



AGENDA

ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, March 3, 2026 - 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 January 6, 2026 Park Board meeting and take any action necessary.
2. Consider the approval of an ordinance amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated cash-in-lieu of land and pro-rata equipment fees, 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 25 day of February, 2026 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, January 6, 2026
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, Jake Wimpee, Jenny Krueger
11 and Michael McEwen. Glenn Taft and Jenny Krueger was absent. Also present was
12 Director of Parks & Recreation, Travis Sales, Parks Superintendent Brian Sartain,
13 Administrative Assistant, Wendy Young and Recreation Superintendent, Cory Dentler.

14

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 December 2, 2025 Park Board Meeting and take any action necessary.

19 McEwen made a motion to approve the minutes. Wimpee seconded the motion which
20 passed unanimously.

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24 Krueger arrived at 6:09pm.

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P2025-045 Discuss and consider the approval of a final plat for Phase 1 of the Juniper Subdivision, generally located west of the intersection of FM549 and Wimberley Lane and take any action necessary.

26 Director Travis Sales explained that the proposed public parkland meets all of the above
27 stated criteria. Specifically, it exceeds the required dedication size of 11-acres of land
28 outside of the floodplain, the location appears to be suitable for a neighborhood park (i.e.
29 it is located in between a public school and the proposed subdivision and is accessible by
30 both the proposed residential lots and a major roadway [i.e. John King Boulevard]), and
31 the topography is conducive to the development of a public park. In staff's opinion, this
32 is an excellent example of meeting the expectations laid out in the 2021-2031 Master
33 Parks and Recreation Plan. In addition, the applicant is electing to pay the required Pro
34 Rata Equipment Fees. Based on this, staff recommends acceptance of the proposed
35 public park and collection of the required Pro-Rata Equipment Fees that will be used to
36 provide amenities to the public park in the future. For this Final Plat the Parks and
37 Recreation Board will be assessing Pro-Rata Equipment Fees only for the 195 lots in
38 Juniper Subdivision and providing a recommendation on the acceptance of a possible
39 ~23.00-acre public park. The fees to be assessed are as follows: [1] Pro-Rata Equipment
40 Fees of \$565.36 (i.e. \$565.36 x 195 lots = \$110,245.20). The total fees assessed will be
41 \$110,235.30. Wimpee made a motion to make a recommendation to Council approving
42 the final plat for Phase 1 of Juniper Subdivision with fees totaling \$110,245.20 and the
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46 dedicated park space of 23 acres. Fowler seconded the motion which passed
47 unanimately.

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50 **SP2025-048 Discuss and consider the approval of a site plan for Phase 1 of the Juniper**
51 **Subdivision generally located west of the intersection of FM549 and Wimberley Lane**
52 **and take any action necessary.**

53 Mr. Sales stated that the plan submitted by the applicant shows the location of the proposed
54 trails and a 23 acre public park. Based on this plan it appears that the public park will be
55 dedicated adjacent to the subdivision should the Parks and Recreation Board recommend
56 approval of the location and size of the public park and it is accepted by the City Council.
57 With regard to the trails and open spaces, staff finds -- that the trail system and sidewalk
58 that ranges in size from five (5) to eight (8) feet on neighborhood streets and ten (10) feet
59 along John King Boulevard -- will provide excellent connectivity throughout the
60 neighborhood connecting both the park, open spaces, and trail heads. The proposed trail
61 heads also provide sufficient pedestrian amenity by providing tables and seating areas for
62 those using the trails. Based on this, staff recommends approval of the trail and sidewalk
63 locations subject to the following conditions of approval:

- 64 (1) A Tree Mitigation Plan shall be required.
- 65 (2) Check the landscape calculations around the detention ponds.
- 66 (3) As a recommendation concerning the turfgrass, staff would recommend the use of Tif
67 Tuf or Tahoma 31 due to better drought, shade, cold, and wear tolerance.

68

69 Harris made a motion to approve the site plan for Phase 1 of the Juniper Subdivision with
70 the conditions proved. Hasenyager seconded the motion which passed unanimately.

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72 **Adjournment**

73 There being no further business to come before the Board at this time, the meeting was
74 adjourned at 6:30 p.m.

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76 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
77 TEXAS, this 3rd day of March 2026.

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Amanda Fowler, Park Board Chairman

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ATTEST:

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Wendy Young, Administrative Assistant



CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Parks and Recreation Board

FROM: Travis Sales, *Director of Parks and Recreation*

DATE: March 2, 2026

SUBJECT: *Pro-Rata Equipment Fees and Cash-in-Lieu of Land Fee Updates*

Each year the City of Rockwall adopts an ordinance that establishes the average per acre price of vacant land in the City and the equipment fees necessary to provide the required land and amenities for a public park. In 2025, the adopted costs were \$75,000 per vacant acre of land and \$680,000.00 for all equipment necessary to establish a neighborhood park. Recently, the City's consultant -- *Clint Hurley of Hurley Valuation Group* -- completed the annual market study concluding that the average per acre price of land for 2026 is \$77,500.00 or an increase of \$2,500.00 from last year (*see attached*). In addition, staff has updated the equipment costs associated with providing a fully amenitized, 11.00-acre public park. Staff did this in conformance with the methodology approved by the City Council with the adoption of the *Subdivision Ordinance* in 2023. This methodology assumes the estimated costs for a neighborhood park that consists of one (1) acre public parking, four (4) acres of fully developed amenities, and six (6) acres of natural open space. The four (4) acres of fully developed amenities consists of the following:

ITEMS	NOTES	REFERENCE	QUOTE	CHANGE FROM 2025
AUTOMATIC IRRIGATION SYSTEM	IRRIGATION SYSTEM AND CONTROLLER	PHILIPS LAWN SPRINKLER	\$120,750.00	+\$15,750.00
TURF INSTALLATION	TIF-TUF SPECIES	TRI-TEX GRASS	\$112,500.00	-\$2,500.00
LANDSCAPE AND TREE INSTALLATION	LANDSCAPING PER ORDINANCE	COVINGTON'S NURSERY	\$50,000.00	NO CHANGE
TRAIL INSTALLATION	~1,500-FEET OF EIGHT (8) FOOT TRAIL	B&B CONCRETE	\$98,000.00	-\$22,000.00
PICNIC PAVILION	30-FOOT BY 30-FOOT PAVILION WITH STONE COLUMNS, CONCRETE FOUNDATION AND ARCHITECTURAL SHINGLES	DEAN CONSTRUCTION	\$95,000.00	+\$5,000.00
PLAYGROUND	STANDARD PLAYGROUND WITH FIBAR	CHILD'S PLAY INC.	\$200,000.00	+\$25,000.00
MISCELLANEOUS AMENITIES	TRASH CANS, TABLES AND BENCHES	SITESCAPES	\$25,000.00	NO CHANGE
TOTAL:			\$701,250.00	+\$21,250.00

Based on the above information staff is requesting that the Parks and Recreation Board consider recommending to the City Council that: [1] the *Pro-Rata Equipment Fee* of \$701,250.00 for a fully developed neighborhood park, and [2] an increase in the cost per acre of parkland from \$75,000.00 to \$77,500.00 (*total cost of an 11.00-acre neighborhood park would be \$852,500.00*). If adopted by the City Council, the total cost of a Neighborhood Park in 2026 would be \$1,553,750.00. In the attached packet is a draft ordinance that would make the necessary changes to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances should the City Council choose to adopt this ordinance and an updated Parks District Map. Should the Parks and Recreation Board have any questions concerning the proposed fee update, staff will be available at the March 2, 2026 Parks and Recreation Board meeting.

CITY OF ROCKWALL

ORDINANCE NO. 26-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 \$852,500.00 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 \$701,250.00 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 16TH DAY OF MARCH 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading:

2nd Reading:

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	\$77,500.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$852,500.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$701,250.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,553,750.00

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	\$1,440.03	\$1,184.54	\$2,624.58
2	1,156	0.0095	\$737.46	\$606.62	\$1,344.07
3	1,351	0.0081	\$631.01	\$519.06	\$1,150.07
4	1,197	0.0092	\$712.20	\$585.84	\$1,298.04
5	1,109	0.0099	\$768.71	\$632.33	\$1,401.04
6	646	0.0170	\$1,319.66	\$1,085.53	\$2,405.19
7	1,617	0.0068	\$527.21	\$433.67	\$960.88
8	1,202	0.0092	\$709.23	\$583.40	\$1,292.64
9	1,448	0.0076	\$588.74	\$484.29	\$1,073.03
10	350	0.0314	\$2,435.71	\$2,003.57	\$4,439.29
11	1,085	0.0101	\$785.71	\$646.31	\$1,432.03
12	1,247	0.0088	\$683.64	\$562.35	\$1,245.99
13	828	0.0133	\$1,029.59	\$846.92	\$1,876.51
14	2,344	0.0047	\$363.69	\$299.17	\$662.86
15	1,236	0.0089	\$689.72	\$567.35	\$1,257.08
16	408	0.0270	\$2,089.46	\$1,718.75	\$3,808.21
17	2,502	0.0044	\$340.73	\$280.28	\$621.00
18	705	0.0156	\$1,209.22	\$994.68	\$2,203.90
19	999	0.0110	\$853.35	\$701.95	\$1,555.31
20	1,684	0.0065	\$506.24	\$416.42	\$922.65
21	1,163	0.0095	\$733.02	\$602.97	\$1,335.98
22	1,501	0.0073	\$567.95	\$467.19	\$1,035.14
23	1,669	0.0066	\$510.78	\$420.16	\$930.95
24	1,480	0.0074	\$576.01	\$473.82	\$1,049.83
25	1,309	0.0084	\$651.26	\$535.71	\$1,186.97
26	469	0.0235	\$1,817.70	\$1,495.20	\$3,312.90
27	1,329	0.0083	\$641.46	\$527.65	\$1,169.11
28	2,771	0.0040	\$307.65	\$253.07	\$560.72
29	4,633	0.0024	\$184.01	\$151.36	\$335.37
30	250	0.0440	\$3,410.00	\$2,805.00	\$6,215.00
31	1,587	0.0069	\$537.18	\$441.87	\$979.05
32	332	0.0331	\$2,567.77	\$2,112.20	\$4,679.97

PARKS DISTRICT WORKSHEET

LAST UPDATED: 01.02.2025

2/18/2026 = FIELDS TO UPDATE ANNUALLY

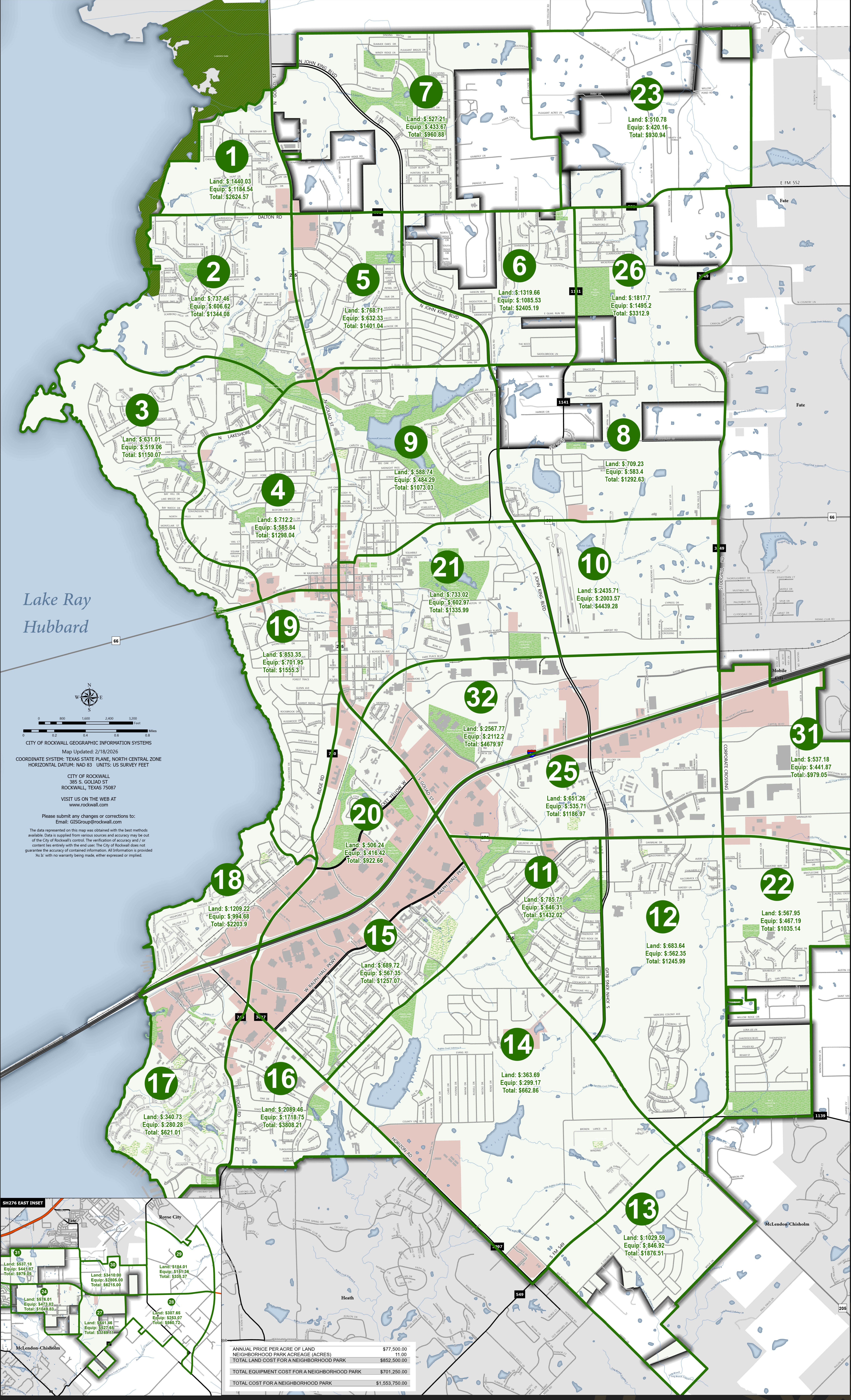
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	42,199				



ROCKWALL



Map Updated: 2/18/2026
COORDINATE SYSTEM: TEXAS STATE PLANE, NORTH CENTRAL ZONE
HORIZONTAL DATUM: NAD 83 UNITS: US SURVEY FEET
CITY OF ROCKWALL
385 S. GOLIAO ST
ROCKWALL, TEXAS 75087
VISIT US ON THE WEB AT
www.rockwall.com

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City of Rockwall Park Land Dedication Fee Map

2026

www.rockwall.com/gis