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## ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, February 4, 2025 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

**I. Call Public Meeting to Order**

**II. Open Forum**

This is a time for anyone to address the board/commission on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know the board is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the public meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

**III. Action Items**

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider approval of the minutes from the January 7, 2025 Park Board Meeting and take any action necessary.
2. Discuss and consider the Park Land Dedication Ordinance and take any action necessary.

**IV. Parks & Recreation Updates**

1. Discuss Park Board tour sites and dates

**V. Monthly Reports**

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. December 2024 Monthly Report

**VI. Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Wendy Young, Parks Administrative Asst. for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 31st day of January, 2025 at 5PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Wendy Young, Parks Administrative Assistant

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**MINUTES**  
**PARKS AND RECREATION BOARD**  
**City Hall, 385 S Goliad, Rockwall, TX 75087**  
**Tuesday, January 7, 2025**  
**6:00 PM**

**Call To Order**

The meeting was called to order in the Council Chambers at 6:00pm by Jason Alvarado with the following Board Members present: Jason Alvarado, Vincent Harris, Amanda Fowler, Jake Wimpee and Marcia Hasenyager. Jenny Krueger was absent. Also present was Director of Parks & Recreation, Travis Sales, Recreation Superintendent Cory Dentler Parks Superintendent Brian Sartain, and Administrative Assistant Wendy Young.

**Open Forum**

Chairman Alvarado explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Alvarado then closed the Open Forum.

**Discuss and consider the minutes from the December 3, 2024 Park Board Meeting and take any action necessary.**

Alvarado made a motion to approve the minutes, Hasenyager seconded the motion which passed unanimously.

**P2024-042 Discuss and consider the approval of a preliminary plat for Southside Hills Subdivision consisting of 384 single family residential lots located on the east side of SH-205 (S Goliad St) south of the intersection of SH-205 and FM-549 and take any action necessary.**

Mr. Sales stated that the preliminary plat for Southside Hills is located in Park District 13. The cash in lieu of land fee is \$984.65 x 384 lots equals \$378,105.60. The pro-rata equipment fees are \$920.72 x 384 lots equals \$353,556.48, total for all equals \$731,662.08. Alvarado made a motion to approve the preliminary plat and master plat for Southside Hills with fees totaling \$731,662.08. McEwen seconded the motion which passed unanimously.

**P2024-043 Discuss and consider the approval of a master plat for Southside Hills Subdivision consisting of 384 single family residential lots located on the east side of SH-205 (S Goliad St) south of the intersection of SH-205 and FM-549 and take any action necessary.**

Alvarado made a motion to approve the master plat for Southside Hills Subdivision with the following additions/comments; provide shrub pieces and tur varieties as needed, hike and bike trail needs to be 8' vs 6' according to new specifications, neighborhood street sidewalks per City of Rockwall require 5' sidewalks vs 4' sidewalks according to new specifications, meander to sidewalk areas where there is room and is designed straight, Parks & Recreation should be involved with design and amenity selections. McEwen seconded the motion which passed unanimously.

**Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 6:34 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 4<sup>th</sup> day of February 2025.

\_\_\_\_\_  
Jason Alvarado, Park Board Chairman

ATTEST:

\_\_\_\_\_  
Wendy Young, Administrative Assistant



## CITY OF ROCKWALL, TEXAS

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- **Cash in Lieu of Land: ~~\$(825,000.00)~~** (Land Acquisition)
- **Pro Rata Equipment Fees: \$705,000.00** (based on 40% development of the 11 acres and an example would be Breezy Hill Park)

Total Cost 4 acres fully developed 7 acres prairie land **\$1,530,000.00**

- **Automatic irrigation system: \$105,000.00** for installation of automatic irrigation with central control unit on 4 - acres (Phillips Lawn Sprinkler)
- **Turf installation: \$115,000.00** for Tif Tuf big roll sod installed on 4 -acres (Tri Tex Grass)
- **Landscape and tree installation: \$50,000.00** for installation and guarantee of 50 various hardwood specimen trees (Covington's Nursery)
- **8' loop trail installation: \$120,000.00** for 1,500 linear foot of looped trail (B&B Concrete)
- **Picnic pavilion: \$90,000.00** 30' x 30' with stone columns, concrete pad and architectural shingles (Dean construction)
- **Playground: \$200,000.00** standard playground with Fibar (Childs Play)
- **Misc benches and trash cans: \$25,000.00** for trash cans, benches, tables (Sitescapes)

### **Cost updated January 2, 2025**

- Pricing is based on 2025 pricing and discussion with current vendors for the development of an 11 - acre neighborhood park.
- All quotes are based on 2025 Park and Recreation park development specifications
- Based on 2025 Market Study which valued land at \$75,000.00 per acre x 11 acres

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II, *PARK LAND DEDICATION*, OF CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL FOR THE PURPOSE OF UPDATING TABLE 1 WITH THE REVISED *ANNUAL PRICE PER ACRE OF LAND* AND THE *TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK*; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Rockwall desires to provide a park system that includes adequately sized and appropriately equipped *Neighborhood Parks*, and

**WHEREAS**, the City Council of the City of Rockwall has adopted a *Parks and Recreation Master Plan* designed to facilitate the development of a *Park System* for the benefit of the citizens of the City of Rockwall, and

**WHEREAS**, Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall has adopted *Mandatory Neighborhood Park Land Dedication* fees, designed to facilitate participation by developers -- *on a pro-rata basis* -- in acquisition and development of *Neighborhood Parks*, and

**WHEREAS**, the provisions contained in Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances provide that the City Council shall annually adopt a resolution establishing an *Annual Price Per Acre of Land* and a *Total Equipment Cost* to be used in calculation of a development's pro-rata share contribution for *Neighborhood Park Land* and *Neighborhood Park Equipment Fees*.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$75,000.00 is hereby adopted per Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Annual Price Per Acre of Land* to be used in the calculation of pro-rata contribution for *Neighborhood Park Land*;

**SECTION 2.** Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$705,000.00 is hereby adopted Section 38-56, *Pro-Rata Equipment Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Total Equipment Cost* to be used in the calculation of pro-rata contribution for *Neighborhood Park Equipment Fees*;

**SECTION 3.** That *Table 1. Land and Equipment Costs* of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall be amended for the purpose of updating the *Annual Price Per Acre of Land* and the *Total Equipment Cost for a Neighborhood Park* in the City of Rockwall, and that this table shall be as specifically described and depicted in *Exhibit 'A'* of this ordinance;

**SECTION 4.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 5.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF MARCH, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 17, 2025

2<sup>nd</sup> Reading: March 2, 2025

**Exhibit 'A'**  
*Article II, Park Land Dedication,  
 Chapter 38, Subdivisions,  
 Municipal Code of Ordinances*

TABLE 1. LAND AND EQUIPMENT COSTS

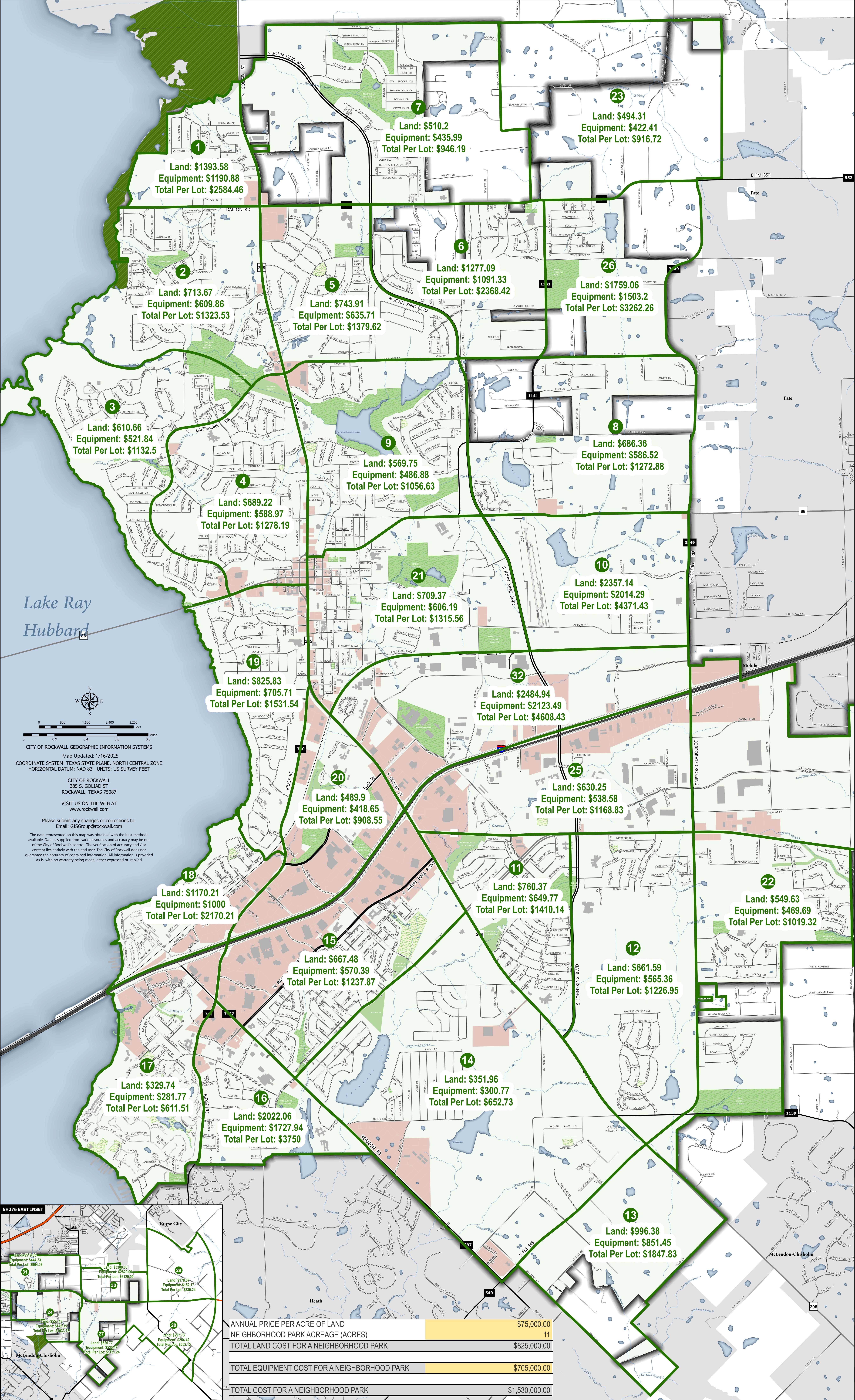
ANNUAL PRICE PER ACRE OF LAND	\$75,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
<b>TOTAL LAND COST FOR A NEIGHBORHOOD PARK</b>	<b>\$825,000.00</b>
<b>TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK</b>	<b>\$705,000.00</b>
<b>TOTAL COST FOR A NEIGHBORHOOD PARK</b>	<b>\$1,530,000.00</b>

TABLE 2. FEE SCHEDULE

PARK DISTRICT	ULTIMATE DWELLING UNIT HOLDING CAPACITY	DWELLING UNIT DEDICATION FACTOR IN ACRES	CASH-IN-LIEU OF LAND FEES	PRO-RATA EQUIPMENT FEES	TOTAL ALTERNATIVE PARK FEES
1	592	0.0186	\$1,393.58	\$1,190.88	\$2,584.46
2	1,156	0.0095	\$713.67	\$609.86	\$1,323.53
3	1,351	0.0081	\$610.66	\$521.84	\$1,132.49
4	1,197	0.0092	\$689.22	\$588.97	\$1,278.20
5	1,109	0.0099	\$743.91	\$635.71	\$1,379.62
6	646	0.0170	\$1,277.09	\$1,091.33	\$2,368.42
7	1,617	0.0068	\$510.20	\$435.99	\$946.20
8	1,202	0.0092	\$686.36	\$586.52	\$1,272.88
9	1,448	0.0076	\$569.75	\$486.88	\$1,056.63
10	350	0.0314	\$2,357.14	\$2,014.29	\$4,371.43
11	1,085	0.0101	\$760.37	\$649.77	\$1,410.14
12	1,247	0.0088	\$661.59	\$565.36	\$1,226.94
13	828	0.0133	\$996.38	\$851.45	\$1,847.83
14	2,344	0.0047	\$351.96	\$300.77	\$652.73
15	1,236	0.0089	\$667.48	\$570.39	\$1,237.86
16	408	0.0270	\$2,022.06	\$1,727.94	\$3,750.00
17	2,502	0.0044	\$329.74	\$281.77	\$611.51
18	705	0.0156	\$1,170.21	\$1,000.00	\$2,170.21
19	999	0.0110	\$825.83	\$705.71	\$1,531.53
20	1,684	0.0065	\$489.90	\$418.65	\$908.55
21	1,163	0.0095	\$709.37	\$606.19	\$1,315.56
22	1,501	0.0073	\$549.63	\$469.69	\$1,019.32
23	1,669	0.0066	\$494.31	\$422.41	\$916.72
24	1,480	0.0074	\$557.43	\$476.35	\$1,033.78
25	1,309	0.0084	\$630.25	\$538.58	\$1,168.83
26	469	0.0235	\$1,759.06	\$1,503.20	\$3,262.26
27	1,329	0.0083	\$620.77	\$530.47	\$1,151.24
28	2,771	0.0040	\$297.73	\$254.42	\$552.15
29	4,633	0.0024	\$178.07	\$152.17	\$330.24
30	250	0.0440	\$3,300.00	\$2,820.00	\$6,120.00
31	1,587	0.0069	\$519.85	\$444.23	\$964.08
32	332	0.0331	\$2,484.94	\$2,123.49	\$4,608.43



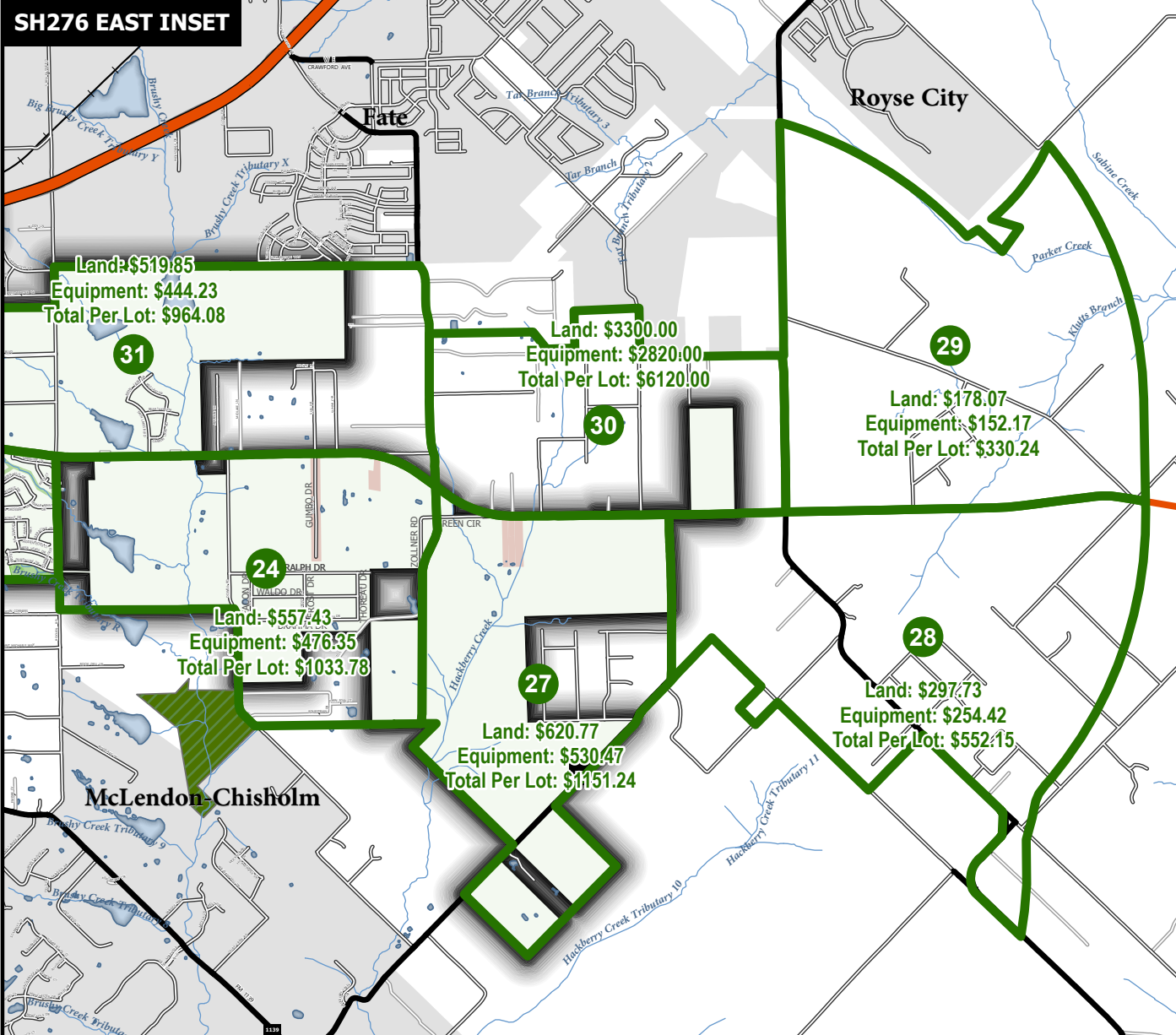
# ROCKWALL



Map Updated: 1/16/2025  
COORDINATE SYSTEM: TEXAS STATE PLANE, NORTH CENTRAL ZONE  
HORIZONTAL DATUM: NAD 83 UNITS: US SURVEY FEET

CITY OF ROCKWALL  
305 S. GOLIAD ST  
ROCKWALL, TEXAS 75087  
VISIT US ON THE WEB AT  
www.rockwall.com

Please submit any changes or corrections to:  
Email: GIS@rockwall.com



ANNUAL PRICE PER ACRE OF LAND	\$75,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$825,000.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$705,000.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,530,000.00

# City of Rockwall Park Land Dedication Fee Map

# 2025

www.rockwall.com/gis

**PARKS DISTRICT WORKSHEET**

LAST UPDATED: 01.02.2025

= FIELDS TO UPDATE ANNUALLY

ANNUAL PRICE PER ACRE OF LAND	\$75,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11
<b>TOTAL LAND COST FOR A NEIGHBORHOOD PARK</b>	<b>\$825,000.00</b>
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$705,000.00
<b>TOTAL COST FOR A NEIGHBORHOOD PARK</b>	<b>\$1,530,000.00</b>

**TABLE 2. FEE SCHEDULE**

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32	332	0.0331	\$2,484.94	\$2,123.49	\$4,608.43
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# Monthly Report December 2024

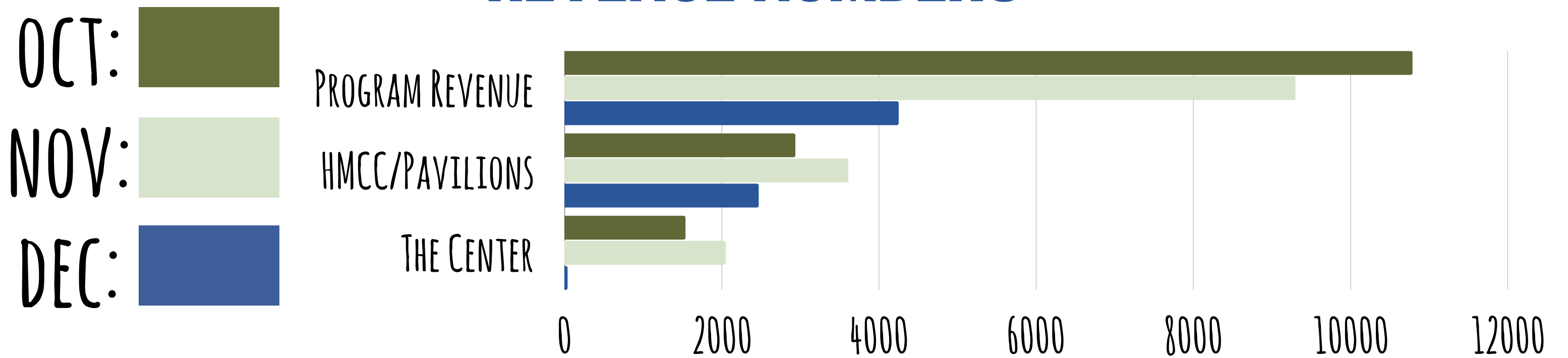


HOMETOWN CHRISTMAS  
2000 PARTICIPANTS

BREAKFAST WITH SANTA  
291 ATTENDEES



## REVENUE NUMBERS



## Other Events:

<b>Hometown Christmas/Christmas Tree Lighting</b>	<b>December 7, 2024</b>
<b>Christmas Senior Luncheon</b>	<b>December 13, 2024</b>

# PARKS PROJECT UPDATE – DECEMBER 2024



CHRISTMAS PARADE FLOAT



KIDZONE SWINGS AND SHADE



KIDZONE LARGE CHAIR INSTALL



SAN JACINTO TREE INSTALL

## Other Projects

PREP FOR HOMETOWN CHRISTMAS