



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) 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) ¹
 - 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 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, Block 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]

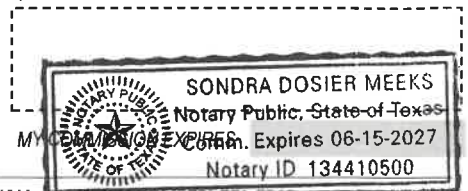
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

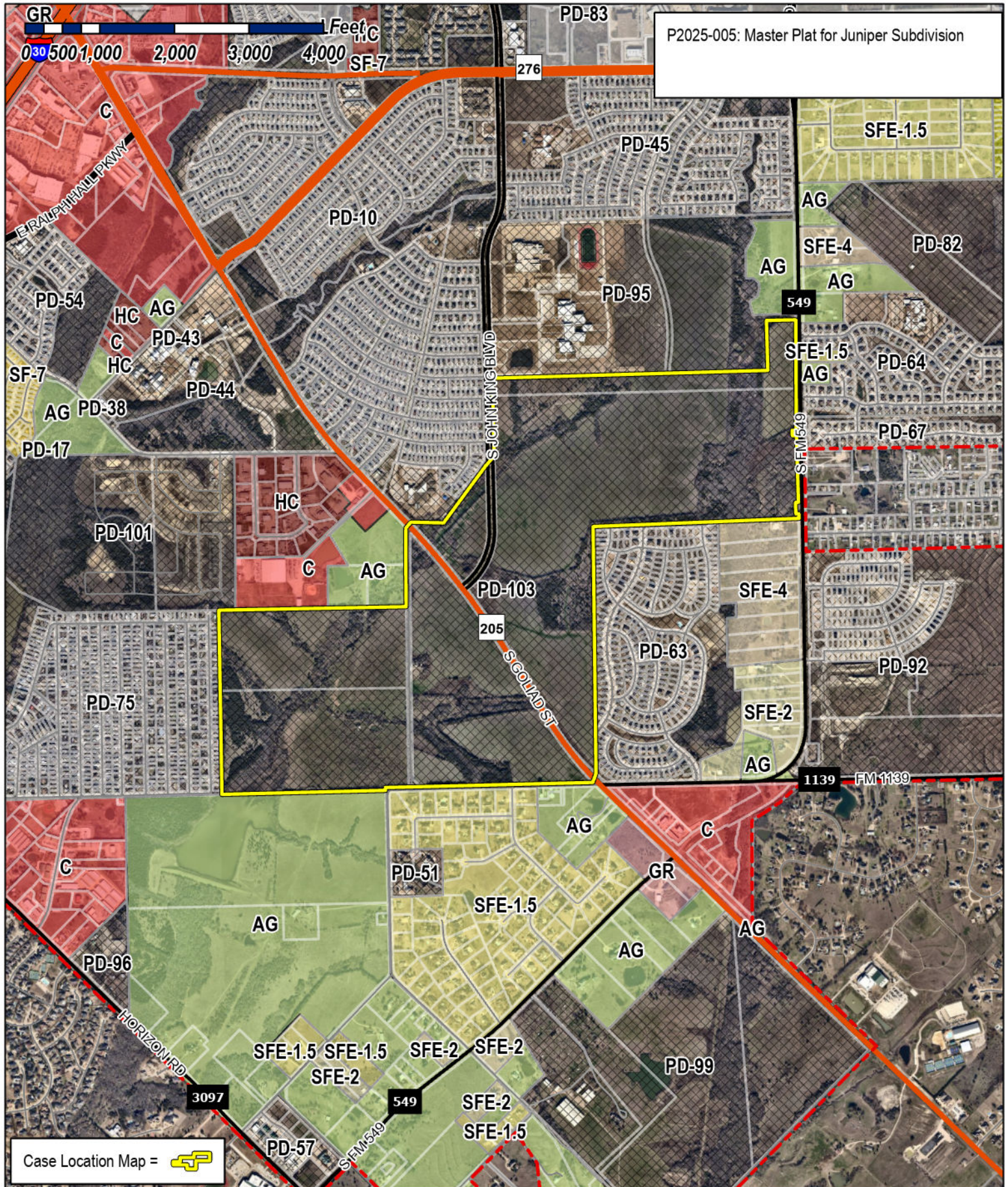
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8,001.67 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February, 2025 BY SIGNING THIS APPLICATION,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

Case Location Map = 

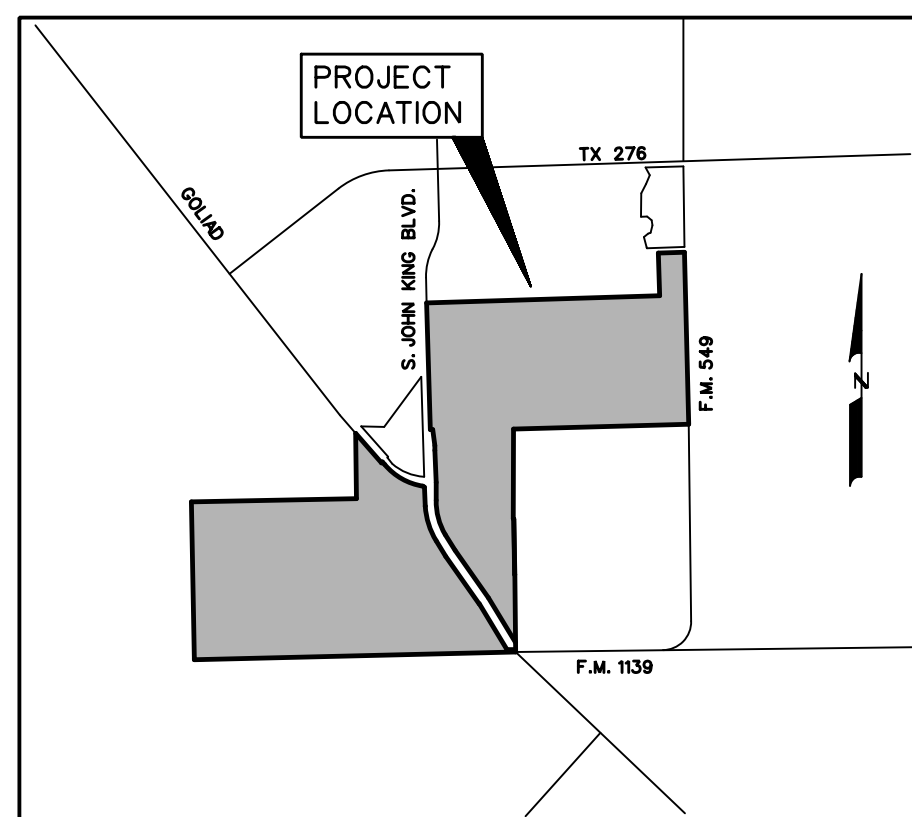
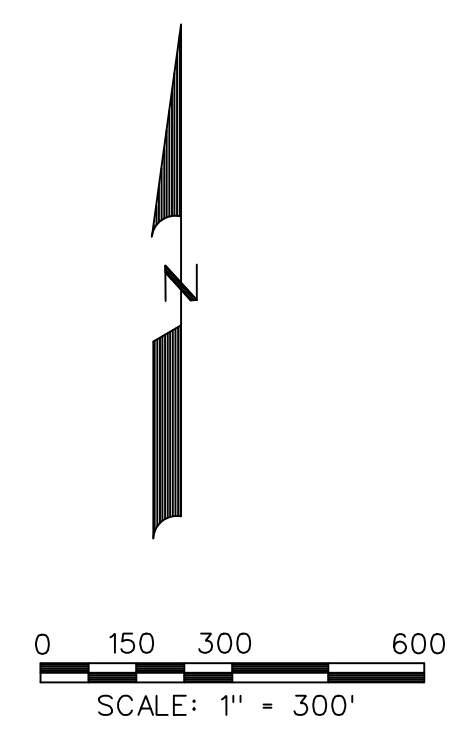


City of Rockwall

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.

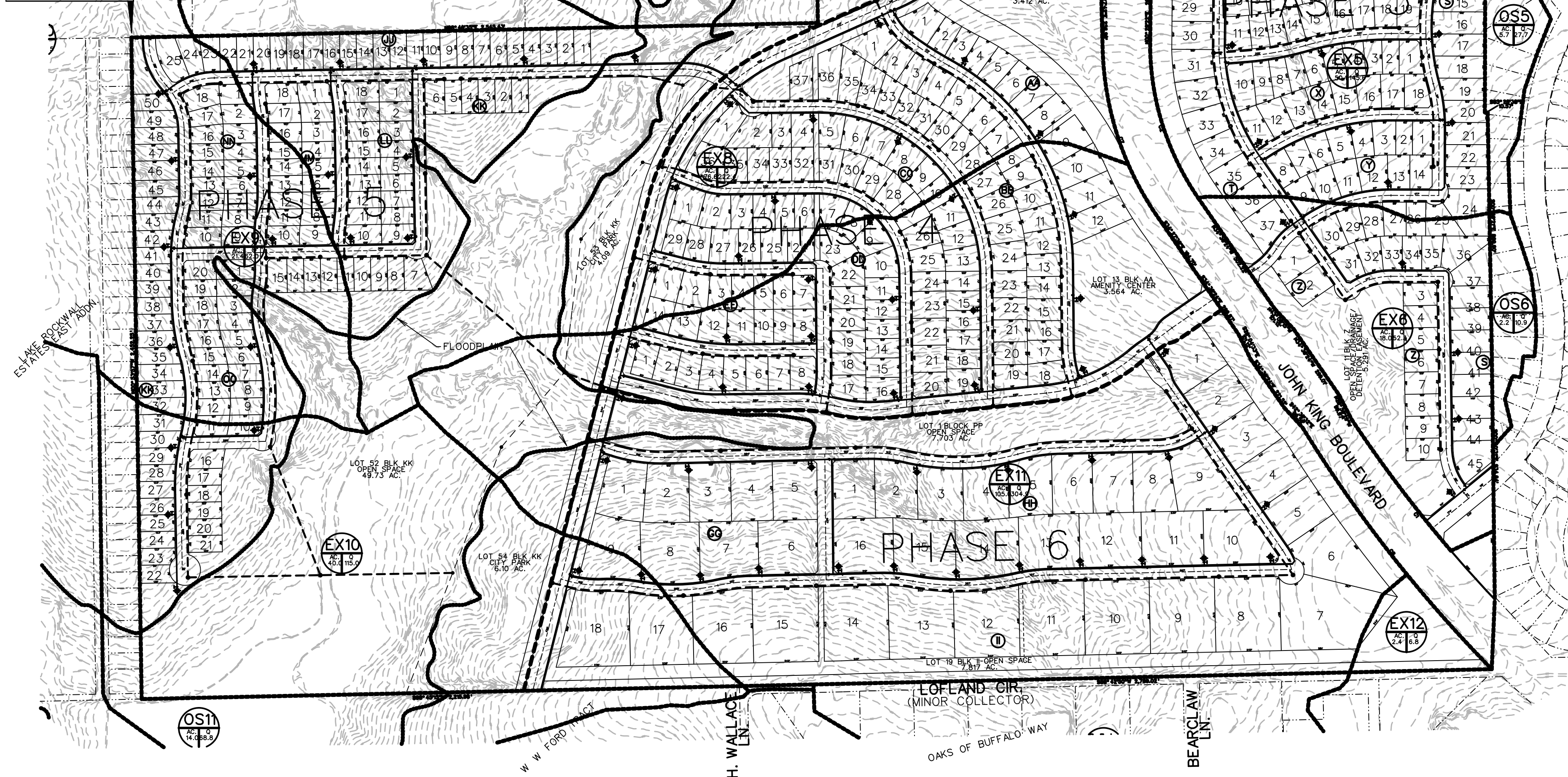




LOCATION MAP
N.T.S.

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	



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

LEGEND

- DRAINAGE AREA
- CITY LIMITS
- PHASE LINE
- FLOODPLAIN



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 1-14, 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
 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

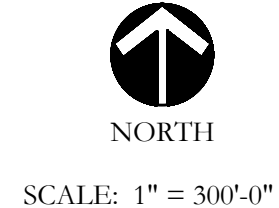
CALLOUTS LEGEND:

-  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



SHEET 1 OF 1
Owner Submittal 2-12-2025

