

PROJECT COMMENTS



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

DATE: 3/25/2021

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I.11 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

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

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

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

M - Update the Min FFE to 538.25.

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

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

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

03/22/2021: LOCATED IN FLOOD PLAIN

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

No Comments

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

No Comments

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

No Comments

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

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

Park District 21

Cash in Lieu of Land \$656.00

Pro Rata Equipment Fees \$621.00

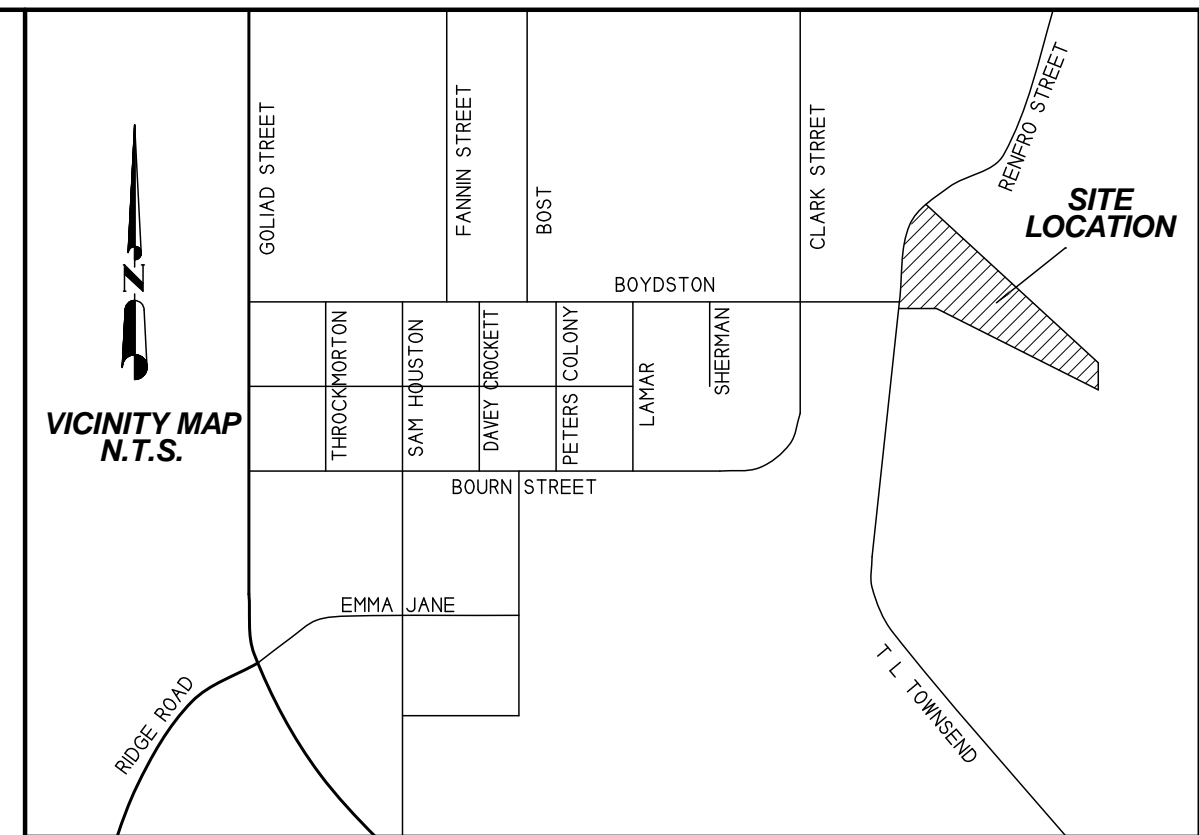
Total per lot (1) Lot \$1,277.00

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

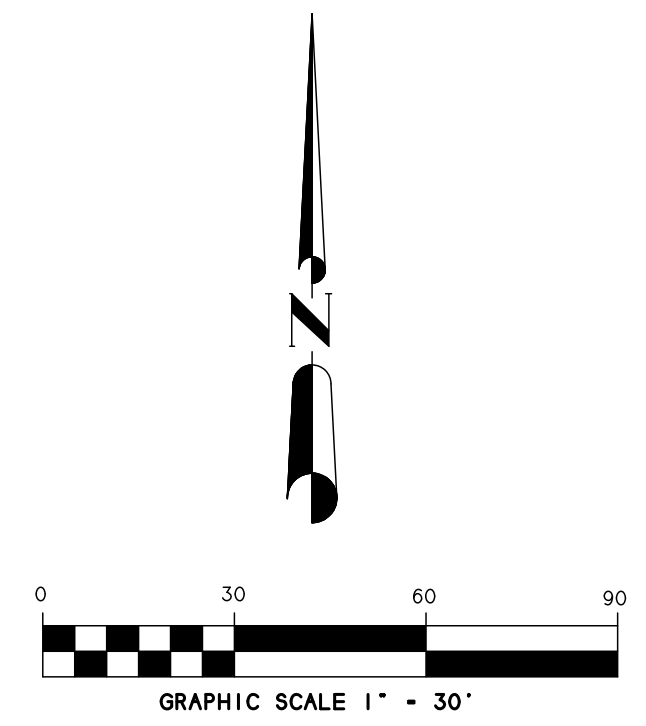
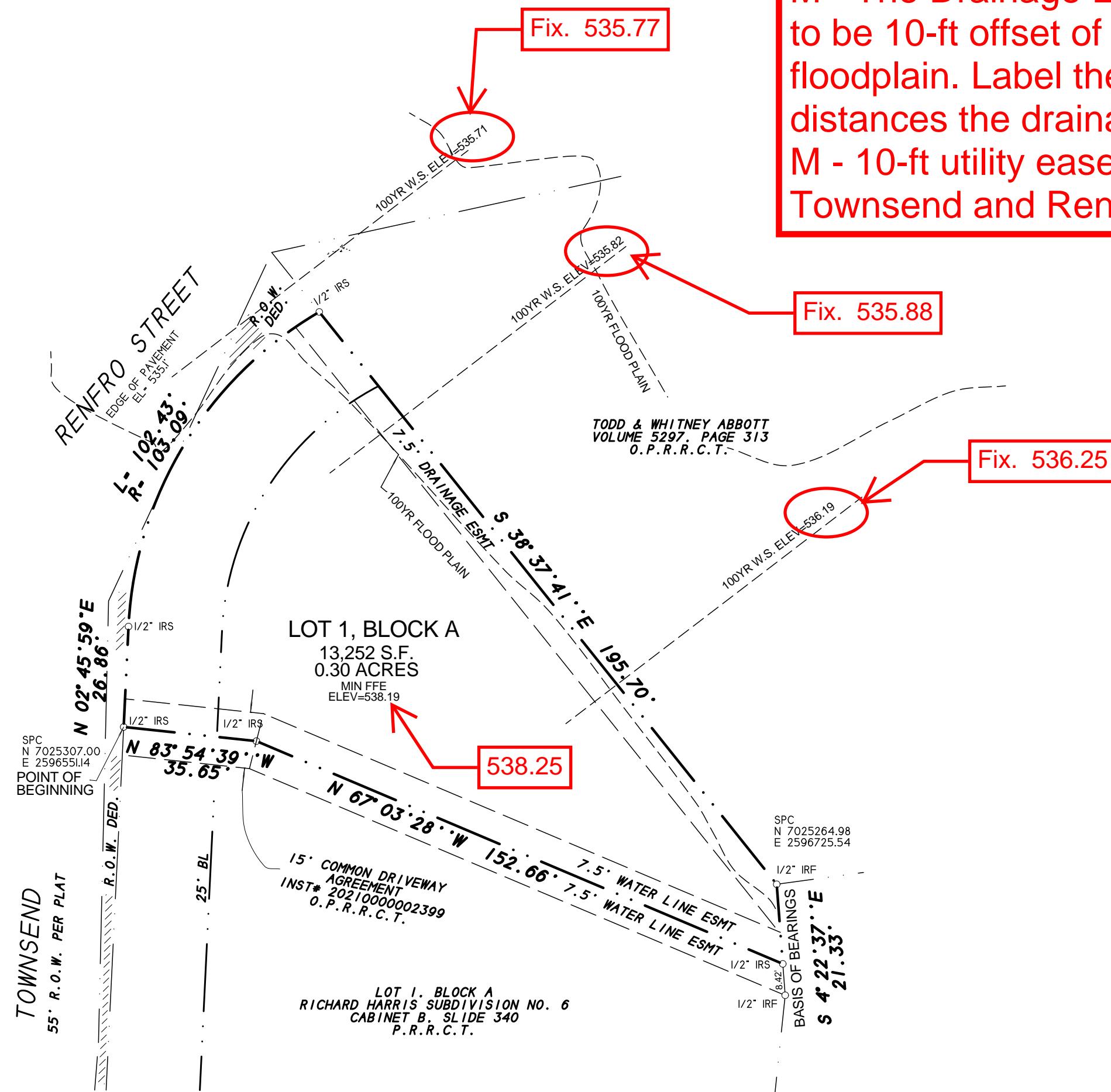
Pro Rata Equipment Fees: 1 lot x \$621.00 = \$621.00

Total: \$1,277.00

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



M - The Drainage Easement needs to be 10-ft offset of the 100-yr floodplain. Label the bearing and distances the drainage easement.
M - 10-ft utility easement along TL Townsend and Renfro frontage.



FINAL PLAT
KENNEDY ADDITION
LOT 1, BLOCK A
 BEING A REPLAT OF
 LOT 1, BLOCK A
 RICHARD HARRIS SUBDIVISION NO. 5
 CONTAINING A TOTAL OF
 0.30 ACRES/13,252 S.F.
 (1 LOT)
 R. BALLARD SURVEY, A-29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

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

SYMBOL LEGEND

TV	GAS	FEL	FH	PP
TELEVISION	TELEPHONE	WATER	SEWER	POWER
CABLE RISER	METER	RISER	HYDRANT	POLE
ELEC	ELC	WTS	LP	1/2" BIF
ELECTRIC	BOX	SUBSURFACE	METER	WATER RISE FOUND
METER	JUNCTION BOX	METER	POLE	CORNER
-	-	-	-	-
FENCE	EASEMENT LINE	PROPERTY LINE	AIR COND. UNIT	PREPARE MARK

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

SURVEY DATE MARCH 23, 2021
 SCALE 1" = 30' FILE # 20200025RP
 CLIENT KENNEDY



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-009

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 701 N. T.L. TOWNSEND

SUBDIVISION Richard Harris #6 LOT 1 BLOCK A

GENERAL LOCATION Townsend & Boyd Stew

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Single Family

CURRENT USE Vacant

PROPOSED ZONING Single Family

PROPOSED USE Single Family

ACREAGE 0.2342 LOTS [CURRENT] LOTS [PROPOSED]

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

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

OWNER Brenda Kennedy

APPLICANT SAME

CONTACT PERSON Brenda Kennedy

CONTACT PERSON SAME

ADDRESS 1630 Shores Blvd
Rockwall

ADDRESS

CITY, STATE & ZIP TX 75087

CITY, STATE & ZIP

PHONE 214-384-3234

PHONE

E-MAIL brenda.kennedy@ebby.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

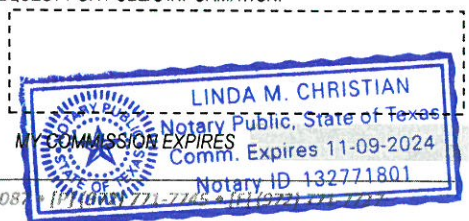
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Linda M Christian



0 25 50 100 150 200 Feet

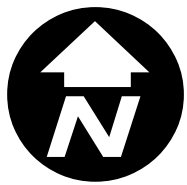
P2021-009- LOT 2, BLOCK A, RICHARD HARRIS SUBDIVISION
REPLAT - LOCATION MAP = 



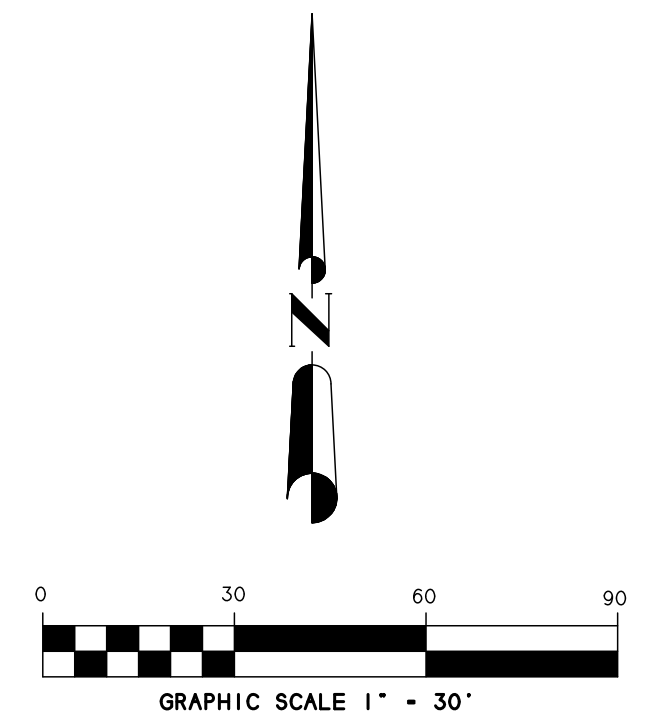
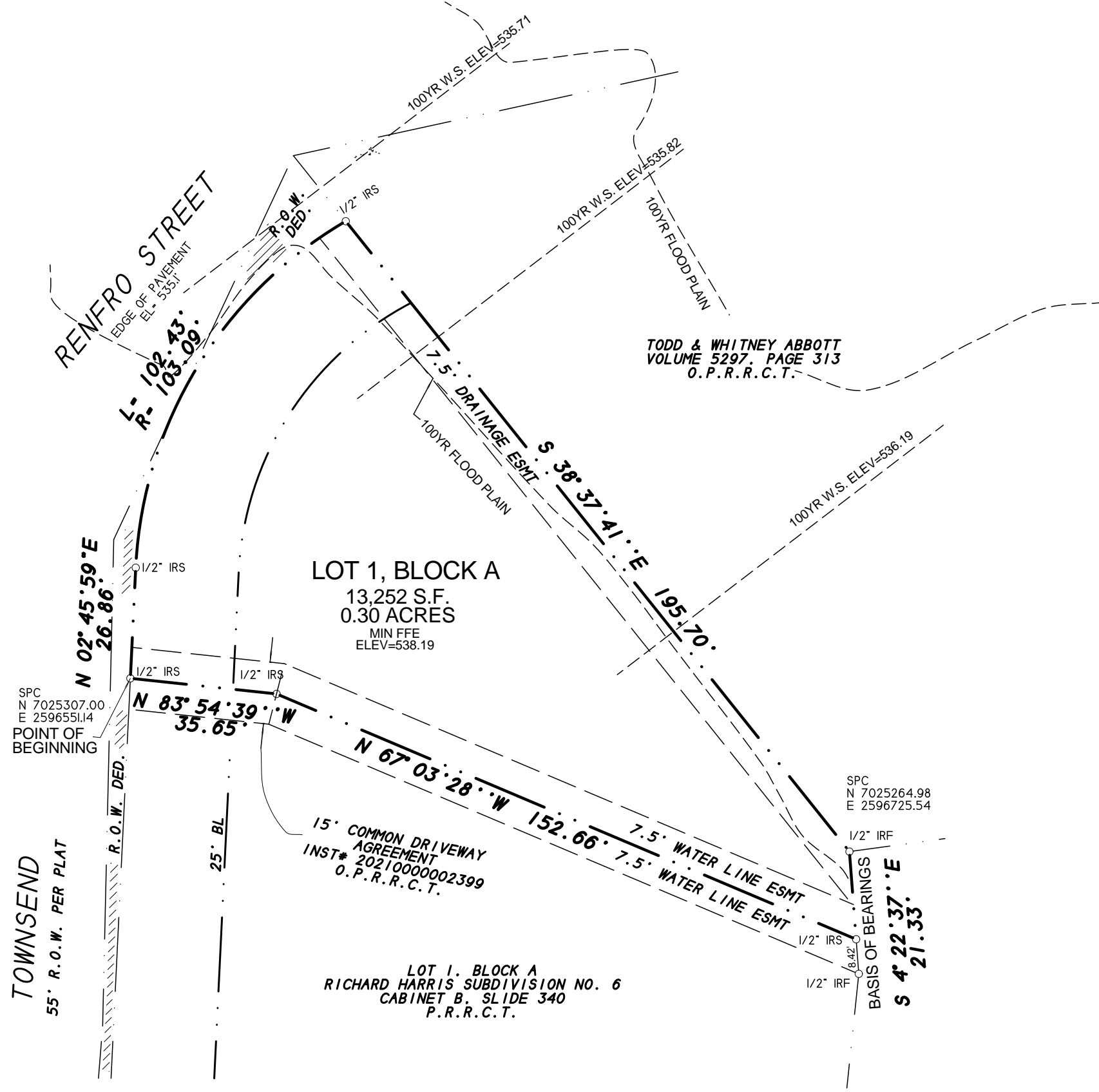
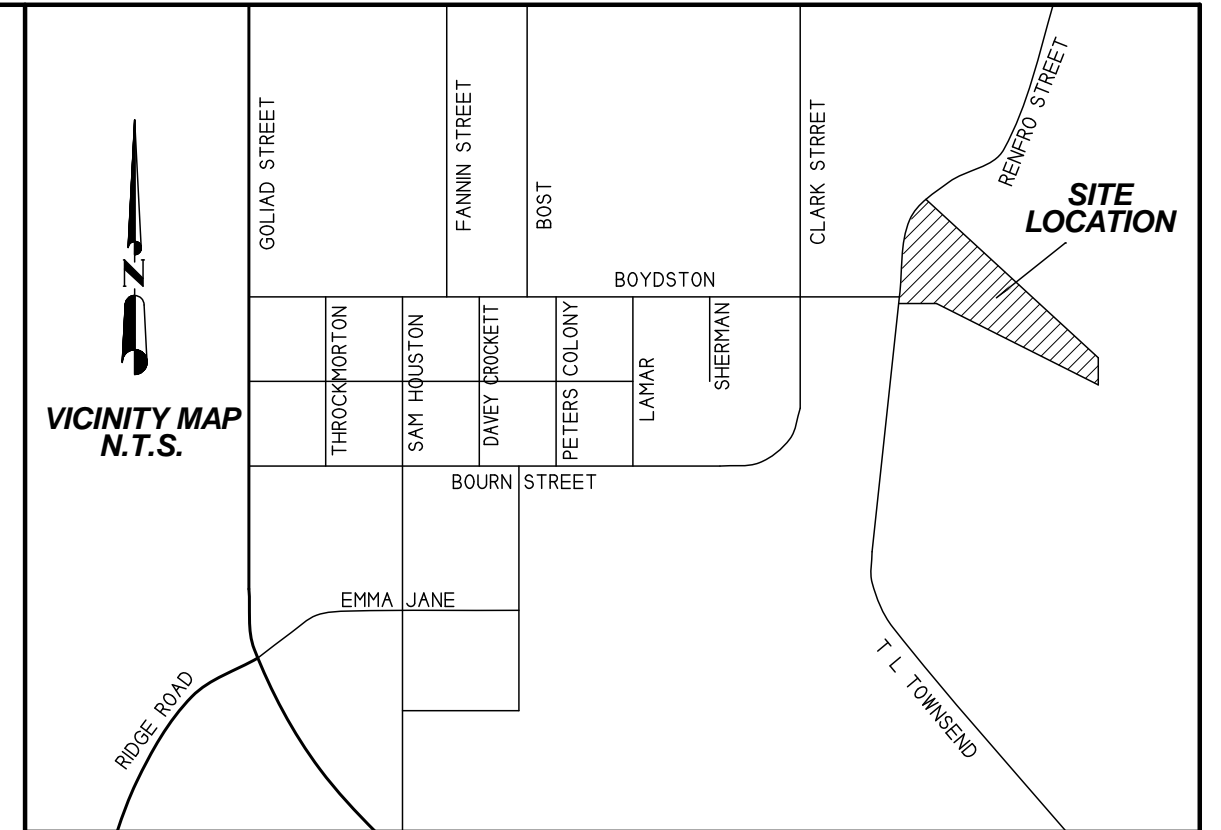
City of Rockwall

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

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



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



FINAL PLAT
KENNEDY ADDITION
LOT 1, BLOCK A

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

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

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

SHEET 1 OF 2

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

SYMBOL LEGEND	
	TELEVISION
	CABLE
	GAS
	METER
	ELECTRIC
	BOX
	SUBSURFACE
	JUNCTION
	FENCE
	EASEMENT
	PROPERTY LINE
	TV
	GAS
	METER
	ELECTRIC
	BOX
	SUBSURFACE
	JUNCTION
	FENCE
	EASEMENT
	PROPERTY LINE

SURVEY DATE MARCH 23, 2021
 SCALE 1" = 30' FILE # 20200025RP
 CLIENT KENNEDY
 H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

THENCE N. 83 deg. 54 min. 39 sec. W. a distance of 35.65 feet to the POINT OF BEGINNING and containing
13,252 square feet or 0.30 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as KENNEDY ADDITION,
LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto,
hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains,
easements and public places thereon shown on the purpose and consideration therein expressed. I
further certify that all other parties who have a mortgage or lien interest in KENNEDY ADDITION, LOT 1,
BLOCK A, have been notified and signed this plat.

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

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

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

BRENDA K. KENNEDY

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of KENNEDY ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, _____.

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

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

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

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date _____

FINAL PLAT
KENNEDY ADDITION
LOT 1, BLOCK A

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

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

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	FH	FP							
TELEVISION	GAS	TEL	FIRE	POWER							
CABLE RISER	METER	RISER	HYDRANT	POLE							
ELEC	ELEC	WV	LP	W/2							
ELECTRIC	ELECTRIC	WATER	LIGHT	W/2							
METER	BOX	METER	VOLT	W/2							
	SUBSURFACE	JUNCTION BOX		W/2							
				W/2							
-X-	EASEMENT LINE		A/C	PROPANE							
FENCE			ALL CONC.	UNIT							

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

H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE MARCH 23, 2021
SCALE 1" = 30' FILE # 2020025RP
CLIENT KENNEDY