



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-013 P&Z DATE 3/26/2019 CC DATE 4/9/2019 APPROVED/DENIED

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

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-013

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 705 + 707 HARTMAN ST

Subdivision _____ Lot 1+2 Block A

General Location NASH ST. AND HARTMAN ST

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF1 Current Use _____

Proposed Zoning SF1 Proposed Use _____

Acreage .5 Lots [Current] 2 Lots [Proposed] 3

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input type="checkbox"/> Owner	_____	<input type="checkbox"/> Applicant	<u>DEAN CATHEY CUSTOM HOMES INC</u>
Contact Person	_____	Contact Person	<u>DEAN CATHEY</u>
Address	_____	Address	<u>3066 ROCHELLE RD</u>
City, State & Zip	_____	City, State & Zip	<u>ROCKWALL TX 75082</u>
Phone	_____	Phone	<u>972-571-1630</u>
E-Mail	_____	E-Mail	<u>DEAN@DEANCATHEY.COM</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Dean Cathey [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 300.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 5 day of March, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 5 day of March, 20 19.

Owner's/Applicant's Signature _____

Notary Public in and for the State of Texas _____

Elizabeth A Morgan



My Commission Expires 02-28-2021



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/15/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2019-013
Project Name: Lot 3,4 & 5, Richard Harris Subdivision No. 3
Project Type: PLAT
Applicant Name: DEAN CATHEY CUSTOM HOMES, INC.
Owner Name: RIJU, LTD PARTNERSHIP A TEXAS LTD P
Project Description:



RECEIPT

Project Number: P2019-013
Job Address: 705 HARTMAN ST
ROCKWALL, TX 75087

Receipt Number: B84420

Printed: 3/18/2019 11:18 am

Fee Description	Account Number	Fee Amount
CREDIT CARD PROCESSING FEE	01-4015	\$ 6.00
PLATTING	01-4280	\$ 300.00

Total Fees Paid:

\$ 306.00

Date Paid: 3/18/2019 12:00:00AM

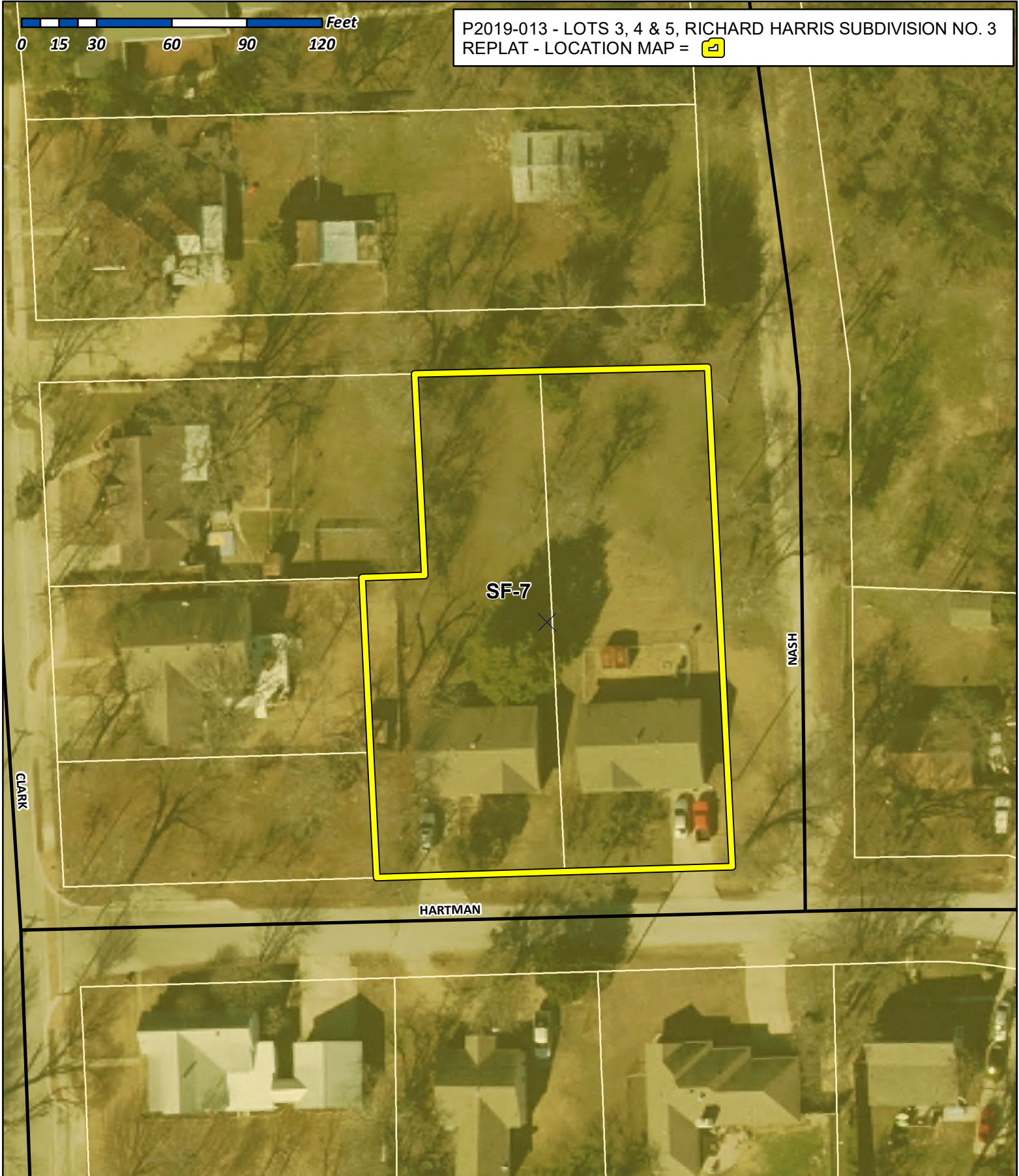
Paid By: Cathey/Dean

Pay Method: MC

Received By: LM

0 15 30 60 90 120 Feet

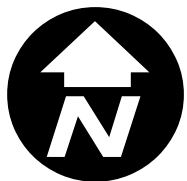
P2019-013 - LOTS 3, 4 & 5, RICHARD HARRIS SUBDIVISION NO. 3
REPLAT - LOCATION MAP = 



City of Rockwall

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

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

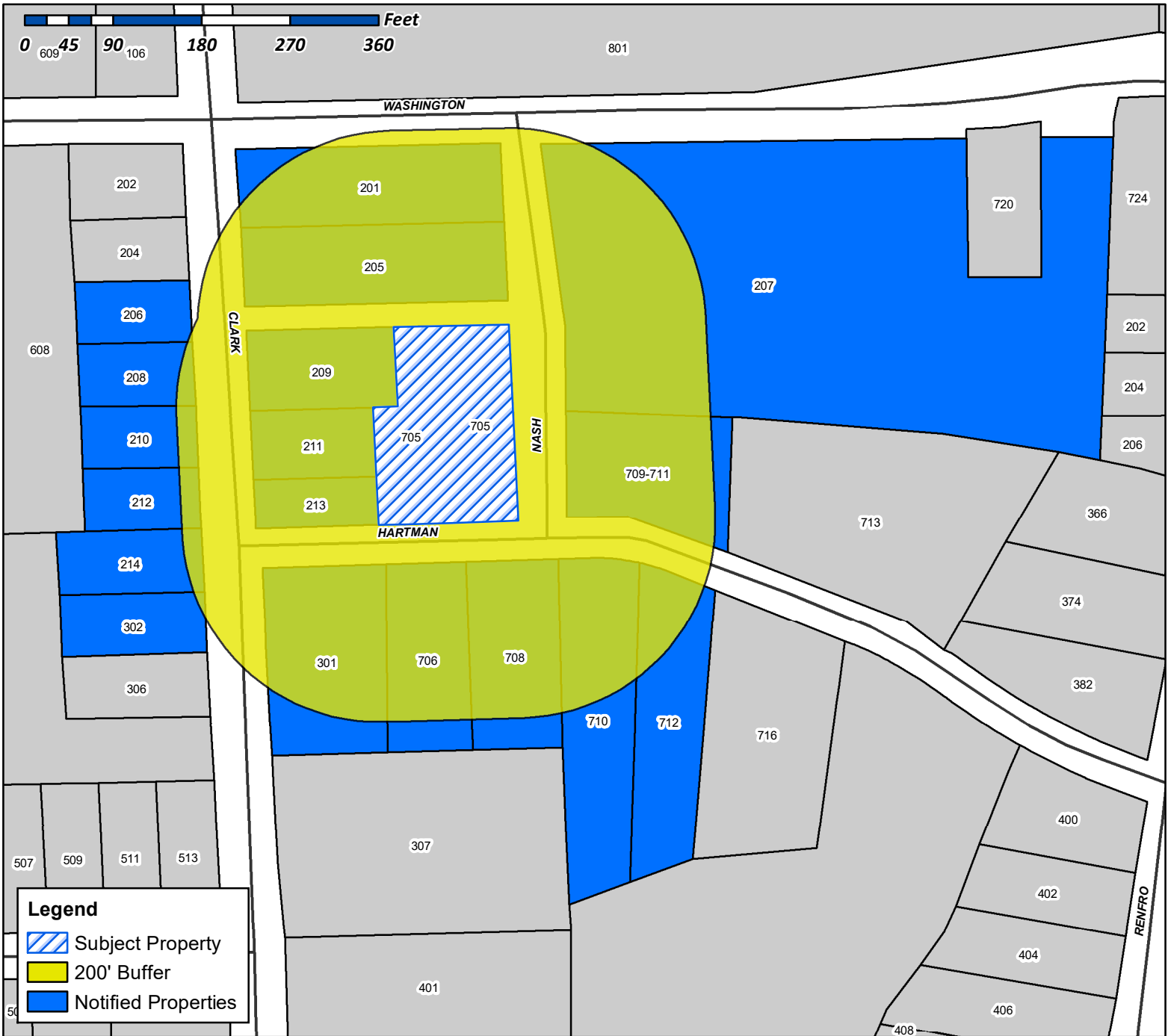
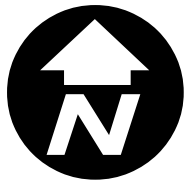




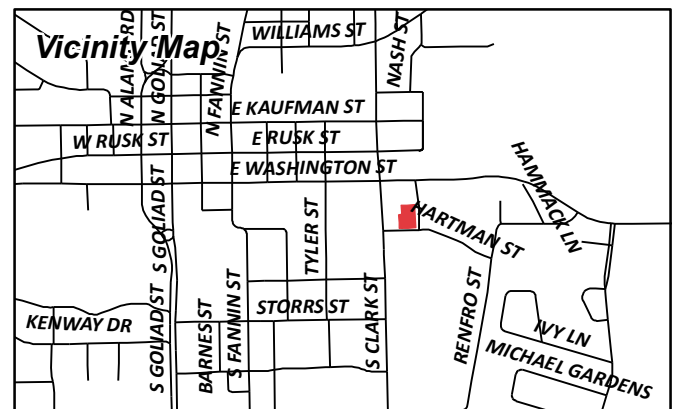
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: P2019-013
Case Name: Lots 3,4 & 5, Block A, Richard Harris Subdivision Addition No. 3
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 & 707 Hartman Street



Date Created: 3/18/2019

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
201 S CLARK ST
ROCKWALL, TX 75087

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, RIJU LTD PARTNERSHIP, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block A, Richard Harris Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 44 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of Nash Street, a variable width right-of-way, and in the south right-of-way line of a 30 foot alley and being at the northeast corner of Lot 1, Block A;

THENCE S. 00 deg. 12 min. 03 sec. W. along the west right-of-way line of Nash Street, a distance of 195.68 feet to 1/2" iron rod found for corner in the north right-of-way line of Hartman Street;

THENCE N. 90 deg. 00 min. 00 sec. W. along the north right-of-way line of Hartman Street, a distance of 130.09 feet to 1/2" iron rod found for corner at the southwest corner of Lot 2, Block A;

THENCE N. 00 deg. 05 min. 31 sec. W. along the west line of said Lot 2, a distance of 134.77 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 04 sec. E. a distance of 10.20 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 00 min. 17 sec. E. a distance of 63.60 feet to a 1/2" iron rod found for corner in the south right-of-way line of a 30 foot alley;

THENCE S. 88 deg. 43 min. 10 sec. E. a distance of 120.38 feet to the POINT OF BEGINNING and containing 25,036 square feet or 0.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of 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 streets with the required base and paving, curb and gutter, water and sewer, drainage 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 made with the city secretary, accompanied by an agreement signed by the developer and/or owner, 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.

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS
FOR RIJU LTD PARTNERSHIP

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 3 LOTS 3, 4 & 5, BLOCK A

BEING A REPLAT OF LOTS 1 & 2
BLOCK A
RICHARD HARRIS SUBDIVISION NO. 3
0.57 ACRES OR 25,036 S.F.
(3 LOTS)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND									
⊙	TV	⊙	GAS	⊕	TEL	⊕	FH	⊕	FP
⊙	TELEVISION	⊙	GAS	⊕	TEL	⊕	FH	⊕	FP
⊙	CABLE RIDER	⊙	METER	⊕	RIDER	⊕	HYDRANT	⊕	POWER POLE
⊙	ELEC	⊙	ELEC	⊕	NO	⊕	LP	⊕	1/2" REF. CORNER
⊙	ELECTRIC	⊙	BOX	⊕	WALL	⊕	LIGHT	⊕	1/2" REF. CORNER
⊙	METER	⊙	JUNCTION BOX	⊕	SURFACE	⊕	POLE	⊕	1/2" REF. CORNER
⊙	FENCE	⊙	EASEMENT LINE	⊕	A/C	⊕	ALL COND.	⊕	PROPANE TANK

OWNER:
RIJU LTD PARTNERSHIP
210 GLENN AVENUE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MARCH 14, 2019
SCALE 1" = 30' FILE # 20190075RP
CLIENT RIJU, LTD

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, as required under Ordinance 83-54.

City of Rockwall Project Plan Review History



Project Number P2019-013	Owner RIJU, LTD PARTNERSHIP A TEXAS LTD P	Applied 3/15/2019 LM
Project Name Lot 3,4 & 5, Richard Harris Subdivision No.	Applicant DEAN CATHEY CUSTOM HOMES, INC.	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status Staff Review		Status

Site Address	City, State Zip	Zoning
705 HARTMAN ST	ROCKWALL, TX 75087	

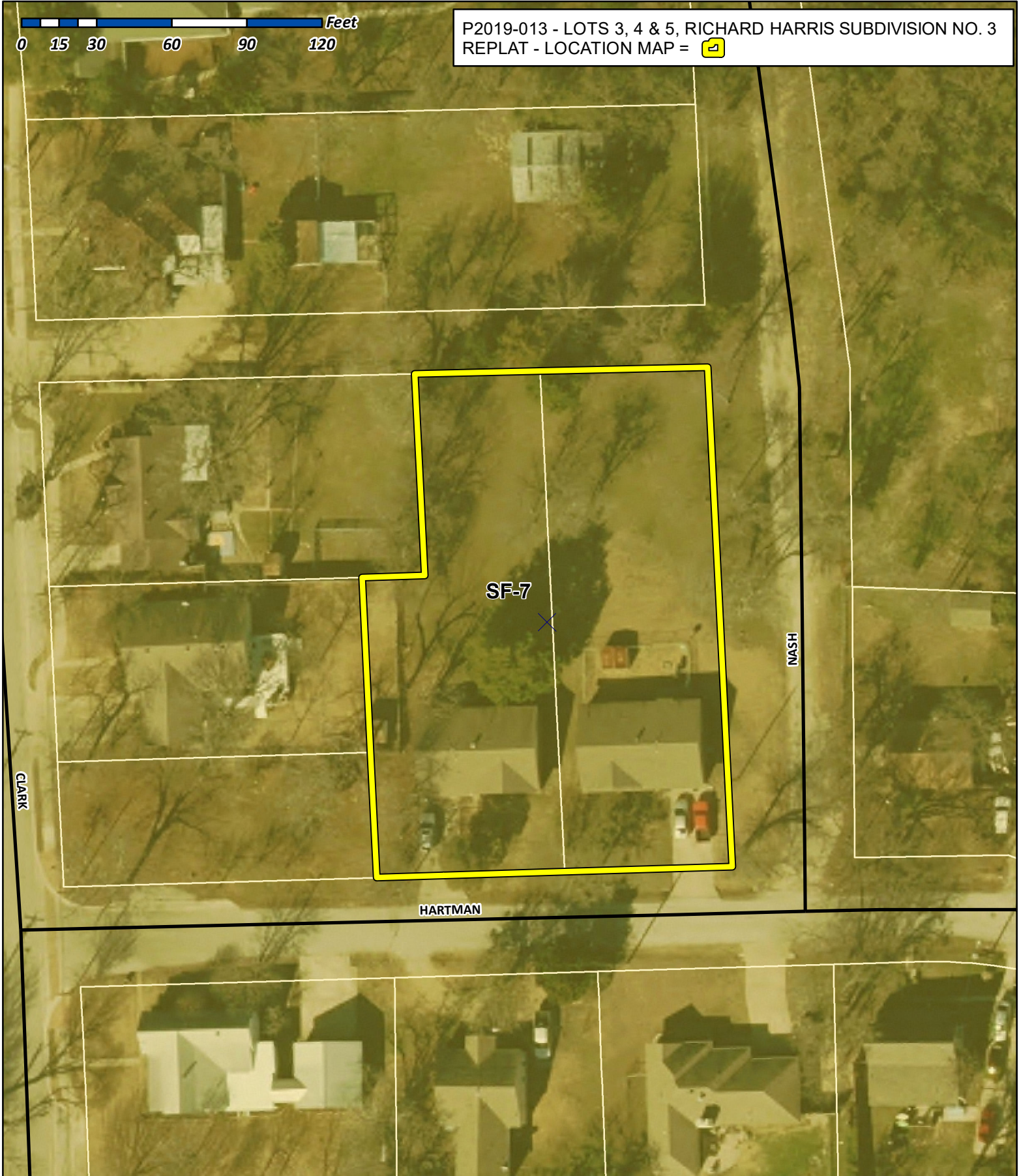
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
RICHARD HARRIS 3	2	A	2	3836-000A-0002-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/15/2019	3/22/2019	3/19/2019	4	APPROVED	
ENGINEERING	Sarah Hager	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	<p>(3/22/2019 12:06 PM SH)</p> <p>- Add note, "4. Property owner is responsible for all maintenance, repair, and reconstruction of drainage and detention systems."</p> <p>The following is for your information for design</p> <ul style="list-style-type: none"> - Construct 8" water line with a fire hydrant at the end. OR connect to 12" water line under Washington. Fire hydrant required. - Engineering and impact fees apply - Must get private sewer easement to connect to sewer line at the back of property across Nash. City needs a copy of the filing information.
FIRE	Ariana Hargrove	3/15/2019	3/22/2019				
GIS	Lance Singleton	3/15/2019	3/22/2019	3/20/2019	5	APPROVED	See comments
	<p>(3/20/2019 8:24 AM LS)</p> <p>Address assignments will be:</p> <p>Lot 3 - 210 S Nash St (note : Steet renaming currently in progress to become Seth Ln) (75087)</p> <p>Lot 4 - 707 Hartman St (75087)</p> <p>Lot 5 - 705 Hartman St (75087)</p>						
PLANNING	Korey Brooks	3/15/2019	3/22/2019	3/21/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-013 Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street..						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2019-013) in the lower right hand corner of all pages on future submittals.						
M.4 Please add "Addition" to subdivision name in title block and legal description.						
M.5 Please note, the numbers in the callouts are not clear.						
M.6 Please note, the callout to the west of Lot 5 does not match the dedication language. The callout says ...E 134.77' and the legal description says W.						
I.6 The Planning and Zoning Worksession for this case is March 26, 2019. The Park Bpard Meeting for this case is April 2. The Planning and Zoning Commission Meeting for this case is April 9. The City Council Meeting is April 15.						
M.7 Please submit revisions by April 2, 2019.						

0 15 30 60 90 120 Feet

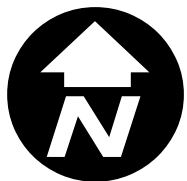
P2019-013 - LOTS 3, 4 & 5, RICHARD HARRIS SUBDIVISION NO. 3
REPLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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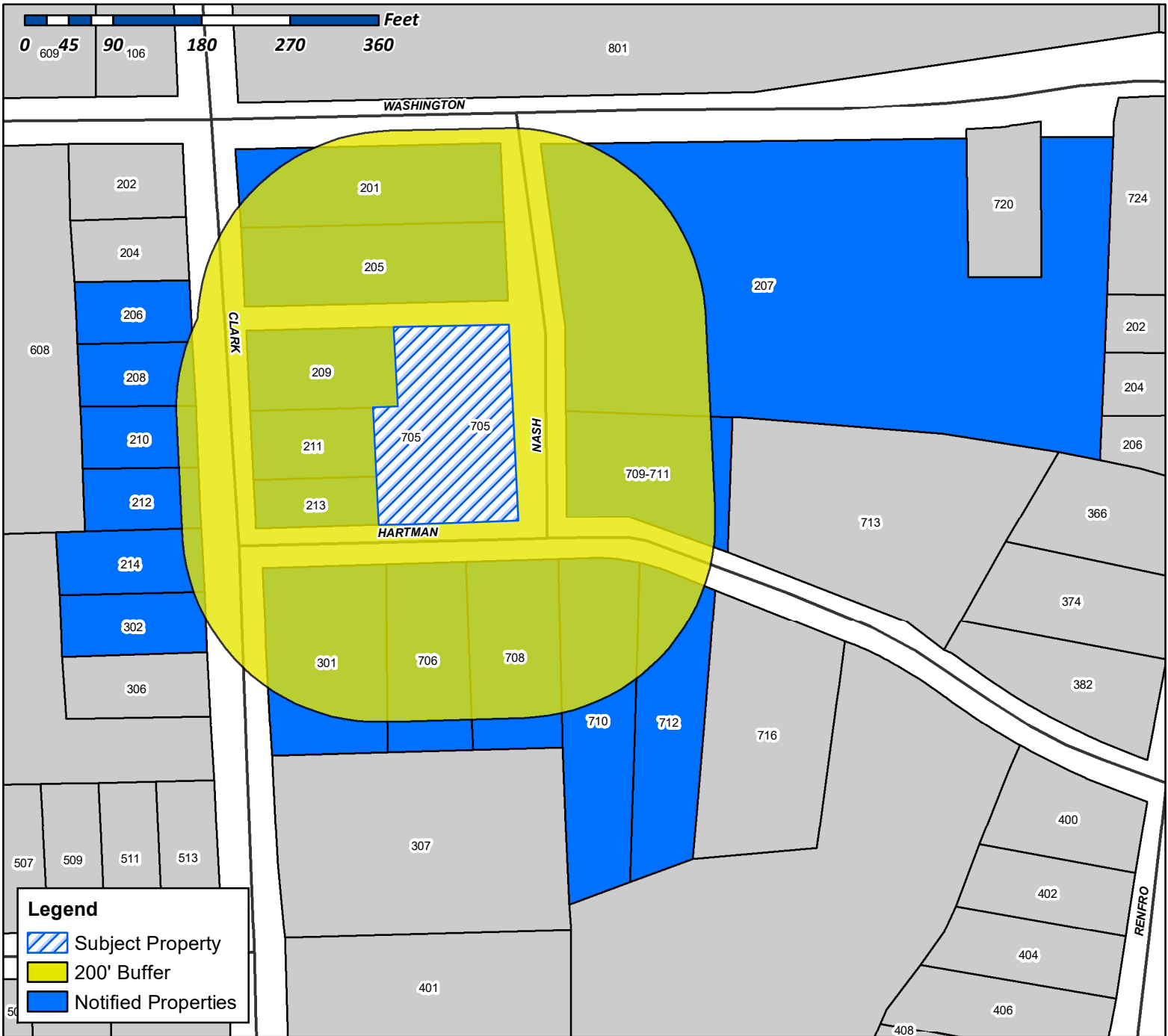
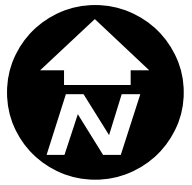




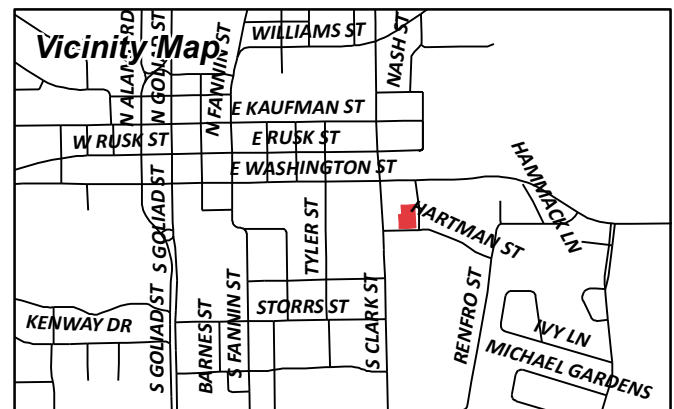
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Case Number: P2019-013
Case Name: Lots 3,4 & 5, Block A, Richard Harris Subdivision Addition No. 3
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 & 707 Hartman Street



Date Created: 3/18/2019

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
201 S CLARK ST
ROCKWALL, TX 75087

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75087

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208 S CLARK ST
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LEFERE KEVIN M AND
AMANDA HENRY
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PARTNERSHIP
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WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 9, 2019
APPLICANT: Dean Cathey; *Dean Cathey Custom Homes, Inc.*
CASE NUMBER: P2019-013; *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition*) into three (3) parcels of land (*i.e. Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*) in order to construct a single-family home on Lot 5.
- On April 2, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:
 - 1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of \$516.00 for Lot 5. This will need to be paid at time of final plat; and
 - 2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of \$499.00 for Lot 5 to be paid at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

NOTIFICATIONS

On March 25, 2019, staff mailed 29 notices to property owners/residents within 200-feet of the subject property in accordance with the requirements stipulated by the Texas Local Government Code for residential replats. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this site plan 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.

City of Rockwall Project Plan Review History



Project Number P2019-013	Owner RIJU, LTD PARTNERSHIP A TEXAS LTD P	Applied 3/15/2019 LM
Project Name Lot 3,4 & 5, Richard Harris Subdivision No.	Applicant DEAN CATHEY CUSTOM HOMES, INC.	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status Staff Review		Status

Site Address 705 HARTMAN ST	City, State Zip ROCKWALL, TX 75087	Zoning
---------------------------------------	--	---------------

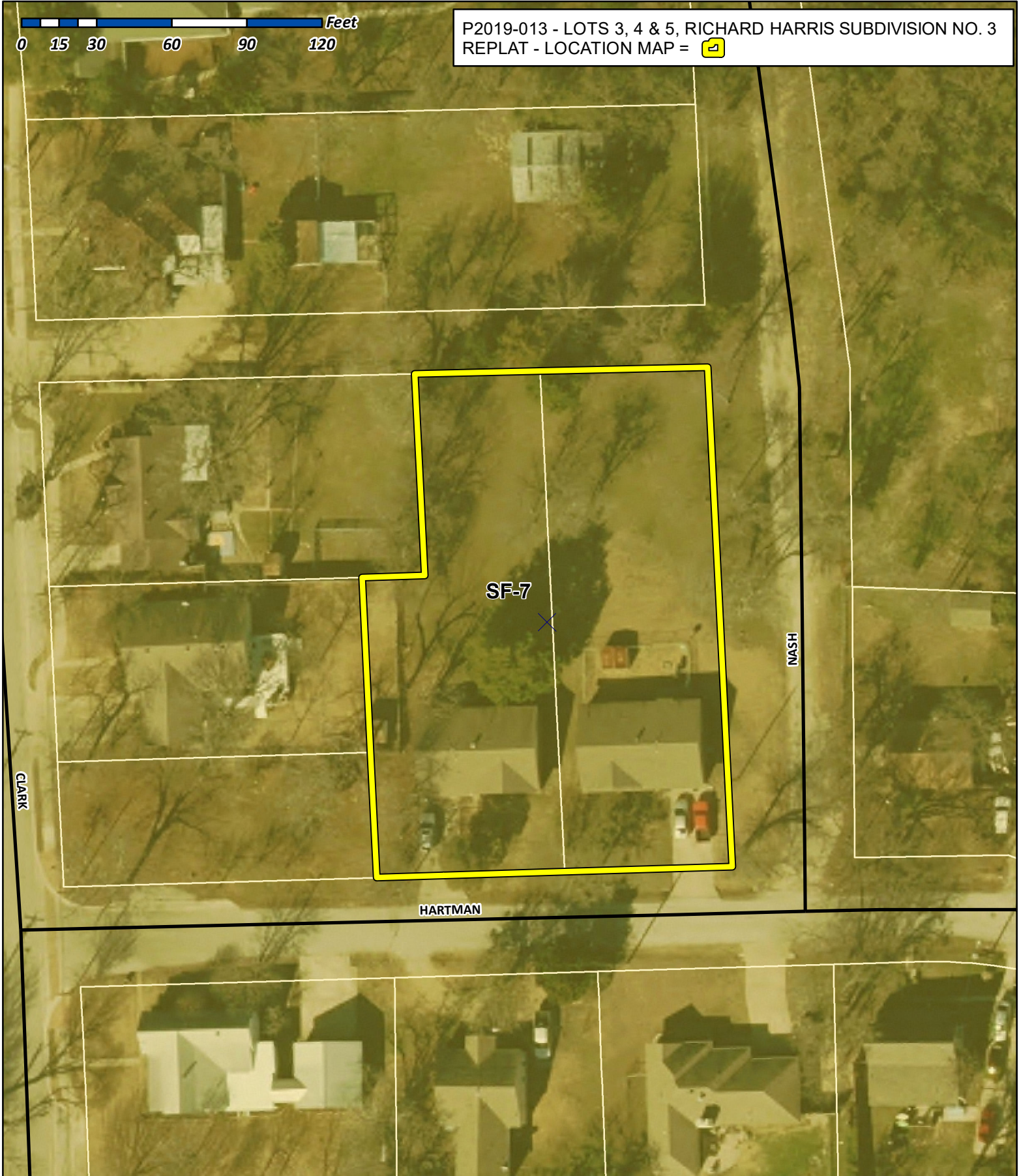
Subdivision RICHARD HARRIS 3	Tract 2	Block A	Lot No 2	Parcel No 3836-000A-0002-00-OR	General Plan
--	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/15/2019	3/22/2019	3/19/2019	4	APPROVED	
ENGINEERING	Sarah Hager	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	<p>(3/22/2019 12:06 PM SH)</p> <p>- Add note, "4. Property owner is responsible for all maintenance, repair, and reconstruction of drainage and detention systems."</p> <p>The following is for your information for design</p> <ul style="list-style-type: none"> - Construct 8" water line with a fire hydrant at the end. OR connect to 12" water line under Washington. Fire hydrant required. - Engineering and impact fees apply - Must get private sewer easement to connect to sewer line at the back of property across Nash. City needs a copy of the filing information.
FIRE	Ariana Hargrove	3/15/2019	3/22/2019				
GIS	Lance Singleton	3/15/2019	3/22/2019	3/20/2019	5	APPROVED	See comments
	<p>(3/20/2019 8:24 AM LS)</p> <p>Address assignments will be:</p> <p>Lot 3 - 210 S Nash St (note : Steet renaming currently in progress to become Seth Ln) (75087)</p> <p>Lot 4 - 707 Hartman St (75087)</p> <p>Lot 5 - 705 Hartman St (75087)</p>						
PLANNING	Korey Brooks	3/15/2019	3/22/2019	3/21/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>P2019-013 Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street..</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2019-013) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please add "Addition" to subdivision name in title block and legal description.</p> <p>M.5 Please note, the numbers in the callouts are not clear.</p> <p>M.6 Please note, the callout to the west of Lot 5 does not match the dedication language. The callout says ...E 134.77' and the legal description says W.</p> <p>I.6 The Planning and Zoning Worksession for this case is March 26, 2019. The Park Bpard Meeting for this case is April 2. The Planning and Zoning Commission Meeting for this case is April 9. The City Council Meeting is April 15.</p> <p>M.7 Please submit revisions by April 2, 2019.</p>						

0 15 30 60 90 120 Feet

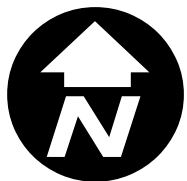
P2019-013 - LOTS 3, 4 & 5, RICHARD HARRIS SUBDIVISION NO. 3
REPLAT - LOCATION MAP = 



City of Rockwall

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

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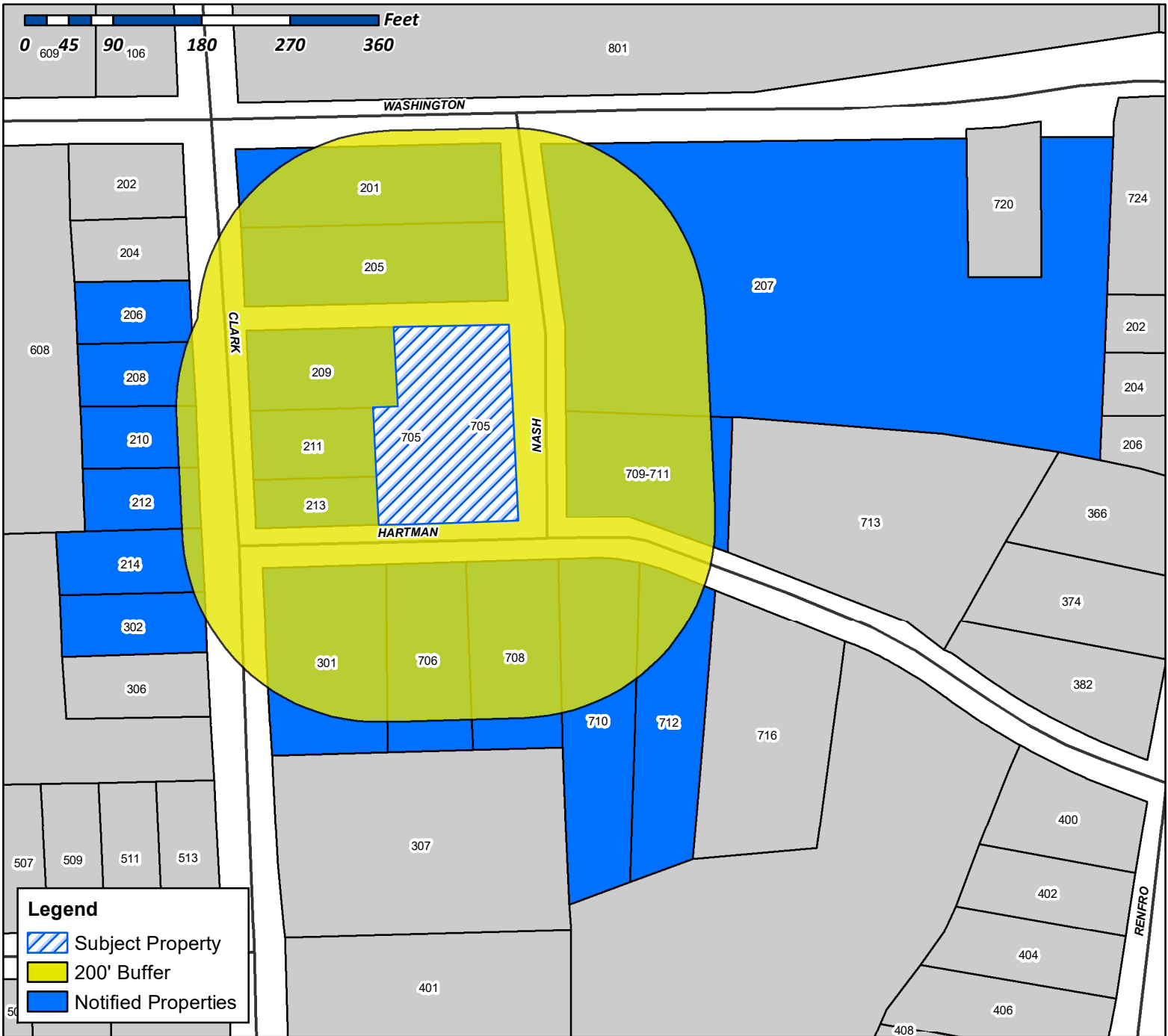
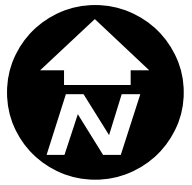




City of Rockwall

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(P): (972) 771-7745
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Case Number: P2019-013
Case Name: Lots 3,4 & 5, Block A, Richard Harris Subdivision Addition No. 3
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 & 707 Hartman Street

Date Created: 3/18/2019
 For Questions on this Case Call (972) 771-7745



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WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, RIJU LTD PARTNERSHIP, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block A, Richard Harris Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 44 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of Nash Street, a variable width right-of-way, and in the south right-of-way line of a 30 foot alley and being at the northeast corner of Lot 1, Block A;

THENCE S. 00 deg. 12 min. 03 sec. W. along the west right-of-way line of Nash Street, a distance of 195.68 feet to 1/2" iron rod found for corner in the north right-of-way line of Hartman Street;

THENCE N. 90 deg. 00 min. 00 sec. W. along the north right-of-way line of Hartman Street, a distance of 130.09 feet to 1/2" iron rod found for corner at the southwest corner of Lot 2, Block A;

THENCE N. 00 deg. 05 min. 31 sec. W. along the west line of said Lot 2, a distance of 134.77 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 04 sec. E. a distance of 10.20 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 00 min. 17 sec. E. a distance of 63.60 feet to a 1/2" iron rod found for corner in the south right-of-way line of a 30 foot alley;

THENCE S. 88 deg. 43 min. 10 sec. E. a distance of 120.38 feet to the POINT OF BEGINNING and containing 25,036 square feet or 0.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of 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 streets with the required base and paving, curb and gutter, water and sewer, drainage 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 made with the city secretary, accompanied by an agreement signed by the developer and/or owner, 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.

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS
FOR RIJU LTD PARTNERSHIP

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____,

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, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT

**RICHARD HARRIS
SUBDIVISION NO. 3
LOTS 3, 4 & 5, BLOCK A**

BEING A REPLAT OF LOTS 1 & 2
BLOCK A
RICHARD HARRIS SUBDIVISION NO. 3
0.57 ACRES OR 25,036 S.F.
(3 LOTS)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊙	TELEVISION CABLE RIDER
⊗	GAS METER
⊠	PHONE RIDER
⊕	FIRE HYDRANT
⊞	POWER POLE
⊟	1/2" IRON ROD FOUND CORNER
⊠	ELEC. BOX
⊡	ELEC. METER
⊢	ELEC. SURFACE JUNCTION BOX
⊣	NO. 10 LIGHT POLE
⊤	ASBESTOS CEMENT PIPE
⊥	ALUM. PIPE
⊦	PROFANE MARK

OWNER:
RIJU LTD PARTNERSHIP
210 GLENN AVENUE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MARCH 14, 2019
SCALE 1" = 30' FILE # 20190075RP
CLIENT RIJU, LTD



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: April 15, 2019
APPLICANT: Dean Cathey; *Dean Cathey Custom Homes, Inc.*
CASE NUMBER: P2019-013; *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition*) into three (3) parcels of land (*i.e. Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*) in order to construct a single-family home on Lot 5.
- On April 2, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:
 - 1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of \$516.00 for Lot 5. This will need to be paid at time of final plat; and
 - 2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of \$499.00 for Lot 5 to be paid at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

NOTIFICATIONS

On March 25, 2019, staff mailed 29 notices to property owners/residents within 200-feet of the subject property in accordance with the requirements stipulated by the Texas Local Government Code for residential replats. At the time this report was written, staff had received one (1) notice in opposition of this request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*, staff would propose the following conditions of approval:

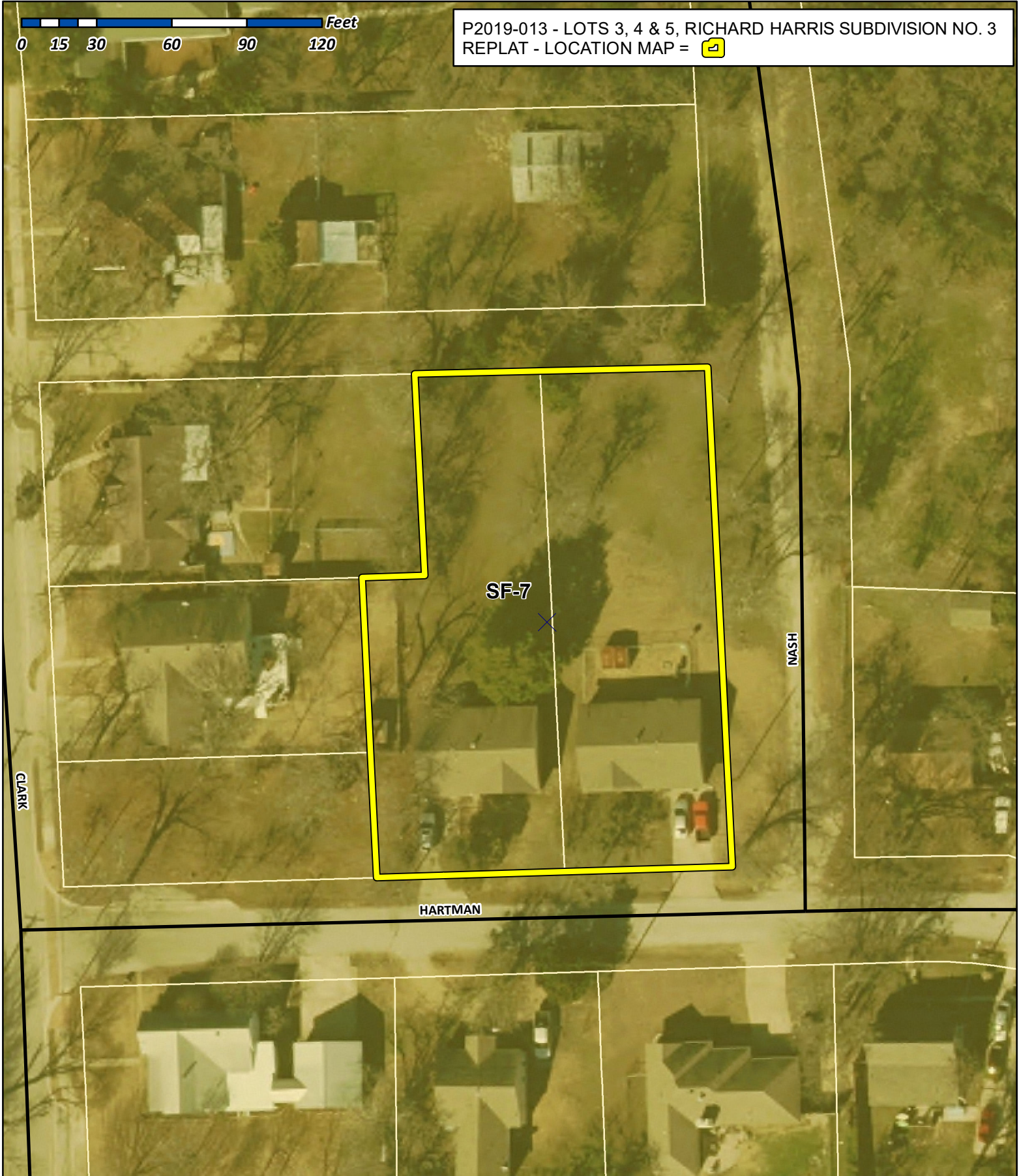
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International 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 April 9, 2019 the Planning and Zoning Commission's motion to recommend approval of the replat with staff's *Conditions of Approval* passed by a vote of 7-0.

0 15 30 60 90 120 Feet

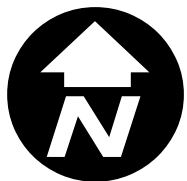
P2019-013 - LOTS 3, 4 & 5, RICHARD HARRIS SUBDIVISION NO. 3
REPLAT - LOCATION MAP = 



City of Rockwall

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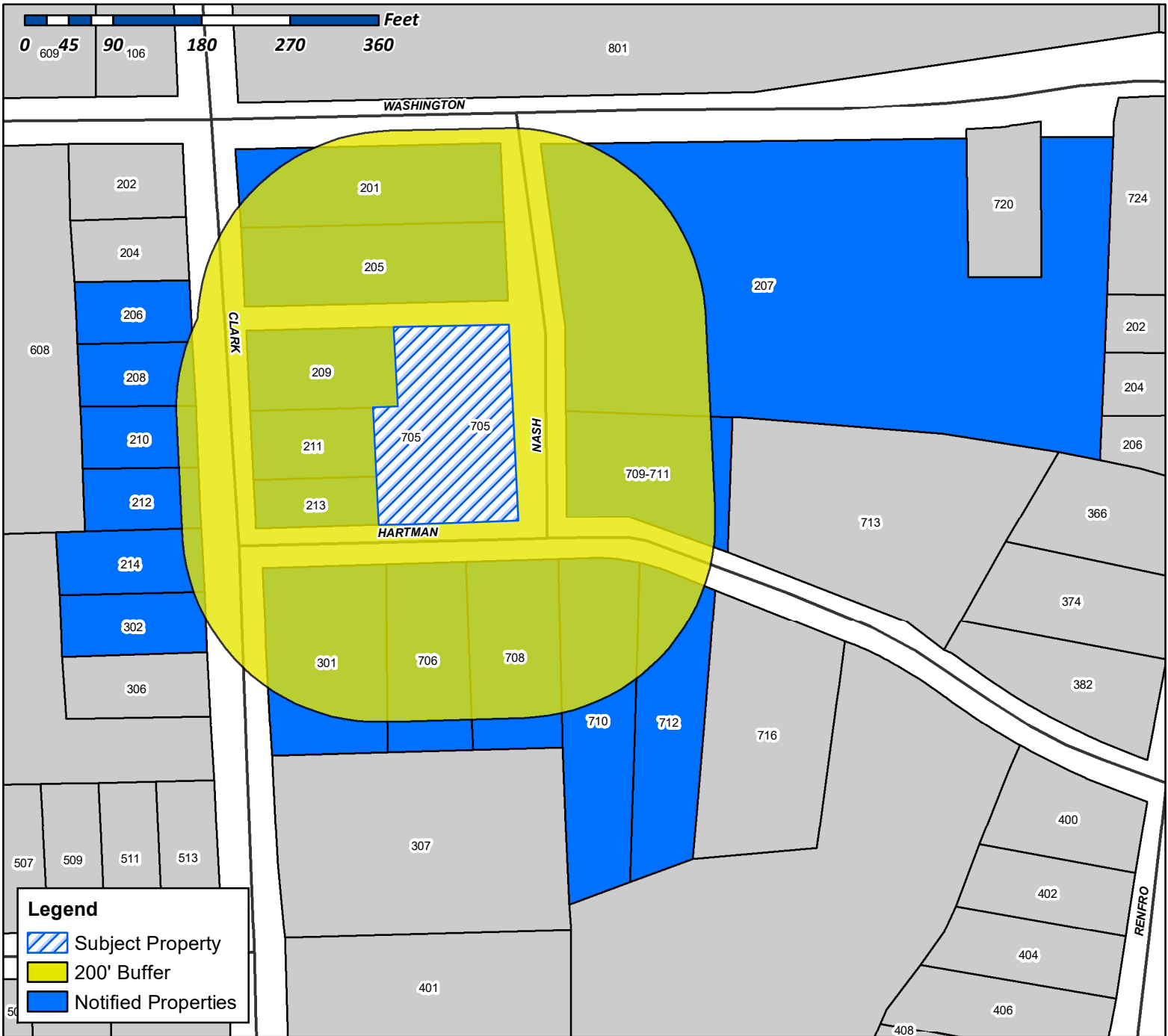
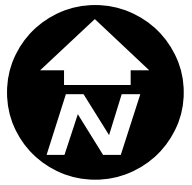




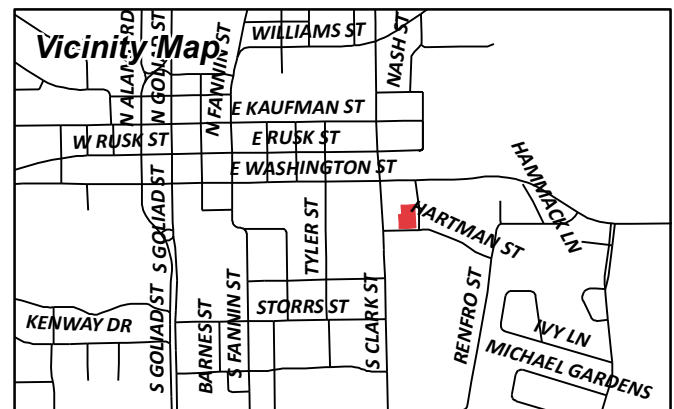
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Case Number: P2019-013
Case Name: Lots 3,4 & 5, Block A, Richard Harris Subdivision Addition No. 3
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 & 707 Hartman Street



Date Created: 3/18/2019

For Questions on this Case Call (972) 771-7745

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205 S CLARK
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206 S CLARK ST
ROCKWALL, TX 75087

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207 S NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. P2019-013: Lot 3,4 & 5, Richard Harris Subdivision No. 3

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. P2019-013: Lot 3,4 & 5, Richard Harris Subdivision No. 3

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Too many houses in one area.

Name: Christy Jones
Address: 608 EAST Washington

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, RIJU LTD PARTNERSHIP, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block A, Richard Harris Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 44 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of Nash Street, a variable width right-of-way, and in the south right-of-way line of a 30 foot alley and being at the northeast corner of Lot 1, Block A;

THENCE S. 00 deg. 12 min. 03 sec. W. along the west right-of-way line of Nash Street, a distance of 195.68 feet to 1/2" iron rod found for corner in the north right-of-way line of Hartman Street;

THENCE N. 90 deg. 00 min. 00 sec. W. along the north right-of-way line of Hartman Street, a distance of 130.09 feet to 1/2" iron rod found for corner at the southwest corner of Lot 2, Block A;

THENCE N. 00 deg. 05 min. 31 sec. W. along the west line of said Lot 2, a distance of 134.77 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 04 sec. E. a distance of 10.20 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 00 min. 17 sec. E. a distance of 63.60 feet to a 1/2" iron rod found for corner in the south right-of-way line of a 30 foot alley;

THENCE S. 88 deg. 43 min. 10 sec. E. a distance of 120.38 feet to the POINT OF BEGINNING and containing 25,036 square feet or 0.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of 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 streets with the required base and paving, curb and gutter, water and sewer, drainage 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 made with the city secretary, accompanied by an agreement signed by the developer and/or owner, 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.

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS
FOR RIJU LTD PARTNERSHIP

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____,

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 3 LOTS 3, 4 & 5, BLOCK A

BEING A REPLAT OF LOTS 1 & 2
BLOCK A
RICHARD HARRIS SUBDIVISION NO. 3
0.57 ACRES OR 25,036 S.F.
(3 LOTS)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊙	TV
⊗	GAS
⊕	TEL
⊖	FH
⊘	FP
⊙	TELEVISION
⊗	GAS
⊕	TEL
⊖	FH
⊘	FP
⊙	CABLE RIDER
⊗	POLE
⊕	POLE
⊖	HYDRANT
⊘	POLE
⊙	ELEC
⊗	ELEC
⊕	NO
⊖	LP
⊘	1/2" IRON ROD FOUND
⊙	ELECTRIC
⊗	BOX
⊕	WATER
⊖	LIGHT
⊘	POLE
⊙	JUNCTION BOX
⊗	ASBESTOS
⊕	LINE
⊖	A/C
⊘	PROPANE
⊙	FENCE
⊗	ASBESTOS
⊕	LINE
⊖	PROPANE
⊘	TANK

OWNER:
RIJU LTD PARTNERSHIP
210 GLENN AVENUE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MARCH 14, 2019
SCALE 1" = 30' FILE # 20190075RP
CLIENT RIJU, LTD

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, as required under Ordinance 83-54.



May 2, 2019

ATTN: DEAN CATHEY
DEAN CATHEY CUSTOM HOMES, INC.
3066 ROCHELLE ROAD,
Rockwall, TX 75032

RE: REPLAT PLAT (P2019-013), Lot 3,4 & 5, Richard Harris Subdivision No. 3

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 04/15/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this site plan 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 April 9, 2019 the Planning and Zoning Commission's motion to recommend approval of the replat with staff's Conditions of Approval passed by a vote of 7-0.

CITY COUNCIL:

On April 15, 2019, the City Council's motion to approve the residential replat with staff conditions passed by a vote of 7 to 0.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval



For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, which appears to read "Korey Brooks". The signature is fluid and cursive.

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX