



# **PARKS AND OPEN SPACE MASTER PLAN 2012-2022**

December 2011

Prepared by



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**ATTACHMENTS**

- Attachment A – Committee Voting Results
- Attachment B – 2010 Census Information for Brushy Creek Census Designated Place

## 0. Executive Summary

The Brushy Creek Municipal Utility District is one of the largest municipal utility districts in Central Texas with a 2010 population of 21,764 persons and an estimated 2017 population of 23,270 persons. Since its creation in 1977 the District has been actively involved with parks and recreation development including working with development interests, obtaining grants through the Texas Parks and Wildlife Department and supporting its parks system through its annual budgeting process. The District has built a Community Center which is heavily used and offers several unique recreational opportunities such as day camps and large community festivals. The District developed its first Parks and Open Space Master Plan in 2000 and over the past 10 years has met the goals, objectives and priorities established in that plan. In the spring of 2011 the Board of Directors began the process of developing a new Parks and Open Space Master Plan for the years 2012-2022. The Board of Directors wanted the plan to be a reflection of community values, identify existing and potential future resources that could be used to implement the plan, develop standards to measure the effectiveness of the plan and a process to measure the effectiveness of the plan. In order to accomplish these objectives the Brushy Creek MUD Board of Directors appointed a Park and Open Space Master Plan Advisory Committee (“Committee”) which represented various neighborhoods and interests to assist the consultant in the development of the plan. At the direction of the Board of Directors the consultant used information and data developed over the past several years including surveys, market studies and audits.

The Committee met monthly and used a consensus based decision model in the development of the plan. Members of the Committee included:

Larry Haig  
Linda Roquet  
Lisa Wiedenhofer  
Janice Parker  
Kim Filiatrault  
David Espinosa  
Judia Sarich  
Tim Boardman  
Rich Robison  
Mel Callender  
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Teri Augustine  
Genny Pellacani  
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Fred Lord  
Arun Kumar  
J.R. Richardson

The establishment of goals, objectives, strategies and priorities are the most critical parts of the plan. They form the basis of communicating with the public and provide a blueprint for parks development and maintenance of facilities and assist in the decision making process for allocating resources. The goals, objectives and strategies provide the vision for what the community wants for its park and recreation system as well as recommending priorities for the parks system and Community Center. The following lists the goals, objectives, implementation strategies and priority considerations for existing parks and Community Center as well as identifying properties owned or controlled by the District that could be used for future parks and trail expansions.

## Goals

- Provide facilities and programs that meet or exceed the expectations of the users.
- Provide for a diversity of recreational opportunities that will serve all of the neighborhoods and age groups in Brushy Creek MUD including parks and open space during the planning period.
- Expand the parks system to include undeveloped properties owned or controlled by the Brushy Creek MUD within available resources.
- Maintain and upgrade the Community Center Complex to meet the short term and long term recreational needs of the residents and members.
- Future development should be affordable from both a development and operations and maintenance cost perspective.
- Parks, open space and recreational amenities are critical to maintaining property values in the District. The District needs to effectively maintain existing parks and recreational facilities during the planning period.
- Develop parks and recreational opportunities and programs that will educate and enable residents to develop a greater understanding of local natural resources and the importance of protecting those resources for future generations.

## Objectives

The following objectives reflect actions that can be accomplished by the District during the planning period and whose results are measurable.

- Develop parks and recreation standards for different types of parks, open space and recreational facilities.
- Maintain existing facilities and provide recreational amenities so that residents don't have to travel to other areas.

- Identify public and private property that is available for acquisition and/or development.
- Work with other political subdivisions and private interests to develop park projects that are cost effective.
- Work with other political subdivisions and private interests to develop park and recreation projects that are not duplicative.
- Identify and expand potential revenue producing activities.
- Develop a method to prioritize how available resources are allocated.
- Work with other political subdivisions to link facilities and properties.
- Work with private property owners to assure that park and recreational amenities are available for new developments within the District.

## Implementation Strategies

### Potential Funding Strategies

- Incorporate the Master Plan recommendations into the annual budgeting for the District to facilitate implementation of the plan.
- Evaluate the potential of incorporating a recreational fee into the utility bill that could be used for ongoing maintenance and to finance capital improvements. Another suggestion from the members of the Committee was to assess a fee large enough to cover operations and maintenance as well as any debt service and make all facilities free to Brushy Creek MUD residents with those using the facilities from outside the District paying a user fee.
- Explore the potential of leveraging different funding sources for acquisition, development, and operations and maintenance of parks, open space and recreational facilities. This would include working with adjacent Districts, Round Rock ISD, Sam Bass Fire Department and Williamson County.
- Evaluate the potential of public/private partnerships for the development of facilities including leasing of buildings and/or equipment. Public/private partnerships are often developed for capital improvements including the construction of buildings, water and wastewater facilities and for other improvements.
- Continue to actively pursue state and federal grants as well as foundation funding for implementation of the Master Plan. There are several competitive grant programs available to help fund park and recreation improvements. In most cases these programs can be used for both new construction as well as renovations to existing improvements.

**Texas Parks and Wildlife Department** has historically administered several programs that the District has used to expand its parks system. During the 2011 session of the Texas Legislature state support of local park programs was severely reduced leaving the agency with only federal funding to support their Outdoor Recreation Program and Trail Grant Programs.

**Texas Commission on Environmental Quality** has the ability to target funding through the Supplemental Environmental Projects (SEP) program. A SEP allows an entity that is in violation of TCEQ regulations to offset a portion of an assessed monetary penalty by taking on an environmental-enhancement project or contributing to an existing project in or near the community where the violation occurred. The project can include a wide range of actions that advance the TCEQ goals of clean air, water, and soil.

**Texas Department of Transportation** Safe Routes to Schools Program (SRTS) is targeted to assist communities promote walking and bicycling to schools through transportation improvements including sidewalks, hike and bike trails, and crosswalks.

### **Future Park and Trail Development**

- Continue to work with developers and other private interests to identify potential opportunities for joint development of park and recreational projects.
- Consider working with surrounding Districts to develop and/or expand parks, trails and other recreational amenities. Development in Municipal Utility Districts surrounding Brushy Creek MUD is increasing population as well as demand for parks and recreational amenities to meet demands.
- Work with local schools and other organizations to assess the potential opportunities for educational and environmental programs associated with the development of parks, open space and recreational opportunities.
- Design and implementation of park and recreational improvements should maximize the use of native vegetation and minimize maintenance.
- Develop park development standards that are consistent with the goals and objectives of the Master Plan. Consideration should be given to developing standards for park development within the District that would include minimum standards for construction, landscaping, maintenance considerations, and equipment.

### **Group Activities**

- Policy decisions by the Board of Directors will have an impact on the future of group activities such as camps, festivals and activities at the Community Center. If it is the Board of Directors' decision to maintain existing levels of participation or to expand



them sufficient resources will need to be allocated on an ongoing basis to meet the capital and operational needs of the programs and events.

- Festivals hosted by the Brushy Creek MUD have grown over the years and the District hosts a significant number of events. Major events such as the Hairy Man Festival, BBQ cook-off, etc. are very popular and have large attendance and participation. In order to service the continued growth of these events park facilities will need to be upgraded with additional facilities to handle large crowds including pavilions, restrooms, electric service availability and support facilities.

### **Operations and Maintenance Costs**

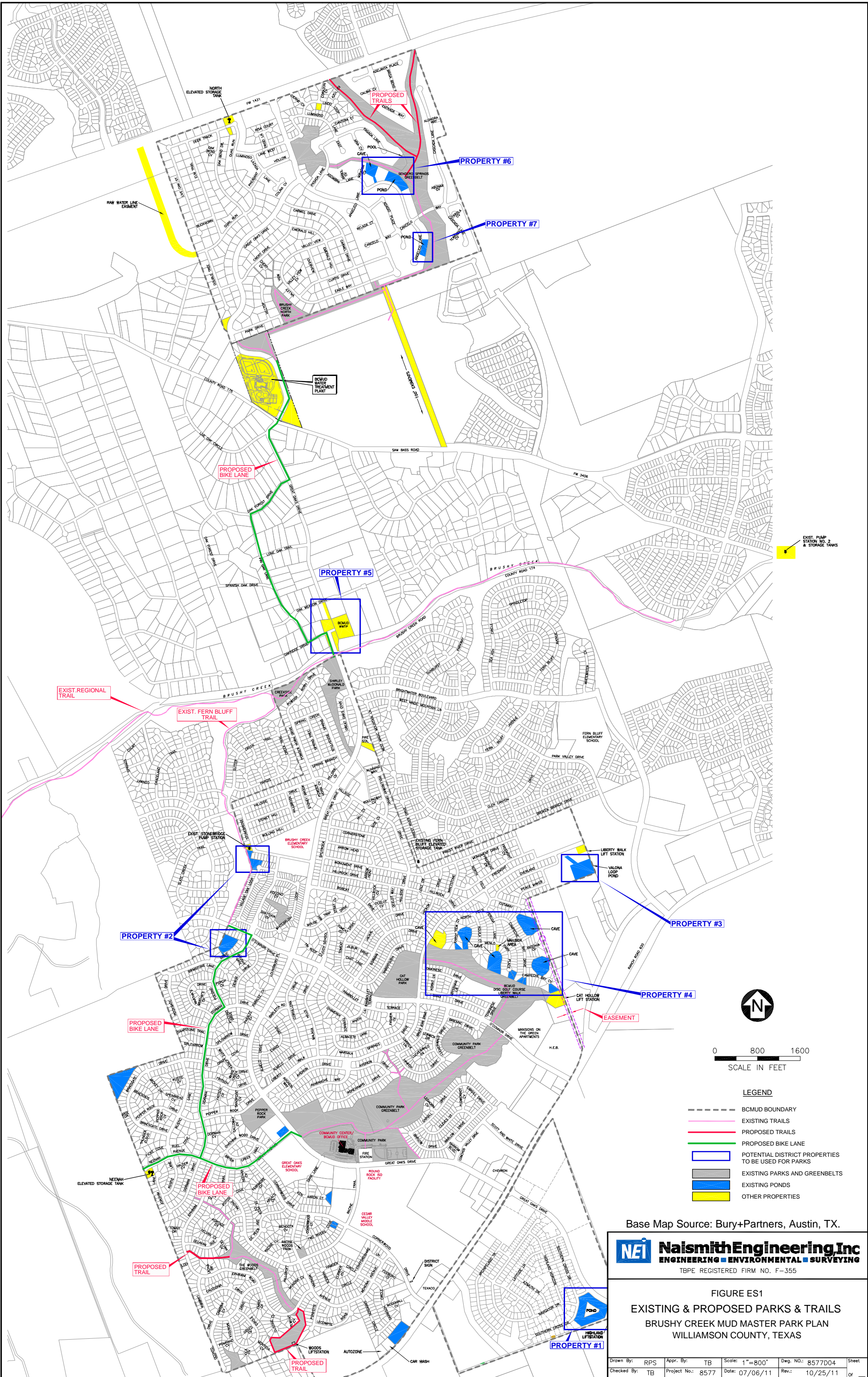
- As facilities and activities are expanded there will be a need to recognize the impact that will have on operations and maintenance costs to the District. While there is a documented need to expand parks and recreation facilities there will also be a need to recognize the need for additional resources to cover the operations and maintenance expenses associated with the expansion.

### **Priorities**

Priorities were established for park improvements at each of the existing parks and for the Community Center as well as suggestions for expansion of the park and trail system during the 10 year planning period. In general, the priorities reflected the Committee's desire to meet the park and recreation needs of the District as well as recognition of the resources required to implement the plan. The detailed priorities can be found in Table 9. One of the top priorities identified by the Committee was for the expansion of the existing Community Center. The use of the Community Center has exceeded its capacity. Programs and activities offered by the District are highly successful and have reached a critical point where the Community Center needs to be expanded to meet demand. One of the unique recreation opportunities provided by Brushy Creek MUD is the Community Festivals which draw thousands from both residents of the District as well as from the region. The popularity of these festivals continues to grow and will require that improvements be made at the parks that host them.

It was recognized that the District is moving toward full development and that additional parks and trails would have to be developed using properties owned or controlled by the District. The proposed new park and trail development plan recognizes these constraints and proposes that these new parks and trails be developed over the 10 year planning period. Additionally, the proposed improvements include the development of bikeways on streets as well as linking to trails and Olson Meadow Park in Fern Bluff MUD.

Exhibit ES-1 graphically illustrates the proposed Park and Open Space Master Plan 2012-2022 showing the location of existing parks, trails, the Community Center, proposed future parks and trails including bikeways and linkages to Fern Bluff MUD.



Base Map Source: Bury+Partners, Austin, TX.

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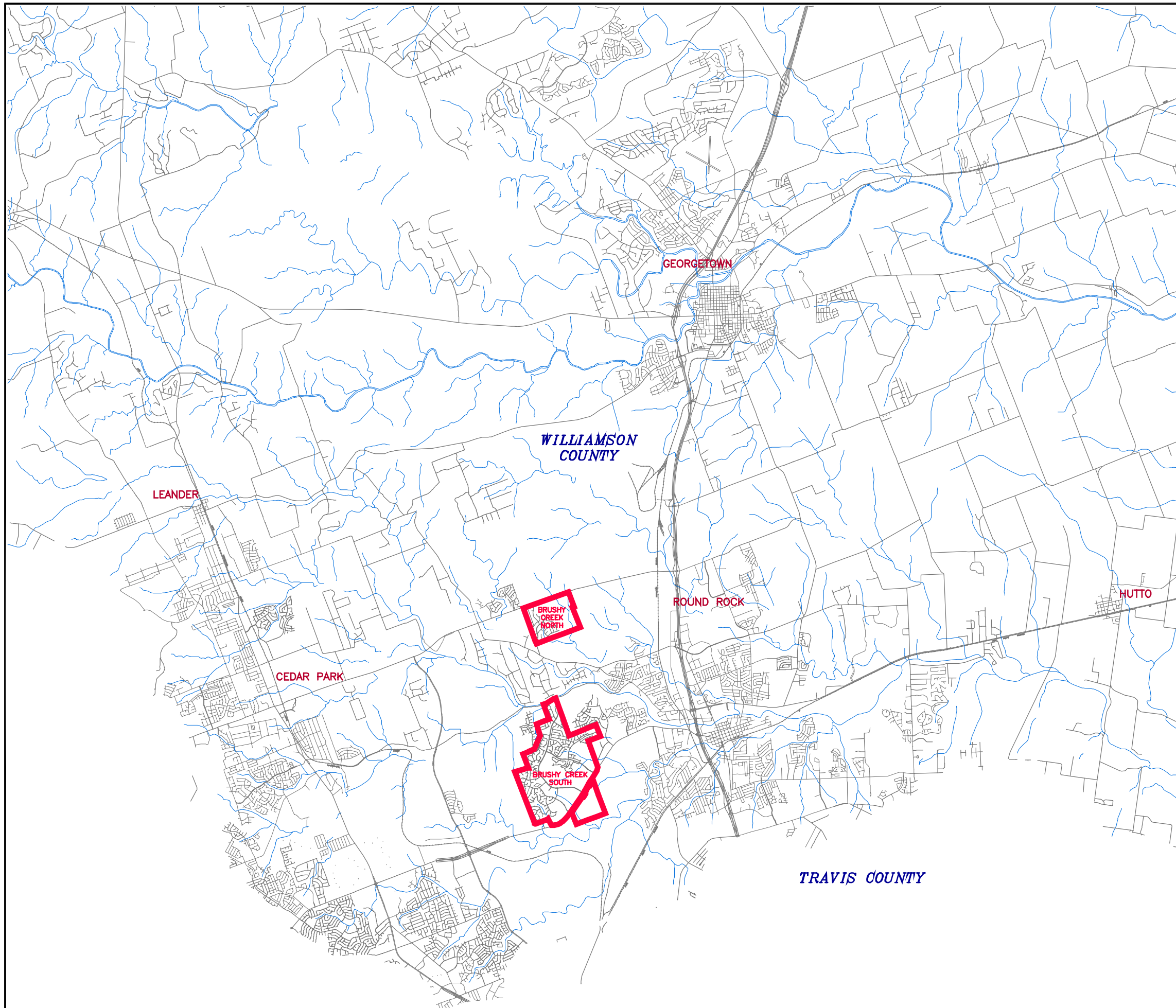
**FIGURE ES1**  
**EXISTING & PROPOSED PARKS & TRAILS**  
 BRUSHY CREEK MUD MASTER PARK PLAN  
 WILLIAMSON COUNTY, TEXAS

Drawn By: RPS	Appr. By: TB	Scale: 1"=800'	Dwg. NO.: 8577D04	Sheet
Checked By: TB	Project No.: 8577	Date: 07/06/11	Rev.: 10/25/11	of

Map Source: TNRIS, Texas Department of Transportation.



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FIGURE 1  
GENERAL LOCATION MAP  
BRUSHY CREEK MUD MASTER PARK PLAN  
WILLIAMSON COUNTY, TEXAS

Drawn By:	JBS	Appr. By:	TLB	Scale:	AS SHOWN	Dwg. NO.:	B02	Sheet
Checked By:	TLB	Project No.:	P1483	Date:	10/24/11	Rev.:		Of

# **1. INTRODUCTION**

## **1.1 General Information**

The Brushy Creek Municipal Utility District was originally formed in 1977 as the Williamson County Municipal Utility District #2 and included approximately 725 acres. Subsequent annexations in 1983 increased the amount of land in the District to 2,210 acres. The District name was changed to Brushy Creek Municipal Utility District in 1990. The District is divided into three distinct sections with Brushy Creek North lying between Sam Bass Road and F.M. 1431, the largest portion of the District lies between Brushy Creek in the north and F.M. 620 in the south. The third portion of the District is located south of F.M. 620. The primary neighborhoods include Brushy Creek North, Sendero Springs, Brushy Creek South, Hillside, the Villages of Brushy Creek, Cat Hollow, the Meadows, the Woods of Brushy Creek, and Highland Horizons. Brushy Creek MUD is located within the Extraterritorial Jurisdiction (ETJ) of the City of Round Rock. There are currently approximately 5,000 residential water customers within the District with a projected build out in 2017 of 7,915 customers. The 2010 census put the population of Brushy Creek Census Designated Place (CDP) at 21,764. Brushy Creek CDP includes part of Fern Bluff MUD and Brushy Creek MUD, excluding Brushy Creek North and Highland Horizons.

## **1.2 Role of the District**

Municipal Utility Districts are political subdivisions of the State of Texas which have been granted a broad range of powers by the Texas Legislature including responsibility for owning and operating utility systems including water, wastewater, solid waste, street, drainage, and parks and open space. A District may issue bonds for a variety of purposes supported by taxes, utility revenues, and user fees. Currently the Brushy Creek MUD provides water service from wells and from a surface water treatment plant located in the District. Wastewater service is provided through the Brushy Creek Regional Wastewater Treatment Plant. The District has worked with developers within the District and has taken on the role of planner, coordinator, and developer of their own parks and recreation system using funding coming from developer fees, grants and District revenues. Over the years the system has grown dramatically and the District parks include Sendero Springs, Brushy Creek North Park, Creekside Park, Shirley McDonald Park, Cat Hollow Park, Pepper Rock Park, Racine Park, Little Village Park, the Community Park, and Highland Horizons Park. The District also has an extensive trail system, Community Center, four swimming pools and an 18 hole disc golf course.

## **1.3 Population and Service Area**

The Brushy Creek CDP population has grown steadily for the past 10 years going from a census count of 15,371 to 21,764 in 2010, a 41.6% increase. Based on an 2010 average persons/household of 2.94 and a projected build out of 7,915 living unit equivalents in 2017 the projected population for that year is 23,270 a 6.9% increase over 2010 population.

## 1.4 District Demographics

Table 1 lists the detailed age cohorts for Brushy Creek CDP from the 2010 census. 33.9% of the population was under 20 years of age; 23% were between the ages of 20-39; 32.9% were between 40-59 years old; and 10.2% were over the age of 60. Table 2 compares the age cohorts between Brushy Creek CDP and Williamson County.

**Table 1**  
**2010 Population of Brushy Creek CDP by Age Cohort**

Subject	Number	Percent
<b>Total population</b>	21,764	100.0
<b>Under 5 years</b>	1,445	6.6
<b>5 to 9 years</b>	2,094	9.6
<b>10 to 14 years</b>	2,197	10.1
<b>15 to 19 years</b>	1,652	7.6
<b>20 to 24 years</b>	768	3.5
<b>25 to 29 years</b>	954	4.4
<b>30 to 34 years</b>	1,349	6.2
<b>35 to 39 years</b>	1,933	8.9
<b>40 to 44 years</b>	2,213	10.2
<b>45 to 49 years</b>	2,169	10.0
<b>50 to 54 years</b>	1,660	7.6
<b>55 to 59 years</b>	1,119	5.1
<b>60 to 64 years</b>	877	4.0
<b>65 to 69 years</b>	513	2.4
<b>70 to 74 years</b>	309	1.4
<b>75 to 79 years</b>	226	1.0
<b>80 to 84 years</b>	142	0.7
<b>85 years and over</b>	144	0.7
<b>Median age (years)</b>	36.2	( X )

Source: US Census Bureau. This information is from the 2010 Census for Brushy Creek CDP, which includes part of Fern Bluff MUD and Brushy Creek MUD, excluding Brushy Creek North and Highland Horizons.

**Table 2**  
**Comparison of Selected Age Cohorts for Brushy Creek CDP and Williamson County-2010**

<b>Age Cohorts</b>	<b>Brushy Creek CDP</b>	<b>Williamson County</b>
1-19	33.9%	31.0%
20-39	23.0%	28.8%
40-59	32.9%	26.9%
60+	10.2%	13.3%

Source: 2010 Census

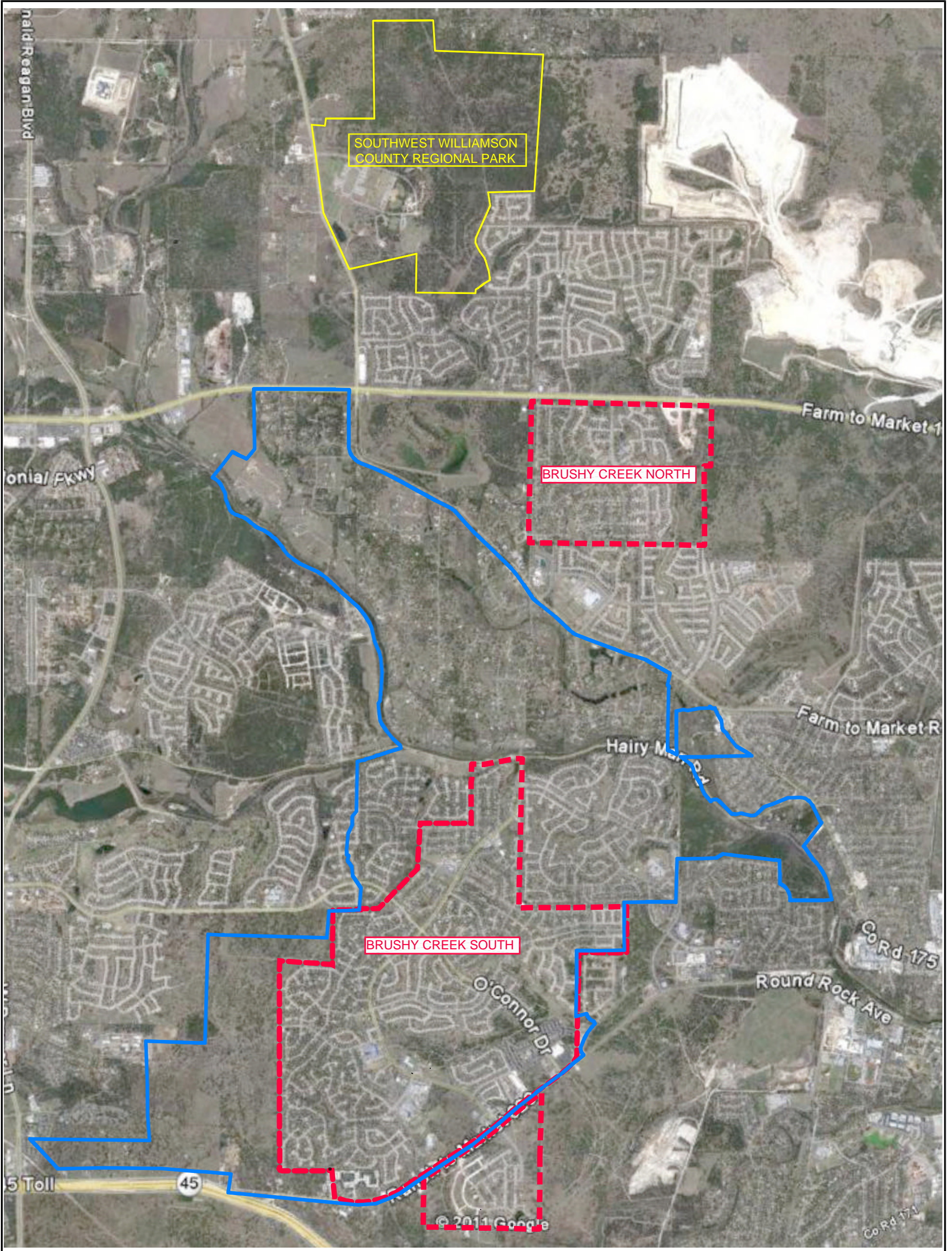
Table 2 shows that, in general terms, the Brushy Creek CDP population is younger than Williamson County. The only exception to this is the age cohorts 40-59 years of age. This indicates that the recreation needs for these ages should be considered during the planning period. Additionally, the Round Rock ISD is preparing to develop property adjacent to the District to build a new elementary and middle-school. It is important to note that during the plan development the Committee was very committed to making facilities accessible and usable by all age groups.

Table 3 lists the racial demographics identified in the 2010 census for both Brushy Creek CDP and Williamson County. The demographic characteristics reflect a diverse racial background for both areas with Brushy Creek CDP having a higher percentage of White and Asian residents and a lower percentage of African-Americans and Hispanics when compared to Williamson County.

**Table 3**  
**Comparison of Racial Demographics for Brushy Creek CDP and Williamson County-2010**

	<b>Brushy Creek CDP</b>	<b>Percentage</b>	<b>Williamson County</b>	<b>Percentage</b>
<b>Total Population</b>	21,764	100	422,679	100
<b>White</b>	14,831	68.1	269,481	63.8
<b>African-American</b>	848	4.0	26,196	6.2
<b>Hispanic</b>	2,856	13.1	98,034	23.2
<b>Asian/Other</b>	3,229	14.8	28,968	6.8

Source: 2010 Census



Map Sources: Bury+Partners, Austin, TX; Fern Bluff MUD, website (fernbluffmud.org); Google Earth.

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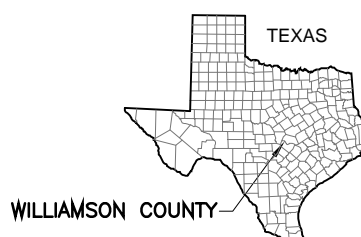
FIGURE 1A  
**BRUSHY CREEK**  
**CENSUS DESIGNATED PLACE**  
**BRUSHY CREEK MUD MASTER PARK PLAN**  
**WILLIAMSON COUNTY, TEXAS**

Drawn By: JBS	Appr. By: TLB	Scale: AS SHOWN	Dwg. NO.: B04	Sheet
Checked By: RPS	Project No.: 8577	Date: 10/20/11	Rev.: 11/02/11	Of



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- LEGEND**
- - - BRUSHY CREEK MUD BOUNDARY
  - BRUSHY CREEK MUD CDP



## 2. Planning Process, Goals, Objectives, Strategies and Priorities

### 2.1 General

The development of a local Park and Open Space Master Plan should be undertaken with a clear understanding of the purpose of the plan, the time frame that the plan covers, the process that will be used to develop the plan and how the plan should be updated. The plan should be a reflection of community values and should identify existing and potential future resources that could be used to implement the plan, developing standards to measure the effectiveness of the plan and a process to measure the effectiveness of the plan. In order to accomplish these objectives the Brushy Creek MUD Board of Directors appointed a Park and Open Space Master Plan Advisory Committee (“Committee”) which represented various neighborhoods and interests to assist the consultant in the development of the plan. At the direction of the Board of Directors the consultant used information and data developed over the past several years including surveys, market studies and audits. The role of the consultant in this process was to act as a resource for the Committee and Board to assist in the development of the plan in a timely manner and produce a document that reflects both the residents’ and the Board’s priorities for parks, recreation and open space.

Members of the Committee included:

Larry Haig  
Linda Roquet  
Lisa Wiedenhoefer  
Janice Parker  
Kim Filiatrault  
David Espinosa  
Judia Sarich  
Tim Boardman  
Rich Robison  
Mel Callender  
Boris Robinson  
Teri Augustine  
Genny Pellacani  
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Fred Lord  
Arun Kumar  
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## 2.2 Planning Process

The basic planning process that was used in the development of this Master Plan included the following steps:

1. The Board of Directors decides to develop a Master Parks and Open Space Plan which can be approved by the Texas Parks and Wildlife Department.
2. The Board of Directors appoints a Master Plan Committee comprised of members of current advisory committees to work with the consultant to develop recommendations for the Park and Open Space Master Plan. Board members and District staff attending the meetings will serve as resources to the Committee but not participate in any discussions or decisions of the Committee.
3. We will use a consensus based approach in the development of the plan and agree to adopt ground rules for the development of the plan. Draft ground rules are provided following Section 2, Establishing Goals, Objectives, Strategies and Priorities.
4. There has been work completed under separate efforts including an inventory of park facilities, a recreation facilities audit, and community surveys which will be incorporated into the plan.
5. The Committee will meet with the consultant to identify goals, objectives, strategies and priorities that could be part of a Master Park Plan. Included in this effort will be an identification of activity centers, open space and other potential park and recreational resources.
6. Milestone reports will be created during the planning process and presented to both the committee and the Board of Directors for review and input. The Board of Directors will be asked to review and approve each milestone report. Feedback given by the Board of Directors should be considered in the planning effort.

The establishment of goals, objectives, strategies and priorities are the most critical parts of the plan. They form the basis of communicating with the public and provide a blueprint for park development and maintenance of facilities and assist in the decision making process for allocating resources. To assist in this process the following definitions were used as a guide in the development of these recommendations:

### **Goal**

A goal is an expression of what the District wishes to achieve for its parks system. It should be general in nature and not detail the specific actions that need to be achieved to accomplish the goal.

*Example:*

*Develop a local park to serve the residents of the District*

### **Objectives**

Objectives can be described as the milestones that need to be accomplished in order to accomplish the stated goal.

*Examples:*

*Acquire land for the local park.*

*Develop site plan.*

*Develop a greenbelt trail system connecting other parks to the new local park.*

### **Implementation Strategies**

Implementation Strategies are the details on how to accomplish the objectives.

*Examples:*

*Identify land for parks/open space and develop financial plan for acquisition*

*Identify potential partners and solicit their participation.*

### **Priorities**

Objectives need to be prioritized in order to allocate resources and develop implementation strategies to accomplish the objectives.

*Examples:*

*Priority 1*

*Acquire property for a neighborhood park.*

*Priority 2*

*Develop site plan*

Experience has shown that these are the building blocks for the successful development and implementation of a park planning process that addresses the recreational needs of the community as well as establishing a planning process that can measure results, create a plan that is flexible and responsive to the changing needs of the community. The Committee discussed and identified the following general overview of what was the Committee's vision for the future of the park system:

- Maintaining and expand existing parks.
- Developing new parks on property owned or controlled by the Brushy Creek MUD.
- Providing a diversity of open space and recreational opportunities in all of the neighborhoods that make up Brushy Creek MUD.
- Address future population growth and identify needs and resources.

- Recognition that open space, parks and recreation amenities are valuable assets in maintaining property values.

Based on these criteria the following goals, objectives, strategies and priorities were established.

## 2.3 Goals

### Goals:

- Provide facilities and programs that meet or exceed the expectations of the users.
- Provide for a diversity of recreational opportunities that will serve all of the neighborhoods and age groups in Brushy Creek MUD including parks and open space during the planning period.
- Expand the park system to include undeveloped properties owned or controlled by the Brushy Creek MUD within available resources.
- Maintain and upgrade the Community Center Complex to meet the short term and long term recreational needs of the residents and members.
- Future development should be affordable from both a development and operations and maintenance cost perspective.
- Parks, open space and recreational amenities are critical to maintaining property values in the District. The District needs to effectively maintain existing park and recreational facilities during the planning period.
- Develop park and recreational opportunities and programs that will educate and enable residents to develop a greater understanding of local natural resources and the importance of protecting those resources for future generations.

## 2.4 Objectives

### Objectives:

The following objectives reflect actions that can be accomplished by the District during the planning period and whose results are measurable.

- Develop park and recreation standards for different types of parks, open space and recreational facilities.
- Maintain existing facilities and provide recreational amenities so that residents don't have to travel to other areas.

- Identify public and private property that is available for acquisition and/or development.
- Work with other political subdivisions and private interests to develop park projects that are cost effective.
- Work with other political subdivisions and private interests to develop park and recreation projects that are not duplicative.
- Identify and expand potential revenue producing activities.
- Develop a method to prioritize how available resources are allocated.
- Work with other political subdivisions to link facilities and properties.
- Work with private property owners to assure that park and recreational amenities are available for new developments within the District.

## 2.5 Implementation Strategies

### Funding Strategies

- Incorporate the Master Plan recommendations into the annual budgeting for the District to facilitate implementation of the plan. The District currently has been allocating funding for park development and renovations during the annual budgeting process. By incorporating the Master Plan recommendations into this process it will allow the District to develop a Capital Improvements Program for the park system that could assist in financial planning for the District.
- Evaluate the potential of incorporating a recreational fee into the utility bill that could be used for ongoing maintenance and to finance capital improvements. A \$5/month fee/connection on existing customers could initially generate approximately \$300,000/year and would increase as future development occurs. A flat fee has the advantage of guaranteeing a cash flow which is not tied to variables such as water use or drought restrictions. A recurring theme during this planning process has been identifying available funding for implementation of the Master Plan. Currently the District has been using utility revenues to fund park and recreational improvements. Utility revenues are often variable and subject to external forces that can impact their availability. A flat fee would guarantee that funds were available for debt service and/or capital improvements. Another suggestion from the members of the Committee was to assess a fee large enough to cover operations and maintenance as well as any debt service and make all facilities free to Brushy Creek MUD residents with those using the facilities from outside the District paying a user fee.
- Explore the potential of leveraging different funding sources for acquisition, development, and operations and maintenance of parks, open space and recreational

facilities. This would include working with adjacent Districts, Round Rock ISD, Sam Bass Fire Department and Williamson County. Given the difficulty of securing funding for acquisition, development and for operations and maintenance of park and recreational facilities there should be an open dialogue with other political subdivisions. Areas to be explored include joint financing and/or operations and maintenance of improvements should be considered. As an example, perhaps fire training could be incorporated into facilities owned by the Brushy Creek MUD. Work with other districts to identify mutually beneficial projects such as a competitive swimming facility so that the capital costs and operations and maintenance for any improvements could be shared.

- Evaluate the potential of public/private partnerships for the development of facilities including leasing of buildings and/or equipment. Public/private partnerships are often developed for capital improvements including the construction of buildings, water and wastewater facilities and for other improvements. These partnerships are typically set up as a lease/purchase arrangement where the private partner would finance and construct improvements to serve the District and lease the facilities to the District with the District given the opportunity to purchase the improvements.
- Continue to actively pursue state and federal grants as well as foundation funding for implementation of the Master Plan. There are several competitive grant programs available to help fund park and recreation improvements. In most cases these programs can be used for both new construction as well as renovations to existing improvements. However, many of the programs have matching fund requirements and cannot be used for ongoing operations and maintenance. Some of the grant programs that Brushy Creek MUD is eligible for include:

**Texas Parks and Wildlife Department** has historically administered several programs that the District has used to expand its parks system. During the last session of the Texas Legislature state support of local park programs was severely reduced leaving the agency with only federal funding to support their Outdoor Recreation Program and Trail Grant Programs.

**Texas Commission on Environmental Quality** has the ability to target funding through the Supplemental Environmental Projects (SEP) program. A SEP allows an entity that is in violation of TCEQ regulations to offset a portion of an assessed monetary penalty by taking on an environmental-enhancement project or contributing to an existing project in or near the community where the violation occurred. The project can include a wide range of actions that advance the TCEQ goals of clean air, water, and soil.

**Texas Department of Transportation** Safe Routes to Schools Program (SRTS) is targeted to assist communities promote walking and bicycling to schools through transportation improvements including sidewalks, hike and bike trails, and crosswalks.

## Future Park and Trail Development

- Continue to work with developers and other private interests to identify potential opportunities for joint development of park and recreational projects. Brushy Creek MUD has historically worked with development interests in the District to jointly fund parks, trails, swimming pools and other amenities to serve District residents. As the District approaches build-out it will be particularly important to continue this relationship and look to multiple uses of facilities such as detention ponds, utility easements and floodplains.
- Consider working with surrounding Districts to develop and/or expand parks, trails and other recreational amenities. Development in Municipal Utility Districts surrounding Brushy Creek MUD is increasing population as well as demand for parks and recreational amenities to meet demands. In other areas in Texas different MUDs have developed working relationships where there is joint funding of facilities as well as the sharing of operations and maintenance costs. Since all facilities developed by political subdivisions in Texas are required to be open to the general public a cooperative approach would offer potential cost savings to all concerned.
- Work with local schools and other organizations to assess the potential opportunities for educational and environmental programs associated with the development of parks, open space and recreational opportunities. The parks and open space available through Brushy Creek MUD offer a significant opportunity for local public and private schools for field trips and other educational opportunities for their students. Brushy Creek MUD could assist in facilitating cooperation would be to meet with interested schools and work to develop specific curriculums tailored to meet the schools needs. This would provide an educational opportunity for the students as well as providing a message to students of the need to respect and appreciate the parks and open space resources within the District.
- Design and implementation of park and recreational improvements should maximize the use of native vegetation and minimizes maintenance. In the past there has often been a tendency to use non-native species in landscaping and park development. In many cases the plant material could be invasive and have a long term detrimental impact on the environment. Just as significant is that non-native species are higher maintenance and often require more water for maintenance than native species.
- Develop park development standards that are consistent with the goals and objectives of the Master Plan. Consideration should be given to developing standards for park development within the District that would include minimum standards for construction, landscaping, maintenance considerations, and equipment. This would provide an ongoing guide to District Boards and staff in budgeting and setting guidelines for new development and for renovations.

## **Group Activities**

- Policy decisions by the Board of Directors will have an impact on the future of group activities such as camps, festivals and activities at the Community Center. If it is the Board of Directors decision to maintain existing levels of participation or to expand them sufficient resources will be need to be allocated on an ongoing basis to meet the capital and operational needs of the programs and events. The Community Center is heavily used by all age groups for meetings and for the health club facilities. The popularity of camps and events for youth sports are popular and expanding but are limited by space and facilities. If it is the policy to expand these activities it will be necessary to provide additional facilities at the Community Center or offsite. Adult sports are the most popular activities in the Community Center but are limited by space constraints. The current community center is effectively at its limit in terms of additional activities and/or programs.
- Festivals hosted by the Brushy Creek MUD have grown over the years and the District hosts a significant number of events. Major events such as the Hairy Mann Festival, BBQ cook-off, etc. are very popular and have large attendance and participation. In order to service the continued growth of these events park facilities will need to be upgraded with additional facilities to handle large crowds including pavilions, restrooms, electric service availability and support facilities.

## **Operations and Maintenance Costs**

- As facilities and activities are expanded there will be a need to recognize the impact that will have on operations and maintenance costs to the District. While there is a documented need to expand parks and recreation facilities there will also be a need to recognize the need for additional resources to cover the operations and maintenance expenses associated with the expansion.

## **3. PLAN DEVELOPMENT AND PUBLIC INVOLVEMENT**

### **3.1 General**

Development of a Park and Open Space Master Plan must be reflective of community values and the public's vision of what is needed to provide park and recreation amenities. The District Board of Directors was very committed to having an open public dialogue in the development of the plan. In order to accomplish this objective the District has done public outreach to receive input from the public on what they wanted to have in terms of facilities. To follow up on this process the District Board of Directors appointed a Park and Open Space Master Plan Advisory Committee ("Committee") to represent local residents during the planning process and to work with the consultant to ensure that the plan was reflective of the community.

### **3.2 Methodology**

The Committee led the effort in developing this plan. The Committee met on a monthly basis and using the consensus based decision model worked through issues and developed the recommendations found in this Park and Open Space Master Plan. The Committee consisted of representatives from each neighborhood as well other interests within the community. Neither District Board Members, nor staff were members of the Committee but served as resources to answer questions and explain District policies. Seven monthly meetings were held which were open to the public and for public comment. At the completion of the Draft Plan the Board of Directors held a public meeting to solicit comments on the plan. The development of the plan included previous public survey work that was done for the District as well as the Committee identifying recommended priorities.

### **3.3 Committee Meetings**

The Committee had seven meetings beginning in May, 2011 and ending in November, 2011. The meeting dates were as follows:

1. May 3, 2011
2. June 8, 2011
3. July 6, 2011
4. August 3, 2011
5. September 7, 2011
6. October 5, 2011
7. November 2, 2011

At each of the meetings specific areas of the planning process were covered including the development of ground rules, establishing goals, objectives, strategies, and priorities. Additionally, area facility concepts and standards were adopted, and an inventory of existing facilities was reviewed along with recommendations for park improvements, expansion of the



Community Center, trail expansions and improvements and identifying potential new neighborhood park development.

## **4. AREA FACILITY CONCEPTS AND STANDARDS**

### **4.1 General**

Determining the need for park and recreation facilities requires defining the area and population to be served by the facilities. It was determined that the National Recreation and Park Association standards would be used as a guide for planning purposes for outdoor parks and survey and public input was used to determine needs for the Community Center. These national standards define appropriate types and sizes of facilities for different service areas but must be adjusted to reflect available resources and community needs.

### **4.2 Facility Standards**

National Recreation and Park Association (NRPA) standards were used as a guide for planning purposes. These standards were applied to the estimated 2022 population for the District. Table 7 lists park standards as developed by the NRPA and compared to the existing parks within the District and surrounding areas. While these are “desired” standards they often cannot be achieved due to a lack of financial resources and/or availability of property suitable for park and recreational purposes.

Under Texas law, Municipal Utility Districts (“Districts”) have the authority to own and operate park and recreation facilities. However, the District does not have the authority to require that land be set aside for park development or to require developer participation in park and recreation facilities. Consequently, the District must purchase property or negotiate with the developer for the donation of land and/or park and open space improvements. While this situation is often a handicap in park development Brushy Creek MUD has been fortunate to have a close working relationship with its developer for the assessment of park and recreation fees for new development and donations of land and improvements for park and recreation improvements.

Table 7 lists the NRPA standards with the current Brushy Creek MUD facilities. While the District does not have a Regional/Metropolitan Park within the District one is available at the Williamson County Regional Park located approximately 3 miles from the District.

**Table 4**  
**National Recreation and Park Association Standards and Brushy Creek MUD Park and Recreation Improvements**

<b>Park Type</b>	<b>Description</b>	<b>Service Area</b>	<b>Recommended Size</b>	<b>Acres/ 1000 Pop</b>	<b>Desirable Location</b>	<b>Brushy Creek MUD</b>
Pocket Park (a.k.a., Mini-Park)	Small area with special focus, such as serving tots, handicapped, or senior citizens	Less than ¼ mile from users	1 ac. or less	Depends on special population, approx. 1/4 -1/2 acre	Near served population	Racine Woods Park, Highland Horizons
Neighborhood	Area for active recreational uses such as play fields, sport courts, playscapes, picnic areas, etc...	¼ - ½ mile radius (walking distance), up to a population of 5,000	< 15 ac.	1 – 2 ac.	Centered within neighborhood; near schools; safe walking & bike access	Pepper Rock, Cat Hollow, Little Village, Shirley McDonald, Creekside, North, Sendero Springs Parks
Community	Intense recreational uses, such as athletic complexes, swimming pools	1 – 2 mile radius; population 5,000-10,000	25 – 40 acres or larger	5 – 8 ac.	On collector or arterial level roads; away from neighborhoods	Community Center Park & Trail
Special Use	Natural resources based area	Community wide	Varies	n/a	At unique natural resource (e.g., karst)	Bat conservation areas (Community Center Park & Trail)
Greenbelt	System for recreational travel; links parks, neighborhoods, schools, etc...	Varies	Width is critical	Varies	Along creeks, utility easements, or other public land	Sendero Springs Greenbelt, The Woods Greenbelt, Community Park Greenbelt, Liberty Walk Greenbelt, Williamson Co. Trail
Regional/ Metropolitan Park	Large facility with variety of recreational opportunities, both organized and otherwise	Several communities (up to 1 hour drive)	200+ acres	5 – 10 ac.	Contiguous to natural resources	Not recommended – No vacant tracts within District with adequate size to accommodate park of the required size

## 5. INVENTORY OF BRUSHY CREEK MUD AND AREA FACILITIES

Table 5 lists a summary of the inventory of facilities for parks within the district. This inventory is based on work conducted by the Brushy Creek MUD Parks Advisory Committee. The major facilities for the District are located in Cat Hollow Park, Sendero Springs Park, and the Community Park. Neighborhood parks are located throughout the District and typically have play ground equipment, benches, picnic tables and benches. These parks include Racine Woods, Pepper Rock, Little Village, Shirley McDonald, Creekside, Highland Horizons, and North Park. There are currently four pools located at Cat Hollow, Creekside, Highland Horizons, and Sendero Springs. The pools at Cat Hollow and Creekside can be considered as recreational pools and the Sendero Springs pool is used as a community pool but also for swim competitions. Brushy Creek has also developed an extensive trail system of approximately 4.5 miles throughout the District and is connected to the Williamson County Regional Trail system which runs along Hairy Man Road and connects with the Southwest Williamson County Regional Park. These trails are located at the Community Center Park, Sendero Springs Greenbelt, the Woods Greenbelt, and the Liberty Walk Greenbelt.

### 5.1 Other Parks in the Area

Brushy Creek MUD is surrounded by other Districts most notably Fern Bluff MUD. Fern Bluff is an established District and has developed an extensive trail system that runs from O'Conner Blvd. along a greenbelt and terminates at Olson Park which is a neighborhood park and is adjacent to Creekside Park on Hairy Man Road. Fern Bluff MUD also has developed several neighborhood parks including:

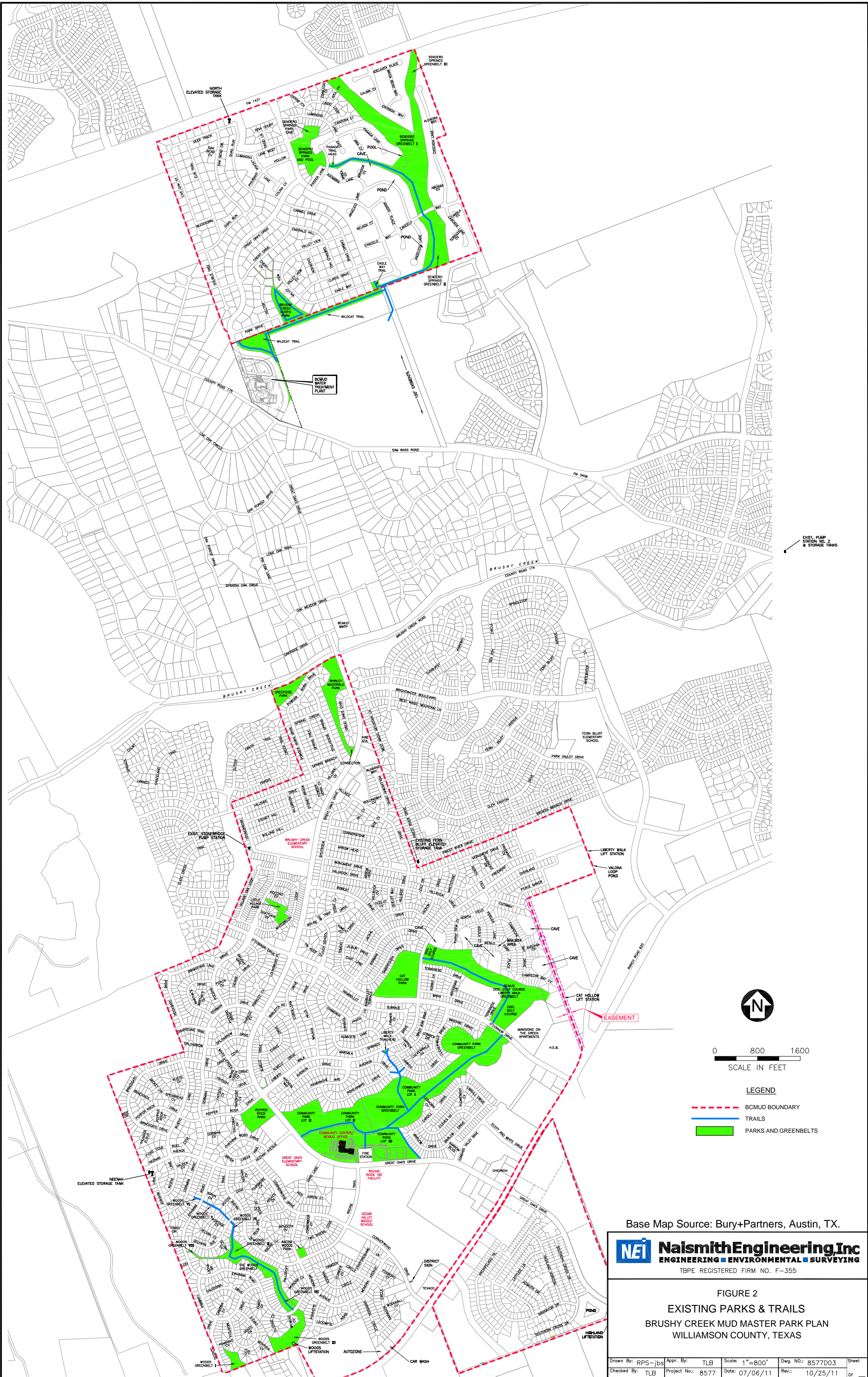
- Fern Bluff MUD Park
- Olson Meadows Park
- Bridgewater Park
- Friendly Oaks Parks
- Cheatham Park
- Veterans' Park

The Southwest Williamson County Park is located on County Road 175 and is connected to Brushy Creek MUD through the Williamson County Regional Trail System. The Regional Park provides facilities and activities that are typically not available in the nearby MUDs. It is a heavily used park with baseball, softball, soccer fields, splash park and other recreational amenities.

Please see Figure 3 for park and trail locations.

**Table 5  
Inventory of Existing Parks**

<b>Amenity</b>	<b>Community Center Park/ Trail</b>	<b>Racine Woods Park/ Ephraim Trail</b>	<b>Pepper Rock Park</b>	<b>Cat Hollow Park</b>	<b>Disc Golf Course</b>	<b>Little Village Park</b>	<b>Shirley McDonald Park</b>	<b>Creekside Park</b>	<b>North Park</b>	<b>Sendero Springs Park &amp; Pool</b>	<b>Sendero Springs Greenbelt</b>	<b>The Woods Greenbelt</b>	<b>Community Park Greenbelt</b>	<b>Liberty Walk Greenbelt</b>	<b>Highland Horizons Park</b>	<b>Wildcat Trail</b>	<b>Williamson Co. Trail (Brushy Creek Regional Trail)</b>
<b>Acres</b>	22.7	0.65	5.1	12		1.9	7.5	3.6	5.4	1.1	41.82	9.4	54.21	26	1.0		0.8
<b>Developed/ Undeveloped</b>	D	D	D	D		D	D	D	D	D	D	D	D	D	D	D	D
<b>Baseball Fields</b>	1		1	1													
<b>Basketball Court</b>			1	1				1/2									
<b>Bat Observation Deck</b>	1																
<b>Benches</b>	2	1	2	9	11	1	6	5	6	1			1				
<b>Botanical Display Area (Acres)</b>	1.5																
<b>Disc Golf (Holes)</b>					18												
<b>Dog Station</b>			1	1				1	1								
<b>Drinking Fountain</b>	1		1	2				2	1	2					1		
<b>Fitness Stations</b>	8								4								
<b>Grills</b>		1	1	2				1	1	2							
<b>Pavilion</b>	1		1	1				1		1							
<b>Pedestrian Bridge</b>		1					1										
<b>Picnic Tables</b>	1	2	5	9		2	3	4	2	6							
<b>Playground</b>	1	2	4	1			2	1	1	1					1		
<b>Pond</b>							1										
<b>Pool</b>				1				1		1					1		
<b>Restroom</b>	1		1	1				1		1					1		
<b>Shade Structure</b>									1	1					1		
<b>Soccer Fields</b>	1																
<b>Tennis Court</b>				1				2									
<b>Volleyball Court (Sand)</b>	1			1					1								
<b>Parking Spaces</b>	399			46	38		10	28	5	54							
<b>Trail (mi.)</b>	1		0.2	0.5			0.3	0.3	0.3	0.3	1	0.6	0.5	0.5		0.71	0.3
<b>Dog Stations</b>	3	2	1	3	2				1	1	3	3	2	1			
<b>Bike Racks</b>	1		1		2			3		1							

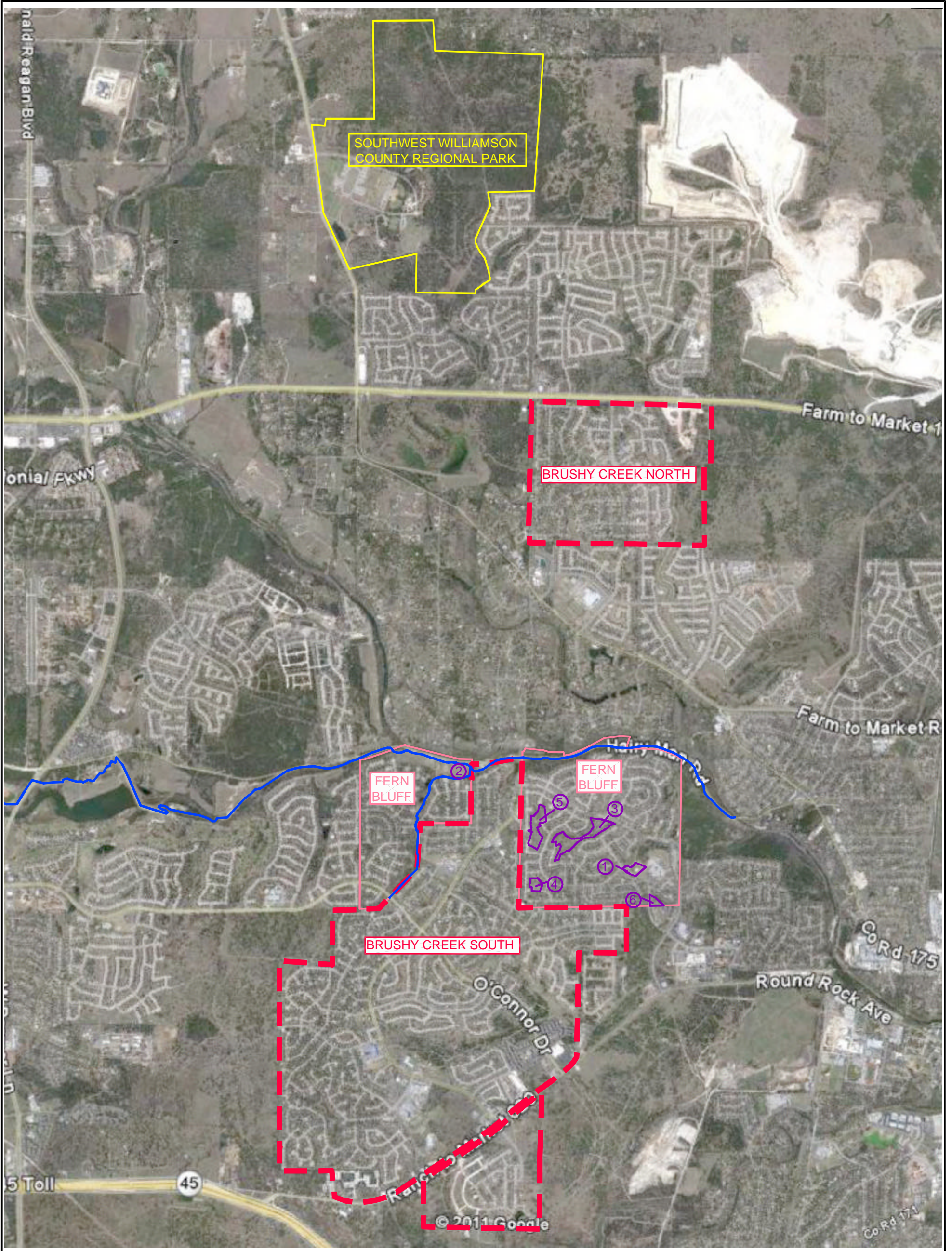


Base Map Source: Bury+Partners, Austin, TX.

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FIGURE 2  
 EXISTING PARKS & TRAILS  
 BRUSHY CREEK MUD MASTER PARK PLAN  
 WILLIAMSON COUNTY, TEXAS

Drawn By: RPS-jbs	Appr. By: TLB	Scale: 1"=800'	Dwg. NO.: 8577D03	Sheet
Checked By: TLB	Project No.: 8577	Date: 07/06/11	Rev.: 10/25/11	of



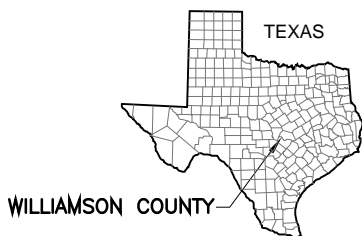
Map Sources: Bury+Partners, Austin, TX; Fern Bluff MUD, website (fernbluffmud.org); Google Earth.

**LEGEND**

- - - BRUSHY CREEK MUD BOUNDARY
- EXISTING TRAIL
- ① FERN BLUFF MUD PARK
- ② OLSON MEADOWS PARK
- ③ BRIDGEWATER PARK
- ④ FRIENDLY OAKS PARK
- ⑤ CHEATHAM PARK
- ⑥ VETERAN'S PARK



0 0.25 0.5  
SCALE IN MILES



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**FIGURE 3**  
**FERN BLUFF PARKS & SW WILLIAMSON COUNTY REGIONAL PARK**  
**BRUSHY CREEK MUD MASTER PARK PLAN**  
**WILLIAMSON COUNTY, TEXAS**

Drawn By: JBS	Appr. By: TLB	Scale: AS SHOWN	Dwg. NO.: B03	Sheet
Checked By: RPS	Project No.: 8577	Date: 10/25/11	Rev.:	Of

## 5.2 Brushy Creek Community Center, Aquatics, Programming and Events

The Brushy Creek Community Center was developed as an activity center and administrative center for the District. It has enjoyed enormous popularity both within the District and for residents in areas surrounding the District. As the District has grown so has the use of the Community Center and its programs. Tables 6 and 7 list the various activities and participation rates at the Center. Additionally, the District offers youth camps during the summer and at vacation times. These camps continue to grow in popularity and provide a valuable service to the community. The District also hosts several large festivals most notably the Hairy Man Festival, BBQ Cook-off and Spring Egg Hunt. Based on the participation rates for activities supported by the District consideration should be given to the expansion of the Community Center in the near future.

**Table 6**  
**Brushy Creek MUD Supported Activities**

ACTIVITY	PARTICIPATION 2010	PARTICIPATION 2011
<b>Children's Programs- Elementary Age</b>		
Kinderdance 1	43	10 (does not include Sept session)
Kinderdance 2	4	0 (does not include Sept session)
Kindergym	11	0 (does not include Sept session)
Kindertots	4	8 (does not include Sept session)
Lil' Kinder Cooks	n/a	3 (does not include Sept session)
Lil' Absolutely Art	n/a	2 (does not include Sept session)
Music Together	28	9 (does not include Sept session)
Art Start for Tots	4	4
Little Dribblers	0	9
T-Ball Instruction (Little Hitters)	0	9
T-Ball League	n/a	52 (first league ever offered)
<b>Camps- Elementary Age/Middle School</b>		
Lego-Camps	78	48 (does not include July/Aug camps)
Amazing Artists	8	13
Robokidz	15	DNM
Game Design	12	14
Flash Animation	DNM	DNM
Parents Night Out	82	69 (Oct-June)
Splash Camp	156	42 (does not include July/Aug camps)
Vacation Day Camp	13	13
Kids Cooking & Baking Camp-level 1	30	20 (does not include Aug camp)
Kids Cooking & Baking Camp-level 2	n/a	has not occurred yet
Summertime Supper Club	n/a	has not occurred yet
Camp Foxtail	747 (avg. 54.5 campers/week)	300 (avg. 60 campers/week) – Only includes Weeks 1, 2, 3, 4 & Preview Week
Camp Spring Fox/Spring Fun Camp	54	120
Camp Frozen Fox/Winter Fun Camp	61	82
Texas Stars	51	38
BC Sports Camp	36	21 (one camp complete; one still enrolling)



ACTIVITY	PARTICIPATION 2010	PARTICIPATION 2011
Flag Football Camp	13	1 (camp still enrolling)
BC Soccer Camp	20	14 (one camp complete; one still enrolling)
Tennis Programs (this program covers ages 4-17 years old)	137	99 (through June 2011)
Badminton Lessons	n/a	17 (still enrolling)
Youth Racquetball Training	6	6 (still enrolling)
<b>Teen Programs</b>		
TYTAP	43	31 (does not include July or Sept classes)
3D Art 1&Art 2	n/a	has not occurred yet
Counselor in Training	15	8
Red Cross Babysitter Training	37	17 (does not include Aug class)
<b>Teen and Adult Programs</b>		
Wii Summer Bowling League	20	DNM
Foundations of Investing Seminar	n/a	6 (does not include Sept seminar)
Red Cross CPR/First Aid	10	13 (does not include Sept class)
Beginning Photography Course	5	10 (does not include Sept class)
<b>Youth Sports</b>		
Youth Flag Football (Spring & Fall Leagues)	78	56 (spring league only)
Basketball Skill Sessions	9	4 (one more session in September)
Austin Toros Basketball Camp	40	39
Spring Break & Summer Youth Basketball Camp	47	50 (still enrolling)
Speed and Agility Camp	15	10 (still enrolling; one camp completed)
Little All-Stars	11	11
Volleyball League (Spring & Fall Leagues)	724	465 (spring league only)
Volleyball Camps	38	33 (still enrolling)
Basketball Leagues (Winter & Summer Leagues)	733	917
Basketball Lessons	35	33 (on-going program; enroll through Sept.)
Volleyball Lessons	n/a	13 (on-going program; enroll through Sept.)
<b>Adult Sports &amp; Fitness/All Ages</b>		
Volleyball Leagues	42 teams (average of 10 people per team)	46 teams (still enrolling for July league)
Basketball Leagues	13 teams (average 8 per team)	17 teams (still enrolling for July league)
Badminton League	24	0
Racquetball	949 hours	681 hours
Hatha Yoga	22	23 (still enrolling; two sessions remain)
Boot Camp	156	111 (still enrolling)
Girl Power Fitness	1	3 (one session remaining)
Hairy Man Run/Walk	0 (cancelled due to severe flooding)	0 (registration has not started)
5K Training	n/a	0
Running Club	4	13
Youth Running Club	0	0
Aerobic Classes	13,075	7, 387 (through May)
Get Fit Couples Challenge	8	0
Prenatal Yoga Classes	10	17 (two sessions remain)
Fencing	100	164 (still enrolling)
Personal Training	39	31 (on-going; enrolling through Sept.)

ACTIVITY	PARTICIPATION 2010	PARTICIPATION 2011
Cap10K Training Program	n/a	14
Zumba	n/a	69
Aquatics – All aquatics programs are through June 27 <sup>th</sup> 2011. July and August are high volume months which will not be shown in these numbers.	1125	1300 All 2011 #'s should increase before the end of the fiscal year.
Water Aerobics	5	31
SPEED Swim Training	531	600 * Does not include July, Aug, & Sept
SCUBA Courses	3	0 * We had to refund 6 registered participants when the instructor failed to teach the class.
Masters Swimming	7	13
Adult Tri Training	0 Not offered	0 Not offered, to be offered Winter 2011-12
Youth Tri Training	0	0
Youth Tri Clinics	0	0
Kayaking/Stand-Up Paddling	0	2
Red Cross Training Programs – Outside the registered participant #'s in 2010 we did 75 – 100 in house training courses for current employees & 100 – 125 in 2011.	70	60 * July, Aug & Sept classes still remain
Red Cross Challenge Courses	9	5
Red Cross CPR/AED Pro Rescuer & Lifeguard	12	18
Red Cross Lifeguarding	48	37
Safety training for swim coaches	1	0 * 3-courses done for Marlins coaches at no charge
Aqua Babies	0 * No one signed up for class.	0 * No classes were offered.
Teen & Adult Swim Lessons	13	15
Parent/Tot Swimming	25	15 * See notes about swim lessons
Child Swim Lessons - * 2010 lessons were done in 1 week sessions, 2011 lessons were done in two week sessions. This resulted in an inflated number for 2010.	450 (225 using the 2011 variables)– average of 13 lessons per session include teen, adult & tot	300 – average of 38 lessons per session include teen, adult & tot
M& M's swim team	30	0 * changed to a SPEED program for 2011
Marlins Swim Team	250	270
Pool Parties	4	14 * we have half a dozen pending or already paid parties for later in the summer 2011
<b>Events</b>		
Brushy Creek Backyard BBQ Cook Off	est. 5,500	est. 6,000
Hairy Man Festival	5009	has not occurred yet
Spring Egg Hunt	est. 2,300	est. 2,000
July 4 <sup>th</sup> Parade and Festival	est. 700 (moved to BCCC due to rain)	has not occurred yet
Holiday in the Park	est. 800	est. 1000
Movies in the Park	970	480 (2 out of 5 movies have occurred)
Bat Fest	est. 400	est. 350

ACTIVITY	PARTICIPATION 2010	PARTICIPATION 2011
Brushy Creek's Got Talent	est. 200	est. 260
5 <sup>th</sup> Grade Promotion Lock In	56	59
Mother/Son Dance	34	89
Daddy Daughter Dance	89	110
Spookyfest	120	200
Freaky Friday	150	152
Monster Mash	59	59
Snow Ball	105	167
Winter Wonderland	n/a	52
4 <sup>th</sup> Grade Hawaiian Hula Party	50	82
Apelila Middle School Luau	14	35
Children's Book Day	40	100
Let's Go Fly A Kite	n/a	150
National Lollipop Day	70 (was called Creamsicle Day)	has not occurred yet
Teddy Bear Picnic	cancelled due to rain	has not occurred yet
4 <sup>th</sup> & 5 <sup>th</sup> Grade Back 2 School Bash	149	has not occurred yet
Summer Kickoff Pool Party	n/a	275
End of Summer Pool Party	700	has not occurred yet

**Table 7**  
**Summary of Participation Rates by Activity**

ACTIVITY	PARTICIPATION 2010	NUMBER OF CLASSES/ CAMPS/ LEAGUES
Children's Programs – Elementary Age	94	6
Camps – Elementary/Middle School	1,519	17
Teen Programs (not including sports leagues)	95	3
Teen & Adult Programs (not including sports leagues)	35	3
Youth Sports	1,730	10
Adult Sports – Non-league	14,504	24
Adult Sports – League	548	3
Aquatics – All Ages	2,443	12
Events	17,515	21

## 6. NEEDS ASSESSMENT

### 6.1 Methodology

The Committee approach in assessing the park and recreational needs of the District was a combination of demand based and resource based approach. The Committee carefully considered the input received from previous surveys, public comment at their meetings and obtaining input from District residents. The Committee then considered what resources were available to the District along with public input to identify needs and future improvements. In 2008 the District performed a survey of residents requesting their input on potential park and recreation improvements. The survey was general in nature and did not address specific issues identified in each park. A summary of this survey is:

**Table 8  
2008 Survey Results**

<b>Community Center</b>	<b>% Rating Definitely Needed and Needed</b>
Expand Weight Room	62.2
Expanded multi-purpose aerobics/fitness room	57.9
Expanded indoor walking track/running track	48.8
Expanded child play facilities	27.3
Expanded/renovated shower/locker facilities	30.3
Additional Gymnasium	26.5
Additional Raquetball Courts	22.9
Expanded Kitchen	18.8
Computer café and resource room	22.6
Sauna	25.8
Climbing Wall	21.3
Hot Tub	22.2
Additional multi-purpose meeting rooms	14.4
<b>Park Facilities Most Needed</b>	<b>% Rating Definitely Needed and Needed</b>
Additional Trail Connections	50.6
New Indoor Pool (lap, competition, play, thereputic/rec)	45.7
Additional Trails/greenway corridors	45.7
Additional open space/natural areas	42.1
Additional hike/bike/jog/walking trails	42.7
Additional picnic shelters/pavilions	37.6
New Indoor Pool (play, thereputic/rec)	33.2
New spray park	31.4
New Indoor Pool (lap, sport, competition only)	26.6

<b>Park Facilities Most Needed (cont.)</b>	<b>% Rating Definitely Needed and Needed</b>
Additional Tennis Courts	22.2
New Amphitheater	22.6
Outdoor climbing activities	22.1
Additional Basketball Courts	19.2
New skate park	18
New BMX track	10.5

## 6.2 Assessment

In performing a needs assessment it is necessary to establish what is desired by the community for its park system. The main question that needs to be asked is “What do you want from your parks and recreation amenities.” Early in this process the Committee addressed this question and determined that the following would be the parameters used to perform this assessment:

- Maintain and improve existing parks.
- Developing new parks on property owned or controlled by the Brushy Creek MUD.
- Providing a diversity of open space and recreational opportunities in all of the neighborhoods that make up Brushy Creek MUD.
- Upgrades and expansion of the Community Center complex.
- Affordability for development and operations and maintenance of the park and recreation facilities.
- Recognition that open space, parks and recreation amenities are valuable assets in maintaining property values.

Using these parameters the following needs were identified:

- There is a need to continue to maintain existing parks and replace equipment as their useful life is met. Currently Cat Hollow Park and the Community Center Park are the focal points for major community gatherings and need to have improvements that will accommodate these events. Future improvements to other parks should take into account changing recreational needs.
- As the District continues to develop there is little property available for additional park development. However, the District does own several sites that are set aside for karst protection and also several areas that are used for drainage easements and detention ponds. There is a need to develop additional parks in underserved neighborhoods and these properties do offer some potential for park and open space use.

- Since its inception the Community Center has been very popular offering a variety of programs and meeting facilities but has reached its capacity. With continued demands the Center needs to be expanded including adding space for another gym, meeting areas, health and fitness facilities and areas to accommodate programs for children including camps, reading and crafts.
- The development of new facilities and operations and maintenance of existing facilities require a dependable source of funding and commitment to meet the needs identified in the plan as well as keeping the costs affordable to residents.
- There needs to be continued public involvement and education to show the connection between parks, open space, and recreational amenities and how they positively affect property values within the District.

### 6.3 Priorities

In previous surveys for the District, respondents were asked to identify park and recreational activities that they felt were needed in the District. However, they were not asked to identify specific improvements to existing park and recreational facilities or the timing for these improvements. During this planning process the Committee identified specific improvements for each park and for the Community Center as well as if the improvements should be implemented in years 1-5 or 6-10 of the planning period. Also included were general cost estimates for each of the improvements. It is important to note that the final costs will be dependent on specific selections of equipment and the final design of the projects.

**Table 9**  
**Results of Priority Voting in Order of Priority**  
 (complete vote information in Attachment A)

1-5 YEARS		6-10 YEARS	
	COST ESTIMATE		COST ESTIMATE
<b>SENDERO SPRINGS</b>			
Shade on pool deck (not kid pool)	\$15,000-\$25,000	Building Expansion	\$300,000
Trail Markers	\$50-\$250 each	New Recreational Pool	\$875,000
Dog Stations	\$150-\$300 each	Trail Markers	\$50-\$250 each
Basketball Court	\$40,625	Storage building	\$100,000
Benches	\$930-\$2,000 each		
Fitness Stations	\$20,000-\$40,000		
Tennis Courts	\$62,500		
Training Pool	\$875,000		
Collapsible Bleachers	\$3,825		
Storage building	\$100,000		

1-5 YEARS		6-10 YEARS	
	COST ESTIMATE		COST ESTIMATE
<b>NORTH PARK</b>			
Restrooms	\$22,000-\$75,625	Ball Fields	\$20,000-\$35,000
Parking	\$45,000	Restrooms	\$22,000-\$75,625
Dog Park/ Stations	\$150-\$300 each		
Adaptability Playground	\$30,000-\$50,000		
Electrical Outlets	\$3,500		
Tennis Courts	\$62,500		
<b>MISCELLANEOUS</b>			
Splash Pad	\$300,000	Radio-controlled Cars	Not Available
Dog Park	\$150-\$450		
Community Gardens	\$2,500-\$7,500		
Flagship Aquatics (Competition Pool)	\$1,750,000		
Movie Screen	\$2,400		
Radio-controlled Cars	Not Available		
Separate Administration Facilities	\$1,500,000		
BMX Track	Not Available		
<b>GREENBELT</b>			
Protect Trails from Washouts	Not Available	Restroom/North Park	\$22,000-\$75,625
Trail Markers	\$50-\$250 each		
Benches Every ½ Mile	\$930-\$2,000 each		
Water Station/Mister	\$2,750		
Emergency Phone Station	Not Available		
Play Areas	\$30,000		
<b>EXPAND COMMUNITY CENTER</b>			
Expand Community Center	\$200/ square foot		
No Action Alternative	0		
<b>INDOOR POOL</b>			
No Action Alternative	0	No Action Alternative	0
Indoor Pool	\$2,800,000	Indoor Pool	\$2,800,000

1-5 YEARS		6-10 YEARS	
	COST ESTIMATE		COST ESTIMATE
<b>COMMUNITY CENTER PARK &amp; GREENBELT</b>			
Bleachers at Sports Fields	\$3,825	Expand Camp Facilities	Included in Comm. Center Costs
Boulder/Rock Climb	\$15,000-\$30,000	Improve Fields	\$5,000-\$10,000 each
Dog Park	\$150-\$300 each	Benches	\$930-\$2,000
Field Lighting	\$60,000/field	Electricity	\$3,500-\$7,500
Expand Parking	\$41,500/ 20 spaces	Improve Fitness Stations	\$20,000-\$40,000
More Sports Fields	\$25,000 each	More Sports Fields	\$25,000 each
Shade over Playscape/ Expand	\$7,500-\$10,000	Shade over Playscape/ Expand	\$7,500-\$10,000
Amphitheater/Stage/ Portable Stage	Not Available	Shaded Benches	\$2,500-\$4,000 each
Dog Stations around Park	\$150-\$300 each	Tennis Courts	\$62,500
Flagship Aquatics	\$1,000,000-\$2,000,000	Expand Parking	\$41,500/ 20 spaces
Improve Fields	\$5,000-\$10,000 each	Field Lighting	\$60,000/field
Skateboard Park	\$125,000-\$1,500,000		
Tennis Courts	\$62,500		
Electricity	\$3,500-\$7,500		
Enclose Pavilion	Not Available		
Expand Camp Facilities	Included in Comm. Center Costs		
Improve Fitness Stations	\$20,000-\$40,000		
Shaded Benches	\$2,500-\$4,000 each		
Trail Markers	\$50-\$250 each		
Benches	\$930-\$2,000		



1-5 YEARS		6-10 YEARS	
	COST ESTIMATE		COST ESTIMATE
<b>RACINE WOODS</b>			
Replace Playground Equipment	\$30,000-\$60,00		
Shade over Playscape	\$5,000-\$15,000		
Shade over Picnic Tables	\$1,800-\$2,500 each		
Electricity	\$3,500-\$7,500		
Dog Stations	\$150-\$300 each		
No Action Alternative	0		
Restroom	\$22,000-\$75,625		
Pavilion	\$80/ square foot		
<b>PEPPER ROCK</b>			
Parking	\$41,500/ 20 spaces	Splash Pad	
Jogging/Running Trail	\$35,640		
Electricity	\$3,500-\$7,500		
Bleachers	\$3,825		
Dog Park	\$150		
Tennis Courts	\$62,500		
<b>LITTLE VILLAGE</b>			
Restrooms	\$22,000-\$75,625	Pavilion	\$200,000
Trail Markers	\$50-\$200 each		
Electricity	\$3,500-\$7,500		
Dog Stations	\$150-\$300 each		
Bridge	\$2,000		
<b>DISC GOLF COURSE</b>			
More Trash Cans/ Recycling	\$250-\$350 each	New Baskets	\$2,700
Restrooms	\$22,000-\$75,625		
Dog Stations	\$150-\$300 each		

1-5 YEARS		6-10 YEARS	
	COST ESTIMATE		COST ESTIMATE
<b>CAT HOLLOW</b>			
Shade at Pool Kiddie Area	\$15,000-\$20,000	¼ Mile UIL Track & Field	Not Available
Demolish and Expand/Replace Pavilion	\$80-\$100/ square foot	Benches at Trail	\$930-\$2,000 each
Benches/Bleachers at Basketball Court/ Sports Court	\$3,850-\$6,500	Shade at Pool Kiddie Area	\$15,000-\$20,000
Electrical Update/ Court Lighting	\$25,000-\$35,000	Small Stage	\$3,000-\$8,500
Dog Park/Dog Stations	\$150-\$300 each	Flagship Aquatics Facility	\$1,750,000
Resurface Tennis Court	Not Available		
Expand Restrooms & Storage	\$75,000-\$200,000		
Dog Stations	\$150-\$300 each		
Update Baseball Field	\$12,000-\$18,000		
Benches at Trail	\$930-\$2,000 each		
<b>CREEKSIDE</b>			
Resurface Tennis Court	\$30,000	New Facilities - Bath House & Storage	\$612,500
Fix Pool Fencing with Wrought Iron	\$25 - \$30 / linear foot	Resurface Deck & Shade Structure	Not Available
New Diving Board	Not Available	Additional Benches (New)	\$930-\$2,000 each
Shade in Grass Areas & Creek Pool	\$15,000-\$25,000	Replace Fencing	\$25 - \$30 / linear foot
Additional Benches (New)	\$930-\$2,000 each		
No Action Alternative	0		
Replace Fencing	\$25 - \$30 / linear foot		
Trail Markers	\$250-\$750		

1-5 YEARS		6-10 YEARS	
	COST ESTIMATE		COST ESTIMATE
<b>SHIRLEY MCDONALD</b>			
Restrooms	\$22,000-\$75,625	Lights	Not Available
Water Fountain	\$1,500-\$2,500	Shade over Playscape	\$5,000-\$7,500
Dam Repair	Not Available	Additional Parking	\$41,500/ 20 spaces
Erosion Control	Not Available	Additional Playscape	\$15,000-\$35,000
Shade over Playscape	\$5,000-\$7,500	Electricity	\$3,500-\$7,500
Larger Aerator	\$7,500	Pavilion	\$80/ square foot
Additional Parking	\$41,500/ 20 spaces	Restrooms	\$22,000-\$75,625
Electricity	\$3,500-\$7,500	Uniform Edging around Playscapes	\$3,500-\$5,000
Safety Railing around ADA Picnic Table & Low Water Crossing	\$750-\$1,000		
Uniform Edging around Playscapes	\$3,500-\$5,000		
Pavilion	\$80/ square foot		

**1-5 YEARS**

**6-10 YEARS**

COMMUNITY CENTER IMPROVEMENTS	
Separate Cardio & Weight Room/ Expand Weight Room	Computer Café
More Room for Cardio/Weights	Expand Parking
Aerobics Room	Aerobics Room
Expand Gym/ Collapsible Bleachers	Combine Craft Room & Kitchen
Study Room/Quiet Room	Elevate Walking Trail
Elevate Walking Trail	Expand Floor Space for Stretching
Expand Parking	Expand Gym/ Collapsible Bleachers
Storage	Locker Facilities
Expand Floor Space for Stretching	More Room for Cardio/Weights
Expand Meeting Room	Separate Cardio & Weight Room/Expand Weight Room
Improve Meeting Room Floors	Study Room/Quiet Room
Spa	Expand Meeting Room
Combine Craft Room & Kitchen	Expand Racquetball
Computer Café	Improve Meeting Room Floors
Water Filters	Indoor Putting
Locker Facilities	More Childcare/Adolescent Activities
More Childcare/Adolescent Activities	New Craft Room
New Craft Room	Spa
Expand Racquetball	Storage
Indoor Putting	Water Filters
No Action Alternative	No Action Alternative

## **7. Future Parks and Trail Expansions**

### **7.1 Future Park Locations**

Brushy Creek MUD is limited in what properties are available for additional park and trail development because of property ownership and the fact that the District is approaching build-out. The District currently owns 67 properties and maintains 11 other properties that include water and wastewater facilities, parks, drainage areas, caves and retention/detention ponds. Many of these properties are large enough to accommodate park and recreational uses including neighborhood parks and expansion of the hike and bike trails. The attached map shows the properties that were examined for multiple uses. In general, areas that could not be used were either too small, lacked access, or had improvements that prohibited multiple uses. The following is a list of properties that were considered to have potential park and recreational uses. The numbers listed are the same as those listed on the attached map.

#### **Property 1- Located adjacent to Southern Cross Dr.**

This property is a detention pond located in the newest area to be developed in the District. The pond has wetland grasses planted for water quality purposes and serves as habitat for bird watching. There is also a sidewalk running north-south with a short concrete walk on the south side of the property. Improvements could be an extension of the walk to fully go around the pond; a pedestrian bridge to cross the discharge point, and the location of benches, picnic tables and the planting of trees and landscaping to enhance the property.

#### **Property 2- Detention Ponds located behind homes on Dorman Drive and Village Oak Loop**

These areas could be used for a walking trail with possible development of baseball/softball practice fields or practice soccer field. There is also a potential for a joint trail project with adjoining Districts that would run along the drainage easement and connect the ponds and extend the trail system in Brushy Creek.

#### **Property 3- Property located off of Liberty Walk and near the Liberty Walk Lift Station**

This area has been designated the Valona Loop Detention Pond. The property has the potential for development as a neighborhood park if access from Liberty Walk can be enhanced. It is located in an area of the District that has limited accessibility to other parks.

#### **Property 4- There are four properties located along Campeche Bay Cove, Menlo Park Place and Karst View Cove.**

These properties have been designated as Campeche Bay Storm Ponds 1&2; Menlo Park Storm Pond; Karst View Cove Storm Pond; and Beck Bridge Cave on Liberty Walk. All of these properties have access to the greenbelt and have potential for limited neighborhood or pocket

parks. Care should be exercised during the design of any parks so that they do not adversely affect existing karst features. If these properties are to be developed the issue of limited parking must be addressed.

**Property 5- Brushy Creek MUD Maintenance Yard, 4600 Great Oaks Dr.**

This property is currently being used as the District operations and maintenance yard. The property is located between Brushy Creek North and Brushy Creek South. It offers the advantage of easy access, available area for parking and could easily be developed as a dog park for the District and/or a community gardens.

**Property 6- These properties are located along Angelico Drive in Sendero Springs adjacent to the existing hike and bike trail.**

These two properties are designated as Angelico Storm Ponds 1&2 and are located adjacent to the existing hike and bike trail in Sendero Springs. These two properties could be developed as neighborhood parks similar to North Park and could be connected by both sidewalks and the hike and bike trail. The location of the ponds and shape of the properties allow for the development of limited parking off Angelico Drive without infringing on surrounding homes.

**Property 7- This property is located at the southern part of Angelico Drive.**

This property is designated as Angelico Drive Storm Pond 3 and is located along the greenbelt in Sendero Springs and could be developed into a small neighborhood park or pocket park to serve the surrounding neighborhoods.

## **7.2 Future Trail Expansions**

Future trail expansions would primarily be within existing greenbelts and would be designed to link to other trails within the District or to link to the Fern Bluff Hike and Bike trail that begins at the western end of O'Connor Drive and follows the drainage easement within Fern Bluff MUD and ends in Olson Meadows Park on Brushy Creek Road. Other trail related improvements would involve working with Williamson County to designate a bike path on existing streets and roads that would connect the trail system and local neighborhoods to parks, the Community Center and local schools.

### **Sendero Springs Greenbelt Trail Expansion**

The proposed trail would begin at the existing hike and bike trail within Sendero Springs at approximately 4316 Angelico Lane. The trail will head north easterly, split into two trails within the Sendero Springs greenbelt and terminate at FM 1431. The approximate length of this trail would be 5,000 linear feet.

## **Pocono Storm Pond**

This trail would begin at O'Connor Drive across from the Fern Bluff Hike and Bike Trail, proceed south westerly through the storm pond and connect to a sidewalk on the north side of Pocono Drive.

## **Woods Greenbelt at Ephraim Drive**

The proposed trail will begin at a sidewalk on the south side of Ephraim Drive diagonal from the existing Woods Greenbelt Trail. The trail will enter the drainage area in a southerly direction as a loop trail located within the Woods Greenbelt III with an approximate length of 2,100 linear feet.

## **Designated Bikeways along Williamson County Streets and Roads**

One of the issues identified during the planning process was the problem of linking existing and proposed hike and bike trails. One low cost alternative would be to request that Williamson County designate bikeways along existing streets and roads. This would offer a linkage as well as provide a designated path for bicycles within the area. There are two areas where this alternative would be particularly effective.

### **Area 1**

Currently the Brushy Creek MUD hike and bike trails in Brushy Creek North terminate along Great Oaks Drive. The proposed striped bikeway would begin at the end of the Hike and Bike Trail on Great Oaks Drive proceed southerly to Oak Forest Drive, turn west on Oak Forest Drive to Pin Oak Drive, turn south on Pin Oak Lane to Oakridge Drive, turn east to Great Oaks Drive and connect to the Williamson County Regional Trail at the corner of Great Oaks Drive and Brushy Creek Road. This will then link to the Fern Bluff Hike and Bike Trail at Olson Meadows Park. This would require a pedestrian crossing at the corner of Great Oaks Drive and Brushy Creek Road. The estimated distance of this striped bikeway would be 7,025 linear feet.

### **Area 2**

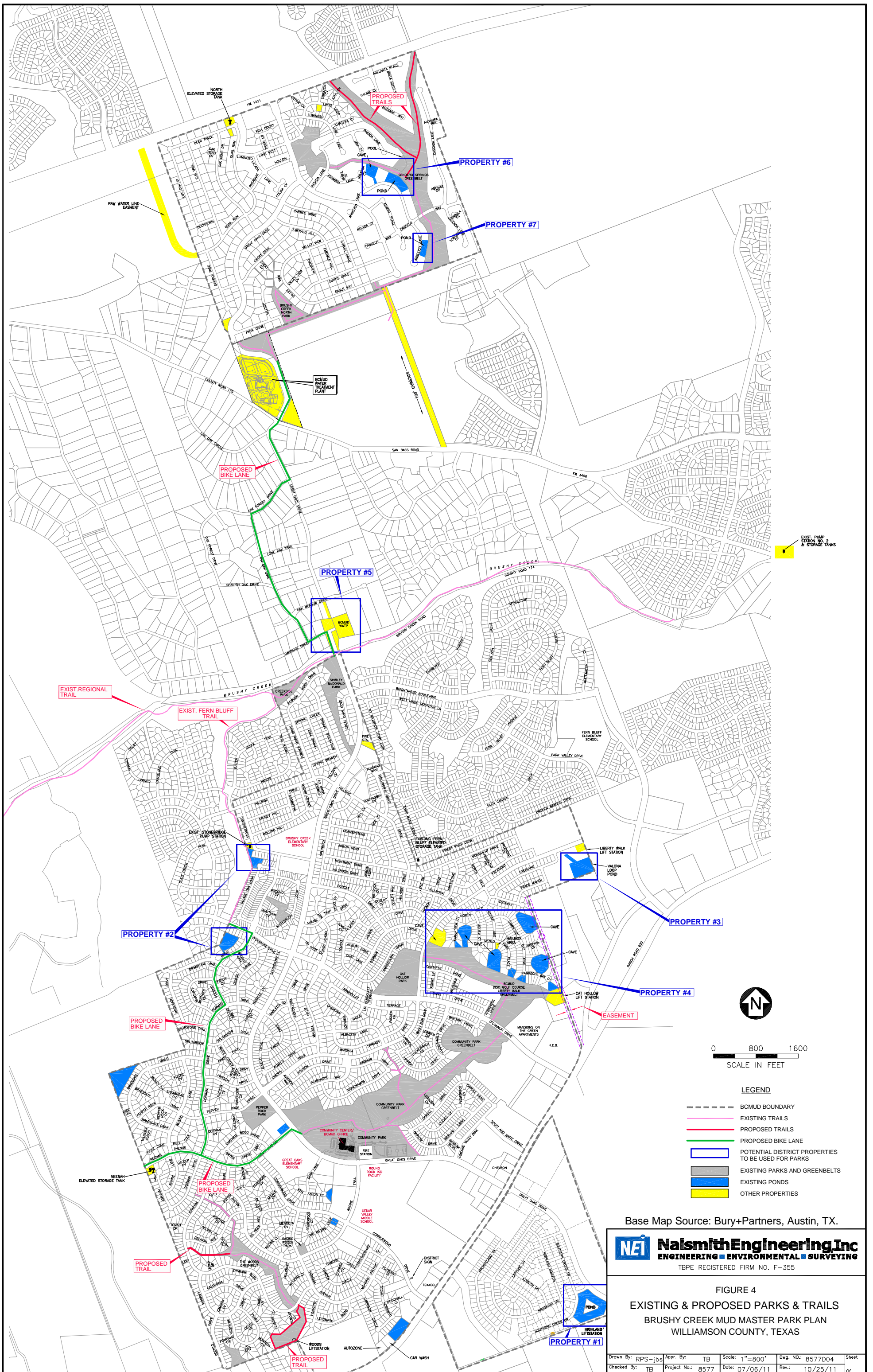
The second proposed striped bikeway would begin at the Fern Bluff Hike and Bike Trail entrance on O'Connor Drive, proceed easterly along O'Connor Drive to Pocono Drive, southerly to Dorman Drive, then in a southwesterly direction to Neenah Avenue. At this point the bikeway would go west to the new Round Rock ISD campuses and easterly along Neenah Avenue to the Community Park Greenbelt which connects to the Community Center. The estimated distance of this striped bikeway is 2,171 linear feet.

**Table 10**  
**Priorities for New Park and Trail Development**

<b>1-5 Years</b>	<b>6-10 Years</b>
Expansion of trail system	Property 2
Bikeways – Areas 1 and 2	Property 3
Development of Property 1	Property 5
Property 4	
Property 6	
Property 7	

Please see Figure 4 for location of proposed improvements and existing park and trail sites.





0 800 1600  
SCALE IN FEET



**LEGEND**

- BCMUD BOUNDARY
- EXISTING TRAILS
- PROPOSED TRAILS
- PROPOSED BIKE LANE
- POTENTIAL DISTRICT PROPERTIES TO BE USED FOR PARKS
- EXISTING PARKS AND GREENBELTS
- EXISTING PONDS
- OTHER PROPERTIES

Base Map Source: Bury+Partners, Austin, TX.

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**FIGURE 4**  
**EXISTING & PROPOSED PARKS & TRAILS**  
BRUSHY CREEK MUD MASTER PARK PLAN  
WILLIAMSON COUNTY, TEXAS

Drawn By: RPS-jbs	Appr. By: TB	Scale: 1"=800'	Dwg. NO.: 8577D04	Sheet
Checked By: TB	Project No.: 8577	Date: 07/06/11	Rev.: 10/25/11	of

**ATTACHMENT A**  
**COMMITTEE VOTING RESULTS**

**ATTACHMENT A  
COMMITTEE VOTING RESULTS**

	COST ESTIMATE	1-5 YEARS				COST ESTIMATE	6-10 YEARS		
		Committee	Staff	Total Votes			Committee	Staff	Total Votes
<b>SENDERO SPRINGS</b>									
Shade on pool deck (not kid pool)	\$15,000-\$25,000	16	4	20	Basketball Court	\$40,625	3		3
Trail Markers	\$50-\$250 each	3	2	5	Benches	\$930-\$2,000 each	3		3
Dog Stations	\$150-\$300 each	4		4	Building Expansion	\$300,000	1	1	2
Basketball Court	\$40,625	3		3	New Recreational Pool	\$875,000	1	1	2
Benches	\$930-\$2,000 each	1	2	3	Trail Markers	\$50-\$250 each	2		2
Building Expansion	\$300,000	2		2	Collapsible Bleachers	\$3,825	1		1
Fitness Stations	\$20,000-\$40,000	2		2	Storage building	\$100,000	1		1
New Recreational Pool	\$875,000	1	1	2	Tennis Courts	\$62,500	1		1
Tennis Courts	\$62,500	1	1	2	Dog Stations	\$150-\$300 each			0
Training Pool	\$875,000	2		2	Fitness Stations	\$20,000-\$40,000			0
Collapsible Bleachers	\$3,825	1		1	No Action Alternative	0			0
No Action Alternative	\$0.00			0	Shade on pool deck (not kid pool)	\$15,000-\$25,000			0
Storage building	\$100,000			0	Training Pool	\$875,000			0
<b>NORTH PARK</b>									
Restrooms	\$22,000-\$75,625	8	5	13	Ball Fields	\$20,000-\$35,000	4		4
Parking	\$45,000	3	4	7	Parking	\$45,000	4		4
Dog Park/Stations	\$150-\$300 each	3	3	6	Restrooms	\$22,000-\$75,625	4		4
Adaptability Playground	\$30,000-\$50,000	5		5	Dog Park/Stations	\$150-\$300 each	2		2
Ball Fields	\$20,000-\$35,000	2	2	4	Adaptability Playground	\$30,000-\$50,000	1		1
Electrical Outlets	\$3,500	4		4	Electrical Outlets	\$3,500	1		1
Tennis Courts	\$62,500	1	2	3	No Action Alternative	0			0
No Action Alternative	0			0	Tennis Courts	\$62,500			0

	COST ESTIMATE	1-5 YEARS				COST ESTIMATE	6-10 YEARS		
		Committee	Staff	Total Votes			Committee	Staff	Total Votes
<b>MISCELLANEOUS</b>									
Splash Pad	\$300,000	3	6	9	Flagship Aquatics (Competition Pool)	\$1,750,000	1	3	4
Dog Park	\$150-\$450	8		8	Splash Pad	\$300,000	4		4
Community Gardens	\$2,500-\$7,500	3	2	5	Movie Screen	\$2,400	2		2
Flagship Aquatics (Competition Pool)	\$1,750,000	4	1	5	Radio-controlled Cars	Not Available	2		2
Movie Screen	\$2,400	4		4	BMX Track	Not Available	1		1
Radio-controlled Cars	Not Available	4		4	Community Gardens	\$2,500-\$7,500	1		1
Separate Administration Facilities	\$1,500,000		4	4	Dog Park	\$150-\$450	1		1
BMX Track	Not Available	3		3	Separate Administration Facilities	\$1,500,000	1		1
No Action Alternative	0			0	No Action Alternative	0			0
<b>GREENBELT</b>									
Protect Trails from Washouts	Not Available	8	6	14	Trail Markers	\$50-\$250 each	3		3
Trail Markers	\$50-\$250 each	6	3	9	Restroom/North Park	\$22,000-\$75,625	2		2
Benches Every ½ Mile	\$930-\$2,000 each	5	1	6	Benches Every ½ Mile	\$930-\$2,000 each	1		1
Water Station/Mister	\$2,750	5	1	6	Play Areas	\$30,000		1	1
Emergency Phone Station	Not Available	3		3	Protect Trails from Washouts	Not Available	1		1
Restroom/North Park	\$22,000-\$75,625	2	1	3	Water Station/Mister	\$2,750	1		1
No Action Alternative	0	2		2	Emergency Phone Station	Not Available			0
Play Areas	\$30,000		2	2	No Action Alternative	0			0
<b>EXPAND COMMUNITY CENTER</b>									
Expand Community Center	\$200/ square foot	15	10	25	Expand Community Center	\$200/ square foot	8	5	13
No Action Alternative	0	1		1	No Action Alternative	0			0
<b>INDOOR POOL</b>									
No Action Alternative	0	8	10	18	No Action Alternative	0	1		1
Indoor Pool	\$2,800,000	13	2	15	Indoor Pool	\$2,800,000			0

	COST ESTIMATE	1-5 YEARS				COST ESTIMATE	6-10 YEARS		
		Committee	Staff	Total Votes			Committee	Staff	Total Votes
<b>COMMUNITY CENTER PARK &amp; GREENBELT</b>									
Bleachers at Sports Fields	\$3,825	4	2	6	Boulder/Rock Climb	\$15,000-\$30,000	2		2
Boulder/Rock Climb	\$15,000-\$30,000	6		6	Expand Camp Facilities	Included in Comm. Center Costs		2	2
Dog Park	\$150-\$300 each	5		5	Improve Fields	\$5,000-\$10,000 each	2		2
Field Lighting	\$60,000/field	3	2	5	Benches	\$930-\$2,000	1		1
Expand Parking	\$41,500/ 20 spaces	4		4	Electricity	\$3,500-\$7,500	1		1
More Sports Fields	\$25,000 each		4	4	Improve Fitness Stations	\$20,000-\$40,000	1		1
Shade over Playscape/ Expand	\$7,500-\$10,000	2	2	4	More Sports Fields	\$25,000 each	1		1
Amphitheater/Stage/ Portable Stage	Not Available	3		3	Shade over Playscape/ Expand	\$7,500-\$10,000	1		1
Dog Stations around Park	\$150-\$300 each	2		2	Shaded Benches	\$2,500-\$4,000 each	1		1
Flagship Aquatics	\$1,000,000-\$2,000,000	1	1	2	Tennis Courts	\$62,500	1		1
Improve Fields	\$5,000-\$10,000 each	1	1	2	Amphitheater/Stage/ Portable Stage	Not Available			0
Skateboard Park	\$125,000-\$1,500,000	2		2	Bleachers at Sports Fields	\$3,825			0
Tennis Courts	\$62,500	2		2	Dog Park	\$150-\$300 each			0
Electricity	\$3,500-\$7,500	1		1	Dog Stations around Park	\$150-\$300 each			0
Enclose Pavilion	Not Available	1		1	Driving Range	\$15,000-\$45,000			0
Expand Camp Facilities	Included in Comm. Center Costs		1	1	Enclose Pavilion	Not Available			0
Improve Fitness Stations	\$20,000-\$40,000	1		1	Expand Parking	\$41,500/ 20 spaces			0
Shaded Benches	\$2,500-\$4,000 each	1		1	Field Lighting	\$60,000/field			0
Trail Markers	\$50-\$250 each	1		1	Flagship Aquatics	\$1,000,000-\$2,000,000			0

	COST ESTIMATE	1-5 YEARS				COST ESTIMATE	6-10 YEARS		
		Committee	Staff	Total Votes			Committee	Staff	Total Votes
<b>COMMUNITY CENTER PARK &amp; GREENBELT (cont.)</b>									
Benches	\$930-\$2,000			0	No Action Alternative	0			0
Driving Range	\$15,000-\$45,000			0	Paintball	\$3,750-\$7,500			0
No Action Alternative	0			0	Skateboard Park	\$125,000-\$1,500,000			0
Paintball	\$3,750-\$7,500			0	Softball Fields	\$25,000 each			0
Softball Fields	\$25,000 each			0	Storage	\$125/square foot			0
Storage	\$125/square foot			0	Trail Markers	\$50-\$250 each			0
<b>RACINE WOODS</b>									
Replace Playground Equipment	\$30,000-\$60,000	17	12	29	Dog Station	\$150-\$300 each	1		1
Shade over Playscape	\$5,000-\$15,000	6	1	7	Electricity	\$3,500-\$7,500	1		1
Shade over Picnic Tables	\$1,800-\$2,500 each	5		5	Pavilion	\$80/ square foot	1		1
Electricity	\$3,500-\$7,500	3	1	4	Restroom	\$22,000-\$75,625	1		1
Dog Station	\$150-\$300 each	3		3	No Action Alternative	0			0
No Action Alternative	0	3		3	Replace Playground Equipment	\$30,000-\$60,000			0
Restroom	\$22,000-\$75,625	2	1	3	Shade over Picnic Tables	\$1,800-\$2,500 each			0
Pavilion	\$80/ square foot	2		2	Shade over Playscape	\$5,000-\$15,000			0
<b>PEPPER ROCK</b>									
Parking	\$41,500/ 20 spaces	10	2	12	Splash Pad	\$300,000-\$400,000	3	3	6
Jogging/Running Trail	\$35,640	6	2	8	Dog Park	\$150	1	2	3
Electricity	\$3,500-\$7,500	5	1	6	Parking	\$41,500/ 20 spaces	1	2	3
Bleachers	\$3,825	3	1	4	Bleachers	\$3,825	2		2
Dog Park	\$150	4		4	Electricity	\$3,500-\$7,500	1		1
Splash Pad	\$300,000-\$400,000	2	2	4	Tennis Courts	\$62,500	1		1
Tennis Courts	\$62,500	4		4	Jogging/Running Trail	\$35,640			0
No Action Alternative	0	1		1	No Action Alternative	0			0

	COST ESTIMATE	1-5 YEARS				COST ESTIMATE	6-10 YEARS		
		Committee	Staff	Total Votes			Committee	Staff	Total Votes
<b>LITTLE VILLAGE</b>									
Restrooms	\$22,000-\$75,625	6	4	10	Restrooms	\$22,000-\$75,625	5		5
Trail Markers	\$50-\$200 each	3	5	8	Bridge	\$2,000	1	1	2
Electricity	\$3,500-\$7,500	5	2	7	Dog Stations	\$150-\$300 each	2		2
Dog Stations	\$150-\$300 each	5	1	6	Electricity	\$3,500-\$7,500	2		2
Bridge	\$2,000	5		5	Pavilion	\$200,000	2		2
Pavilion	\$200,000	3	2	5	No Action Alternative	0	1		1
No Action Alternative	0			0	Trail Markers	\$50-\$200 each	1		1
<b>CAT HOLLOW</b>									
Shade at Pool Kiddie Area	\$15,000-\$20,000	14		14	¼ Mile UIL Track & Field	Not Available	1	1	2
Demolish and Expand/Replace Pavilion	\$80-\$100/ square foot	10	3	13	Benches at Trail	\$930-\$2,000 each	1		1
Benches/Bleachers at Basketball Court/ Sports Court	\$3,850-\$6,500	5	1	6	Benches/Bleachers at Basketball Court/ Sports Court	\$3,850-\$6,500	1		1
Electrical Update/ Court Lighting	\$25,000-\$35,000	6		6	Demolish and Expand/Replace Pavilion	\$80-\$100/ square foot	1		1
Flagship Aquatics Facility	\$1,750,000		5	5	Resurface Tennis Court	Not Available		1	1
Dog Park/Dog Stations	\$150-\$300 each	4		4	Shade at Pool Kiddie Area	\$15,000-\$20,000	1		1
Resurface Tennis Court	Not Available	3	1	4	Small Stage	\$3,000-\$8,500	1		1
Expand Restrooms & Storage	\$75,000-\$200,000	1	2	3	Dog Park/Dog Stations	\$150-\$300 each			0
Dog Stations	\$150-\$300 each	2		2	Dog Stations	\$150-\$300 each			0
Update Baseball Field	\$12,000-\$18,000	1	1	2	Electrical Update/ Court Lighting	\$25,000-\$35,000			0
¼ Mile UIL Track & Field	Not Available	1		1	Expand Restrooms & Storage	\$75,000-\$200,000			0
Benches at Trail	\$930-\$2,000 each	1		1	Expand Tennis Courts	\$62,500			0
Small Stage	\$3,000-\$8,500	1		1	Flagship Aquatics Facility	\$1,750,000			0
Expand Tennis Courts	\$62,500			0	No Action Alternative	0			0
No Action Alternative	0			0	Update Baseball Field	\$12,000-\$18,000			0

	COST ESTIMATE	1-5 YEARS				COST ESTIMATE	6-10 YEARS		
		Committee	Staff	Total Votes			Committee	Staff	Total Votes
<b>CREEKSIDE</b>									
Resurface Tennis Court	\$50-\$100 each	13	1	14	New Facilities - Bath House & Storage	\$612,500	3	1	4
Fix Pool Fencing with Wrought Iron	\$25 - \$30 / linear foot	6	1	7	Fix Pool Fencing with Wrought Iron	\$25 - \$30 / linear foot	2	1	3
New Diving Board	Not Available	2	3	5	Resurface Deck & Shade Structure	Not Available	1	2	3
Shade in Grass Areas & Creek Pool	\$15,000-\$25,000	1	4	5	Additional Benches (New)	\$930-\$2,000 each	2		2
Additional Benches (New)	\$930-\$2,000 each	3		3	Replace Fencing	\$25 - \$30 / linear foot	1		1
New Facilities - Bath House & Storage	\$612,500	1	2	3	Connect Parking Lots	Not Available			0
No Action Alternative	0	2		2	New Diving Board	Not Available			0
Replace Fencing	\$25 - \$30 / linear foot	2		2	No Action Alternative	0			0
Resurface Deck & Shade Structure	Not Available	2		2	Put Building over Pool	\$60-\$80/ square foot			0
Trail Markers	\$250-\$750	2		2	Resurface Tennis Court	\$50-\$100 each			0
Connect Parking Lots	Not Available	1		1	Shade in Grass Areas & Creek Pool	\$15,000-\$25,000			0
Put Building over Pool	\$60-\$80/ square foot			0	Trail Markers	\$250-\$750			0
<b>DISC GOLF COURSE</b>									
More Trash Cans/ Recycling	\$250-\$350 each	9	6	15	New Baskets	\$2,700	3	3	6
Restrooms	\$22,000-\$75,625	8	3	11	Dog Stations	\$150-\$300 each	2		2
New Baskets	\$2,700	3	3	6	Restrooms	\$22,000-\$75,625	2		2
Dog Stations	\$150-\$300 each	5		5	More Trash Cans/ Recycling	\$250-\$350 each	1		1
No Action Alternative	0			0	No Action Alternative	0	1		1



	COST ESTIMATE	1-5 YEARS				COST ESTIMATE	6-10 YEARS		
		Committee	Staff	Total Votes			Committee	Staff	Total Votes
<b>SHIRLEY MCDONALD</b>									
Restrooms	\$22,000-\$75,625	9	3	12	Lights	Not Available	2		2
Water Fountain	\$1,500-\$2,500	7	1	8	Shade over Playscape	\$5,000-\$7,500	1	1	2
Dam Repair	Not Available	4	3	7	Additional Parking	\$41,500/ 20 spaces	1		1
Erosion Control	Not Available	3	4	7	Additional Playscape	\$15,000-\$35,000	1		1
Shade over Playscape	\$5,000-\$7,500	3	3	6	Electricity	\$3,500-\$7,500	1		1
Larger Aerator	\$7,500	3		3	Pavilion	\$80/ square foot	1		1
Additional Parking	\$41,500/ 20 spaces	2		2	Restrooms	\$22,000-\$75,625	1		1
Electricity	\$3,500-\$7,500	2		2	Uniform Edging around Playscapes	\$3,500-\$5,000	1		1
Safety Railing around ADA Picnic Table & Low Water Crossing	\$750-\$1,000	2		2	Dam Repair	Not Available			0
Uniform Edging around Playscapes	\$3,500-\$5,000	2		2	Erosion Control	Not Available			0
Pavilion	\$80/ square foot	1		1	Larger Aerator	\$7,500			0
Additional Playscape	\$15,000-\$35,000			0	No Action Alternative	0			0
Lights	Not Available			0	Safety Railing around ADA Picnic Table & Low Water Crossing	\$750-\$1,000			0
No Action Alternative	0			0	Water Fountain	\$1,500-\$2,500			0

**ATTACHMENT B**

**2010 CENSUS INFORMATION FOR BRUSHY CREEK CENSUS DESIGNATED  
PLACE**

## **Brushy Creek 2010 Census and Build-Out Population Analysis**

The US Census Bureau identifies Brushy Creek as a Census Designated Place (CDP). However, the boundaries of the Brushy Creek CDP as defined by the US Census Bureau are not the same as the boundaries of the Brushy Creek Municipal Utility District. The Brushy Creek CDP includes portions of Fern Bluff MUD and unincorporated areas outside of the District boundary. The CDP does not include the Sendero Springs neighborhood or the Highland Horizons neighborhood.

As of 2010, the US Census Bureau estimated the population of the Brushy Creek CDP at 21,764. The Census Bureau also estimated the average household size of the CDP to be 2.94 persons per household. The Census Bureau estimated that the CDP consisted of 5,899 owner-occupied housing units and 1,510 renter-occupied housing units.

The Brushy Creek MUD, as of 2011, consists of 4,943 single family residential units and 1,148 multi-family units for a total of 6,091 residential units. Single family homes represent 81% of the total residential units while multi-family homes represent 19%. Using the Census average household size of 2.94 persons per residential unit, the District's population in 2011 is 17,908.

The District plans for its infrastructure at build-out based on living unit equivalents (LUEs). A living unit equivalent is determined by the size of the water meter for a given property. A typical single family home with a 5/8<sup>th</sup> inch water meter is 1 LUE. As of 2011, single family residential homes account for 77% of the total number of LUEs. The District is committed to providing service to 7,915 LUEs at build-out.

Assuming that 77% of the total LUE count at build-out will be single family homes, there will be approximately 6,095 single family homes in the District at build-out. Assuming that single family homes will continue to account for 81% of the total residential units at build-out, there will be 7,525 total residential units at build-out including both single family and multi-family homes. Using the average household size of 2.94 from the 2010 Census and applying it to the total number of projected housing units at build-out, the projected build-out population for the District is 22,124.

Attached references:

- Brushy Creek CDP 2010 Census Demographic Profile
- Brushy Creek CDP 2010 Census Housing Profile
- Brushy Creek CDP 2010 Census boundary map



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

**Geography: Brushy Creek CDP, Texas**

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	21,764	100.0
Under 5 years	1,445	6.6
5 to 9 years	2,094	9.6
10 to 14 years	2,197	10.1
15 to 19 years	1,652	7.6
20 to 24 years	768	3.5
25 to 29 years	954	4.4
30 to 34 years	1,349	6.2
35 to 39 years	1,933	8.9
40 to 44 years	2,213	10.2
45 to 49 years	2,169	10.0
50 to 54 years	1,660	7.6
55 to 59 years	1,119	5.1
60 to 64 years	877	4.0
65 to 69 years	513	2.4
70 to 74 years	309	1.4
75 to 79 years	226	1.0
80 to 84 years	142	0.7
85 years and over	144	0.7
Median age (years)	36.2	(X)
16 years and over	15,622	71.8
18 years and over	14,843	68.2
21 years and over	14,205	65.3
62 years and over	1,838	8.4
65 years and over	1,334	6.1
<b>Male population</b>		
Under 5 years	765	3.5
5 to 9 years	1,020	4.7
10 to 14 years	1,131	5.2
15 to 19 years	862	4.0
20 to 24 years	376	1.7
25 to 29 years	438	2.0
30 to 34 years	629	2.9
35 to 39 years	932	4.3
40 to 44 years	1,071	4.9
45 to 49 years	1,060	4.9
50 to 54 years	845	3.9
55 to 59 years	572	2.6
60 to 64 years	393	1.8
65 to 69 years	255	1.2
70 to 74 years	140	0.6
75 to 79 years	108	0.5
80 to 84 years	45	0.2
85 years and over	47	0.2

Subject	Number	Percent
Asian	2,913	13.4
Native Hawaiian and Other Pacific Islander	74	0.3
Some Other Race	670	3.1
<b>HISPANIC OR LATINO</b>		
Total population	21,764	100.0
Hispanic or Latino (of any race)	2,856	13.1
Mexican	2,138	9.8
Puerto Rican	112	0.5
Cuban	45	0.2
Other Hispanic or Latino [5]	561	2.6
Not Hispanic or Latino	18,908	86.9
<b>HISPANIC OR LATINO AND RACE</b>		
Total population	21,764	100.0
Hispanic or Latino	2,856	13.1
White alone	2,079	9.6
Black or African American alone	44	0.2
American Indian and Alaska Native alone	41	0.2
Asian alone	18	0.1
Native Hawaiian and Other Pacific Islander alone	2	0.0
Some Other Race alone	486	2.2
Two or More Races	186	0.9
Not Hispanic or Latino	18,908	86.9
White alone	14,831	68.1
Black or African American alone	848	3.9
American Indian and Alaska Native alone	74	0.3
Asian alone	2,604	12.0
Native Hawaiian and Other Pacific Islander alone	26	0.1
Some Other Race alone	37	0.2
Two or More Races	488	2.2
<b>RELATIONSHIP</b>		
Total population	21,764	100.0
In households	21,753	99.9
Householder	7,409	34.0
Spouse [6]	5,065	23.3
Child	7,940	36.5
Own child under 18 years	6,653	30.6
Other relatives	702	3.2
Under 18 years	199	0.9
65 years and over	191	0.9
Nonrelatives	637	2.9
Under 18 years	69	0.3
65 years and over	11	0.1
Unmarried partner	304	1.4
In group quarters	11	0.1
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	11	0.1
Male	0	0.0
Female	11	0.1
<b>HOUSEHOLDS BY TYPE</b>		
Total households	7,409	100.0
Family households (families) [7]	5,924	80.0
With own children under 18 years	3,581	48.3
Husband-wife family	5,065	68.4
With own children under 18 years	3,007	40.6
Male householder, no wife present	213	2.9
With own children under 18 years	132	1.8
Female householder, no husband present	646	8.7
With own children under 18 years	442	6.0



QT-H1

General Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

Geography: Brushy Creek CDP, Texas

Subject	Number	Percent
<b>OCCUPANCY STATUS</b>		
Total housing units	7,856	100.0
Occupied housing units	7,409	94.3
Vacant housing units	447	5.7
<b>TENURE</b>		
Occupied housing units	7,409	100.0
Owner occupied	5,899	79.6
Owned with a mortgage or loan	5,025	67.8
Owned free and clear	874	11.8
Renter occupied	1,510	20.4
<b>VACANCY STATUS</b>		
Vacant housing units	447	100.0
For rent	332	74.3
Rented, not occupied	11	2.5
For sale only	47	10.5
Sold, not occupied	16	3.6
For seasonal, recreational, or occasional use	16	3.6
For migratory workers	1	0.2
Other vacant	24	5.4
<b>TENURE BY HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER</b>		
Occupied housing units	7,409	100.0
Owner-occupied housing units	5,899	79.6
Not Hispanic or Latino householder	5,349	72.2
White alone householder	4,425	59.7
Black or African American alone householder	174	2.3
American Indian and Alaska Native alone householder	18	0.2
Asian alone householder	662	8.9
Native Hawaiian and Other Pacific Islander alone householder	3	0.0
Some Other Race alone householder	6	0.1
Two or More Races householder	61	0.8
Hispanic or Latino householder	550	7.4
White alone householder	423	5.7
Black or African American alone householder	4	0.1
American Indian and Alaska Native alone householder	12	0.2
Asian alone householder	4	0.1
Native Hawaiian and Other Pacific Islander alone householder	0	0.0
Some Other Race alone householder	86	1.2
Two or More Races householder	21	0.3
Renter-occupied housing units	1,510	20.4
Not Hispanic or Latino householder	1,289	17.4
White alone householder	1,041	14.1
Black or African American alone householder	117	1.6



### Brushy Creek CDP – 2010 US Census Boundary

**Legend:**

**Boundaries**

- State
- '10 County

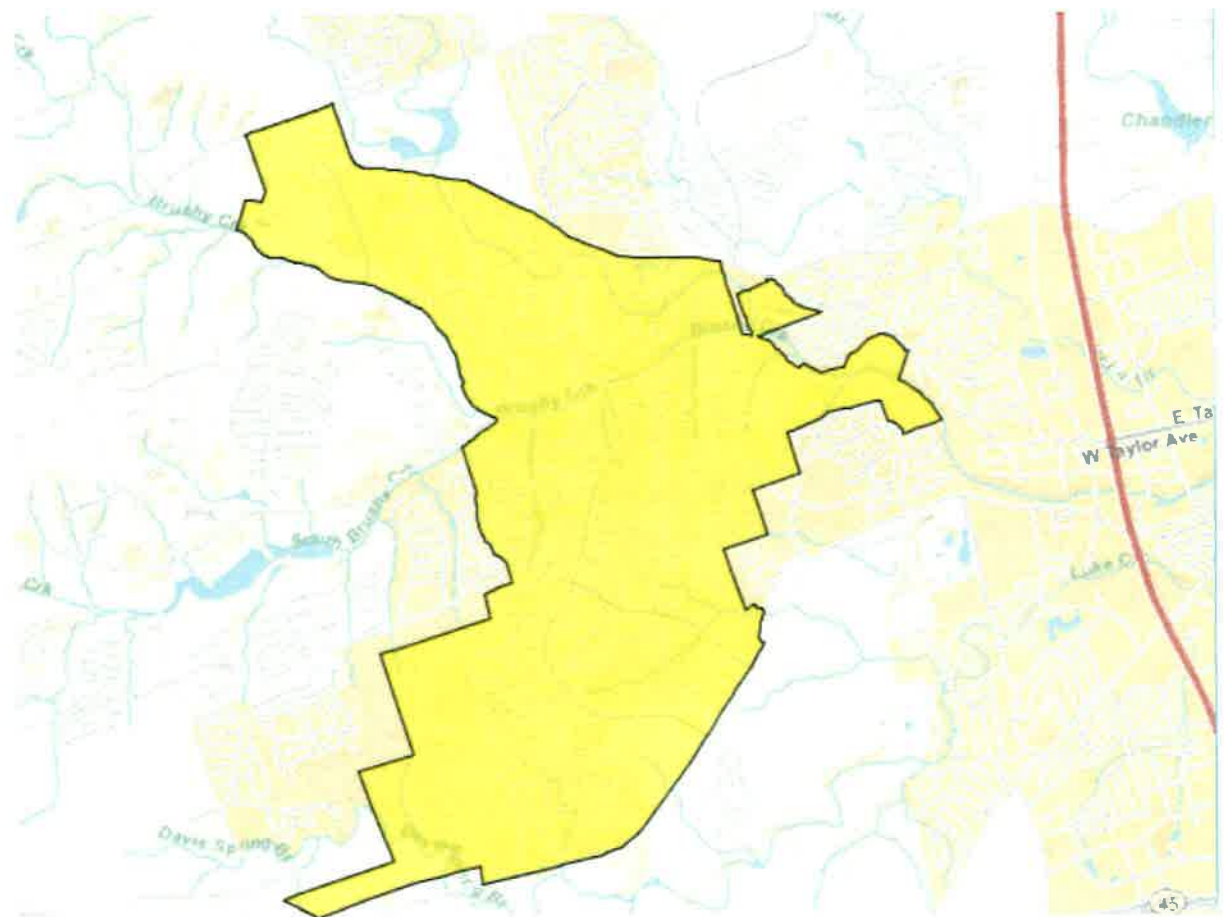
**Features**

- Major Road
- Street
- Stream/Waterbody

**Your Selections**

- Your Selections

Items in grey text are not visible at this zoom level



## Addendum to Master Plan Project

Board Approved 2015 10-22

<b>Project</b>	<b>Location</b>	<b>Status</b>	<b>Notes</b>	<b>Actual Possible Cost</b>	<b>Member Notes</b>
Replace Park sign at O'Connor / Liberty Walk	Cat Hollow				
Swing Set	Highland Horizon			75,000	
Sidewalk Extension	Highland Horizon			75,000	
Parking lot extension	Highland Horizon			75,000	
Dual Volleyball Courts	Miscellaneous				
Shade over playscape	North Park			10,000	
Replace playscapes	Pepper Rock			300,000	
Playscape in Sect 7	Sendero Springs				