

LOCAL PARKS, RECREATION, AND OPEN SPACE  
MASTER PLAN

# VILLAGE OF TIMBERCREEK CANYON, TEXAS





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# STATEMENT OF GENERAL PURPOSE

The goal of this master plan is to analyze existing infrastructure and provide the Village of Timbercreek Canyon with guidance in furthering the efficiency and user-satisfaction of the local park system for the years 2020 through 2030. This plan is designed to provide guidance and structure to the Village in maintaining and pursuing its goals and objectives for recreational outlets for the life of the plan.

The primary objective of the master planning exercise is to discover and fully develop plans and ideas for recreational development. The Village of Timbercreek Canyon recognizes the need for recreational outlets as being necessary for the welfare of the people whom they serve.

The Village of Timbercreek Canyon recognizes the need for recreational outlets as being essential to recreational opportunities can contribute to the physical, mental and emotional well-being of each individual and are important elements in the overall concept of our quality of life. The Village is dedicated to pursuing objectives that will enable the community to maintain this quality of life. This will be done through well maintained, safe and enjoyable recreational activities for the community to gather and improve the lifestyle of residents and all park visitors.



# INTRODUCTION

The area known as Timbercreek Canyon began as the McAfee Ranch, a working ranch, and Colony Catherine, an artists colony in the 1960s. The land was developed by W.C. Roberts and C. Lane McAfee to include building sites for future homes and a few cabins on the western rim of the canyon. The Timbercreek Canyon Property Owner's Association was formed in 1978 by the developers of the community. All common facilities were transferred to the Property Owner's Association. This association still functions today and provides road maintenance and other amenities to the residents of the community.

The Village of Timbercreek Canyon was incorporated in 1983 as a Type B General Law Municipality. The new village included nine units created by the developers as well as Colony Catherine

and the acreage next to McAfee Lane and north of the McAfee Bridge. The Village government provides fire, police, and other public safety services as well as parks and recreation for the community. The Village is charged with all planning and zoning for the community and oversees all construction in the Village Limits.

In addition to the Property Owner's Association, the Village also has an active Garden Club who maintain the vegetation on the outer edges of the Village. As of 2010, the Village was reported to have a population of 418, though that number has grown significantly with new development in the Village and new residents. The Village is located in a scenic canyon which is an offshoot of nearby Palo Duro Canyon.

# SECTION 1A: CLIMATE AND ENVIRONMENTAL DATA

The climate in the Village of Timbercreek Canyon is dry and continental, with low humidity and wide daily variations in temperature. Timbercreek Canyon rests at an elevation of 3,515 feet. The average daily temperature is 50°F. The winters are cold and sharp drops in temperature can be expected. The annual precipitation for the area is approximately 20.36 inches. In an average year, about 80 percent of the total precipitation falls in May through October, occurring most commonly in the form of thunderstorms. Annual temperatures generally experience a wide range from summer to winter. The prevailing winds are southwesterly from November through April and southerly from May through October.

As mentioned above, the different seasons in Timbercreek Canyon are variable and produce wide ranges in temperature annually.

- Winter is characterized by frequent surges in cold polar air, which brings strong northerly winds at a speed of 30 to 40 miles an hour. Timbercreek Canyon receives an estimated average of 5 inches of snow annually.
- Spring has the greatest variety of weather and at times, trees and shrubs that have bloomed too early are nipped by a late freeze. Thunderstorms, which rarely occur during the winter, increase in number throughout the spring and summer seasons.
- Summer afternoon temperatures are sometimes hot, but most nights are pleasantly cool. Cloudiness and precipitation can cause significant cooling during the day. Average minimum temperatures in the summer are 60.6°. Thunderstorms occur on an average of 50 days annually.
- Fall days are frequently mild and sunny, nights are clear and cool, but the wind is not as strong as in spring. Evaporation-type air conditioners operate efficiently in this relatively dry climate. The freeze-free period averages 181 days. The average dates of the last occurrence of 32° or below in spring and the first occurrence of 32° or below in fall are April 10 and November 9, respectively.

# SECTION 1B: AGENCY ROLES INCLUDING PROVIDING PARK AND RECREATIONAL OPPORTUNITIES

The Village of Timbercreek Canyon is a Type B General Law Municipality governed by a Mayor and five Aldermen selected at large locally. The City Manager and Village Secretary oversee the day-to-day responsibilities at the direction of the Board of Aldermen. The Board of Aldermen adopts the Village's budget annually and in this process establishes the projected annual expenditures by department, including projected expenditures on parks and recreation activities. The role of parks in the community is very important, but constrained budgets and aging infrastructure often requires the community to place focus on key infrastructure over recreational activities.

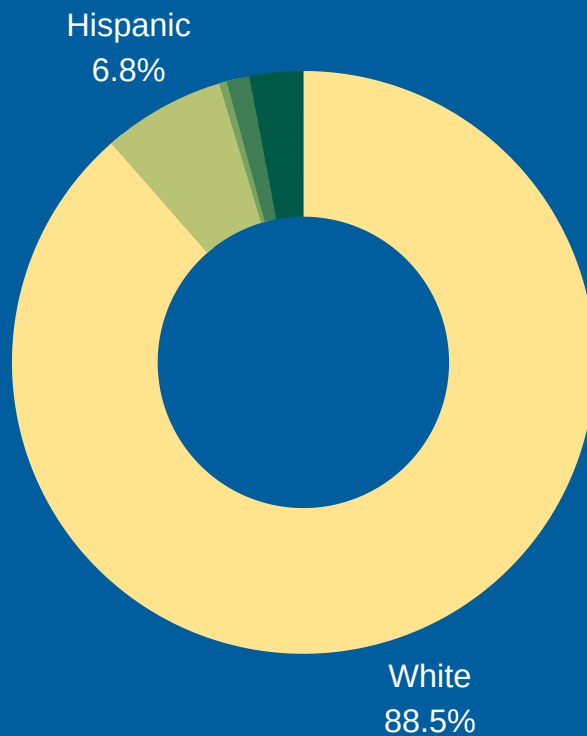
However, as part of this planning process the board and local administration are establishing a renewed commitment to updating and developing public recreation land to meet the demands and needs of local citizens associated with outdoor recreation. It will be the responsibility of the Board of Aldermen to allocate local funding, identify outside funding, and ultimately secure funding for recreational activities identified in this plan. The Board may direct the City Manager other key staff to develop funding proposals and pursue guidance and assistance in meeting these local needs.



# SECTION 1C: DEMOGRAPHICS

As of the 2018 ACS Survey, the population of Timbercreek Canyon is 471. In addition, Timbercreek Canyon is comprised of roughly a 52.4% male and 47.6% female population. As shown below by Table 1, the current population in 2018, broken down by category of race and ethnicity, is approximately 32 Hispanic, 417 Anglo, 0 African American, 2 American Indian, 6 Asian, 0 Native Hawaiian, 0 of other race, and 14 two or more races.[1]

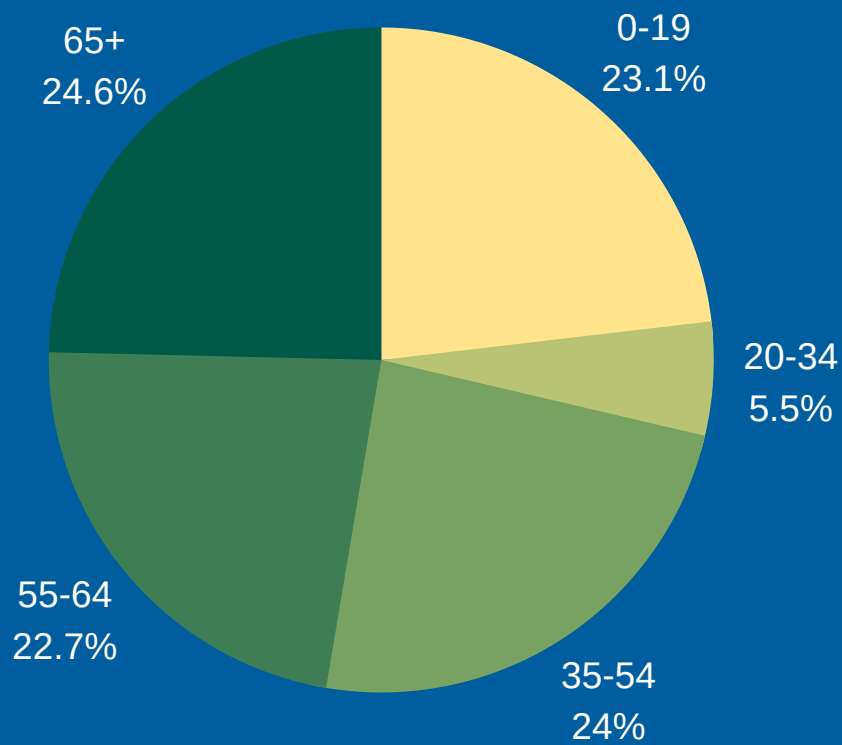
[1] US Census Bureau. ACS 2018. ACS Demographic and Housing Estimates (DP05).



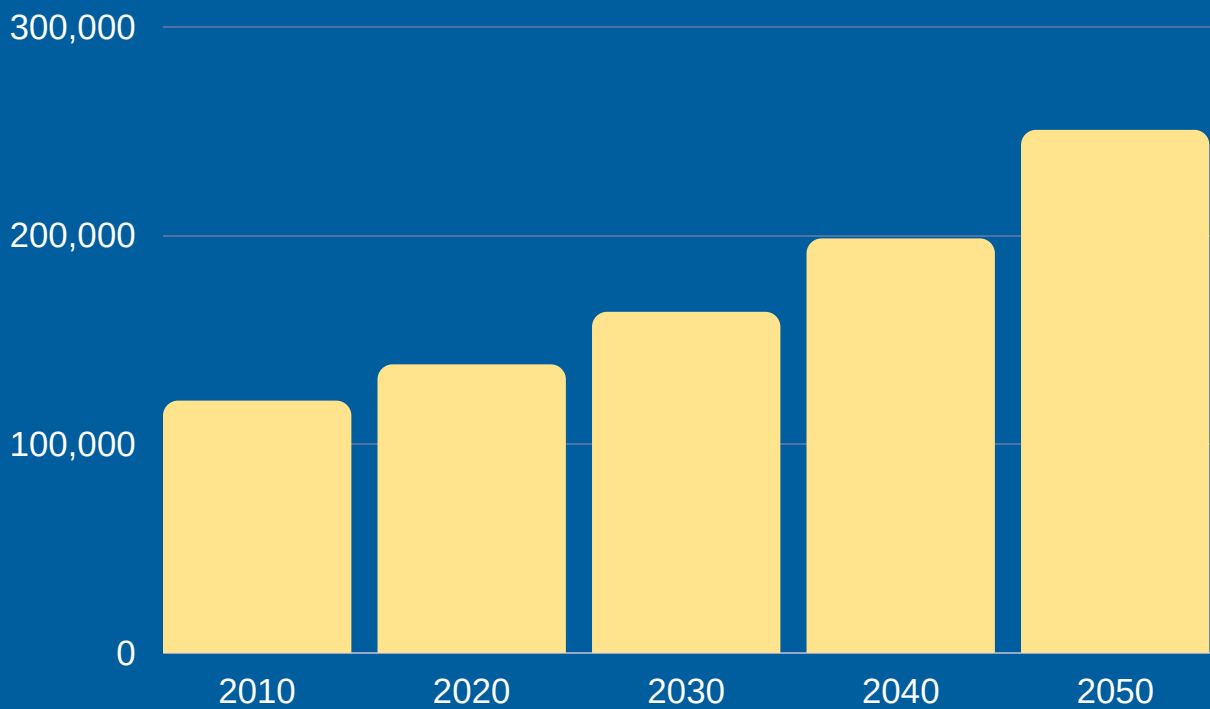
[Table 1]

Table 2 (page 7) illustrates the information in reference to age distribution of the total population of Timbercreek Canyon. The largest age group in Timbercreek Canyon is in the age ranging: 0-19. The next most prominent group are ages ranging from 35-54.

[Table 2]



As evidenced by Table 3 (below) (US Census), the population of Randall County is expected to increase beginning in 2010 with an expected population of 120,725 to a population of 250,541 in the year 2050.



[Table 3]



## Forecasted Population 2010 - 2060 of Timbercreek Canyon

City	2 010	2020	2030	2040	2050	2060
Timbercreek Canyon	418	471	523	578	632	681

As evidenced by Table 4 (above) (US Census), the population of Timbercreek Canyon is expected to increase beginning in 2010 with an expected population of 418 to a population of 681 in the year 2060.

The following tables illustrate the per capita income as well as the median household average income for the Village of Timbercreek Canyon as compared to county, state, and national statistics.

### Median Household Income in 2018

United States	\$61,937
Texas	\$60,629
Randall County	\$67,367
Timbercreek Canyon	\$91,250

As evidenced by the graphics above, in a time when many Rural Texas cities are expected to decline in population, Timbercreek Canyon will be maintaining and increasing their current population levels. To maintain this prosperity, the Village of Timbercreek Canyon must be proactive in making its community one that will continue to attract new residents as well as retain those already living there. Though the median household income in the Village is higher than that of Randall County, Texas, and the United States, a majority of the residents in the community are retired. The Village is focused on new development and bringing new residents into the community. Though the above average number of retirees does push the median household income higher, the Village would benefit from any parks and recreation improvements to promote the health and welfare of the Village.

# SECTION 2: GOALS AND OBJECTIVES

The overall goal of the Village of Timbercreek Canyon related to recreation is primarily providing its citizens and visitors with well-maintained and up-to-date recreational activities to further stimulate the well-being and overall morale of all citizens who experience it. The primary goals and objectives of this plan include:

- Provide quality recreational facilities to meet the needs of the community of Timbercreek Canyon. Several of the future goals are directly tied to building new recreational activity facilities and making improvements to existing facilities.
- Access to parks and recreational facilities will be available for use by anyone without regard to race, sex, age, income, or disability. Plans will be made to ensure handicap accessibility for all future projects as well as providing recreational opportunities for the disabled.
- The Village will encourage and foster coordination and cooperation between all necessary agencies for park and recreational development to advocate for innovation and to avoid duplication of services and effort.
- Proposed facilities and programs shall reflect budget constraints and sound fiscal policies. The Village will monitor the budget to sufficiently maintain current park facilities, as well as, plan for future developments.
- Facilities will be designed and used to accommodate changing conditions and future needs.
- Park development and maintenance shall be subject to continuous review and evaluation. This will be done through continuous monitoring of existing facilities and accessing the needs of the community.
- The public shall be involved in all stages of the development process. This will be done through surveys, public comment, public hearings, and planning groups.
- Facilities shall be designed and utilized to derive the most efficient use of available land while protecting the health, safety, convenience and pleasure of the intended beneficiaries and the environment.

# SECTION 3: PLAN DEVELOPMENT PROCESS



The formal process of park planning began in June 2020 by the Board of Aldermen, Mayor and PRPC Contractual City Manager. The Mayor asked for PRPC staff to begin the formal parks planning process with the initiation of a survey to gather citizen input and establish goals for recreation opportunities in the Village. This process included distributing and gathering citizen park surveys and utilizing focus groups to assist in the direction of the park planning.

The result of these activities became the blueprint for the current and future recreational park needs in the Village of Timbercreek Canyon, as well as, a strategy on how to accomplish it.

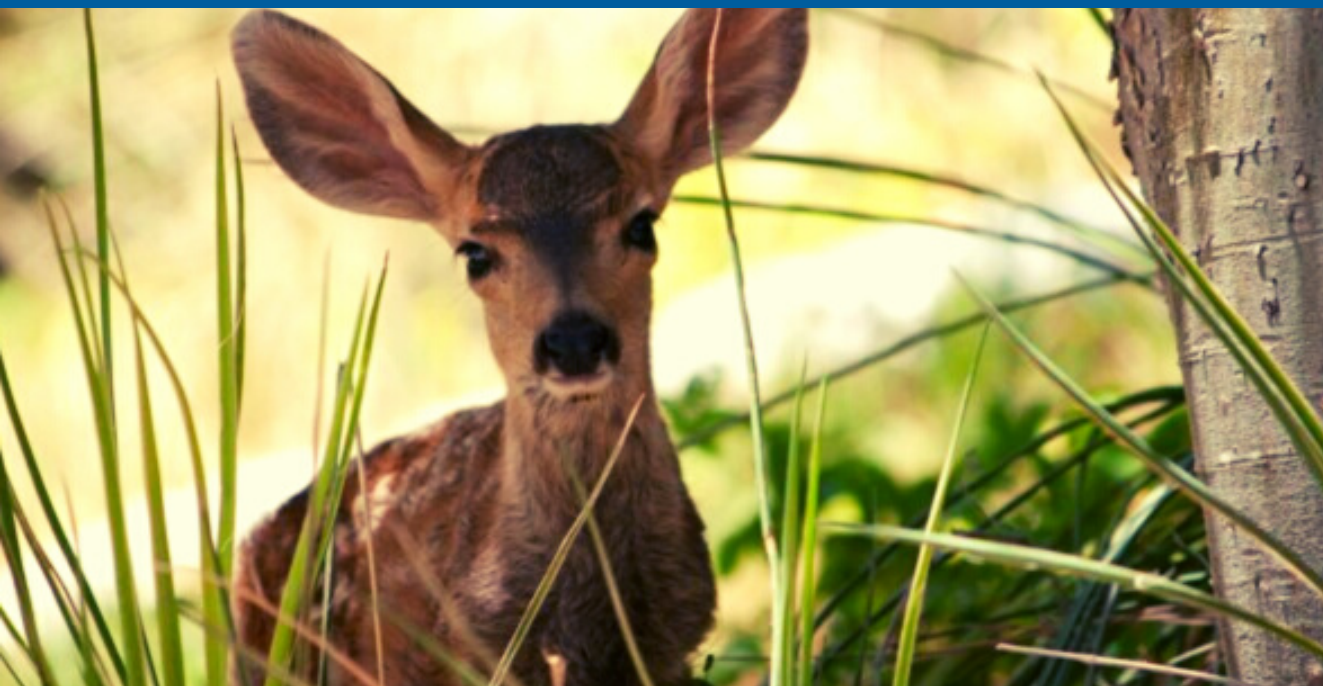
The following is an outline of the steps that were undertaken to develop this plan:

In July 2020 the Mayor asked the PRPC Contractual City Manager to begin the formal parks planning process to create a master parks plan in order to move forward with improving the Village's park facilities and pursue other recreational facilities within the Village limits. PRPC staff met with the Mayor to talk about next steps. In mid-July 2020, a survey was distributed to the residents of the community in order to gather citizen input.

The survey was available for residents from July 10th to July 31st. During this time, 137 surveys were collected with a response rate of 32.78%. In a community of this size, PRPC staff are pleased with this response rate.

In August 2020, the Village Board of Aldermen considered and accepted all public comments on the Master Parks Plan as presented in draft form. Along with the surveys collected, the Village continues to utilize public involvement for future parks planning. The final Master Parks Plan was presented at the Village Board of Aldermen meeting and approved for adoption.

Staff from the Panhandle Regional Planning Commission assisted in the development, presentation, and submission of the Master Parks Plan.



# SECTION 4: RECREATION FACILITY CONCEPTS AND STANDARDS

The Village Board of Aldermen are responsible for directing and guiding the efforts of parks and recreation improvements, while planning recommendations and oversight of recreational activities are handled by the Contract City Manager. The Board of Aldermen, along with the Contract City Manager, believe that the best way to measure the success of the parks and recreation program is to solicit input, both formally and informally, from area residents. The Contract City Manager maintains empirical data on the parks system and provides recommendations to the Board based on citizen input and staff research.

Facilities that are accessible to the residents of the Village of Timbercreek Canyon should provide at minimum the following quantities of types of facilities and equipment based on traditional municipal leisure standards. This represents the minimum standard needed to serve the Village's population.

## Basic Park Facility Standards

Equipment/Facility	Units Per Population/Facility
Baseball/Softball Fields	1 per 1000 population
Covered Picnic Facilities/Pavilion	Capacity of 50 per 2,5000 population
Space Standard	10 acres per 1000 population
Playground Equipment	4 separate units or pieces per park
Swimming Pool	1 per 5,000 population
Tennis Courts	2 per 5,000 population
Walking/Hiking Trail	1/2 mile per 1,500 population

Attention to purpose, people's needs, aesthetics, function, and the balance of the dollar to human values were used to establish these basic park facility standards. The above listed standards must be considered in tandem when applying them toward the provision of recreation activities. The Village is committed to meeting the above minimum standards for types and frequencies of activities and facilities within budgetary means. Finally, the Village is committed to maintaining all facilities either existing or new in order to ensure the usefulness of such facilities for their expected lifespan.

# SECTION 5: VILLAGE OF TIMBERCREEK CANYON FACILITIES

Currently, the Village of Timbercreek Canyon maintains a single open space park and two tennis courts. The park is located on South Timbercreek Drive, just north of the South Timbercreek Dam and the tennis court are located on McAfee Lane, just north of the McAfee Bridge.

Specifically, the existing park's inventory consists of the following assets:

1. Playground Equipment
2. Swingset
3. Slide
4. Pavilion with Picnic Table
5. Tennis Court
6. Basketball Goal

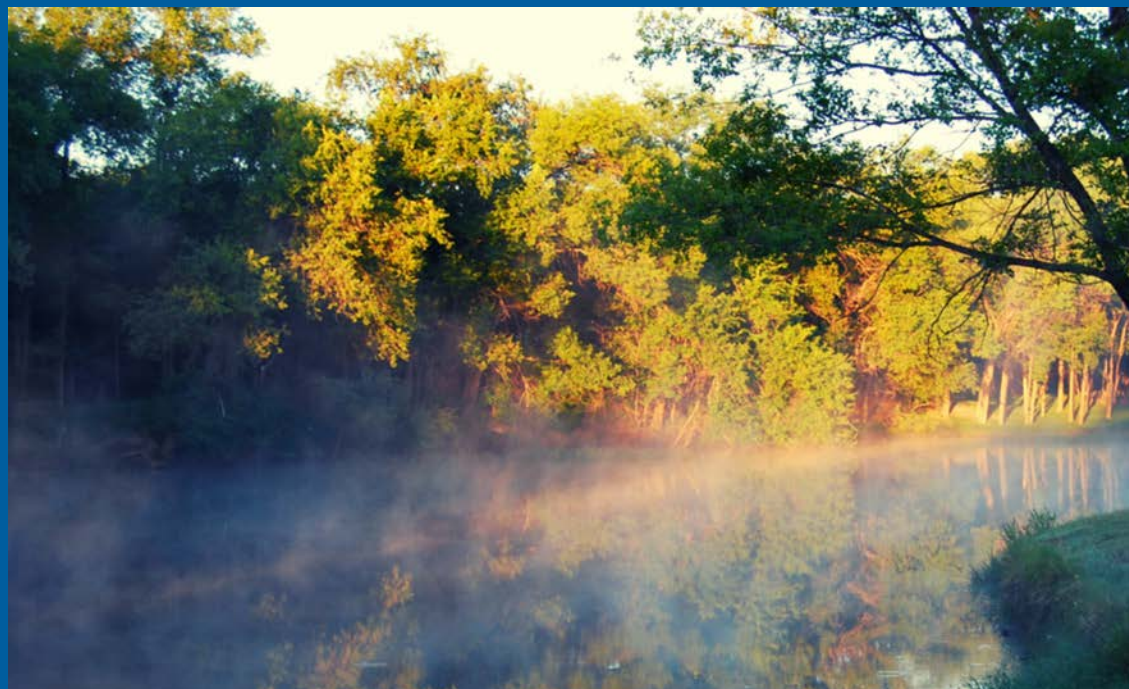




Photo 1: Viewing the park from the South Timbercreek Dam



Photo 2: Existing playground equipment, swingset, and slide at park



Photo 3: Wooden playground equipment at the park



Photo 4: Swingset at park





Photo 5: Metal slide at park



Photo 6: Pavillion with picnic tables and accessible parking



Photo 7: Tennis court near McAfee Bridge



Photo 8: Tennis court and basketball goal



Photo 9: Potential site for new community center



Photo 10: Potential site for new community center



Photo 11: Potential site for new community center



Photo 12: Potential site for new community center

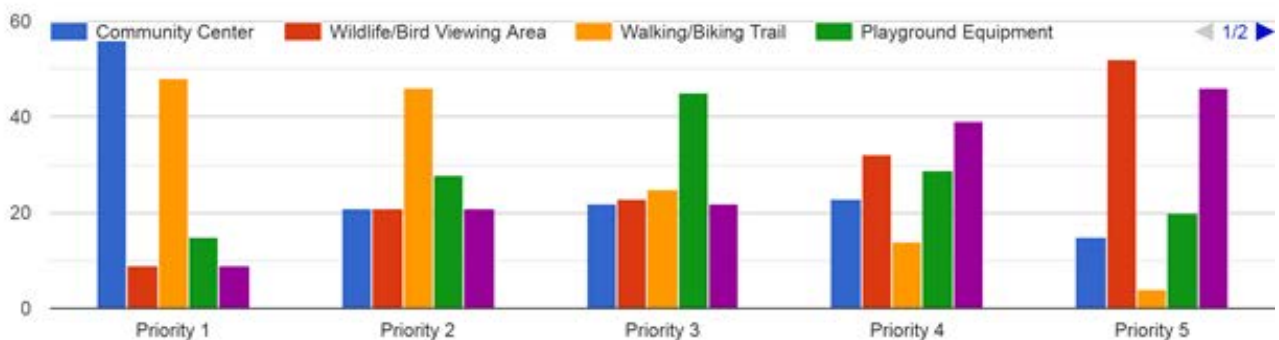
# SECTION 6: NEEDS ASSESSMENT AND IDENTIFICATION

The Village of Timbercreek Canon has developed their recreational facilities on a 'demand' basis. As needs became obvious and enough requests from the community were received, the Village Board of Aldermen would modify and construct new facilities as funds became available. This approach has ensured that dollars have been spent where a need has developed; however, this is a more reactive than proactive approach.

As a result of the adoption of this plan, the Village Board of Aldermen is committed to a more proactive approach in the development and maintenance of recreational facilities. Ideally, facilities will be developed according to the present needs and demands with additional focus on how those needs will be met in an economical and timely fashion.

As mentioned above, in June of 2020, Village staff decided to pursue the possibility of improving their recreational activities in the open space park and another area which is earmarked for a potential community center. A survey was distributed to ascertain the needs and desires of the community. Several possible concerns were listed and citizens were asked to weigh each option. One hundred and thirty seven (137) surveys were returned and tabulated by the Panhandle Regional Planning Commission. There were 5 primary options which citizens were asked to prioritize from highest to lowest. Below is the chart reflecting citizen rankings of priority projects.

*Rank the park facilities in the order which you feel are needed most in the Village of Timbercreek Canyon. For example, if you feel that Park Landscaping should be the highest priority, mark it as 'Priority 1'. Rank all of the items according to priority.*



Given the responses above, the Village of Timbercreek Canyon, in coordination with Panahndle Regional Planning Commission Staff, have determined that the following are the five priorities for the community ranked in order from highest to lowest priority.

1. Community Center
2. Walking/Biking Trail
3. Playground Equipment
4. Additional Fitness Facilities
5. Wildlife/Bird Viewing

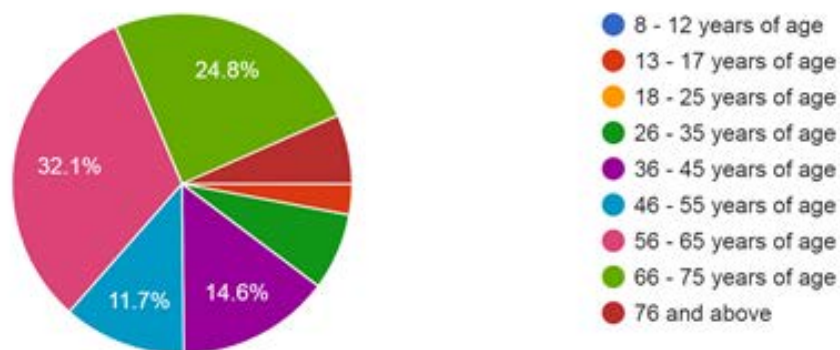
Other activities suggested by the community include the following:

- Group Activities
- Splash Pad
- Swimming Pool
- Horseback Riding
- Basketball
- Paintball Course
- Fishing Pond
- Off-Road Vehicle Park
- Ampitheatre

Below is a summary of the age group of survey respondents:

Please check the box that indicates your appropriate age range.

137 responses



As discussed earlier, priorities as identified in the survey have indicated that the greatest focus should be on the building of a community center. The Village has worked with an architect to get a construction cost estimate and designs for a community center. The architect is a resident of the Village who has done work at no cost to the Village. The Village intends to take action on this priority in the next year. Other top priorities include walking/hiking trails, improved playground equipment, additional fitness facilities, and wildlife/bird viewing areas. The Village has considered these priorities and has detailed further plans to address these needs in further sections of this plan. The success of these projects will be maximized by the ability to relate each project in overall coordination.



# SECTION 7: PLAN IMPLEMENTATION AND PRIORITIZATION OF NEEDS

The Board of Aldermen has developed a plan of action to meet the greatest bulk of the most important needs identified by the citizen survey. At the end of this period, an evaluation will be done to determine which projects have not been completed, as well as, additional projects that may need to be completed. This will allow the board to develop a plan of action for the following ten year period. This plan accounts for the identified needs, as expressed by the community of Timbercreek Canyon, addresses adopted standards and attempts to live within the fiscal constraints inherent within any public organization. Many different resources will be targeted to fund these projects. Grant funding from the Texas Parks and Wildlife, as well as, other available funding agencies will be sought to limit the burden of local tax payers.

## ***Priority #1 - Years 1-10***

### **Construction of Community Center**

Includes:

1. Preliminary Engineering
2. Site Work
3. Construction of Building
4. Furnishing Building

Needs Addressed:

By constructing a community center, the Village of Timbercreek Canyon will address the #1 priority identified by the citizens of the community. This building will afford greater recreational opportunities for the Village including group exercise classes, a space for the community to gather for events, game nights, and other activities. In addition, this space will be used for activities for the youngest residents to the oldest residents.



## ***Priority #2 - Years 1-10***

### **Construction of Walking/Hiking Trails**

Includes:

1. Identification of Walking Trails
2. Identification of Hiking Trails
3. Purchase of land or easement for trails
4. Installation of Interpretive Signage

Needs Addressed:

By identifying and marking walking and hiking trails within the Village, community members will be able to expand their use of recreational facilities within the Village. At present, there are a number of citizens who walk along the roadways of the Village. This project may identify pedestrian improvements to roads which would be in line with walking trails within the Village. This would also address the #2 priority identified by the community.

## ***Priority #3 - Years 1-10***

### **Replacement of Playground Equipment**

Includes:

1. Removal of current playground equipment
2. Installation of new playground equipment

Needs Addressed:

By removing the current playground equipment and installing a new, ADA accessible playground, the Village of Timbercreek Canyon will improve the park and make it accessible and inclusive. As the Village grows, it is expected that families with younger children will be moving into the community. Improvements to the existing playground equipment will be needed in the near future. This is priority #3 as identified by the community.

## ***Priority #4 - Years 1-10***

### **Installation of Additional Fitness Facilities**

Includes:

1. Identification of applicable fitness facilities
2. Installation of facilities

Needs Addressed:

This priority will be appropriate to address after the Community Center is constructed.

It is likely that the Village would be able to tie the Community Center into additional fitness facilities or equipment to be stored in that space. Once this priority is moved up the list, the Village will again consult the community to garner input on the type of fitness facility that is desired.

## ***Priority #5 - Years 1-10***

### **Installation of Wildlife/Bird Viewing Areas**

Includes:

1. Identification of potential areas
2. Acquisition of land
3. Installation of viewing areas

Needs Addressed:

This is the lowest priority as identified by the community. Once this priority has moved up the list, the Village of Timbercreek Canyon will again ask the community to give input on the types of wildlife and bird viewing areas that they would like. This is the #5 priority identified by the community.

# SECTION 8: RESOURCES



The Village of Timbercreek Canyon plans to seek funding from the United States Department of Agriculture to fund the building of a community center. In the next application cycle, the Village also expects to seek a 50/50 matching grant from the Texas Department of Parks and Wildlife to construct walking/hiking trails and install interpretive signage in the community. These projects are priorities identified in through the master plans planning process. The matching portion of these projects will come from the Village's budget. At this time, preliminary costs are not available for these projects. Additional information will become available in the next few years. The Village of Timbercreek Canyon remains committed to leveraging resources in a fair and equitable manner while continuing to provide for the health, safety, and welfare of the Village.