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**MINUTES**  
**PARKS AND RECREATION BOARD**  
City Hall, 385 S Goliad, Rockwall, TX 75087  
Tuesday, April 7, 2026  
6:00 PM

**Call To Order**

The meeting was called to order in the Council Chambers at 6:00pm by Amanda Fowler with the following Board Members present: Vincent Harris, Marcia Hasenyager, Glenn Taft, Jenny Krueger and Michael McEwen. Jake Wimpee was absent. Also present was Director of Parks & Recreation, Travis Sales, Parks Superintendent Brian Sartain, Administrative Assistant, Wendy Young and Recreation Superintendent, Cory Dentler.

**Open Forum**

Chairman A. Fowler 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, Fowler then closed the Open Forum.

**Discuss and consider the minutes from the March 3, 2026 Park Board Meeting and take any action necessary.**

Krueger made a motion to approve the minutes. Hasenyager seconded the motion which passed unanimously.

**Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a preliminary plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single family residential lots on a 14.995 acre tract of land identified as Tract 1-03 of the P.B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for single family 10 (SF-10) district land uses, situated within SH205 bypass overlay (SH205 by OV) district, generally located northeast of the intersection of Featherstone Drive and John King Blvd and take any action necessary.**

Mr. Sales explained that this preliminary plat, the Parks and Recreation Board will be assessing Cash in Lieu of Land Fees and Pro-Rata Equipment Fees for the 26 lots being proposed for Phase 3 of Saddle Star South. The fees to be assessed are as follows: [1] Cash in Lieu of Land Fees of \$1,319.66 (i.e. \$1,319.66 x 26 lots = \$36,183.16 [2] Pro-Rata Equipment Fees of \$1,085.53 (i.e. \$1,085.53 x 26 lots = \$28,233.78). The total fees assessed will be \$64,406.94. The applicant is electing to pay all Park Land Dedication Fees. In this case, the subject property is situated within Park District 6, which currently has a neighborhood park. Based on this, staff recommends the Fees be utilized to develop additional parks and / or install additional amenities in Park District 6. Hasenyager made a motion to make a recommendation to City Council to accept the preliminary plat for Phase 3 of Saddle Star South subdivision with fees totaling \$64,406.94. Harris seconded the motion which passed unanimously.

46 **Discuss and consider a request by Chase Finch of Corwin Engineering, Inc on behalf**  
47 **of John Arnold of Erwin Farms SF, LTD for the approval of a final plat for Erwin**  
48 **Farms Subdivision consisting of 123 residential lots on a 98.198 acre tract of land**  
49 **identified as a portion of Tract 4 of the JM Gass Survey, Abstract No 88, City of**  
50 **Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-**  
51 **104) for single family 10 (SF-10) district land uses, generally located on the southside**  
52 **of North Country Lane east of the intersection of North Country Lane and FM1141**  
53 **and take any action necessary.**

54 For this final plat the Parks and Recreation Board will be assessing Cash in Lieu of Land  
55 Fees and Pro-Rata Equipment Fees for the 123 lots being proposed for Erwin Farms  
56 Subdivision. The fees to be assessed are as follows: [1] Cash in Lieu of Land of \$1,817.70  
57 (i.e. \$1,817.70 x 123 lots = \$223,577.10) [2] Pro-Rata Equipment Fees of \$1,495.20 (i.e.  
58 \$1,495.20 x 123 lots = \$183,909.60). The total fees assessed will be \$407,486.70. The  
59 applicant is electing to pay all Park Land Dedication Fees. In this case, the subject property  
60 is situated within Park District 26, which currently has 50 acres for a future community  
61 park (i.e. Alma Williams Park). Based on this, staff recommends the Fees be utilized to  
62 develop this 50-acre tract of land currently under a park master plan review in the park  
63 district. Fowler made a motion to make a recommendation to Council to accept the final  
64 plat for Erwin Farms Subdivision with fees totaling \$407,486.70, fees being utilized to  
65 develop 50acre park. McEwen seconded the motion which passed by a vote of 6-0  
66 (Wimpee absent).

67  
68 **Discuss and consider a request by Chase Finch of Corwin Engineering, Inc on behalf**  
69 **of John Arnold of Erwin Farms SF, LTD for the approval of a site plan for Erwin**  
70 **Farms Subdivision consisting of 123 residential lots on a 98.198 acre tract of land**  
71 **identified as a portion of Tract 4 of the JM Gass Survey, Abstract No 88, City of**  
72 **Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-**  
73 **104) for single family 10 (SF-10) district land uses, generally located on the southside**  
74 **of North Country Lane east of the intersection of North Country Lane and FM1141**  
75 **and take any action necessary.**

76 In this case, the plan submitted by the applicant shows the location of the proposed trails  
77 and a private park that will be maintained by the Homeowners Association (HOA). A  
78 review regarding the trails and open spaces, staff finds that the trail system and sidewalk -  
79 which will range in size from five (5) for sidewalks to eight (8) feet for trails will provide  
80 excellent connectivity throughout the neighborhood and connect both the private park,  
81 open spaces, and future regional park (Alma Williams Park) which is located directly west  
82 of the subject property. The proposed private park also provides sufficient pedestrian  
83 amenity by providing tables and seating areas for those using the trails. Based on this, staff  
84 recommends approval of the trail and sidewalk locations subject to the following  
85 conditions of approval:

- 86  
87 (1) Ensure that the playground is built and installed per IPEMA (International Playground  
88 Equipment Manufacturer Association Standards).  
89 (2) All internal trails and tails along North Country Lane and Clem Road shall be a  
90 minimum of eight (8) feet in size.

91 (3) Meander the trail system along North Country Lane and Clem Road through the  
92 landscape versus straight along roadway.  
93 Harris made a motion to make a recommendation to Council to accept the site plan for  
94 Erwin Farms. Taft seconded the motion which passed unanimously.  
95

96 **Discuss and consider park amenities with Freese & Nichols and provide feedback for**  
97 **future park development and a recommendation to City Council on Master Plan**  
98 **A&B concepts and take any action necessary.**

99 David Buchanan with Freese & Nichols came forth and presented a power point showing  
100 the progress and concepts for future park developments. After a brief discussion,  
101 Taft made a motion to make a recommendation to City Council to accept the proposed  
102 Master Plan. Fowler seconded the motion which passed unanimously.  
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105 **Adjournment**

106 There being no further business to come before the Board at this time, the meeting was  
107 adjourned at 7:40 p.m.  
108

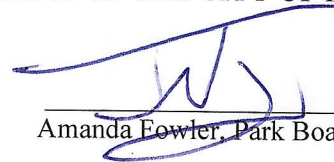
109 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,  
110 TEXAS, this 5<sup>th</sup> day of May 2026.

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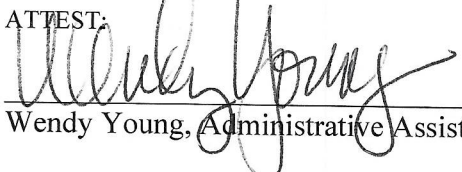
  
Amanda Fowler, Park Board Chairman

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ATTEST:  
  
Wendy Young, Administrative Assistant