



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) 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 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 SF 7 CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME SF 7 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:

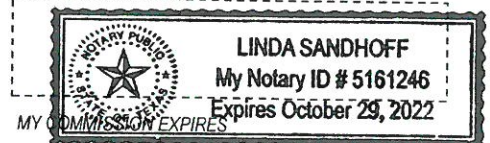
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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."

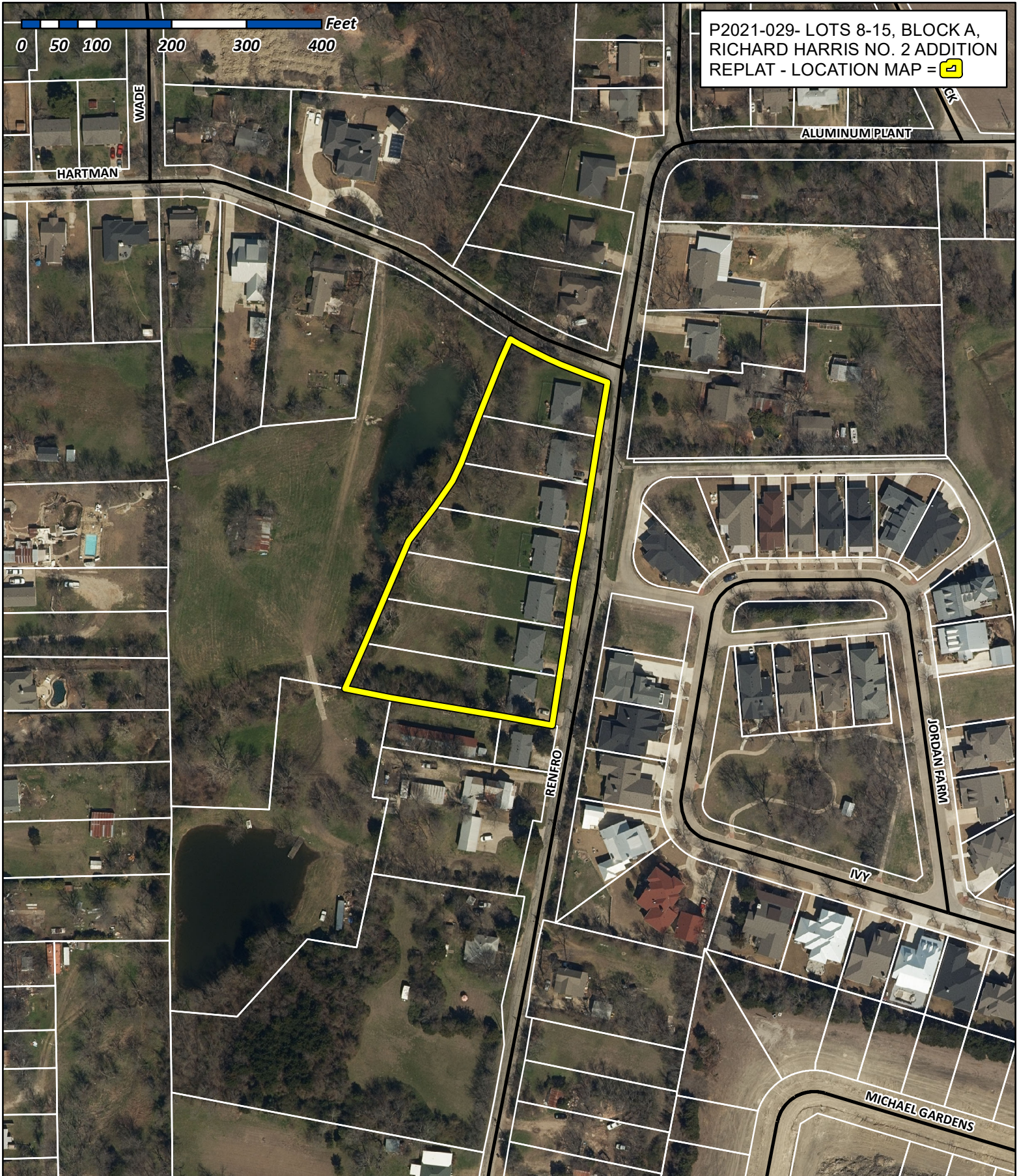
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May 2021.

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

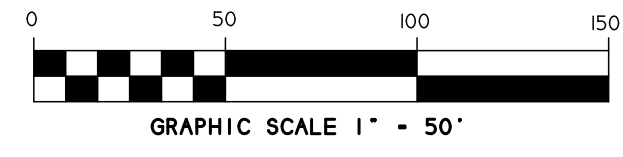
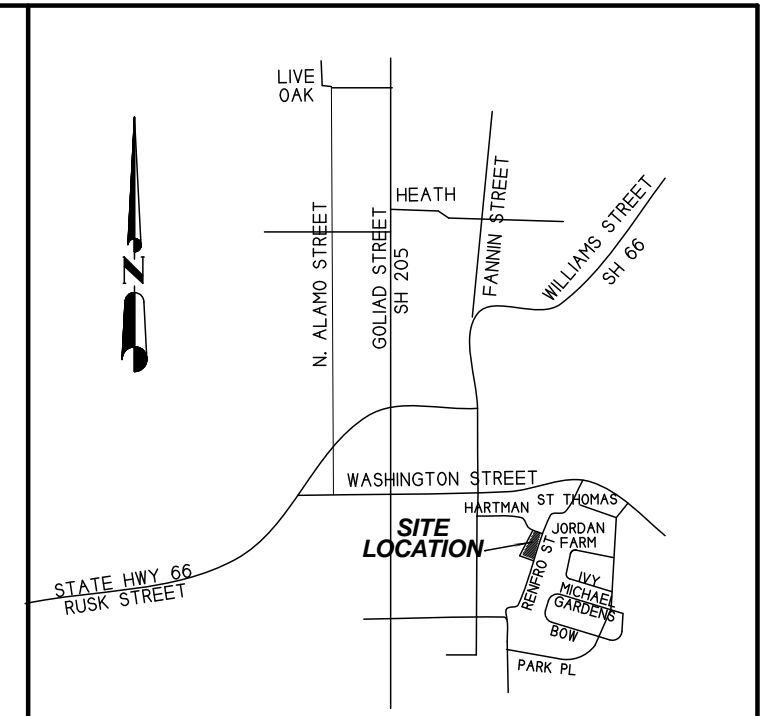


City of Rockwall

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.





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

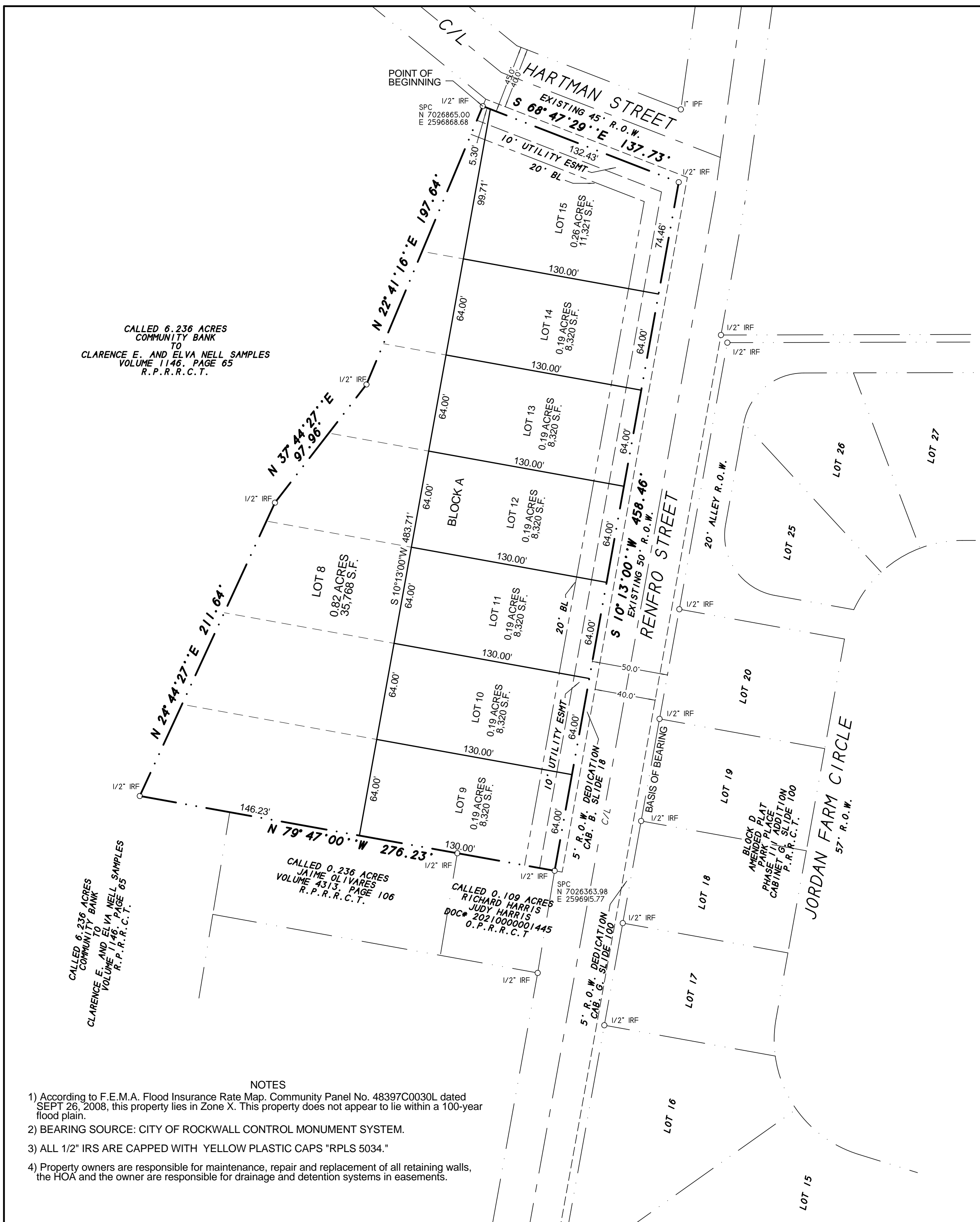
OWNER:
 RICHARD HARRIS AND
 JUDY HARRIS FAMILY TRUST
 HOLLI J. HARRIS
 210 GLENN AVENUE
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TELEVISION
	CABLE
	GAS
	PHONE
	FIRE
	WATER
	ELECTRIC
	SUBMERSION
	JUNCTION BOX
	EASEMENT LINE
	PROPERTY LINES
	PUMP
	POLE
	WELL
	ELECTRIC
	SUBMERSION
	JUNCTION BOX
	EASEMENT LINE
	PROPERTY LINES
	PUMP
	POLE
	WELL

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 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: _____

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							
CABLE RISER	METER	RISER	HYDRANT	POWER POLE							
ELEC	ELEC	BOX	LP	1/2" IRF							
ELECTRIC	BOX	METER	POLE	FOR REEF FOUND							
METER	JUNCTION BOX	POLE	Y CORNER	OR							
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