



ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, May 7, 2024 - 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 the minutes from the April 2, 2024 Park Board meeting and take any action necessary.
2. (P2024-012) Discuss and consider the approval of a replat for lots 3, 4 & 5, addressed as 405 & 503 N Alamo Street 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 3rd day of May, 2024 at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Wendy Young, Parks Administrative Assistant

Date Removed

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, April 2, 2024
6:00 PM

Call To Order

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

Open Forum

Chairman Johnson 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, Kevin Johnson then closed the Open Forum.

Discuss and consider minutes from the March 5, 2024 Park Board Meeting and take any action necessary.

The minutes from the March 5, 2024 Park Board meeting were provided to The Board for their review. Hasenyager made a motion to approve the minutes. Alvarado seconded the motion which passed unanimously.

(P2024-009) Discuss and consider the approval of a final plat addressed as 291, 333 & 555 Cornelius Road and take any action necessary.

Mr. Sales explained that the final plat addressed as 291, 333 & 555 Cornelius Road is located in Park District 8 with the following fees associated:

Cash in lieu of land: \$690.67 x 5 lots = \$3,453.35

Pro rata equipment fee: \$648.20 x 5 lots = \$3,241.00

Total per lot x lots = \$1,338.87 x 5 lots = \$6,694.35

Alvarado made a motion to approve the final plat addressed as 291, 333 & 555 Cornelius Road with fees totaling \$6,694.35. Fowler seconded the motion which passed by a vote of 6-0 (Krueger absent).

(P2024-011) Discuss and consider the approval of a final plat for Terraces Subdivision consisting of 82 single family residential lots generally located south of the intersection of Cornelius Road and FM-1141 and take any action necessary.

Mr. Sales provided a brief background information concerning this agenda item. He stated that this final plat is located in Park District 8 with the following fees associated:

Cash in lieu of land: \$690.67 x 82 lots = \$56,634.94

Pro rata equipment fee: \$648.20 x 82 lots = \$53,152.40

Total per lot x lots: \$1,338.87 x 82 lots = \$109,787.34

These fees will not be collected but verify use to design and building the donated park approved with Phase 1. Johnson made a motion to approve the final plat for Terraces

Subdivision consisting of 82 single family lots with fees totaling \$109,787.34. Fowler seconded the motion which passed unanimously.

(P2024-016) Discuss and consider the approval of a site plan for Terraces Subdivision consisting of 82 single family residential lots generally located south of the intersection of Cornelius Road and FM-1141 and take any action necessary.

Mr. Sales provided background information concerning this agenda item. Trail location and landscape which has been designed to continue the current layout through neighborhoods and right of ways must stay consistent with all developments in the City of Rockwall. Multiple tree species in the landscape designs to avoid monocultures. It is recommended that common bermuda be replaced with tif tuf bermuda due to drought, wear and cold tolerances. Johnson made a motion to approve the site plan for Terraces Subdivision consisting. Fowler seconded the motion which passed unanimously.

Discuss and consider naming the new neighborhood park at 219 Cornelius Road as part of The Terraces Development and take any action necessary.

After a brief discussion regarding different names and history Hasenyager made a motion to name the neighborhood park at 219 Cornelius Road, Greenes Lake Park. Wimpee 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 6:23 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 7th day of May 2024.

Kevin Johnson, Park Board Chairman

ATTEST:

Wendy Young, Administrative Assistant



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: May 7, 2024

SUBJECT: P2024-012

SUMMARY: P2024-012

DISCUSS AND CONSIDER A REQUEST BY BRITTANY ROOD OF STRINGFELLOW HOLDINGS, LLC FOR THE APPROVAL OF A REPLAT FOR LOTS 3, 4, & 5, BLOCK A, NORTH ALAMO ADDITION A 1.989-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1& 2, BLOCK A, NORTH ALAMO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED SINGLE-FAMILY 7 (SF-7) DISTRICT AND SINGLE-FAMILY 10 (SF-10) DISTRICT, SITUATED WITHIN THE SH-66 OVERLAY (SH-66 OV) DISTRICT, ADDRESSED AS 405 & 503 N. ALAMO STREET, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

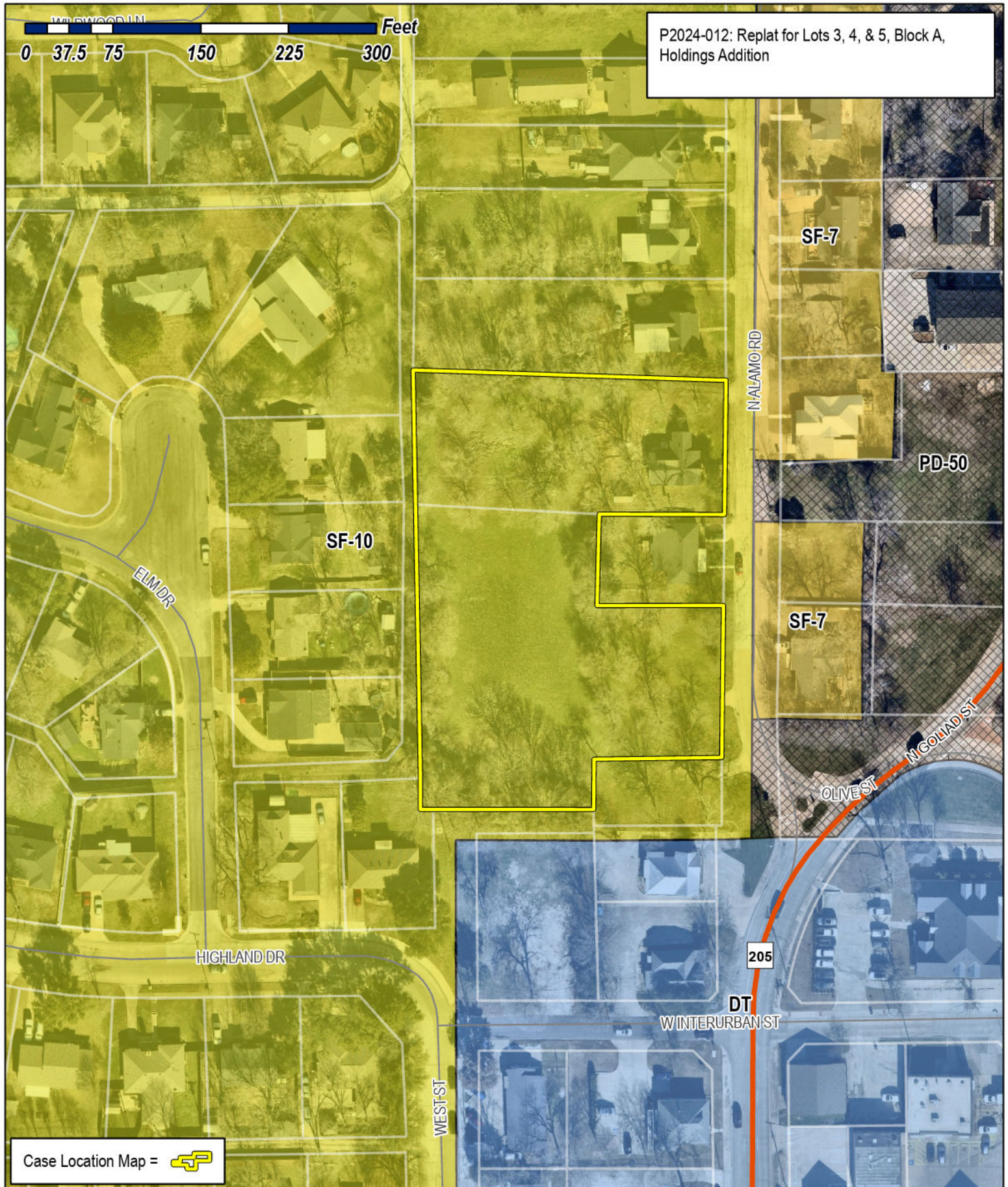
P2024-012

PARK DISTRICT 8

CASH IN LIEU OF LAND: \$591.30 X 1 LOT = \$591.30

PRO RATA EQUIPMENT FEE: \$554.94 X 1 LOT = \$554.94

TOTAL PER LOT X LOTS: \$1,146.24 X 1 LOT = \$1,146.24

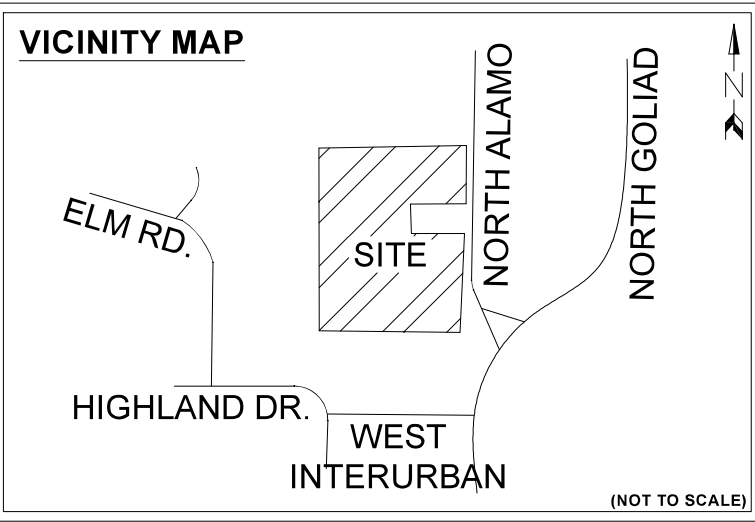


City of Rockwall

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.





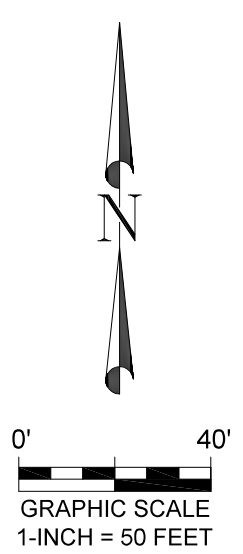
SURVEYOR'S NOTES

1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".

2. BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).

3. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOT FROM AN EXISTING TRACT OF LAND.

4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48231C0150G DATED 01/06/2012. PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Stringfellow Holdings, a limited liability company, is the sole owner of a tract of land located in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to Stringfellow Holdings, LLC., recorded in Instrument No. 20220000015135, Official Public Records, Rockwall County, Texas, (O.P.R.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found in the North line of a 6 foot public alley way, as recorded in Volume F, Page 510, Map Records, Rockwall County Texas (M.R.R.C.T.), at the Southwest corner of a tract of land as described in deed to North Alamo Development, recorded in Document No. 20220000003617, (O.P.R.C.T.), and at the most Southerly Southeast corner of said Stringfellow Holdings, LLC. tract;

THENCE North 89 deg. 17 min. 24 sec. West, a distance of 153.02 feet, to a 5/8 inch iron rod found in the North line of West Street, at the Easternmost North corner of Lot 2, Block 11, Highwood Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Volume 50, Page 618, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE South 87 deg. 36 min. 53 sec. West, a distance of 11.97 feet, to a point for corner, from which a 5/8 inch iron rod found for reference bears North 79 deg. 54 min. 31 sec. East, a distance of 0.84 feet, at the inner el corner of said Lot 2, Block 11;

THENCE along said East line of Block 11, North 00 deg. 00 min. 55 sec. West, a distance of 377.10 feet, to a bolt found in the East line of a 15 foot alley, at the Southwest corner of a tract of land as described in deed to Pamela Tucker, recorded in Volume 5525, Page 200, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE along said South line, North 88 deg. 57 min. 07 sec. East, a distance of 264.91 feet, to a point for corner in the West line of North Alamo Road (a variable width public right-of-way), from which a 3/8 inch iron rod found for reference bears North 88 deg. 57 min. 07 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 00 deg. 14 min. 32 sec. West, a distance of 121.58 feet, to a point for corner in the West line of North Alamo Road (a variable width public right-of-way), from which a 3/8 inch iron rod found for reference bears South 89 deg. 37 min. 39 sec. East, a distance of 4.00 feet;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 96.00 feet, to a 3/8 inch iron rod found at the Northwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said West line, South 00 deg. 06 min. 43 sec. West, a distance of 63.06 feet, to a 1/2 inch iron rod found at the Southwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said South line, South 89 deg. 37 min. 39 sec. East, a distance of 96.00 feet, to a point for corner in the West line of said North Alamo Street, at the Southeast corner of said SFR Texas Acquisitions 3 LLC. tract, from which a 5/8 inch iron rod found for reference bears South 88 deg. 21 min. 17 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 01 deg. 52 min. 15 sec. West, a distance of 135.44 feet, to a 1/2 inch iron rod found at the Northeast corner of said North Alamo Development tract;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 91.04 feet, to a 1/2 inch iron rod found at the Northwest corner of said North Alamo Development tract;

Thence along said West line, South 00 deg. 01 min. 30 sec. East, a distance of 64.02 feet, to the PLACE OF BEGINNING and containing 86.631 square feet or 1.989 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of McLendon-Chisholm, Rockwall County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

PROPERTY ADDRESS: 405 NORTH ALAMO ROAD, ROCKWALL, TEXAS 75087
OWNER: STRINGFELLOW HOLDINGS, LLC
ADDRESS: 5023 PARKVIEW LANE, ADDISON, TEXAS 75001
PHONE: _____



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
- BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202401035 PREPARATION DATE: 04/12/2024 DRAWN BY: ABP

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stringfellow Holdings, LLC., does hereby adopt this plat designating the herein-described property as **LOTS 1, 2A, & 2B, BLOCK A, HOLDINGS ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown hereon.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

CERTIFICATE OF APPROVAL

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 20__.

Mayor, City of Rockwall City Secretary

PRELIMINARY PLAT
HOLDINGS ADDITION
LOTS 1, 2A & 2B, BLOCK A,
BEING 1.989 ACRES LOCATED IN THE
B.F. BOYDSTON, ABSTRACT NO. 14,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS