

CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

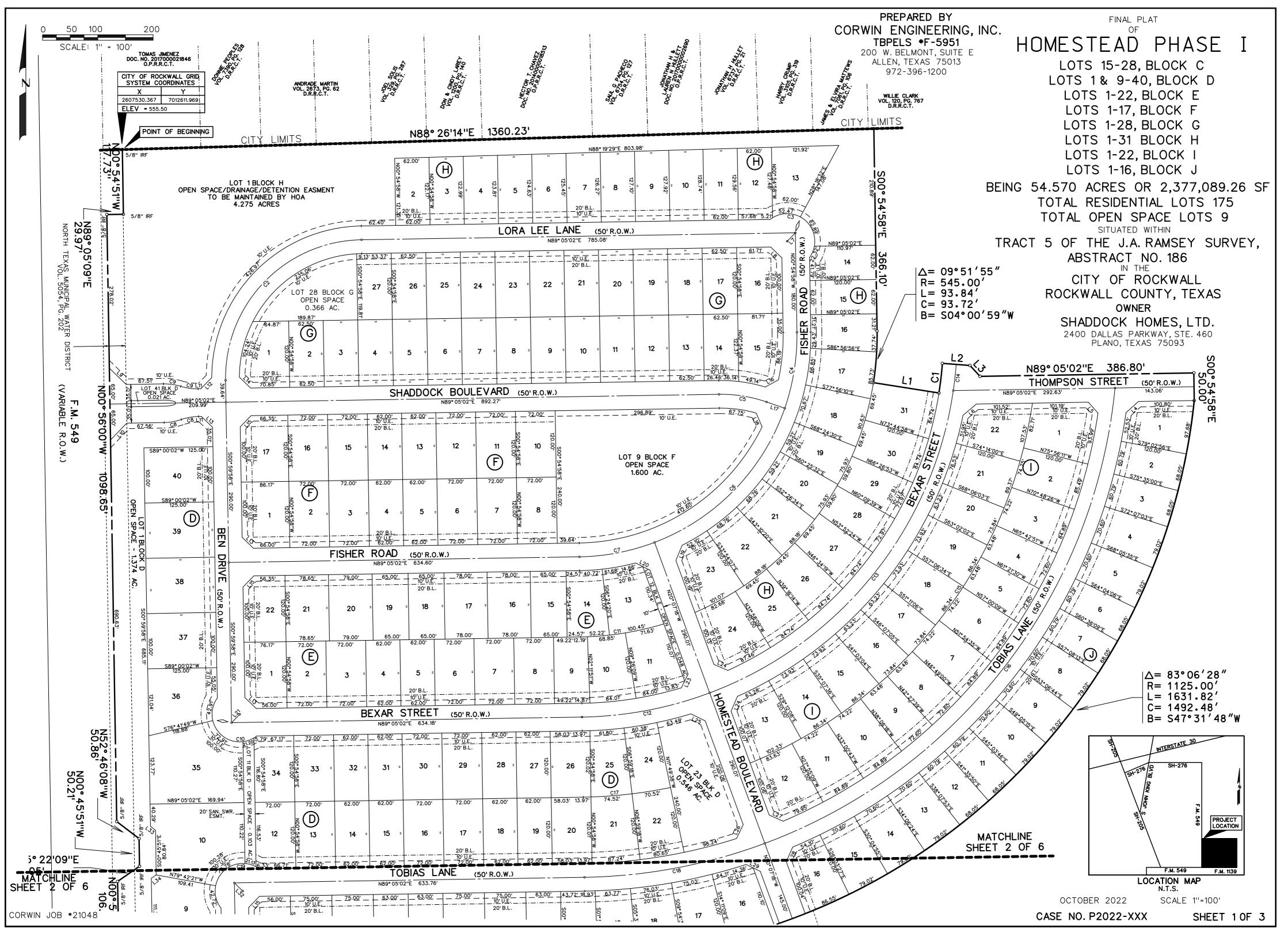
PLANNING & ZONING FEE

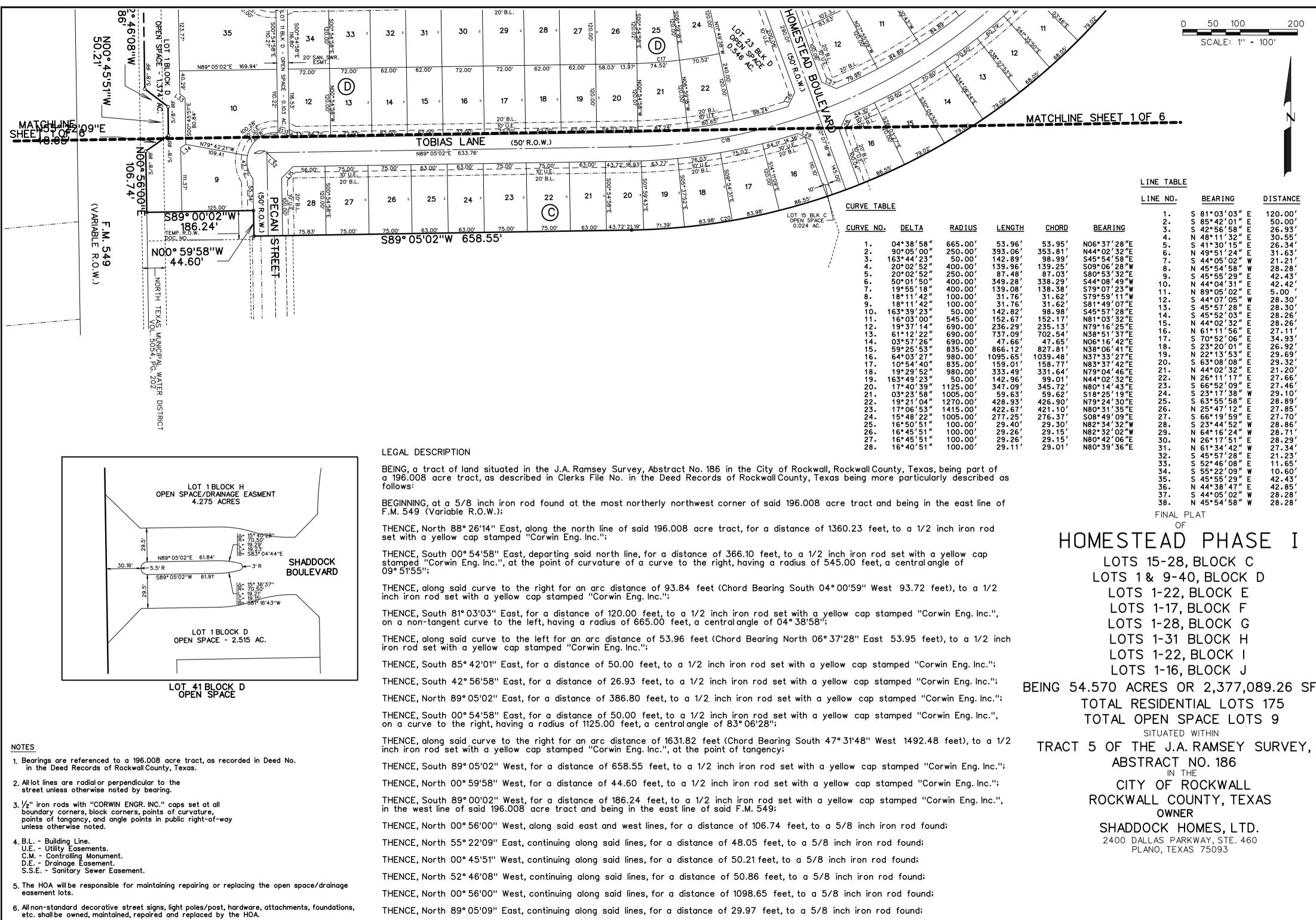
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT AMENDING OR MINOR PLAT PLAT REINSTATEMENT REQUEST SITE PLAN APPLICATION SITE PLAN AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING	ZONING APPLICATION ZONING CHANGE SPECIFIC USE PERMIT PD DEVELOPMENT PLAN OTHER APPLICATION TREE REMOVAL VARIANCE REQUEST/SPECIAL EXCEPTIONS
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RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES

	DEVELCOMEN City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087	Department		NOTE: CITY UNTI SIGNED BI DIRECTOR CITY ENGI	OF PLANNING: NEER:	22-0-655 RED ACCEPTED BY THE CITY ENGINEER HAVE
PLEASE CHECK THE APP	PROPRIATE BOX BELOW TO IN	DICATE THE TYPE OF DE	ZONING	APPLICATI	ON FEES:	
PRELIMINARY PLA FINAL PLAT (\$300. REPLAT (\$300.00 - AMENDING OR MI	00.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00)		CONTRACT CO	NG CHANGI CIFIC USE P EVELOPME APPLICATIO E REMOVAL ANCE REQU	E (\$200.00 + \$15.00 ACRE) ⁴ ERMIT (\$200.00 + \$15.00 ACRE) NT PLANS (\$200.00 + \$15.00 AC IN FEES: (\$75.00) JEST/SPECIAL EXCEPTIONS (\$	SKE) * \$100.00) ²
SITE PLAN APPLICA	TION FEES: 00 + \$20.00 ACRE) ¹ LAN/ELEVATIONS/LANDSCAPII	NG PLAN (\$100.00)	PER ACRE	AMOUNT, FOR	EL PLEASE USE THE EXAM ONE AGRE, R REQUESTS ON LESS THAN ONE AGRE, R BE ADDED TO THE APPLICATION FEE N WITHOUT OR NOT IN COMPLIANCE T	FOR ANY REQUEST THAT
PROPERTY INFOR	MATION [PLEASE PRINT]					
ADDRESS	A portion of JA Ramsey	Survey, Abstract No	o. 186; Pi	roperty ID	12255; FM 549	
SUBDIVISION	Shaddock Homestead				LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549					
ZONING, SITE PL	AN AND PLATTING INFO	ORMATION [PLEASE F	RINT]			
CURRENT ZONING	PD-92, Ord No. 21-24		CURRE	INT USE		
PROPOSED ZONING	PD-92, Ord No. 21-24		PROPOS	SED USE	Single Family Residen	
ACREAGE	129.485	LOTS [CURRENT]	1		LOTS [PROPOSED]	175
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX PPROVAL PROCESS, AND FAILUR INIAL OF YOUR CASE.					
OWNER/APPLICA	NT/AGENT INFORMAT	ION [PLEASE PRINT/CHEC	K THE PRIM	ARY CONTA	CT/ORIGINAL SIGNATURES ARE	REQUIRED]
	SH Dev Klutts Rockwall,		🖄 APP	LICANT	Michael Joyce Propertie	es
- CONTACT PERSON	Peter H. Shaddock, Jr.	C	ONTACT P	ERSON	Meredith Joyce	
ADDRESS	2400 Dallas Parkway, S	Ste. 460	AD	DRESS	767 Justin Rd	
CITY, STATE & ZIP	Plano, TX 75093		CITY, STAT	TE & ZIP	Rockwall, TX 75087	
PHONE	214-240-6004			PHONE	512-694-6394	
E-MAIL	land@shaddockhome	s.com		E-MAIL	meredith@michaeljoy	ceproperties.com
STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DA ION ON THIS APPLICATION TO BE	Y PERSONALLY APPEARED TRUE AND CERTIFIED THE I		ON CURLITT		THE UNDERSIGNED, WHO
SUBMITTED IN CONJUNC	2022 BY SIGNING D WITHIN THIS APPLICATION TO TION WITH THIS APPLICATION, IF SU	THIS APPLICATION, I AGREE THE PUBLIC. THE CITY IS CH REPRODUCTION IS ASSO	E THAT THE ALSO AUTH CIATED OR IN	CITY OF ROU ORIZED AND NRESPONSE	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE AN TO A REQUEST FOR PUBLIC INFOR	D AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION MATION."
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS TH	HE 19 DAY OF OU	tober	2022		etary ID #132837947 x Commission Expires
NOTARY PUBLIC IN ANI	OWNER'S SIGNATURE	angla	m	Ð	MY COMMISSION EXPIR	Becemper zz. zvza
	DEVELOPMENT APPLICATION = CI	TY OF ROCKWALL . 385 SO	UTH GOLIAI	D STREET • F	OCKWALL, TX 75087 + [P] (972)	771-7745





- 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

54.570 acres of land.

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IPHASE L subdivision to the City of Rockwall, Texos, and whose nome is subborbed herein, hereby nearby dedicate to the use of the public forever citatrets, ally, parks, water courses, droits, exements and public places thereen allow for the purpose and consideration therein expressed, we further centry have been notified and signed this plot.IB99-113722200We understand to hereby reserve the essement strips show on this plot for the purposes stated and for the mutualized and accommadation of all utilities dealing to use or using some. We also understand the following:1899-11372200041931. No buildings shalls constructed or placed upon, over, or across the utility essements as described herein.361000100127600100229000419332. Any public utility shallows the right to remove and keep removed allor part of my buildings, in constructing allor parts of their respective system on any of these essement strips; and any public utility shallows the right to remove and keep removed allor part of my buildings. from any public utility shallows the right of improvements without the necessity of at any time, procuring the permission of any nature resulting from or occasioned by the establishment of grade of striest in the subdivision. Prove the respective parking allow parts. to ever shallow requires a within the drings and the requires the requires and point, curb and point with respective of the strip of any nature resulting from or occasioned by the establishment of grade of striest in the subdivision. Prove the respective parts, allowed with the perspecting allowed merits with the drings and the report of the subdivision angle establishment of grade of stricets in the subdivision. 	COUNTY OF ROCKWALL					
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how been notified and signed this plot.2930293023930840840We indestand the following:1. No buildings shall be constructed or placed upon, over, or across the utility essements as described herein.29309318300830083002. Ary public utility shall have the right to remove and keep removed alor port of any buildings enderminet at the form or any of these essement strings and any public utility shall have the right of ingress or egress to enstruction, maintainence or efficiency of their respective system without the necessary of one occasioned by the establishment of grade of streets in the suddivision. From and uncorring the permission of anyone.7900388803. The City of Rockwell willing the responsible for the necessary facilities to provide drainage patterns and drainage room to developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage are one on diversely of faciled by storm to enstruction of the City of Rockwell willing the activity of Rockwell will not be responsible for the necessary facilities to provide drainage patterns and drainage from the developerant.111	and public places thereon shown for the purpose and consideration therein expressed. We further certify					
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written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein. SURVEYOR CERTIFICATE I, WARREN L. CORWIN, do hereby certify that the on-the-ground survey made under my direction are no encroachments, conflicts, protrusions or been prepared in accordance with the platting r	same made by a contractor and pay for the same out of the escrow deposit, should the developer	30	8640	5	7440	
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evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein. SURVEYOR CERTIFICATE I, WARREN L. CORWIN, do hereby certify that the on-the-ground survey made under my direction are no encroachments, conflicts, protrusions or been prepared in accordance with the platting r	deposit may be used by the owner and/or developer as progress payments as the work progresses	32	7440	7	8640	
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	the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.	ARREN L.CORV the-ground sur no encroachm n prepared in	VIN, do he vey mad ients, cor	e under m Iflicts, prof	y directions	on or

STATE OF TEXAS COUNTY OF DALLAS _, 2022. Given upon my hand and seal of office this_____

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & Zoning Commission Date

APPROVED

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 day of , 2022.

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

WITNESS OUR HANDS, this

Mayor, City of Rockwall

City Secretary

Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF
10	8640	1*	186204	10	9547
11	8640	2	7549	11	9547
12	8640	3	7600	12	10815
13	7440	4	7651	13	10939
14	7440	5	7702	14	9616
15	8640	6	7753	15	9616
16	8640	7	7804	16	8225
10	10151	8	7854	17	8225
Block G	10151	9	7905	18	9616
Lot	SF	10	7956	19	9616
1	9816	11	8007	20	8225
2	7500	12	8052	20	9954
3	7500	13	10731	22	10593
4	7500	14	7330	Block J	10000
5	7500	15	7440	Lot	SF
6	7500	16	7775	1	10025
7	7500	17	9155	2	7730
8	7500	18	9678	3	7730
9	7500	19	8109	4	8977
10	7500	20	8109	5	8977
10	7500	20	9417	6	7730
12	7500	22	9417	7	7730
13	7500	23	10197	8	8977
14	7528	23	11210	9	8977
15	10028	25	9252	10	8977
16	9606	26	9252	11	7730
10	7500	20	9252	12	7730
18	7500	28	7967	12	8977
18	7500	28	7967	13	8977
20	7500	30	9252	14	8977
20	7500	31	9252	15	9440
21	7500	Block I	3232	10	9440
22	7500	Lot	SF		
23	7500	1	11614		
24	7500	2	9614		
25	7500	3	9547		
20	7300	4	8165		
27	15929	5	8165		
20	12222	6	9547		
		7	9547		
		8			
		8	8165 8165		
		3	2010		

nat the plat shown hereon accurately represents the results of an ection and supervision and all corners are as shown thereon and there ns or visible utilities on the ground except as shown and said plat has tting rules and regulations of the City Plan Commission of the City of

WARREN L. CORWIN R.P.L.S. No. 4621

day of , 2022.

City Engineer

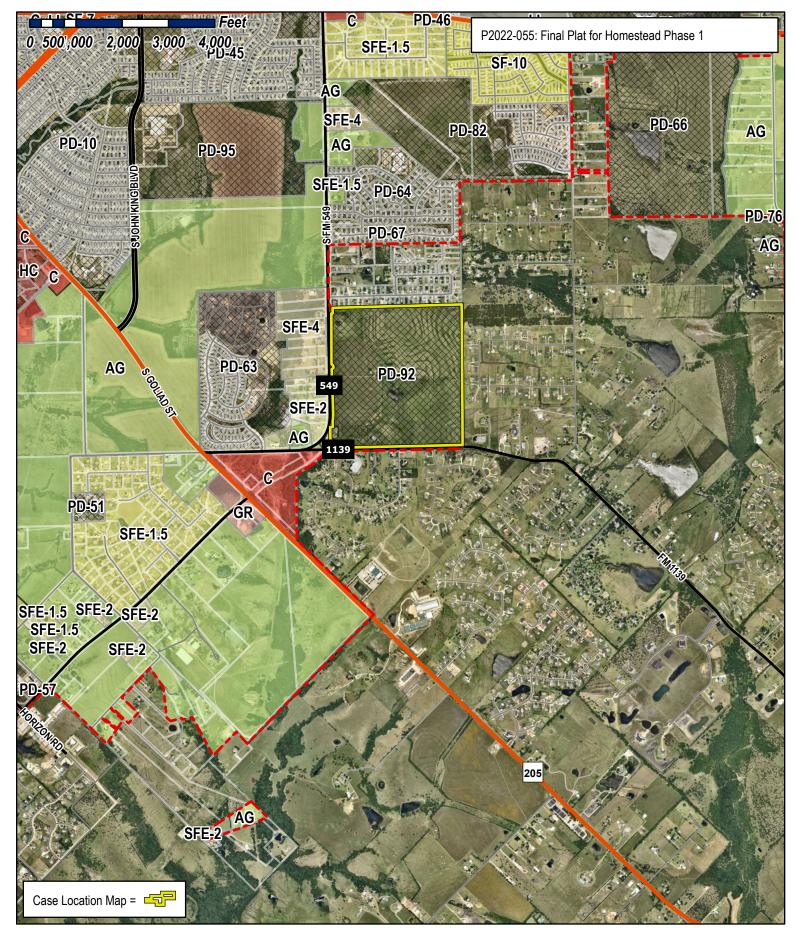
FINAL PLAT OF HOMESTEAD PHASE I LOTS 15-28, BLOCK C LOTS 1 & 9-40, BLOCK D LOTS 1-22, BLOCK E LOTS 1-17, BLOCK F LOTS 1-28, BLOCK G LOTS 1-31 BLOCK H LOTS 1-22, BLOCK I LOTS 1-16, BLOCK J BEING 54.570 ACRES OR 2,377,089.26 SF TOTAL RESIDENTIAL LOTS 175 TOTAL OPEN SPACE LOTS 9 SITUATED WITHIN TRACT 5 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

CASE NO. P2022-XXX

OCTOBER 2022

SCALE 1"=100'

	DEVELCOMEN City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087	Department		NOTE: CITY UNTI SIGNED BI DIRECTOR CITY ENGI	OF PLANNING: NEER:	22-0-655 RED ACCEPTED BY THE CITY ENGINEER HAVE
PLEASE CHECK THE APP	PROPRIATE BOX BELOW TO IN	DICATE THE TYPE OF DE	ZONING	APPLICATI	ON FEES:	
PRELIMINARY PLA Sinal Plat (\$300. REPLAT (\$300.00 - AMENDING OR MI PLAT REINSTATE	00.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00)		CONTRACT CO	NG CHANGI CIFIC USE P EVELOPME APPLICATIO E REMOVAL ANCE REQU	E (\$200.00 + \$15.00 ACRE) ⁴ ERMIT (\$200.00 + \$15.00 ACRE) NT PLANS (\$200.00 + \$15.00 AC IN FEES: (\$75.00) JEST/SPECIAL EXCEPTIONS (\$	SKE) * \$100.00) ²
SITE PLAN APPLICA	TION FEES: 00 + \$20.00 ACRE) ¹ LAN/ELEVATIONS/LANDSCAPII	NG PLAN (\$100.00)	PER ACRE	AMOUNT, FOR	EL PLEASE USE THE EXAM ONE AGRE, R REQUESTS ON LESS THAN ONE AGRE, R BE ADDED TO THE APPLICATION FEE N WITHOUT OR NOT IN COMPLIANCE T	FOR ANY REQUEST THAT
PROPERTY INFOR	MATION [PLEASE PRINT]					
ADDRESS	A portion of JA Ramsey	Survey, Abstract No	o. 186; Pi	roperty ID	12255; FM 549	
SUBDIVISION	Shaddock Homestead				LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549					
ZONING, SITE PL	AN AND PLATTING INFO	ORMATION [PLEASE F	RINT]			
CURRENT ZONING	PD-92, Ord No. 21-24		CURRE	INT USE		
PROPOSED ZONING	PD-92, Ord No. 21-24		PROPOS	SED USE	Single Family Residen	
ACREAGE	129.485	LOTS [CURRENT]	1		LOTS [PROPOSED]	175
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX PPROVAL PROCESS, AND FAILUR INIAL OF YOUR CASE.					
OWNER/APPLICA	NT/AGENT INFORMAT	ION [PLEASE PRINT/CHEC	K THE PRIM	ARY CONTA	CT/ORIGINAL SIGNATURES ARE	REQUIRED]
	SH Dev Klutts Rockwall,		🖄 APP	LICANT	Michael Joyce Propertie	es
- CONTACT PERSON	Peter H. Shaddock, Jr.	C	ONTACT P	ERSON	Meredith Joyce	
ADDRESS	2400 Dallas Parkway, S	Ste. 460	AD	DRESS	767 Justin Rd	
CITY, STATE & ZIP	Plano, TX 75093		CITY, STAT	TE & ZIP	Rockwall, TX 75087	
PHONE	214-240-6004			PHONE	512-694-6394	
E-MAIL	land@shaddockhome	s.com		E-MAIL	meredith@michaeljoy	ceproperties.com
STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DA ION ON THIS APPLICATION TO BE	Y PERSONALLY APPEARED TRUE AND CERTIFIED THE I		ON CURLITT		THE UNDERSIGNED, WHO
SUBMITTED IN CONJUNC	2022 BY SIGNING D WITHIN THIS APPLICATION TO TION WITH THIS APPLICATION, IF SU	THIS APPLICATION, I AGREE THE PUBLIC. THE CITY IS CH REPRODUCTION IS ASSO	E THAT THE ALSO AUTH CIATED OR IN	CITY OF ROU ORIZED AND NRESPONSE	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE AN TO A REQUEST FOR PUBLIC INFOR	D AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION MATION."
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS TH	HE 19 DAY OF OU	tober	2022		etary ID #132837947 x Commission Expires
NOTARY PUBLIC IN ANI	OWNER'S SIGNATURE	angla	m	Ð	MY COMMISSION EXPIR	Becemper zz. zvza
	DEVELOPMENT APPLICATION = CI	TY OF ROCKWALL . 385 SO	UTH GOLIAI	D STREET • F	OCKWALL, TX 75087 + [P] (972)	771-7745

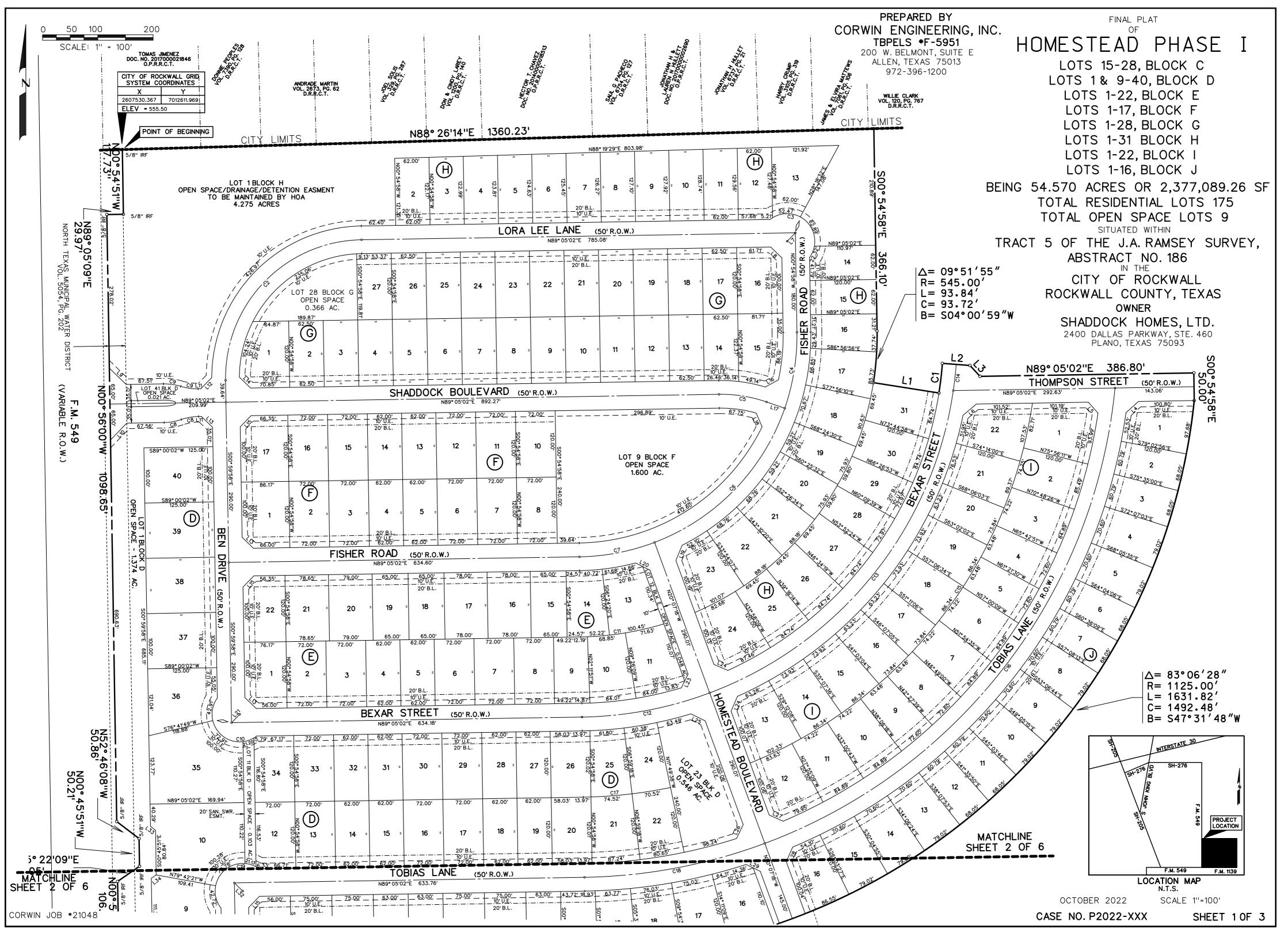


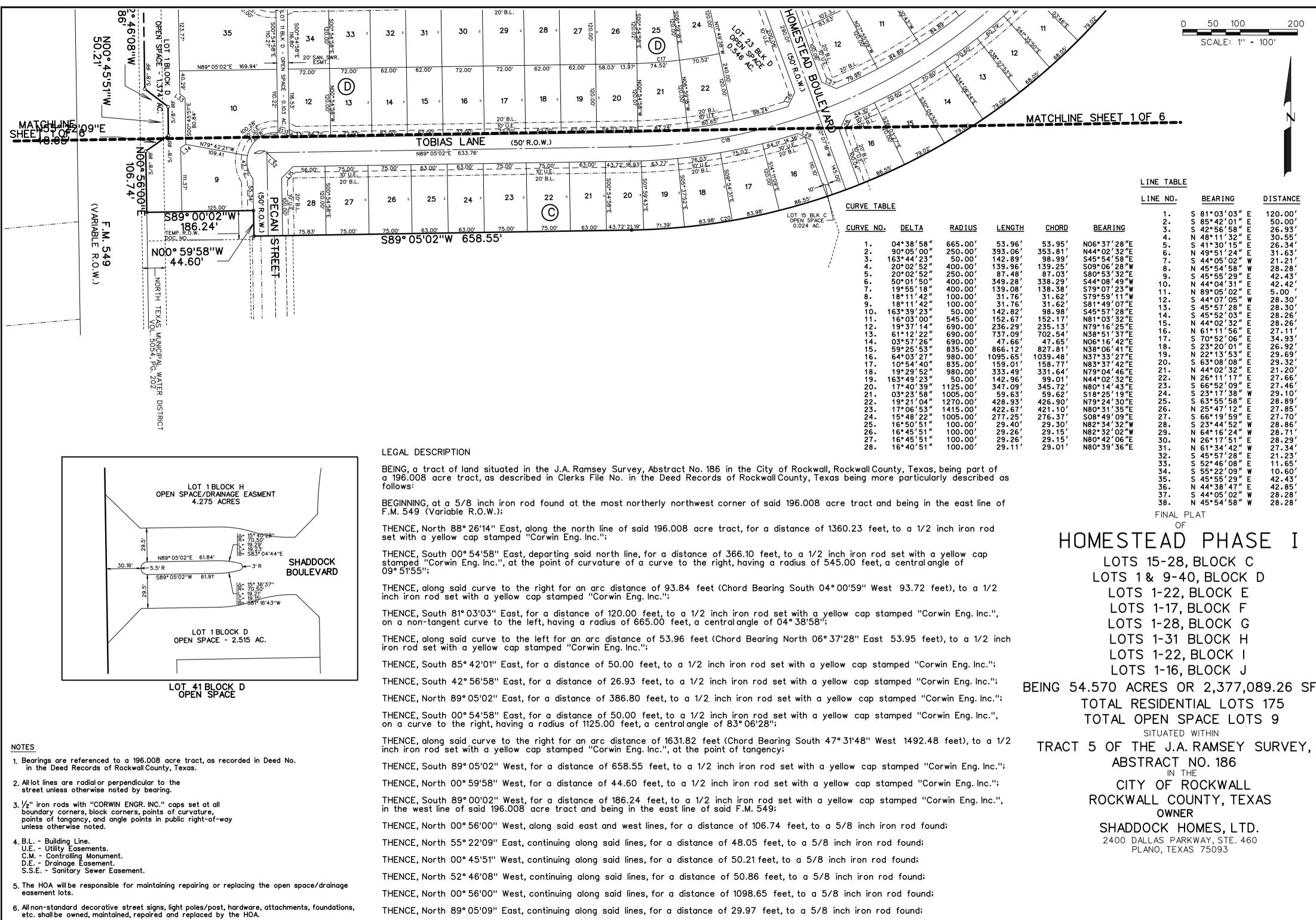


City of Rockwall

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.







- 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

54.570 acres of land.

UnderstandUnderstandOWNER'S CERTIFICATESTATE OF TEXESCOUNTY OF ROCKVALLMean Statem on this plot, and designated herein on the HOMESTERDMean Statem on this plot, and designated herein on the HOMESTERDMean Statem on this plot, and designated herein on the HOMESTERDMean Statem on this plot, and where norme is subarrised in the response of the one of the plot for the main state in the HOMESTERDMean Statem on the plot for the main state in the HOMESTERDMean Statem on the plot for the purposes, statem on the plot for the provide difficult of the origination of the form on the plot for the purposes, statem on the plot for the provide difficult of the origination of the provide difficult of the origination of the provide difficult of the origination of the purposes, statem on the plot for the provide difficult of the origination of the provide difficult of the origination of the provide difficult of the origination of the provide difficult of the provide difficult of the origination of the provide difficult of the origination of the statem of the provide difficult of the origination of the statem of the provide difficult of the origination of the statem origination of the statem origination of the origination or provide difficult of the origination of the statem origination or provide difficult of the origination or provide difficult of the origination or provide difficult of the origination of the statem origination or provide difficult of the origination or provide difficult of the origination or provide difficult of the origination or provide diffi						
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IPHASE L subdivision to the City of Rockwall, Texos, and whose nome is subborbed herein, hereby nearby dedicate to the use of the public forever citatrets, ally, parks, water courses, droits, exements and public places thereen allow for the purpose and consideration therein expressed, we further centry have been notified and signed this plot.IB99-113722200We understand to hereby reserve the essement strips show on this plot for the purposes stated and for the mutualized and accommadation of all utilities dealing to use or using some. We also understand the following:1899-11372200041931. No buildings shalls constructed or placed upon, over, or across the utility essements as described herein.361000100127600100229000419332. Any public utility shallows the right to remove and keep removed allor part of my buildings, in constructing allor parts of their respective system on any of these essement strips; and any public utility shallows the right to remove and keep removed allor part of my buildings. from any public utility shallows the right of improvements without the necessity of at any time, procuring the permission of any nature resulting from or occasioned by the establishment of grade of striest in the subdivision. Prove the respective parking allow parts. to ever shallow requires a within the drings and the requires the requires and point, curb and point with respective of the strip of any nature resulting from or occasioned by the establishment of grade of striest in the subdivision. Prove the respective parts, allowed with the perspecting allowed merits with the drings and the report of the subdivision angle establishment of grade of stricets in the subdivision. 	COUNTY OF ROCKWALL					
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streets with the required base and paving, curb and gutter, water and "sewer, drainage structures, storm structures, storm structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall: or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been authorizing the city to make such improvements at prevailing private commercial rates, or have the authorizing the city cortactor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the assigns hereby waive any claim, damage, or cause of action that we may have as a result of the assigns hereby waive any claim, damage, or cause of action that we may have as a result of the assigns hereby waive any claim, damage, or cause of action that we may have as a result of the assigns hereby any loaim, damage, or cause of action that we may have as a result of the assigns hereby and private commercial cates are accounter to the platting or assigns hereby and herein.	the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts including the actual installation of			22		
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Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or268640110130Until the developer and/or owner files a corporate surety bond with the city secretary, supported by evidence of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.268640110130We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.SURVEYOR CERTIFICATEI, WARREN L. CORWIN, do hereby certify that the on the-ground survey made under my direction or encordonce with the platting r on encordonce with the platting r		TFICATE DRE, KNOW ALL MEN BY THESE PRESENTS: 3000/W4L signed owners of the lond shown on this plot, and designated herein as the HOMESTEAD wision to the City of Rockwall, Texas, and whose name is subacribed herein, cheraby case herean shown for the purposes and construction here in separated herein (cheraby access herean shown for the purposes and construction here in separated herein (cheraby and and hereaby reserve the easement strips shown on this plot for the purposes the multipland accommodation of duiluline design to use or using same. We alle constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easements as allel to constructed or placed upon, over, or across the utility easement strips: a utility skell of there have the dight of arry status resulting from or the establishment of grade of a ray to their respective system without the necessity of, ot any g the permission of anyone. The development. The development. The development. The development of grade of a ray nature resulting from or the development. The development of grade of a ray nature resulting from or the development. The development of grade of any nature resulting from or the development. The development of grade of a days, all constructed				
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authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. We further acknowledge that the dedications and/or exaction's made herein are proportional to comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the exactions made herein.	city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary accompanied by an agreement signed by the developer and/or owner.	28	7440	3	8640	
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evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein. SURVEYOR CERTIFICATE I, WARREN L. CORWIN, do hereby certify that the on-the-ground survey made under my direction are no encroachments, conflicts, protrusions or been prepared in accordance with the platting r	deposit may be used by the owner and/or developer as progress payments as the work progresses	32	7440	7	8640	
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the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.	to the cost of such improvements for the designated area, guaranteeing the installation thereof within	*Denotes H	OA Lots*			
	the impact of the Subdivision upon the public services required in order that the development will I, W, comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the are dedications made herein.	ARREN L.CORV the-ground sur no encroachm n prepared in	VIN, do he vey mad ients, cor	e under m Iflicts, prof	y directions	on or

STATE OF TEXAS COUNTY OF DALLAS _, 2022. Given upon my hand and seal of office this_____

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & Zoning Commission Date

APPROVED

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 day of , 2022.

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

WITNESS OUR HANDS, this

Mayor, City of Rockwall

City Secretary

Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF
10	8640	1*	186204	10	9547
11	8640	2	7549	11	9547
12	8640	3	7600	12	10815
13	7440	4	7651	13	10939
14	7440	5	7702	14	9616
15	8640	6	7753	15	9616
16	8640	7	7804	16	8225
10	10151	8	7854	17	8225
Block G	10151	9	7905	18	9616
Lot	SF	10	7956	19	9616
1	9816	11	8007	20	8225
2	7500	12	8052	20	9954
3	7500	13	10731	22	10593
4	7500	14	7330	Block J	10000
5	7500	15	7440	Lot	SF
6	7500	16	7775	1	10025
7	7500	17	9155	2	7730
8	7500	18	9678	3	7730
9	7500	19	8109	4	8977
10	7500	20	8109	5	8977
10	7500	20	9417	6	7730
12	7500	22	9417	7	7730
13	7500	23	10197	8	8977
14	7528	23	11210	9	8977
15	10028	25	9252	10	8977
16	9606	26	9252	11	7730
10	7500	20	9252	12	7730
18	7500	28	7967	12	8977
18	7500	28	7967	13	8977
20	7500	30	9252	14	8977
20	7500	31	9252	15	9440
21	7500	Block I	3232	10	9440
22	7500	Lot	SF		
23	7500	1	11614		
24	7500	2	9614		
25	7500	3	9547		
20	7300	4	8165		
27	15929	5	8165		
20	12222	6	9547		
		7	9547		
		8			
		8	8165 8165		
		3	2010		

nat the plat shown hereon accurately represents the results of an ection and supervision and all corners are as shown thereon and there ns or visible utilities on the ground except as shown and said plat has tting rules and regulations of the City Plan Commission of the City of

WARREN L. CORWIN R.P.L.S. No. 4621

day of , 2022.

City Engineer

FINAL PLAT OF HOMESTEAD PHASE I LOTS 15-28, BLOCK C LOTS 1 & 9-40, BLOCK D LOTS 1-22, BLOCK E LOTS 1-17, BLOCK F LOTS 1-28, BLOCK G LOTS 1-31 BLOCK H LOTS 1-22, BLOCK I LOTS 1-16, BLOCK J BEING 54.570 ACRES OR 2,377,089.26 SF TOTAL RESIDENTIAL LOTS 175 TOTAL OPEN SPACE LOTS 9 SITUATED WITHIN TRACT 5 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

CASE NO. P2022-XXX

OCTOBER 2022

SCALE 1"=100'

PROJECT COMMENTS



DATE: 10/20/2022

PROJECT NUMBER:	P2022-055
PROJECT NAME:	Final Plat for Shaddock Homestead
SITE ADDRESS/LOCATIONS:	

CASE MANAGER: CASE MANAGER PHONE: CASE MANAGER EMAIL: Henry Lee 972.772.6434 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 Final Plat for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-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	Ryan Miller	10/20/2022	Approved w/ Comments	

10/20/2022: P2022-055: Final Plat for Phase 1 of the Homestead Subdivision

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-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.

1.2 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 (P2022-055) in the lower right-hand corner of all pages on future submittals.

M.4 Within the Title Block correct Tract 5 to Tract 6.

M.5 There should be two (2) corners tied to state plane coordinates.

M.6 Include the Lot Area on each lot.

M.7 Please show the rest of the subdivision on this plat. Have the remaining phases as one (1) lot, have the Park in a separate Lot and Block, and dedicate the Park with this phase.

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

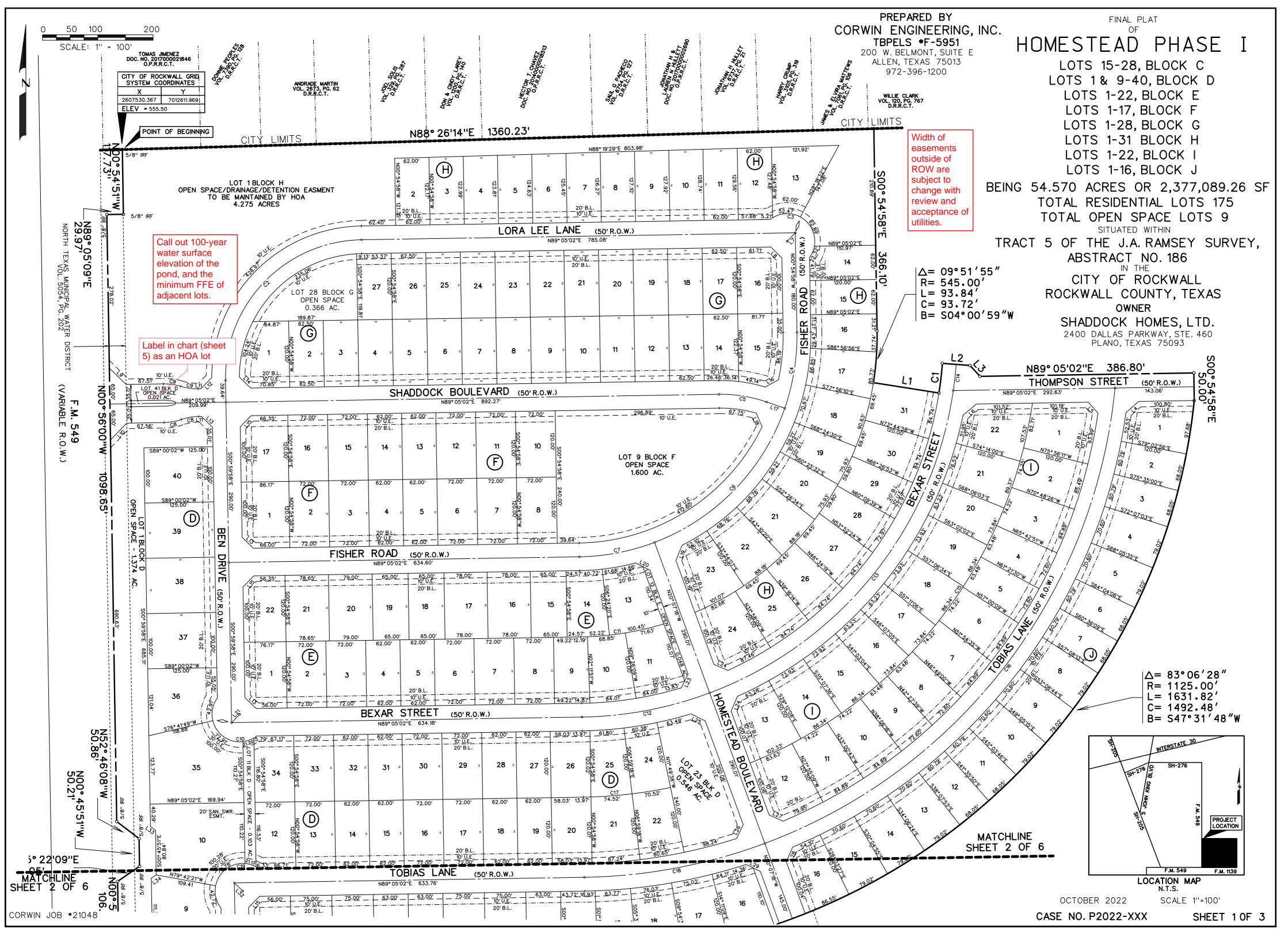
1.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on November 15, 2022.

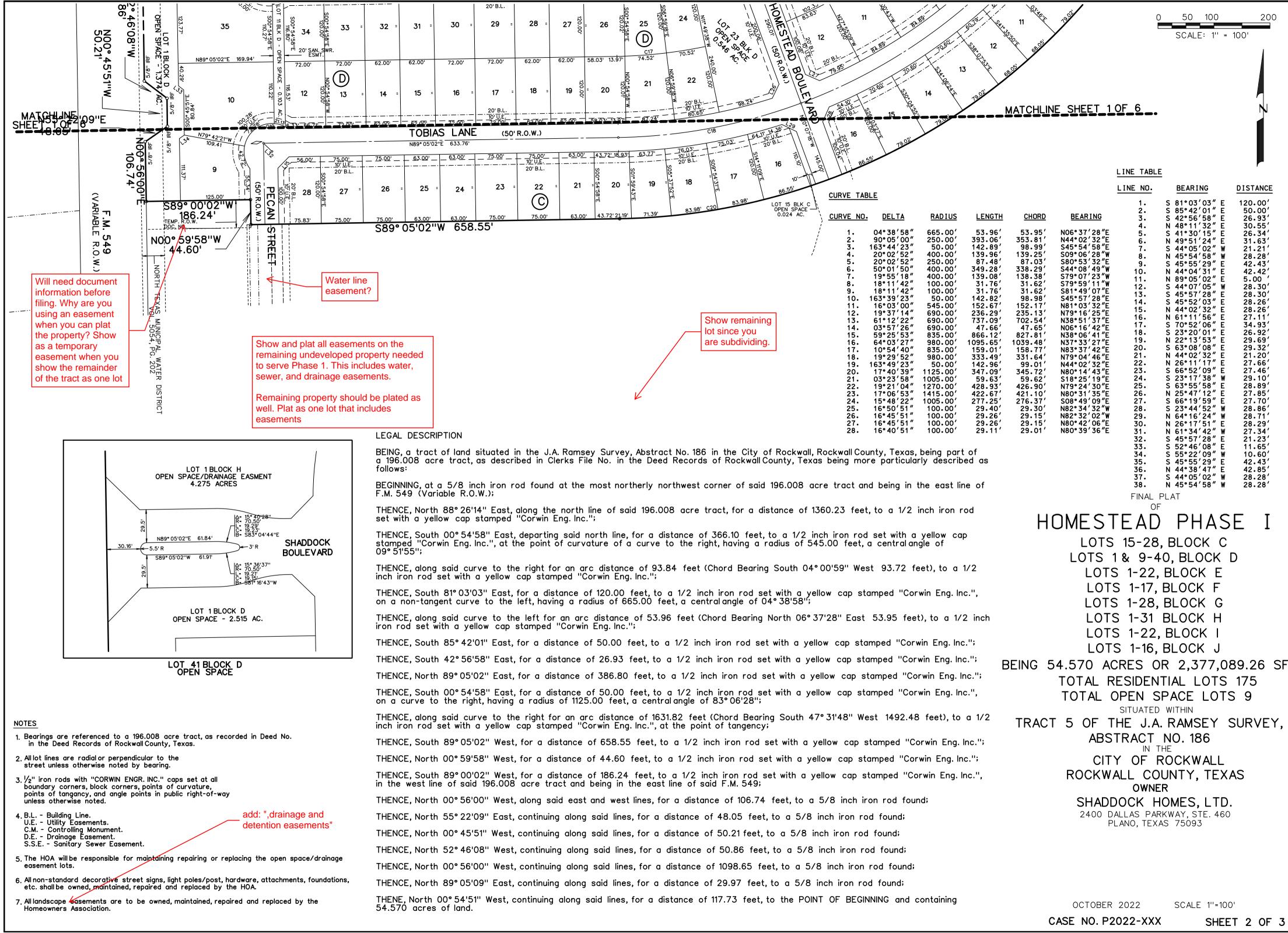
I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: October 25, 2022 Parks Board: November 1, 2022 Planning and Zoning Action: November 15, 2022 City Council: November 21, 2022

I.11 Please note that once the Final 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	10/19/2022	Needs Review
 Label in chart (sheet 5) as an Width of easements outside of Will need document information the tract as one lot Water line easement in the ex Show and plat all easements of 	tension of Pecan Street? on the remaining undeveloped property needed s one lot that includes easements.		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved
No Comments			
No Comments DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT





		Homestead									
		Block C		Block D		Block F		Block H		Block I	
IER'S CERTIFICATE		Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	S
, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:		15*	1051	34	8632	10	8640	1*	186204	10	95
TE OF TEXAS INTY OF ROCKWALL		16	9590	35	22269	11	8640	2	7549	11	95
the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD		17	9541	36	13128	12	8640	3	7600	12	108
SE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby		18	9541	37	12500	13	7440	4	7651	13	109
cate to the use of the public forever all streets, alleys, parks, water courses, drains, easements public places thereon shown for the purpose and consideration therein expressed. We further certify	HOA Lot? —		8110	38	12500	14	7440	5	7702	14	96
all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, subdivision been notified and signed this plat.		20	7654 7560	39 40	12500 12500	15	8640	6	7753	15	90 82
e been notified and signed this plat.		21 22	9000	\rightarrow 40	913	16 17	8640 10151	8	7804 7854	16 17	8
understand and do hereby reserve the easement strips shown on this plat for the purposes ed and for the mutualuse and accommodation of allutilities desiring to use or using same. We		23	9000	Block E	515	Block G	10151	9	7905	18	9
understand the following;		24	7560	Lot	SF	Lot	SF	10	7956	19	9
buildings shall be constructed or placed upon over or general the utility accoments on		25	7560	1	8930	1	9816	11	8007	20	8
o buildings shallbe constructed or placed upon, over, or across the utility easements as cribed herein.		26	9000	2	8640	2	7500	12	8052	21	9
		27	9000	3	8640	3	7500	13	10731	22	10
ny public utility shall have the right to remove and keep removed all or part of any buildings, es, trees, shrubs, or other growths or improvements which in any way endanger or interfere with		28	8910	4	7440	4	7500	14	7330	Block J	
struction, maintenance or efficiency of their respective system on any of these easement strips;		Block D		5	7440	5	7500	15	7440	Lot	
any public utility shall at all times have the right of ingress or egress to, from and upon the said ement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and		Lot	SF	6	8640	6	7500	16	7775	1	10
er adding to or removing all or part of their respective system without the necessity of, at any		1*	59855	7	8640	7	7500	17	9155	2	
e, procuring the permission of anyone.		9	12984	8	8640	8	7500	18	9678	3	
he City of Rockwall will not be responsible for any claims of any nature resulting from or		10 11*	21685 4507	9	7530 9172	9	7500 7500	19	8109 8109	4	3
asioned by the establishment of grade of streets in the subdivision.		11	4507 8630	10 11	9172	10 11	7500	20 21	9417	6	-
he developer and subdivision engineer shallbear total responsibility for storm drain		12	8640	12*	2103	11	7500	22	9417	7	
ovements.		15	7440	13	10281	13	7500	23	10197	8	
he developer shall be responsible for the necessary facilities to provide drainage patterns and		15	7440	14	8524	14	7528	24	11210	9	8
nage controls such that properties within the drainage area are not adversely affected by storm		16	8640	15	7800	15	10028	25	9252	10	
nage from the development.		17	8640	16	9360	16	9606	26	9252	11	
he detention drainage system is to be maintained, repaired and owned by the subdivision. Property		18	7440	17	9360	17	7500	27	9252	12	
er shall be responsible for maintaining, repairing, and replacing all systems within the drainage and ention easements including the City Park.		19	7440	18	7800	18	7500	28	7967	13	
		20	8640	19	7800	19	7500	29	7967	14	8
o house dwelling unit, or other structure shall be constructed on any lot in this addition by the		21	9706	20	9480	20	7500	30	9252	15	8
er or any other person until the developer and/or owner has complied with all requirements of Subdivision Regulations of the City of Rockwall regarding improvements with respect to the		22	9070	21	9438	21	7500	31	9252	16	9
e block on the street or streets on which property abuts, including the actual installation of		23*	23810	22	8951	22	7500	Block I	65		
ets with the required base and paving, curb and gutter, water and sewer, drainage structures, measures is and alleys, all according to the specifications of the City of		24	7854 8180	Block F Lot	SF	23	7500 7500	Lot 1	SF 11614		
<wall; or<="" td=""><td></td><td>25 26</td><td>8640</td><td>1</td><td>ог 10130</td><td>24 25</td><td>7500</td><td>2</td><td>9614</td><td></td><td></td></wall;>		25 26	8640	1	ог 10130	24 25	7500	2	9614		
an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the		20	7440	2	8640	26	7500	3	9547		
s engineer and/or city administrator, computed on a private commercialrate basis, has been		28	7440	3	8640	27	7499	4	8165		T
e with the city secretary, accompanied by an agreement signed by the developer and/or owner, orizing the city to make such improvements at prevailing private commercial rates, or have the		29	8640	4	7440	28*	15929	5	8165		
e made by a contractor and pay for the same out of the escrow deposit, should the developer		30	8640	5	7440			6	9547		
or owner failor refuse to install the required improvements within the time stated in such an agreement, but in no case shall the City be obligated to make such improvements itself. Such		31	7440	6	8640			7	9547		
osit may be used by the owner and/or developer as progress payments as the work progresses		32	7440	7	8640			8	8165		
naking such improvements by making certified requisitions to the city secretary, supported by ence of work done; or		33	8640	8	8640			9	8165		
				9*	69710						
the developer and/or owner files a corporate surety bond with the city secretary in a sum equal the cost of such improvements for the designated area, guaranteeing the installation thereof within		*Denotes H0	DA Lots*								
time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.											
further acknowledge that the dedications and/or exaction's made herein are proportional to	SURV	YEYOR CERTIF	ICATE								
impact of the Subdivision upon the public services required in order that the development will port with the present and future growth needs of the City; we, our successors and		RREN L. CORW									
gns hereby waive any claim, damage, or cause of action that we may have as a result of the		ne-ground sur no encroachm									
cation of exactions made herein.	been	prepared in (
DDOCK HOMES, LTD.	Rock	wall, Texas.									
	DATE	D the this	day	of	, 202	2.					
						ARREN L. R.P.L.S. No					
TE OF TEXAS						11.1 .L.J. NO	J. TUZI				
INTY OF DALLAS											
ore me, the undersigned authority, on this day personally appeared											
nowledged to me that he executed the same for the purpose and consideration therein stated.											
n upon my hand and seal of office this day of 2022.											

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & Zoning Commission

APPROVED

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 day of , 2022.

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

WITNESS OUR HANDS, this

Mayor, City of Rockwall

City Secretary

Date

f an nd there plat has City of

day of , 2022.

City Engineer

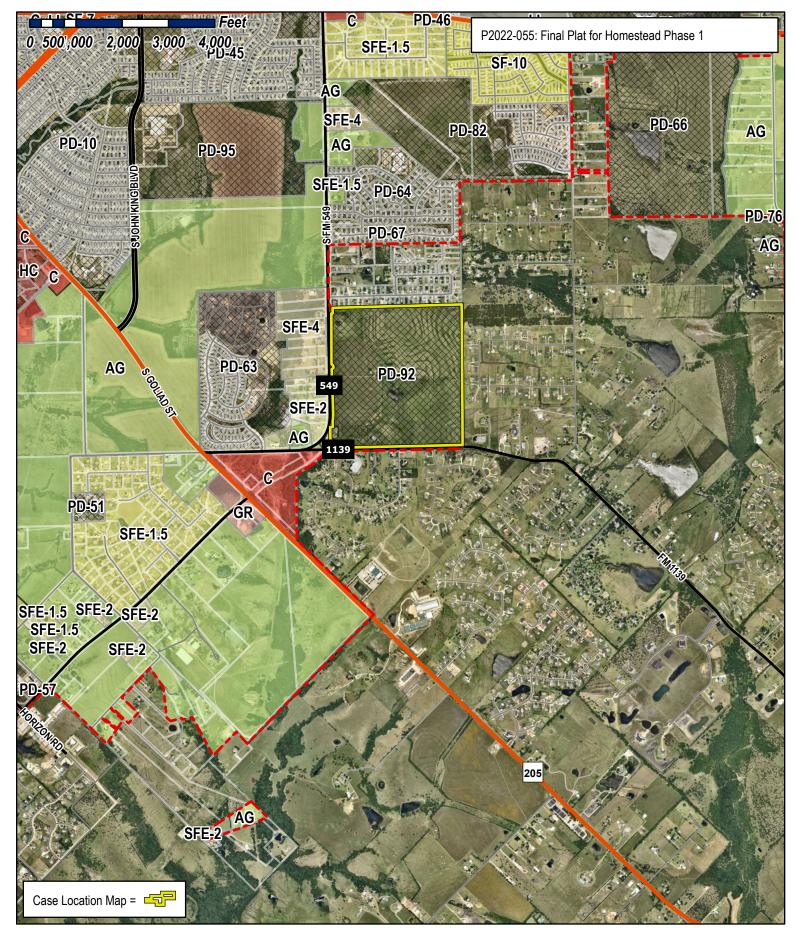
FINAL PLAT OF HOMESTEAD PHASE Ι LOTS 15-28, BLOCK C LOTS 1 & 9-40, BLOCK D LOTS 1-22, BLOCK E LOTS 1-17, BLOCK F LOTS 1-28, BLOCK G LOTS 1-31 BLOCK H LOTS 1-22, BLOCK I LOTS 1-16, BLOCK J BEING 54.570 ACRES OR 2,377,089.26 SF TOTAL RESIDENTIAL LOTS 175 TOTAL OPEN SPACE LOTS 9 SITUATED WITHIN TRACT 5 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

CASE NO. P2022-XXX

OCTOBER 2022

SCALE 1"=100'

	DEVELCOMEN City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087	Department		NOTE: CITY UNTI SIGNED BI DIRECTOR CITY ENGI	OF PLANNING: NEER:	22-0-655 RED ACCEPTED BY THE CITY ENGINEER HAVE
PLEASE CHECK THE APP	PROPRIATE BOX BELOW TO IN	DICATE THE TYPE OF DE	ZONING	APPLICATI	ON FEES:	
PRELIMINARY PLA Sinal Plat (\$300. REPLAT (\$300.00 - AMENDING OR MI PLAT REINSTATE	00.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00)		CONTRACT CO	NG CHANGI CIFIC USE P EVELOPME APPLICATIO E REMOVAL ANCE REQU	E (\$200.00 + \$15.00 ACRE) ⁴ ERMIT (\$200.00 + \$15.00 ACRE) NT PLANS (\$200.00 + \$15.00 AC IN FEES: (\$75.00) JEST/SPECIAL EXCEPTIONS (\$	SKE) * \$100.00) ²
SITE PLAN APPLICA	TION FEES: 00 + \$20.00 ACRE) ¹ LAN/ELEVATIONS/LANDSCAPII	NG PLAN (\$100.00)	PER ACRE	AMOUNT, FOR	EL PLEASE USE THE EXAM ONE AGRE, R REQUESTS ON LESS THAN ONE AGRE, R BE ADDED TO THE APPLICATION FEE N WITHOUT OR NOT IN COMPLIANCE T	FOR ANY REQUEST THAT
PROPERTY INFOR	MATION [PLEASE PRINT]					
ADDRESS	A portion of JA Ramsey	Survey, Abstract No	o. 186; Pi	roperty ID	12255; FM 549	
SUBDIVISION	Shaddock Homestead				LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549					
ZONING, SITE PL	AN AND PLATTING INFO	ORMATION [PLEASE F	RINT]			
CURRENT ZONING	PD-92, Ord No. 21-24		CURRE	INT USE		
PROPOSED ZONING	PD-92, Ord No. 21-24		PROPOS	SED USE	Single Family Residen	
ACREAGE	129.485	LOTS [CURRENT]	1		LOTS [PROPOSED]	175
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX PPROVAL PROCESS, AND FAILUR MIAL OF YOUR CASE.					
OWNER/APPLICA	NT/AGENT INFORMAT	ION [PLEASE PRINT/CHEC	K THE PRIM	ARY CONTA	CT/ORIGINAL SIGNATURES ARE	REQUIRED]
	SH Dev Klutts Rockwall,		🖄 APP	LICANT	Michael Joyce Propertie	es
- CONTACT PERSON	Peter H. Shaddock, Jr.	C	ONTACT P	ERSON	Meredith Joyce	
ADDRESS	2400 Dallas Parkway, S	Ste. 460	AD	DRESS	767 Justin Rd	
CITY, STATE & ZIP	Plano, TX 75093		CITY, STAT	TE & ZIP	Rockwall, TX 75087	
PHONE	214-240-6004			PHONE	512-694-6394	
E-MAIL	land@shaddockhome	s.com		E-MAIL	meredith@michaeljoy	ceproperties.com
STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DA ION ON THIS APPLICATION TO BE	Y PERSONALLY APPEARED TRUE AND CERTIFIED THE I		ON CURLITT		THE UNDERSIGNED, WHO
SUBMITTED IN CONJUNC	2022 BY SIGNING D WITHIN THIS APPLICATION TO TION WITH THIS APPLICATION, IF SU	THIS APPLICATION, I AGREE THE PUBLIC. THE CITY IS CH REPRODUCTION IS ASSO	E THAT THE ALSO AUTH CIATED OR IN	CITY OF ROU ORIZED AND NRESPONSE	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE AN TO A REQUEST FOR PUBLIC INFOR	D AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION MATION."
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS TH	HE 19 DAY OF OU	tober	2022		etary ID #132837947 x Commission Expires
NOTARY PUBLIC IN ANI	OWNER'S SIGNATURE	angla	m	Ð	MY COMMISSION EXPIR	Becemper zz. zvza
	DEVELOPMENT APPLICATION = CI	TY OF ROCKWALL . 385 SO	UTH GOLIAI	D STREET • F	OCKWALL, TX 75087 + [P] (972)	771-7745

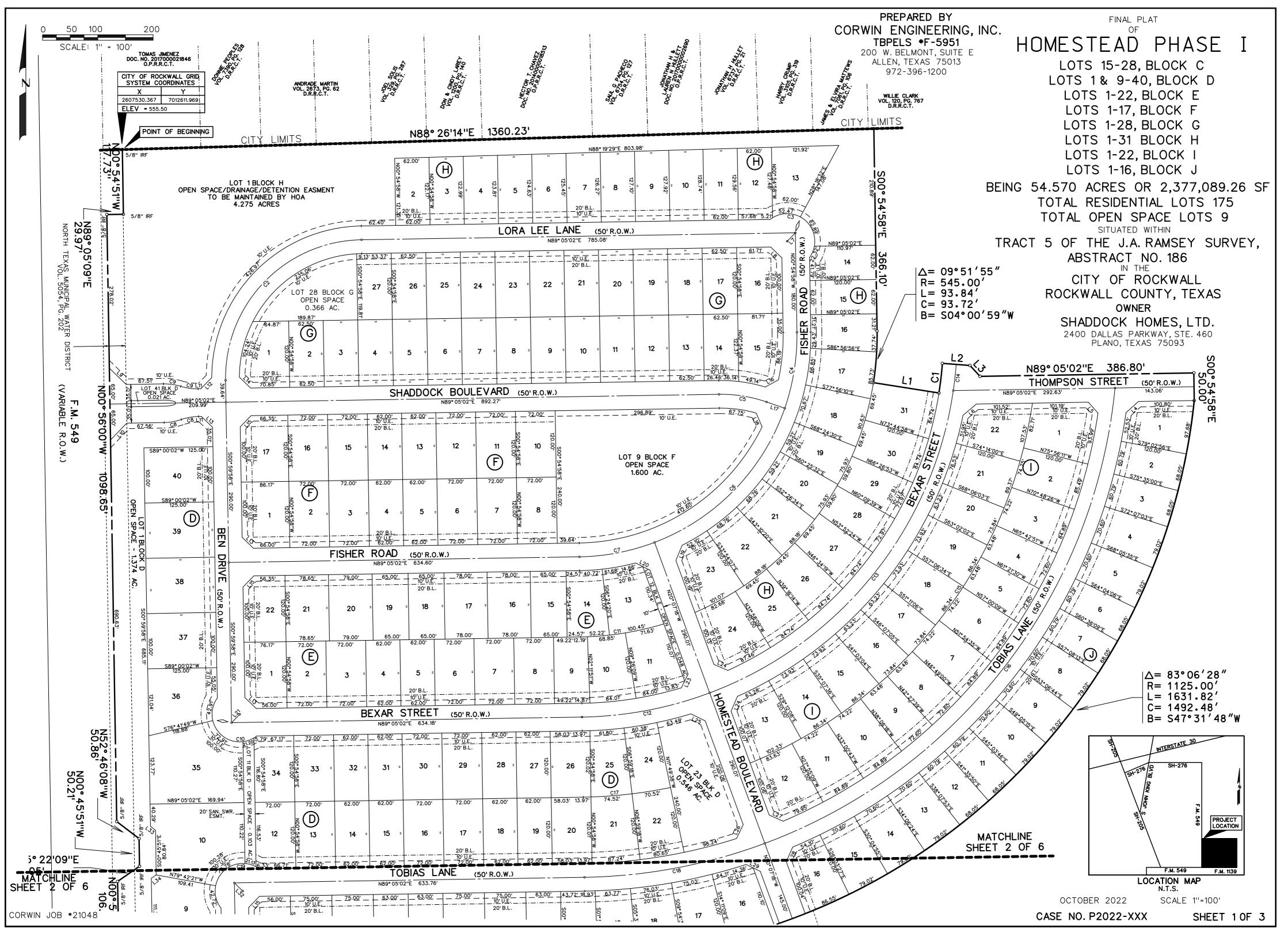


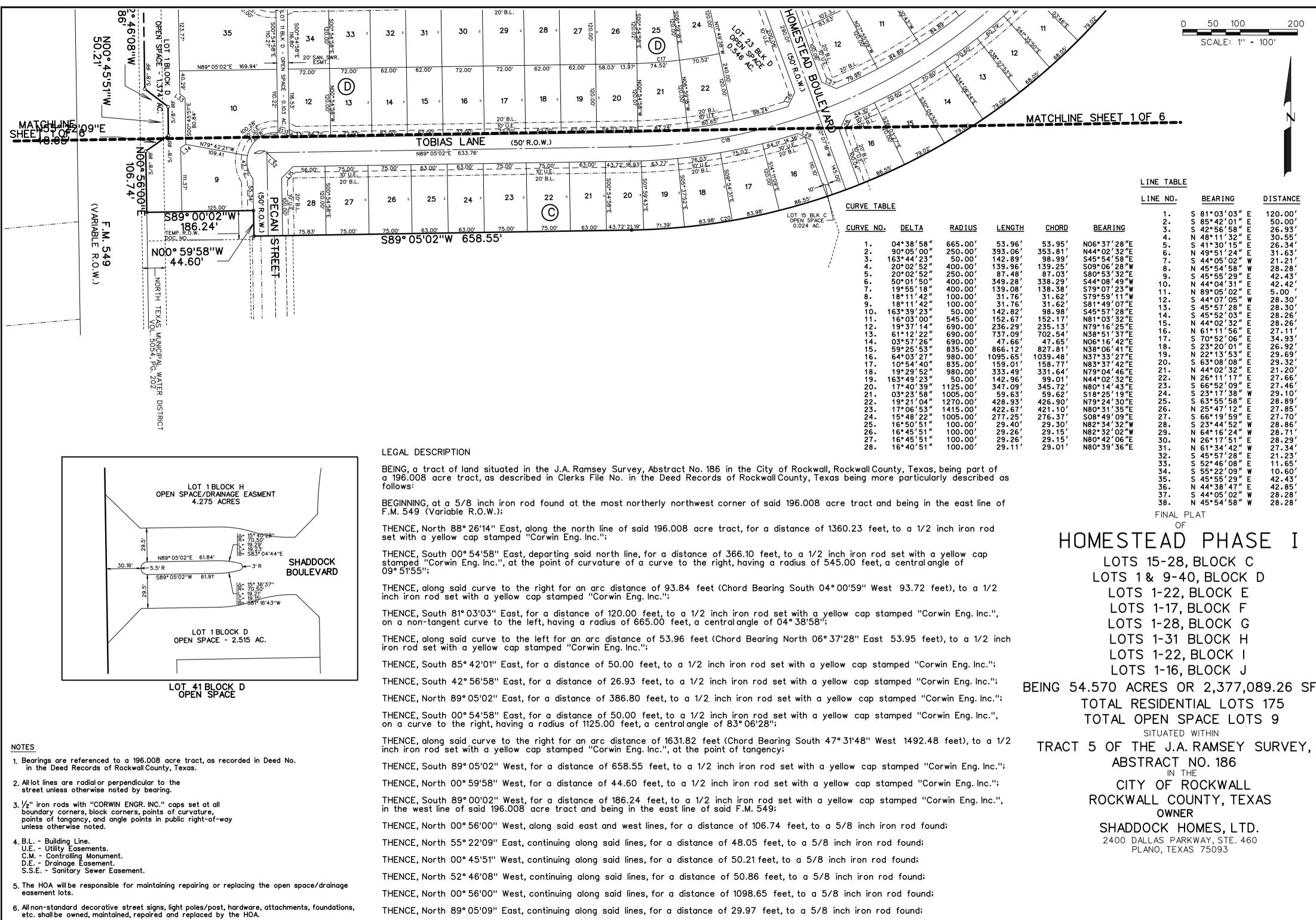


City of Rockwall

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.







- 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

54.570 acres of land.

UnderstandUnderstandOWNER'S CERTIFICATESTATE OF TEXESCOUNTY OF ROCKVALLMean Statem on this plot, and designated herein on the HOMESTERDMean Statem on this plot, and designated herein on the HOMESTERDMean Statem on this plot, and designated herein on the HOMESTERDMean Statem on this plot, and where norme is subarrised in the response of the one of the plot for the main state in the HOMESTERDMean Statem on the plot for the main state in the HOMESTERDMean Statem on the plot for the purposes, statem on the plot for the provide difficult of the origination of the form on the plot for the purposes, statem on the plot for the provide difficult of the origination of the provide difficult of the origination of the provide difficult of the origination of the purposes, statem on the plot for the provide difficult of the origination of the provide difficult of the origination of the provide difficult of the origination of the provide difficult of the provide difficult of the origination of the provide difficult of the origination of the statem of the provide difficult of the origination of the statem of the provide difficult of the origination of the statem origination of the statem origination of the origination or provide difficult of the origination of the statem origination or provide difficult of the origination or provide difficult of the origination or provide difficult of the origination of the statem origination or provide difficult of the origination or provide difficult of the origination or provide difficult of the origination or provide diffi						
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NMMTHEREFORE, (NOW ALL MALL MEN BY THESE PRESENTS: STATE OF TEXES COUNTY OF ROCKAULL many pather present at how the plate and designed harvin as the HOMESTEDD phases in schema factor the grave and designed harvin as the HOMESTEDD phases in schema factor the grave and designed harvin as the HOMESTEDD phases in schema factor the grave and designed harvin as the transmit is matching as the ended of the ended of the grave and designed harvin as the transmit is matching as the ended of the ended o	OWNER'S CERTIFICATE	Block C				В
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COUNTY OF ROCKWALLCounty and place that being shown on this plat, and designed havin as the HOMESTERDThe HOMESTERD<						4
IPHASE L subdivision to the City of Rockwall, Texos, and whose nome is subborbed herein, hereby nearby dedicate to the use of the public forever citatrets, ally, parks, water courses, droits, exements and public places thereen allow for the purpose and consideration therein expressed, we further centry have been notified and signed this plot.IB99-113722200We understand to hereby reserve the essement strips show on this plot for the purposes stated and for the mutualized and accommadation of all utilities dealing to use or using some. We also understand the following:1899-11372200041931. No buildings shalls constructed or placed upon, over, or across the utility essements as described herein.361000100127600100229000419332. Any public utility shallows the right to remove and keep removed allor part of my buildings, in constructing allor parts of their respective system on any of these essement strips; and any public utility shallows the right to remove and keep removed allor part of my buildings. from any public utility shallows the right of improvements without the necessity of at any time, procuring the permission of any nature resulting from or occasioned by the establishment of grade of striest in the subdivision. Prove the respective parking allow parts. to ever shallow requires a within the drings and the requires the requires and point, curb and point with respective of the strip of any nature resulting from or occasioned by the establishment of grade of striest in the subdivision. Prove the respective parts, allowed with the perspecting allowed merits with the drings and the report of the subdivision angle establishment of grade of stricets in the subdivision. 	COUNTY OF ROCKWALL					
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and public places therean shown for the purpose and consideration therein expressed, we further certify that place therein the respective of the interest in the MoMESTLE DMEXE is additional source of the purposes of the interest in the MoMESTLE DMEXE is additional source of the place of the interest in the MoMESTLE DMEXE is additional source of the place of the interest in the MoMESTLE DMEXE is additional source of the place of the interest in the MoMESTLE DMEXE is additional source of the place of the pla	PHASE I, subdivision to the City of Rockwall, Lexas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets alleys parks water courses drains easements					
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STATE OF TEXAS COUNTY OF DALLAS _, 2022. Given upon my hand and seal of office this_____

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & Zoning Commission Date

APPROVED

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 day of , 2022.

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

WITNESS OUR HANDS, this

Mayor, City of Rockwall

City Secretary

Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF
10	8640	1*	186204	10	9547
11	8640	2	7549	11	9547
12	8640	3	7600	12	10815
13	7440	4	7651	13	10939
14	7440	5	7702	14	9616
15	8640	6	7753	15	9616
16	8640	7	7804	16	8225
10	10151	8	7854	17	8225
Block G	10151	9	7905	18	9616
Lot	SF	10	7956	19	9616
1	9816	11	8007	20	8225
2	7500	12	8052	20	9954
3	7500	13	10731	22	10593
4	7500	14	7330	Block J	10000
5	7500	15	7440	Lot	SF
6	7500	16	7775	1	10025
7	7500	17	9155	2	7730
8	7500	18	9678	3	7730
9	7500	19	8109	4	8977
10	7500	20	8109	5	8977
10	7500	20	9417	6	7730
12	7500	22	9417	7	7730
13	7500	23	10197	8	8977
14	7528	23	11210	9	8977
15	10028	25	9252	10	8977
16	9606	26	9252	11	7730
10	7500	20	9252	12	7730
18	7500	28	7967	12	8977
18	7500	28	7967	13	8977
20	7500	30	9252	14	8977
20	7500	31	9252	15	9440
21	7500	Block I	3232	10	9440
22	7500	Lot	SF		
23	7500	1	11614		
24	7500	2	9614		
25	7500	3	9547		
20	7300	4	8165		
27	15929	4 5	8165		
20	12222	6	9547		
		7	9547		
		8			
		8	8165 8165		
		3	2010		

nat the plat shown hereon accurately represents the results of an ection and supervision and all corners are as shown thereon and there ns or visible utilities on the ground except as shown and said plat has tting rules and regulations of the City Plan Commission of the City of

WARREN L. CORWIN R.P.L.S. No. 4621

day of , 2022.

City Engineer

FINAL PLAT OF HOMESTEAD PHASE I LOTS 15-28, BLOCK C LOTS 1 & 9-40, BLOCK D LOTS 1-22, BLOCK E LOTS 1-17, BLOCK F LOTS 1-28, BLOCK G LOTS 1-31 BLOCK H LOTS 1-22, BLOCK I LOTS 1-16, BLOCK J BEING 54.570 ACRES OR 2,377,089.26 SF TOTAL RESIDENTIAL LOTS 175 TOTAL OPEN SPACE LOTS 9 SITUATED WITHIN TRACT 5 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

CASE NO. P2022-XXX

OCTOBER 2022

SCALE 1"=100'



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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:	November 15, 2022
APPLICANT:	Meredith Joyce, Michael Joyce Properties
CASE NUMBER:	P2022-055; Final Plat for Phase 1 of 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 *Final Plat* for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-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

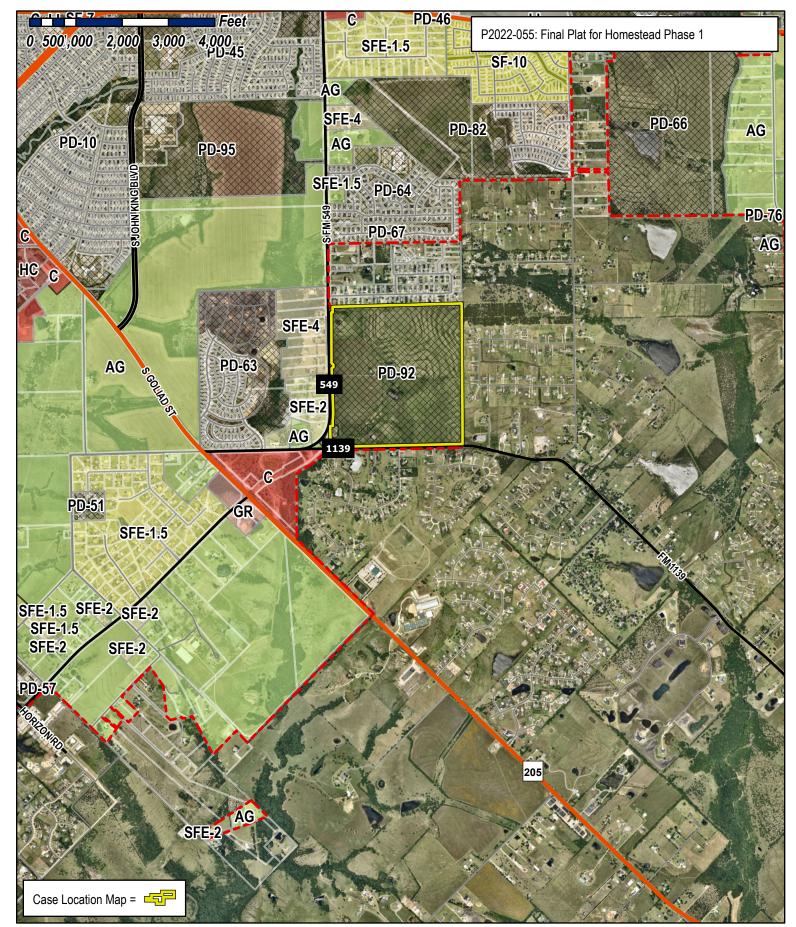
- ☑ The applicant is requesting the approval of a <u>Final Plat</u> for a 195.3177-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 1 of the Homestead Subdivision. Phase 1 will consist of 175 single-family residential lots that are zoned Planned Development District 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. The site is generally located at the northeast corner of the intersection of FM-549 and FM-1139.
- ☑ 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 [Case No. P2021-044] and a master plat [Case No. P2021-041] for the subject property. On June 14, 2022, the Planning and Zoning Commission approved a site plan [Case No. P2022-027] that laid out the landscaping and hardscaping. On June 20, 2022, the City Council approved a final plat [Case No. P2022-023] for the subject property. On September 13, 2022, the Planning and Zoning Commission approved a new site plan [Case No. SP2022-048] for the subject property, due to changes to with the design of the residential subdivision. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-043] for the subject property.
- ☑ On November 1, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$83,300.00 (*i.e.* \$476.00 x 175 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 <u>Final Plat</u> -- 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 *Final 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 <u>Final Plat</u> for Phase 1 of 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;
- (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 <u>Final Plat</u> 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.

	DEVELCOMEN City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087	Department		NOTE: CITY UNTI SIGNED BI DIRECTOR CITY ENGI	OF PLANNING: NEER:	22-0-655 RED ACCEPTED BY THE CITY ENGINEER HAVE
PLEASE CHECK THE APP	PROPRIATE BOX BELOW TO IN	DICATE THE TYPE OF DE	ZONING	APPLICATI	ON FEES:	
PRELIMINARY PLA Sinal Plat (\$300. REPLAT (\$300.00 - AMENDING OR MI PLAT REINSTATE	00.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00)		CONTRACT CO	NG CHANGI CIFIC USE P EVELOPME APPLICATIO E REMOVAL ANCE REQU	E (\$200.00 + \$15.00 ACRE) ⁴ ERMIT (\$200.00 + \$15.00 ACRE) NT PLANS (\$200.00 + \$15.00 AC IN FEES: (\$75.00) JEST/SPECIAL EXCEPTIONS (\$	SKE) * \$100.00) ²
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PROPERTY INFOR	MATION [PLEASE PRINT]					
ADDRESS	A portion of JA Ramsey	Survey, Abstract No	o. 186; Pi	roperty ID	12255; FM 549	
SUBDIVISION	Shaddock Homestead				LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549					
ZONING, SITE PL	AN AND PLATTING INFO	ORMATION [PLEASE F	RINT]			
CURRENT ZONING	PD-92, Ord No. 21-24		CURRE	INT USE		
PROPOSED ZONING	PD-92, Ord No. 21-24		PROPOS	SED USE	Single Family Residen	
ACREAGE	129.485	LOTS [CURRENT]	1		LOTS [PROPOSED]	175
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX PPROVAL PROCESS, AND FAILUR INIAL OF YOUR CASE.					
OWNER/APPLICA	NT/AGENT INFORMAT	ION [PLEASE PRINT/CHEC	K THE PRIM	ARY CONTA	CT/ORIGINAL SIGNATURES ARE	REQUIRED]
	SH Dev Klutts Rockwall,		🖄 APP	LICANT	Michael Joyce Propertie	es
- CONTACT PERSON	Peter H. Shaddock, Jr.	C	ONTACT P	ERSON	Meredith Joyce	
ADDRESS	2400 Dallas Parkway, S	Ste. 460	AD	DRESS	767 Justin Rd	
CITY, STATE & ZIP	Plano, TX 75093		CITY, STAT	TE & ZIP	Rockwall, TX 75087	
PHONE	214-240-6004			PHONE	512-694-6394	
E-MAIL	land@shaddockhome	s.com		E-MAIL	meredith@michaeljoy	ceproperties.com
STATED THE INFORMAL	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DA ION ON THIS APPLICATION TO BE	Y PERSONALLY APPEARED TRUE AND CERTIFIED THE I		ON CURLIT		THE UNDERSIGNED, WHO
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GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS TH	HE 19 DAY OF OU	tober	2022		etary ID #132837947 x Commission Expires
NOTARY PUBLIC IN ANI	OWNER'S SIGNATURE	angla	m	Ð	MY COMMISSION EXPIR	Becemper zz. zvza
	DEVELOPMENT APPLICATION = CI	TY OF ROCKWALL . 385 SO	UTH GOLIAI	D STREET • F	OCKWALL, TX 75087 + [P] (972)	771-7745

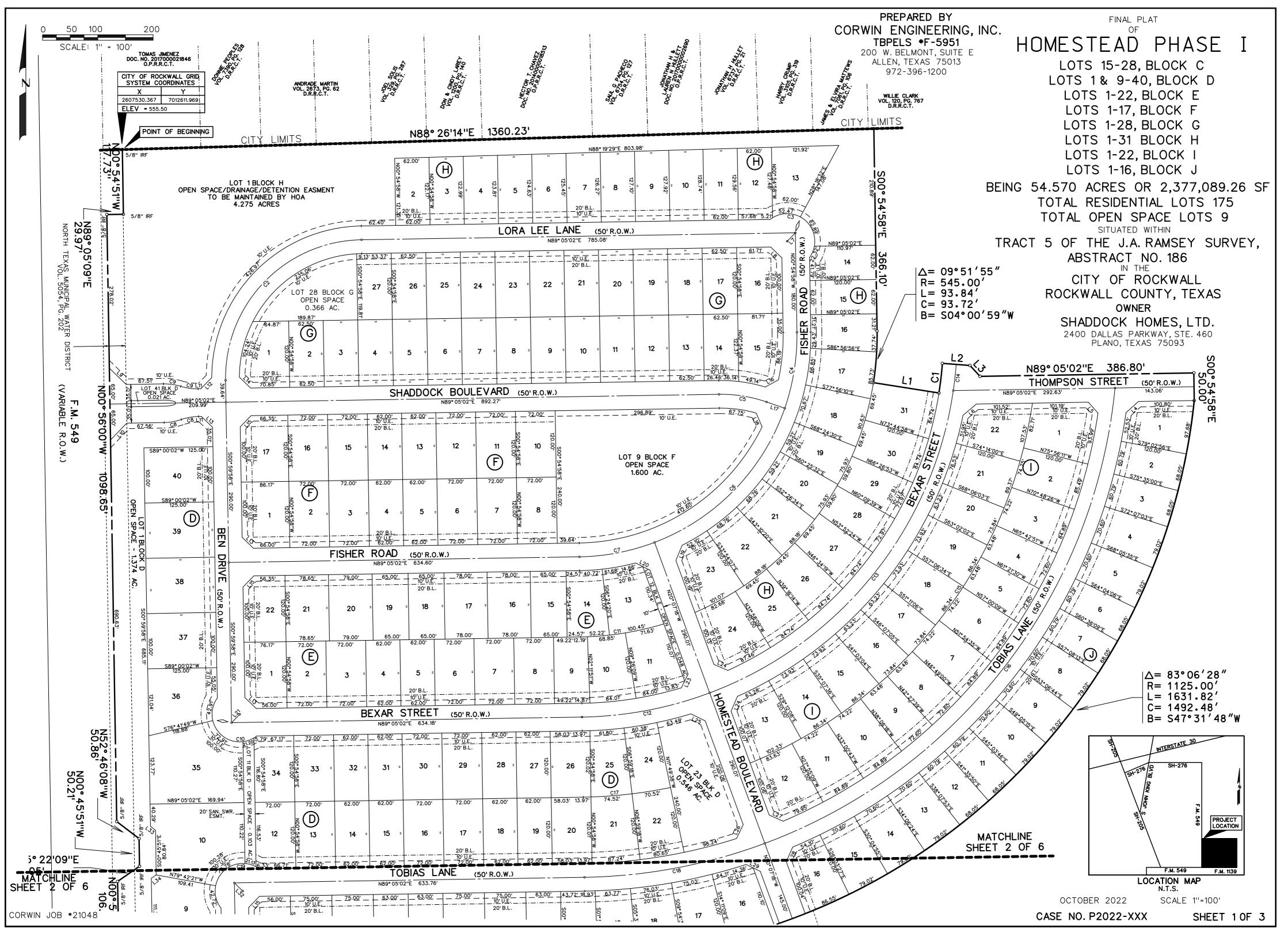


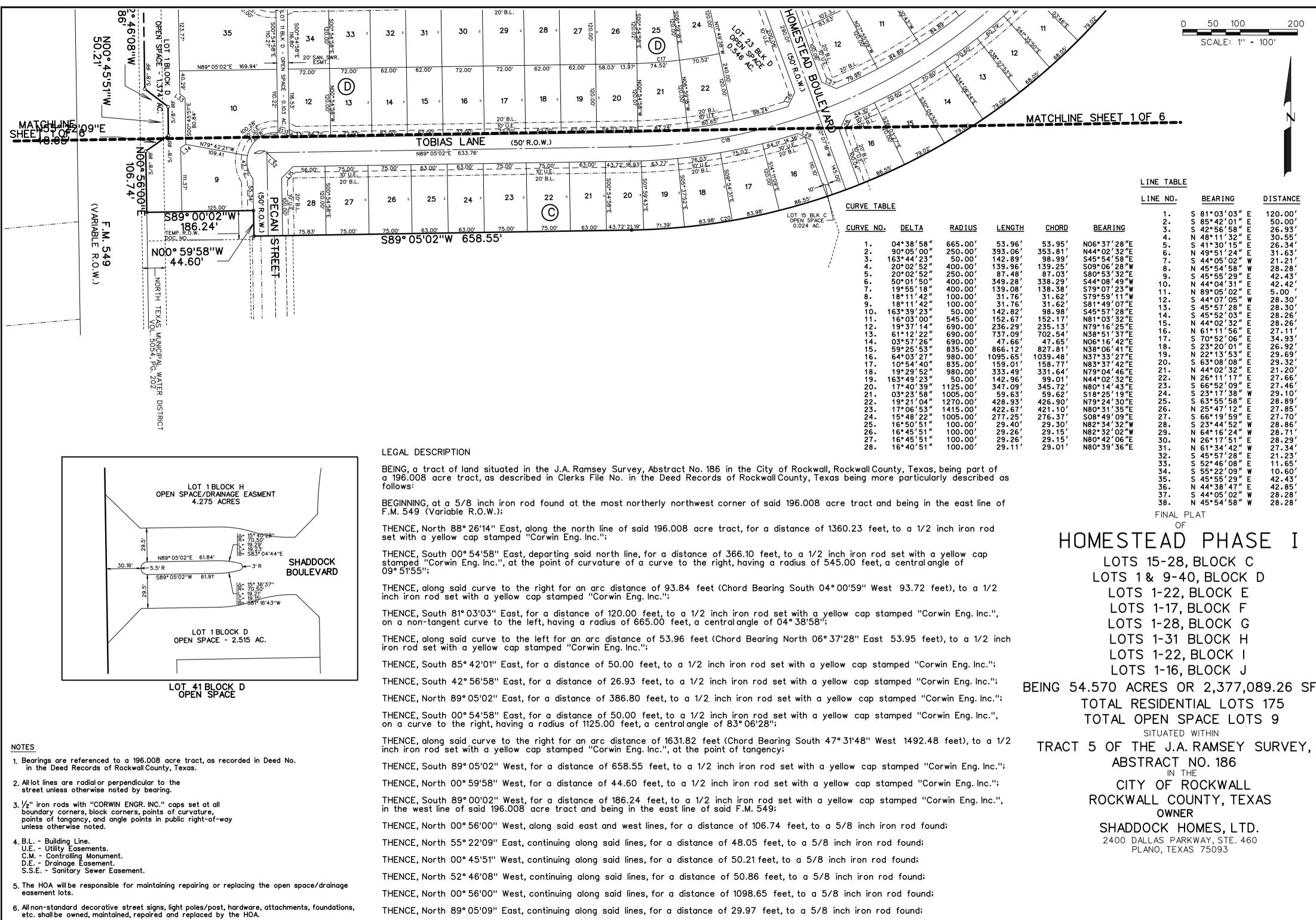


City of Rockwall

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.







- 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

54.570 acres of land.

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STATE OF TEXAS COUNTY OF DALLAS _, 2022. Given upon my hand and seal of office this_____

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & Zoning Commission Date

APPROVED

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 day of , 2022.

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

WITNESS OUR HANDS, this

Mayor, City of Rockwall

City Secretary

Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF
10	8640	1*	186204	10	9547
11	8640	2	7549	11	9547
12	8640	3	7600	12	10815
13	7440	4	7651	13	10939
14	7440	5	7702	14	9616
15	8640	6	7753	15	9616
16	8640	7	7804	16	8225
10	10151	8	7854	17	8225
Block G	10151	9	7905	18	9616
Lot	SF	10	7956	19	9616
1	9816	11	8007	20	8225
2	7500	12	8052	20	9954
3	7500	13	10731	22	10593
4	7500	14	7330	Block J	10000
5	7500	15	7440	Lot	SF
6	7500	16	7775	1	10025
7	7500	17	9155	2	7730
8	7500	18	9678	3	7730
9	7500	19	8109	4	8977
10	7500	20	8109	5	8977
10	7500	20	9417	6	7730
12	7500	22	9417	7	7730
13	7500	23	10197	8	8977
14	7528	23	11210	9	8977
15	10028	25	9252	10	8977
16	9606	26	9252	11	7730
10	7500	20	9252	12	7730
18	7500	28	7967	12	8977
18	7500	28	7967	13	8977
20	7500	30	9252	14	8977
20	7500	31	9252	15	9440
21	7500	Block I	3232	10	9440
22	7500	Lot	SF		
23	7500	1	11614		
24	7500	2	9614		
25	7500	3	9547		
20	7300	4	8165		
27	15929	4 5	8165		
20	12222	6	9547		
		7	9547		
		8			
		8	8165 8165		
		3	2010		

nat the plat shown hereon accurately represents the results of an ection and supervision and all corners are as shown thereon and there ns or visible utilities on the ground except as shown and said plat has tting rules and regulations of the City Plan Commission of the City of

WARREN L. CORWIN R.P.L.S. No. 4621

day of , 2022.

City Engineer

FINAL PLAT OF HOMESTEAD PHASE I LOTS 15-28, BLOCK C LOTS 1 & 9-40, BLOCK D LOTS 1-22, BLOCK E LOTS 1-17, BLOCK F LOTS 1-28, BLOCK G LOTS 1-31 BLOCK H LOTS 1-22, BLOCK I LOTS 1-16, BLOCK J BEING 54.570 ACRES OR 2,377,089.26 SF TOTAL RESIDENTIAL LOTS 175 TOTAL OPEN SPACE LOTS 9 SITUATED WITHIN TRACT 5 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

CASE NO. P2022-XXX

OCTOBER 2022

SCALE 1"=100'



CITY OF ROCKWALL CITY COUNCIL MEMORANDUM

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:	November 21, 2022
APPLICANT:	Meredith Joyce, Michael Joyce Properties
CASE NUMBER:	P2022-055; Final Plat for Phase 1 of 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 *Final Plat* for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-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 a <u>Final Plat</u> for a 195.3177-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 1 of the Homestead Subdivision. Phase 1 will consist of 175 single-family residential lots that are zoned Planned Development District 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. The site is generally located at the northeast corner of the intersection of FM-549 and FM-1139.
- ☑ 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 [Case No. P2021-044] and a master plat [Case No. P2021-041] for the subject property. On June 14, 2022, the Planning and Zoning Commission approved a site plan [Case No. P2022-027] that laid out the landscaping and hardscaping. On June 20, 2022, the City Council approved a final plat [Case No. P2022-023] for the subject property. On September 13, 2022, the Planning and Zoning Commission approved a new site plan [Case No. SP2022-048] for the subject property, due to changes to with the design of the residential subdivision. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-043] for the subject property.
- ☑ On November 1, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$83,300.00 (*i.e.* \$476.00 x 175 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 <u>Final Plat</u> -- 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 *Final 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

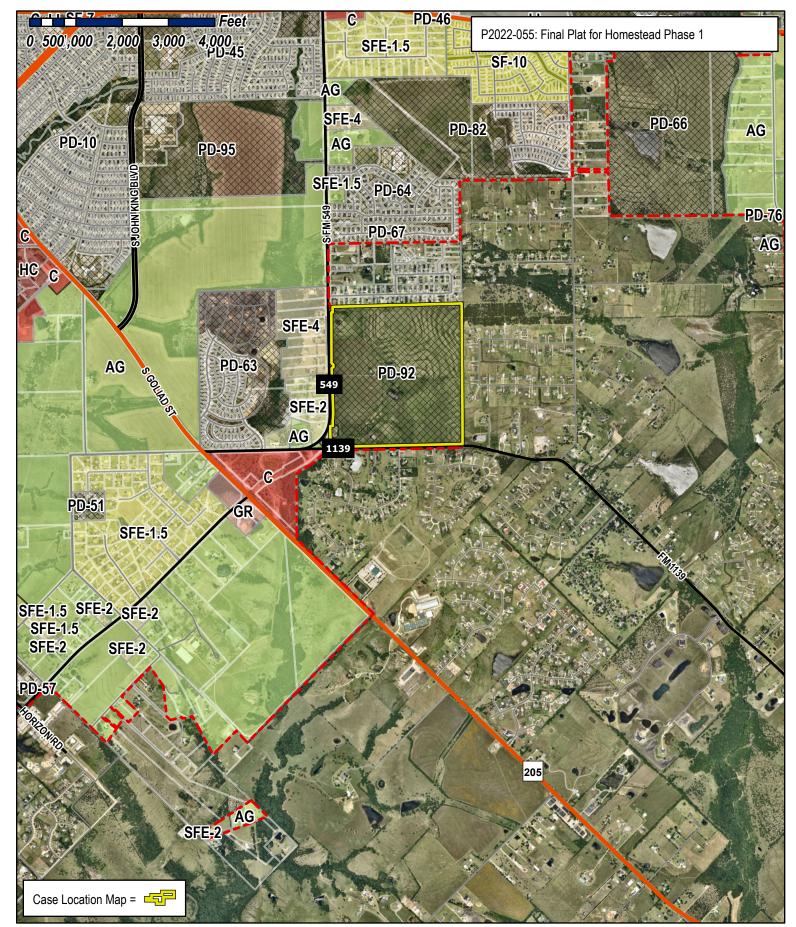
If the City Council chooses to approve the *Final Plat* for *Phase 1 of the Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (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 <u>Final Plat</u> 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 November 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Llewellyn absent.

	DEVELCOMEN City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087	Department		NOTE: CITY UNTI SIGNED BI DIRECTOR CITY ENGI	OF PLANNING: NEER:	22-0-655 RED ACCEPTED BY THE CITY ENGINEER HAVE
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ADDRESS	A portion of JA Ramsey	Survey, Abstract No	o. 186; Pi	roperty ID	12255; FM 549	
SUBDIVISION	Shaddock Homestead				LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549					
ZONING, SITE PL	AN AND PLATTING INFO	ORMATION [PLEASE F	RINT]			
CURRENT ZONING	PD-92, Ord No. 21-24		CURRE	INT USE		
PROPOSED ZONING	PD-92, Ord No. 21-24		PROPOS	SED USE	Single Family Residen	
ACREAGE	129.485	LOTS [CURRENT]	1		LOTS [PROPOSED]	175
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX PPROVAL PROCESS, AND FAILUR INIAL OF YOUR CASE.					
OWNER/APPLICA	NT/AGENT INFORMAT	ION [PLEASE PRINT/CHEC	K THE PRIM	ARY CONTA	CT/ORIGINAL SIGNATURES ARE	REQUIRED]
	SH Dev Klutts Rockwall,		🖄 APP	LICANT	Michael Joyce Propertie	es
- CONTACT PERSON	Peter H. Shaddock, Jr.	C	ONTACT P	ERSON	Meredith Joyce	
ADDRESS	2400 Dallas Parkway, S	Ste. 460	AD	DRESS	767 Justin Rd	
CITY, STATE & ZIP	Plano, TX 75093		CITY, STAT	TE & ZIP	Rockwall, TX 75087	
PHONE	214-240-6004			PHONE	512-694-6394	
E-MAIL	land@shaddockhome	s.com		E-MAIL	meredith@michaeljoy	ceproperties.com
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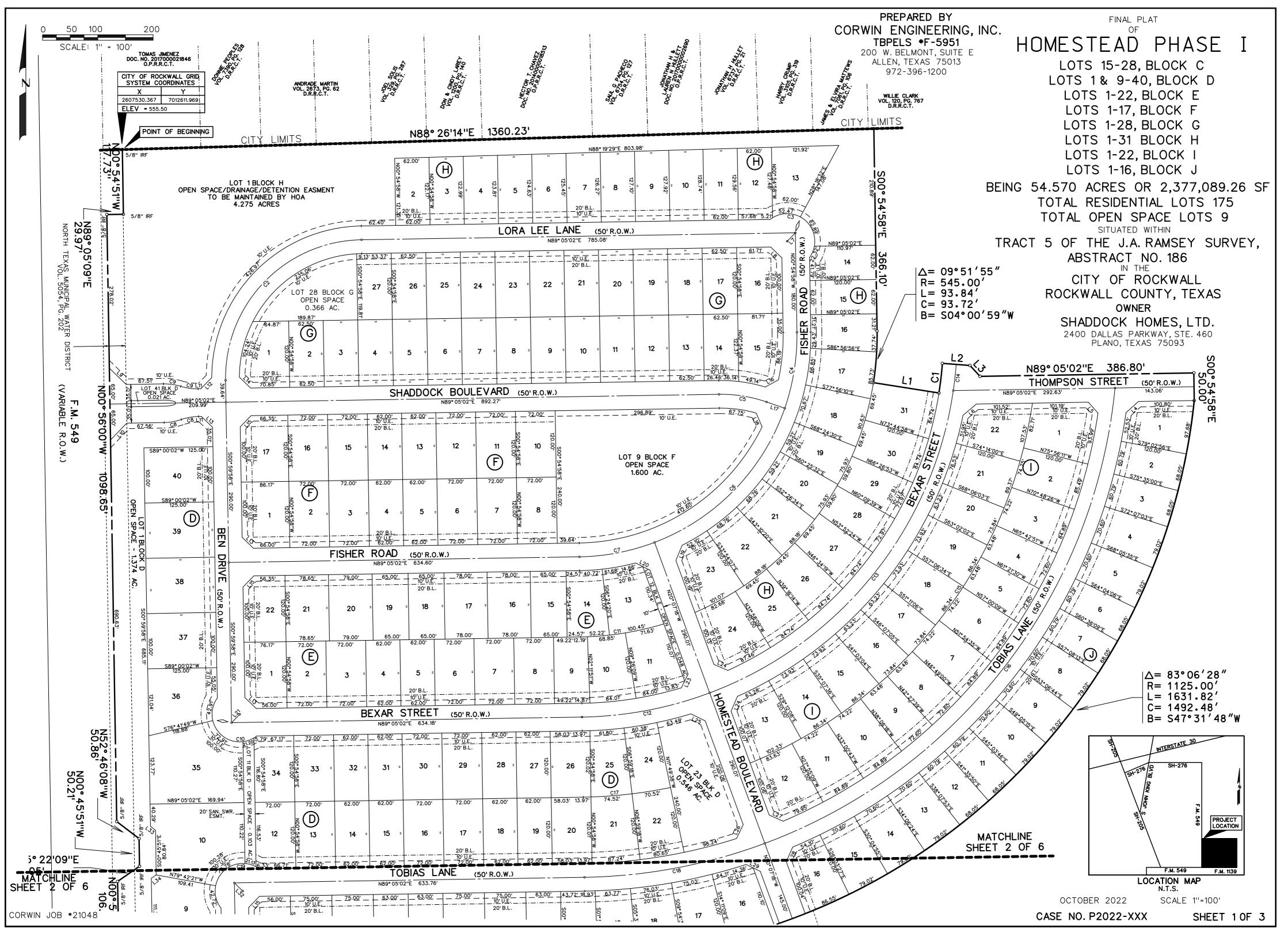


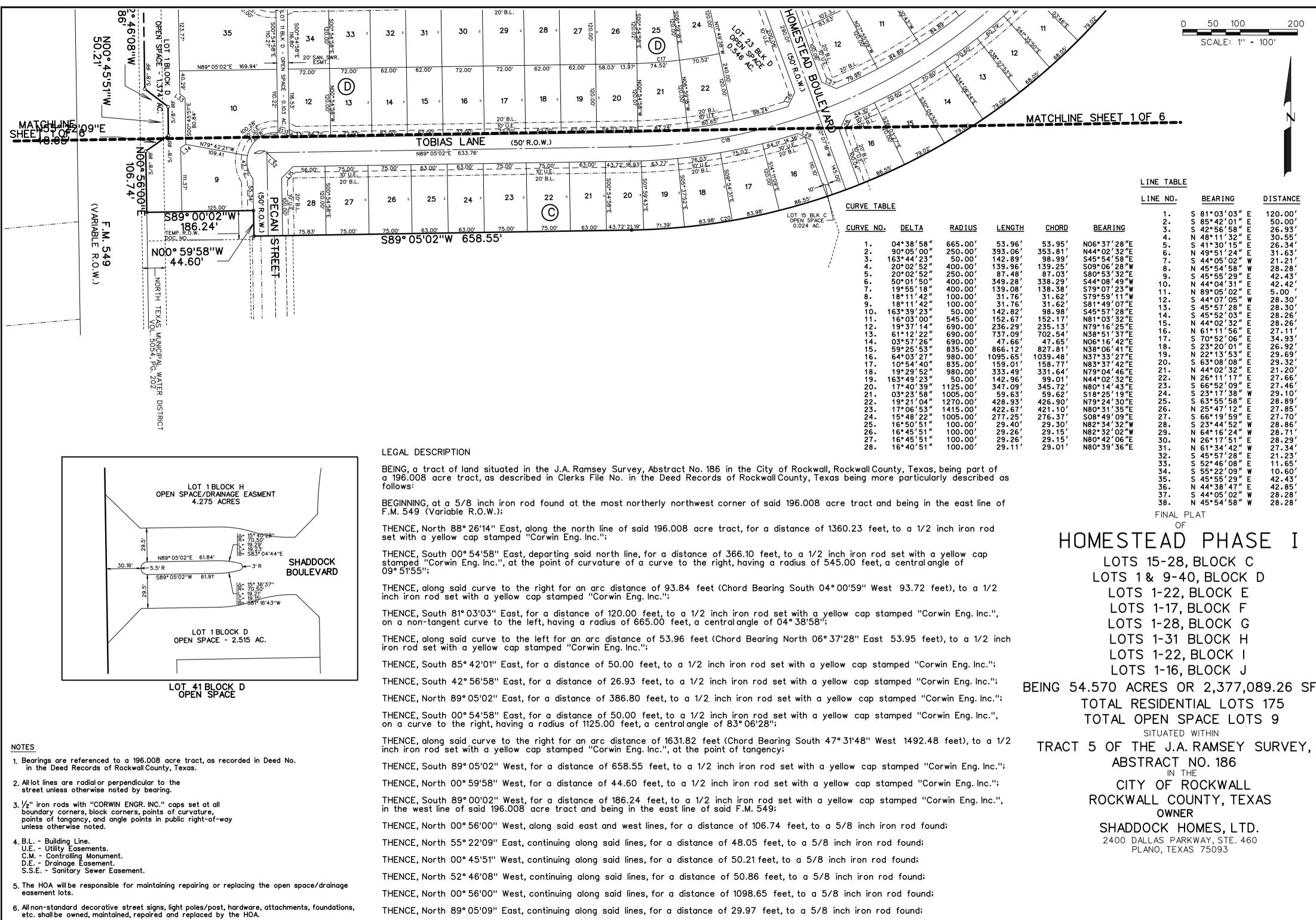


City of Rockwall

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.







- 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

54.570 acres of land.

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STATE OF TEXAS COUNTY OF DALLAS _, 2022. Given upon my hand and seal of office this_____

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & Zoning Commission Date

APPROVED

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 day of , 2022.

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

WITNESS OUR HANDS, this

Mayor, City of Rockwall

City Secretary

Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF
10	8640	1*	186204	10	9547
11	8640	2	7549	11	9547
12	8640	3	7600	12	10815
13	7440	4	7651	13	10939
14	7440	5	7702	14	9616
15	8640	6	7753	15	9616
16	8640	7	7804	16	8225
10	10151	8	7854	17	8225
Block G	10151	9	7905	18	9616
Lot	SF	10	7956	19	9616
1	9816	11	8007	20	8225
2	7500	12	8052	20	9954
3	7500	13	10731	22	10593
4	7500	14	7330	Block J	10000
5	7500	15	7440	Lot	SF
6	7500	16	7775	1	10025
7	7500	17	9155	2	7730
8	7500	18	9678	3	7730
9	7500	19	8109	4	8977
10	7500	20	8109	5	8977
10	7500	20	9417	6	7730
12	7500	22	9417	7	7730
13	7500	23	10197	8	8977
14	7528	23	11210	9	8977
15	10028	25	9252	10	8977
16	9606	26	9252	11	7730
10	7500	20	9252	12	7730
18	7500	28	7967	12	8977
18	7500	28	7967	13	8977
20	7500	30	9252	14	8977
20	7500	31	9252	15	9440
21	7500	Block I	3232	10	9440
22	7500	Lot	SF		
23	7500	1	11614		
24	7500	2	9614		
25	7500	3	9547		
20	7300	4	8165		
27	15929	5	8165		
20	12222	6	9547		
		7	9547		
		8			
		8	8165 8165		
		3	2010		

nat the plat shown hereon accurately represents the results of an ection and supervision and all corners are as shown thereon and there ns or visible utilities on the ground except as shown and said plat has tting rules and regulations of the City Plan Commission of the City of

WARREN L. CORWIN R.P.L.S. No. 4621

day of , 2022.

City Engineer

FINAL PLAT OF HOMESTEAD PHASE I LOTS 15-28, BLOCK C LOTS 1 & 9-40, BLOCK D LOTS 1-22, BLOCK E LOTS 1-17, BLOCK F LOTS 1-28, BLOCK G LOTS 1-31 BLOCK H LOTS 1-22, BLOCK I LOTS 1-16, BLOCK J BEING 54.570 ACRES OR 2,377,089.26 SF TOTAL RESIDENTIAL LOTS 175 TOTAL OPEN SPACE LOTS 9 SITUATED WITHIN TRACT 5 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

CASE NO. P2022-XXX

OCTOBER 2022

SCALE 1"=100'

Lee, Henry

From:	Miller, Ryan
Sent:	Thursday, October 20, 2022 1:04 PM
То:	'Meredith Joyce'
Cc:	'land@shaddockhomes.com'; Lee, Henry
Subject:	Project Comments: P2022-055
Attachments:	Project Comments (10.20.2022).pdf; Engineering Comments (10.20.2022).pdf

Ms. Joyce,

Attached are the project comments and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session Meeting: October 25, 2022 Planning and Zoning Commission Meeting: November 15, 2022 City Council: November 21, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is <u>REQUIRED</u> to be at all meetings. Should you have any questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6441 OFFICE RMILLER@ROCKWALL.COM 385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

1) <u>APPOINTED AND ELECTED OFFICIALS</u>: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



- DATE: November 30, 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: P2022-055; Final Plat for Phase 1 of 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 November 21, 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;
- (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 November 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Llewellyn absent.

City Council

On November 21, 2022, the City Council approved a motion to approve the Final Plat with a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the Rockwall County Clerk's Office.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between <u>September 1st</u> and <u>December 31st</u>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If

taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District* (*RCAD*) and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. 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,

Hency Lee, AICP

Planner