



CITY OF McLENDON-CHISHOLM
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McLendon-Chisholm Parks Master Plan

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Acknowledgements and Credits

We wish to acknowledge the following who were instrumental in guiding the Parks Master Plan process. Also, thank you to the community of McLendon-Chisholm for their vision and contributions to this plan.

Mayor and Council

Mayor Jerry Brewer
Mayor Pro Tem John Powers
Council Member Donald Goodwin
Council Member Dennis London
Council Member Arik Towry Place 3
Council Member Mike Hermansen Place 4
Council Member Rich Dean Place 6

McLendon-Chisholm Parks Board 2026

Vincent Woods
Shari London
Skyler Finley
Erika McAneill
Jaclyn Tinker

Comprehensive Plan Advisory Committee 2026

Mark Russo, Chairman
Gary Nickel
Rebecca Freeze
Justin Ruggiano
David Black

City Staff

Fabrice Kabona, City Manager
Eddie Stogh, Fire Chief / Fire Marshall
Angela Jennings, City Secretary
Mark Woodruff, Public Works Manager
Michael Halla, City Attorney



INTRODUCTION

Located in east DFW, McLendon-Chisholm is widely recognized as an exceptional community in the region. The qualities that make McLendon-Chisholm attractive are what continue to attract new residents and visitors. These qualities include natural open spaces, trees and distinct rural yet upscale residential neighborhoods. As McLendon-Chisholm continues to grow, the residents have expressed significant interest in establishing a connected system of parks, open spaces and hike and bike trails. It is the intent for the parks system to be a treasure for its citizens and connect the overall community.

GROWING COMMUNITY

Uniquely located on SH 205 between Rockwall County and Kaufman County, within an hour of both downtown Dallas and Fort Worth, McLendon-Chisholm is a “small-town with small town charm.” While many factors combine to make McLendon-Chisholm a truly special place, it’s the people of McLendon-Chisholm who bring these qualities to life. A community spirit is evident in a friendly, safe and inviting city that holds strong ties to its roots and cultural heritage. The City has a deep history and has made a commitment to celebrate that history.

COMMUNITY INVOLVEMENT - INPUT

During the preparation of the 2021 Comprehensive Master Plan, the residents of McLendon-Chisholm enthusiastically supported the creation of a Parks Master Plan. Subsequently, the City’s Home Rule Charter expressly provided for the creation of a Parks Board. Several Community Forums were held during the 2021 Comprehensive Plan update, including in-person Community Forums and digital Community Forums which took place on www.PlanMCTX.com. The in-person Community Forum was held on May 15, 2021, at McLendon-Chisholm City Hall from 10:00 am to 2:00 pm, come-and-go. Through these community forums, the residents indicated their support:

- Parks and Recreation:
 - The in-person Community Forum attendees voted 3:1 ratio in favor of establishing city parks, greenspaces, and gathering spaces.
 - Specifically, the residents indicated preference to walking trails, bike paths, connectivity of neighborhoods, water features, and children’s equipment.
 - Of the responses gathered the major themes included:
 - A desire for smart fiscal spending
 - Require commercial development to incorporate green spaces
 - Town square park development is desirable

Parks are an instrumental component of a city’s framework. The Community Forum in the 2021 Comprehensive Plan identified significant support for a “city parks, greenspaces, and gathering spaces”. From the data collected, there were 73.8% of the respondents were in support of a parks system.



ACTION AGENDA

The City Council of McLendon-Chisholm has taken specific steps towards the preparation and implementation of this Parks Master Plan:

- Heritage Center Study (2023)
- Updating the City's Subdivision Ordinance (2026)
- Preparing the "SH 205 Urban Design Overlay District" (2026)
- Update the City's Comprehensive Plan (2025)
- Preparation of this Parks Master Plan (2026)
- Preparation of a Park Ordinance (2026)

The Parks Board utilized some of the published recommendations by the National Recreation and Park Association (NRPA) as the baseline for this Parks Master Plan. The Parks Board also reviewed other local municipalities in the DFW area for best practices regarding standards for both park acreages and facilities. A series of work sessions were utilized to determine the park and recreation needs of the community. This Parks Master Plan has been prepared from the research and feedback the team was able to obtain. Since this 2026 Parks Master Plan is the first ever for the City of McLendon-Chisholm, the Parks Board has planned an annual review of the Parks Master Plan for the first three years. This will allow the Parks Board to edit and evolve the plan as a living document. After the initial three (3) years, the Parks Board intends to review the Parks Master Plan every five (5) years.

- Annual Reviews:
 - o The Board will create a priority criteria system for ranking high, moderate, and low priority parks needs.
 - o The Board will prepare specific recommendations in an Action Plan that outlines renovations and new development of parks and recreational facilities to meet current and future needs within the community.
 - o The Board will prepare budget recommendations for the City in terms of park development, use of park fees collected from developments, and maintenance budgets.
 - o An Implementation Plan will be developed which will include projected costs within the Action Plan.
 - o The implementation and budgeting plan will include anticipated funding needs over a 10-year period.
- Five (5) Year Plan Reviews:
 - o The Board will oversee a citizen survey regarding parks and recreation.
 - o The Board will review the need for updating the Parks Master Plan.
 - o The Board will review and update the priority criteria system.
 - o The Board will update the 10-year implementation and budget plan every five years.



CRITERIA FOR STANDARDS

This Parks Master Plan includes some traditional standards established by the National Recreation and Park Association (NRPA), especially applicable to growing communities like McLendon-Chisholm. The NRPA standards have been the most widely accepted and used standards throughout the United States for decades. Although the NRPA standards are guidelines and a summary of “best practices” from across the country, they are the foundation of most Cities’ parks plans. This is the City’s inaugural Parks Master Plan and therefore is considered a work in progress plan. NRPA’s broader philosophy of providing parks of various sizes and for various uses has been interwoven into McLendon-Chisholm’s parks master plan.

The purpose of the NRPA standards is to present park and recreation space guidelines that are applicable for planning, acquisition, and development of parks systems. These standards should be viewed as a guideline by those municipalities that use them. The standards are to be coupled with the expertise of comprehensive land use planning efforts when evaluating a community to which they are applied. Each community should customize and adjust these standards to reflect their citizen needs and stated desires.

NRPA recognizes the importance of establishing and using park and recreation standards. As such, McLendon-Chisholm Parks Board will review the NRPA guidelines as:

- A national expression of minimum acceptable facilities for the citizens of urban and rural communities
- A guideline to determine land requirements for various kinds of park and recreation areas and facilities
- A basis for relating recreation needs to spatial analysis within a community wide system of parks and open spaces
- One of the major structuring elements that can be used to guide and assist regional development
- A means to justify the need for parks and open space within the overall land use pattern of a region or community

PARK CLASSIFICATION SYSTEM

In preparing McLendon-Chisholm’s first Parks Master Plan, the City acknowledged the parks that private land developers had constructed, the natural environment and floodplains and the citizen input studies. The Parks Board has used the NRPA functional classification of parks to determine how parks will be developed in the future.

While each park will be unique in its own right, parks can also be assigned to one of the following categories:

NRPA Park Acreage Guidelines			
Type	Size/Acres	Service Area*	Acres per 1,000 Population
Neighborhood Park	1-15 Acres	One Neighborhood ¼ to ½ Mile Radius	1.0-2.0 ac/1,000
Community Park	16-99 Acres	Several Neighborhoods 1 to 2 Mile Radius	5.0-8.0 ac/1,000
Regional Park	500+	Several Communities Within 1 Hour Driving	Variable
Special Purpose Park	Varies Depending on Desired Size	No Applicable Standard	Variable
Linear Park & Open Space	Sufficient Width to Protect the Resource and Provide Maximum Usage	No Applicable Standard	Variable



- **Neighborhood Parks** are typically between 10 and 15 acres in size and serve their surrounding neighborhoods. These parks are usually accessible by walking or bicycling and are typically spaced based on a 1/4 to 1/2 mile service radius.

Neighborhood parks constitute the core of the parks system and generally serve 3,000 to 4,000 residents. As a rule of thumb, most neighborhood parks may include benches, picnic tables, basketball courts, multi-purpose fields (for formal practice and/or informal play), and backstops.

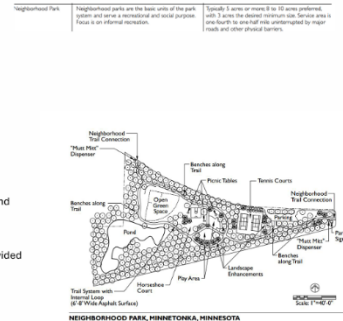
NEIGHBORHOOD PARK

Neighborhood parks are the basic unit of the park system and serve a recreational and social purpose. Development focuses on informal recreation. Programmed activities are typically limited to youth sports practices and occasionally games.

Should contain the following:

- Play area for multiple age groups
- Accessible trail loop internal to the park, with a connection to the community trail system and local streets
- Open maintained green space for informal use (2 to 3 acres optimal)
- Basketball halfcourt, volleyball court, hardcourt area (for games such as horseshoe and four square), or tennis court.
- General site amenities, such as benches, picnic tables, trash containers, and security lighting
- Picnic shelter and picnic area (for larger neighborhood parks)
- Ornamental landscape planting near active use areas
- Parking, on a limited on-demand-only basis. Frequently parking can be provided on street.
- Controlled-glare security lighting

**Planning one neighborhood park every 400-900 units



- **Community Parks** are larger than neighborhood parks, typically 25 to 100+ acres in size and have more amenities. Although these parks often serve specific neighborhoods, it is ideal to evenly distribute these parks across the City so that they are easily accessed by all residents. The ideal distribution is such that all residents are within a 1 to 2 mile radius of a community park. Typically, community parks will have all of the amenities of a neighborhood park (playgrounds, pavilions, open areas for free play, trails, basketball courts, multi-purpose practice fields, backstops, etc.), but with the addition of amenities such as lighted competitive athletic fields, larger areas of open space for free play, natural areas, and restrooms. Quite often, community parks will include special facilities such as recreation centers and skateboard parks.

COMMUNITY AND LARGE URBAN PARKS

• Size varies for community parks, with 20 acres (8.1 hectares) being the typical minimum. Parks of 40 acres (16.2 hectares) or more are preferred, although smaller ones offering unique features with community wide appeal are not uncommon.

Development parameter and Amenities:

The design for each type of park is a reflection of the community. The common objective of community and large urban parks is to bring people together to recreate, socialize, and find quiet space. Active, programmed recreation is appropriate in these parks as long as it does not unduly interfere with other activities.

- Group picnic facilities—smaller and large-scale
- Extensive looped internal trails, often serving multiple purposes
- Larger open spaces for passive and active use
- Modest level of athletic facilities (formal and informal) that blend into the character of the park (An athletic complex character is not typically desirable.)
- Open maintained green space
- Winter activities, such as ice skating, sledding, and cross-country skiing
- Special-use facilities that serve a specific recreational purpose (i.e., beaches, aquatic centers, ice arenas, campgrounds, dog parks, skateboard parks, and marinas)
- Adequate parking

**1 community park per 15,000-25,000 residents



PARKS AND GREENWAYS CLASSIFICATIONS

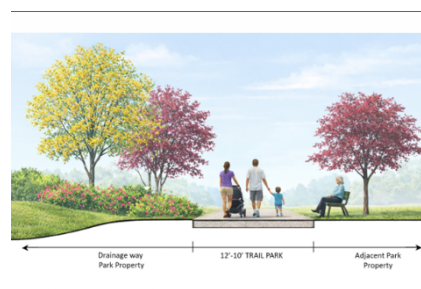
CLASSIFICATION	GENERAL DESCRIPTION	SIZE AND SERVICE AREA CRITERIA
Neighborhood Park	Neighborhood parks are the basic units of the park system and serve a recreational and social purpose. Focus is on informal recreation.	Typically 5 acres or more; 8 to 10 acres preferred, with 3 acres the desired minimum size. Service area is one-fourth to one-half mile uninterrupted by major roads and other physical barriers.
Community Park	Serves a broader purpose than neighborhood parks. Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.	Varies, depending on function. A minimum of 20 acres is preferred, with 40 or more acres optimal. Service area can be communitywide or several neighborhoods in given area of the community.
Large Urban Park	Large urban parks are generally associated with larger urban centers with large populations. Focus is on meeting wide-ranging community needs and preserving unique and sometimes extensive landscapes and open spaces.	Varies depending on circumstances. A typical minimum size is 50 acres (20.2 hectares), with hundreds of acres not uncommon, such as Central Park in New York City.
Youth Athletic Complex/Facility	Consolidates programmed youth athletic fields and associated facilities to fewer strategically located sites throughout the community. Also can provide some neighborhood use functions.	Varies, with 20 acres or more desirable, but not absolute. Optimal size is 40 to 80 acres (16.2 to 32.4 hectares).
Community Athletic Complex/Facility	Consolidates programmed adult and youth athletic fields and associated facilities to a limited number of sites. Tournament-level facilities are appropriate.	Varies, with 20 acres (8.1 hectares) or more desirable, but not absolute. Optimal size is 40 to 80 acres (16.2 to 32.4 hectares).
Greenway	Lands set aside for preserving natural resources, remnant landscapes, and open space, and providing visual aesthetic buffering. Also provides passive-use opportunities. Ecological resource stewardship and wildlife protection are high priorities. Suitable for ecologically sensitive trail corridors.	Varies, depending on opportunity and general character of natural systems within the community.
Parkway	Linear parklike transportation corridors between public parks, monuments, institutions, and sometimes business centers. Can be maintained green space or natural in character.	Varies.
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose uses, such as a nature center, historic sites, plazas, urban squares, aquatic centers, campgrounds, and golf courses.	Varies, depending on need.
Park-School	School sites that are used in concert with, or in lieu of, other types of parks to meet community park and recreation needs. School sites often provide the majority of indoor recreational facilities within a community.	Varies, depending on specific site opportunities.
Private Park/Recreation Facility	Parks and recreation facilities that are privately owned, yet contribute to the public park and recreation system.	Varies.
Regional Parks and Park Reserves	Largerscale, regionally based parks and open spaces that focus on natural resource preservation and stewardship.	Typically a minimum of 500 acres (202.3 hectares) and up to several thousand acres or several hundred hectares. Service area is regional, which generally



- **Special Purpose Parks** include:

- 1 - 3 acre pocket parks
- 1 - 2 acre trailheads
- 0.25 - 1 acre plazas, athletic complexes, and practice fields
- May include “special interest” parks that are not otherwise part of another neighborhood or community parks
 - Examples of special purpose parks include dog parks, skate parks, or any other type of park designed to accommodate a limited number of specific recreational activities.
 - While parks less than 5 acres are typically discouraged because they are often difficult to maintain efficiently, small park areas are often necessary to serve special purposes.
 - Smaller parks are also desirable in urbanized areas, such as downtown.

- **Linear Parks & Open Spaces** are built connections or natural corridors that link parks together. Typically, the linear park is developed for one or more modes of recreational travel such as walking, jogging, biking, in-line skating, hiking, horseback riding, and canoeing. NRPA does not have any specific standards for linear parks other than they should be sufficient to protect the resources and provide maximum usage.

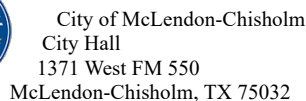


- **Hike and Bike Trails.** As part of a Comprehensive Plan and a Parks Master Plan, a city may adopt and require the installation of hike and bike trails. There are specific details and nuances that limit the hike and bike trail requirements.



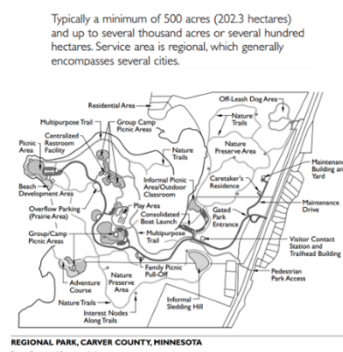
- **Greenbelt corridors** typically follow creeks, railroads, or utility lines and in unique situations as part of the roadway system. Greenbelts usually contain trails and are ideal for providing alternative, non-motorized transportation to parks, schools, neighborhoods, libraries, retail, and major destinations. Other than providing connections, these parks provide recreational value by themselves. In addition, greenbelts along creeks have the added benefit of providing habitat and migration/movement corridors for wildlife. They also provide opportunities for improving watershed management in an aesthetically pleasing and sustainable manner.





- ## Regional park

- regional parks are an extension of the large urban park classification. In addition to preserving natural resources and open space, these parks also provide active recreational areas, gardens, picnic facilities, and other forms of special use. In parts of the country, regional parks include major national monuments and historic landscapes
- Size varies for regional parks, with several thousand acres (several hundred hectares) being common. A size of less than 100 acres (40.5 hectares) is uncommon.
- Connection to the adjoining cities and region via trails is desirable. Regional parks are often the terminus point for trail systems.
- Direct connection to a greenway system is desirable to expand the sense of open space associated with the park.
- Its amenities is a reflection of the open-space, recreational, and social needs of the region they serve. The level of development is driven by regional standards and needs.
- **1 regional park per 50,000+ residents





McLendon-Chisholm Parks Master Plan

The McLendon-Chisholm Parks Master Plan has identified the following park plan elements:

Element	Description
Hike-Bike Trail	XXXX Miles of hike and bike trails
Neighborhood Park	10 sites distributed amongst the four quadrants of the Parks Master Plan
Community Park	4 sites distributed amongst the four quadrants of the Parks Master Plan
Regional Park	XX acres utilizing the flood plain of XXXX Creek flood plain area

