

1
2
3
4
5
6

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, November 1, 2016
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Vice Chairman
9 Bob Lewis with the following Board Members present: Charles Johnson, Jeremy
10 Standifer, Wayne Larson and Ray Harton. Brad Bassett and Larry Denny were absent.
11 Also present were Parks and Recreation Manager Andy Hesser and Administrative
12 Secretary, Wendy Young.
13

14 **Consider approval of the minutes from the September 7, 2016 Park Board meeting**
15 **and take any action necessary.**

16 The minutes from the August 2, 2016 Park Board meeting were provided to the Board for
17 their review and approval. Board Member Johnson made a motion to approve the
18 minutes. Harton seconded the motion which passed by a vote of 5-0.
19

20 **Open Forum**

21 Vice Chairman Lewis explained how Open Forum is conducted and asked if anyone in
22 the audience would like to come forth and speak during this time. There being no one
23 wishing to speak, Vice Chairman Lewis then closed the Open Forum.
24

25 **Discuss and consider approval of a Final Plat for Ridgecrest subdivision, Blk A lot**
26 **1&2 and take any action necessary.**

27 Mr. Hesser indicated that this subdivision is located north of Airport Rd. and west of FM
28 3549. It proposes 45 lots on 28.841 acres located within park district 10. At the June Park
29 Board meeting, John Arnold of Skorburg Company presented the Ridgecrest preliminary
30 plat. Skorburg proposed to dedicate approximately 6 acres of park land with the
31 exception of the detention pond. Park Board voted to accept their proposal. The final
32 plat has been submitted for approval. The final plat shows the previously proposed park
33 land now as open space/detention to be maintained by HOA. Since the detention pond
34 shown on the final plat is larger than initially proposed, the land remaining would not be
35 substantial enough to constitute a City maintained neighborhood park. For this reason,
36 staff asks Park Board to consider approval of the final plat as presented. Essentially there
37 would be no public park land dedication associated with this plat. After a brief
38 discussion Board Member Johnson made a motion to accept the final plat, Board Member
39 Harton seconded the motion which passed unanimously.
40

41 **Discuss and consider approval of a Site Plan for the Ridgecrest subdivision and take**
42 **any action necessary**

43 Mr. Hesser explained the Ridgecrest site plan proposes that the developer would provide
44 private amenities within the open space/detention area to serve the 45 new homes.
45 District 10 does not currently have a neighborhood designated and does not appear to
46 have the potential for one in the future unless a major redevelopment of existing land

47 occurs. The pro-rata equipment fees for this district are \$1204 per lot for 45 lots and total
48 \$54,180. The cash-in-lieu of land fees are \$933 per lot and would total \$41,985. Staff
49 requests that Park Board consider allowing the developer to utilize the total fees required
50 of \$96,165 to provide and install amenities in the open space parcel to be maintained by
51 the HOA. Amenities provide would be required to be equal to or greater than \$96,165
52 contingent on final review and approval by City staff. The developer proposes to install
53 8' concrete trail, some sort of shade structure, park bench and waste receptacle. Board
54 Member Standifer stated that he likes the trail aspect but that it does not connect to
55 anything. There was some discussion regarding possibly putting another structure in
56 place of the pergola. Vice Chairman Lewis made a motion to allow the developer to
57 utilize the total fees of \$96,165 to provide and install amenities in the open space parcel
58 to be maintained by the HOA contingent upon the developer returning with other amenity
59 options for Staff approval. Board Member Harton seconded the motion which passed
60 unanimously.

61

62 **Discuss and consider approval of Breezy Hill Phase Phase VII Final Plat and take**
63 **any action necessary**

64 Mr. Hesser explained Breezy Hill Phase VII proposes 10 lots and is located north of FM
65 552 on the northeast edge of John King Blvd and is in park district 7. The designated
66 neighborhood park will be served by the Park at Breezy Hill which is currently in design.
67 The developer has met and exceeded the minimum park land dedication requirements.
68 The pro-rata equipment fees for this district are \$215 per lot for a total of \$2,150. Phase
69 VII is adjacent to John King Blvd and is therefore required to meet the trail plan by
70 installing a 10' concrete trail. Staff asks Park Board to consider accepting the pro-rata
71 equipment fees as well as the 10' concrete to connect to existing trail constructed in
72 previous phases.

73

74 **Discuss and consider staff reports and take any action necessary**

75 Mr. Hesser briefly went over parks and recreation updates.

76

77 **Adjournment**

78 There being no further business to come before the Board at this time, the meeting was
79 adjourned at 6:46 p.m.

80


81 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF
82 ROCKWALL, TEXAS, this 6th day of December 2016.

83

84

85

86



Brad Bassett
Chairman, Park Board

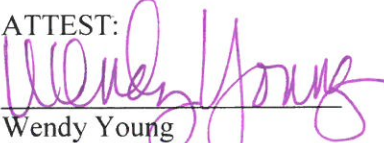
87

88

89

90

91

ATTEST:


Wendy Young
Administrative Secretary