

November 19, 2025

Wednesday, 9:00 a.m.

I. Call to order TIME: 9:00a

II. Roll Call

Present:

Adriana Arrington- Calk, President
Nicol Schriener, Vice President
Alli Welch, Secretary
Kyle McVay- Member
Stephen Dauphin- Member
Vacant- Alternate
Vacant- Alternate
Jonah Chang, Director of Parks and Recreation

OTHERS PRESENT:

Patrick Connor- Citizen

III. Citizen's comments

none

IV. Discussion and Action Items

a. Review shower/restroom building plans for the Castroville Pool

Discussion

No updates from Jonah. Push to December and hopefully will have quotes by then.

b. Discuss and take appropriate action on updating parkland requirements for new developments

Discussion

Comments Submitted by David Merz – Parkland Dedication Ordinance Review

Merz provided the following initial recommendations for updating the parkland dedication ordinance:

- Require parkland areas to be clearly identified throughout the development review process.
- Eliminate the cash-in-lieu option for parkland dedication.
- Remove the dwelling-unit minimum; allow any development of 5 acres or more to dedicate 5% parkland (resulting in roughly a ¼-acre park for a 5-acre development).
- Eliminate the option for PUDs to provide HOA-controlled private parks in place of public parks.

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Board Discussion:

The Board discussed eliminating the cash option; however, several members felt it may still be appropriate in certain situations. It was suggested that the Board review examples of communities that have successfully implemented a no-cash ordinance to better understand how such policies are applied.

Additional discussion included strategies for acquiring land adjacent to existing parks, such as conservation easements, direct purchase, or potential bond options. Members questioned whether cash-in-lieu should be considered a last resort and emphasized that any payment must be meaningful. Ideally, developers should present requests for cash alternatives to the Parks Board before Council consideration. The Board also noted that the current valuation method is too low and should be updated to fair market value rather than appraisal district figures.

In discussion of HOA run vs. city run parks, Jonah reported that current staffing levels can support maintenance of additional small pocket parks, but larger parks would require more staff.

Westheim's park space was noted as an example where HOA insurance costs were prohibitive. Patrick suggested requiring HOAs to carry appropriate insurance through initial development agreements.

Board members expressed the importance of providing parks throughout the city, regardless of proximity to existing parks.

The Board discussed removing Section 2 relating to small subdivisions (per Merz's notes) and reviewed NRPA recommendations, including the 5% land dedication guideline. Members also discussed creating a dedicated Parkland Fund for any in-lieu payments to ensure clear, restricted use for park development.

Discussed the board developing a "user guide" outlining desired park features and expectations for future development review. In the meantime, a draft recommendation for updating parkland dedication ordinance to council will be prepared for the December meeting.

Motion: no motion- left as discussion

V. Future agenda Items

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

November 19, 2025

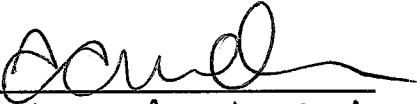
Wednesday, 9:00 a.m.

VI. Adjourn TIME 10:06am

Motion: To Adjourn

Motion By: Kyle 2nd By: Nicol

Vote: Yes# 5 No# 0 Pass

Prepared By 

Approved By 