



**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. \_\_\_\_\_

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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:

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### OTHER APPLICATION FEES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS East & West of Intersection at S Goliad St & S John King Blvd

SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 121, O.T.R. Johnson Survey, Ab No. 128

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd

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

CURRENT ZONING PD-103

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Single Family, Commercial

ACREAGE 526.778

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] 868

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## 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 Ryan Joyce

ADDRESS 6950 TPC Drive, Suite 150

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE \_\_\_\_\_

PHONE 512-965-6280

E-MAIL \_\_\_\_\_

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

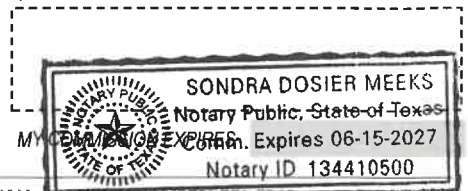
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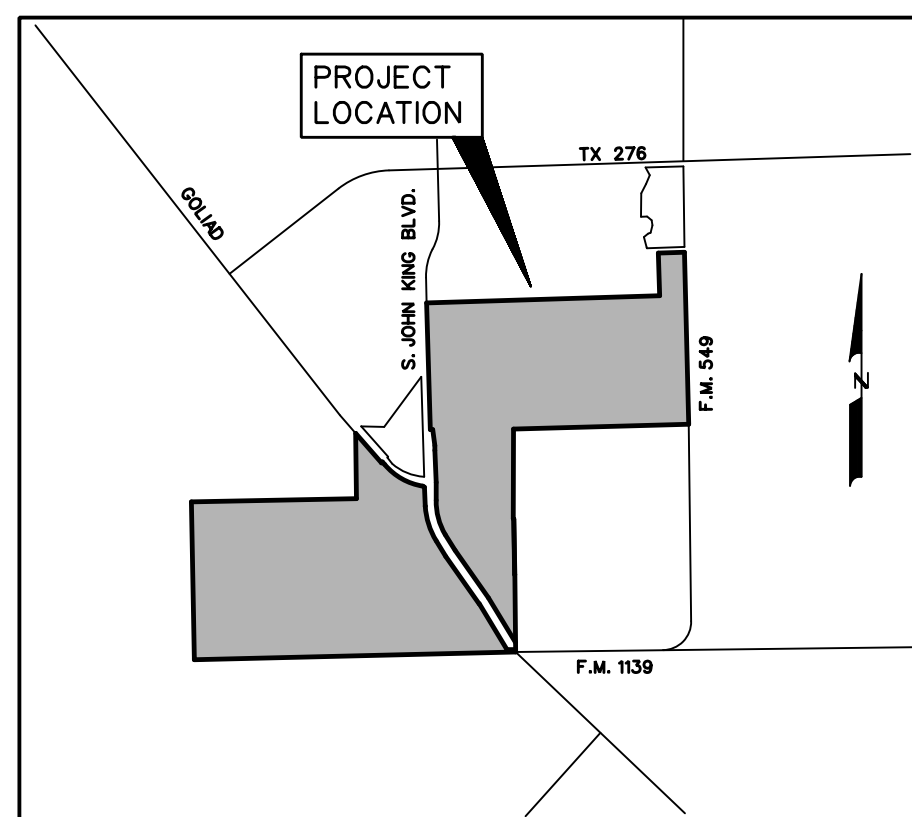
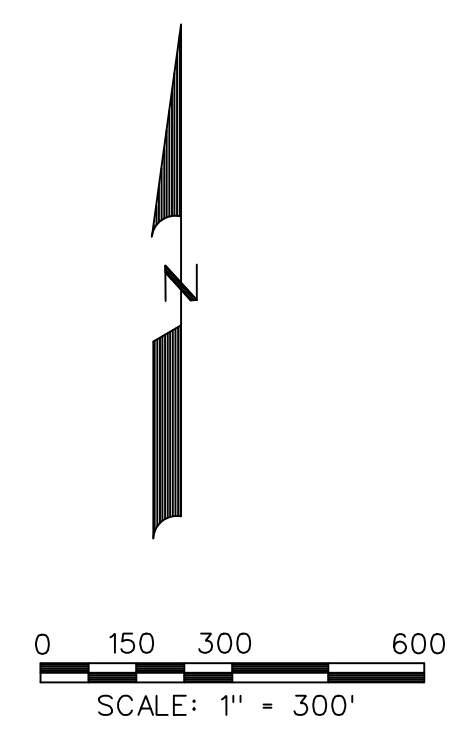
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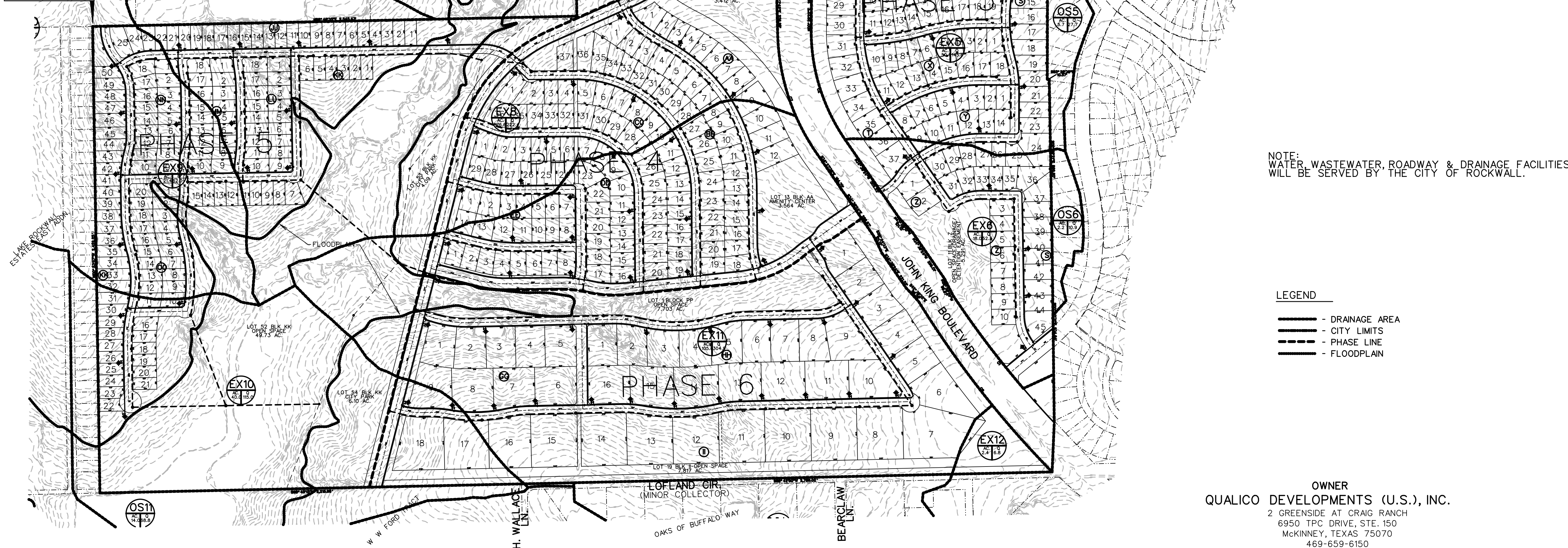




LOCATION MAP  
N.T.S.

TOTAL ACRES 519.53  
 TOTAL RESIDENTIAL LOTS 870  
 DENSITY 1.67  
 ZONING ORDINANCE 14-2022  
 TOTAL OPEN SPACE ACRES 139.34  
 LAND USE SINGLE FAMILY DEVELOPMENT

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2599638.328	701831.990
ELEV = 543.5	



FONTANNA BLVD.  
 FONTANNA RANCH  
 WIMBERLY LANE  
 F.M. 549  
 CITY LIMITS  
 WOOLBRIE ESTATES

- MASTER PLAT  
OF  
**JUNIPER**
- LOTS 1-12, BLOCK A
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 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
 CORWIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

OWNER  
**QUALICO DEVELOPMENTS (U.S.), INC.**  
 2 GREENSIDE AT CRAIG RANCH  
 6950 TPC DRIVE, STE. 150  
 MCKINNEY, TEXAS 75070  
 469-659-6150

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**JUNIPER / MASTER PARKS PLAN**

City of Rockwall, Rockwall County, Texas



NORTH

SCALE: 1" = 300'-0"

SHEET 1 OF 1  
Owner Submittal 2-12-2025



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



# DEVELOPMENT APPLICATION

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E-MAIL ryan@michaeljoyceproperties.com

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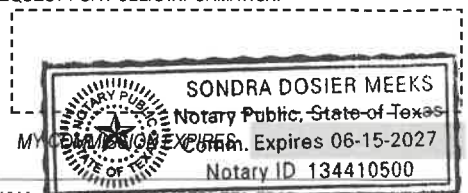
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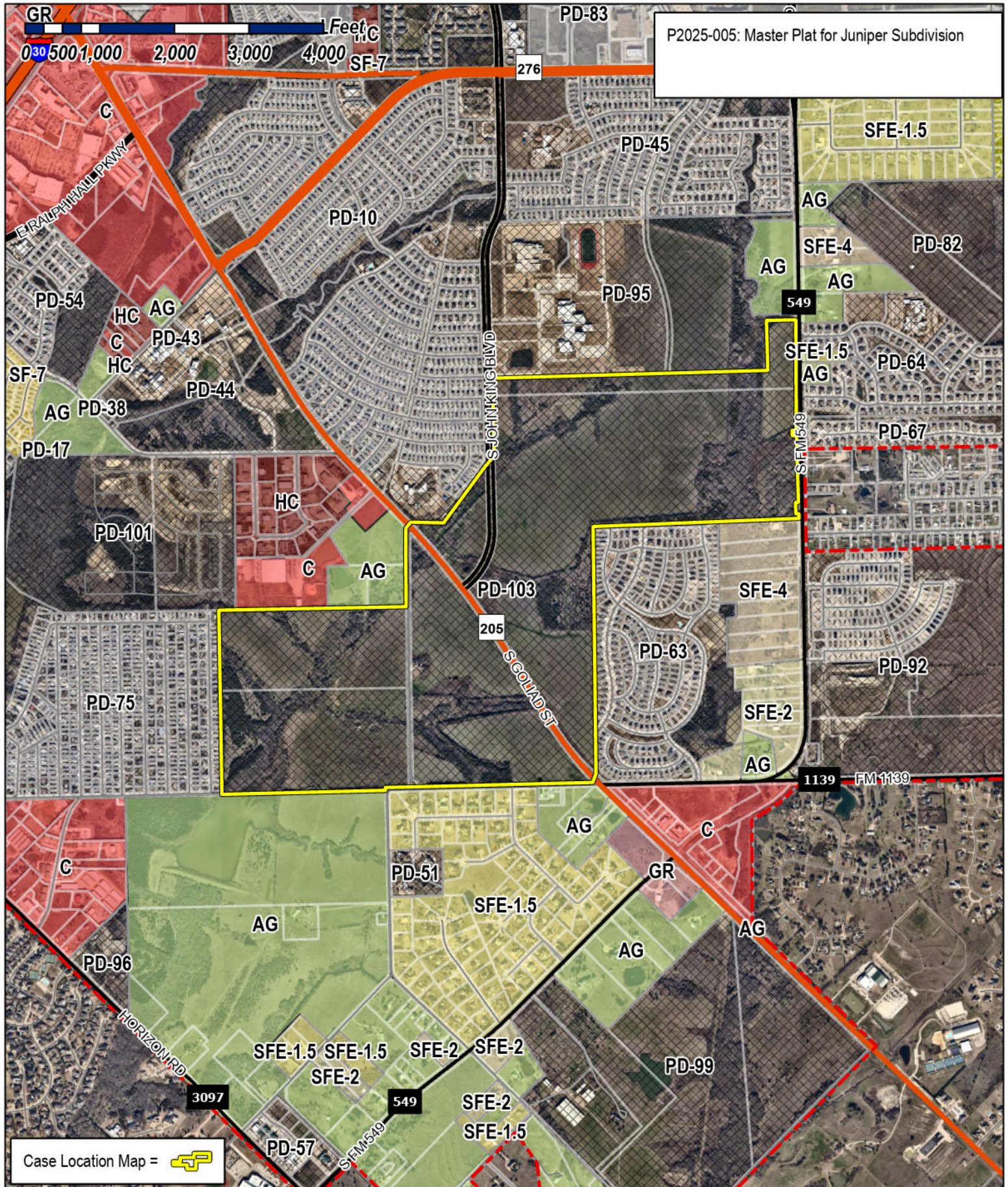
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P2025-005: Master Plat for Juniper Subdivision



Case Location Map =

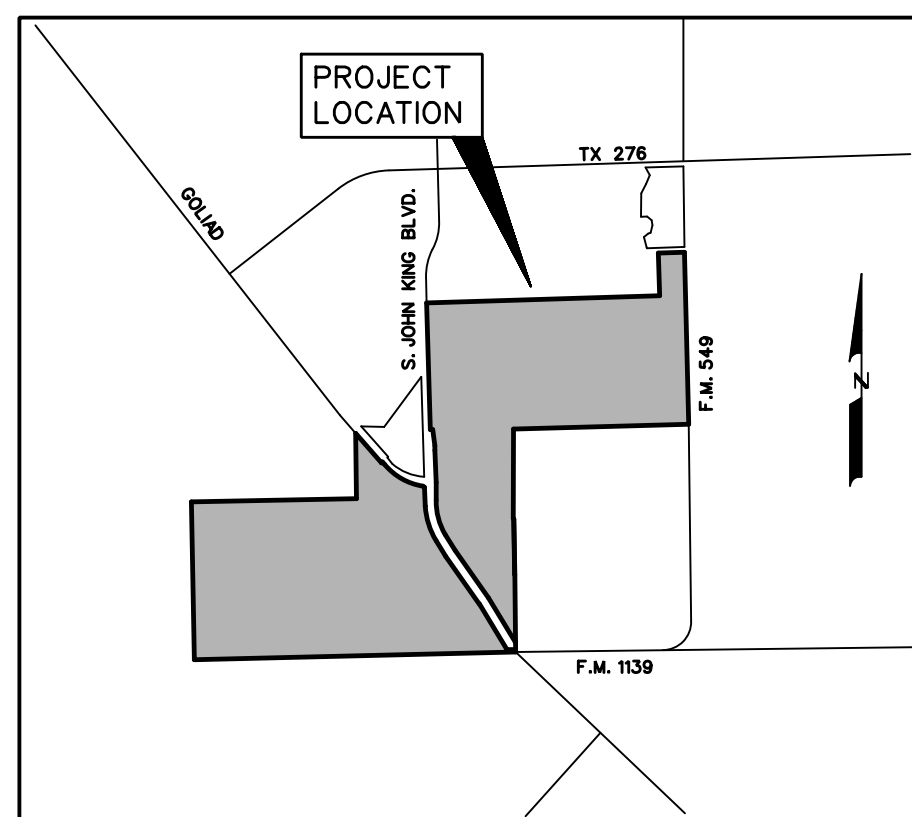
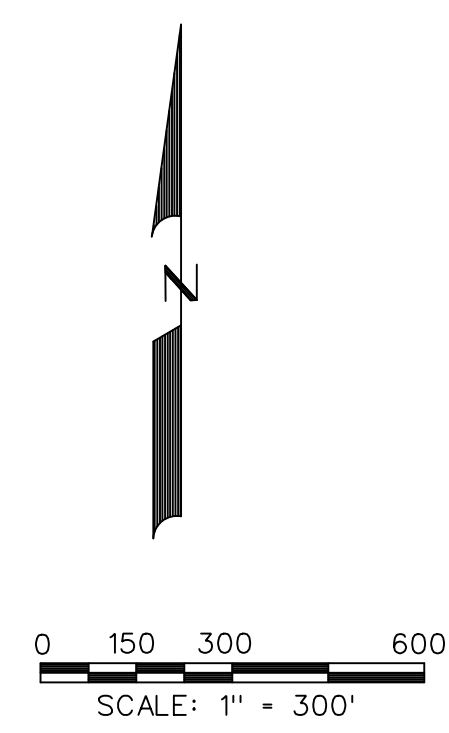


# City of Rockwall

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.

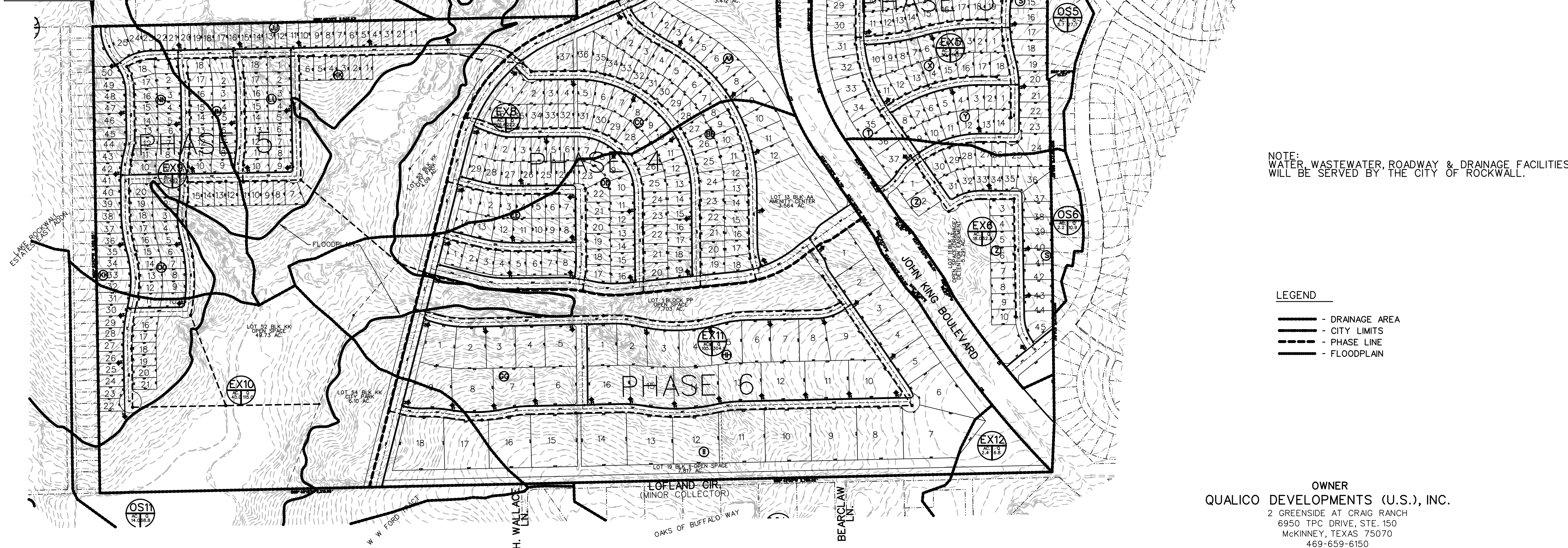




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**JUNIPER / MASTER PARKS PLAN**

City of Rockwall, Rockwall County, Texas

SHEET 1 OF 1  
Owner Submittal 2-12-2025



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



# PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: P2025-005  
PROJECT NAME: Master Plat for Juniper Subdivision  
SITE ADDRESS/LOCATIONS: Intersection of S. Goliad Street & S. John King Boulevard

CASE CAPTION: Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Master Plat for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Needs Review

02/20/2025: 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 Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205].

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 (P2025-005) in the lower right-hand corner of all pages on future submittals.

M.4 Based on staff's comments on the Preliminary Plat, please make the necessary changes to the master plat lot lines so they match. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please remove the zoning ordinance number from the plat and include the PD number (i.e. PD-103). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please delineate and label any wooded areas. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please change the phasing line weight or line type. Currently it is difficult to distinguish. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please include all of the items listed within Section 38-7(1)(A)(1), of Chapter 38, of the Municipal Code of Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please include the Master Plat City Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: February 25, 2025  
Park Board meeting: March 4, 2025  
Planning and Zoning Public Hearing: March 11, 2025  
City Council: March 17, 2025

I.11 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	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. remove DA labels from plat.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement
- Same comments from P2025-004 Preliminary Plat Juniper Subdivision

Streets/Paving:

- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be 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.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW that traverses east to west from John King/SH 205 to the proposed 65' ROW collector roadway. A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- Must construct all roadways on the current Master Thoroughfare Plan

- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- All streets must be curb and gutter. Bar ditches are not allowed.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section
- All non-divided streets/intersections that have medians for entry features/landscaping/signage must be in a separate lot and block owned by HOA.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Must install min. 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- Infrastructure called out to be required by study must be installed.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Depending on infrastructure study, certain number of lots may be built without elevated water storage tank being built and functioning.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-rata will be assessed per acre which must be paid prior to construction.
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:

- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Detention will be out of floodplain.
- Detention ponds are not currently shown in plat document.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

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	02/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved w/ Comments

02/19/2025: Phase 5 will require the homes to have a fire sprinkler system unless two access points are provided.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

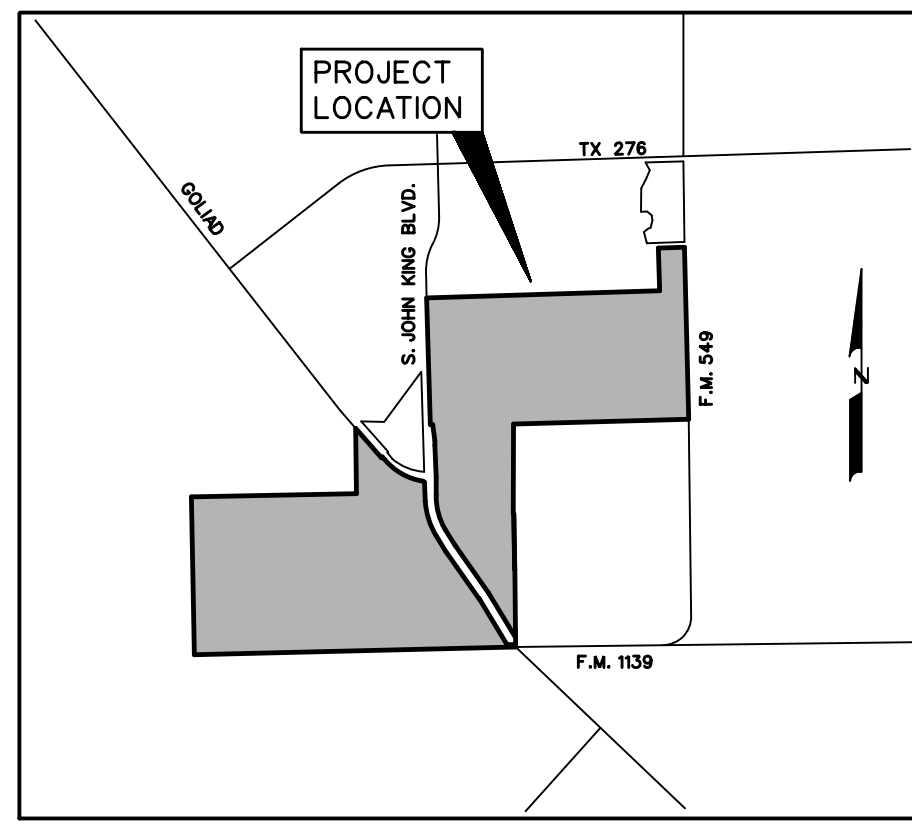
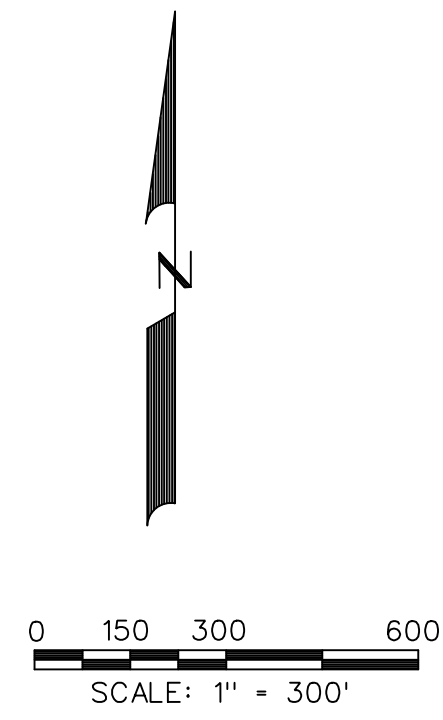
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

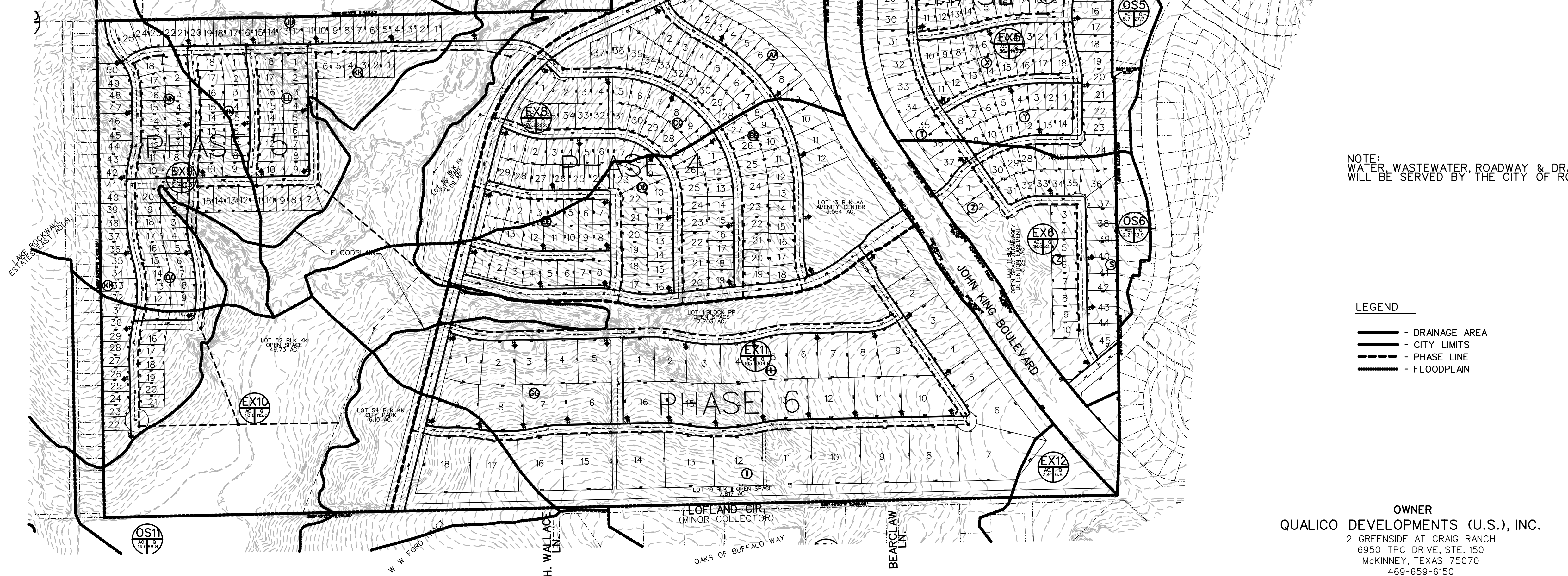
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments



TOTAL ACRES **519.53**  
 TOTAL RESIDENTIAL LOTS **870**  
 DENSITY **1.67**  
 ZONING ORDINANCE **14-2022**  
 TOTAL OPEN SPACE ACRES **139.34**  
 LAND USE SINGLE FAMILY DEVELOPMENT

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2599638.328	701831.990
ELEV = 543.5	



remove DA labels from plat.

- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
  - Required 10' utility easement along all street frontages.
  - All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
  - The property must be platted.
  - Tree mitigation will be required when removing existing trees on the property.
  - Additional comments may be provided at time of Site Plan.
  - Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
  - Gas Line/Easement crosses site - Letter of Permission to cross/build over.
  - Need approval from NRCS/SCS for any construction in their easement
  - Same comments from P2025-004 Preliminary Plat Juniper Subdivision

- Streets/Paving:**
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
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  - A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
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  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

**LEGEND**

- DRAINAGE AREA
- CITY LIMITS
- - - PHASE LINE
- FLOODPLAIN

OWNER  
**QUALICO DEVELOPMENTS (U.S.), INC.**  
 2 GREENSIDE AT CRAIG RANCH  
 6950 TPC DRIVE, STE. 150  
 MCKINNEY, TEXAS 75070  
 469-659-6150

A. JOHNSON SURVEY, ABSTRACT NO. 123  
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 FEBRUARY 2025 SCALE 1"=300'



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 East & West of Intersection at S Goliad St & S John King Blvd

SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 121, O.T.R. Johnson Survey, Ab No. 128

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd

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

CURRENT ZONING PD-103

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Single Family, Commercial

ACREAGE 526.778

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] 868

**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 Ryan Joyce

ADDRESS 6950 TPC Drive, Suite 150

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE \_\_\_\_\_

PHONE 512-965-6280

E-MAIL \_\_\_\_\_

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

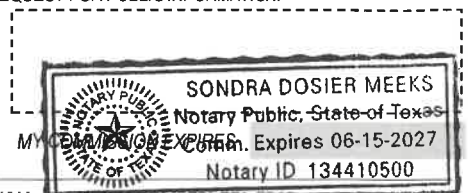
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

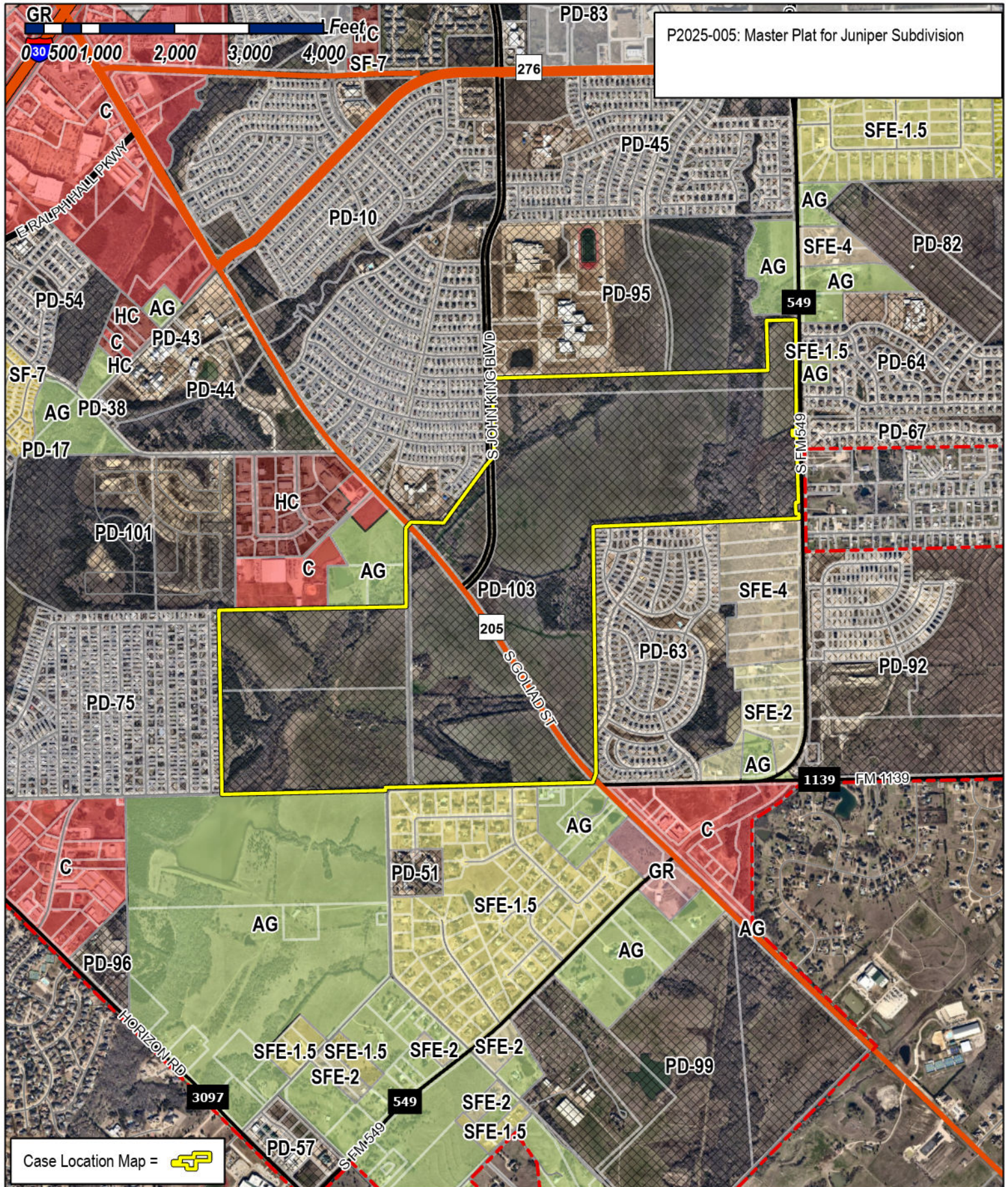
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8,001.67 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February, 2025 BY SIGNING THIS APPLICATION, 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 12th DAY OF February, 2025.

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sandra Dosier Meeks





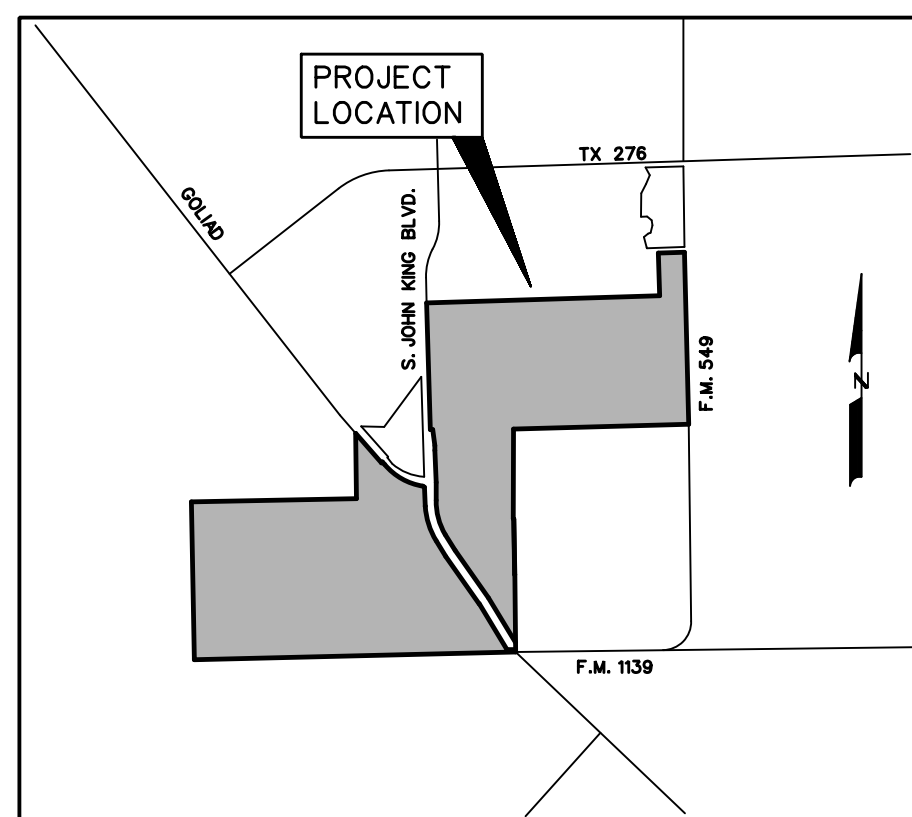
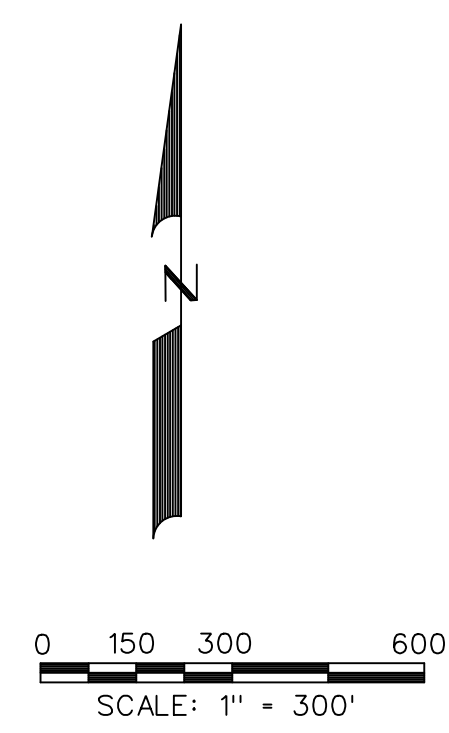
P2025-005: Master Plat for Juniper Subdivision



# City of Rockwall

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

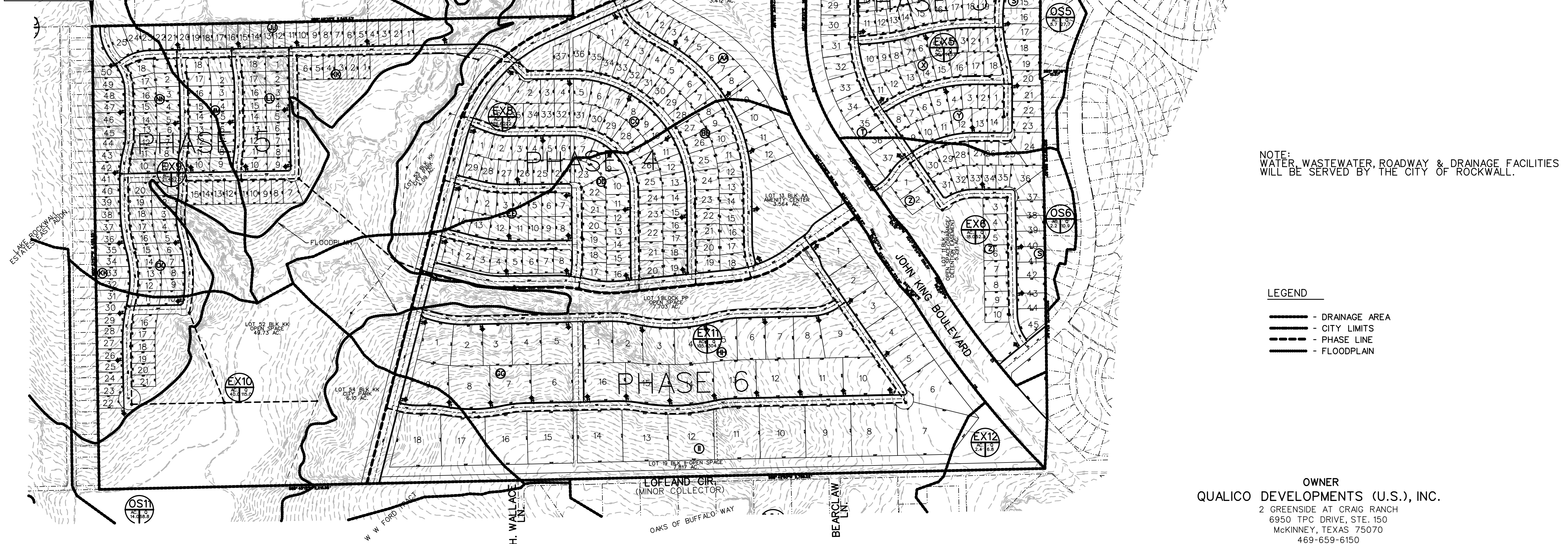
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



LOCATION MAP  
N.T.S.

TOTAL ACRES 519.53  
 TOTAL RESIDENTIAL LOTS 870  
 DENSITY 1.67  
 ZONING ORDINANCE 14-2022  
 TOTAL OPEN SPACE ACRES 139.34  
 LAND USE SINGLE FAMILY DEVELOPMENT

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2599638.328	701831.990
ELEV = 543.5	



FONTANNA BLVD.  
 FONTANNA RANCH  
 WIMBERLY LANE  
 F.M. 549  
 CITY LIMITS  
 WOOLBRIE ESTATES

- MASTER PLAT  
OF  
**JUNIPER**
- LOTS 1-12, BLOCK A
  - LOTS 1-9, BLOCK B
  - LOTS 1-41, BLOCK C
  - LOTS 1-15, BLOCK D
  - LOTS 1-23, BLOCK E
  - LOTS 1-21, BLOCK F
  - LOTS 1-17, BLOCK G
  - LOTS 1-20, BLOCK H
  - LOTS 1-42, BLOCK I
  - LOTS 1-18, BLOCK J
  - LOTS 1-14, BLOCK K
  - LOTS 1-21, BLOCK L
  - LOTS 1-28, BLOCK M
  - LOTS 1-28, BLOCK N
  - LOTS 1-14, BLOCK O
  - LOTS 1-20, BLOCK P
  - LOTS 1-10, BLOCK Q
  - LOTS 1-11, BLOCK R
  - LOTS 1-47, BLOCK S
  - LOTS 1-37, BLOCK T
  - LOTS 1-10, BLOCK U
  - LOTS 1-21, BLOCK V
  - LOTS 1-19, BLOCK W
  - LOTS 1-18, BLOCK X
  - LOTS 1-14, BLOCK Y
  - LOTS 1-10, BLOCK Z
  - LOTS 1-12, BLOCK AA
  - LOTS 1-37, BLOCK BB
  - LOTS 1-36, BLOCK CC
  - LOTS 1-29, BLOCK DD
  - LOTS 1-14, BLOCK EE
  - LOTS 1-8, BLOCK FF
  - LOTS 1-9, BLOCK GG
  - LOTS 1-16, BLOCK HH
  - LOTS 1-18, BLOCK II
  - LOTS 1-25, BLOCK JJ
  - LOTS 1-50, BLOCK KK
  - LOTS 1-18, BLOCK LL
  - LOTS 1-18, BLOCK MM
  - LOTS 1-18, BLOCK NN
  - LOTS 1-20, BLOCK OO

NOTE:  
WATER, WASTEWATER, ROADWAY & DRAINAGE FACILITIES  
WILL BE SERVED BY THE CITY OF ROCKWALL.

- LEGEND
- DRAINAGE AREA
  - CITY LIMITS
  - - - PHASE LINE
  - FLOODPLAIN

TOTAL ACRES 519.53  
 TOTAL RESIDENTIAL LOTS 870  
 TOTAL OPEN SPACE LOTS 46  
 SITUATED IN THE

W.H. BAIRD SURVEY, ABSTRACT NO. 25  
 A. JOHNSON SURVEY, ABSTRACT NO. 123  
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
 CORWIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

OWNER  
**QUALICO DEVELOPMENTS (U.S.), INC.**  
 2 GREENSIDE AT CRAIG RANCH  
 6950 TPC DRIVE, STE. 150  
 MCKINNEY, TEXAS 75070  
 469-659-6150



**CALLOUTS LEGEND:**

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.
- MAIN ENTRY MONUMENT WITHIN MEDIAN; REFER TO SHEET 3 FOR ELEVATION.



**JUNIPER / MASTER PARKS PLAN**

City of Rockwall, Rockwall County, Texas



NORTH

SCALE: 1" = 300'-0"

SHEET 1 OF 1  
Owner Submittal 2-12-2025



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



# 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:** March 11, 2025  
**APPLICANT:** Ryan Joyce; *Michael Joyce Properties*  
**CASE NUMBER:** P2025-005; *Master Plat for the Juniper Subdivision*

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### SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Master Plat for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Master Plat for the Juniper Subdivision. Based on the proposed Master Plat, the Juniper Subdivision will be constructed in six (6) phases that will consist of 870 single-family residential lots, two (2) commercial lots, 46 open space lots, and two (2) amenity centers. In addition to the Master Plat, the applicant submitted a Parks and Open Space Plan. This plan delineates the 7.42-miles of trails proposed for the Juniper Subdivision. 2.38-miles of these trails will be ten (10) feet wide and 5.04-miles of these trails will be eight (8) feet wide. In addition, the Master Plat delineates the open space lots that are proposed for this subdivision. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat [Case No. P2025-004] for Phase 1 & 2 of the Juniper Subdivision.
- ☑ Background. The portions of the subject property adjacent to the current alignment of S. Goliad Street [SH-205] were annexed into the City on May 19, 1986 by Ordinance No. 86-37 [Case No. A1986-005]. The remainder of the subject property, north of S. Goliad Street [SH-205], was annexed into the City on June 15, 1998 by Ordinance No. 98-20 [Ordinance No. A1998-002]. The portion of the subject property southeast of S. Goliad Street [SH-205] was annexed into the City on August 30, 1999 by Ordinance No. 99-33 [i.e. Case No. A1999-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [Case No. Z2024-060] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. The property has remained vacant since annexation.
- ☑ Parks Board. In accordance with Section 38-7(2), Master Plat, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances, the applicant has submitted a Parks and Open Space Plan with the Master Plat for the Juniper Subdivision. Included with the Parks and Open Space Plan was a trail plan that delineates all of the proposed trails within the Juniper Subdivision. On March 4, 2025, the Parks Board recommended approval of the Parks and Open Space Plan.
- ☑ 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 Juniper 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 USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

**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) <sup>1</sup>
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- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
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SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 121, O.T.R. Johnson Survey, Ab No. 128

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd

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

CURRENT ZONING PD-103

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Single Family, Commercial

ACREAGE 526.778

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] 868

**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 Ryan Joyce

ADDRESS 6950 TPC Drive, Suite 150

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE \_\_\_\_\_

PHONE 512-965-6280

E-MAIL \_\_\_\_\_

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

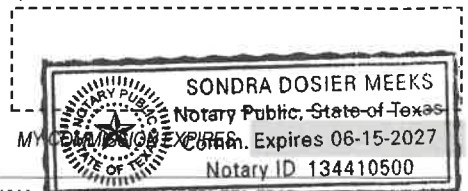
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

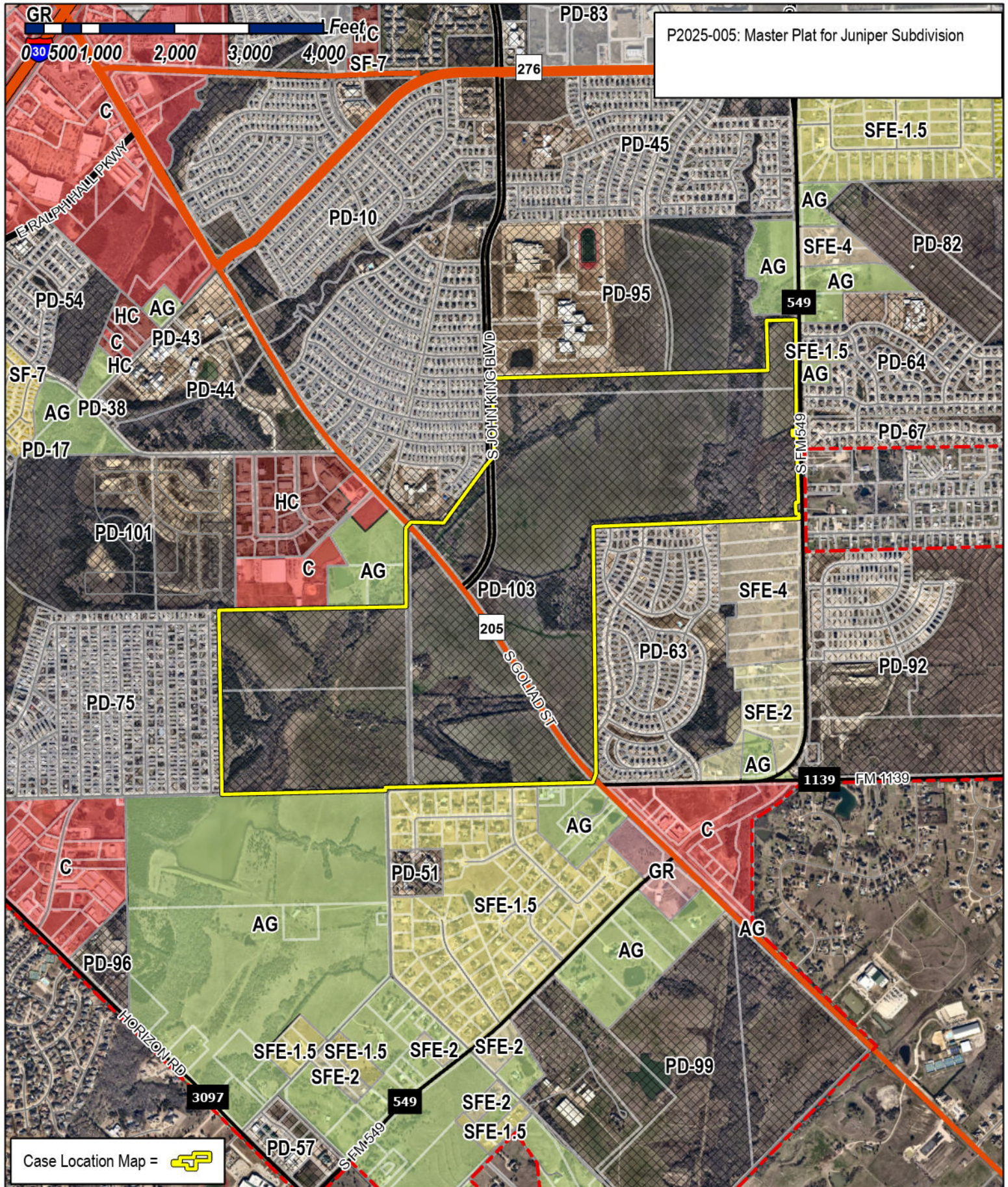
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF February, 2025.

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sandra Dosier Meeks





P2025-005: Master Plat for Juniper Subdivision



Case Location Map =

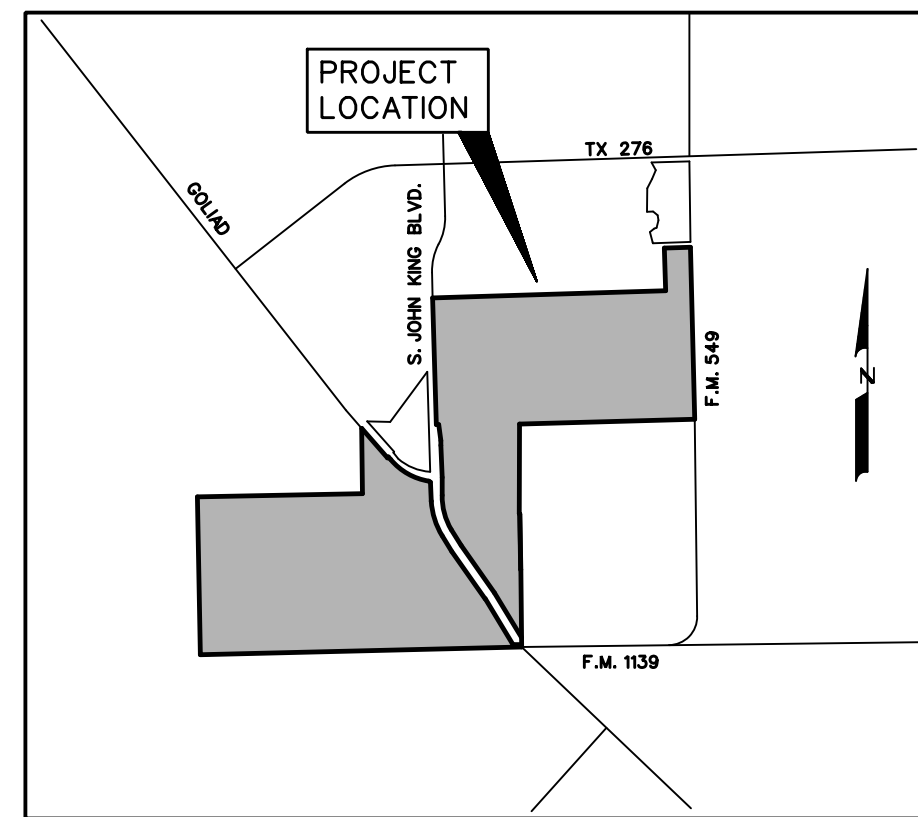
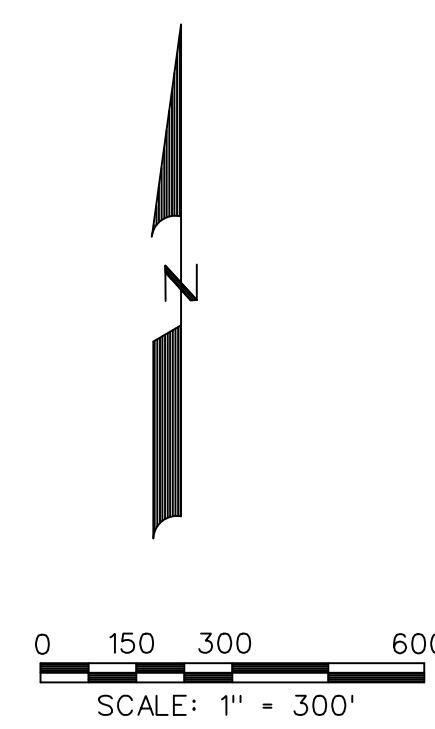


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
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TOTAL ACRES 519.53  
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 TOTAL OPEN SPACE ACRES 139.34  
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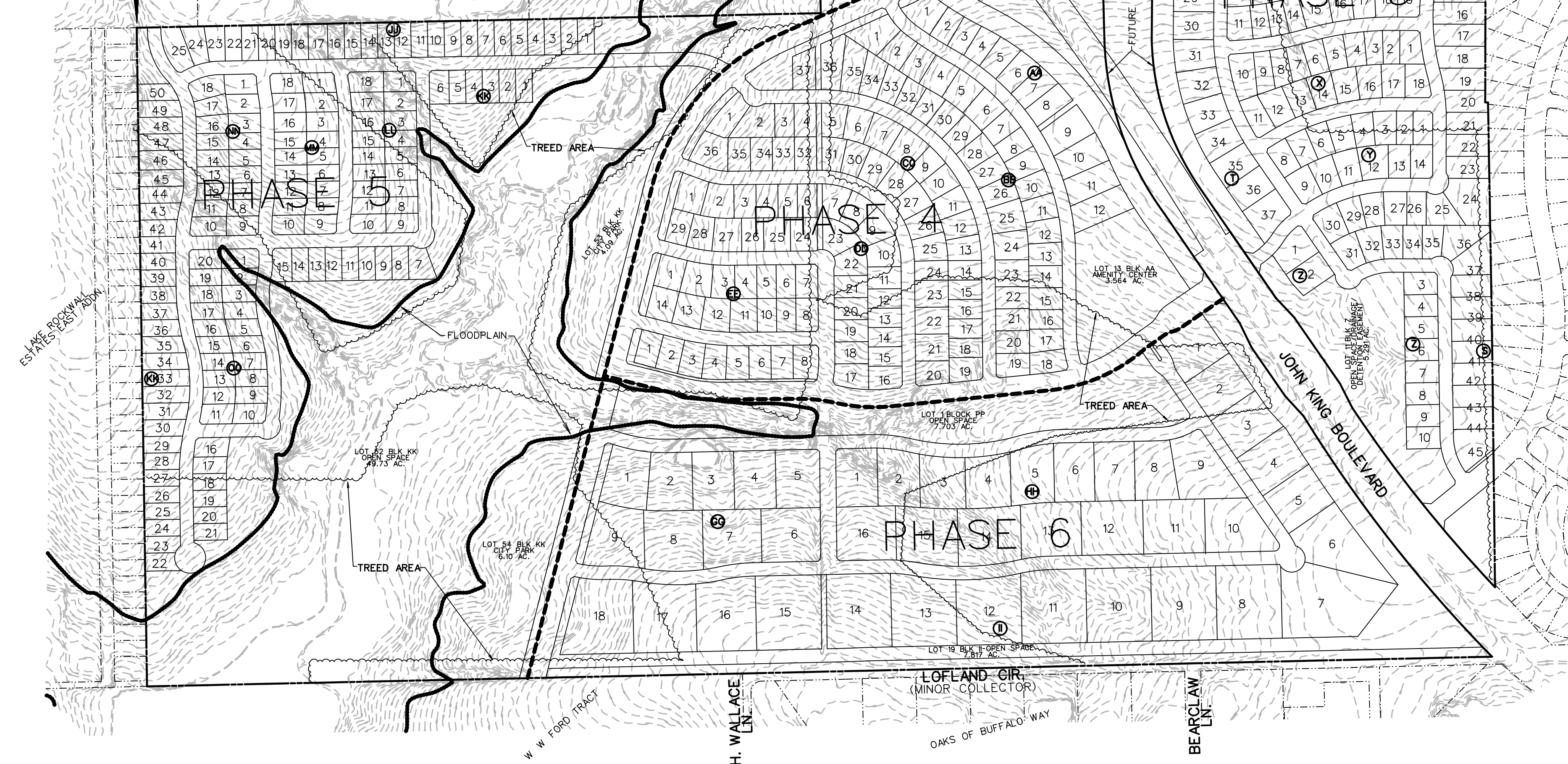
LOCATION MAP  
N.T.S.

APPROVED: I hereby certify that the above and forgoing Master Plat was reviewed by the planning and zoning commission and approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MAYOR  
CITY OF ROCKWALL

PLANNING & ZONING COMMISSION CHAIRMAN

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2599638.328	701831.990
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NOTE: WATER, WASTEWATER, ROADWAY & DRAINAGE FACILITIES WILL BE SERVED BY THE CITY OF ROCKWALL.

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MASTER PLAT  
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W.H. BAIRD SURVEY, ABSTRACT NO. 25  
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IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
 CORWIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

OWNER  
**QUALICO DEVELOPMENTS (U.S.), INC.**  
 2 GREENSIDE AT CRAIG RANCH  
 6950 TPC DRIVE, STE. 150  
 MCKINNEY, TEXAS 75070  
 469-659-6150

**CALLOUTS LEGEND:**

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.
- MAIN ENTRY MONUMENT WITHIN MEDIAN; REFER TO SHEET 3 FOR ELEVATION.



**JUNIPER / MASTER PARKS PLAN**

City of Rockwall, Rockwall County, Texas



SCALE: 1" = 300'-0"

SHEET 1 OF 1  
Owner Submittal 2-12-2025



**TO:** Mayor and City Council  
**DATE:** March 17, 2025  
**APPLICANT:** Ryan Joyce; *Michael Joyce Properties*  
**CASE NUMBER:** P2025-005; *Master Plat for the Juniper Subdivision*

---

### **SUMMARY**

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Master Plat for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

### **PLAT INFORMATION**

- Purpose. The applicant is requesting approval of a Master Plat for the Juniper Subdivision. Based on the proposed Master Plat, the Juniper Subdivision will be constructed in six (6) phases that will consist of 870 single-family residential lots, two (2) commercial lots, 46 open space lots, and two (2) amenity centers. In addition to the Master Plat, the applicant submitted a Parks and Open Space Plan. This plan delineates the 7.42-miles of trails proposed for the Juniper Subdivision. 2.38-miles of these trails will be ten (10) feet wide and 5.04-miles of these trails will be eight (8) feet wide. In addition, the Master Plat delineates the open space lots that are proposed for this subdivision. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat [Case No. P2025-004] for Phase 1 & 2 of the Juniper Subdivision.
- Background. The portions of the subject property adjacent to the current alignment of S. Goliad Street [SH-205] were annexed into the City on May 19, 1986 by Ordinance No. 86-37 [Case No. A1986-005]. The remainder of the subject property, north of S. Goliad Street [SH-205], was annexed into the City on June 15, 1998 by Ordinance No. 98-20 [Ordinance No. A1998-002]. The portion of the subject property southeast of S. Goliad Street [SH-205] was annexed into the City on August 30, 1999 by Ordinance No. 99-33 [i.e. Case No. A1999-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [Case No. Z2024-060] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. The property has remained vacant since annexation.
- Parks Board. In accordance with Section 38-7(2), Master Plat, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances, the applicant has submitted a Parks and Open Space Plan with the Master Plat for the Juniper Subdivision. Included with the Parks and Open Space Plan was a trail plan that delineates all of the proposed trails within the Juniper Subdivision. On March 4, 2025, the Parks Board recommended approval of the Parks and Open Space Plan.
- 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 the *Master Plat* for the Juniper 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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 7-0.



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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STAFF USE ONLY  
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GENERAL LOCATION At Intersection of Goliad & S. John King Blvd

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CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Single Family, Commercial

ACREAGE 526.778

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PHONE \_\_\_\_\_

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E-MAIL \_\_\_\_\_

E-MAIL ryan@michaeljoyceproperties.com

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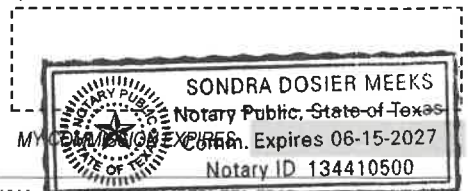
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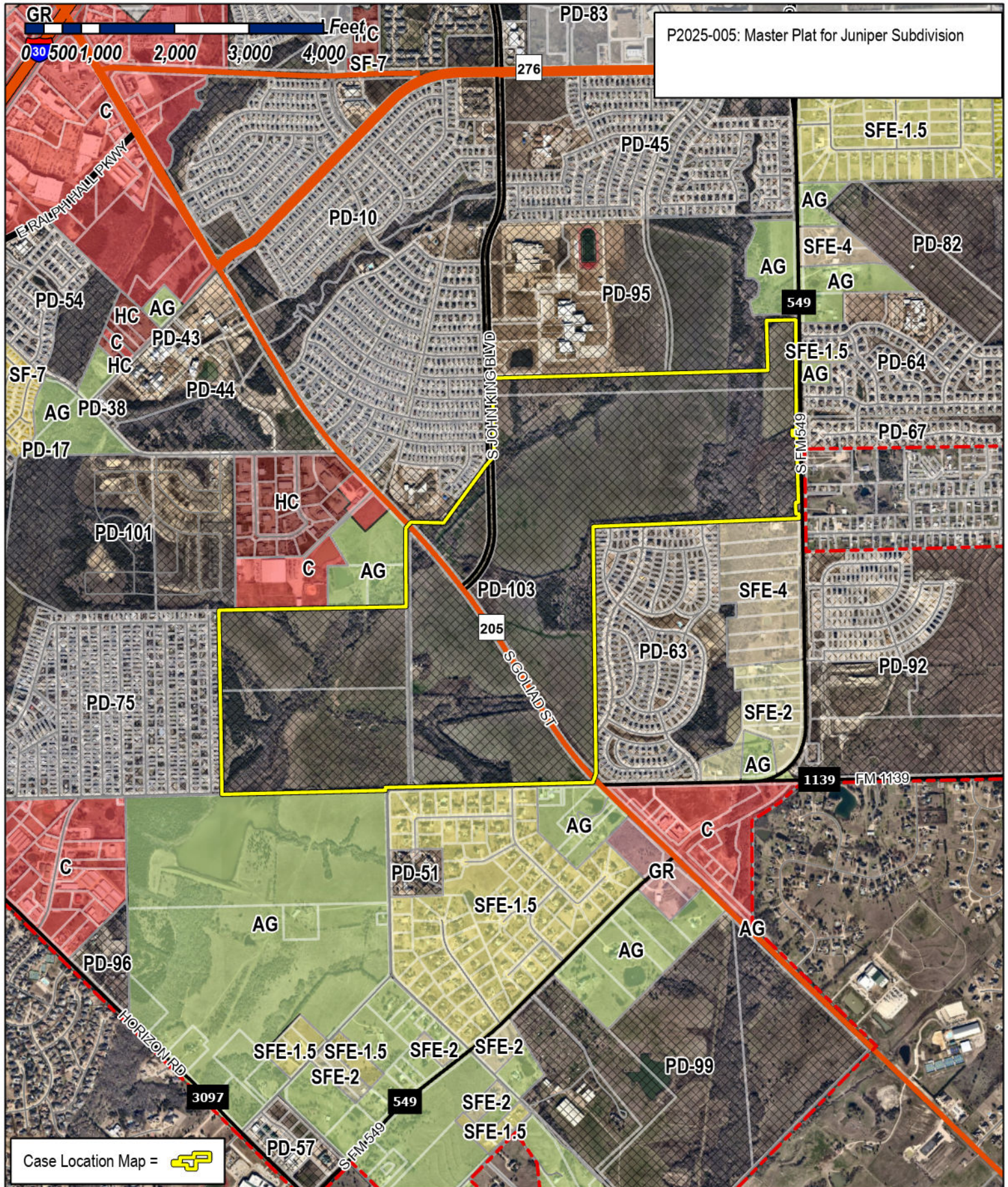
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P2025-005: Master Plat for Juniper Subdivision



Case Location Map =

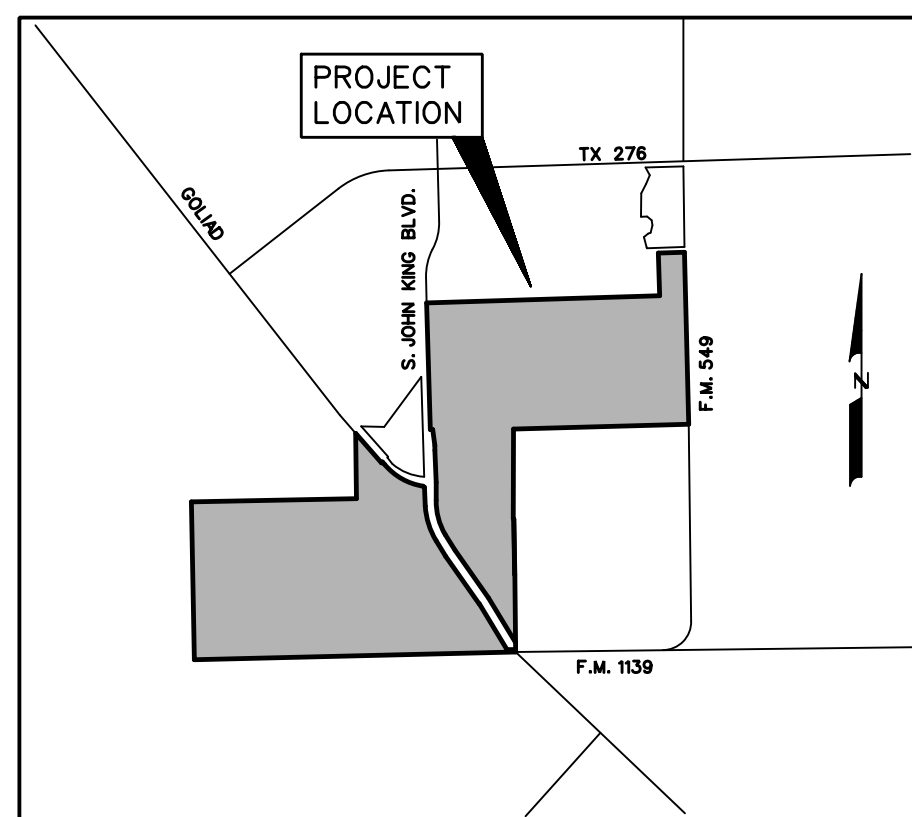
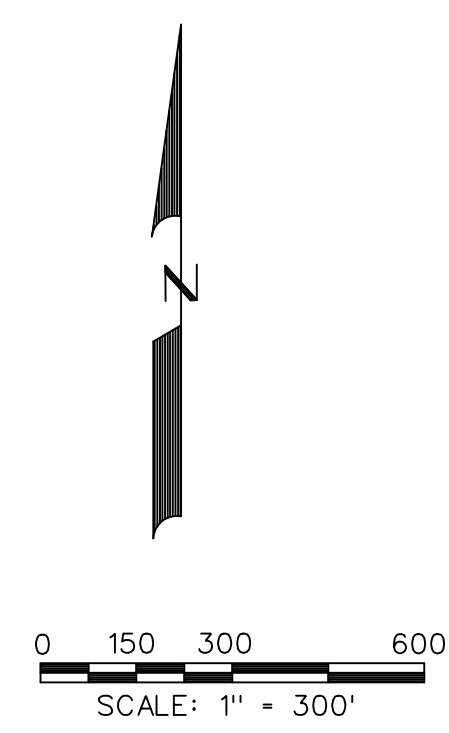


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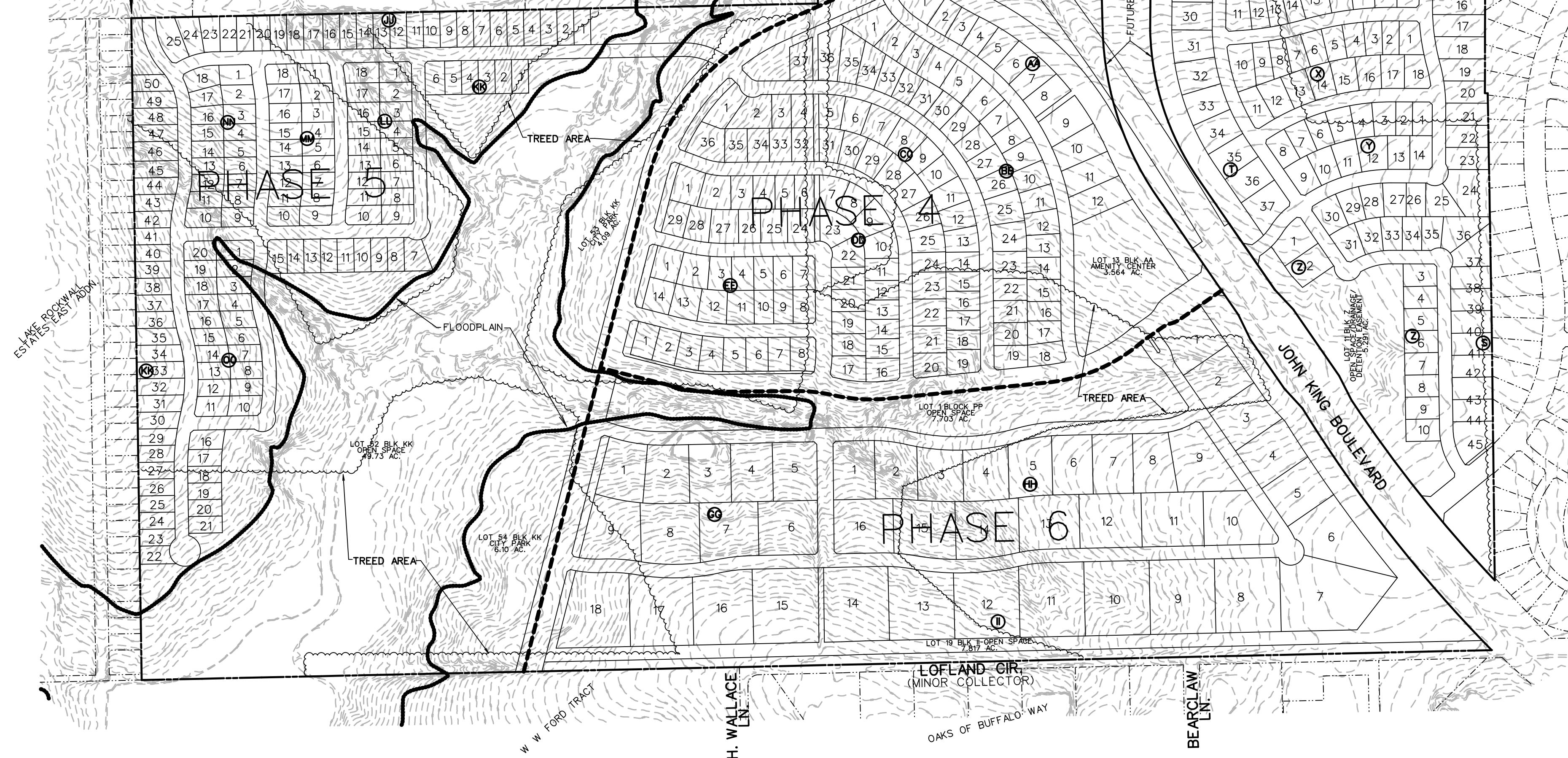
LOCATION MAP  
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APPROVED: I hereby certify that the above and forgoing Master Plat was reviewed by the planning and zoning commission and approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MAYOR  
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PLANNING & ZONING COMMISSION CHAIRMAN

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 469-659-6150

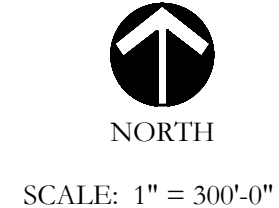
**CALLOUTS LEGEND:**

-  10'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 2.38 MILES)
-  8'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 5.04 MILES)
-  5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
-  SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
-  ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
-  TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.
-  MAIN ENTRY MONUMENT WITHIN MEDIAN; REFER TO SHEET 3 FOR ELEVATION.



**JUNIPER / MASTER PARKS PLAN**

City of Rockwall, Rockwall County, Texas



SHEET 1 OF 1  
Owner Submittal 2-12-2025





DATE: March 21, 2025

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

CC: John Vick  
Qualico Developments (US), Inc.  
6950 TPC Drive, Suite 1503  
McKinney, Texas 75070

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

SUBJECT: P2025-005; *Master Plat for the Juniper 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 March 17, 2025. The following is a record of all recommendations, voting records and conditions of approval:

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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 7-0.

City Council

On March 17, 2025, the City Council approved a motion to approve the Master Plat by a vote of 5-2, with Council Members Jorif and McCallum dissenting.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger version of the same signature.

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