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## ROCKWALL PARKS & RECREATION BOARD MEETING

**Tuesday, June 4, 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 May 7, 2024 Park Board meeting and take any action necessary.
2. **(P2024-020)** Discuss and consider a request by Barbara Lee for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, 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 23rd day of May, 2024 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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Date Removed

**MINUTES**  
**PARKS AND RECREATION BOARD**  
**City Hall, 385 S Goliad, Rockwall, TX 75087**  
**Tuesday, May 7, 2024**  
**6:00 PM**

**Call To Order**

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

**Open Forum**

Vice-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, Jason Alvarado then closed the Open Forum.

**Discuss and consider minutes from the April 2, 2024 Park Board Meeting and take any action necessary.**

The minutes from the April 2, 2024 Park Board meeting were provided to The Board for their review. Fowler made a motion to approve the minutes. Hasenyager seconded the motion which passed by a vote of 6-0 (Johnson absent).

**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**

Mr. Sales stated that this replat is located in Park District 8. The cash-in-lieu of land fees are \$591.30 per lot and the pro-rata equipment fees are \$554.94 per lot with a total of 1 lot being \$1,146.24. Alvarado made a motion to accept the replat with fees totaling \$1,146.24. Harris 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 4<sup>th</sup> day of June 2024.

\_\_\_\_\_  
Kevin Johnson, Park Board Chairman

ATTEST:

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



**CITY OF ROCKWALL, TEXAS  
MEMORANDUM**

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**TO: Park Board**

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

**DATE: June 4, 2024**

**SUBJECT: P2024-020 FINAL PLAT 628 CORNELIUS RD**

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**SUMMARY: P2024-020**

DISCUSS AND CONSIDER A REQUEST BY BARBARA LEE FOR THE APPROVAL OF A FINAL PLAT FOR LOTS 1, 2, 3, & 4, BLOCK A, LEE ACRES ADDITION BEING A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED AGRICULTURAL (AG) DISTRICT, ADDRESSED AS 628 CORNELIUS ROAD, AND TAKE ANY ACTION NECESSARY.

**STAFF NOTES & RECOMMENDATIONS:**

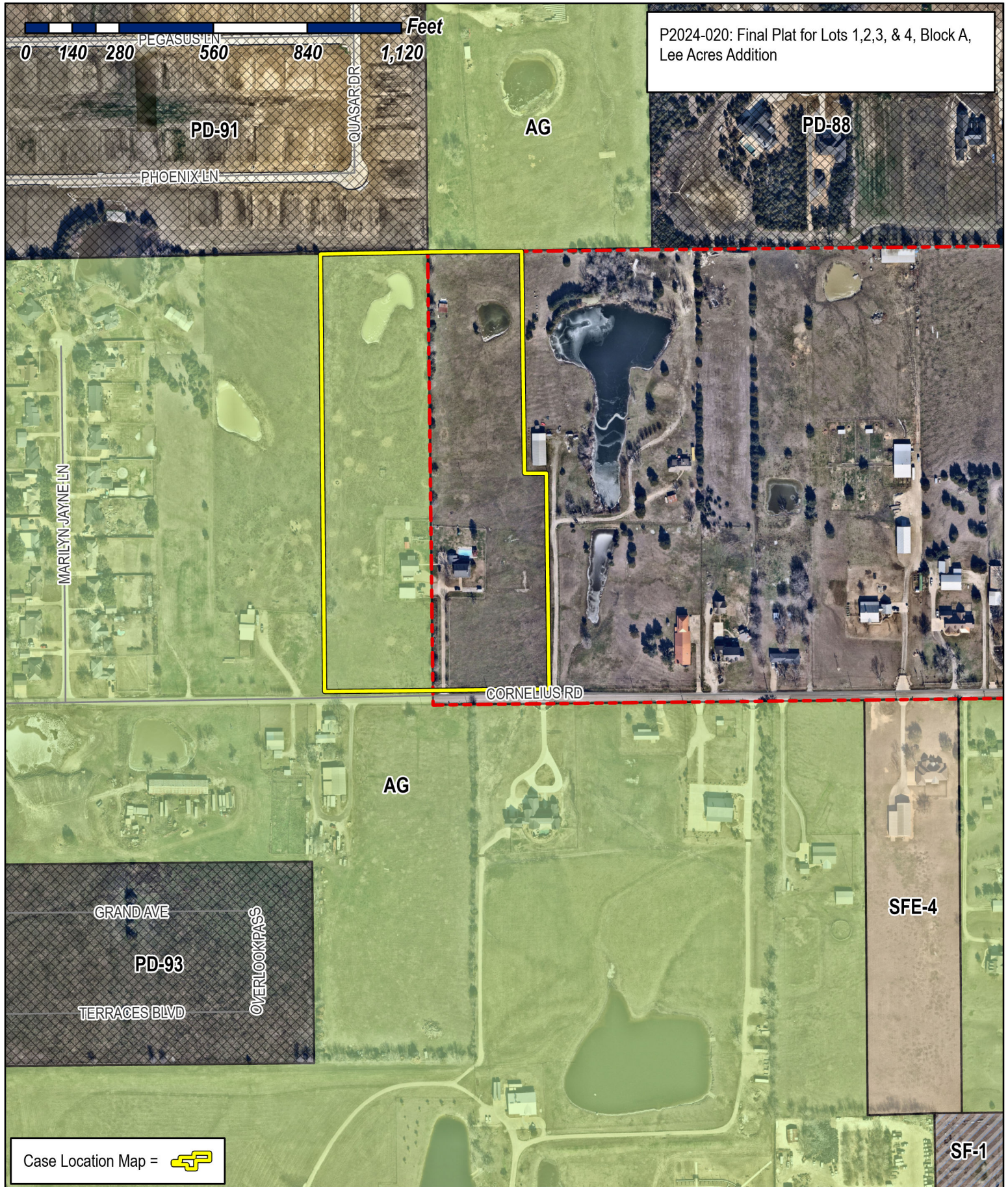
**P2024-020**

PARK DISTRICT 8

CASH IN LIEU OF LAND: \$710.99 X 2 LOTS = \$1,421.98

PRO RATA EQUIPMENT FEE: \$664.82 X 2 LOTS = \$1,329.64

TOTAL PER LOTS = \$1,375.81 X 2 LOTS = \$2,751.62



Case Location Map = 

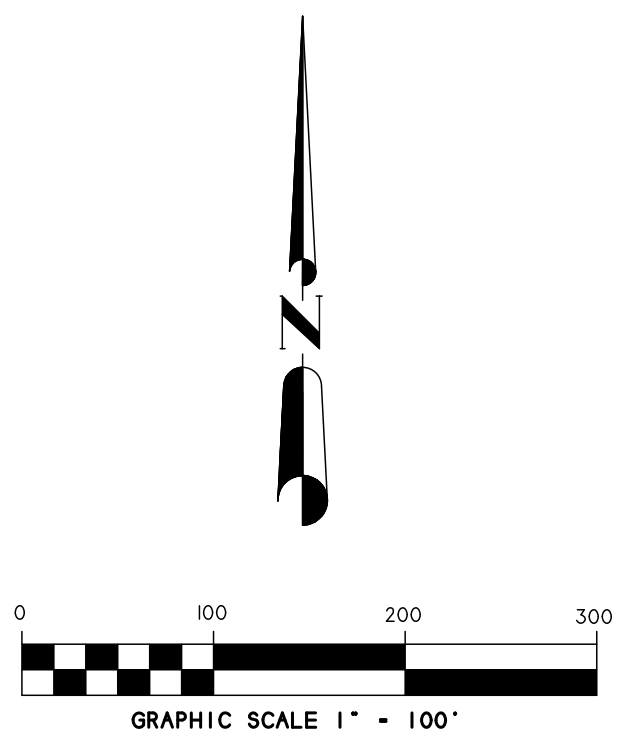
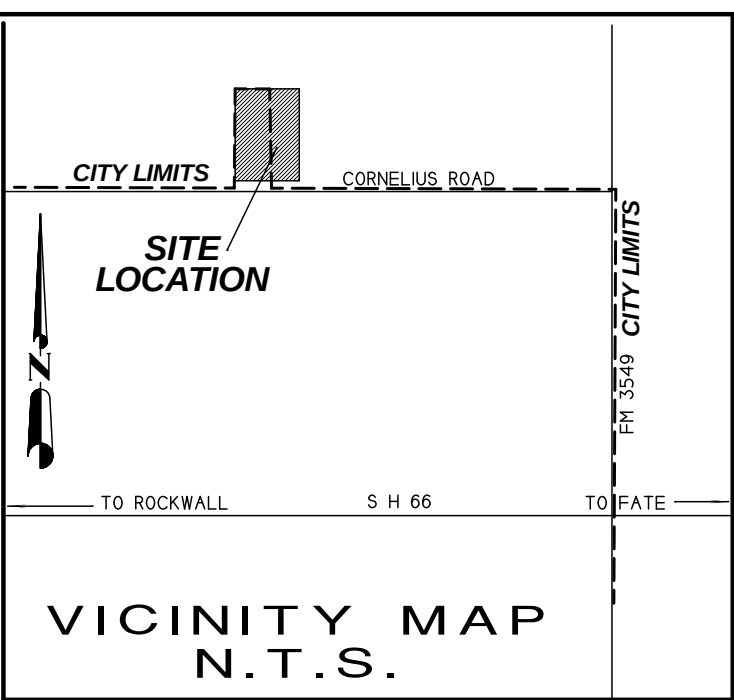


## City of Rockwall

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





OWNERS:  
JAMES H. LEE  
BARBARA LEE  
RONNY M. PEWITT  
JENNIFER L. PEWITT  
628 CORNELIUS ROAD  
ROCKWALL, TEXAS 75087

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE [tracy@hdfetty.com](mailto:tracy@hdfetty.com)

SHEET 1 OF 2

### SYMBOL LEGEND

|                                                                                                                             |                                                                                                                  |                                                                                                               |                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <br>TV<br>TELEVISION<br>CABLE RISER    | <br>GAS<br>GAS METER        | <br>PHONE<br>PHONE RISER | <br>FIRE<br>FIRE HYDRANT     |
| <br>ELEC<br>ELECTRIC<br>METER          | <br>ELEC<br>ELECTRIC<br>BOX | <br>WM<br>WATER<br>METER | <br>LP<br>LIGHT<br>POLE      |
| <br>SUBURBS<br>SUBURBS<br>JUNCTION BOX |                                                                                                                  |                                                                                                               |                                                                                                                   |
| <br>FENCE                              | <br>EASEMENT<br>LINE        |                                                                                                               | <br>A/C<br>AIR COND.<br>UNIT |
| <br>PROPERTY<br>LINES                  |                                                                                                                  | <br>PROPANE<br>TANK      |                                                                                                                   |

SURVEY DATE FEBRUARY 19, 2024  
SCALE 1" = 100' FILE # 2024/992020-FP  
CLIENT LEE

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, JAMES H. LEE, BARBARA P. LEE, RONNY M. PEWITT & JENNIFER L. PEWITT, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being all of a 10.00 acres tract of land as described in a Warranty deed to James H. Lee and Barbara P. Lee, as recorded in Document no. 2017000015627 of the Official Public Records of Rockwall County, Texas; and also all of that 9.58 acres tract of land as described in a Warranty deed to Ronny M. Pewitt and Jennifer L. Pewitt, as recorded in Document no. 2021000003975 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the southwest corner of said 10.00 acres Lee tract and being the southeast corner of a 10.00 acres tract of land as described in a Warranty deed to Hallie B. Fleming, as recorded in Document no. 20230000018892 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing along the west line of said 10.00 acres Lee tract for a total distance of 1329.65 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 1/2" iron rod found at fence post for corner at the northeast corner of said Lee tract and northwest corner of Pewitt tract;

THENCE N. 89 deg. 43 min. 03 sec. E. a distance of 278.28 feet to a 1/2" iron rod found for corner at the northeast corner of Pewitt tract;

THENCE S. 00 deg. 12 min. 58 sec. E. a distance of 666.17 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 89 deg. 35 min. 35 sec. E. a distance of 65.16 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 00 deg. 13 min. 47 sec. E. at 645.13 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 665.17 feet to a point in the center of Cornelius Road and being the southeast corner of said Pewitt tract;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 674.27 feet to the POINT OF BEGINNING and containing 852,112 square feet or 19.56 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOTS 1, 2, 3 & 4 BLOCK A, LEE ACRES ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, have been notified and signed this plat.

WeI understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 th eir 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, maint aining, 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.
- 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.
- The developer, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the Street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

JAMES H. LEE

BARBARA P. LEE

RONNY M. PEWITT

JENNIFER L. PEWITT

STATE OF TEXAS  
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the \_\_\_\_ day of \_\_\_\_\_, 2024 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Frank New  
Rockwall County Judge

ATTEST:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared JAMES H. LEE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared BARBARA P. LEE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared RONNY M. PEWITT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared JENNIFER L. PEWITT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT  
LOTS 1, 2, 3 & 4, BLOCK A  
LEE ACRES ADDITION  
4 LOTS  
BEING 19.56 ACRES OR 852,112 S.F.  
TRACTS 5 AND 22-01 IN THE  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNERS:  
JAMES H. LEE  
BARBARA LEE  
RONNY M. PEWITT  
JENNIFER L. PEWITT  
628 CORNELIUS ROAD  
ROCKWALL, TEXAS 75087

| SYMBOL LEGEND |          |             |     |     |                        |                         |             |              |            |                       |                       |
|---------------|----------|-------------|-----|-----|------------------------|-------------------------|-------------|--------------|------------|-----------------------|-----------------------|
| TV            | OVIS     | TEL         | PH  | PO  | TELEVISION CABLE RISER | GAS METER               | PHONE RISER | FIRE HYDRANT | POWER POLE | IRF                   | IRON ROD FOUND CORNER |
| ELEC          | ELEC BOX | WATER METER | LP  | PRO | ELECTRIC METER         | SUBSURFACE JUNCTION BOX | WATER METER | LIGHT POLE   | PRO        | IRON ROD FOUND CORNER | PROPANE TANK          |
| —M—           | —E—      | —P—         | —L— | —C— | —M—                    | —E—                     | —P—         | —L—          | —C—        | —M—                   | —E—                   |
| FENCE         |          |             |     |     |                        |                         |             |              |            |                       |                       |
| EASEMENT LINE |          |             |     |     |                        |                         |             |              |            |                       |                       |
| PROPERTY LINE |          |             |     |     |                        |                         |             |              |            |                       |                       |

SURVEY DATE FEBRUARY 19, 2024  
SCALE 1" = 100' FILE # 2024/992020-FP  
CLIENT LEE

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2024-