

ROCKWALL PARKS & RECREATION BOARD MEETING

Monday, September 8, 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 3 business days 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 the minutes from August 5, 2025 Park Board meeting and take any action necessary.
2. **P2025-028** Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.
3. **SP2025-036** Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.
4. **P2025-029** Discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Replat for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 & 805 Sam Houston Street, and take any action necessary.

5. Discuss and consider 90 day follow up for business proposal for concession agreement at The Harbor and take any action necessary.
6. Discuss and consider selection of Park Board Chairman and take any action necessary.
7. Discuss and consider selection of Park Board Vice-Chairman and take any action necessary.

IV. Monthly Reports

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

V. 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 2nd day of September, 2025 at 5PM and remained so posted for at three business days before the scheduled time of said meeting.

Wendy Young, Parks Administrative Assistant

Date Removed

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, August 5, 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: Vincent Harris, Amanda Fowler, Marcia Hasenyager, Jake Wimpee and Jenny Krueger. Michael McEwen was absent. Also present was Director of Parks & Recreation, Travis Sales, Parks Superintendent Brian Sartain, Administrative Assistant, Wendy Young and Recreation Superintendent, Cory Dentler.

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 June 3, 2025 Park Board Meeting and take any action necessary.

A. Fowler made a motion to approve the minutes. Hasenyager seconded the motion which passed unanimously.

P2025-026 Discuss and consider a request by Michael McDonald of Gentry Estates for the approval of a final plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07 acre parcel of land identified as Lot C, Block 112, B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas zoned Single Family 7 (SF-7) District, addressed as 605 Bost Street and take any action necessary.

Director Sales explained that for this Final Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and Cash-In-Lieu of Land Fees for the 1 lot in Gentry Estates. The fees to be assessed are as follows: [1] Cash-In-Lieu of Land Fees of \$709.37 (i.e. \$709.37 x 1 lot = \$709.37), and [2] Pro-Rata Equipment Fees of \$606.19 (i.e. \$606.19 x 1 lot = \$606.19). The total fees assessed will be \$1,315.56. The applicant is electing to pay the Cash-In Lieu of Land Fees and Pro Rata Equipment Fees. In this case, the subject property is situated within Park District #21, which already has land for neighborhood park and that is located directly south of the subject property (i.e. Gloria Williams Park). Based on this, staff recommends accepting the Cash-In-Lieu of Land Fees and Pro-Rata Equipment Fees. The fees will be used to provide further amenity to the Gloria Williams Park. Alvarado made a motion to make a recommendation to Council to accept the fees totaling \$1315.56 for the final plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07 acre parcel of land identified as Lot C, Block 112, B. F. Boydstun Addition, City of Rockwall, Rockwall County, Texas zoned Single Family 7 (SF-7) District, addressed as 605 Bost Street. Wimpee seconded the motion which passed unanimously.

47 **P2025-023 Discuss and consider a request by Vance Liles of MTG Engineers and**
48 **Surveyors on behalf of Rodney D. and Fran Webb for the approval of a replat for**
49 **Lots 1 & 2, Block A, Webb Addition being a 0.45 acre parcel of land identified a Lot**
50 **C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned**
51 **Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR)**
52 **Historic District, addressed as 507 E Rusk Street and take any action necessary.**

53 For this Replat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees
54 and Cash-In-Lieu of Land Fees for the 1 lot in Old Town Historic District. The fees to be
55 assessed are as follows: [1] Cash-In-Lieu of Land Fees of \$709.37 (i.e. \$709.37 x 1 lot =
56 \$709.37), and [2] Pro-Rata Equipment Fees of \$606.19 (i.e. \$606.19 x 1 lot = \$606.19).
57 The total fees assessed will be \$1,315.56. The applicant is electing to pay the Cash-In Lieu
58 of Land Fees and Pro Rata Equipment Fees. In this case, the subject property is situated
59 within Park District #21, which already has land for neighborhood park and that is located
60 directly south of the subject property (i.e. Gloria Williams Park). Based on this, staff
61 recommends accepting the Cash-In-Lieu of Land Fees and Pro-Rata Equipment Fees. The
62 fees will be used to provide further amenity to the Gloria Williams Park. Hasenyager made
63 a motion to make a recommendation to Council to accept the fees for replat addressed as
64 507 E Rush Street totaling \$1315.56. Krueger seconded the motion which passed
65 unanimously.

66
67 **Adjournment**

68 There being no further business to come before the Board at this time, the meeting was
69 adjourned at 6:21 p.m.

70
71 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
72 TEXAS, this 8th day of September 2025.

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74 _____
Amanda Fowler, Park Board Vice Chairman

75
76 ATTEST:

77
78 _____
79 Wendy Young, Administrative Assistant



CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO: Parks and Recreation Board
DATE: September 8, 2025
APPLICANT: Brain Cramer; CCD – Rockwall, LLC
SUBJECT: P2025-028; Southside Hills Phase 1 Subdivision

BACKGROUND

On October 3, 2022, the City Council approved a zoning case [Case No. Z2022-039] on the subject property that changed the zoning from Agricultural (AG) District to Planned Development District 99 (PD-99) for Single Family 10 (SF-10) District land uses. As part of this zoning case, the applicant agreed to dedicate an 11.60-acre public park in order to satisfy the *Cash-In-Lieu of Land Fees*. In addition, the applicant was required to amenitize the public park with the following amenities: [1] a six (6) foot concrete *Hike and Bike Trail*, [2] a playground, [3] a plaza area, [4] a covered pavilion, [5] a picnic area, [6] benches, and [7] landscaping. The improvements are intended to satisfy the *Pro-Rata Equipment Fees*. Following the zoning case, on May 5, 2025, the City Council approved an Alternative Tree Mitigation Settlement Agreement [Case No. MIS2025-008], where the applicant agreed to [1] increase the *Hike and Bike Trail* to eight (8) feet, [2] provide a lake overlook area, and [3] provide a rock skipping station. This brought the total estimated improvement cost to \$1,250,00.00.

REQUEST

For this *Final Plat* the *Pro-Rata Equipment Fees* and *Cash-In-Lieu of Land Fees* for the 284 lots in Phase 1 of the Southside Hills Subdivision are as follows: [1] *Cash-In-Lieu of Land Fees* of \$996.38 (i.e. $\$996.38 \times 284 \text{ lots} = \$282,971.92$), and [2] *Pro-Rata Equipment Fees* of \$851.45 (i.e. $\$851.45 \times 284 \text{ lots} = \$241,811.80$). The total fees are \$524,641.72. In this case, the applicant will be [1] donating a 11.60-acre park in lieu of paying *Cash in Lieu of Land Fees*, and [2] amenitizing the park in accordance with the amenity plan approved with the Alternative Tree Mitigation Settlement Agreement [Case No. MIS2025-008]. According to the Planned Development District 99 (PD-99) ordinance, the Parks Board is tasked with determining if the proposed improvements will satisfy the *Pro-Rata Equipment Fees*. To reiterate, the applicant is providing the following amenities: [1] an eight (8) foot concrete *Hike and Bike Trail*, [2] a playground, [3] a plaza area, [4] a covered pavilion, [5] a picnic area, [6] benches, [7] landscaping, [8] provide a lake overlook area, and [90] provide a rock skipping station.

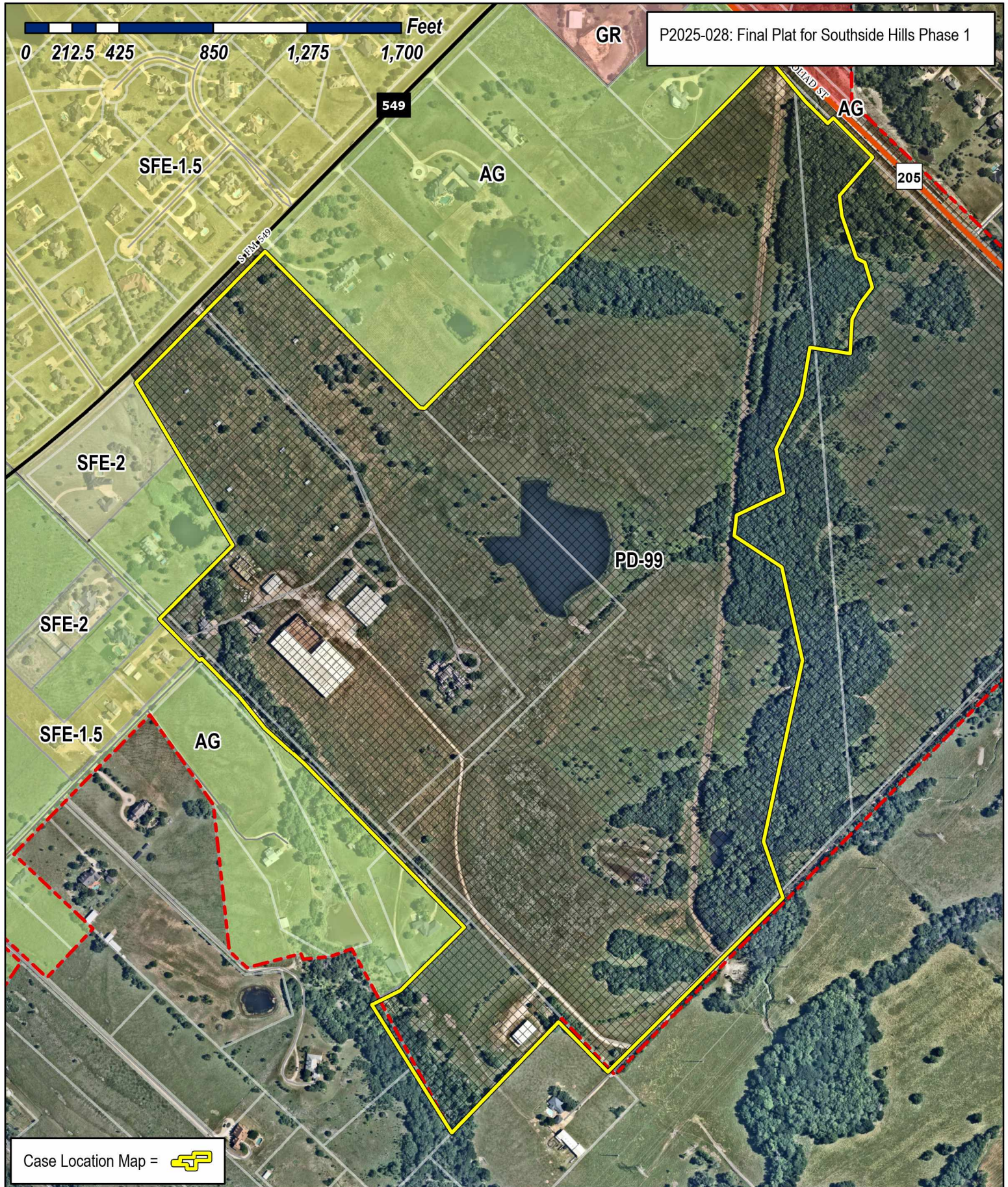
CONFORMANCE TO THE CITY'S CODES

Cash-In-Lieu of Land Fees: According to Section 38-55, *Cash-In-Lieu of Land Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(s)ubject to approval by the city council, pending a recommendation from the parks and recreation board, and the requirements of Section 38-54, an applicant responsible for the parkland dedication under this article may elect to meet the requirements of Section 38-54 in whole or in part through a cash payment in lieu of land dedication. The amount of this cash payment shall be as set forth in section 38-57. cash payments collected by the city through this method may only be used for the acquisition or improvement of a neighborhood park located within the same park district as the development in which the fees are being assessed."

Pro-Rata Equipment Fees: According to Section 38-56, *Pro-Rata Equipment Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(a) pro-rata equipment fee is hereby imposed on residential development for the purposes of assuring that the recreational and amenity needs created by a residential development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the park master plan and other city policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in public parks. The pro-rata equipment fee applies to all residential development and shall only be used to provide recreational amenities in neighborhood parks and/or community parks. This fee shall be in addition to the required dedication of public parkland required by Section 38-54, and shall be as set forth in Section 38-57."

STAFF RECOMMENDATION

The applicant is donating a 11.60-acre park to satisfy the *Cash in Lieu of Land Fees*. In addition, the applicant is proposing to fully amenitizing the park in accordance with the Planned Development District 99 (PD-99) Ordinance and the amenity plan approved with the Alternative Tree Mitigation Settlement Agreement [Case No. MIS2025-008] in lieu of paying the *Pro-Rata Equipment Fees*. Given that the *Pro-Rata Equipment Fees* are \$241,811.80 and the applicant is proposing \$1,250,000.00 in part improvements, this substantially satisfies the *Pro-Rata Equipment Fees*.

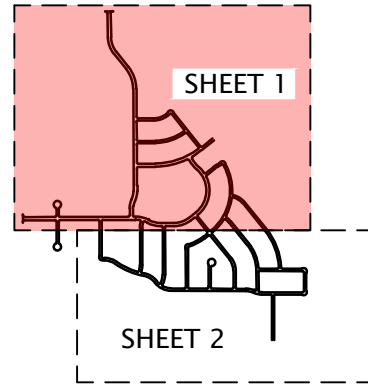


City of Rockwall

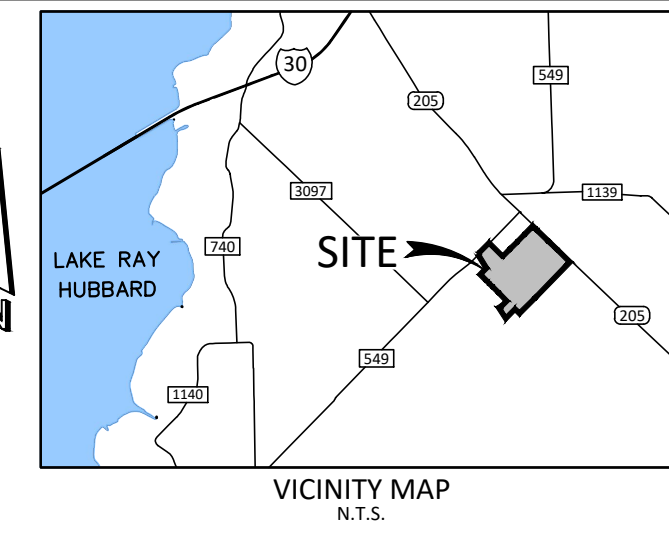
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





KEY MAP



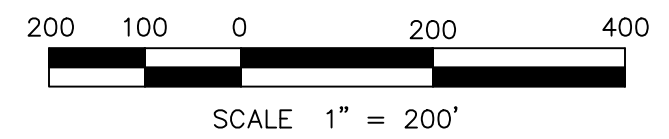
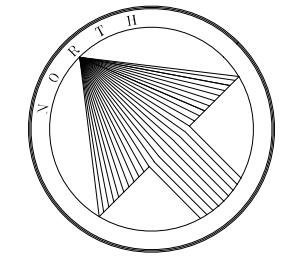
VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement

D.R.R.C.T. = Deed Records of Rockwall County, Texas
P.R.R.C.T. = Plat Records of Rockwall County, Texas



**FINAL PLAT
SOUTHSIDE HILLS-PH 1**

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS, 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-XXX

July 17, 2025 EXIST. ZONING: PD-99
SHEET 1 OF 4 LAND USE: SF-10 & C

F.M. 549
RIGHT-OF-WAY

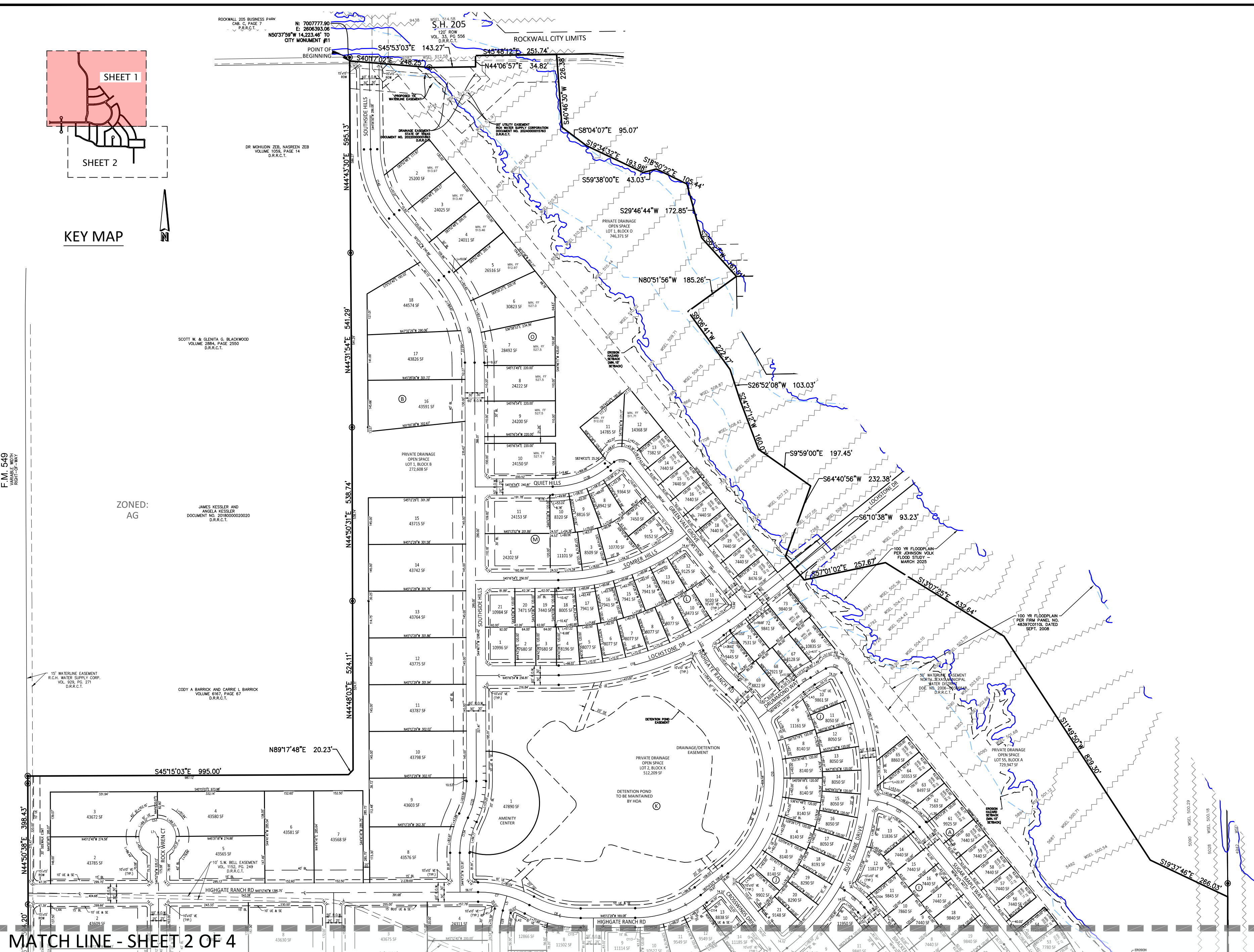
MATCH LINE - SHEET 2 OF 4

- GENERAL NOTES:**
- PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
 - FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

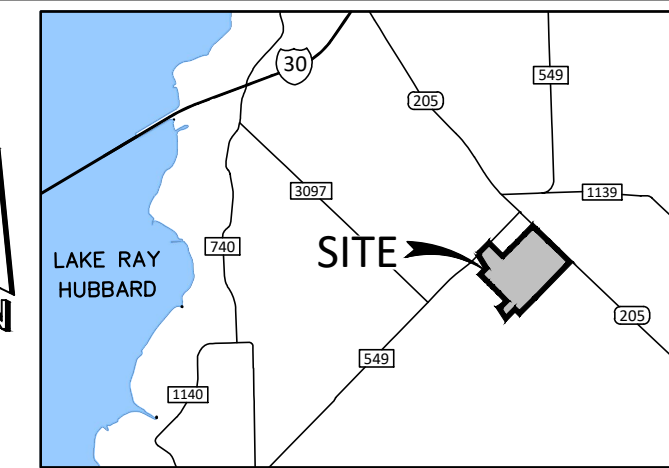
Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



MATCH LINE SHEET 1 OF 4



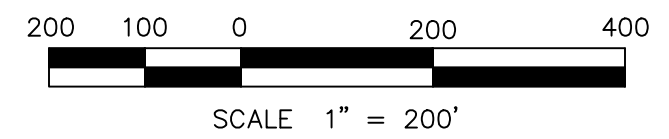
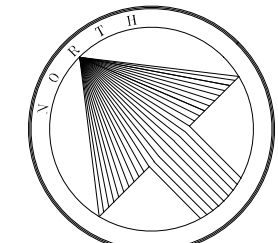
VICINITY MAP
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LEGEND

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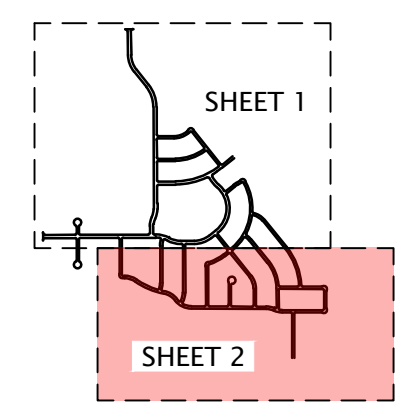
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D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas

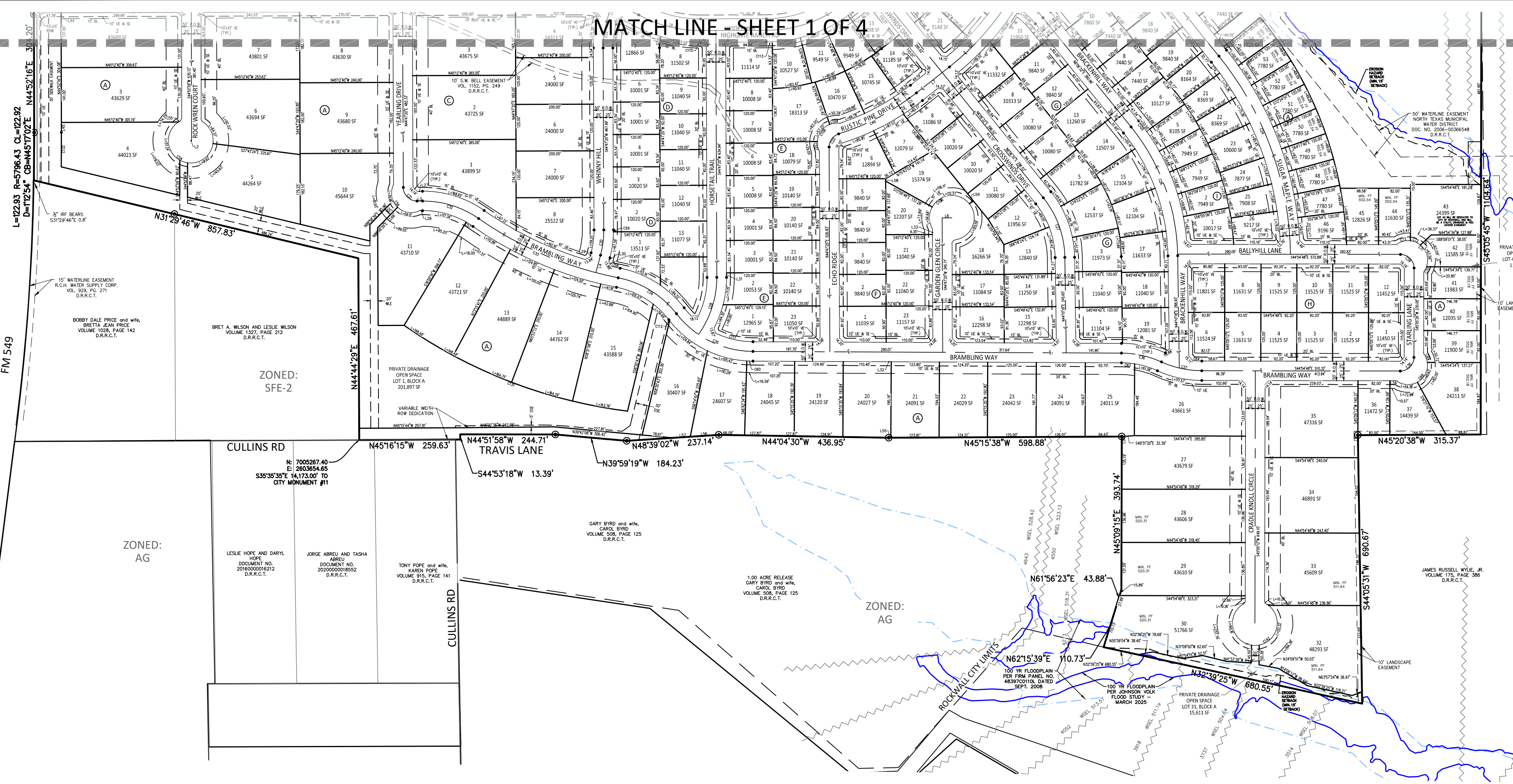


**FINAL PLAT
SOUTHSIDE HILLS-PH 1**

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
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LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
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192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS, 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2025-XXX



KEY MAP



- GENERAL NOTES:**
1. PRIVATE OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
 2. FLOODPLAIN, PRIVATE DRAINAGE, OPEN SPACE LOTS SHALL BE MAINTAINED, REPAIRED & REPLACED BY THE HOA.

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

July 17, 2025
SHEET 2 OF 4

EXIST. ZONING: PD-99
LAND USE: SF-10 & C



CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO: Parks and Recreation Board
DATE: September 8, 2025
APPLICANT: Brian Cramer, CCD – Rockwall, LLC
SUBJECT: SP2025-036; *Site Plan for the Southside Hills Subdivision*

BACKGROUND

On October 3, 2022, the City Council approved a zoning case [Case No. Z2022-039] on the subject property that changed the zoning from Agricultural (AG) District to Planned Development District 99 (PD-99) for Single Family 10 (SF-10) District land uses. As part of this zoning case, the applicant agreed to dedicate an 11.60-acre public park in order to satisfy the *Cash-In-Lieu of Land Fees*. In addition, the applicant was required to amenitize the public park with the following amenities: [1] a six (6) foot concrete *Hike and Bike Trail*, [2] a playground, [3] a plaza area, [4] a covered pavilion, [5] a picnic area, [6] benches, and [7] landscaping. The improvements are intended to satisfy the *Pro-Rata Equipment Fees*. Following the zoning case, on May 5, 2025, the City Council approved an Alternative Tree Mitigation Settlement Agreement [Case No. MIS2025-008], where the applicant agreed to [1] increase the *Hike and Bike Trail* to eight (8) feet, [2] provide a lake overlook area, and [3] provide a rock skipping station. This brought the total estimated improvement cost to \$1,250,00.00.

REQUEST

For this *Site Plan* the Parks and Recreation Board will be reviewing the location and of the public parks, trails, and open space areas in the subdivision, and providing a recommendation to the City Council concerning the acceptance of future improvements. In this case, the applicant will be [1] donating a 11.60-acre park in lieu of paying *Cash in Lieu of Land Fees*, and [2] amenitizing the park in accordance with the amenity plan approved with the Alternative Tree Mitigation Settlement Agreement [Case No. MIS2025-008]. According to the Planned Development District 99 (PD-99) ordinance, the Parks Board is tasked with determining if the proposed improvements will satisfy the *Pro-Rata Equipment Fees*. To reiterate, the applicant is providing the following amenities: [1] an eight (8) foot concrete *Hike and Bike Trail*, [2] a playground, [3] a plaza area, [4] a covered pavilion, [5] a picnic area, [6] benches, [7] landscaping, [8] provide a lake overlook area, and [9] provide a rock skipping station.

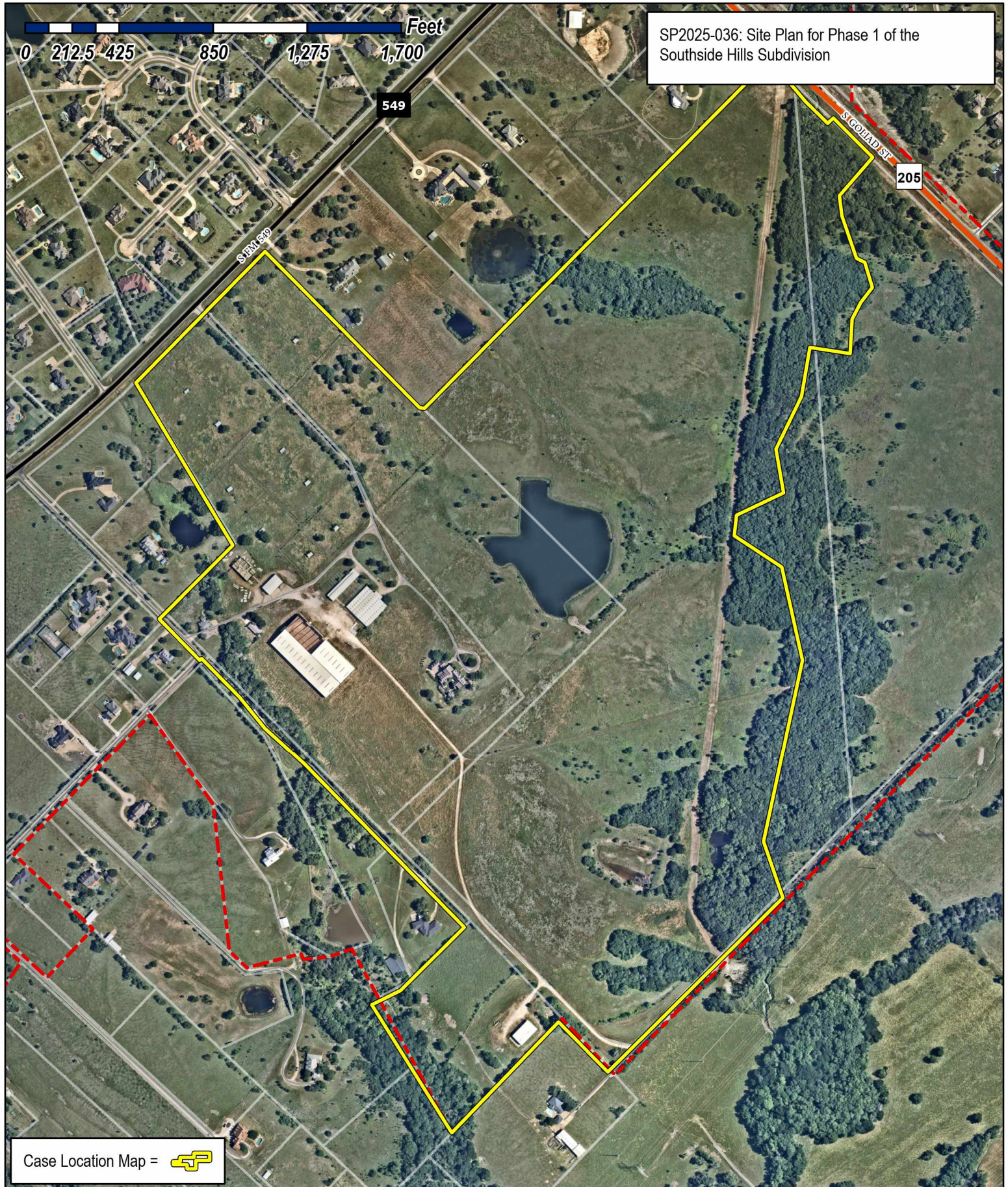
CONFORMANCE TO CITY THE CITY'S CODES

Parks: According to Section 38-9, *Subdivision Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, “(t)he design and construction of the trail system and/or public park necessary to adequately serve pedestrian access and recreational and passive amenities to a proposed development shall be in conformance with the city’s master trail plan contained in the city’s comprehensive plan...” In addition, “(u)nlless waived by the parks and recreation board, all public parks shall be improved by the property owner or developer/applicant prior to the city accepting the public park. The minimum park improvements, as determined by the director of the parks and recreation department, shall include: (a) The grading and clearance of unwanted vegetation, structures, and/or improvements. (b) The installation of storm drainage systems and erosion control measures. (c) The establishment of turf and the planting of required or non-required trees. (d) The installation of perimeter streets and street lights. (e) The provision of water and wastewater to a location on the public park as determined by the director of parks and recreation and the city engineer.”

Trails: According to the Section 38-9, Section 38-9, *Subdivision Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, “(a)ll trails shall be constructed in accordance with the master trail plan contained in the comprehensive plan and the requirements of the parks and open space master plan.” In addition, “(l)ocations for trails shall be consistent with the master trail plan, and be subject to approval from the director of the parks and recreation department and the parks and recreation board.

STAFF RECOMMENDATION

The applicant is donating a 11.60-acre park and is proposing to fully amenitizing the park in accordance with the Planned Development District 99 (PD-99) Ordinance and the amenity plan approved with the Alternative Tree Mitigation Settlement Agreement [Case No. MIS2025-008] in lieu of paying the *Pro-Rata Equipment Fees*. Given that the *Pro-Rata Equipment Fees* are \$241,811.80 and the applicant is proposing \$1,250,000.00 in part improvements, this substantially satisfies the *Pro-Rata Equipment Fees*.




SP2025-036: Site Plan for Phase 1 of the Southside Hills Subdivision

0 212.5 425 850 1,275 1,700 Feet

STEM 549

S GOLIAD ST

205

Case Location Map = 

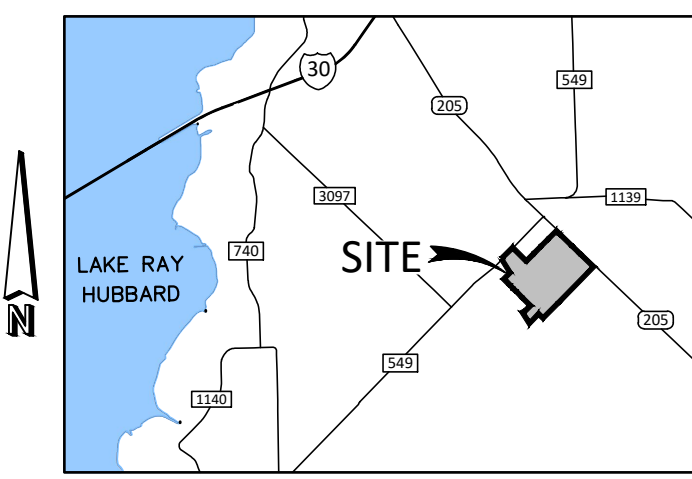


City of Rockwall

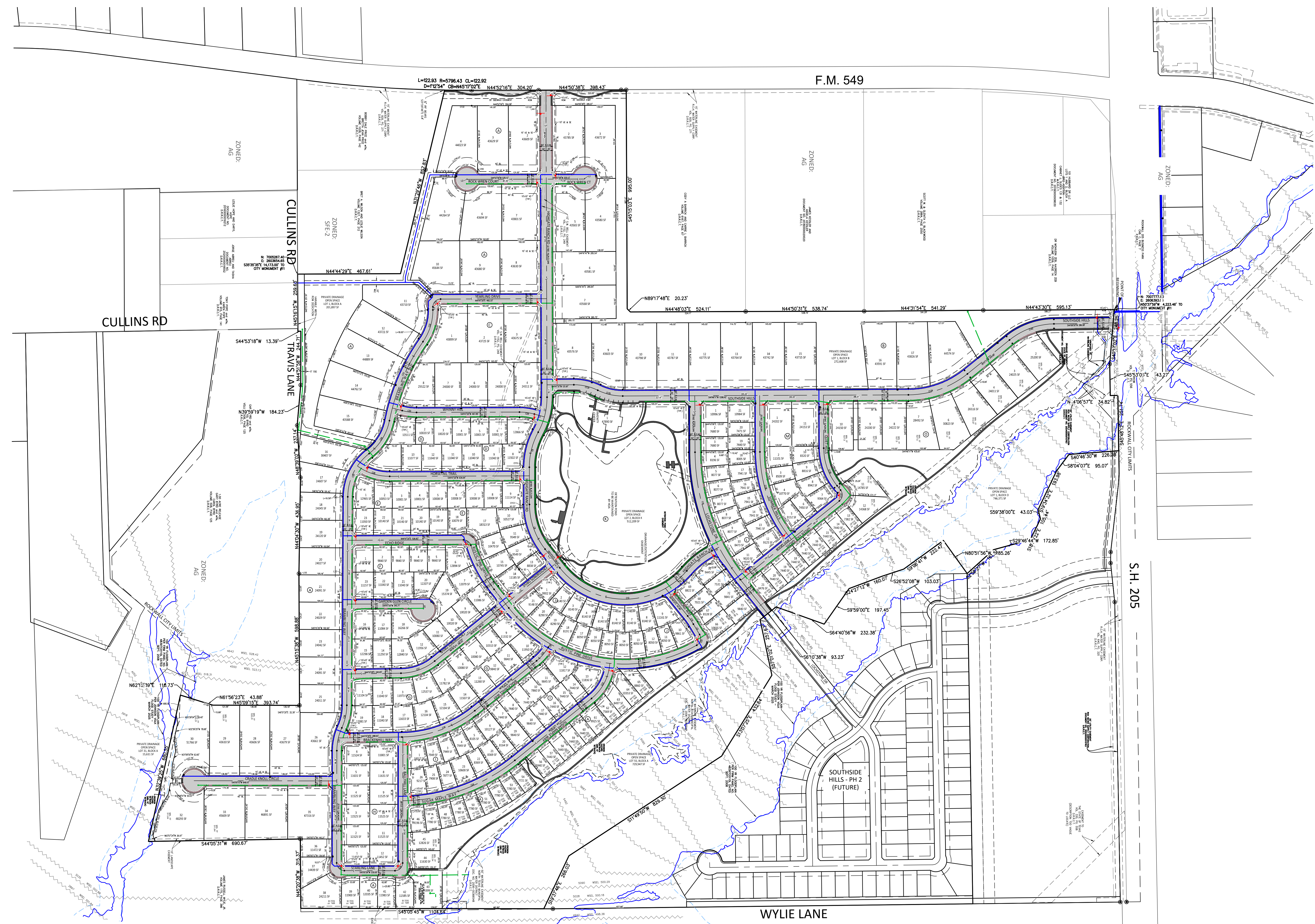
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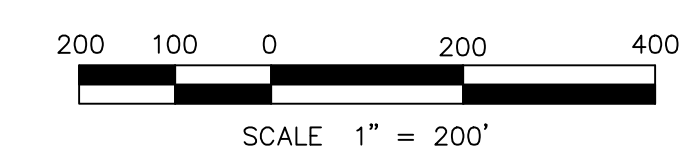
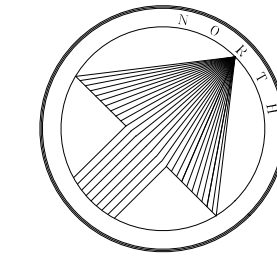




VICINITY MAP
N.T.S.



LEGEND	
	CONC. PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER



**SITE PLAN
SOUTHSIDE HILLS-PH 1**

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
 LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
 LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
 192.58 ACRES OR 8,388,777.55 SF
 284 SINGLE FAMILY LOTS, 6 OPEN SPACES,
 1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 SP2025-XXX

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on ____ day of ____ 2025.

WITNESS OUR HANDS, this ____ day of ____ 2025.

 Planning & Zoning Commission, Chairman Director of Planning & Zoning

- NOTES:
 1. INTERNAL SIDEWALKS ARE 5' WIDE.
 2. DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

Owner/Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE



August 13, 2025 EXIST. ZONING: PD-99
 LAND USE: SF-10 & C



CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO: Parks and Recreation Board

DATE: September 8, 2025

APPLICANT: Javier Silva

SUBJECT: P2025-029; *Sanger Addition*

BACKGROUND

P2025-029 (Angelica Guevara)

Discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Replat for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 & 805 Sam Houston Street, and take any action necessary.

REQUEST

For this Replat the Parks and Recreation Board will be assessing *Pro-Rata Equipment Fees* and *Cash-In-Lieu of Land Fees* for the 1 lot in Sanger Addition. The fees to be assessed are as follows: [1] *Cash-In-Lieu of Land Fees* of \$709.37 (*i.e.* $\$709.37 \times 1 \text{ lot} = \709.37), and [2] *Pro-Rata Equipment Fees* of \$606.19 (*i.e.* $\$606.19 \times 1 \text{ lot} = \606.19). The total fees assessed will be \$1,315.56.

PARKLAND DEDICATION ORDINANCE

Cash-In-Lieu of Land Fees: According to Section 38-55, *Cash-In-Lieu of Land Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, “(s)ubject to approval by the city council, pending a recommendation from the parks and recreation board, and the requirements of *Section 38-54*, an applicant responsible for the parkland dedication under this article may elect to meet the requirements of *Section 38-54* in whole or in part through a cash payment in lieu of land dedication. The amount of this cash payment shall be as set forth in section 38-57. cash payments collected by the city through this method may only be used for the acquisition or improvement of a neighborhood park located within the same park district as the development in which the fees are being assessed.”

Pro-Rata Equipment Fees: According to Section 38-56, *Pro-Rata Equipment Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, “(a) pro-rata equipment fee is hereby imposed on residential development for the purposes of assuring that the recreational and amenity needs created by a residential development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the park master plan and other city policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in public parks. The pro-rata equipment fee applies to all residential development and shall only be used to provide recreational amenities in neighborhood parks and/or community parks. This fee shall be in addition to the required dedication of public parkland required by *Section 38-54*, and shall be as set forth in *Section 38-57*.”

STAFF RECOMMENDATION

The applicant is electing to pay the *Cash-In Lieu of Land Fees* and Pro Rata Equipment Fees. In this case, the subject property is situated within *Park District #21*, which already has land for neighborhood park and that is located directly south of the subject property (*i.e.* *Gloria Williams Park*). Based on this, staff recommends accepting the *Cash-In-Lieu of Land Fees* and *Pro-Rata Equipment Fees*. The fees will be used to provide further amenity to the Gloria Williams Park.

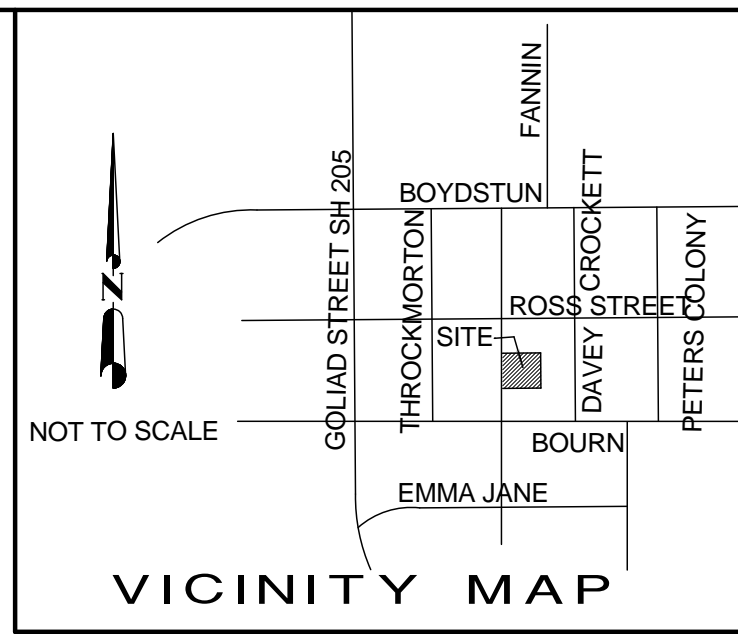
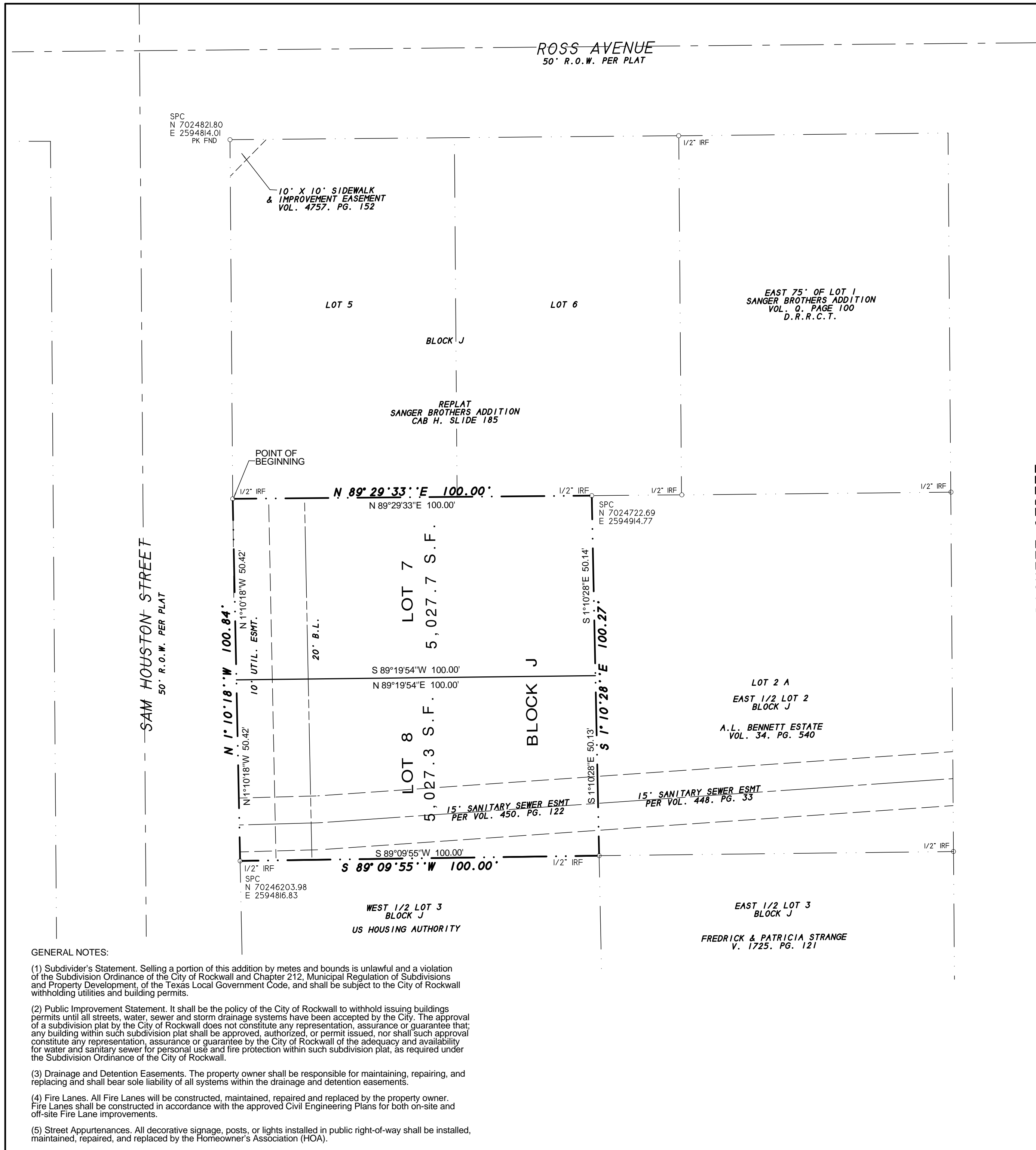


City of Rockwall

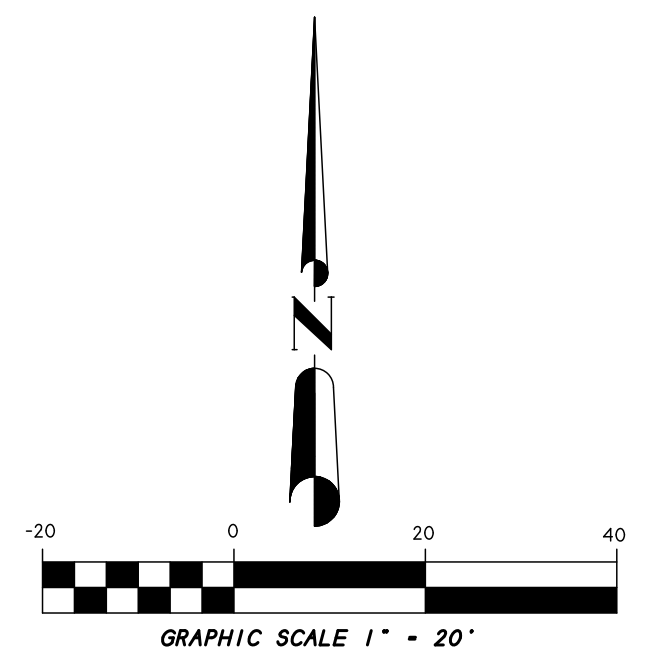
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





- SURVEYOR'S NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."



FINAL PLAT
LOT 7 & 8, BLOCK J
SANGER BROTHERS ADDITION

BEING A REPLAT OF
 WEST 1/2 OF LOT 2, BLOCK J
 SANGER BROTHERS ADDITION
 0.23 ACRES OR 10,055 S.F.
 (2 LOTS)
 J.T. LEWIS SURVEY, A-255
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 SHEET 1 OF 2

OWNER:
 JMS CUSTOM HOMES, LLC
 58 WINDSOR DRIVE
 ROCKWALL, TX 75032

SYMBOL LEGEND	
⊙	TV
⊗	TELEVISION CABLE RISER
⊕	GAS RISER
⊖	TEL RISER
⊙	PH
⊗	FIRE HYDRANT
⊕	POWER POLE
⊖	LP
⊙	1/2" IRF
⊗	1/2" IRF FOUND CORNER
⊕	ELEC BOX
⊖	ELEC SUBSURFACE METER
⊙	WATER METER
⊗	ELECTRIC JUNCTION BOX
⊕	LIGHT POLE
⊖	NOV 800 FOUND CORNER
⊙	AVC
⊗	AVC COND. ANT
⊕	PREPARE PAW
⊖	PROPERTY LINES

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

- GENERAL NOTES:**
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 - (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
 - (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 - (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
 - (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO: Parks and Recreation Board
DATE: September 8, 2025
APPLICANT: Parks and Recreation
SUBJECT: Business Proposal for Concession Agreement at Harbor (90-Day follow-up)

BACKGROUND

90-day follow up for request for private business to enter into a concession agreement with City of Dallas and City of Rockwall for boat rentals on Lake Ray Hubbard off privately installed dock at The Harbor.

ORIGINAL REQUEST

- The City of Dallas has approved the request on Lake Ray Hubbard and has given permission to start the process of Rockwall looking into a concession agreement with the following stipulation from City of Dallas.
- No parasailing or traveling above the water in air.
- No units can dive under the water.
- Cannot store vessels at The Harbor.
- Fueling will have to be limited to dry land, or at the marina fueling center, not at individual slips. (Already a marina rule, no exceptions because he has a separate concession)
- Abide by all Marina rules regarding chemicals and fuel storage.
- Potentially limiting the number of units that can be on the Lake at any given time. – worry is these vessels are slightly larger than a typical jet ski, and we'll have to consider capacity, dependent on their proposal.
- Contract will need to include the Dallas Waiver, and consideration regarding income. (What our City Attorneys will be primarily looking for to approve)
- City of Rockwall stipulations are in this packet.
- City of Rockwall has made applicant aware that when drought conditions occur it could take his dock location out of use until water levels return to normal.
- This business has been contacted about operating at the Harbor without a concession agreement on multiple occasions. Applicant needs to understand that all operations need to cease immediately at the City owned docks and any further reports of operating without a concession agreement could impact the decision for a concession agreement.
- Applicant if approved, needs to understand that operations could not begin until the process is 100% complete and the business private dock is installed.
- The Service Provider agrees to remit to the City, on a monthly basis, a concession fee of:
 - 4.75% of gross revenue up to \$100,000 collected from patrons either embarking or disembarking at the Harbor dock area.
 - 6.25% of gross revenue between \$100,101 and 199,999 collected from patrons either embarking or disembarking at the Harbor dock area.
 - 7.25% of gross revenue of \$200,000 and above collected from patrons either embarking or disembarking at the Harbor dock area.

June 3rd PARK BOARD CONCERNS

- \$15,000 over 4-years is only \$312.50 per month payable to City of Rockwall (Why would we enter into that agreement) Applicant wanted to know a number that was acceptable as monthly payments to Rockwall?
- Operating since July 2024 without concession agreement with Dallas or Rockwall
- Notified to stop operations without concession agreement. Contact made to cease operations (8/7/2024 / GetmyBoat: email) (8/12/2024 Chandlers Landing Management: site visit) (8/13/2024 Josh Williams: owner phone call) (5/27/2025 Josh Williams: owner email per TP&W safety inspection)
- \$60,000 dollars in income in 2024-2025 (Rockwall should have received \$2,850.00 in payments if operation was legal)
- Did not know Texas Boater Safety Course was required for people to rent his equipment
- Confirmed issues with operations at Chandlers Landing, but said there were not any
- Size of yacht operating is shallow water
- Operations being shut down when lake levels drop
- No documentation that the dock location will work with shallow water
- Docks needs to be 100' from Harbor Lights docks due to size of vessels putting the docks even closer to the shoreline
- Concerned with Dallas stipulation that they can restrict number of units at anytime due to capacity on lake.
- Only has \$1,000,000 in insurance versus \$2,000,000.00 required
- I have informed Dallas of the outcome and asked if they would like additional information during this 90-day period

90-DAY FOLLOW-UP / UPDATE

- June 27th email stating website and operation have been shut down (Current status?)
- Engineer report (docks and dredging)
- How is business beneficial to the City of Rockwall and Dallas
- Acknowledging that docks will not be accessible during low water conditions shutting down operations.
- City owned docks at the Harbor cannot be used at anytime
- Status of Chandlers Landing slips and operation
- Status of operation on Lake Ray Hubbard
- Status of operations at Harbor since last engagement with TP&W game wardens
- Boater safety class follow up

STAFF RECOMMENDATION

Staff asks Park Board to consider a recommendation and motion to City Council to approve or deny a request for the City Manager to enter into a concession agreement with a rental/charter business to operate out of The Harbor docks owned by the City of Rockwall