



DEVELOPMENT APPLICATION

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

STAFF USE

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 Mimms Rd Rockwall TX

SUBDIVISION Peachtree Meadows

LOT

BLOCK

GENERAL LOCATION Mimms Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

Michael Joyce Properties

CONTACT PERSON

CONTACT PERSON

Ryan Joyce

ADDRESS

ADDRESS

767 Justin Rd

CITY, STATE & ZIP

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 Michael Ryan Joyce [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

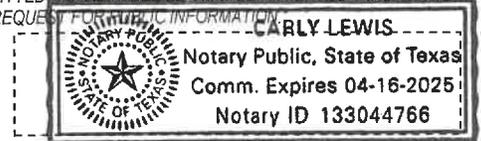
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023.

OWNER'S SIGNATURE

[Signature]

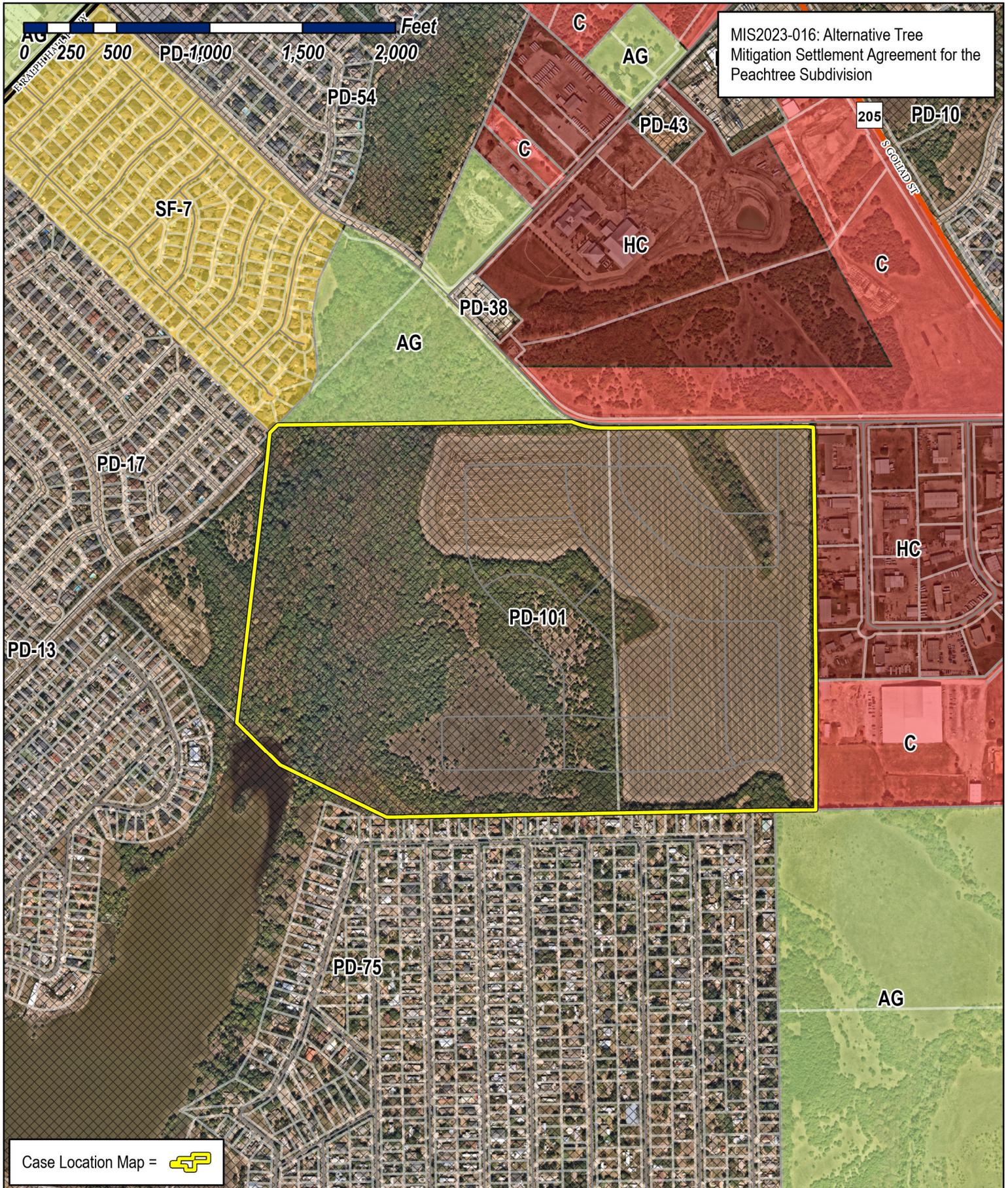
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

4-16-25



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.





767 Justin Rd
Rockwall, TX 75087

Ryan Miller
City of Rockwall
Director of Planning
385 S. Goliad
Rockwall, TX 75087

RE: Peachtree Meadows Alternative Tree Mitigation Plan

Dear Mr. Miller,

We are writing to request an Alternative Tree Mitigation Plan for the Peachtree Meadows project. We would typically complete a tree survey of the entire property as required by city ordinance. Due to changes in the tree ordinance on how cedar trees are counted, there is an exponential amount of work in documenting all trees on the property.

We currently are making the following estimations with this property based upon on site estimates and sample survey areas.

- | | |
|---|-----------------------|
| • Trees to be saved | 36,200 caliper inches |
| • Tree to be removed (per new cedar tree calculations) | 12,160 caliper inches |
| • Trees to be removed (per old cedar tree calculations) | 3,856 caliper inches |

We would like to request the following alternative tree mitigation for the total amount to be removed:

- | | |
|---|----------------------|
| • 20% reduction for trees saved on the property | 2,432 caliper inches |
| • 456 – 4” trees to be planted per the included diagram by developer | 1,824 caliper inches |
| • 4 trees planted per interior lot (248 Lots) | 3,968 caliper inches |
| • 5 trees planted per corner lot (44 lots) | 880 caliper inches |
| • 51 ornamental trees minimum 6’ in height | 153 caliper inches |
| • Transplant of approximately 55 cedars trees from onsite in phase 2 to be utilized in required planting on Phase 1 | 220 caliper inches |

Additionally, we would like to provide the following:

- Preservation of approximately 1 +/- acres of Blackland Prairie area to be preserved by plat as shown on the attached exhibit
- \$100,000 donation to the City of Rockwall Tree fund for use by the Rockwall Parks Department for use through out the city.
- Conduct 2 - Tree Transplant Day per the City of Rockwall Resolution No. 05-06



767 Justin Rd
Rockwall, TX 75087

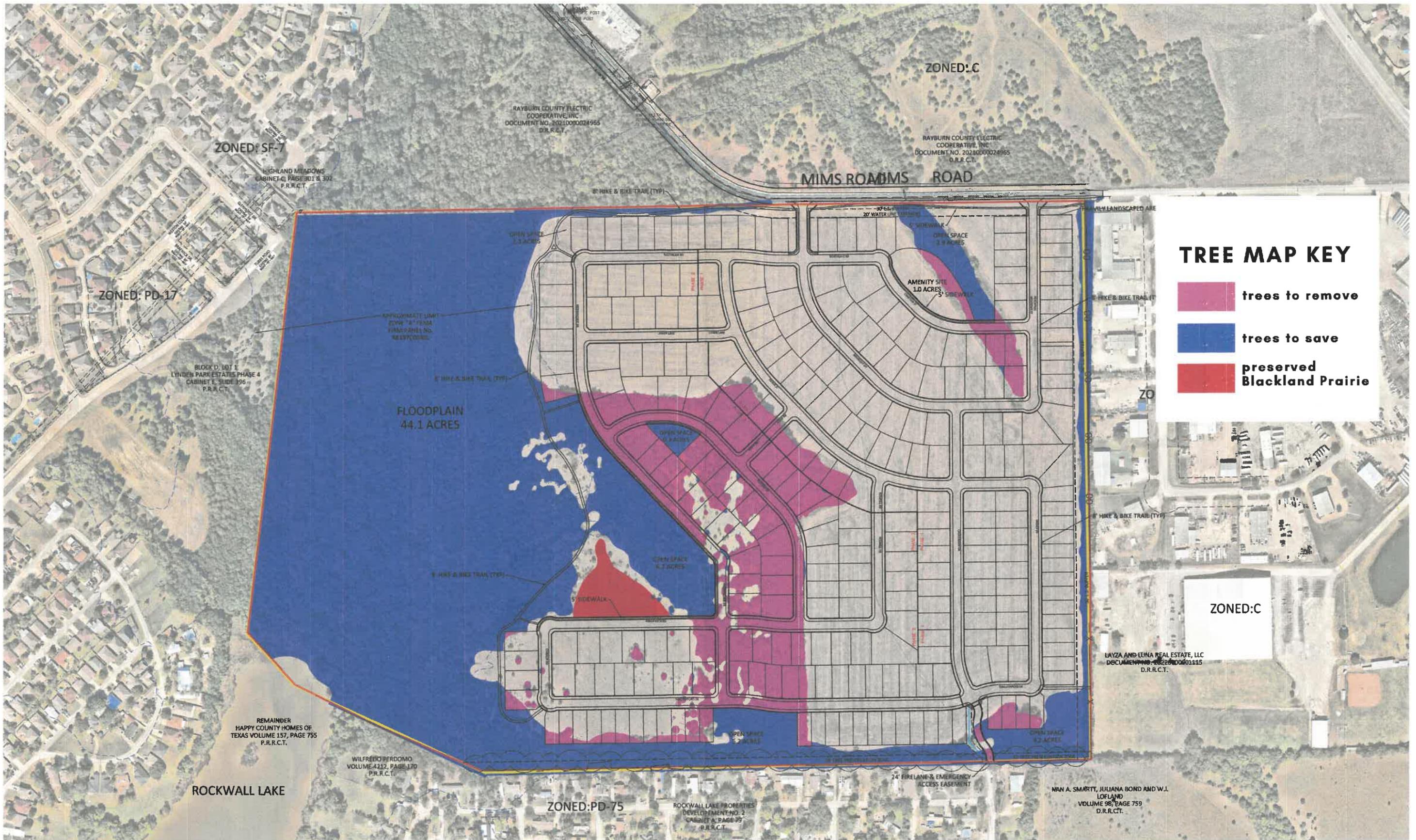
We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'RJ', is written over the printed name and title.

Ryan Joyce
President, Michael Joyce Properties

Enclosure:



TREE MAP KEY

- trees to remove
- trees to save
- preserved Blackland Prairie

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE AREA.

- LOT TYPE**
- A (82'x120')
 - B (72'x120')
 - C (62'x120')
 - D (52'x120')

LOT TYPE	A	B	C	D
LOT COUNT	32	98	105	57
MINIMUM LOT AREA (SF)	9,000	8,400	7,200	6,000
MINIMUM LOT WIDTH (FT)	82	72	62	52
MINIMUM LOT DEPTH (FT)	120	120	120	120
FRONT BUILDING SETBACK (FT)	20	20	20	20
REAR BUILDING SETBACK (FT)	20	20	20	20
SIDE BUILDING SETBACK INTERIOR (FT)	6	6	6	6
SIDE BUILDING SETBACK CORNER (FT)	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES			
MAXIMUM LOT COVERAGE (%)	45%	45%	65%	65%
TYPICAL PAD SIZE*	70' x 80'	60' x 80'	50' x 80'	40' x 80'

*MEASURED AT FRONT BUILDING SETBACK

CONCEPT PLAN

Peachtree Meadows

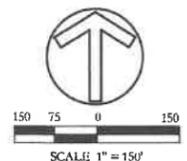
292 SINGLE-FAMILY RESIDENTIAL LOTS

140.50 ACRES OCTOBER 17, 2023

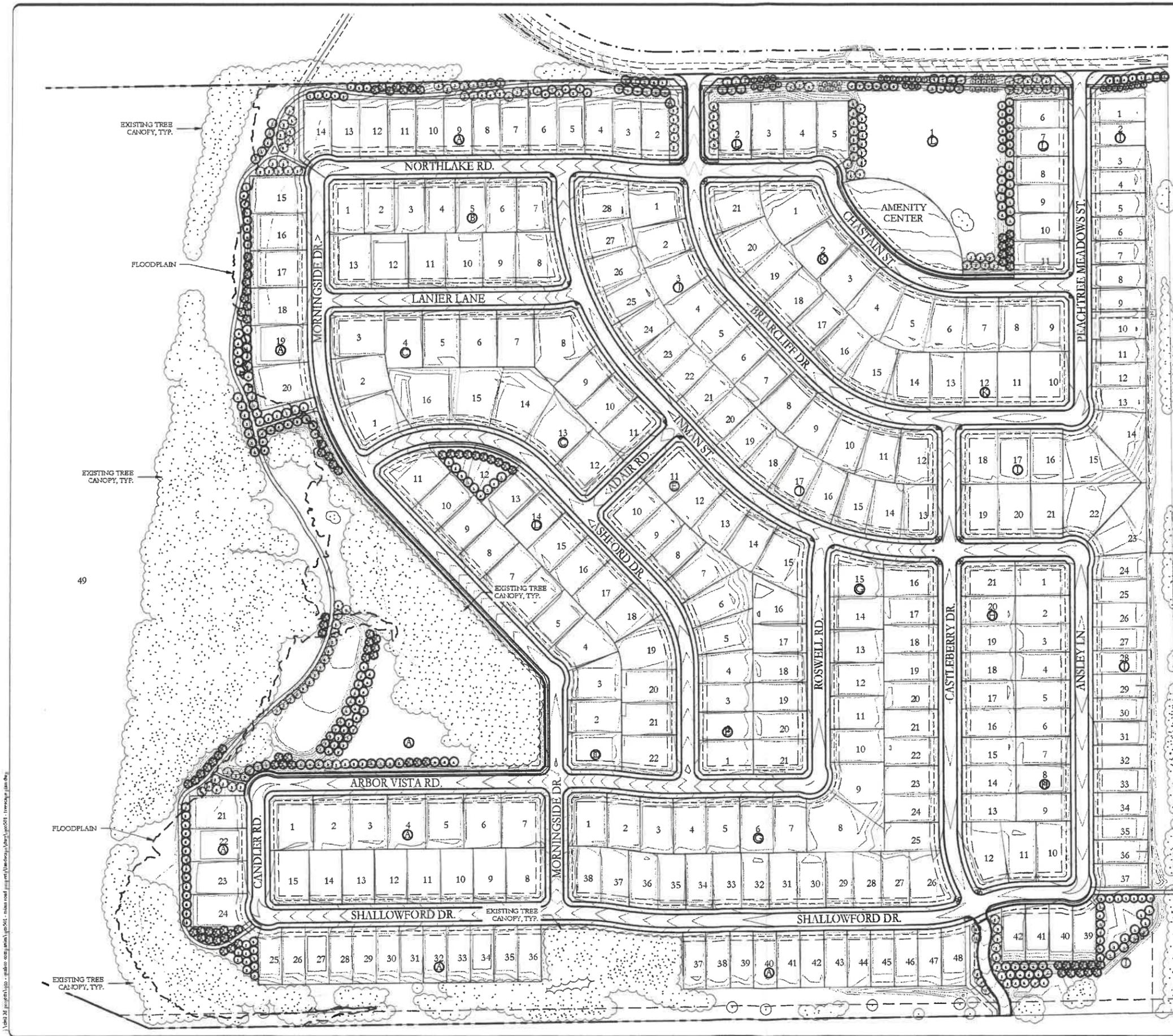
ROCKWALL, TEXAS

LAND USE	AREA (AC)	PERCENT OF TOTAL
RESIDENTIAL	75.3	53.6%
OPEN SPACE		
Private Open Space	20.1	14.3%
Amenity Center	1.0	0.7%
Floodplain	44.1	31.4%
OPEN SPACE TOTAL	65.2	46.4%
TOTAL ACREAGE	140.5	100.0%

Open Space Required (20%) = 140.5 x 20% = 28.1 acres
 Open Space Provided (Including 1/2 of floodplain) = 43.1



ZONING CASE # Z.2023-003



LEGEND

- PROPOSED 4" CAL. CANOPY TREES
- PROPOSED 2" CAL. ORNAMENTAL TREES
- EXISTING TREE CANOPY

TREES PROVIDED: (45) - 4" CAL. CANOPY TREES = 1,824 CAL. INCHES PROVIDED.
 (51) - 2" CAL. ORNAMENTAL TREES = 102 CAL. INCHES PROVIDED.
 TOTAL - 1,926 CAL. INCHES PROVIDED.

JOHNSON VOLK CONSULTING
 TPBELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 709 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PEACHTREE MEADOWS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
 OVERALL TREE PLANTING PLAN

October 17, 2023

SCALE: 1" = 100'
 One Inch
 JVC No QCC0501