



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-009 P&Z DATE 04/13/21 CC DATE 04/19/21 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.

P2021-009

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

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- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 701 N. T.L. TOWNSEND

SUBDIVISION Richard Harris #6 LOT 1 BLOCK A

GENERAL LOCATION Townsend & Boyd Stew

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Single Family

CURRENT USE Vacant

PROPOSED ZONING Single Family

PROPOSED USE Single Family

ACREAGE 0.2342

LOTS [CURRENT]

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Brenda Kennedy

APPLICANT SAME

CONTACT PERSON Brenda Kennedy

CONTACT PERSON

ADDRESS 1630 Shores Blvd  
Rockwall

ADDRESS

CITY, STATE & ZIP TX 75087

CITY, STATE & ZIP

PHONE 214-384-3234

PHONE

E-MAIL brenda.kennedy@ebby.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

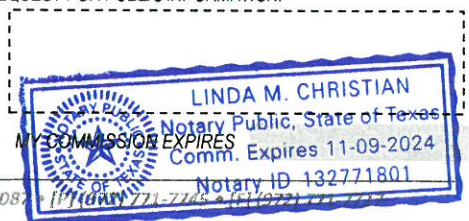
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

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- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
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- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
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  - TREESCAPE PLAN.
  - PHOTOMETRIC PLAN.
  - BUILDING ELEVATIONS.

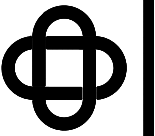
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- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

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- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
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- APPLICATION AND APPLICATION FEE.

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ERIC L. DAVIS ENGINEERING, INC.  
 F-3987  
 120 EAST MAIN STREET  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail ericdavis@edengineering.com

GRADING PLAN  
 ENGINEERED FOR:

MIKE HOGUE  
 CONSTRUCTION

PLANNED BY: MIKE HOGUE CONSTRUCTION  
 ELD JOB NO: DIF20-1194  
 DRAWN BY: BW  
 CHECKED BY: ML  
 BLOCK:  
 CITY: ROCKWALL, TX

SCALE: 1" = 20'

SHEET 01

- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
  2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
  3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
  4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
  5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
  6. PAVING AND STRUCTURAL DESIGN BY OTHERS.
  7. NO FILL OR EXCAVATION IN FLOODPLAIN.

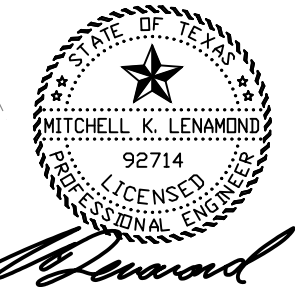
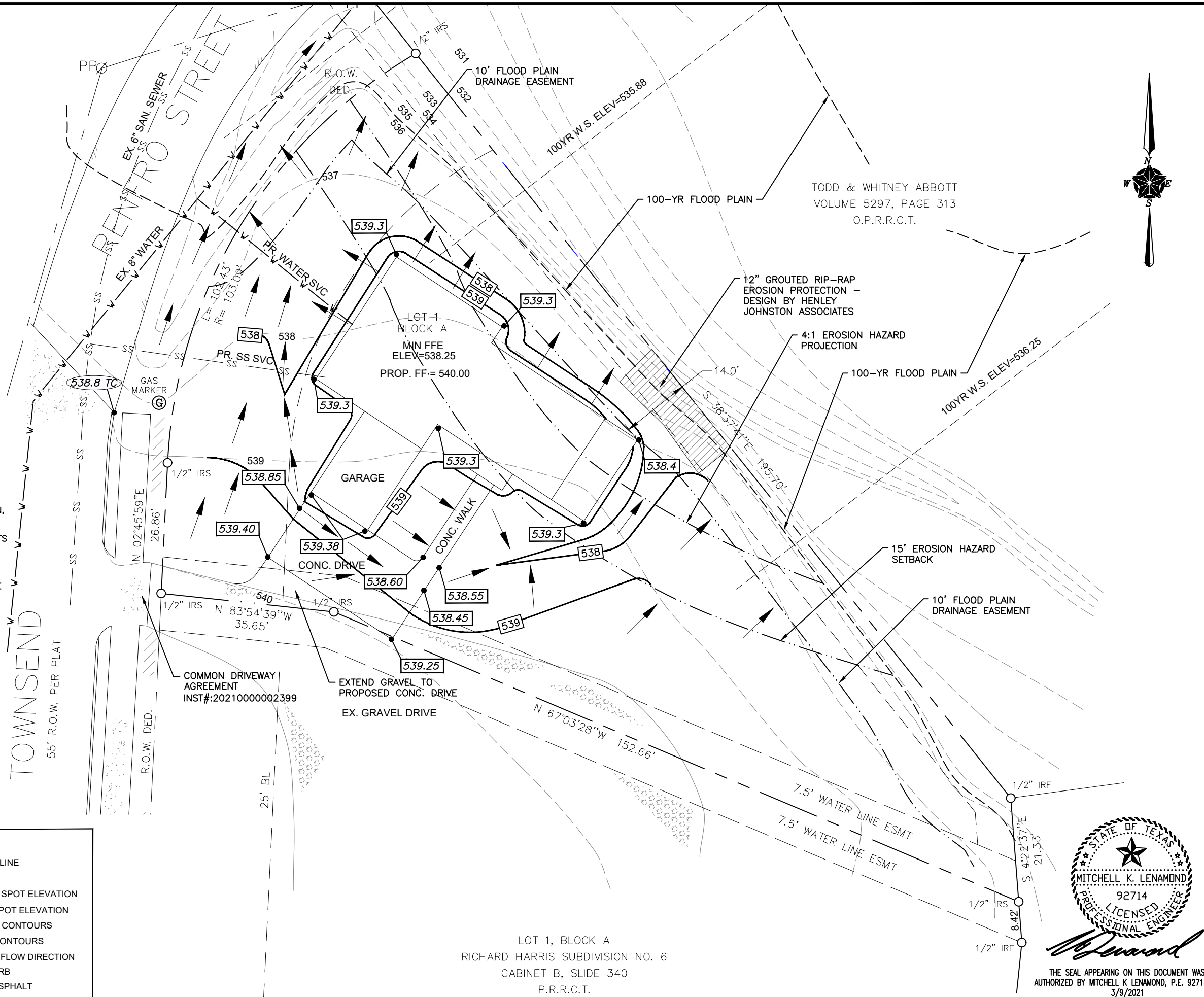
ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

**CAUTION!!!**  
 CALL: TEXAS ONE CALL ☎  
 1-800-245-4545  
 48 HRS PRIOR TO CONSTRUCTION

**III CAUTION III**  
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

EROSION PROTECTION AREA  
 (SEE PLANS BY HENLEY JOHNSTON AND ASSOCIATES)

LEGEND	
---	PROPERTY LINE
- - -	EASEMENT
XXX	PROPOSED SPOT ELEVATION
XXX	EXISTING SPOT ELEVATION
XXX	PROPOSED CONTOURS
XXX	EXISTING CONTOURS
→	PROPOSED FLOW DIRECTION
TC	TOP OF CURB
EA	EDGE OF ASPHALT



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K LENAMOND, P.E. 92714 ON 3/9/2021

LOT 1, BLOCK A  
 RICHARD HARRIS SUBDIVISION NO. 6  
 CABINET B, SLIDE 340  
 P.R.R.C.T.

TODD & WHITNEY ABBOTT  
 VOLUME 5297, PAGE 313  
 O.P.R.R.C.T.

12" GROUTED RIP-RAP  
 EROSION PROTECTION -  
 DESIGN BY HENLEY  
 JOHNSTON ASSOCIATES

4:1 EROSION HAZARD  
 PROJECTION

100-YR FLOOD PLAIN

15' EROSION HAZARD  
 SETBACK

10' FLOOD PLAIN  
 DRAINAGE EASEMENT

10' FLOOD PLAIN  
 DRAINAGE EASEMENT

100YR W.S. ELEV=535.88

100YR W.S. ELEV=536.25

COMMON DRIVEWAY  
 AGREEMENT  
 INST#:20210000002399

EXTEND GRAVEL TO  
 PROPOSED CONC. DRIVE  
 EX. GRAVEL DRIVE

LOT 1  
 BLOCK A  
 MIN FFE  
 ELEV=538.25  
 PROP. FF = 540.00

GARAGE

CONC. DRIVE

CONC. WALK

GAS MARKER

1/2" IRS

1/2" IRS

1/2" IRS

1/2" IRF

1/2" IRS

1/2" IRF

N 02°45'59"E

26.86'

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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-009

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CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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## PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION Richard Harris #6 LOT 1 BLOCK A

GENERAL LOCATION Townsend & Boyd St

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Single Family CURRENT USE Vacant

PROPOSED ZONING Single Family PROPOSED USE Single Family

ACREAGE 0.2342 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

<input checked="" type="checkbox"/> OWNER	<u>Brenda Kennedy</u>	<input checked="" type="checkbox"/> APPLICANT	<u>SAME</u>
CONTACT PERSON	<u>Brenda Kennedy</u>	CONTACT PERSON	
ADDRESS	<u>1630 Shores Blvd</u>	ADDRESS	
	<u>Rockwall</u>		
CITY, STATE & ZIP	<u>TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>214-384-3234</u>	PHONE	
E-MAIL	<u>brenda.kennedy@ebby.com</u>	E-MAIL	

## NOTARY VERIFICATION [REQUIRED]

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

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0 25 50 100 150 200 Feet

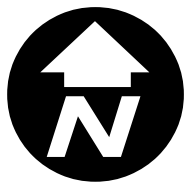
P2021-009- LOT 2, BLOCK A, RICHARD HARRIS SUBDIVISION  
REPLAT - LOCATION MAP = 



# City of Rockwall

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





# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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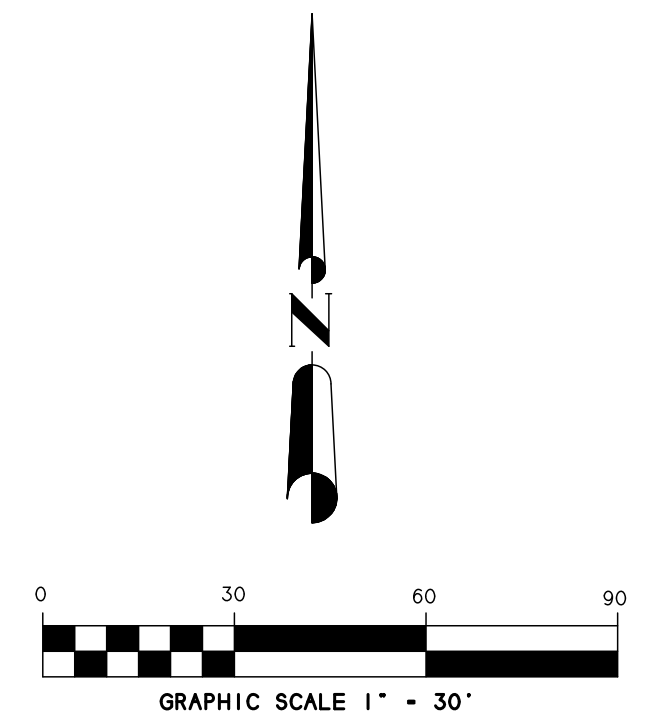
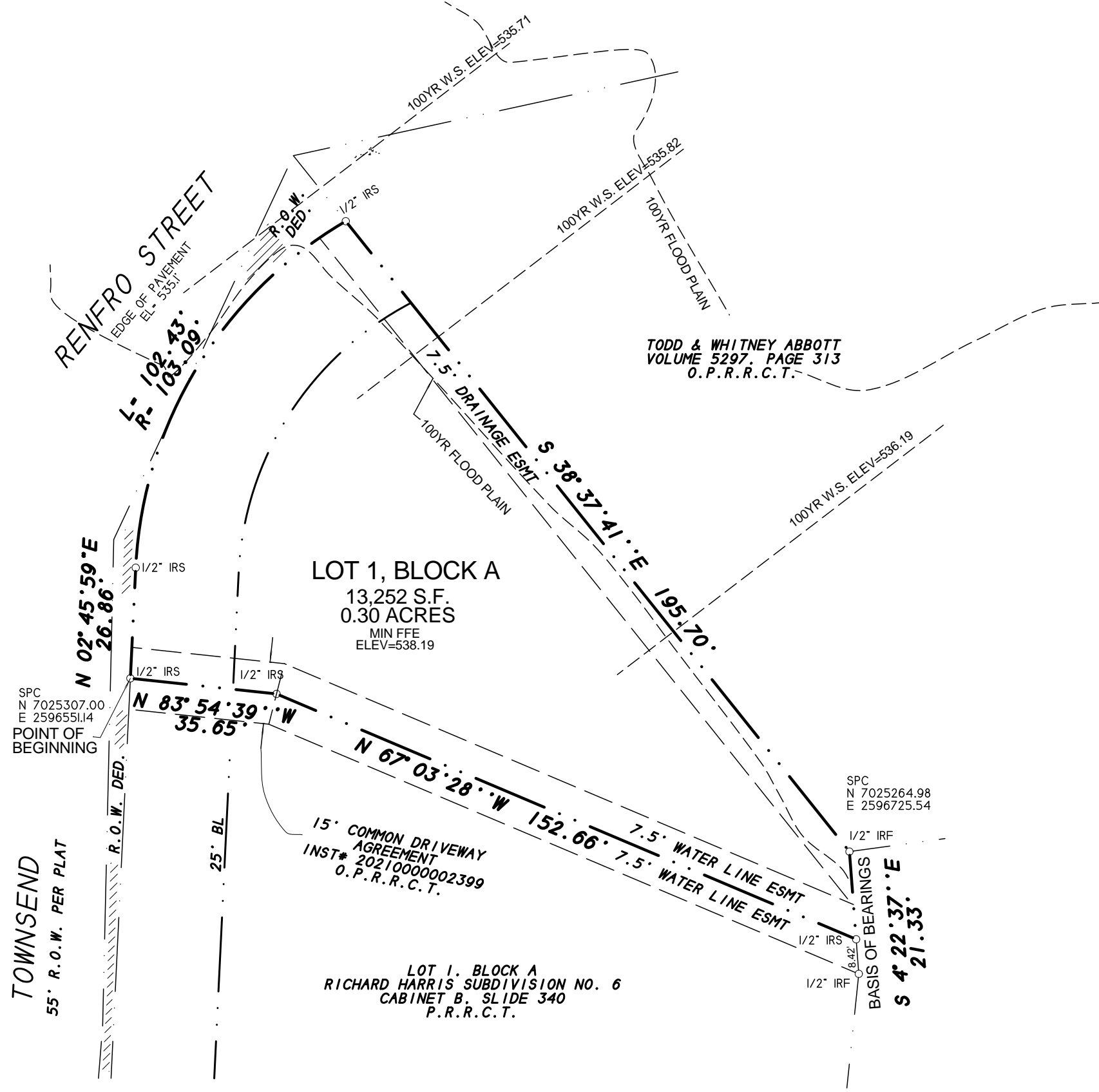
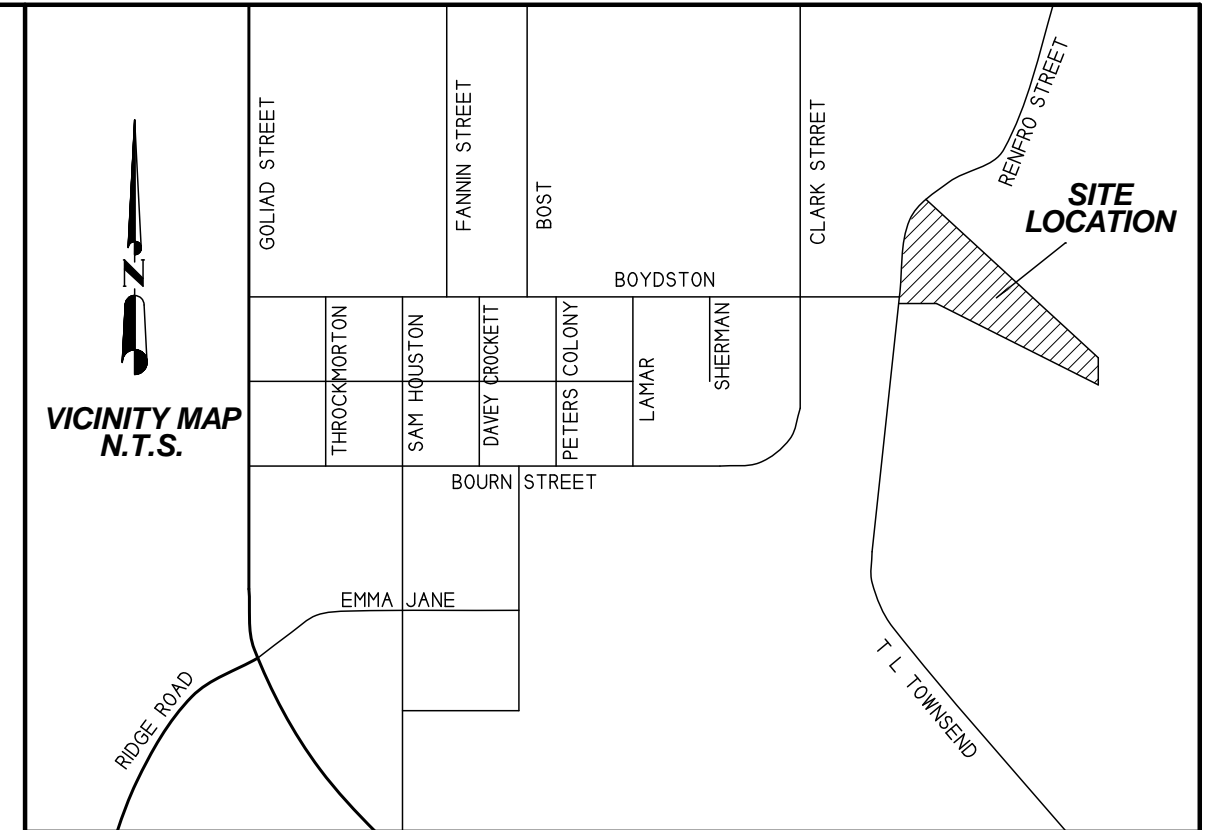
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- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.



FINAL PLAT  
**KENNEDY ADDITION**  
**LOT 1, BLOCK A**  
 BEING A REPLAT OF  
 LOT 1, BLOCK A  
 RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF  
 0.30 ACRES/13,252 S.F.  
 ( 1 LOT )  
 R. BALLARD SURVEY, A-29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:  
 BRENDA K. KENNEDY  
 1630 SHORES BOULEVARD  
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊙	TV
⊕	GAS
⊗	FEL
⊘	FI
⊙	PP
⊕	TELEVISION CABLE RISER
⊗	GAS METER
⊘	FIRE HYDRANT
⊙	POWER POLE
⊕	ELEC. BOX
⊗	WATER METER
⊘	L.P. GAS METER
⊙	1/2" B.P. AND 1/4" B.P. CORNER
⊕	ELECTRIC SUBSURFACE JUNCTION BOX
⊗	WATER METER
⊘	LIGHT POLE
⊙	1/2" B.P. AND 1/4" B.P. CORNER
—	EASEMENT LINE
—	PROPERTY LINE
—	AIR COND. UNIT
—	PROPANE TANK

SURVEY DATE MARCH 23, 2021  
 SCALE 1" = 30'  
 CLIENT KENNEDY  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS BRENDA K. KENNEDY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 1, Block A, of Richard Harris Subdivision No. 5, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line of Townsend Drive, at the southwest corner of said Lot 1, Block A;

THENCE N. 02 deg. 45 min. 59 sec. E. along said right-of-way line, a distance to 26.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the surviving right-of-way of Renfro Street;

THENCE in a northeasterly direction along a curve to the right having a central angle of 56°55'45", a radius of 103.09 feet, a tangent of 55.89 feet, a chord of N 31°13'26"E, 98.27 feet along said right-of-way line, an arc distance of 102.43 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the north corner of said Lot 1, Block A;

THENCE S. 38 deg. 37 min. 41 sec. E. a distance of 195.70 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 22 min. 37 sec. E. a distance of 21.33 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 03 min. 28 sec. W. a distance of 152.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 83 deg. 54 min. 39 sec. W. a distance of 35.65 feet to the POINT OF BEGINNING and containing 13,252 square feet or 0.30 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 KENNEDY ADDITION, LOT 1, 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 KENNEDY ADDITION, LOT 1, BLOCK A, 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.
- Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

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.

BRENDA K. KENNEDY

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRENDA K. KENNEDY 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 KENNEDY ADDITION, LOT 1, 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  
KENNEDY ADDITION  
LOT 1, BLOCK A

BEING A REPLAT OF  
LOT 1, BLOCK A  
RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF  
0.30 ACRES/13,252 S.F.  
( 1 LOT )

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

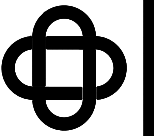
SYMBOL LEGEND									
⊗	TV	⊗	GAS	⊗	TEL	⊗	FH	⊗	FP
⊗	TELEVISION CABLE RISER	⊗	GAS METER	⊗	TEL RISER	⊗	FH RISER	⊗	FP RISER
⊗	ELEC	⊗	ELEC BOX	⊗	WV	⊗	LP	⊗	WV
⊗	ELECTRIC METER	⊗	ELECTRIC JUNCTION BOX	⊗	WV METER	⊗	LP METER	⊗	WV CORNER
⊗	FENCE	⊗	EASEMENT LINE	⊗	ALL CONC. UNIT	⊗	A/C	⊗	PROPANE TANK

OWNER:  
BRENDA K. KENNEDY  
1630 SHORES BOULEVARD  
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 23, 2021  
SCALE 1" = 30' FILE # 2020025RP  
CLIENT KENNEDY



ERIC L. DAVIS ENGINEERING, INC.  
 F-3987  
 120 EAST MAIN STREET  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail ericdavis@engengineering.com

GRADING PLAN  
 ENGINEERED FOR:

MIKE HOGUE  
 CONSTRUCTION

BUILDER: MIKE HOGUE CONSTRUCTION  
 ADDITION: RICHARD HARRIS SUBDIV. #5  
 ADDRESS: 701 N. T.L. TOWNSEND DR.  
 LOT: 2 BLOCK:  
 CITY: ROCKWALL, TX

SCALE: 1" = 20'

SHEET 01

- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
  2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
  3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
  4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
  5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
  6. PAVING AND STRUCTURAL DESIGN BY OTHERS.
  7. NO FILL OR EXCAVATION IN FLOODPLAIN.

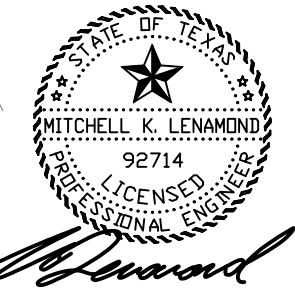
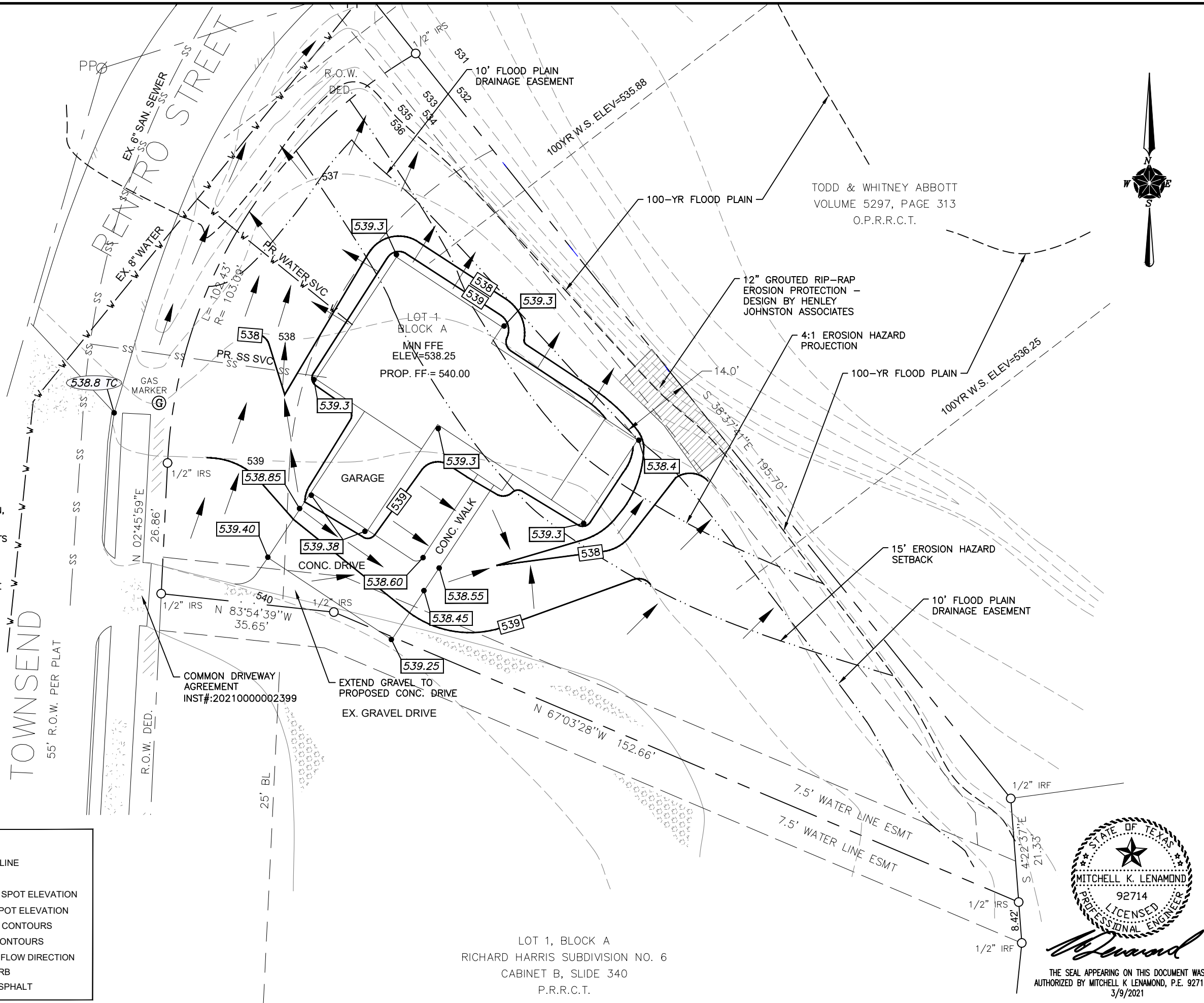
ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

**CAUTION!!!**  
 CALL: TEXAS ONE CALL ☎  
 1-800-245-4545  
 48 HRS PRIOR TO CONSTRUCTION

**III CAUTION III**  
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

EROSION PROTECTION AREA  
 (SEE PLANS BY HENLEY JOHNSTON AND ASSOCIATES)

LEGEND	
---	PROPERTY LINE
- - -	EASEMENT
XXX	PROPOSED SPOT ELEVATION
XXX	EXISTING SPOT ELEVATION
XXX	PROPOSED CONTOURS
XXX	EXISTING CONTOURS
→	PROPOSED FLOW DIRECTION
TC	TOP OF CURB
EA	EDGE OF ASPHALT



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 3/9/2021

LOT 1, BLOCK A  
 RICHARD HARRIS SUBDIVISION NO. 6  
 CABINET B, SLIDE 340  
 P.R.R.C.T.

# PROJECT COMMENTS



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

DATE: 3/25/2021

PROJECT NUMBER: P2021-009  
PROJECT NAME: Lot 1, Block A, Richard Harris Subdivision  
SITE ADDRESS/LOCATIONS: 701 N T L TOWNSEND DR, ROCKWALL, 75087

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

CASE CAPTION: Discuss and consider a request by Brenda Kennedy for the approval of a Replat for Lot 2, Block A, Richard Harris Subdivision No. 5 Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-009) in the lower right-hand corner of all pages on future submittals.

M.4 View the engineering comments for adjustments needed for easements.

M.5 Provide the both sides of Renfro Street and N TL Townsend Drive as well as their centerlines.

M.6 Include all the curve data on the plat from the Owner's Certificate.

I.7 This case will have to go to the Parks Board. The Parks Board will meet on April 6, 2021 at 6:00 p.m.

M.8 Please have all corrections to staff by April 6, 2021

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. The Planning and Zoning Commission Meeting for this case will be held on March 30 2021 and April 13, 2021 at 6:00 p.m.

I.10 The projected City Council meeting date for this case will be April 19, 2021.

I.11 Please note that once the Replat 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.

I.12 Staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Update the floodplain elevations to 535.77, 535.88, and 536.25 respectively.

M - Update the Min FFE to 538.25.

M - The Drainage Easement needs to be 10-ft offset of the 100-yr floodplain. Label the bearing and distances the drainage easement.

M - 10-ft utility easement along TL Townsend and Renfro frontage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

03/22/2021: LOCATED IN FLOOD PLAIN

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: 1. P2021-009 (HENRY LEE)

Park District 21

Cash in Lieu of Land \$656.00

Pro Rata Equipment Fees \$621.00

Total per lot (1) Lot \$1,277.00

Cash in Lieu of Land: 1 lot x \$656.00 = \$656.00

Pro Rata Equipment Fees: 1 lot x \$621.00 = \$621.00

Total: \$1,277.00





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-009

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 701 N. T.L. TOWNSEND  
 SUBDIVISION: Richard Harris #6 LOT: 1 BLOCK: A  
 GENERAL LOCATION: Townsend & Boyd Stew

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Single Family CURRENT USE: Vacant  
 PROPOSED ZONING: Single Family PROPOSED USE: Single Family  
 ACREAGE: 0.2342 LOTS [CURRENT]: LOTS [PROPOSED]:

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER: Brenda Kennedy  APPLICANT: SAME  
 CONTACT PERSON: Brenda Kennedy CONTACT PERSON: SAME  
 ADDRESS: 1630 Shores Blvd ADDRESS:   
 ROCKWALL  
 CITY, STATE & ZIP: TX 75087 CITY, STATE & ZIP:   
 PHONE: 214-384-3234 PHONE:   
 E-MAIL: brenda.kennedy@ebby.com E-MAIL:   
 Brenda Kennedy

## NOTARY VERIFICATION [REQUIRED]

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

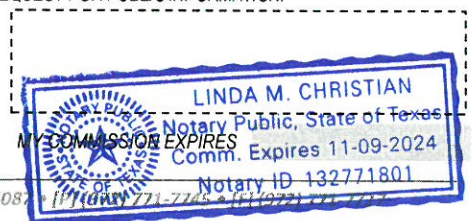
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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 10 DAY OF March, 2021.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*  
*[Signature]*





P2021-009- LOT 2, BLOCK A, RICHARD HARRIS SUBDIVISION  
REPLAT - LOCATION MAP = 



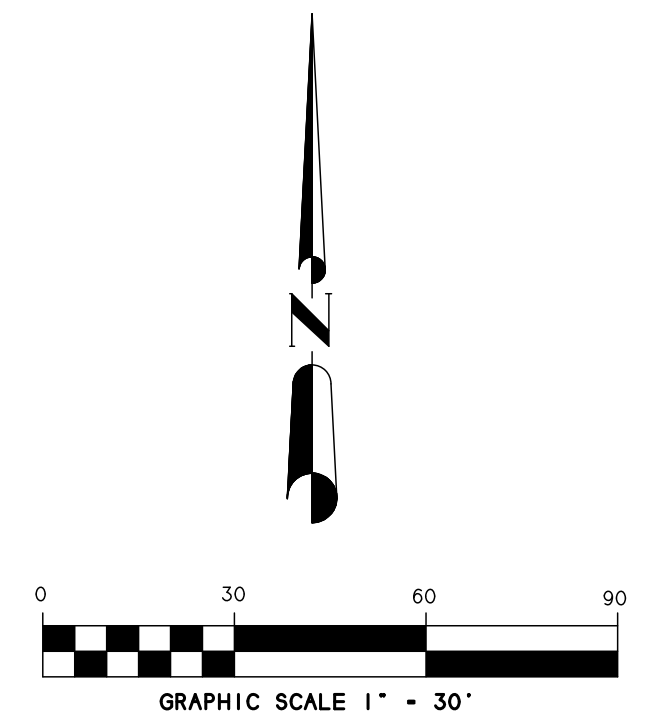
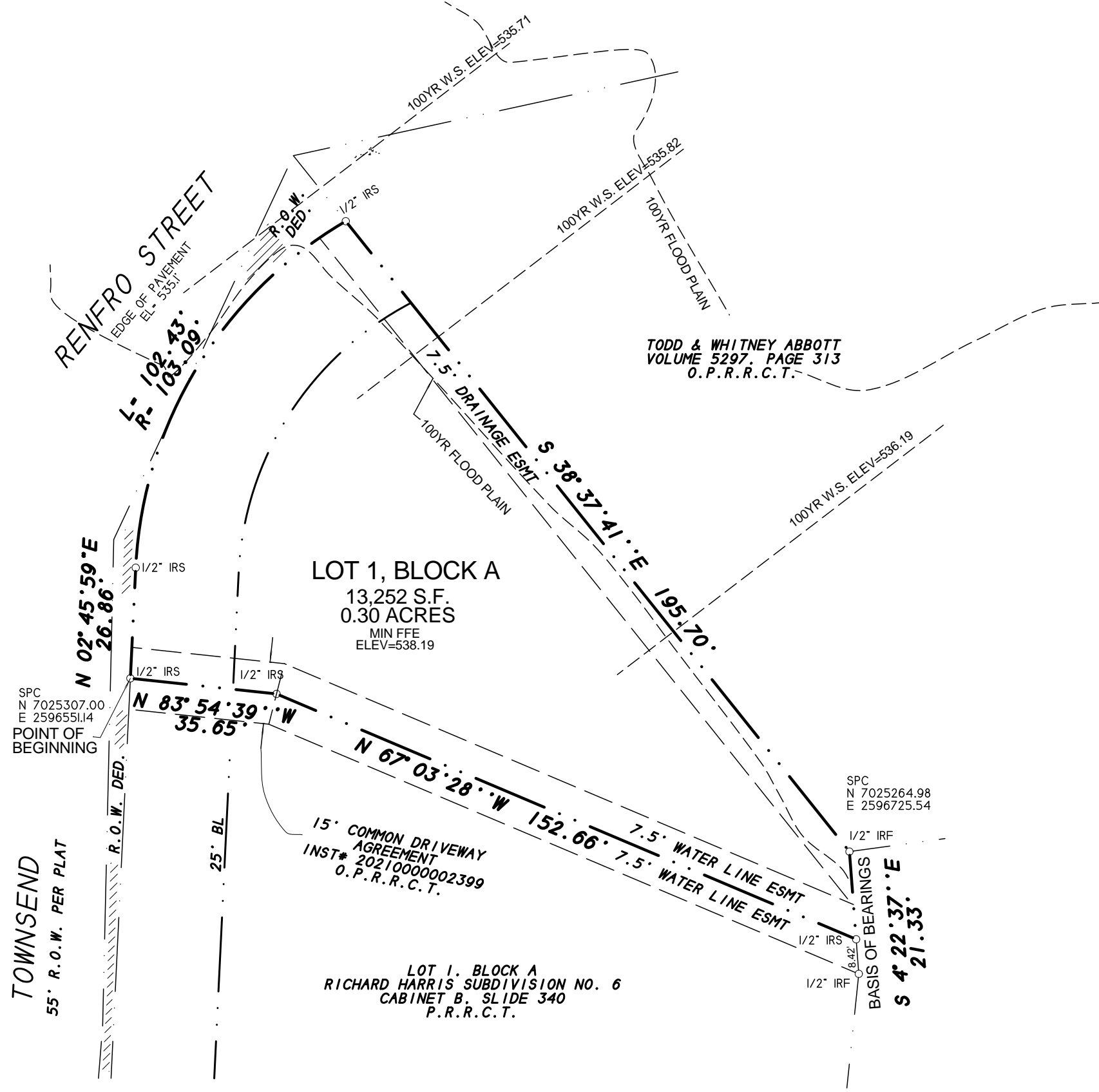
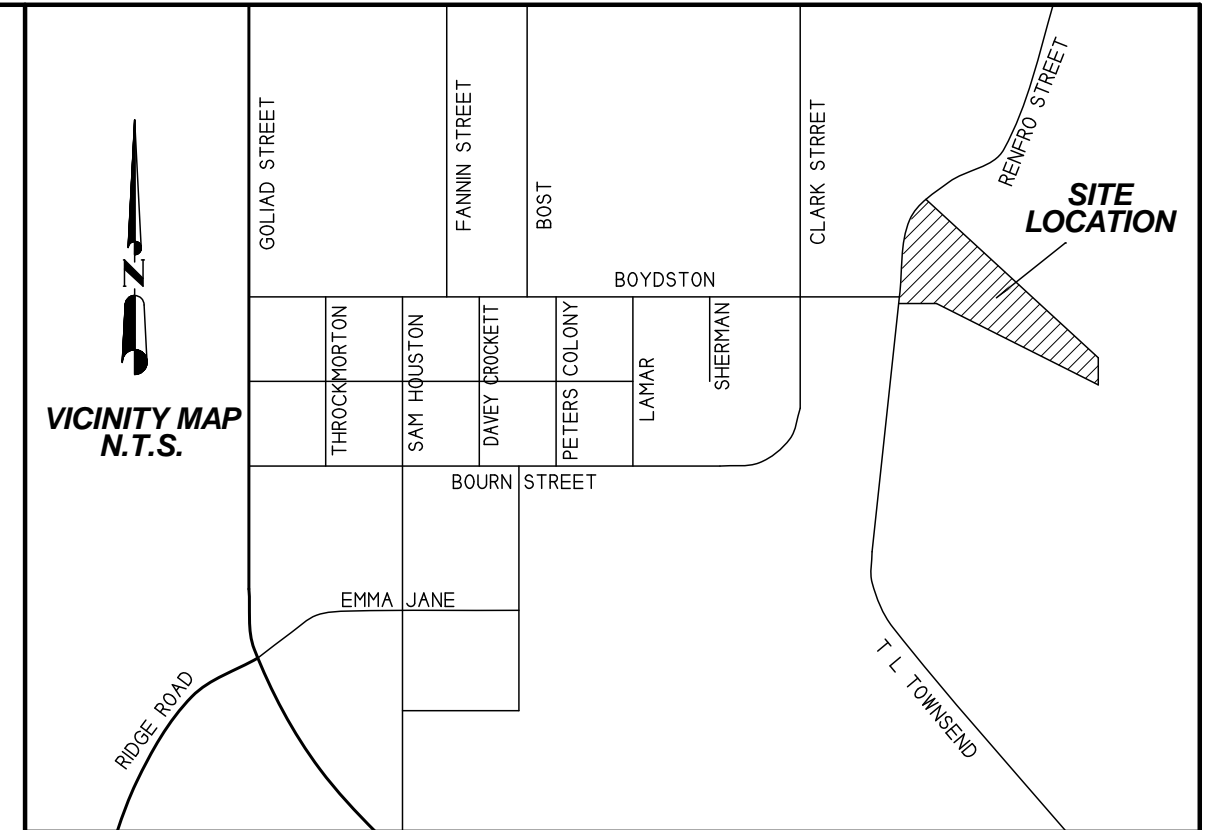
# City of Rockwall

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



- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.



FINAL PLAT  
**KENNEDY ADDITION**  
**LOT 1, BLOCK A**

BEING A REPLAT OF  
 LOT 1, BLOCK A  
 RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF  
 0.30 ACRES/13,252 S.F.  
 ( 1 LOT )

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:  
 BRENDA K. KENNEDY  
 1630 SHORES BOULEVARD  
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND							
⊙	TV	⊙	WATER METER	⊙	WATER METER	⊙	WATER METER
⊙	TELEVISION CABLE RISER	⊙	GAS METER	⊙	FIRE HYDRANT	⊙	POWER POLE
⊙	ELEC. BOX	⊙	WATER SUBSURFACE METER	⊙	WATER METER	⊙	1/2" BIF. W/8" RIS. FOUND CORNER
⊙	ELECTRIC SUBSURFACE JUNCTION BOX	⊙	WATER METER	⊙	WATER METER	⊙	WATER METER
⊙	FENCE	⊙	EASEMENT LINE	⊙	PROPERTY LINE	⊙	PROPERTY LINE
⊙	PROPERTY LINE	⊙	PROPERTY LINE	⊙	PROPERTY LINE	⊙	PROPERTY LINE

SURVEY DATE MARCH 23, 2021  
 SCALE 1" = 30'  
 CLIENT KENNEDY  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

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THENCE in a northeasterly direction along a curve to the right having a central angle of 56°55'45", a radius of 103.09 feet, a tangent of 55.89 feet, a chord of N 31°13'26"E, 98.27 feet along said right-of-way line, an arc distance of 102.43 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the north corner of said Lot 1, Block A;

THENCE S. 38 deg. 37 min. 41 sec. E. a distance of 195.70 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 22 min. 37 sec. E. a distance of 21.33 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 03 min. 28 sec. W. a distance of 152.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 83 deg. 54 min. 39 sec. W. a distance of 35.65 feet to the POINT OF BEGINNING and containing 13,252 square feet or 0.30 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 KENNEDY ADDITION, LOT 1, 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 KENNEDY ADDITION, LOT 1, BLOCK A, 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.
- Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

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.

BRENDA K. KENNEDY

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRENDA K. KENNEDY 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 KENNEDY ADDITION, LOT 1, 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  
KENNEDY ADDITION  
LOT 1, BLOCK A

BEING A REPLAT OF  
LOT 1, BLOCK A  
RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF  
0.30 ACRES/13,252 S.F.  
( 1 LOT )

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND									
⊗	TV	⊗	GAS	⊗	TEL	⊗	FH	⊗	FP
⊗	TELEVISION CABLE RISER	⊗	GAS METER	⊗	TEL RISER	⊗	FH RISER	⊗	FP RISER
⊗	ELEC	⊗	ELEC BOX	⊗	WV	⊗	LP	⊗	WV
⊗	ELECTRIC METER	⊗	ELECTRIC SUBSURFACE JUNCTION BOX	⊗	WV METER	⊗	LP METER	⊗	WV METER
⊗	ELEC	⊗	ELEC BOX	⊗	WV	⊗	LP	⊗	WV
⊗	ELECTRIC METER	⊗	ELECTRIC SUBSURFACE JUNCTION BOX	⊗	WV METER	⊗	LP METER	⊗	WV METER
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⊗	ELECTRIC METER	⊗	ELECTRIC SUBSURFACE JUNCTION BOX	⊗	WV METER	⊗	LP METER	⊗	WV METER
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⊗	ELEC	⊗	ELEC BOX	⊗	WV	⊗	LP	⊗	WV
⊗	ELECTRIC METER	⊗							



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 13, 2021  
**APPLICANT:** Brenda Kennedy  
**CASE NUMBER:** P2021-009; *Replat for Lot 1, Block A, Kennedy Addition*

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### SUMMARY

Consider a request by Brenda Kennedy for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to replat a 0.2342-acre existing parcel of land (*i.e. Lot 1, Block A, Richard Harris Subdivision No. 5 Addition*) into one (1) lot (*i.e. Lot 1, Block A, Kennedy Addition*) for the purpose of establishing easements and delineating the floodplain boundaries necessary to construct a single-family home.
- The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. The City's historic zoning maps show that the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned Single-Family 7 (SF-7) District. On June 9, 1986, the City Council approved a final plat (*Case No. PZ1986-037-01*) establishing the subject property as Lot 1, Block A, Richard Harris #5 Addition. This plat was filed with Rockwall County on October 7, 1986. On January 4, 2021 City Council approved a Specific Use Permit (SUP) [*Ordinance No. 21-02; S-238*] allowing the construction of a single-family home on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 1, Block A, Kennedy 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 subdivision plat.
- (2) Any construction resulting from the approval of this Replat 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.

# PROJECT COMMENTS



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

DATE: 3/25/2021

PROJECT NUMBER: P2021-009  
PROJECT NAME: Lot 1, Block A, Richard Harris Subdivision  
SITE ADDRESS/LOCATIONS: 701 N T L TOWNSEND DR, ROCKWALL, 75087

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

CASE CAPTION: Discuss and consider a request by Brenda Kennedy for the approval of a Replat for Lot 2, Block A, Richard Harris Subdivision No. 5 Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-009) in the lower right-hand corner of all pages on future submittals.

M.4 View the engineering comments for adjustments needed for easements.

M.5 Provide the both sides of Renfro Street and N TL Townsend Drive as well as their centerlines.

M.6 Include all the curve data on the plat from the Owner's Certificate.

I.7 This case will have to go to the Parks Board. The Parks Board will meet on April 6, 2021 at 6:00 p.m.

M.8 Please have all corrections to staff by April 6, 2021

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. The Planning and Zoning Commission Meeting for this case will be held on March 30 2021 and April 13, 2021 at 6:00 p.m.

I.10 The projected City Council meeting date for this case will be April 19, 2021.

I.11 Please note that once the Replat 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.

I.12 Staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Update the floodplain elevations to 535.77, 535.88, and 536.25 respectively.

M - Update the Min FFE to 538.25.

M - The Drainage Easement needs to be 10-ft offset of the 100-yr floodplain. Label the bearing and distances the drainage easement.

M - 10-ft utility easement along TL Townsend and Renfro frontage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

03/22/2021: LOCATED IN FLOOD PLAIN

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: 1. P2021-009 (HENRY LEE)

Park District 21

Cash in Lieu of Land \$656.00

Pro Rata Equipment Fees \$621.00

Total per lot (1) Lot \$1,277.00

Cash in Lieu of Land: 1 lot x \$656.00 = \$656.00

Pro Rata Equipment Fees: 1 lot x \$621.00 = \$621.00

Total: \$1,277.00





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-009

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 701 N. T.L. TOWNSEND

SUBDIVISION Richard Harris #6 LOT 1 BLOCK A

GENERAL LOCATION Townsend & Boyd Stew

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Single Family

CURRENT USE Vacant

PROPOSED ZONING Single Family

PROPOSED USE Single Family

ACREAGE 0.2342

LOTS [CURRENT]

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Brenda Kennedy

APPLICANT SAME

CONTACT PERSON Brenda Kennedy

CONTACT PERSON

ADDRESS 1630 Shores Blvd  
Rockwall

ADDRESS

CITY, STATE & ZIP TX 75087

CITY, STATE & ZIP

PHONE 214-384-3234

PHONE

E-MAIL brenda.kennedy@ebby.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

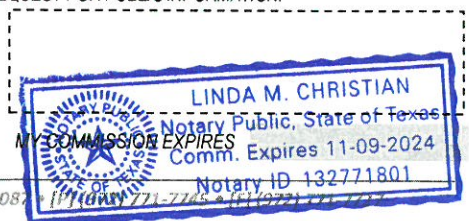
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brenda Kennedy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF March, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 25 50 100 150 200 Feet

P2021-009- LOT 2, BLOCK A, RICHARD HARRIS SUBDIVISION  
REPLAT - LOCATION MAP = 



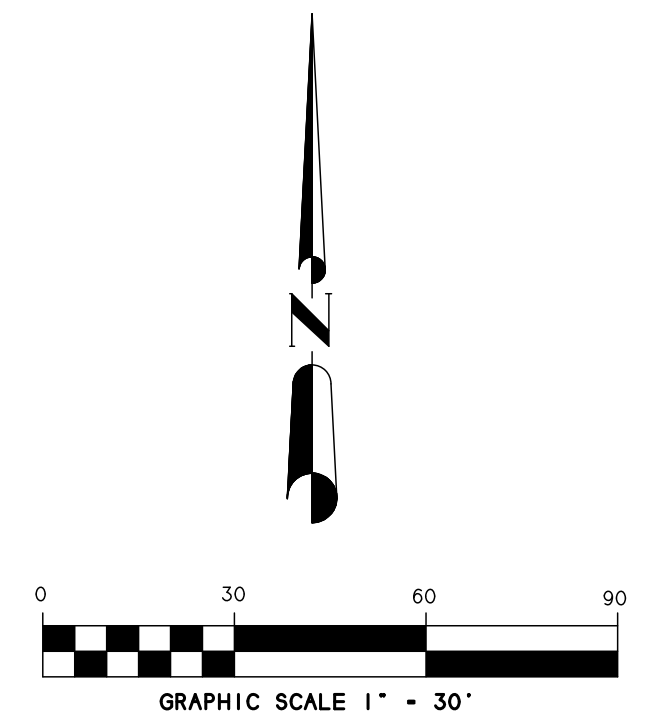
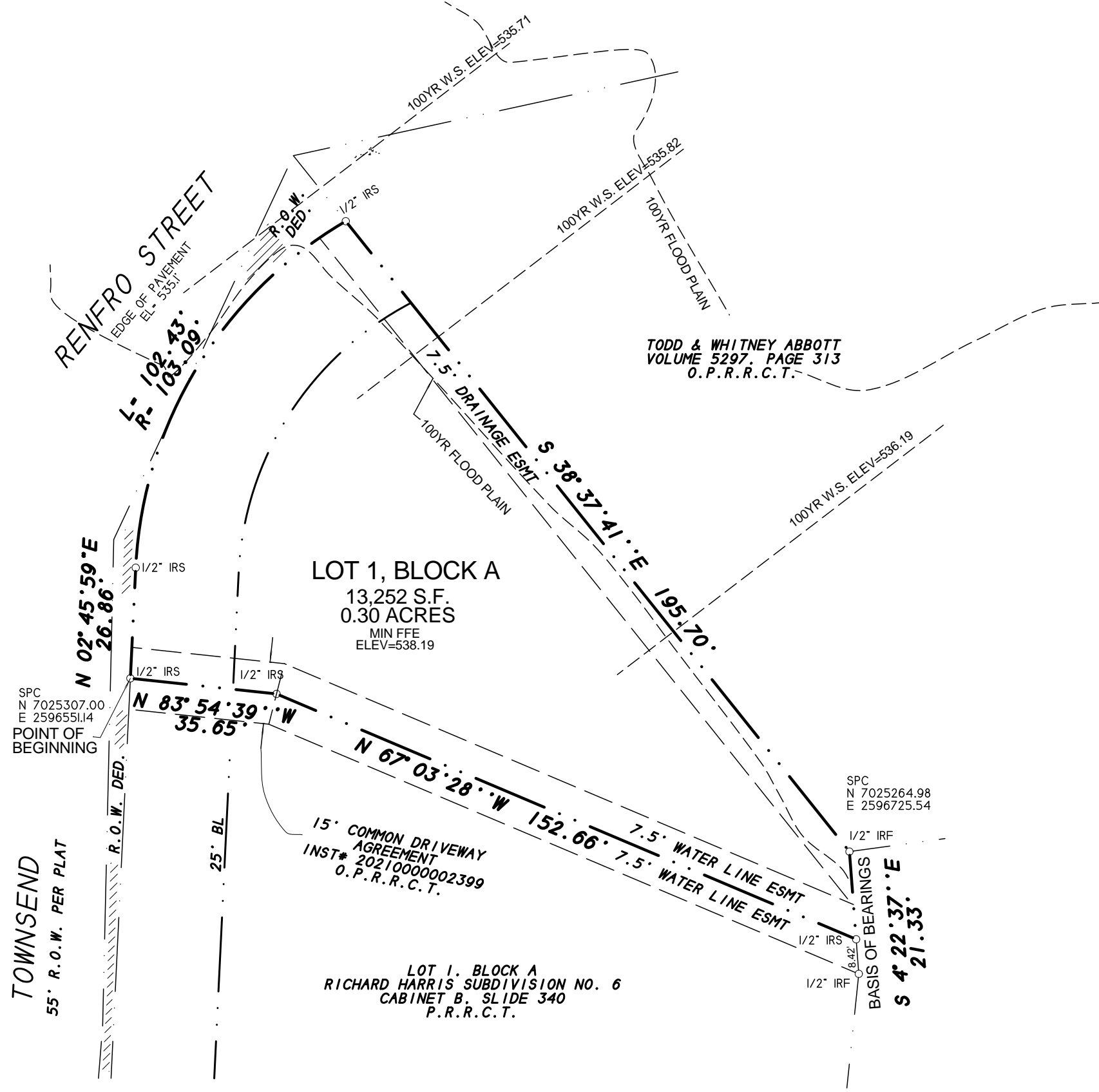
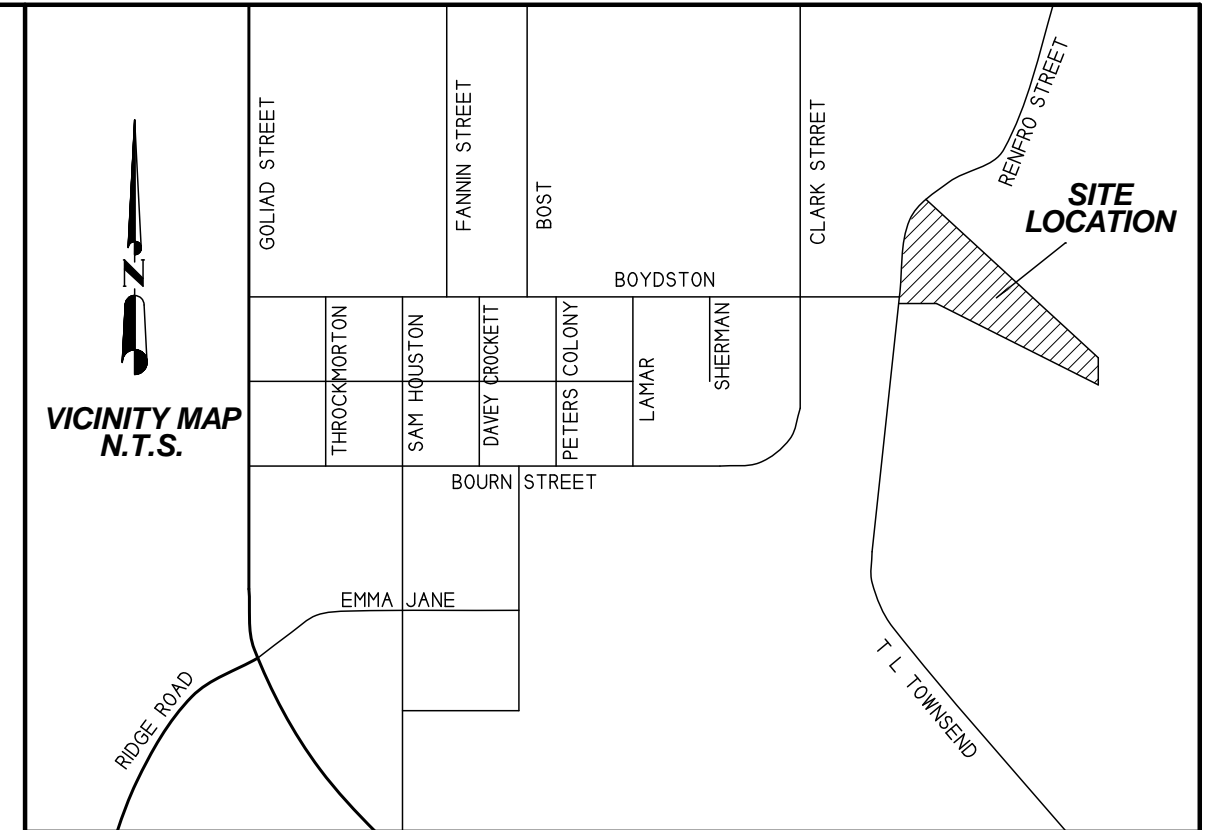
# City of Rockwall

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

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- NOTES
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  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
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FINAL PLAT  
**KENNEDY ADDITION**  
**LOT 1, BLOCK A**

BEING A REPLAT OF  
 LOT 1, BLOCK A  
 RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF  
 0.30 ACRES/13,252 S.F.  
 ( 1 LOT )

R. BALLARD SURVEY, A-29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:  
 BRENDA K. KENNEDY  
 1630 SHORES BOULEVARD  
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND									
⊙	TV	⊙	GAS	⊙	FEL	⊙	FH	⊙	FP
⊙	TELEVISION	⊙	CABLE	⊙	METER	⊙	RISE	⊙	HYDRANT
⊙	ELEC	⊙	BOX	⊙	WTS	⊙	LP	⊙	1/2" BIF
⊙	ELECTRIC	⊙	SUBSURFACE	⊙	METER	⊙	WATER	⊙	WATER METER
⊙	JUNCTION	⊙	BOX	⊙	WATER	⊙	WATER	⊙	WATER
⊙	PROPERTY	⊙	LINE	⊙	LINE	⊙	LINE	⊙	LINE
⊙	FENCE	⊙	EASEMENT	⊙	LINE	⊙	AIR	⊙	COND.
⊙	PROPERTY	⊙	LINE	⊙	LINE	⊙	LINE	⊙	LINE

SURVEY DATE MARCH 23, 2021  
 SCALE 1" = 30'  
 CLIENT KENNEDY  
 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



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS BRENDA K. KENNEDY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 1, Block A, of Richard Harris Subdivision No. 5, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line of Townsend Drive, at the southwest corner of said Lot 1, Block A;

THENCE N. 02 deg. 45 min. 59 sec. E. along said right-of-way line, a distance to 26.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the surviving right-of-way of Renfro Street;

THENCE in a northeasterly direction along a curve to the right having a central angle of 56°55'45", a radius of 103.09 feet, a tangent of 55.89 feet, a chord of N 31°13'26"E, 98.27 feet along said right-of-way line, an arc distance of 102.43 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the north corner of said Lot 1, Block A;

THENCE S. 38 deg. 37 min. 41 sec. E. a distance of 195.70 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 22 min. 37 sec. E. a distance of 21.33 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 03 min. 28 sec. W. a distance of 152.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 83 deg. 54 min. 39 sec. W. a distance of 35.65 feet to the POINT OF BEGINNING and containing 13,252 square feet or 0.30 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 KENNEDY ADDITION, LOT 1, 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 KENNEDY ADDITION, LOT 1, BLOCK A, 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.
- 7) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

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.

BRENDA K. KENNEDY

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRENDA K. KENNEDY 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 KENNEDY ADDITION, LOT 1, 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  
**KENNEDY ADDITION**  
**LOT 1, BLOCK A**

BEING A REPLAT OF  
LOT 1, BLOCK A  
RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF  
0.30 ACRES/13,252 S.F.  
( 1 LOT )

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	FH	FP							
TELEVISION	GAS	TEL	FIRE	POWER							
CABLE RISER	METER	RISER	HYDRANT	POLE							
ELEC	ELEC	INT	LP	AC/DC							
ELECTRIC	BOX	METER	LIGHT	REF. FOUND							
METER	JUNCTION	BOX	VOLT	90° CORNER							
FENCE	EASEMENT LINE	ALL COND. UNIT	PROVANE	PAN							

OWNER:  
BRENDA K. KENNEDY  
1630 SHORES BOULEVARD  
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 23, 2021  
SCALE 1" = 30' FILE # 2020025RP  
CLIENT KENNEDY



# 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 19, 2021  
**APPLICANT:** Brenda Kennedy  
**CASE NUMBER:** P2021-009; *Replat for Lot 1, Block A, Kennedy Addition*

---

### SUMMARY

Consider a request by Brenda Kennedy for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to replat a 0.2342-acre existing parcel of land (*i.e. Lot 1, Block A, Richard Harris Subdivision No. 5 Addition*) into one (1) lot (*i.e. Lot 1, Block A, Kennedy Addition*) for the purpose of establishing easements and delineating the floodplain boundaries necessary to construct a single-family home.
- The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. The City's historic zoning maps show that the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned Single-Family 7 (SF-7) District. On June 9, 1986, the City Council approved a final plat (*Case No. PZ1986-037-01*) establishing the subject property as Lot 1, Block A, Richard Harris #5 Addition. This plat was filed with Rockwall County on October 7, 1986. On January 4, 2021 City Council approved a Specific Use Permit (SUP) [*Ordinance No. 21-02; S-238*] allowing the construction of a single-family home on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 1, Block A, Kennedy 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 subdivision plat.
- (2) Any construction resulting from the approval of this Replat 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 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-009

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
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SUBDIVISION Richard Harris #6 LOT 1 BLOCK A

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PROPOSED ZONING Single Family PROPOSED USE Single Family

ACREAGE 0.2342 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

<input checked="" type="checkbox"/> OWNER	<u>Brenda Kennedy</u>	<input checked="" type="checkbox"/> APPLICANT	<u>SAME</u>
CONTACT PERSON	<u>Brenda Kennedy</u>	CONTACT PERSON	
ADDRESS	<u>1630 Shores Blvd</u>	ADDRESS	
	<u>Rockwall</u>		
CITY, STATE & ZIP	<u>TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>214-384-3234</u>	PHONE	
E-MAIL	<u>brenda.kennedy@ebby.com</u>	E-MAIL	

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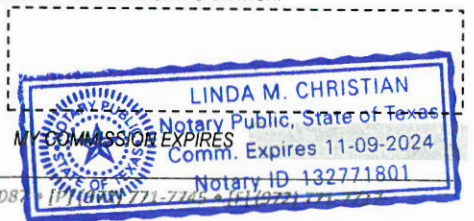
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



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REPLAT - LOCATION MAP = 



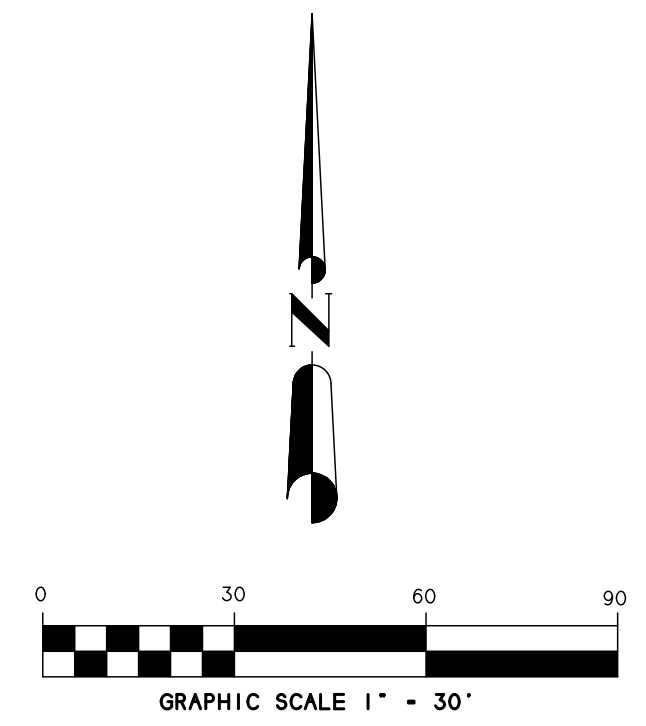
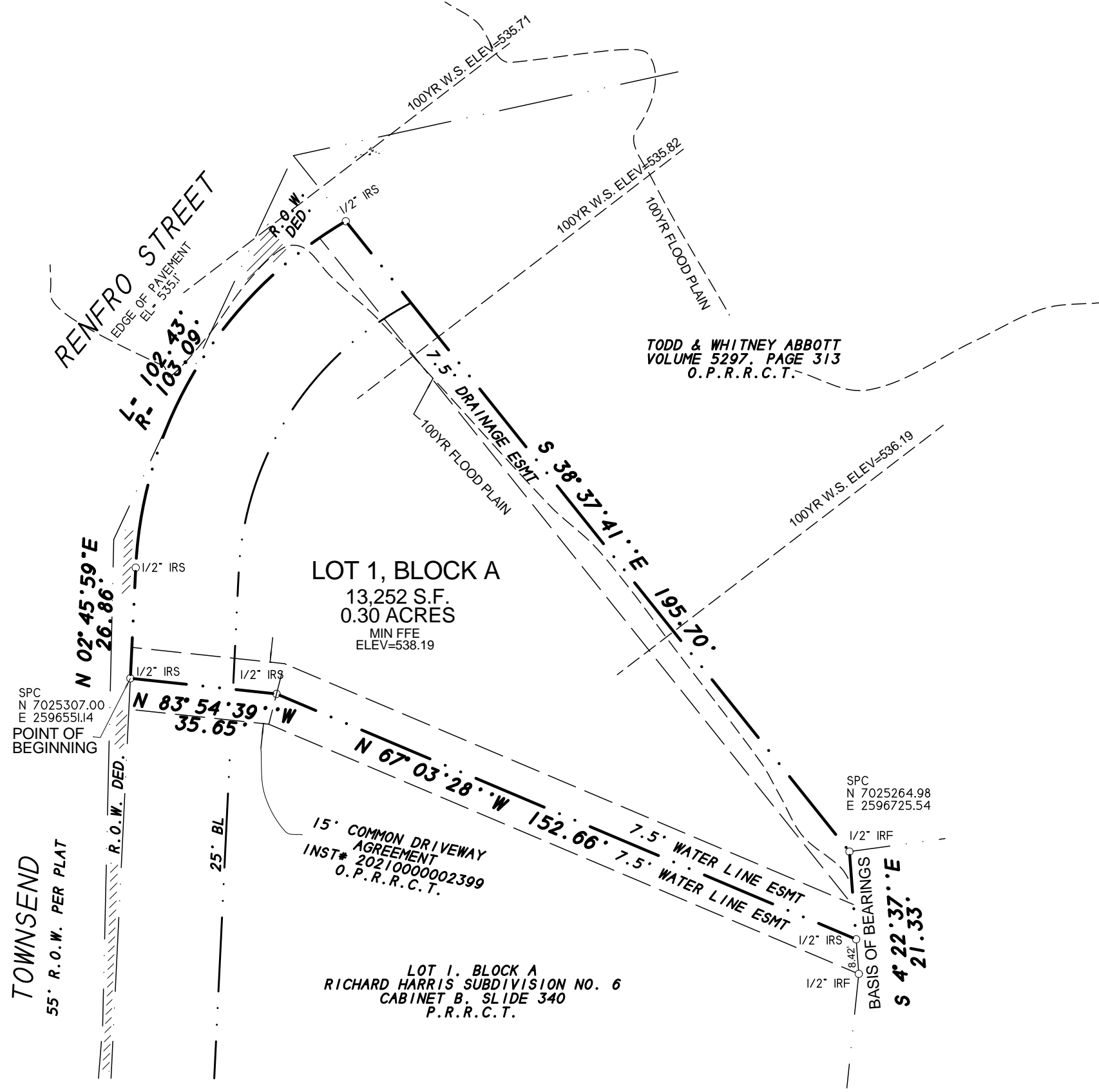
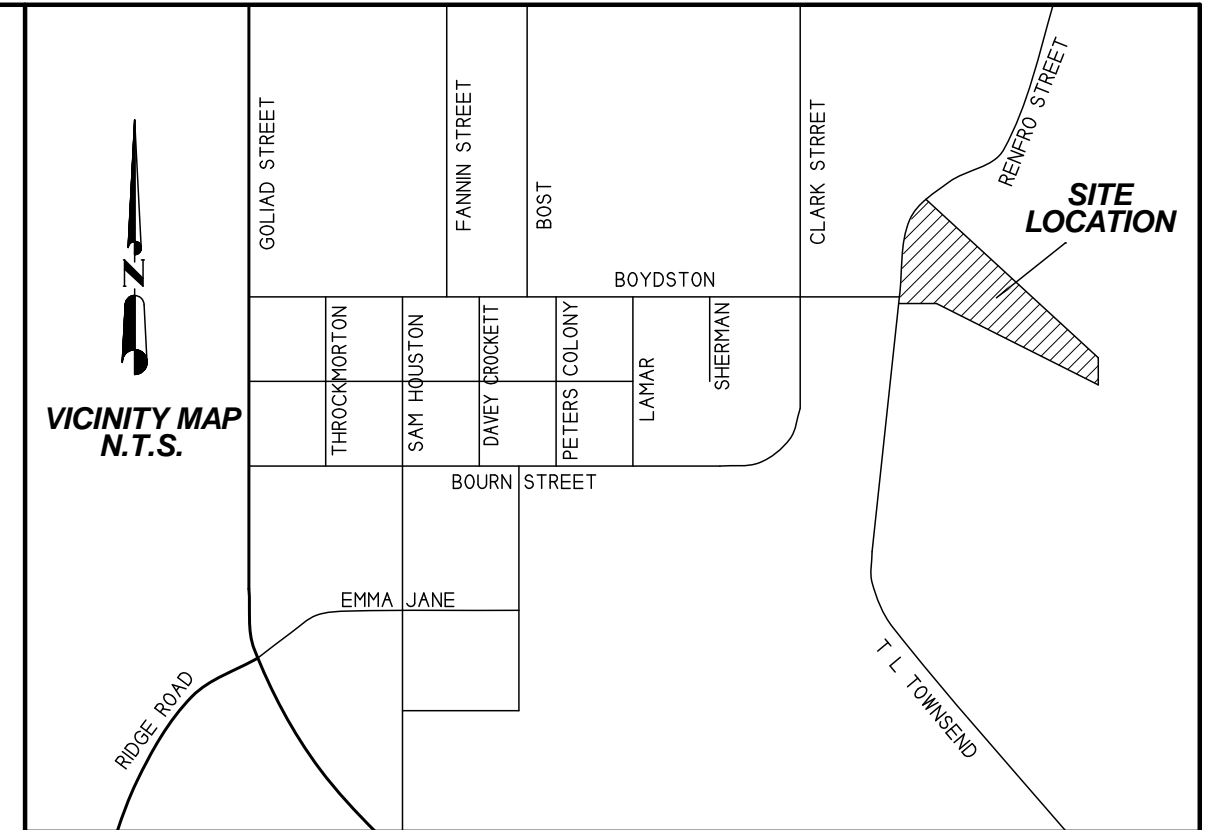
# City of Rockwall

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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:  
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 1630 SHORES BOULEVARD  
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊙	TV
⊗	TELEPHONE CABLE RISER
⊕	GAS METER
⊖	FIRE RISER
⊙	FIRE HYDRANT
⊗	POWER POLE
⊕	ELEC. BOX
⊖	WATER METER
⊙	WATER SUBSURFACE JUNCTION BOX
⊗	1/2" BIF. WIRE ROD FOUND (CORNER)
⊕	LIGHT
⊖	1/2" BIF. WIRE ROD FOUND (CORNER)
—	EASEMENT LINE
—	PROPERTY LINE
—	AIR COND. UNIT
—	PROPANE TANK

SURVEY DATE MARCH 23, 2021  
 SCALE 1" = 30'  
 CLIENT KENNEDY  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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BEING Lot 1, Block A, of Richard Harris Subdivision No. 5, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line of Townsend Drive, at the southwest corner of said Lot 1, Block A;

THENCE N. 02 deg. 45 min. 59 sec. E. along said right-of-way line, a distance to 26.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the surviving right-of-way of Renfro Street;

THENCE in a northeasterly direction along a curve to the right having a central angle of 56°55'45", a radius of 103.09 feet, a tangent of 55.89 feet, a chord of N 31°13'26"E, 98.27 feet along said right-of-way line, an arc distance of 102.43 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the north corner of said Lot 1, Block A;

THENCE S. 38 deg. 37 min. 41 sec. E. a distance of 195.70 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 22 min. 37 sec. E. a distance of 21.33 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 03 min. 28 sec. W. a distance of 152.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 83 deg. 54 min. 39 sec. W. a distance of 35.65 feet to the POINT OF BEGINNING and containing 13,252 square feet or 0.30 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 KENNEDY ADDITION, LOT 1, 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 KENNEDY ADDITION, LOT 1, BLOCK A, 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.
- 7) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

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.

BRENDA K. KENNEDY

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRENDA K. KENNEDY 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 KENNEDY ADDITION, LOT 1, 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  
KENNEDY ADDITION  
LOT 1, BLOCK A

BEING A REPLAT OF  
LOT 1, BLOCK A  
RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF  
0.30 ACRES/13,252 S.F.  
( 1 LOT )

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND							
⊙	TEL	TEL	FP	⊗	⊗	⊗	⊗
TV	GAS	FEL	FH	PO	⊗	⊗	⊗
TELEVISION	GAS	FIRE	FIRE	POWER	⊗	⊗	⊗
CABLE RISER	METER	RISER	HYDRANT	POLE	⊗	⊗	⊗
▲	ELEC	BOX	LP	⊗	⊗	⊗	⊗
ELEC	ELEC	BOX	LP	⊗	⊗	⊗	⊗
ELECTRIC	ELECTRIC	METER	WIRE	⊗	⊗	⊗	⊗
METER	METER	JUNCTION	BOX	⊗	⊗	⊗	⊗
—	—	—	—	—	—	—	—
EASEMENT	EASEMENT	LINE	LINE	—	—	—	—
FENCE	FENCE	FENCE	FENCE	—	—	—	—

OWNER:  
BRENDA K. KENNEDY  
1630 SHORES BOULEVARD  
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 23, 2021  
SCALE 1" = 30'  
CLIENT KENNEDY

## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, March 19, 2021 1:50 PM  
**To:** 'Brenda Kennedy'  
**Subject:** FW: 701 N TL TOWNSEND  
**Attachments:** DIF20-1194-GR\_R2.1-11X17.pdf



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** Lee, Henry  
**Sent:** Monday, March 15, 2021 10:53 AM  
**To:** Gamez, Angelica  
**Subject:** FW: 701 N TL TOWNSEND



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** Brenda Kennedy <[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)>  
**Sent:** Tuesday, March 9, 2021 1:36 PM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Subject:** 701 N TL TOWNSEND

Henry  
??

Attached is the plan for the replatting of the lot. Please let me know how soon we can get this application filed. I was my understanding that once we had this drawing accepted and make our application for the replat that we would be able to get the building permit. I sincerely appreciate your assistance.

??

I will drop the Application fee off later today or the first thing in the morning.

??

??

Thank you.



??

??

??

Brenda Kennedy

Office Administrator/Associate Broker

??

972-772-1101

??

[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)

??

??

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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, March 19, 2021 2:04 PM  
**To:** 'Brenda Kennedy'  
**Subject:** RE: 701 N TL TOWNSEND

Good Afternoon,

I spoke with Ryan. The latest we can take your plat is Wednesday; please get it to us by then. We will need time to review it and create the report for it before the Planning and Zoning packet has to be sent out. Please keep me updated if anything changes.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** Brenda Kennedy  
**Sent:** Friday, March 19, 2021 2:02 PM  
**To:** Lee, Henry  
**Subject:** RE: 701 N TL TOWNSEND

Henry

I have a call into the surveyor and I will work hard to get this done as quickly as possible. Thank you for your help!

---

**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, March 19, 2021 1:50 PM  
**To:** 'Brenda Kennedy' <[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)>  
**Subject:** FW: 701 N TL TOWNSEND



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**Sent:** Monday, March 15, 2021 10:53 AM  
**To:** Gamez, Angelica <[AGamez@rockwall.com](mailto:AGamez@rockwall.com)>  
**Subject:** FW: 701 N TL TOWNSEND



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Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**Subject:** 701 N TL TOWNSEND

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??

I will drop the Application fee off later today or the first thing in the morning.

??

??

Thank you.

??

??

??

Brenda Kennedy

Office Administrator/Associate Broker

??

972-772-1101

??

[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)

??

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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Wednesday, March 24, 2021 9:37 AM  
**To:** 'Brenda Kennedy'  
**Subject:** RE: 701 Townsend

Good Morning,

Sounds great. Thank you for the update.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** Brenda Kennedy  
**Sent:** Wednesday, March 24, 2021 9:07 AM  
**To:** Lee, Henry  
**Subject:** 701 Townsend

Henry

??

Mr. Fetty the surveyor said he would have the plot survey ready today. We will send it to you as soon as we get it..

Thank you again.

??

Have a great day!

??

??

??

Brenda Kennedy

Office Administrator/Associate Broker

??

972-772-1101

??

[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)

??

??

??

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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Wednesday, March 24, 2021 2:23 PM  
**To:** 'Brenda Kennedy'  
**Subject:** RE: 701 Townsend

Good Afternoon,

Thank you!



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** Brenda Kennedy  
**Sent:** Wednesday, March 24, 2021 2:09 PM  
**To:** Lee, Henry  
**Subject:** Fwd: 701 Townsend

Brenda Kennedy 214-384-3234

Begin forwarded message:

**From:** Tracy Fetty <[tracy@hdfetty.com](mailto:tracy@hdfetty.com)>  
**Date:** March 24, 2021 at 1:55:36 PM CDT  
**To:** "Miller, Ryan" <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>, "Gamez, Angelica" <[AGamez@rockwall.com](mailto:AGamez@rockwall.com)>  
**Cc:** Brenda Kennedy <[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)>, [mikehogue58@gmail.com](mailto:mikehogue58@gmail.com)  
**Subject: Re: 701 Townsend**

.PDF COPY IS ATTACHED

Tracy Fetty

H.D. Fetty Land Surveyor, LLC  
6770 FM 1565  
Royse City, Texas 75189

972-635-2255

---

**From:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Sent:** Monday, March 22, 2021 10:26 AM

**To:** Tracy Fetty <[tracy@hdfetty.com](mailto:tracy@hdfetty.com)>

**Subject:** RE: 701 Townsend

Tracy ... We need a replat on this. Thanks.

---

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**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) APPOINTED AND ELECTED OFFICIALS: 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

---

**From:** Tracy Fetty <[tracy@hdfetty.com](mailto:tracy@hdfetty.com)>

**Sent:** Monday, March 22, 2021 10:18 AM

**To:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>

**Subject:** Fw: 701 Townsend

Ryan,

Replat this or does she need to give a revised site plan??

Tracy Fetty

H.D. Fetty Land Surveyor, LLC

6770 FM 1565



Royse City, Texas 75189

972-635-2255

---

**From:** Brenda Kennedy <[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)>  
**Sent:** Friday, March 19, 2021 2:30 PM  
**To:** Tracy Fetty <[tracy@hdfetty.com](mailto:tracy@hdfetty.com)>  
**Cc:** [mikehogue58@gmail.com](mailto:mikehogue58@gmail.com) <[mikehogue58@gmail.com](mailto:mikehogue58@gmail.com)>; [gleftwich@netportusa.com](mailto:gleftwich@netportusa.com) <[gleftwich@netportusa.com](mailto:gleftwich@netportusa.com)>  
**Subject:** 701 Townsend

Tracy

My name is Brenda Kennedy I am working with Mike Hogue on the lot on 701 Townsend and the city of Rockwall is requiring me to replat the lot. I have attached the engineering drawing with the easements and erosion control rock area that I am having to install.

I submitted the engineers drawing to P&Z not knowing I needed the following  
An updated Site Survey showing/ property corners, the water easement, the shared driveway easement, the flood elevation and the erosion control area. (as shown on the attached drawings)

Would it be possible to get this from you by next Wednesday. If I don't have it by then they are going to make me wait to get on the agenda for the replat.

I would greatly appreciate your help. Please let me know if you have any questions and if you will be able to get this completed by next Wednesday for me.

Thank you so much.

Brenda Kennedy  
Office Administrator/Associate Broker

972-772-1101

[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)

---

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## Lee, Henry

---

**From:** Brenda Kennedy <brendakennedy@ebby.com>  
**Sent:** Wednesday, March 24, 2021 2:30 PM  
**To:** Lee, Henry  
**Subject:** RE: 701 Townsend

[Do I need to get this notarized?](#)

---

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**Sent:** Wednesday, March 24, 2021 2:23 PM  
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**Subject:** RE: 701 Townsend

Good Afternoon,  
Thank you!



HENRY LEE  
Planner  
Planning & Zoning Department  
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[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**Subject:** Fwd: 701 Townsend  
Brenda Kennedy 214-384-3234

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**To:** "Miller, Ryan" <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>, "Gamez, Angelica" <[AGamez@rockwall.com](mailto:AGamez@rockwall.com)>  
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**Ryan C. Miller, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)  
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [UNIFIED DEVELOPMENT CODE](#)

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6770 FM 1565

Royse City, Texas 75189

972-635-2255

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**To:** Tracy Fetty <[tracy@hdfetty.com](mailto:tracy@hdfetty.com)>

**Cc:** [mikehogue58@gmail.com](mailto:mikehogue58@gmail.com) <[mikehogue58@gmail.com](mailto:mikehogue58@gmail.com)>; [gleftwich@netportusa.com](mailto:gleftwich@netportusa.com) <[gleftwich@netportusa.com](mailto:gleftwich@netportusa.com)>

**Subject:** 701 Townsend

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Brenda Kennedy

Office Administrator/Associate Broker

972-772-1101

[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)

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**To:** Lee, Henry  
**Subject:** 701 Townsend

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Thank you again.

??

Have a great day!

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Brenda Kennedy

Office Administrator/Associate Broker

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972-772-1101

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**Attachments:** 20200025RP1.PDF; 20200025RP2.PDF

Brenda Kennedy 214-384-3234

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**To:** Tracy Fetty  
**Subject:** RE: 701 Townsend  
Tracy ... We need a replat on this. Thanks.

---

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**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

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helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website  
GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

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NOTES

1) APPOINTED AND ELECTED OFFICIALS: 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

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**From:** Tracy Fetty

**Sent:** Monday, March 22, 2021 10:18 AM

**To:** Miller, Ryan

**Subject:** Fw: 701 Townsend

Ryan,

Replat this or does she need to give a revised site plan??

Tracy Fetty

H.D. Fetty Land Surveyor, LLC

6770 FM 1565

Royse City, Texas 75189

972-635-2255

---

**From:** Brenda Kennedy <[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)>

**Sent:** Friday, March 19, 2021 2:30 PM

**To:** Tracy Fetty <[tracy@hdfetty.com](mailto:tracy@hdfetty.com)>

**Cc:** [mikehogue58@gmail.com](mailto:mikehogue58@gmail.com) <[mikehogue58@gmail.com](mailto:mikehogue58@gmail.com)>; [gleftwich@netportusa.com](mailto:gleftwich@netportusa.com) <[gleftwich@netportusa.com](mailto:gleftwich@netportusa.com)>

**Subject:** 701 Townsend

Tracy

My name is Brenda Kennedy I am working with Mike Hogue on the lot on 701 Townsend and the city of Rockwall is requiring me to replat the lot. I have attached the engineering drawing with the easements and erosion control rock area that I am having to install.

I submitted the engineers drawing to P&Z not knowing I needed the following

An updated Site Survey showing/ property corners, the water easement, the shared driveway easement, the flood elevation and the erosion control area. (as shown on the attached drawings)

Would it be possible to get this from you by next Wednesday. If I don't have it by then they are going to make me wait to get on the agenda for the replat.



I would greatly appreciate your help. Please let me know if you have any questions and if you will be able to get this completed by next Wednesday for me.

Thank you so much.

Brenda Kennedy

Office Administrator/Associate Broker

972-772-1101

[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)

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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, March 26, 2021 2:04 PM  
**To:** 'Brenda Kennedy'  
**Subject:** RE: Staff Comments P2021-009

Good Afternoon,

He should be able to address the comments; they are fairly minor. The Parks Department is requiring this to go to Parks Board on April 6<sup>th</sup>, which is why it is not on consent for the March 30<sup>th</sup> P&Z meeting. Plats are technical approvals so as long as all the corrections are made you should be approved. Attendance for the meetings is not required, but I cannot say that you should not come. Let me know if you have any other questions and have a great weekend.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** Brenda Kennedy  
**Sent:** Friday, March 26, 2021 1:43 PM  
**To:** Lee, Henry  
**Subject:** RE: Staff Comments P2021-009

Henry

I have sent these request to Tracy Fetty Hopefully he can get done what you are asking for. I had understood this was on a consent agenda and there was really no need for me to attend the meetings. I had understood there was one P&Z and one City council meeting and both were to be on the consent agenda. Let me know if I should attend.

Thank you

---

**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, March 26, 2021 1:21 PM  
**To:** 'Brenda Kennedy' <[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)>  
**Subject:** Staff Comments P2021-009

Good Afternoon,

Attached are staff comments for your Replat P2021-009. The meeting dates for your case are:

Planning and Zoning: March 30<sup>th</sup> at 6pm  
Parks Board: April 6<sup>th</sup> at 6pm  
Planning and Zoning: April 13<sup>th</sup> at 6pm

It is recommended that you attend these meetings. Revisions based on staff comments are due by April 6th. If you have any questions feel free to contact me.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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## Lee, Henry

---

**From:** Brenda Kennedy <brendakennedy@ebby.com>  
**Sent:** Friday, March 26, 2021 1:43 PM  
**To:** Lee, Henry  
**Subject:** RE: Staff Comments P2021-009

Henry

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Thank you

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**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, March 26, 2021 1:21 PM  
**To:** 'Brenda Kennedy' <brendakennedy@ebby.com>  
**Subject:** Staff Comments P2021-009

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Thank you,



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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, March 26, 2021 1:21 PM  
**To:** 'Brenda Kennedy'  
**Subject:** Staff Comments P2021-009  
**Attachments:** Project Comments (03.25.2021).pdf; Engineering Comments (03.26.2021).pdf

Good Afternoon,

Attached are staff comments for your Replat P2021-009. The meeting dates for your case are:

Planning and Zoning: March 30<sup>th</sup> at 6pm

Parks Board: April 6<sup>th</sup> at 6pm

Planning and Zoning: April 13<sup>th</sup> at 6pm

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Thank you,



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Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

---

**From:** Tracy Fetty <tracy@hdfetty.com>  
**Sent:** Thursday, April 22, 2021 2:30 PM  
**To:** Lee, Henry  
**Subject:** Fw: Staff Comments P2021-009  
**Attachments:** Project Comments (03.25.2021).pdf; Engineering Comments (03.26.2021).pdf; 20200025RP1.PDF; 20200025RP2.PDF

See attached plat for final review.

Let me know when we can bring signed copies.

Tracy Fetty

H.D. Fetty Land Surveyor, LLC  
6770 FM 1565  
Royse City, Texas 75189

972-635-2255

---

**From:** Brenda Kennedy  
**Sent:** Friday, March 26, 2021 1:40 PM  
**To:** Tracy Fetty ; mikehogue58@gmail.com ; gleftwich@netportusa.com  
**Subject:** FW: Staff Comments P2021-009

Tracy

Please see Staff comments from the P&Z. They need corrections prior to April 6<sup>th</sup>. Thank you so much for your help... These request from the city seem to be never ending.

---

**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, March 26, 2021 1:21 PM  
**To:** 'Brenda Kennedy' <[brendakennedy@ebby.com](mailto:brendakennedy@ebby.com)>  
**Subject:** Staff Comments P2021-009

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DATE: 04/26/2021

TO: Brenda Kennedy  
1630 Shores Boulevard  
Rockwall, TX 75087

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75098

SUBJECT: P2021-009; Lot 1, Block A, Kennedy Addition (Replat)

Brenda Kennedy:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 04/19/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

City Council

On April 19, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee  
Planner