



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-043 P&Z DATE September 13, 2022 CC DATE September 19, 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) <sup>1</sup> 3040.12
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
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### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
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- 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.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Shaddock Homestead	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	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	196.008	LOTS [CURRENT]	LOTS [PROPOSED] 490

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<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 Parkway, Ste. 460	ADDRESS	767 Justin Rd
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]

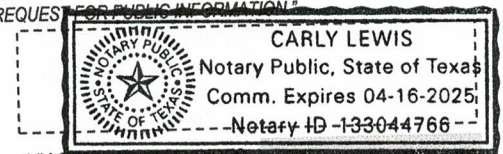
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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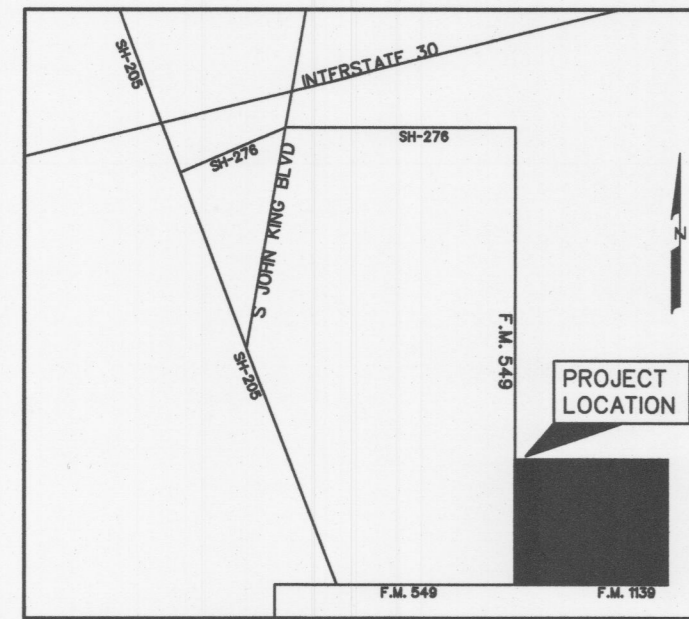
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Carly Lewis

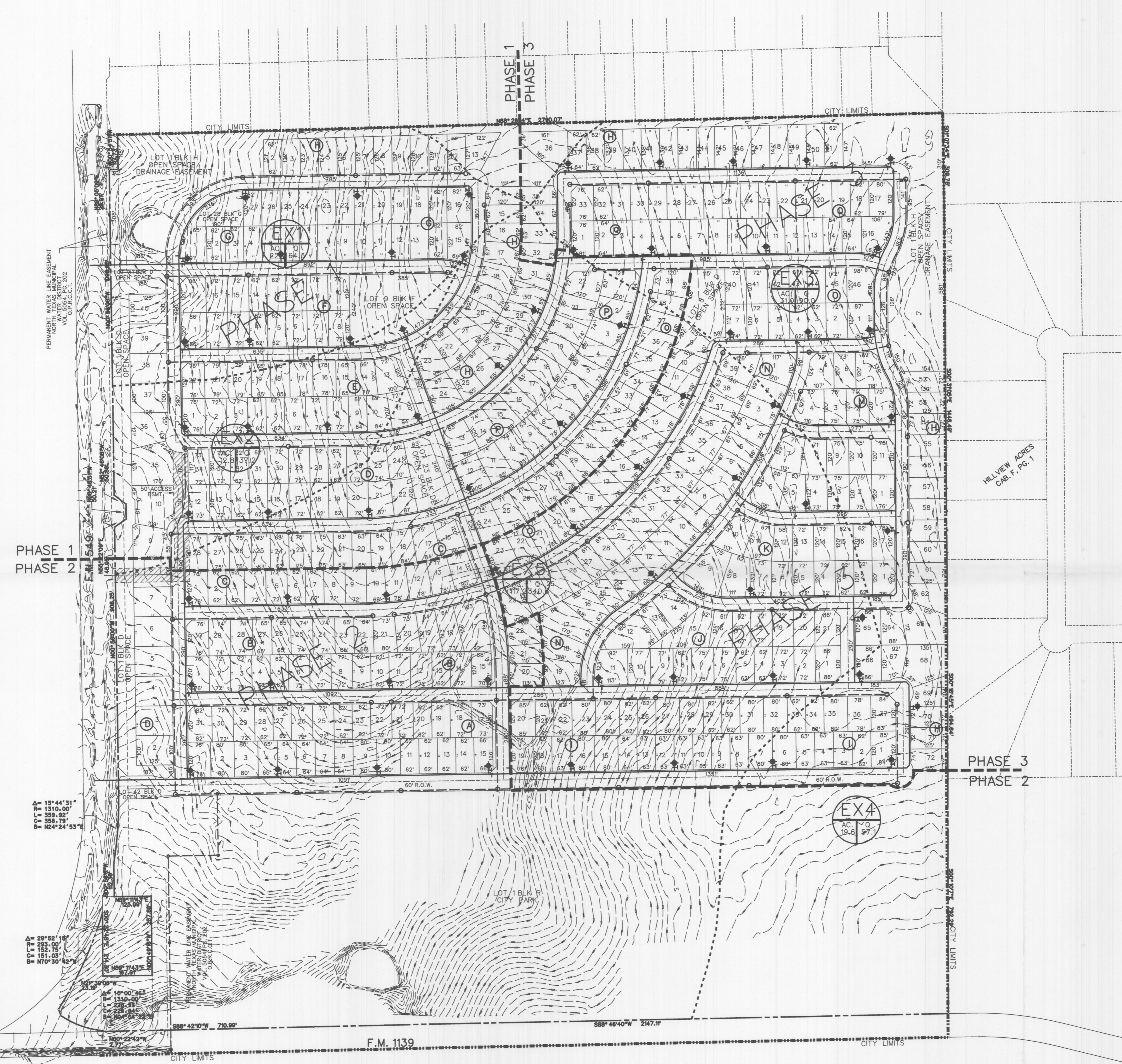


MY COMMISSION EXPIRES 4-16-25





0 100 200 400  
SCALE: 1" = 200'



PHASE 1  
PHASE 2

PHASE 3  
PHASE 2

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MASTER PLAT  
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- LOTS 1-11, BLOCK L
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TOTAL ACRES 196.008  
TOTAL SQUARE FOOTAGE 8,537,150.823

TOTAL RESIDENTIAL LOTS 490  
TOTAL DENSITY 2.50

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

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DENSITY 2.4998  
ZONING PD-92  
LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 200'

CASE #P2022-XXX





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Planning and Zoning Department  
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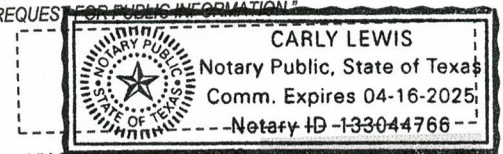
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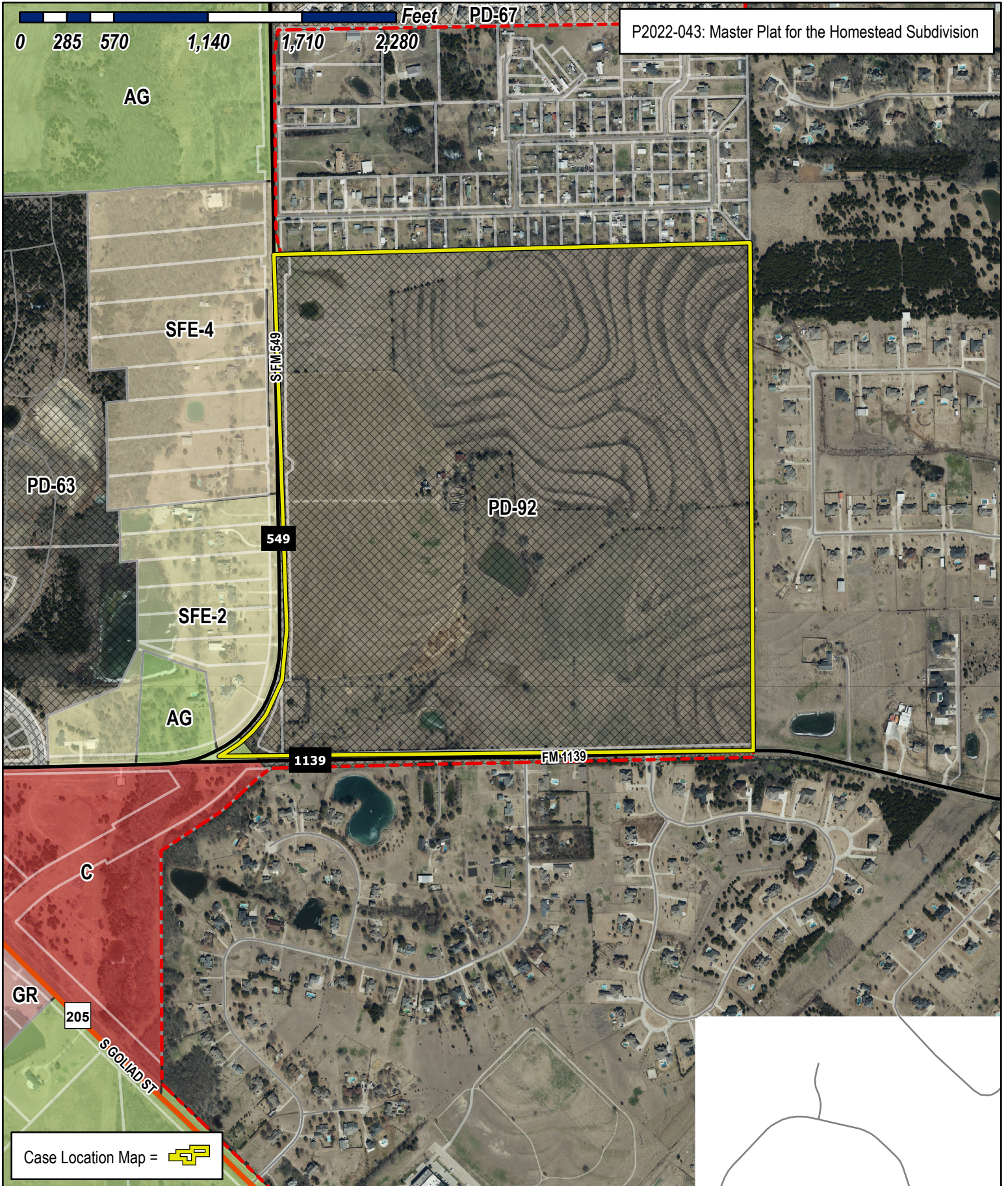
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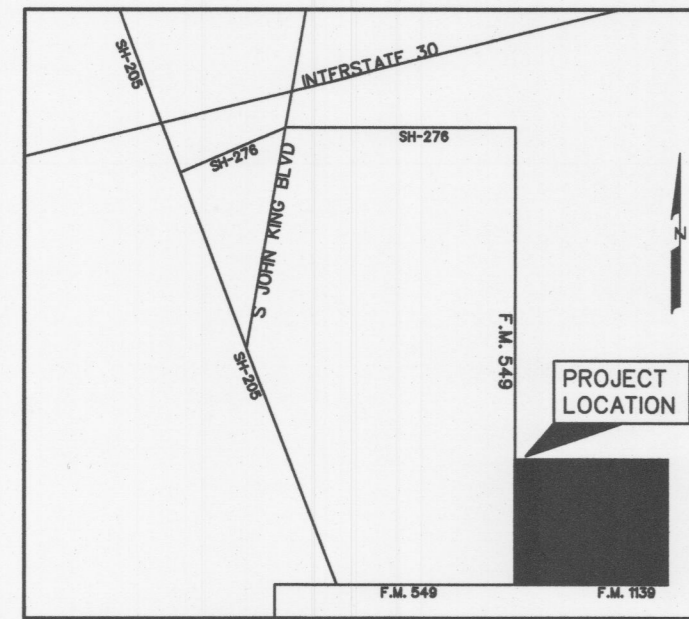
# City of Rockwall

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

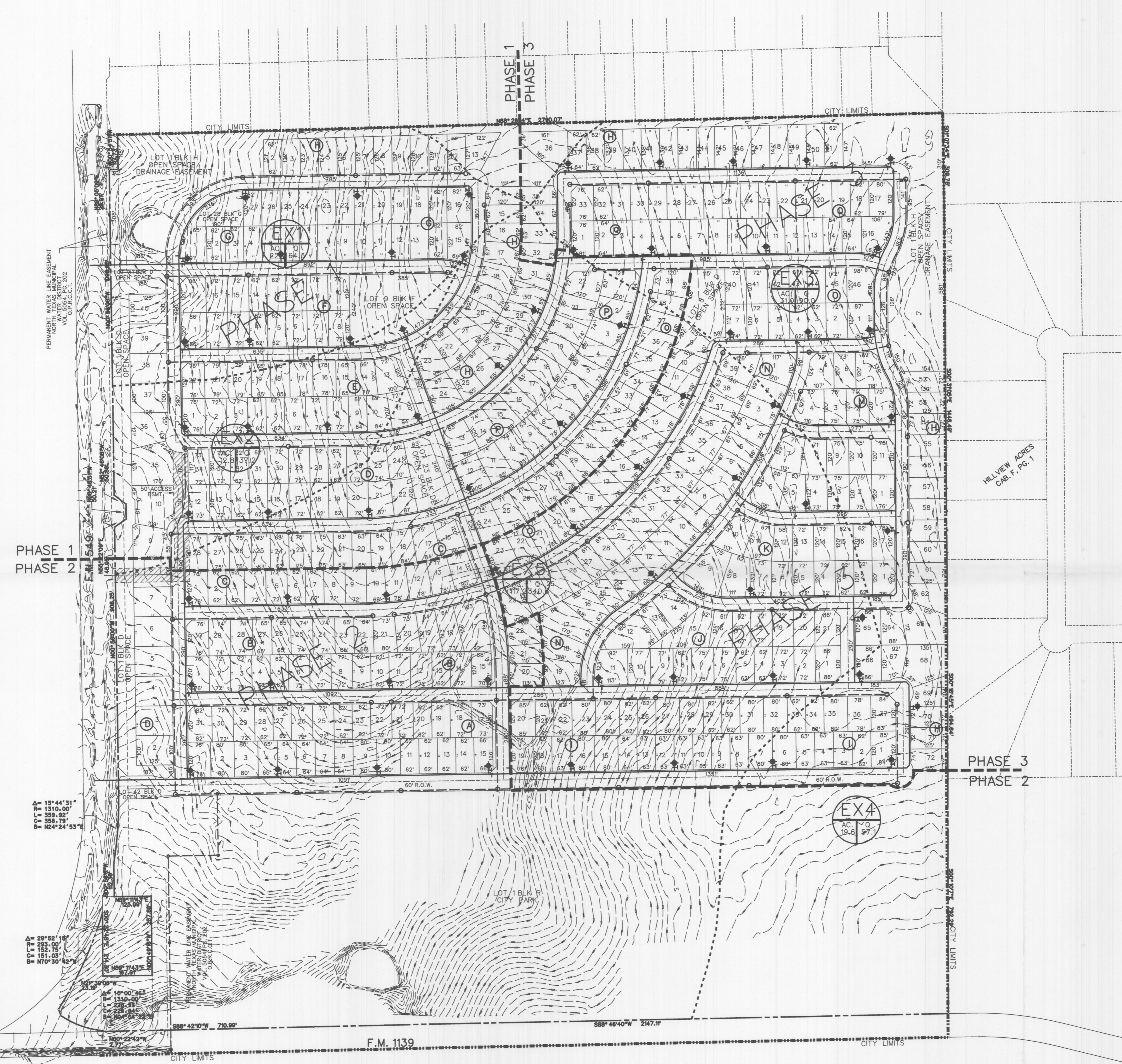
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







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F.M. 1139

MASTER PLAT  
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ZONING PD-92  
LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 200'  
CASE #P2022-XXX



# PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: P2022-043  
PROJECT NAME: Master 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 Master 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 Master 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 (P2022-043) in the lower right-hand corner of all pages on future submittals.
- M.4 Provide the proposed street names.
- M.5 Provide the centerline for FM-549.
- M.6 Indicate the drainage areas.
- M.7 Provide a statement of service that indicates that the subdivision will be served by water, wastewater, roadway, and drainage facilities that have adequate capacity.
- 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 Master Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved

pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

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

08/25/2022: 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.

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.

I - Consider the shaded area as phase 1 since the utilities that are needed are included within.

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  
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STAFF USE ONLY

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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]

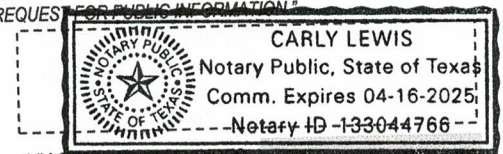
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022  
 OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

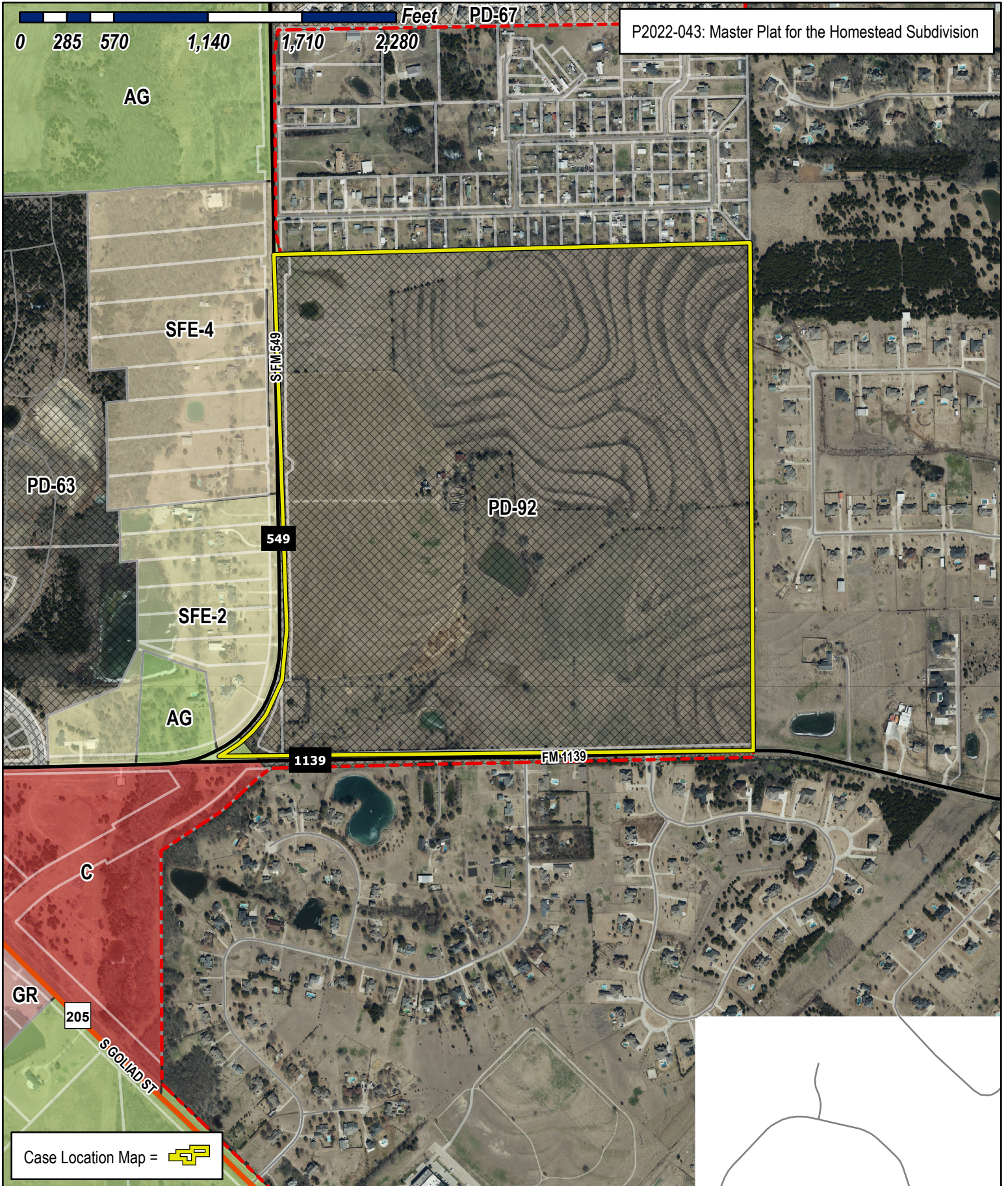
*Carly Lewis*



MY COMMISSION EXPIRES

4-16-25





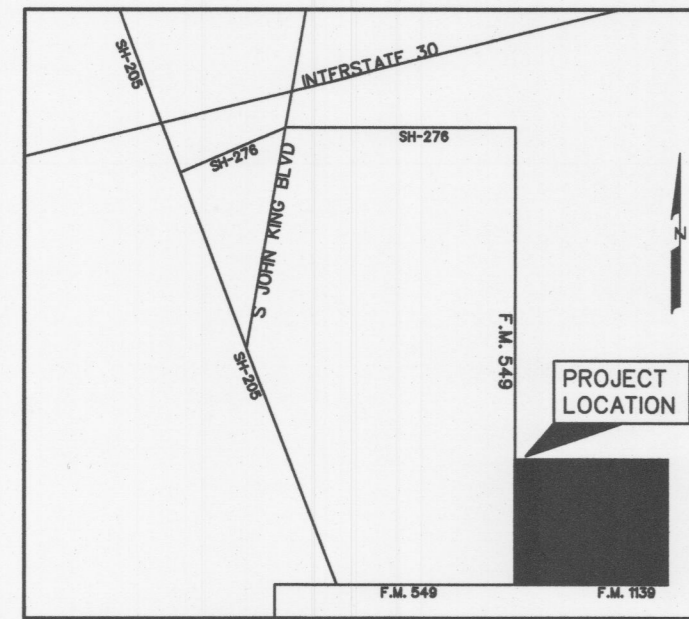
# City of Rockwall

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

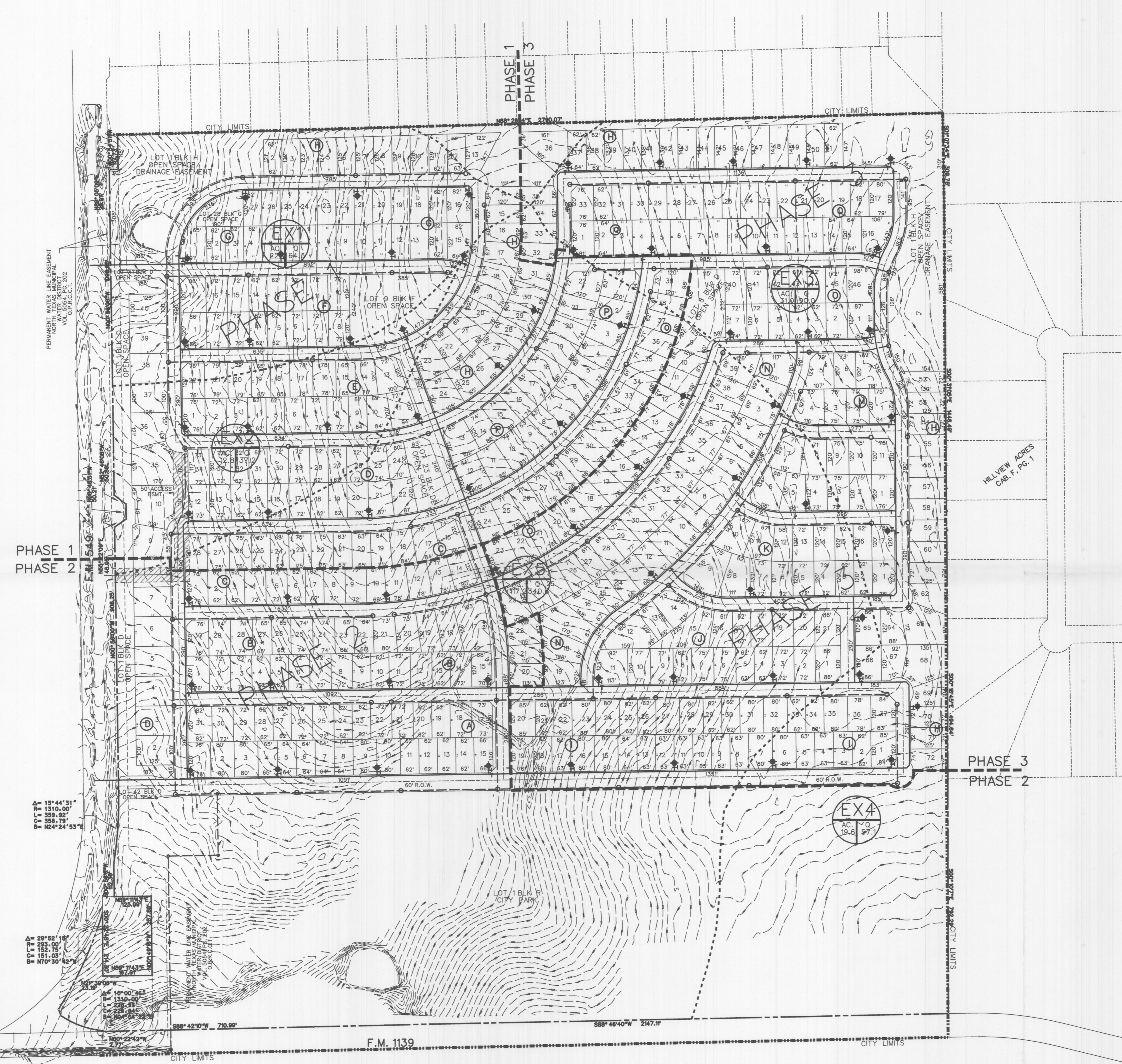
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







0 100 200 400  
SCALE: 1" = 200'



PHASE 1  
PHASE 2

PHASE 3  
PHASE 2

A = 15° 44' 31"  
B = 131° 00' 00"  
C = 359° 52'  
D = 82° 24' 53"

A = 28° 52' 15"  
B = 283° 00'  
C = 182° 75'  
D = 151° 05'  
E = 170° 50' 52"

A = 10° 00' 41"  
B = 131° 00' 00"  
C = 359° 52'  
D = 82° 24' 53"

MASTER 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 SQUARE FOOTAGE 8,537,150.823

TOTAL RESIDENTIAL LOTS 490  
TOTAL DENSITY 2.50  
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

TOTAL ACRES 196.008  
TOTAL RESIDENTIAL LOTS 490  
DENSITY 2.4998  
ZONING PD-92  
LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 200'  
CASE #P2022-XXX





# 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:** P2022-043; *Master 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 Master 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 applicant is requesting the approval of an amended *Master Plat* for the Homestead Subdivision. This will amend the *Master Plat* established with *Case No. P2021-041*. The Homestead Subdivision is a three (3) phase, master planned community that will consist of 490 single-family residential lots on a 196.009-acre tract of land. The proposed *Master Plat* delineates the timing and phasing for the proposed development in order to determine compliance with Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The *Master Plat* also indicates the location of the 50.80-acre public park, which is identified as a “*Regional Park*”, and which will be dedicated in lieu of the required cash-in-lieu of land fees. Additionally, the applicant intends to provide a dog park on the north eastern portion of the development. It should be known that the applicant has also submitted a *Preliminary Plat* (*i.e. Case No. P2022-042*) concurrently with this *Master Plat*. A summary of the proposed lot composition is as follows:

#### LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	62' x 120'	7,440 SF	226	46.12%
B	72' x 120'	8,640 SF	249	50.82%
C	100' x 120'	12,000 SF	15	03.06%
<i>Maximum Permitted Units:</i>			490	100.00%

- 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 master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

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

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (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) <sup>1</sup> 3040.12
- 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.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Shaddock Homestead	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	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	196.008	LOTS [CURRENT]	LOTS [PROPOSED] 490

**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 Parkway, Ste. 460	ADDRESS	767 Justin Rd
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

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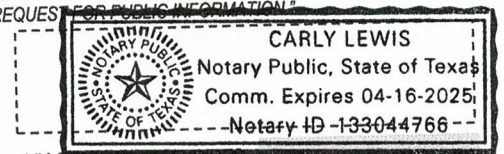
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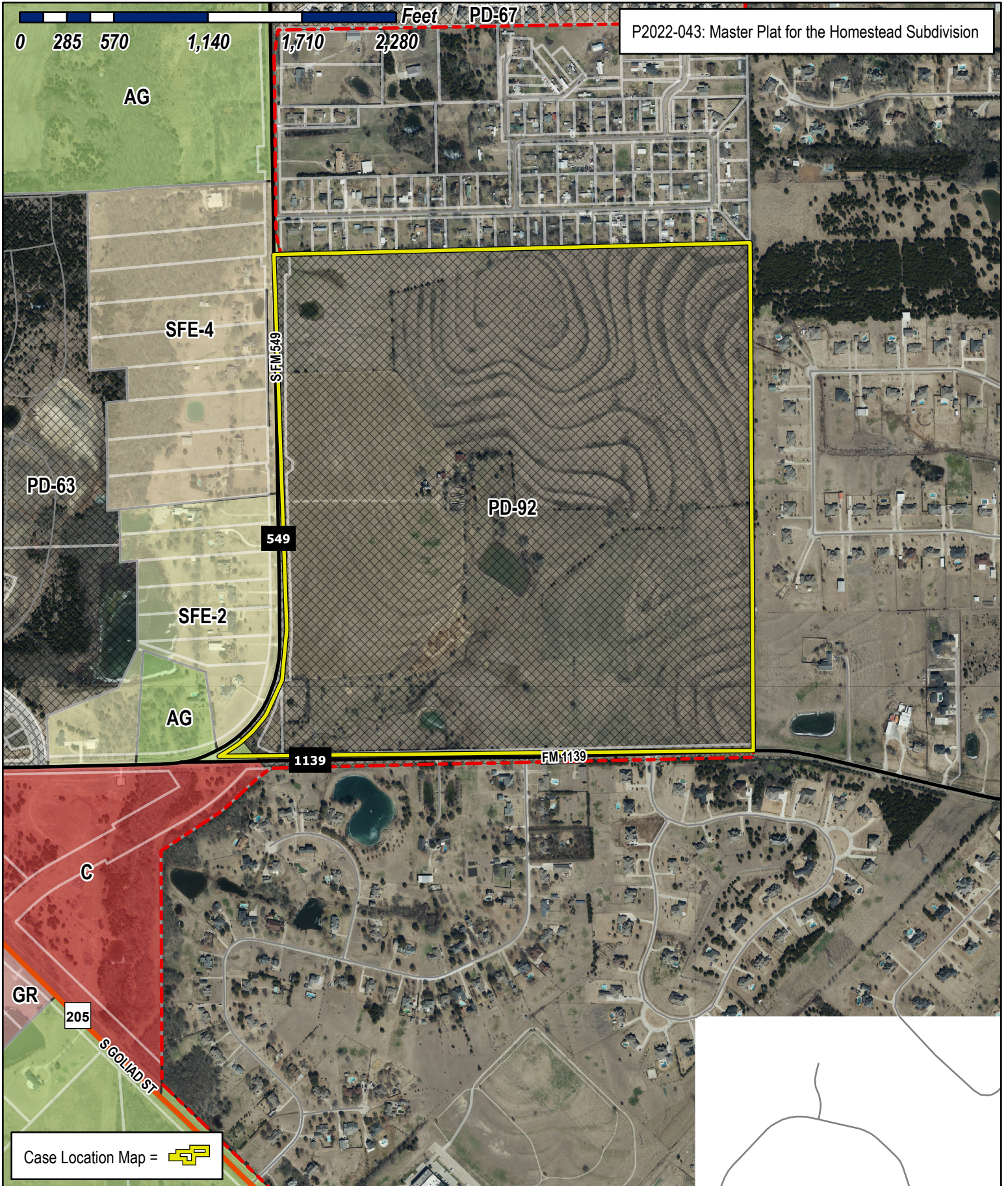
Carly Lewis



MY COMMISSION EXPIRES

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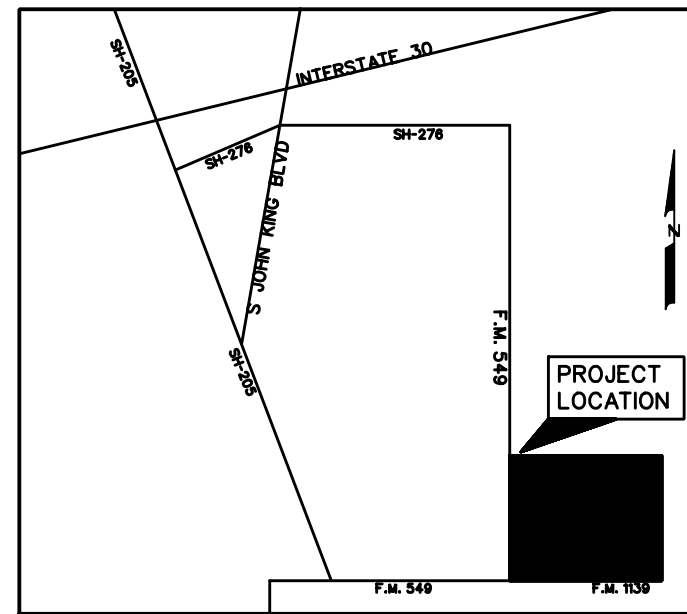
# City of Rockwall

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 385 S. Goliad Street  
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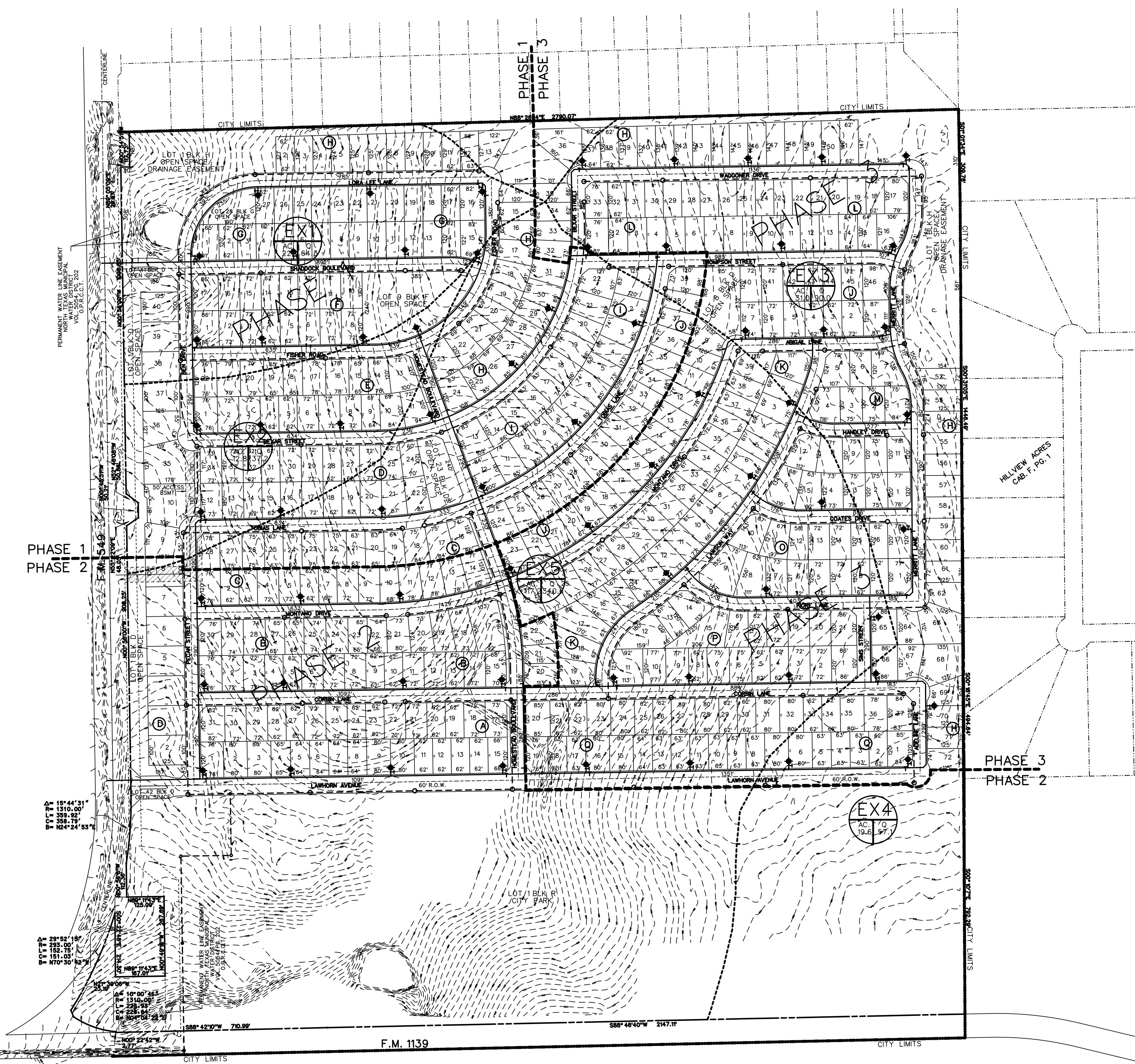
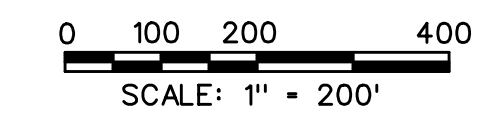
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LOCATION MAP  
N.T.S.



- LEGEND**
- - - - - DRAINAGE AREA
  - — — — — PHASE LINE
  - CITY LIMITS

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

MASTER 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 SQUARE FOOTAGE 8,537,150.823  
TOTAL RESIDENTIAL LOTS 490  
TOTAL DENSITY 2.50  
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  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

TOTAL ACRES 196.008  
TOTAL RESIDENTIAL LOTS 490  
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ZONING PD-92  
LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 200'

CASE #P2022-043





# 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:** P2022-043; *Master Plat for the Homestead Subdivision*

### SUMMARY

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### PLAT INFORMATION

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Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
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- 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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- 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### **PLANNING AND ZONING COMMISSION**

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

### **CONDITIONS OF APPROVAL**

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

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (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) <sup>1</sup> 3040.12
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- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
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- TREE REMOVAL (\$75.00)
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#### 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	Shaddock Homestead	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	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	196.008	LOTS [CURRENT]	LOTS [PROPOSED] 490

**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 Parkway, Ste. 460	ADDRESS	767 Justin Rd
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]

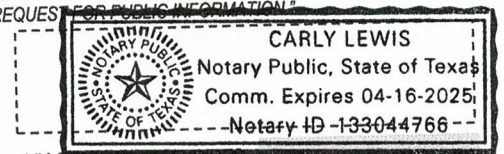
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 3040.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 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 PUBLIC INFORMATION."

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

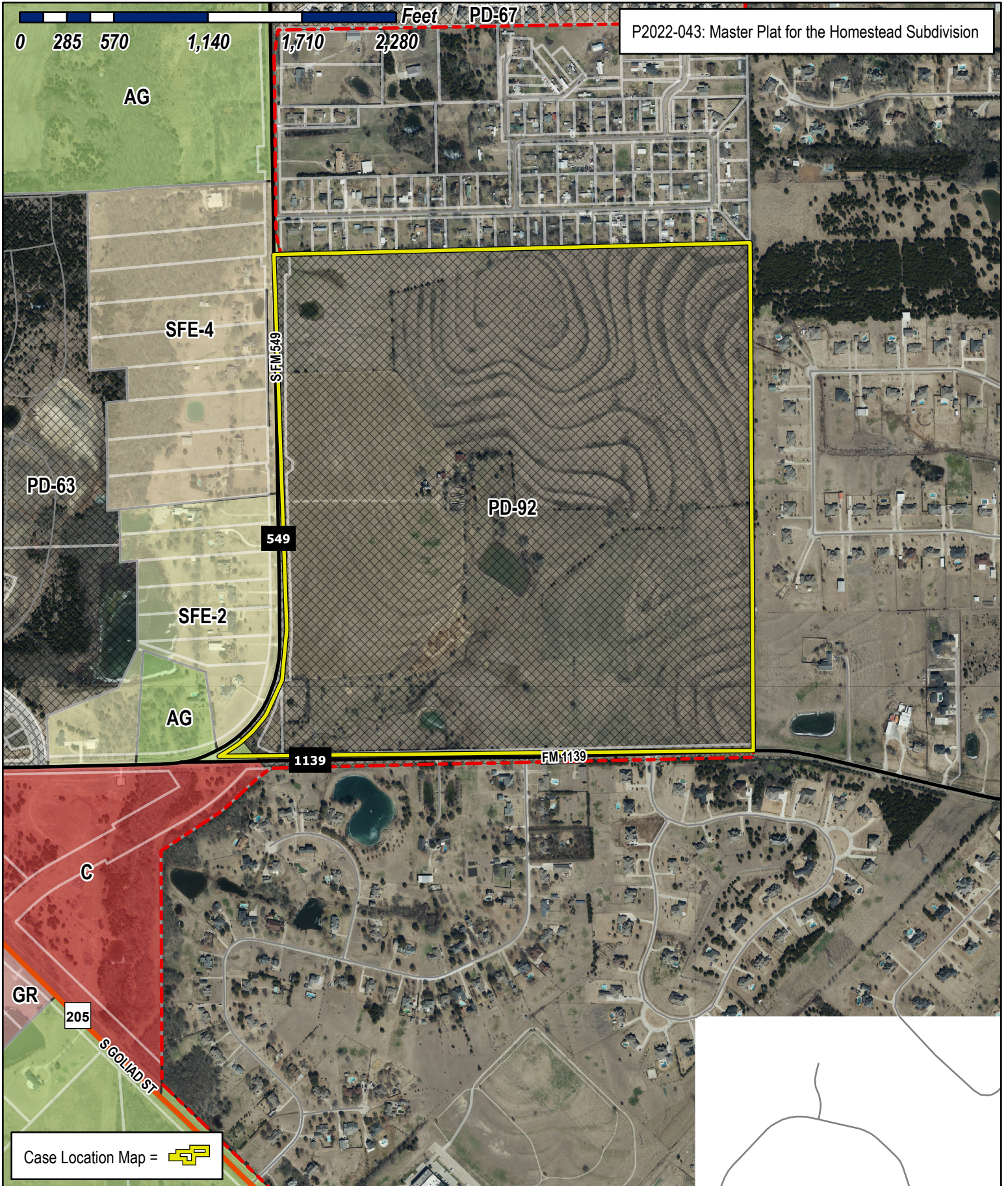
Carly Lewis



MY COMMISSION EXPIRES

4-16-25





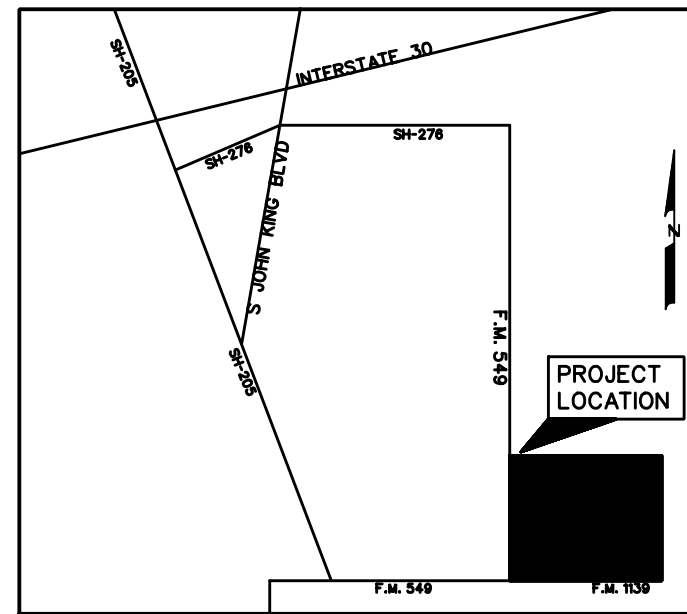
# City of Rockwall

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

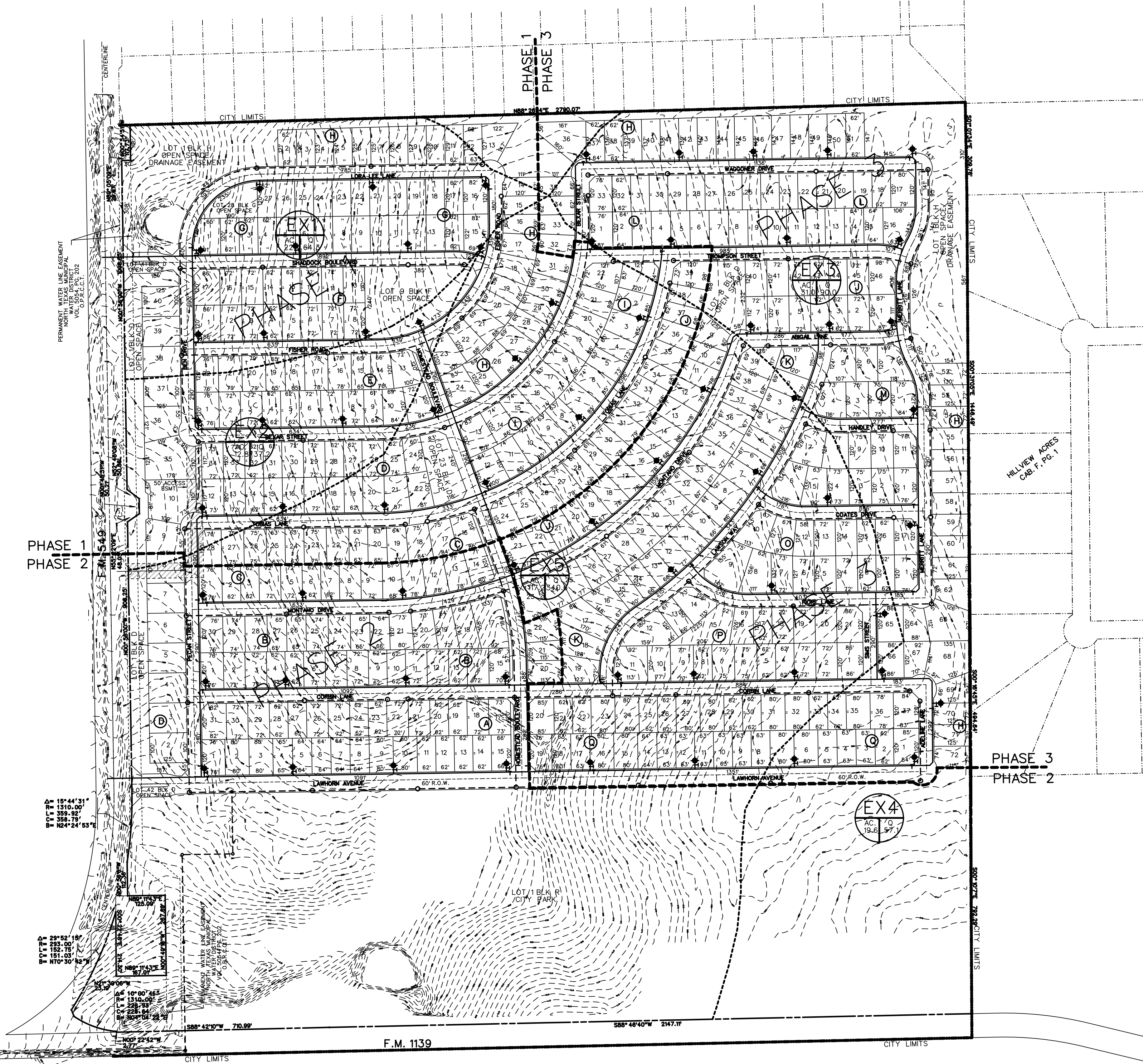
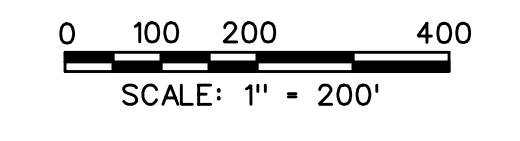
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







LOCATION MAP  
N.T.S.



- LEGEND**
- - - - - DRAINAGE AREA
  - — — — — PHASE LINE
  - CITY LIMITS

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

MASTER 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 SQUARE FOOTAGE 8,537,150.823  
TOTAL RESIDENTIAL LOTS 490  
TOTAL DENSITY 2.50  
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

TOTAL ACRES 196.008  
TOTAL RESIDENTIAL LOTS 490  
DENSITY 2.4998  
ZONING PD-92  
LAND USE SINGLE FAMILY DEVELOPMENT

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

AUGUST 2022 SCALE 1" = 200'

CASE #P2022-043





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: P2022-043; *Master Plat for the Homestead Subdivision*

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 of the subject property shall adhere to the recommendations made by 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 Master 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 Master 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,

Henry Lee, AICP  
Planner