



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-042 P&Z DATE 08/30/2022 CC DATE 09/06/2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - Slide # _____

Notes: _____

Zoning Map Updated _____



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) **41018.55**
- 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	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Homestead Phase 1	LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Single Family Residential	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential	
ACREAGE	54.570	LOTS [CURRENT]	1	LOTS [PROPOSED] 175

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]

<input type="checkbox"/> OWNER	SH Dev Klutts Rockwall, LLC	<input type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

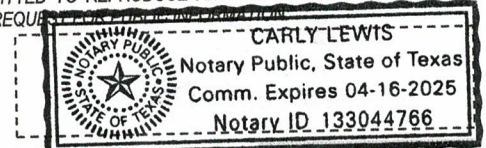
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1018.55 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 INFORMATION FROM THE PUBLIC."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE

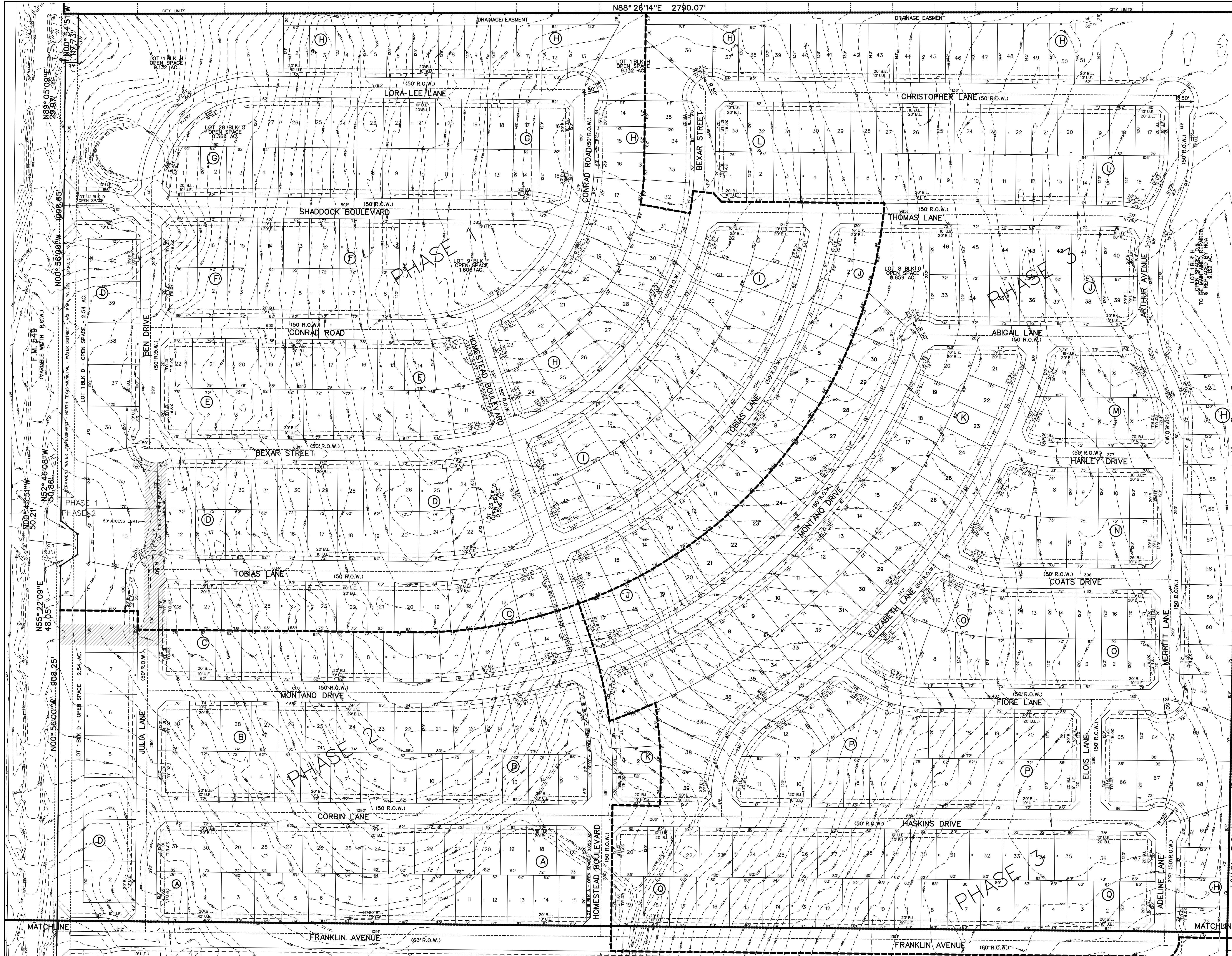
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
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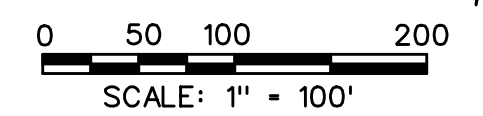
MY COMMISSION EXPIRES

4-16-25



CITY OF ROCKWALL, TEXAS
 SYSTEM COORDINATES
 X 262343.267 7040467.443
 Y 9132.000
 ELEV. = 532.0'

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.



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
 H.O.A. - HOMEOWNERS ASSOCIATION
 --- CITY LIMITS
 - - - PHASE LINE

Phase 1 - 175 Lots
 Phase 2 - 83 Lots
 Phase 3 - 232 Lots

PRELIMINARY PLAT OF

HOMESTEAD

- LOTS 1-31, BLOCK A
- LOTS 1-30, BLOCK B
- LOTS 1-28, BLOCK C
- LOTS 1-40, BLOCK D
- LOTS 1-22, BLOCK E
- LOTS 1-17, BLOCK F
- LOTS 1-28, BLOCK G
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- LOTS 1-17, BLOCK L
- LOTS 1-7, BLOCK M
- LOTS 1-39, BLOCK N
- LOTS 1-46, BLOCK O
- LOTS 1-22, BLOCK P
- LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
 TOTAL RESIDENTIAL LOTS 490
 TOTAL DENSITY 2.4998
 TOTAL OPEN SPACE LOTS 11

OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
 SHADDOCK HOMES, LTD.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. _____

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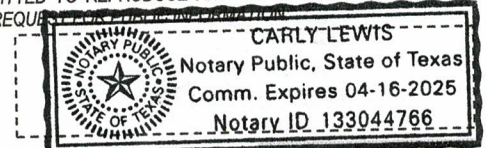
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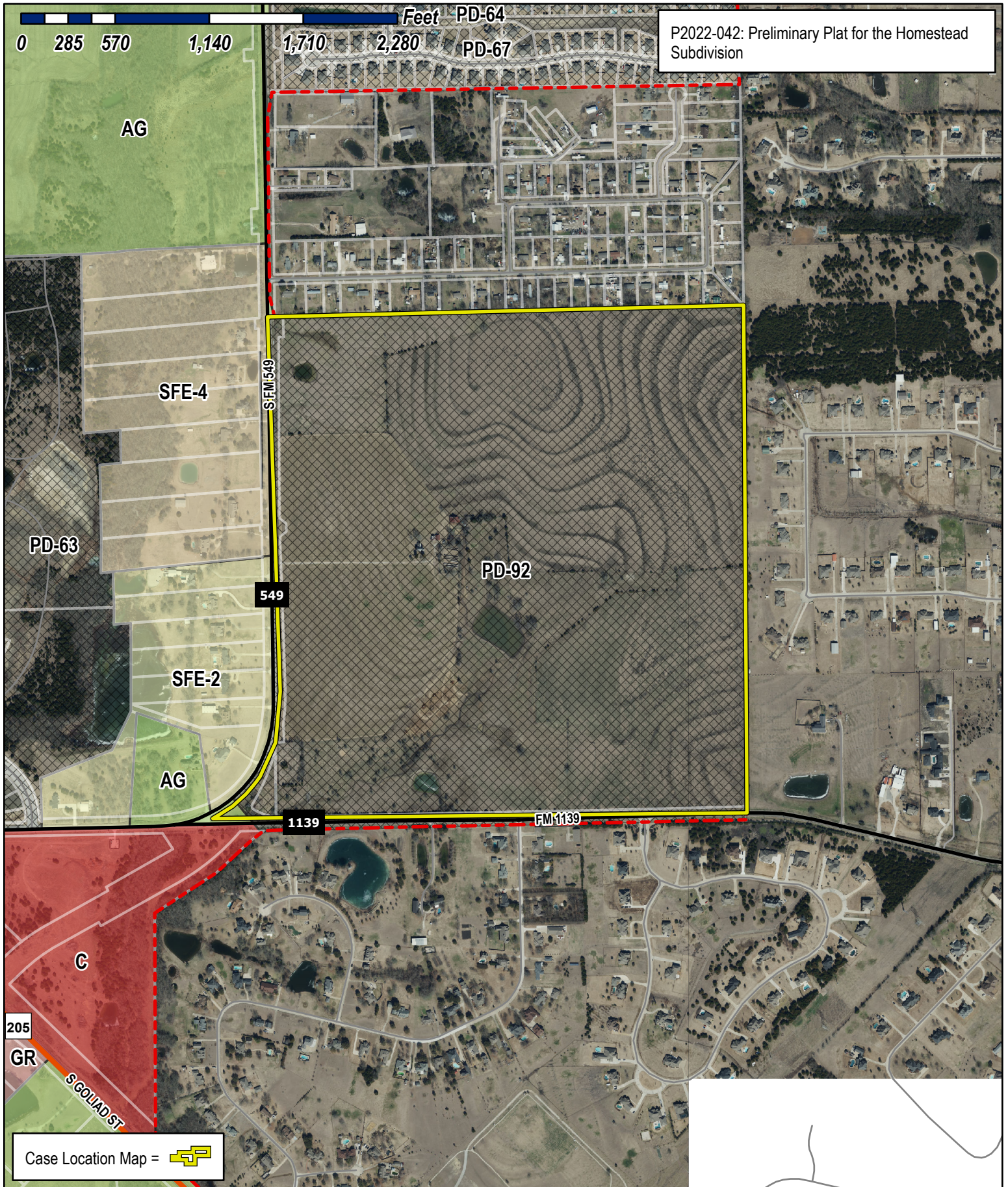
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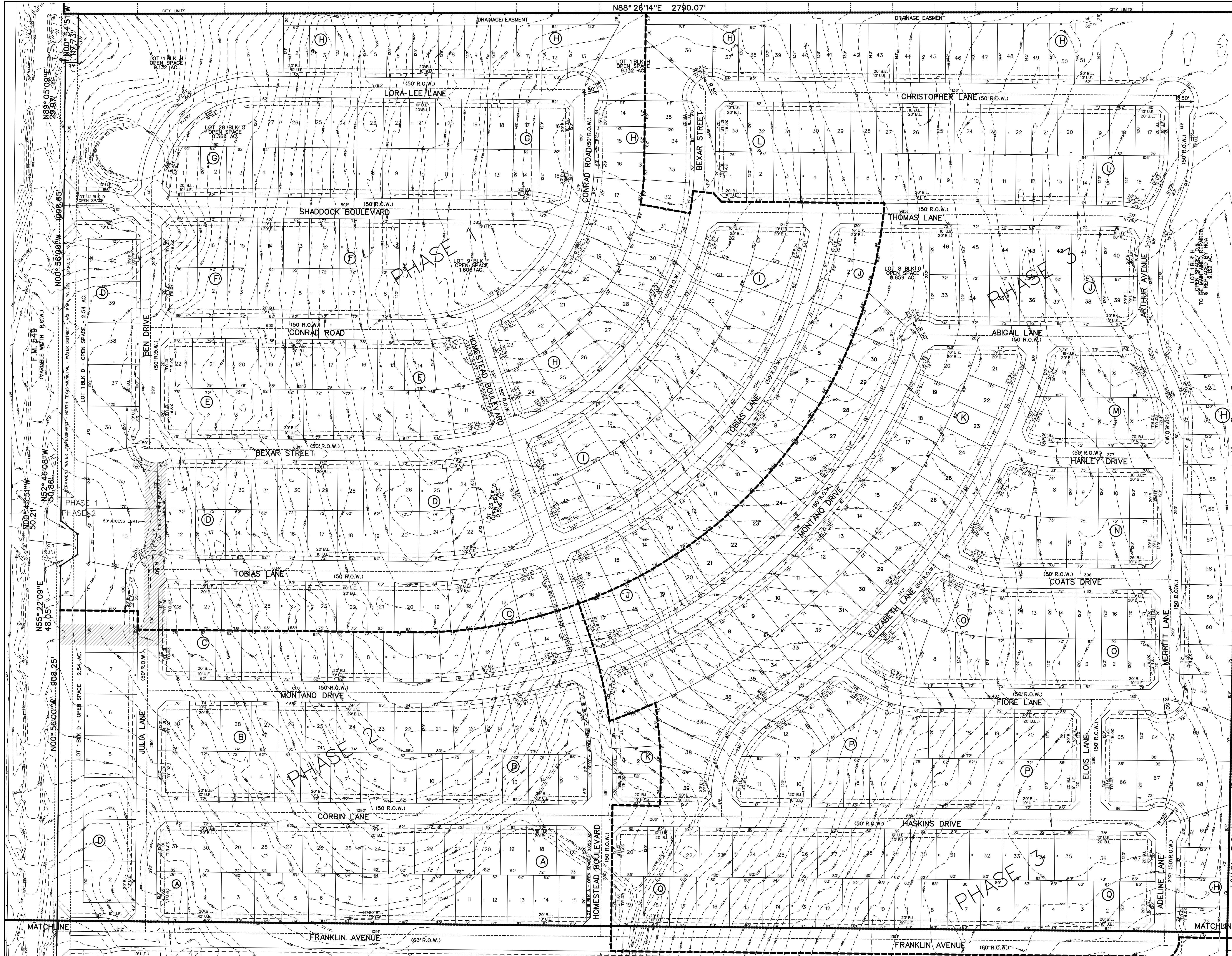


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

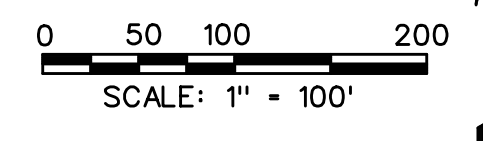
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





CITY OF ROCKWALL, TEXAS
 SYSTEM COORDINATES
 X: 262343.267 / 7040467.443
 Y: 9132.000
 ELEV: 532.0

NOTES:
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 --- - CITY LIMITS
 - - - - PHASE LINE

Phase 1 - 175 Lots
 Phase 2 - 83 Lots
 Phase 3 - 232 Lots

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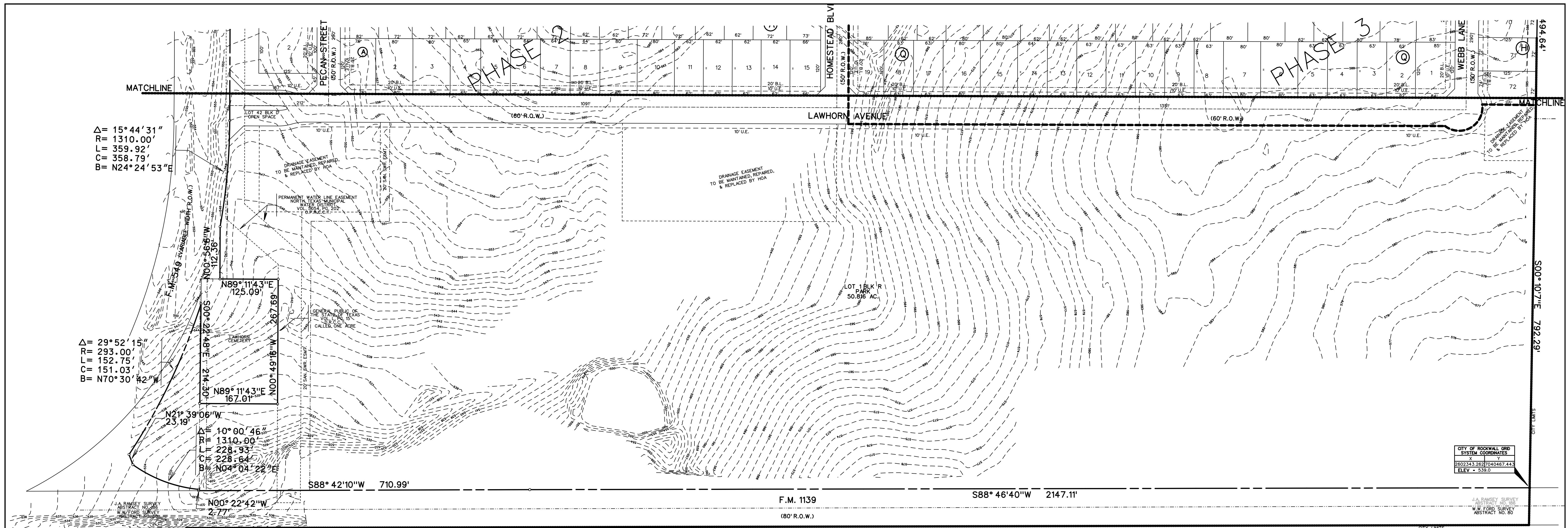
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OWNER
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PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200



Δ = 15° 44' 31"
 R = 1310.00'
 L = 359.92'
 C = 358.79'
 B = N24° 24' 53" E

Δ = 29° 52' 15"
 R = 293.00'
 L = 152.75'
 C = 151.03'
 B = N70° 30' 42" W

N89° 11' 43" E
 125.09'

N89° 11' 43" E
 167.01'

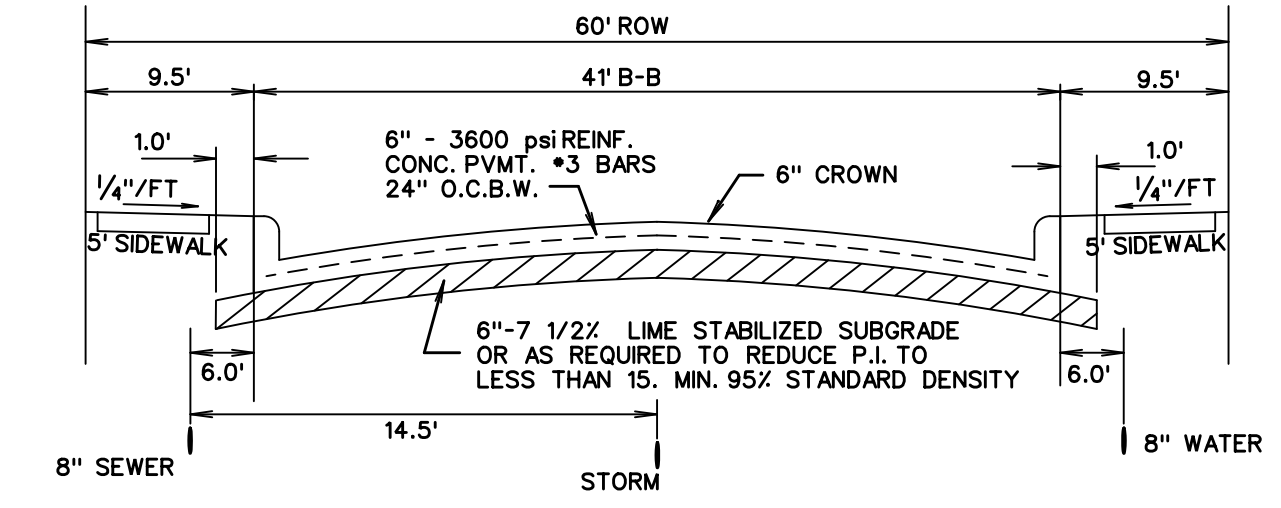
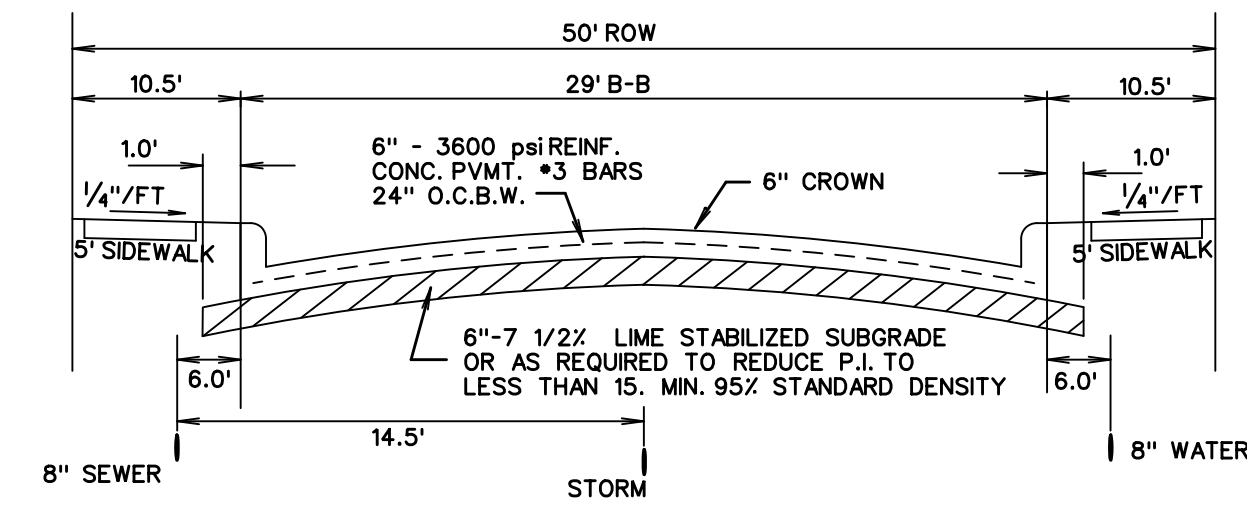
Δ = 10° 00' 46"
 R = 1310.00'
 L = 228.93'
 C = 228.64'
 B = N04° 04' 22" E

S88° 42' 10" W 710.99'

F.M. 1139

S88° 46' 40" W 2147.11'

CITY OF ROCKWALL GRID SYSTEM COORDINATES
 X = 2602343.2627040467.443
 Y = 5390



Phase 1 = 175 Lots
 Phase 2 = 83 Lots
 Phase 3 = 232 Lots

Homestead		Block B		Block C		Block D		Block E		Block F		Block G		Block H		Block I		Block J		Block K		Block L		Block M		Block N		Block O		Block P		Block Q		N.T.S.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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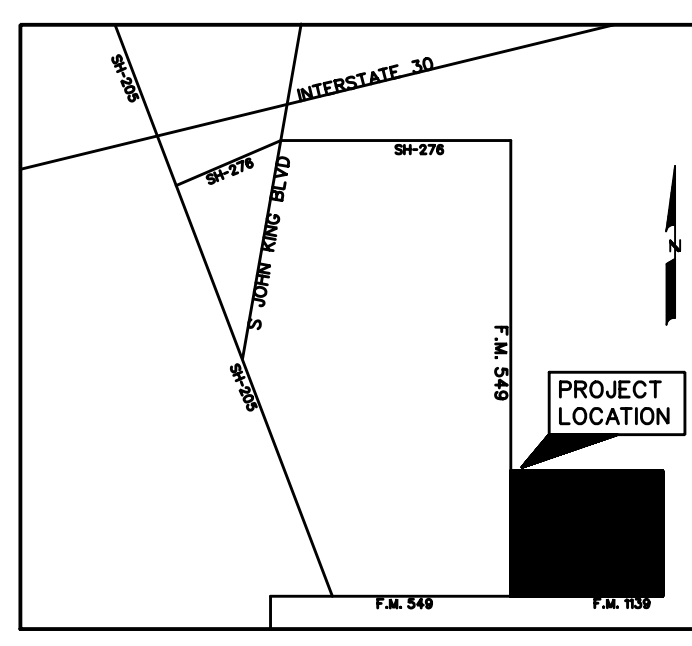
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



TOTAL ACRES	196.008
TOTAL RESIDENTIAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE	SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT OF
HOMESTEAD
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-28, BLOCK C
 LOTS 1-40, BLOCK D
 LOTS 1-22, BLOCK E
 LOTS 1-17, BLOCK F
 LOTS 1-28, BLOCK G
 LOTS 1-72, BLOCK H
 LOTS 1-37, BLOCK I
 LOTS 1-21, BLOCK J
 LOTS 1-17, BLOCK K
 LOTS 1-11, BLOCK L
 LOTS 1-7, BLOCK M
 LOTS 1-39, BLOCK N
 LOTS 1-46, BLOCK O
 LOTS 1-22, BLOCK P
 LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
 TOTAL RESIDENTIAL LOTS 490
 TOTAL OPEN SPACE LOTS 11
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 SHADDOCK HOMES, LTD.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093
 PREPARED BY
 CORVIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: P2022-042
PROJECT NAME: Preliminary Plat for Homestead Phase 1
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/26/2022	Approved w/ Comments

08/26/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

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 (P2022-042) in the lower right-hand corner of all pages on future submittals.

M.4 Provide the Square Footage for each lot on the lot itself.

M.5 Provide the centerline for FM-549.

M.6 Provide a note indicating the water and sewer provider.

M.7 There are numerous errors between the lot table on sheet 2 and the plat, which affects the title block as well:

- (1) Block N, Lot 21 is less than the minimum lot size
- (2) There is no Block D, Lot 41
- (3) There is no Block H, Lot 73
- (4) Block I should be Lots 1-22
- (5) The open space lot in Block J should be Lot 32, Block J
- (6) Block K should be Lots 1-39
- (7) Block L should be Lots 1-33
- (8) Block N should be Lots 1-39
- (9) Block O should be Lots 1-17

- (10) Block P should be Lots 1-21
- (11) Block Q should be Lots 1-37

M.8 Please review and correct all items listed by the Engineering Department.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on September 13, 2022.

I.10 The projected City Council Meeting date for this case will be September 19, 2022.

I.11 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

08/25/2022: M - Detention easement. Call out 100-year water surface elevation of detention pond.
M - Existing drainage easement for FM 549 culvert, to be abandoned?
M - Franklin or Lawhorn street name?
M - Water line must be looped through the property. Two connection points are required for each phase.
M - Engineering plans show the sewer connection to the southwest. Must build the offsite sewer with initial phase.
I - May need temporary detention ponds for each phase depending on drainage patterns.
- See comments about phasing on Master Plat
I - Existing Pro-rata for Long Branch Lift Station = \$545.38/acre
I - Existing Pro-rata for FM 3097 Lift Stations = \$432.74/acre
M - All but four of the street names have changed. Have these new names been approved by the City? Engineering plans will need to be revised to incorporate new names once names have been approved.
M - Flood study must be approved by City. - Show and label floodplain
M - Label and show wetlands and WOTUS
M - Floodplain and wetlands/WOTUS must be within a drainage easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved w/ Comments

08/22/2022: PROPOSED STREET NAME REVIEW

1. The names that are denied are:

- *CHRISTOPHER LN*
- *THOMAS LN*
- *CONRAD RD*
- *ELIZABETH LN*
- *ELOISE LN*

FRANKLIN AVE

JULIA LN

ARTHUR AVE AND MERRIT LN – are ok, but the continual street needs to have just one name.

CORBIN LN AND HASKINS DR - are ok, but the continual street needs to have just one name.

2. Also I noticed that some of the historical names from the area may have spelling issues:

You can check the cemetery listings here: <https://www.findagrave.com/cemetery/2153798/memorial-search#srp-top>

HANLEY should possibly be HANDLEY

COATS should possibly be COATES

HASKINS should possibly HOSKINS

3. The submitted sheet 2 names didn't match the sheet 1 along the match line.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/23/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved w/ Comments

08/22/2022: Park District 22 (June 7, 2022 previous approval for 271 lots)

Cash in Lieu of Land \$503.00 x 490 lots = \$246,470.00

Pro Rata Equipment Fees \$476.00 x 490 lots = \$233,240.00

Total per lot (1) Lot \$979.00 x 490 lots = \$479,710.00



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) **41018.55**
- 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	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Homestead Phase 1	LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Single Family Residential	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential	
ACREAGE	54.570	LOTS [CURRENT]	1	LOTS [PROPOSED] 175

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]

<input type="checkbox"/> OWNER	SH Dev Klutts Rockwall, LLC	<input type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

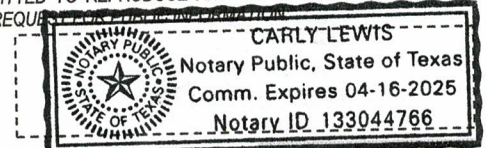
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1018.55 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 INFORMATION FROM THE PUBLIC."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE

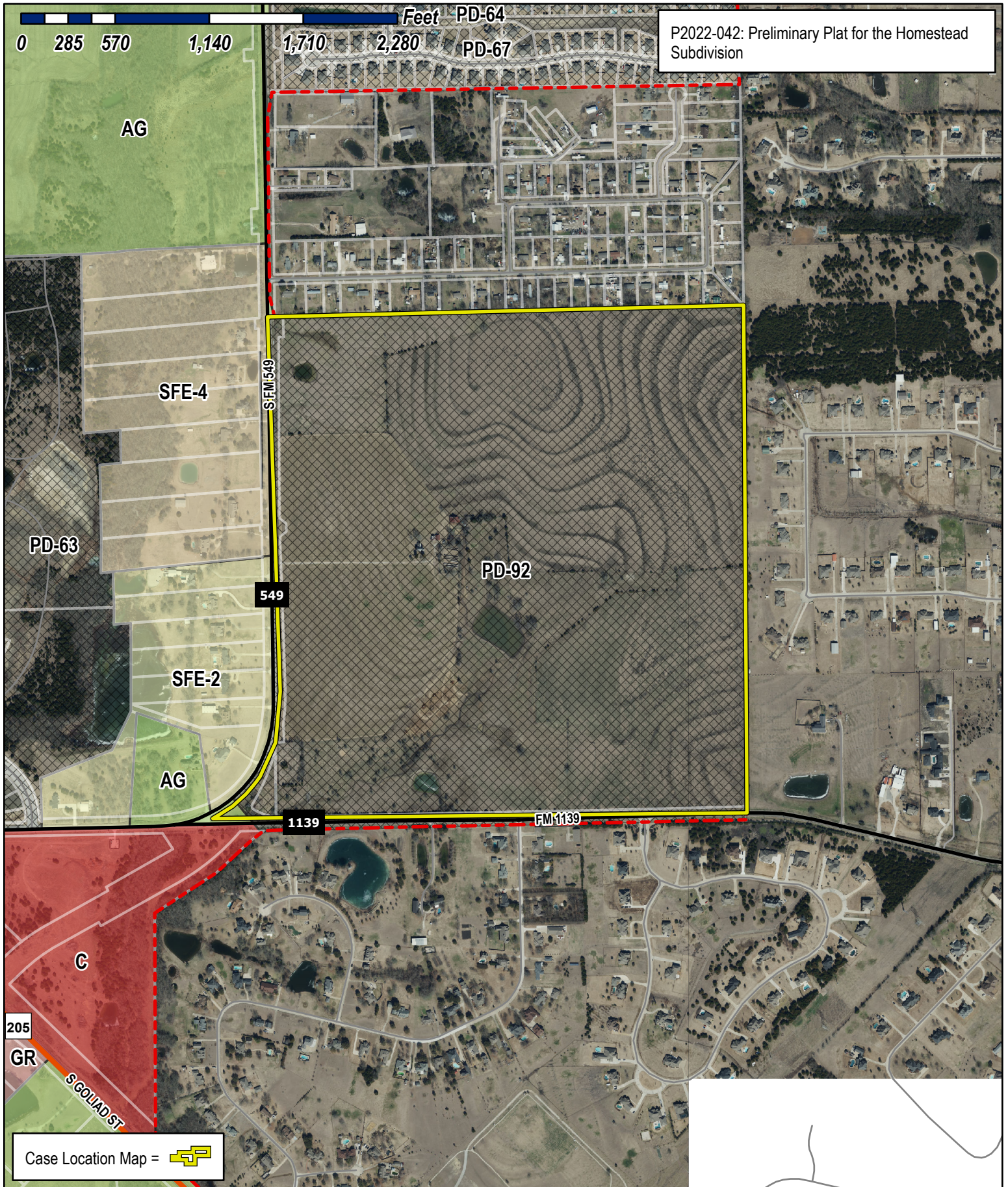
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
[Signature]



MY COMMISSION EXPIRES

4-16-25

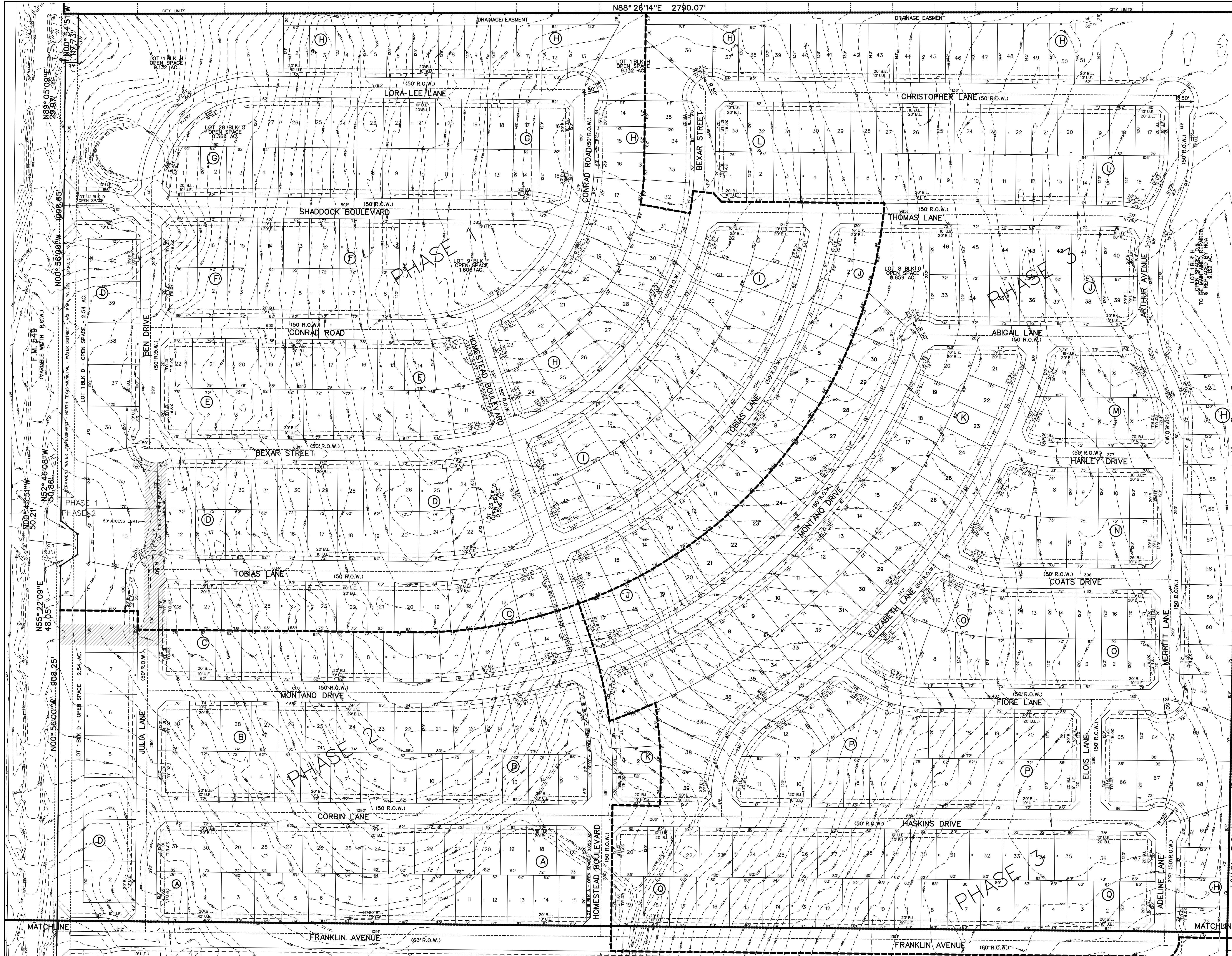


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

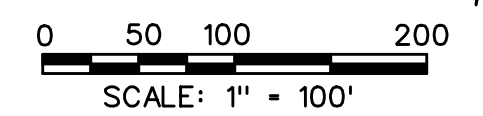
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





CITY OF ROCKWALL, TEXAS
 SYSTEM COORDINATES
 X 262343.267 7040467.443
 Y 9132.000
 ELEV. = 532.0'

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.



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
 H.O.A. - HOMEOWNERS ASSOCIATION
 --- CITY LIMITS
 - - - PHASE LINE

Phase 1 - 175 Lots
 Phase 2 - 83 Lots
 Phase 3 - 232 Lots

PRELIMINARY PLAT OF
HOMESTEAD
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-28, BLOCK C
 LOTS 1-40, BLOCK D
 LOTS 1-22, BLOCK E
 LOTS 1-17, BLOCK F
 LOTS 1-28, BLOCK G
 LOTS 1-72, BLOCK H
 LOTS 1-37, BLOCK I
 LOTS 1-21, BLOCK J
 LOTS 1-17, BLOCK K
 LOTS 1-11, BLOCK L
 LOTS 1-7, BLOCK M
 LOTS 1-39, BLOCK N
 LOTS 1-46, BLOCK O
 LOTS 1-22, BLOCK P
 LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
 TOTAL RESIDENTIAL LOTS 490
 TOTAL DENSITY 2.4998
 TOTAL OPEN SPACE LOTS 11
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 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
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 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200



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: September 13, 2022
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-042; *Preliminary Plat for the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to amend the existing Preliminary Plat for the Homestead Subdivision established by *Case No. P2021-044*. This subdivision is comprised of 490 single-family residential lots on a 196.009-acre tract of land. The proposed development will incorporate 13.6-acres of open space (*which includes a dog park*), a 1.606-acre amenity center, and a 50.8-acre public park. This represents a total of 66.006-acres (*or 33.67%*) of the site being dedicated to open space/amenity. Staff should note that the applicant has also submitted a Master Plat (*i.e. Case No. P2022-043*) concurrently with the Preliminary Plat for the development of the subdivision.
- A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010, by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat and master plat that laid out future easements and phasing lines for the single-family subdivision. On June 14, 2022, the Planning and Zoning Commission approved a PD Site Plan that provided the required hardscaping and landscaping elements per the PD ordinance [*Ordinance No. 21-24*]. On August 16, 2021 the City Council approved a Master Plat [*Case No. P2021-041*] and a Preliminary Plat [*Case No. P2021-044*] for the Homestead Subdivision.
- On September 7, 2022, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$233,240.00 (*i.e. \$476.00 x 490 Lots*), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$246,470.00 (*i.e. \$503.00 x 490 Lots*), which will be due prior to the issuance of a building permit.
- 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for the *Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this 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]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) **41018.55**
- 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)

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- 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:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Homestead Phase 1	LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Single Family Residential	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential	
ACREAGE	54.570	LOTS [CURRENT]	1	LOTS [PROPOSED] 175

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]

<input type="checkbox"/> OWNER	SH Dev Klutts Rockwall, LLC	<input type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

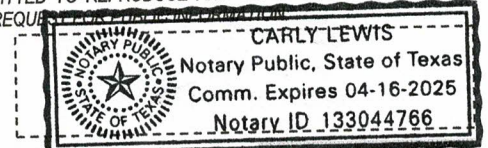
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1018.55 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 INFORMATION FROM THE PUBLIC."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE

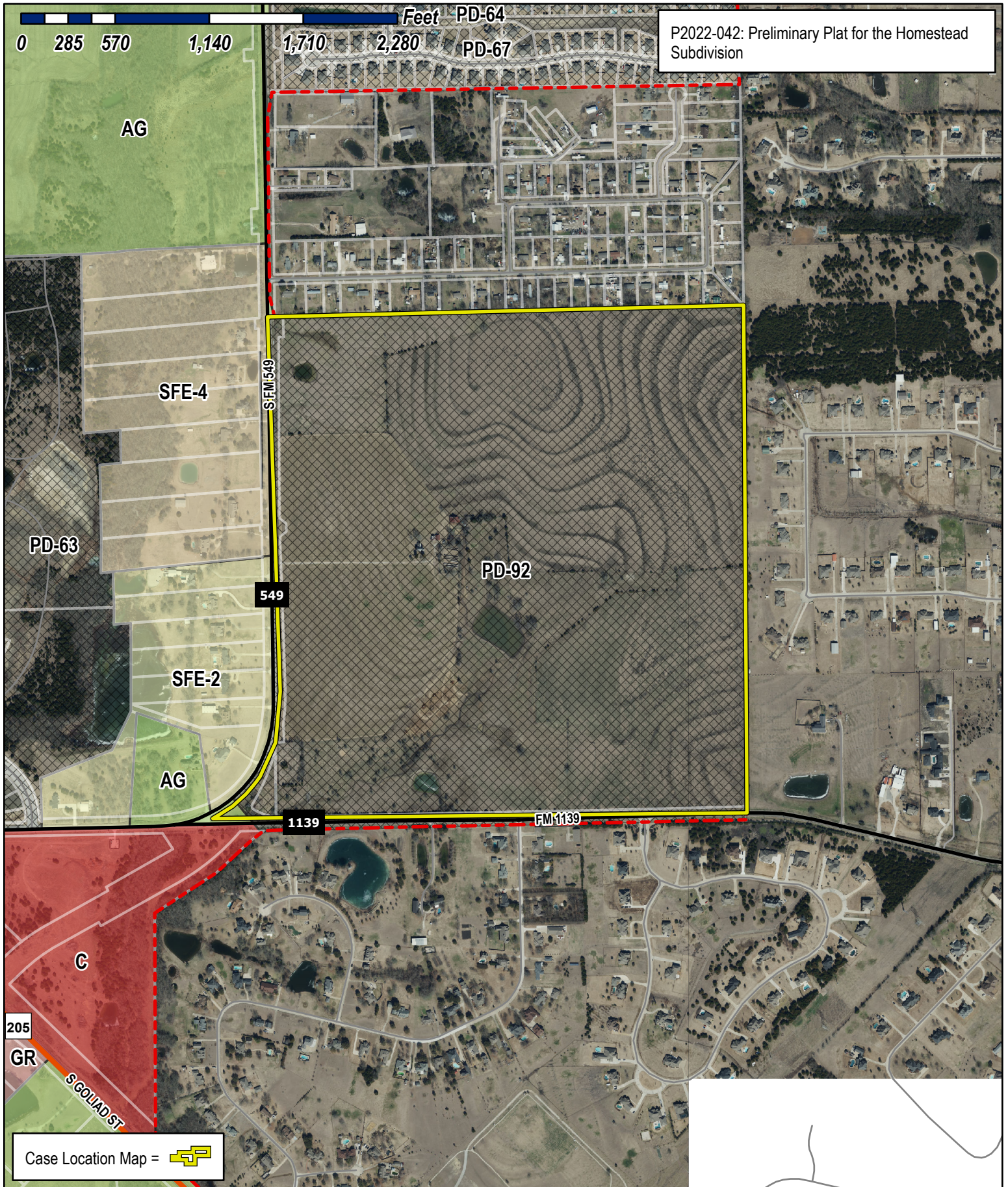
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Signature]
[Signature]



MY COMMISSION EXPIRES

4-16-25



Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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N88° 26'14"E 2790.07'

CITY OF ROCKWALL, TEXAS
SYSTEM COORDINATES
X 262334.267704467443
Y 10000000.0000000000
ELEV. = 532.0

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.
WATER, WASTEWATER, ROADWAY & DRAINAGE FACILITIES WILL BE SERVED BY THE CITY OF ROCKWALL.

0 50 100 200
SCALE: 1" = 100'

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
H.O.A. - HOMEOWNERS ASSOCIATION
--- - CITY LIMITS
- - - - PHASE LINE

Phase 1 - 175 Lots
Phase 2 - 83 Lots
Phase 3 - 232 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-42, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-46, BLOCK J
LOTS 1-39, BLOCK K
LOTS 1-33, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-11, BLOCK N
LOTS 1-17, BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
LOT 1, BLOCK R

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

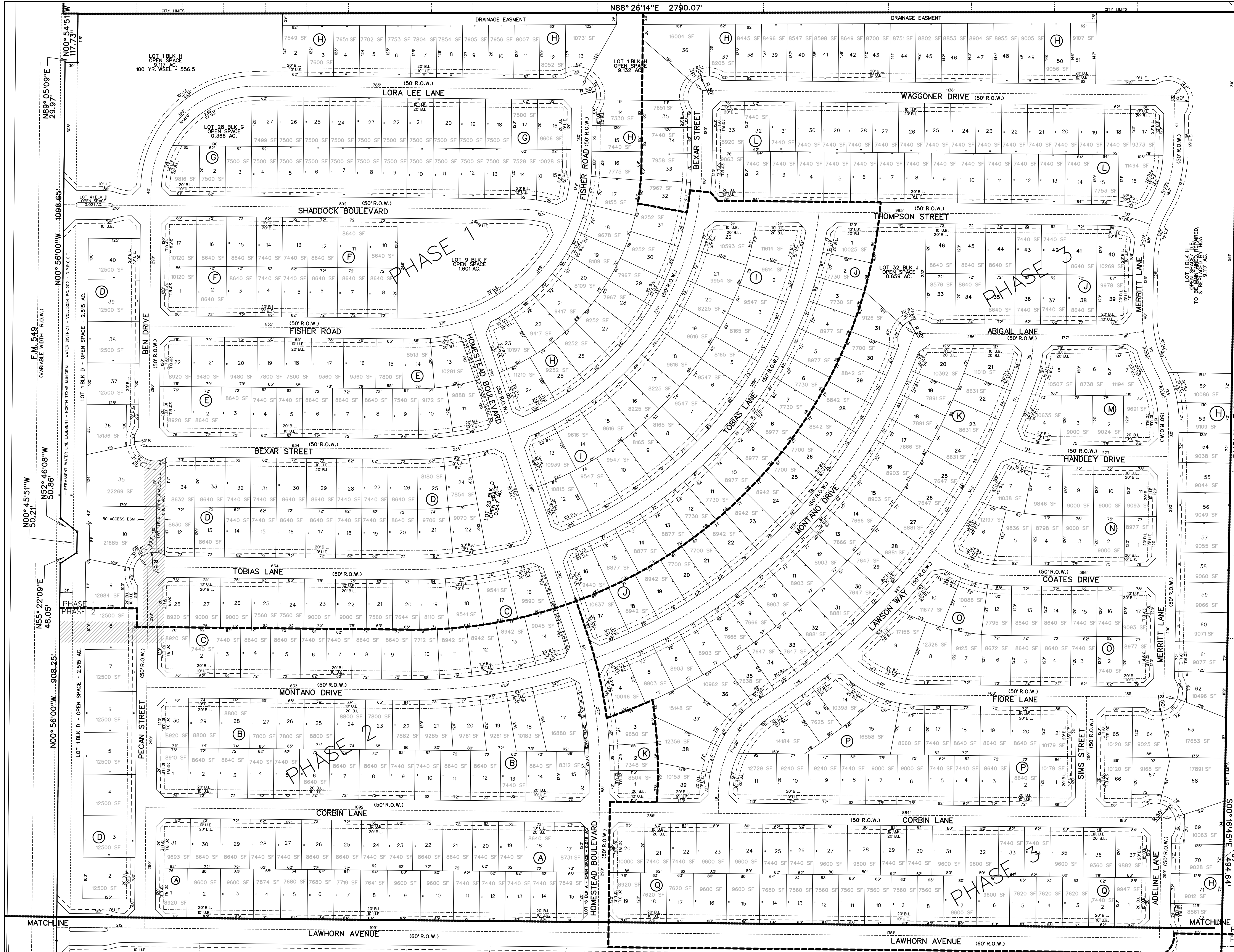
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORVIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

PHASE 3
PHASE 2
AUGUST 2022
SCALE 1" = 100'
SHEET 1 OF 2
CASE #P2022-042



PHASE 1

PHASE 2

PHASE 3

N89° 05'09"E
29.97'

F.M. 549
(VARIABLE WIDTH R.O.W.)

N52° 46'08"W
50.86'

N55° 22'09"E
48.05'

N00° 56'00"W
908.25'

N00° 45'51"W
50.21'

MATCHLINE

CITY LIMITS

SO1° 01'34"E
309.76'

HELIXWAY ACRES
C&B, P. 1

SO0° 16'45"E
494.64'

SO0° 16'45"E
494.64'

MATCHLINE

LOT 1 BLK H
OPEN SPACE
5.71
100 YR WSEL - 556.5

LOT 28 BLK G
OPEN SPACE
0.366 AC.

LOT 1 BLK H
OPEN SPACE
9.132 AC.

LOT 9 BLK F
OPEN SPACE
1.801 AC.

LOT 32 BLK J
OPEN SPACE
0.659 AC.

LOT 23 BLK D
OPEN SPACE
0.54 AC.

LOT 2 BLK C
OPEN SPACE
0.54 AC.

LOT 3 BLK K
OPEN SPACE
0.54 AC.

LOT 1 BLK A
OPEN SPACE
0.54 AC.

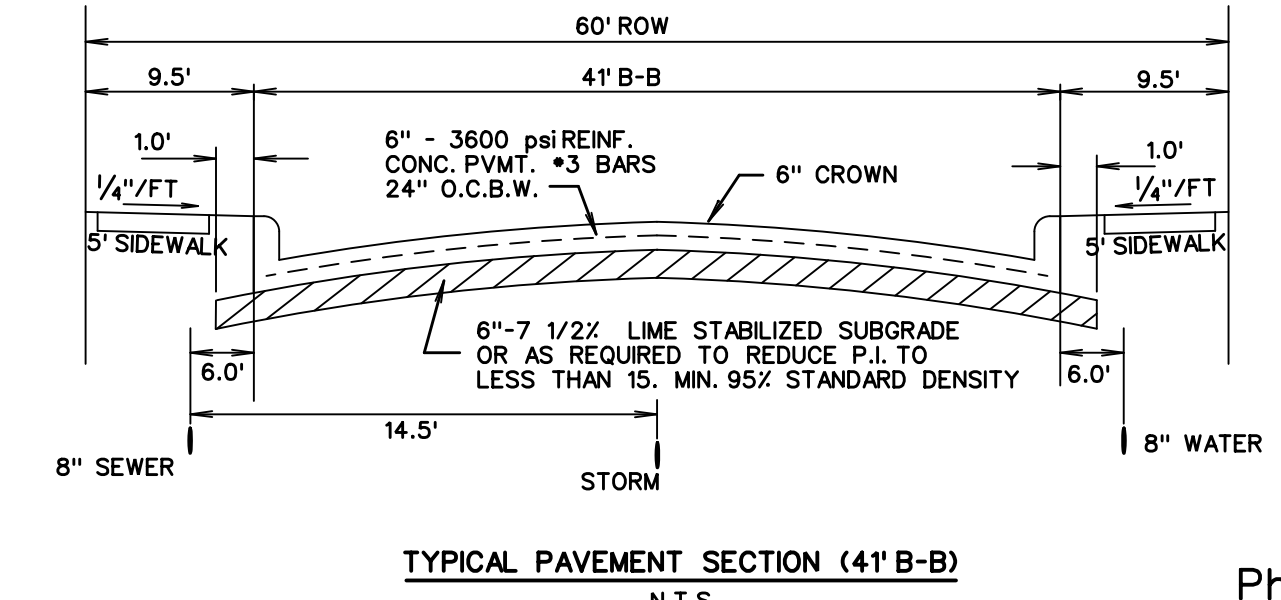
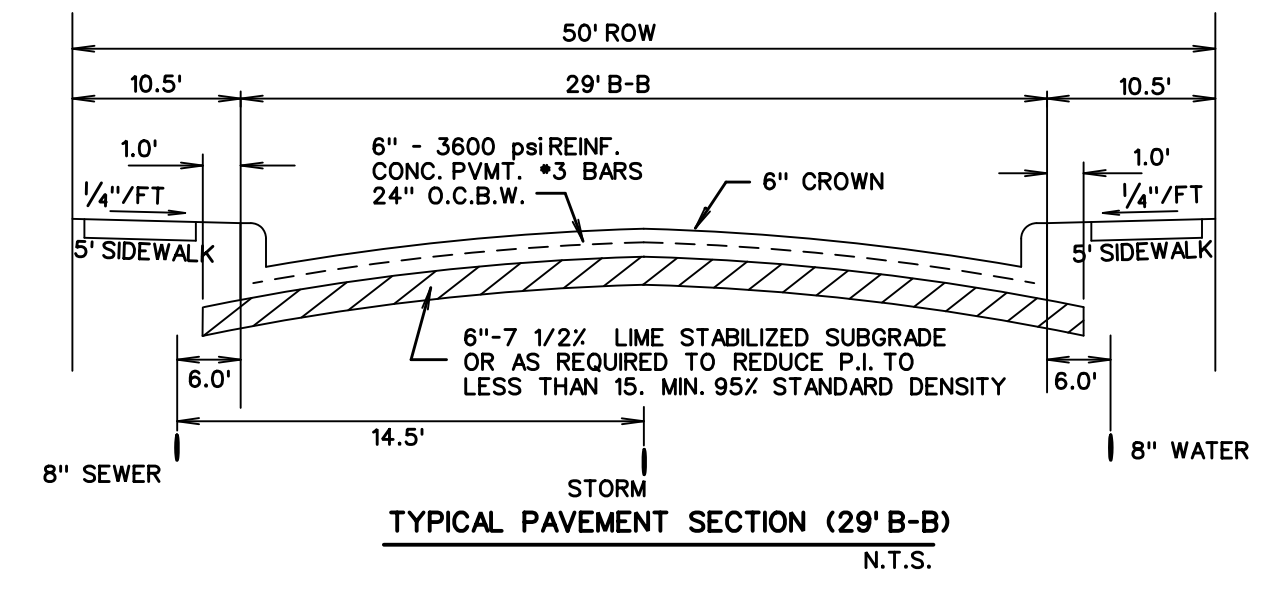
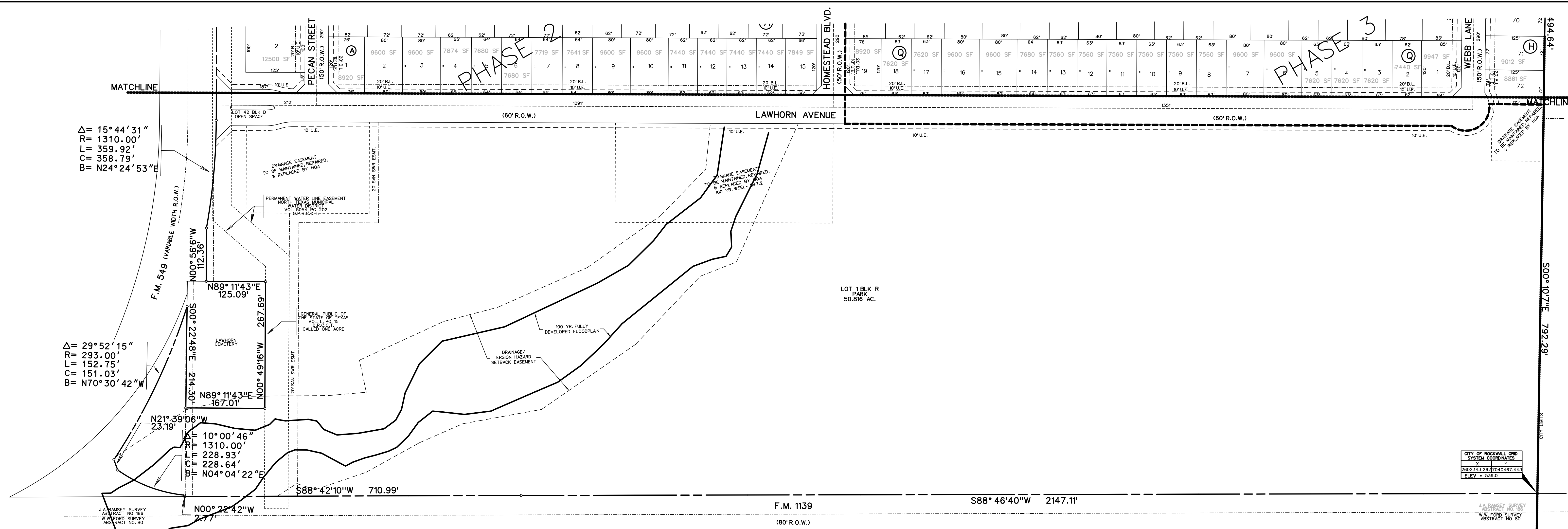
LOT 5 BLK H
OPEN SPACE
0.54 AC.

LOT 1 BLK H
OPEN SPACE
0.54 AC.

LOT 1 BLK H
OPEN SPACE
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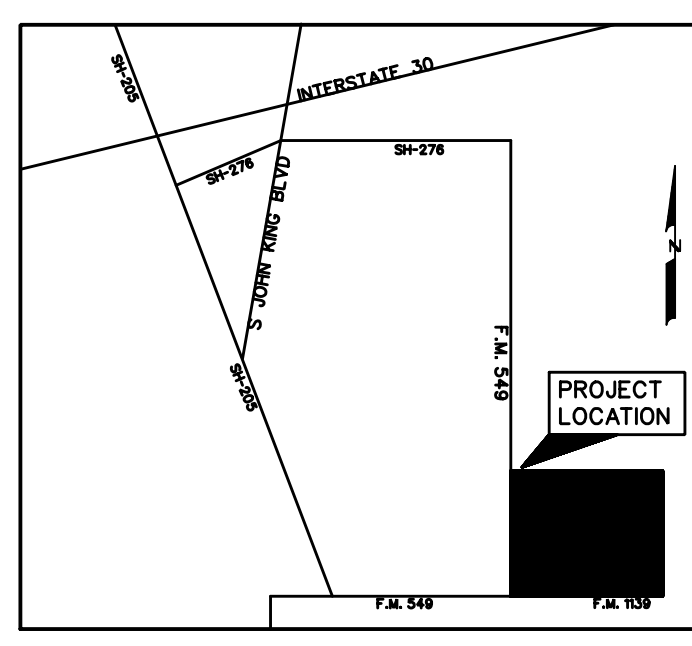
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on _____ of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



TOTAL ACRES	196.008
TOTAL RESIDENTIAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE	SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT OF
HOMESTEAD

- LOTS 1-31, BLOCK A
- LOTS 1-30, BLOCK B
- LOTS 1-28, BLOCK C
- LOTS 1-42, BLOCK D
- LOTS 1-22, BLOCK E
- LOTS 1-17, BLOCK F
- LOTS 1-28, BLOCK G
- LOTS 1-72, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-46, BLOCK J
- LOTS 1-39, BLOCK K
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 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 SH DEV KLUTTS ROCKWALL, LLC.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

AUGUST 2022 SCALE 1" = 100'



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: September 19, 2022
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-042; *Preliminary Plat for the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to amend the existing Preliminary Plat for the Homestead Subdivision established by *Case No. P2021-044*. This subdivision is comprised of 490 single-family residential lots on a 196.009-acre tract of land. The proposed development will incorporate 13.6-acres of open space (*which includes a dog park*), a 1.606-acre amenity center, and a 50.8-acre public park. This represents a total of 66.006-acres (*or 33.67%*) of the site being dedicated to open space/amenity. Staff should note that the applicant has also submitted a Master Plat (*i.e. Case No. P2022-043*) concurrently with the Preliminary Plat for the development of the subdivision.
- A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010, by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat and master plat that laid out future easements and phasing lines for the single-family subdivision. On June 14, 2022, the Planning and Zoning Commission approved a PD Site Plan that provided the required hardscaping and landscaping elements per the PD ordinance [*Ordinance No. 21-24*]. On August 16, 2021 the City Council approved a Master Plat [*Case No. P2021-041*] and a Preliminary Plat [*Case No. P2021-044*] for the Homestead Subdivision.
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- 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

PLANNING AND ZONING COMMISSION

On September 13, 2022, the Planning and Zoning Commission recommended approval of the Preliminary Plat with a vote of 6-0, with Commissioner Welch absent.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for the *Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this 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
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STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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ACREAGE	54.570	LOTS [CURRENT]	1	LOTS [PROPOSED] 175

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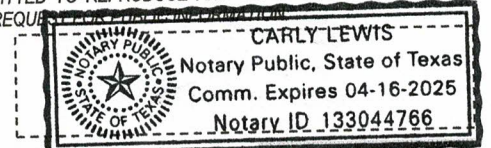
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OWNER'S SIGNATURE

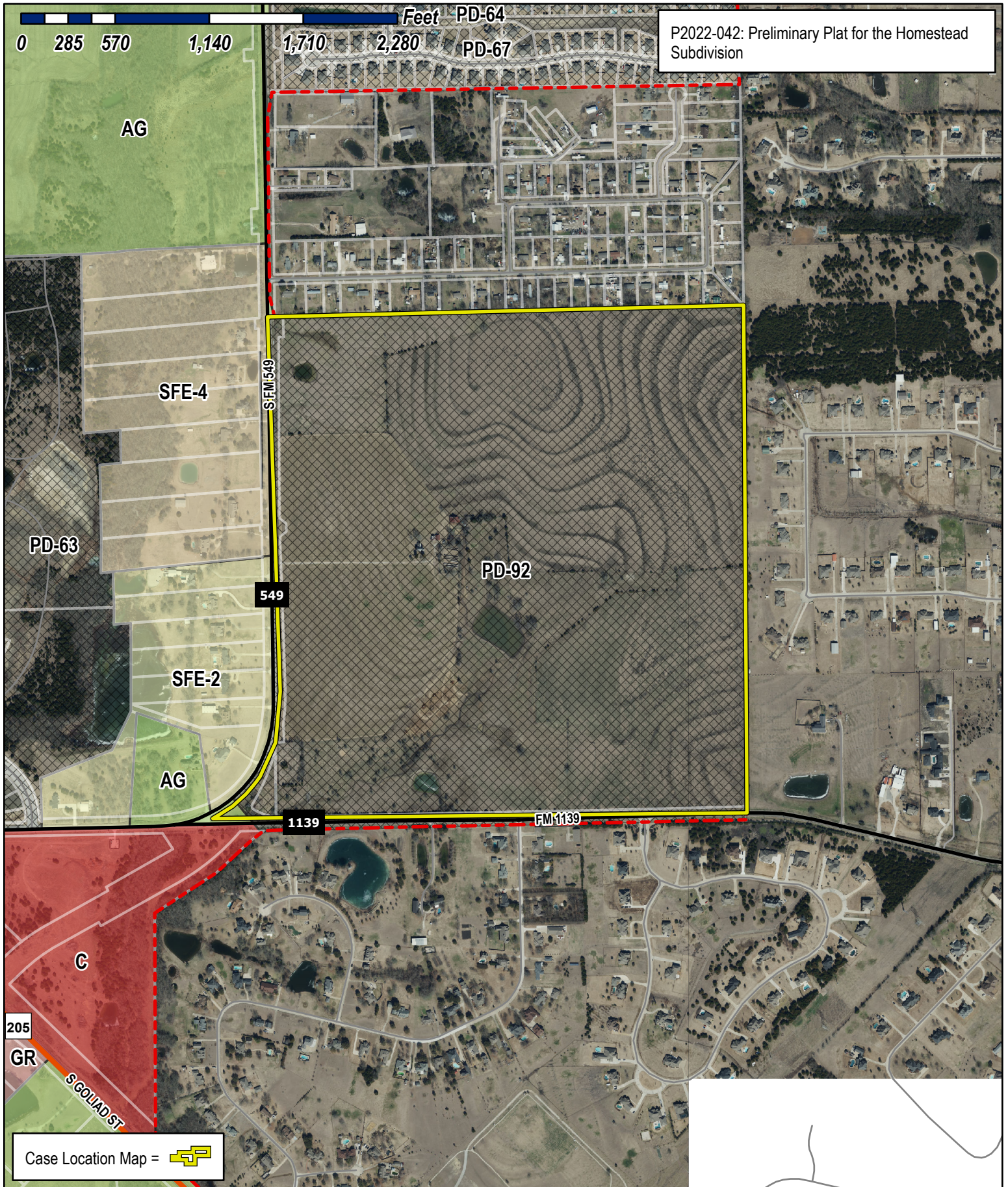
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4-16-25



Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
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0 50 100 200
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B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION
--- CITY LIMITS
--- PHASE LINE

Phase 1 - 175 Lots
Phase 2 - 83 Lots
Phase 3 - 232 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-42, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-46, BLOCK J
LOTS 1-39, BLOCK K
LOTS 1-33, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-11, BLOCK N
LOTS 1-17, BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
LOT 1, BLOCK R

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

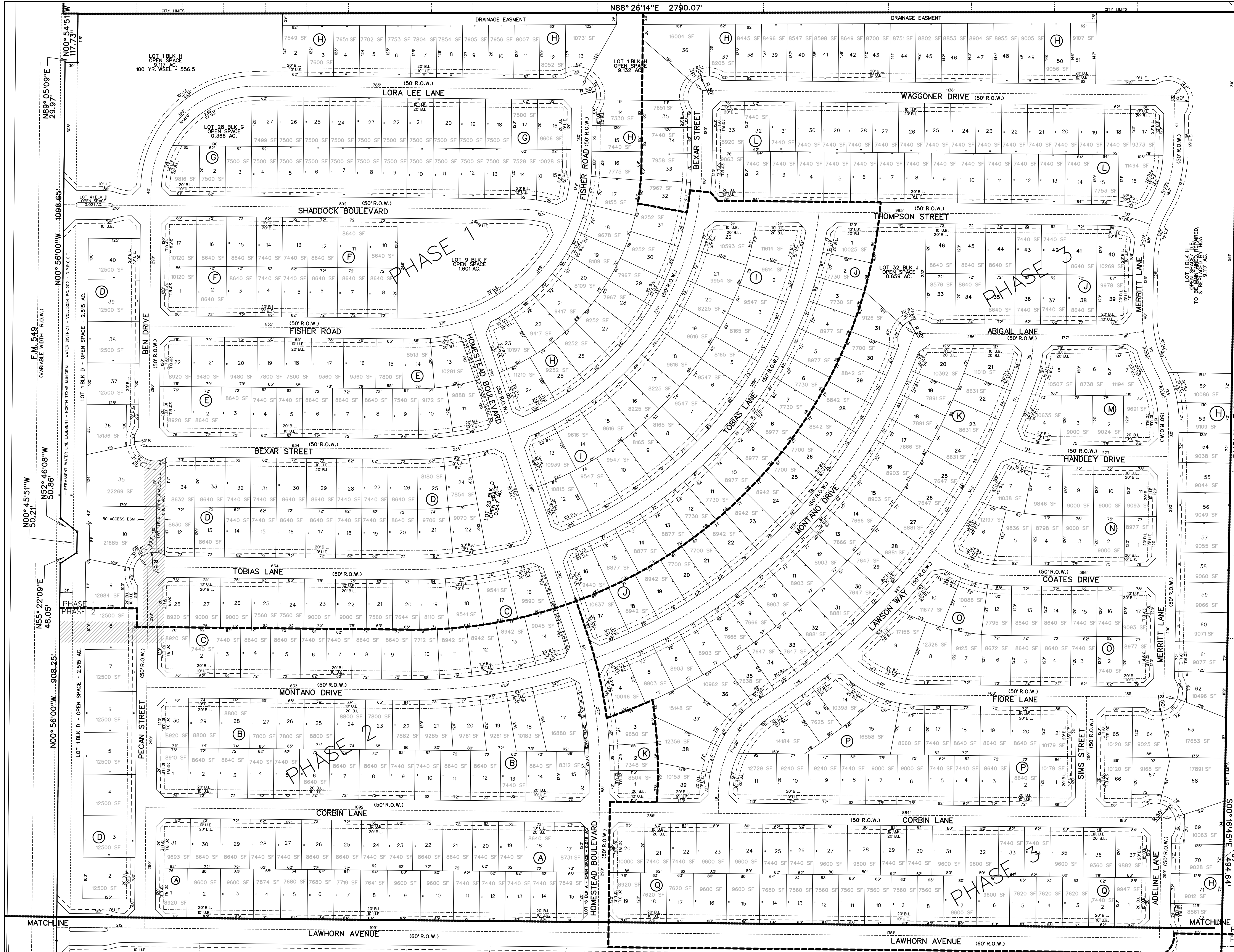
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORVIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

PHASE 3
PHASE 2
AUGUST 2022
SCALE 1" = 100'
SHEET 1 OF 2
CASE #P2022-042



PHASE 1

PHASE 2

PHASE 3

N89° 05'09"E
29.97'

F.M. 549
(VARIABLE WIDTH R.O.W.)

N5° 46'08"W
50.86'

N55° 22'09"E
48.05'

N00° 56'00"W
908.25'

N00° 45'51"W
50.21'

MATCHLINE

N00° 51'51"W
117.73'

N00° 56'00"W
4098.65'

N00° 56'00"W
2.515 AC.

N00° 56'00"W
2.515 AC.

N00° 56'00"W
908.25'

N00° 45'51"W
50.21'

MATCHLINE

100' U.E.



DATE: October 6, 2022

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

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

SUBJECT: P2022-042; *Preliminary Plat for the Homestead Addition*

Meredith Joyce:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 19, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this 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 September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved a motion to approve the Preliminary Plat by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

Henry Lee, AICP
Planner