



# 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)
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)
- FINAL PLAT (\$300.00 + \$20.00 ACRE)
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

#### NOTE:

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. 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 <sup>115169</sup> 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 Vacant / Agricultural

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE Single Family Residential

ACREAGE 129.453

LOTS [CURRENT] 1

LOTS [PROPOSED] 271

**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 SH Dev Klutts Rockwall, LLC

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

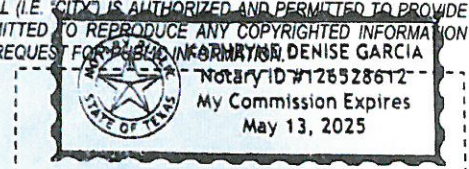
### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock, Jr. [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 \$ 2839.06 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF March, 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. DENISE GARCIA

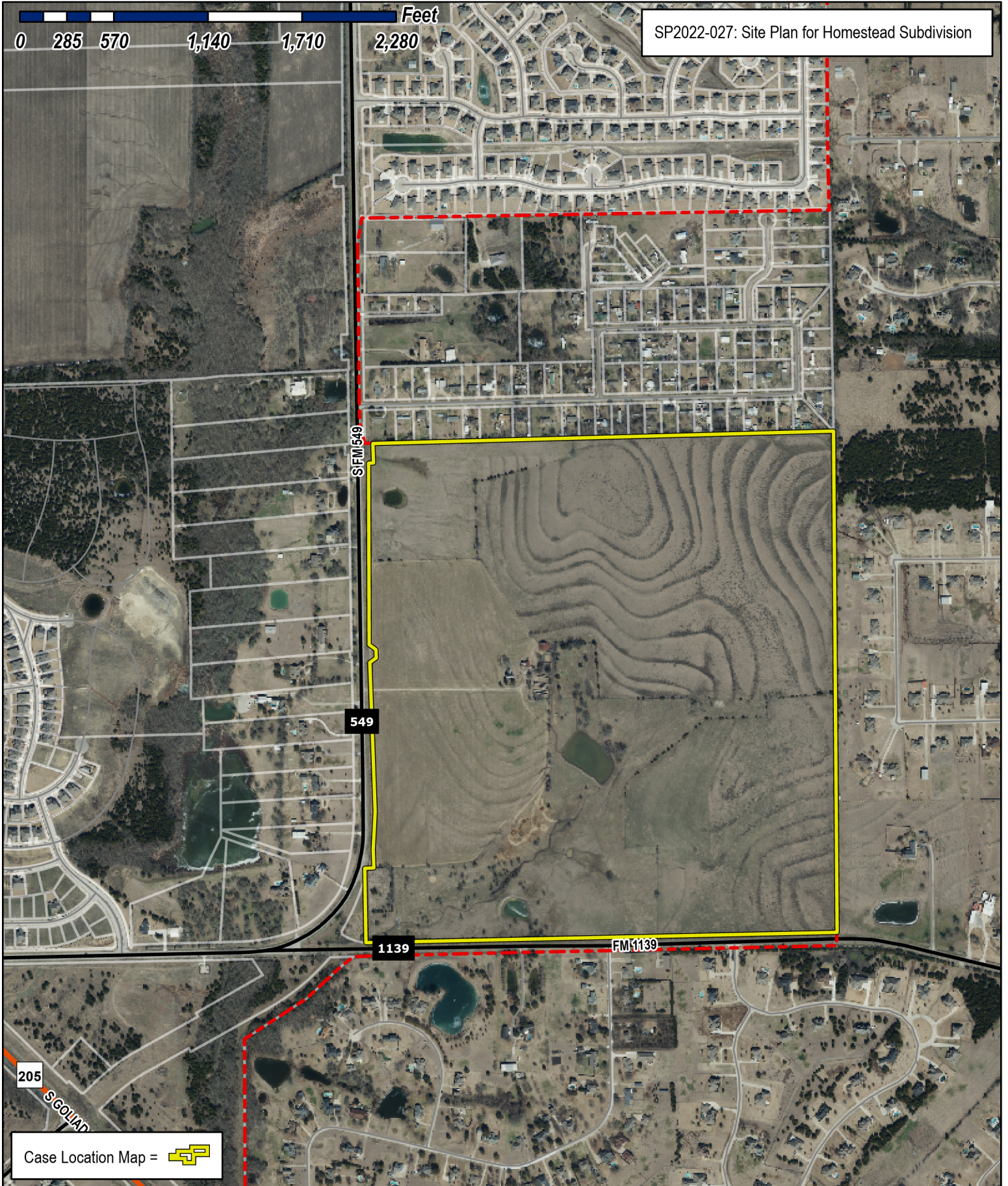
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March, 2022

OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 5/13/25



# City of Rockwall

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

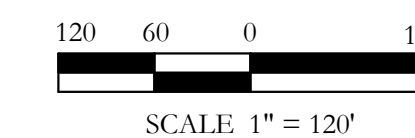
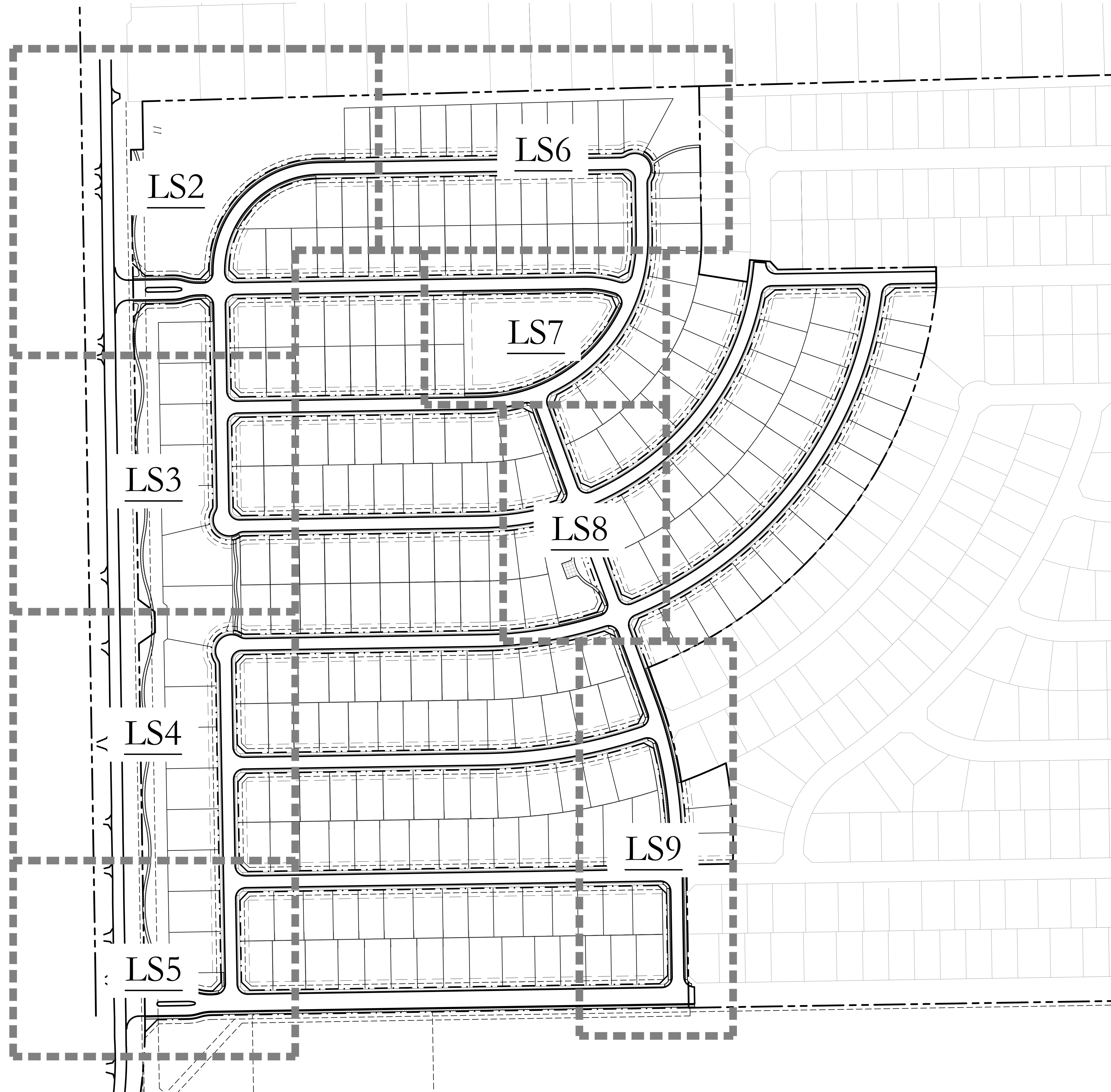
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



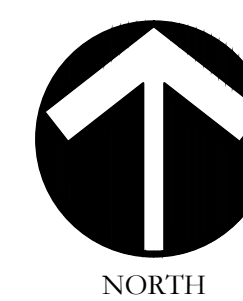




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February 22, 2022



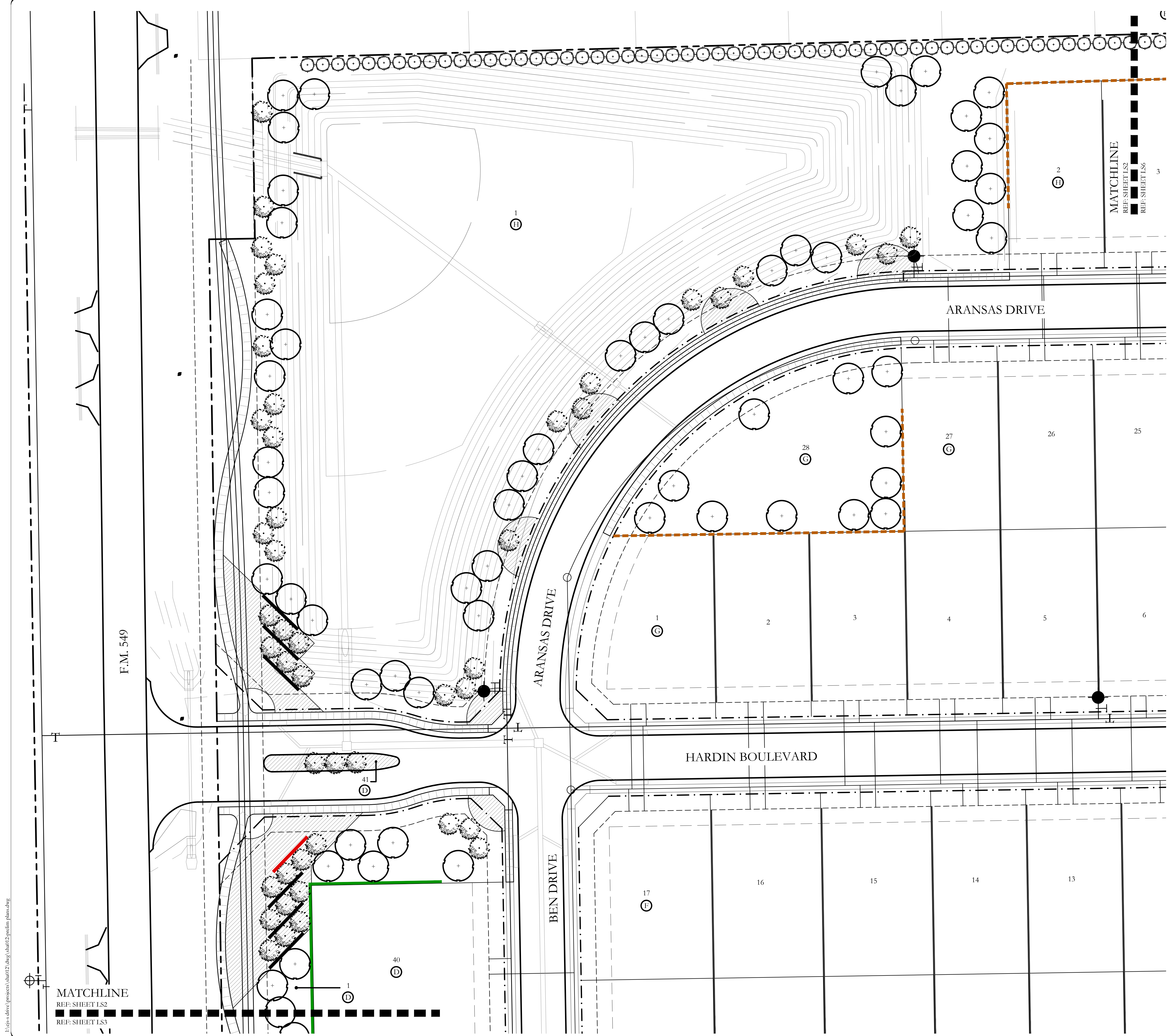
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VARIES  
One Inch  
JVC No SHA012

LS1 of 11

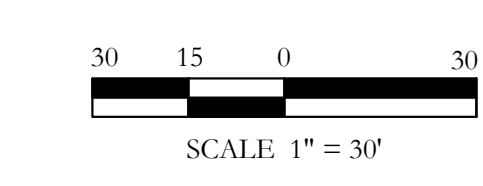
PRELIMINARY LANDSCAPE PLANS  
OVERALL LAYOUT PLAN

HOMESTEAD  
PHASE I  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**JOHNSON VOLK**  
CONSULTING  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033



- ### SCREENING LEGEND
- SIGN WALL PANEL.
  - BRICK ACCENT WALL.
  - 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
  - 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
  - 4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
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  - SHRUB AND GROUND COVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.
- ### GENERAL LANDSCAPE NOTES
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  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
  - ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
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  - ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
  - ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
  - BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.



February 22, 2022



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MATCHLINE  
 REF: SHEET LS2  
 REF: SHEET LS3

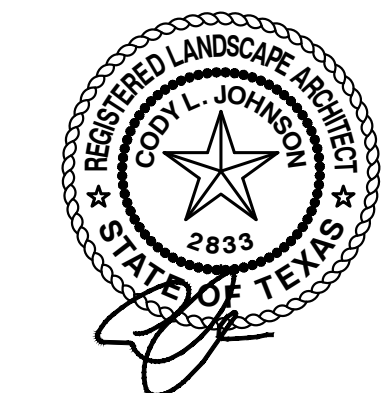


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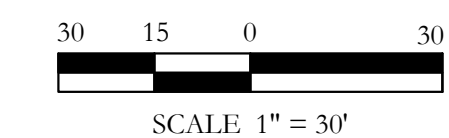
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February 22, 2022



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MATCHLINE

REF: SHEET LS3

REF: SHEET LS4





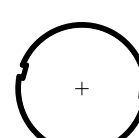
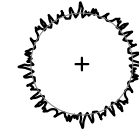

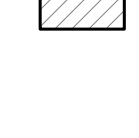
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MATCHLINE

REF: SHEET LS4

REF: SHEET LS5

### SCREENING LEGEND

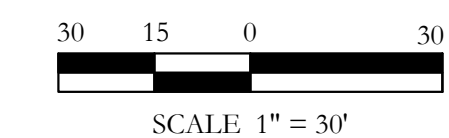
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February 22, 2022



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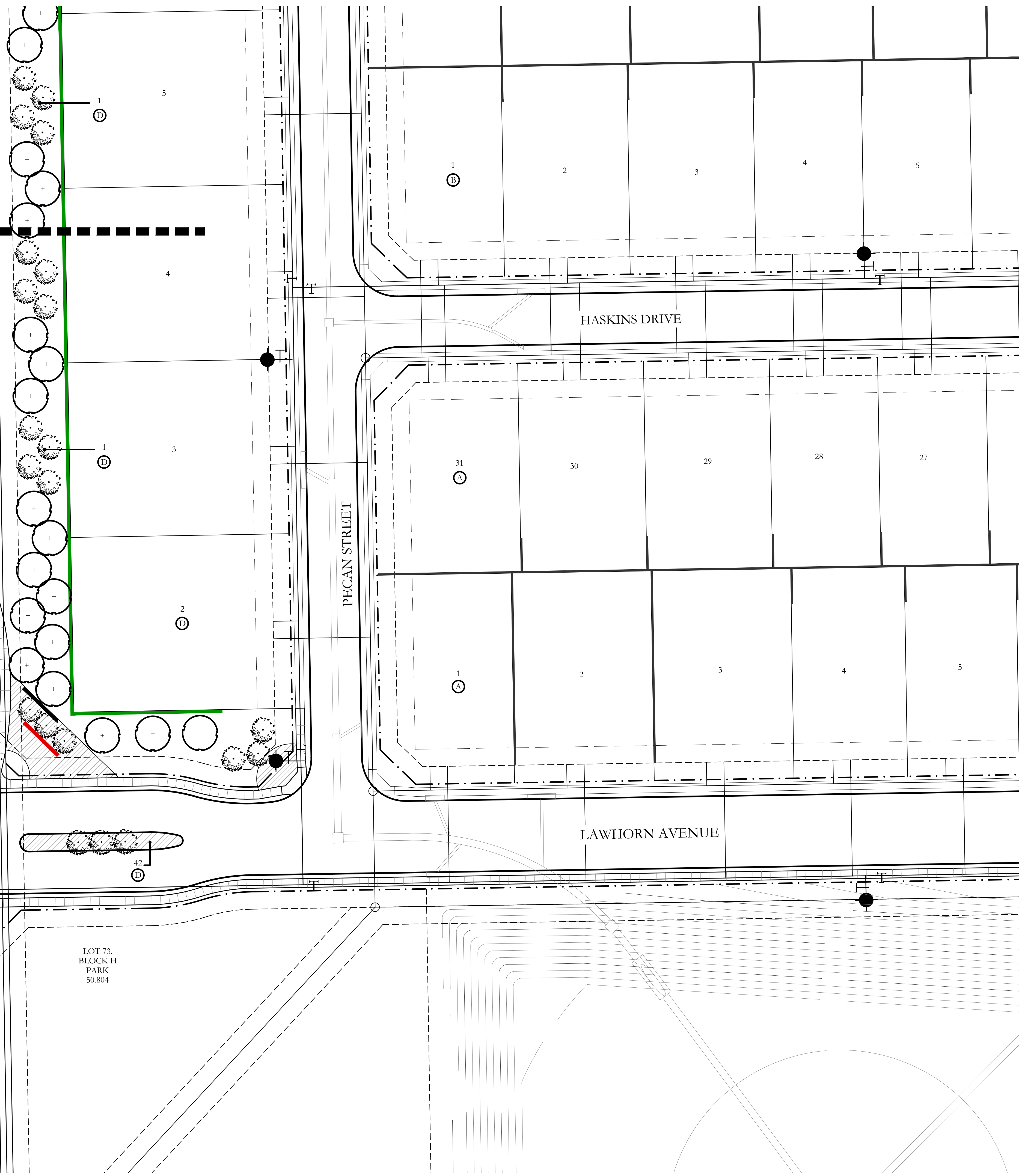
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MATCHLINE  
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REF: SHEET LS5

F.M. 549



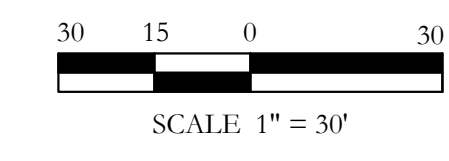
LOT 73,  
BLOCK H  
PARK  
50.804

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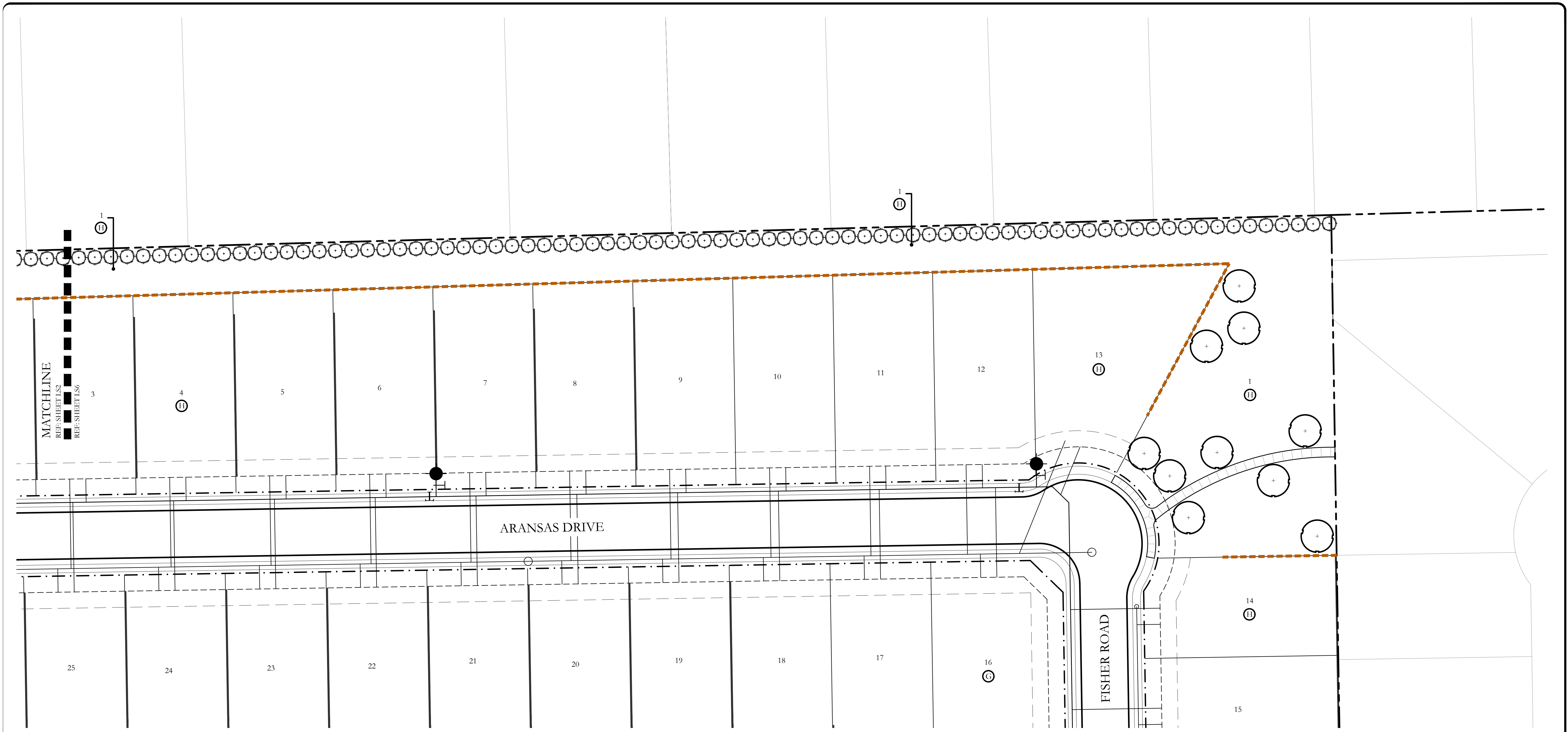


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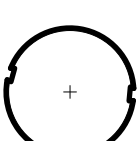
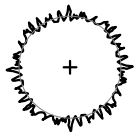
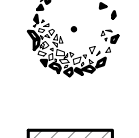
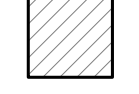


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LS5 of 11



**SCREENING LEGEND**

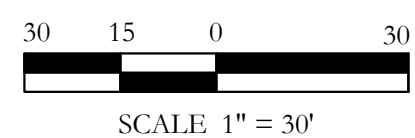
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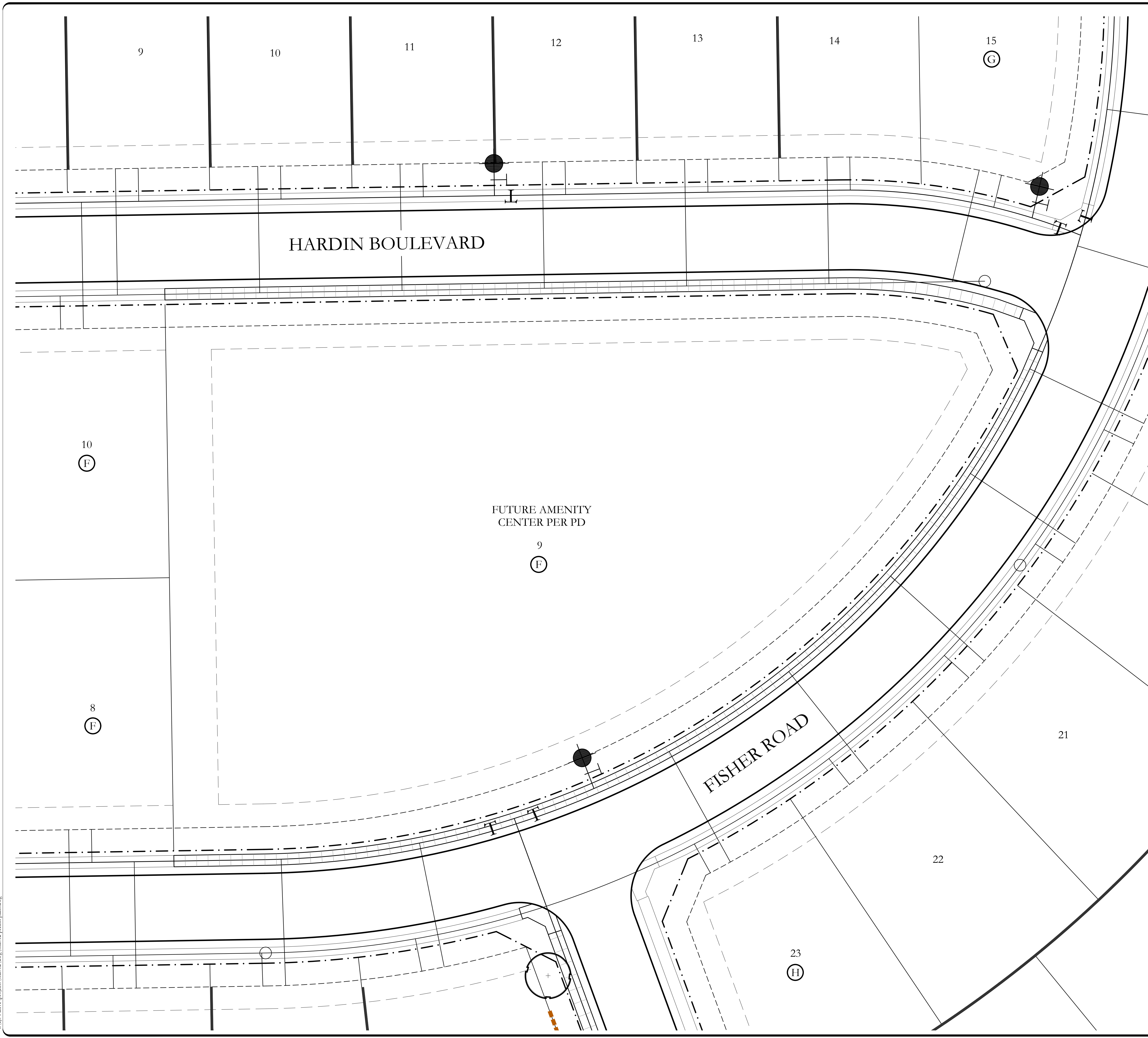
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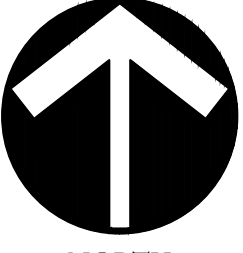


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20 10 0 20  
SCALE 1" = 20'

February 22, 2022



 NORTH

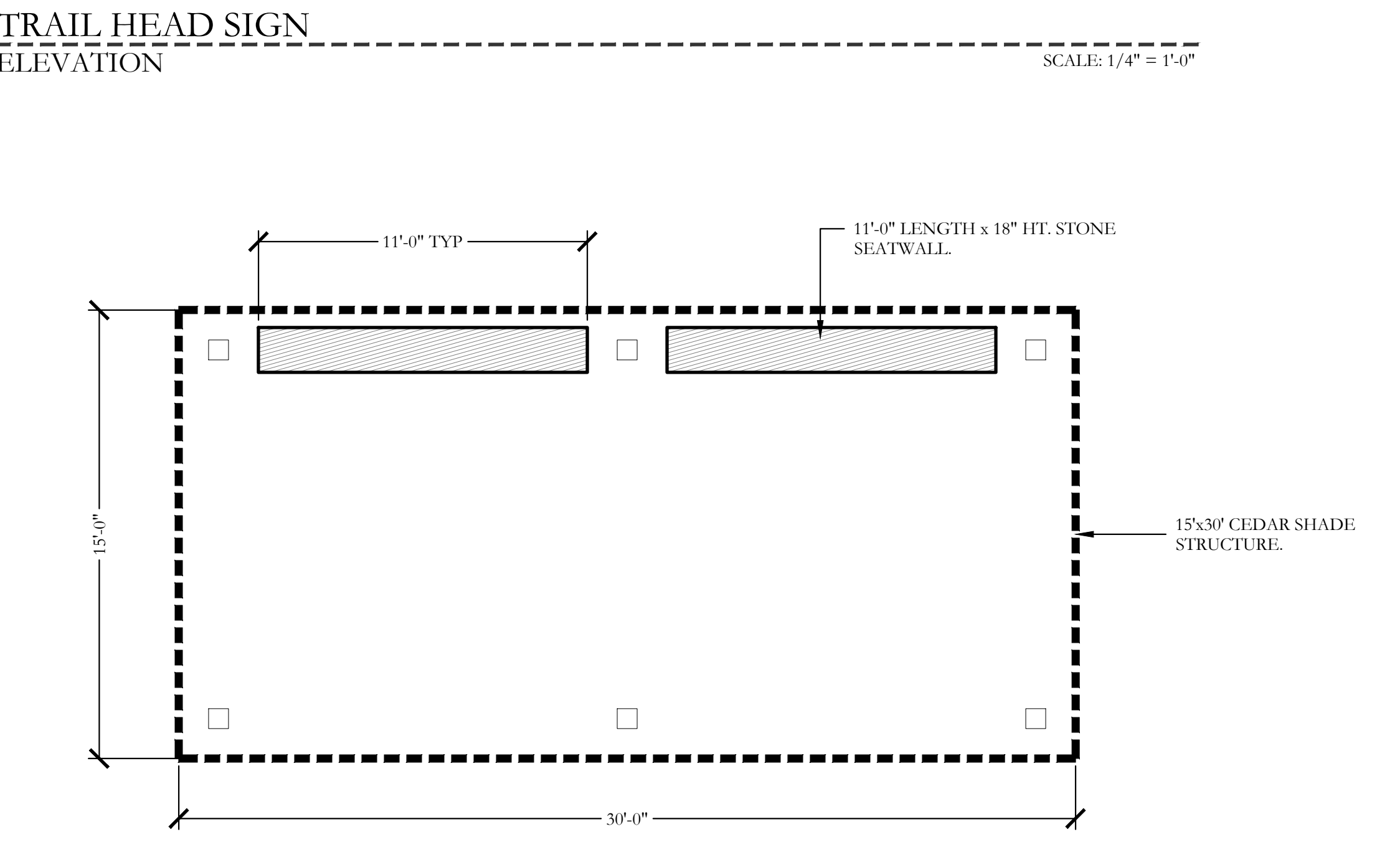
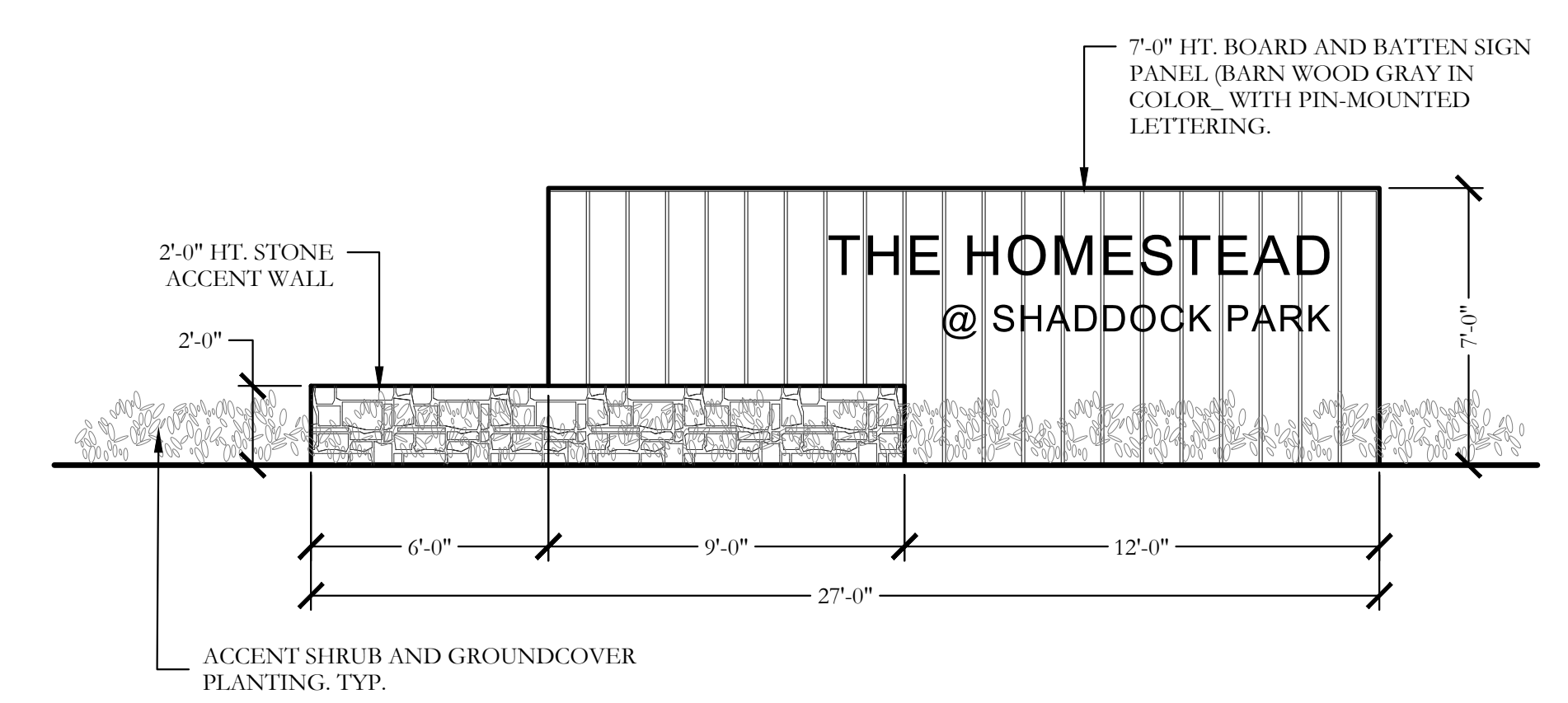


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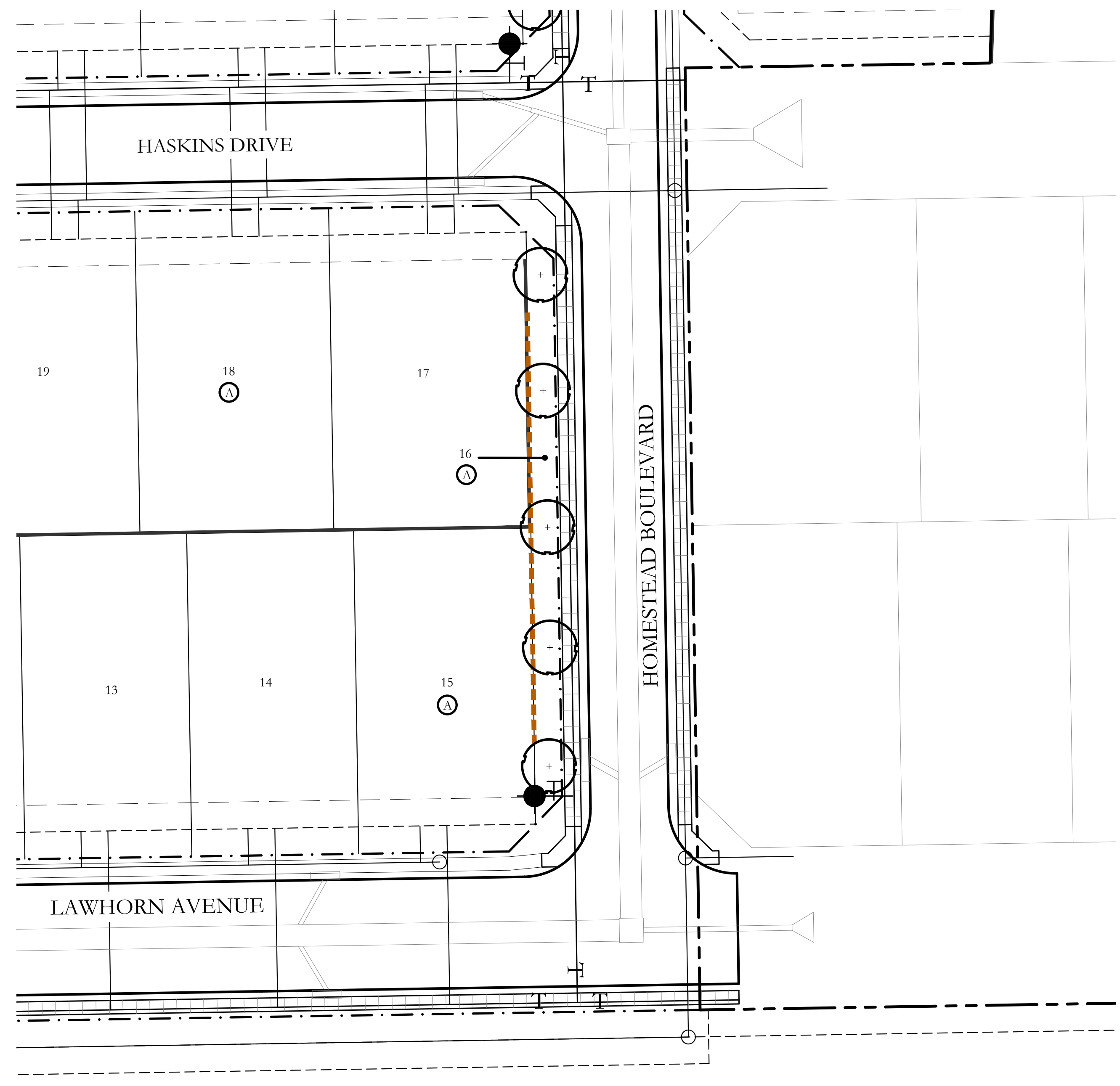
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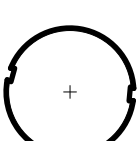
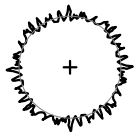
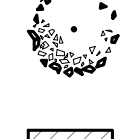
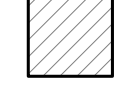
NORTH

SCALE 1" = 30'



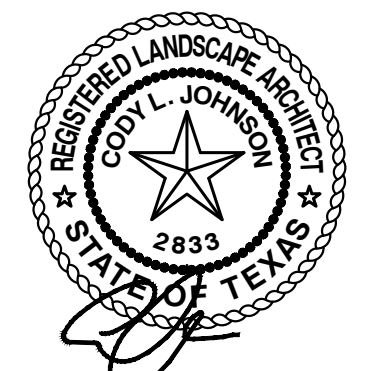
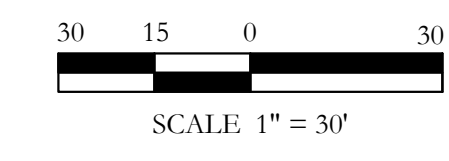
LOT 73,  
BLOCK H  
PARK  
50.804

**SCREENING LEGEND**

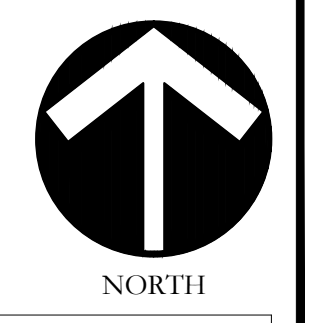
-  SIGN WALL PANEL
-  BRICK ACCENT WALL
-  6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
-  6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
-  4" CALIPER SHADE TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
-  4" CALIPER EASTERN RED CEDAR TREE TO ACT AS A SOLID LIVING SCREEN ALONG THE NORTHERN PROPERTY LINE.
-  2" CALIPER ORNAMENTAL TREE; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED TREE LIST.
-  SHRUB AND GROUND COVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.

**GENERAL LANDSCAPE NOTES**

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.



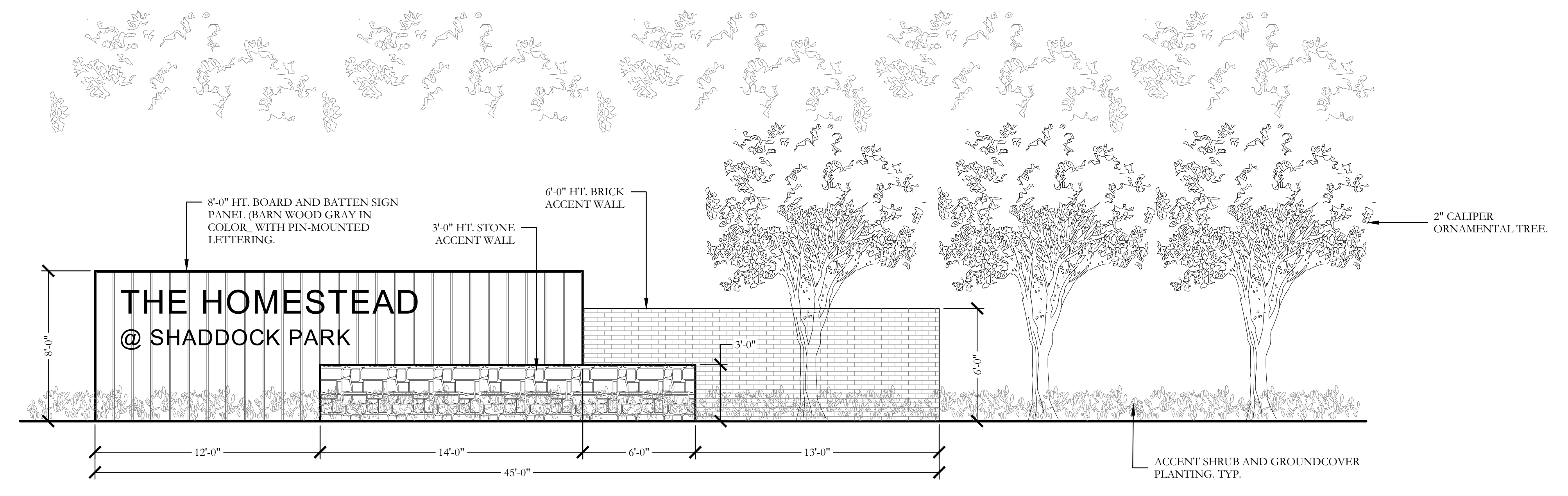
February 22, 2022



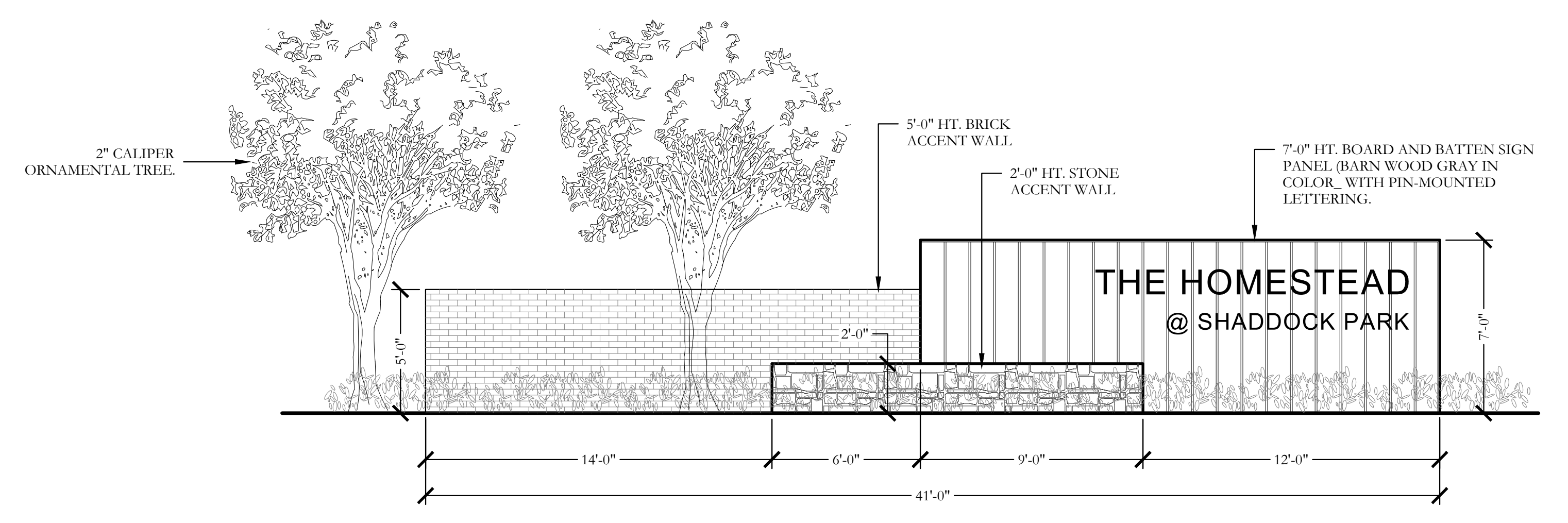
SCALE:  
VARIES  
One Inch  
JVC No SHA012

LS9 of 11

I:\GIS\advice\projects\sh012\sh012\_prelim\_plans.dwg



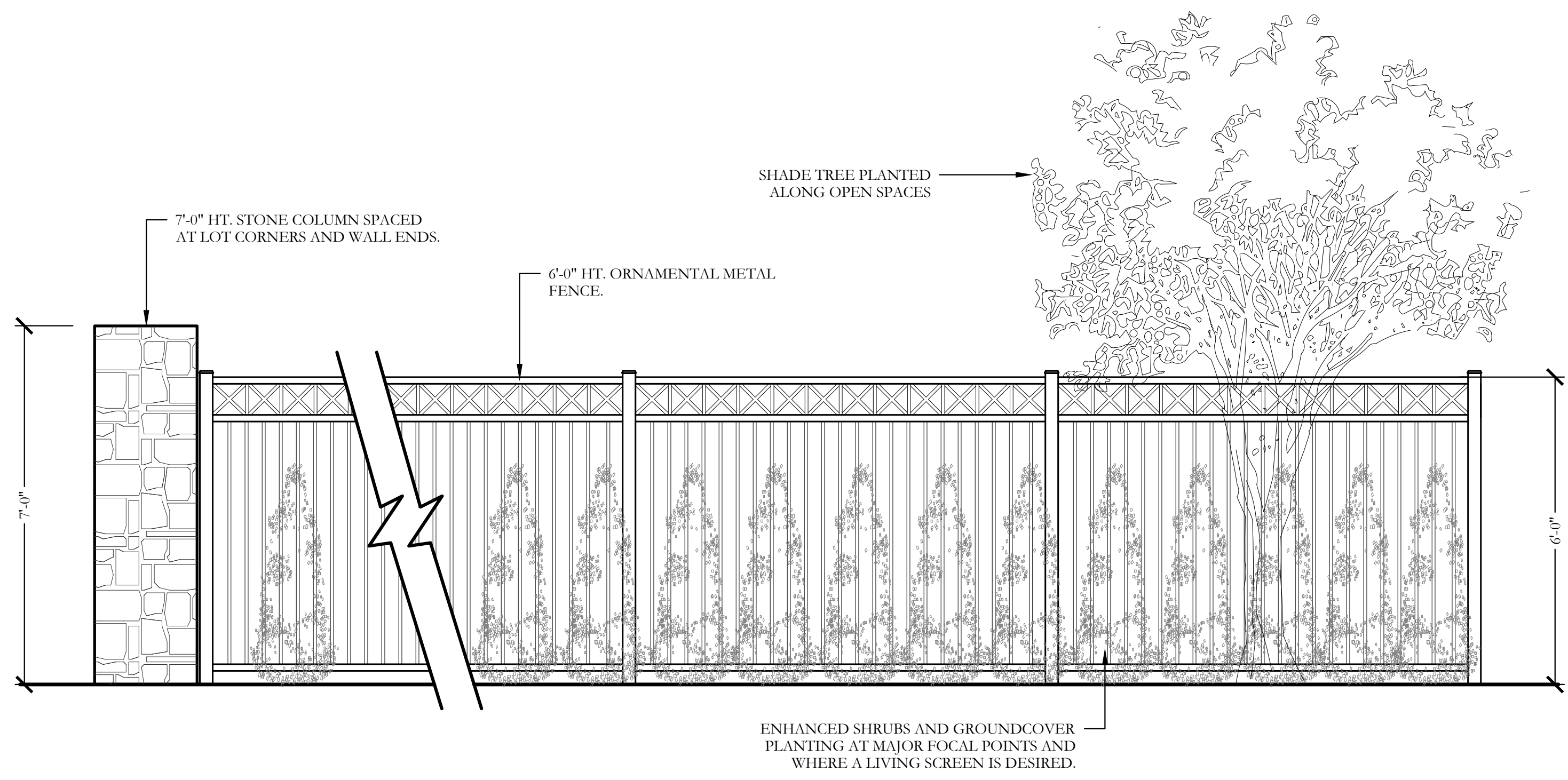
MAIN ENTRY SIGN ELEVATION SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGN ELEVATION SCALE: 1/4" = 1'-0"

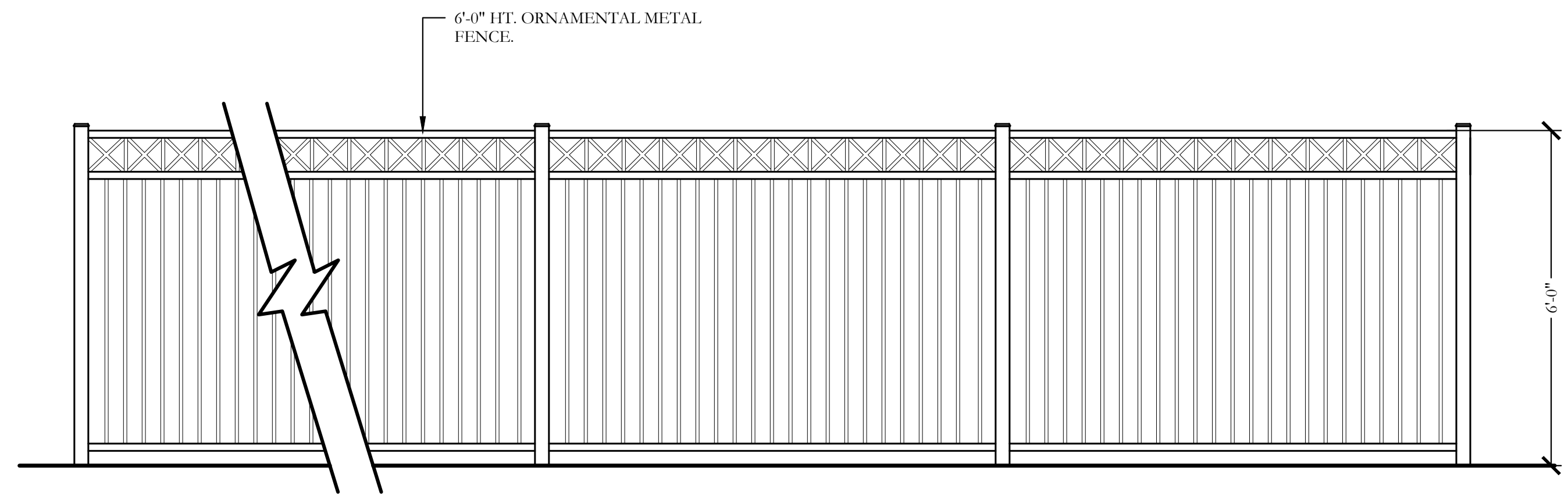
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February 22, 2022

TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS  
ELEVATION

SCALE: 1/2" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER  
ELEVATION

SCALE: 1/2" = 1'-0"



February 22, 2022


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METAL  
 METAL W/ MAXICAL  
 WOOD

N88° 26'14"E 2790.07'

CITY OF ROCKWALL GPD SYSTEM COORDINATES  
 8202343.2827040487.443  
 ELEV. = 539.0

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.

0 50 100 200  
 SCALE: 1" = 100'

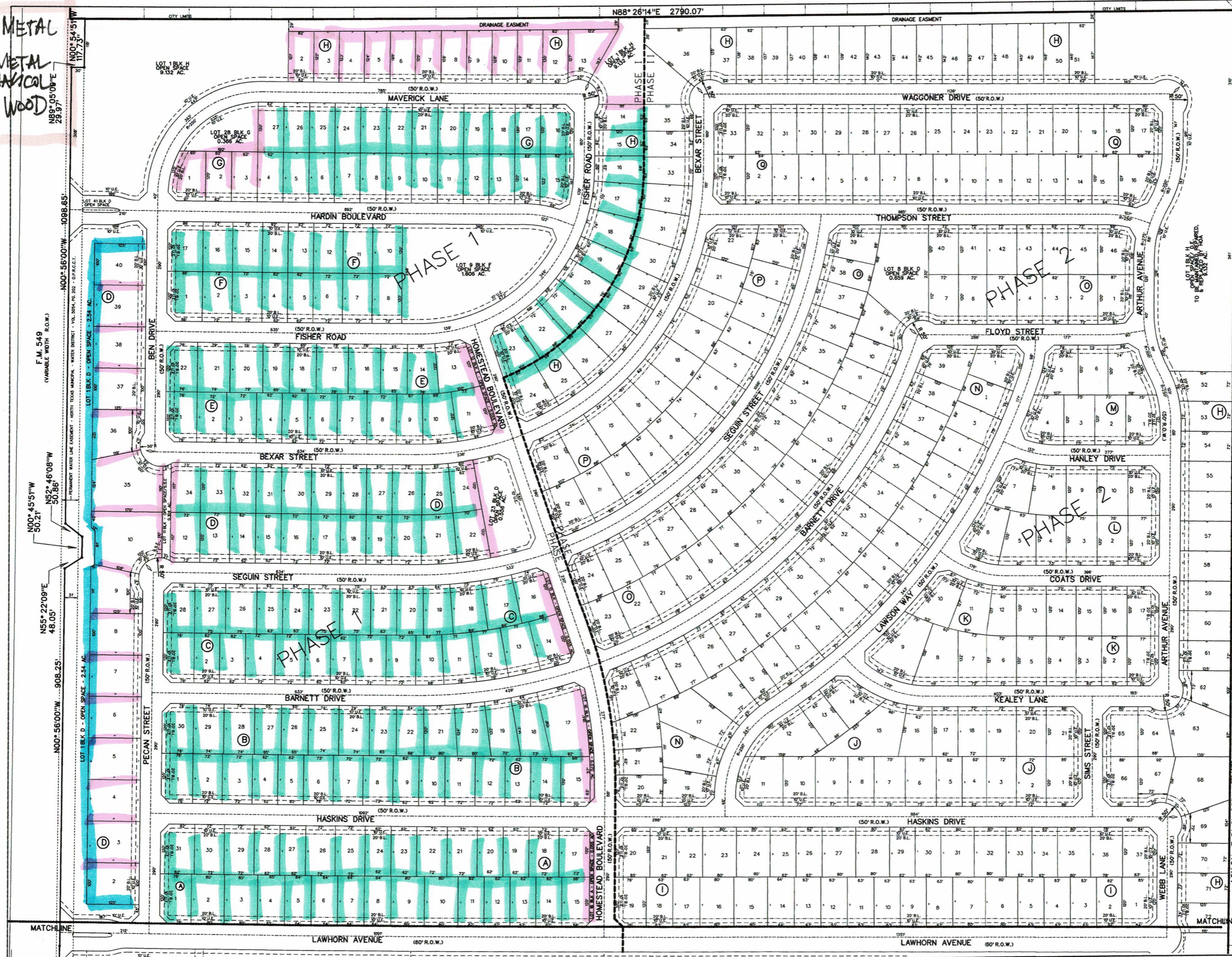
LEGEND  
 B.L. - BUILDING LINE  
 D.E. - DRAINAGE EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 U.E. - UTILITY EASEMENT  
 R.O.W. - RIGHT OF WAY  
 H.O.A. - HOMEOWNERS ASSOCIATION  
 --- - CITY LIMITS  
 - - - - PHASE LINE

Phase 1 - 251 Lots  
 Phase 2 - 239 Lots

PD SITE PLAN 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  
 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 PKWY, STE. 450  
 PLANO, TEXAS  
 214-240-6004  
 PREPARED BY  
 CORVIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

MARCH 2022 SCALE 1" = 100'  
 SHEET 1 OF 2 CASE #P2021-044

FENCE MAP ONLY - DRAWING NOT TO SCALE



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'  
 LOT 1 BLK D - OPEN SPACE - 2.54 AC

N00° 54' 51" W  
 117.73'

N00° 56' 00" W - 1088.65'

S00° 31' 08" E 1446.49'

S00° 16' 45" E 484.64'

S00° 01' 34" E 309.76'

MATCHLINE

MATCHLINE