

LAKE TYLER MASTER PLAN

CITY OF TYLER

Study Outline

1. Background
 - a. Setting Description
 - b. Land Ownership Description
2. Data Collection and Public Input
 - a. Literature Review
 - b. Stakeholder Meetings
 - c. Town Hall Meetings
 - d. Public Surveys
3. Technical Evaluations
 - a. Categories: Recreation, Land Use/Infrastructure, Water Quality
 - b. Document existing conditions
 - c. Document how facilities, land, etc. currently being used
 - d. Document issues, problems
 - i. General issues
 - ii. Site or area specific issues
4. Needs Analysis
 - a. Categories: Recreation, Land Use/Infrastructure, Water Quality
 - b. Document how facilities, land, etc. could be used
 - c. Backup needs with public input, staff input, etc.
5. Projects Identification
 - a. Categories: Recreation, Land Use/Infrastructure, Water Quality
 - b. Identify projects that will address Needs Analysis
 - c. Focus on brainstorming, not related to cost at this point
6. Implementation
 - a. Project Prioritization
 - b. Cost Estimates
 - c. Schedule

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Needs Analysis – Water Quality

- Protection Measures:
 - Need to preserve City-owned land at headwaters of tributaries into lakes
 - Need to create GIS database of existing septic systems on City property, boat houses, and private property near lake.
 - Need to increase inspection and enforcement of Stormwater Pollution Prevention Plans (SWPPPs) in near vicinity of lakes and tributaries.
 - Need to evaluate impacts from oil and gas well drilling near lake
 - Need to develop a water quality monitoring program for lake and tributaries.

- Development Standards:
 - Need to evaluate development regulations on City-owned land:
 - Need to evaluate S.B. 1362 related to creation of Lake Columbia. Evaluate initiatives related to water quality. Work with Angelina-Neches River Authority in implementation of watershed protection initiatives

- Vegetation Management:
 - Need to evaluate current vegetation management plan and practices:
 - Timing of TPWD vegetation surveys and responses
 - Establishment of pre-qualified contractors to perform treatments (private expense)
 - Balance hydrilla treatment with needs of fishing community

- Miscellaneous:
 - Need to evaluate need for dredging in localized areas, such as coves
 - Need to remove sunken boats in marina
 - Need to evaluate water/wastewater service at marina/RV park.
 - Need details about connection to City of Whitehouse wastewater system
 - Need to check individual water/wastewater connections at RVs
 - Need to evaluate dump station for RVs

Needs Analysis – Land Use

- General:
 - Need to perform an analysis of lease rates for residential, club, and commercial lots to evaluate if lease rates are reasonable according to market demands.
 - Need to review all lease contracts for proper insurance requirements
 - Need to investigate encroachment issues on City-owned property:

- Commercial Lease - Barge lots:
 - General:
 - Need to address lots of trash and debris, unsightly.
 - Need to address illegal dumping and burning that is occurring.
 - Need to address illegal clearing on City land, adjacent to barge lots
 - Need to address lack of parking restrictions or designated spaces
 - Need to address semi-permanent users (primarily RVs) exceeding 2-week limit
 - Need to evaluate if there are any gray/black wastewater issues with RVs do to there being no on-site dump facilities
 - Docks:
 - Need to add barge lot docks and piers to the existing Boat House and Pier Inventory. Create inventory of sunken, unmaintained barges/docks and enforce removal and/or repair
 - Need to develop dock design and maintenance standards
 - Administrative:
 - Need to address lack of administrative support in enforcing lease requirements
 - Need to look at Rules and Regulations, see how barge lot uses are addressed

- Commercial Lease - Fritz and Opals Fishing Barge:
 - Need to evaluate parking areas
 - Need to evaluate whether existing residence is considered permanent (lease contract only allows for non-permanent residence)
 - Need to evaluate adequacy of toilet facilities

- Commercial Lease - Green Acres Baptist Church:
 - Need to confirm commercial operations (small motel and cabins)
 - Need to evaluate availability to public (i.e. through advertisement, marketing, etc.)

- Commercial Lease - Lake Tyler Marina and RV Park:
 - Need to evaluate encroachment issues onto City property, at north property line of lease
 - Need to develop dock design and maintenance standards
 - Need to evaluate water and wastewater systems:
 - Need to evaluate lease contract regarding RVs and campers. Current conditions appear that sites are being used as permanent residences.
 - Need to evaluate lease contract regarding accumulation of junk and garbage
 - Need to evaluate possible substandard utility connections for power, cable, and telephone.
 - Need to evaluate whether proper environmental protections being provided at marine service sub-lease, i.e. engine service, oil/gas storage adjacent to lake shoreline.

Needs Analysis –Recreation

- Investigate improved / expanded recreation opportunities:
 - Water Based
 - Boating
 - Sailing / kayaking / other non-motorized
 - Fishing / bowfishing
 - Land Based
 - Biking
 - Hiking
 - Birding / nature based recreation
 - R.V. camping
 - Tent / cabin camping
 - Triathlons
 - Archery
- Recreation Areas / Boat Ramps:
 - Safety / Signage:
 - Need to improve areas around boat ramps
 - Need for improved security / patrols of boat ramps
 - Need to provide improved signage on the lake and provide lighted channel markers
 - Need to improve way-finding signage to public access areas
 - Need improved lighting at boat ramps
 - Need to provide swimming areas away from ramps to prevent conflicts between loading/unloading boats and children
 - Need to provide restrooms
 - Need uniform signage to clearly indicate city maintained facilities and create a sense of identity for Lake Tyler
 - Need strategically placed kiosks providing information related to locations of trails, public boat ramps, public swimming access, recreation areas, camping facilities and restaurants / fuel facilities
 - Trails / Recreation Areas:
 - Need a unified trail plan addressing opportunities for biking, hiking and nature watching
 - Need to consolidate recreation areas to get more bang for the buck and develop recreational opportunities for citizens who do not own property at the lake
 - Need to remove obsolete facilities in areas no longer being utilized for recreation to eliminate the appearance of abandonment
 - Need to provide low maintenance facilities proximate to residential areas










- Need to coordinate maintenance and programming responsibilities with the City of Tyler Parks Department
- Need to work with the City of Whitehouse to coordinate trail / greenbelt corridors between downtown Whitehouse and Lake Tyler
- Need to utilize floodplain lots for scenic overlooks / lake access adjacent to the trail system
- Need to identify large undeveloped areas near existing boat ramps / recreation areas to provide recreational trail loops in a natural setting
- Need to identify and prioritize trail segments that connect recreation areas, boat ramps and concession areas
- Concession / Marinas:
 - Need to develop an overall master plan for the marina area
 - Need to develop short term camping and RV facilities in multiple locations
 - Need to develop a marina / concession on Lake Tyler East
 - Need to develop a management plan to provide camping and RV facilities on a year round basis
 - Need to promote the ecotourism aspects of Lake Tyler and Lake Tyler East

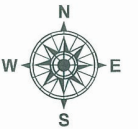
LAKE TYLER MASTER PLAN



RECREATION AREAS AND OPEN SPACE

LEGEND

-  BOAT RAMP
-  RESERVOIR
-  CAMP TYLER
-  MARINA
-  BARGE LOT
-  SEASONAL RECREATIONAL AREA
-  ACTIVE RECREATIONAL AREA
-  OPEN SPACE
-  PARCEL



0 3,000 Feet

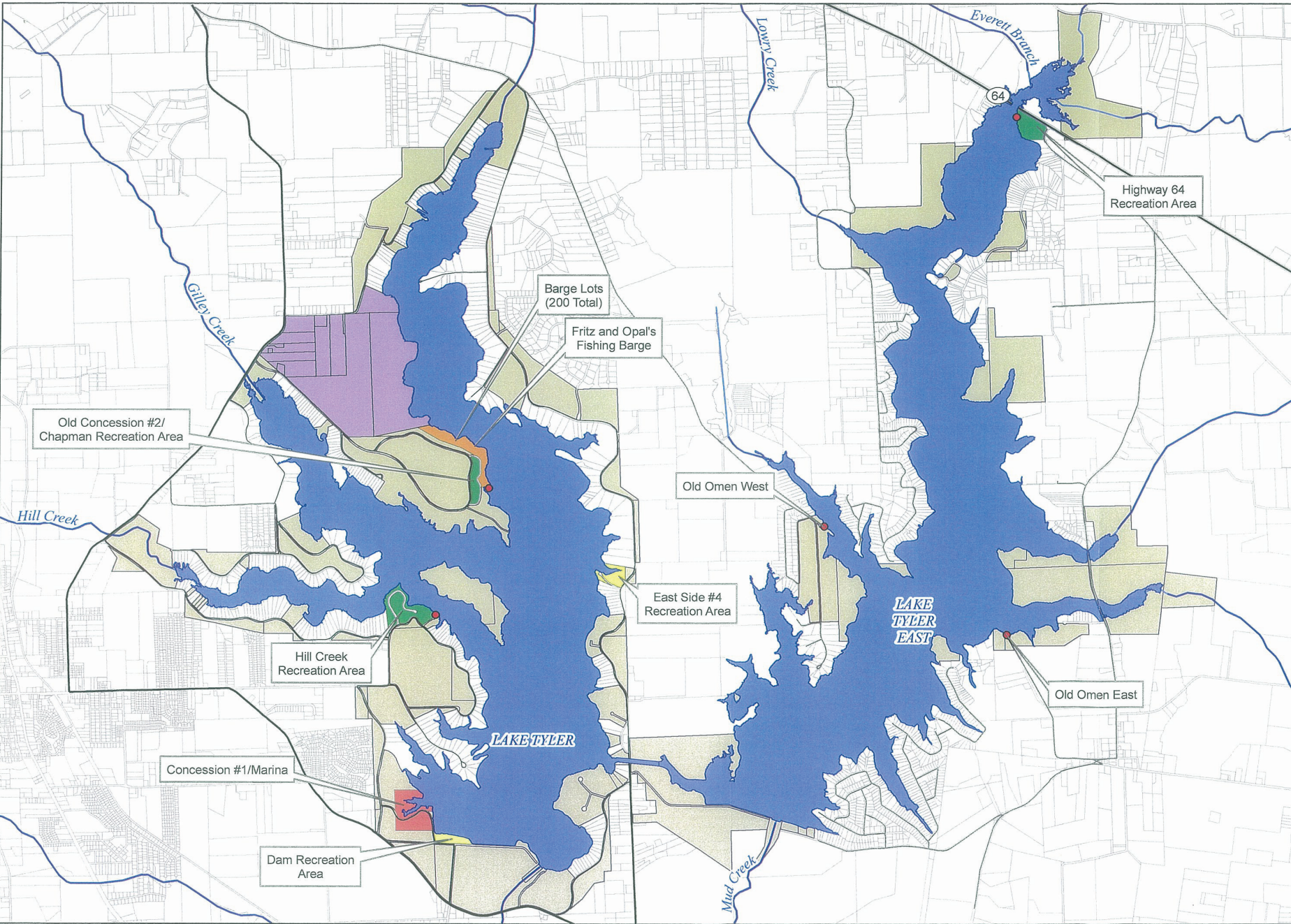


The boundary lines and landowner information shown on this exhibit are intended for general, informational purposes only and may or may not depict actual property boundaries and/or ownership.

Note: City-owned residential leases are not shown on this map.

MAP PREPARED: APRIL, 2010

(TYR09414) RECREATION, ROADS, AND ACCESS MAP

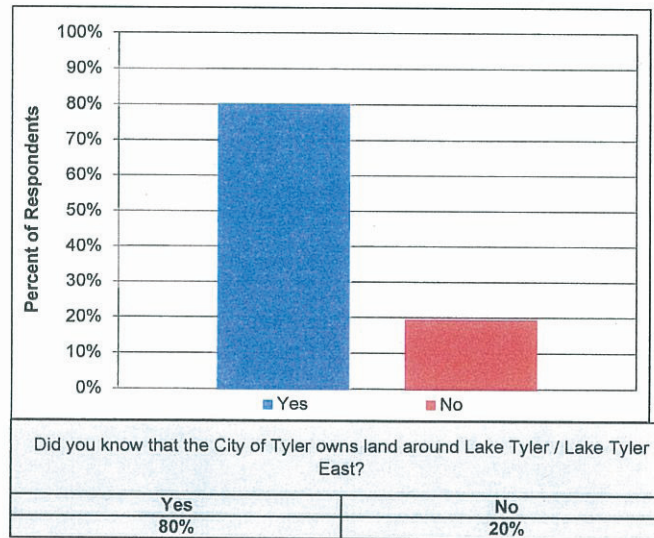
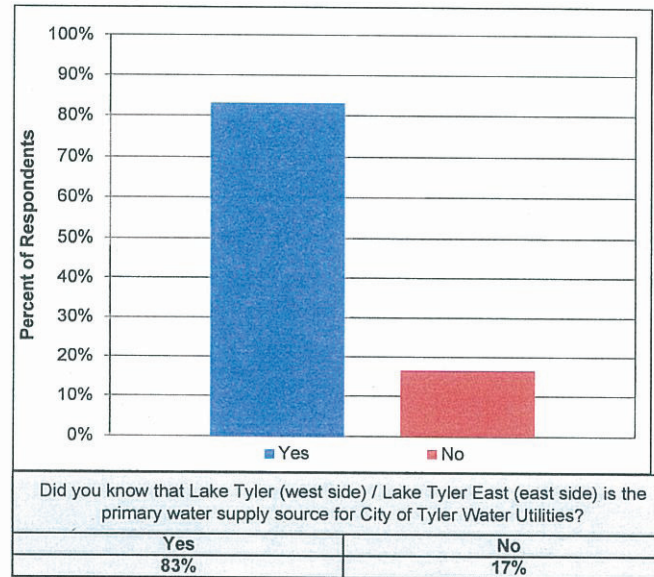
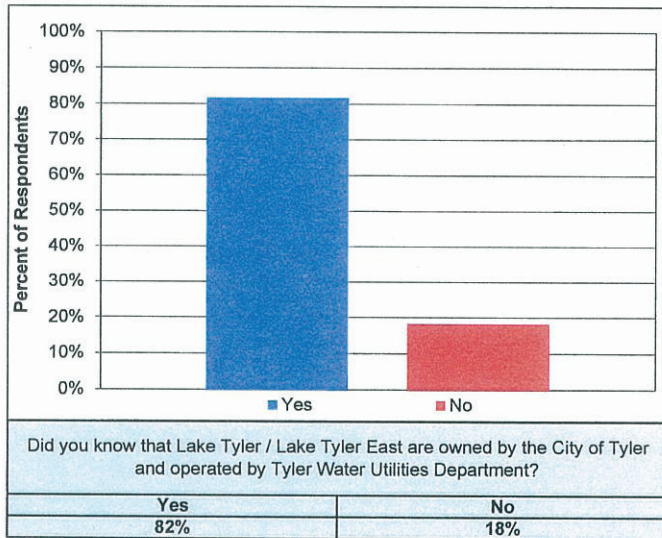


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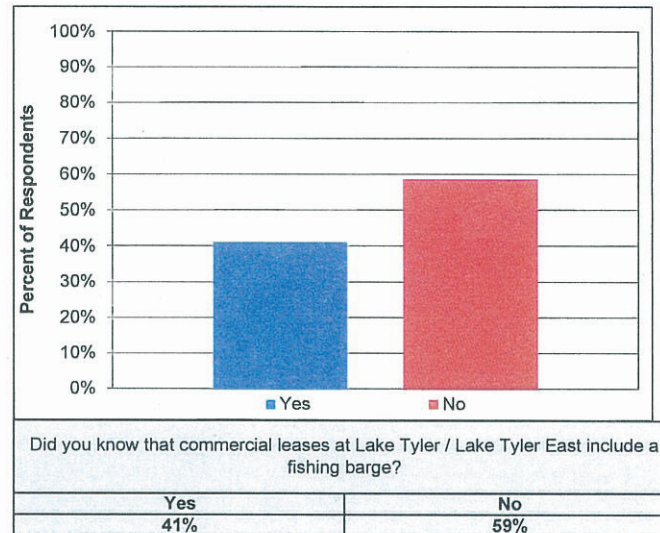
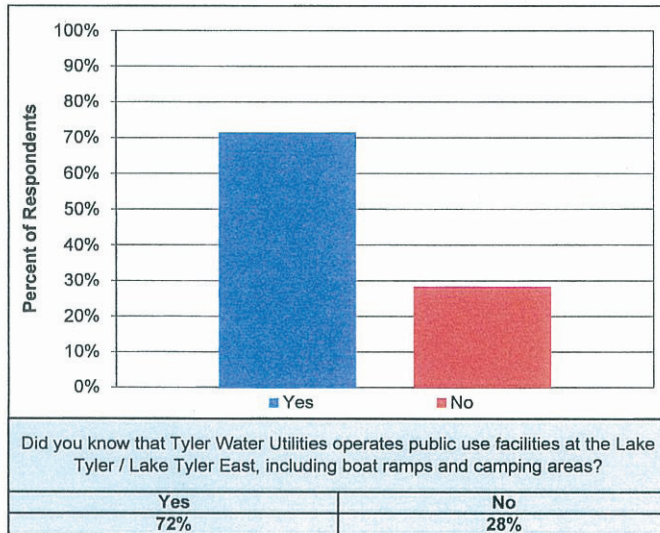
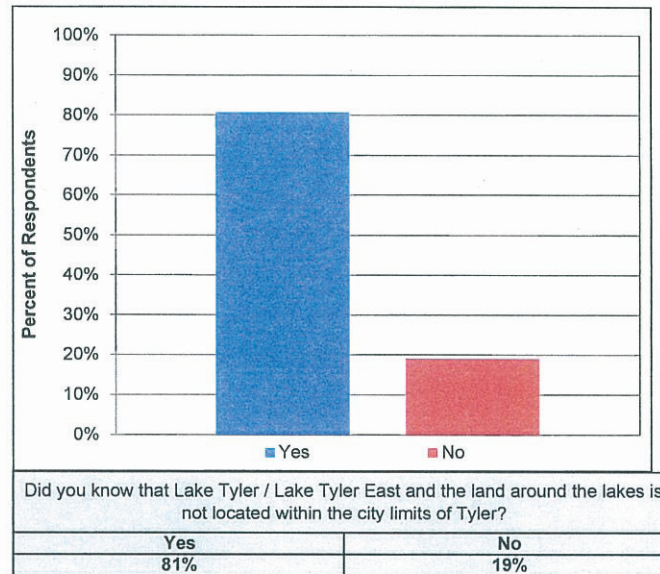
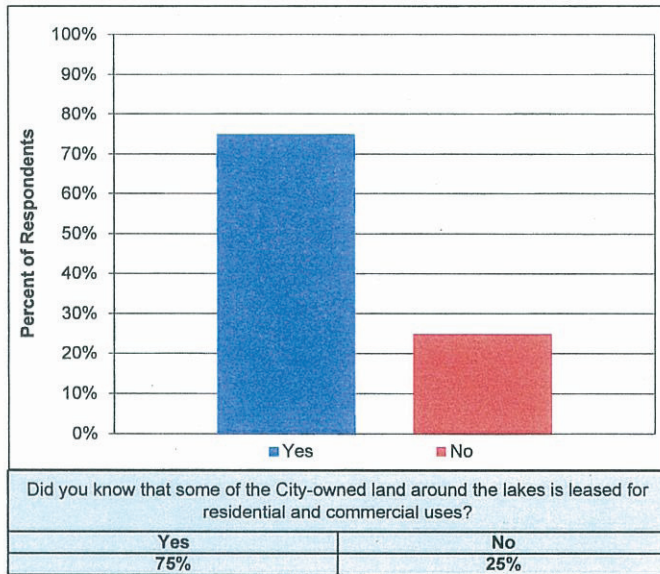
Total Paper Surveys: 333

Total On-line Surveys: 107

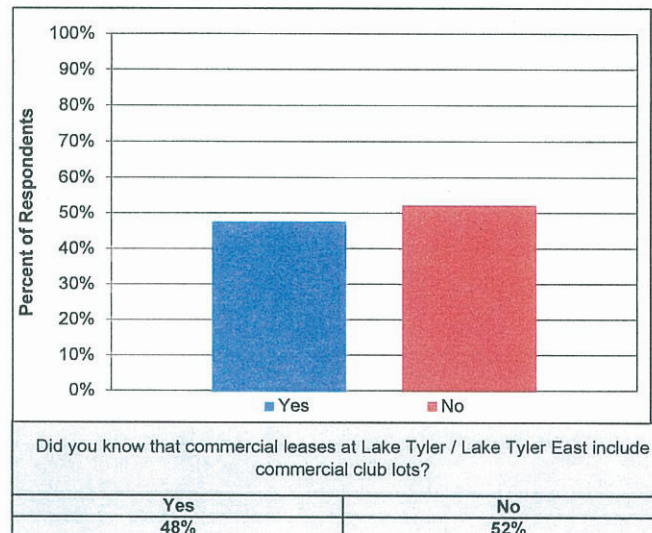
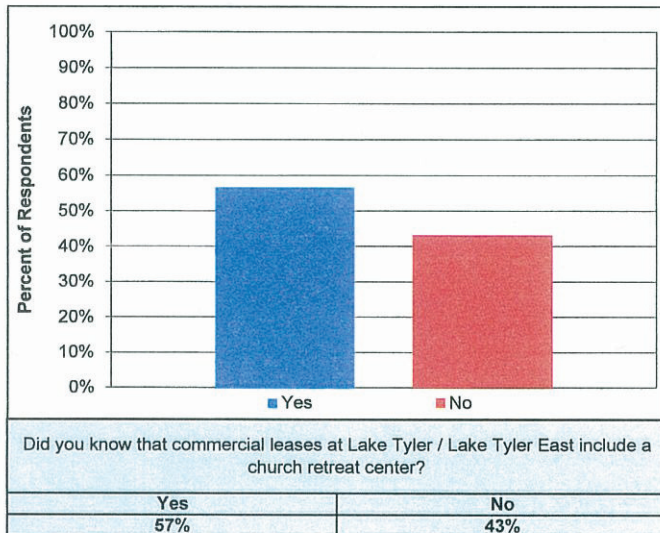
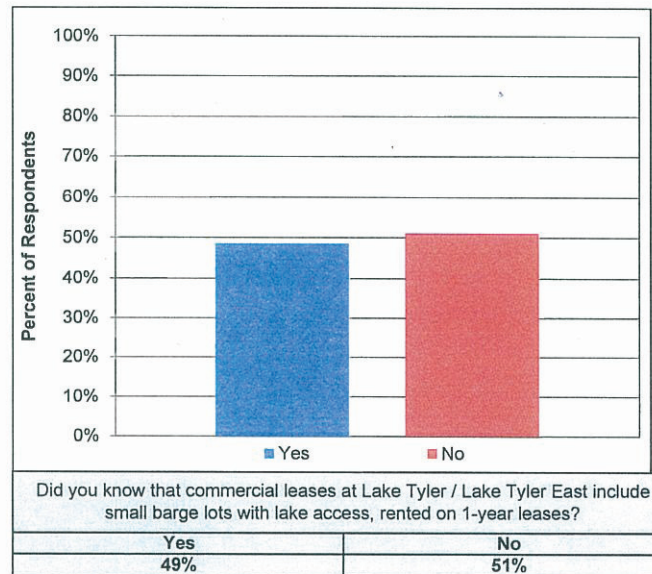
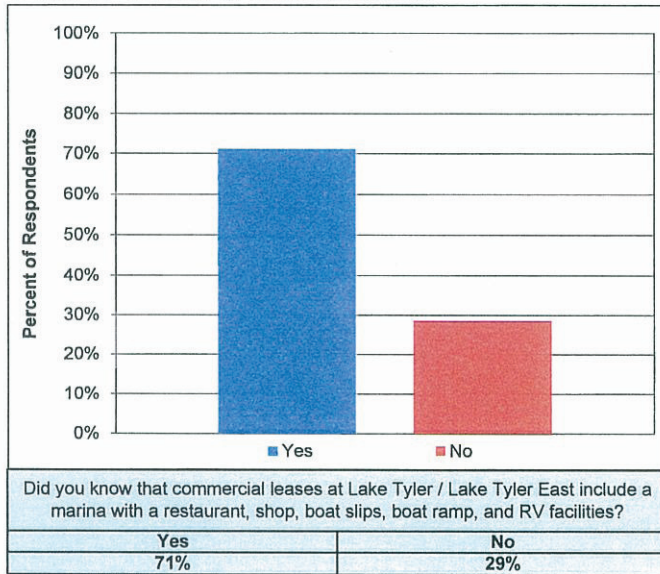
Total Surveys: 440



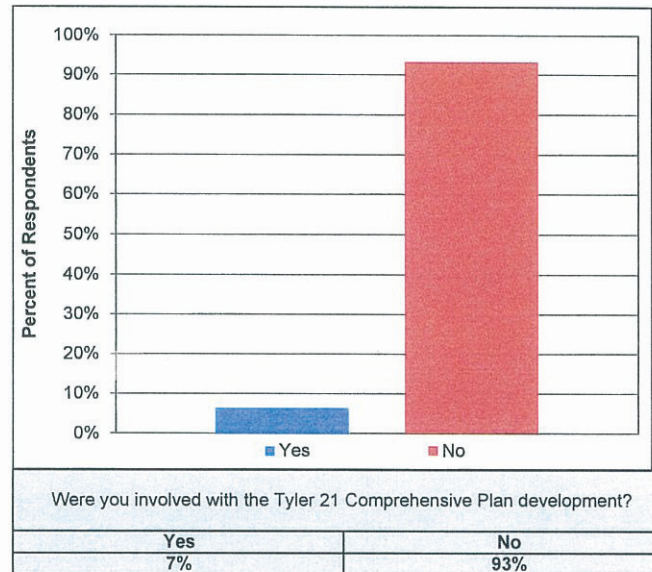
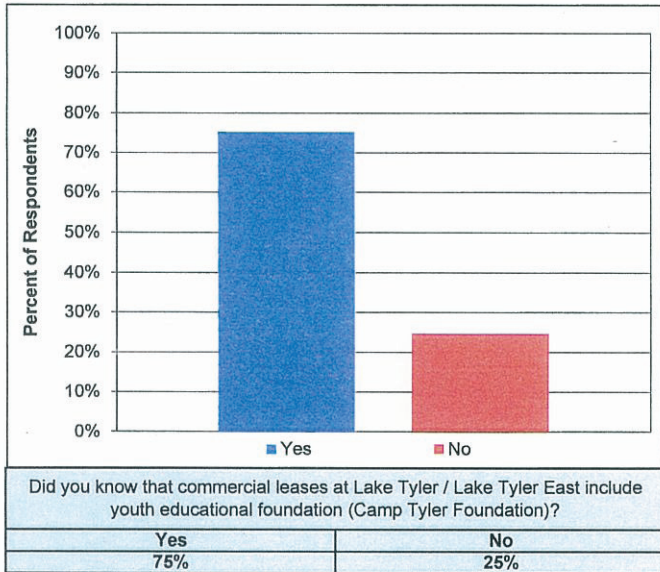
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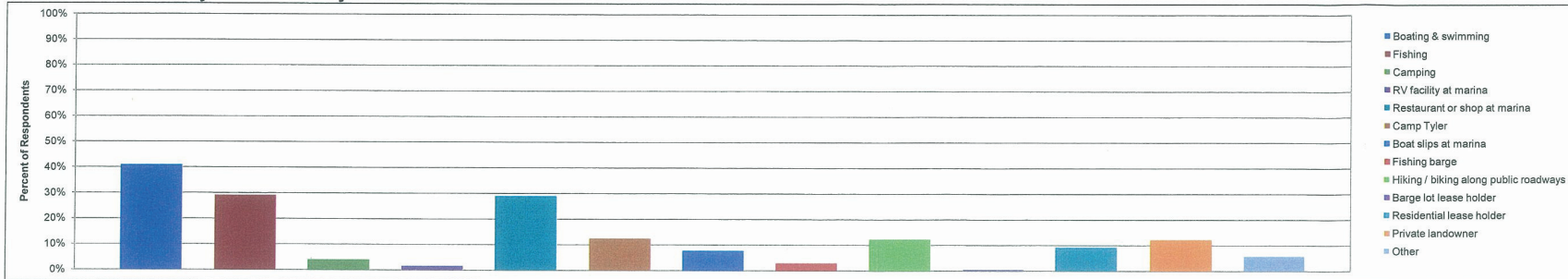
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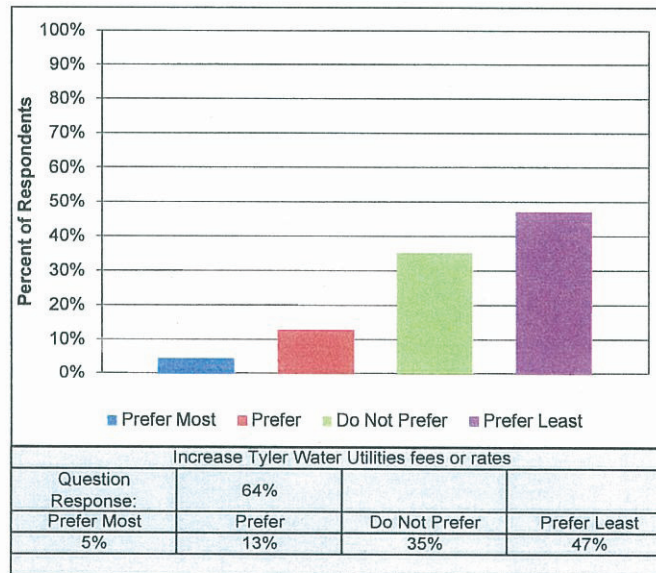
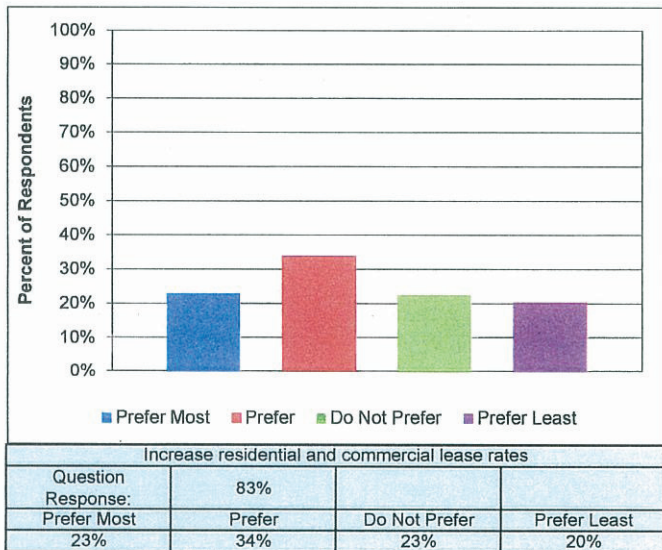
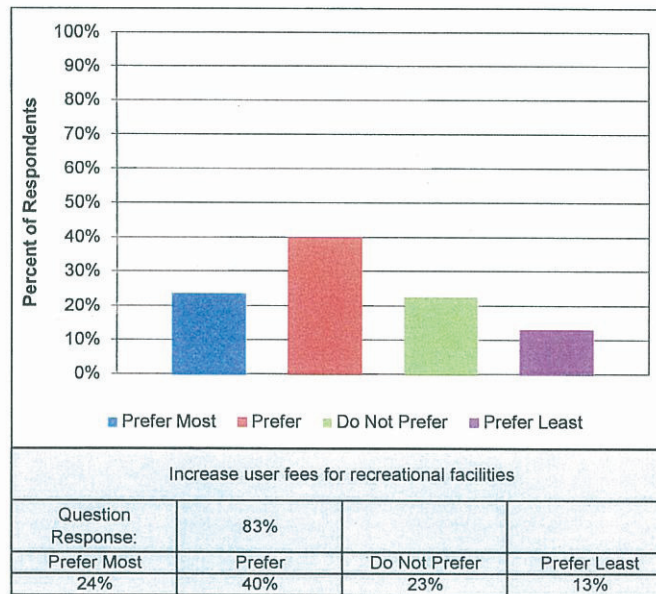
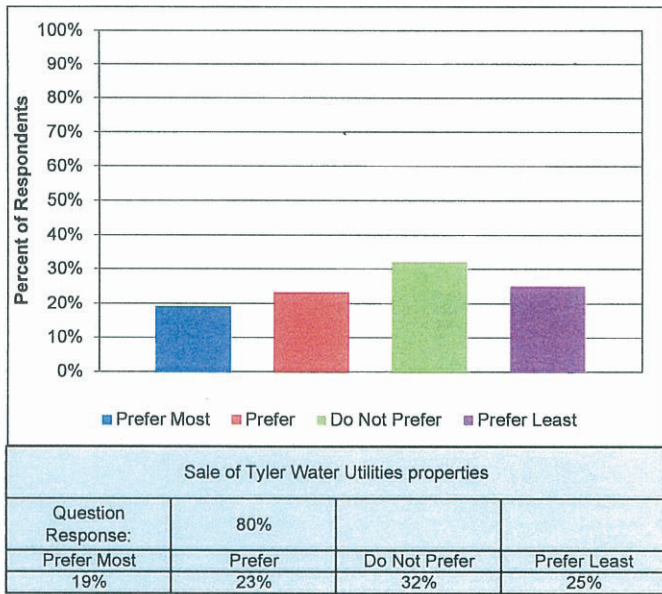
Part 2. Use of Lake Tyler and Lake Tyler East



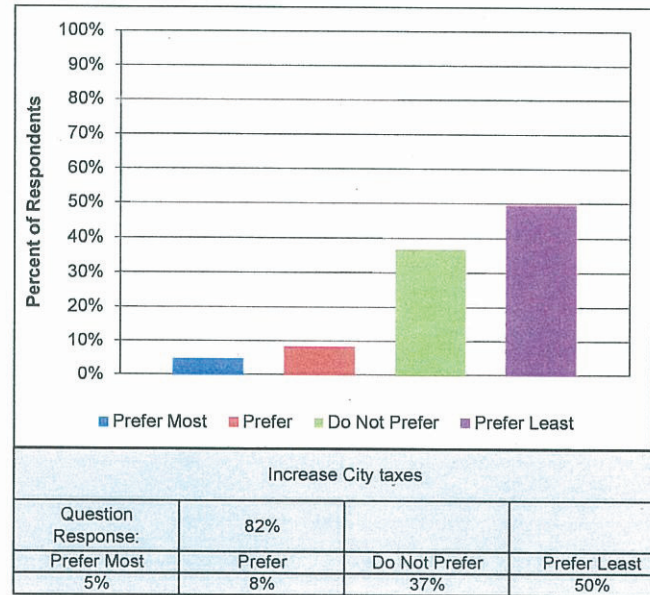
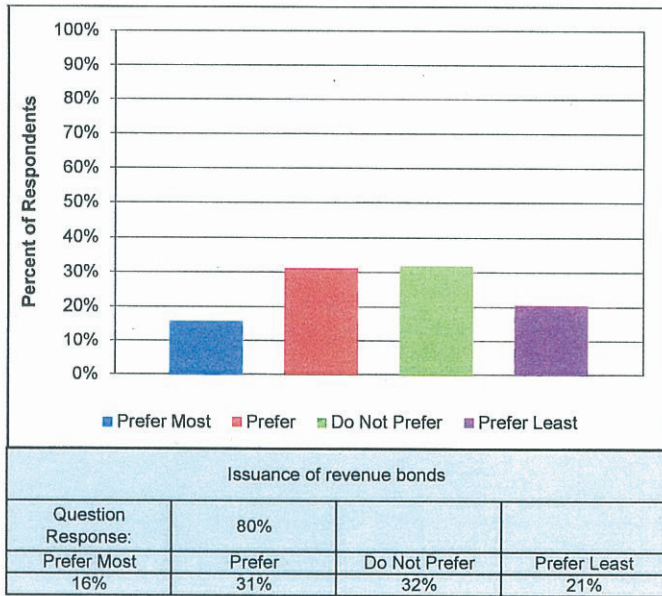
In the past 3 years, how have you used Lake Tyler / Lake Tyler East?

Total Number of Surveys:		440													
Percent	Count	41%	29%	4%	2%	29%	13%	8%	3%	12%	0%	9%	12%	6%	
		180	128	18	7	127	55	34	13	54	2	40	54	25	
		Boating & swimming	Fishing	Camping	RV facility at marina	Restaurant or shop at marina	Camp Tyler	Boat slips at marina	Fishing barge	Hiking / biking along public roadways	Barge lot lease holder	Residential lease holder	Private landowner	Other	Comment

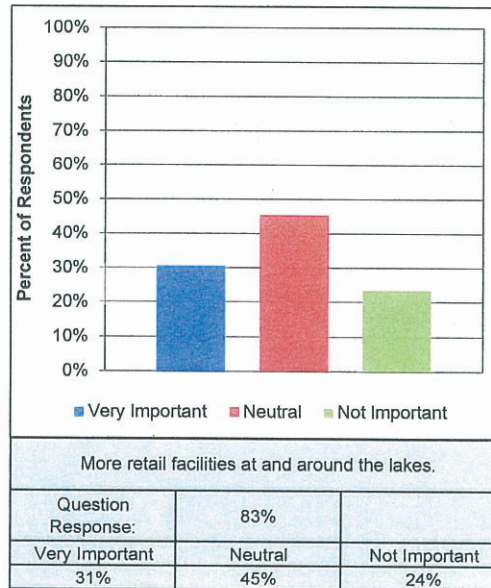
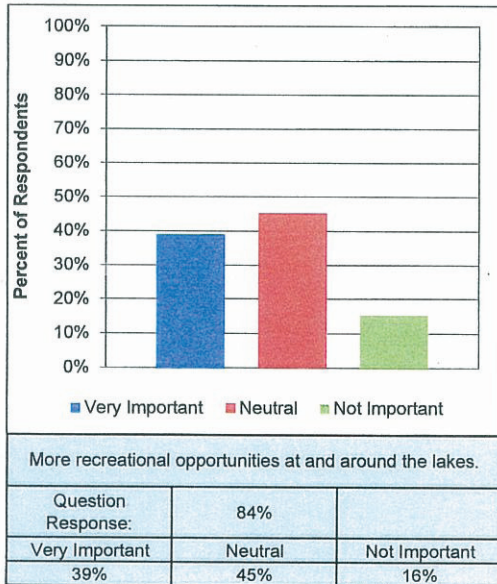
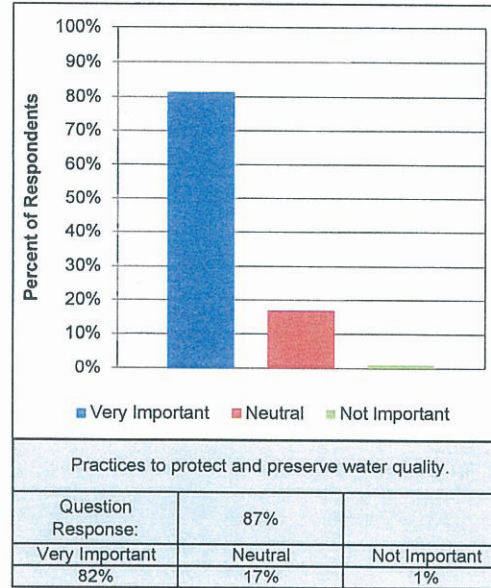
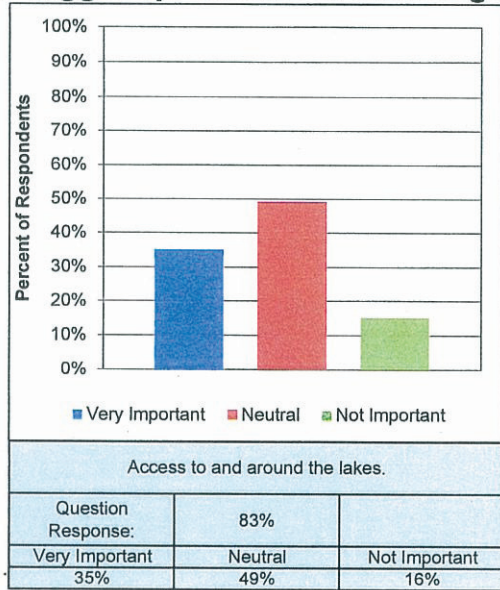
Part 3. Funding Lake Tyler and Lake Tyler East Improvements and Maintenance



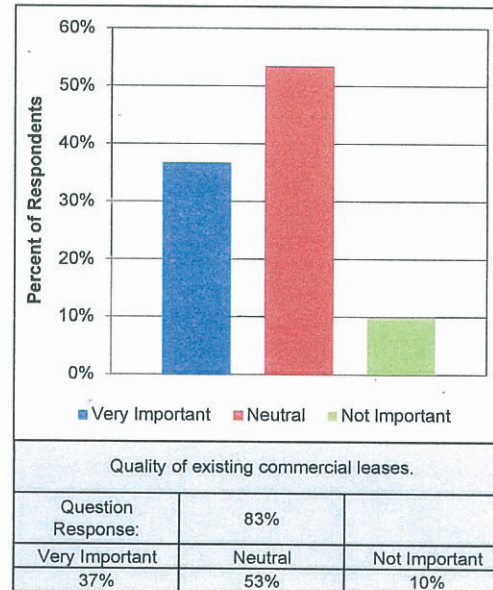
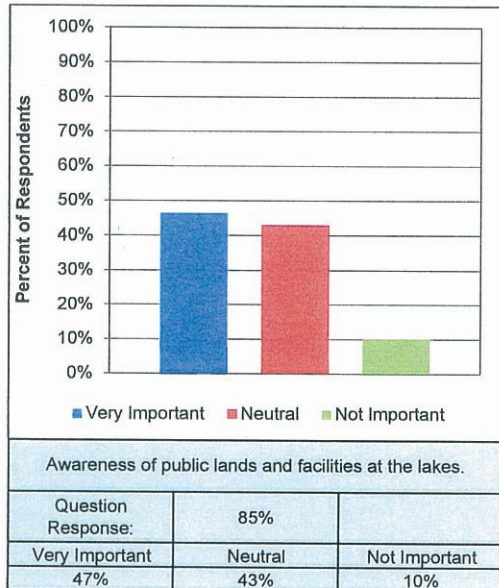
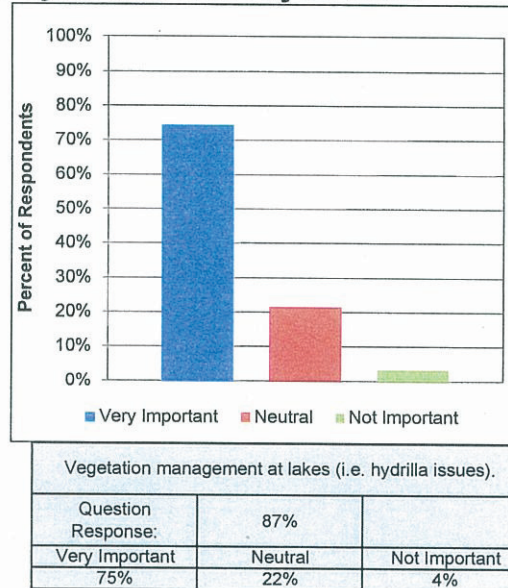
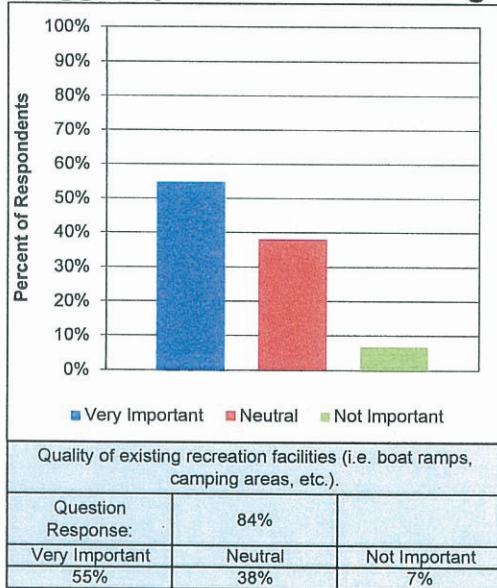
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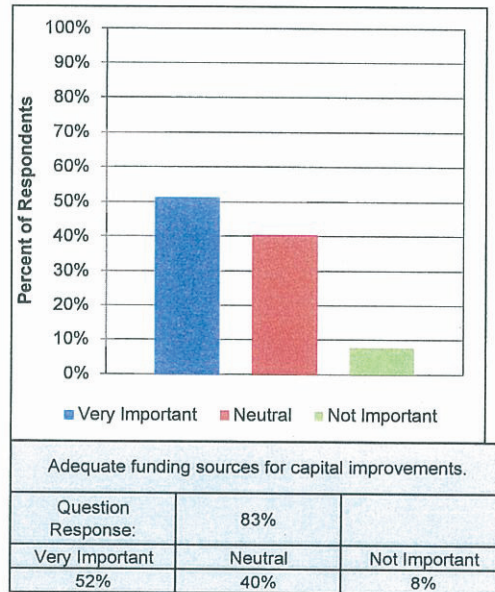
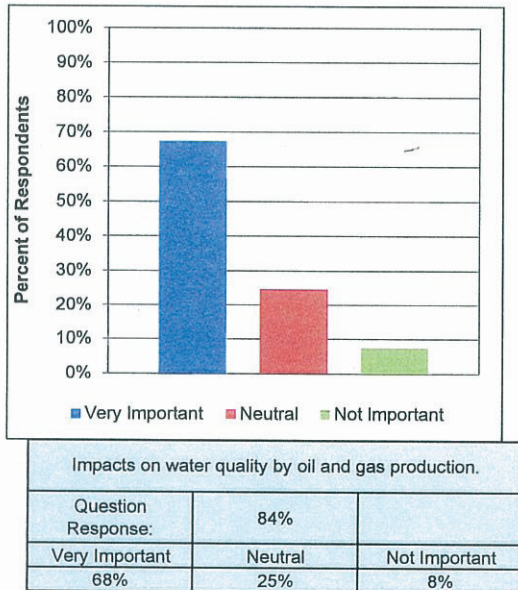
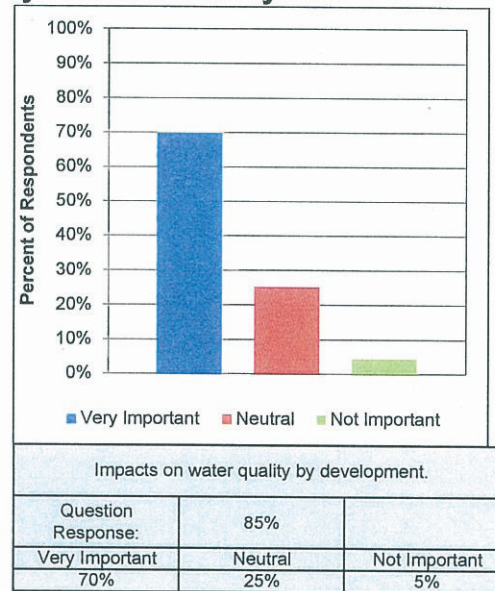
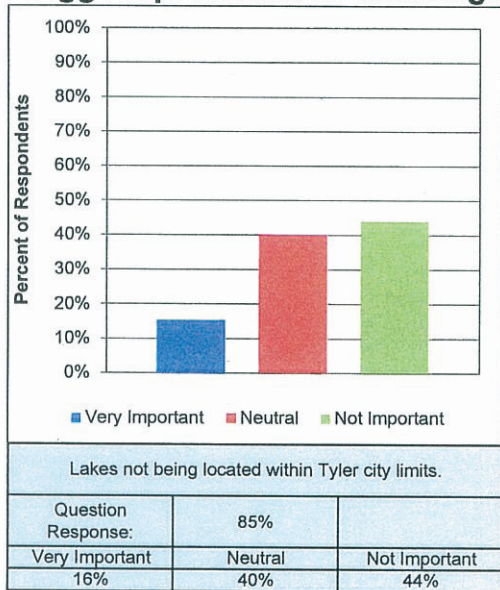
Part 4. The biggest problems or challenges at Lake Tyler and Lake Tyler East



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