



**CASE COVER SHEET**

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-048

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) † & ‡
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ‡

### NOTES:

†: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-93

CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT] 1

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bret L. Pedigo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1637.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF SEPTEMBER 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

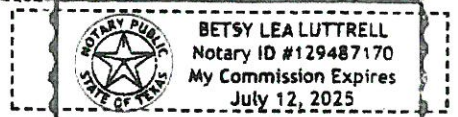
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September, 2022

OWNER'S SIGNATURE

*Bret L. Pedigo*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Betsy Lea Luttrell*



MY COMMISSION EXPIRES 07.12.2025

<b>Transmittal</b>	<b>Date: 9/16/2022</b>
--------------------	------------------------

<b>Re:</b>	Vallis Greene – Master Parks Open Space Submittal #1	<b>JVC Project Number:</b>	2215
<b>To:</b>	City of Rockwall Angelica Gamez Case Manager Rockwall, TX 75087 972-772-6438	<b>Copies to:</b>	

- Items Enclosed:     Originals                       Specifications                       Samples  
                           Prints                                       Reproductions                       Other (see notes below)
- Sent Via:             USPS                                       Fax                                       Courier  
                           Email                                       FedEx                                       UPS

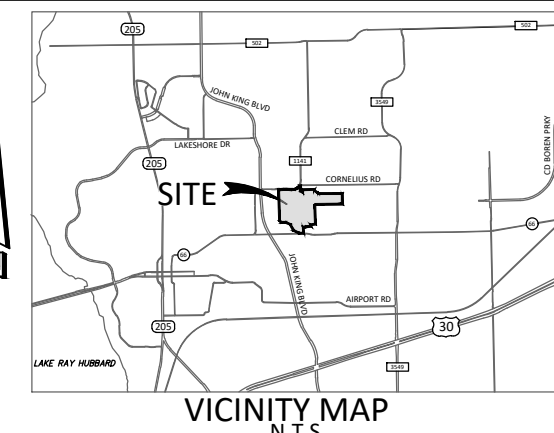
No. of Items	Description
4	Bond Copy – Master Parks Open Space Submittal Package (Master Parks Open Space Exhibit, Master Plat)
1	USB Drive (digital versions of submittal documents)

Notes: \_\_\_\_\_  
 \_\_\_\_\_

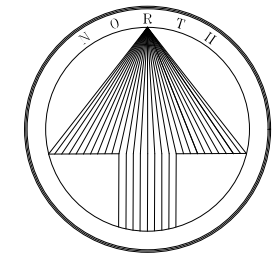
- Action:             For your use                       As Requested  
                           For your approval                 For your review/comment

Sent By: Tom Dayton, PE  
 Tom.dayton@johnsonvolk.com  
 972-201-3100





- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRF (unless otherwise noted)
  - Phase Line
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
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  - L1 Line No.
  - SF Square Feet
  - UE Utility Easement
  - VE Visibility Easement
  - D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 200'

## MASTER PLAT TERRACES

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B; LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J; LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.

263 SINGLE FAMILY LOTS AND 8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, 10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122

**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

P2022-XXX  
September 12, 2022

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	
$[(29.72/2) + 14.27] / 115.80$	= 25.2%

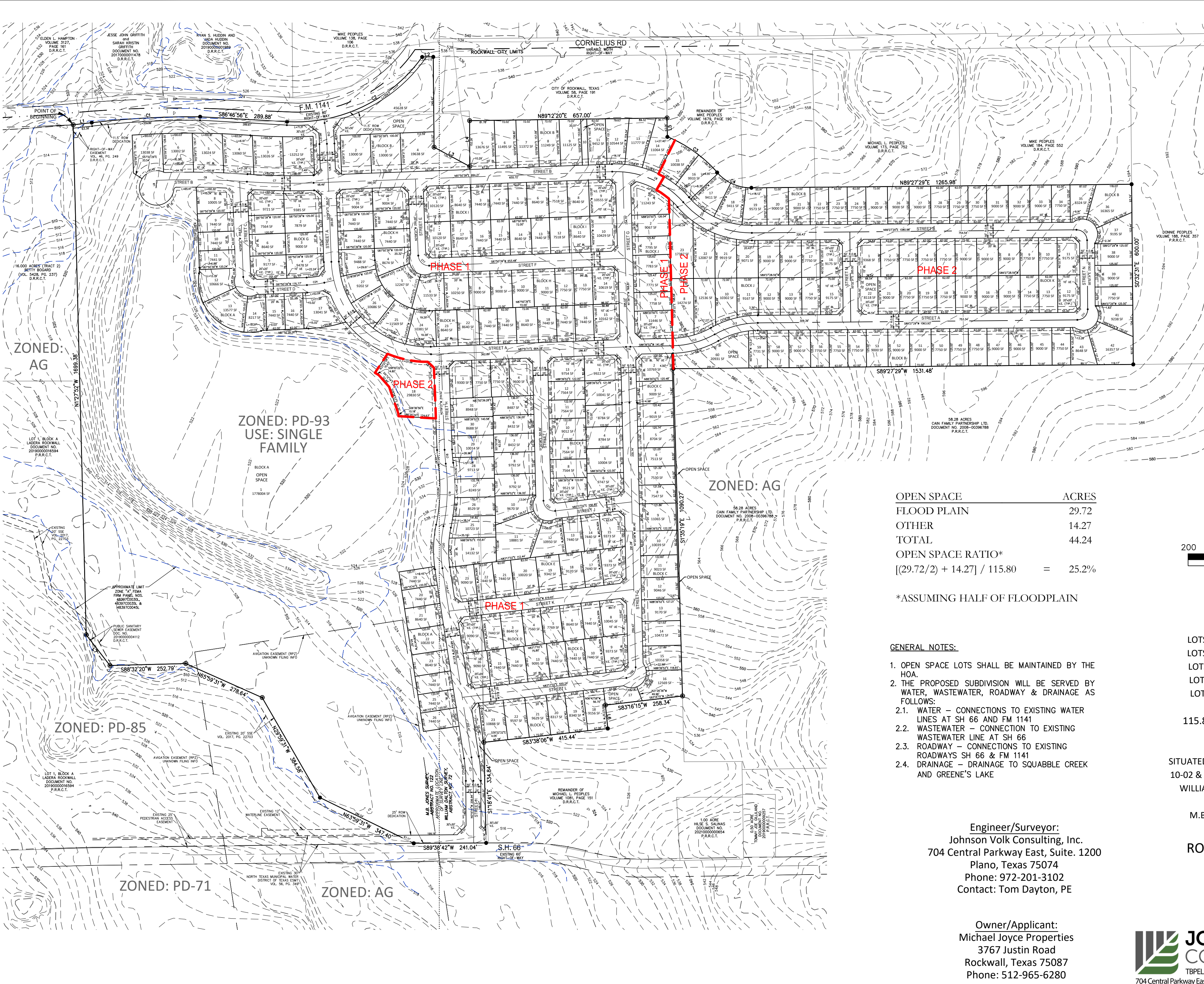
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**GENERAL NOTES:**

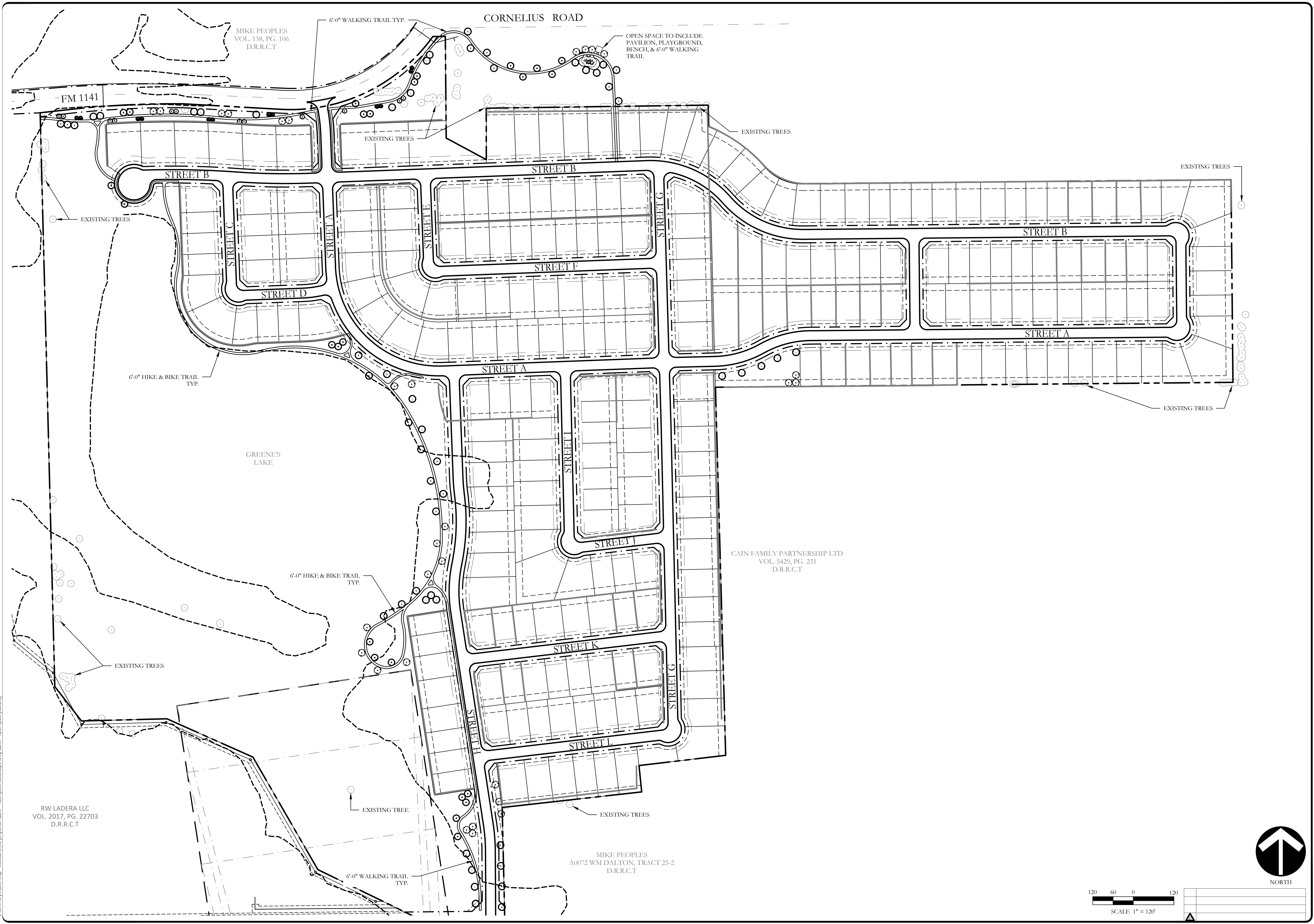
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**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Tom Dayton, PE

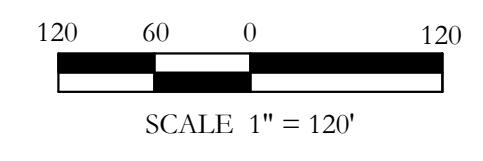
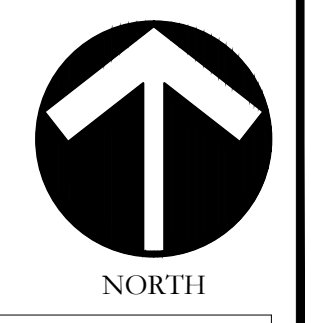
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 3767 Justin Road  
 Rockwall, Texas 75087  
 Phone: 512-965-6280







P:\civil\_3d\_projects\imp\_michael\_joyce\_properties\2215\_vallis\_green\_landscape\dwg\2215\_open\_space\_pln.dwg







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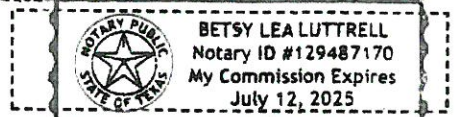
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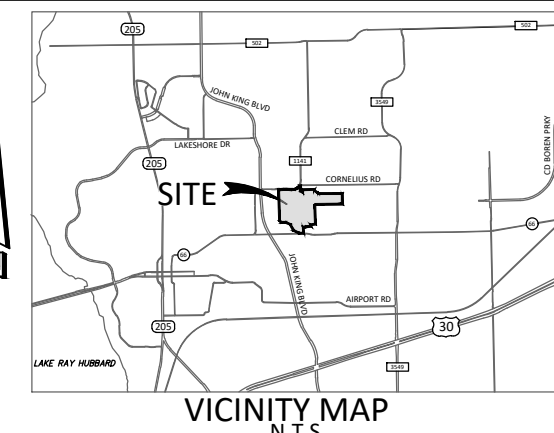


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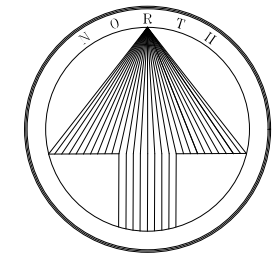








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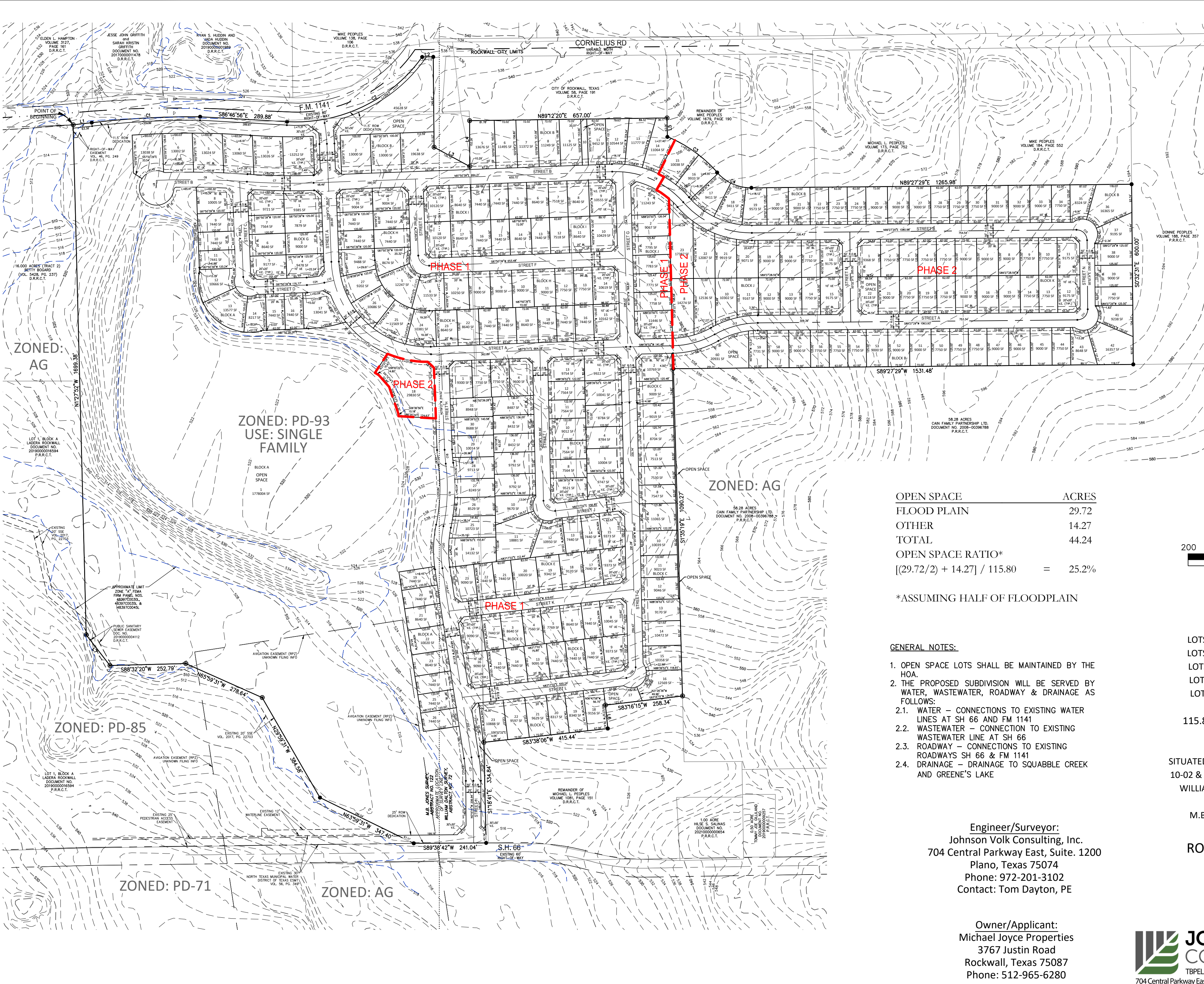
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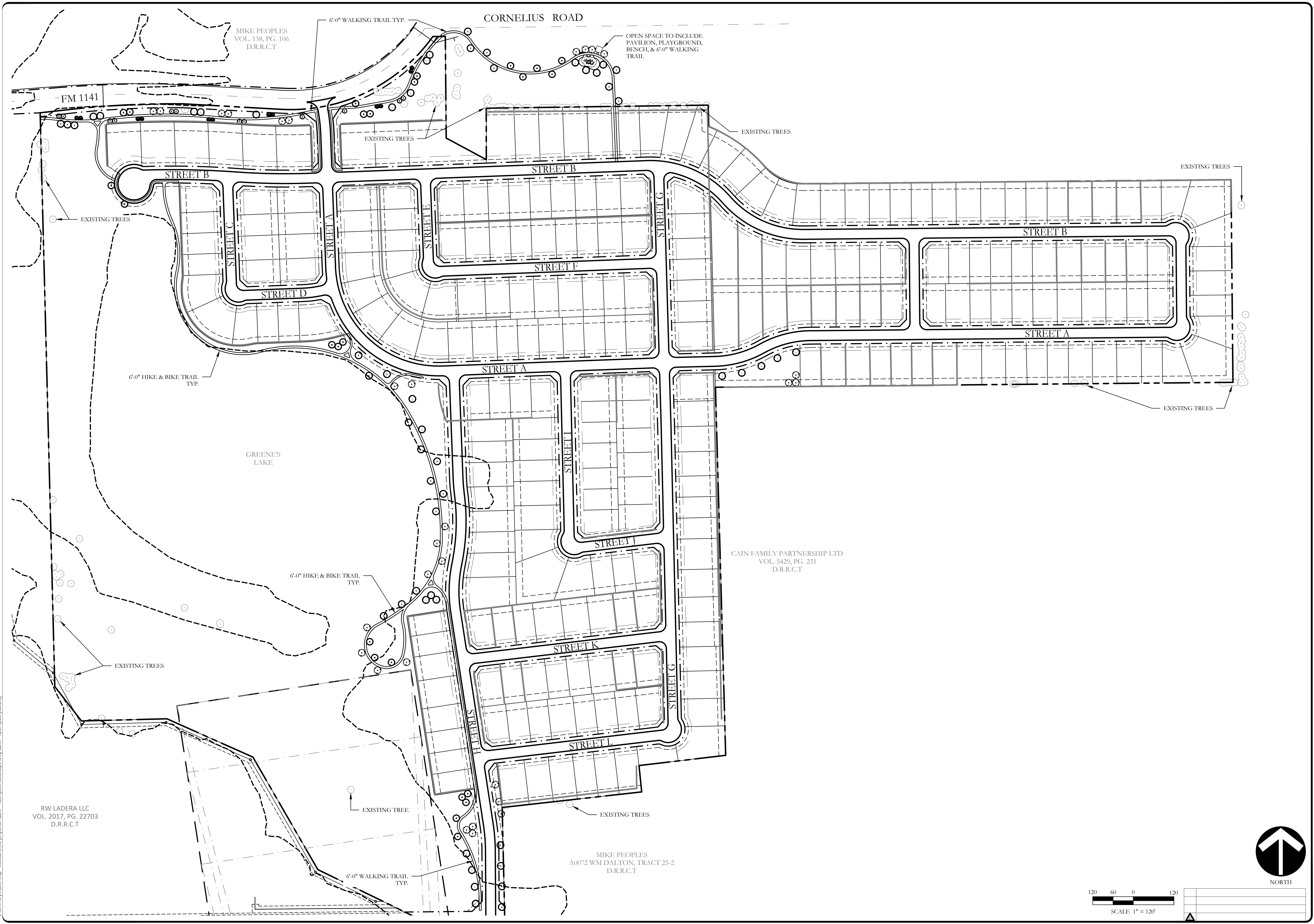
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 Phone: 512-965-6280

**JOHNSON VOLK CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100







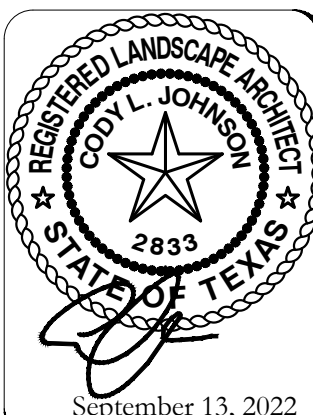
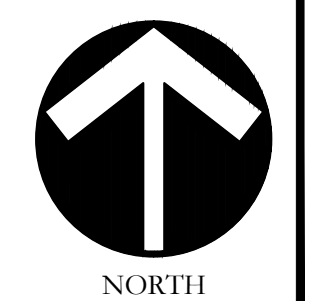
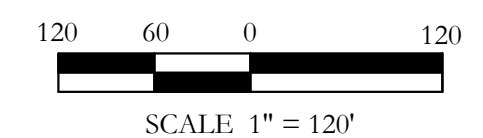
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RW LADERA LLC  
 VOL. 2017, PG. 22703  
 D.R.R.C.T

MIKE PEOPLES  
 VOL. 138, PG. 106  
 D.R.R.C.T

MIKE PEOPLES  
 A0072 WM DALTON, TRACT 25-2  
 D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD  
 VOL. 5429, PG. 231  
 D.R.R.C.T



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/21/2022

PROJECT NUMBER: P2022-048  
PROJECT NAME: Master Plat of the Terraces Subdivision  
SITE ADDRESS/LOCATIONS: 1649 FM 1141

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/21/2022	Approved w/ Comments

09/21/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2022-048) in the lower right-hand corner of all pages on future submittals.

M.4 Block A appears to have 26 lots; please correct the title block to reflect this.

M.5 Please indicate the following lots on the plat, as the title block refers to them: Lot 1, Block A; Lot 1, Block C; Lot 32, Block E.

M.6 Please include the Block with the open space lots.

M.7 Provide the proposed street names.

M.8 Please verify that the master plat matches the preliminary plat.

M.9 Please indicate the trail along SH-66 on the open space mater plan.

M.10 Provide the lot width at the build line for lots on curvilinear streets, cul-de-sacs, and eyebrows.

M.11 Indicate the population density of the proposed master plat.



M.12 Indicate the drainage areas, the existing manmade features, and provide the zoning and land use information.

M.13 Provide a statement of service that indicates that the subdivision will be served by water, wastewater, roadway, and drainage facilities that have adequate capacity.

M.14 Please review and correct all items listed by the Engineering Department.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on October 11, 2022, and the Parks Board Meeting will be on October 4, 2022.

I.16 The projected City Council Meeting date for this case will be October 17, 2022.

I.17 Please note that once the Master Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/21/2022	Needs Review

- 09/21/2022: - Include a deceleration lane on FM 1141 into the subdivision.  
- Include a left turn lane on FM 1141 into the subdivision.  
- Include a left turn lane on street H onto the SH 66.

The following comments are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- See comments on P2022-015 Preliminary Plat

Drainage Items:

- All structures must have a FFE a minimum of 2' above the adjacent 100-year water surface elevation.
- Detention is required.
- Detention ponds and floodplain must be within a drainage easement. Easement for floodplain will include an erosion hazard setback. Drainage easement shall be maintained by HOA or property owner.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- Need separate HOA Lot/Drainage Easement on east side of subdivision to collect off-site drainage and collect in ditch/channel/storm system. No Lot to lot drainage allowed.
- Need written permission to build in and around NRCS easement for Greene Lake as well as using it as a detention above the normal water surface. Will need to show NRCS easement on plans and plat. Or written confirmation from NRCS that this isn't one of their lakes.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- 12" water line to be install along SH 66 and north to tie into the existing 12" water in FM 1141(not the 8" as shown on proposed water plan)
- Sanitary sewer must be extended to the edge of property line along SH 66.

Roadway Paving Items:

- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- TIA will be required for SH 66 and FM 1141 with associated review fees.
- Must meet TxDOT Driveway spacing along SH 66 and FM 1141.
- Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing.
- Dedicate ROW for SH66. 110' ROW for an P6D four lane divided roadway. Must dedicate 55' from the centerline if not existing.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/20/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2022	Approved w/ Comments

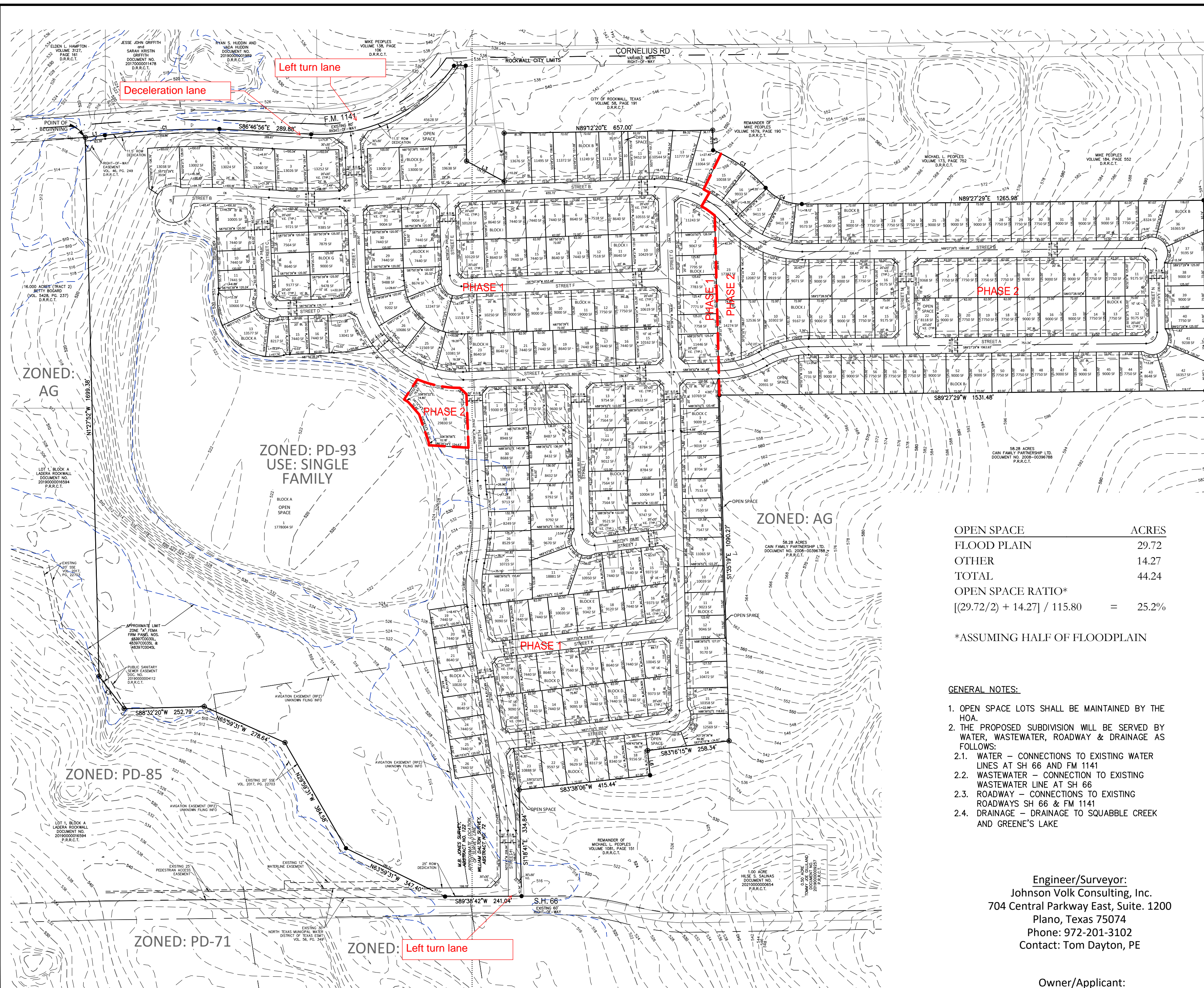
09/20/2022: All streets will be considered fire apparatus access roadway and shall exceed 10% in a grade change, with a cross slope not exceeding 5%. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

All Cul-De-Sacs shall have a 47.5-foot minimum radius/ 95-foot diameter. Slopes and cross slopes shall comply with the above limitations.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/19/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/19/2022	Approved
No Comments			





- General Items:**
- Must meet City Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Wastewater & Roadway)
  - Minimum easement width is 20' for new easements. No structures allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls must be rock or stone face. No smooth concrete walls.
  - See comments on P2022-015 Preliminary Plat

- Drainage Items:**
- All structures must have a FFE a minimum of 2' above the adjacent 100-year water surface elevation.
  - Detention is required.
  - Detention ponds and floodplain must be within a drainage easement. Easement for floodplain will include an erosion hazard setback. Drainage easement shall be maintained by HOA or property owner.
  - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
  - Manning's C-value is per zoning type.
  - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
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OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	$[(29.72/2) + 14.27] / 115.80 = 25.2\%$

\*ASSUMING HALF OF FLOODPLAIN

**GENERAL NOTES:**

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
  - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINES AT SH 66 AND FM 1141
  - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT SH 66
  - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS SH 66 & FM 1141
  - 2.4. DRAINAGE - DRAINAGE TO SQUABBLE CREEK AND GREENE'S LAKE

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Tom Dayton, PE

**Owner/Applicant:**  
 Michael Joyce Properties  
 3767 Justin Road  
 Rockwall, Texas 75087  
 Phone: 512-965-6280





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-048

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) † & ‡
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ‡

### NOTES:

†: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
‡: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-93

CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT] 1

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bret L. Pedigo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1637.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF SEPTEMBER 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

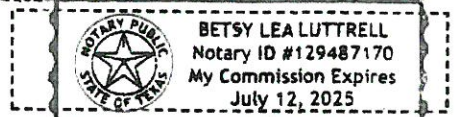
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September, 2022

OWNER'S SIGNATURE

*Bret L. Pedigo*

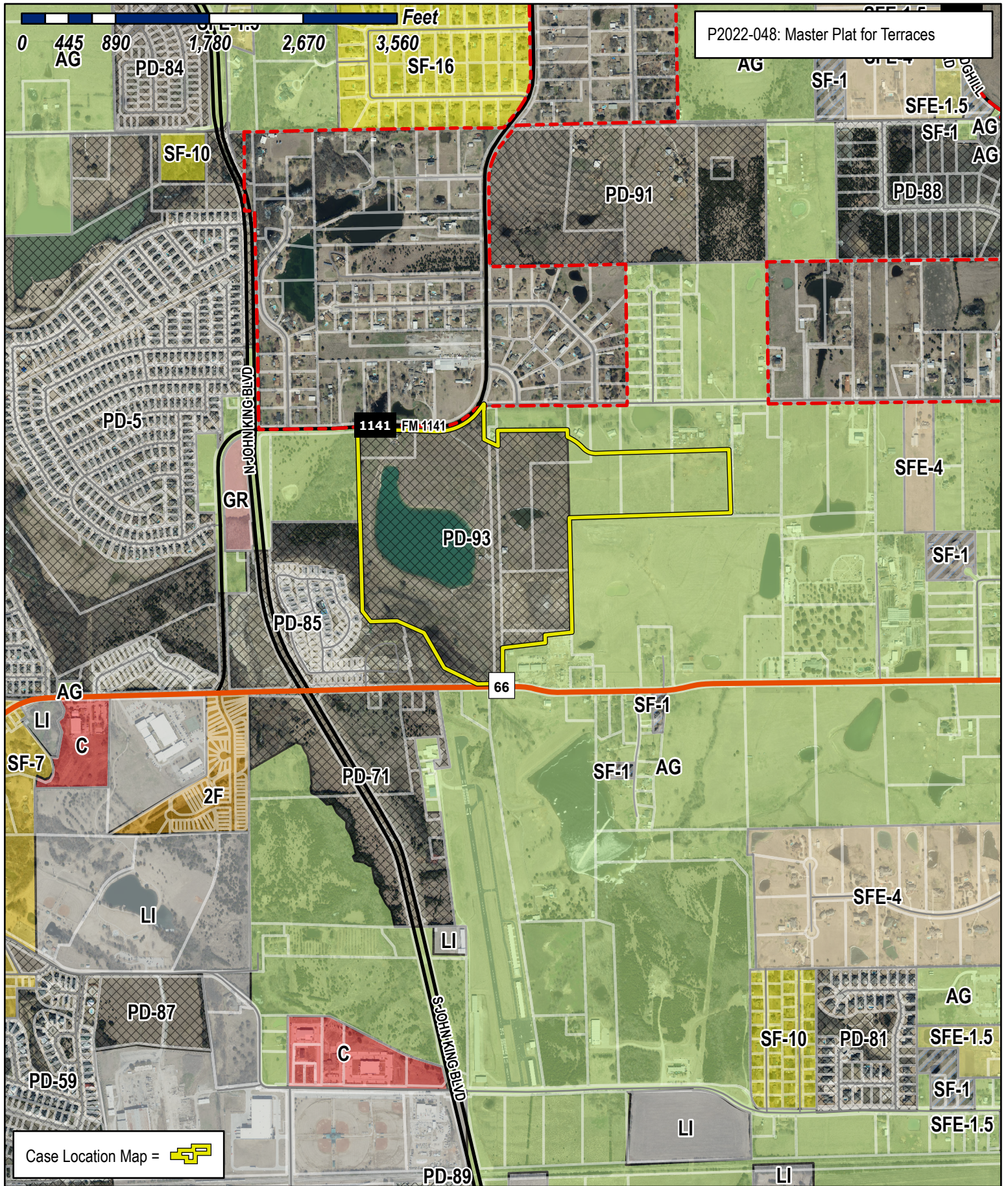
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Betsy Lea Luttrell*



MY COMMISSION EXPIRES 07.12.2025





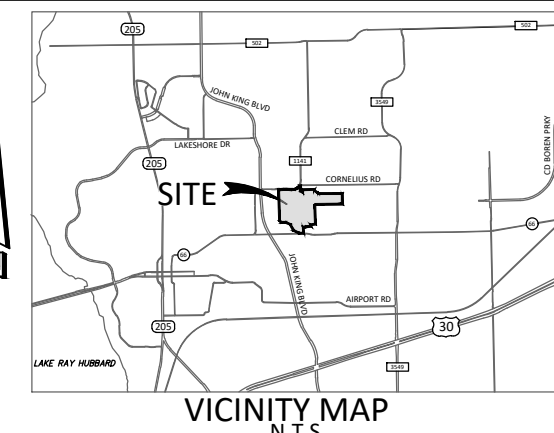
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

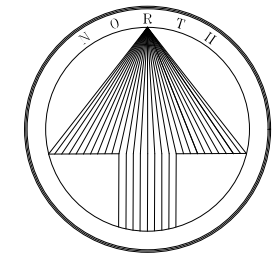
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRF (unless otherwise noted)
  - Phase Line
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
  - DUE Drainage Utility Easement
  - Esmt Easement
  - L1 Line No.
  - SF Square Feet
  - UE Utility Easement
  - VE Visibility Easement
  - D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 200'

## MASTER PLAT TERRACES

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B; LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J; LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.

263 SINGLE FAMILY LOTS AND 8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, 10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122

**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

P2022-XXX  
September 12, 2022

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	
$[(29.72/2) + 14.27] / 115.80$	= 25.2%

\*ASSUMING HALF OF FLOODPLAIN

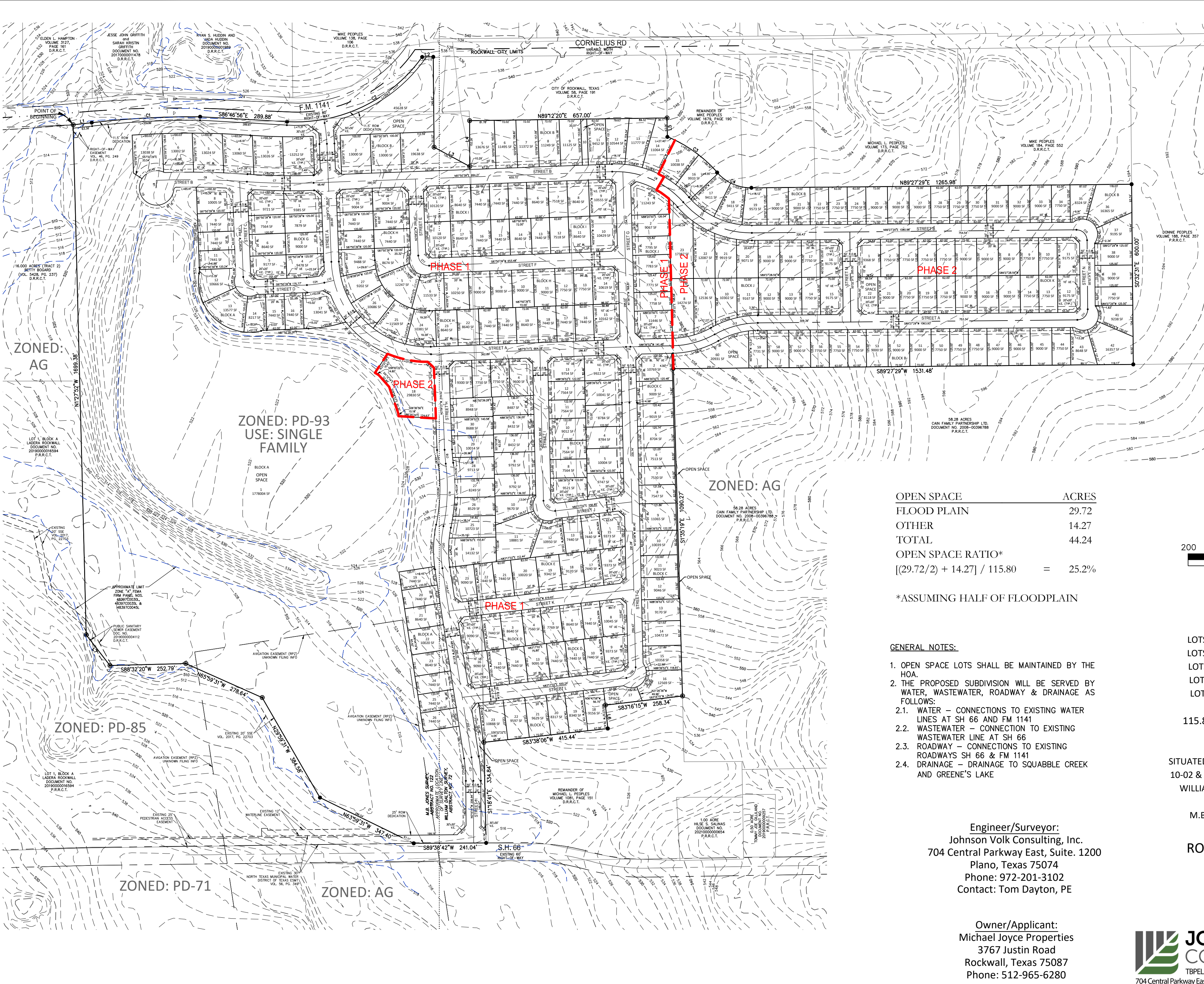
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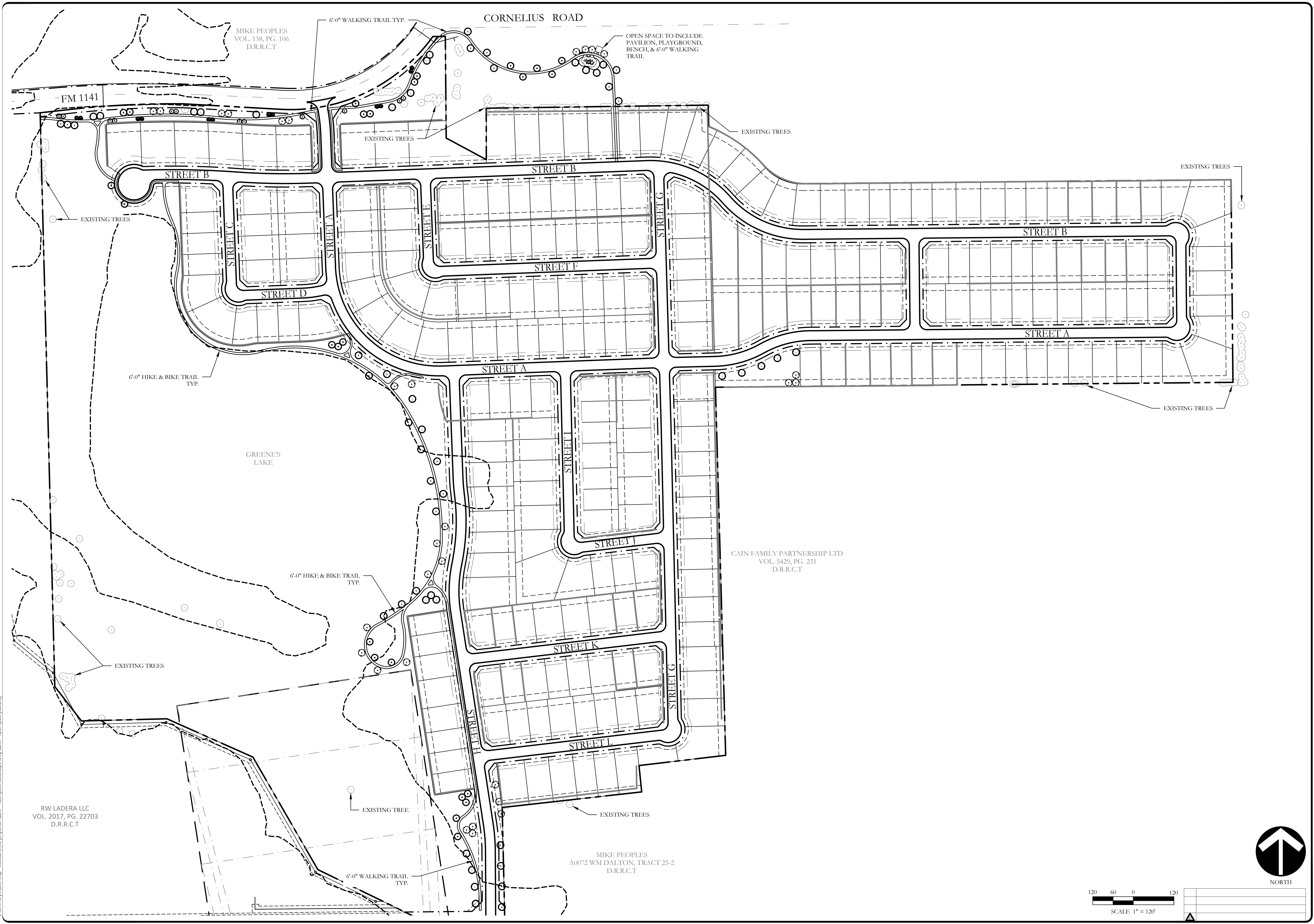
**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Tom Dayton, PE

**Owner/Applicant:**  
 Michael Joyce Properties  
 3767 Justin Road  
 Rockwall, Texas 75087  
 Phone: 512-965-6280

**JOHNSON VOLK CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100







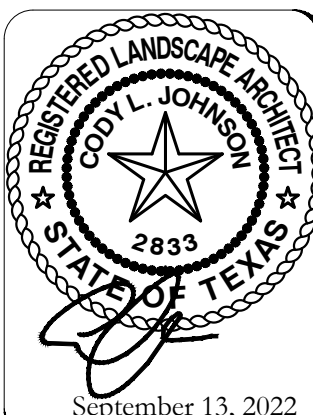
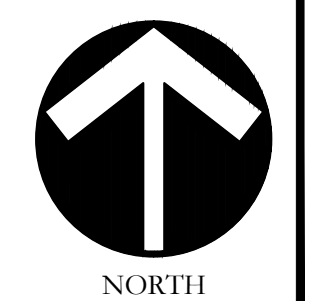
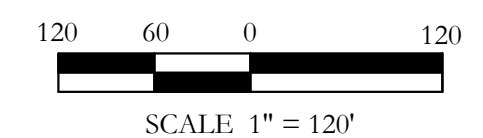
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RW LADERA LLC  
 VOL. 2017, PG. 22703  
 D.R.R.C.T

MIKE PEOPLES  
 VOL. 138, PG. 106  
 D.R.R.C.T

MIKE PEOPLES  
 A0072 WM DALTON, TRACT 25-2  
 D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD  
 VOL. 5429, PG. 231  
 D.R.R.C.T







# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** October 11, 2022  
**APPLICANT:** Ryan Joyce; *Michael Joyce Properties*  
**CASE NUMBER:** P2022-048; *Master Plat for the Terraces Subdivision*

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### SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Master Plat a 115.804-acre parcel of land (*i.e. Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) to show the phasing for a future 263 single-family residential subdivision that will include eight (8) open space lots (*i.e. Lots 1-25, Block A; Lots 1-60, Block B; Lots 1-24, Block C; Lots 1-16, Block D; Lots 1-32, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-23 Block J; Lots 1-22, Block K, Terraces Subdivision*). The proposed Master Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Preliminary Plat* [*i.e. Case No. P2022-049*] concurrently with this *Master Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [*Case No. P2022-015*] and a master plat [*Case No. P2022-016*] for the subject property.
- On October 4, 2022, the Parks and Recreation Board failed to meet the quorum requirements for their regularly scheduled meeting. In accordance with Section 38-55(c) of Article II, Parks and Recreation Board, of the Municipal Code of Ordinances staff is bringing the Parks and Recreation Department's recommendations forward to the Planning and Zoning Commission for consideration and recommendation to the City Council. Please note that a minimum of five (5) votes in the affirmative is required to pass these recommendations on to the City Council. In addition, due to the requirements of Chapter 212 of the Texas Local Government Code -- *specifically the requirements adopted with HB3167 (i.e. the shot clock bill)* -- these cases will not be reconsidered by the Parks and Recreation Board. The recommendations are as follows.

(1) The property owner shall use the pro-rata equipment fees of \$151,751.00 (*i.e. \$577.00 x 263 Lots*).



- (2) The cash-in-lieu of land fees of \$160,167.00 (i.e. \$609.00 x 263 Lots) will be used to provide amenity to the four (4) acre tract of land (i.e. *Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) owned by the City of Rockwall north of the subject property in accordance with *Ordinance No. 22-22 (i.e. Planned Development District 93 [PD-93])*.
- (3) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.

- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a Master Plat for the *Terraces Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Master Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-048

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
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- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT] 1

LOTS [PROPOSED]

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## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bret L. Pedigo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1637.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF SEPTEMBER 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

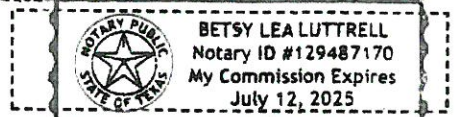
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September, 2022

OWNER'S SIGNATURE

*Bret L. Pedigo*

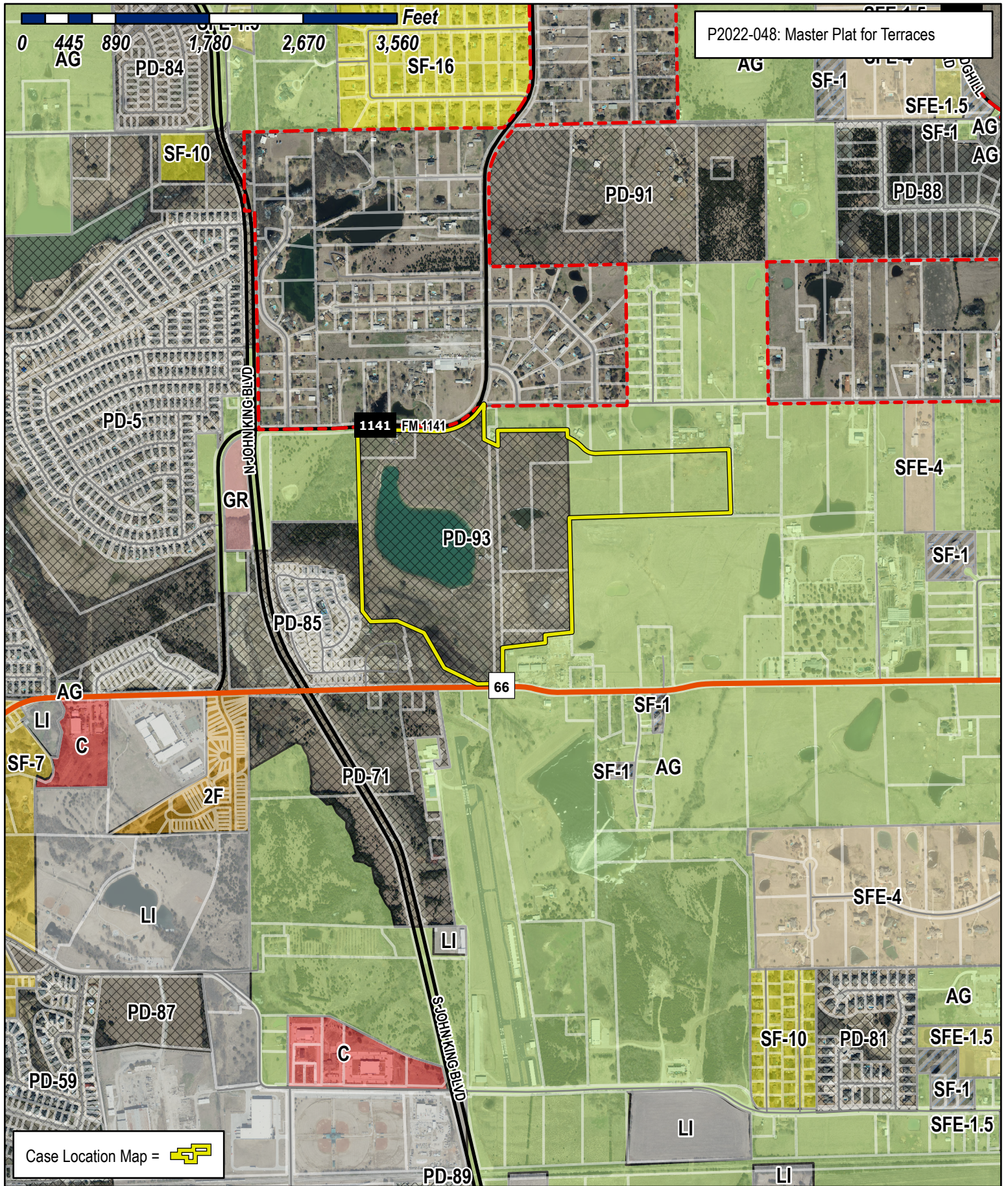
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Betsy Lea Luttrell*



MY COMMISSION EXPIRES 07.12.2025





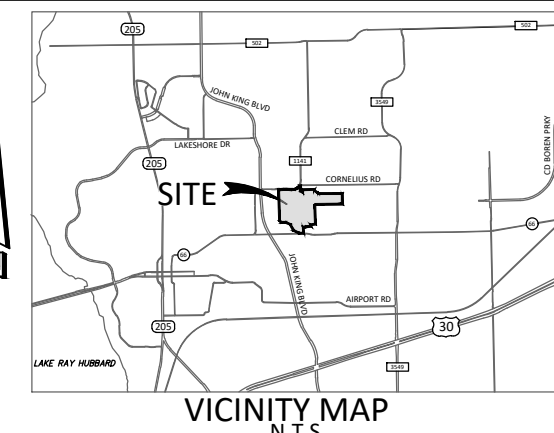
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

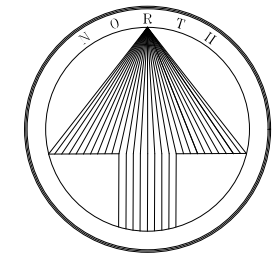
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- Point of Curvature or Tangency on Center Line
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  - Esmt Easement
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  - SF Square Feet
  - UE Utility Easement
  - VE Visibility Easement
  - D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 200'

## MASTER PLAT TERRACES

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B; LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J; LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.

263 SINGLE FAMILY LOTS AND 8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, 10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122

**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

P2022-XXX  
September 12, 2022

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	
$[(29.72/2) + 14.27] / 115.80$	= 25.2%

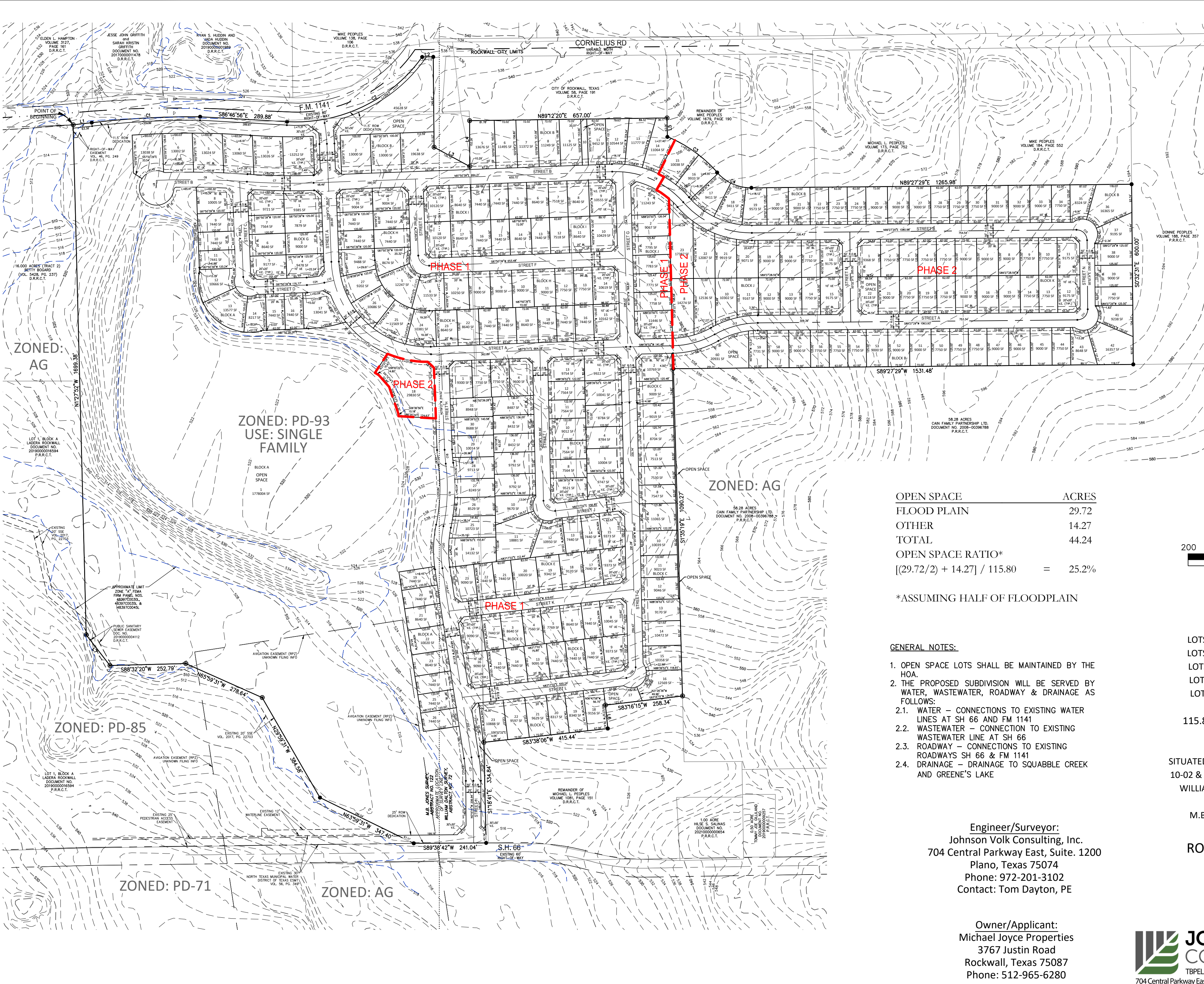
\*ASSUMING HALF OF FLOODPLAIN

**GENERAL NOTES:**

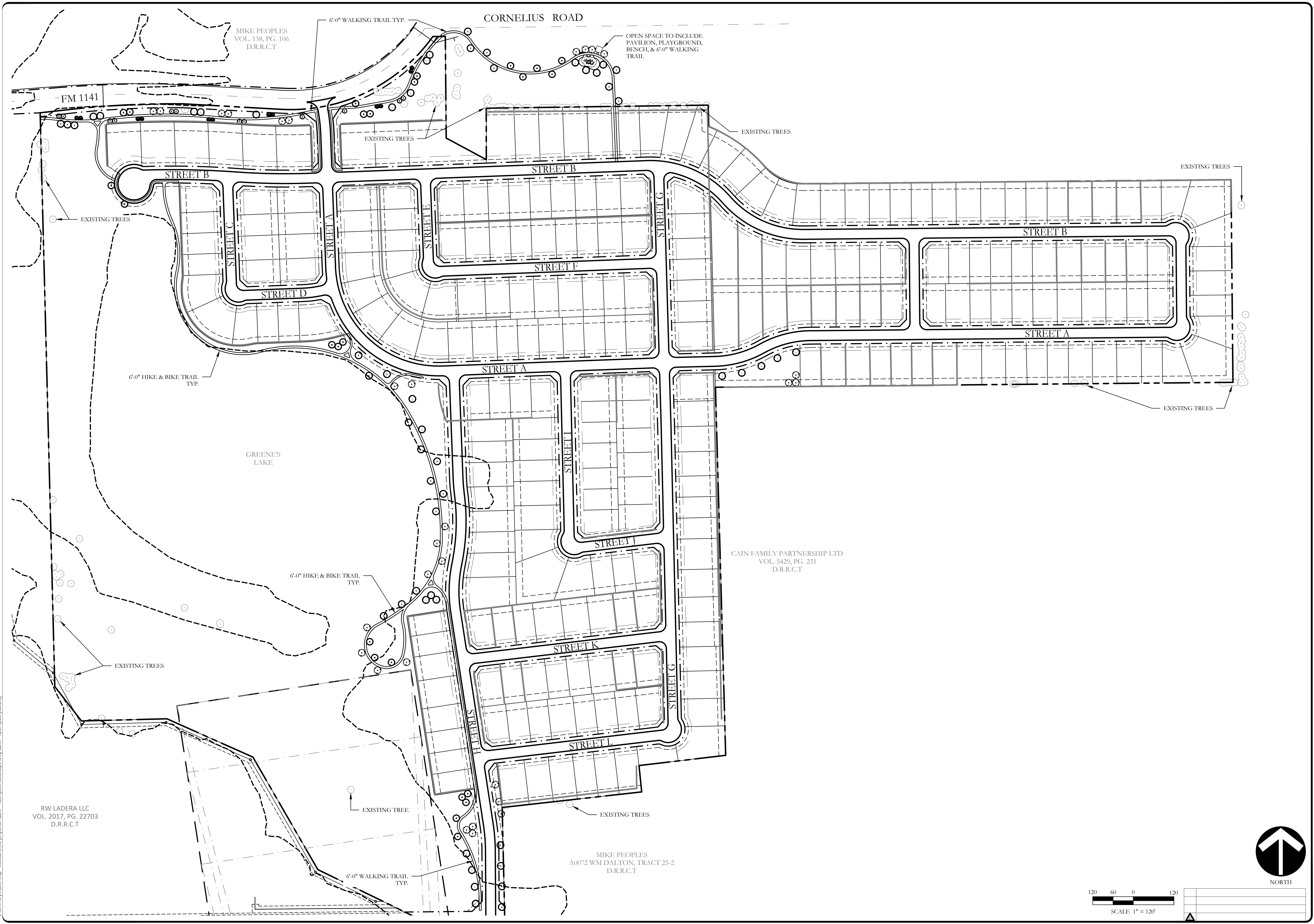
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**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Tom Dayton, PE

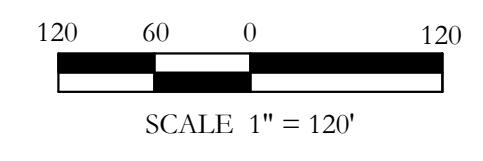
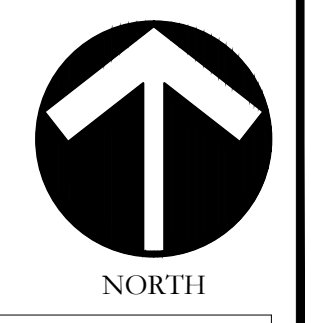
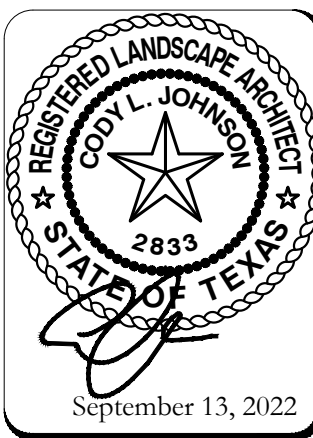
**Owner/Applicant:**  
 Michael Joyce Properties  
 3767 Justin Road  
 Rockwall, Texas 75087  
 Phone: 512-965-6280







P:\civil\_3\projects\mp\_michael\_joyce\_properties\2215\_vallis\_green\_landscape\dwg\2215\_open\_space\_pln.dwg







# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** October 17, 2022  
**APPLICANT:** Ryan Joyce; *Michael Joyce Properties*  
**CASE NUMBER:** P2022-048; *Master Plat for the Terraces Subdivision*

---

### SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Master Plat a 115.804-acre parcel of land (*i.e. Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) to show the phasing for a future 263 single-family residential subdivision that will include eight (8) open space lots (*i.e. Lots 1-25, Block A; Lots 1-60, Block B; Lots 1-24, Block C; Lots 1-16, Block D; Lots 1-32, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-23 Block J; Lots 1-22, Block K, Terraces Subdivision*). The proposed Master Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Preliminary Plat* [*i.e. Case No. P2022-049*] concurrently with this *Master Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [*Case No. P2022-015*] and a master plat [*Case No. P2022-016*] for the subject property.
- On October 4, 2022, the Parks and Recreation Board failed to meet the quorum requirements for their regularly scheduled meeting. In accordance with Section 38-55(c) of Article II, Parks and Recreation Board, of the Municipal Code of Ordinances staff is bringing the Parks and Recreation Department's recommendations forward to the Planning and Zoning Commission for consideration and recommendation to the City Council. Please note that a minimum of five (5) votes in the affirmative is required to pass these recommendations on to the City Council. In addition, due to the requirements of Chapter 212 of the Texas Local Government Code -- *specifically the requirements adopted with HB3167 (i.e. the shot clock bill)* -- these cases will not be reconsidered by the Parks and Recreation Board. The recommendations are as follows.

(1) The property owner shall use the pro-rata equipment fees of \$151,751.00 (*i.e. \$577.00 x 263 Lots*).



- (2) The cash-in-lieu of land fees of \$160,167.00 (i.e. \$609.00 x 263 Lots) will be used to provide amenity to the four (4) acre tract of land (i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72) owned by the City of Rockwall north of the subject property in accordance with Ordinance No. 22-22 (i.e. Planned Development District 93 [PD-93]).
- (3) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.

- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Master Plat for the Terraces Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Master Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On October 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 5-0, with Commissioners Womble and Deckard absent.





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-048

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) † & ‡
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ‡

### NOTES:

†: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
‡: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-93

CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT] 1

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

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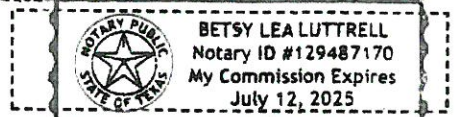
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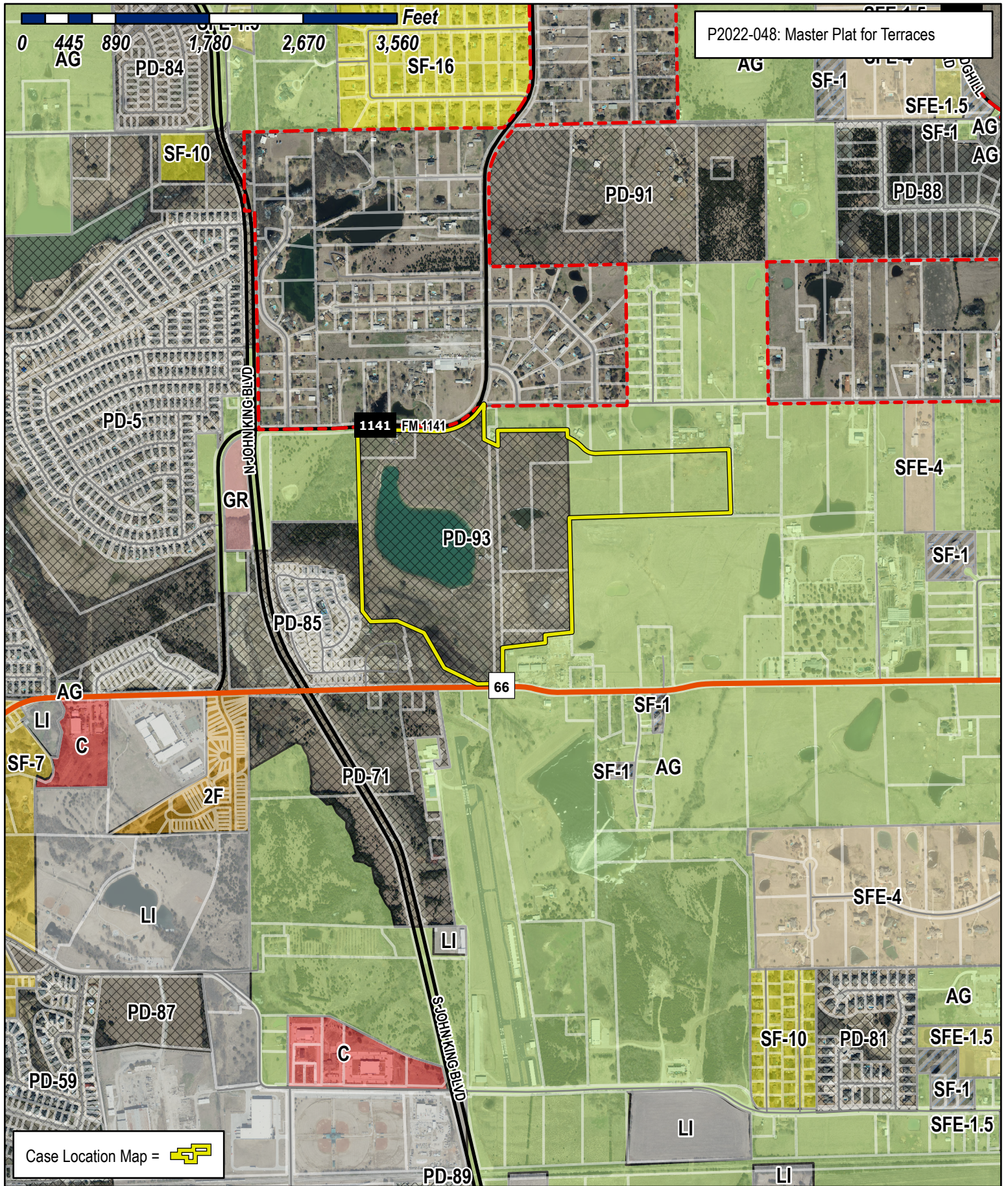
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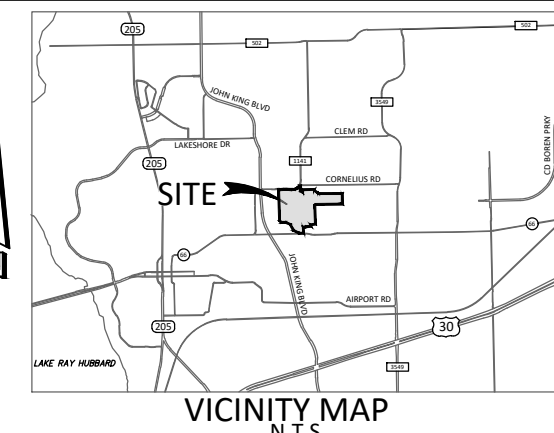
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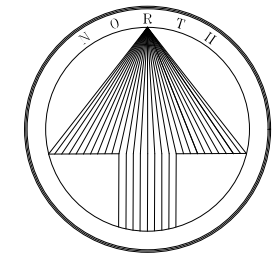
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**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

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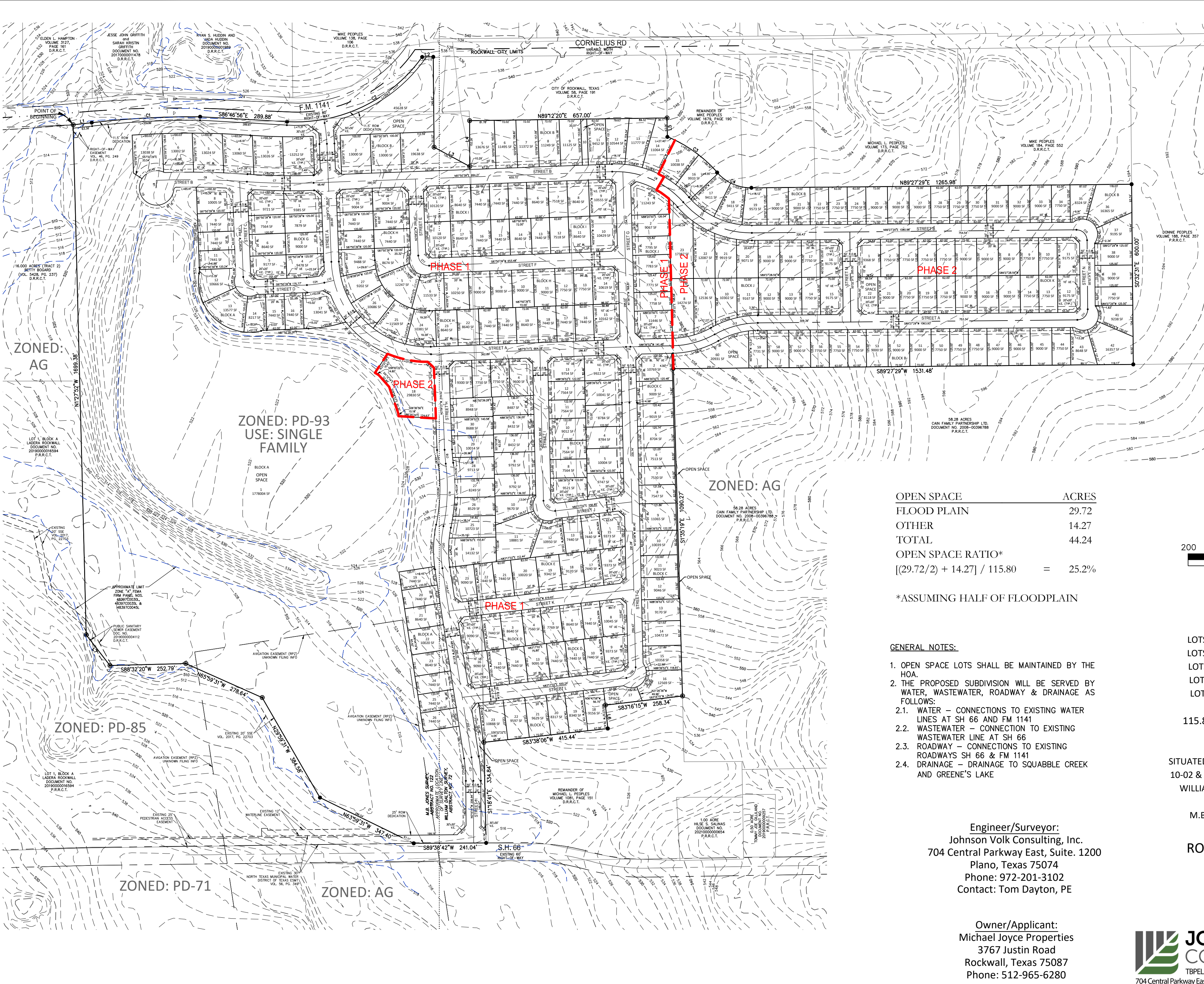
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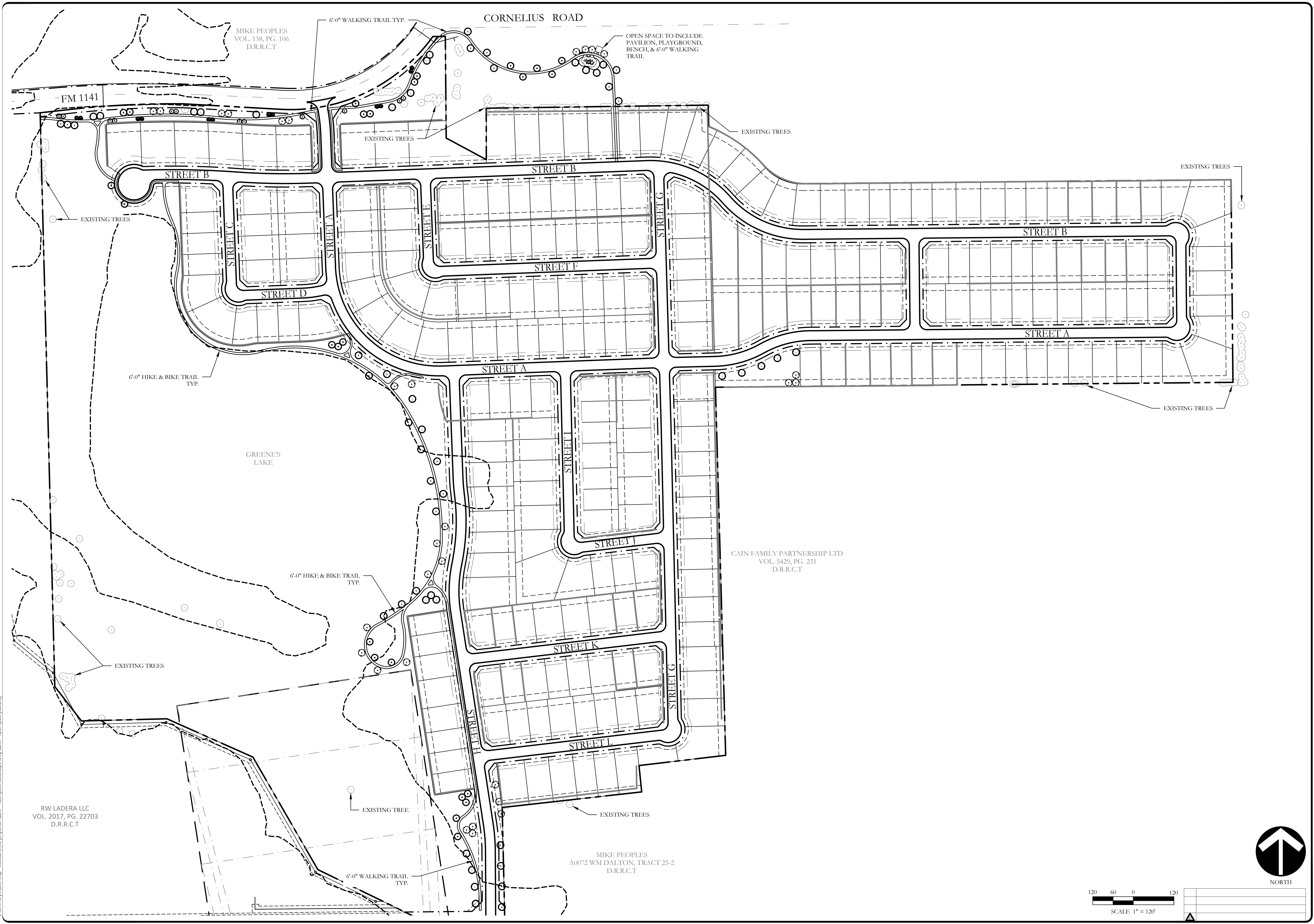
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 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Tom Dayton, PE

**Owner/Applicant:**  
 Michael Joyce Properties  
 3767 Justin Road  
 Rockwall, Texas 75087  
 Phone: 512-965-6280

**JOHNSON VOLK CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100







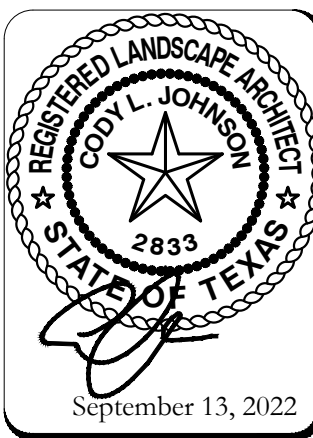
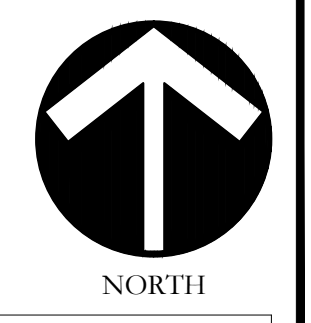
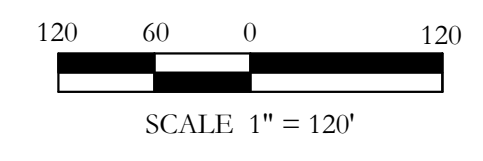
P:\civil\_3\projects\imp\_michael\_joyce\_properties\2215\_vallis\_green\_landscape\dwg\2215\_open\_space\_pln.dwg  
 RW LADERA LLC  
 VOL. 2017, PG. 22703  
 D.R.R.C.T

MIKE PEOPLES  
 VOL. 138, PG. 106  
 D.R.R.C.T

OPEN SPACE TO INCLUDE  
 PAVILION, PLAYGROUND,  
 BENCH, & 6'-0" WALKING  
 TRAIL

CAIN FAMILY PARTNERSHIP LTD  
 VOL. 5429, PG. 231  
 D.R.R.C.T

MIKE PEOPLES  
 A0072 WM DALTON, TRACT 25-2  
 D.R.R.C.T





## Ross, Bethany

---

**From:** Ross, Bethany  
**Sent:** Friday, September 23, 2022 11:02 AM  
**To:** 'ryan@michaeljoyceproperties.com'; Lee, Henry  
**Subject:** Project Comments P2022-048: Master Plat for the Terraces  
**Attachments:** Project Comments (09.21.2022).pdf

Ryan... Attached are the project comments, and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: September 27, 2022

Planning and Zoning Commission Public Hearing: October 11, 2022

City Council Public Hearing/1<sup>st</sup> Reading: October 17, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let Henry know. Thanks.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

[bross@rockwall.com](mailto:bross@rockwall.com)

<http://www.rockwall.com/planning/>

Next Out of Office Dates: November 18-25, 2022





DATE: November 30, 2022

TO: Ryan Joyce  
Michael Joyce Properties  
767 Justin Road  
Rockwall, TX, 75087

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2022-048; *Master Plat for the Terraces Subdivision*

Ryan Joyce:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on October 17, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On October 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 5-0, with Commissioners Womble and Deckard absent.

City Council

On October 17, 2022, the City Council approved a motion to approve the Master Plat with a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

Henry Lee, AICP  
Planner