

## ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, March 4, 2025 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

**I. Call Public Meeting to Order**

**II. Open Forum**

This is a time for anyone to address the board/commission on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know the board is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the public meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

**III. Action Items**

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider the minutes from February 4, 2025 Park Board meeting and take any action necessary.
2. **P2025-004** Discuss and consider the approval of a preliminary plat for Phases 1 & 2 of the Juniper Subdivision consisting of 366 single family residential lots generally located in between John King Blvd & FM 549 north of Mercers Colony Avenue and take any action necessary.
3. **P2025-005** Discuss and consider the approval of a master plat for the Juniper Subdivision consisting of 870 single family residential lots generally located on the east and west side of S Goliad Street at the corner intersection of John King Blvd and S Goliad Street and take any action necessary.

**IV. Monthly Reports**

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. January 2025 Monthly Report

**V. Adjournment**

**VI. Work Session**

1. A work session will be held in the City Council Conference Room immediately following the adjournment of the March 4, 2025 Park Board Meeting concerning Park Board responsibilities.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Wendy Young, Parks Administrative Asst. for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of February, 2025 at 5PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

\_\_\_\_\_  
Wendy Young, Parks & Recreation Administrative  
Assistant

\_\_\_\_\_  
Date Removed

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**MINUTES**  
**PARKS AND RECREATION BOARD**  
**City Hall, 385 S Goliad, Rockwall, TX 75087**  
**Tuesday, February 4, 2025**  
**6:00 PM**

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**Call To Order**

9 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Jason  
10 Alvarado with the following Board Members present: Jake Wimpee, Vincent Harris and  
11 Marcia Hasenyager. Amanda Fowler Jenny Krueger were absent. Also present were  
12 Director of Parks and Recreation Travis Sales, Recreation Superintendent Cory Dentler,  
13 Parks Superintendent Brian Sartain and Administrative Assistant, Wendy Young.

14

**Open Forum**

15 Chairman Alvarado explained how Open Forum is conducted and asked if anyone in the  
16 audience would like to come forth and speak during this time. There being no one wishing  
17 to speak, Alvarado then closed the Open Forum.

18

**Discuss and consider minutes from the January 7, 2025 Park Board Meeting and take any action necessary.**

19 The minutes from the January 7, 2025 Park Board meeting were provided to The Board for  
20 their review. Hasenyager made a motion to approve the minutes. Wimpee seconded the  
21 motion which passed unanimously.

22

**Discuss and consider the Park Land Dedication Ordinance and take any action necessary.**

23 Director of Parks & Recreation, Travis Sales stated that the 2025 Market Survey and new  
24 Park Land Dedication fees increased from \$70,000 per acre to \$75,000 per acre due to  
25 rising construction costs. After a brief discussion, Harris made a motion to approve the  
26 park land dedication ordinance. Hasenyager accepted the motion which passed by a vote  
27 of 5-0 (2 absent).

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**Adjournment**

29 There being no further business to come before The Board at this time, the meeting was  
30 adjourned at 6:27 p.m.

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PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,  
TEXAS, this 4<sup>th</sup> day of March 2025.

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\_\_\_\_\_  
Jason Alvarado, Park Board Chairman

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ATTEST:

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\_\_\_\_\_  
Wendy Young, Administrative Assistant



# CITY OF ROCKWALL

## PARKS AND RECREATION BOARD MEMORANDUM

### PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7740

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**TO:** Parks and Recreation Board  
**DATE:** March 3, 2025  
**APPLICANT:** Ryan Michael Joyce, *Michael Joyce Properties*  
**SUBJECT:** P2025-004; *Preliminary Plat for Phases 1 & 2 of the Juniper Subdivision*

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### BACKGROUND

The Juniper Subdivision is master planned community that will consist of 870 single-family residential lots on 519.53-acres. The proposed development will have two (2) public parks consisting of 33.00-acres, two (2) amenity centers on 1.97-acres, 76.60-acres of preserved open space, and 65.78-acres of private open space. On February 14, 2025, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a Preliminary Plat for Phases 1 & 2 of the proposed subdivision. These phases will consist of 366 single-family lots and a 22.118-acre public park.

### REQUEST

For this Preliminary Plat the Parks and Recreation Board will be reviewing the size and location of the public park, and providing a recommendation to the City Council concerning the acceptance of this land as a future public park. In addition, preliminary pro-rata equipment fees will be assessed in the amount of \$215,822.88 (*i.e.*  $\$589.68 \times 366 = \$215,822.88$ ). Cash-in-lieu of land fees will not be collected due to the dedication of the public parkland.

### PARKLAND DEDICATION ORDINANCE

Dedication of Public Parkland: According to the Section 38-54, *Dedication of Public Parkland and the Establishment of Private Parkland*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(a) applicant shall provide dedication of public parkland suitable for the development of a public park or provide cash-in-lieu of land fees as stipulated by Section 38-57. Dedication of public parkland shall be shown on the preliminary and final plat and be labeled as 'Public Parkland Dedication to the City of Rockwall.' The parks and recreation board shall review the proposed preliminary plat and final plat and provide recommendations concerning the acceptance of the proposed public parkland dedication prior to the city council acting on the preliminary plat or final plat." In considering the dedication of public parkland the Parks and Recreation Board is asked to consider: [1] the suitability of the land being dedicated, [2] location, and [3] size of the land being dedicated. The goal of the *Parkland Dedication Ordinance* is to provide an eight (8) to 11.00-acre public park in each of the City's 32 *Park Districts*.

Pro-Rata Equipment Fees: According to Section 38-56, *Pro-Rata Equipment Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(a) pro-rata equipment fee is hereby imposed on residential development for the purposes of assuring that the recreational and amenity needs created by a residential development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the park master plan and other city policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in public parks. The pro-rata equipment fee applies to all residential development and shall only be used to provide recreational amenities in neighborhood parks and/or community parks. This fee shall be in addition to the required dedication of public parkland required by Section 38-54, and shall be as set forth in Section 38-57."

### STAFF RECOMMENDATION

In this case, the proposed 22.118-acre public park is greater than the required 11.00-acre public park by 11.118-acres and exceeds the required dedication for a *Neighborhood Park*. The property also has several existing tree lines and a limited amount of topography that make this a suitable location for a public park. Staff should also note, that the location of the public park is in between the new 9<sup>th</sup> Grade Center (*north of the public park*) and the proposed neighborhood. This location appears to be

centrally located to serve both the Rockwall Independent School District's property, the proposed Juniper Subdivision, and portions of the Hickory Ridge Subdivision. The applicant has also provided a *Master Open Space Plan* that shows that the public park will be connected to and accessible from the proposed subdivision through the ten (10) foot *hike/bike trail* along John King Boulevard. The frontage along John King Boulevard will also provide good visibility and automobile access to the public park. All of these aspects make this a viable location for a Neighborhood Park. Staff would recommend acceptance of this public parkland and the pro-rata equipment fees of \$215,822.88.



# 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]

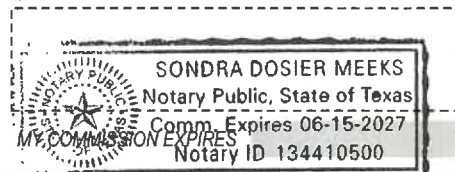
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

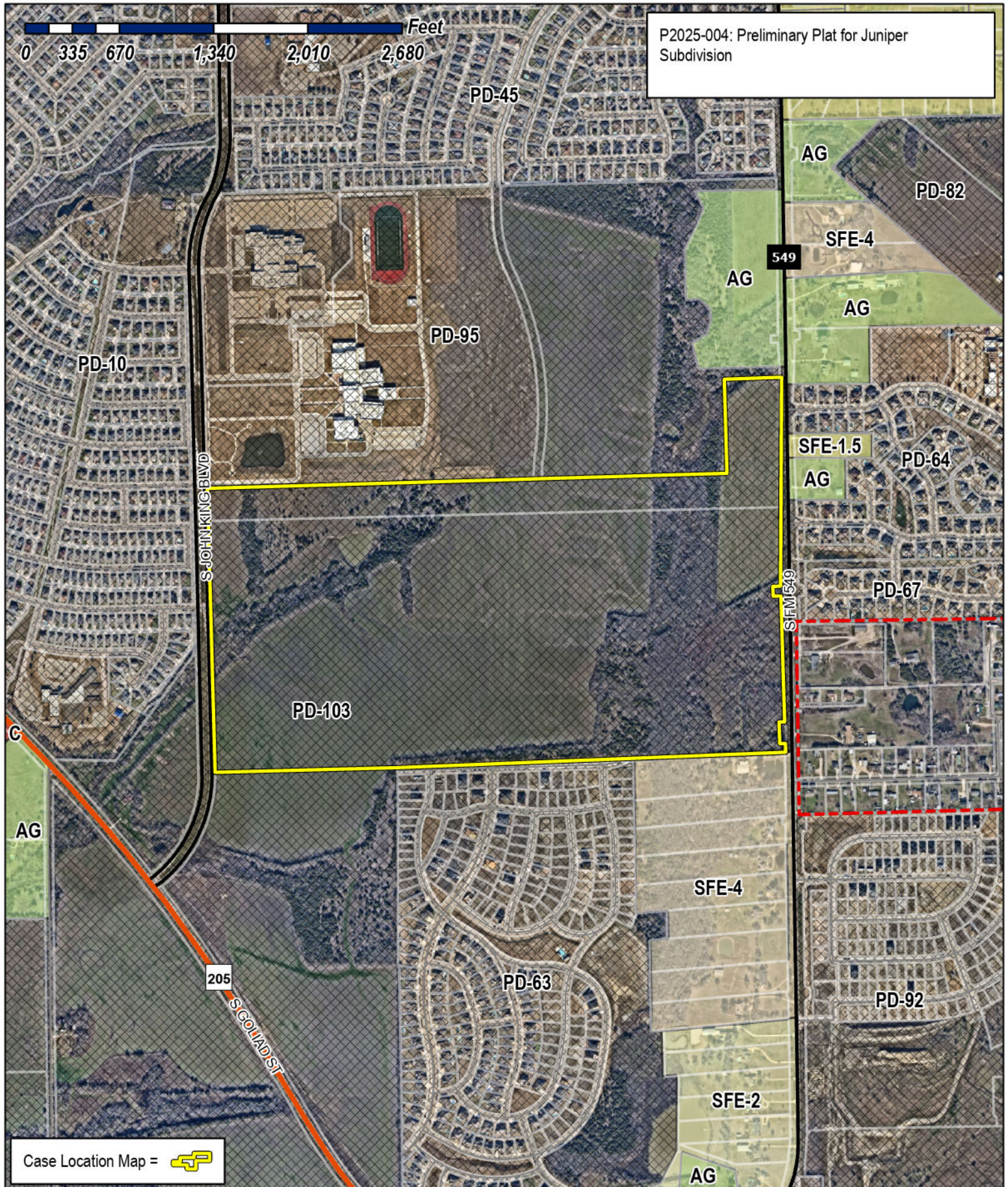
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8,101.67 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 2025 BY SIGNING THIS APPLICATION, 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





P2025-004: Preliminary Plat for Juniper Subdivision

Case Location Map = 



# City of Rockwall

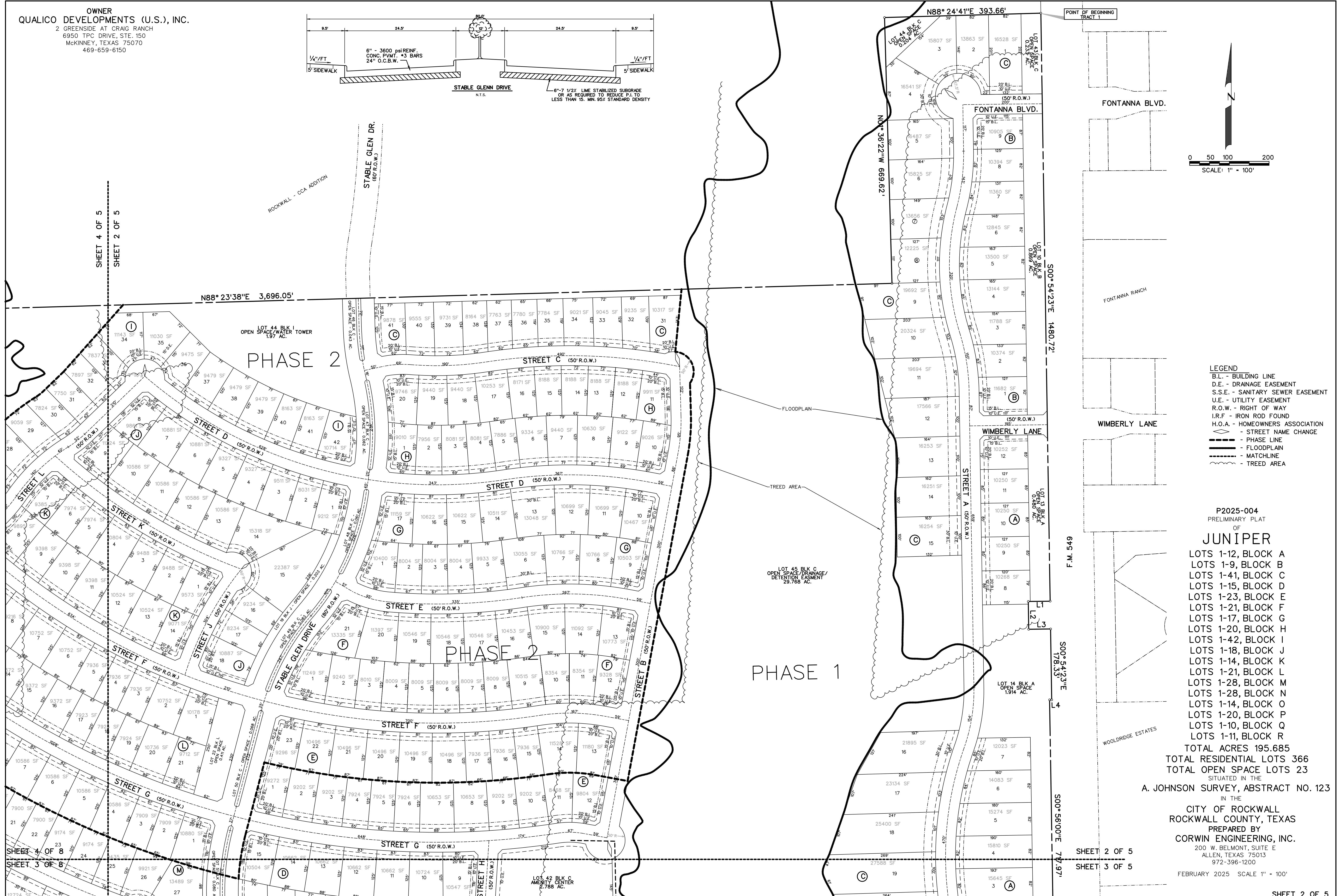
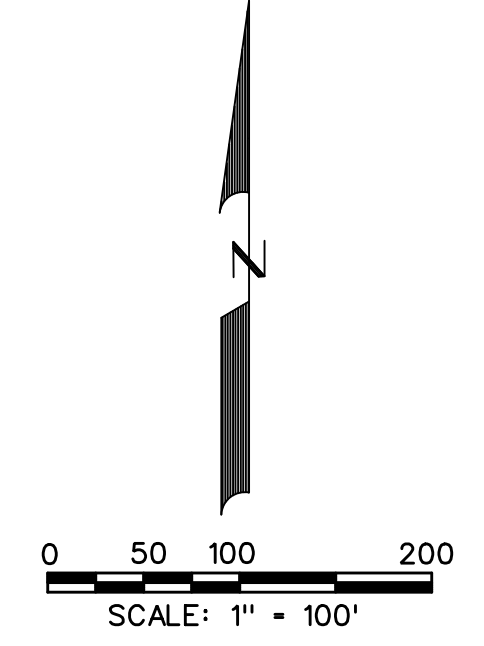
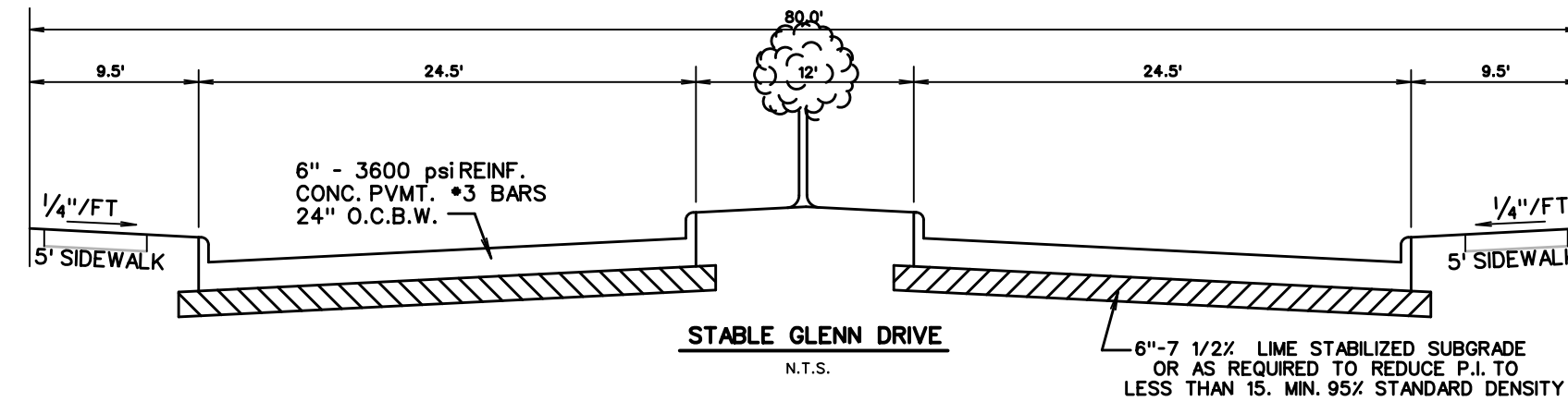
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





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



- LEGEND**
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  - U.E. - UTILITY EASEMENT
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  - - - - - STREET NAME CHANGE
  - - - - - PHASE LINE
  - - - - - FLOODPLAIN
  - - - - - MATCHLINE
  - - - - - TREED AREA

P2025-004  
 PRELIMINARY 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  
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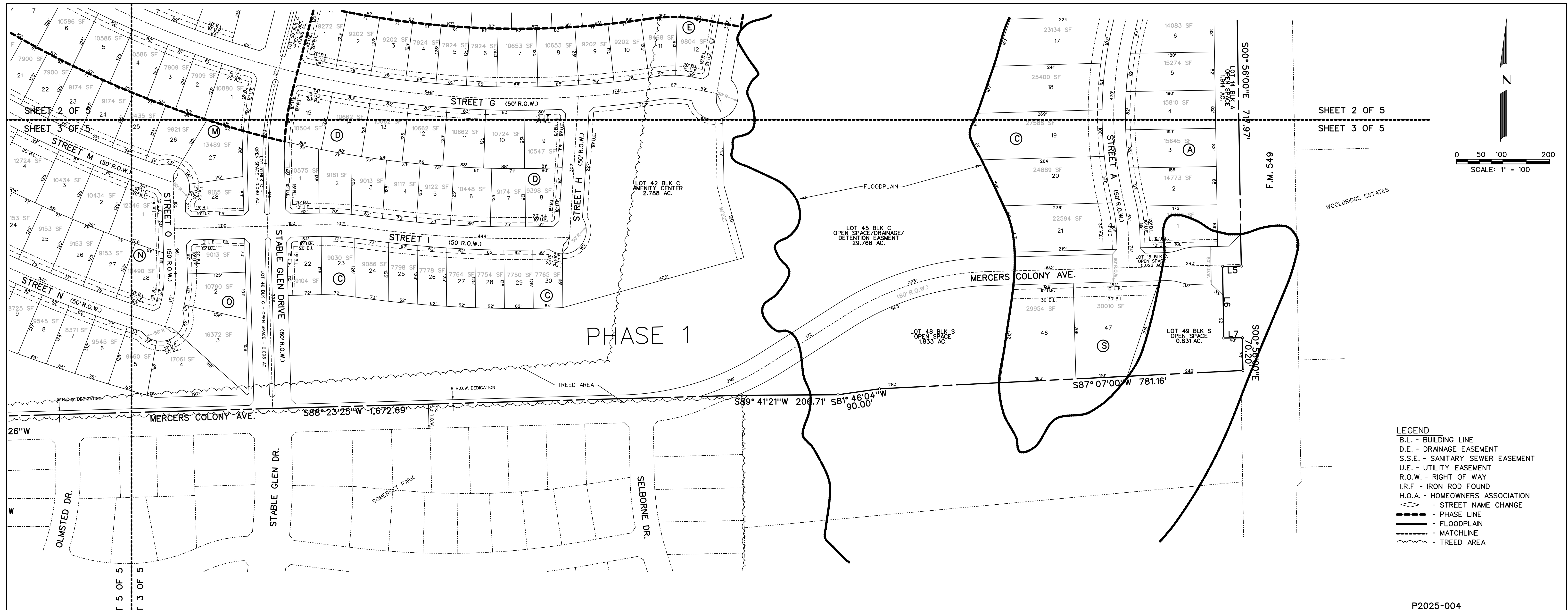
TOTAL ACRES 195.685  
 TOTAL RESIDENTIAL LOTS 366  
 TOTAL OPEN SPACE LOTS 23  
 SITUATED IN THE  
 A. JOHNSON SURVEY, ABSTRACT NO. 123  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

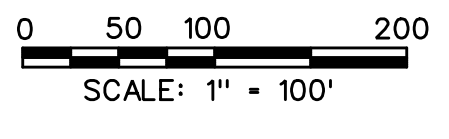
SHEET 2 OF 5  
 SHEET 3 OF 5

SHEET 2 OF 5

SHEET 4 OF 8  
 SHEET 3 OF 8



SHEET 2 OF 5  
SHEET 3 OF 5



- LEGEND**
- B.L. - BUILDING LINE
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FEBRUARY 2025 SCALE 1" = 100'

FALLBROOK DR.

COOLWOOD LN.

JOHN KING BOULEVARD

N01°27'44"W 2,017.35'

N88°23'38"E

LOT 44 BLK I  
PROPOSED WATER TOWER SITE  
1.974 AC.

LOT 43 BLK I  
CITY PARK  
22.118 AC.

PHASE 1

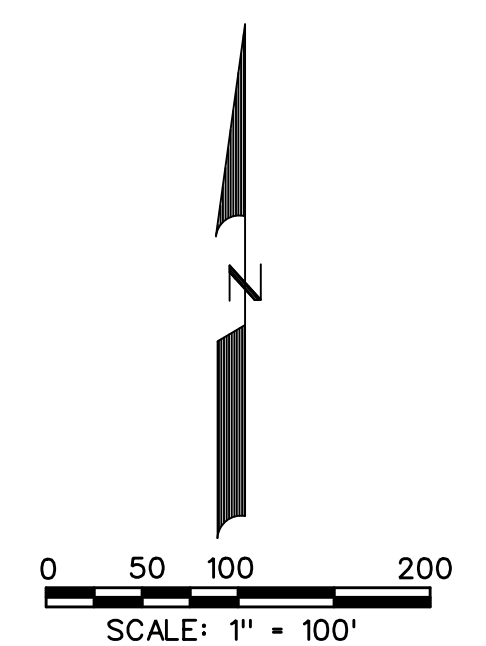
LOT 44 BLK I  
OPEN SPACE/DRAINAGE/  
DETENTION EASEMENT  
12.967 AC.

SHEET 4 OF 5  
SHEET 2 OF 5

SHEET 4 OF 5  
SHEET 5 OF 5

SHEET 2 OF 5  
SHEET 3 OF 5

SHEET 5 OF 5  
SHEET 3 OF 5



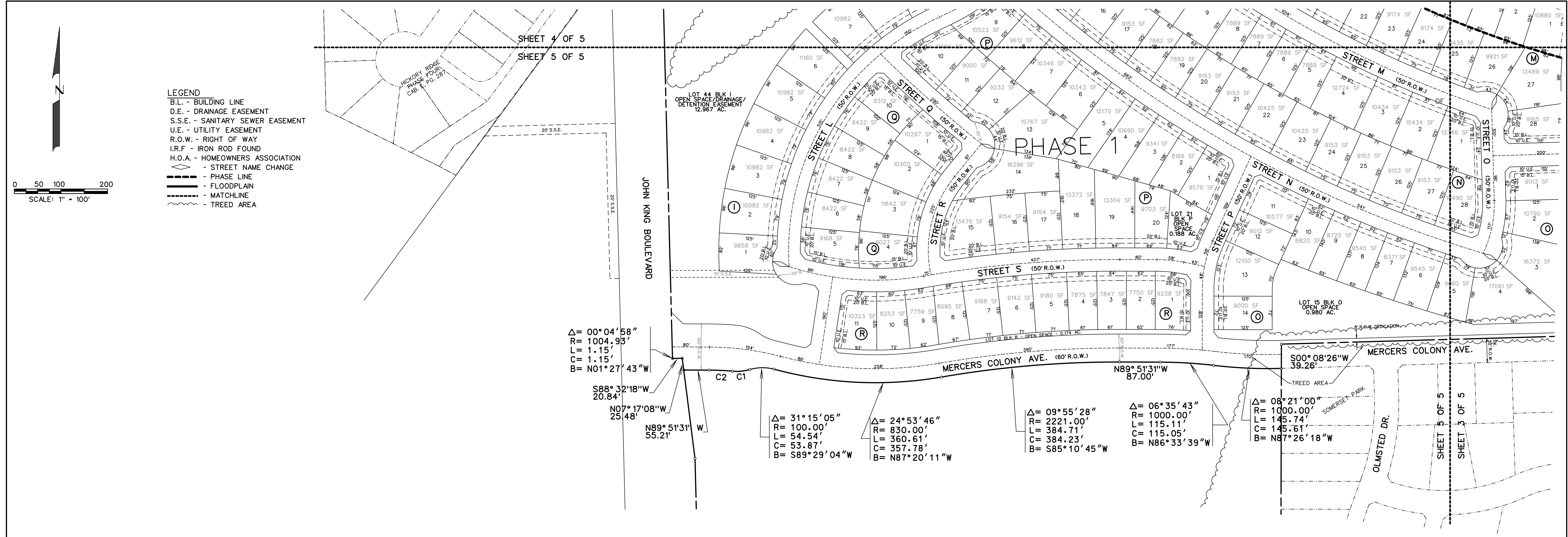
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0 50 100 200  
SCALE: 1" = 100'

$\Delta = 00^{\circ}04'58''$   
 $R = 1004.93'$   
 $L = 1.15'$   
 $C = 1.15'$   
 $B = N01^{\circ}27'43''W$

$S88^{\circ}32'18''W$   
 $20.84'$   
 $N07^{\circ}17'08''W$   
 $25.48'$   
 $N89^{\circ}51'31''W$   
 $55.21'$

$\Delta = 31^{\circ}15'05''$   
 $R = 100.00'$   
 $L = 54.54'$   
 $C = 53.87'$   
 $B = S89^{\circ}29'04''W$

$\Delta = 24^{\circ}53'46''$   
 $R = 830.00'$   
 $L = 360.61'$   
 $C = 357.78'$   
 $B = N87^{\circ}20'11''W$

$\Delta = 09^{\circ}55'28''$   
 $R = 2221.00'$   
 $L = 384.71'$   
 $C = 384.23'$   
 $B = S85^{\circ}10'45''W$

$\Delta = 06^{\circ}35'43''$   
 $R = 1000.00'$   
 $L = 115.11'$   
 $C = 115.05'$   
 $B = N86^{\circ}33'39''W$

$\Delta = 08^{\circ}21'00''$   
 $R = 1000.00'$   
 $L = 145.74'$   
 $C = 145.61'$   
 $B = N87^{\circ}26'18''W$

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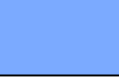



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 469-659-6150

FEBRUARY 2025 SCALE 1" = 100'



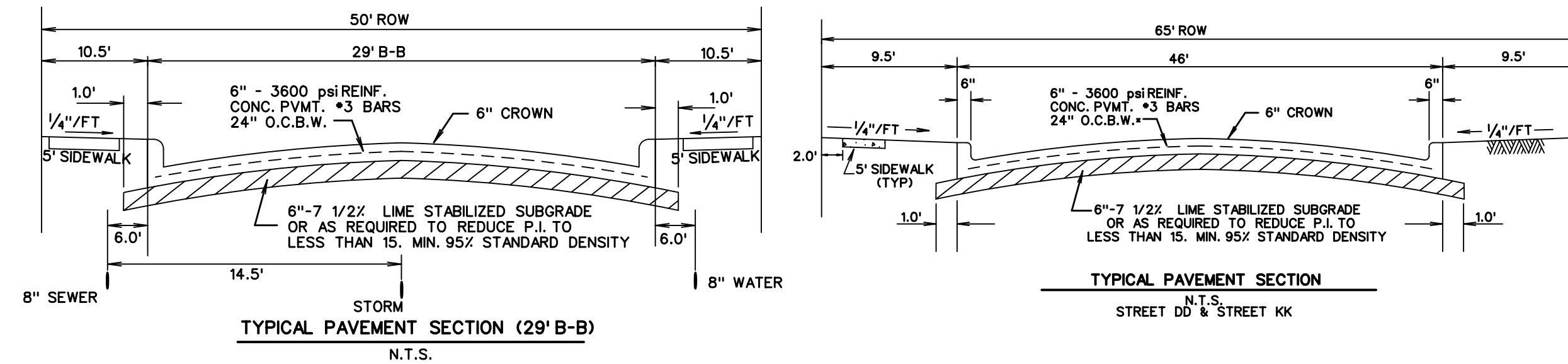
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SCALE: 1" = 200'

LEGEND	
TYPICAL LOT SIZES	
	- TYPE 'D' - 0.50 AC. - 8 LOTS
	- TYPE 'E' - 100' X 150' - 65 LOTS
	- TYPE 'F' - 82' X 125' - 247 LOTS
	- TYPE 'G' - 72' X 125' - 249 LOTS
	- TYPE 'H' - 62' X 125' - 258 LOTS
	- OPEN SPACE - 135.97 Ac.
	- AMENITY CENTER - 6.4 Ac.

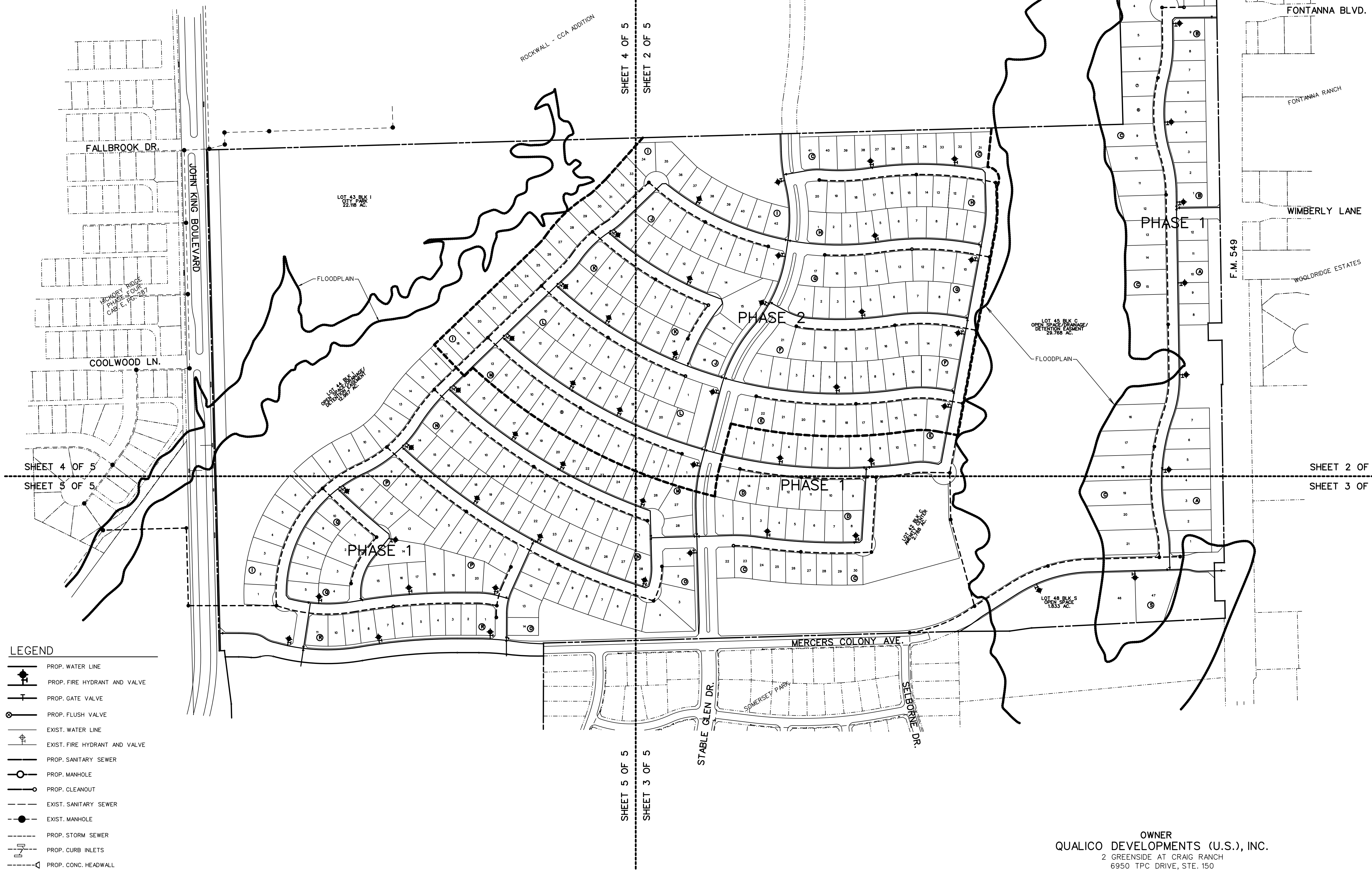
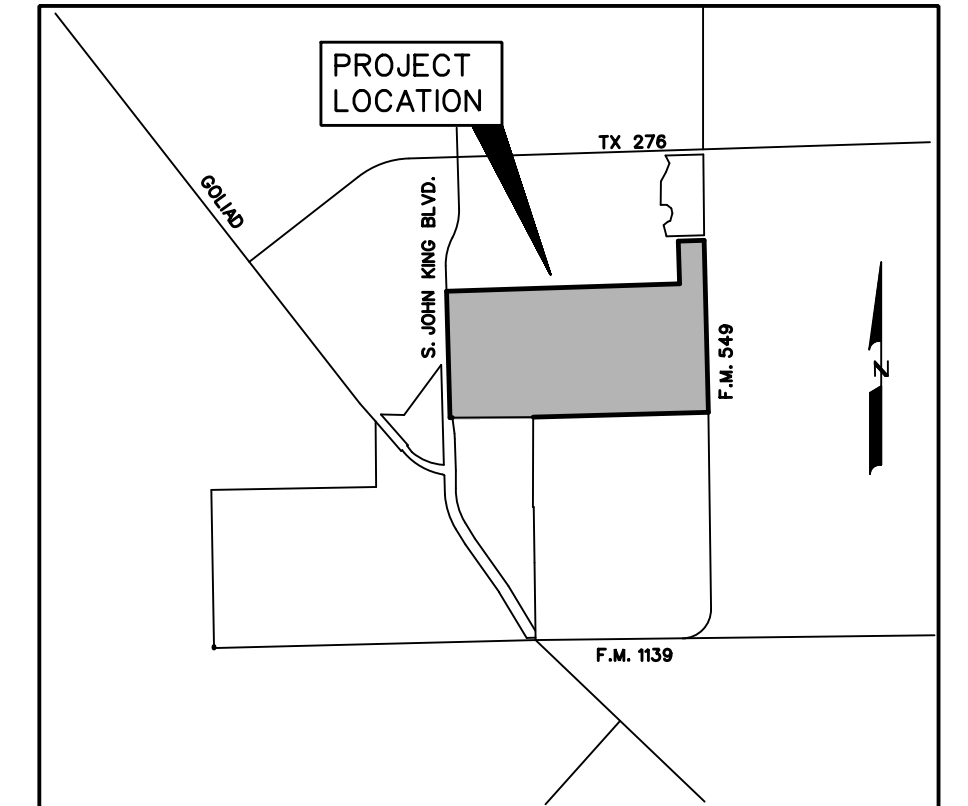


P2025-004  
PRELIMINARY PLAT  
OF  
**JUNIPER**  
LOTS 1-12, BLOCK A  
LOTS 1-9, BLOCK B  
LOTS 1-41, BLOCK C  
LOTS 1-15, BLOCK D  
LOTS 1-23, BLOCK E  
LOTS 1-21, BLOCK F  
LOTS 1-17, BLOCK G  
LOTS 1-20, BLOCK H  
LOTS 1-42, BLOCK I  
LOTS 1-18, BLOCK J  
LOTS 1-14, BLOCK K  
LOTS 1-21, BLOCK L  
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  
TOTAL ACRES 195.685  
TOTAL RESIDENTIAL LOTS 366  
TOTAL OPEN SPACE LOTS 23  
SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT NO. 123  
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" = 400'

- LEGEND**
- B.L. - BUILDING LINE
  - D.E. - DRAINAGE EASEMENT
  - S.S.E. - SANITARY SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - R.O.W. - RIGHT OF WAY
  - I.R.F. - IRON ROD FOUND
  - H.O.A. - HOMEOWNERS ASSOCIATION
  - STREET NAME CHANGE
  - PHASE LINE
  - FLOODPLAIN
  - MATCHLINE



0 200 400 800  
SCALE: 1" = 400'



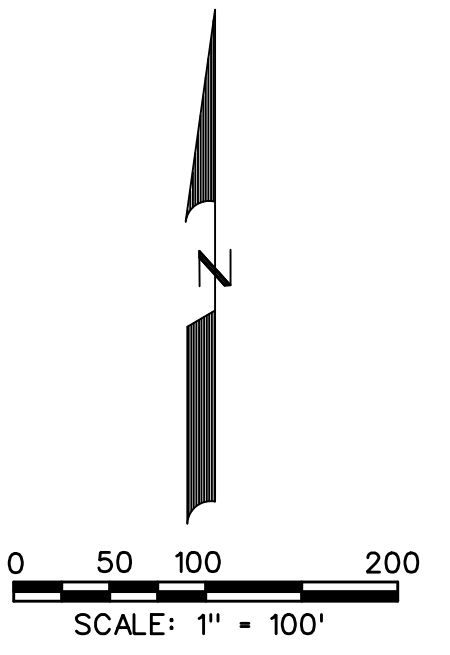
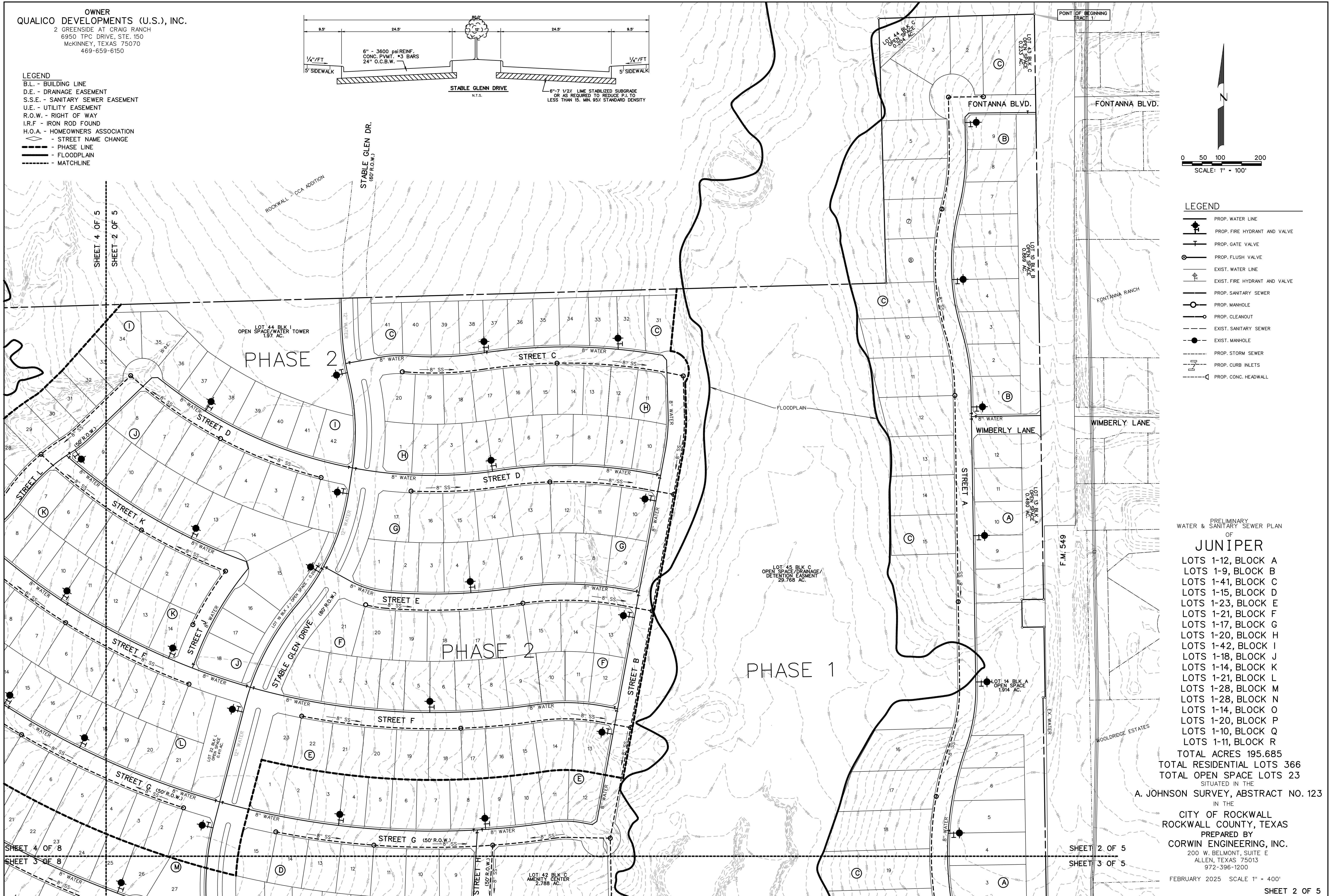
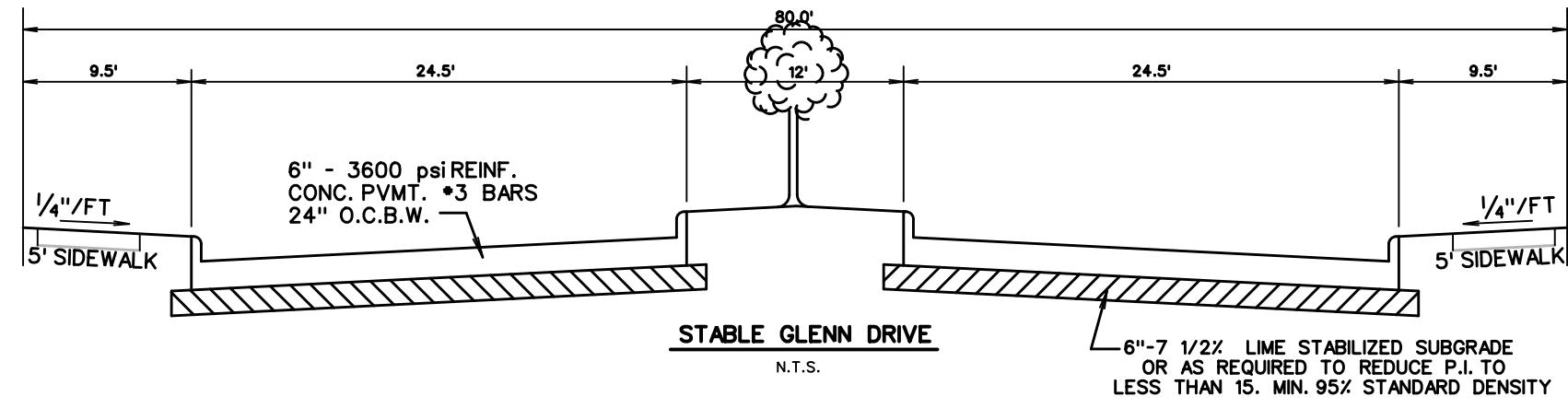
- LEGEND**
- PROP. WATER LINE
  - PROP. FIRE HYDRANT AND VALVE
  - PROP. GATE VALVE
  - PROP. FLUSH VALVE
  - EXIST. WATER LINE
  - EXIST. FIRE HYDRANT AND VALVE
  - PROP. SANITARY SEWER
  - PROP. MANHOLE
  - PROP. CLEANOUT
  - EXIST. SANITARY SEWER
  - EXIST. MANHOLE
  - PROP. STORM SEWER
  - PROP. CURB INLETS
  - PROP. CONC. HEADWALL

PRELIMINARY  
WATER & SANITARY SEWER PLAN  
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  
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CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
FEBRUARY 2025 SCALE 1" = 400'

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

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

**LEGEND**  
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 S.S.E. - SANITARY SEWER EASEMENT  
 U.E. - UTILITY EASEMENT  
 R.O.W. - RIGHT OF WAY  
 I.R.F. - IRON ROD FOUND  
 H.O.A. - HOMEOWNERS ASSOCIATION  
 - - - STREET NAME CHANGE  
 - - - PHASE LINE  
 - - - FLOODPLAIN  
 - - - MATCHLINE



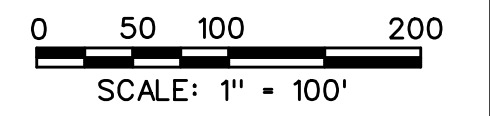
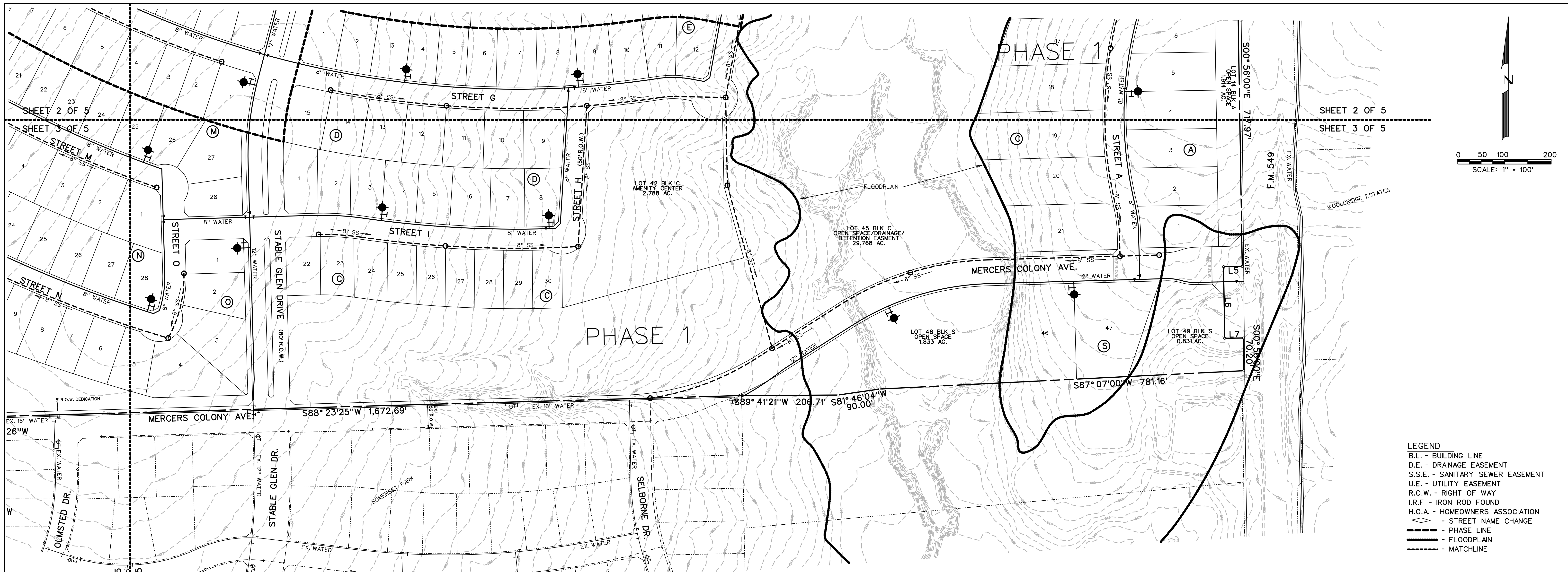
**LEGEND**

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY  
 WATER & SANITARY SEWER PLAN  
 OF  
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 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
**CORVIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 FEBRUARY 2025 SCALE 1" = 400'  
 SHEET 2 OF 5

SHEET 4 OF 8  
 SHEET 3 OF 8

SHEET 2 OF 5  
 SHEET 3 OF 5



- LEGEND**
- B.L. - BUILDING LINE
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PRELIMINARY  
WATER & SANITARY SEWER PLAN

OF  
**JUNIPER**

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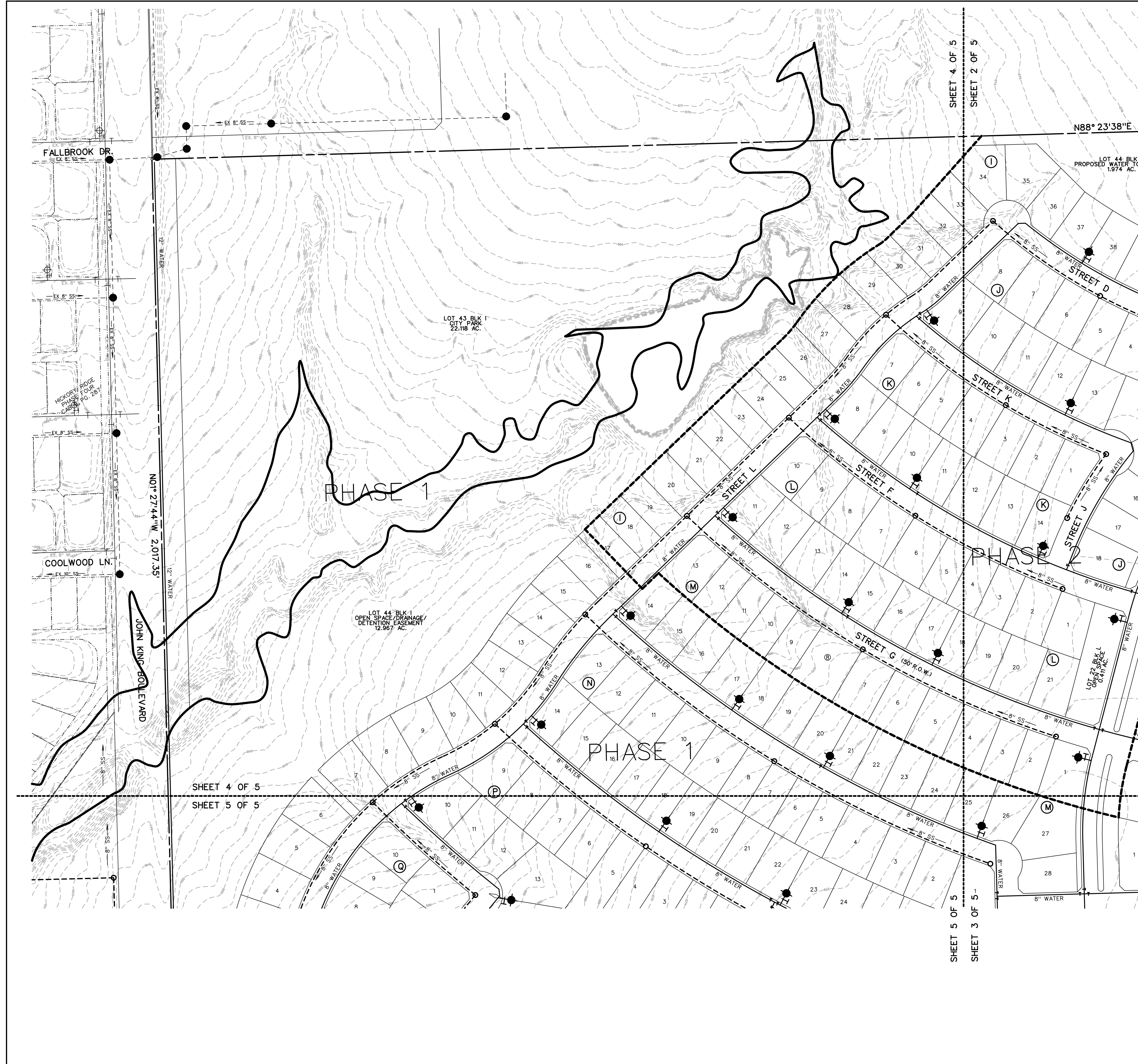
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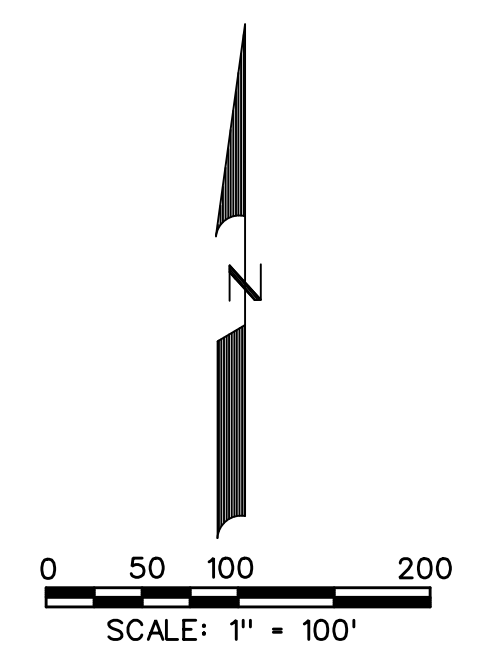
CITY OF ROCKWALL  
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PREPARED BY  
CORWIN ENGINEERING, INC.

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

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
FEBRUARY 2025 SCALE 1" = 400'



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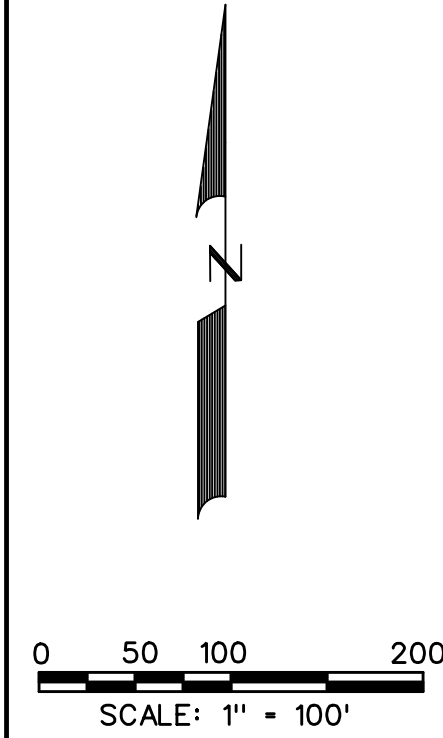
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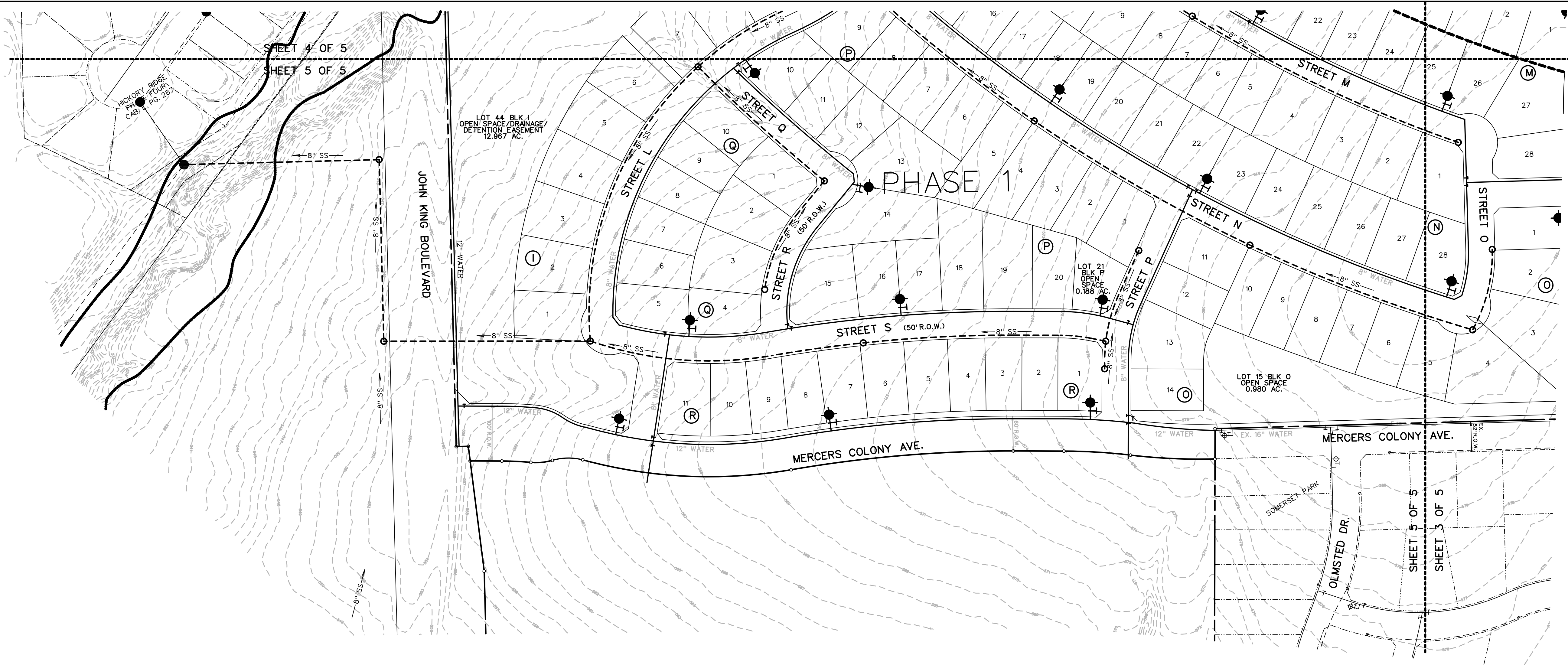
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972-396-1200

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2 GREENSIDE AT CRAIG RANCH  
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469-659-6150

FEBRUARY 2025 SCALE 1" = 400'



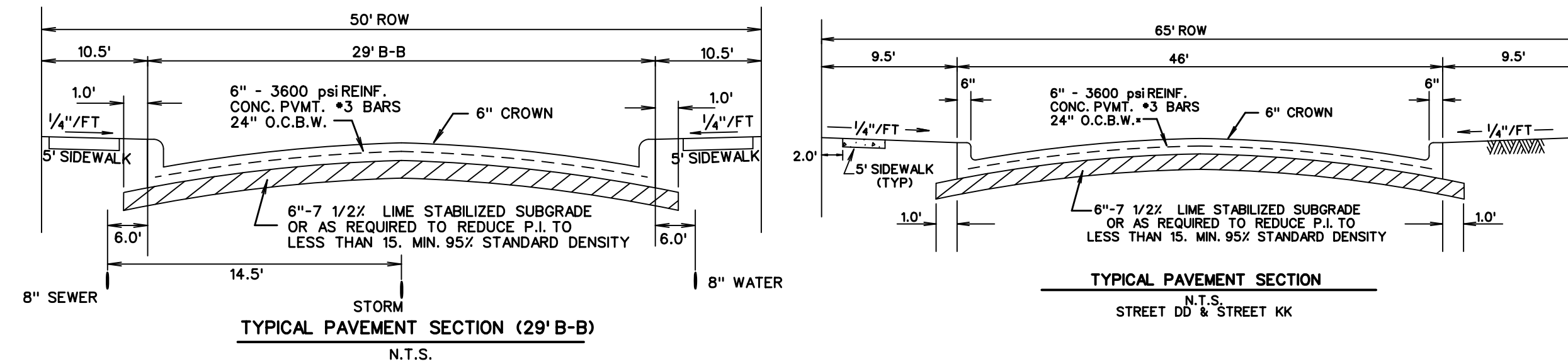
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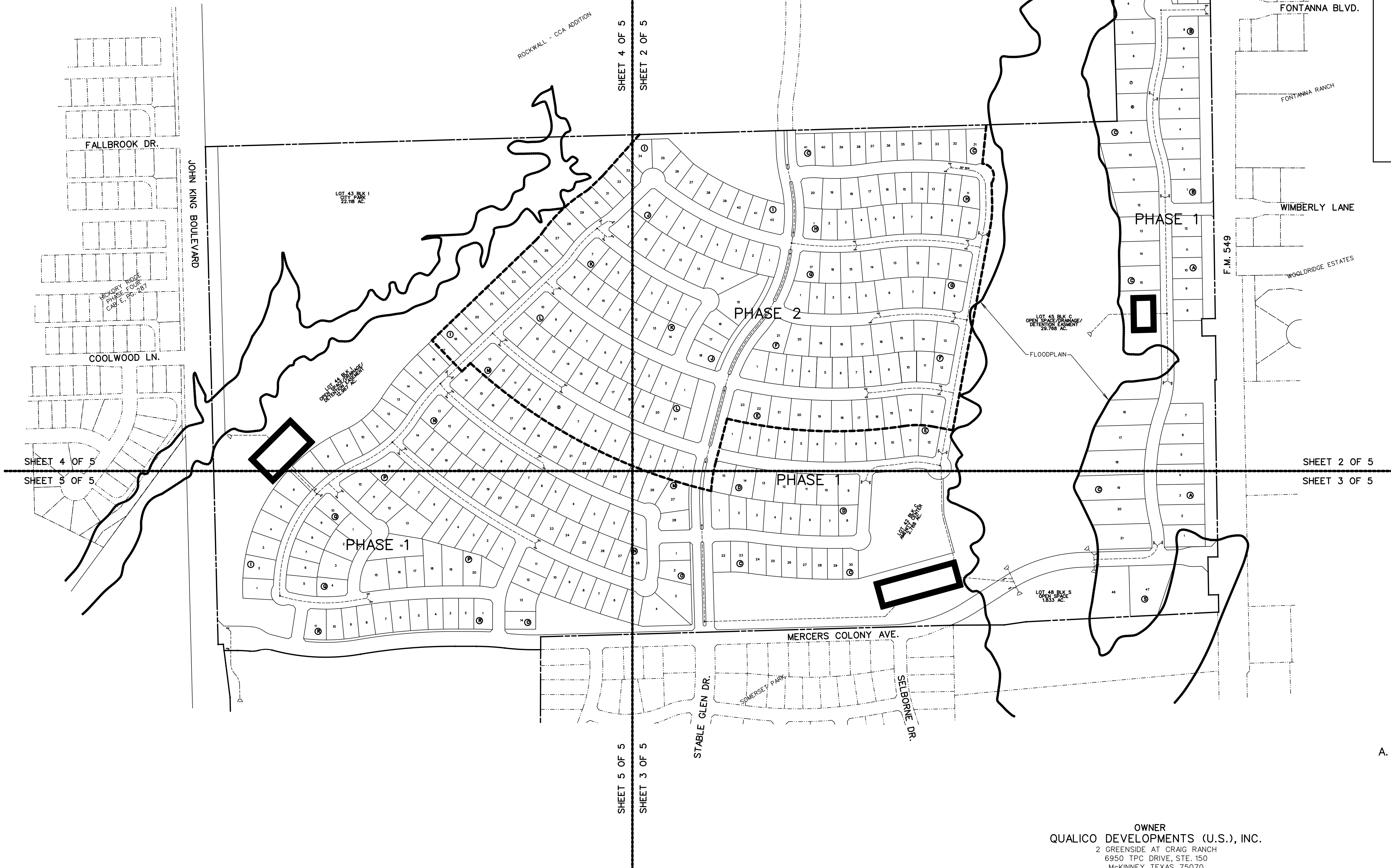
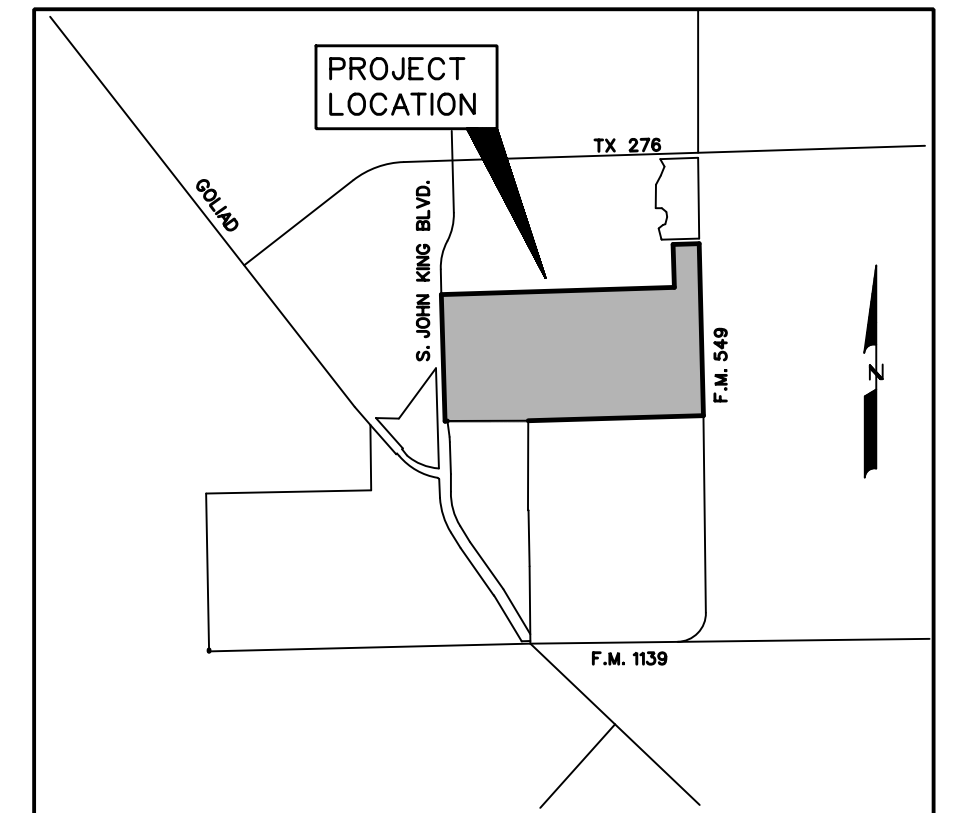
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0 200 400 800  
SCALE: 1" = 400'



PRELIMINARY DRAINAGE  
AREA MAP  
OF  
**JUNIPER**

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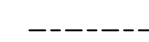
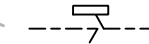

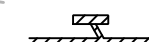





200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

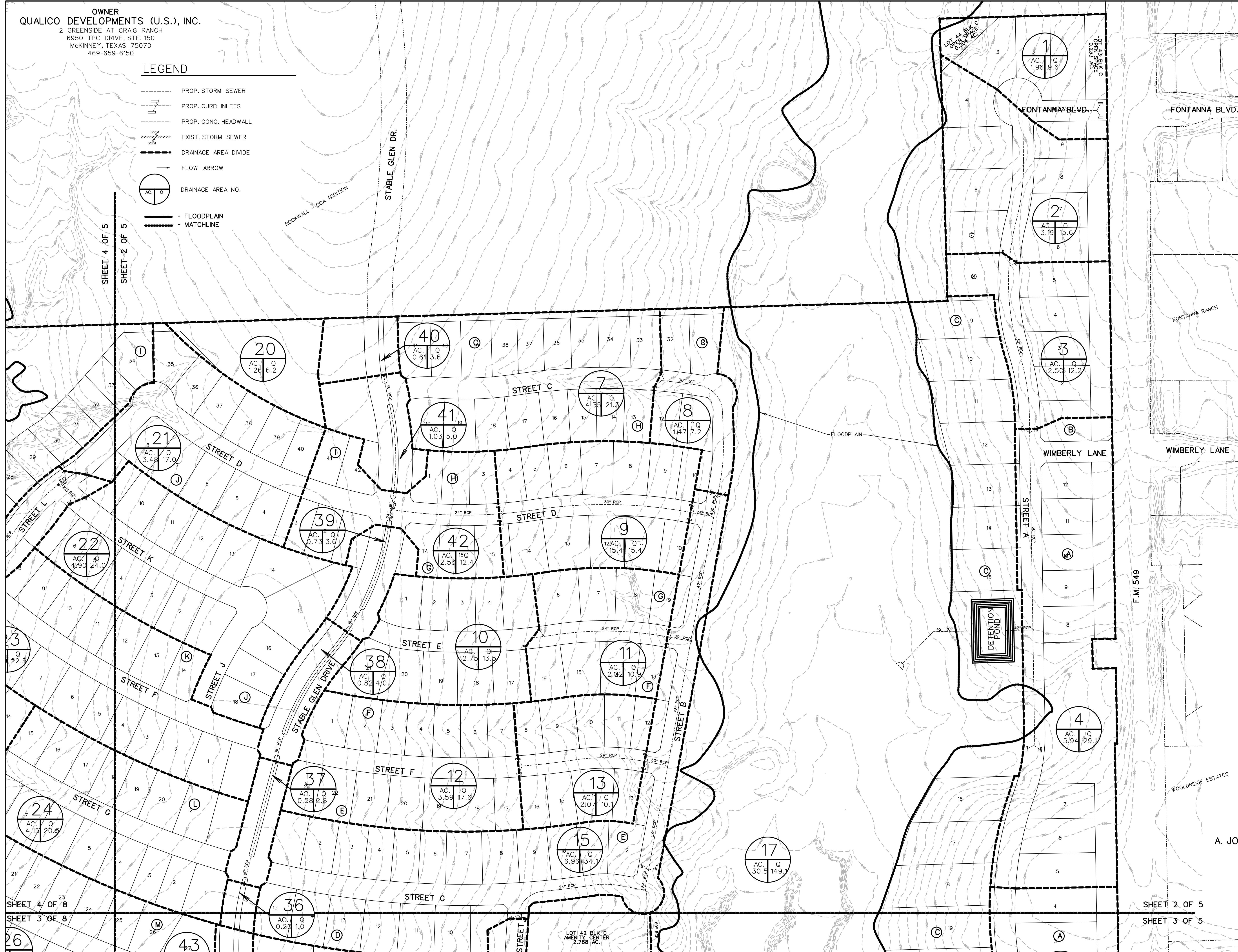
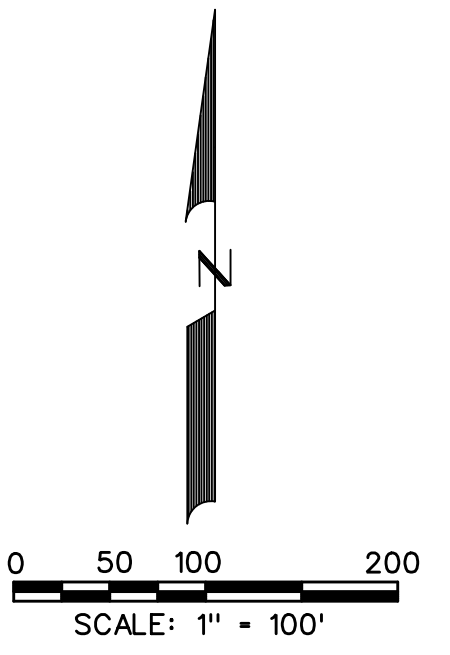
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OWNER  
**QUALICO DEVELOPMENTS (U.S.), INC.**  
2 GREENSIDE AT CRAIG RANCH  
6950 TPC DRIVE, STE. 150  
MCKINNEY, TEXAS 75070  
469-659-6150

OWNER  
**QUALICO DEVELOPMENTS (U.S.), INC.**  
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**LEGEND**

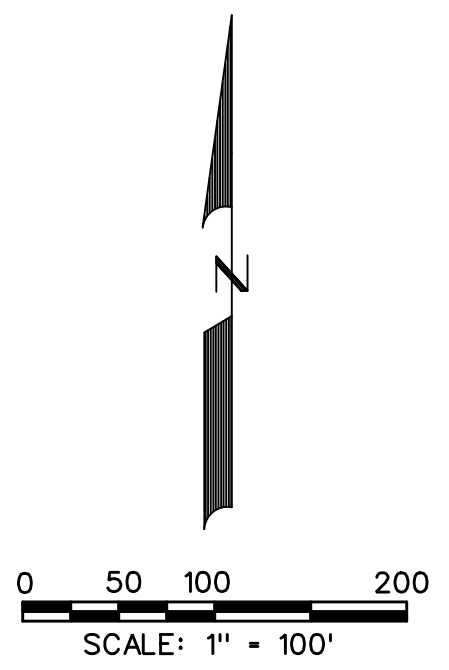
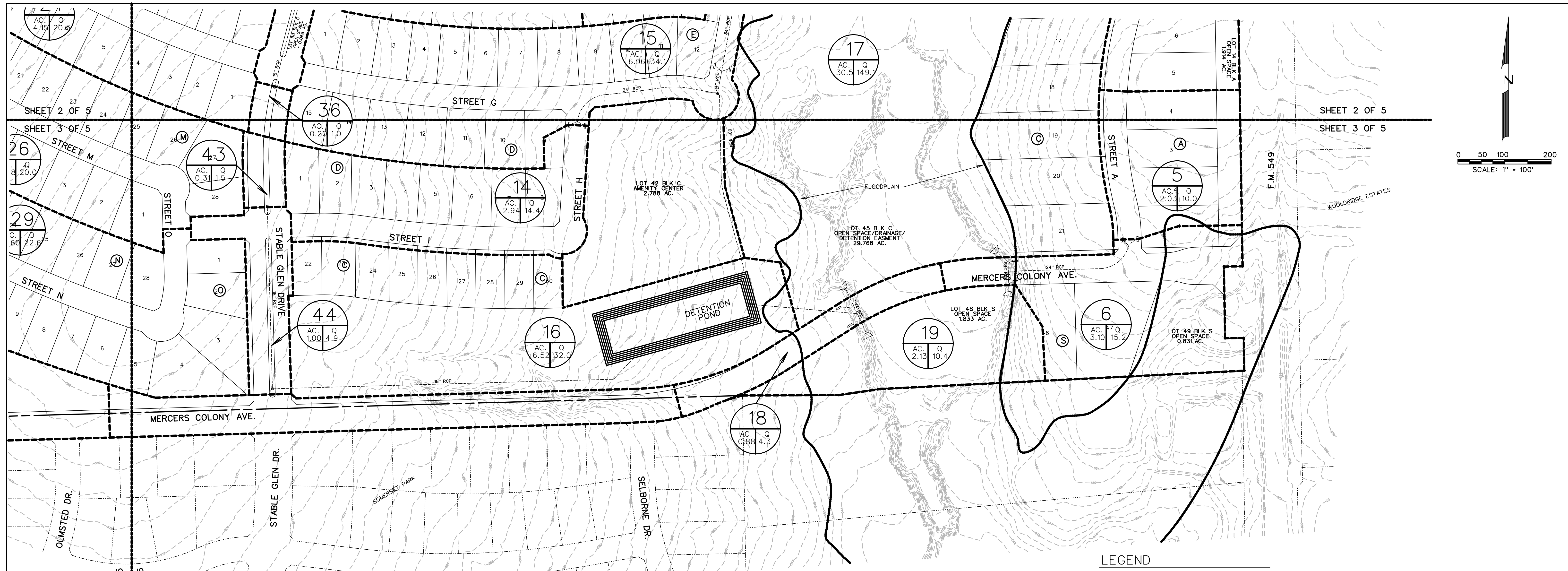
-  PROP. STORM SEWER
-  PROP. CURB INLETS
-  PROP. CONC. HEADWALL
-  EXIST. STORM SEWER
-  DRAINAGE AREA DIVIDE
-  FLOW ARROW
-  DRAINAGE AREA NO.
-  FLOODPLAIN
-  MATCHLINE



PRELIMINARY DRAINAGE  
 AREA MAP  
 OF  
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 FEBRUARY 2025 SCALE 1" = 100'

SHEET 4 OF 8  
 SHEET 3 OF 8

SHEET 2 OF 5  
 SHEET 3 OF 5



**LEGEND**

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO.
- FLOODPLAIN
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PRELIMINARY DRAINAGE AREA MAP OF

**JUNIPER**

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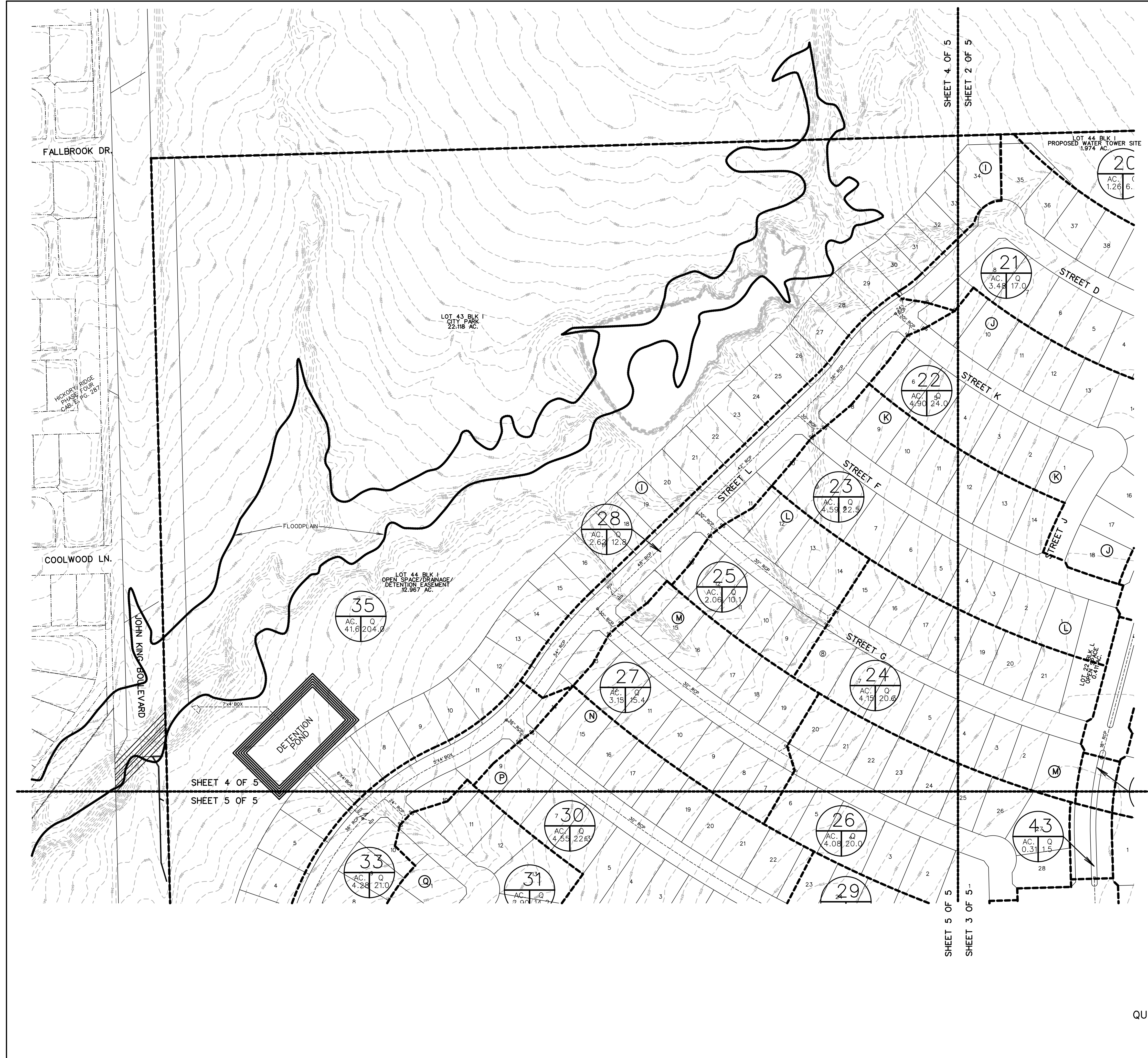
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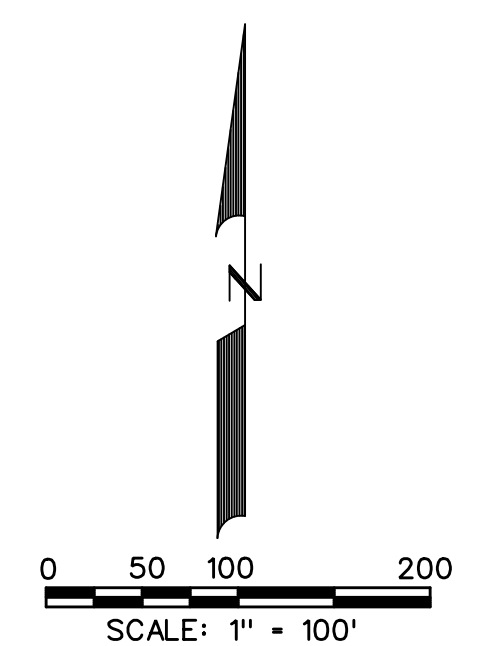
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 MCKINNEY, TEXAS 75070  
 469-659-6150

FEBRUARY 2025 SCALE 1" = 100'



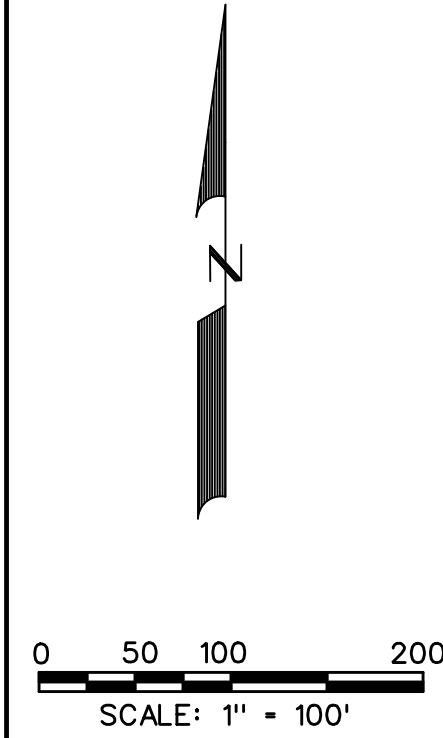
**LEGEND**

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO.
- FLOODPLAIN
- MATCHLINE



PRELIMINARY DRAINAGE AREA MAP 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  
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 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  
 TOTAL ACRES 195.685  
 TOTAL RESIDENTIAL LOTS 366  
 TOTAL OPEN SPACE LOTS 23  
 SITUATED IN THE  
 A. JOHNSON SURVEY, ABSTRACT NO. 123  
 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" = 100'

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

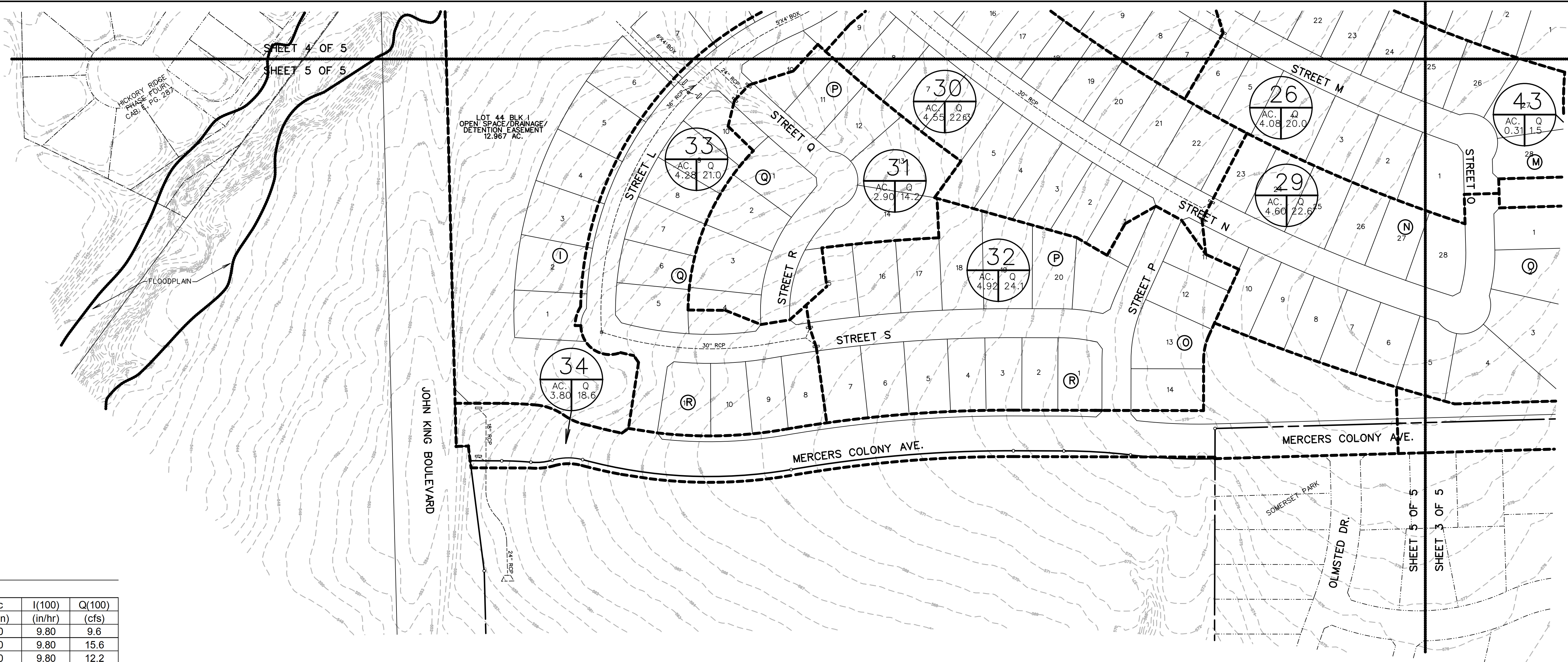


**LEGEND**

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- ⊙ DRAINAGE AREA NO.
- FLOODPLAIN
- MATCHLINE

**PROPOSED RUNOFF COMPUTATIONS**

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	85314	1.96	0.50	0.98	10	9.80	9.6
2	138886	3.19	0.50	1.59	10	9.80	15.6
3	108832	2.50	0.50	1.25	10	9.80	12.2
4	258570	5.94	0.50	2.97	10	9.80	29.1
5	88456	2.03	0.50	1.02	10	9.80	10.0
6	134955	3.10	0.50	1.55	10	9.80	15.2
7	189377	4.35	0.50	2.17	10	9.80	21.3
8	64087	1.47	0.50	0.74	10	9.80	7.2
9	136781	3.14	0.50	1.57	10	9.80	15.4
10	119703	2.75	0.50	1.37	10	9.80	13.5
11	96747	2.22	0.50	1.11	10	9.80	10.9
12	156501	3.59	0.50	1.80	10	9.80	17.6
13	90168	2.07	0.50	1.03	10	9.80	10.1
14	128056	2.94	0.50	1.47	10	9.80	14.4
15	303346	6.96	0.50	3.48	10	9.80	34.1
16	284100	6.52	0.50	3.26	10	9.80	32.0
17	1325906	30.44	0.50	15.22	10	9.80	149.1
18	38440	0.88	0.50	0.44	10	9.80	4.3
19	92815	2.13	0.50	1.07	10	9.80	10.4
20	54871	1.26	0.50	0.63	10	9.80	6.2
21	151541	3.48	0.50	1.74	10	9.80	17.0
22	213647	4.90	0.50	2.45	10	9.80	24.0
23	199806	4.59	0.50	2.29	10	9.80	22.5
24	180838	4.15	0.50	2.08	10	9.80	20.3
25	89535	2.06	0.50	1.03	10	9.80	10.1
26	177814	4.08	0.50	2.04	10	9.80	20.0
27	137306	3.15	0.50	1.58	10	9.80	15.4
28	113979	2.62	0.50	1.31	10	9.80	12.8
29	200547	4.60	0.50	2.30	10	9.80	22.6
30	198029	4.55	0.50	2.27	10	9.80	22.3
31	126496	2.90	0.50	1.45	10	9.80	14.2
32	214284	4.92	0.50	2.46	10	9.80	24.1
33	186648	4.28	0.50	2.14	10	9.80	21.0
34	165583	3.80	0.50	1.90	10	9.80	18.6
35	1813103	41.62	0.50	20.81	10	9.80	204.0



PRELIMINARY DRAINAGE AREA MAP

OF

**JUNIPER**

- LOTS 1-12, BLOCK A
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- LOTS 1-15, BLOCK D
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TOTAL ACRES 195.685

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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

FEBRUARY 2025 SCALE 1" = 100'



# CITY OF ROCKWALL

## PARKS AND RECREATION BOARD MEMORANDUM

### PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7740

---

**TO:** Parks and Recreation Board  
**DATE:** March 3, 2025  
**APPLICANT:** Ryan Michael Joyce, *Michael Joyce Properties*  
**SUBJECT:** P2025-005; *Master Plat/Open Space Plan for the Juniper Subdivision*

---

### BACKGROUND

The Juniper Subdivision is master planned community that will consist of 870 single-family residential lots on 519.53-acres. The proposed development will have two (2) public parks consisting of 33.00-acres, two (2) amenity centers on 1.97-acres, 76.60-acres of preserved open space, and 65.78-acres of private open space. On February 14, 2025, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a Master Plat/Open Space Plan showing the proposed public park locations and the trail plan for the proposed subdivision.

### REQUEST

For this Master Plat/Open Space Plan the Parks and Recreation Board will be reviewing the location and phasing of public parks, trails, and open space areas in the subdivision, and providing a recommendation to the City Council concerning the acceptance of the future improvements.

### PARKLAND DEDICATION ORDINANCE

Master Plat/Open Space Plan: According to the Section 38-7(2), *Master Plat*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(t)he purpose of a *Master Plat* is to delineate the timing and sequence of each phase of a subdivision or residential development that is proposed to consist of multiple phases within a larger parcel or tract of land, and to ensure the availability and capacity of the public improvements necessary to serve the proposed development ... A *Master Plat* shall be accompanied by a *Parks and Open Space Plan* that shows all proposed trails, parks and open space and any proposed amenities for these private and public uses of land and indicate the phase of completion."

### STAFF RECOMMENDATION

In this case, the plan submitted by the applicant shows the location of the proposed trails and public parks. Based on this plan it appears that the first public park (*i.e. the public park adjacent to John King Boulevard*) will be dedicated with Phase 1 of the subdivision, and the remaining public park will be dedicated in two (2) phases with a portion being dedicated in Phase 4 and the remainder being dedicated in Phase 6. The trail plan provided by the applicant show that the applicant will construct the required ten (10) foot hike/bike trail along John King Boulevard, provide two (2) trail heads (*i.e. one [1] along John King Boulevard and one [1] along SH-205*), and provide an internal eight (8) foot trail system. This will be in addition to the required five (5) foot sidewalks that will be required throughout the subdivision. Staff previously provided comments concerning the proposed trail system during the zoning case for this subdivision, and the applicant has incorporated these comments into the proposed trail plan. Based on this, staff recommends approval of the public parkland locations and trail system; however, the applicant will be required to return to the Parks and Recreation Board with the site plan for a recommendation on the amenities proposed for the two (2) amenities centers, and the layouts of the two (2) trail heads.



# 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]

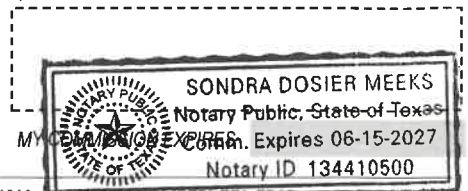
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

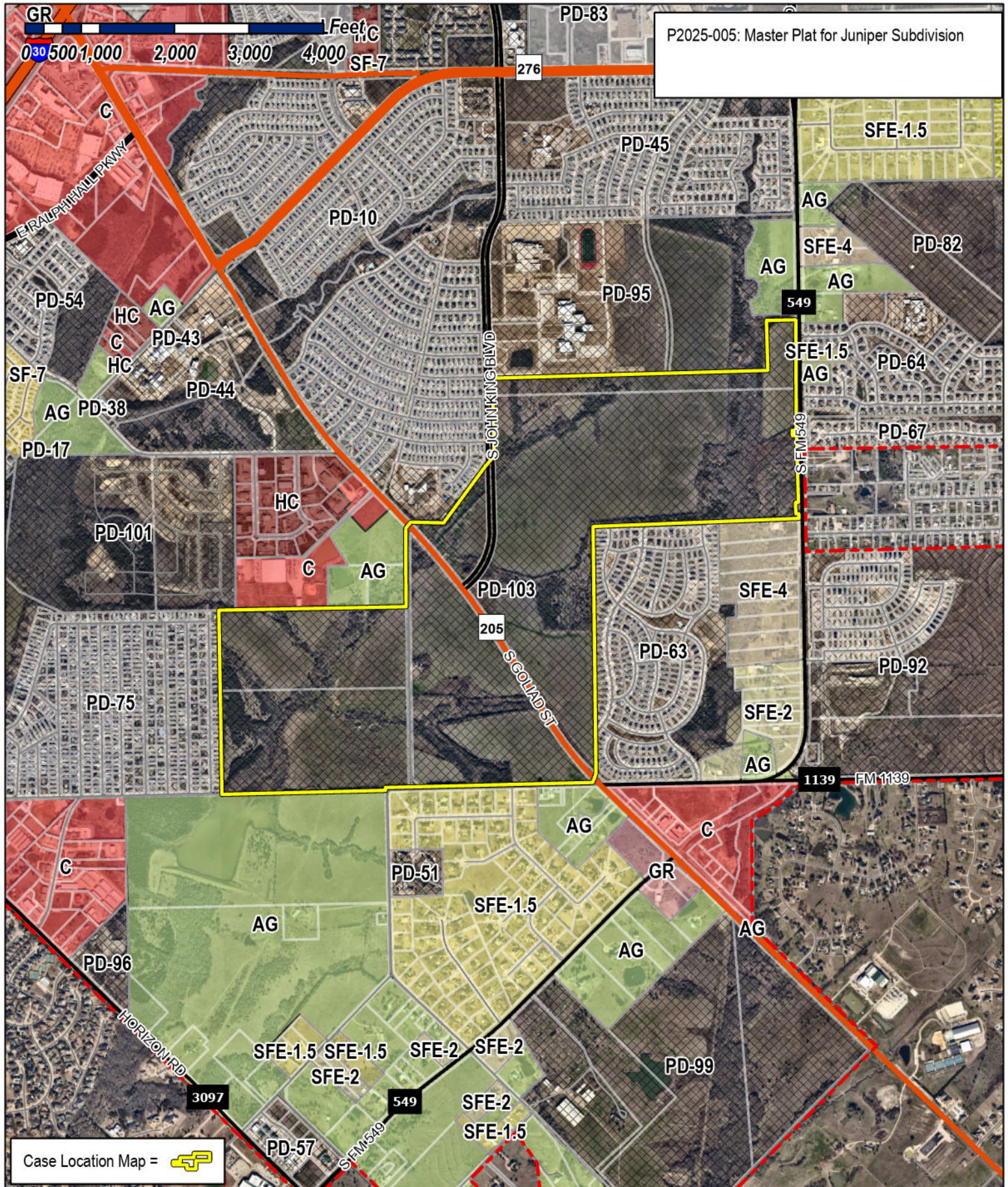
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8,001.67 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February, 2025 BY SIGNING THIS APPLICATION,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





P2025-005: Master Plat for Juniper Subdivision

Case Location Map = 

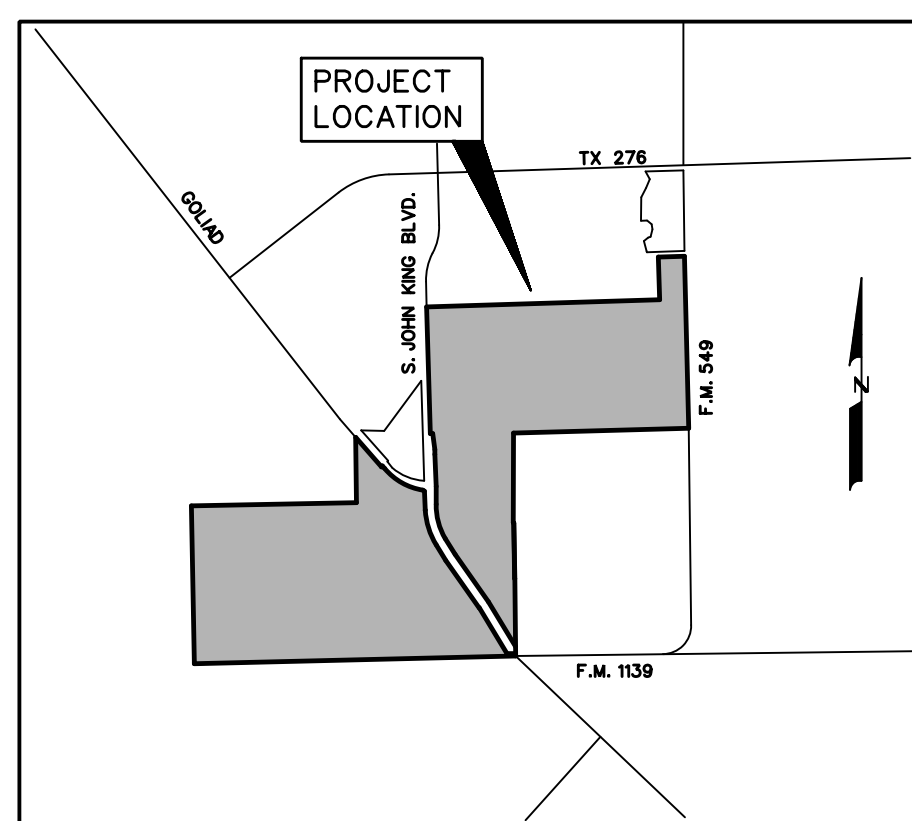
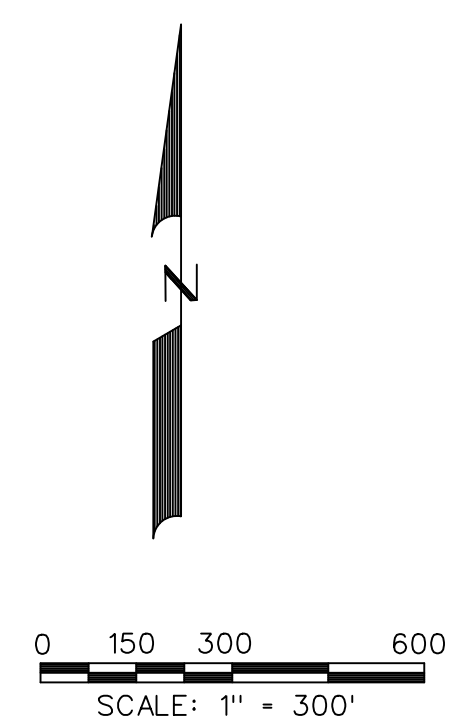


# City of Rockwall

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.



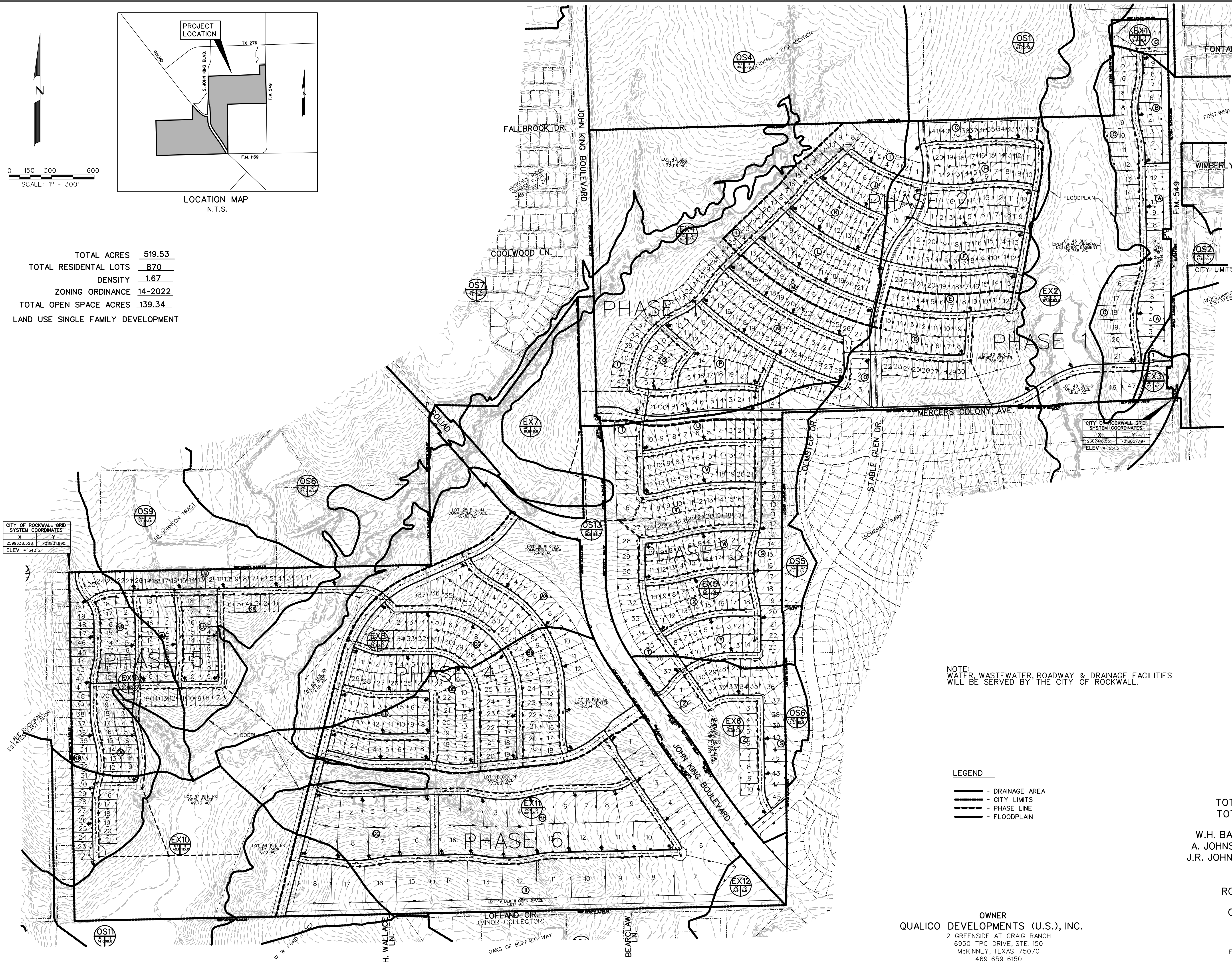


LOCATION MAP  
N.T.S.

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	

50	18	1	18	1	6	5	4	3	2	1
49	17	2	17	2	5	4	3	2	1	
48	16	3	16	3	4	3	2	1		
47	15	4	15	4	3	2	1			
46	14	5	14	5	2	1				
45	13	6	13	6	1					
44	12	7	12	7						
43	11	8	11	8						
42	10	9	10	9						
41	9	10	9	10						
40	8	11	8	11						
39	7	12	7	12						
38	6	13	6	13						
37	5	14	5	14						
36	4	15	4	15						
35	3	16	3	16						
34	2	17	2	17						
33	1	18	1	18						
32		19		19						
31		20		20						
30		21		21						
29		22		22						
28		23		23						
27		24		24						
26		25		25						
25		26		26						
24		27		27						
23		28		28						
22		29		29						



- MASTER PLAT  
OF  
**JUNIPER**
- LOTS 1-12, BLOCK A
  - LOTS 1-9, BLOCK B
  - LOTS 1-41, BLOCK C
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  - 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

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

- 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

**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



# Monthly Report January 2025

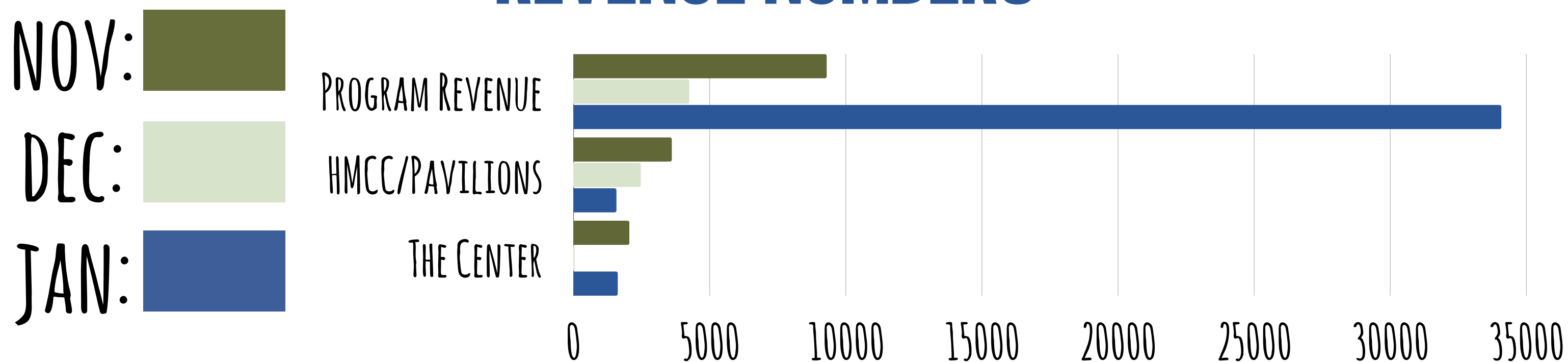


DADDY DAUGHTER DANCE  
860 PARTICIPANTS

SHOT CLINIC  
100 ATTENDEES



## REVENUE NUMBERS



## Other Events:

Daddy Daughter Dance	January 25, 2025
Shot Clinic	January 11, 2025

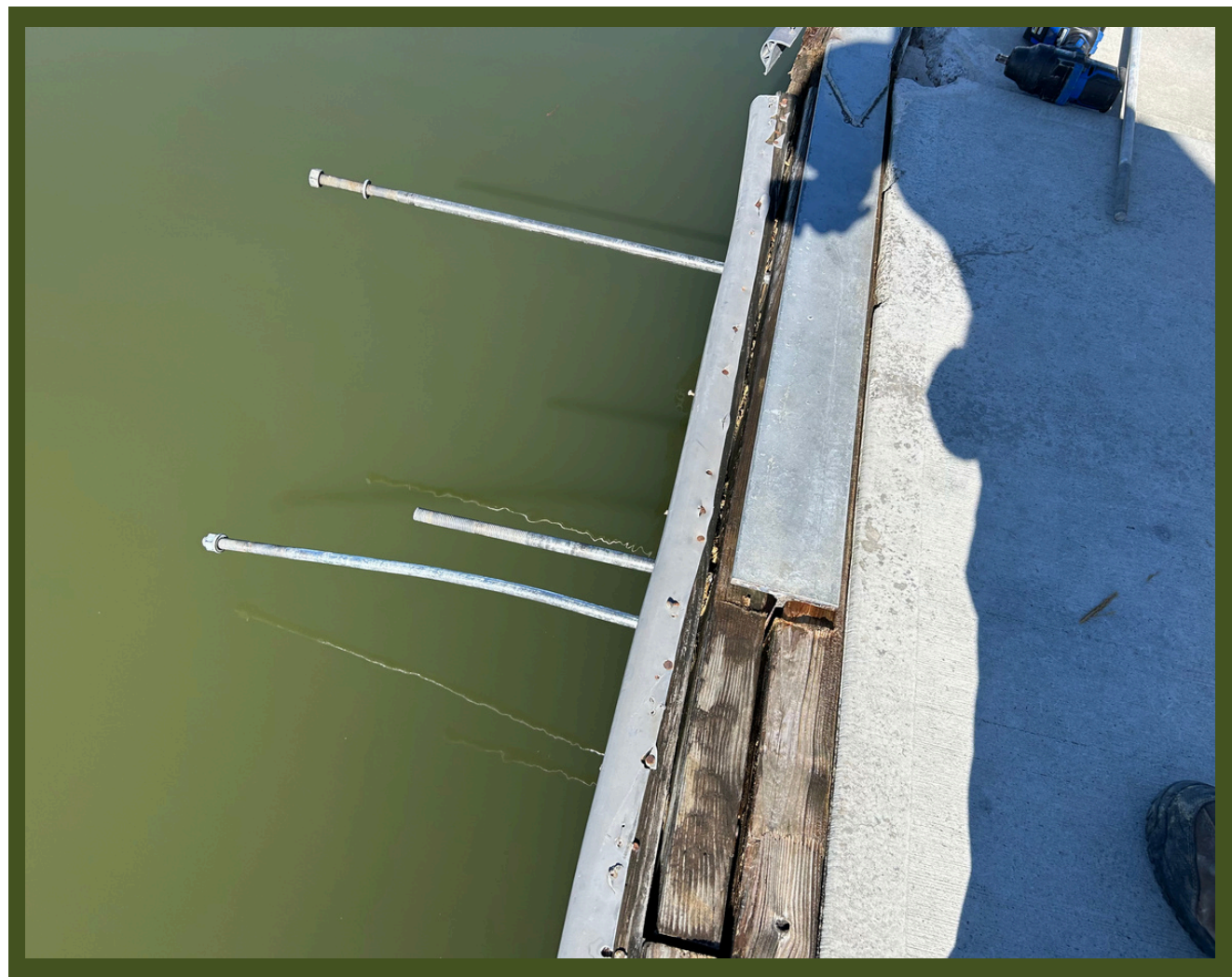
# PARKS PROJECT UPDATE – JANUARY 2025



YELLOWJACKET FIELD RENOVATIONS



EMERALD BAY PLAYGROUND  
REPLACEMENT



THE HARBOR BOAT DOCK DAMAGE



GREENES LAKE COMPLETE

## Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS