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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Monday, September 8, 2025
6:00 PM

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Call To Order

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

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Open Forum

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

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Discuss and consider the minutes from the August 5, 2025 Park Board Meeting and take any action necessary.

19 Hasenyager made a motion to approve the minutes. Harris seconded the motion which
20 passed unanimously.

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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.

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32 Mr. Sales explained that On October 3, 2022, the City Council approved a zoning case
33 [Case No. Z2022-039] on the subject property that changed the zoning from Agricultural
34 (AG) District to Planned Development District 99 (PD-99) for Single Family 10 (SF-10)
35 District land uses. As part of this zoning case, the applicant agreed to dedicate an 11.60-
36 acre public park in order to satisfy the Cash-In-Lieu of Land Fees. In addition, the applicant
37 was required to amenitize the public park with the following amenities: [1] a six (6) foot
38 concrete Hike and Bike Trail, [2] a playground, [3] a plaza area, [4] a covered pavilion, [5]
39 a picnic area, [6] benches, and [7] landscaping. The improvements are intended to satisfy
40 the Pro-Rata Equipment Fees. Following the zoning case, on May 5, 2025, the City Council
41 approved an Alternative Tree Mitigation Settlement Agreement [Case No. MIS2025-008],
42 where the applicant agreed to [1] increase the Hike and Bike Trail to eight (8) feet, [2]
43 provide a lake overlook area, and [3] provide a rock skipping station. This brought the total
44 estimated improvement cost to \$1,250,00.00. For this Final Plat the Pro-Rata Equipment
45 Fees and Cash-In-Lieu of Land Fees for the 284 lots in Phase 1 of the Southside Hills
46 Subdivision are as follows: [1] Cash-In-Lieu of Land Fees of \$996.38 (i.e. \$996.38 x 284

47 lots = \$282,971.92), and [2] Pro-Rata Equipment Fees of \$851.45 (i.e. \$851.45 x 284 lots
48 = \$241,811.80). The total fees are \$524,641.72. In this case, the applicant will be [1]
49 donating a 11.60-acre park in lieu of paying Cash in Lieu of Land Fees, and [2] amenitizing
50 the park in accordance with the amenity plan approved with the Alternative Tree Mitigation
51 Settlement Agreement [Case No. MIS2025-008]. According to the Planned Development
52 District 99 (PD-99) ordinance. Harris made a motion to approve the final plat for Phase 1
53 of the Southside Hills Subdivision with fees totaling \$524,641.72. Wimpee seconded the
54 motion which passed by a vote of 7-0.

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56 **SP2025-036 Discuss and consider a request by Brian Cramer of CCD-Rockwall, LLC**
57 **for the approval of a site plan for Phase 1 of the Southside Hills Subdivision consisting**
58 **of 284 single family residential lots on a 262.94 acre tract of land identified as Tracts**
59 **17-13, 17-14, 17-15, 17-16, & 40-8 of the W.W. Ford Survey, Abstract No. 80, City of**
60 **Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99)**
61 **for single-family 10 (SF-10) and limited general retail (GR) District land uses, located**
62 **on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and**
63 **FM-549 and take any action necessary.**

64 Mr. Sales stated that For this Site Plan the Parks and Recreation Board will be reviewing
65 the location and of the public parks, trails, and open space areas in the subdivision, and
66 providing a recommendation to the City Council concerning the acceptance of future
67 improvements. In this case, the applicant will be [1] donating a 11.60-acre park in lieu of
68 paying Cash in Lieu of Land Fees, and [2] amenitizing the park in accordance with the
69 amenity plan approved with the Alternative Tree Mitigation Settlement Agreement [Case
70 No. MIS2025-008]. According to the Planned Development District 99 (PD-99) ordinance,
71 the Parks Board is tasked with determining if the proposed improvements will satisfy the
72 Pro-Rata Equipment Fees. To reiterate, the applicant is providing the following amenities:
73 [1] an eight (8) foot concrete Hike and Bike Trail, [2] a playground, [3] a plaza area, [4] a
74 covered pavilion, [5] a picnic area, [6] benches, [7] landscaping, [8] provide a lake overlook
75 area, and [9] provide a rock skipping station. Fowler made a motion to accept and approve
76 the site plan for Phase 1 of the Southside Hills Subdivision consisting of 284 single family
77 lots. Krueger seconded the motion which passed unanimously.

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79 **P2025-029 Discuss and consider a request by Javier Silva of JMS Custom Homes,**
80 **LLC for the approval of a replat for Lots 7 & 8, Block J, Sanger Addition being a**
81 **0.23 acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City**
82 **of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated**
83 **within the Southside Residential Neighborhood Overlay (SRO) District, addressed as**
84 **803 & 805 Sam Houston Street and take any action necessary.**

85 Mr. Sales stated that for this Replat the Parks and Recreation Board will be assessing Pro-
86 Rata Equipment Fees and Cash-In-Lieu of Land Fees for the 1 lot in Sanger Addition. The
87 fees to be assessed are as follows: [1] Cash-In-Lieu of Land Fees of \$709.37 (i.e. \$709.37
88 x 1 lot = \$709.37), and [2] Pro-Rata Equipment Fees of \$606.19 (i.e. \$606.19 x 1 lot =
89 \$606.19). The total fees assessed will be \$1,315.56. The applicant is electing to pay the
90 Cash-In Lieu of Land Fees and Pro Rata Equipment Fees. In this case, the subject property
91 is situated within Park District #21, which already has land for neighborhood park and that
92 is located directly south of the subject property (i.e. Gloria Williams Park). The fees will

93 be used to provide further amenity to the Gloria Williams Park. Wimpee made a motion to
94 accept the replat for lots 7 and 8, Block J, Sanger addition with fees totaling \$1315.56.
95 Hasenyager seconded the motion which passed unanimously.

96
97 **Discuss and consider 90 day follow up for business proposal for concession agreement**
98 **at The Harbor and take any action necessary.**

99 Josh Williams presented a power point with the business plan for Prestige Water Sports of
100 Dallas. After some discussion and questions, Fowler made a motion to deny the concession
101 agreement. Krueger seconded the motion which passed by a vote of 4-2 (Hasenyager and
102 McEwen) and 1 abstaining (Taft).

103
104 **Discuss and consider selection of Park Board Chairman and take any action**
105 **necessary.**

106 Krueger made a motion to nominate Amanda Fowler as Chairman. Wimpee seconded the
107 motion which passed unanimously.

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109 **Discuss and consider selection of Park Board Vice-Chairman and take any action**
110 **necessary.**

111 Krueger made a motion to nominate Jake Wimpee as Vice-Chairman. Hasenyager
112 seconded the motion which passed unanimously.

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114 **Adjournment**
115 There being no further business to come before the Board at this time, the meeting was
116 adjourned at 7:02 p.m.

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118 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
119 TEXAS, this 2nd day of December 2025.

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124 Amanda Fowler, Park Board Chairman

125 ATTEST:
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128 Wendy Young, Administrative Assistant