

March 19, 2025

Wednesday, 6:00 p.m.

I. Call to order TIME: 6:00p

II. Roll Call

Present:

Adriana Arrington- Calk, President
Nicol Schrinier, Vice President
Alli Welch, Secretary
Kyle McVay- Member
Kelly Hoog - Member (Absent)
Stephen Dauphin- Alternate 1 (Sat in for Kelly)
Ben Jean- Alternate 2
Jonah Chang, Director of Parks and Recreation
David Merz, District 4 City Council Liaison

OTHERS PRESENT:

Helen Delevan- Friends of the Parks
Patrick Connor- Friends of the Parks
Scott Dixon- City Administrator
Breana Soto- Community Development Director
Pricilla Garrett- Citizen
Wayne Rodgers- Citizen

III. Citizen's comments

none

IV. Consent Agenda:

Motion: Accept minutes from last meeting.

Motion By: Kyle **2nd By:** Nicole

Vote: Yes# No# 0 Pass

V. Presentation on the current parkland features in the new subdivisions and how the UDO will affect the parkland. -Breana Soto

Discussion

Standard subdivision requires lots larger than 12,000 sq ft. and 5% of gross area dedicated as parkland. Cash payment is allowed if initiated by city with a fee of 5% of total appraised value.

Planned Unit Developments allow lot sizes smaller than 12,000 sq ft. The gross site area must include at least 20% for residential and 10% for non-residential use. Minimum requirements can be reduced by up to 25% for public parks, unimproved floodplains, or other beneficial open spaces, and an additional 25% for unique design features, with a maximum total reduction of 40%. The definition of open space is unspecified, and all plans require approval from the Planning and Zoning

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Commission and City Council.

Country Village Estates Phase 1 has no Development Agreement or Planned Unit Development (PUD). While 1.08 acres of open space is required, none was provided. Additionally, a fee was paid in lieu of open space (deposited in the Parks special projects fund).

Alsatian Oaks operates under a Development Agreement/ PUD plan. It meets the open space requirement by providing 60.01 acres, which will include an amenity center, parks, floodplain, and sidewalk paths. No trade-offs were needed, as the open space complies with the ordinance.

Flat Creek operates under a Development Agreement/ PUD plan. It exceeds the open space requirement by providing 38.25 acres instead of the required 38.08 acres. The open space includes an amenity center, parks, trails, floodplain, and sidewalk paths. Trade-offs include connections to Alsatian Oaks and a 120-foot right-of-way for the Northern Route.

Per code, amenity centers are included as items that fall under the category of parks even though they are only for resident use.

Heights of Castroville operates under a Development Agreement/ PUD plan. It provides less open space required (6.75 required). The city traded parks land for drainage improvement leaving 1.275 in green space and detention). This development will also include a pedestrian path and provide connectivity between Country Village and HWY 90. Westheim Village has required green space but no amenity on it. HOA looked into putting something there, but insurance would have been too expensive.

Possible future actions

Can't do anything about developments already in progress

Encouraged board to keep parks plan up to date for future deals

New UDO- reference Parks Master Plan in new UDO process up front; don't just put it in the appendix.

The proposed UDO is intended to protect city against rapid change. Future developments of over 80 acres must choose a development pattern (P1/ Nature or CS/ Civic) and there are parkland requirements for each. Developments of over 2.5 acres must use a traditional neighborhood development.

Stay in ETJ but don't annex to city we still have some control over parkland decisions

Currently, the county is not accepting any new roads. These must be maintained by development/ HOA.

Is currently in the parks board to move baseball/ softball fields to a new location.

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Discussion of involvement of parks board in new subdivision development committee. Due to confidentiality, city staff are preferred over parks board members as part of development committees. Parks board director would be on committee for new developments to be able to review master plan and relay desires of parks board. Additionally, council liaison would be knowledgeable about parks board and master plans. Dixon discussed possibility of adding board members as the "others" on committee.

- VI. VI. Discussion on Future Agenda Items
a. Take appropriate action on the parkland presentation.

Discussion

Board felt the presentation was helpful and very thorough. Parks Master Plan is current and revised frequently to keep parks needs up to date. This should help with park land decisions per future developments. It was noted that it is currently in the parks master plan to move baseball/ softball fields to a new location should land become available.

The board desires to be involved in new subdivision development committee. Due to confidentiality, city staff are preferred over parks board members as part of this committees. Parks board director would be on committee for new developments to be able to review master plan and relay preference of parks board. Additionally, council liaison would be knowledgeable about parks board and master plans. Mr. Dixon discussed possibility of adding board members as the "others" on committee (non-staff members).

Mr. Connor suggested the use of consider use of conservation easements as a way to increase parkland acreage.

Motion: Encourage council to update development agreement policy such that developers as part of the development approval process, sit down with the Mayor, City Council, City Staff, and a representative from a local Land Trust to consider use of conservation easements as a way to increase parklands acreage in their proposed development plans.

Motion By: Kyle **2nd By:** Stephen

Vote: Yes# 5 No# 0 Pass

- b. Review and take appropriate action on Lions Park- Softball Field renovations.

Discussion

Some sections of the fencing around the field appear salvageable, while others are leaning and require repairs or replacement. The softball field is heavily used for softball games and other practices, making its upkeep a priority. The board is committed to maintaining the park and discussed engaging volunteers or reaching out to groups that regularly use the field to assist with repairs. Additionally, there is a

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need to update the Lion's Park design and future plan to reflect improvement goals.

Future improvements for the field include the installation of lights and an irrigation system. While the field is no longer intended for single-use, having a dedicated athletic space in outfield increases its accessibility for a wider range of activities. This multi-use approach also enhances the park's appeal for potential grant opportunities.

Item tabled until next meeting to discuss figures and amount of time it would take to repair the fence as well as review and finalize Lion's Park.

VII. General Updates

- a. Friends of Castroville Regional Park General Update by FCRP Representative
Discussion (Helen Delevan)
Wednesday 26th 10am- tree dedication for Doris Uhl
Fri 28th- annual meeting and membership drive
April 12th next work session

VIII. Updates From Parks and Recreation Manager

- a. Parks & Recreation General Update by Parks & Recreation Director
Pool heaters (replacements for units 2 and 3) have been ordered and delivered and will be installed the week of 3/17.

Installation of bat boxes for Eagle Scout project was conducted 2/15 including 7-10 volunteers.

- b. Community Center Update
Construction has begun and demolition is on-going. Will update on status of pool for opening this summer as it gets closer to May.
- c. Irrigation at Regional Park
New filter ordered and will be used to water fields with non-potable water from wastewater treatment plant starting 3/20.
- d. Irrigation at Lions Park
Exploring options for reuse of splash pad water to irrigate. Additionally, repairs for splash pad the week of 3/17.
- e. Tree Planting event on 3/09/2025
188 trees and irrigation donated by a grant from Bexar Branches Alliance. Parks and Rec department covered the cost of fencing, t-posts, and watering for 3 years (amount of time needed to ensure established trees). 35 volunteers in attendance to help with planting.

Additional discussion of finalizing site plan for Lion's Park to update Master Plan and have available for grant opportunities. Discussed needing a grant writer for city and parks board.

IX. Other Updates

CASTROVILLE PARKS AND RECREATION ADVISORY BOARD REGULAR CALLED MEETING
City Hall Council Chambers Castroville, Texas

March 19, 2025

Wednesday, 6:00 p.m.

- a. Next Regular Called Meeting: April 16, 2025
Council Chamber at 6:00 p.m.

X. Discussion on Future Agenda Items

- a. TPWD Grant Feedback
- b. Discussion on Phase II of Pool additions including additional changing areas, showers, & restrooms, and handicap accessibility.
- c. Define future pool usage and additional programming.

Adjourn TIME 8:04PM

Motion: To Adjourn

Motion By: Kyle

2nd By: Nicole

Vote: Yes# 5 No# 0 Pass

Prepared By

Approved By


