



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-029 P&Z DATE 06/15/21 CC DATE \_\_\_\_\_ APPROVED/DENIE \_\_\_\_\_

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. P2021-029

**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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- 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 400 - 412 Renfro Street

SUBDIVISION RICHARD HARRIS #2

LOT 1-7 BLOCK A

GENERAL LOCATION RENFRO STREET / HARTMAN STREET

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

CURRENT ZONING BF7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME SF7

PROPOSED USE SAME

ACREAGE 2.23 ACRES

LOTS [CURRENT] 7

LOTS [PROPOSED] 8

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER RICHARD and JUDY HARRIS FAMILY TRUST APPLICANT SAME

CONTACT PERSON RICHARD HARRIS

CONTACT PERSON

ADDRESS 210 GLENN AVENUE

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD HARRIS [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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. 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."

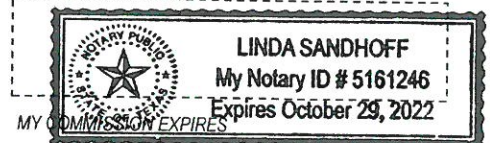
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May 2021.

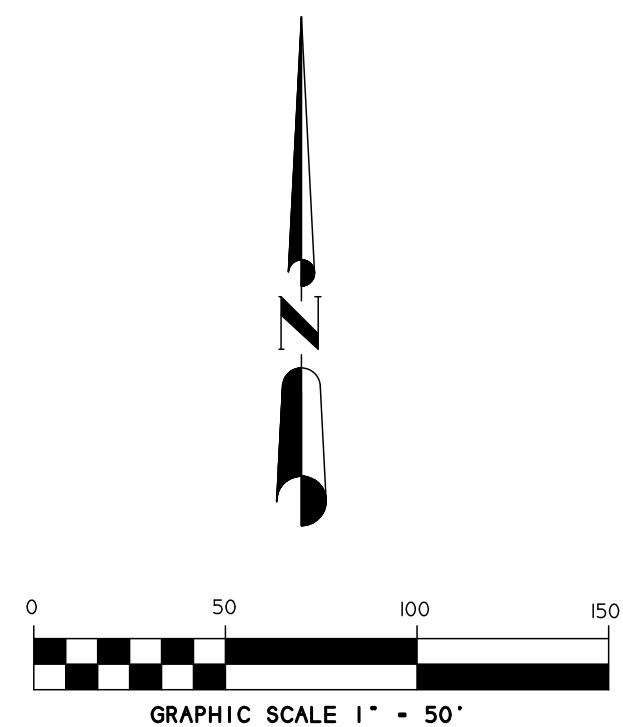
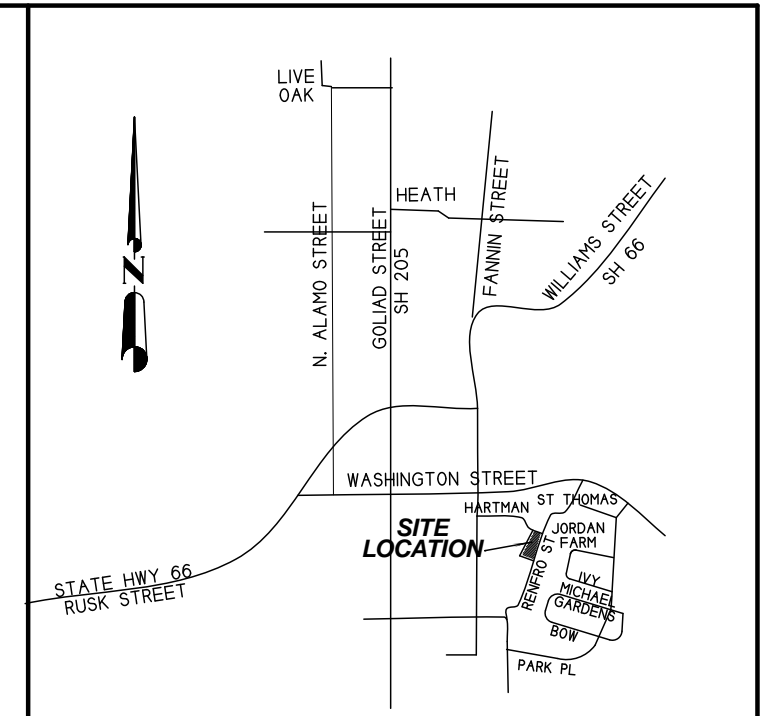
OWNER'S SIGNATURE

Richard Harris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Linda Sandhoff





# FINAL PLAT

## RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:  
RICHARD HARRIS AND  
JUDY HARRIS FAMILY TRUST  
HOLLI J. HARRIS  
210 GLENN AVENUE  
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TV CABLE METER
	GAS METER
	PHONE METER
	FIRE METER
	POWER POLE
	ELECTRIC METER
	ELECTRIC BOX
	SUBSURFACE JUNCTION BOX
	LIGHT POLE
	1/2" IRF
	1" IRF
	AIR COND. UNIT
	FIRE TANK
	EASEMENT LINE
	PROPERTY LINES

SURVEY DATE MAY 14, 2021  
SCALE 1" = 50' FILE # 20210174-RP  
CLIENT HARRIS GF # NONE

**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

CITY CASE P2021-



**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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 owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holli J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 50' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 276.23 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, 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 RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A have been notified and signed this plat.

We 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.

We 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 owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS  
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLLI J. HARRIS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HOLLI J. HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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 \_\_\_\_\_, \_\_\_\_\_.

Director of Planning

City Engineer Date

FINAL PLAT  
**RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A**

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	FP	PO	PO	PO	PO	PO	PO	PO
TELEVISION	CABLE RISER	METER	RISER	HYDRANT	POLE	POLE	POLE	POLE	POLE	POLE	POLE
ELEC	ELEC	ELEC	LP	LP	LP	LP	LP	LP	LP	LP	LP
ELECTRIC	ELECTRIC	ELECTRIC	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE	POLE
METER	METER	METER	METER	METER	METER	METER	METER	METER	METER	METER	METER
JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX	JUNCTION BOX
FENCE	EASEMENT LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE

SURVEY DATE MAY 14, 2021  
SCALE 1" = 50' FILE # 20210174-RP  
CLIENT HARRIS GF # NONE

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JUDY HARRIS FAMILY TRUST  
HOLLI J. HARRIS  
210 GLENN AVENUE  
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# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-029

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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 #2 LOT 1-7 BLOCK A

GENERAL LOCATION RENFRO STREET / HARTMAN STREET

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

CURRENT ZONING SF 7 CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME SF 7 PROPOSED USE SAME

ACREAGE 2.23 ACRES LOTS [CURRENT] 7 LOTS [PROPOSED] 8

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OWNER RICHARD and JUDY HARRIS FAMILY TRUST APPLICANT SAME

CONTACT PERSON RICHARD HARRIS CONTACT PERSON

ADDRESS 210 GLENN AVENUE ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP

PHONE PHONE

E-MAIL E-MAIL

### NOTARY VERIFICATION [REQUIRED]

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

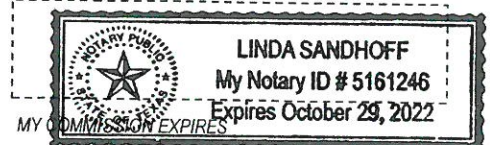
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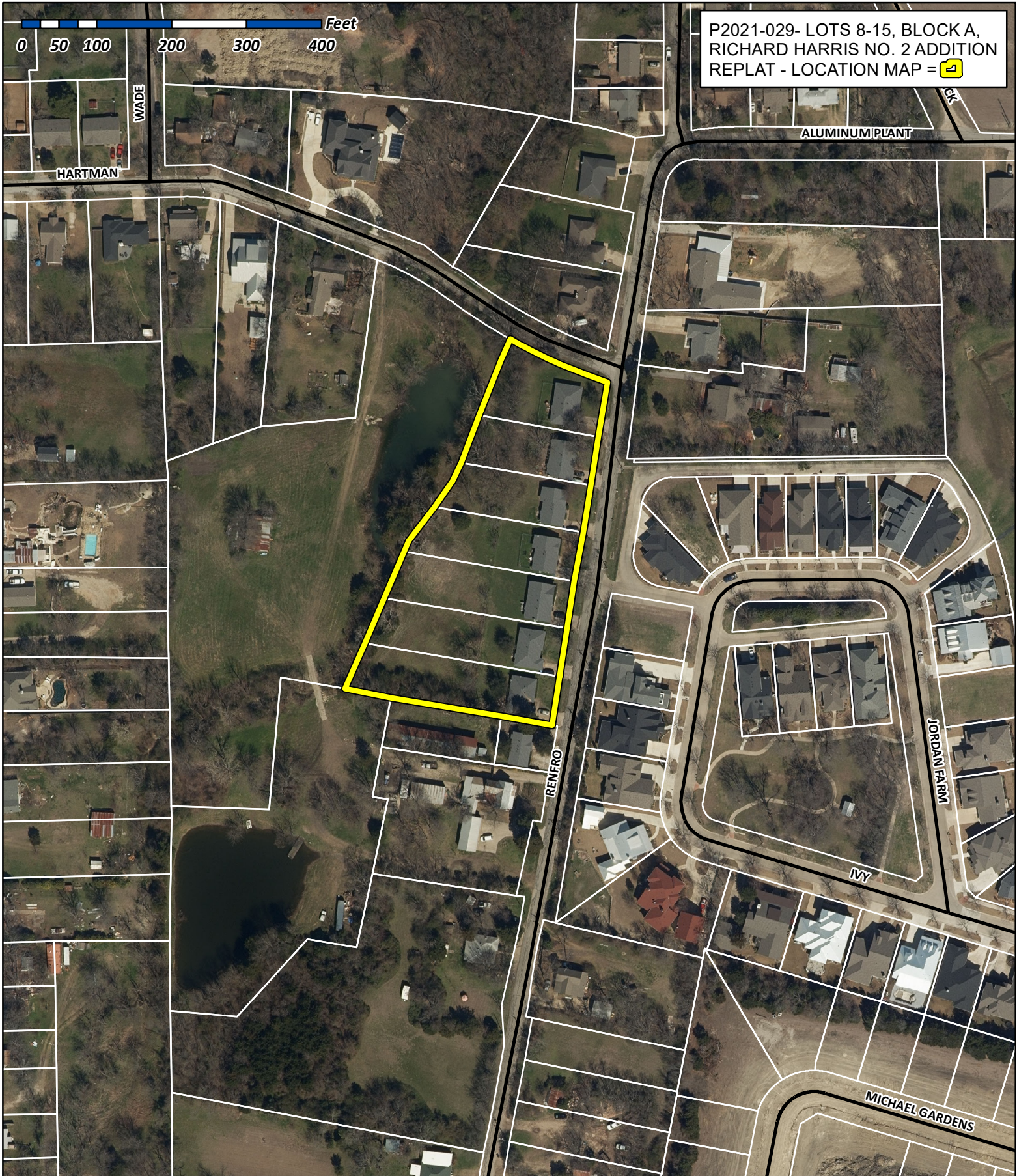
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OWNER'S SIGNATURE Richard Harris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Linda Sandhoff





P2021-029- LOTS 8-15, BLOCK A,  
 RICHARD HARRIS NO. 2 ADDITION  
 REPLAT - LOCATION MAP = 1

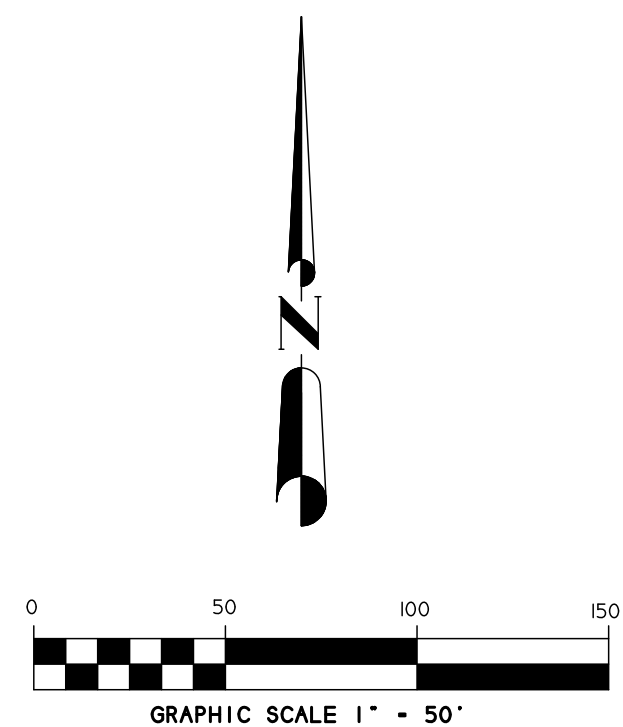
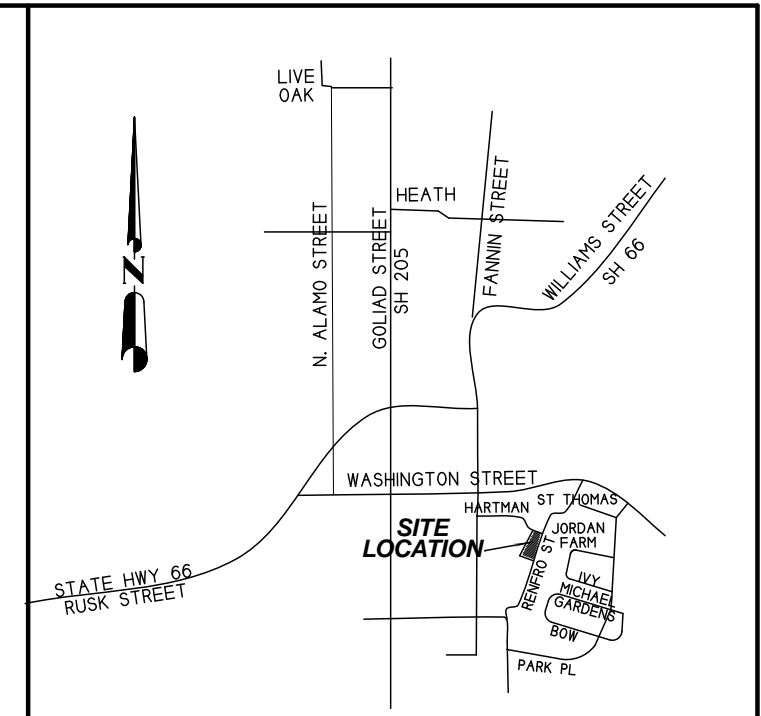


# City of Rockwall

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.





FINAL PLAT  
**RICHARD HARRIS NO. 2 ADDITION**  
**LOTS 8 THRU 15, BLOCK A**

BEING A REPLAT OF  
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SHEET 1 OF 2

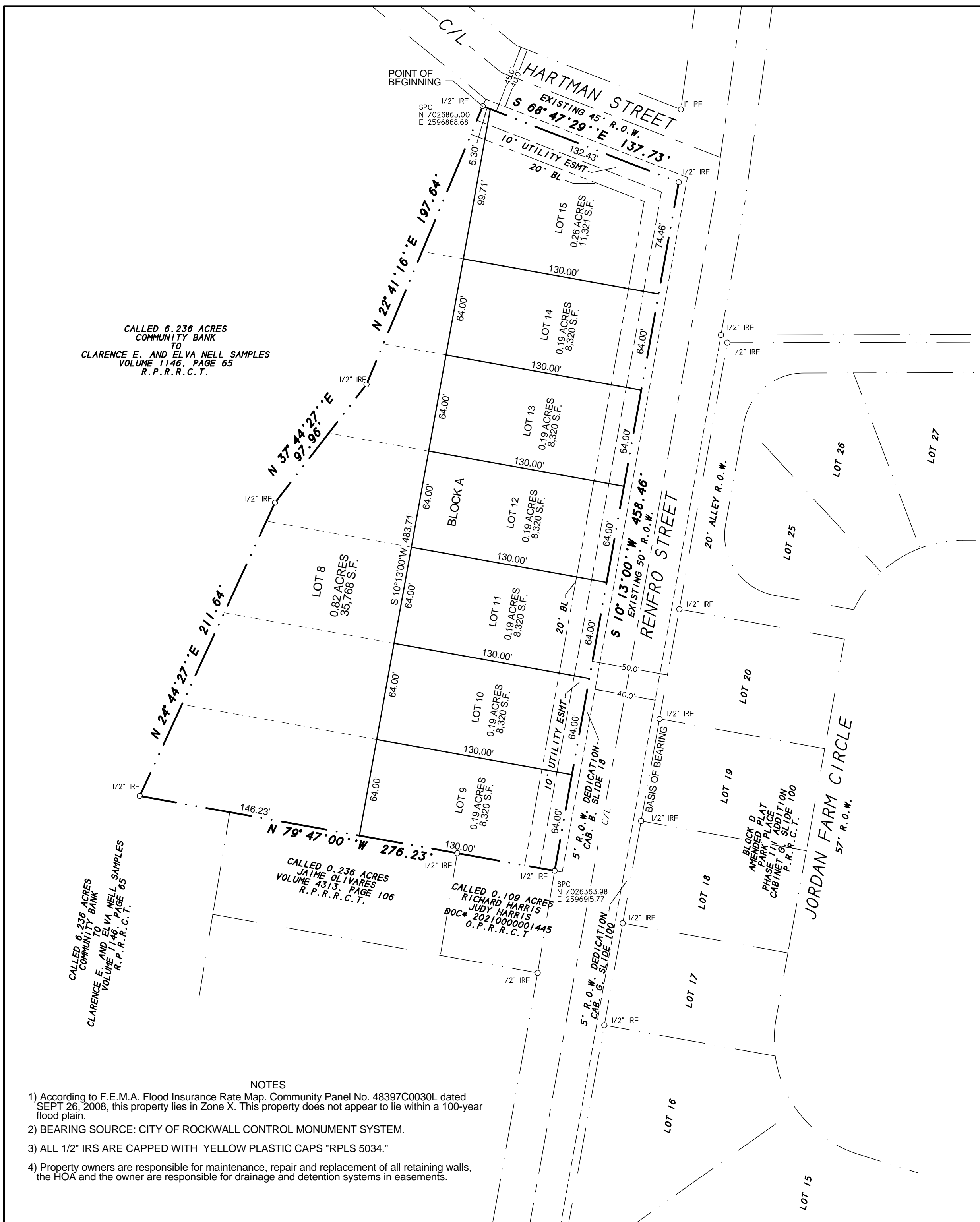
OWNER:  
 RICHARD HARRIS AND  
 JUDY HARRIS FAMILY TRUST  
 HOLLI J. HARRIS  
 210 GLENN AVENUE  
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TV CABLE METER
	GAS METER
	PHONE METER
	FIRE HYDRANT
	POWER POLE
	ELECTRIC METER
	ELECTRIC BOX
	SUBSURFACE JUNCTION BOX
	LIGHT POLE
	1/2" IRF
	1/4" IRF
	EASEMENT LINE
	PROPERTY LINE
	AIR COND. UNIT
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SURVEY DATE MAY 14, 2021  
 SCALE 1" = 50' FILE # 20210174-RP  
 CLIENT HARRIS GF # NONE

CITY CASE P2021-



CALLED 6.236 ACRES  
 COMMUNITY BANK  
 TO  
 CLARENCE E. AND ELVA NELL SAMPLES  
 VOLUME 1146, PAGE 65  
 R.P.R.C.T.

CALLED 6.236 ACRES  
 COMMUNITY BANK  
 TO  
 CLARENCE E. AND ELVA NELL SAMPLES  
 VOLUME 1146, PAGE 65  
 R.P.R.C.T.

CALLED 0.236 ACRES  
 JAIME OLIVARES  
 VOLUME 4313, PAGE 106  
 R.P.R.C.T.

CALLLED 0.109 ACRES  
 RICHARD HARRIS  
 JUDY HARRIS  
 DOC# 2021000001445  
 O.P.R.C.T.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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 owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holli J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 50' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 276.23 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, 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 RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A have been notified and signed this plat.

We 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.

We 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 owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS  
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLLI J. HARRIS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HOLLI J. HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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 \_\_\_\_\_, \_\_\_\_\_.

Director of Planning

City Engineer Date

FINAL PLAT  
RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
CABLE RISER	METER	RISER	HYDRANT	POWER POLE							
ELEC	ELEC	BOX	LP	1/2" IRF							
ELECTRIC	ELECTRIC	METER	POLE	FOR REG FOUND							
METER	METER	JUNCTION BOX	POLE	1 CORNER							
FENCE	EASEMENT LINE	AR COND. UNIT	PROPANE TANK								

OWNER:  
RICHARD HARRIS AND  
JUDY HARRIS FAMILY TRUST  
HOLLI J. HARRIS  
210 GLENN AVENUE  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 14, 2021  
SCALE 1" = 50' FILE # 20210174-RP  
CLIENT HARRIS GF # NONE





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** May 25, 2021  
**APPLICANT:** Richard Harris; *Richard and Judy Harris Family Trust*  
**CASE NUMBER:** P2021-029; *Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition*

---

### SUMMARY

Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 2.23-acre parcel of land (*i.e. Lots 1-7, Block A, Richard Harris No. 2 Addition*) into eight (8) lots (*i.e. Lots 8-15, Block A, Richard Harris No. 2 Addition*) for the purpose of conveying a portion of Lot 8 to the adjacent property owner. The subject property includes 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and is zoned Single-Family 7 (SF-7) District.
- 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 Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned Single-Family 7 (SF-7) District. On November 14, 1982, the subject property was platted as Lots 1-7, Block A, Richard Harris No. 2 Addition.
- 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 the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this 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 of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for *Lots 8-15, Block A, Richard Harris No. 2 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (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: 5/20/2021

PROJECT NUMBER: P2021-029  
 PROJECT NAME: Lots 8-15, Block A, Richard Harris No. 2 Addition  
 SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments

05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

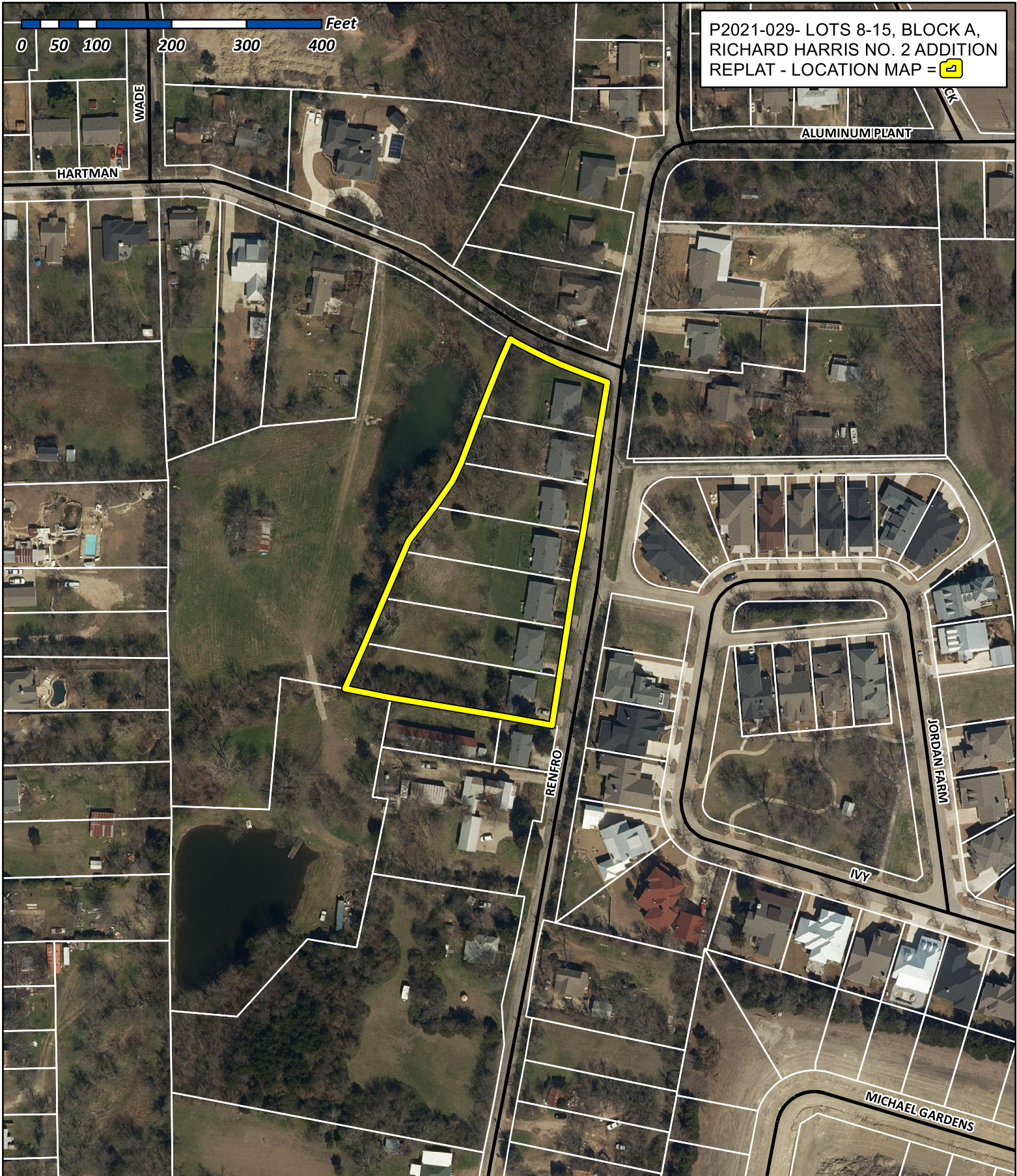
- I.1 This is a request for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2021-029) in the lower right-hand corner of all pages on future submittals.
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- M.5 Lot 8 does not meet the lot width requirements stipulated in the Unified Development Code (UDC). The is lot will either need to be corrected or incorporated into the property to the West. Otherwise the plat will be denied, based on that the plat will not meet the City of Rockwall technical requirements.
- M.6 Indicate the 20' utility and drainage easements along the west side of Lot 8. If you have questions on this contact the Engineering Department.
- M.7 Ghost the original lot lines.
- M.8 The right-of-way along Renfro is 60', please correct the plat to indicate this. If you have questions on this contact the Engineering Department.
- M.9 Number 7 on the Owner's Certificate is not needed as it is included in the notes on sheet 1.
- I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval.
- I.11 The proposed Replat will go to Planning and Zoning on May 25 at 6pm and City Council on June 7, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: M - Lot 8 does not have the proper street frontage.

- M - Provide 20'x20' visibility and sidewalk easement clip at Renfro St. and Hartman St.
- M - Must conduct a topographic survey of the lots.
- M - Must show the floodplain limits, cross section and water surface elevations data per most current City Floodplain Study and drawn in according to the topographic survey.
- M - Sust show Minimum Finish Floor elevations for all the lots. This is to be 2-ft above the highest adjacent floodplain elevation for the lot.
- M - Must show flood plain and erosion hazard setback in a drainage easement
- M - Must show existing easements for sewer if you replat adjacent western property to get proper street frontage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			



P2021-029- LOTS 8-15, BLOCK A,  
 RICHARD HARRIS NO. 2 ADDITION  
 REPLAT - LOCATION MAP = 1



# City of Rockwall

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

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





OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holl J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 57' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 276.23 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, 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 no other parties who have a mortgage or lien interest in RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A have been notified and signed this plat.

We 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.

We 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 its air 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, main taining, 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 in 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 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 owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS  
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLL J. HARRIS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HOLL J. HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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 \_\_\_\_\_, \_\_\_\_\_.

Director of Planning \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

FINAL PLAT

RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO. 2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
	EASEMENT
	RIGHT OF WAY
	SURVEY LINE
	BOUNDARY LINE
	EASEMENT
	RIGHT OF WAY
	SURVEY LINE
	BOUNDARY LINE

SURVEY DATE: MAY 14, 2021  
SCALE: 1" = 50' FILE # 2021 0174-RP  
CLIENT: HARRIS GF # NONE

OWNER:  
RICHARD HARRIS AND  
JUDY HARRIS FAMILY TRUST  
HOLL J. HARRIS  
210 GLENN AVENUE  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

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



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-029

**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 400 - 412 Renfro Street

SUBDIVISION RICHARD HARRIS #2

LOT 1-7 BLOCK A

GENERAL LOCATION RENFRO STREET / HARTMAN STREET

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

CURRENT ZONING BF7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME SF7

PROPOSED USE SAME

ACREAGE 2.23 ACRES

LOTS [CURRENT] 7

LOTS [PROPOSED] 8

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER RICHARD and JUDY HARRIS FAMILY TRUST APPLICANT SAME

CONTACT PERSON RICHARD HARRIS

CONTACT PERSON

ADDRESS 210 GLENN AVENUE

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD HARRIS [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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. 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."

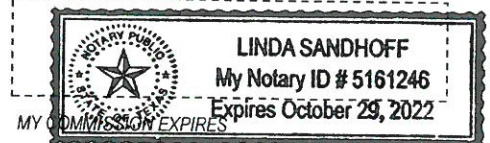
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May 2021.

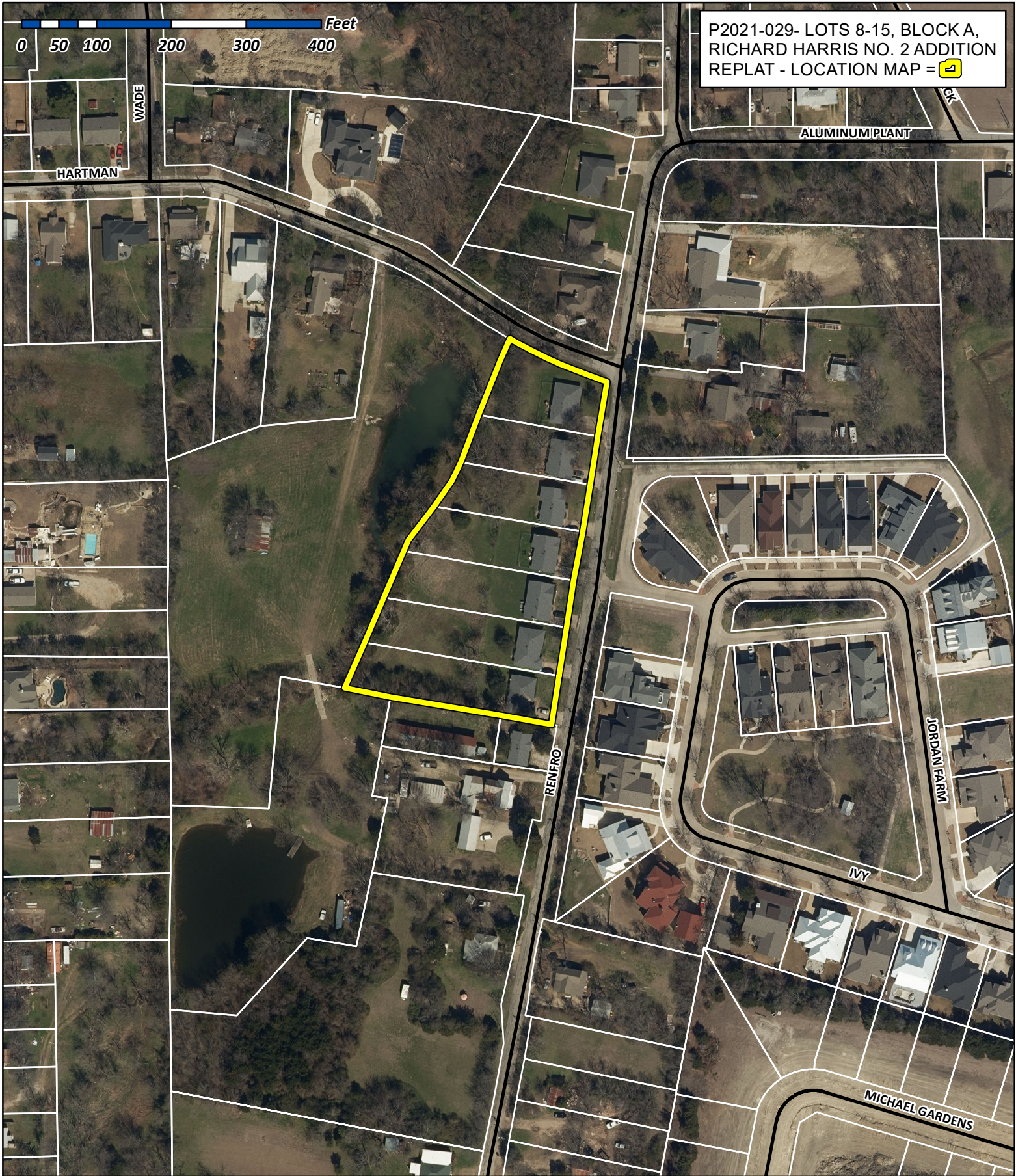
OWNER'S SIGNATURE

Richard Harris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Linda Sandhoff





# City of Rockwall

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

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







OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holli J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 50' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 276.23 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, 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 RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A have been notified and signed this plat.

We 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.

We 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 owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS  
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLLI J. HARRIS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HOLLI J. HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

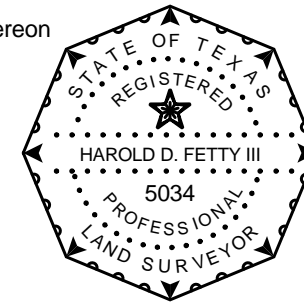
Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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 \_\_\_\_\_, \_\_\_\_\_.

Director of Planning

City Engineer Date

FINAL PLAT  
RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEVISION	CABLE RISER	METER	RISER	HYDRANT							
ELEC	ELEC	ELEC	LP	1/2" IRF							
ELECTRIC	ELECTRIC	ELECTRIC	POLE	FOR REEF FOUND							
METER	BOX	METER	POLE	Y CORNER							
JUNCTION BOX	W	FENCE	ASBESTOS LINE	PROPANE TANK							

OWNER:  
RICHARD HARRIS AND  
JUDY HARRIS FAMILY TRUST  
HOLLI J. HARRIS  
210 GLENN AVENUE  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE MAY 14, 2021  
SCALE 1" = 50' FILE # 20210174-RP  
CLIENT HARRIS GF # NONE



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** June 29, 2021  
**APPLICANT:** Richard Harris; *Richard and Judy Harris Family Trust*  
**CASE NUMBER:** P2021-029; *Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition*

---

### SUMMARY

Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 8.005-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 8.005-acre parcel of land (*i.e. Lots 1-7, Block A, Richard Harris No. 2 Addition*) into eight (8) lots (*i.e. Lots 8-15, Block A, Richard Harris No. 2 Addition*) for the purpose of conveying a portion of Lot 8 to the adjacent property owner. The subject property includes 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and is zoned Single-Family 7 (SF-7) District.
- 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 Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned Single-Family 7 (SF-7) District. On November 14, 1982, the subject property was platted as Lots 1-7, Block A, Richard Harris No. 2 Addition.
- 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 the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this 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 of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for *Lots 8-15, Block A, Richard Harris No. 2 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (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: 6/25/2021

PROJECT NUMBER: P2021-029  
PROJECT NAME: Lots 8-15, Block A, Richard Harris No. 2 Addition  
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments

05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2021-029) in the lower right-hand corner of all pages on future submittals.
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- M.5 Lot 8 does not meet the lot width requirements stipulated in the Unified Development Code (UDC). The is lot will either need to be corrected or incorporated into the property to the West. Otherwise the plat will be denied, based on that the plat will not meet the City of Rockwall technical requirements.
- M.6 Indicate the 20' utility and drainage easements along the west side of Lot 8. If you have questions on this contact the Engineering Department.
- M.7 Ghost the original lot lines.
- M.8 The right-of-way along Renfro is 60', please correct the plat to indicate this. If you have questions on this contact the Engineering Department.
- M.9 Number 7 on the Owner's Certificate is not needed as it is included in the notes on sheet 1.
- I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval.
- I.11 The proposed Replat will go to Planning and Zoning on May 25 at 6pm and City Council on June 7, 2021.

06/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 2.23-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2021-029) in the lower right-hand corner of all pages on future submittals.
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
- M.5 Include all of Tract 34-1. The current tract has another portion of land to the south-west, which is not indicated on this plat. Include tract 44-01, the 1.792-acres to the south, into Lot 8 as well.
- M.6 Correct the title block to:

Final Plat  
 Richard Harris Subdivision No. 2  
 "Leave the rest as is"

- M.7 Correct the acreage of the total site; including the original Richard Harris No. 2 Addition, Tract 34-1, and Tract 44-01.
- M.8 Ghost the original lots.
- M.9 Indicate the 20' utility and drainage easements along the west side of the existing Richard Harris Subdivision No. 2.
- M.10 Move #7 on sheet 2 to the general notes on sheet 1.
- M.11 Include the Planning and Zoning Chairman's signature with the City signature block.
- I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval.
- I.13 The proposed Replat will go to Planning and Zoning on June 29 at 6pm and City Council on July 19, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: M - Lot 8 does not have the proper street frontage.  
 M - Provide 20'x20' visibility and sidewalk easement clip at Renfro St. and Hartman St.  
 M - Must conduct a topographic survey of the lots.  
 M - Must show the floodplain limits, cross section and water surface elevations data per most current City Floodplain Study and drawn in according to the topographic survey.  
 M - Sust show Minimum Finish Floor elevations for all the lots. This is to be 2-ft above the highest adjacent floodplain elevation for the lot.  
 M - Must show flood plain and erosion hazard setback in a drainage easement  
 M - Must show existing easements for sewer if you replat adjacent western property to get proper street frontage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved

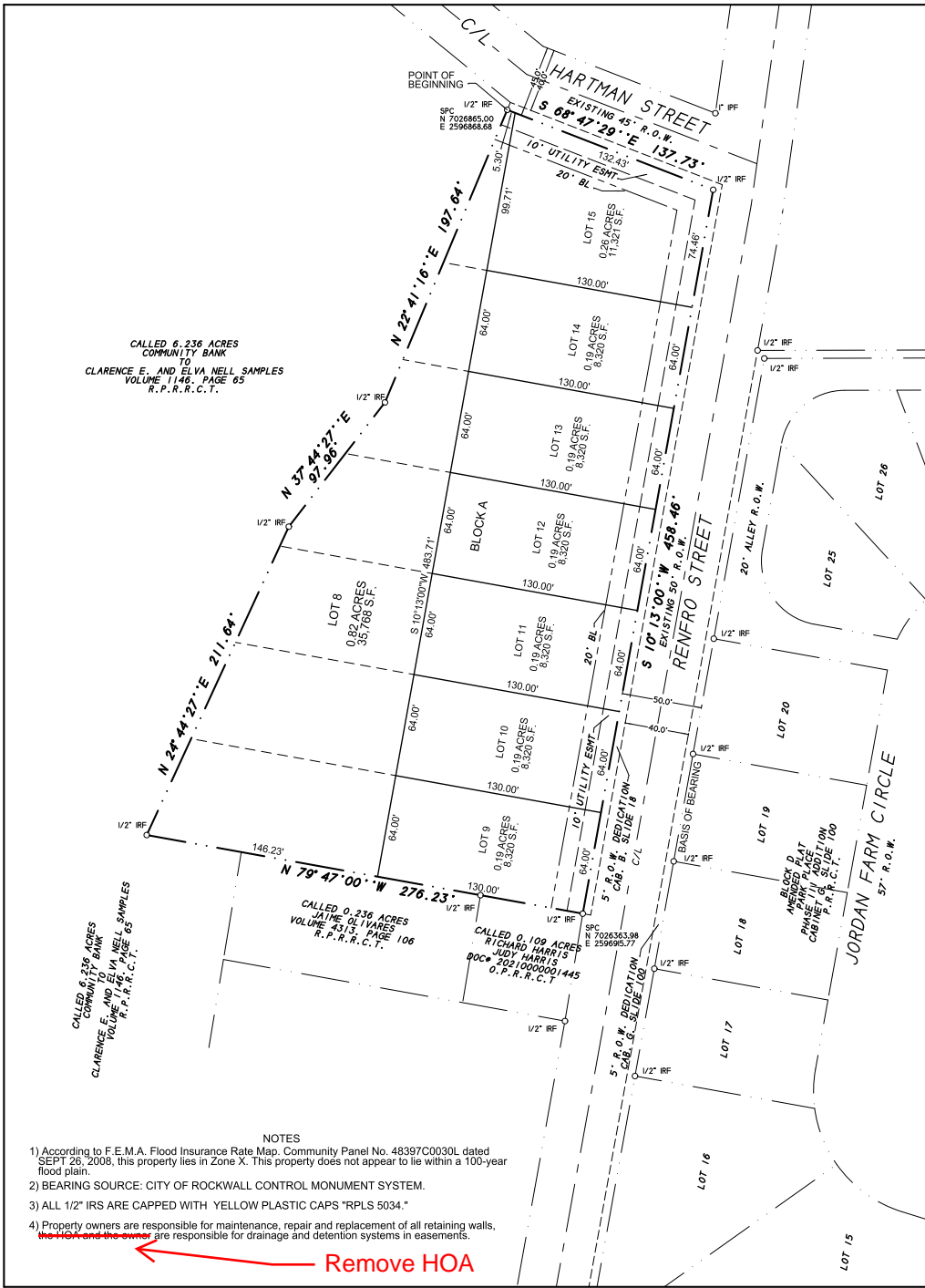
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A

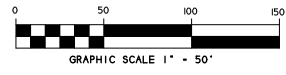
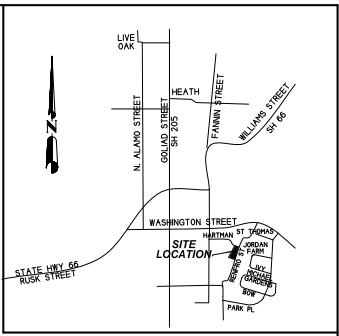
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved

05/17/2021: No comments



M - Lot 8 does not have the proper street frontage.  
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FINAL PLAT  
**RICHARD HARRIS NO. 2 ADDITION**  
**LOTS 8 THRU 15, BLOCK A**

BEING A REPLAT OF  
 LOTS 1 THRU 7, BLOCK A  
 RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
 ( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 RICHARD HARRIS AND  
 JUDY HARRIS FAMILY TRUST  
 HOLLI J. HARRIS  
 210 GLENN AVENUE  
 ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SYMBOL LEGEND	
	Survey Point
	Easement
	Floodplain
	Erosion Hazard
	Utility Easement
	Right of Way
	Boundary
	Corner
	Enclosure
	Survey Line
	Elevation
	Area
	Volume
	Sample
	Note
	Reference
	Easement
	Floodplain
	Erosion Hazard
	Utility Easement
	Right of Way
	Boundary
	Corner
	Enclosure
	Survey Line
	Elevation
	Area
	Volume
	Sample
	Note
	Reference

SURVEY DATE: MAY 14, 2021  
 SCALE: 1" = 50' FILE # 20210174-RP  
 CLIENT: HARRIS GF # NONE

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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 owners are responsible for maintenance, repair and replacement of all retaining walls. ~~HOA and the owner~~ are responsible for drainage and detention systems in easements.

Remove HOA

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holl J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 57' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

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THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, 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 no other parties who have a mortgage or lien interest in RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A have been notified and signed this plat.

We 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.

We 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 its air respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or  
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer 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 owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS  
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLL J. HARRIS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HOLL J. HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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 \_\_\_\_\_, \_\_\_\_\_.

Director of Planning \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

FINAL PLAT

RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A

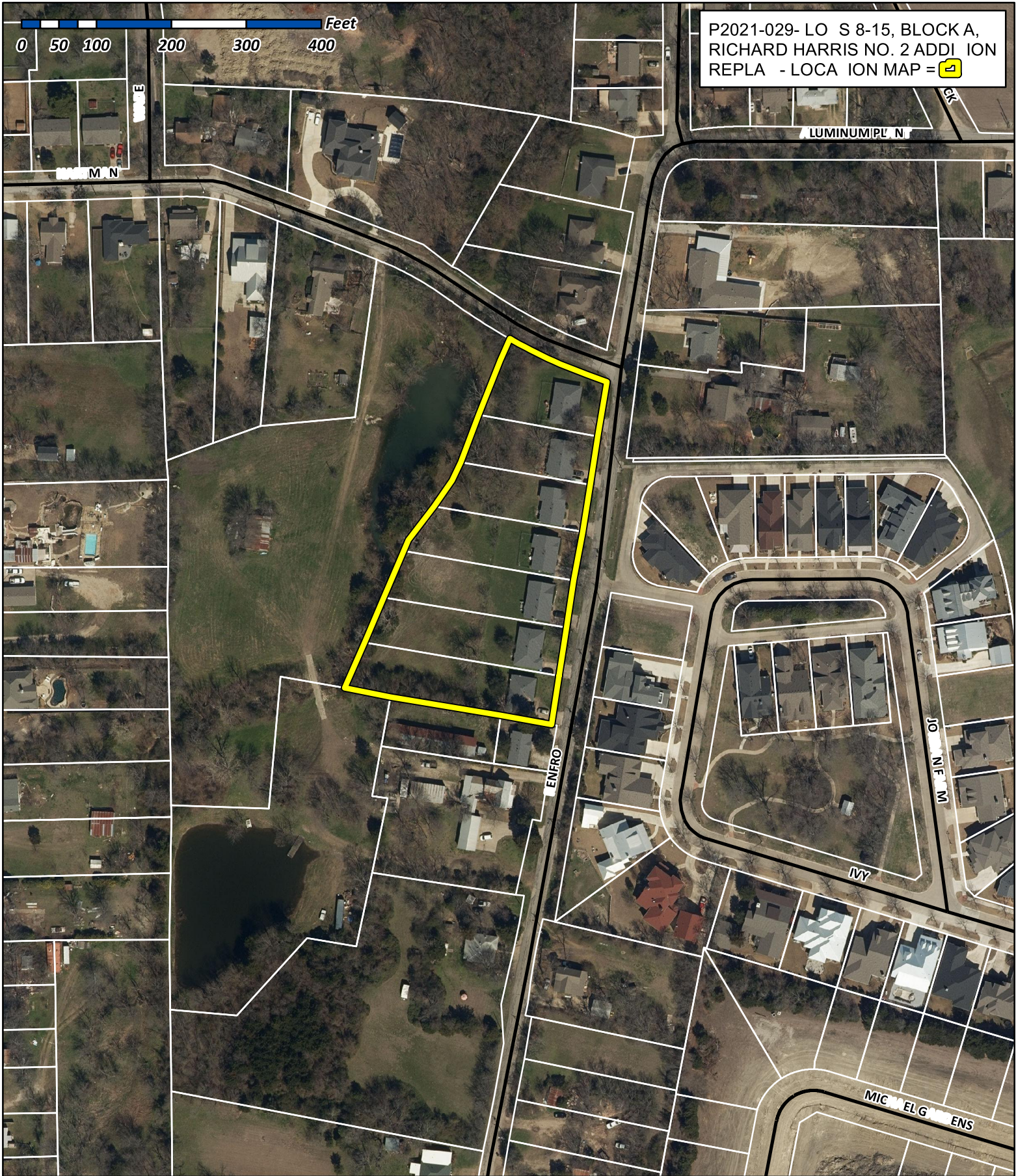
BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO. 2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
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	EASEMENT LINE



P2021-029- LO S 8-15, BLOCK A,  
 RICHARD HARRIS NO. 2 ADDI ION  
 REPLA - LOCA ION MAP = 1



# City of Rockwall

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

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







# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-029

**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 400 - 412 Renfro Street

SUBDIVISION RICHARD HARRIS #2

LOT 1-7 BLOCK A

GENERAL LOCATION RENFRO STREET / HARTMAN STREET

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

CURRENT ZONING BF7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME SF7

PROPOSED USE SAME

ACREAGE 2.23 ACRES

LOTS [CURRENT] 7

LOTS [PROPOSED] 8

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER RICHARD and JUDY HARRIS FAMILY TRUST APPLICANT SAME

CONTACT PERSON RICHARD HARRIS

CONTACT PERSON

ADDRESS 210 GLENN AVENUE

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD HARRIS [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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. 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."

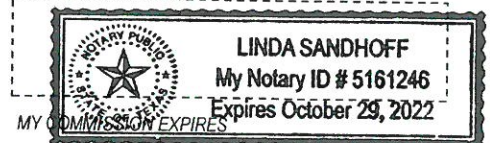
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May 2021.

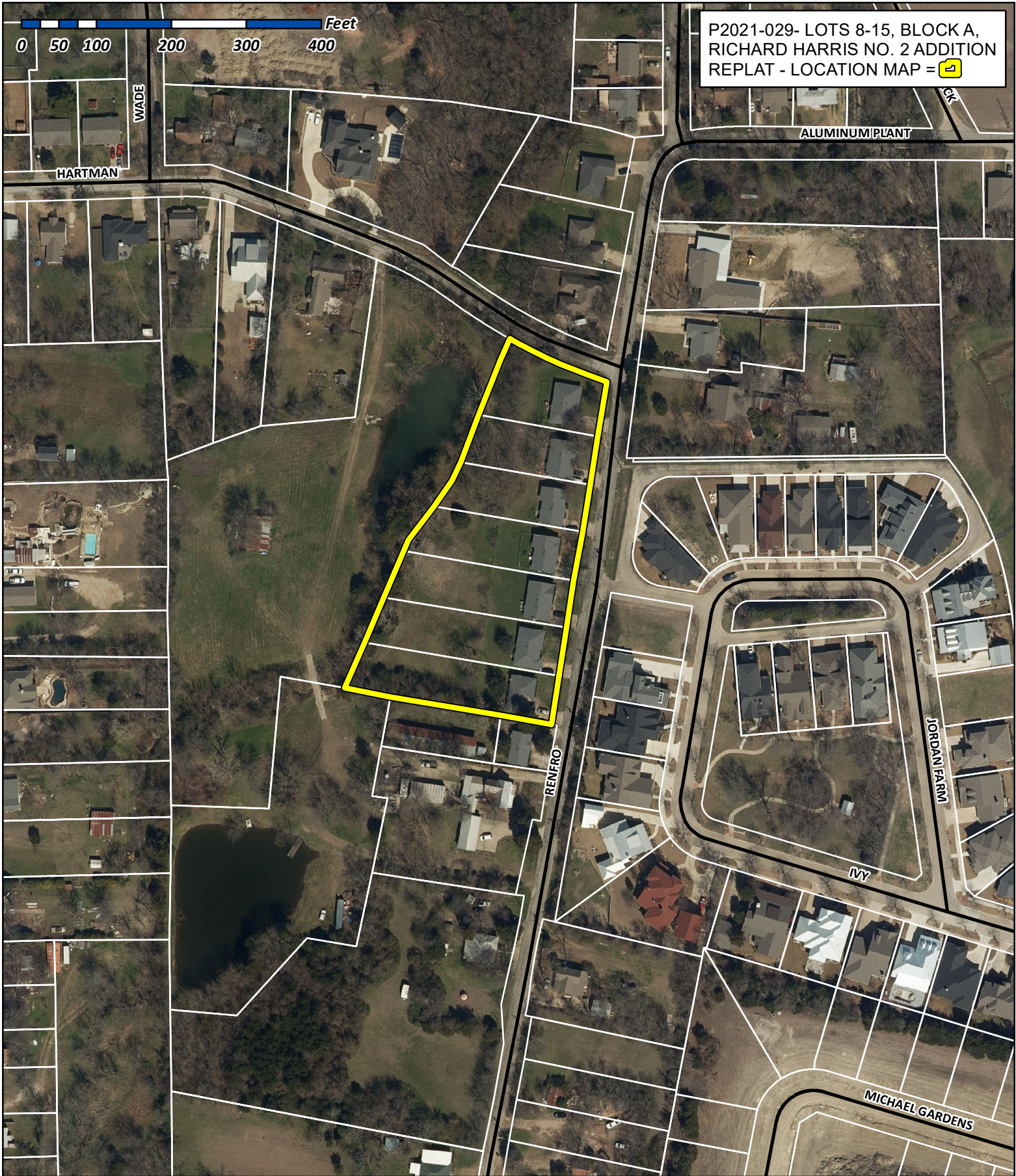
OWNER'S SIGNATURE

Richard Harris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Linda Sandhoff





P2021-029- LOTS 8-15, BLOCK A,  
 RICHARD HARRIS NO. 2 ADDITION  
 REPLAT - LOCATION MAP = 1

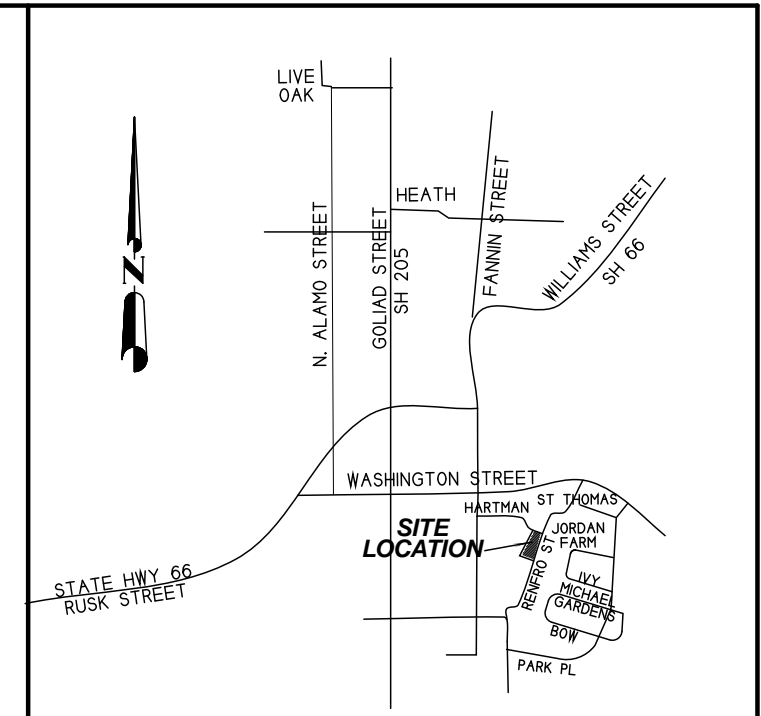


# City of Rockwall

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CALLED 6.236 ACRES  
COMMUNITY BANK  
TO  
CLARENCE E. AND ELVA NELL SAMPLES  
VOLUME 1146, PAGE 65  
R.P.R.C.T.

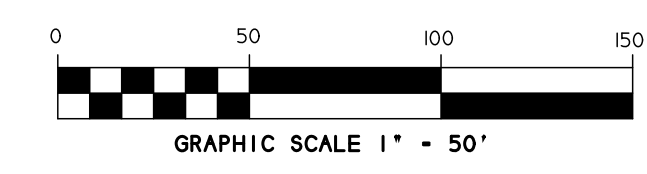
CALLED 6.236 ACRES  
COMMUNITY BANK  
TO  
CLARENCE E. AND ELVA NELL SAMPLES  
VOLUME 1146, PAGE 65  
R.P.R.C.T.

CALLED 0.236 ACRES  
JAIME OLIVARES  
VOLUME 4313, PAGE 106  
R.P.R.C.T.

CALL 0.109 ACRES  
RICHARD HARRIS  
JUDY HARRIS  
DOC# 2021000001445  
O.P.R.C.T.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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 owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.



FINAL PLAT  
**RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A**

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:  
RICHARD HARRIS AND  
JUDY HARRIS FAMILY TRUST  
HOLLI J. HARRIS  
210 GLENN AVENUE  
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TELEVISION CABLE RISER
	GAS PIPES
	PHONE RISER
	FIRE HYDRANT
	PUMP POLE
	ELECTRIC METER
	ELECTRIC BOX
	ELECTRIC JUNCTION BOX
	SUBMERSIBLE PUMP
	L.P. HOLE
	1/2" IRSE
	RIP AND FLOOD CORNER 1
	EASEMENT LINE
	PROPERTY LINES
	AIR COND. UNIT
	PROPANE TANK

**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 MAY 14, 2021  
SCALE 1" = 50' FILE # 20210174-RP  
CLIENT HARRIS GF # NONE

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holli J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 50' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 276.23 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, 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 RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A have been notified and signed this plat.

We 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.

We 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 owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS  
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLLI J. HARRIS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HOLLI J. HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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 \_\_\_\_\_, \_\_\_\_\_.

Director of Planning

City Engineer Date

FINAL PLAT  
RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEVISION	CABLE RISER	METER	RISER	HYDRANT							
ELEC	ELEC	ELEC	LP	1/2" IRF							
ELECTRIC	ELECTRIC	ELECTRIC	POLE	FOR REEF FOUND							
METER	BOX	METER	POLE	Y CORNER							
JUNCTION BOX	W	W	W	W							
FENCE	EASEMENT LINE	AR COND	UNIT	PROPANE TANK							

OWNER:  
RICHARD HARRIS AND  
JUDY HARRIS FAMILY TRUST  
HOLLI J. HARRIS  
210 GLENN AVENUE  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 14, 2021  
SCALE 1" = 50' FILE # 20210174-RP  
CLIENT HARRIS GF # NONE



# 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:** July 6, 2021  
**APPLICANT:** Richard Harris; *Richard and Judy Harris Family Trust*  
**CASE NUMBER:** P2021-029; *Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition*

---

### SUMMARY

Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 8.005-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 8.005-acre parcel of land (*i.e. Lots 1-7, Block A, Richard Harris No. 2 Addition*) into eight (8) lots (*i.e. Lots 8-15, Block A, Richard Harris No. 2 Addition*) for the purpose of conveying a portion of Lot 8 to the adjacent property owner. The subject property includes 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and is zoned Single-Family 7 (SF-7) District.
- 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 Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned Single-Family 7 (SF-7) District. On November 14, 1982, the subject property was platted as Lots 1-7, Block A, Richard Harris No. 2 Addition.
- 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 the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this 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 of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

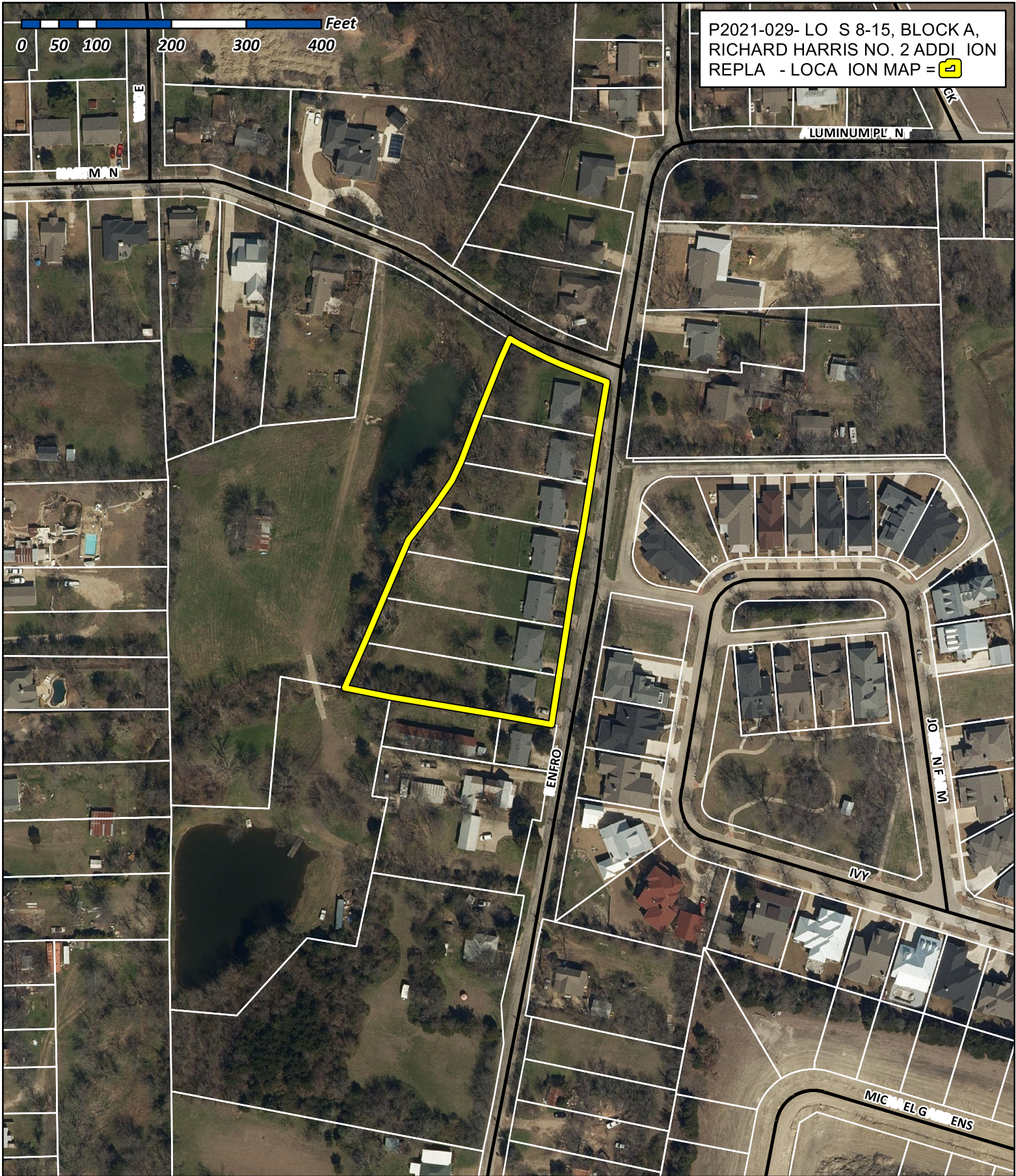
### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 8-15, Block A, Richard Harris No. 2 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (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 June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval the Replat by a vote of 7-0.



P2021-029- LO S 8-15, BLOCK A,  
 RICHARD HARRIS NO. 2 ADDI ION  
 REPLA - LOCA ION MAP = 1



# City of Rockwall

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

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





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-029

**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 400 - 412 Renfro Street

SUBDIVISION RICHARD HARRIS #2

LOT 1-7 BLOCK A

GENERAL LOCATION RENFRO STREET / HARTMAN STREET

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

CURRENT ZONING BF7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME SF7

PROPOSED USE SAME

ACREAGE 2.23 ACRES

LOTS [CURRENT] 7

LOTS [PROPOSED] 8

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER RICHARD and JUDY HARRIS FAMILY TRUST APPLICANT SAME

CONTACT PERSON RICHARD HARRIS

CONTACT PERSON

ADDRESS 210 GLENN AVENUE

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD HARRIS [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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. 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."

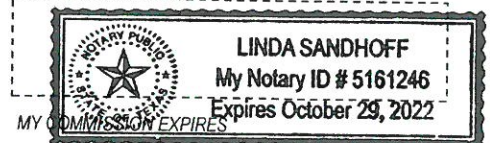
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May 2021.

OWNER'S SIGNATURE

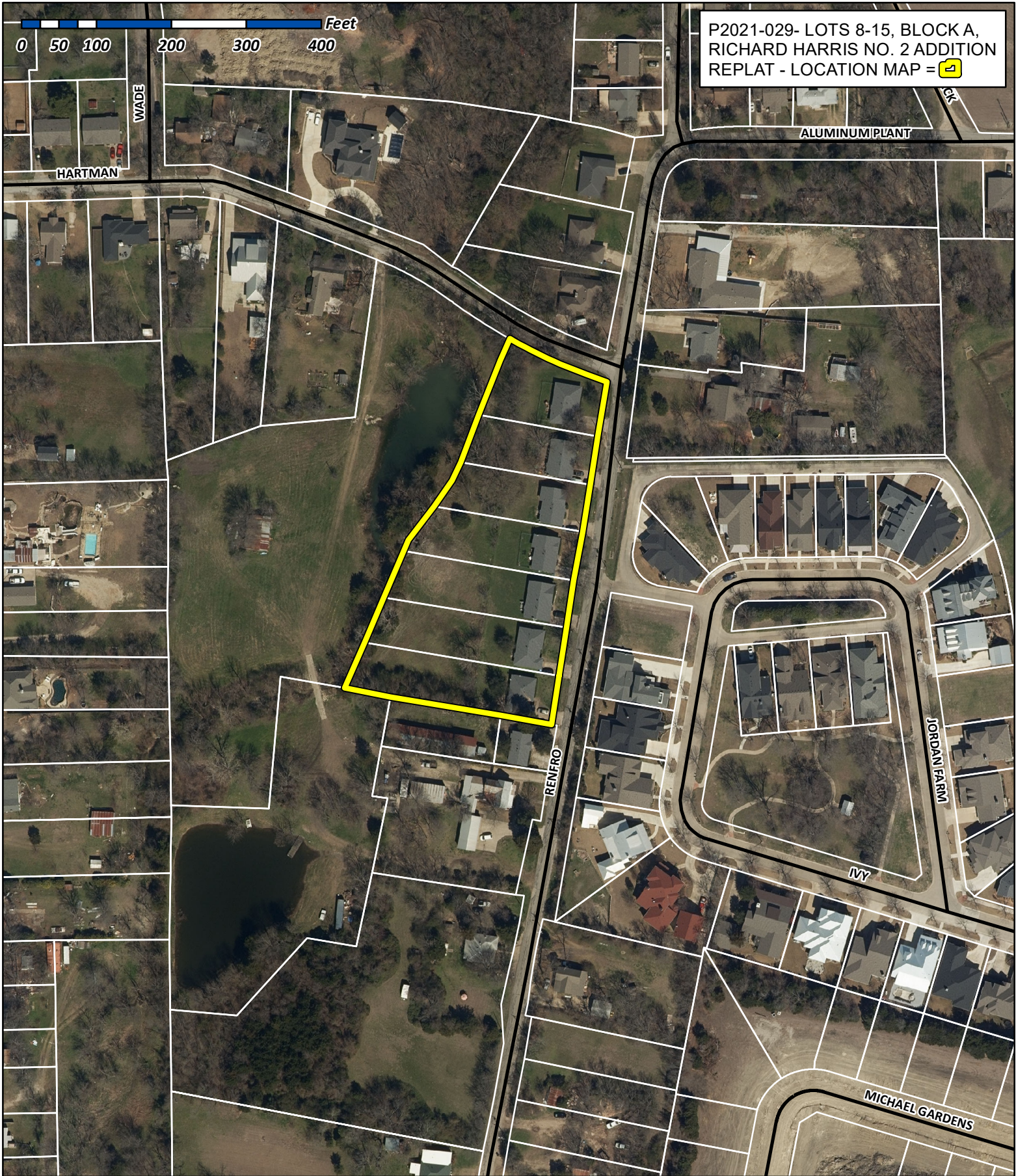
Richard Harris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Linda Sandhoff







# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
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OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holli J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 50' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 276.23 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, 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 RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A have been notified and signed this plat.

We 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.

We 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 owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

RICHARD HARRIS  
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLLI J. HARRIS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HOLLI J. HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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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

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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 \_\_\_\_\_, \_\_\_\_\_.

Director of Planning

City Engineer Date

FINAL PLAT  
RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

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OWNER:  
RICHARD HARRIS AND  
JUDY HARRIS FAMILY TRUST  
HOLLI J. HARRIS  
210 GLENN AVENUE  
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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 MAY 14, 2021  
SCALE 1" = 50' FILE # 20210174-RP  
CLIENT HARRIS GF # NONE



July 14, 2021

TO: Richard Harris  
Richard and Judy Harris Family Trust  
210 Glenn Avenue  
Rockwall, TX 75087

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

SUBJECT: P2021-029; Lots 8-15, Block A, Richard Harris No. 2 Addition (Replat)

Richard Harris:

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 July 6, 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 June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval the Replat by a vote of 7-0.

City Council

On July 6, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent.

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