

**TOWN OF LAKEWOOD VILLAGE  
PARKS, TRAILS AND OPEN SPACE  
ORDINANCE 15-17**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS  
APPROVING AND ADOPTING THE PARKS, TRAILS AND OPEN  
SPACE PLAN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas (“Town”) determined that the Town’s existing Parks, Trails and Open Space Master Plan was in need of updating; and

**WHEREAS**, the Parks, Trails and Open Space Master Plan is comprised of the documents attached to this ordinance as Exhibit A and incorporated herein for all purposes as if fully set forth in full, including without limitation all exhibits and appendices to the Parks, Trails and Open Space Master Plan, all of which constitute and integral part of said Parks, Trails and Open Space Master Plan; and

**WHEREAS**, the required public hearing has been held, during which the public was given the opportunity to give testimony and present written evidence regarding said Plan, all in compliance with applicable state law; and

**WHEREAS**, the Parks, Trails and Open Space Master Plan has been presented to the Town Council for review and adoption; and

**WHEREAS**, the Town Council finds that it is in the best interest of the citizens of the Town to approve and adopt the Parks, Trails and Open Space Master Plan, said Parks, Trails and Open Space Master Plan being in furtherance of public health, safety and welfare;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT:**

**Section 1: Findings**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**Section 2: Adoption of the Parks, Trails and Open Space Master Plan**

The Town Council hereby adopts the Parks, Trails and Open Space Master Plan in its entirety, intending that said Parks, Trails and Open Space Master Plan shall amend, supersede, and replace the Town’s existing Parks, Trails and Open Space Master Plan Map.

**Section 3: Purpose and Application**

As set forth in more detail in the Parks, Trails and Open Space Master Plan, the Parks, Trails and Open Space Master Plan shall serve as a guideline for the Town’s adoption of, or amendment(s) to the Town’s development regulations.

**Section 3: Repeal**

All previous Parks, Trails and Open Space Master Plans are hereby repealed in their entirety.

**Section 4: Severability**

A. Unconstitutional or Invalid Section

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect.

B. Independent Sections

The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

**Section 5: Effective Date**

The amendments to this Ordinance shall become effective from and after its date of passage and publication as provided by law.

**PASSED AND APPROVED** by the Town Council of the Town of Lakewood Village, Texas this the 10th day of December, 2015.

\_\_\_\_\_  
Dr. Mark Vargus  
Mayor

ATTEST:

\_\_\_\_\_  
Linda Asbell, TRMC  
Town Secretary

**Exhibit A**

**PARKS, TRAILS and OPEN SPACE  
MASTER PLAN**

**TOWN OF LAKEWOOD VILLAGE,  
TEXAS**



**December 10th, 2015**

## 1. PURPOSE AND INTENT

The Town of Lakewood Village was incorporated on April 26, 1977 and is exclusively zoned for single-family residential development. Located on the Eldorado Parkway corridor, at the foot of the Lake Lewisville Toll Bridge (LLTB), Lakewood Village is centrally located between



Interstate 35 and the North Dallas Tollway on the east and west, and US380 and the PGBT on the north and south. Prior to 2009, the town was located at the western termination point of Garza Lane, a western spur off of FM 720, just south of Oak Point. Lakewood Village is located on a peninsula with Little Elm to the north-east, Oak Point to the north, and Lewisville Lake to the south

and west. Being surrounded by water, there was little traffic as there was no through roads, and the surrounding population immediately outside of Lakewood Village was only one to two hundred. On August 1, 2009 with the NTTA Lewisville Lake Toll Bridge opening, the quiet tranquility surrounding our peninsula was forever changed. Garza lane, which formerly dead-ended into the (now breached) Garza Dam was replaced by a divided highway, Eldorado Parkway which connects McKinney to Interstate 35. Eldorado Parkway regular daily traffic counts exceed 25,000 vehicles, and the Toll bridge traffic exceeds 15,000 cars per day passing through the Town's jurisdiction.

Lakewood Village is surrounded by the Lewisville Lake - United States Army Corps of Engineers wildlife management area. The Town's waterfront does not consist of any designated recreation space - it can only be used exclusively in support of natural wildlife and preservation of habitat. This limits the availability of the town to create recreation space.

The dramatic increase in traffic and the town's new location on a major transit corridor between the towns of Frisco, Little Elm, and Oak Point and Interstate 35 has necessitated the need for relief from noise, traffic volumes and urban congestion. In addition, the greater mobility has led to an increase in developer interest in the area. In response to the significant changes in the town's surroundings, this parks master plan is designed to address our new needs for open space, park lands, and trails to maintain the previous natural rural setting and quality of life in our new challenging environment.

## 2. INVENTORY

Prior to the Eldorado Parkway / LLTB Project, the Town's need for open space was lower as the traffic volume impact and speed of development was low. Lake access was provided at several points in town and there were large areas of undeveloped land. In 2009, approximately 180 acres of undeveloped land (without utilities) still remained in the Town, as well as approximately one hundred platted lots with utilities, including two dozen waterfront lots. In addition, there was over 100 undeveloped acres in our ETJ.

In response to the impending construction of the Eldorado Corridor, the town began acquiring land for open space. It was clear to the town that the advanced pace of development was going to require the need for additional open space.

### Town Open Space

**Prior to 2009:** Parkwood Ct (~ 1Acre)  
Parkwood Drive (~0.12 Acre)  
Playground (~ 0.4 Acre)

**Subsequent Acquisitions:** Parkwood Ct (Witt Park) - April 2009  
Melody Lane (~ 1.27 Acres) - November 2010

The Town Leadership welcomes the development of our remaining property and is committed to ensuring that its development meet the needs, standards, and best-interests of the community.

The requirements for park and recreational areas contained in this plan are intended to ensure that there will be sufficient land dedicated or otherwise set aside to meet the demand and need of the future residents for open space and parks. The town has considered the projected growth in population and development within the town and extraterritorial jurisdiction and the amount of neighborhood park facilities needed. These additional requirements of open space, parks, and trails is required through the Town's Park Land dedication ordinance.

### **3. STANDARDS**

The planned location of parks and trails is shown in Exhibit A - The Parks and Trails Plan. All required open space dedications (parks, trails) must be open to the public - private facilities are not desirable. In addition to the location, design specifications shall be as follows:

**Parks** - The minimum size for a “pocket” park, (i.e. one that does not touch the lake) is 0.25 acres, unless an alternative is approved by the Town. Waterfront parks shall be a minimum of 1.0 acre (excluding USACE property) and may include land in the flowage easement.

#### **Design Standards**

Parks should have passive amenities (benches, tables)

Parks should have lighting

To the greatest extent possible, existing landscaping should be maintained.

**Trails** - The location of the trail system in the master plan serves multiple purposes: (1) they provide a visual screen between adjacent developments of differing densities, (2) they help mitigate noise and help maintain our current quiet, natural, rural environment, (3) they provide mobility between various parts of the Town without requiring traversing Eldorado Parkway, (4) by placing the trail along the waterfront, it supports our wildlife ecosystem.

#### **Design Standards**

Dedicated area for the trail shall be a minimum of 40 feet wide.

The improved surface of the trail shall be between 8 and 10 feet wide.

The trail should be designed to minimize the disruption to the existing trees and in no circumstances shall it be clear-cut or bulldozed.

### **4. IMPLEMENTATION**

The required dedication of open space, parks, and trails will occur as the various tracts of land in the town are developed. The approval of the requirements will occur as part of the Town’s approvals during the platting process. All additional lands required under the plan shall be accessible by the entire town.

