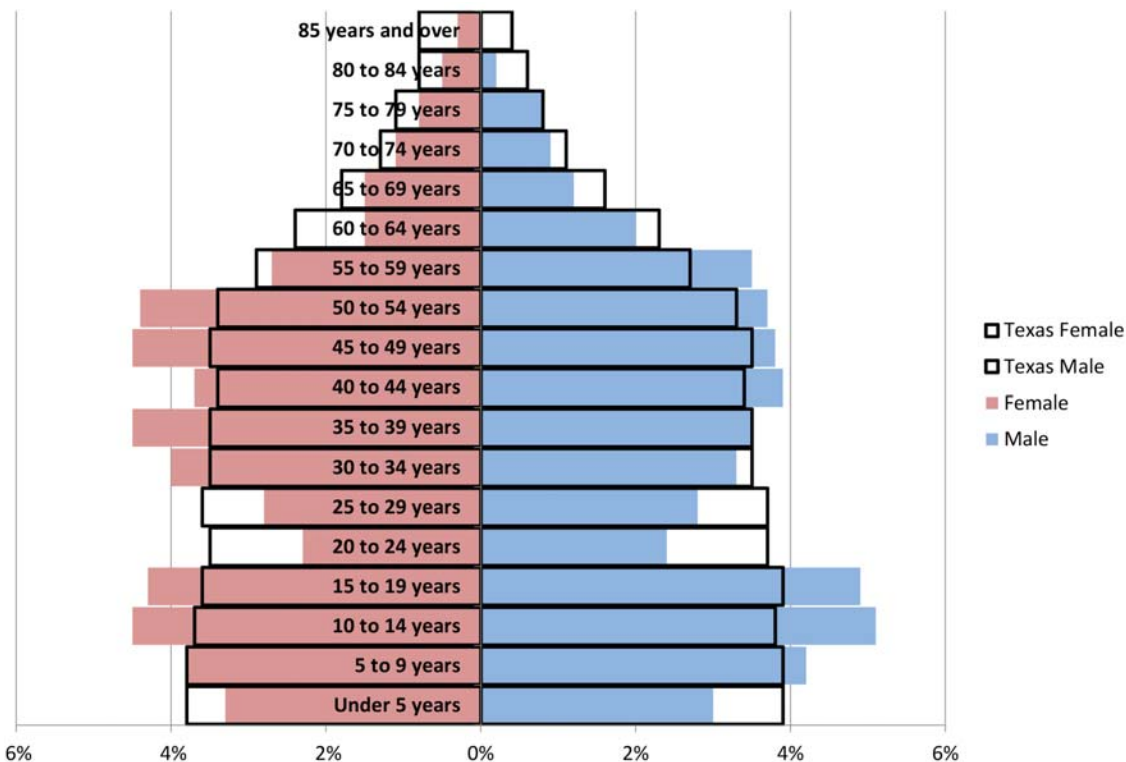


Table 1.9 Age Distribution Pyramid

Source: NCTCOG, U.S. Census

Race and Ethnicity

An element that is sometimes considered with park planning is the ethnic breakdown of the community. Communities with diverse populations may desire a range of programs or facilities that encompass and include the community's diverse groups. The 2010 Census indicates that the ethnic breakdown of Crandall is 7 percent Hispanic and 93 percent Non-Hispanic compared to the State of Texas ethnic composition

of 38 percent Hispanic and 62 percent Non-Hispanic. State-wide trends indicate the growing diversity of Texas as a whole. Demographic changes in Crandall should be examined in the future to ensure that park and recreational programs and facilities are inclusive of all residents.

Race	Crandall		Texas	
	Number	Percent	Number	Percent
Total Population	2,858	100	25,145,561	100
One Race	2,824	98.8	24,466,560	97.3
White	2,620	91.7	17,701,552	70.4
Black or African American	105	3.7	2,979,598	11.8
American Indian and Alaska Native	9	0.3	170,972	0.7
Asian	21	0.7	964,596	3.8
Native Hawaiian and Other Pacific Islander	0	0	21,656	0.1
Some Other Race	69	2.4	2,628,186	10.5
Two or More Races	34	1.2	679,001	2.7

Table 1.10 Race

Source: NCTCOG, U.S. Census

Economics

Household incomes for Crandall are shown in Table 1.11, Household Incomes. Approximately 14.9% of the households in Crandall were \$24,999 or less. However, from 2008 to 2011, the highest income percentage of households in Crandall were within the \$75,000 to \$99,999 income range.

Crandall		
Income Level	Number	Percent
Total households	977	
Less than \$10,000	77	7.90%
\$10,000 to \$14,999	0	0.00%
\$15,000 to \$24,999	68	7.00%
\$25,000 to \$34,999	50	5.10%
\$35,000 to \$49,999	54	5.50%
\$50,000 to \$74,999	155	15.90%
\$75,000 to \$99,999	275	28.10%
\$100,000 to \$149,999	229	23.40%
\$150,000 to \$199,999	64	6.60%
\$200,000 or more	5	0.50%
Median household income (dollars)	80,472	

Table 1.11 Household Incomes

Source: NCTCOG, U.S. Census, 2008-2011 American Community Survey

Community Goals

The vision for Crandall's parks, open space and trails includes increasing park service levels for existing neighborhoods and ensuring future developments provide an effective park system. The community desires increased amenities for all residents with emphasis on organized team sport facilities, trails and unique features such as splash pads. The new parks will be designed and existing parks will be enhanced with focus to provide uses for all age groups. The new park designs will be coordinated with citizens and stakeholder input, while taking full advantage of multiple funding resources. New parks will appropriately serve the identified Park Service Zones. New parks and trails will help the growing community to be recognized for its livability and superior amenities.

Park programming will balance both active and passive recreational amenities with an emphasis on creating community interactions. The future park system will incorporate trails throughout the community. The trails will allow the community to take advantage of and better connect to parks, schools, neighborhoods, the natural environment and community points of interest. In addition, the trail system will employ small and large loop routes through the community to promote connectivity. The vision for Crandall includes the preservation of the community's unique open space systems to promote aesthetics and quality of life. These preservation areas include greenways, water features, natural drainage areas and areas of significant tree coverage.

Goals and Objectives

To take the vision for Crandall further, goals and objectives have been developed as policy statements, to guide decision making. Goals and objectives are what the community aspires to create. They are defined without specific time frames but set the path for continuous improvement. The following is organized into two categories; Park Service Zone 1 and Park Service Zone 2.



Park Service Zone 1 (South of US Highway 175)

GOAL 1: PARK SERVICE ZONE 1 WILL HAVE A PARK SYSTEM THAT EFFECTIVELY SERVES RESIDENTS

- Increase park service levels through the acquisition of new parkland and the enhancement of existing parks
- Utilize parkland dedication ordinance to require developments to set aside appropriate lands or money for park needs
- Provide new close-to-home parks for existing neighborhoods as a stabilization technique to promote and enhance existing neighborhoods
- Provide a range in park types, park service levels and park location consist with the established park and trail classifications and standards
- Explore multiple funding sources for new park creation and improvements to existing facilities
- Increase community identity and aesthetics with visible, high-quality parks and trails
- Attract new residents with increased quality of life and community livability

GOAL 2: PARK SERVICE ZONE 1 WILL PROVIDE PARK PROGRAMMING AND FACILITIES TO MEET THE AREA'S PRESENT AND FUTURE NEEDS

- Provide recreational activities that are available for all ages
- Increase organized team sport facilities
- Enhance existing parks with increase maintenance, landscaping, new amenities and site furnishings
- Provide highly visible special use parks with unique community amenities
- Create a balance of park types and services with both active and passive recreation amenities types
- Encourage community wellness, fitness and health
- Maintain park facilities at a superior level and continue to provide operational and maintenance resources
- Coordinate with private entities to establish clear maintenance responsibilities
- Implement consistent park and municipal signage
- Develop parks with interesting landscaping, trees and site furnishings

GOAL 3: PARK SERVICE ZONE 1 WILL CONTAIN A COMPREHENSIVE NETWORK OF TRAILS FOR WALKERS, JOGGERS AND CYCLIST

- Connect all neighborhoods, parks, schools and major points of interest with trail facilities
- Increase and improve access to the trail system
- Provide appropriately sized facilities for multiple purposes such as walking, jogging and cycling
- Allow for the community road network and right-of-ways to accommodate additional modes of transportation
- Explore multiple funding sources for new trail and bike facilities, including roadway improvements
- Maintain trail facilities at a superior level and continue to provide operational and maintenance resources
- Use greenbelts and easement to create unique trail corridors
- Create both small and large loop route connections through neighborhoods and greenbelt systems

GOAL 4: PARK SERVICE ZONE 1 WILL PRESERVE AND ENHANCE OPEN SPACE WHILE PROTECTING NATURAL RESOURCES AND SYSTEMS

- Identify and preserve key natural resources including unique water features, natural drainage areas and areas of significant tree coverage
- Preserve open space throughout the service area and use greenways as trail corridors and linear parks
- Design parks to preserve and enhance natural resources
- Encourage the use of native plant materials

Park Service Zone 2 (North of US Highway 175)

GOAL 1: PARK SERVICE ZONE 2 WILL HAVE A PARK SYSTEM THAT EFFECTIVELY SERVES EXISTING RESIDENTS AND FUTURE DEVELOPMENTS

- Work with planned communities to ensure premier park and trail amenities are provided
- Utilize parkland dedication ordinance to require developments to set aside appropriate lands or money for park needs
- Acquire new parkland and provide new close-to-home parks for existing neighborhoods as a stabilization technique to promote and enhance existing neighborhoods
- Provide a range in park types, park service levels and park location consistent with the established park and trail classifications and standards
- Explore multiple funding sources for new park creation and improvements to existing facilities
- Increase community identity and aesthetics with visible, high-quality parks and trails
- Attract new residents with increased quality of life and community livability



GOAL 2: PARK SERVICE ZONE 2 WILL PROVIDE PARK PROGRAMMING AND FACILITIES TO MEET THE AREA'S PRESENT AND FUTURE NEEDS

- Provide recreational activities that are available for all ages
- Create a balance of park types and services with both active and passive recreation amenities types
- Encourage community wellness, fitness and health
- Maintain park facilities at a superior level and continue to provide operational and maintenance resources
- Coordinate with private entities to establish clear maintenance responsibilities
- Implement consistent park and municipal signage
- Develop parks with interesting landscaping, trees and site furnishings

GOAL 3: PARK SERVICE ZONE 2 WILL CONTAIN A COMPREHENSIVE NETWORK OF TRAILS FOR WALKERS, JOGGERS AND CYCLIST

- Connect all neighborhoods, parks, schools and major points of interest with trail facilities
- Increase and improve access to the trail system
- Provide appropriately sized facilities for multiple purposes such as walking, jogging and cycling
- Allow for the community road network and right-of-ways to accommodate additional modes of transportation
- Explore multiple funding sources for new trail and bike facilities, including roadway improvements
- Maintain trail facilities at a superior level and continue to provide operational and maintenance resources
- Use greenbelts and easements to create unique trail corridors
- Create both small and large loop route connections through neighborhoods and greenbelt systems

GOAL 4: PARK SERVICE ZONE 2 WILL PRESERVE AND ENHANCE OPEN SPACE WHILE PROTECTING NATURAL RESOURCES AND SYSTEMS

- Identify and preserve key natural resources including unique water features, natural drainage areas and areas of significant tree coverage
- Preserve open space throughout the service area and use greenways as trail corridors and linear parks
- Design parks to preserve and enhance natural resources
- Encourage the use of native plant materials
- Encourage planned communities to incorporate greenbelts and natural systems into the community's master plan and to define neighborhood locations and to buffer land uses

Classifications and Standards

The purpose of the classifications and standards is to establish guidelines for parks and trails. These classifications balance amenities and access yet are appropriate for the community's size and existing conditions. The following classifications and general considerations were developed to promote a park system that is measurable and supports the community's vision. The classifications create a hierarchy of park types through sizes, location, recreational types and service areas. These park and trail standards are specific and unique to Crandall.

Crandall's classifications were developed based on many factors. First, the National Recreation and Park Association's *Park, Recreation, Open Space and Greenway Guidelines*, published in 1995, were used as a baseline tool to determine park types but with some modifications. Justification for modifications were based on the community's size, community input, a realistic approach to implementation, and the current and future needs of the community. Only the park types selected and combined for Crandall are shown in this section. Proposed park sizes are generally smaller than parks found in surrounding communities as park categories have been combined. The park system considers existing developments, physical barriers and growth patterns. It promotes new access for current neighborhoods and helps to create appropriate service levels for future developments. In addition, the classifications consider local resources, cultural factors and physical land attributes such as the abundance of floodplain areas.

Existing inventory, park classifications and the needs assessment work hand-in-hand in determining the ultimate park recommendations. Analysis on the community's size and the size of existing parks were also conducted to determine park classifications. Traditional classifications for mini, neighborhood and community parks were analyzed, including their respective service radius and recreational features in comparison to the city's physical layout. It was determined that two primary classifications are appropriate for Crandall. The community will be well served with close-to-home type parks and larger, all encompassing type community parks. The following standards for the close-to-home park, identified as neighborhood parks for Crandall, borrow elements from traditional mini and neighborhood type parks. The larger all encompassing type community parks, identified as community parks for Crandall, borrow elements from traditional neighborhood and community parks.



Example of traditional mini park used in park planning located near the center of a neighborhood unit.

Adding a third mini park classification is not necessary for Crandall's existing developments and would likely result in challenges related to their implementation. However, special use parks are recommended but their service levels remain unsuitable when meeting the identified needs of the community. Rather, focusing on the close-to-home and community type classifications will better position the community towards reaching their park vision and goals. Because traditional mini and neighborhood type parks are combined to create standards for the close-to-home style parks, Crandall's neighborhood parks will likely be unique unto themselves. While mini park classifications are not being determined as a standard, the use of mini parks is not discouraged for future master planned development, as long as neighborhood and community park service levels are met.

The following identifies classifications for parks and trails, including their description, size and service area, location and site selection and development considerations. Once established, these guidelines will then be applicable to form a park system that is orderly and responsive to the community's needs.

Park Classifications

Neighborhood Parks

Neighborhood parks are the smallest park unit and the foundation for Crandall's park system. These park types are generally centrally located in a neighborhood. Neighborhood parks address a targeted developed area and serve a limited population or small group of neighborhoods. They can serve as a neighborhood's center to define character or as a place-making element. In addition, neighborhood parks can be used as a neighborhood stabilization technique to increase branding, property values and the livability for specific neighborhoods. These parks should be very accessible.

Neighborhood parks generally have a more targeted program than community parks and provide close-to-home park services. They can offer a range of passive and active recreational amenities from playgrounds to sports courts, to trail access and areas for family functions.

Size, Service Area and Service Levels

Neighborhood parks should be between one to five acres in size. They can be greater in size than five acres and up to 10 acres depending on function, surrounding development and land attributes. Their service area includes 0.25 mile radius and up to 0.50 mile radius. The recommended service level is 1.25 acres of neighborhood parks per 1,000 residents.

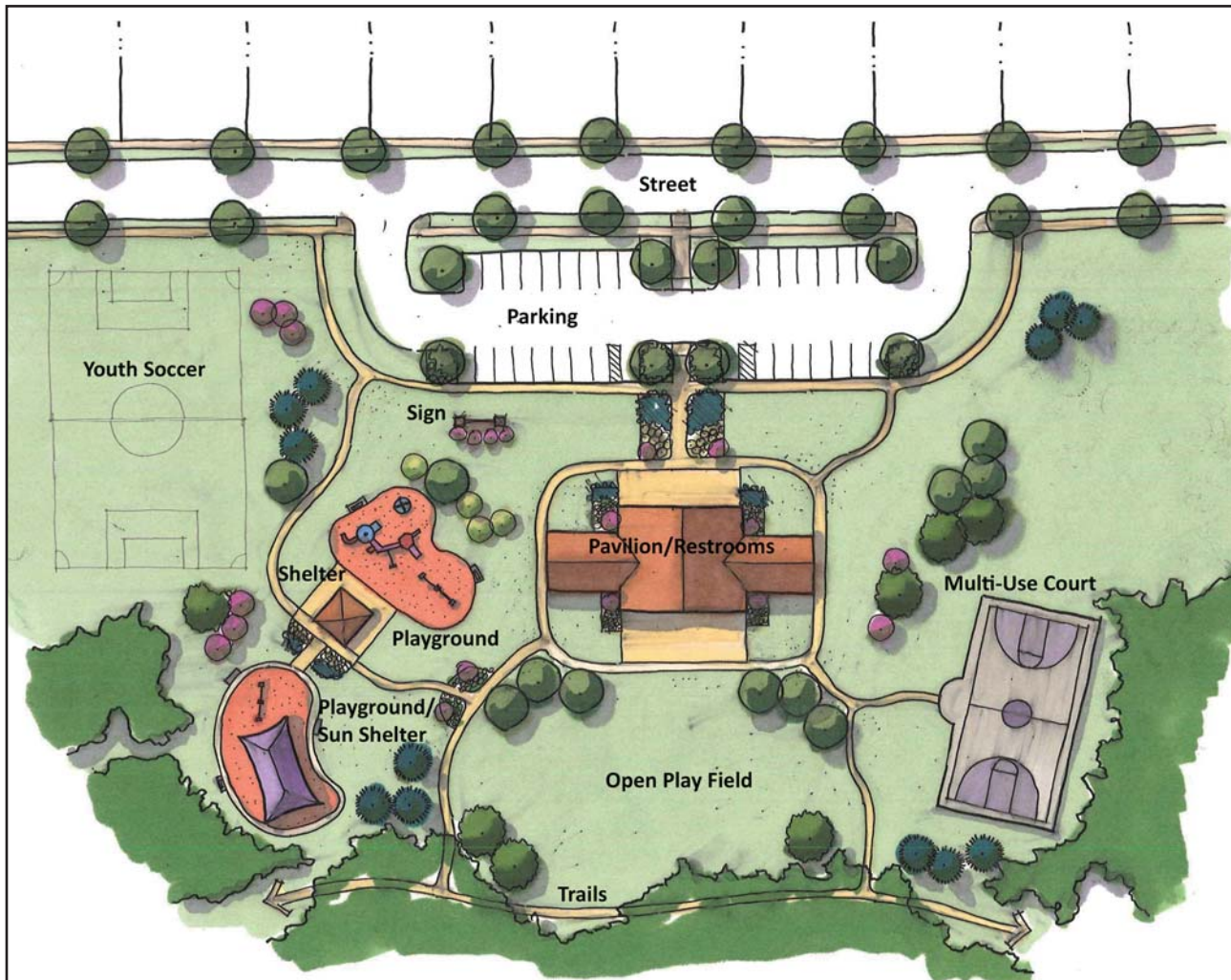
Locations and Site Selection

Neighborhood parks are best located near the geographic center of a residential areas or central to several neighborhoods. While population densities play a role in their position in the community, their location selection is often justified upon spatial need based on a 0.25 to 0.50 miles service area.

Generally, neighborhood parks should not be located along heavily traveled streets. Accessibility by way of trails and sidewalks or low-volume residential streets or minor collectors increases use and viability. The park should have adequate soils for sustaining plantings. Generally, their sites should be a gentle slope to increase usability and should properly drain to allow safe use. Street access should be required on at least one side of the park. Placement near greenbelts and trail corridors will help to provide trail access and connectivity to parks throughout the community.

Development Considerations

- Additional resident input may be considered during design phases
- Minimal vehicular surface parking, in addition to on-street parking, may be needed and should be based on the individual park design, users and programming
- Safe pedestrian access should be provided to the park and include safe internal circulation
- Trail access should be provided when adjacent to trail corridors
- Parks may be located along a trail system and serve as trail access site
- Protection from the sun should be considered through shade structures or trees
- Facilities should have landscape plantings and trees
- Park signage should include small monument park sign, trail signs and posted administrative requirements
- Typical amenities provided for Neighborhood Parks include:
 - Children's playground with fall surface and equipment
 - Hard surface play areas or court games such as basketball, tennis and volleyball
 - Sport field(s)
 - Small lawn for passive non-organized team sports such as toss or frisbee
 - Passive recreation elements such as tables, benches, trash receptacles, walks and small shade structures or pavilions
 - Gardens or water features



Example of typical neighborhood park.

Community Parks

Community Parks are larger in size and focus on serving a broad population to meet the recreational needs for a large geographic section of the community or even the entire city. Community parks include a wide range of active and passive recreation opportunities. They can help to provide those recreational needs not featured at neighborhood parks. These parks may also serve to preserve natural resources including creeks, streams, slopes, greenbelts or floodplain areas. Community parks consist of amenities for all user groups and should include facilities for organized team sports. Because community parks are often near neighborhoods, they may actually serve as neighborhood parks for parts of the city, depending on existing and future service level needs.

Community parks should include an array of recreational types and amenities. These could include sports complexes, a trail network, fitness-focused and educational type facilities.

Size and Service Area

Optimal size for Crandall's community parks are between 40 and 100 acres. Their sizes should be determined based on intended uses and populations being served. The service area should be 1.50 mile radius up to 2.0 mile radius. The recommended service level is 5.0 acres of neighborhood parks per 1,000 residents.

Locations and Site Selection

Community parks should be integrated to maximize service areas and accessibility while minimizing unnecessary overlap in service level coverage. Site selections should consider the physical barrier of U.S. Highway 175, most likely resulting in community parks located based on the identified park service zones. Adequate vehicular access and parking should be provided. The site may include preserve areas for passive recreation but the site's slopes and soils should accommodate safe use for park facilities and allow proper drainage. Community parks should incorporate nature features when possible and could be situated along greenbelts to include nature areas and access to adjacent trail systems.



Example of community park.

Source: www.heartlandtexas.com/

Development Considerations

- Additional community input may be considered during design phases
- Vehicular parking should be required based on the individual park's programming
- Safe pedestrian access should be provided to the park and as internal circulation
- Parks may be located along a trail system and serve as trail access sites
- Protection from the sun should be considered through shade structures or trees
- Facilities should have landscape plantings and trees
- Park signage should include monument park sign, trail signs and posted administrative requirements
- Typical amenities provided for neighborhood parks could include:
 - Children's playground with fall surface and equipment
 - Hard surface play areas or court games such as basketball, tennis and volleyball
 - Sport fields
 - Walking trails, access to trail systems and trail head site
 - Splash pads or swimming pool
 - Open lawn for passive non-organized team sports such as toss or frisbee
 - Passive recreation elements such as picnic areas, tables, benches, trash receptacles, and walks
 - Pavilions or multi-purpose structures for family events or activities
 - Support facilities such as maintenance buildings
 - Natural or preserved areas including unique terrain, floodplains, greenbelts or water features

Special Use Parks

Special use parks can cover a wide range of facilities and descriptions but are most likely oriented for a single purpose. These types of parks serve the community in many ways including economic development, defining character and promoting community pride. Their activities can include single uses such as performing arts, gardens or community center. Examples for special use parks fall into three categories:

- **Social/Cultural/Historic Sites** - Plazas, squares, municipal sites, or historic sites
- **Recreational Facilities** - Senior center, golf course, nature center, community center, or aquatic facility
- **Outdoor Recreational Facilities** - Stadium or sports complex for single type event



Size and Service Area

Special use parks vary in size depending on programming, location and natural features. Their service area is the entire community.

Locations and Site Selection

The City's geographic center is the best location for these park types. Due to the target program element of these parks, there are no specific site selection criteria. However, the site should consider existing points of interest and available land. Special use parks should be visible and fit into the community's existing development patterns. Their locations should serve as a hub to surrounding uses.

Development Considerations

- Additional community input could be considered during design phases
- Vehicular parking should be required based on the individual park's programming
- Safe pedestrian access should be provided to the park and as internal circulation
- Design for special use parks should consider the communities overall character and their impact for economic development
- Facilities should have landscape plantings and trees
- Park signage should include monument park sign and posted administrative requirements

Open Space, Greenways and Linear Parks

Open space, greenways and linear parks are lands set aside for preserving natural features, man-made resources, unique landscapes, open space or visual aesthetics. These areas can serve as trail corridors and passive recreational amenities. In addition, these systems are used to protect wildlife and natural processes or provide for floodways or drainage.

Open space, greenways and linear parks can help create site amenities for adjacent uses and should be thought of as a community asset. Maintenance is generally not a major factor as much of the space is non-programmable. However, occasional maintenance and safety checks will be needed. These types of recreation areas have many important functions including connecting parks and points of interest within the City. Also, they emphasize natural environments while allowing for uninterrupted pedestrian movements throughout the City. Finally, they provide unique sense of place, aesthetic features and enhanced property values.

**Size, Service Area and Service Levels**

Standard sizes and service levels are not applicable because much of the existing land is defined by existing natural features. Essentially, preserving the existing greenways defines service level, with varying populations being served based on current and future densities. Service areas include the entire the City.

Locations and Site Selection

Resource availability and natural corridors are the primary determinants for locations. Coordination with future trail locations and neighborhood access will also be major factors. Integrating these types of parks and spaces into the park system often requires coordination with resource agencies such as the U.S. Army Corps of Engineers. In addition, access may require unique acquisitions or consideration of public-private partnerships.

Development Considerations

- Additional community input could be considered during design phases
- Safe pedestrian access and use should be provided in association with any trails
- There are no specific sizes for these areas, however, establishing a minimum width is important to the function in association with trails and grading. As a general rule, 50 feet should be the minimum width. Where a linear park is on either side of a natural drainage course, a minimum of 12 feet should be provided for foot traffic or motorized vehicles performing maintenance along greenways.

Trail Facilities

All pedestrian and bicycle facilities should meet the minimum standards required by the local Code as well as the recommendations of the American Association of State Highway and Transportation Officials (AASHTO) in their publication *Guide for the Planning, Design and Operation of Bicycle (Pedestrian) Facilities*. Pavement striping, signage and signals should be in accordance with the local Code and the most current Texas version of the *Manual on Uniform Traffic Control Devices (MUTCD)*. Hike and bike trails and side paths should be accessible and traversable by physically disabled persons and should comply with the guidelines set forth by the Americans with Disabilities Act of 1990 (ADA), as enforced in Texas by the Architectural Barriers Section of the Texas Department of Licensing and Regulations.



Principles for Trail Placement and Access

Generally, off-street trails should follow the existing greenways system framework, including natural features, areas of significant tree coverage or creek corridors. A key design element will be tying these natural systems into existing and proposed developments.

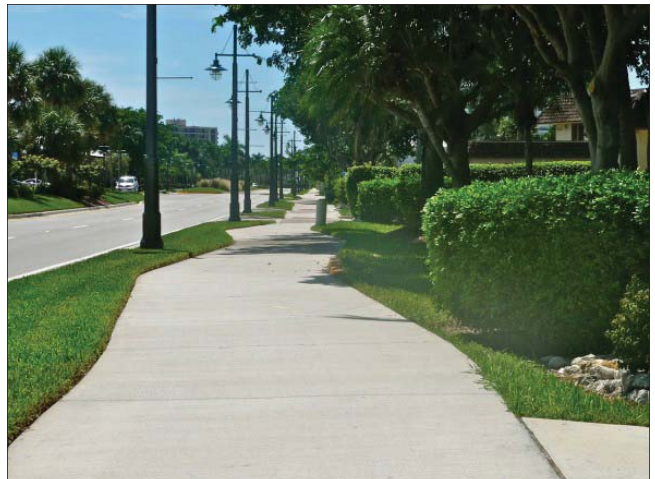
The trail system should incorporate access points throughout the community in order to maximize usability. Trailhead access should be located in existing and future parks. Each neighborhood unit should have at least one access point to adjacent trails that may be between residential lots, along neighborhood streets, along cul-de-sacs or near neighborhood entrances. All trail access points should be clearly marked by signage and provide trail identification to trail users.



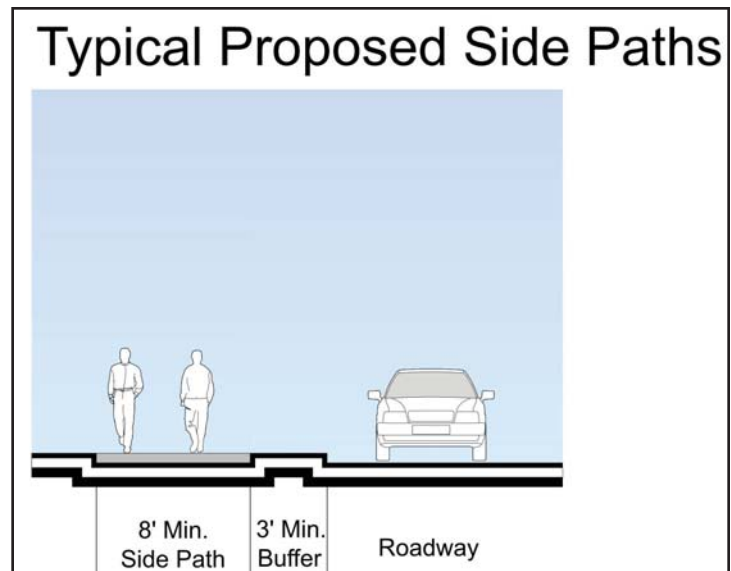
Trail or Side Paths Standards

A side path is an off-road bikeway/pedway that is physically separated from roadways by open space or a barrier. It may be within the roadway right-of-way, a utility right-of-way (only if allowed by easement) or an independent easement. These facilities are sometimes referred to as bike trails or hike and bike trails.

Side paths and trails should be 10 to 12 feet wide, as a desirable standard depending upon activity levels, with a minimum width of 8 feet. Maintenance



vehicles driving on 8-foot-wide paths tend to damage the edges. Therefore, 8-foot-wide paths should be avoided unless physical limitations cannot accommodate a greater width. Trails and side paths with high traffic volumes should be 12 feet wide or more, but should narrow to 10 feet in the vicinity of a street intersection. One-way side paths are difficult to police and should be avoided, if possible. Where they are used, they should be clearly signed as one-way, with a standard width of 6 feet and a minimum width of 5 feet. Side paths and trails should have an additional 2 feet of smoothly graded area on either side of the pavement. In addition, there should be 3 feet of horizontal and 10 feet (8 feet minimum) of overhead clearance on either side of the pavement. Trails and side paths should be constructed of smooth, hard, all-weather paving such as concrete or asphalt.



It should be noted that side paths that pass in close proximity to neighborhoods or provide high levels of recreational activity can be expected to be multiple-use trails. Conflicts between cyclists and skaters, joggers, pedestrians, animals and less experienced cyclists should be anticipated and considered in appropriate design.

Additional Bicycle Facilities

Note: While this is not a stand alone bike plan, other bike facilities are noted below. A detailed bike plan is recommended and will be necessary as the community grows. This plan does not identify or necessarily recommend or design the following facilities, but rather recognizes these facilities are important with future bike connectivity in coordination with trail routes. This parks, open space and master trails plan does not include detailed bike study and further analysis is needed.

There are many different bicycle facility types which must be understood from the perspective of those whom they serve. Differing bicycle experience levels and usage purposes require different facility types to accommodate and encourage use as well as to ensure the safety of bicyclists. In addition to considering bicycle experience levels, the existing environment may provide physical barriers with regard to the types of bicycle facilities used or desired. This section is intended to provide general understanding of the types of bicycle facilities that may be considered for use as well as general design characteristics associated with each facility.



Shared Roadway

Because a bicycle is a vehicle, any roadway (except limited-access highways, freeways and others specifically prohibiting bicycle traffic) may be considered part of the on-road bicycle network. Because existing roads typically offer the most direct route to many destinations, they tend to be favored by cyclists.

The network of local streets, by their nature, do not extend long distances or across arterials. Collector streets often provide longer continuity and signalized crossings of arterial streets. But continuity and signalized crossings attract higher traffic volumes and often higher speeds than local streets. Though lanes can be shared, wide lanes allow better coexistence of bicyclists and vehicles.

Arterial roadways can be shared but should be considered for additional accommodations, such as shoulder lanes, bike lanes or wide curb lanes. On-street parking along local streets in residential areas is compatible with bicycle use, although parking may be a conflict with bicyclist provisions along streets in commercial areas.

Bike Lanes

Bike lanes are marked portions of the roadway that are designated for exclusive use by bicycles. Typically, bike lanes may be established on arterials and other major streets where a bike lane would enhance the safety and encouragement of bicycling.

The standard width for a bike lane is 5 feet and the minimum is 4 feet. If the curb and gutter is separate from the roadway, the 4-foot to 5-foot standard is measured out from the joint between the roadway and the curb and gutter. A bike lane between on-street parking and a motor vehicle travel lane should be 5 feet wide, at a minimum. Bike lanes wider than 6 feet may encourage parking or other inappropriate uses.

Bike lanes should be signed and marked with a 6-inch-wide stripe and appropriate bike symbols and arrow markings in accordance with the Texas MUTCD and AASHTO standards. As vehicles, bicycles must ride with the flow of traffic. Bike lanes, therefore, should be one-way and should be clearly marked as such. Two-way bike lanes are discouraged. Curbs, raised pavement, or raised buttons are generally not recommended for use as bike lane markings since they are a safety hazard to cyclists and interfere with the natural and mechanical sweeping of the bike lane.

Bike Routes

Shared roadways designated as bike routes should be signed using standard MUTCD signage. Many cities, such as Dallas, have developed specially designed signs with logos and/or route numbers. Such designations are used to denote streets that can see significant bicycle usage or are a link in the bikeway network. Designation and improvement as a bike route may warrant a higher level of street maintenance (debris, potholes) than a shared roadway.

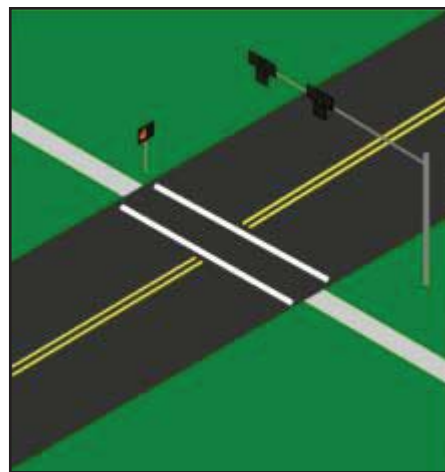


Barriers and Pedestrian Crossings

The crossing of barriers is one of the most important features of a trail system plan for a community. Highways, major arterials, railroads, water features, and topography can all impose significant barriers to bicycle and pedestrian access and mobility. The Crandall study area poses several significant barriers to safe and convenient bicycle and pedestrian travel. These conflict areas offer aggressive vehicular travel, often with limited pedestrian spaces. In addition, points of acceleration or areas with uninterrupted traffic flows should be avoided. Example conflict areas included US Highway 175, Lewis Street and FM 741.

Circulation routes have purposefully minimized crossing these areas or placing pedestrians in their intersections. It is recommended to route trails around these high traffic areas and their intersections with alternative routes or with off-street trails. Examples of this include the routing along the major greenbelt corridors.

New pedestrian hybrid beacons should be installed at proposed major pedestrian crossings. Commonly called a HAWK beacon (High-Intensity Activated crossWalk beacon) is a traffic signal used to stop road traffic and allow pedestrians to cross safely. The purpose of a HAWK beacon is to allow protected pedestrian crossings, stopping road traffic only as needed. Research has shown motorists' compliance with the HAWK beacon is up to 97 percent, higher than with traditional un-signalized crossings.



HAWK beacon example



Pedestrian Countdown signal head example

Park Inventory

The following information documents existing facilities for Crandall's city limits and ETJ. The City currently offers limited recreational opportunities. Planning for the future livability of Crandall requires an assessment and understanding of the existing recreation facilities. In order to identify deficiencies based on the developed classifications and standards, this inventory provides a baseline understanding for parks as they existed at the beginning of this study.

Existing publicly accessible park spaces are noted along with other publicly and privately owned recreation areas. These other areas are maintained and operated outside the City's control and often have limited access, however it is important to note these areas in order to understand their restrictions and to identify potential partnership opportunities. In this document, these other parks are referred as Limited and Non-Publicly Accessible Facilities.

Existing conditions and existing park facilities are summarized for each park. The information in this chapter was determined through site visits, aerial imagery, and GIS information. See the Inventory Map and the Existing Walks and Trails Map for existing locations.

Existing Publicly Accessible Parks

Name: Webb Park

Classification: Neighborhood Park

Size: Approximately 1.16 Acres

Location: Near the intersection of Mimosa Street and S. College Street

Surrounding Land Uses: Webb Park is located in a residential area. Single-family uses are on the park's west and south sides, multi-family uses are along the north and Creekview Golf Club is to the east.

Facilities: Parking lot (1), signage (yes), BBQ pits (5), sheltered picnic tables (8), unsheltered picnic tables (3), pavilion (1), storage building (1), benches (2), portable trash receptacles (4), grass play area (yes), swings (1), small play stations (3), and large sheltered play structure (1).

Condition/ Comments: Generally, the park is in good condition. Parking is provided directly off S. College Street with wooden pole barriers. Park structures and play equipment appear to be in good conditions and properly maintained. No play area perimeter fence is provided. The play area's fall surface is a mulch base contained by a plastic curb. Additional mulch base may be needed. Trees and turf grass are in good condition. Most picnic tables need to be repainted. The park contains additional space for future amenities. No sidewalks are provided surrounding or within the park. Crosswalks and signage would improve safety. The park is heavily used by the entire community.

Photo Depiction- November 2012



Name: Blakehill Drive Park*

Classification: Neighborhood Park

Size: Approximately 0.6 Acres

Location: Near the intersection of Blakehill Drive and Sunnybrook Drive

Surrounding Land Uses: The park is surrounded by single-family uses and undeveloped land that is planned as single-family uses.

Facilities: Bike rack (1), benches (4), trash receptacle (1), swings (1), and large play structure (1).

Condition/ Comments: Generally, the park is in good condition. No parking is provided and visitors must park along the street with no sidewalk access. The play area is a mulch base with a concrete curb. The play area is accessible by a concrete walk and ramp. Trees and turf grass are in good conditions. Crosswalks, sidewalks and signage would improve safety. A large detention area adjacent to the park is not restricted by a barrier.

** Name determined by planning team for park inventory only.*

Photo Depiction- November 2012



Name: Heartland Park

Classification: Community Park

Size: Approximately 100.0 Acres

Location: The parking entrance is at the intersection of Heartland and Collin Court

Surrounding Land Uses: The park is surrounded by single-family uses and undeveloped land that is planned as single-family uses

Facilities: Parking lot (1), signage (yes), basket, concrete walking trail (yes), 35 acre fishing pond (yes), fishing pier (1), pedestrian bridges (2), recreational center with restrooms (1), large play structure (1), sand tot lot (1), small play equipment, (5), swings (1), junior-olympic pool (1), tot pool (1), bike racks (3), baseball court (1), youth baseball (1), animal waste stations (5), benches (approx. 36), trash receptacles (approx. 20), U14 and up soccer field (1) (with multiple youth goals arrangements), 90' basepath baseball (1), unsheltered picnic tables (4), and BBQ pits (4).

Condition/ Comments: Generally, the park is in good to excellent condition. Pool access is restricted to Heartland residents and the park is generally intended for Heartland residents. Parking is provided along Heartland with designated stalls and a parking lot near the playground. Park structures and play equipment appear to be in good condition and properly maintained. Trees, shrubs and turf grass are in fair to good condition. The play area's fall surface is a mulch base contained by a concrete curb. Additional mulch base may be needed. Sidewalks and walking trail provide access to parking and amenities.

Trees or shade structures would benefit the picnic and playground areas. No lighting is provided for sport courts and fields. The baseball area has no outfield fence allowing user access to and balls to enter the lake. The basketball hoops need nets. Crosswalks and signage would improve safety. The park is heavily used by the entire community.

Photo Depiction- November 2012



Name: Main Street Pocket Park*

Classification: Special Use Park

Size: Approximately 0.18 Acres

Location: Along Main Street, across from Crandall City Hall

Surrounding Land Uses: The park is a civic space surrounding by commercial and public uses

Facilities: Parking (yes), pavilion (1), signage (yes), and benches (3).

Condition/ Comments: Generally, the park is in fair condition. Parking stalls are provided along Main Street. The pavilion appears in fair condition. Trees are in good condition. Shrubs and turf grass are in fair to poor condition. The pavilion offers a nice space and backdrop for civic events. Brick pavers need to be replaced. Additional seating near the restaurant would be beneficial.

** Name determined by planning team for park inventory only.*

Photo Depiction- November 2012



Limited and Non-Publicly Accessible Facilities

Name: Pirate Field

Classification: ISD Facility

Size: Approximately 5.0 Acres

Location: Near the intersection of E. Church Street and S. College Street.

Surrounding Land Uses: Single-family uses and undeveloped lands

Facilities: Signage (yes), lighting (yes), dugouts (yes), batting cages (yes), youth baseball (1), restroom/concession building (1), trash receptacles (yes), and bleacher (2).

Condition/ Comments: The park is not accessible to the general public. Only visual observations were made due to restricted access. Generally, the facility is in fair to poor condition. No designated parking is provided. The perimeter fence is broken and is a hazardous condition. The infield and turf outfield are in poor condition. The building, bleacher, and other facility condition were not assessed.

Photo Depiction- November 2012



Name: W A Martin Park Soccer Fields

Classification: ISD Facility (Note could be Neighborhood Park classification)

Size: Approximately 3.75 Acres

Location: Near the intersection of Trinity Road and Rio Grande Drive

Surrounding Land Uses: W A Martin School is to the north, undeveloped lands and industrial uses are to the west and south, and single-family uses are to the east.

Facilities: Portable restrooms (2), portable concession building (1), barrier trash receptacles (4), U14 soccer field (1), U12 soccer field (1), U10 soccer field (1), and U6 soccer field (1).

Condition/ Comments: Generally, the field/park area is in poor condition. No parking is provided and administrative signage restricts on-street parking. The portable restrooms and trash receptacle are unsightly. The portable concession building is in very poor condition. Several concrete pads from past uses are near soccer goals are are potential trip and fall hazards. The turf grass is in poor condition. No sidewalks are provided along the street. No bleachers or seating is provided. Soccer goals need nets. Crosswalks, sidewalks, and signage would improve safety. No perimeter fence is provide near roadway.

Photo Depiction- November 2012



Name: W A Martin Elementary

Classification: ISD Facility

Size: N/A

Location: W A Martin Elementary

Surrounding Land Uses: Undeveloped lands and commercial uses are to the west and south, and single-family and public uses are to the east.

Facilities: Playgrounds

Condition/ Comments: The park is not accessible to the general public but could offer future partnerships with expansion of the soccer facility to the south. No condition assessment were conducted.

Photo Depiction- November 2012



Name: Multi-School Campus

Classification: ISD Facility

Size: N/A

Location: Near the intersection of S. 1st Street and W. Lewis Street

Surrounding Land Uses: Single-family and public uses

Facilities: Youth baseball (4).

Condition/ Comments: The facilities are not accessible to the general public but could offer future partnerships. No condition observations were conducted but one field is clearly in better condition and offers lighting, upgrading sports facilities and seating. Parking would likely occur on school property.

Photo Depiction- November 2012



Name: High School

Classification: ISD Facility

Size: N/A

Location: Crandall High School

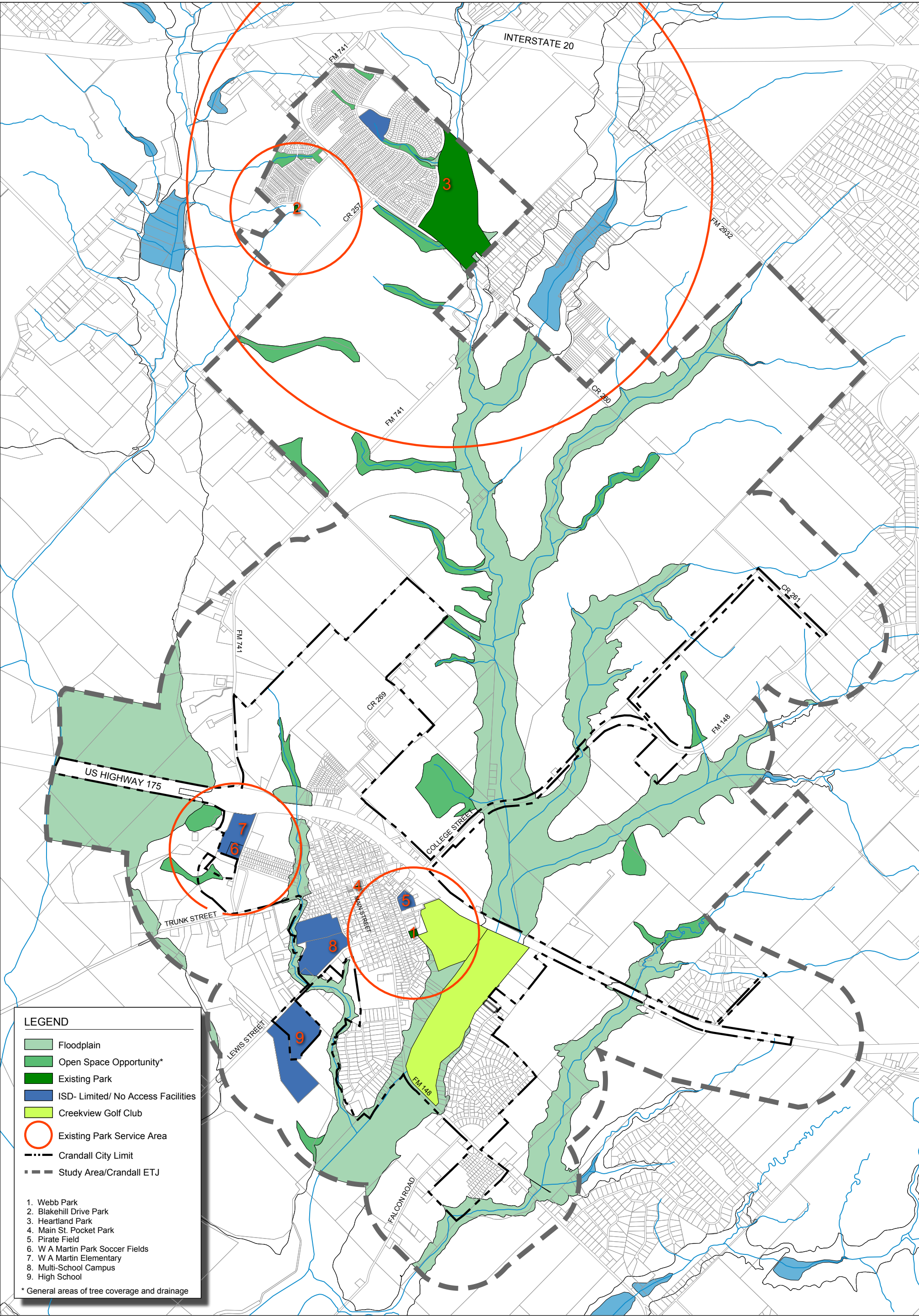
Surrounding Land Uses: Single-family and undeveloped lands

Facilities: Tennis courts (6), football fields (2), baseball (1), and softball (1).

Condition/ Comments: The baseball and softball facilities are not accessible to the general public. The tennis courts are lighted and residents have limited access. The football fields are limited access uses. No condition observations were conducted. Parking would likely occur on school property.

Photo Depiction- November 2012





LEGEND

Floodplain

Open Space Opportunity*

Existing Park

ISD- Limited/ No Access Facilities

Creekview Golf Club

Existing Park Service Area

Crandall City Limit

Study Area/Crandall ETJ

1. Webb Park

2. Blakehill Drive Park

3. Heartland Park

4. Main St. Pocket Park

5. Pirate Field

6. W A Martin Park Soccer Fields

7. W A Martin Elementary

8. Multi-School Campus

9. High School

* General areas of tree coverage and drainage

PARKS, OPEN SPACE AND MASTER TRAILS PLAN

INVENTORY

CITY OF CRANDALL, TEXAS

NORTH

0

1/4

1/2

1

SCALE IN MILES

1" = 1/2 mi.

FREESSE & NICHOLS

Prepared by:

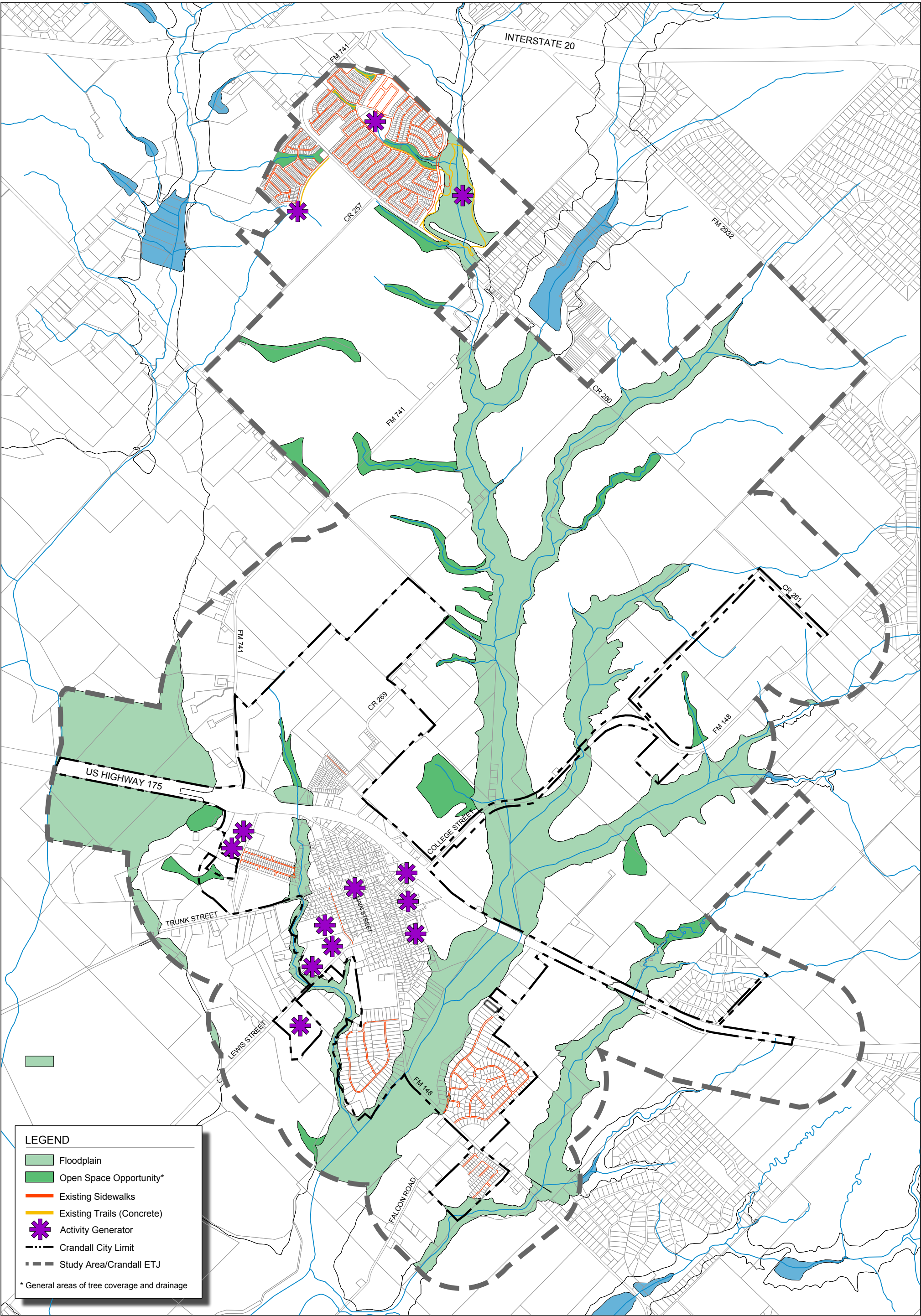
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LEGEND

- Floodplain
- Open Space Opportunity*
- Existing Sidewalks
- Existing Trails (Concrete)
- Activity Generator
- Crandall City Limit
- Study Area/Crandall ETJ

* General areas of tree coverage and drainage



PARKS, OPEN SPACE AND MASTER TRAILS PLAN

EXISTING WALKS AND TRAILS
CITY OF CRANDALL, TEXAS

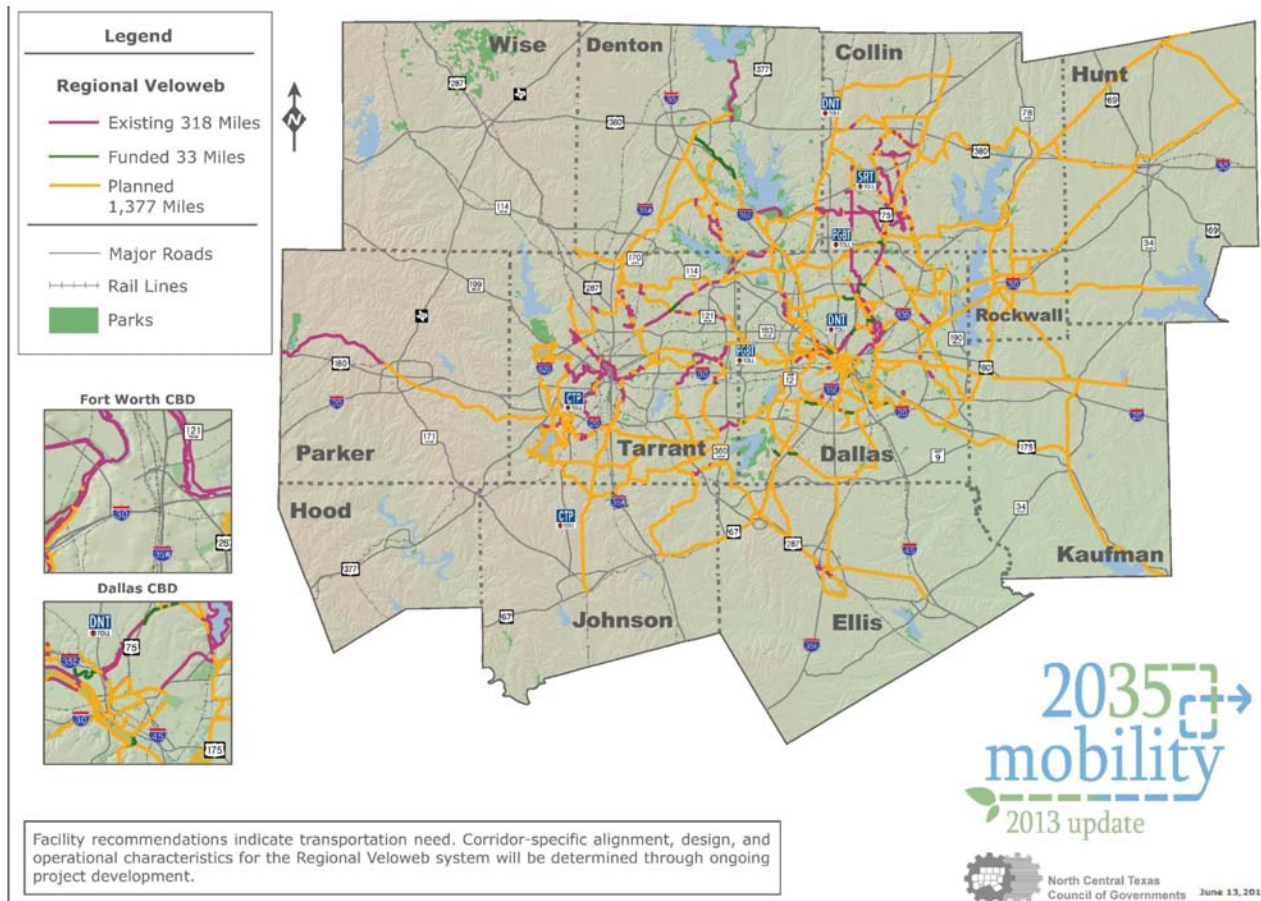


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North Central Texas Council of Governments' Regional Veloweb

The Regional Veloweb is a 1,728 mile network of existing and planned off-street, shared-use paths (trails) designed for use by bicyclists, pedestrians, and other non-motorized forms of active transportation in the Dallas-Fort Worth metropolitan area. The network of shared-use paths serves as a system of off-road transportation facilities for bicyclists and other users that extends and completes the region's roadway and passenger rail transit network. The Regional Veloweb has planned connections in 10 counties and 117 cities in North Texas. It is the "interstate" for bicyclists and pedestrians. Within Crandall, the Veloweb includes trails along U.S. Highway 175 from Kaufman and uses greenbelts as primary east-west connection to areas south of Seagoville.

The Regional Veloweb is adopted by the Regional Transportation Council, the transportation policy body of the Metropolitan Planning Organization, as part of the long-term metropolitan transportation plan for the Dallas-Fort Worth area. Corridors identified on the Veloweb as "planned" may be prioritized for future funding. Cities and counties within the region are responsible for the planning and implementation of bicycle and pedestrian infrastructure and amenities. The North Central Texas Council of Governments (NCTCOG) takes those plans and promotes connections throughout the region, with a focus on alternative commute routes. For more information, please visit NCTCOG's website.



Regional Veloweb

Source: North Central Texas Council of Governments

Needs Assessment

A needs assessment is an objective planning tool to determine whether parks and trails are being effectively supplied to meet the needs of the community. The information being assessed is based upon existing conditions, community input, community resources and area trends. Results are then matched with available lands and future amenities to determine current and future needs. The desires and deficiencies identified form the basis for park and trail recommendations.

While many park plans rely heavily on national standards, it is very important to note a general challenge facing park planning for small communities such as Crandall. Often, as is the case for Crandall, there are challenges in assessing needs based on populations and standards. In addition, a smaller population often results in park plans without the wide range of national park types being represented; mini, neighborhood, special, community and regional. While many national standards appear difficult to apply, they are only a guideline; thus, this planning effort finds them valuable as a benchmark but will use additional methods of assessment to aid in determining the City's needs. This needs assessment relies heavily on public comments and stated desires. When communities are smaller in size with limited existing recreational variety, new park amenities can have a significant impact to services, essentially providing more bang for the buck.

Assessment Methodologies

The Crandall park plan has employed three methods for assessing current and future park and trail needs. These three approaches follow Texas Parks and Wildlife Department's Master Plan Guidelines approach. The three methods are demand-based, standards-based and resource-based. The three methods are not weighed equally for this assessment. Rather, they provide a broad range of planning information that will be blended into the recommendations and priorities.

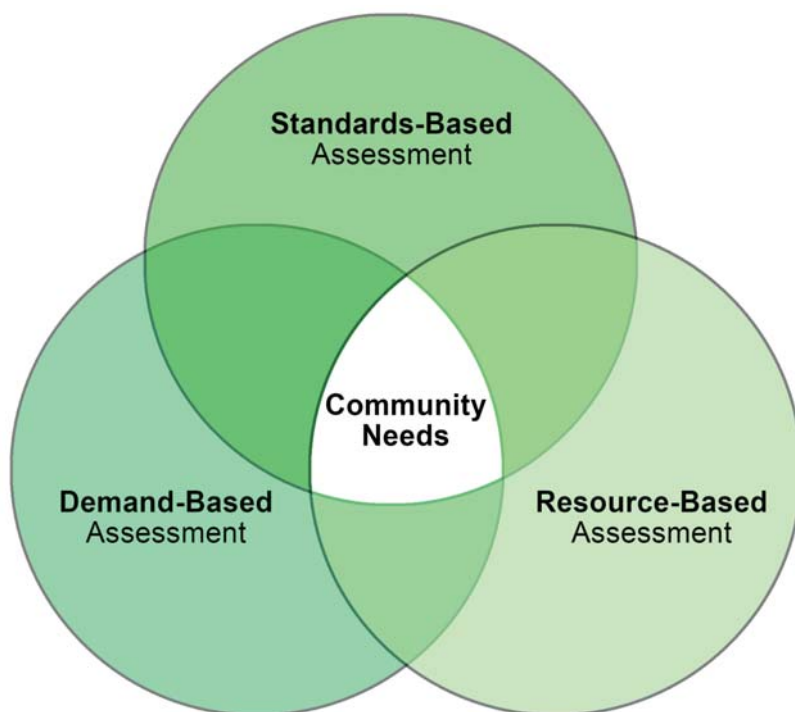


Figure 5.1 The Crandall planning process used multiple assessments to determine the community's needs

Demand-Based Assessment

The demand-based approach is the reflection of a community's needs as provided by the Park Advisory Committee, citizens and elected officials. It essentially relies on public input as determined through various community engagement channels. In this case, community engagement included advisory committee meetings, social media, a public meeting and an online survey. Summaries and conclusions are provided below for both meeting input and the online survey. Additional information and documentation along with the full online survey results are provided in the appendix.



Advisory Committee and Public Meeting Input Summary and Top Priorities (no hierarchy is represented)

- Focus funding and park amenities in Service Zone 1, south of US Highway 175
- Provide trails and new access to trails
- Use trails to link major points of interest such as parks, schools and shopping areas
- Create parks for youth baseball and soccer
- Provided increased activities for seniors
- Provide a splash pad
- Create an all encompassing community park for Crandall proper with a wide range of uses for all ages and interest levels



Major Cody Frazier led the park advisory committee and public meeting input sessions

Online Survey Summary

The full survey results can be found in the appendix. The survey results were very similar to comments heard from the advisory committee and the public meeting. Overall, the survey identified a general desire for increased park amenities for all age groups. Existing parks were noted by respondents as in poor quality and in need of additional improvements. The lack of parks and sports fields scored the highest when considering the greatest issue facing Crandall's parks and trails. The need for trails ranked a very close second in terms of issues identified. However, trails were shown to be the greatest opportunity for Crandall's future amenities.

Survey participants were asked their number one recreation desire and swimming pool, trail system, walking trail and splash pad categories scored the highest. As a follow up question, participants were asked a sliding-scale question "How important or unimportant are the following in terms of how YOU would use future park and trail improvements?" Responses to this question showed that most of the recreation categories were very important, however, the lower scoring items included sport courts, dog park, skate park and sport fields. Higher scoring items for this questions included trails, restrooms, playground, pool and splash pad.

The remainder of the survey comprised of open-ended type questions. Responses included the desire to have new parks within the existing city limit area or Service Zone 1. In addition, open-ended questions identified the desire for new trails to connect schools, parks and shopping areas. The final question allowed general comments and these responses varied greatly from activities for seniors, to the desire for disc golf course to need to look for grant funding opportunities.

7. How important or unimportant are the following in terms of how YOU would use future park and trail improvements?						
	Very Important	Important	Unimportant	Very Unimportant	No Opinion	Rating Count
Soccer fields	14.1% (12)	40.0% (34)	17.6% (15)	18.8% (16)	9.4% (8)	85
Restrooms	50.6% (43)	41.2% (35)	1.2% (1)	3.5% (3)	3.5% (3)	85
Trail system	60.0% (51)	31.8% (27)	3.5% (3)	0.0% (0)	4.7% (4)	85
Benches	36.5% (31)	47.1% (40)	8.2% (7)	1.2% (1)	7.1% (6)	85
Picnic areas	29.4% (25)	52.9% (45)	15.3% (13)	0.0% (0)	2.4% (2)	85
Softball fields	20.0% (17)	40.0% (34)	14.1% (12)	12.9% (11)	12.9% (11)	85
Baseball fields	24.7% (21)	40.0% (34)	12.9% (11)	9.4% (8)	12.9% (11)	85
Volleyball court	8.2% (7)	43.5% (37)	23.5% (20)	12.9% (11)	11.8% (10)	85
Tennis court	5.9% (5)	36.5% (31)	28.2% (24)	17.6% (15)	11.8% (10)	85
Playground	44.7% (38)	41.2% (35)	9.4% (8)	1.2% (1)	3.5% (3)	85
Splash pad	37.6% (32)	36.5% (31)	11.8% (10)	8.2% (7)	5.9% (5)	85
Swimming pool	47.1% (40)	23.5% (20)	10.6% (9)	14.1% (12)	4.7% (4)	85
Walking trails	60.0% (51)	34.1% (29)	2.4% (2)	1.2% (1)	2.4% (2)	85
Dog park	12.9% (11)	27.1% (23)	29.4% (25)	16.5% (14)	14.1% (12)	85
Water fountains	31.8% (27)	28.2% (24)	25.9% (22)	10.6% (9)	3.5% (3)	85
Horseshoe pits	4.7% (4)	24.7% (21)	35.3% (30)	22.4% (19)	12.9% (11)	85
Open space	21.2% (18)	40.0% (34)	21.2% (18)	5.9% (5)	11.8% (10)	85
Skate park	3.5% (3)	16.5% (14)	30.6% (26)	28.2% (24)	21.2% (18)	85
Football fields	9.4% (8)	20.0% (17)	28.2% (24)	21.2% (18)	21.2% (18)	85

The online survey helped to identify trends in community needs and desires.

Standards-Based Assessment

The standards-based assessment uses established guidelines set by the National Recreation and Park Association (NRPA). A Level of Service (LOS) is described for park types and how they serve the community. LOS figures represent a specific acreage of park land, facility or number of parks needed per given population.

Two types of standards were examined. The first standard is Acreage Level of Service (ALOS) is based on NPRA park acreage and is applied to only the identified Crandall park types. The results are expressed as park acreage per 1,000 residents. The ALOS is the standard. A Target Level of Service (TLOS) is defined through refinement of the NPRA standards to better align with Crandall's goals, local challenges and trends. The TLOS is then used to determine park acreage needs based on existing park acreage, current populations and future populations. The second is a Spatial LOS assessment and identifies LOS-based spatial distributions. The standards are based on NRPA service radius and are expressed or illustrated per park type within a specific distance.

Note: A third type, Facility LOS assessment, was not conducted to identify general park facilities and sport fields needs based on NRPA standards and recommended standards. This type of assessment is difficult to project for communities with populations under 5,000 as many of the facilities standards start at populations with 8,000 or greater. The NRPA standards are national guidelines and the organization itself points out that their data is to be used only as a guide. The range of recreational demands and preferences for activities will greatly vary with differences in socio-economic and cultural characteristics. The needs assessment and recommendations relied heavily on demand-based results to determine specific amenity types and facilities within parks due to citizen input, community size, growth potential and existing inventory.

Acreage Level of Service

It should be noted that 10 acres per 1,000 residents as a general rule of thumb has been used in planning for decades. While this is a basic standard and has since been scientifically refined, it remains a nice checkpoint to see if standard assessment are on course. According to the NRPA, park acreage should be between 6.25 and 10.25 per 1,000 residents. Crandall's Acreage LOS assessment identifies a much smaller LOS based on community size and the abundance of natural open spaces and greenbelts.

Acreage LOS Conclusion

Acreages assessed are for neighborhood parks and community parks, special use parks were not included. TLOS was slightly increased from the NRPA standards because traditional mini parks were combined with the neighborhood parks as described in the park classification section. As shown in Table 5.1, the recommended result is a 1.25 acres per 1,000 residents TLOS for neighborhood parks. In addition, Table 5.1 shows the recommended community parks TLOS at 5.00 acres per 1,000 residents. When combined, this creates a recommended 6.25 acres per 1,000 residents for all park service levels. Again, while this is at the lower end of national standards, it is appropriate based on the community's size, abundance of natural open spaces and existing park facilities.

Park Acreage Guidelines		
Park Type	NRPA Recommended Standards Acres per 1,000 Persons	Recommended Acres per 1,000 Persons
Pocket Park	0.25 to 0.5 acres	NA
Neighborhood Park	1 to 2 acres	1.25 acres
Community Park	5 to 8 acres	5.00 acres
TOTAL	6.25 to 10.5 acres	6.25 acres
Other Parks		
Special Use Park	Varies	Varies
Linear Park/Greenway	Varies	Varies
Nature Preserve and Open Space	Varies	Varies
Regional Park	5 to 10 acres	5 to 10 acres

Table 5.1 Park Acreage Guidelines

Based on the recommended TLOS, Table 5.2 takes Crandall's new TLOS a step further to identify park acreages needed for the current populations, 10-year projections, and for the potential full build-out population for the entire study area. For the current population of 2,970 within the city limits, 18.56 acres are needed consisting of 3.71 acres for neighborhood parks and 14.85 acres of community parks. For the 10-year projected population within the city limits, 23.11 acres are needed consisting of 4.62 acres of neighborhood parks and 18.49 acres of community parks. 222.68 total parks acres are needed at full build-out which include both the city limits and ETJ area.

Table 5.3 examines the existing city limit area's Current Level of Service (CLOS) and TLOS. Crandall's existing city limit area has a CLOS of 0.39, all within the neighborhood park category. This shows that neighborhood parks are currently below the standard and also a clear deficiency in community park LOS. At full build-out within the existing city limits, 9.26 acres of neighborhood parks and 37.04 acres of community parks are need for a total of 46.30 acres. In order to close the gap and meet the full build-out potential population's park needs, 45.14 acres of parkland will should be acquired within the existing city limits. Of the identified acres to acquire, 8.10 acres are neighborhood park classifications and 37.04 acres are within the community park category. This points to the existing city limit area as being under served in terms of community parks and expansion of this park category will likely be a high priority. In terms of actual park numbers, this would likely be implemented with one new community park and two to three new neighborhood parks. Although, several smaller neighborhood parks could be employed depending on new residential development patterns.

Table 5.4 examines CLOS and TLOS for the entire study area, both the city limits and ETJ combined. CLOS is 14.52 acres per 1,000 residents, well above the recommended 6.25 acres. This is due to the existing 100 acres Heartland community park to the far north of the study area, and should be noted it is well outside the service areas of the existing city limit. In either case, CLOS for neighborhood parks are shown as under served at 0.24 acres per 1,000 residents, the result of only one existing neighborhood park outside the city limits. At full build-out, 222.68 acres are needed for the entire study area, consisting of 44.54 acres of neighborhood parks and 178.14 acres of community parks. According to this reports park classifications and standards, approximately 10 to 12 neighborhood parks and approximately three community parks would be needed at full build-out. Existing parks make up four percent of the needed neighborhood parks and 56 percent of the needed community parks. In order to close the gap and meet the full build-out potential population's park needs, 120.92 acres of parkland should be acquired within the entire study area. This of course is a very long term goal based on extreme growth and likely taking decades to achieve that density. Of the identified acres to acquire, 42.78 acres are neighborhood park classifications and 78.14 acres are within the community park category.

Total Neighborhood Park and Community Park Acreage Analysis					
Park Type	NRPA Recommended Acres per 1,000 Persons (ALOS)	Crandall's Recommended Acres per 1,000 Persons (TLOS)	Park Acres Needed for Existing Population (2,970 Persons)*	Park Acres Needed for 10 Year Population (3,771 Persons)*	Park Acres Needed for Build-out Population (35,628 Persons)
Neighborhood Park	1.00 to 2.00 acres	1.25 acres	3.71 acres	4.71 acres	44.54 acres
Community Park	5.00 to 8.00 acres	5.00 acres	14.85 acres	18.85 acres	178.14 acres
TOTAL	6.00 to 10.00 acres	6.25 acres	18.56 acres	23.56 acres	222.68 acres

*Based on city limits and excluded ETJ populations

Table 5.2 Total Neighborhood Park and Community Park Acreage Analysis

Current and Target Level of Service- Existing City Limits					
Park Type	Crandall's Recommended Acres per 1,000 Persons (TLOS)	Existing Park Acres within City Limits	Current Level of Service Within City Limits per 1,000 Persons (CLOS)*	Target Acres Needed Within City Limits at Full Build-Out**	Total Acres Needed to Acquire to Meeting TLOS at Full Build-Out
Neighborhood Park	1.25 acres	1.16 acres	0.39 acres	9.26 acres	8.10 acres
Community Park	5.00 acres	0.00 acres	0.00 acres	37.04 acres	37.04 acres
TOTAL	6.25 acres	1.16 acres	0.39 acres	46.30 acres	45.14 acres

*Based on current population of 2,970

**Based on total population potential of 7,408

Table 5.3 Current and Target Level of Service- Existing City Limits Only

Current and Target Level of Service- Existing City Limits and ETJ					
Park Type	Crandall's Recommended Acres per 1,000 Persons (TLOS)	Existing Park Acres within City Limits and ETJ	Current Level of Service Within City Limits and ETJ per 1,000 Persons (CLOS)*	Target Acres Needed Within City Limits and ETJ at Full Build-Out**	Total Acres Needed to Acquire to Meeting TLOS at Full Build-Out
Neighborhood Park	1.25 acres	1.76 acres	0.24 acres	44.54 acres	42.78 acres
Community Park	5.00 acres	100.00 acres	13.76 acres	178.14 acres	78.14 acres
TOTAL	6.25 acres	101.76 acres	14.52 acres	222.68 acres	120.92 acres

*Based on current population of 2,970 within city limits and an estimated 4,300 in the ETJ for total of 7,270 persons

**Based on total population potential of 35,628

Table 5.4 Current and Target Level of Service- Existing City Limits and ETJ

Spatial Level of service

A coverage analysis was conducted to determine the number of future parks needed per park type. This spatial analyses is very general in nature. The goal is to minimize service area overlap while maximizing service coverage. Spatial LOS has been conducted for neighborhood parks and community parks. Service areas include 0.25 to 0.50 and 1.50 and 2.00 mile radii respectively. The service areas are applied to existing residential areas and to areas outside the city limits that are currently undeveloped but excluded floodplain areas. See Spatial LOS Assessment Map.

Note: The coverage analysis does not illustrate recommended park locations; it was instead conducted in conjunction with Acreage LOS to determine the number of future parks needed.

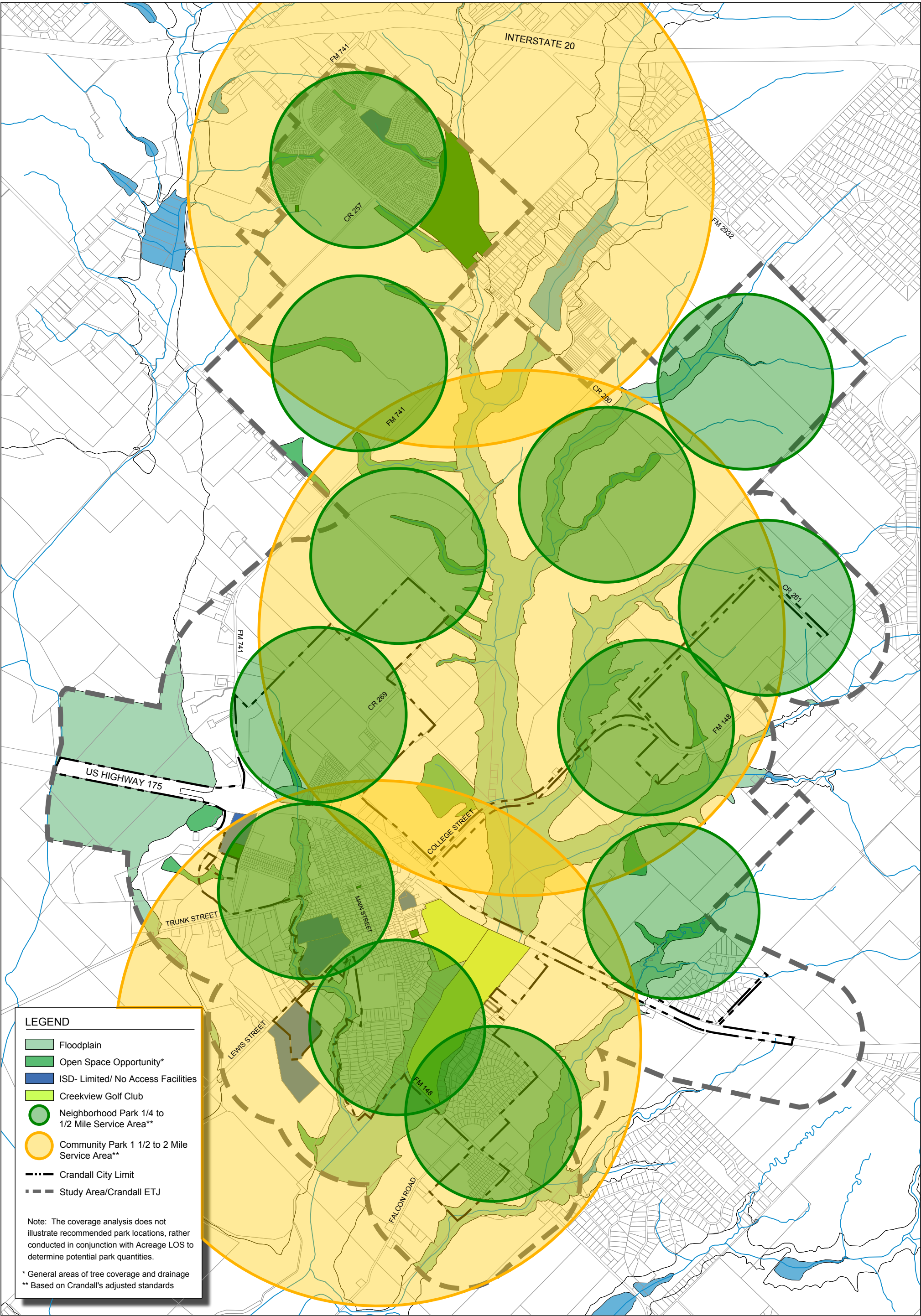
Spatial LOS Conclusion

With a result similar to the Acreage LOS analysis, the Spatial LOS analysis identified a need for approximately 12 neighborhood parks and three community parks. These planning figures include existing parks and are applied to the full build-out potential.

At full build-out, 12 neighborhood parks would create a level of service at one neighborhood park per approximately 3,000 residents. For community parks, at full build-out, three community parks would create a level of service at one community park per approximately 10,000 residents. Both these future levels of service are very similar to national standards.



Figure 5.2 Service Area Examples; Not to Scale



LEGEND

Floodplain

Open Space Opportunity*

ISD- Limited/ No Access Facilities

Creekview Golf Club

Neighborhood Park 1/4 to 1/2 Mile Service Area**

Community Park 1 1/2 to 2 Mile Service Area**

Crandall City Limit

Study Area/Crandall ETJ

Note: The coverage analysis does not illustrate recommended park locations, rather conducted in conjunction with Acreage LOS to determine potential park quantities.

* General areas of tree coverage and drainage

** Based on Crandall's adjusted standards



PARKS, OPEN SPACE AND MASTER TRAILS PLAN

Spatial LOS Assessment
CITY OF CRANDALL, TEXAS

01/41/21

SCALE IN MILES

1" = 1/2 mi.

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Resource-Based Assessment

The resource-based assessment is the final analysis for the needs assessment. This exercise recognizes key physical, man-made or natural resources within the community. For each element, a resource-based assessment identifies opportunities and issues with the resource and how the feature can play a future role in the park system.

Floodplains and Greenbelts

The study area contains large amounts of floodplains and greenbelt areas. Many of the areas have significant natural features including tree coverage, creeks, ponds and natural drainage ways. As illustrated on the Inventory Map, floodplains make up approximately 2,207 acres of the study area or about 18.5 percent. Other open space opportunity areas, those with tree coverage and drainage areas outside the noted floodplains, are illustrated on the Inventory Map and make up an additional 300 acres. The floodplain and greenbelts are home for natural processes such as flood protection, wildlife habitat and water quality filtration. Future efforts should respect the floodplains and greenbelts to recognize their unique opportunities for recreation.

Crandall should take advantage of existing floodplains and greenbelts on many levels. First, they can serve as a natural edge along major roadways, offering a glimpse of natural aesthetics and visual interest unique for Crandall. Greenbelts offer a great opportunity to frame future development patterns and future land uses should create an amenity edge adjacent to the floodplains and trees. These amenities can serve as buffers for residential neighborhoods and as backdrops to commercial and restaurant uses. For recreational purposes, the greenbelts should serve as trail corridors. Future trail routing should take full advantage of the greenbelts for multi-purpose trails that connect parks, neighborhoods and points of interest throughout the community.



Greenbelt corridor example within an existing Crandall area community



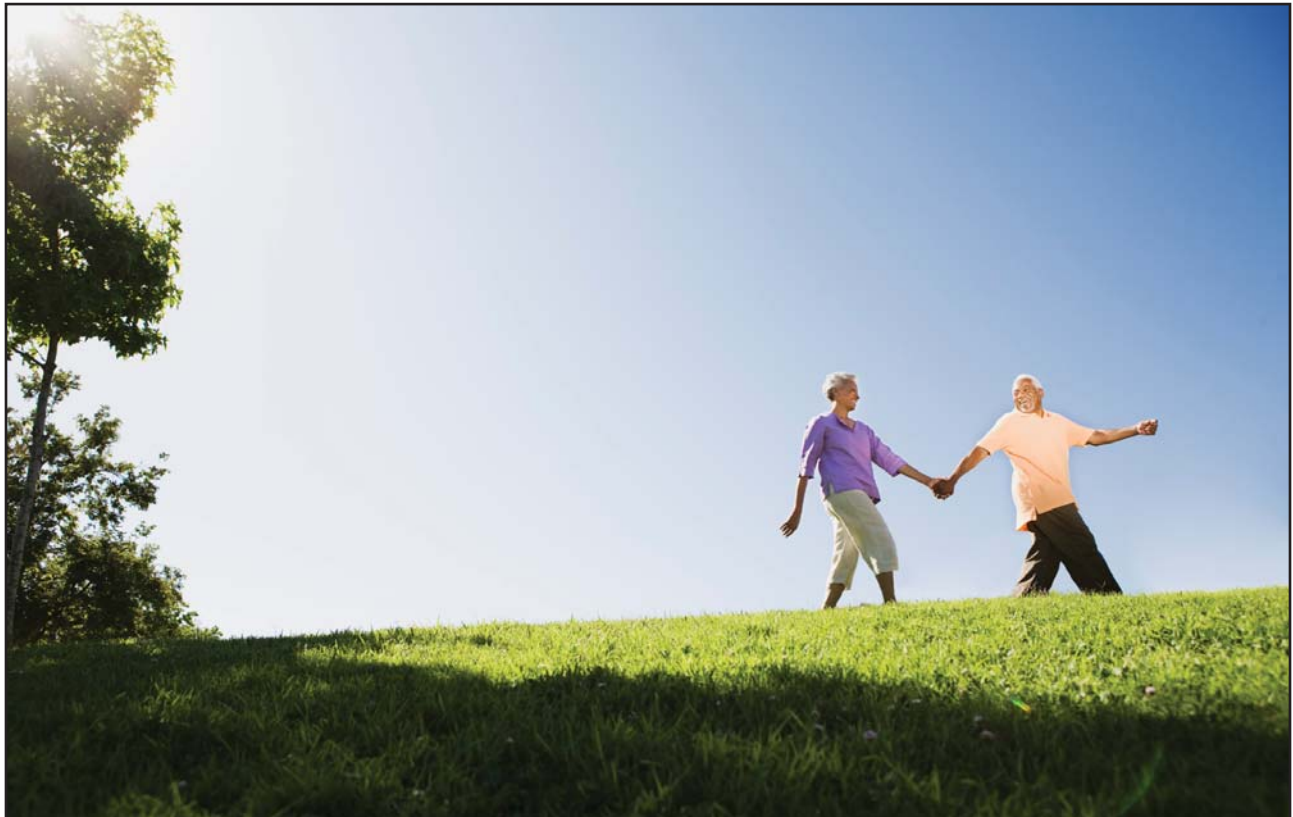
Typical existing floodplain and greenbelts unique to Crandall

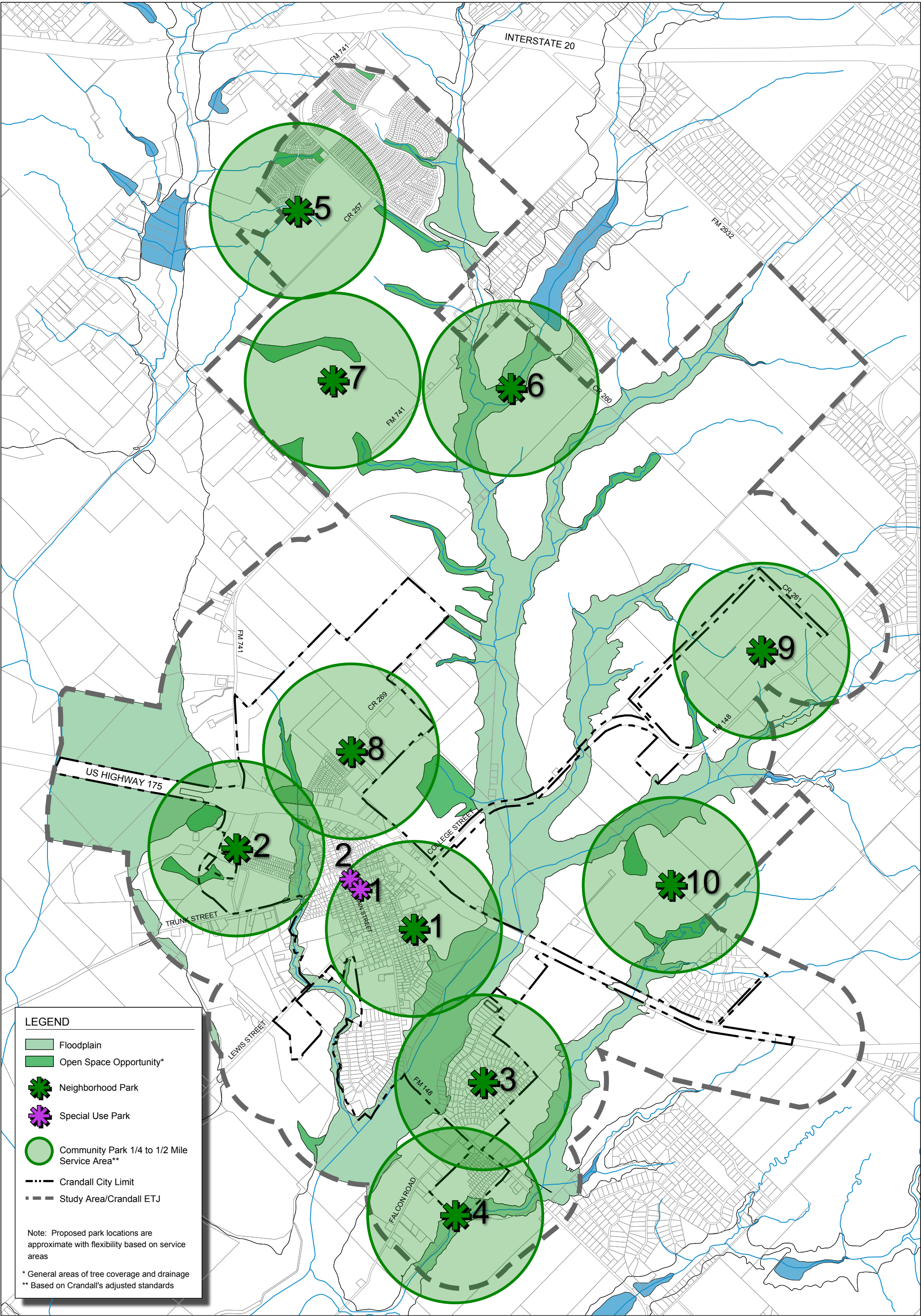
Park, Open Space and Trail Recommendations

Park and trail recommendations for Crandall recognized Park Service Area 1 as a priority area. It is the community's desire to increase livability through quality of life and promote a more robust park system with trail amenities. Parks and the preserved greenbelt systems have been used to increase opportunities for parks with community focus and to raise expectations for future park and trail development.

The parks and trails are part of a service hierarchy system. Neighborhood parks are the base unit and provide the defining character of individual residential areas. Neighborhood parks should provide amenities based on adjacent populations and primarily serve the surrounding neighborhood within walking distance. Community parks are the next level of park service and have a much larger service area. Community parks provide recreation opportunities to an entire city region up to 1 1/2 mile radius. With the service levels established, it is imperative to connect residents to major destination points. Trails provide access to greenbelts, connectivity to all part of Crandall and promote natural areas. While expectations have been established, these parks and trails should not be viewed as minimum standards but rather essential elements to fulfill the community's desire.

With community focus on Park Service Area 1, Park Service Level 2 will rely heavily on future master planned communities to implement future parks and trails north of US Highway 175. Future park and trails location are very much based on community input, physical land attributes and growth potential. Future park implementation will need continuous partnerships with the citizens, the local ISD, developers, the county, NCTCOG and state agencies. The park recommendation maps aim to provide appropriate flexibility for implementation to take full advantage of funding opportunities and the growth of the ETJ's future master planned communities. This results in a plan that not matter how Crandall expands, future park and trail service levels can be accommodated.





LEGEND

- Floodplain
- Open Space Opportunity*
- Neighborhood Park
- Special Use Park
- Community Park 1/4 to 1/2 Mile Service Area**
- Crandall City Limit
- - - Study Area/Crandall ETJ

Note: Proposed park locations are approximate with flexibility based on service areas

* General areas of tree coverage and drainage

** Based on Crandall's adjusted standards



PARKS, OPEN SPACE AND MASTER TRAILS PLAN

Neighborhood/Special Park Recommendations

CITY OF CRANDALL, TEXAS

0 1/4 1/2 1

SCALE IN MILES

1" = 1/2 mi.



FREESE & NICHOLS

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Neighborhood Parks

Neighborhood parks have been located to serve all Low, Medium and High Density areas. These parks are intended to be centrally located within each neighborhood and have direct access by sidewalks from residential streets. Such public space may help to define the neighborhoods' characteristics. Parks may include a wide range of amenities for a variety of user groups including play systems, pavilions, picnic areas, courts or play fields.



Neighborhood parks are small in size but will create the foundation for Crandall's park system. They are important because they offer close-to-home amenities within walking distance for residents.

Since major roadways serve as barriers to their service areas, existing road and neighborhood patterns have to be taken into account when designing future neighborhood parks. Space for these park types may be developed in a variety of scenarios, including greenfield development or redevelopment of existing single family lots. Park signage is recommended at each park. Signage should be consistent to create an identifiable community image and to build continuity throughout the City. Signs should complement other park and trail locations.

Neighborhood Park 1 (Webb Park)

Recommended Size

Existing

Recommended Location

Existing

Recommended Improvements/Programming*

- Continue to provide dedicated maintenance for park facilities
- Replenish play area's fall surface base
- Provide new paint for existing site furnishings
- As the surrounding trail system is implemented, provide trail access from parking area to the northeast with proper signage, trail surfaces should be hard all-weather materials
- Multi-purpose sports court

Preliminary Budget +/- \$60,000 - \$80,000

**Cost estimates are preliminary and for planning purposes only. Cost estimating does not include land acquisitions, design fees or infrastructure. Cost estimates are general in nature and will vary depending on site conditions and program elements.*

Neighborhood Park 2 (W A Martin Soccer Fields)

Recommended Size

Existing

Recommended Location

Existing. Improvements to this park location will require coordination with the Crandall ISD because the property is owned by the school district.

Recommended Improvements/Programming*

- Irrigation
- Provide regular reseeding, fertilizing and weed control maintenance
- Remove unused equipment, concrete pads, sheds and containers
- Open-air pavilion or multi purpose pavilion with restrooms and storage space
- Park signage

Preliminary Budget +/- \$150,000 - \$300,000

**Cost estimates are preliminary and for planning purposes only. Cost estimating does not include land acquisitions, design fees or infrastructure. Cost estimates are general in nature and will vary depending on site conditions and program elements.*

Neighborhood Park 3

Recommended Size

Approximately one acre

Recommended Location

The park should be located within the existing neighborhood, however, the Neighborhood/Special Park Recommendations Map does not illustrate its exact location. Siting the park should consider available lands, proximity to existing houses and future trail access.

Recommended Improvements/Programming*

- Playground
- Trash receptacles
- Benches
- Picnic table and small shelter
- Trees and landscaping
- Irrigation
- As the surrounding trail system is implemented, provide trail access, trail surfaces should be hard all-weather materials
- Park signage

Preliminary Budget +/- \$150,000 - \$200,000

**Cost estimates are preliminary and for planning purposes only. Cost estimating does not include land acquisitions, design fees or infrastructure. Cost estimates are general in nature and will vary depending on site conditions and program elements.*

Neighborhood Park 4

Recommended Size

Approximately one acre

Recommended Location

The park should be located within the existing neighborhood, however, the Neighborhood/Special Park Recommendations Map does not illustrate its exact location. Siting the park should consider available lands, proximity to existing houses and future trail access.

Recommended Improvements/Programming*

- Playground
- Trash receptacles
- Benches
- Picnic table and small shelter
- Trees and landscaping
- Irrigation
- As the surrounding trail system is implemented, provide trail access, trail surfaces should be hard all-weather materials
- Park signage

Preliminary Budget +/- \$150,000 - \$200,000

**Cost estimates are preliminary and for planning purposes only. Cost estimating does not include land acquisitions, design fees or infrastructure. Cost estimates are general in nature and will vary depending on site conditions and program elements.*

Neighborhood Park 5

Recommended Size

Existing

Recommended Location

Existing

Recommended Improvements/Programming*

- Continue to provide dedicated maintenance for park facilities
- Replenish play area's fall surface base

Preliminary Budget: Coordinate with master developers for improvements and maintenance budgets

Neighborhood Park 8

Recommended Size

Approximately one to five acres

Recommended Location

The park should be located within or near existing neighborhoods, however, the Neighborhood/Special Park Recommendations Map does not illustrate its exact location. Siting the park should consider available lands, proximity to existing houses and future trail access. The parks location is meant to serve existing neighborhoods and future residents in the city limit areas north of US Highway 175.

Recommended Improvements/Programming*

- Playground
- Trash receptacles
- Benches
- Picnic table and small shelter
- Trees and landscaping
- Irrigation
- Multi purpose courts
- Open play fields
- Park signage

Preliminary Budget +/- \$150,000 - \$200,000

**Cost estimates are preliminary and for planning purposes only. Cost estimating does not include land acquisitions, design fees or infrastructure. Cost estimates are general in nature and will vary depending on site conditions and program elements.*

Other Neighborhood Parks (Neighborhood Parks 6, 7, 9 and 10)

Recommended Size

Approximately one to five acres per park

Recommended Location

These parks are recommended as amenity sites for future master planned communities or the expansion of existing master planned communities within Crandall's ETJ. The park should be located within or near future neighborhood units, however, the Neighborhood/Special Park Recommendations Map does not illustrate their exact locations. Siting the park should consider available lands, proximity to existing houses and future trail access. The four recommended sites (two per community) are the minimum standard and master planned communities are encouraged to provide increase neighborhood park service coverage above the recommended minimums.

Recommended Improvements/Programming*

- Programs recommended by the master developer
- Playground
- Trash receptacles
- Benches
- Picnic table and small shelter
- Trees and landscaping
- Irrigation
- Walks and trail access
- Open play fields
- Sport courts and sport fields
- Park signage

Preliminary Budget: Coordinate with master developers for improvements and maintenance budgets



Community Parks

Outside the recommended preserved greenbelt system, community parks are the largest amenity component for the park system. Based on the needs assessment, approximately three community parks are recommended. These park types work in conjunction with smaller neighborhood parks to meet the recreational needs of the community. They serve a larger area of the population and thus have a greater need for variety in programming and amenity types. The existing community park at Heartland provides its residents community park service levels and is currently sized to accommodate much growth. Focus for community parks are with a proposed new park south of US Highway 175.



The third and final recommended community park is associated with a second master planned community north of US Highway 175. Park signage is recommended at each community park. Signage should be consistent to create an identifiable community image and to build continuity throughout the community.

Community Park 1 (Heartland Park)

Recommended Size

Existing

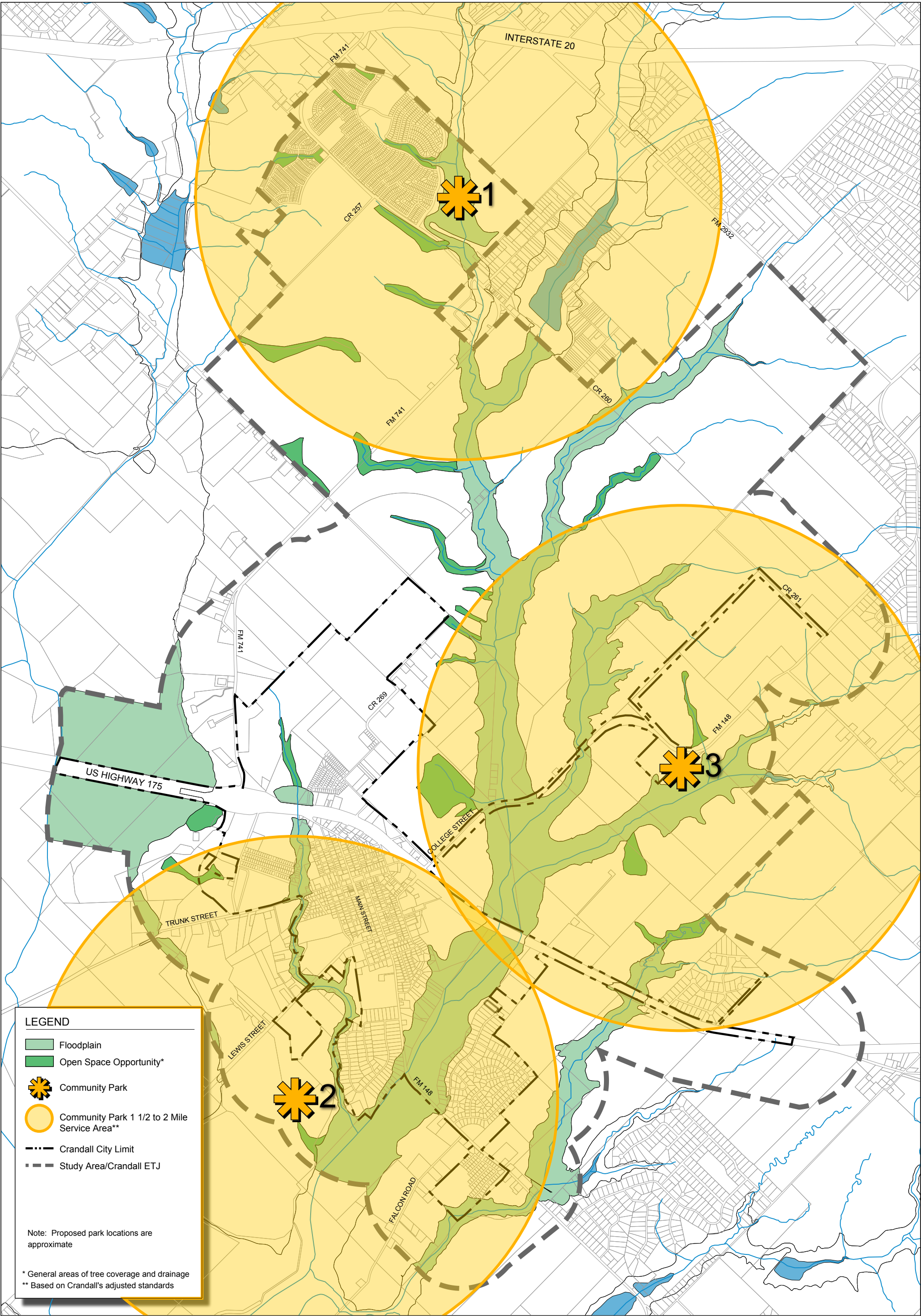
Recommended Location

Existing

Recommended Improvements/Programming*

- Continue to provide dedicated maintenance for park facilities
- Replenish play area's fall surface base
- Provide continuous maintenance for sports courts and sports fields including nets, irrigation, fertilizing and weed control

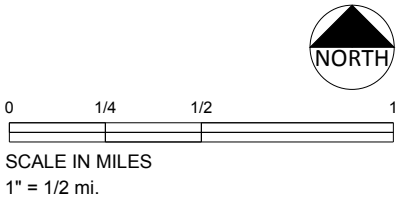
Preliminary Budget- Coordinate with Heartland for continuous improvements and maintenance budgets



PARKS, OPEN SPACE AND MASTER TRAILS PLAN

Community Park Recommendations

CITY OF CRANDALL, TEXAS



FREESE & NICHOLS

Prepared by:
Freeze and Nichols, Inc.
 4055 International Plaza Suite 200
 Fort Worth, Texas 76109
 (817) 735-7300
 www.freeze.com

Community Park 2

Recommended Size

Approximately 40 acres

Recommended Location

The community park is recommended to be located in the lands south of the existing High School. The park should take advantage of existing high points, interesting terrain, vegetation cover and adjacent greenbelt with trail potential. Community Park 2 is a high priority implementation item. In all, Community Park 2 is seen as an all encompassing park, helping to meet many of the needs assessment's identified recreation desires and increased service levels. The park should include a wide variety of recreation types and services for all age groups. The park will be the recreational focal point for Crandall and provide community park service to all residents in Park Service Zone 1.

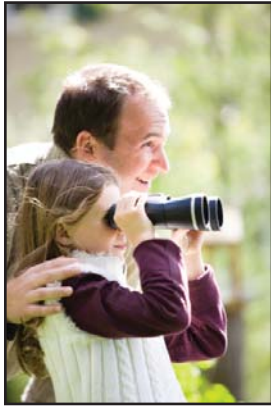
Recommended Improvements/Programming*

- Playground
- Trash receptacles
- Benches
- Picnic tables and small shelters
- Trees and landscaping
- Irrigation
- Trails throughout park
- As the surrounding trail system is implemented, provide trail access to the east with proper signage, trail surfaces should be hard all-weather materials
- Ponds with fishing piers
- Open play fields
- Multiple use pavilion with restrooms, concession and storage space
- Multiple sport fields including baseball, softball, football and soccer
- Community pool
- Splash pad
- Senior activities
- Community gardens
- Overlook areas with sitting and shelters
- Park signage

Preliminary Budget +/- \$2,500,000 - \$3,000,000

**Cost estimates are preliminary and for planning purposes only. Cost estimating does not include land acquisitions, design fees or infrastructure. Cost estimates are general in nature and will vary depending on site conditions and program elements.*

Community Park 2 Character Image Examples

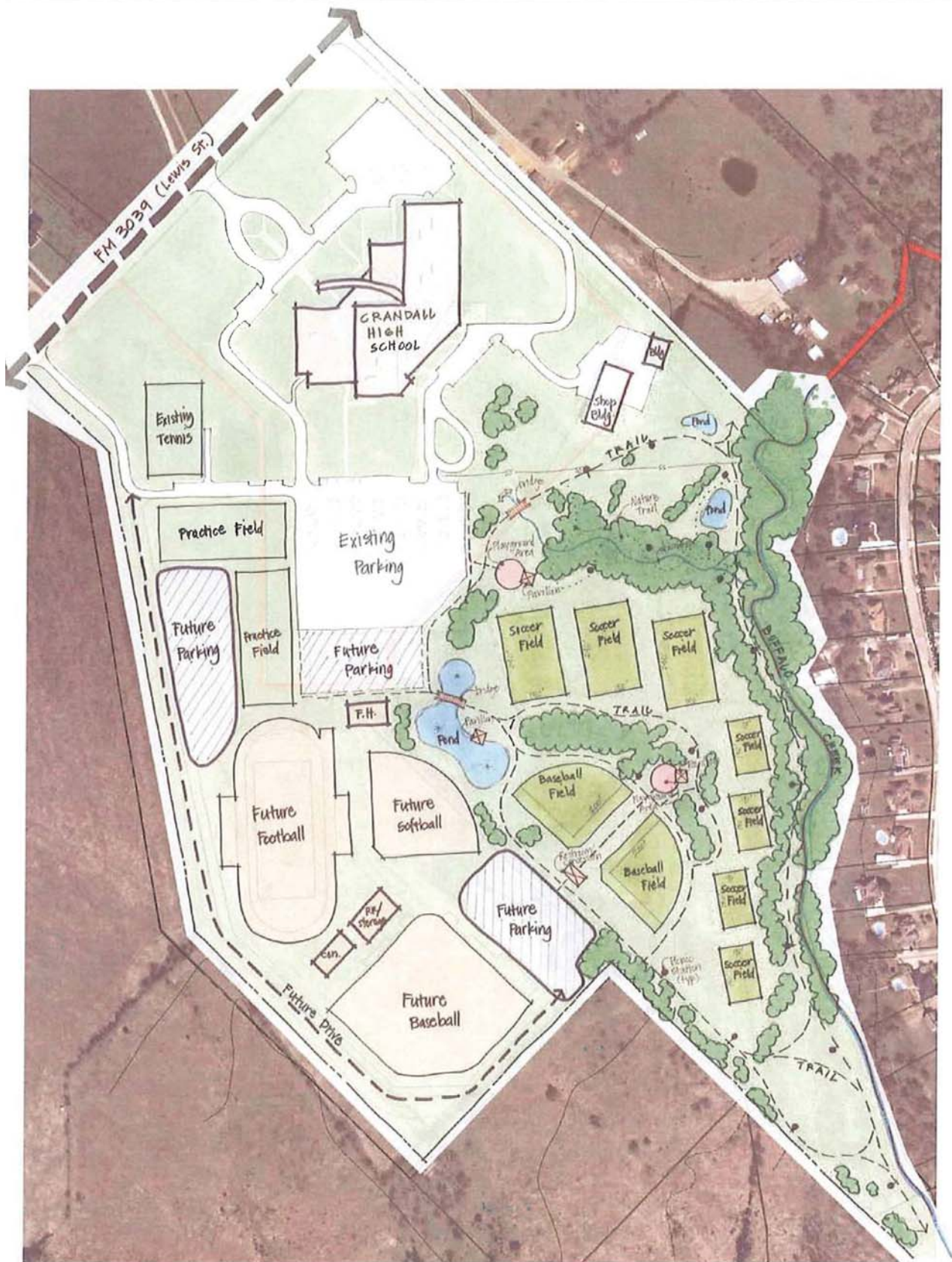




Site Analysis provided by City of Crandall with credit to Cindy Meyer Landscape Architect, April 24, 2007



Concept Alternative A provided by City of Crandall with credit to Cindy Meyer Landscape Architect, April 24, 2007



Concept Alternative B provided by City of Crandall with credit to Cindy Meyer Landscape Architect, April 24, 2007



Concept Alternative C provided by City of Crandall with credit to Cindy Meyer Landscape Architect, April 24, 2007

Community Park 3

Recommended Size

Approximately 50 acres

Recommended Location

This community park is recommended as the primary amenity site for a future master planned community. It should be centrally located and take full advantage of existing available lands, ponds and tree coverage.

Recommended Improvements/Programming*

- Programs recommended by the master developer
- Playground
- Shade structure for playground
- Trash receptacles
- Benches
- Picnic tables and small shelters
- Trees and landscaping
- Irrigation
- Walks and trail access
- Open play fields
- Multiple sport courts
- Multiple sport fields
- Fishing and fishing pier
- Community pool
- Community gardens
- Parking
- Park signage

Preliminary Budget: Coordinate with master developers for improvements and maintenance budgets

Special Use Parks

Special use parks for Crandall aim to increase community image and to provide community event space. Their locations are strategically concentrated in the downtown area. While these park types can have a broad range of amenities, Crandall's special use parks are focused on passive recreation facilities. The special use parks will provide spaces for community events, ceremonies and celebrations.

Special Use Park 1 (Main Street Pocket Park)

Recommended Size

Existing

Recommended Location

Existing

Recommended Improvements/Programming*

- Continue to provide dedicated maintenance for park facilities
- Provide updated benches and trash receptacles
- Improve landscape beds and plants
- Provide irrigation
- Provide regular reseeding, fertilizing and weed control maintenance
- Replace the pavilion's light fixture
- Repair brick paving areas for even surface

Preliminary Budget +/- \$10,000

**Cost estimates are preliminary and for planning purposes only. Cost estimating does not include land acquisitions, design fees or infrastructure. Cost estimates are general in nature and will vary depending on site conditions and program elements.*



Special Use Park 2

Recommended Size

Approximately one half to one acre

Recommended Location

Special Use Park 2 is recommended near the vacant blocks adjacent to downtown. The site includes the area bound by Truck Street, Holly Street, 2nd Street and 4th Street. A two block area has been identified, a smaller park size could be implemented. The park and its amenities should be highly visible.

Recommended Improvements/Programming*

- Pavilion or gazebo
- Trash receptacles
- Benches
- Picnic tables and small shelters
- Trees and landscaping
- Irrigation
- Trails throughout park
- Open event lawn
- Lighting and electrical
- Splash pad
- Community gardens
- Park signage

Preliminary Budget +/- \$300,000 - \$400,000

**Cost estimates are preliminary and for planning purposes only. Cost estimating does not include land acquisitions, design fees or infrastructure. Cost estimates are general in nature and will vary depending on site conditions and program elements.*



Trails

Trails were a top priority identified by the community during public input and the needs assessment. The key concept for Crandall's trail recommendations are to provide new trail opportunities throughout the City and ETJ. This will require a phased approach. The community desires connections to greenbelts and to connect key points of interest such as parks, schools and shopping areas. In any case, a focus should be on both linear pathways and trails that create loop routes throughout the City. The Trails Recommendations Map has proposed trail routes for major greenbelt trails and proposed on-street or side paths. The series of proposed trail loops work to minimize unnecessary road crossings.

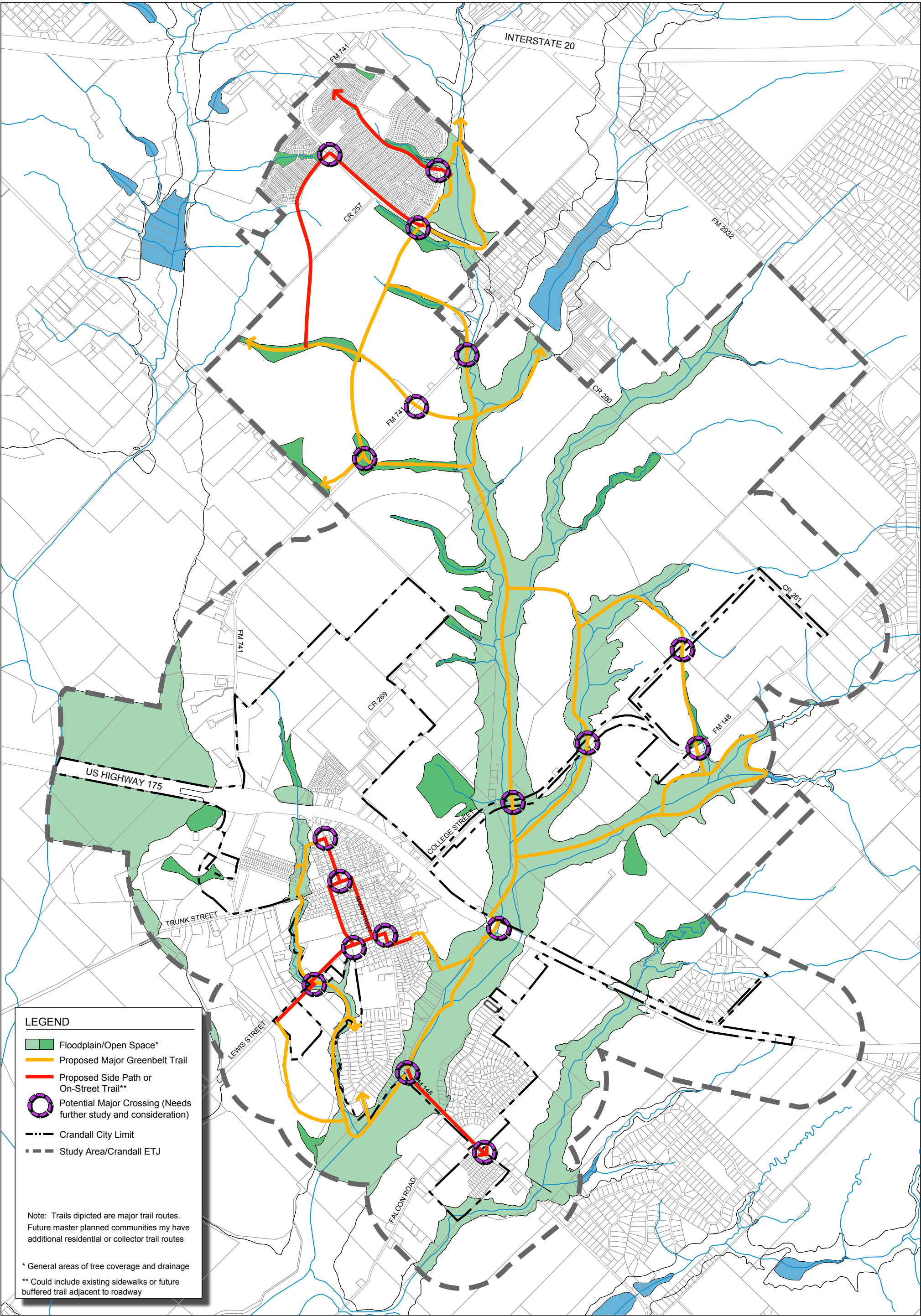
The proposed trail routes are designed to allow residents within each neighborhood access to trails and continue on relatively uninterrupted travel and return home. The trail loops range in length from approximately one mile up to three and beyond. Trail users on the larger routes could likely use existing and proposed sidewalks to create smaller routes but sidewalks are not designated on the map.

Trail types for Crandall include two primary facilities, greenbelt trails and roadside trails. Roadside trails primarily serve as connectors. They place emphasis on safe travel for pedestrians to and from points of interests. Recommended trail types are smooth, hard all-weather paving, such as concrete, adjacent to low-volume residential streets and wider paved surfaces separated from collector and arterial-type streets.

Greenbelt trails emphasize a strong relationship with the natural surroundings within a park-like setting. These trail types can be multi purpose and are generally located within natural areas. The greenway trails provide relatively uninterrupted travel throughout portions of the City. They can serve as an element of linear parks/greenways or as connectors between parks. Off-street trail types can vary to accommodate multiple user groups including walkers, joggers, bicyclists, and even horses in some portions. Surface types may vary depending on the anticipated users and what is being connected. Surface types could include smooth, hard, all-weather paving such as concrete or soft surfaces such as gravel, decomposed granite or crushed limestone.

Sidewalks are recommended for all residential streets. Future developments should included sidewalks for all collector and residential streets. The Trails Recommendation Map has assumed trail routes through an existing overhead power line easement within the primary greenbelt and on both sides of US Highway 175. The easement is located adjacent to the golf course, crossing FM 148 and continuing south towards the southern portion of Community Park 2.





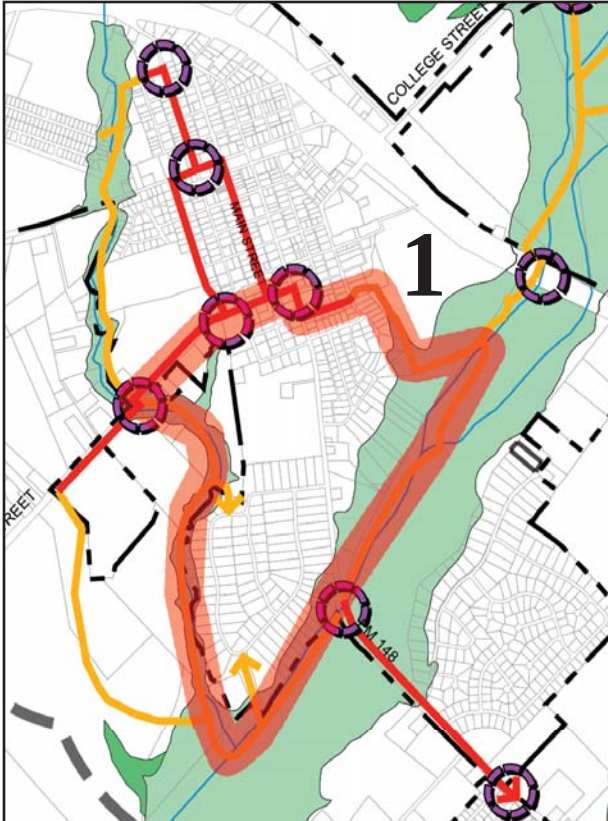
PARKS, OPEN SPACE AND MASTER TRAILS PLAN

Trails Recommendations
CITY OF CRANDALL, TEXAS

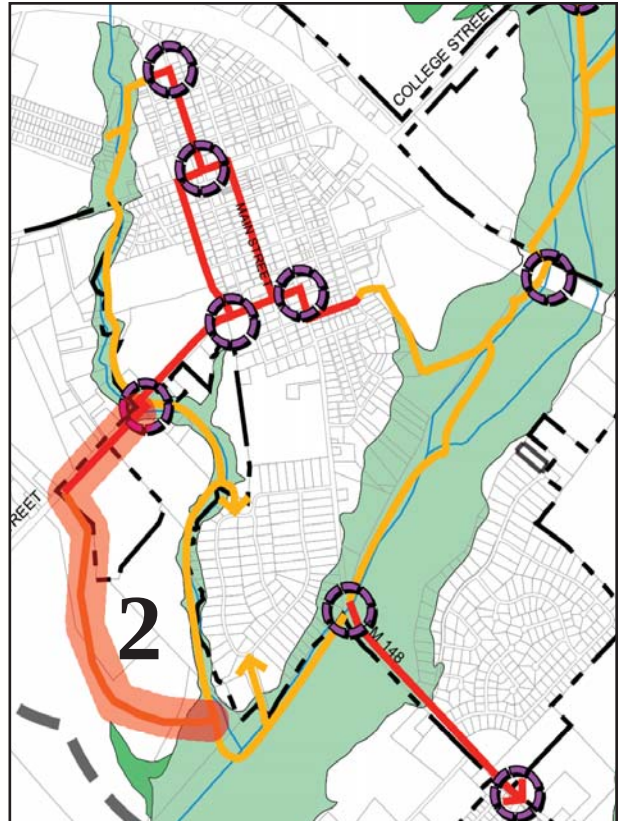


FREESE & NICHOLS
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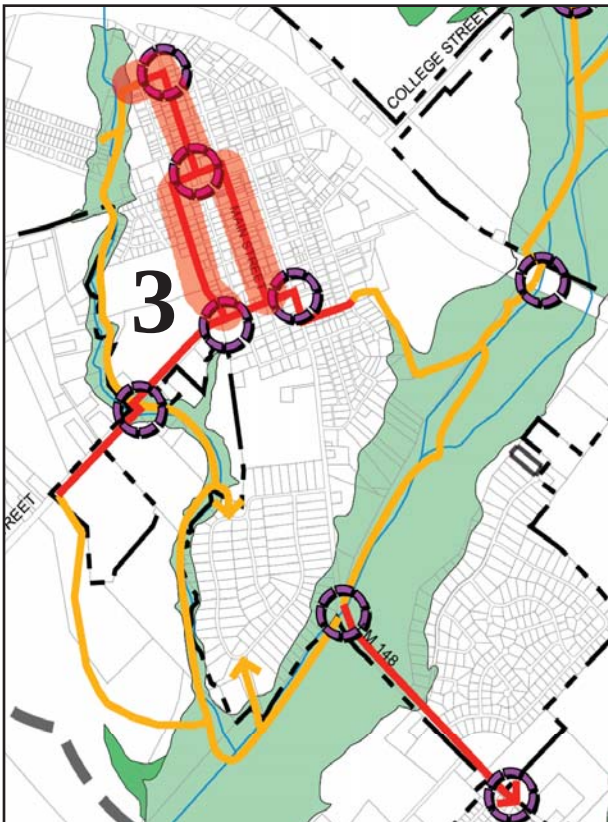
Park Service Zone 1 Priority Trail Segments



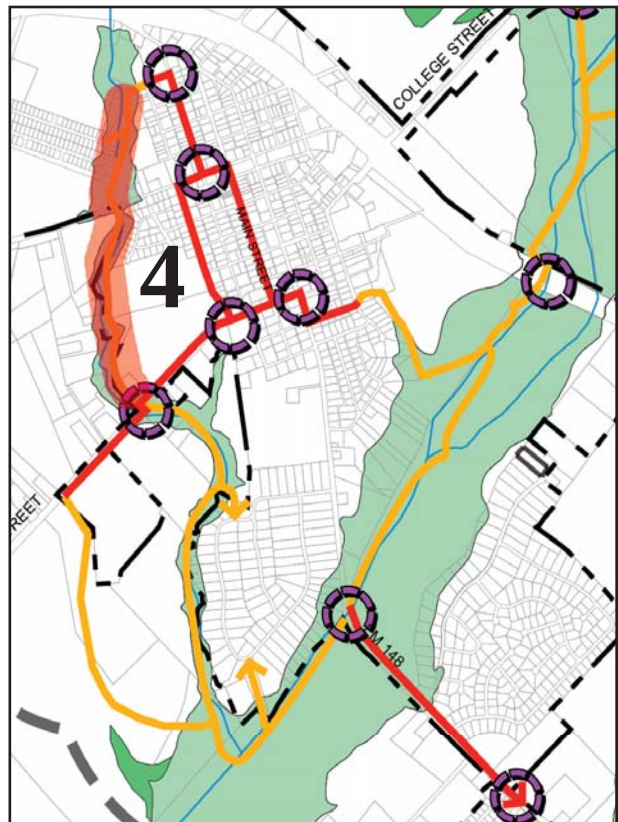
Priority trail segment 1 highlighted in red



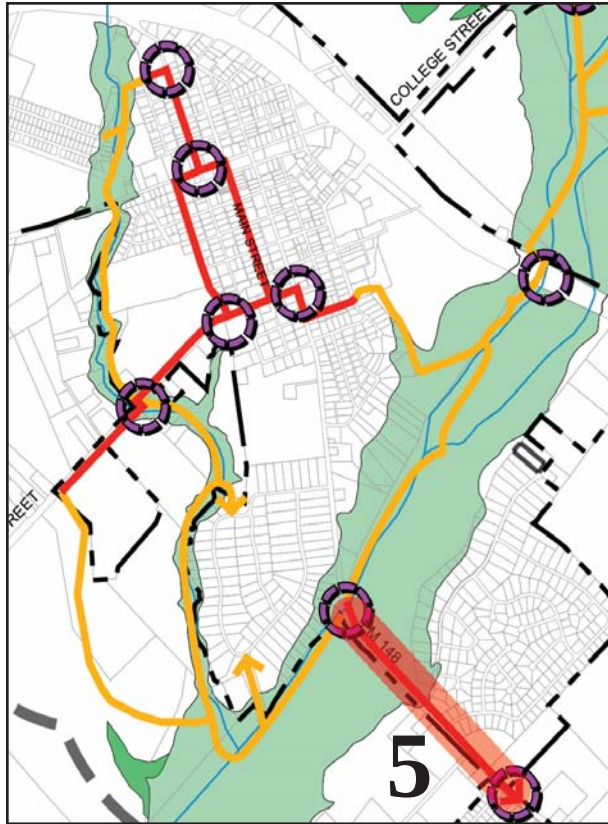
Priority trail segment 2 highlighted in red



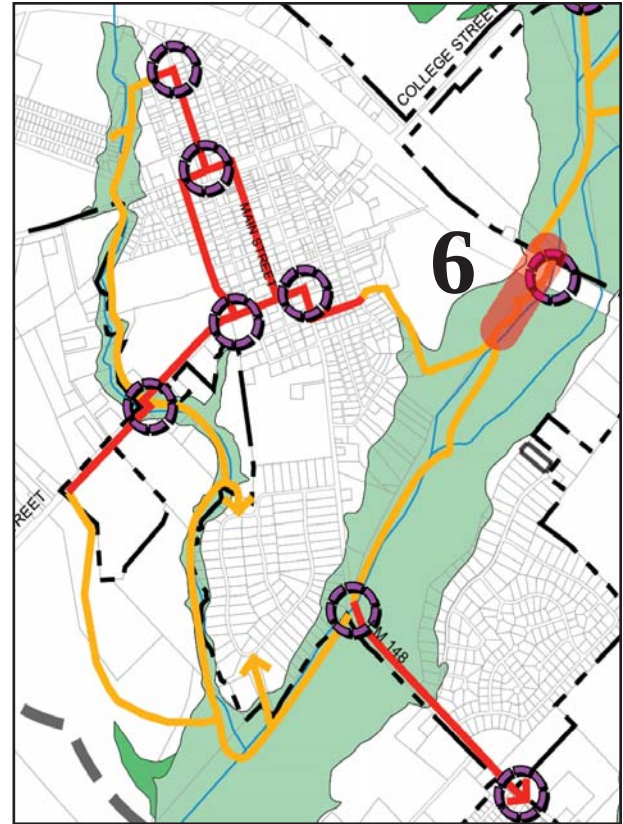
Priority trail segment 3 highlighted in red



Priority trail segment 4 highlighted in red



Priority trail segment 5 highlighted in red



Priority trail segment 6 highlighted in red

Prioritization and Implementation

The following implementation tables are deliberately brief and targeted. They provide key action items for guidance, future policy development and park initiatives. This report should continuously be examined and referenced in the future. When making informed decisions regarding parks and trails, this report should be considered as a whole. While the implementation guide provides specific direction, not all recommendations and possible courses of action are contained within the tables. The most important implementation items are to increase trails and park service levels for Crandall.

In order to achieve an orderly implementation, a prioritization of projects is needed. Levels and resources of funding can change during the implementation period; therefore, the prioritization plan must be flexible and reviewed on a regular basis. The prioritization tables were developed to help align the needs assessment with implementable projects.

Short Term Prioritizations		
Priority	Projects	Action Items
Short Term (1-5 Years)	Community Park 2	- Finalized conceptual master plan - Secure and coordinate funding, including grant funding - Coordinate with ISD on land, access and maintenance - Acquire necessary properties or coordinate properties with grant funding - Implement Community Park 2 (includes design and construction)
Short Term (1-5 Years)	Trails within Park Service Zone 1	- Secure and coordinate funding, including grant funding - Acquire necessary right-of-ways or coordinate properties with grant funding - Expand trails in Park Service Zone 1, priority segments 1, 2 and 3 (includes design and construction)
Short Term (1-5 Years)	Pedestrian Crossings	- Secure and coordinate funding, including state and grant funding - Implement pedestrian signal improvements at intersections in conjunction with Park Service Zone 1, priority segments 1, 2 and 3
Short Term (1-5 Years)	Neighborhood Park 1 Improvements	- Secure and coordinate funding - Implement recommended improvements for Neighborhood Park 1
Short Term (1-5 Years)	Neighborhood Park 2 Improvements	- Secure and coordinate funding - Implement recommended improvements for Neighborhood Park 2 - Finalized conceptual master plan - Secure and coordinate funding - Coordinate with ISD on land, access and maintenance - Implement Neighborhood Park 2 (includes design and construction)
Short Term (1-5 Years)	Neighborhood Park 4	- Coordinate with developer on park improvements, future trail access and park maintenance - Secure and coordinate other necessary funding - Finalized conceptual master plan - Coordinate Neighborhood Park 4 (includes design and construction)
Short Term (1-5 Years)	Special Park 1 Improvements	- Secure and coordinate funding - Implement recommended improvements for Special Park 1

Table 6.1 Short Term Prioritizations

Mid Term Prioritizations		
Priority	Projects	Action Items
Mid Term (Beyond Short Term)	Trails within Park Service Zone 1	- Secure and coordinate funding, including grant funding - Acquire necessary right-of-ways or coordinate properties with grant funding - Expand trails in Park Service Zone 1, priority segments 4, 5 and 6 (includes design and construction)
Mid Term (Beyond Short Term)	Pedestrian Crossings	- Secure and coordinate funding, including state and grant funding - Implement pedestrian signal improvements at intersections in conjunction with Park Service Zone 1, priority segments 4, 5 and 6
Mid Term (Beyond Short Term)	Special Park 2	- Finalized conceptual master plan - Secure and coordinate funding, including grant funding - Acquire necessary properties or coordinate properties with grant funding - Implement Special Park 2 (includes design and construction)
Mid Term (Beyond Short Term)	Neighborhood Park 3	- Coordinate with existing neighborhood on park location, improvements, future trail access and park maintenance - Secure and coordinate funding - Acquire necessary property - Finalized conceptual master plan - Implement Neighborhood Park 3 (includes design and construction)
Mid Term (Beyond Short Term)	Neighborhood Park 5 Improvements	- Coordinate with the Heartland Community on park improvements and park maintenance - Coordinate recommended improvements for Neighborhood Park 5

Table 6.2 Mid Term Prioritizations

Long Term Prioritizations		
Priority	Projects	Action Items
Long Term (Beyond Mid Term, continuous)	Trails within Park Service Zone 2	- Secure and coordinate funding, including grant funding - Coordinate with master planned communities - Acquire necessary right-of-ways or coordinate properties with grant funding - Expand trails in Park Service Zone 2
Long Term (Beyond Mid Term)	Pedestrian Crossings	- Secure and coordinate funding, including state and grant funding - Implement pedestrian signal improvements at intersections in conjunction with Park Service Zone 2
Long Term (Beyond Mid Term)	Community Park 3	- Coordinate with developer on park location, improvements, future trail access and park maintenance - Coordinate recommended improvements for Community Park 3
Long Term (Beyond Mid Term)	Neighborhood Park 8	- Coordinate with existing neighborhood(s) on park location, improvements, future trail access and park maintenance - Secure and coordinate funding - Acquire necessary properties - Finalized conceptual master plan - Implement Neighborhood Park 8 (includes design and construction)
Long Term (Beyond Mid Term)	Neighborhood Parks 6, 7, 9 and 10	- Coordinate with developer on park locations, improvements, future trail access and park maintenance - Coordinate recommended improvements for Neighborhood Parks 6, 7, 9 and 10

Table 6.3 Long Term Prioritizations

Resources

A “multi-tool” approach is recommended, in which multiple strategies, funding sources and partners are employed in order to collectively work to achieve the desired results. A range of strategies may be appropriate within a given location and, therefore, each possible strategy should be understood and examined in order to determine where it may be most appropriately used. In many cases, funding could include multiple sources such as private funding, City funds, bonds, state and federal grants, and sponsor-based funding. The funding resource are examples and additional opportunities may be discovered during implementation.

General Funds

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

Economic Development Corporation

Economic Development Corporations (EDC) are often utilized in communities as a means of concentrating resources towards economic development and creating new jobs. The advantages to EDCs are that they may exist as a public entity (directly associated with municipal government) or may exist as a non-profit organization. EDCs may be created to promote and attract economic development for the city as a whole, or they may be created to specifically address issues within a particular neighborhood or area within the community. EDCs often receive funding from both public and private sources, such as funding by 4B sales tax revenues, and essentially act as an ambassador for the area that they serve. Advocacy and proactive outreach are important functions of EDCs in their attempt to explain and reach out to potential development and provide reasons and offer incentives for choosing to locate within the identified area. It is recommended that members of the EDC use this document as a guide in promoting and attracting development within the study area.

Bonds

Bonds are generally the most common source used by cities for the purchase of land and for providing development monies. Debt financing through the issuance of municipal bonds is one of the most common ways in which to fund park, recreation, and open space projects. This type of funding is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades.

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

A revenue bond finances projects which produce enough revenue to retire their debt, such as golf courses, batting cages and enterprise-oriented park projects.

Developer Requirements

This involves requiring new development to provide a dedication of land for parks (or fee-in-lieu of land), park development fees, and trail rights-of-way or easements to offset the City's costs.

Texas Parks and Wildlife Department Outdoor Recreation Grants

This grant provides 50 percent matching grant funds to municipalities, counties, MUDs and other local units of government with populations less than 500,000 to acquire and develop parkland or to renovate existing public recreation areas. Eligible sponsors include cities, counties, MUDs, river authorities, and other special districts. Projects must be completed within three years of approval.

Texas Parks and Wildlife Department Small Community Grants

This grant was created to meet the recreation needs of small Texas communities with a population of 20,000 and under. The grant provides 50 percent matching grant funds to eligible municipalities and counties. Funds must be used for development or acquisition of parkland. Eligible projects include ball fields, boating, fishing, and hunting facilities, picnic facilities, playgrounds, swimming pools, trails, camping facilities, beautification, restoration, gardens, sports courts and support facilities.

Texas Parks and Wildlife Department Regional Grants

This grant program was created to assist local governments with the acquisition and development of multi-jurisdictional public recreation areas in the metropolitan areas of the state. It allows cities, counties, water districts, and other units of local government to acquire and develop parkland. The program provides 50% matching fund, reimbursement grants to eligible local governments for both active recreation and conservation opportunities.

Texas Parks and Wildlife Department Recreational Trail Grants

TPWD administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles.

North Central Texas Council of Governments (NCTCOG) Sustainable Development Funding Program

The NCTCOG's Sustainable Development Funding Program was created by its policy body, the Regional Transportation Council (RTC), to encourage public/private partnerships that positively enhance existing transportation system capacity, rail access, air quality concerns, and mixed land uses. By allocating transportation funds to land use projects promoting alternative transportation modes or reduced automobile use, NCTCOG and its regional partners are working to address escalating air quality, congestion, and quality of life issues.

North Central Texas Council of Governments (NCTCOG) Regional Transportation Council Partnership Program

Through the Local Air Quality Program, NCTCOG's Regional Transportation Council funds transportation projects that address the new air quality standard, including traffic signal timing, trip reduction, air quality outreach and marketing programs, vanpool programs, bicycle/pedestrian regional connections, high-emitting-vehicle programs, diesel freight programs, off-road construction vehicle emissions reduction programs, park-and-ride facilities, and other air quality strategies.

Plan Development Process

The Crandall planning process spanned an approximate 12-month period and included input from citizens, elected and appointed officials, City staff and stakeholders. This planning report was prepared by Freese and Nichols, Inc. and was funded by the City Council. Public involvement was a fundamental component to the Crandall park planning process. Gathering knowledge from local citizens and community leaders was crucial to providing background information and discovering recreational desires. Critical input was collected from a variety of sources, including an online survey, Park Advisory Committee meetings and a public meeting. This information helped define the community's vision, build consensus and form the basis for planning recommendations. The follow meeting dates were conducted during this park planning process:

Park Advisory Committee #1

Date: June 3, 2013

Mayor Cody Frazier led a Park Committee. The first meeting was kicked off with the Mayor explaining the project overview and introduction to the park planning project. Following, the Mayor conducted input sessions to gain insight on park and trail issues and opportunities specific to Crandall. Next, existing condition maps were shown and the group discussed the vision for Crandall's parks and trail. The meeting closed with discussions about specific goals and objectives.



Mayor Cody Frazier led the park advisory committee and public meeting input sessions

Park Advisory Committee #2

Date: August 5, 2013

A second committee meeting was held to review the progress of the park planning project. Mayor Cody Frazier led the group in additional park desire discussions. Next, the group discussed the online survey and communication channels to inform citizens about participation. The meeting concluded with open discussion about future public meetings.

Public Meeting

Date: January 23, 2014

A public meeting was held in early 2014 and the meeting was opened with a project overview by the Mayor. Meeting participants were shown the park planning progress to date and were given a brief overview of the advisory committee's identified issues, desires and vision. Next, meeting participants provided input on park and trail vision, goals and specific desires for amenity types.

Crews are currently working on a main break. Areas close to 148

Donna Ricketts and 5 others like this.

City of Crandall, Texas

Home 2 Jana

City of Crandall, Texas Timeline Recent

Lindsey Cousins likes this.

Write a comment...

City of Crandall, Texas January 8

A Crandall Master Park Plan informational meeting will be held on January 23, 2014, at 6:30 p.m. in the Crandall/Combine Community Center located at 500 West Lewis Street (FM 3039), Crandall, Texas. All interested parties are invited to attend.

Like · Comment · Share

5 people like this.

Write a comment...

City of Crandall, Texas December 23, 2013

rock. Have a great week. It's hump day so enjoy. Hello to everyone and y'all have a great new year

Like · Reply · January 8 at 12:57pm

City of Crandall, Texas changed their cover photo. January 8



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Donna Ricketts and 7 others like this.

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The online survey and meetings were posted on a social media site

**MINUTES
CITY OF CRANDALL MASTER PARK PLAN
COMMITTEE MEETING
June 3, 2013 at 6:00 PM**

Mayor – Cody Frazier

**Rob Baldwin, City Planner
Sandra Fleck
Dana Girouard
Ronnie Perkins
Billy Posey**

1. Welcome and Introduction –

Mayor Frazier welcomed everyone to the meeting and everyone introduced themselves. Rob Baldwin, City Planner, was in attendance to assist Mayor Frazier and the Committee.

2. Project Overview-

Mr. Frazier presented colored maps for the Committee to review. Mr. Frazier explained to the Committee that the idea is to create space for youth soccer, youth baseball, playgrounds, passive open space and trails.

3. Identify Park and Trail Issues and Opportunities-

Mr. Frazier pointed out the areas of interest to the Committee and received feedback from the Committee.

4. Discuss Park and Trail Vision-

Mayor Frazier explained the visions for future Parks and Trails through maps and discussed the future for the City of Crandall.

5. Identify Park Goals and Objectives-

Mayor Frazier held discussion with the Committee of the goals and objectives that included sidewalks and trails that connect all parks and would allow children to walk safely to and from school. Create parks for youth baseball and soccer. Mr. Frazier envisions finding more acreage and space for parks in Crandall.

The meeting was adjourned at 6:30 p.m.

Cody Frazier, Mayor

**MINUTES
CITY OF CRANDALL MASTER PARK PLAN
PUBLIC INFORMATION MEETING
January 23, 2013 at 6:00 PM**

Mayor – Cody Frazier

**Rob Baldwin, City Planner
Sandra Fleck
Dana Girouard
Ronnie Perkins-absent
Billy Posey**

**City Staff: Scott Wall, City Manager
Jana Shelton, City Secretary**

Attendees: Karol Day
Mike Parker

1. Welcome and Introduction –

Mayor Frazier welcomed everyone to the meeting. Mayor Frazier introduced City Manager, Scott Wall and City Secretary, Jana Shelton.

2. Project Overview-

- a. Process - Mr. Frazier presented colored maps of other Master Park Parks for other Cities and presented a Master Park Plan for the City of Crandall
- b. Committees and Community Expectation- Mr. Frazier gave a brief explanation of the Committee stating the issues, vision and goals through a power point presentation. Mr. Frazier stated that the City has asked for public input through a survey that is available on the City's website and presented extra copies at the meeting.

3. Identify Park and Trail Issues and Opportunities-

Mr. Frazier pointed out the areas of interest through mapping and pictures of the proposed sites to the Citizens.

Mayor Frazier explained the areas of interest for the location of parks and trails.

4. Discuss Park and Trail Vision-

Mayor Frazier explained the visions for future parks and trails through maps and discussed the future for the City of Crandall.

5. Identify Park Goals and Objectives-

Mayor Frazier presented goals and objectives that included sidewalks and trails that connect all parks and would allow children to walk safely to and from school. The vision is to create parks for youth baseball and soccer. Mr. Frazier envisions finding more acreage and space for parks in Crandall.

Mr. Frazier asked for public comment.

The meeting was adjourned at 7:00 p.m.

Cody Frazier, Mayor

**MINUTES
CITY OF CRANDALL MASTER PARK PLAN
COMMITTEE MEETING
August 5, 2013 at 6:00 PM**

Mayor – Cody Frazier

**Rob Baldwin, City Planner
Sandra Fleck
Dana Girouard
Ronnie Perkins-absent
Billy Posey**

1. Welcome and Introduction –

Mayor Frazier welcomed everyone to the meeting. Rob Baldwin, City Planner, was in attendance to assist Mayor Frazier and the Committee.

2. Project Overview-

Mr. Frazier presented samples of other cities Master Park Plans for the committee to review that included the City of Glen Rose and the City of Murphy.

The Committee reviewed a Site analysis, reviewed maps with element images of the proposed parks and Major Programs. Mayor Frazier also presented a conceptual design.

The committee held discussion on the Master Park Plan survey that will be presented to the public in different formats such as the City's Facebook and website.

Mayor Frazier stated that a Public Information meeting will be scheduled to update the Citizens of Crandall.

The meeting was adjourned at 6:30 p.m.

Cody Frazier, Mayor

Online Survey

Freese and Nichols prepared a 10-question online survey. The survey included multiple-choice, scaling and open-ended question types. The City promoted the survey to its citizens and provided a link on the City's website. The survey was designed to extract the community's vision for parks and trails as well as discover specifics on trail locations, park locations, amenities to be provided and help with prioritizing needs. The full survey results follow and open-ended responses are provided without editing.

1. How satisfied are you with Crandall's current parks and trails?

		Response Percent	Response Count
Very Satisfied		2.2%	2
Satisfied		15.1%	14
Somewhat unsatisfied		36.6%	34
Unsatisfied		46.2%	43
answered question			93
skipped question			0

2. Which age group is most under-served by the current park system?

		Response Percent	Response Count
0 to 5 years		7.5%	7
Elementary age		6.5%	6
Middle school age		9.7%	9
High school age		5.4%	5
Adults		24.7%	23
Seniors		3.2%	3
All age groups		43.0%	40
answered question			93
skipped question			0

3. How would you describe the quality of parks and trails in Crandall?

		Response Percent	Response Count
Excellent		2.2%	2
Good		26.9%	25
Fair		34.4%	32
Poor		36.6%	34
answered question			93
skipped question			0

4. What would you consider the greatest issue facing Crandall's parks and trails today?

		Response Percent	Response Count
Lack of parks and sport fields		48.4%	45
Need for trails		31.2%	29
Current park conditions		3.2%	3
Desire new amenities at current parks		6.5%	6
Lack of aesthetic enhancements		0.0%	0
Other (please specify)		10.8%	10
answered question			93
skipped question			0

5. What would you consider the greatest opportunity for future Crandall's parks and trails?

		Response Percent	Response Count
Open space/ preserve areas		5.4%	5
New park(s)		7.5%	7
Youth sports leagues		21.5%	20
Event space downtown		3.2%	3
Adult sports leagues		3.2%	3
Trail system		36.6%	34
Expand existing parks		7.5%	7
Other (please specify)		15.1%	14
answered question			93
skipped question			0

6. What is your number one recreation desire?

		Response Percent	Response Count
Open space/ natural areas		1.2%	1
Picnic areas		1.2%	1
Softball		4.7%	4
Dog park		1.2%	1
Soccer		2.4%	2
Baseball		7.1%	6
Swimming pool		27.1%	23
Playground		2.4%	2
Football		1.2%	1
Basketball		0.0%	0
Trail system		20.0%	17
Tennis		0.0%	0
Walking trail		12.9%	11
Skate park		0.0%	0
Pavilion space		1.2%	1
Splash pad		9.4%	8
Volleyball		0.0%	0
Other (please specify)		8.2%	7
answered question			85
skipped question			8

7. How important or unimportant are the following in terms of how YOU would use future park and trail improvements?

	Very Important	Important	Unimportant	Very Unimportant	No Opinion	Rating Count
Soccer fields	14.1% (12)	40.0% (34)	17.6% (15)	18.8% (16)	9.4% (8)	85
Restrooms	50.6% (43)	41.2% (35)	1.2% (1)	3.5% (3)	3.5% (3)	85
Trail system	60.0% (51)	31.8% (27)	3.5% (3)	0.0% (0)	4.7% (4)	85
Benches	36.5% (31)	47.1% (40)	8.2% (7)	1.2% (1)	7.1% (6)	85
Picnic areas	29.4% (25)	52.9% (45)	15.3% (13)	0.0% (0)	2.4% (2)	85
Softball fields	20.0% (17)	40.0% (34)	14.1% (12)	12.9% (11)	12.9% (11)	85
Baseball fields	24.7% (21)	40.0% (34)	12.9% (11)	9.4% (8)	12.9% (11)	85
Volleyball court	8.2% (7)	43.5% (37)	23.5% (20)	12.9% (11)	11.8% (10)	85
Tennis court	5.9% (5)	36.5% (31)	28.2% (24)	17.6% (15)	11.8% (10)	85
Playground	44.7% (38)	41.2% (35)	9.4% (8)	1.2% (1)	3.5% (3)	85
Splash pad	37.6% (32)	36.5% (31)	11.8% (10)	8.2% (7)	5.9% (5)	85
Swimming pool	47.1% (40)	23.5% (20)	10.6% (9)	14.1% (12)	4.7% (4)	85
Walking trails	60.0% (51)	34.1% (29)	2.4% (2)	1.2% (1)	2.4% (2)	85
Dog park	12.9% (11)	27.1% (23)	29.4% (25)	16.5% (14)	14.1% (12)	85
Water fountains	31.8% (27)	28.2% (24)	25.9% (22)	10.6% (9)	3.5% (3)	85
Horseshoe pits	4.7% (4)	24.7% (21)	35.3% (30)	22.4% (19)	12.9% (11)	85
Open space	21.2% (18)	40.0% (34)	21.2% (18)	5.9% (5)	11.8% (10)	85
Skate park	3.5% (3)	16.5% (14)	30.6% (26)	28.2% (24)	21.2% (18)	85
Football fields	9.4% (8)	20.0% (17)	28.2% (24)	21.2% (18)	21.2% (18)	85
answered question						85
skipped question						8

Page 1, Q4. What would you consider the greatest issue facing Crandall's parks and trails today?

1	Safe walking trails for seniors and adults with wide paths	Oct 18, 2013 11:47 AM
2	Funding	Aug 9, 2013 12:58 PM
3	Would like to see some mountain bike trails.	Aug 8, 2013 4:57 PM
4	Parks, sports fields, walking/biking trails	Aug 6, 2013 7:56 PM
5	all of the above	Aug 6, 2013 7:16 PM
6	What parks?	Aug 6, 2013 6:49 PM
7	all of the above	Aug 6, 2013 6:42 PM
8	all of the above	Aug 6, 2013 4:57 PM
9	development of areas downtown for community use and relaxation.	Aug 6, 2013 11:12 AM
10	we need a sports complex	Dec 5, 2012 4:55 PM

Page 1, Q5. What would you consider the greatest opportunity for future Crandall's parks and trails?

1	Our city needs to have an inexpensive / free activity for youth and adults to participate in whenever they want. A perfect example would be the Cain Center of Athens having a Disc Golf Course. An outdoor activity that promotes exercise and an opportunity for all citizens to enjoy at little to no expense.	Nov 27, 2013 1:06 PM
2	Walking trails with pavillon and picnic areas for all ages	Oct 18, 2013 11:47 AM
3	Sports complex and splash park	Aug 7, 2013 7:52 PM
4	Walking/biking trails and place for sports leagues to play	Aug 6, 2013 7:56 PM
5	bike trails, community swimming pool	Aug 6, 2013 7:16 PM
6	a splash park, skate board park etc	Aug 6, 2013 7:00 PM
7	all of the above	Aug 6, 2013 6:42 PM
8	We need a splash park	Aug 6, 2013 6:33 PM
9	Giving the youth of our community somewhere to be active	Aug 6, 2013 6:13 PM
10	all of the above	Aug 6, 2013 4:57 PM
11	A trail along the river & a bandstand between Crandall & Combine	Aug 6, 2013 2:09 PM
12	One comprehensive park with athletic fields	Aug 6, 2013 1:05 PM
13	trees, benches, community use areas	Aug 6, 2013 11:12 AM
14	Community pool	Aug 6, 2013 8:56 AM

Page 2, Q6. What is your number one recreation desire?

1	All Youth recreation	Aug 26, 2013 3:33 PM
2	All of the above would be great.	Aug 9, 2013 6:50 PM
3	Open Space and Sports Complex	Aug 9, 2013 11:48 AM
4	Bike paths	Aug 6, 2013 8:44 PM
5	Biking	Aug 6, 2013 6:33 PM
6	Sports, family area with tables and benches. Walking trail and a place for families to come and enjoy with their children	Aug 6, 2013 8:17 AM
7	sports complex	Dec 5, 2012 4:59 PM

Page 2, Q8. Where would you build a new park?

1	The most advantageous reason to install a Disc Golf Course is that it uses a very small amount of space and that space is unusable for any other activities. The more rough terrain / trees is better for this activity and flood plains like Audubon Park Disc Golf course in Garland are great.	Nov 27, 2013 1:13 PM
2	Behind creekview	Oct 18, 2013 2:30 PM
3	If property was available, back side of golf course off 148 and Creekview with easy and safe access or at end of Creekview where it dead ends.	Oct 18, 2013 12:00 PM
4	Crandall Proper, south side of 175	Aug 26, 2013 3:33 PM
5	148 south	Aug 19, 2013 9:18 AM
6	Near HS or on school property.	Aug 15, 2013 2:01 PM
7	ideally in the downtown area or near the schools	Aug 13, 2013 6:20 AM
8	River ridge area	Aug 13, 2013 3:19 AM
9	Open area around CHS (former Thunderbird Speedway)	Aug 12, 2013 7:36 PM
10	Across from cementary	Aug 11, 2013 1:21 PM
11	Creekview Golf Course	Aug 10, 2013 12:22 PM
12	There are two large plots just off the highway. One is across the street from Martin Elementary, and the other is behind the River Ridge neighborhood.	Aug 9, 2013 4:34 PM
13	Downtown next to Crandall salon and day sp	Aug 9, 2013 1:50 PM
14	Not too sure. Crandall is fairly small	Aug 9, 2013 1:21 PM
15	148 @ Creekview Lane	Aug 9, 2013 1:05 PM
16	Banks of trinity	Aug 9, 2013 12:59 PM
17	In Crandall Proper-City Limits	Aug 9, 2013 11:48 AM
18	Near schools	Aug 8, 2013 3:23 PM
19	Behind the high school	Aug 8, 2013 9:44 AM
20	Field across from Martin Elementary off 175 & fm 741. Tear down Popop's and put something there.	Aug 7, 2013 8:02 PM
21	Near the existing one would be nice (as it is in my neighborhood).	Aug 7, 2013 11:50 AM
22	Creekview Golf Course	Aug 7, 2013 11:15 AM
23	Would have to be within city limits. Land behind the Vet hospital (Dr. Tunnell) could work. This area is in a low income area which would help in any grant writing process.	Aug 7, 2013 7:33 AM

Page 2, Q8. Where would you build a new park?

24	Near/under new water tower?	Aug 7, 2013 4:12 AM
25	Possibly an extension to Webb Park or areas behind Martin Elem/River Ridge.	Aug 7, 2013 3:58 AM
26	By the Golf Course.	Aug 7, 2013 2:28 AM
27	Land beside or across 148 from Taco Casa if large enough or maybe some land on 741 between Crandall & Heartland.	Aug 6, 2013 7:59 PM
28	Prefer other multi use projects over another park...build a community swimming pool maybe in conjunction with the golf course? And, a a trail system behind/next to high school to include mountain bike technical trails.	Aug 6, 2013 7:21 PM
29	Behind Martin Elementary school	Aug 6, 2013 7:01 PM
30	No idea, maybe tear down some dilapidated rent houses and create some room.	Aug 6, 2013 6:58 PM
31	Lot near the post office	Aug 6, 2013 6:56 PM
32	Behind HS	Aug 6, 2013 6:36 PM
33	area behind existing park	Aug 6, 2013 6:33 PM
34	The golf course..and make it a sports complex	Aug 6, 2013 6:25 PM
35	By schools	Aug 6, 2013 6:24 PM
36	The land behind River Ridge or behind the water tower on Trinity.	Aug 6, 2013 6:16 PM
37	Somewhere easily accessible with room for future expansion.	Aug 6, 2013 5:21 PM
38	On the north side of 175 where there is nothing!	Aug 6, 2013 5:02 PM
39	Behind the bank	Aug 6, 2013 3:56 PM
40	Along the River	Aug 6, 2013 2:17 PM
41	On Trunk Street and Main in one of those empty lots. Add a pool and splash park.	Aug 6, 2013 1:58 PM
42	Near High School, behind Buffalo Creek.	Aug 6, 2013 1:09 PM
43	Next to el jacalito	Aug 6, 2013 11:18 AM
44	across 148 from the Cotton Gin, on the same side of the highway 175. That area has a natural creek bottom that could be cleaned up. it would be easy access to the highway & could have a hiking trail that connected with the existing Webb Park.	Aug 6, 2013 9:20 AM
45	Near the high school	Aug 6, 2013 9:00 AM
46	The empty field by martin and 175,	Aug 6, 2013 8:48 AM
47	The lot behind the little white house beside the post office where that house was	Aug 6, 2013 8:20 AM

Page 2, Q8. Where would you build a new park?

	tore down and it has a lot of shade trees.	
48	We're ever land is available.	Aug 6, 2013 8:17 AM
49	possibly in the river bottoms	Aug 6, 2013 7:37 AM
50	Across the highway from martin elementary in the field across from firework stands	Aug 6, 2013 7:11 AM
51	EDC land or over by the highschool	Dec 5, 2012 4:59 PM
52	Behind the High School	Nov 27, 2012 12:15 PM

Page 2, Q9. What would you connect with a new trail system?

1	High school, buffalo creek, willow lake and creekview.	Oct 18, 2013 2:30 PM
2	schools and neighborhoods	Aug 26, 2013 3:33 PM
3	Open sport/splash park or field	Aug 19, 2013 9:18 AM
4	Creekview, Buffalo Creek, downtown, all the local housing developments within a couple of miles of downtown	Aug 13, 2013 6:20 AM
5	Webb park to Creekview/Countryview	Aug 13, 2013 3:19 AM
6	Middle School Area	Aug 10, 2013 12:22 PM
7	Webb park would be ideal	Aug 9, 2013 1:50 PM
8	Swimming pool area and playgroud	Aug 9, 2013 1:21 PM
9	All walk around the outer edge of the golf course, creek, etc..	Aug 9, 2013 1:05 PM
10	The schools and the neighborhoods without school bus service.	Aug 9, 2013 12:34 PM
11	All neighborhoods south of 175 to the school system	Aug 9, 2013 11:48 AM
12	A park	Aug 8, 2013 3:23 PM
13	Schools and downtown	Aug 8, 2013 9:44 AM
14	Have it go all the way around the neighborhood behind First Community Church.	Aug 7, 2013 8:02 PM
15	All the neighborhoods in Crandall.	Aug 7, 2013 11:50 AM
16	Shopping Center's	Aug 7, 2013 11:15 AM
17	unknown at this time	Aug 7, 2013 7:33 AM
18	Use old rail bed to Kaufman. Or just a loop around or through Crandall, usable for kids walking/riding to school (or a city pool!)	Aug 7, 2013 4:12 AM
19	Something similar to Fomey & Rockwall community parks would be great...maybe a smaller scale.	Aug 7, 2013 3:58 AM
20	Nature areas.	Aug 7, 2013 2:28 AM
21	See above	Aug 6, 2013 7:21 PM
22	Are there two park things available to connect?	Aug 6, 2013 6:58 PM
23	Not sure	Aug 6, 2013 6:24 PM
24	Soccer fields, playground and a community pool	Aug 6, 2013 6:16 PM
25	The parks.	Aug 6, 2013 5:43 PM
26	???	Aug 6, 2013 5:21 PM

Page 2, Q9. What would you connect with a new trail system?

27	some type of holiday/fair with some type of mass transit	Aug 6, 2013 2:17 PM
28	n/a	Aug 6, 2013 1:58 PM
29	Buffalo Creek, Creekview, Willow Lake, River Ridge and downtown neighborhoods	Aug 6, 2013 1:09 PM
30	Schools?	Aug 6, 2013 11:18 AM
31	I would connect Webb Park with a new park located at the south east corner of 148 & 175. it would be nice to connect down town to this trail someday also.	Aug 6, 2013 9:20 AM
32	Could be a loop with picnic areas.	Aug 6, 2013 9:00 AM
33	any existing trails	Aug 6, 2013 7:37 AM
34	I would build it around a beautiful sports complex, I wish it could go around through all the neighborhoods in Crandall	Dec 5, 2012 4:59 PM
35	Schools and neighborhoods	Nov 27, 2012 12:15 PM

Page 2, Q10. Any additional comments?

1	There are over 600 Disc Golf Courses in the U.S. and well over 30 in the N. TX area. Towns like Athens, Canton, Van have them and they can be started very easily and inexpensively.	Nov 27, 2013 1:13 PM
2	The seniors in our community really need a safe place to walk. Also if there was a gym where we could all walk during the winter months and the hot summer months, I think more people would be inclined to walk and eventually have better health as well.	Oct 18, 2013 12:00 PM
3	A swimming area or or health park would be so great as well.	Aug 19, 2013 9:18 AM
4	Lack of youth sports is crazy. Kids going to Forney, Kaufman, Mesquite because we don't have facilities. And when we DO have a league, none of the other cities will come play here because the facilities are nonexistent	Aug 15, 2013 2:01 PM
5	A softball/baseball complex would attract leagues during the week and tourneys on weekends.	Aug 12, 2013 7:36 PM
6	Replace some of the old fuddy duddys on the City Council who are still running the city into the ground like Vicki High and Judy Bell did.	Aug 10, 2013 12:22 PM
7	Keep it current and maintained.	Aug 9, 2013 1:05 PM
8	I would very much enjoy a hiking/biking/cross country trails.	Aug 8, 2013 5:01 PM
9	The park we have now is very nice and serves a number of age groups, although it is obviously designed for younger kids. My teenager goes there though to hang out with her friends and they enjoy having a place to go (and they are good kids so they are allowed to do so). I would hate to see them run off because they are "too big" for the park.	Aug 7, 2013 11:50 AM
10	Crandall really needs a swimming pool.	Aug 7, 2013 4:12 AM
11	Excited to hear of parks & rec improvements!	Aug 7, 2013 3:58 AM
12	Good luck finding tax money to do anything. Pass alcohol sales ASAP	Aug 6, 2013 6:58 PM
13	I think a youth sports complex would be awesome. Something like a ymca type building with open gyms which can be rented for parties and such. With some indoor playgrounds like the ones at mcdonalds. You could pay the city to have kid parties there.	Aug 6, 2013 6:56 PM
14	We need a nice big splash pad	Aug 6, 2013 6:38 PM
15	We have lived in Crandall almost thirty years and have been promised parks and trails....so far...nothing!	Aug 6, 2013 5:02 PM
16	The is an asset---- don't lose it.	Aug 6, 2013 2:17 PM
17	I did not know Crandall had any parks at all.	Aug 6, 2013 1:58 PM
18	Need to obtain government grants.....	Aug 6, 2013 1:09 PM
19	All the open land is wasted waiting for cotton fest	Aug 6, 2013 11:18 AM

Page 2, Q10. Any additional comments?

20	we definitely need something for the older kids that are too big for the playground, but too small for venturing too far away from home.	Aug 6, 2013 9:20 AM
21	Community pool would create jobs. People would pay to go.	Aug 6, 2013 9:00 AM
22	The children need a place to play. Sports and family outings. Webb park is for the small children. We need one for the middle and high school kids to go and play sports.	Aug 6, 2013 8:17 AM
23	A shoulder on the highway between Crandall and Combine would be a nice place for a bike ride. This would probably fall on the Hwy. Department.	Aug 6, 2013 7:37 AM
24	How about a splash pad for kids?	Nov 27, 2012 12:15 PM





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