



ROCKWALL PARKS & RECREATION BOARD REGULAR MEETING

Tuesday, October 3, 2023 - 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 approval of the minutes from the Sept. 6, 2023 Parks & Recreation Board Meeting, and take any action necessary.
2. **(P2023-029)** Discuss and consider the approval of a final plat addressed as 626 Culls Rd 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.

1. Parks & Rec. Monthly Report - August 2023

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 29th day of Sept., 2023 at 4:45 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
Wednesday, September 6, 2023
6:00 PM

Call To Order

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

Open Forum

Chairman Kevin 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, Johnson then closed the Open Forum.

Discuss and consider minutes from the June 6, 2023, 2023 Park Board Meeting and take any action necessary.

The minutes from the June 6, 2023 Park Board meeting were provided to the Board for their review. Hasenyager made a motion to approve the minutes. Wimpee seconded the motion which passed unanimously.

Discuss naming the 50 acres of land donated park development by the Klutts Family as the Ben A. Klutts Sr. Park and take any action necessary.

Mr. Sales very explained that Ben A Klutts Sr was a prominent businessman on the downtown square in the ownership of Klutts Motor Company and Rockwall Tractor Company. He served 2 terms as Mayor, City of Rockwall over a span of 12 years from 1949 to 1965. He was an honorary member and Paul Harris Fellow of Rockwall Rotary Noon Club having missed only one meeting in the fifty years of membership.

Kreuger made a recommendation to City Council to name the 50 acres of land donated as Ben A. Klutts Sr. Park. Hasenyager seconded the motion which passed by a vote of 6-0 (Fowler absent).

Discuss and consider Umpire Zero Tolerance Policy and take any action necessary.

Mr. Sales shared the zero tolerance umpire policy and explained how the zero tolerance policy works in regards to umpires. Johnson made a motion to make a recommendation to City Council to approve the Zero Tolerance Umpire Policy, Alvarado 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 6:43 p.m.

47 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
48 TEXAS, this 3rd day of October 2023.

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50 Kevin Johnson, Park Board Chairman

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52 ATTEST:

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54 Wendy Young, Administrative Assistant
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**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: OCTOBER 6, 2023

SUBJECT: P2023-029

SUMMARY: P2023-029

DISCUSS AND CONSIDER A REQUEST BY DAKOTA AND CLAIRE BREWER FOR THE APPROVAL OF A FINAL PLAT FOR LOTS 1-3, BLOCK A, BREWER BEND ADDITION BEING A 5.41-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-2 AND A PORTION OF TRACT 4-06, OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT, ADDRESSED AS 626 CULLINS ROAD, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

PARK DISTRICT 13

CASH IN LIEU OF LAND: \$956.52 X 2 LOTS = \$1,913.04

PRO RATA EQUIPMENT FEE: \$897.70 X 2 LOTS = \$1,795.40

TOTAL PER LOT X LOTS: \$1,854.22 X 2 LOTS = \$3,708.44



Case Location Map = 



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.



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0110 L 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."
- 4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.

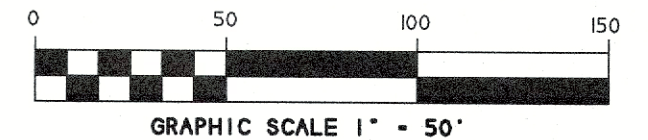
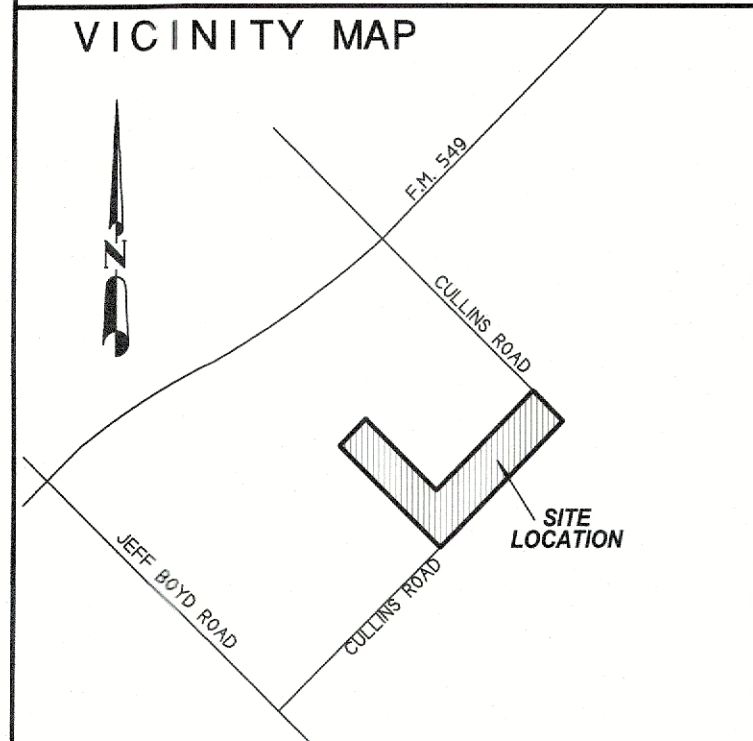
27.87 ACRES
WILKIE HUGH BOYD
V. 4804, PG. 254

3.00 ACRES
LESLIE HOPE
DARYL HOPE
DOC#2016000016212
O.P.R.R.C.T.

3.00 ACRES
JORGE ABREU
TAHSA ABREU
DOC#20210000014188
O.P.R.R.C.T.

REMAINDER OF
TONY POPE
KAREN POPE
V. 7050, PG. 91

VICINITY MAP



FINAL PLAT
BREWER BEND ADDITION
LOTS 1-3, BLOCK A

5.41 ACRES 235,559 S.F.
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
DAKOTA BREWER
CLAIRE BREWER
AUSTEN BREWER
SARA BREWER
626 CULLINS ROAD
ROCKWALL, TEXAS 75087

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

SHEET 1 OF 2

SYMBOL LEGEND			
⊙	TV	⊙	WATER
⊙	CABLE	⊙	WATER
⊙	WATER	⊙	WATER
⊙	WATER	⊙	WATER
⊙	WATER	⊙	WATER
⊙	WATER	⊙	WATER
⊙	WATER	⊙	WATER
⊙	WATER	⊙	WATER
⊙	WATER	⊙	WATER

SURVEY DATE NOVEMBER 29, 2022
SCALE 1" = 50'
CLIENT BREWER

CITY CASE P2023-

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

WHEREAS DAKOTA BREWER & CLAIRE BREWER and AUSTEN BREWER & SARA BREWER, 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 W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from Erin Pope to Tony Pope and Karen Pope, dated June 14, 1994 and being recorded in Volume 915, Page 141 of the Real Property Records of Rockwall County, Texas, and being part of a 90 acre tract as recorded in Volume 67, Page 417, Deed Records, Rockwall County, Texas, and being a part of a 23.429 acres tract of land as described in a Warranty deed from Erin Pope to Tony Pope and Karen Pope, dated December 15, 2012 and being recorded in Volume 7050, Page 91 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for corner at the intersection of a turn in Cullins Road, said point being at the east most corner of said Pope tract and 90 acres tract of land;

THENCE S. 44 deg. 16 min. 14 sec. W. along the center of Cullins Road and southeast boundary of said Pope tract and 90 acres tract, a distance of 626.49 feet to a 1/2" iron rod found for corner;

THENCE S. 43 deg. 43 min. 03 sec. W. along the pavement of Cullins Road and southeast boundary of said Pope 23.429 acres tract, a distance of 161.97 feet to a Mag Nail set for corner;

THENCE N. 45 deg. 00 min. 00 sec. W. at 28.5 feet pass a 1/2" iron rod set for witness and continuing for a total distance of 647.33 feet to a 1/2" iron rod set for corner in the northwest boundary line of said Pope 23.429 acres tract of land;

THENCE N. 44 deg. 14 min. 20 sec. E. along the northwest boundary of Pope 23.429 acres tract, a distance of 162.29 feet to a 1/2" iron rod found for corner at the north most corner of Pope 23.429 acres tract of land;

THENCE S. 44 deg. 58 min. 59 sec. E. a distance of 437.15 feet to a 1/2" iron rod found for corner at the west corner of said 3.00 acres tract;

THENCE N. 44 deg. 16 min. 14 sec. E. at 600.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 626.21 feet to a point for corner in Cullins Road;

THENCE S. 45 deg. 01 min. 11 sec. E. along the center of Cullins Road, a distance of 208.71 feet to the POINT OF BEGINNING and containing 235,559 square feet or 5.41 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as BREWER BEND ADDITION, LOTS 1-3, BLOCK A, 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 BREWER BEND ADDITION, LOTS 1-3, BLOCK A, have been notified and signed this plat.

We 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:

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.

6. 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 Rockwall 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, storm 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 progress 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.

DAKOTA BREWER
CLAIRE BREWER

AUSTEN BREWER
SARA BREWER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAKOTA BREWER 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, the undersigned authority, on this day personally appeared AUSTEN BREWER 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, the undersigned authority, on this day personally appeared CLAIRE BREWER 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, the undersigned authority, on this day personally appeared SARAH BREWER 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 BREWER BEND ADDITION, LOTS 1-3, BLOCK A, 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

BREWER BEND ADDITION
LOTS 1-3, BLOCK A

5.41 ACRES 235,559 S.F.

W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
DAKOTA BREWER
CLAIRE BREWER
AUSTEN BREWER
SARA BREWER
626 CULLINS ROAD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND											
TV	GAS	FE	FI	FP	TELEPHONE	WATER	WIRE	HYDRANT	POLE	SPARK	POLE
CABLE	METER	WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE
WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE	POLE	POLE
WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE	POLE	POLE
WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE	POLE	POLE
WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE	POLE	POLE
WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE	POLE	POLE
WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE	POLE	POLE
WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE	POLE	POLE
WATER	WIRE	HYDRANT	POLE	SPARK	POLE	POLE	POLE	POLE	POLE	POLE	POLE

SURVEY DATE NOVEMBER 29, 2022
SCALE 1" = 50' FILE # 20220159-FP
CLIENT BREWER

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 P2023-



Monthly Report August 2023

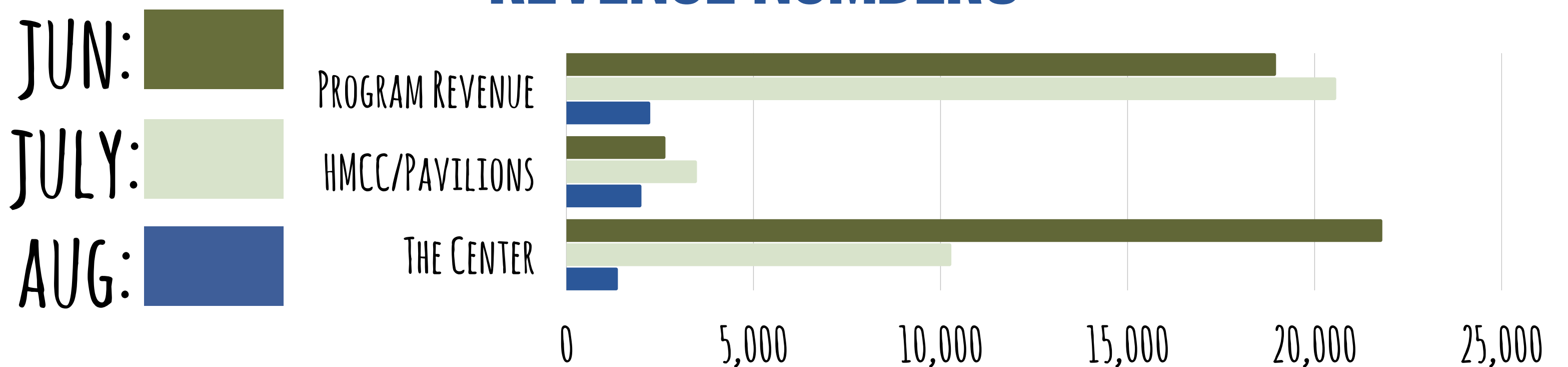
SENIOR TRIP TO MOVIES
8 ATTENDEES

SENIOR LUNCHEON
70 ATTENDEES

RBSL FALL SEASON START
1022 PLAYERS



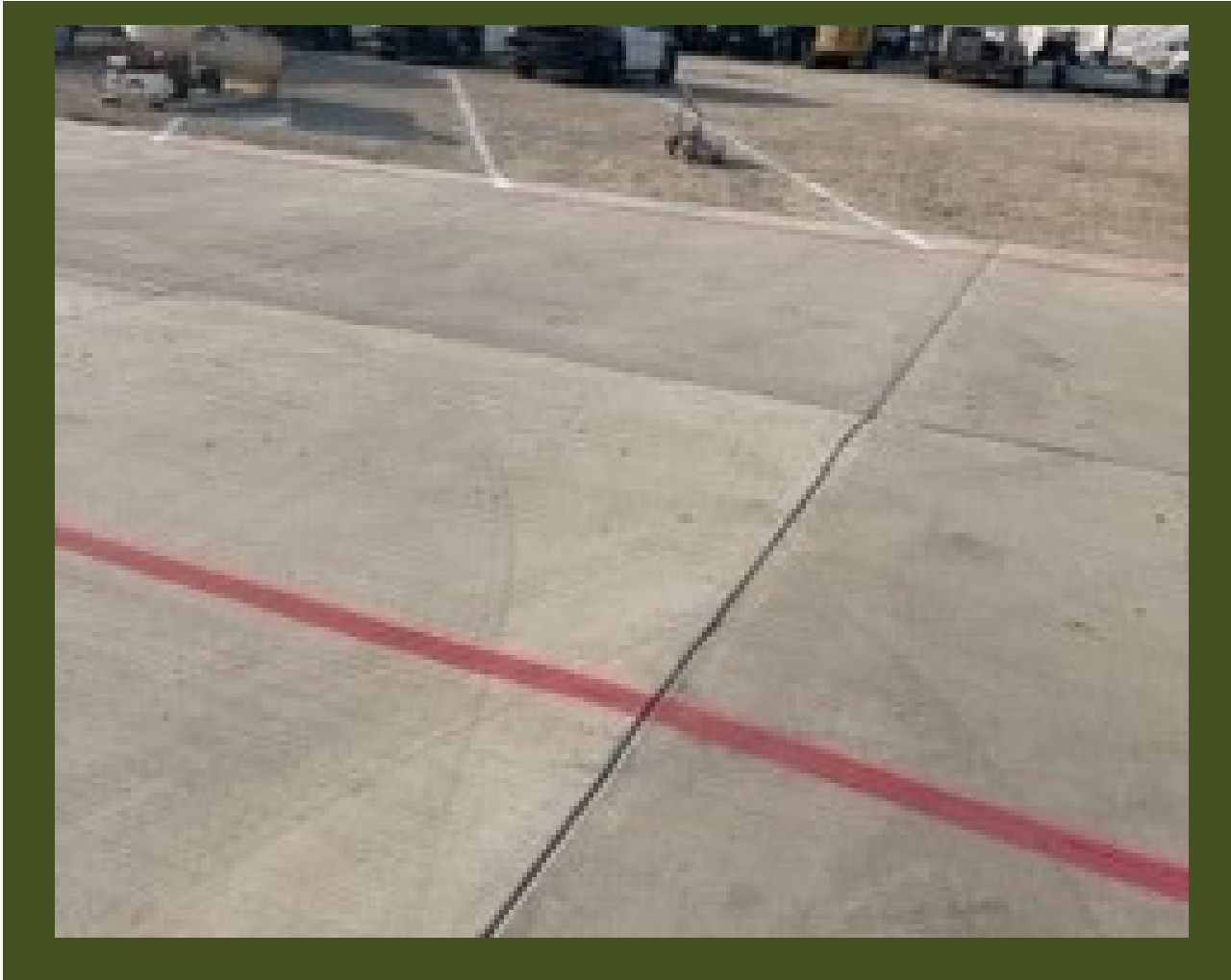
REVENUE NUMBERS



Upcoming:

Rib Rub Run & Roll	October 7, 2023
Harmony at The Harbor	Begins October 12, 2023
Halloween at The Harbor	October 28, 2023

PARKS PROJECT UPDATE–AUGUST 2023



PARKS BUILDING PAINTING
PARKING



DISC GOLF FLAG REPAIR



SHOP GATE REPAIR



THE HARBOR PARKING DIRT CLEAN UP

Other Projects

SOCKET AND DRAIN REPAIR AT TUTTLE CONCESSIONS

CARUTH CLEAN UP