



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 ONLY

PLANNING & ZONING CASE NO.

P2023-016

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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ²
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ 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 Mims Rd, TX

SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5 & A0128 J R Johnson, Tract 5, Acres 50 LOT BLOCK

GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 140.494

LOTS [CURRENT] 292

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 Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

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

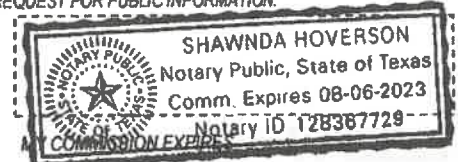
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,207.41 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF June, 2023 BY SIGNING THIS APPLICATION. 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 14 DAY OF June, 2023

OWNER'S SIGNATURE

John Vick
Shawnda Hoverson

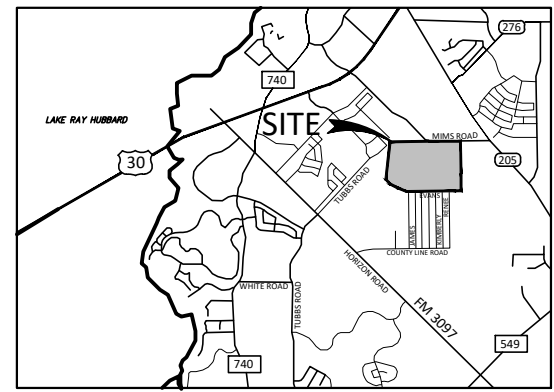
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OPEN SPACE	ACRES
FLOOD PLAIN	43.8
OTHER	20.4
TOTAL	64.2
OPEN SPACE RATIO*	
[(43.8/2) + 20.4] / 140.5 = 30.1%	
*ASSUMING HALF OF FLOODPLAIN	

GENERAL NOTES:

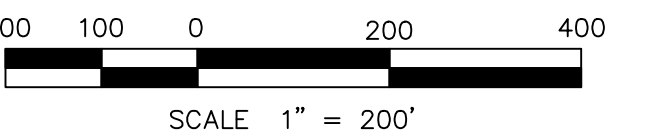
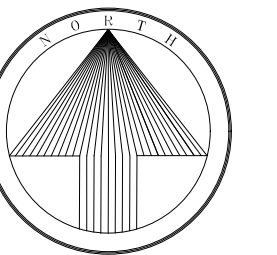
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- THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
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VICINITY MAP
N.T.S.

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)
- 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
P.R.R.C.T. = Plat Records of Rockwall County, Texas



**MASTER PLAT
PEACHTREE MEADOWS**

LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B;
LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D;
LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F;
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SITUATED WITHIN THE
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JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-xxx

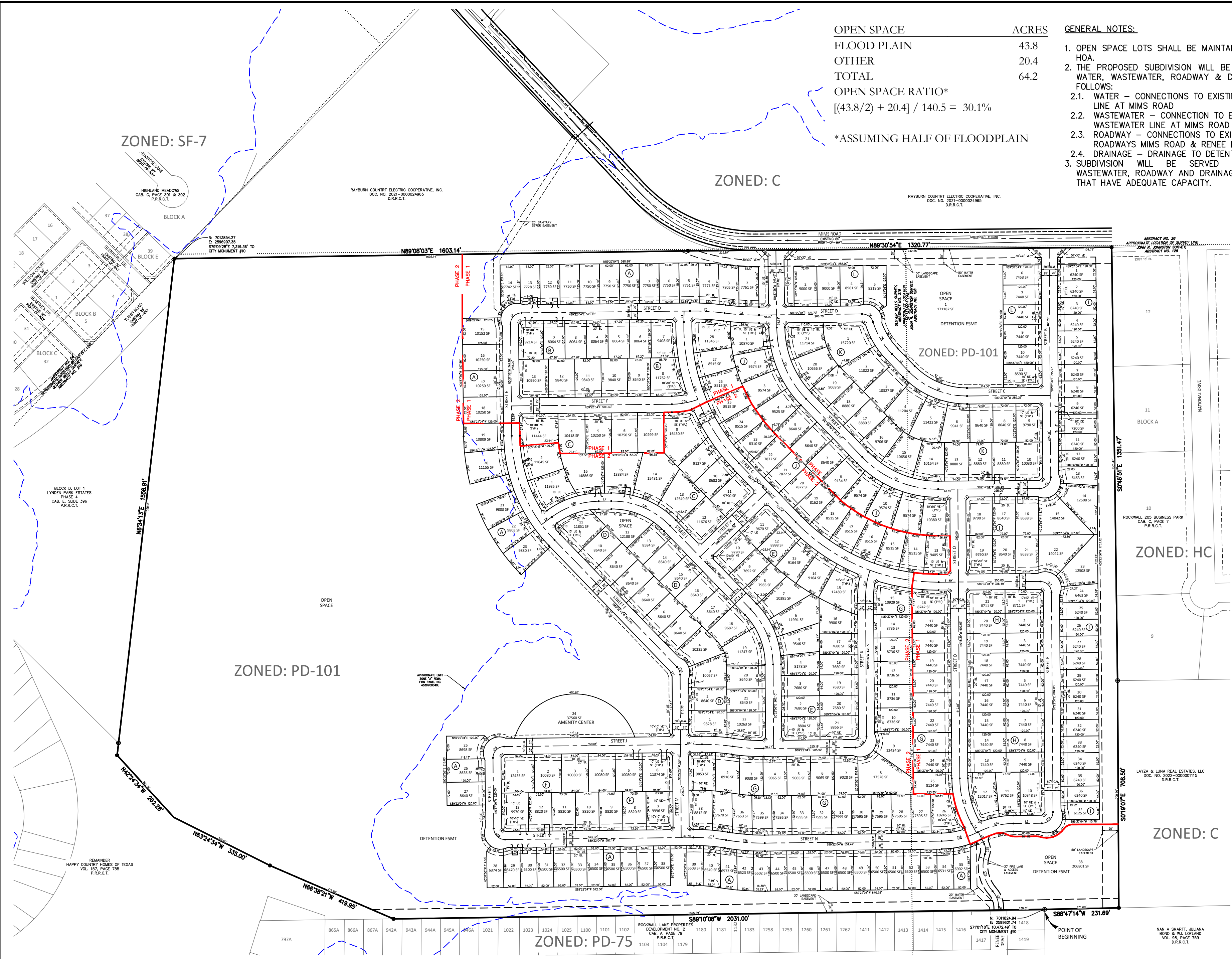
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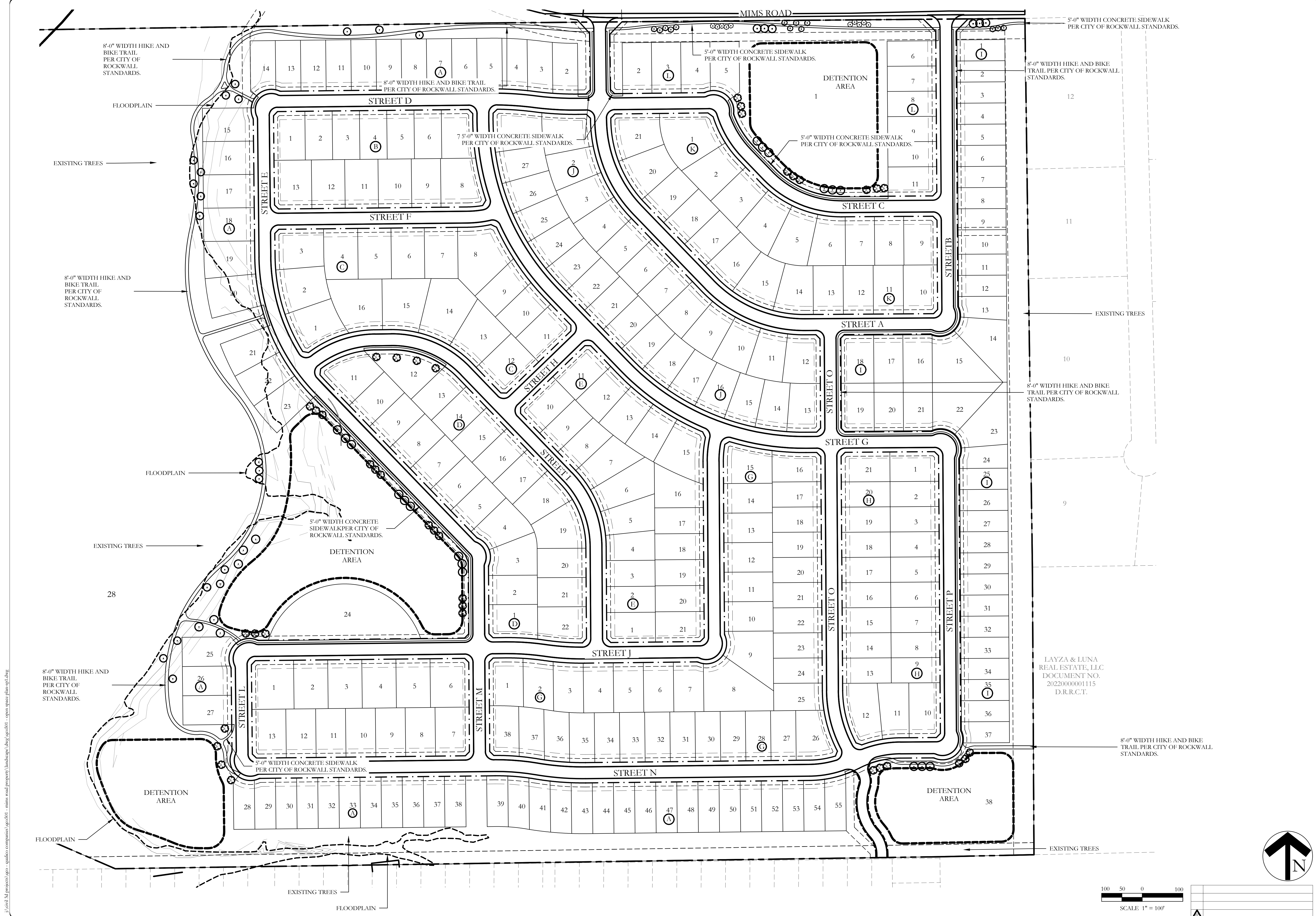
EXIST. ZONING: PD-101
LAND USE: SF

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Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

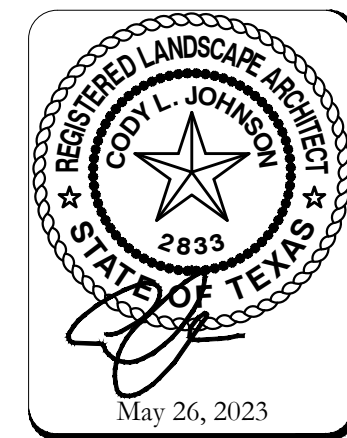
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

**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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LAYZA & LUNA
 REAL ESTATE, LLC
 DOCUMENT NO.
 2022000001115
 D.R.R.C.T.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF ONLY

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LOTS [CURRENT] 292

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PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

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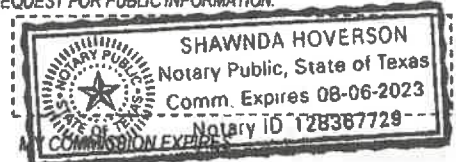
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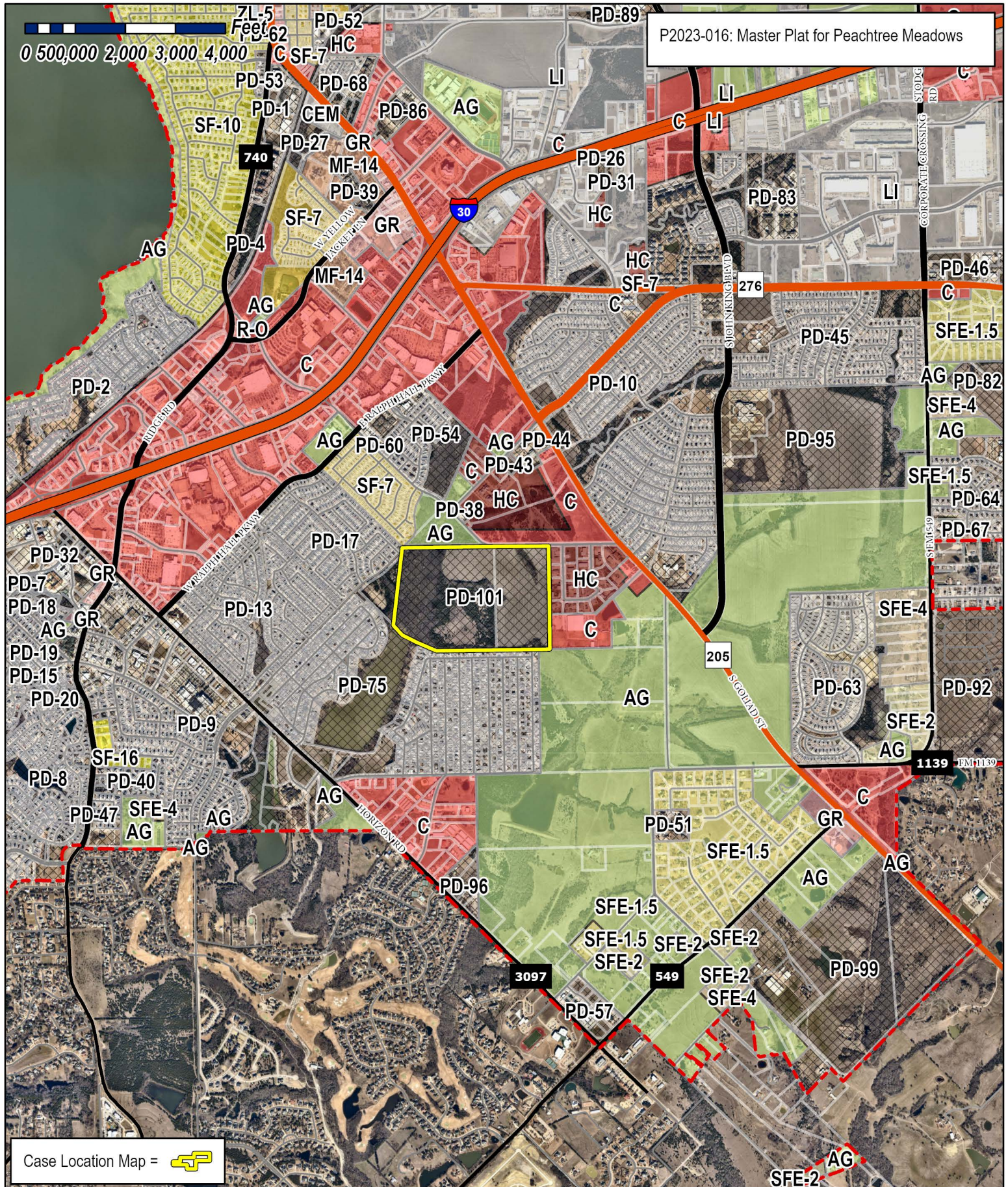
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John Vick
Shawnda Hoverson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

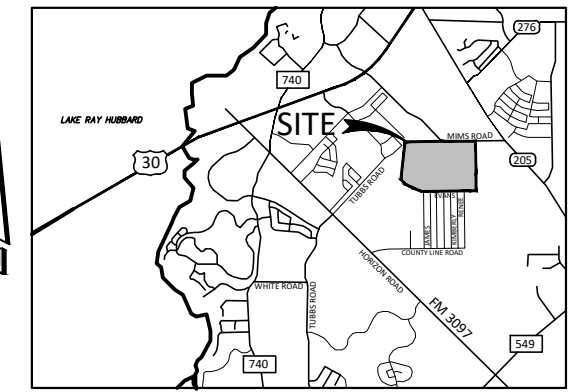
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



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GENERAL NOTES:

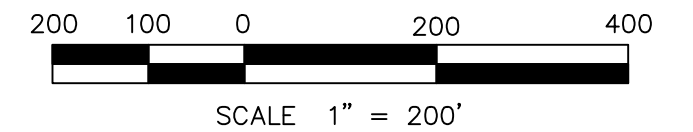
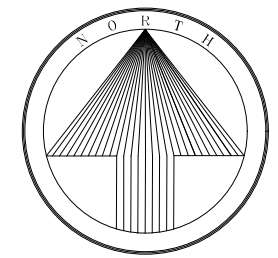
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**MASTER PLAT
PEACHTREE MEADOWS**

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292 SINGLE FAMILY LOTS AND
4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN THE
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JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-xxx

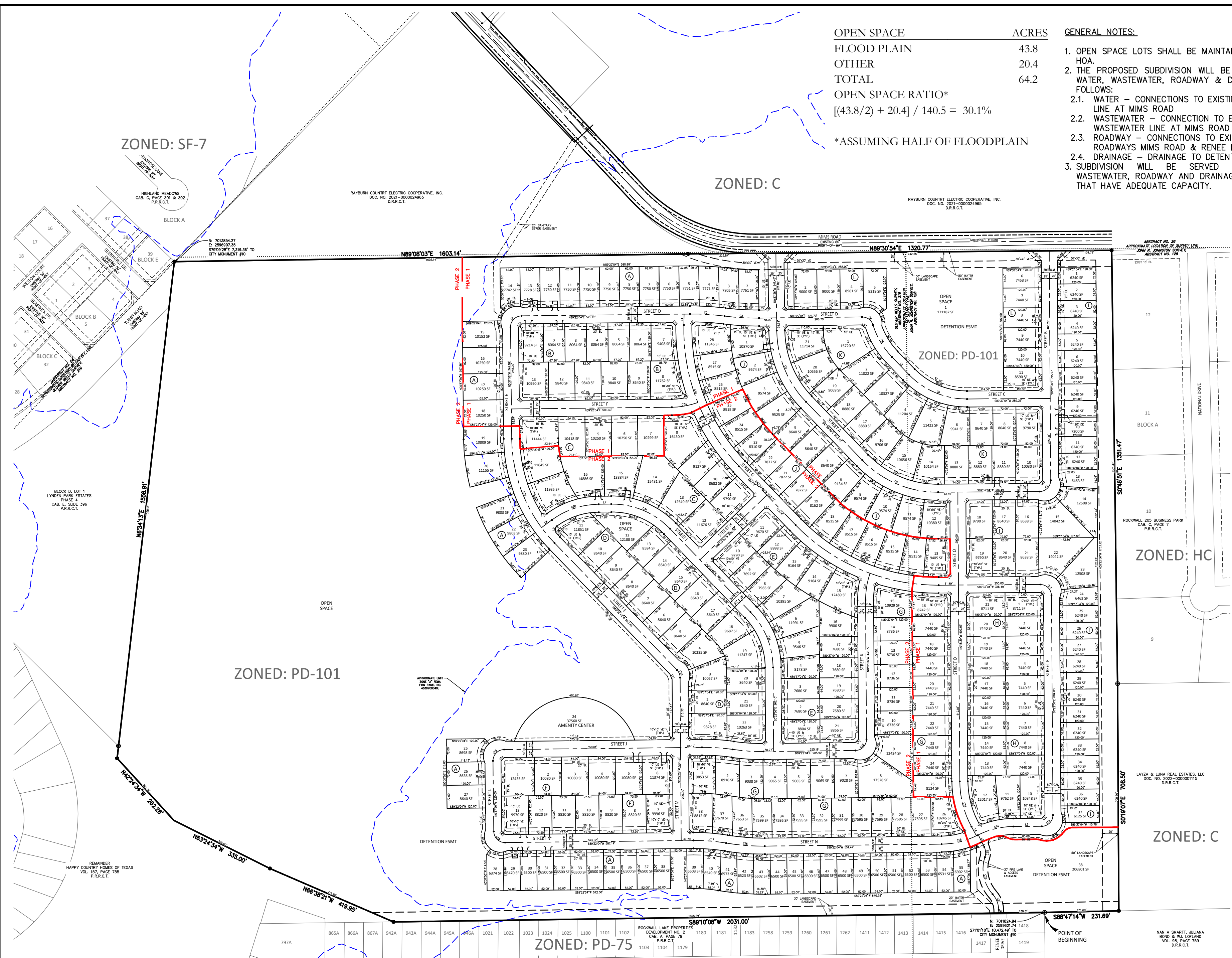
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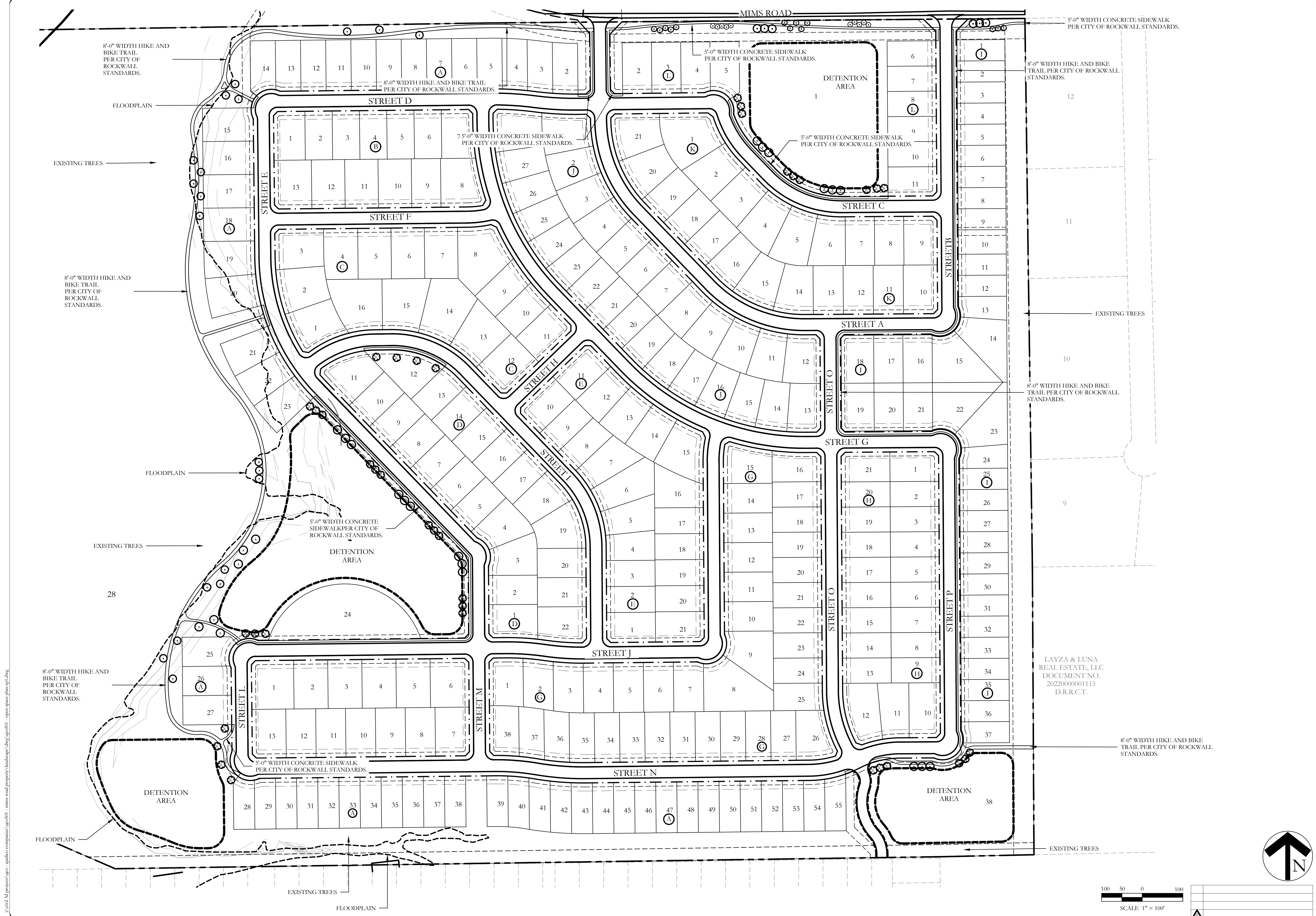
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LAND USE: SF

Owner/Applicant:
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Phone: 469-659-6150

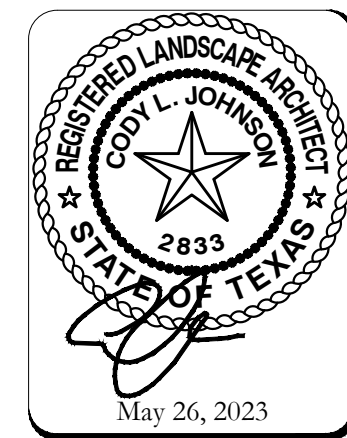
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PROJECT COMMENTS



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

DATE: 6/22/2023

PROJECT NUMBER: P2023-016
PROJECT NAME: Master Plat for Peachtree Meadows
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Meredith Joyce on Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Master Plat for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/22/2023	Needs Review

06/22/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Master Plat for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50- acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

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 (P2023-016) in the lower right-hand corner of all pages on future submittals.

M.4 The Title Block should read as follows (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Master Plat
Peachtree Meadows Subdivision
Being
292 Residential Lots, 4 Open Space Lots, & 1 Amenity Lot
140.494-Acres or 6,119,939 SF
Situated in
G. Wells Survey, Abstract No. 219 &
J. R. Johnston Survey, Abstract No. 128
City of Rockwall, Rockwall County, Texas

M.5 Please remove the lot and block information from each lot. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please provide the lot density for the gross acreage. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide the street names. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide the topographic contours, the 50-year and 100-year flood elevations, and indicate the wooded areas. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please indicate the land use as Single-Family 10 (SF-10) District. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Open Space Master Plan (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Delineate the 30-foot tree preservation easement along the south property line.
- (2) Provide a color exhibit; have the different sidewalk/trail widths color coded.
- (3) Remove the landscaping.

I.11 The landscape plans submitted with this plat will not be reviewed. Landscape plans are reviewed at the time of PD Site Plan.

I.12 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.

I.13 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: June 27, 2023
Planning and Zoning Public Hearing: July 11, 2023
City Council: July 17, 2023

I.14 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	06/22/2023	Approved w/ Comments

06/22/2023: - Any water line outside of Phase 1 will need to be installed for these two areas to not be on dead end water lines. (see markup)
- 50' Landscape and drainage easement.

The following items 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 (fencing, gates, signage, etc.) allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No vertical walls allowed in detention easements.
- Additional easements or other comments may come once engineering plans are submitted and reviewed.

Drainage Items:

- Detention is required. Stormwater cannot increase off the property. Detention and flood study are required.
- Must show erosion hazard setback easement.
- Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.
- 100-year WSEL must be called out for detention ponds, and floodplains a minimum of every 300'.

- FFE for all lots must be called out when adjacent to floodplain and detention ponds. Minimum 2' above 100-year WSEL.
- Fences are not allowed within drainage easements.
- 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 cannot use Open Space or Detention Area as C=0.35 only flood plain can have a C factor of 0.35
- Flood Study is required. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds, creeks, and wetland areas.
- Detention ponds and storm system must outfall maximum 60 degrees with flow line of creeks/channels. May not discharge at any point of floodplain, must be at an existing flow line.
- LOMR will be required.
- Drainage from the east must be collected in a separate HOA owned and maintained lot. Must be platted as a drainage easement.
- Drainage pipes may not be located on a residential lot. They may be installed in a HOA lot.
- Floodplain and easement may not be on a residential lot.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- \$401.89/acre sewer pro-rata
- Must install water lines per master plans. Master plan calls for a 12-inch water main along east property line.
- 20-inch water to be installed in Mims along frontage but a 20' wide water line easement along a portion of Mims will suffice unless infrastructure study requires the 20-inch.
- Must install sanitary sewer main lines per master plans. Master plan calls for a 30-inch sanitary sewer main along west property line. A 50' easement must be dedicated.
- Off-site sanitary sewer improvements may be required.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must compete an Infrastructure study to determine the off-site Master Plan water and wastewater improvements needed.
- City owned utilities may not cross through a residential lot. They may cross through a HOA within an easement.
- Utility easement widths are based on size and depth of the utility.

Roadway Paving Items:

- All streets to be concrete. 50' ROW, 29' back-to-back paving minimum. Streets must be curb and gutter style. No asphalt or rock streets. Parabolic crown cross section not allowed. Roll over curb not allowed.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Mims is a collector street, 60' ROW and 41' B-B. ROW dedication will be required, and 24' of pavement at minimum must be placed including storm system.
- Sidewalk to be built along Mims
- Traffic Impact Analysis required
- Remove driveways from plat,

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/19/2023	Approved w/ Comments

06/19/2023: 1. Park District 14

Cash in Lieu of Land \$338.16 x 292 lots = \$98,742.72

Pro Rata Equipment Fees \$317.36 x 292 lots = \$92,669.12

Total per lot (1) Lot \$655.52 x 292 lots = \$191,411.84

2. Sidewalks along Mims Road need to be 8' hike and bike trails. Currently the west end of Mims is 8' and the east end of Mims is 5'

3. Please show tree preservation bubbles on this plan

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 (fencing, gates, signage, etc.) allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No vertical walls allowed in detention easements.
- Additional easements or other comments may come once engineering plans are submitted and reviewed.

Drainage Items:

- Detention is required. Stormwater cannot increase off the property. Detention and flood study are required.
- Must show erosion hazard setback easement.
- Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.
- 100-year WSEL must be called out for detention ponds, and floodplains a minimum of every 300'.
- FFE for all lots must be called out when adjacent to floodplain and detention ponds. Minimum 2' above 100-year WSEL.
- Fences are not allowed within drainage easements.
- 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 cannot use Open Space or Detention Area as C=0.35 only flood plain can have a C factor of 0.35
- Flood Study is required. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds, creeks, and wetland areas.
- Detention ponds and storm system must outfall maximum 60 degrees with flow line of creeks/channels. May not discharge at any point of floodplain, must be at an existing flow line.
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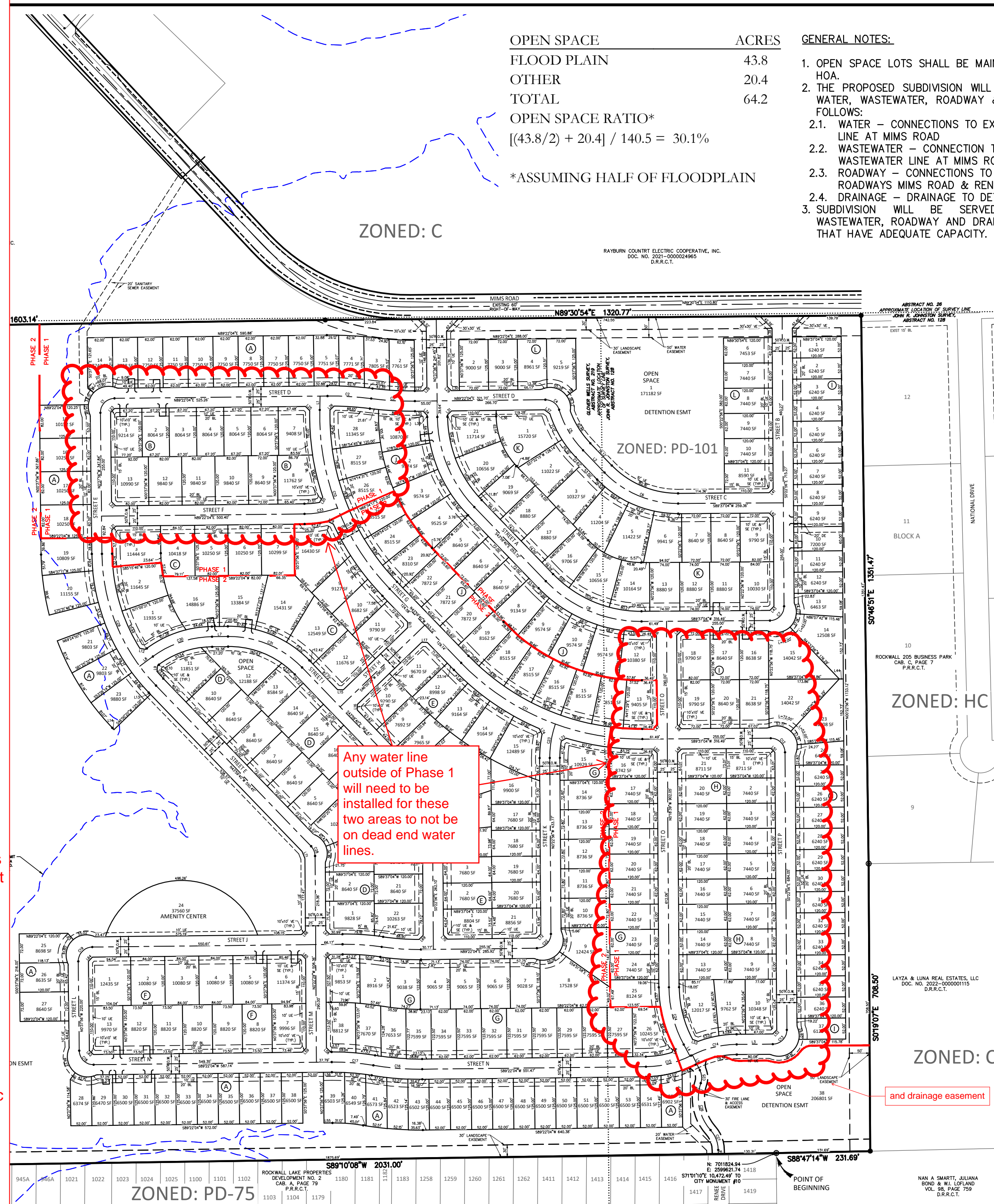
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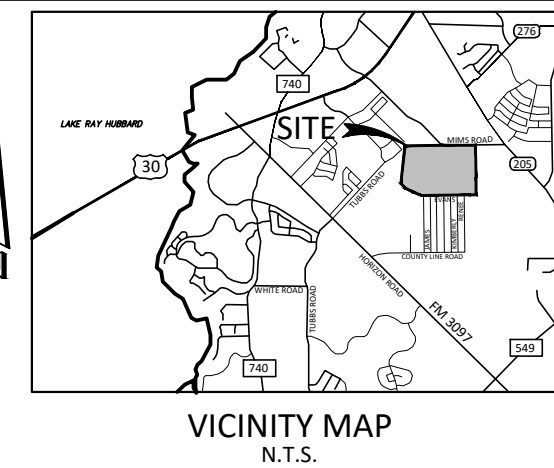
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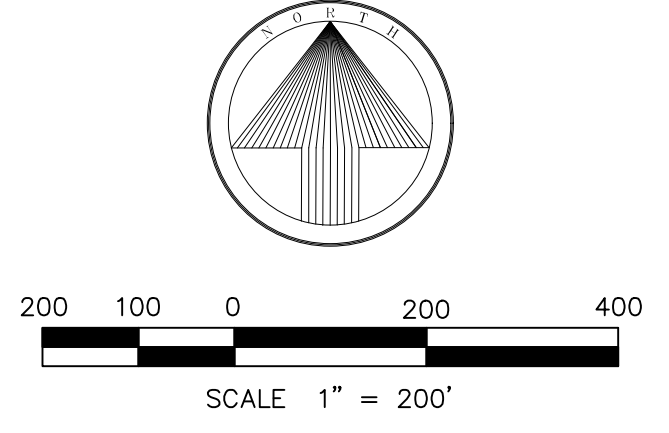


OPEN SPACE	ACRES
FLOOD PLAIN	43.8
OTHER	20.4
TOTAL	64.2
OPEN SPACE RATIO*	
[(43.8/2) + 20.4] / 140.5 = 30.1%	
*ASSUMING HALF OF FLOODPLAIN	

- 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 LINE AT MIMS ROAD
 - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - 2.4. DRAINAGE – DRAINAGE TO DETENTION PONDS
 3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.



- 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)
- 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
P.R.R.C.T.= Plat Records of Rockwall County, Texas



MASTER PLAT PEACHTREE MEADOWS

LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B;
LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D;
LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L;
140.494 ACRES OR 6,119,939 SQ. FT.
292 SINGLE FAMILY LOTS AND
4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN THE
GLOVER WELLS SURVEY, ABSTRACT NO. 219 AND
JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2023-xxx

June 14, 2023

EXIST. ZONING: PD-101
LAND USE: SF

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

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





DEVELOPMENT APPLICATION

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

STAFF ONLY

PLANNING & ZONING CASE NO.

P2023-016

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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ²
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ 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
² 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 Mims Rd, TX

SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5 & A0128 J R Johnson, Tract 5, Acres 50 LOT BLOCK

GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 140.494

LOTS [CURRENT] 292

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 Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

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

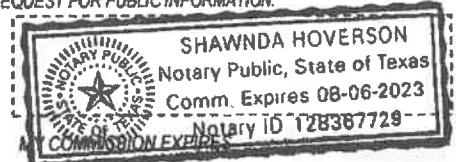
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,207.41 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF June, 2023 BY SIGNING THIS APPLICATION. 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."

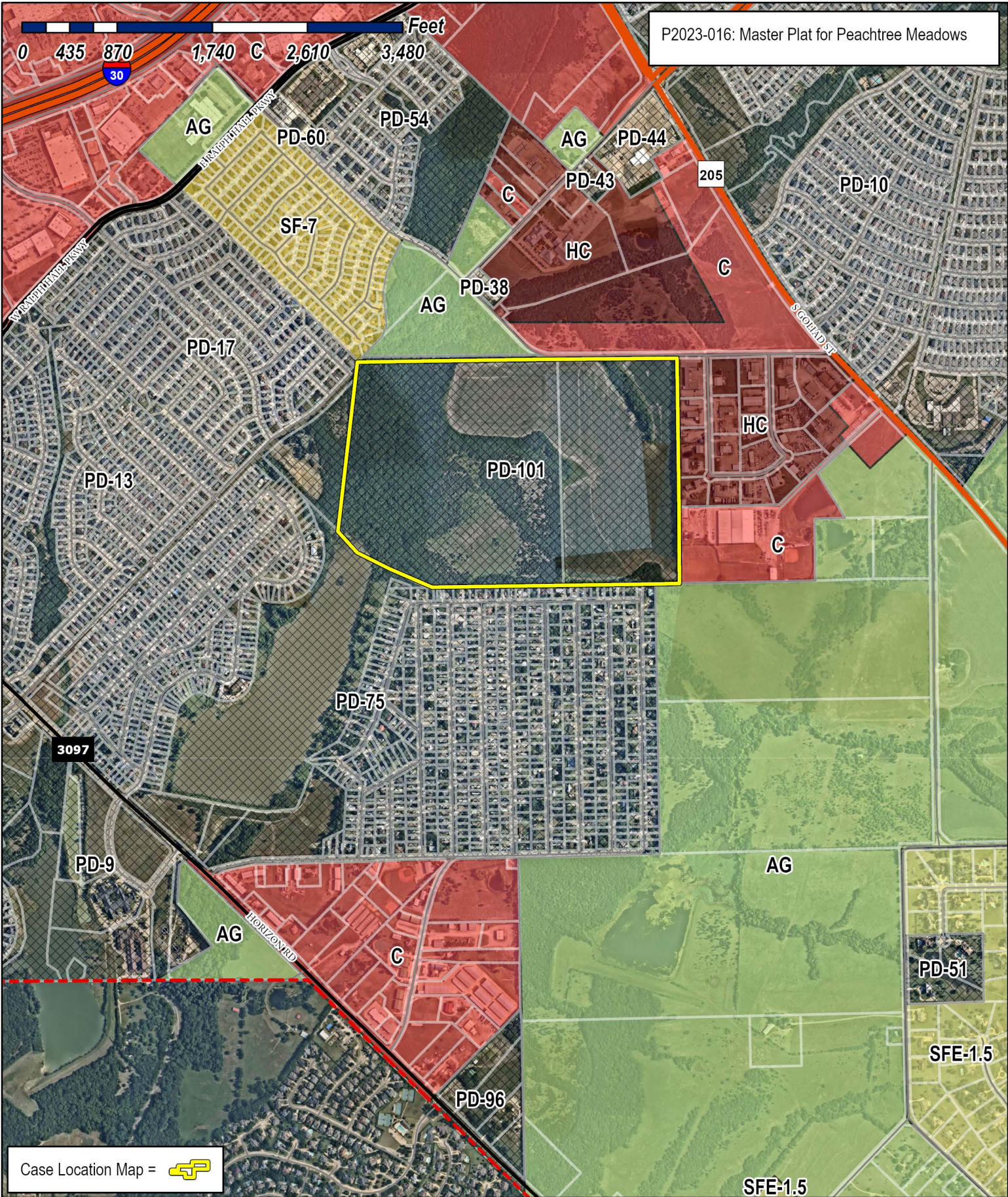
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF June, 2023

OWNER'S SIGNATURE

John Vick
Shawnda Hoverson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

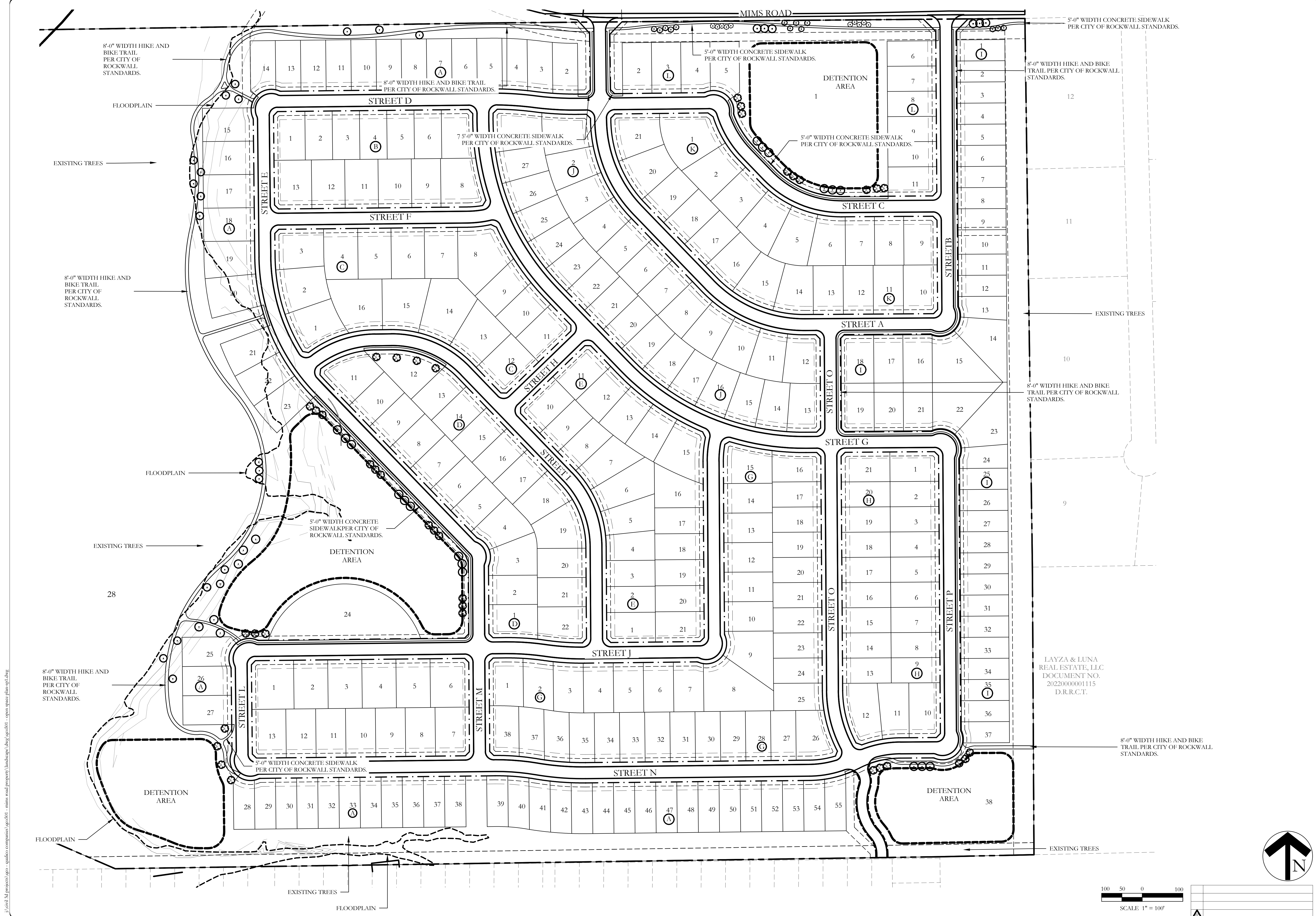


City of Rockwall

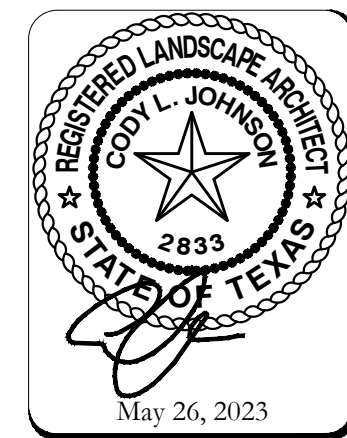
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





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LAYZA & LUNA
 REAL ESTATE, LLC
 DOCUMENT NO.
 2022000001115
 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: July 11, 2023

APPLICANT: Meredith Joyce; *Michael Joyce Properties*

CASE NUMBER: P2023-016; *Master Plat for the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Master Plat for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Master Plat for the Peachtree Meadows Subdivision. The Peachtree Meadows Subdivision will be constructed in two (2) phases that will consist of 292 residential lots on a 140.50-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219*). The Master Plat indicates the phasing lines, the trail locations, and the open space lots for the proposed subdivision. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat (*Case No. P2023-017*) for the Peachtree Meadows Subdivision.
- Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. Under this Planned Development District ordinance, the subject property was permitted to be developed with a total of 292 single-family residential lots (*or a density of 2.08 dwelling units per acre*) and a minimum of 65.90-acres of open space (*i.e. 31.28% open space on the gross*). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 101 (PD-101):

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	82' x 120'	9,000 SF	32	10.96%
B	72' x 120'	8,400 SF	98	33.56%
C	62' x 120'	7,200 SF	105	35.96%
D	52' x 120'	6,000 SF	57	19.52%
<i>Maximum Permitted Units:</i>			292	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

	Lot Type (see Concept Plan) ►			
	A	B	C	D
<i>Minimum Lot Width</i> ⁽¹⁾	82'	72'	62'	52'
<i>Minimum Lot Depth</i>	120'	120'	120'	120'
<i>Minimum Lot Area (SF)</i>	9,000 SF	8,400 SF	7,200 SF	6,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'

Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'	20'
Minimum Length of Driveway Pavement ⁽⁷⁾	20'	20'	20'	20'
Maximum Height ⁽³⁾	35'	35'	35'	35'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	65%	65%	65%	65%

GENERAL NOTES:

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE *FRONT YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN TABLE 1.
- 2: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: *J-SWING* OR *TRADITIONAL SWING GARAGES* ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.

Parks Board. On July 10, 2023, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:

- (1) The property owner shall pay pro-rata equipment fees of \$92,669.12 (i.e. \$317.36 x 292 Lots).
- (2) The property owner shall pay cash-in-lieu of land fees of \$98,742.72 (i.e. \$338.16 x 292 Lots).

Conformance to the Subdivision Ordinance. 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

Conditional Approval. Conditional approval of this Master Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Master Plat; and,
- (2) 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 ONLY

PLANNING & ZONING CASE NO. **P2023-016**

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) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
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OTHER APPLICATION FEES:

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- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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² 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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 & A0128 J R Johnson, Tract 5, Acres 50** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **292**

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

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OWNER **Qualico Developments (US), Inc.**

APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **6950 TPC Drive, Suite 350**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **McKinney, TX 75070**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION (REQUIRED)

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

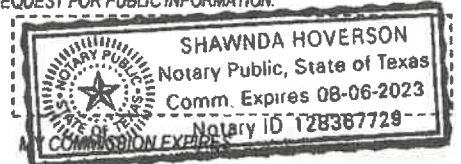
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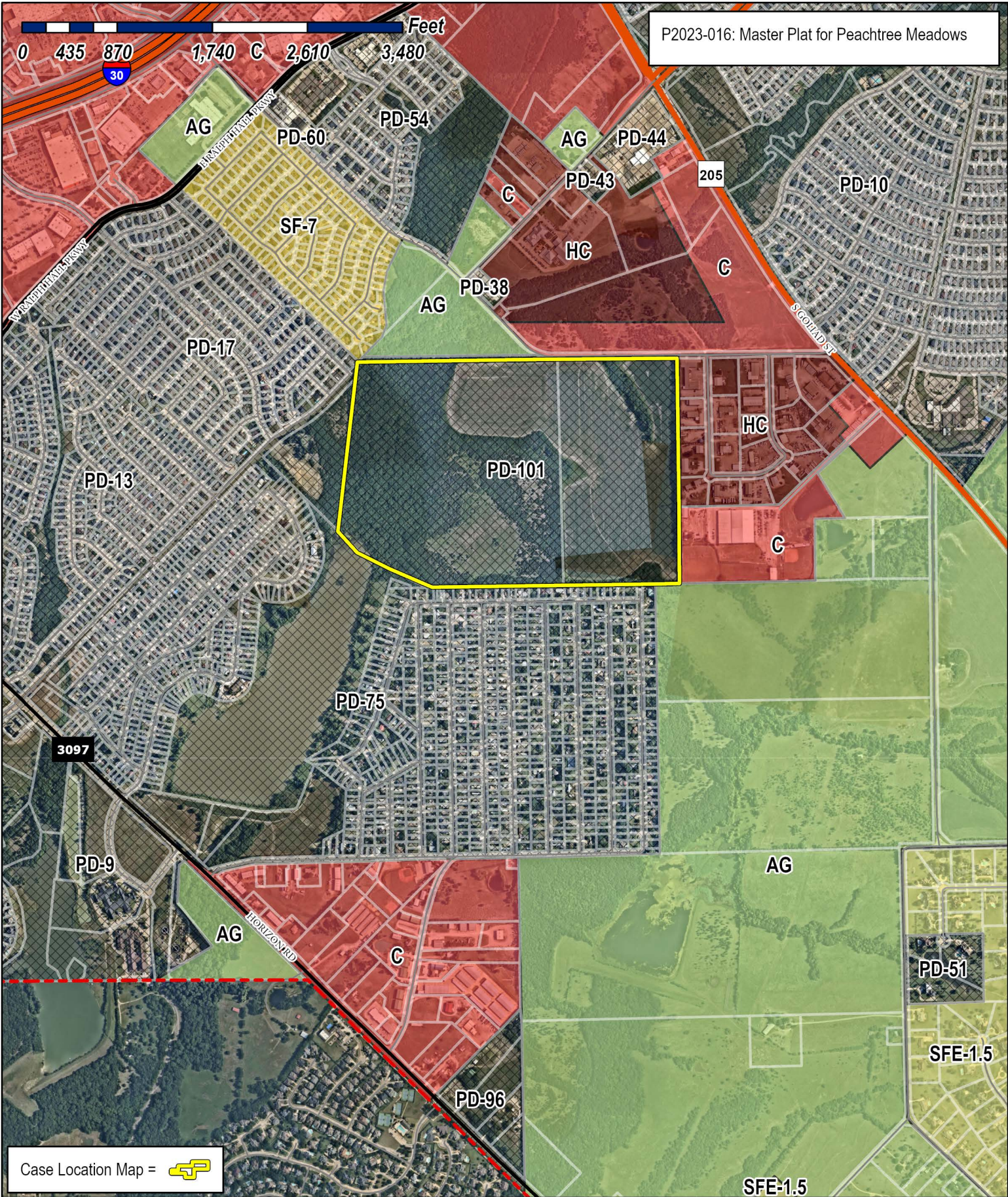
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

John Vick
Shawnda Hoverson





Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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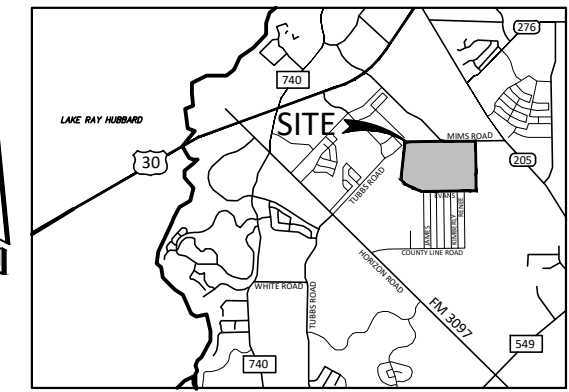


OPEN SPACE	ACRES
FLOOD PLAIN	43.8
OTHER	20.4
TOTAL	64.2
OPEN SPACE RATIO*	
[(43.8/2) + 20.4] / 140.5 = 30.1%	

*ASSUMING HALF OF FLOODPLAIN

GENERAL NOTES:

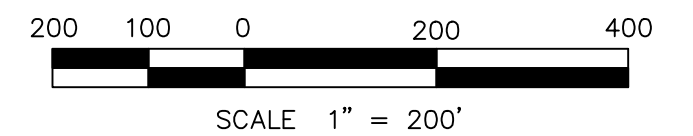
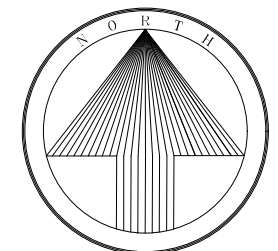
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LEGEND

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D.R.R.C.T.= Deed Records of Rockwall County, Texas
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**MASTER PLAT
PEACHTREE MEADOWS
SUBDIVISION**

BEING
292 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS AND
1 AMENITY CENTER
140.494 ACRES OR 6,119,939 SQ. FT.
SITUATED IN THE
GLOVER WELLS SURVEY, ABSTRACT NO. 219 AND
JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-016

June 30, 2023

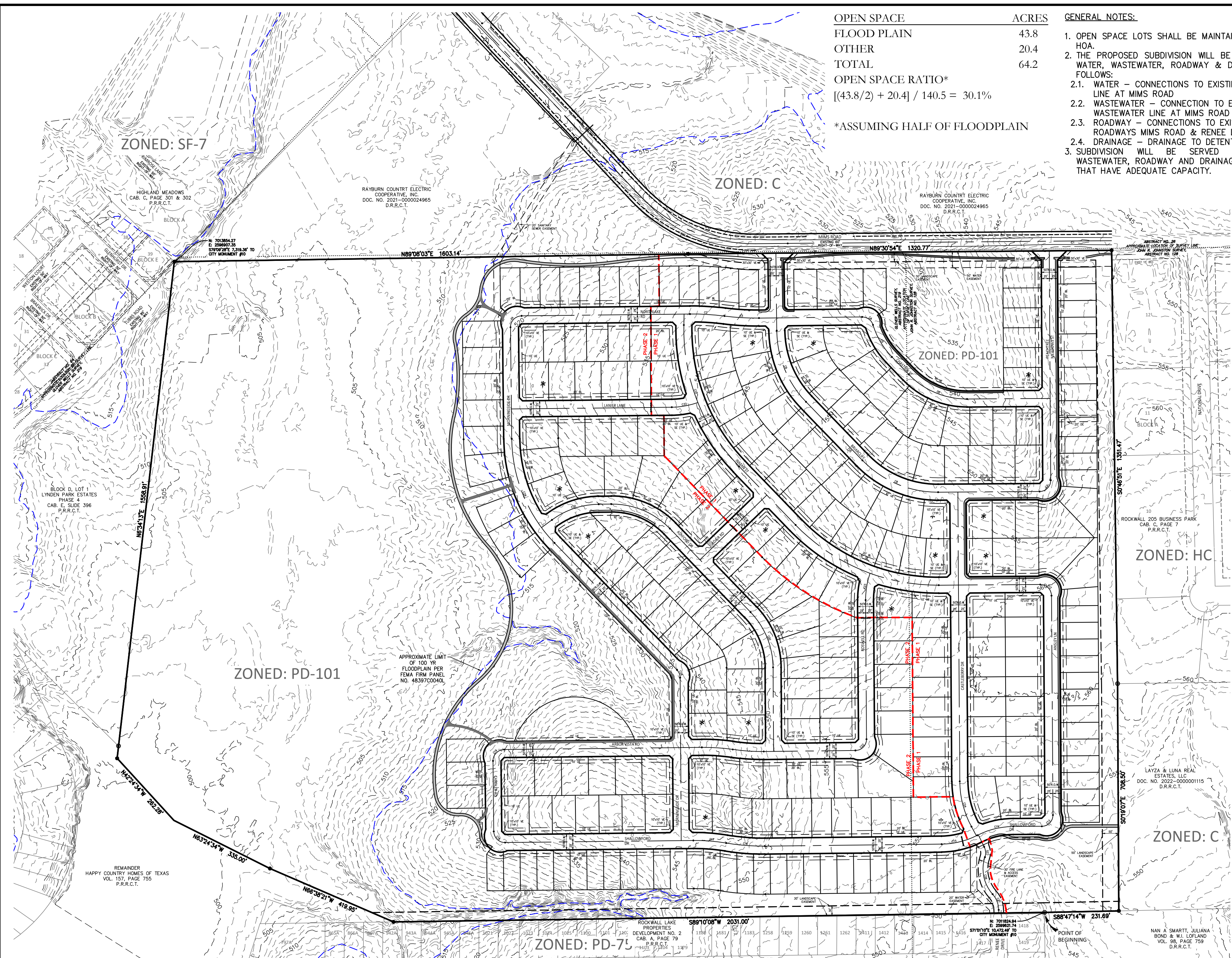
EXIST. ZONING: PD-101
LAND USE: SF-10

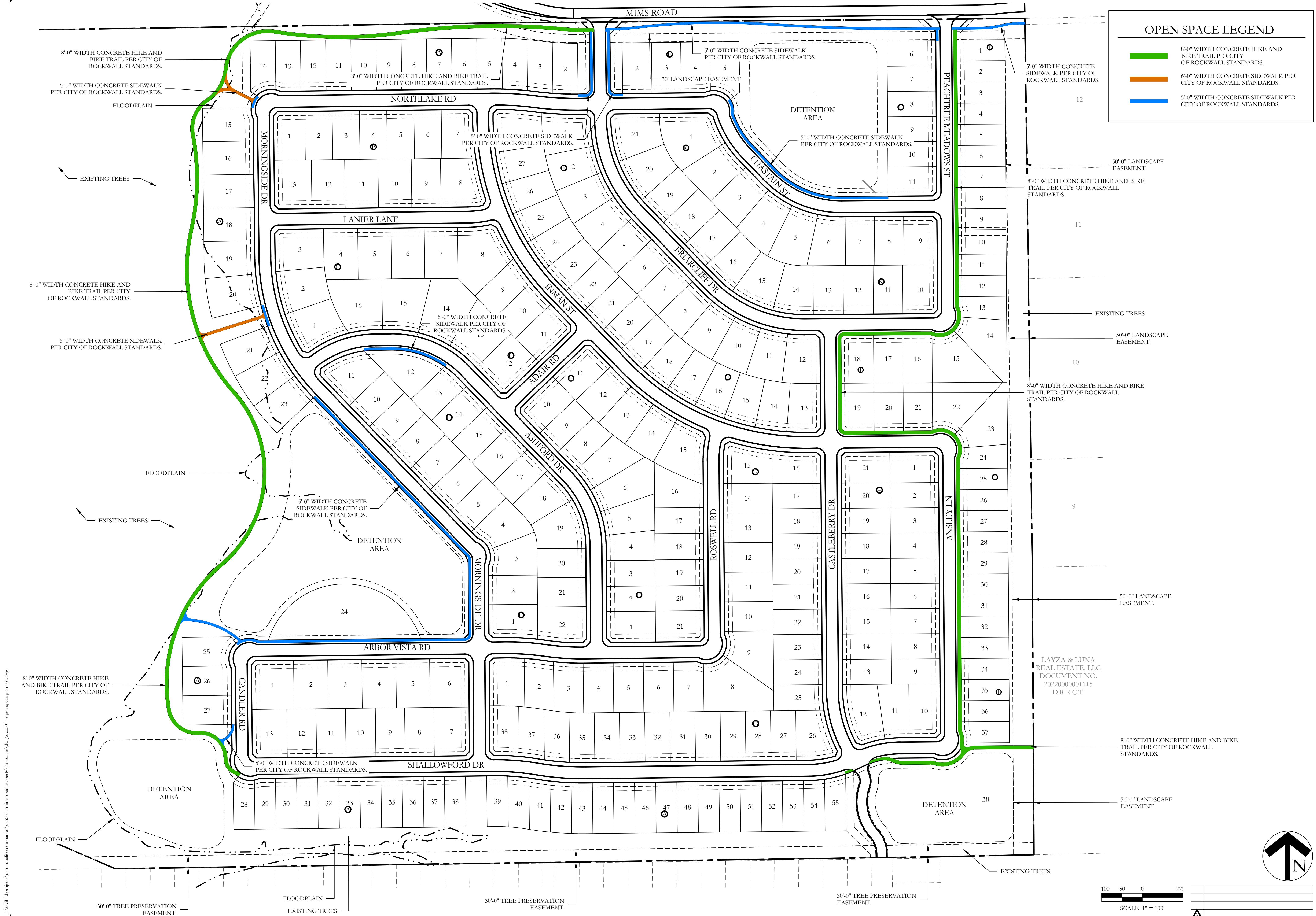
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McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
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Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

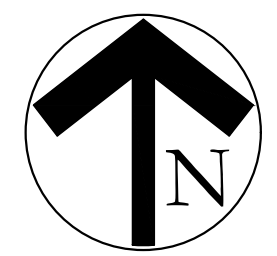
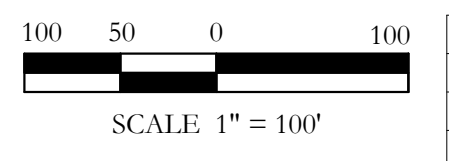
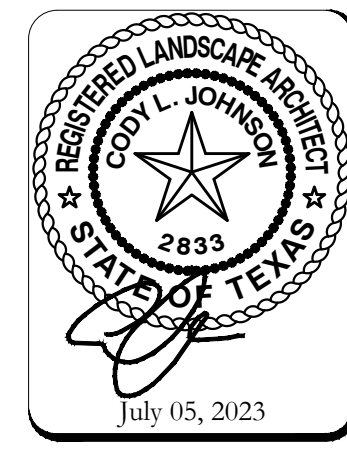
**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





OPEN SPACE LEGEND

- 8'-0" WIDTH CONCRETE HIKE AND BIKE TRAIL PER CITY OF ROCKWALL STANDARDS.
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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: July 17, 2023

APPLICANT: Meredith Joyce; *Michael Joyce Properties*

CASE NUMBER: P2023-016; *Master Plat for the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Master Plat for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Master Plat for the Peachtree Meadows Subdivision. The Peachtree Meadows Subdivision will be constructed in two (2) phases that will consist of 292 residential lots on a 140.50-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219*). The Master Plat indicates the phasing lines, the trail locations, and the open space lots for the proposed subdivision. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat (*Case No. P2023-017*) for the Peachtree Meadows Subdivision.
- ☑ Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. Under this Planned Development District ordinance, the subject property was permitted to be developed with a total of 292 single-family residential lots (*or a density of 2.08 dwelling units per acre*) and a minimum of 65.90-acres of open space (*i.e. 31.28% open space on the gross*). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 101 (PD-101):

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	82' x 120'	9,000 SF	32	10.96%
B	72' x 120'	8,400 SF	98	33.56%
C	62' x 120'	7,200 SF	105	35.96%
D	52' x 120'	6,000 SF	57	19.52%
<i>Maximum Permitted Units:</i>			292	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

	Lot Type (see Concept Plan) ►	A	B	C	D
<i>Minimum Lot Width</i> ⁽¹⁾		82'	72'	62'	52'
<i>Minimum Lot Depth</i>		120'	120'	120'	120'
<i>Minimum Lot Area (SF)</i>		9,000 SF	8,400 SF	7,200 SF	6,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}		20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>		6'	6'	6'	6'

Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'	20'
Minimum Length of Driveway Pavement ⁽⁷⁾	20'	20'	20'	20'
Maximum Height ⁽³⁾	35'	35'	35'	35'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	65%	65%	65%	65%

GENERAL NOTES:

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE *FRONT YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.
- 2: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: *J-SWING* OR *TRADITIONAL SWING GARAGES* ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.

Parks Board. On July 10, 2023, the Parks and Recreation Board failed to reach a quorum. Based on this, the Parks and Recreation Board has not provided a recommendation to the City Council; however, staff has calculated the following fees associated with this project for the City Council’s consideration, and approval of this Master Plat constitutes approval of the proposed fees:

- (1) The property owner shall pay pro-rata equipment fees of \$92,669.12 (i.e. \$317.36 x 292 Lots).
- (2) The property owner shall pay cash-in-lieu of land fees of \$98,742.72 (i.e. \$338.16 x 292 Lots).

Conformance to the Subdivision Ordinance. 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

Conditional Approval. Conditional approval of this Master Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Master Plat for the *Peachtree Meadows Subdivision* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Master Plat; and,
- (2) 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 July 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF ONLY

PLANNING & ZONING CASE NO.

P2023-016

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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ²
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ 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
² 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 Mims Rd, TX

SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5 & A0128 J R Johnson, Tract 5, Acres 50 LOT BLOCK

GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 140.494

LOTS [CURRENT] 292

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 Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

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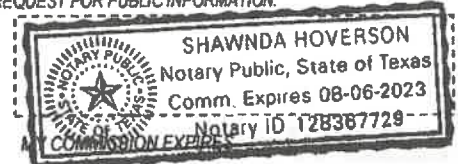
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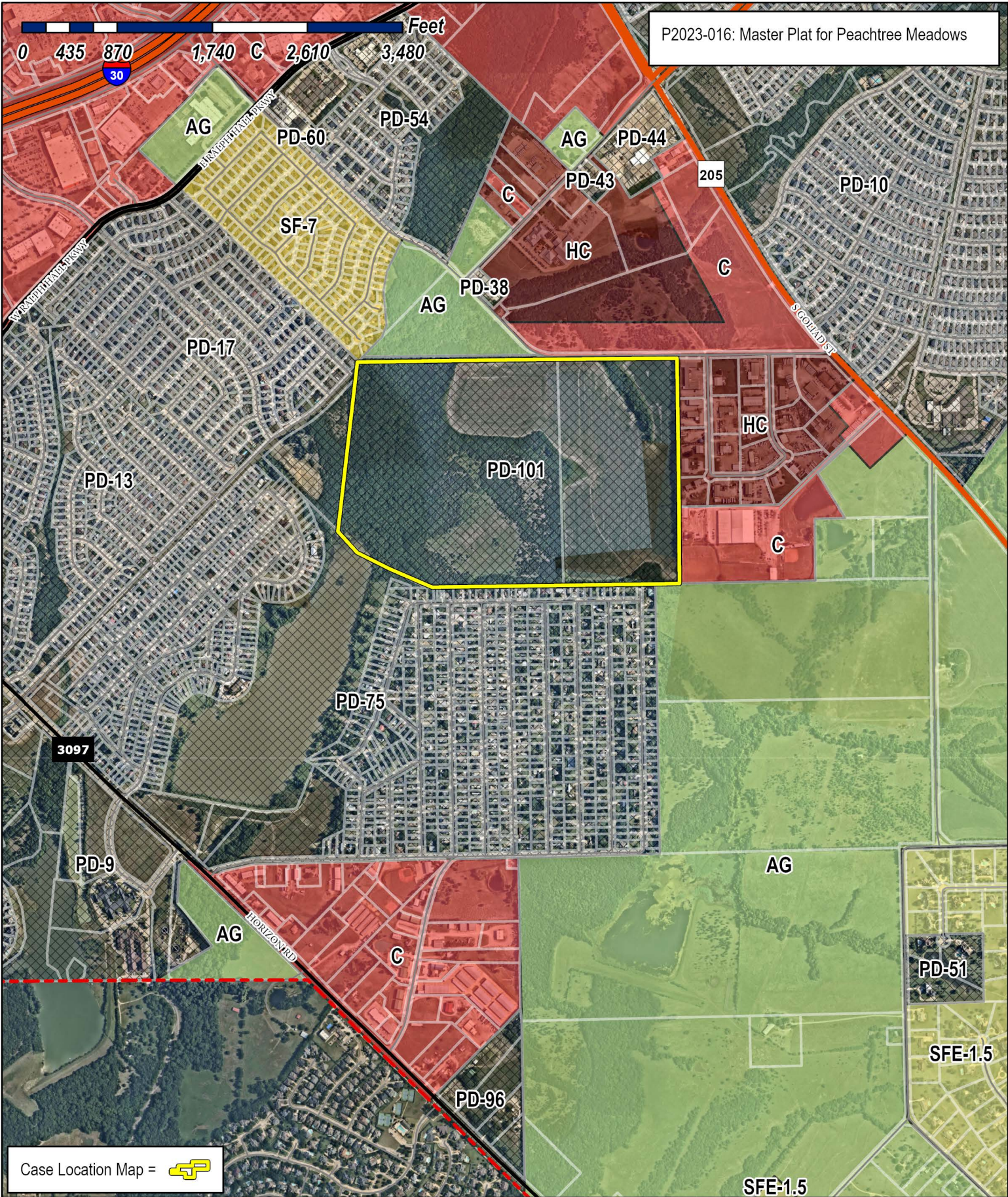
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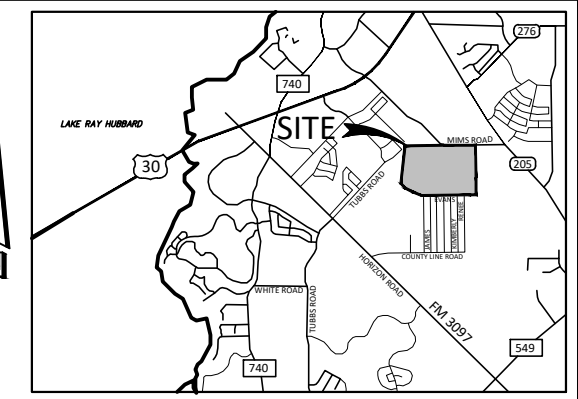


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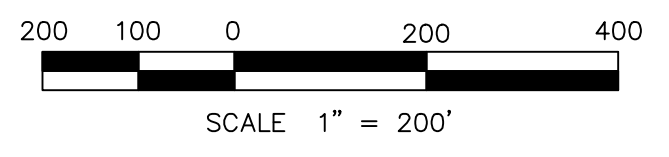
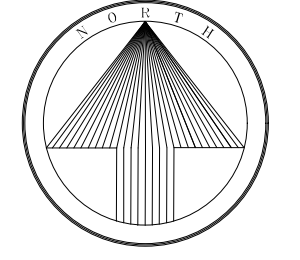
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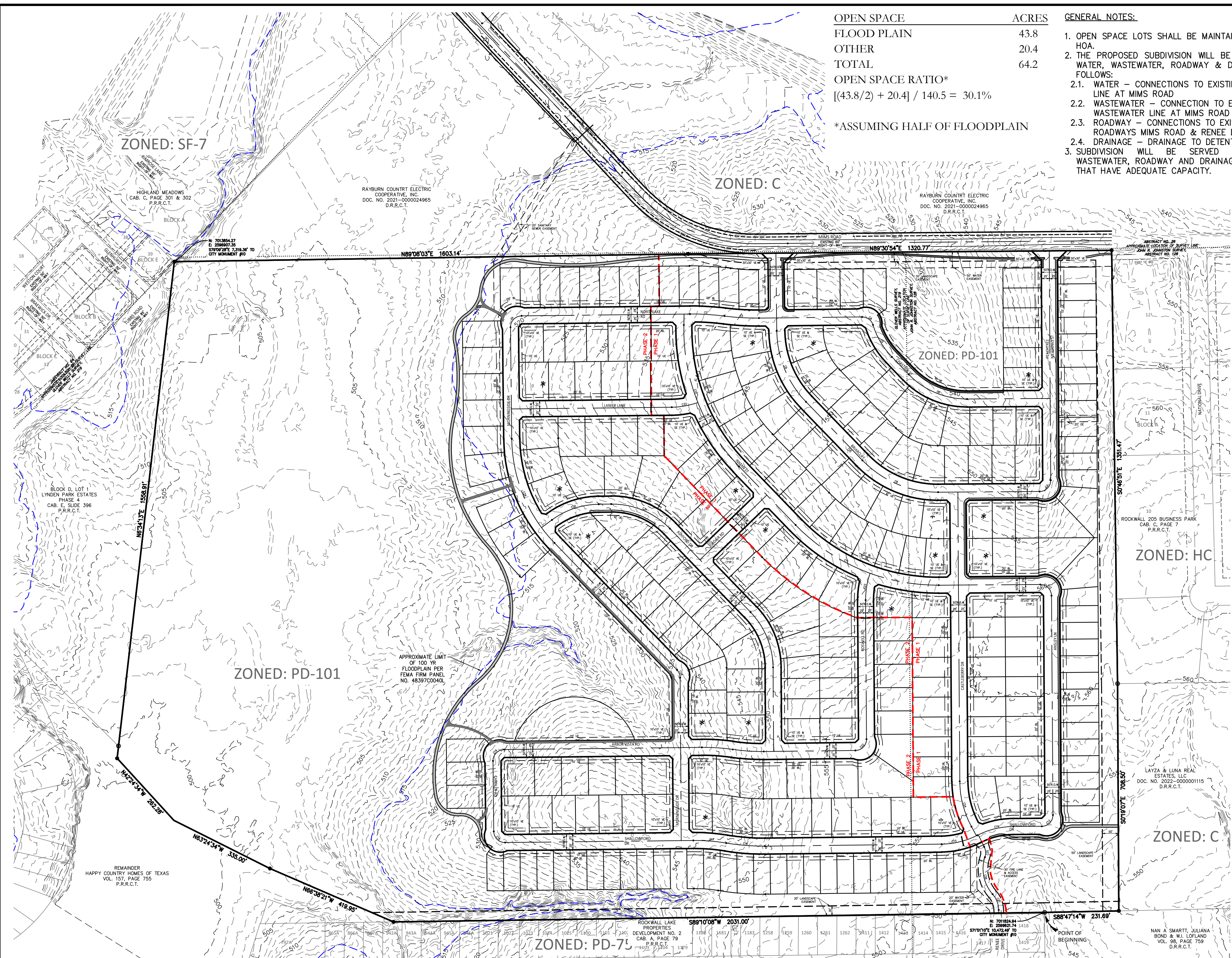
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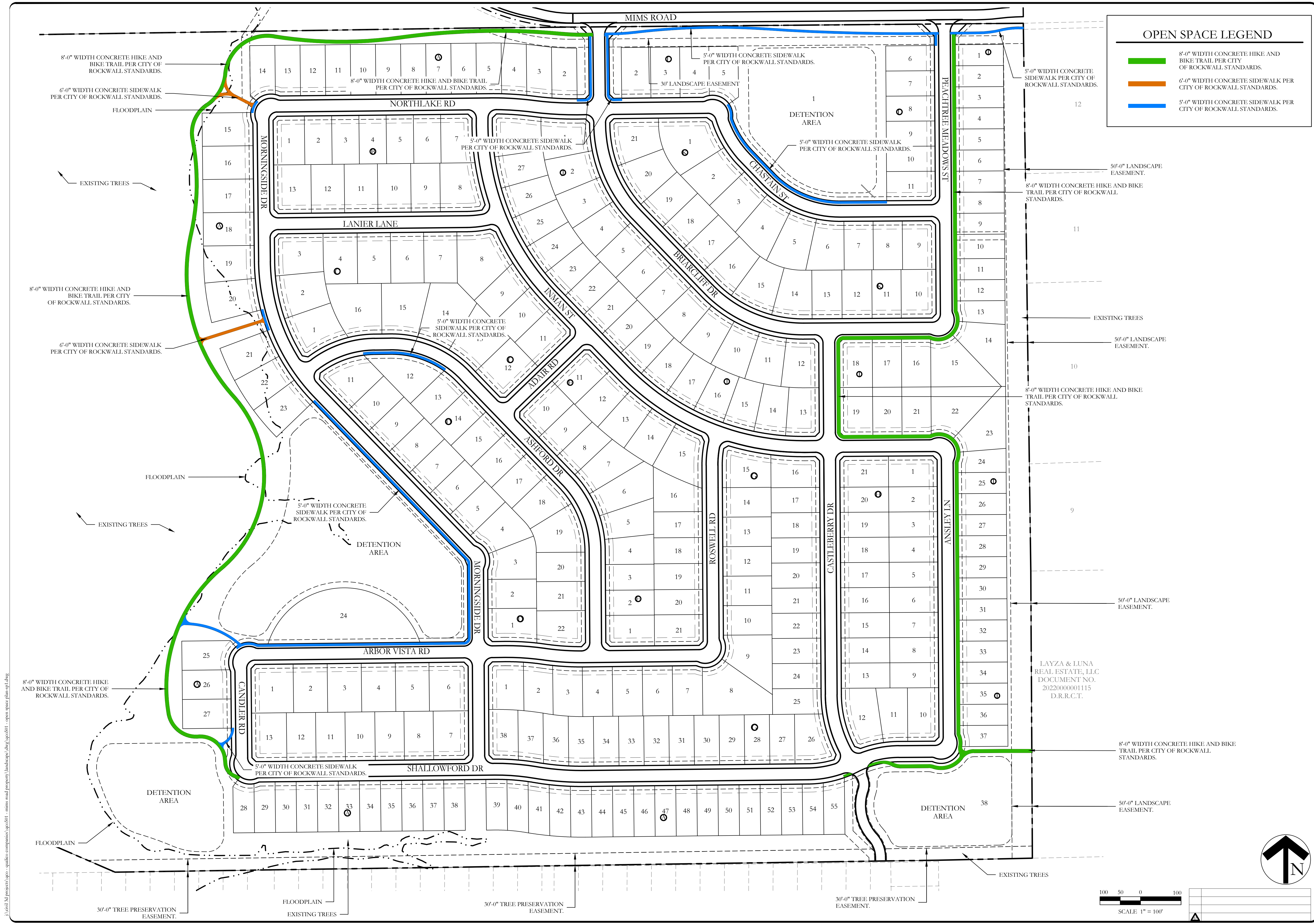
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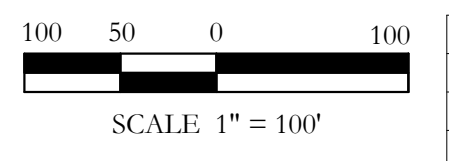
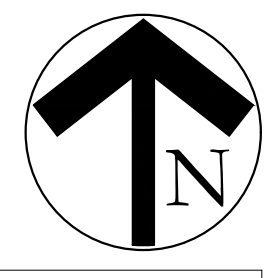
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Lee, Henry

From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Wednesday, July 5, 2023 3:01 PM
To: Miller, Ryan
Cc: Ryan Joyce
Subject: FW: Project Comments P2023-016
Attachments: QCO501 - Master Plat-1.pdf; QCO501 - Open Space Master Plan 07-05-2023.pdf

Hey Ryan,
Here's the other submittal that went back to Henry this morning. Thanks.
Meredith

Meredith Joyce, PE



MICHAELJOYCE
PROPERTIES

Michael Joyce Properties

767 Justin Rd.

Rockwall, TX 75087

512-694-6394

www.michaeljoyceproperties.com

From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Wednesday, July 5, 2023 9:59 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Subject: RE: Project Comments P2023-016

Henry, here is the revised submittal for the master plat and master park open space plan for Peachtree Meadows

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074

972-201-3100 ext. 202 (office)

682-225-7189 (mobile)

972-201-3099 (fax)

www.johnsonvolk.com

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From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Friday, June 23, 2023 3:21 PM
To: Tom Dayton <tom.dayton@johnsonvolk.com>
Subject: Fwd: Project Comments P2023-016

Meredith Joyce, PE
Michael Joyce Properties
512-694-6394
767 Justin Rd.
Rockwall, TX 75087

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, June 23, 2023 11:59:07 AM
To: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Cc: john.vick@qualico.com <john.vick@qualico.com>
Subject: Project Comments P2023-016

Good Morning,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: June 27, 2023
Planning and Zoning Commission: July 11, 2023
City Council: July 17, 2023

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 me know.

Thank you,



Henry Lee, AICP
Senior Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Wednesday, July 5, 2023 9:59 AM
To: Lee, Henry
Cc: Meredith Joyce
Subject: RE: Project Comments P2023-016
Attachments: QCO501 - Master Plat-1.pdf; QCO501 - Open Space Master Plan 07-05-2023.pdf

Henry, here is the revised submittal for the master plat and master park open space plan for Peachtree Meadows

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074
972-201-3100 ext. 202 (office)
682-225-7189 (mobile)
972-201-3099 (fax)
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August 2, 2023

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

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

SUBJECT: P2023-016; Master Plat for Peachtree Meadows

Meredith 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 July 17, 2023. 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;
- (2) 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 July 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 6-0, with Commissioner Conway absent.

City Council

On July 17, 2023, the City Council approved a motion to approve the Master Plat by a vote of 6-1, with Council Member McCallum dissenting.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- one (1) bonded copy of the master plat and all subsequent documents. All preliminary plats must be submitted to the City within 180-days of the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6434.

Sincerely,

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department