

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, June 3, 2025
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, Amanda Fowler, Marcia Hasenyager, Michael McEwen, Jenny Krueger and Jake Wimpee. Jason Alvarado was absent. Also present was Director of Parks & Recreation, Travis Sales, Parks Superintendent Brian Sartain, Recreation Superintendent and Administrative Assistant Wendy Young.

Open Forum

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 May 6, 2025 Park Board Meeting and take any action necessary.

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

P2025-016 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a preliminary plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198 acre tract of land identified as a portion of Tract 4 of the J.M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Planned Development District 104 (PD-104) [Ordinance No. 25-15] for Single Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM1141 and take any action necessary.

Mr. Sales stated that The Erwin Farms Subdivision was approved by the City Council as Planned Development District 104 (PD-104) on April 7, 2025 and will consist of 122 single-family residential lots on 98.198-acres of land. The proposed subdivision will have one (1) phase and will not incorporate a public park. On May 16, 2025, the property owner John Arnold of Erwin Farms SF, LTD -- submitted a Preliminary Plat for all 122 residential lots. The property is identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and is generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141. For this Preliminary Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and Cash-In-Lieu of Land Fees for the 122 lots that make up the Erwin Farms Subdivision. The fees to be assessed are as follows: [1] Cash-In-Lieu of Land Fees of \$214,605.32 (i.e. \$1759.06 x 122 lots = \$214,605.32), and [2] Pro-Rata Equipment Fees of \$183,390.40 (i.e. \$1503.20 x 122 lots = \$183,390.40). The total fees assessed will be \$397,995.72. Krueger made a motion to approve the Erwin Farms preliminary plat with

47 fees totaling \$397,995.72. Wimpee seconded the motion which passed by a vote of 6-0
48 (Alvarado absent).

49
50 **P2025-018 Discuss and consider a request by Chase Finch of Corwin Engineering,**
51 **Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a master**
52 **plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198 acre**
53 **tract of land identified as a portion of Tract 4 of the J.M. Gass Survey, Abstract No.**
54 **88, City of Rockwall, Rockwall County, Texas zoned Planned Development District**
55 **104 (PD-104) [Ordinance No. 25-15] for Single Family 10 (SF-10) District land uses,**
56 **generally located on the southside of North Country Lane east of the intersection of**
57 **North Country Lane and FM1141 and take any action necessary.**

58 The Erwin Farms Subdivision was approved by the City Council as Planned Development
59 District 104 (PD-104) on April 7, 2025 and will consist of 122 single-family residential
60 lots on 98.198-acres of land. The proposed subdivision will have one (1) phase and will
61 not incorporate a public park. On May 16, 2025, the property owner -- John Arnold of
62 Erwin Farms SF, LTD -- submitted a Master Plat for all 122 residential lots. The property
63 is identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of
64 Rockwall, Rockwall County, Texas, and is generally located on the southside of North
65 Country Lane east of the intersection of North Country Lane and FM-1141. In this case,
66 the proposed Master Plat shows that the development will be completed in one (1) phase,
67 and that all trails and amenities will be provided in the first phase of the development. The
68 proposed amenities will be private and include a pavilion and two (2) sports courts (i.e.
69 pickleball courts). In addition, an eight (8) foot trail system will be constructed that
70 provides connectivity through the development. Based on the fact that this development
71 will [1] be completed in a single phase, [2] will incorporate private amenities, and [3] will
72 incorporate an interconnected trail system that connects to the greater trail system, staff has
73 no additional recommendations and recommends approval of the Master Plat and Parks
74 and Open Space Plan; however, the proposed fencing for the sports court shall adhere to
75 the requirements of the Unified Development Code (UDC). Krueger made a motion to
76 approve the master plat and the parks open space plan for Erwin Farms Subdivision.
77 Hasenyager seconded the motion which passed by a vote of 6-0 (Alvarado absent).

78
79 **Discuss and consider a request for Prestige Water Sports of Dallas to enter into a**
80 **concession agreement with City of Dallas and City of Rockwall for boat rentals on**
81 **Lake Ray Hubbard from privately installed dock at The Harbor and take any action**
82 **necessary.**

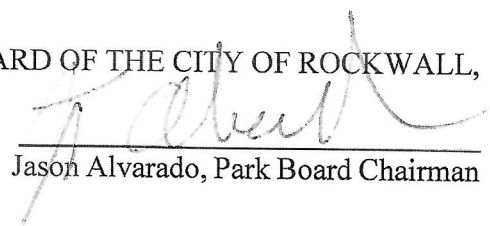
83 Mr. Sales explained that this item is a request for private business to enter into a concession
84 agreement with City of Dallas and City of Rockwall for boat rentals on Lake Ray Hubbard
85 off privately installed dock at The Harbor. The Parks and Recreation Department Staff
86 would like feedback on how this operation would be beneficial to the City of Rockwall and
87 City of Dallas and a motion for City Council. Josh Williams with Prestige Water Sports
88 came forth and presented a power point showing his operations and business plan. After
89 some discussion, Harris made a motion to table Prestige Water Sports of Dallas request to
90 operate at The Harbor for 90 days so that City of Rockwall can consult with City of Dallas
91 and Mr. Williams consulting with an engineer and producing engineering plans as well as
92 depth and safety requirement plans. During this time, Prestige Water Sports will cease

93 operations on Lake Ray Hubbard (at The Harbor docks and any public boat ramps).
94 McEwen seconded the motion which passed unanimously.

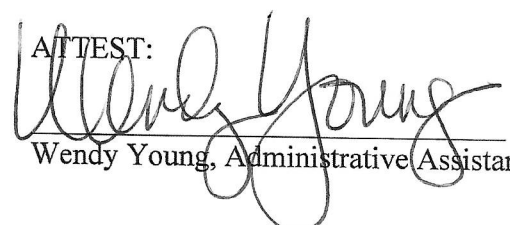
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96 **Adjournment**

97 There being no further business to come before the Board at this time, the meeting was
98 adjourned at 7:43 p.m.

99
100 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
101 TEXAS, this 5th day of August 2025.

102
103 
104 Jason Alvarado, Park Board Chairman

105 ATTEST:

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107 Wendy Young, Administrative Assistant
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