



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22018-001 P&Z DATE 1/30 & 2/13 CC DATE 2/19

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION	
<input type="checkbox"/>	SPECIFIC USE PERMIT
<input type="checkbox"/>	ZONING CHANGE
<input checked="" 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 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 checked="" type="checkbox"/>	COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/>	APPLICATIONS
<input checked="" type="checkbox"/>	RECIPT
<input checked="" type="checkbox"/>	LOCATION MAP
<input checked="" type="checkbox"/>	HOA MAP
<input checked="" 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 _____ <i>DS</i>	



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: *[Signature]*
CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	2500 Summer Lee		
Subdivision	PD-32	Lot	Block
General Location	Summer Lee @ Ridge Rd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-32	Current Use	Townhomes
Proposed Zoning	PD-32	Proposed Use	Townhomes
Acreage		Lots [Current]	36
		Lots [Proposed]	40

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

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

<input type="checkbox"/> Owner	Atticus Summer Lee Townhomes	<input type="checkbox"/> Applicant	Atticus Summer Lee Townhomes
Contact Person	Jason Lantz	Contact Person	Jason Lantz
Address	7110 Meadow Lake Ave 5339 Alpha Rd #300	Address	5339 Alpha Rd #300
City, State & Zip	Dallas, TX 75240	City, State & Zip	Dallas, TX 75240
Phone	972.701.9636	Phone	972.701.9636
E-Mail	jason@atticusre.com	E-Mail	jason@atticusre.com

NOTARY VERIFICATION [REQUIRED]

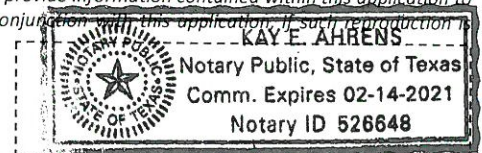
Before me, the undersigned authority, on this day personally appeared JASON LANTZ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, 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 4th day of JAN., 20 18.

Owner's/Applicant's Signature

[Signature]
Notary Public in and for the State of Texas
Kay E. Ahrens



My Commission Expires 2-14-21



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO.

22018-001

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CITY ENGINEER:

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- 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)

200 + 15 x 6.2 ACRES
= \$293

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

ISAAC BROWN SUBDIVISION/HARBOR VILLAGE

Lot

2A/1,2

Block

A

General Location

EAST SIDE OF SUMMER LEE SOUTH OF THE INTERSECTION OF SUMMER LEE AND HORIZON ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

PD-32

Current Use

NONE

Proposed Zoning

PD-32

Proposed Use

HOTEL, CONDOMINIUMS AND TOWNHOMES

Acreage

9.06

Lots [Current]

3

Lots [Proposed]

3

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

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

Owner

MCNEILL HOTEL COMPANY/ATTICUS GROUP

Applicant

FC CUNY CORPORATION

Contact Person

PHILLIP MCNEILL, JR.

Contact Person

CAMERON SLOWN

Address

1468 KIMBROUGH ROAD

Address

2 HORIZON COURT

SUITE 103

City, State & Zip

GERMANTOWN, TN 38138

City, State & Zip

HEATH, TX 75032

Phone

9013224806

Phone

4694027700

E-Mail

pmcneill@mcneillhotels.com

E-Mail

CSLOWN@FCCUNY.COM

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 293, to cover the cost of this application, has been paid to the City of Rockwall on this the 12 day of JANUARY, 20 18. 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."

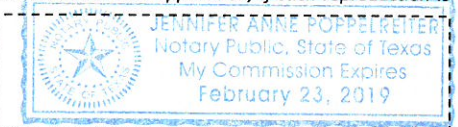
Given under my hand and seal of office on this the 12 day of Jan., 20 18.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires

2.23.19



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 1/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 01/19/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/30/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/30/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2018-001
Project Name: Amended PD Development Plan (PD-32) Ordinances 16-54, 16-48
Project Type: ZONING
Applicant Name: ATTICUS SUMMER LEE TOWNHOMES
Owner Name: ATTICUS, REAL ESTATE SERVICES INC
Project Description:



RECEIPT

Project Number: Z2018-001
Job Address: SUMMER LEE
ROCKWALL, TX 75032

Receipt Number: B77680
Printed: 1/24/2018 2:40 pm


Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 293.00

Total Fees Paid:

\$ 293.00

Date Paid: 1/24/2018 12:00:00AM
Paid By: FC CUNY CORPORATION
Pay Method: CHECK 6608
Received By: LM

0 55 110 220 330 440 Feet

Z2018-001 - AMENDED PD DEVELOPMENT PLAN
ORDINANCES 16-54 & 16-48
ZONING - LOCATION MAP = 



City of Rockwall

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

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

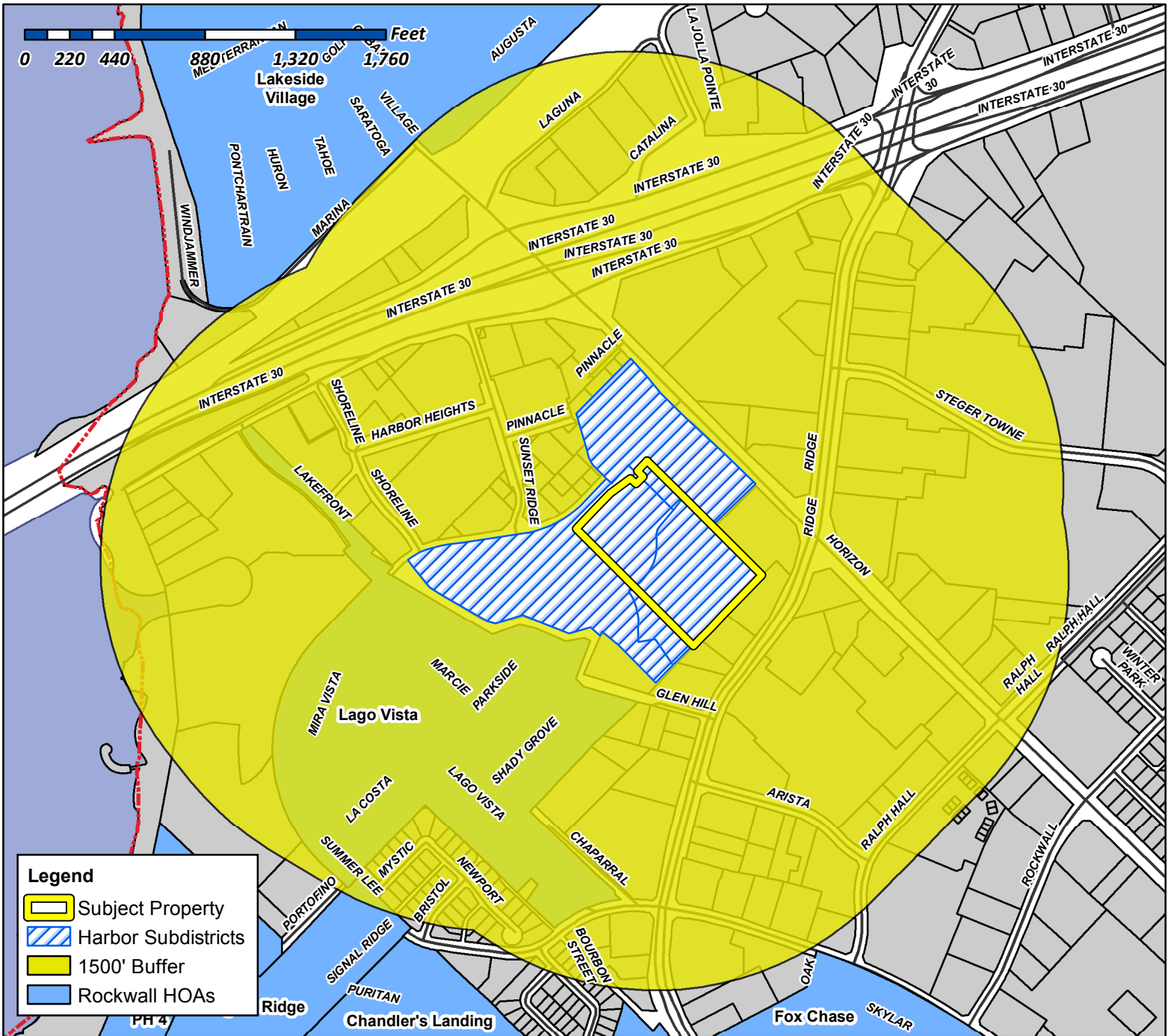




City of Rockwall

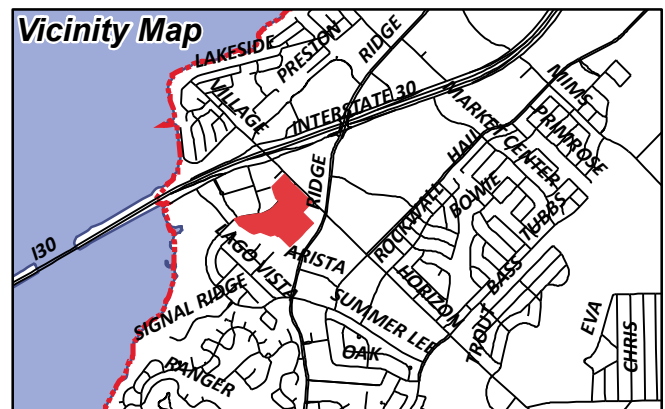
Planning & Zoning Department
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Case Number: Z2018-001
Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: 01/12/2018
 For Questions on this Case Call (972) 771-7745

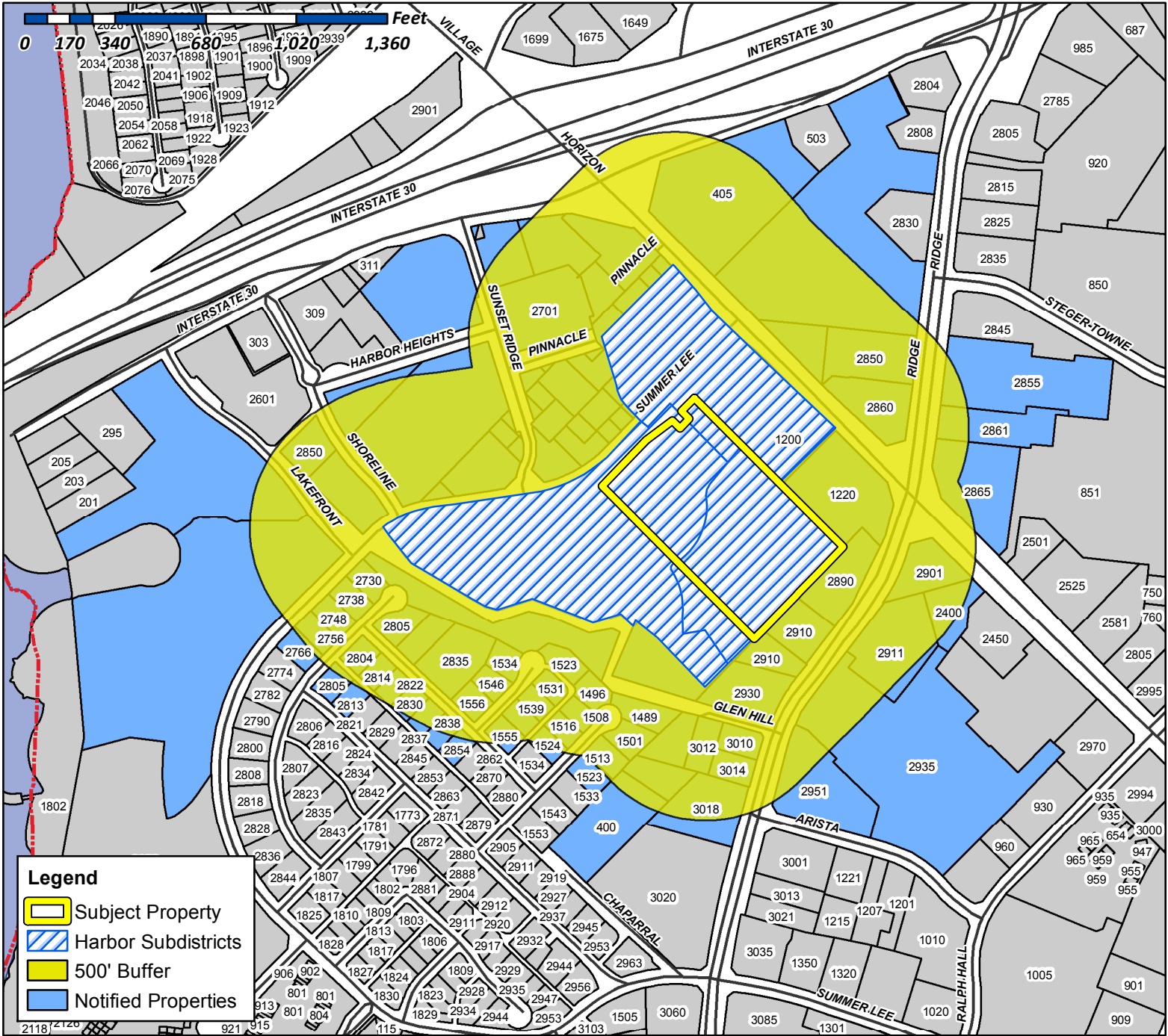




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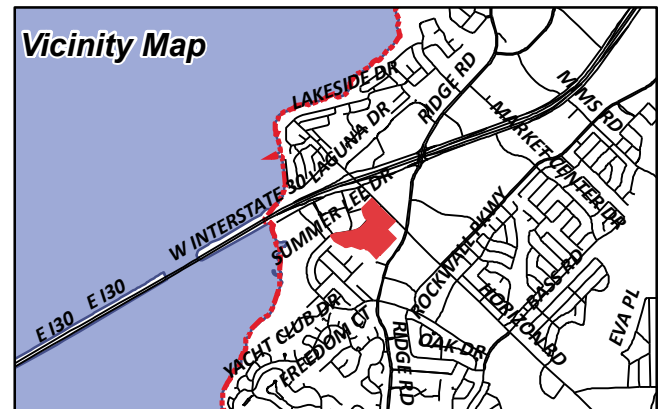


Legend

- Subject Property
- Harbor Subdistricts
- 500' Buffer
- Notified Properties

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Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: 01/12/2018
For Questions on this Case Call (972) 771-7745



FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1200 HORIZON RD
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 PARKSIDE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
1714 MARCELLA LN
ROWLETT, TX 75089

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

WHITE MICHAEL AND
2304 W WHEATLAND RD
DALLAS, TX 75232

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DRIVE SUITE 607
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
405 I30
ROCKWALL, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS HARBOR VILLAGE LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

EIGHTYTWO REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
8030 SAN LEANDRO DR
DALLAS, TX 75218

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BUILDERS ASSOCIATES #3
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

WANG LIN YU
C/O DAVID STUBBLEFIELD 709B WEST RUK #520
ROCKWALL, TX 75087

GLEN HILLS CEMETERY
C/O INEZ GIBSON 5827 WINDING WOODS TRAIL
DALLAS, TX 75227

1220 HORIZON ROAD LLC
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

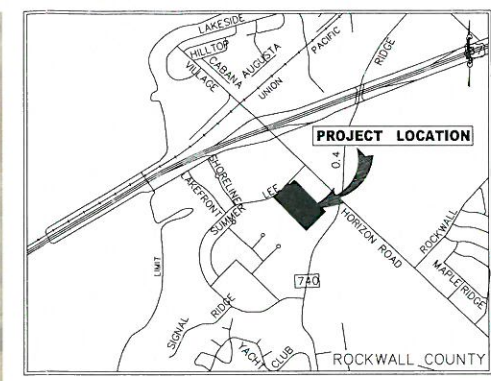
SPATEX GROUP PARTNERSHIP
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
PO BOX 190569
DALLAS, TX 75219

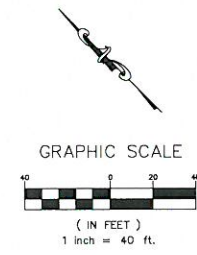
AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



VICINITY MAP
(NOT TO SCALE)



LEGEND

	PROPOSED FIRELANE
	ACCESSIBLE CROSSWALK
	PROPOSED FENCE

Engineer of Record:	XXX	
Drawn by:	XXX	
Date Plotted:	1/10/2018	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS		
#	DATE	COMMENTS

**HARBOR URBAN CENTER
ATTICUS TOWNHOMES
GLEN HILL WAY**
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ecivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 FAX: 972.701.9639
TX REGISTERED PROFESSIONAL ENGINEER #108438
www.ecivilfirm.com

PRELIMINARY
(NOT FOR CONSTRUCTION)
THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #108438
DATE: 12/22/2018

BENCHMARKS

BM-1: 5/8" IRON ROD WITH RED CAP STAMPED 'SURVEY CONTROL' SET ALONG THE NORTHEAST PROPERTY LINE APPROXIMATELY 36' SOUTHEAST OF THE NORTHERNMOST PROPERTY CORNER. (ELEVATION=525.73')
BM-2: 5/8" IRON ROD WITH RED CAP STAMPED 'SURVEY CONTROL' SET APPROXIMATELY 38' SOUTHEAST OF THE WESTERNMOST PROPERTY CORNER. (ELEVATION=530.41')

SHEET TITLE

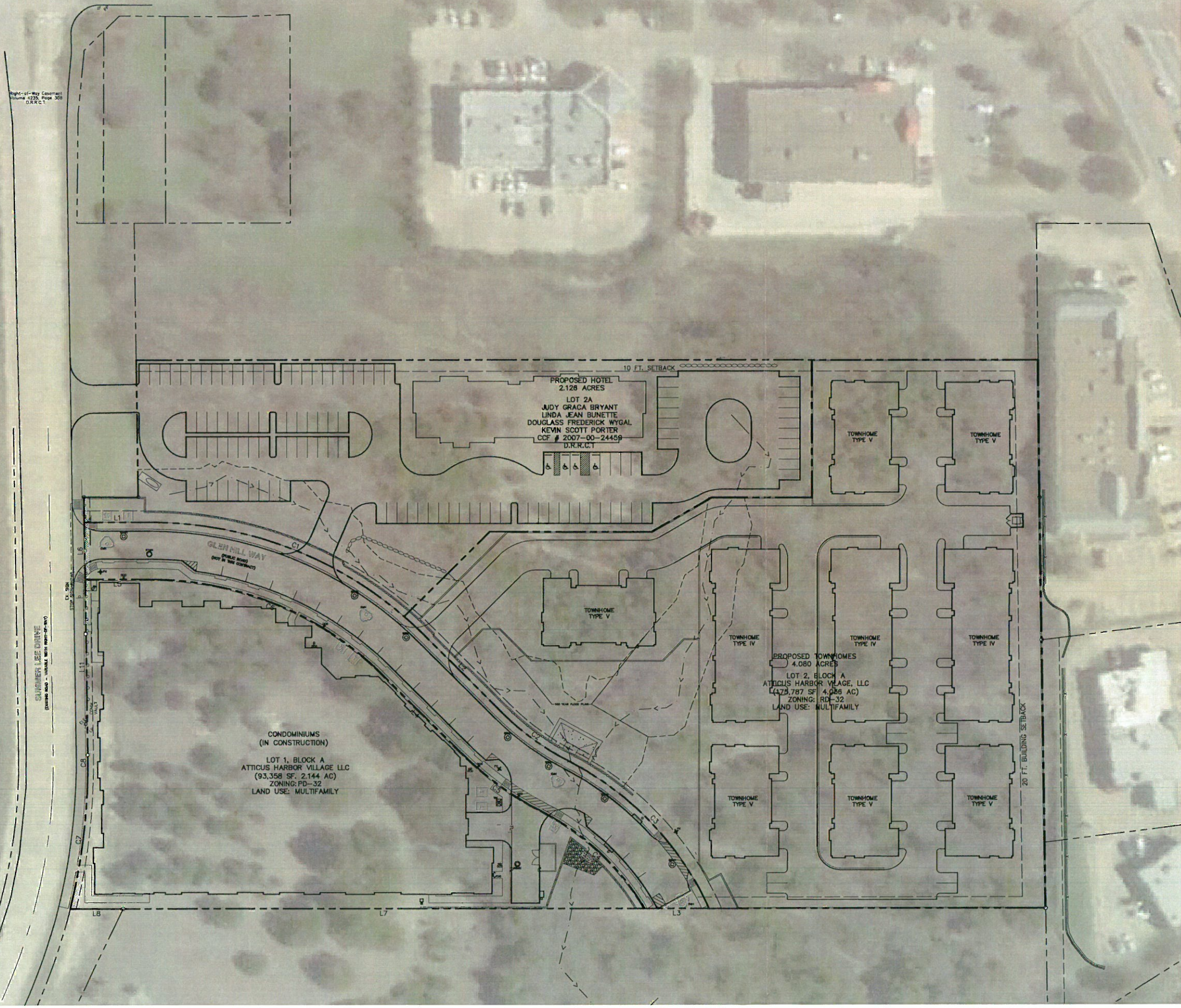
ZONING PLAN

SHEET NO.

1 of 1

HPCE #16-433

FILE: \\ppl\ppl\03161616.ctb; T:\Projects\Atticus Harbor Urban Center Condominiums\AutoCAD\Working Drawings\SETTE-ZONING.dwg
USER: jason DATE/TIME: Jan 10, 2018 - 4:09pm





FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



LEGAL DESCRIPTION

BEING a 6.20 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, City of Rockwall, Rockwall County, Texas, and being a portion of Lots 2A, 3A, 4A and 5A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas, and being a portion of that certain tract of land described by deed to Atticus Harbor Village, LLC, recorded in County Clerk's File Number 20170000001937, Deed Records, Rockwall County, Texas, and being a portion of that certain tract of land described by deed to Atticus Harbor Village, LLC, recorded in County Clerk's File Number 20170000001935, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found stamped "RSCI" at the southernmost corner of said Lot 5A, same being the easternmost corner of that certain tract of land described by deed to Harbor Lake Pointe Investors, LLC, recorded in County Clerk's File Number 2015-00011879, Deed Records, Rockwall County, Texas, and being on the northwest line of Lot 1, Block A, Murphy Plaza No. 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 Degrees 23 Minutes 09 Seconds West, along the southwest line of said Lot 5A, being common with the northeast line of said Harbor Lake Pointe Investors, LLC tract, a distance of 293.80 feet, to a capped iron rod set stamped "Realsearch", being at the beginning of a non-tangent curve to the left, from which a 1/2" capped iron rod found stamped "RSCI" on the southwest line of said Lot 5A bears North 45 Degrees 23 Minutes 09 Seconds West, a distance of 510.16 feet;

THENCE Northerly, departing said common line and over and across Lots 5A, 4A and 3A, the following calls:

181.72 feet, with said curve to the left, having a radius of 270.00 feet, through a central angle of 38 Degrees 33 Minutes 43 Seconds, whose long chord bears North 01 Degrees 10 Minutes 27 Seconds East, 178.31 feet, to a capped iron rod set stamped "Realsearch", being at the beginning of a reverse curve to the right;

71.46 feet, with said curve to the right, having a radius of 230.00 feet, through a central angle of 17 Degrees 48 Minutes 04 Seconds, whose long chord bears North 09 Degrees 12 Minutes 23 Seconds West, 71.17 feet, to a capped iron rod set stamped "Realsearch";

North 00 Degrees 18 Minutes 21 Seconds West, a distance of 105.35 feet, to a capped iron rod set stamped "Realsearch", being at the beginning of a curve to the left;

255.82 feet, with said curve to the left, having a radius of 339.00 feet, through a central angle of 43 Degrees 14 Minutes 11 Seconds, whose long chord bears North 23 Degrees 39 Minutes 31 Seconds West, 249.79 feet, to a capped iron rod set stamped "Realsearch";

North 45 Degrees 16 Minutes 37 Seconds West, a distance of 57.05 feet, to a capped iron rod set stamped "Realsearch", being on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 43 Degrees 50 Minutes 20 Seconds East, along said southeast right-of-way line, a distance of 22.06 feet, to a 1/2" capped iron rod found stamped "RSCI" at the northernmost corner of said Lot 3A;

THENCE South 45 Degrees 16 Minutes 37 Seconds East, a distance of 57.05 feet, to a capped iron rod set corner on the Southwest corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to a point set for corner at the North corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of Lot 2A and the East corner of Lot 3A;

THENCE South 43 Degrees 52 Minutes 09 Seconds West, departing said common lot corner and along the southeast line of said Lot 3A, 4A and 5A, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 270,138 square feet or 6.20 acres of land, more or less.

City of Rockwall Project Plan Review History



Project Number Z2018-001	Owner ATTICUS, REAL ESTATE SERVICES INC	Applied 1/11/2018	LM
Project Name Amended PD Development Plan (PD-32)	Applicant ATTICUS SUMMER LEE TOWNHOMES	Approved	
Type ZONING		Closed	
Subtype PD		Expired	
Status P&Z HEARING		Status 1/25/2018	DG

Site Address SUMMER LEE	City, State Zip ROCKWALL, TX 75032	Zoning
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Subdivision MURPHY PLAZA ADDITION PH 2	Tract 5A	Block NULL	Lot No 5A	Parcel No 3160-0000-005A-00-OR	General Plan
--	--------------------	----------------------	---------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspections Di	Jerry Strouse	1/17/2018		1/17/2018		APPROVED	
ENGINEERING (1/22/2018 3:02 PM AW) See markup Drive off of Summer Lee must be a minimum of 200' from Glen Hill Way Possible utility problems per approved Harbor Condo plans Storm water pro-rata Must meet engineering requirements	Amy Williams	1/11/2018	1/18/2018	1/22/2018	11	COMMENTS	See Comments
FIRE (1/22/2018 2:20 PM KC) Two means of fire apparatus access shall be provided for the following: a) Buildings or facilities exceeding 30-feet or three stories in height b) Buildings or facilities having a gross building area of more than 62,000 square feet (Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.) c) Multiple-family residential projects having more than 100 dwelling units (Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems.) d) Multiple-family residential projects having more than 200 dwelling units. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (Exception: Fire Marshal shall approve layout for multiple-family residential projects.)	Kevin Clark	1/11/2018	1/18/2018	1/22/2018	11	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	1/11/2018	1/18/2018	1/22/2018	11 COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A, 3A, 4A & 5A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 01.22.2017


The following staff comments are to be addressed and resubmitted no later than Tuesday, February 6, 2017. Please provide two (2) copies (FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

- On all future submittals please include the Case Number (Z2018-001) in the lower right hand corner.
- Please review draft ordinance prior to the Planning & Zoning Meeting scheduled for January 30, 2018 and provide any 'redlined' changes to staff for review and/or change to draft ordinance for consideration by P&Z and City Council approval.
- All existing conditions identified in Ordinance Nos. 16-48, 16-54, and 18-07 will remain in full force and effect; however, will be superseded by the newly adopted planned development ordinance.
- Provide a hatch and label on the concept plan for the land areas being swapped.
- Provide a colorized Concept Plan indicating the different uses associated with the development of this property (i.e. condo's, townhomes, hotel)including; open space, sidewalks, trails, etc.
- The elevations submitted with the application (i.e. townhome product) do not conform to the approved elevations. If a change to the elevations is being requested with this submittal, this will require a recommendation from the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission. Any variances associated with the exterior materials will require approval of ¾ majority vote of the City Council.
- The following conditions are to be in accordance with Exhibit E-8 of Ord. No. 17-22 regarding the hotel use:
 1. Building placement to be 10-ft from the right-of-way (ROW) of Summer Lee Drive with a minimum of 30% of the building facade length setback 20-ft from the ROW. Maximum encroachment along Summer Lee Drive is 5-ft.
 2. Indicate pedestrian way along Summer Lee Drive.
 3. A maximum of 10% of the total parking may be surface parking.
 4. Maximum height of the building not to exceed 75-ft.
 5. Provide an updated concept plan meeting these requirements.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change (SUP) request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Meeting Dates to Attend:						
Planning - Work Session:		January 30, 2018 (6:00p.m.)				[Applicant to present case to P&Z for discussion].
Planning - Public Hearing:		February 13, 2018 (6:00p.m.)				[P&Z to take action (i.e. approve, approve with conditions, or deny)]
City Council - Public Hearing:		February 19, 2018 (6:00 p.m.)				[1st Reading of Ordinance]
City Council - Action Item:		March 5, 2018 (6:00 p.m.)				[2nd Reading of Ordinance (if approved at 1st reading)]

0 55 110 220 330 440 Feet

Z2018-001 - AMENDED PD DEVELOPMENT PLAN
ORDINANCES 16-54 & 16-48
ZONING - LOCATION MAP = 



City of Rockwall

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

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

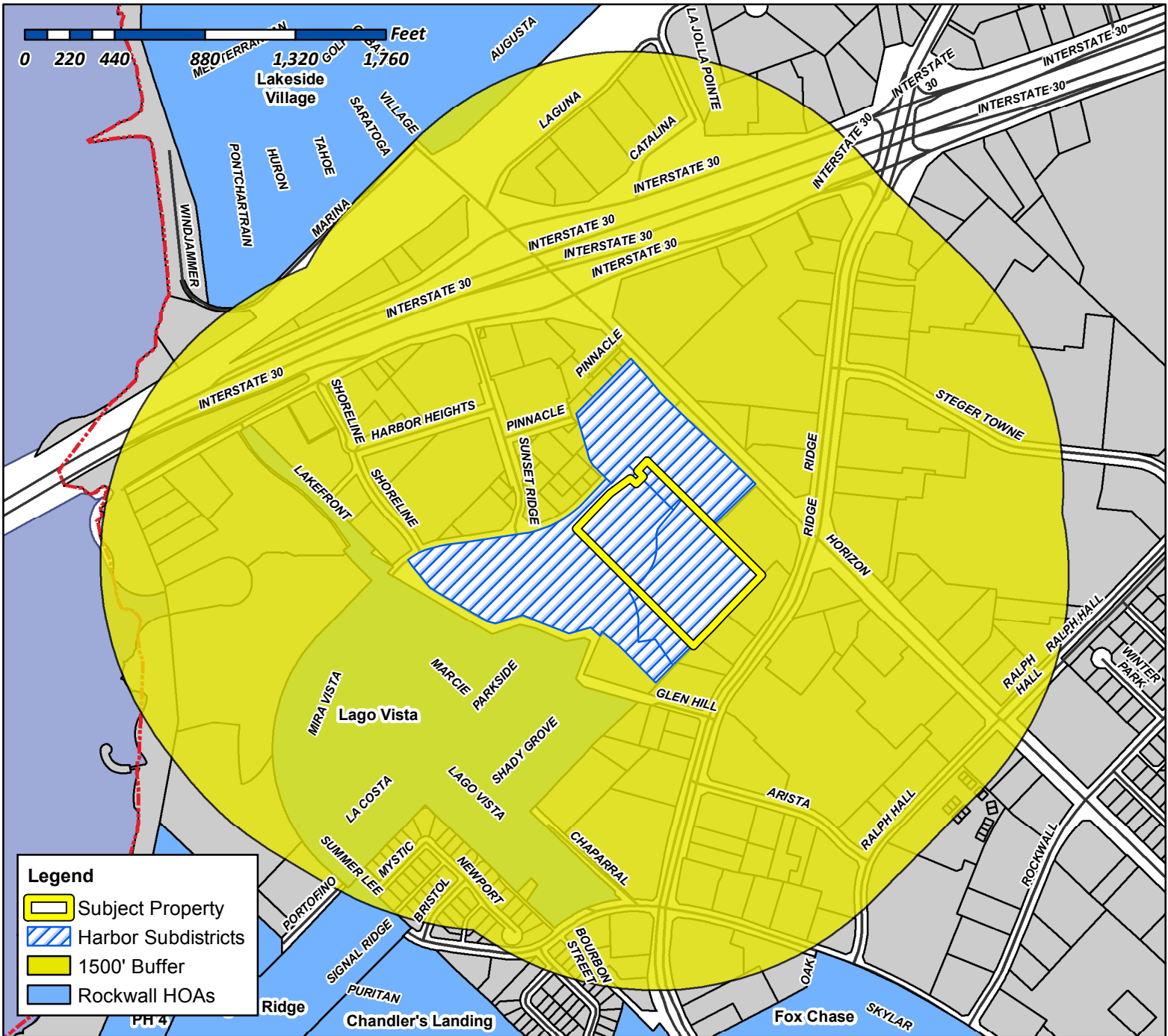




City of Rockwall

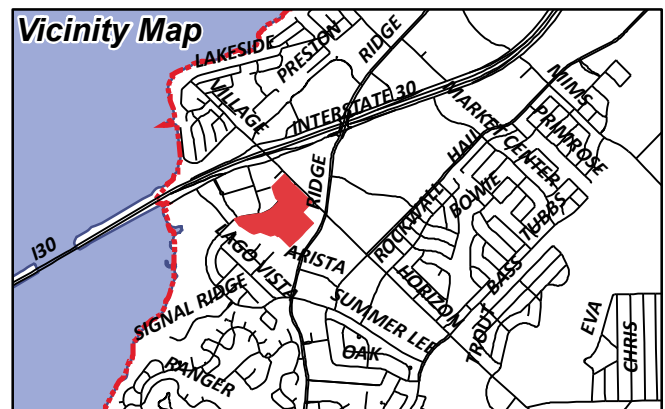
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2018-001
Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: 01/12/2018
 For Questions on this Case Call (972) 771-7745

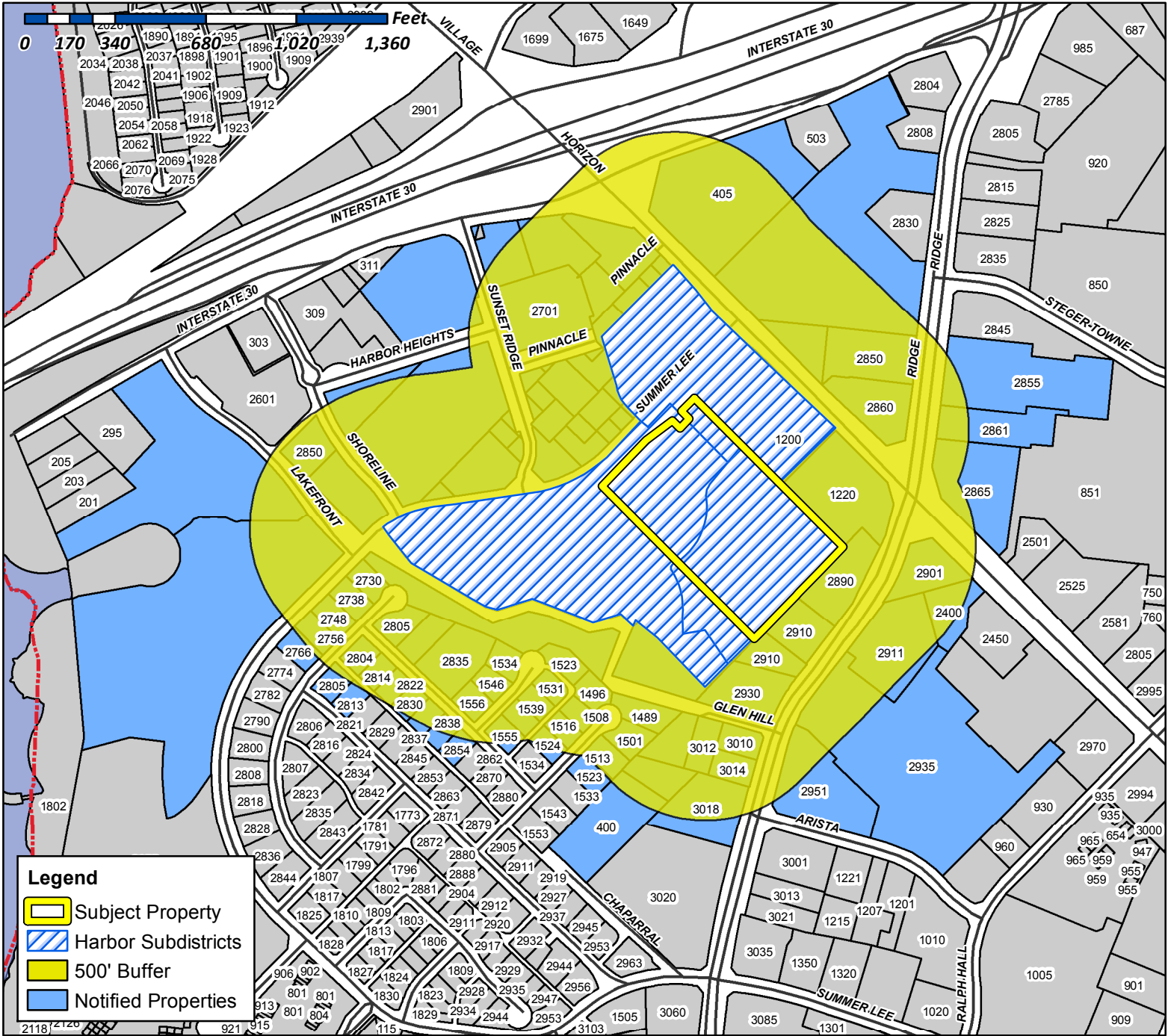




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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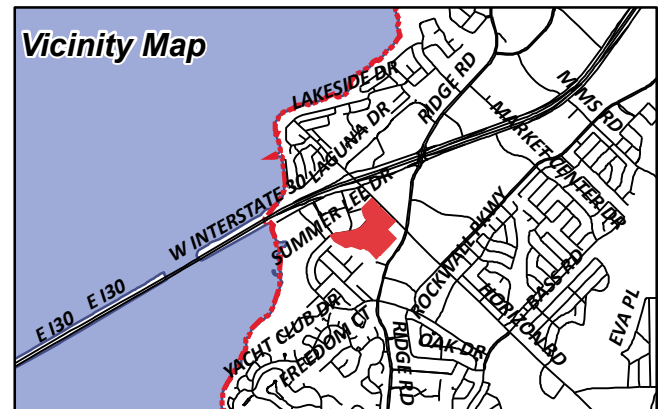


Legend

- Subject Property
- Harbor Subdistricts
- 500' Buffer
- Notified Properties

Case Number: Z2018-001
Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: 01/12/2018
For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO.'S 16-48, 16-54 & 17-22], SPECIFIC USE PERMIT NO. S-182 [ORDINANCE NO. 18-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A 9.081-ACRE TRACT OF LAND IDENTIFIED AS LOT 5A OF THE ISAAC BROWN ADDITION AND LOTS 1 & 2, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a *PD Development Plan* for a 40-unit townhome development, 228-unit condominium development, and a hotel development situated within the *Interior and Residential Subdistricts* of Planned Development District 32 (PD-32) and being on a 9.081-acre tract of land identified as Lot 5A of the Isaac Brown Addition and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 16-48, 16-54 & 17-22*], Specific Use Permit No. S-182 [*Ordinance No. 18-07*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall superseded all requirements stipulated in *Ordinance No.'s 16-48, 16-54, & 18-07*; and,

Section 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 17-22* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

Section 2. That the development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of *Areas 1, 2 & 3* of the *Subject Property* -- as depicted in *Exhibit 'B'* of this ordinance -- shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That *Areas 1, 2 & 3* of the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

Area 1: Townhomes

- 1) Cross access (as depicted in *Exhibit 'C'* of this ordinance) shall be provided to the property directly north of the subject property.
- 2) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- 3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).
- 4) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- 5) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 2: Condominiums

- 6) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G₁'* standards stipulated in *Exhibit 'E'* of this ordinance.
- 7) The minimum building setback adjacent to *Street Type 'G₁'* shall be one (1) foot.
- 8) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- 9) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

- 10) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- 11) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 3: Hotel

- 1) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].
- 2) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.
- 3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF MARCH, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 19, 2018

2nd Reading: March 5, 2018

Draft Ordinance
01.30.2018

Exhibit 'A':
Legal Description

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 2A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet J, Slide 235-236, Plat Records, Rockwall County, Texas and Lots 1 and 2 Block A of the Harbor Village Addition an addition to the City of Rockwall according to the plat recorded in County Clerk's File Number 20170000020949, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 2 block A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 2 block A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non-tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the southeast right of way of Summer Lee and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 inch iron rod with cap found in the northeast line of said Lot 2 block A;

THENCE South 45 degrees 16 minutes 37 seconds East, 57.05 feet, along said Southeast right of way line of Summer Lee and Northeast line of Lot 2 block A to a point for corner being the Southwest corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to a point set for corner at the North corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of Lot 2A and the East corner of Lot 2 Block A;

THENCE South 43 Degrees 52 Minutes 09 Seconds West, departing said common lot corner and along the southeast line of said Lot 3A, 4A and 5A, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 394,828 square feet or 9.06 acres of land, more or less.

Exhibit 'B':
Area Map

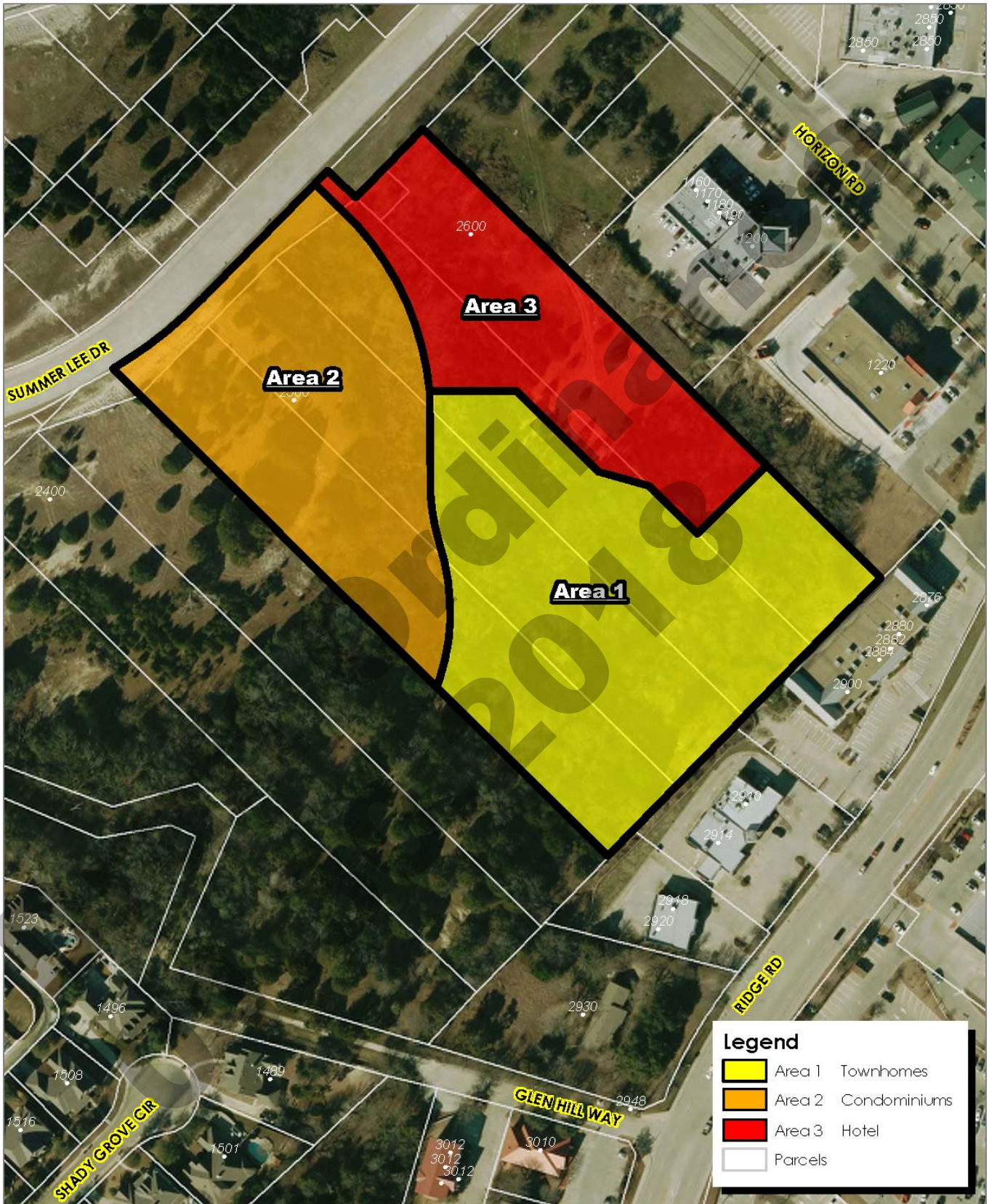


Exhibit 'C':
PD Development Plan

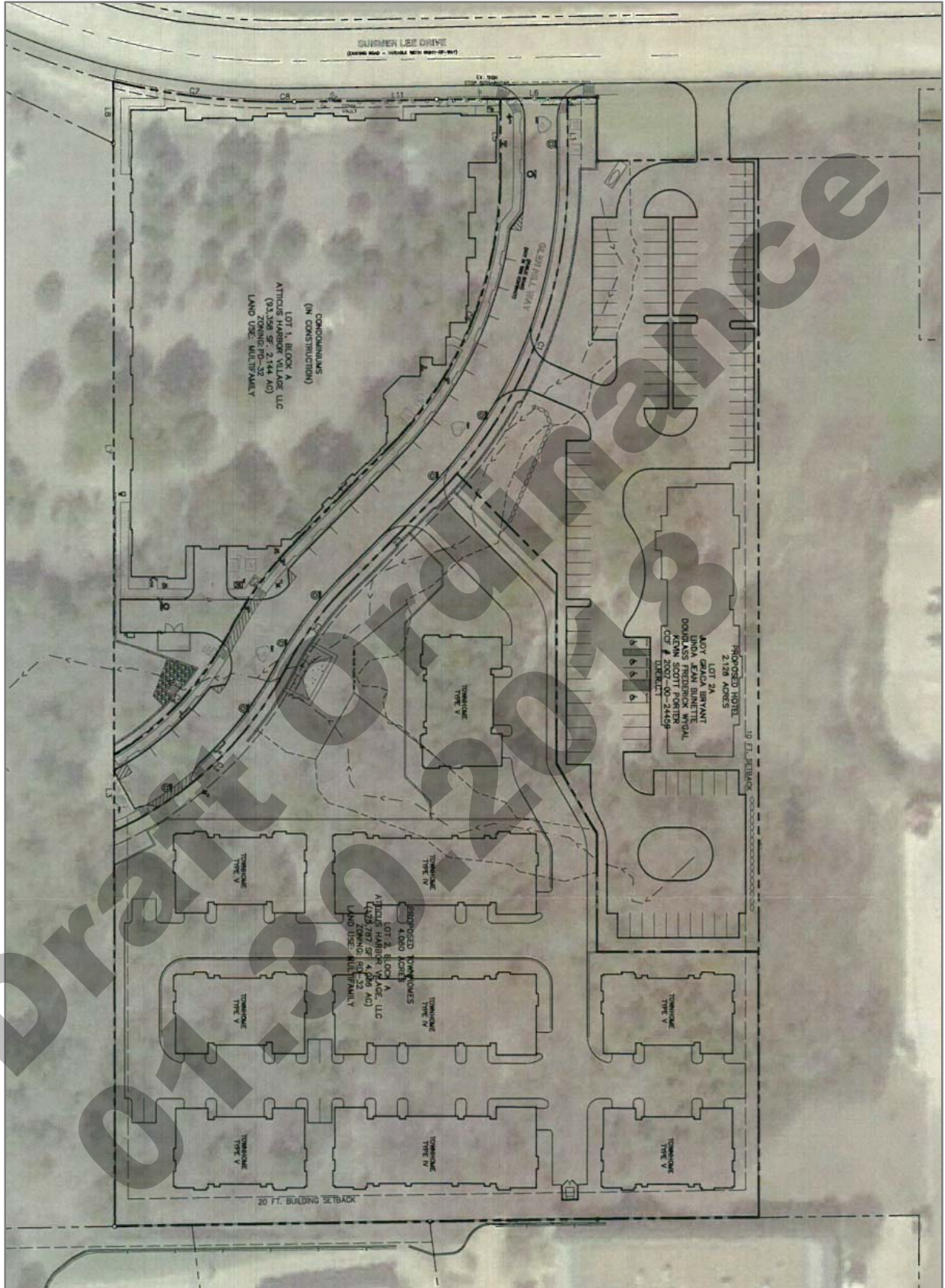
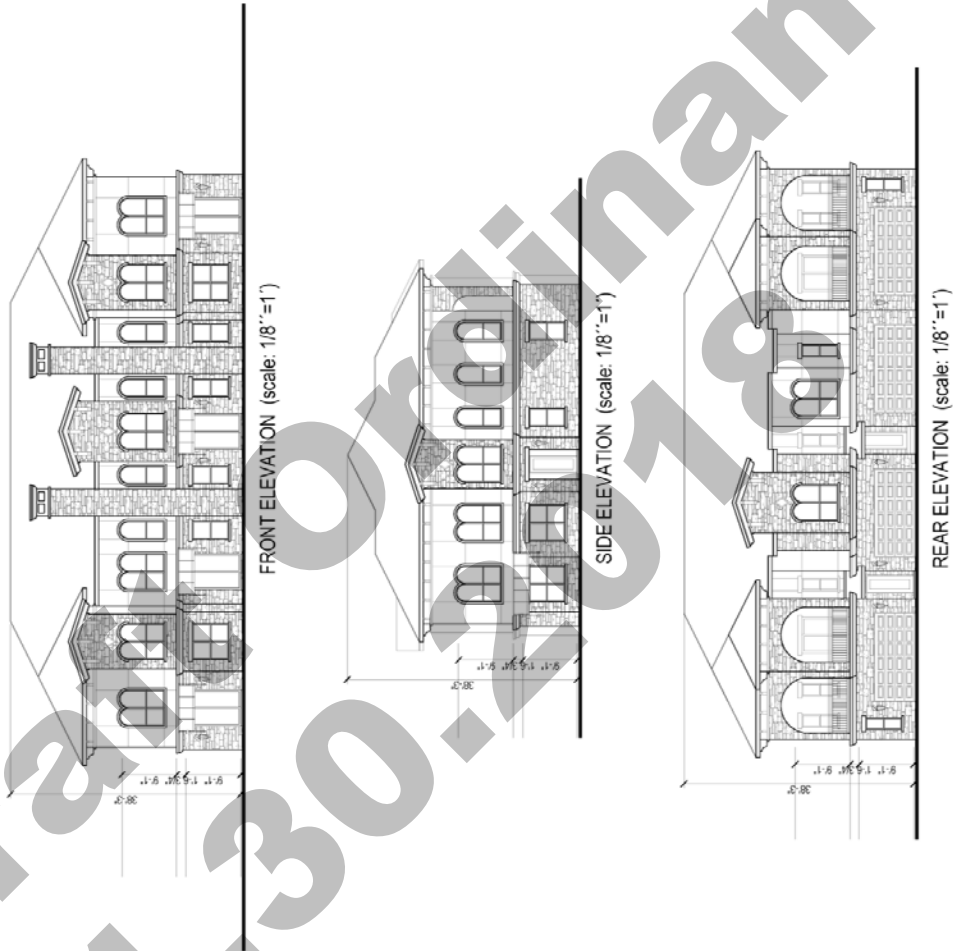


Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24" x 36" SHEET)
 0 8 16 32

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.751.9638 | www.humphreys.com



TH BLDG II. ELEVATIONS
 August 2, 2018

A422
 Z2016-026
HARBOUR URBAN CENTER
 HARBOUR URBAN CENTER
 AREA 1
 PERM #2035

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24x36" SHEET)
 0 8 16 32'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.751.9638 | www.humphreys.com



TH BLDG III. ELEVATIONS
 August 2, 2018

A432
 Z2016-026
HARBOUR URBAN CENTER
 HARVARD TEXAS
 PERM 16230

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24x36" SHEET)
 0 4 8 16 32'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 500, Dallas, TX 75248 | 972.701.9638 | www.humphreys.com

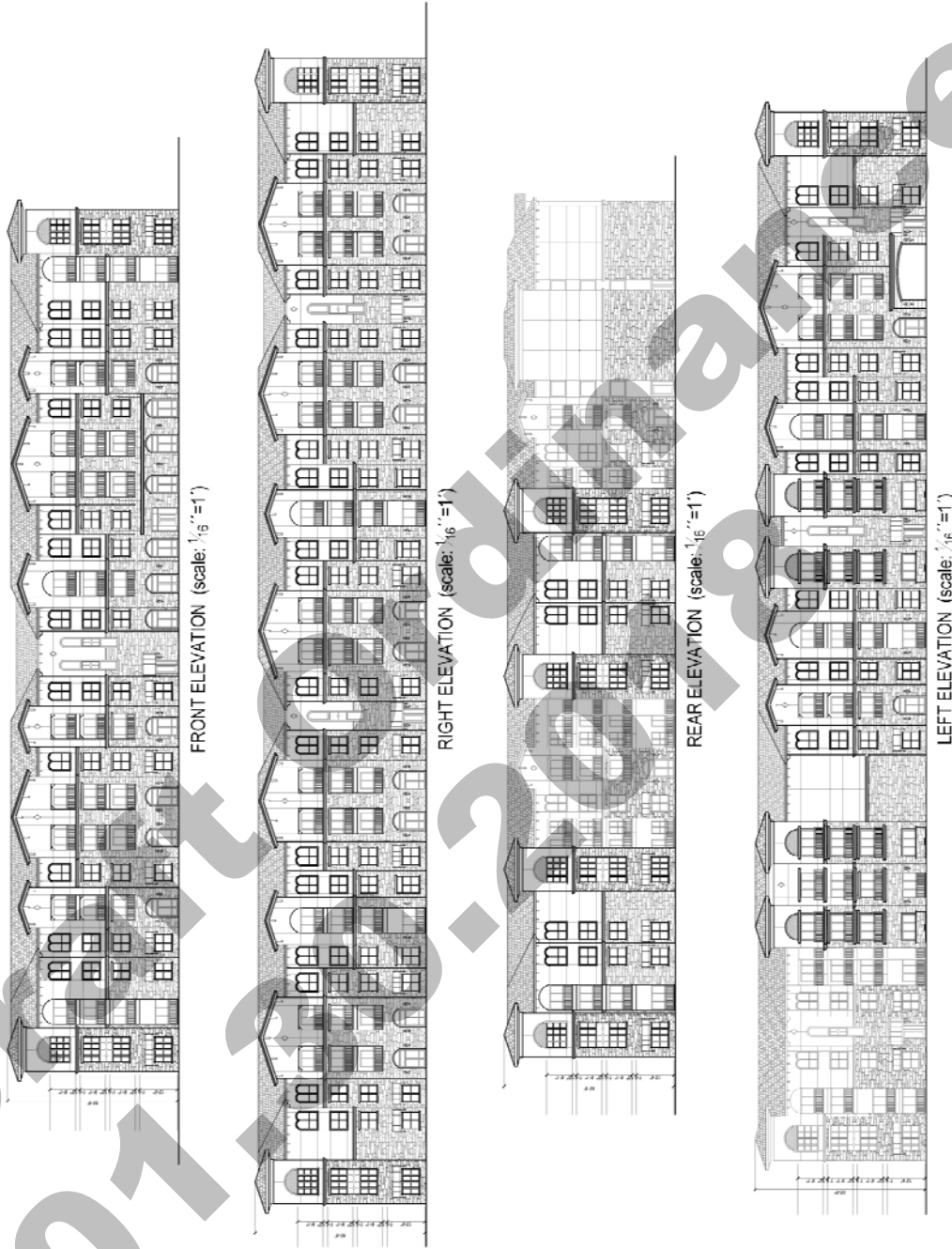


TH BLDG III. ELEVATIONS
 August 2, 2018

A442
 Z2016-026

HARBOUR URBAN CENTER
 HARBOUR URBAN CENTER
 HARBOUR URBAN CENTER

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



A412
 Z2016-025
HARBOUR URBAN CENTER
 Rockwall, TX
 HPZAP 16205

WRAP BLDG. ELEVATIONS
 August 2, 2015



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5535 North Central Expressway, Suite 2000, Dallas, TX 75206 | 214.231.8800 | www.hampreys.com

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



FRONT ELEVATION - SCALE: 3/32"=1'

A412
HARBOUR URBAN CENTER
 Rockwall, TX
 19M-18026

WRAP BLDG. ELEVATIONS
 201.11.278



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.511.9638 | www.humphreys.com

Exhibit 'D':
Area 3: Hotel Concept Building Elevations

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises. An offering will only be made in compliance with those regulations and laws, which may require providing you with a disclosure document.

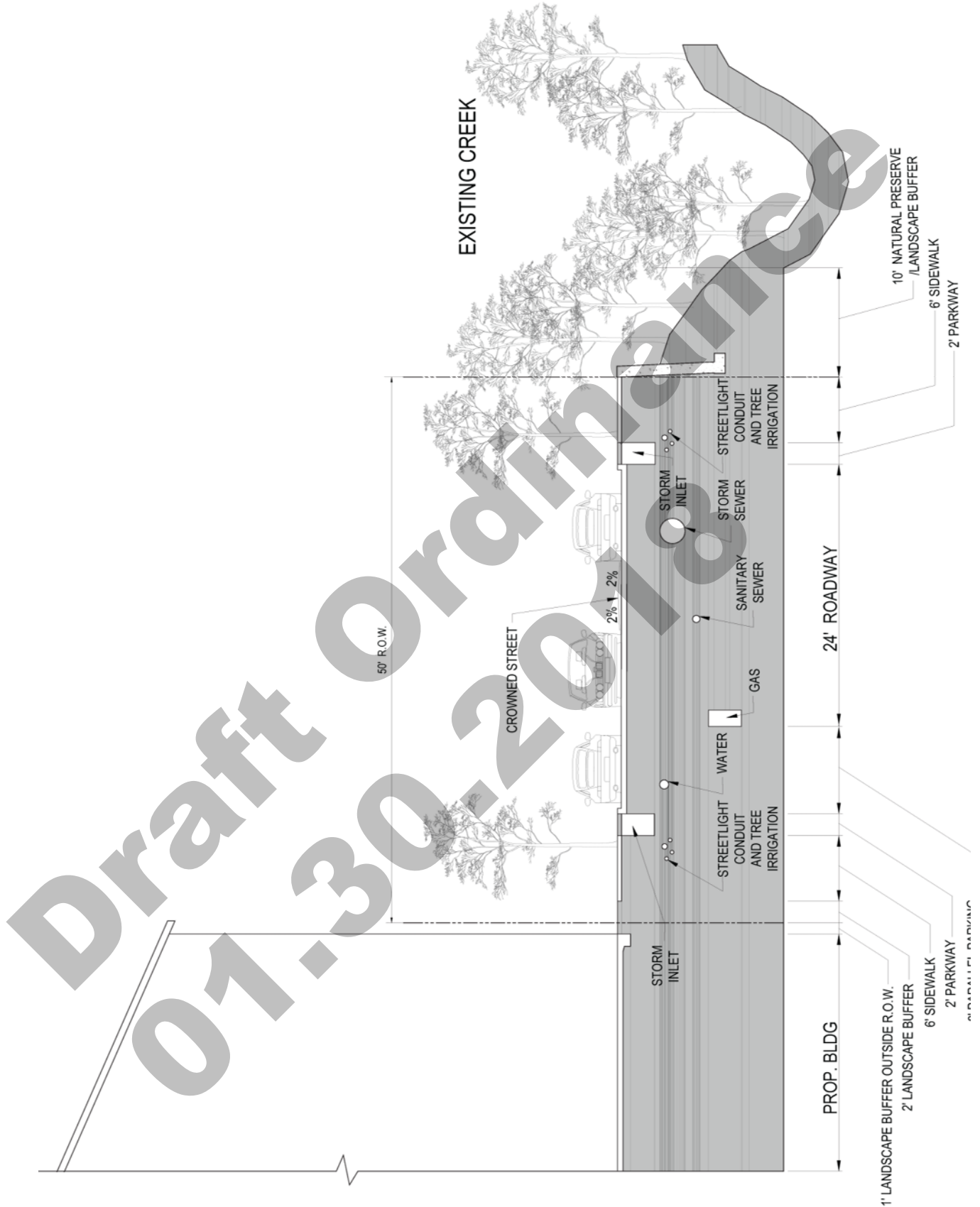
Exhibit 'D':
Area 3: Hotel Concept Building Elevations

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises. An offering will only be made in compliance with these regulations and laws, which may require providing you with a disclosure document.

Exhibit 'E':
Roadway Cross Section



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/13/2018

APPLICANT: Cameron Sloan & Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **Z2018-001**; *Harbor Urban Center Townhomes*

SUMMARY:

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending *Ordinance No.'s 16-48 & 16-54* and in accordance with *Ordinance No. 17-22*, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

BACKGROUND AND REQUEST:

On September 19, 2016, the City Council approved *Ordinance No. 16-48*, which established a *PD Development Plan* for a 36-unit townhome development situated within the *Residential Subdistrict*. At the following meeting on October 3, 2016, the City Council approved *Ordinance No. 16-54*, which established a *PD Development Plan* for a 228-unit condominium development situated within the *Interior Subdistrict*. As part of this approval, the City Council approved an alternative roadway cross section replacing the *Street Type 'G'*, which was called out in the Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] concept plan. Currently, the condominium development and street (*i.e. Glen Hill Way*) are under construction.

On January 2, 2018, the City Council approved a Specific Use Permit (SUP) for a hotel (*i.e. TRU by Hilton*) on a 2.166-acre tract of land, which is directly adjacent to the aforementioned condominium and townhome developments. At the time of approval, the applicant -- *Cameron Slown with F. C. Cuny Corporation* -- was working with the owner of the condominium and townhome development (*i.e. Jason Lentz of Atticus Real Estate Services*) to swap land benefitting all three (3) developments. Now that this land swap is complete, the *Hotel* property is requesting the approval of a *PD Development Plan* as required by *Ordinance No. 17-22*, and since the land area of the townhomes and condominiums have changed from the approved *Ordinance No.'s 16-48 & 16-54* an amended *PD Development Plan* reflecting the changes is required. As part of this request, Jason Lentz of Atticus Real Estate Services is requesting an additional four (4) townhome units be added to the 36-unit townhome development. If approved this would decrease the number of available units within the district from 182 to 178 (*i.e. 1,161 [Available Units] – 450 [Marina Village] – 228 [Harbor Condominiums] – 265 [Harbor Heights Condominiums] – 36 [Harbor Townhomes] – 4 [Requested Units] = 178 [Available Units]*). In addition, new concept plans for the townhome development and hotel have been submitted as part of the request. The condominium development and roadway cross section/alignment have remained the same.

CHARACTERISTICS OF THE REQUEST:

The *PD Development Plan* submitted by the applicant shows the layout for the proposed hotel and townhouse development -- *with regard to the land swap* -- which will provide additional parking and

access to the hotel via Glen Hill Way Drive. The *PD Development Plan* also indicates the addition of four (4) townhomes to the concept plan, increasing the number of approved townhomes from 36 to a total of 40 townhomes. Additionally, the layout of the approved concept plan for the townhomes has changed, having a direct effect on the connectivity of the pedestrian mew and amenities; however, the proposed concept plan provides an acceptable level of walkability and amenities consistent with the intent of the district. This *PD Development Plan* should not have an effect on the condominium development as prescribed in *Ordinance No. 16-54*, as it is currently under construction. With regard to the concept plan approved with the SUP (*i.e. Ord. No. 18-07*) for the hotel, this *PD Development Plan* will establish building placement and form by setting the building closer to the property line, creating articulation, redirecting the parking spaces behind the hotel -- *which is less visible from Summer Lee Drive --*, and with the intent of creating a pedestrian environment.

In granting a *PD Development Plan* within Planned Development District 32 (PD-32) the City Council needs to decide if the proposed development meets the following criteria:

- (a) Meets the general intent of the *PD District*; and,
- (b) Will result in an improved project which will be an attractive contribution to the *PD District*; and,
- (c) Will not prevent the implementation of the intent of this *PD District*.

A *PD Development Plan* is a discretionary approval for the City Council, and should the City Council choose to grant the request this request the applicant will still need to submit a PD site plan that will be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATION:

On January 30, 2018, staff mailed 105 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lago Vista, Lakeside Village, and Signal Ridge Homeowner's Associations (HOA), which are the only HOA's located within 1,500-feet of the subject property participating in the neighborhood notification program. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code (UDC). At the time, this case memo was drafted staff has received two (2) responses opposed to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *PD Development Plan* for Planned Development District 32 (PD-32), then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

Area 1: Townhomes

- (a) Cross access (*as depicted on the concept plan*) shall be provided to the property directly north of the subject property.
- (b) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed PD site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the guidelines contained in *Resolution No. 10-40*.
- (c) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).

- (d) An open space master plan will need to be submitted with the PD site plan. The open space master plan will need to be reviewed by the Parks Board.
- (e) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.


Area 2: Condominiums

- (a) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G₁'* standards stipulated in *Exhibit 'E'* of this ordinance.
- (b) The minimum building setback adjacent to *Street Type 'G₁'* shall be one (1) foot.
- (c) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- (d) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).
- (e) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- (f) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 3: Hotel

- (a) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].
 - (b) The proposed hotel shall be prohibited from being utilized as an *Extended Stay, Transient or Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.
 - (c) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).
- 2) Any construction resulting from the approval of this *zoning change* 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.

0 55 110 220 330 440 Feet

Z2018-001 - AMENDED PD DEVELOPMENT PLAN
ORDINANCES 16-54 & 16-48
ZONING - LOCATION MAP = 



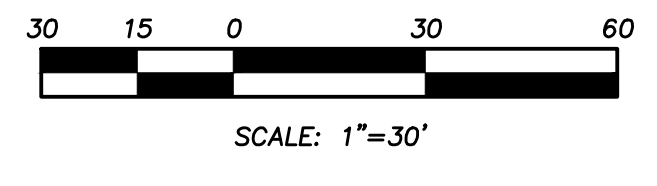
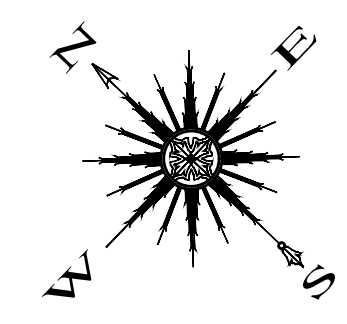
City of Rockwall

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.



Revision	Date	Description



Owner/Developer:
MCNEILL HOTEL COMPANY
 1468 Kimbrough Rd., Suite 103
 Germantown, TN 38138

Engineer:
F.C. CUNY CORPORATION
 2310 W. Loop West, Ste. 509 • Heath, Texas 75032
 P.O. Box 402770 • Houston, Texas 77240
 Tel: 281-462-7700
 Fax: 281-462-0700
 Texas Registered Engineering Firm F-7449

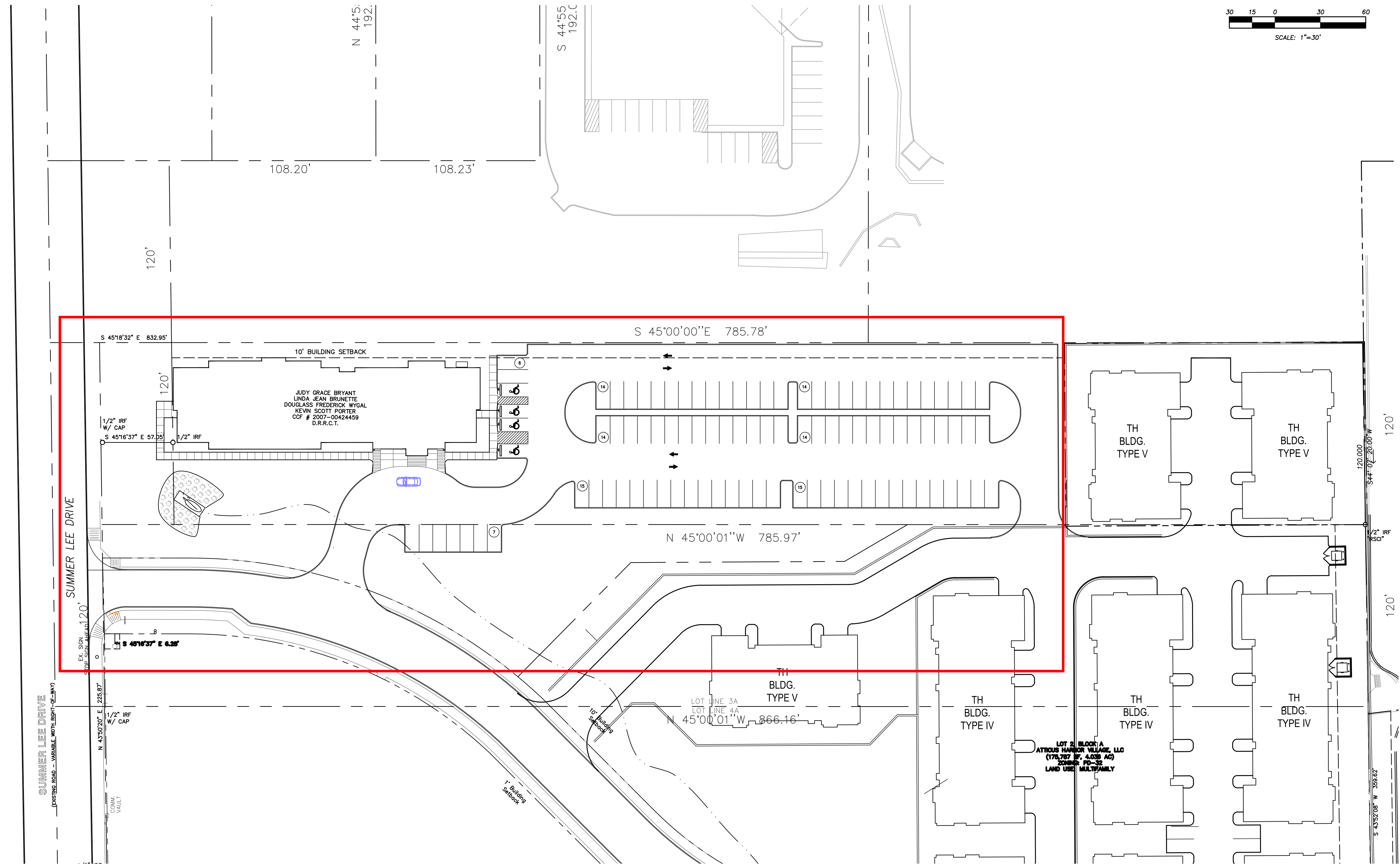
SUMMER LEE DRIVE
 ROCKWALL, TX



Sheet Title:
Concept Plan

Drawn By: FC CUNY	Checked By: FC CUNY
Date: 11-17	Project No.:
Scale: 1"=30'	Sheet No.:

1 of 1



NOT FOR CONSTRUCTION



FF=532.00

PROPOSED HOTEL
2.126 ACRES

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V

barbecue plaza with trellis
turf
dog walk
foot bridge

TH
BLDG.
TYPE V

concrete landing

TH
BLDG.
TYPE IV

TH
BLDG.
TYPE IV

TH
BLDG.
TYPE IV

foot bridge

ramp

deck over basin with ramada

stairs at retaining wall

existing tree groupings

stairs

multi use trail
at basin bottom

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V

CONDOMINIUMS
(IN CONSTRUCTION)

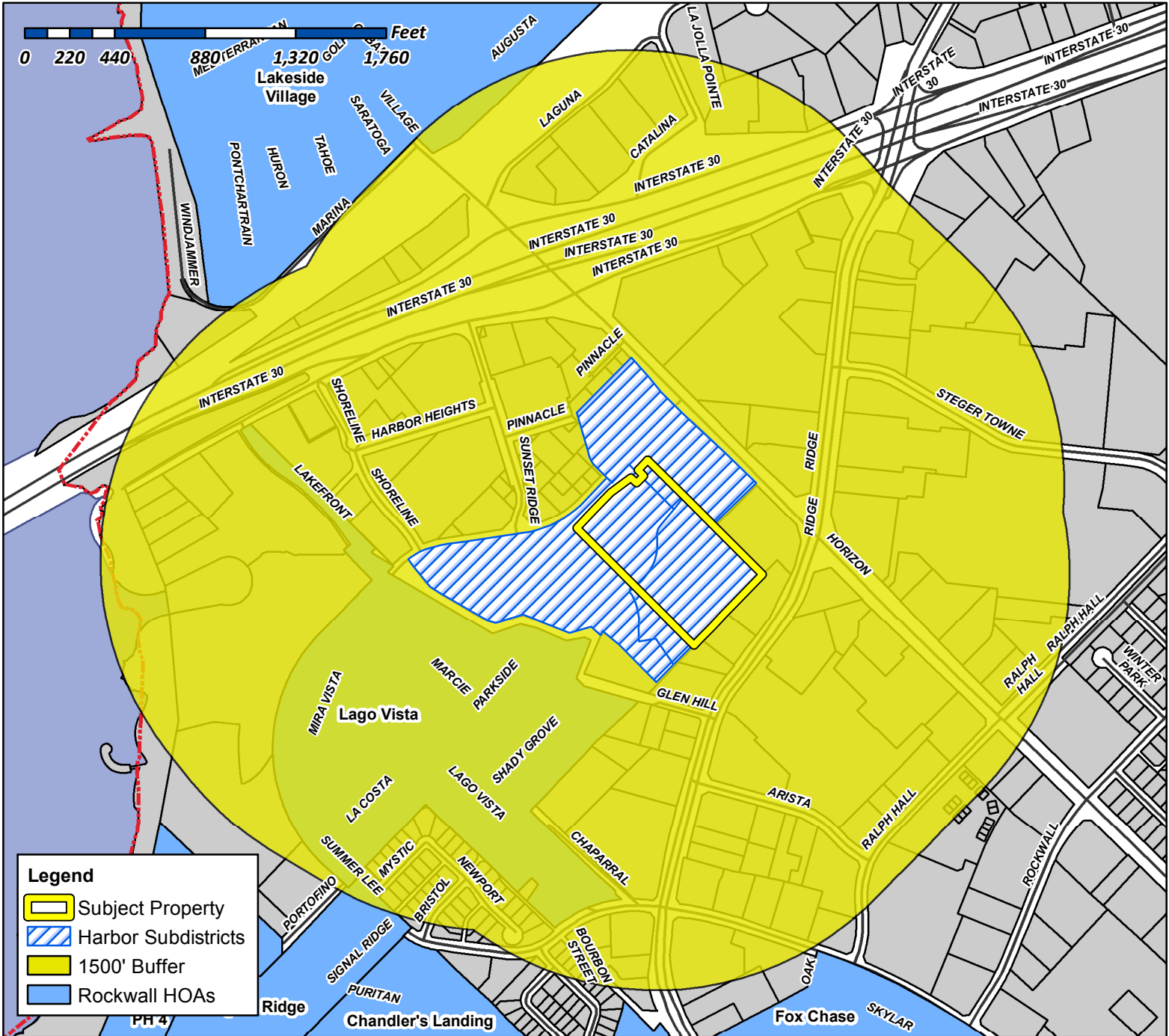
100 YEAR FLOOD PLAIN
(PUBLIC ROAD)
(NOT IN THIS CONTRACT)



City of Rockwall

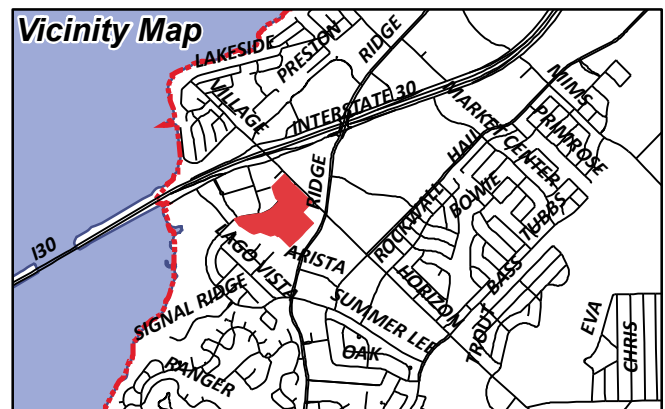
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-001
Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: 01/12/2018
 For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, January 31, 2018 4:27 PM
To: [REDACTED]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner **January 26, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 2/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2018-001- Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

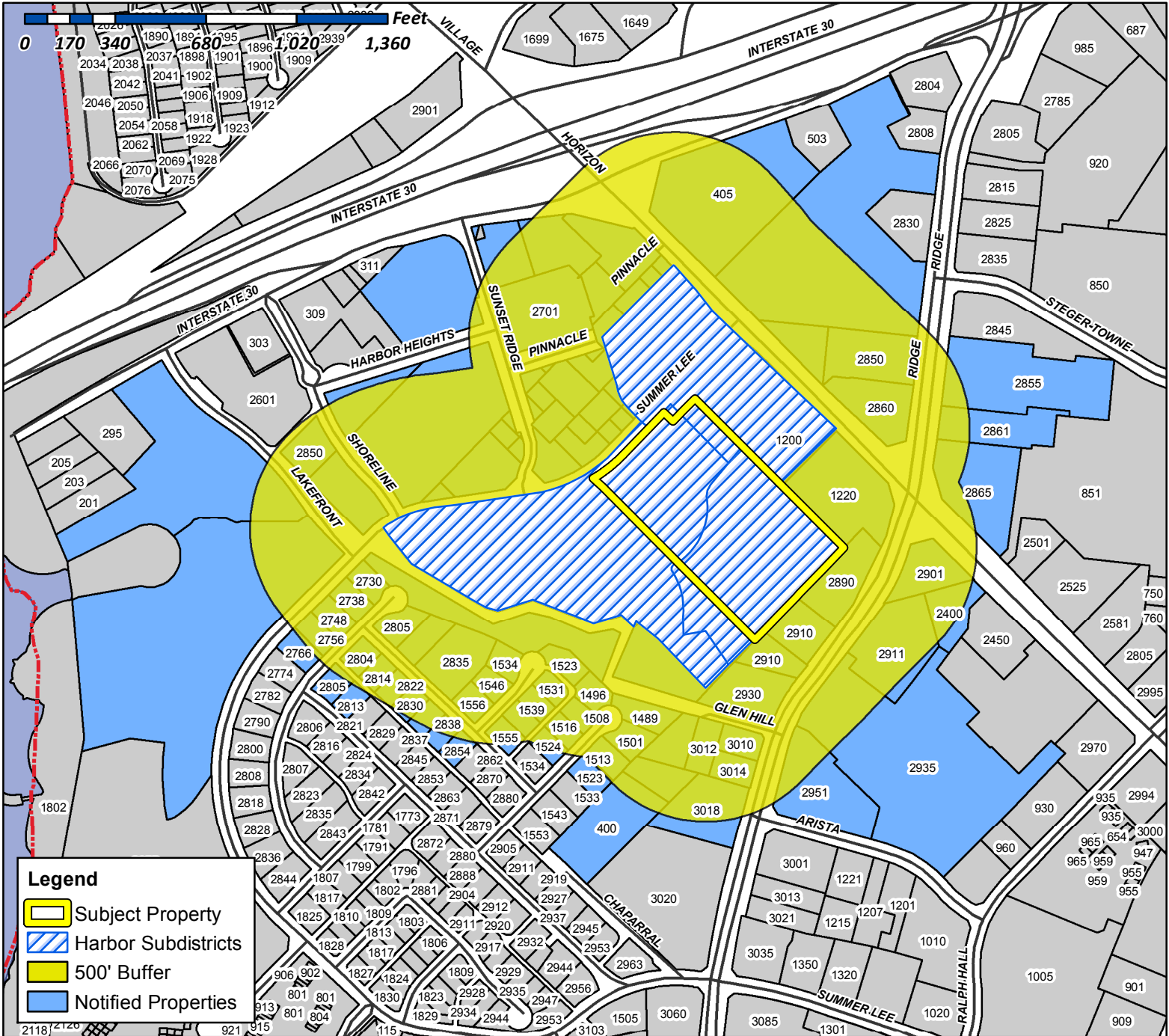
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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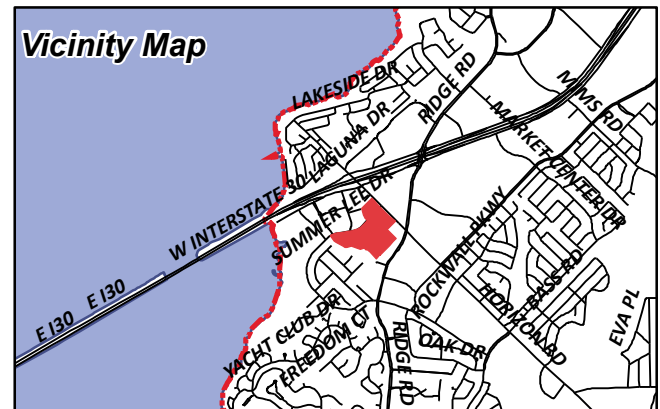


Legend

- Subject Property
- Harbor Subdistricts
- 500' Buffer
- Notified Properties

Case Number: Z2018-001
Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: 01/12/2018
 For Questions on this Case Call (972) 771-7745





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

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

To Whom It May Concern:

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

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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

Your comments must be received by **2/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1200 HORIZON RD
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 PARKSIDE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
1714 MARCELLA LN
ROWLETT, TX 75089

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

WHITE MICHAEL AND
2304 W WHEATLAND RD
DALLAS, TX 75232

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DRIVE SUITE 607
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
405 I30
ROCKWALL, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS HARBOR VILLAGE LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
8030 SAN LEANDRO DR
DALLAS, TX 75218

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BUILDERS ASSOCIATES #3
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

WANG LIN YU
C/O DAVID STUBBLEFIELD 709B WEST RUK #520
ROCKWALL, TX 75087

GLEN HILLS CEMETERY
C/O INEZ GIBSON 5827 WINDING WOODS TRAIL
DALLAS, TX 75227

1220 HORIZON ROAD LLC
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

SPATEX GROUP PARTNERSHIP
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



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

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

To Whom It May Concern:

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

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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

Your comments must be received by **2/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

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

to much traffic, noise, density, More trees
~~to~~ coming down. Trend Tower already
looks like an ugly castle on an eroded
hill!

Name: Jon & Cathay Coolidge

Address: 2756 Mira Vista Ln. Rockwall, TX 75032

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

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



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

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

To Whom It May Concern:

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David Gonzales
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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below. *- Lago Vista Resident -*

*Noise, Traffic Congestion, Too Sensely Populated, etc -
The Harbor is bad enough - When you are able to
control the parking on the Street when there is a
perfectly good parking lot, theft, and tire squealing
you can revisit. Also, too many people run across
the streets as it is to get to Harbor. Very dangerous -
Too much growth for a small area - Bad idea - Safety First -*

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

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

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO.'S 16-48, 16-54 & 17-22], SPECIFIC USE PERMIT NO. S-182 [ORDINANCE NO. 18-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A 9.081-ACRE TRACT OF LAND IDENTIFIED AS LOT 2A OF THE ISAAC BROWN ADDITION AND LOTS 1 & 2, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan for a 40-unit townhome development, 228-unit condominium development, and a hotel development situated within the Interior and Residential Subdistricts of Planned Development District 32 (PD-32) and being on a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No.'s 16-48, 16-54 & 17-22], Specific Use Permit No. S-182 [Ordinance No. 18-07] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall superseded all requirements stipulated in Ordinance No.'s 16-48, 16-54, & 18-07; and,

Section 2. That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 04-38], as heretofore amended, shall be further amended by amending the Concept Plan approved with Ordinance No. 17-22 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the Subject Property; and,

Section 2. That the development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of *Areas 1, 2 & 3* of the *Subject Property* -- as depicted in *Exhibit 'B'* of this ordinance -- shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That *Areas 1, 2 & 3* of the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

Area 1: Townhomes

- 1) Cross access (as depicted in *Exhibit 'C'* of this ordinance) shall be provided to the property directly north of the subject property.
- 2) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- 3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).
- 4) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- 5) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 2: Condominiums

- 6) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G₁'* standards stipulated in *Exhibit 'E'* of this ordinance.
- 7) The minimum building setback adjacent to *Street Type 'G₁'* shall be one (1) foot.
- 8) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- 9) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

- 10) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- 11) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 3: Hotel

- 1) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].
- 2) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.
- 3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF MARCH, 2018.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 19, 2018

2nd Reading: March 5, 2018

Draft Ordinance
02.19.2018

Exhibit 'A':
Legal Description

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 2A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet J, Slide 235-236, Plat Records, Rockwall County, Texas and Lots 1 and 2 Block A of the Harbor Village Addition an addition to the City of Rockwall according to the plat recorded in County Clerk's File Number 20170000020949, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 2 block A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 2 block A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "RESEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non-tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the southeast right of way of Summer Lee and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 inch iron rod with cap found in the northeast line of said Lot 2 block A;

THENCE South 45 degrees 16 minutes 37 seconds East, 57.05 feet, along said Southeast right of way line of Summer Lee and Northeast line of Lot 2 block A to a point for corner being the Southwest corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to a point set for corner at the North corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of Lot 2A and the East corner of Lot 2 Block A;

THENCE South 43 Degrees 52 Minutes 09 Seconds West, departing said common lot corner and along the southeast line of said Lot 3A, 4A and 5A, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 394,828 square feet or 9.06 acres of land, more or less.

Exhibit 'B':
Area Map

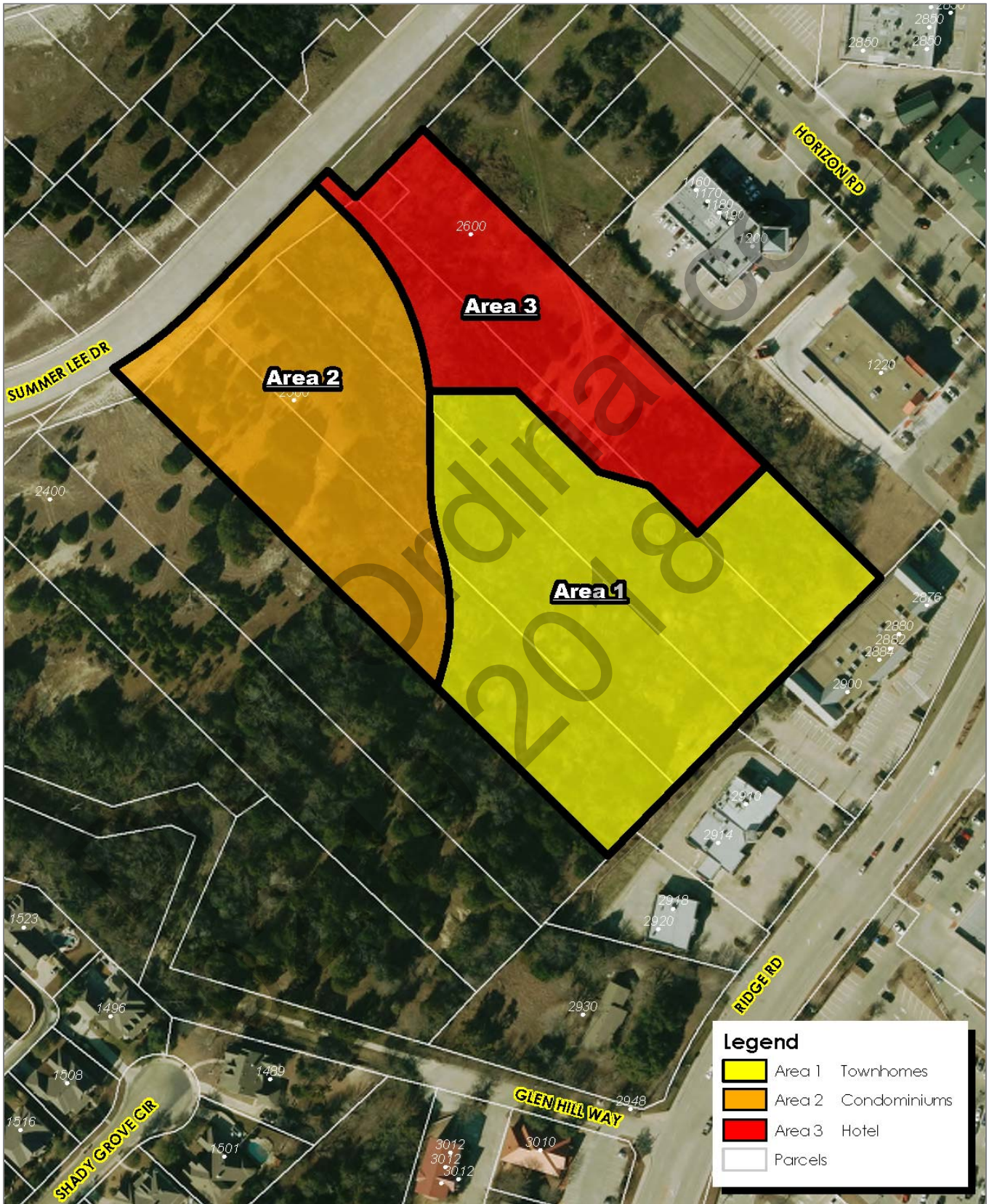
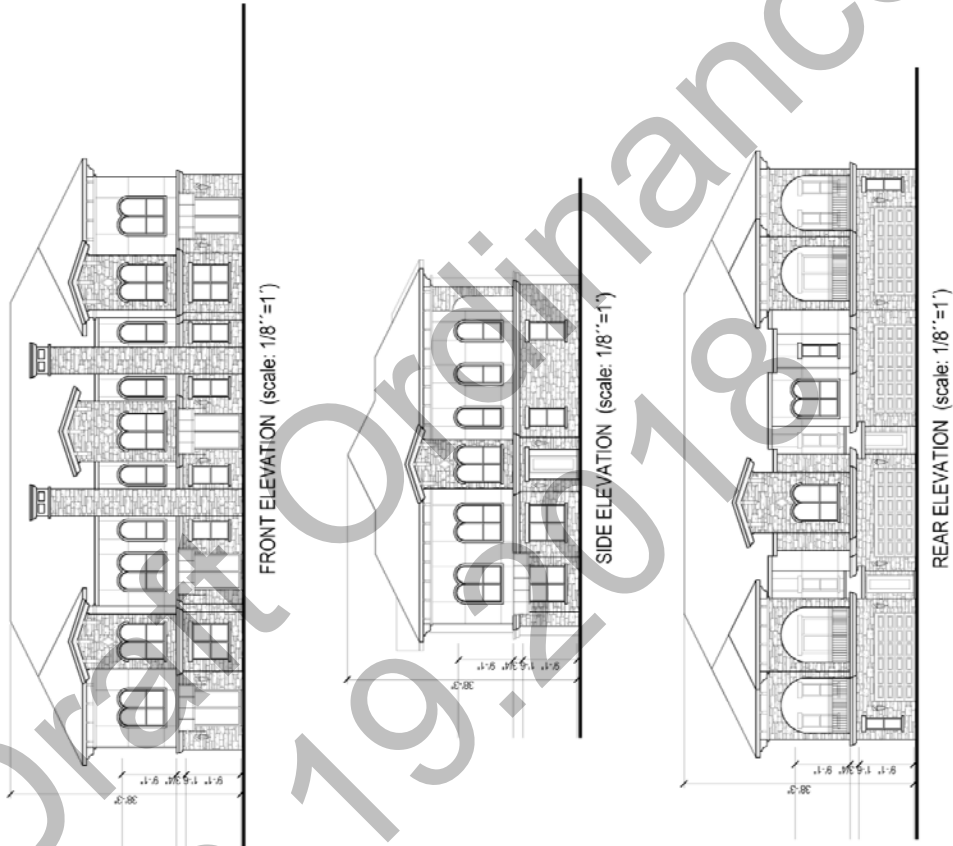


Exhibit 'C':
PD Development Plan



Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24" x 36" SHEET)
 0 8 16 32

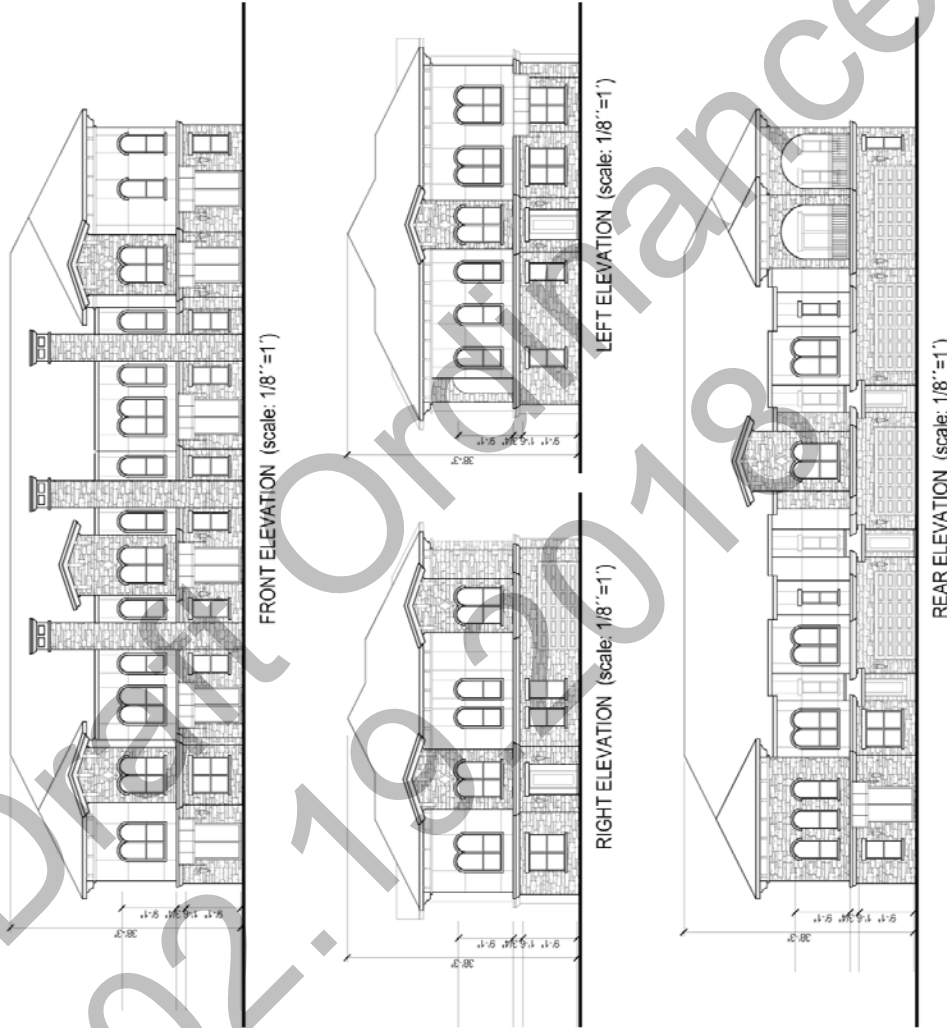
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.751.9638 | www.humphreys.com



TH BLDG II. ELEVATIONS
 August 2, 2018

A422
 Z2016-026
HARBOUR URBAN CENTER
 HARBOUR URBAN CENTER
 AREA 1
 PHASE 1C205

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24x36" SHEET)
 0 8 16 32'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 500, Dallas, TX 75240 | 972.751.9638 | www.humphreys.com

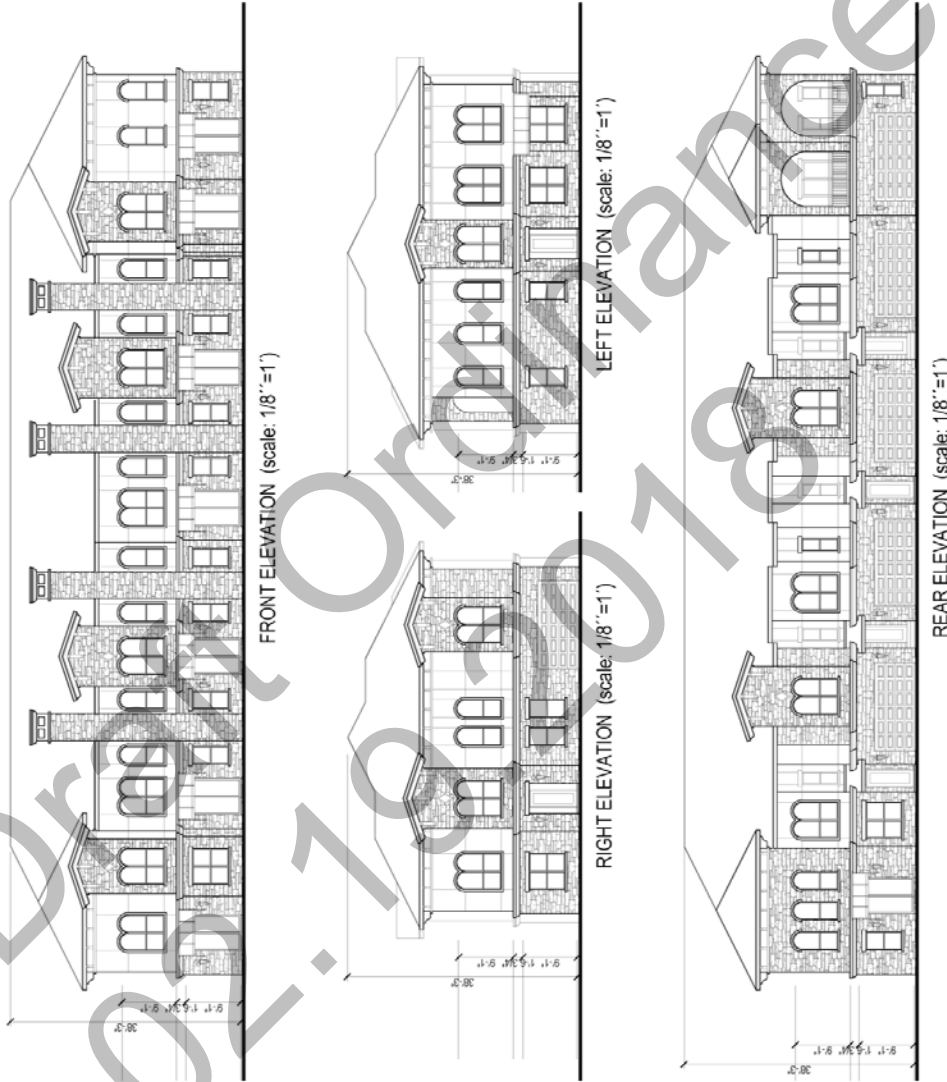


TH BLDG III. ELEVATIONS
 August 2, 2018

HARBOUR URBAN CENTER
 Z2016-026
 HARVEST HEIGHTS

A432
 Z2016-026

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24x36" SHEET)
 0 8 16 32

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 500, Dallas, TX 75248 | 972.701.9638 | www.humphreys.com

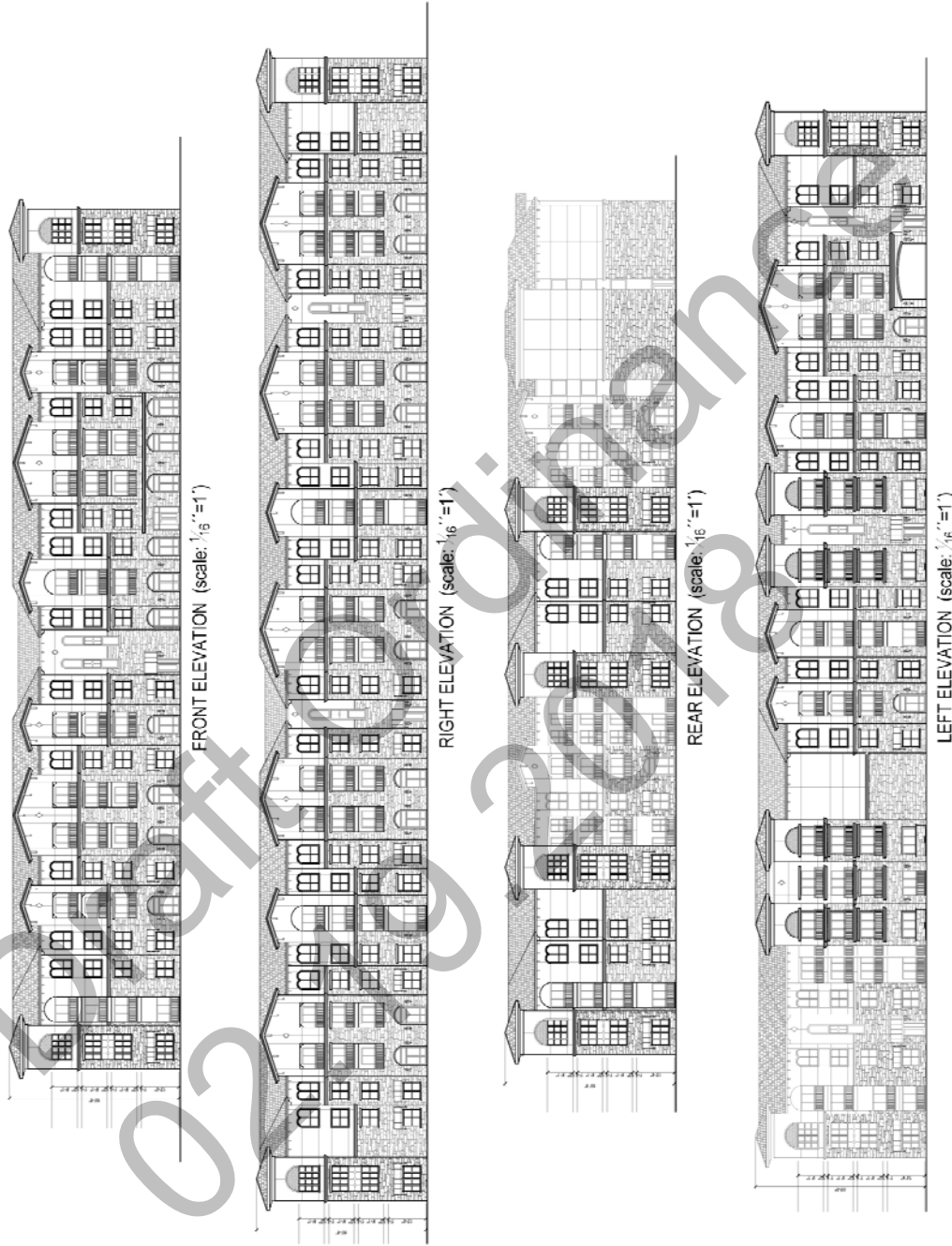


TH BLDG III. ELEVATIONS
 August 2, 2018

A442
 Z2016-026

HARBOUR URBAN CENTER
 TEXAS
 PERM 18230

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



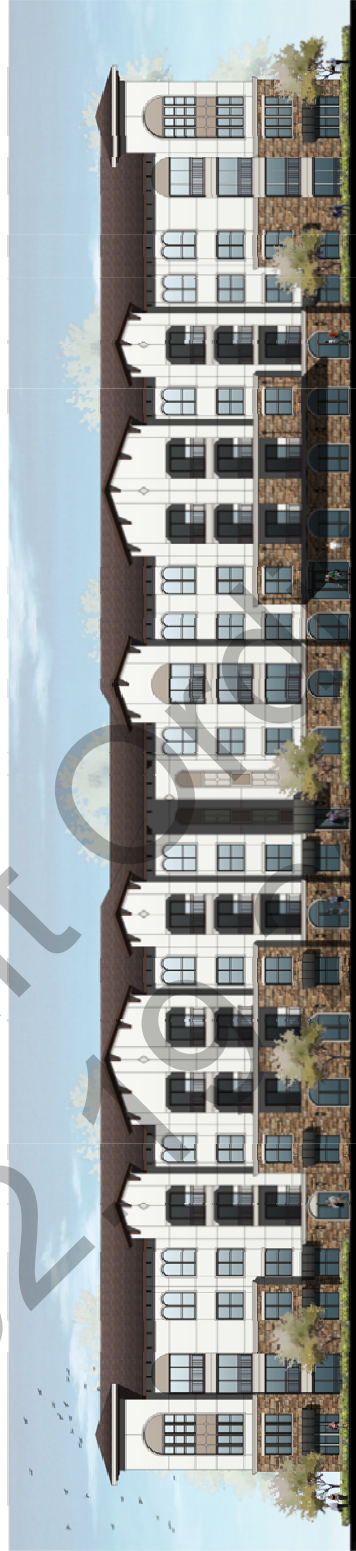
A412
 Z2016-025
HARBOUR URBAN CENTER
 Rockwall, TX
 HPZAP 16205

WRAP BLDG. ELEVATIONS
 August 2, 2018



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 8530 North Central Expressway, Suite 2000, Dallas, TX 75246 | (214) 231-3800 | www.hampreys.com

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



FRONT ELEVATION - SCALE: 3/32"=1'

Draft Ordinance 02-2018-018

A412
HARBOUR URBAN CENTER
 Rockwall, TX
 19M-18008

WRAP BLDG. ELEVATIONS
 2018.11.27.18



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.511.9638 | www.humphreys.com

Exhibit 'D':
Area 3: Hotel Concept Building Elevations

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises. An offering will only be made in compliance with those regulations and laws, which may require providing you with a disclosure document.

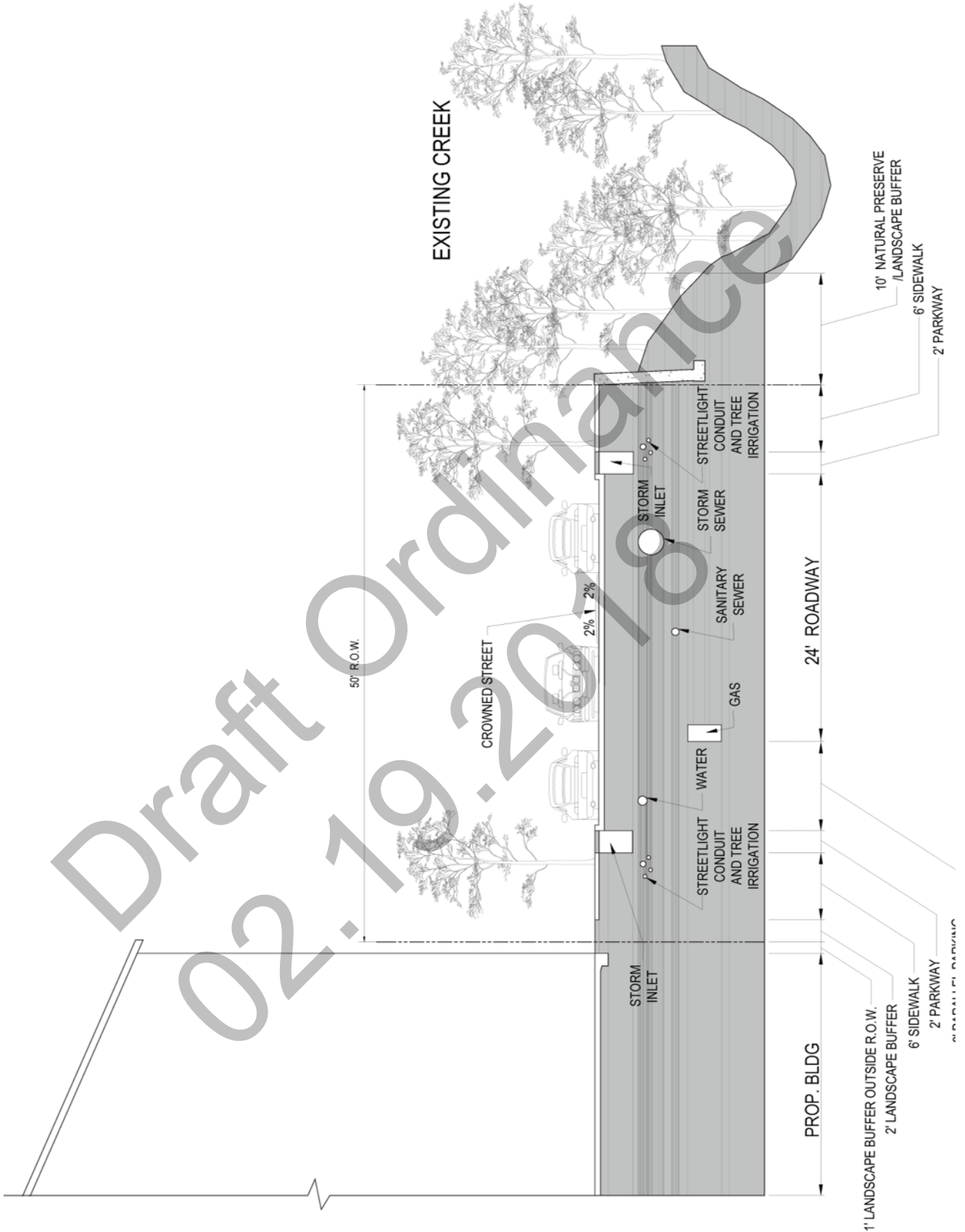
Exhibit 'D':
Area 3: Hotel Concept Building Elevations

A Distinctly Different Design



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Exhibit 'E':
Roadway Cross Section



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Cameron Sloan & Jason Lentz; *Atticus Rockwall, LLC*

AGENDA ITEM: **Z2018-001**; *Harbor Urban Center Townhomes*

SUMMARY:

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending *Ordinance No.'s 16-48 & 16-54* and in accordance with *Ordinance No. 17-22*, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

BACKGROUND AND REQUEST:

On September 19, 2016, the City Council approved *Ordinance No. 16-48*, which established a *PD Development Plan* for a 36-unit townhome development situated within the *Residential Subdistrict*. At the following meeting on October 3, 2016, the City Council approved *Ordinance No. 16-54*, which established a *PD Development Plan* for a 228-unit condominium development situated within the *Interior Subdistrict*. As part of this approval, the City Council approved an alternative roadway cross section replacing the *Street Type 'G'*, which was called out in the Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] concept plan. Currently, the condominium development and street (*i.e. Glen Hill Way*) are under construction.

On January 2, 2018, the City Council approved a Specific Use Permit (SUP) for a hotel (*i.e. TRU by Hilton*) on a 2.166-acre tract of land, which is directly adjacent to the aforementioned condominium and townhome developments. At the time of approval, the applicant -- *Cameron Slown with F. C. Cuny Corporation* -- was working with the owner of the condominium and townhome development (*i.e. Jason Lentz of Atticus Real Estate Services*) to swap land benefitting all three (3) developments. Now that this land swap is complete, the *Hotel* property is requesting the approval of a *PD Development Plan* as required by *Ordinance No. 17-22*, and since the land area of the townhomes and condominiums have changed from the approved *Ordinance No.'s 16-48 & 16-54* an amended *PD Development Plan* reflecting the changes is required. As part of this request, Jason Lentz of Atticus Real Estate Services is requesting an additional six (6) townhome units be added to the 36-unit townhome development. If approved this would decrease the number of available units within the district from 182 to 176 (*i.e. 1,161 [Available Units] – 450 [Marina Village] – 228 [Harbor Condominiums] – 265 [Harbor Heights Condominiums] – 36 [Harbor Townhomes] – 6 [Requested Units] = 176 [Available Units]*). In addition, new concept plans for the townhome development and hotel have been submitted as part of the request. The condominium development and roadway cross section/alignment have remained the same.

CHARACTERISTICS OF THE REQUEST:

The *PD Development Plan* submitted by the applicant shows the layout for the proposed hotel and townhouse development -- *with regard to the land swap* -- which will provide additional parking and

access to the hotel via Glen Hill Way Drive. The *PD Development Plan* also indicates the addition of six (6) townhomes to the concept plan, increasing the number of approved townhomes from 36 to a total of 42 townhomes. Additionally, the layout of the approved concept plan for the townhomes has changed, having a direct effect on the connectivity of the pedestrian mew and amenities; however, the proposed concept plan provides an acceptable level of walkability and amenities consistent with the intent of the district. This *PD Development Plan* should not have an effect on the condominium development as prescribed in *Ordinance No. 16-54*, as it is currently under construction. With regard to the concept plan approved with the SUP (*i.e. Ord. No. 18-07*) for the hotel, this *PD Development Plan* will establish building placement and form by setting the building closer to the property line, creating articulation, redirecting the parking spaces behind the hotel -- *which is less visible from Summer Lee Drive --*, and with the intent of creating a pedestrian environment.

In granting a *PD Development Plan* within Planned Development District 32 (PD-32) the City Council needs to decide if the proposed development meets the following criteria:

- (a) Meets the general intent of the *PD District*; and,
- (b) Will result in an improved project which will be an attractive contribution to the *PD District*; and,
- (c) Will not prevent the implementation of the intent of this *PD District*.

A *PD Development Plan* is a discretionary approval for the City Council, and should the City Council choose to grant the request this request the applicant will still need to submit a PD site plan that will be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATION:

On January 30, 2018, staff mailed 105 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lago Vista, Lakeside Village, and Signal Ridge Homeowner's Associations (HOA), which are the only HOA's located within 1,500-feet of the subject property participating in the neighborhood notification program. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code (UDC). At the time, this case memo was drafted staff has received two (2) responses opposed to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *PD Development Plan* for Planned Development District 32 (PD-32), then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

Area 1: Townhomes

- (a) Cross access (*as depicted on the concept plan*) shall be provided to the property directly north of the subject property.
- (b) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed PD site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the guidelines contained in *Resolution No. 10-40*.
- (c) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).

- (d) An open space master plan will need to be submitted with the PD site plan. The open space master plan will need to be reviewed by the Parks Board.
- (e) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 2: Condominiums

- (a) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G₁'* standards stipulated in *Exhibit 'E'* of this ordinance.
- (b) The minimum building setback adjacent to *Street Type 'G₁'* shall be one (1) foot.
- (c) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- (d) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).
- (e) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- (f) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.


Area 3: Hotel

- (a) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].
 - (b) The proposed hotel shall be prohibited from being utilized as an *Extended Stay, Transient or Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.
 - (c) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (*and City Council if necessary*).
- 2) Any construction resulting from the approval of this *zoning change* 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 RECOMMENDATION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the PD Development Plan with staff conditions passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent.

0 55 110 220 330 440 Feet

Z2018-001 - AMENDED PD DEVELOPMENT PLAN
ORDINANCES 16-54 & 16-48
ZONING - 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.



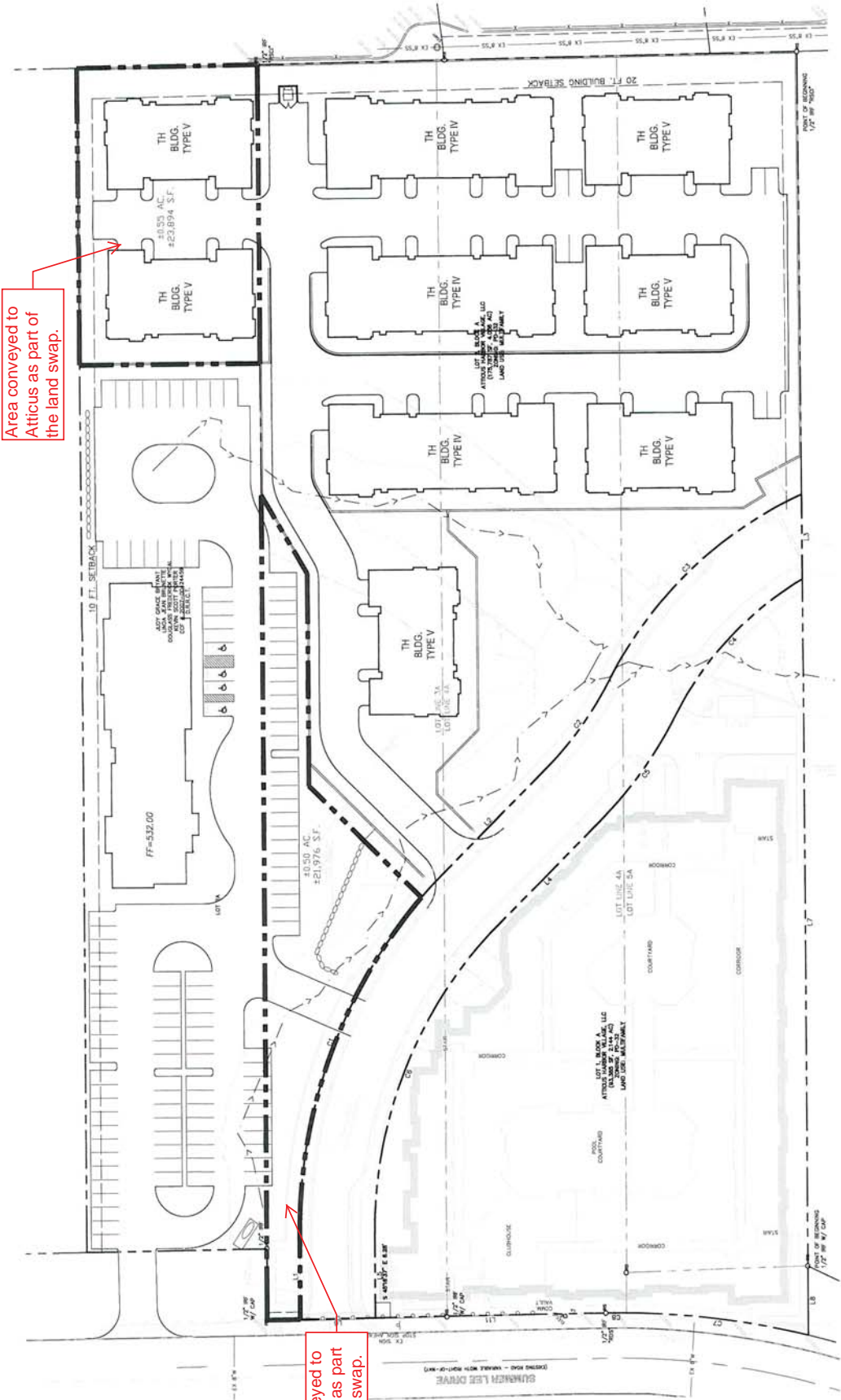
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HARBOR URBAN CENTER
TOWN HOMES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

fcivil engineering, LLC.
3539 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTERED ENGINEERING FIRM #1-12600
MEMBER: NSPE (0000000000)

PRELIMINARY
THIS DRAWING IS RELEASED
FOR THE EXCLUSIVE USE OF THE
OWNER AND IS NOT TO BE
REPRODUCED, COPIED, OR
DISTRIBUTED IN ANY MANNER
WITHOUT THE WRITTEN
CONSENT OF FCIVIL ENGINEERING, LLC.
THESE PLANS WERE
PREPARED FOR THE DIRECT
REPRESENTATION OF
THE CLIENT AND ARE NOT
TO BE USED FOR ANY OTHER
PROJECT.
DATE: 11/22/2017

SHEET TITLE
ROCKWALL TOWN HOME
SITE EXHIBIT
SHEET NO.
EXHIBIT
HPCE #16-433



Area conveyed to
Atticus as part of
the land swap.

Area conveyed to
TRU Hotel as part
of the land swap.



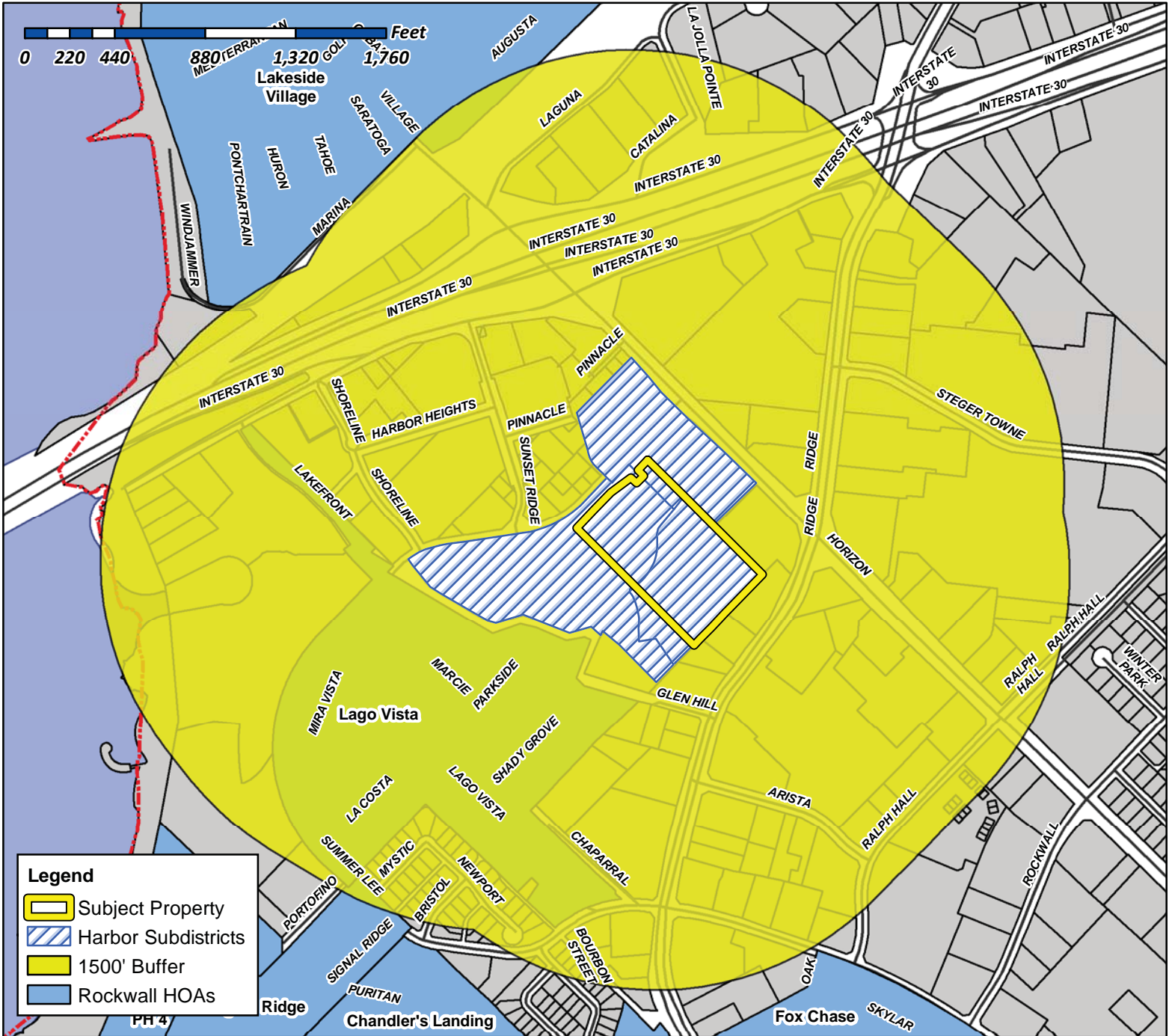
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DATE: 11/22/2017 10:41:23 AM
USER: fcivil



City of Rockwall

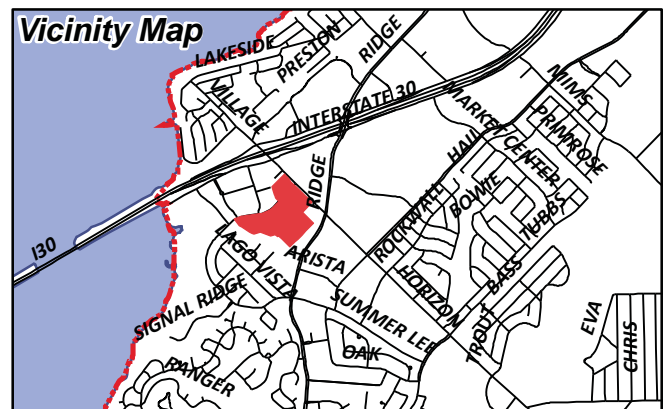
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-001
Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: 01/12/2018
 For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, January 31, 2018 4:27 PM
To: [REDACTED]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner **January 26, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 2/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2018-001- Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

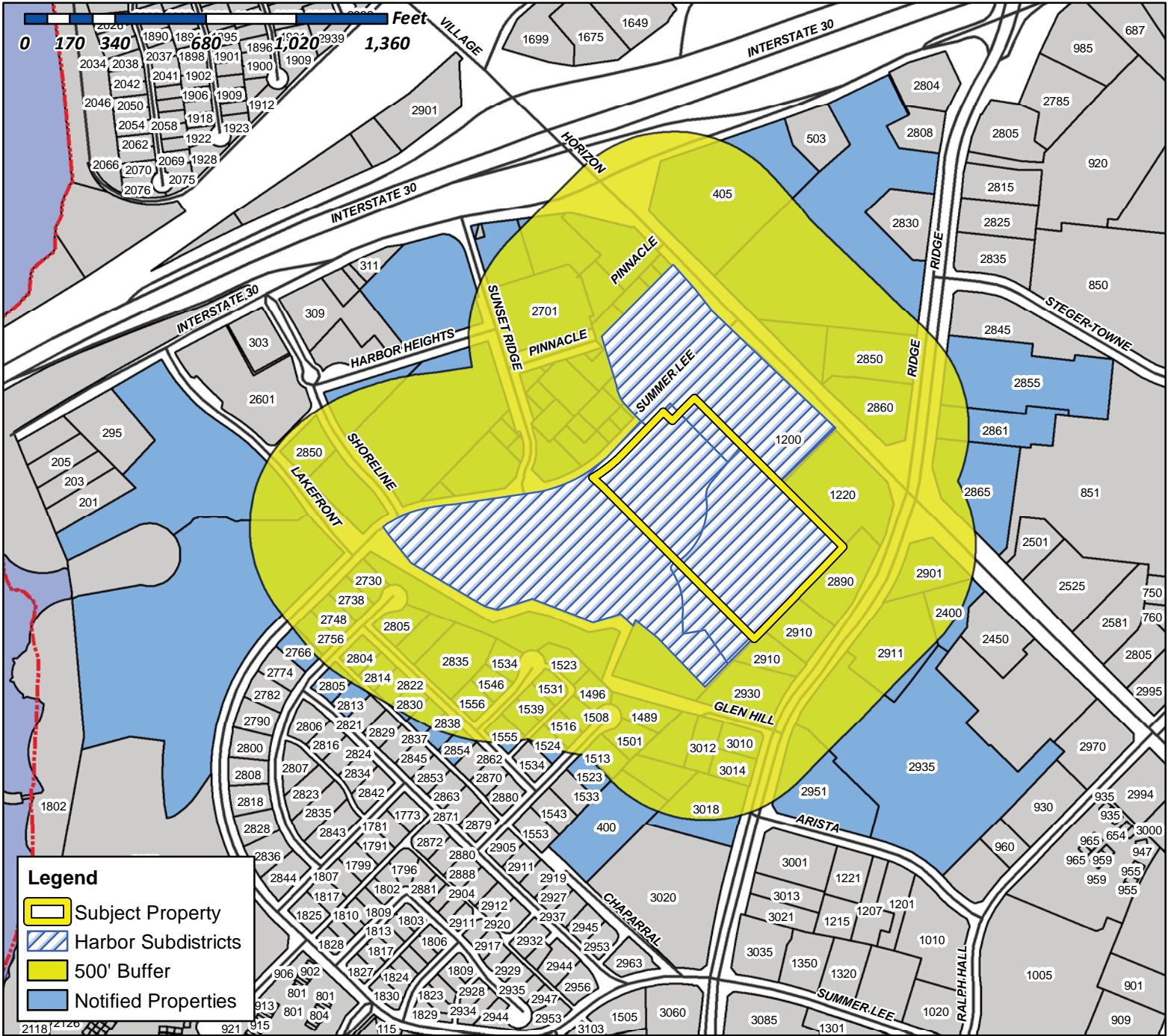
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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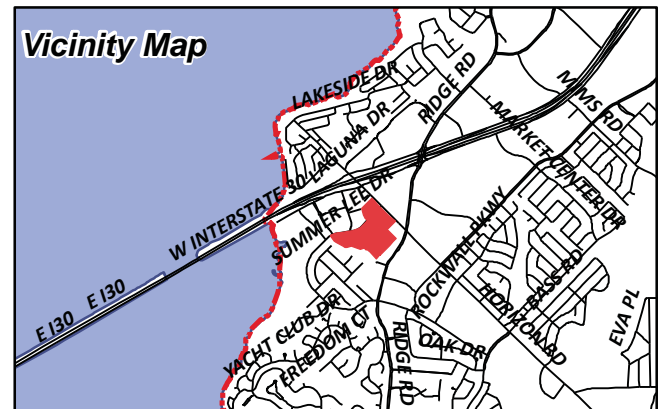


Legend

- Subject Property
- Harbor Subdistricts
- 500' Buffer
- Notified Properties

Case Number: Z2018-001
Case Name: Amended PD Development Plan Ordinances 16-54 & 16-48
Case Type: Zoning
Zoning: Amendment to PD-32
Case Address: 2500 Summer Lee Drive

Date Created: 01/12/2018
For Questions on this Case Call (972) 771-7745





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

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

To Whom It May Concern:

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

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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

Your comments must be received by **2/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1200 HORIZON RD
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 PARKSIDE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
1714 MARCELLA LN
ROWLETT, TX 75089

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

WHITE MICHAEL AND
2304 W WHEATLAND RD
DALLAS, TX 75232

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DRIVE SUITE 607
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3010 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
405 I30
ROCKWALL, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS HARBOR VILLAGE LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

EIGHTYTWO REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
8030 SAN LEANDRO DR
DALLAS, TX 75218

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BUILDERS ASSOCIATES #3
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

WANG LIN YU
C/O DAVID STUBBLEFIELD 709B WEST RUK #520
ROCKWALL, TX 75087

GLEN HILLS CEMETERY
C/O INEZ GIBSON 5827 WINDING WOODS TRAIL
DALLAS, TX 75227

1220 HORIZON ROAD LLC
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

SPATEX GROUP PARTNERSHIP
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



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

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

To Whom It May Concern:

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

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Hold a public hearing to discuss and consider a request by Cameron Slown of F. C. Cuny, Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan amending Ordinance No.'s 16-48 & 16-54 and in accordance with Ordinance No. 10-21, for a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition, and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **2/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
 Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

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

*to much traffic, noise, density, More trees
 coming down. Trend Tower already
 looks like an ugly castle on an eroded
 hill!*

Name: *Jon & Cathey Coolidge*

Address: *2756 Mira Vista Ln. Rockwall, TX 75032*

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

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



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

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

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**David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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Your comments must be received by **2/19/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-001: Amended PD Development Plan (PD-32) Ordinances 16-54 & 16-48

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

- Lago Vista Resident -

*Noise, Traffic Congestion, Too Sensely Populated, etc -
The Harbor is bad enough - When you are able to
control the parking on the Street when there is a
perfectly good parking lot, theft, and tire squealing
you can revisit. Also, too many people run across
the streets as it is to get to Harbor. Very dangerous -
Too much growth for a small area - Bad idea - Safety First -*

Name:

Address:

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

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

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO.'S 16-48, 16-54 & 17-22], SPECIFIC USE PERMIT NO. S-182 [ORDINANCE NO. 18-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A 9.081-ACRE TRACT OF LAND IDENTIFIED AS LOT 2A OF THE ISAAC BROWN ADDITION AND LOTS 1 & 2, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a *PD Development Plan* for a 42-unit townhome development, 228-unit condominium development, and a hotel development situated within the *Interior and Residential Subdistricts* of Planned Development District 32 (PD-32) and being on a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 16-48, 16-54 & 17-22*], Specific Use Permit No. S-182 [*Ordinance No. 18-07*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall superseded all requirements stipulated in *Ordinance No.'s 16-48, 16-54, & 18-07*; and,

Section 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 17-22* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

Section 2. That the development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of *Areas 1, 2 & 3* of the *Subject Property* -- as depicted in *Exhibit 'B'* of this ordinance -- shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That *Areas 1, 2 & 3* of the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

Area 1: Townhomes

- 1) Cross access (as depicted in *Exhibit 'C'* of this ordinance) shall be provided to the property directly north of the subject property.
- 2) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- 3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).
- 4) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- 5) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 2: Condominiums

- 6) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G₁'* standards stipulated in *Exhibit 'E'* of this ordinance.
- 7) The minimum building setback adjacent to *Street Type 'G₁'* shall be one (1) foot.
- 8) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- 9) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

- 10) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- 11) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 3: Hotel

- 1) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].
- 2) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.
- 3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF MARCH, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 19, 2018

2nd Reading: March 5, 2018

Draft Ordinance
02.19.2018

Exhibit 'A':
Legal Description

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 2A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet J, Slide 235-236, Plat Records, Rockwall County, Texas and Lots 1 and 2 Block A of the Harbor Village Addition an addition to the City of Rockwall according to the plat recorded in County Clerk's File Number 20170000020949, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 2 block A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 2 block A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "RESEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non-tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the southeast right of way of Summer Lee and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 inch iron rod with cap found in the northeast line of said Lot 2 block A;

THENCE South 45 degrees 16 minutes 37 seconds East, 57.05 feet, along said Southeast right of way line of Summer Lee and Northeast line of Lot 2 block A to a point for corner being the Southwest corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to a point set for corner at the North corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of Lot 2A and the East corner of Lot 2 Block A;

THENCE South 43 Degrees 52 Minutes 09 Seconds West, departing said common lot corner and along the southeast line of said Lot 3A, 4A and 5A, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 394,828 square feet or 9.06 acres of land, more or less.

Exhibit 'B':
Area Map

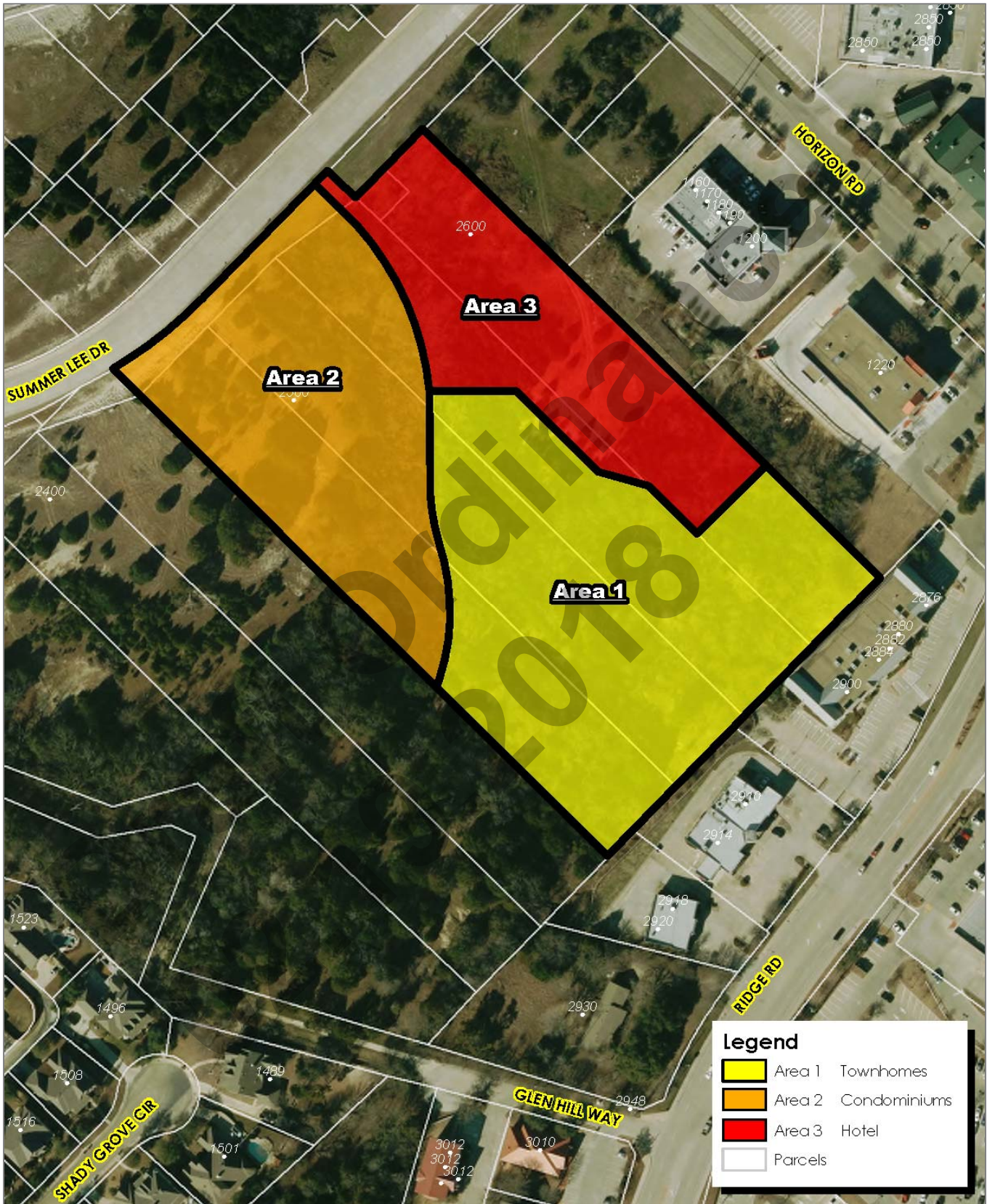


Exhibit 'C':
Area 1: Townhome Concept Plan



**Exhibit 'C':
Area 2: Condominium Concept Plan**

HARBOUR URBAN CENTER - PODIUM UNIT TABULATION: BLDG TYPE L+OVER 2 PODIUM				ATTICUS REAL ESTATE 2019/205 9/1/19		
UNIT NAME	UNIT TYPE	NET RENTABLE	UNIT COUNT	PERCENTAGE	TOTAL RENTABLE	% BREAKDOWN
E2	EFF.	463	22	10%	10,870	10%
A1	1br/1ba	847	8	4%	5,178	
A2	1br/1ba	818	54	24%	33,372	
A3	1br/1ba	650	27	12%	17,550	57%
A4	1br/1ba	738	34	15%	25,024	
A5	1br/1ba	683	8	4%	5,464	
B2	2br/2ba	944	16	7%	15,104	
B3	2br/2ba	1,048	19	8%	19,912	
B4	2br/2ba	1,101	23	13%	31,093	33%
B5	2br/2ba	1,279	11	5%	14,069	
TOTALS			228	100%	178,270	100%
UNIT AVERAGE NET SF:				781.89		
*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, INTERIOR CORN STORAGE.						
PROJECT DATA						
GHD GROSS TOTAL UNIT AREA: 178,270 S.F.						
UNIT AVERAGE NET SF: 781.89 S.F.						
ACREAGE: 1.18 ACRES						
DENSITY: 126.41 UNITS/ACRE						
PARKING:						
REQUIRED: 146 SURFACE SPACES (1/UNIT)						
PROVIDED: 146 GARAGE SPACES						
13 SURFACE SPACES						
134 TOTAL SPACES						
1.75 SPACES/UNIT						



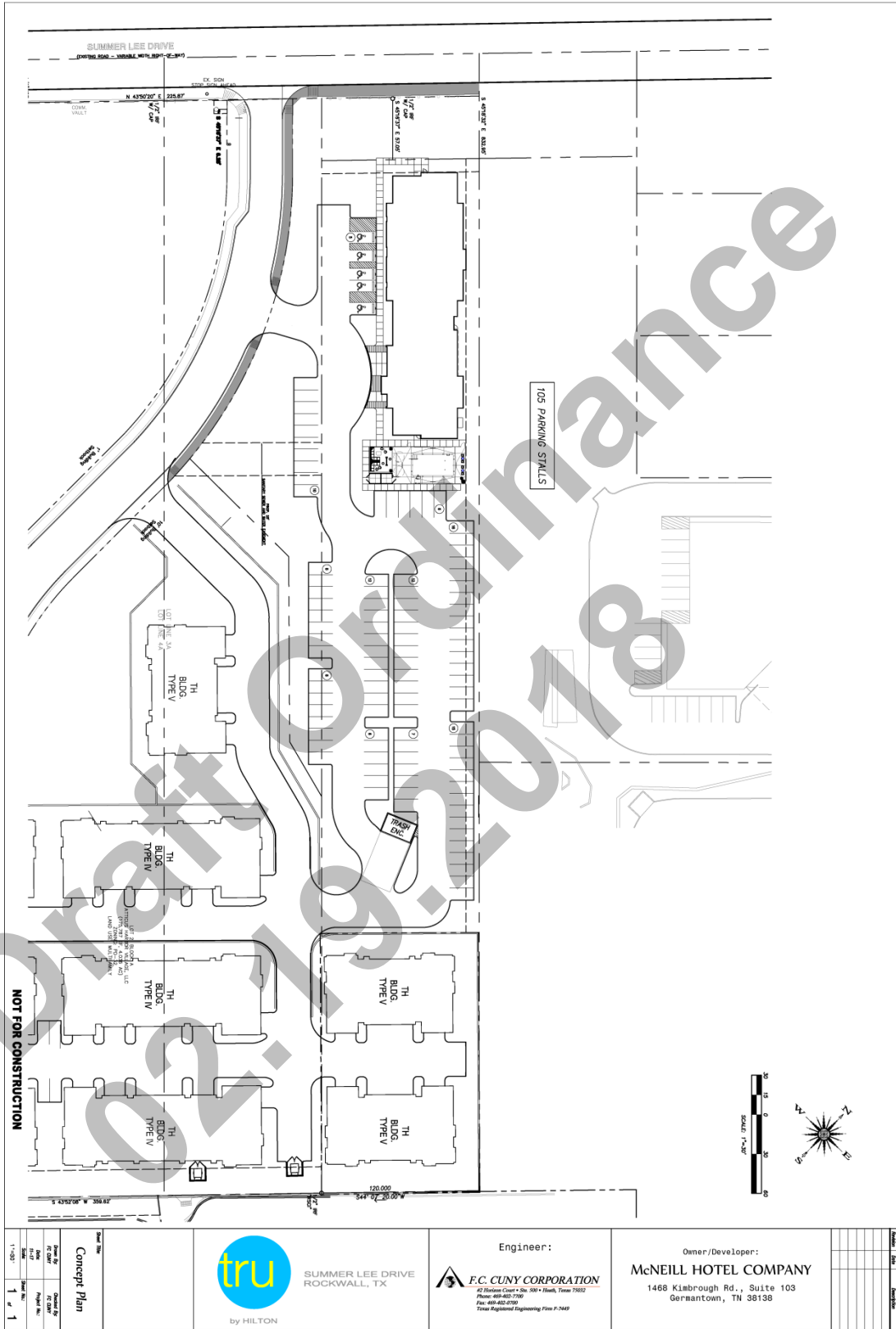
A202
ZZ2016-025
HARBOUR URBAN CENTER
Rockwall, TX
Phase II/CD

ARCHITECTURAL SITE PLAN
CONDOMINIUMS
September 1, 2018



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5337 Alpha Rd., Suite 300, Dallas, TX 75239-5808 | www.humphreys.com


Exhibit 'C':
Area 3: Hotel Concept Plan



1'-0" = 1'	1	1
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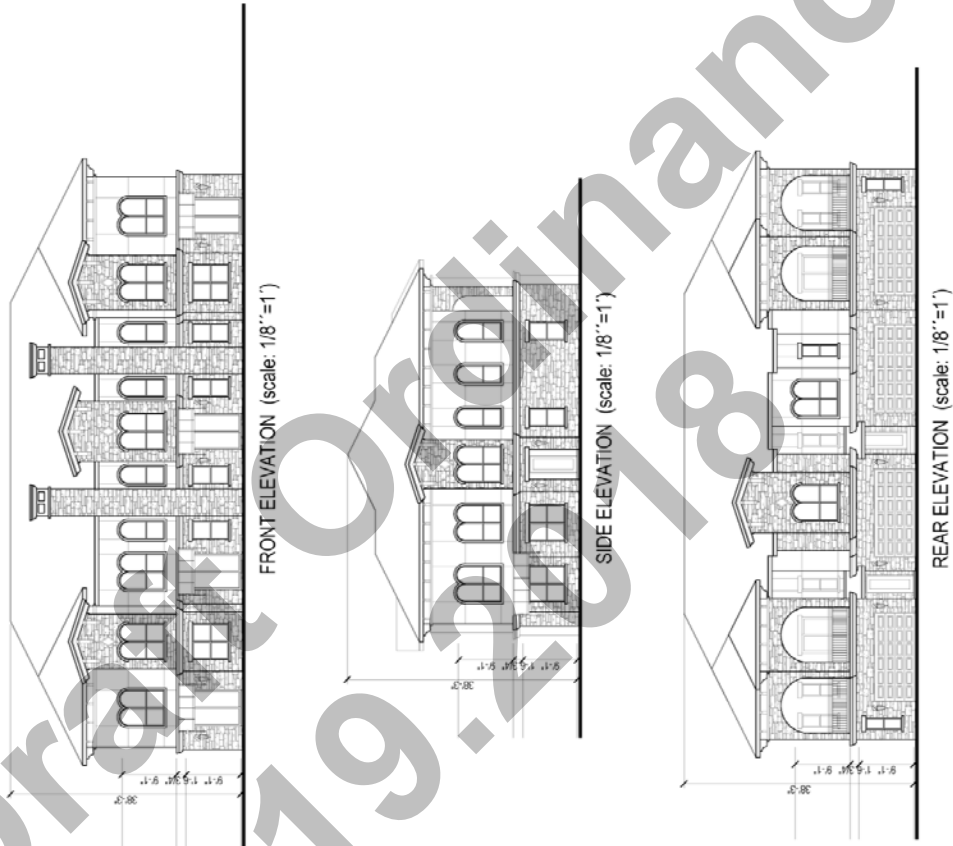
Date: _____ Title: Concept Plan Author: _____ Check: _____ Date: _____


 by HILTON
 SUMMER LEE DRIVE
 ROCKWALL, TX

Engineer:
 **E.C. CUNY CORPORATION**
 42 Heston Court • Ste. 500 • South, Texas 75082
 Phone: 409-482-7700
 Fax: 409-482-0700
 Texas Registered Engineering Firm F-7449

Owner/Developer:
McNEILL HOTEL COMPANY
 1468 Kimbrough Rd., Suite 103
 Germantown, TN 38138

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24" x 36" SHEET)
 0 8 16 24

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.751.9638 | www.humphreys.com



TH-BLDG II. ELEVATIONS
 August 2, 2018

HARBOUR URBAN CENTER
 Z2016-026
 A422
 IPRM #203

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24x36" SHEET)
 0 8 16 32'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.751.9638 | www.humphreys.com

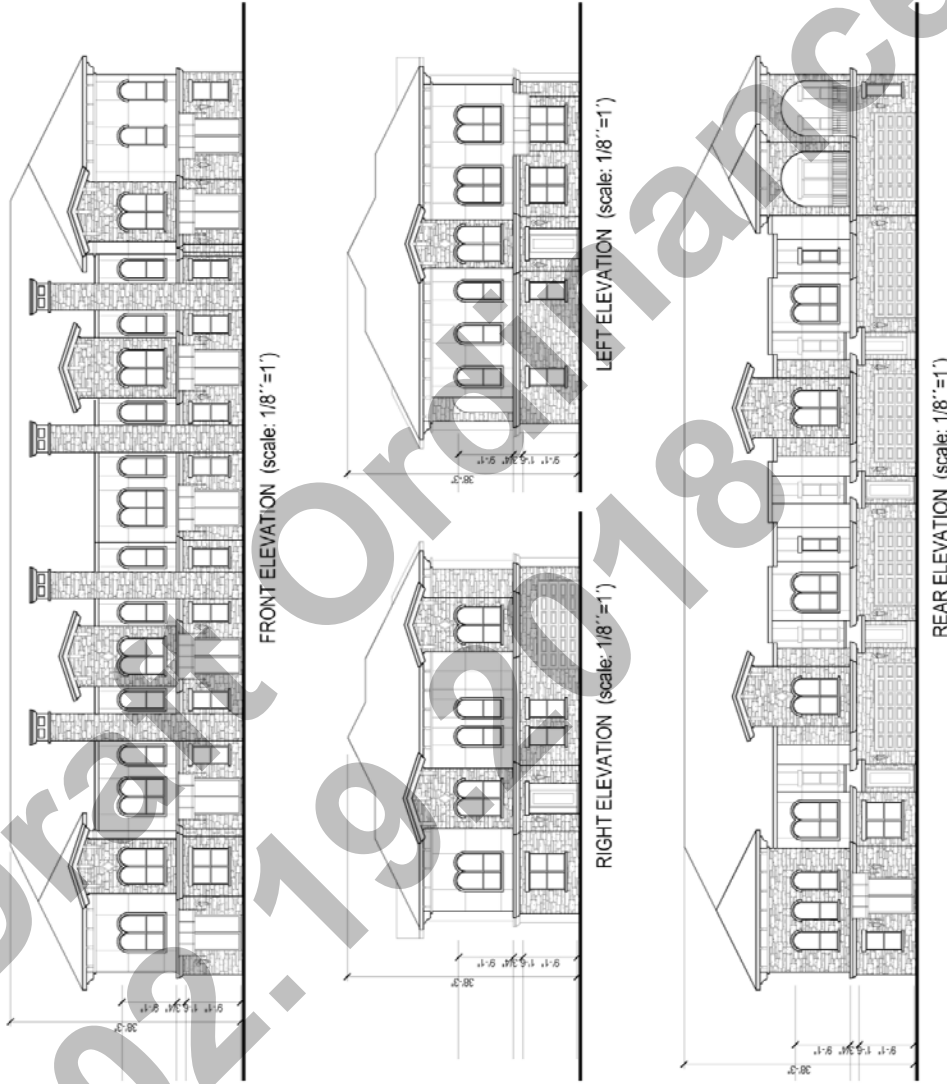


TH BLDG III. ELEVATIONS
 August 2, 2018

HARBOUR URBAN CENTER
 Z2016-026
 HARVEST HEIGHTS
 10000 W. PARKWAY

A432
 Z2016-026

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1'-0" (24x36" SHEET)
 0 8 16 24

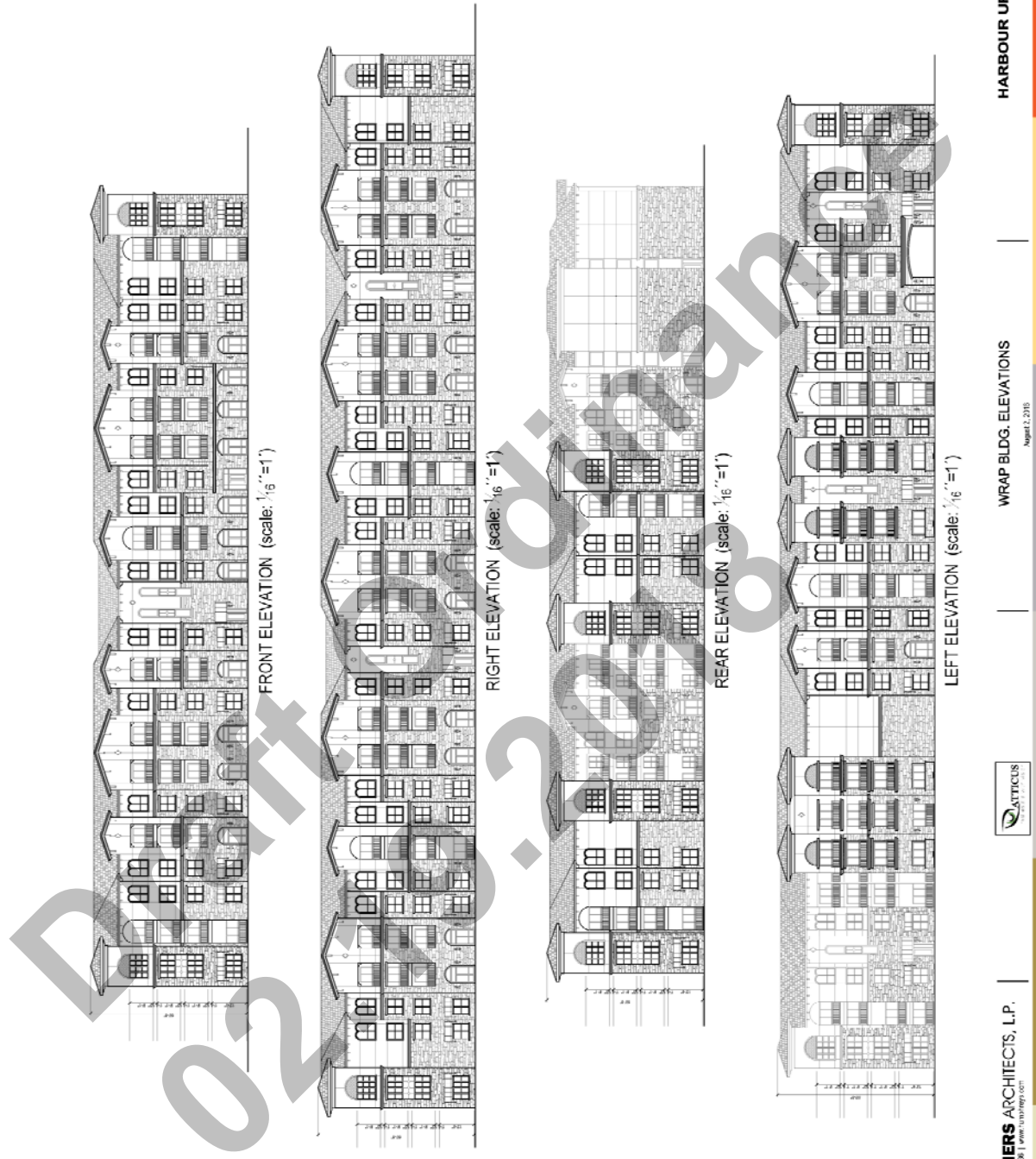
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 500, Dallas, TX 75248 | 972.701.9638 | www.humphreys.com



TH BLDG III. ELEVATIONS
 August 2, 2018

HARBOUR URBAN CENTER
 Z2018-028
 A442

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



A412
 Z2016-025
HARBOUR URBAN CENTER
 Rockwall, TX
 HPZAP 16205

WRAP BLDG. ELEVATIONS
 August 2, 2018



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 8535 North Central Expressway, Suite 2000, Dallas, TX 75246 | (214) 220-8800 | www.hampreys.com

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



FRONT ELEVATION - SCALE: 3/32"=1'

A412
HARBOUR URBAN CENTER
 Rockwall, TX
 19M-18026

WRAP BLDG. ELEVATIONS
 2018.11.27.18



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.581.9538 | www.humphreys.com

Exhibit 'D':
Area 3: Hotel Concept Building Elevations

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises. An offering will only be made in compliance with those regulations and laws, which may require providing you with a disclosure document.

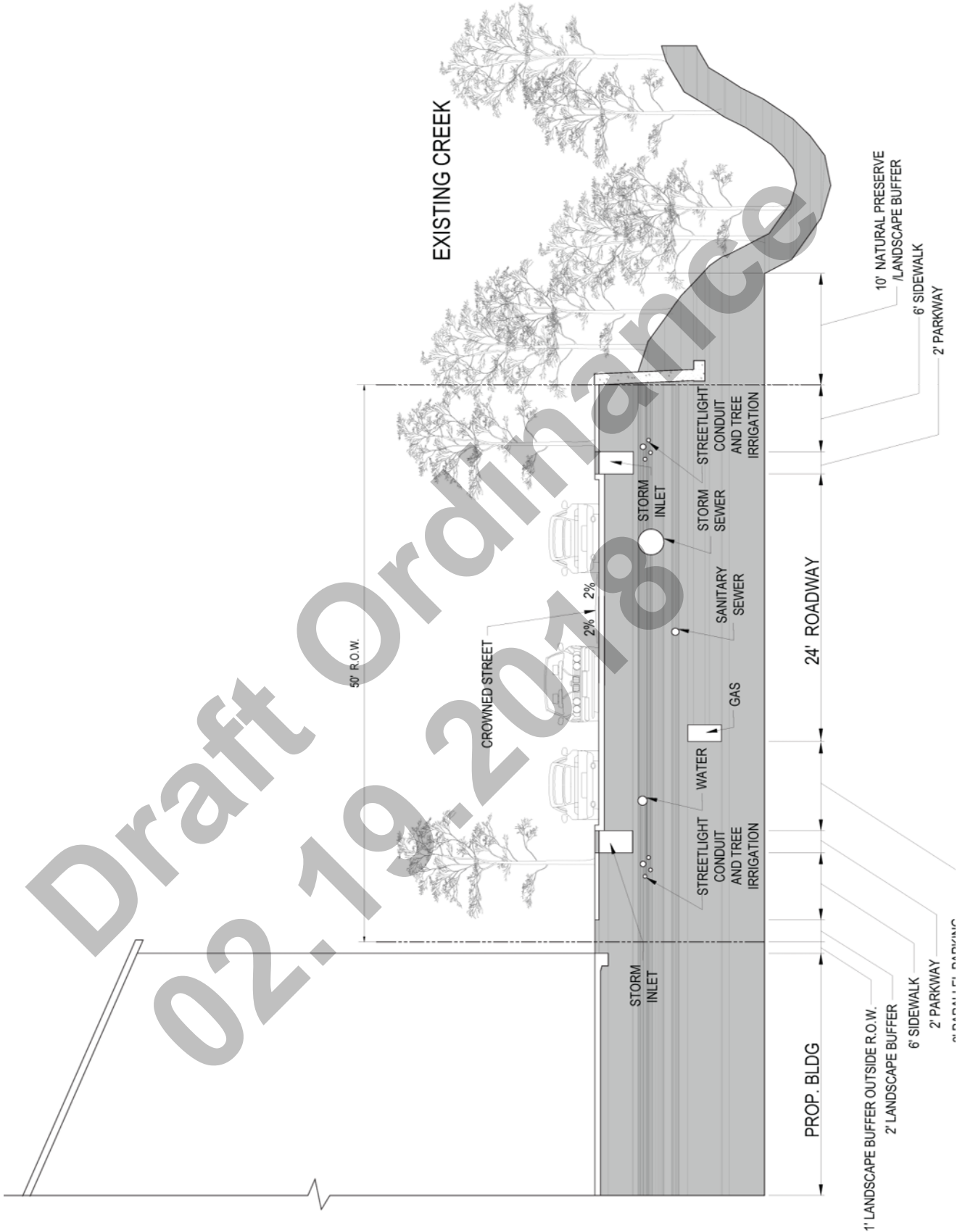
Exhibit 'D':
Area 3: Hotel Concept Building Elevations

A Distinctly Different Design



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Exhibit 'E':
Roadway Cross Section



CITY OF ROCKWALL

ORDINANCE NO. 18-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO.'S 16-48, 16-54 & 17-22], SPECIFIC USE PERMIT NO. S-182 [ORDINANCE NO. 18-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A 9.081-ACRE TRACT OF LAND IDENTIFIED AS LOT 2A OF THE ISAAC BROWN ADDITION AND LOTS 1 & 2, BLOCK A, HARBOR VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company and Jason Lentz of Atticus Summer Lee Townhomes for the approval of a PD Development Plan for a 42-unit townhome development, 228-unit condominium development, and a hotel development situated within the Interior and Residential Subdistricts of Planned Development District 32 (PD-32) and being on a 9.081-acre tract of land identified as Lot 2A of the Isaac Brown Addition and Lots 1 & 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No.'s 16-48, 16-54 & 17-22], Specific Use Permit No. S-182 [Ordinance No. 18-07] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall superseded all requirements stipulated in Ordinance No.'s 16-48, 16-54, & 18-07; and,

Section 2. That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 04-38], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with Ordinance No. 17-22 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 2. That the development of the *Subject Property* shall generally be in accordance with the *PD Development Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That development of *Areas 1, 2 & 3* of the *Subject Property* -- as depicted in *Exhibit 'B'* of this ordinance -- shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That *Areas 1, 2 & 3* of the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

Area 1: Townhomes

- 1) Cross access (as depicted in *Exhibit 'C'* of this ordinance) shall be provided to the property directly north of the subject property.
- 2) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- 3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).
- 4) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- 5) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 2: Condominiums

- 6) The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the *Street Type 'G₁'* standards stipulated in *Exhibit 'E'* of this ordinance.
- 7) The minimum building setback adjacent to *Street Type 'G₁'* shall be one (1) foot.
- 8) Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in *Resolution No. 10-40*.
- 9) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

- 10) An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.
- 11) Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.

Area 3: Hotel

- 1) This *PD Development Plan* shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38].
- 2) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.
- 3) The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

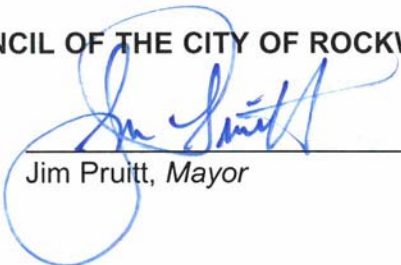
Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;


Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5TH DAY OF MARCH, 2018.



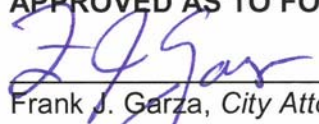
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: February 19, 2018

2nd Reading: March 5, 2018

Exhibit 'A':
Legal Description

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 2A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet J, Slide 235-236, Plat Records, Rockwall County, Texas and Lots 1 and 2 Block A of the Harbor Village Addition an addition to the City of Rockwall according to the plat recorded in County Clerk's File Number 2017000020949, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 2 block A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 2 block A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non-tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the southeast right of way of Summer Lee and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 inch iron rod with cap found in the northeast line of said Lot 2 block A;

THENCE South 45 degrees 16 minutes 37 seconds East, 57.05 feet, along said Southeast right of way line of Summer Lee and Northeast line of Lot 2 block A to a point for corner being the Southwest corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to a point set for corner at the North corner of Lot 2a on the southeast right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of Lot 2A and the East corner of Lot 2 Block A;

THENCE South 43 Degrees 52 Minutes 09 Seconds West, departing said common lot corner and along the southeast line of said Lot 3A, 4A and 5A, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 394,828 square feet or 9.06 acres of land, more or less.

Exhibit 'B':
Area Map

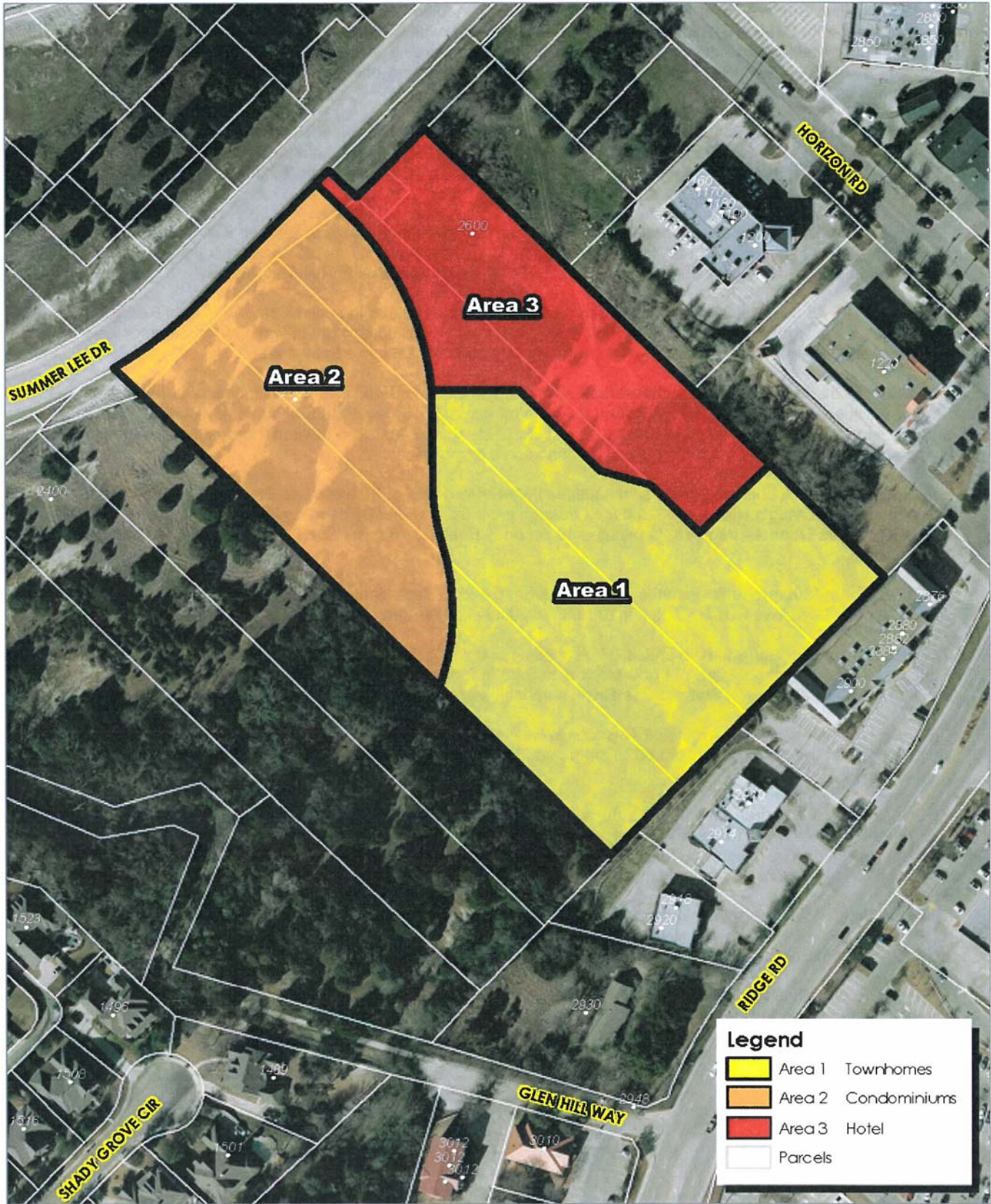


Exhibit 'C':
Area 1: Townhome Concept Plan



Exhibit 'C':
Area 2: Condominium Concept Plan

HARBOUR URBAN CENTER - PODIUM UNIT TABULATION: BLDG TYPE 1 & OVER 2 PODIUM				ATTICUS REAL ESTATE		
UNIT NAME	UNIT TYPE	NET RENTABLE	UNIT COUNT	PERCENTAGE	TOTAL RENTABLE	% BREAKDOWN
E2	EFF	455	22	10%	10,870	10%
A1	1br/1ba	647	8	4%	5,176	
A2	1br/1ba	618	54	24%	33,372	
A3	1br/1ba	650	27	12%	17,550	5%
A4	1br/1ba	726	34	15%	25,024	
A5	1br/1ba	683	8	4%	5,464	
B2	2br/2ba	844	15	7%	15,104	
B3	2br/2ba	1,048	19	8%	19,912	33%
B4	2br/2ba	1,101	29	13%	31,929	
B5	2br/2ba	1,275	11	5%	14,029	
TOTALS			228	100%	178,270	100%
UNIT AVERAGE NET SF:				781.89		
*NET AREA COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAM WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE FLOOR BALCONIES, PATIO, OR STORAGE.						
PROJECT DATA						
HUD GROSS TOTAL UNIT AREA:		173,270 SF				
UNIT AVERAGE NET SF:		781.89 SF				
ACREAGE DENSITY:		120.41 UNITS/ACRE				
PARKING:		345 SURFACE SPACES (116 UNIT)				
		116 GARAGE SPACES				
		11 SURFACE SPACES				
		328 TOTAL SPACES				
		1.73 SPACES/UNIT				



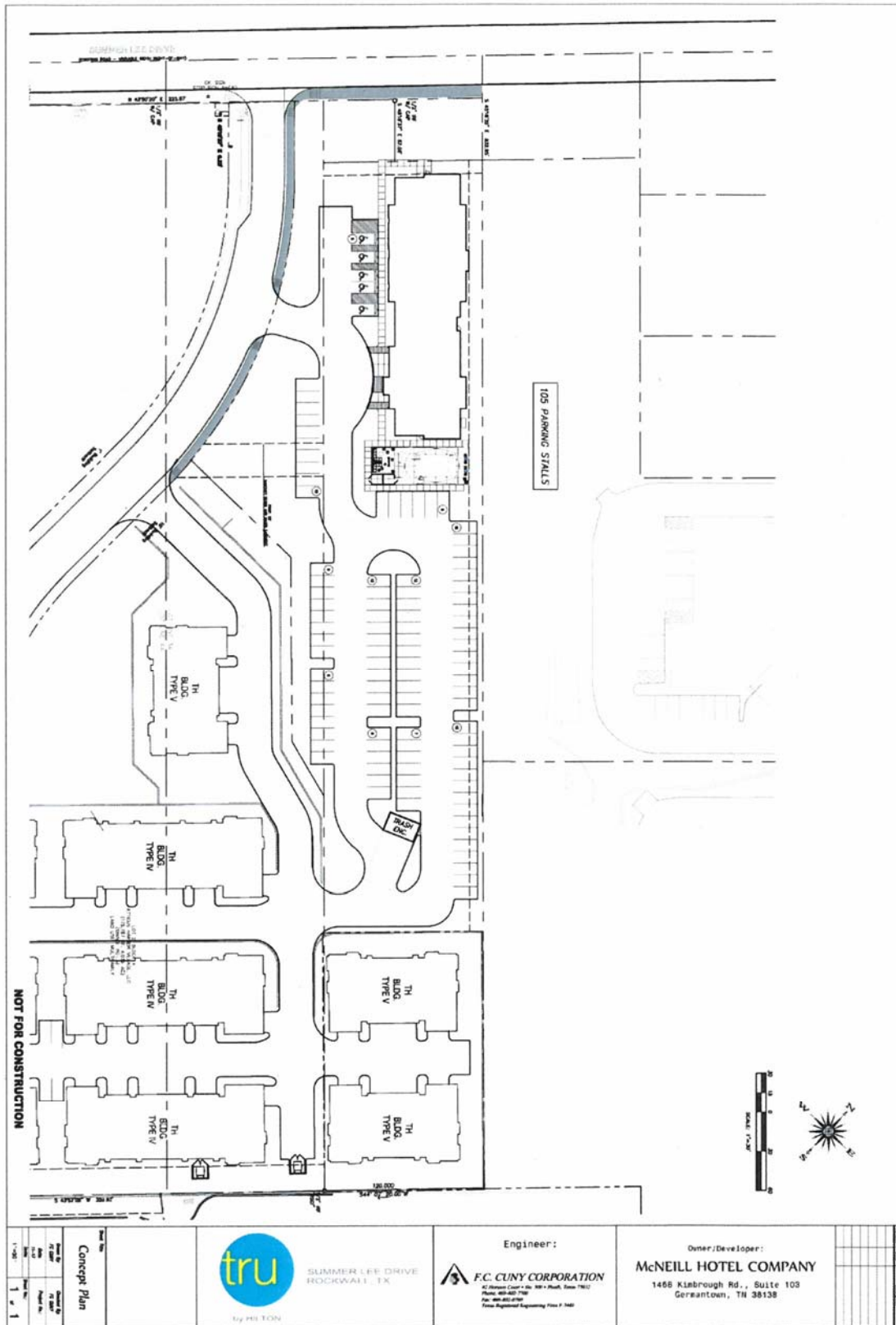
A202
Z2016-025
HARBOUR URBAN CENTER
JPM 12/20

ARCHITECTURAL SITE PLAN
CONDOMINIUMS



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
539 Judd St. Suite 300 Dallas, TX 75248 | 972.711.9638 | www.humphreys.com

Exhibit 'C':
Area 3: Hotel Concept Plan




Project Name	Concept Plan
Scale	1" = 10'
Revision	1
Date	1/1/2018



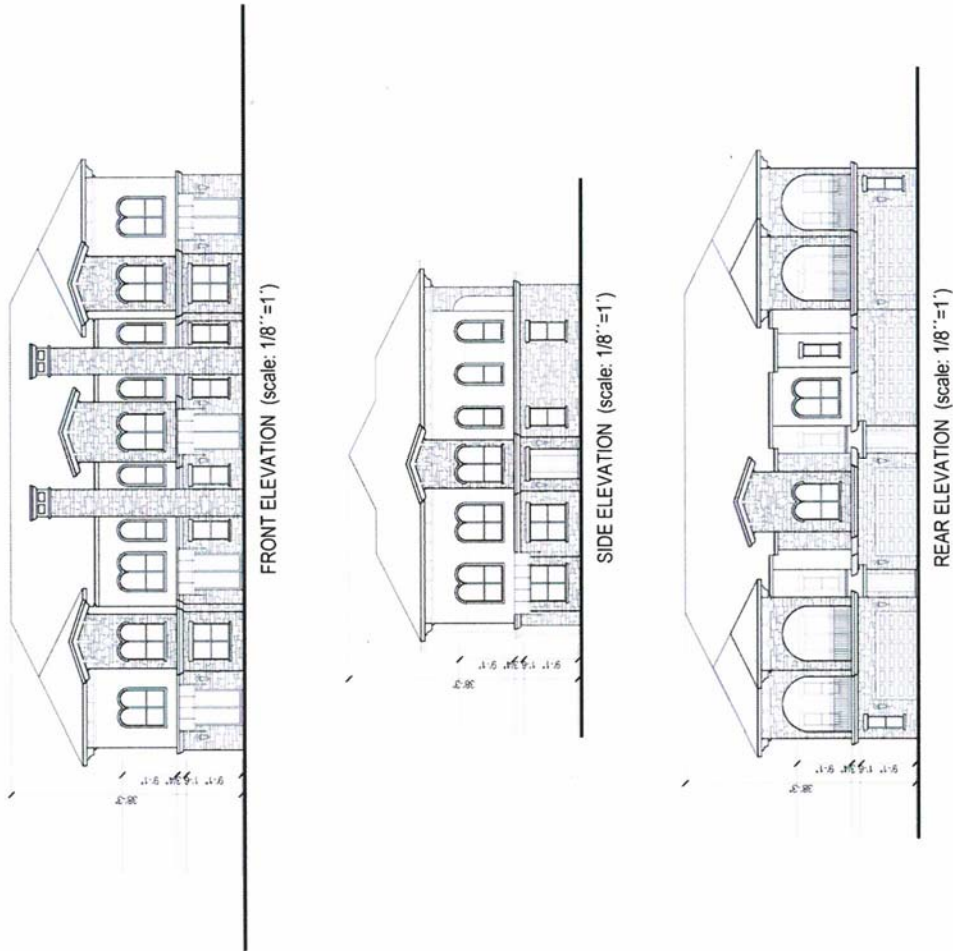
 by HOK TON

SUMMER LEE DRIVE
 ROCKWALL, TX

Engineer:

F.C. CUNY CORPORATION
4100 West Loop West, Suite 300 • Houston, Texas 77027
 Phone: 281-467-7700
 Fax: 281-467-7701
 www.fc-cuny.com

Owner/Developer:
McNEILL HOTEL COMPANY
1466 Klebrough Rd., Suite 105
 Germantown, TN 38138

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE: 1/8" = 1'-0" (24"x36" SHEET)

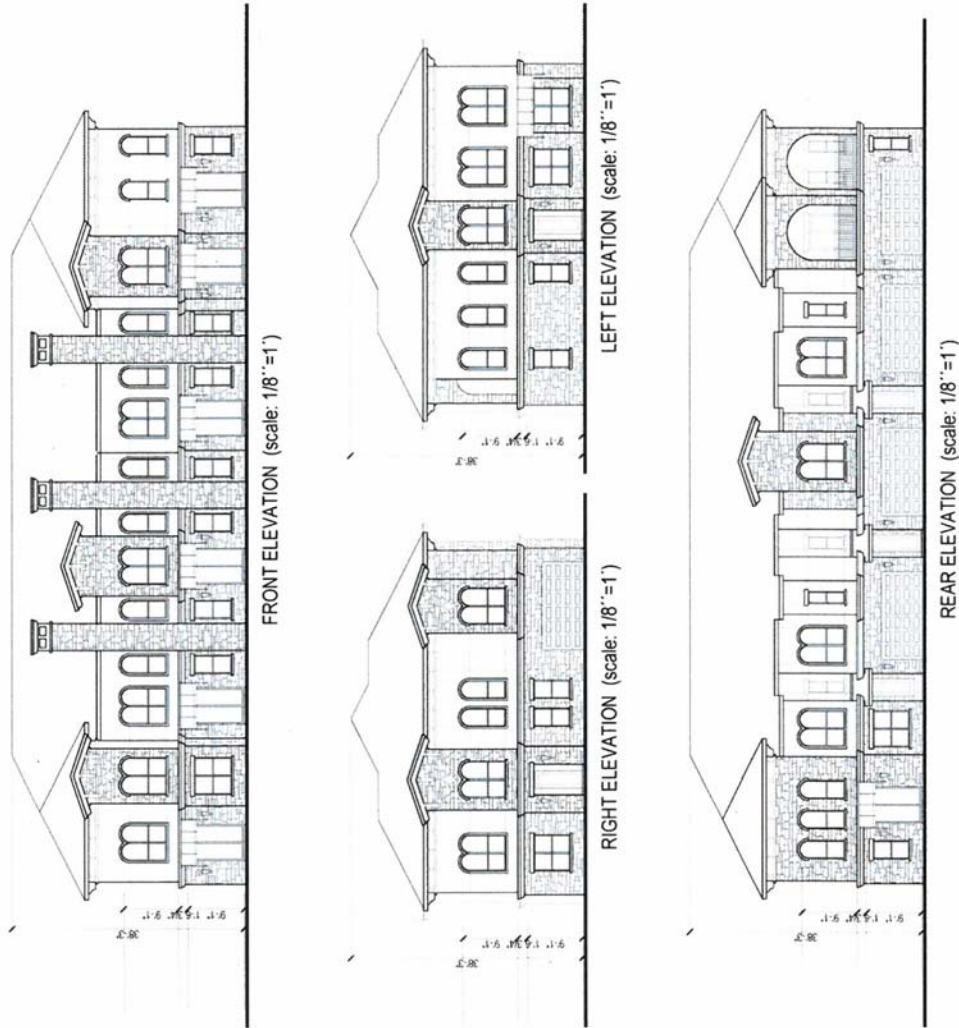
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5309 Alameda Rd. Suite 200, Dallas, TX 75246 | (214) 701-8634 | www.humphreys.com



TH BLDG II. ELEVATIONS
 August 2, 2018

A422
 Z2016-026
HARBOUR URBAN CENTER
 Rockwall, TX
 10/14/16

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE 1/8" = 1' (24x36" SHEET)
 0 8 16 32'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 539 Alpha Rd. Suite 300, Dallas, TX 75240 | 972.761.9638 | www.humphreys.com



TH BLDG III. ELEVATIONS
 August 2, 2018

A432
 Z2016-026

HARBOUR URBAN CENTER
 Rockwall, TX
 August 2018

Exhibit 'D':
Area 1: Townhome Concept Building Elevations



SCALE: 1/8" = 1'-0" (24x36" SHEET)
 0' 8' 16' 32'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 539 Alpha Rd, Suite 202, Dallas, TX 75246 | 214.751.8631 | www.humphreys.com

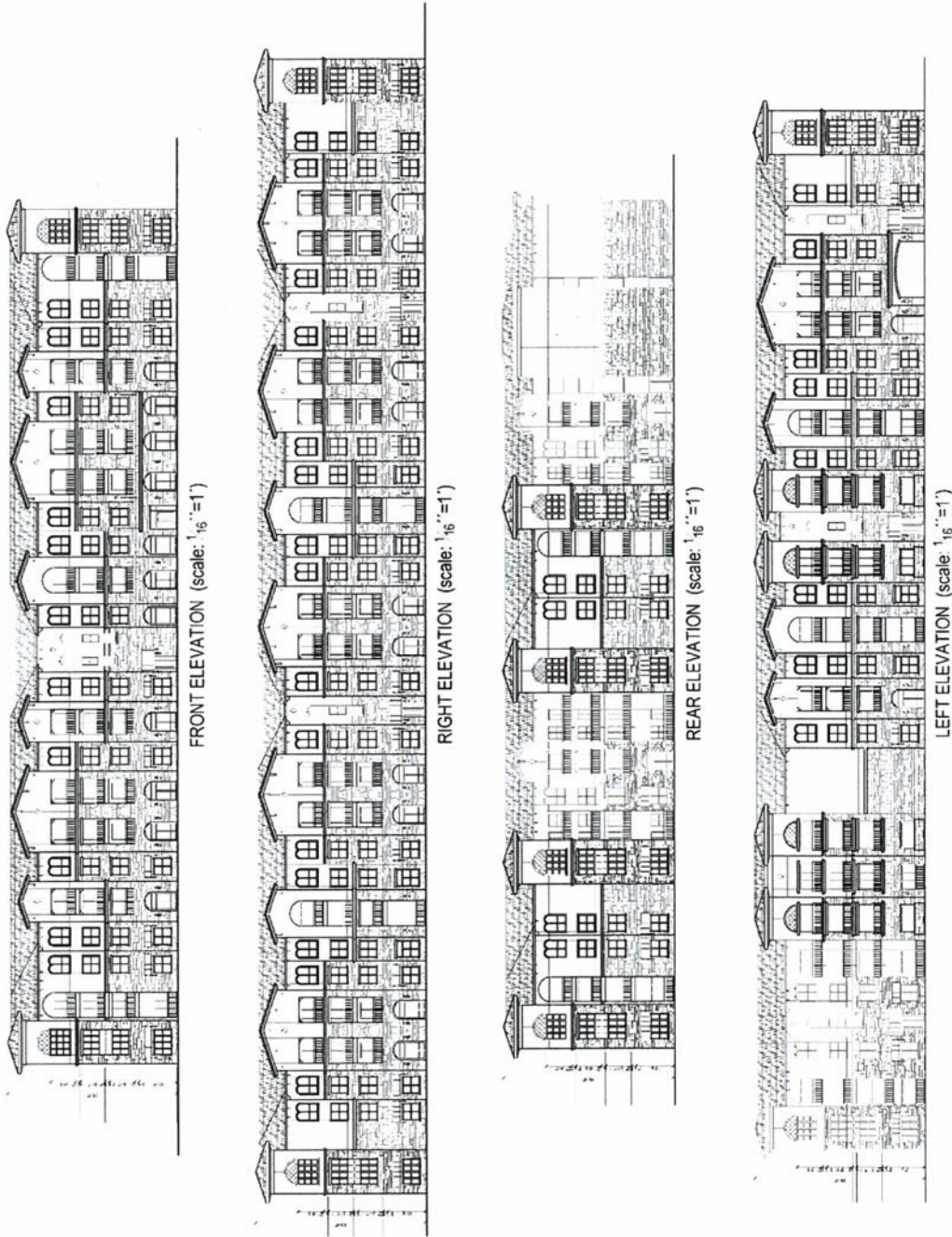


TH BLDG III. ELEVATIONS
 August 2, 2018

A442
 Z2016-026

HARBOUR URBAN CENTER
 JPM 1820

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



A412
 Z2016-025

HARBOUR URBAN CENTER
 Rockwall, TX
 10/14/16

WRAP BLDG. ELEVATIONS
 August 2, 2018



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5000 West Loop, Suite 1000, Dallas, TX 75244 | 214.761.1200 | www.hpa.com

Exhibit 'D':
Area 2: Condominium Concept Building Elevations



FRONT ELEVATION - SCALE: 3/32"=1'

A412

HARBOUR URBAN CENTER
 Rockwall, TX
 10/14/2018

WRAP BLDG. ELEVATIONS
 10/14/2018



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpha Rd., Suite 202, Dallas, TX 75240 | 972.731.8538 | www.humphreys.com

Exhibit 'D':
Area 3: Hotel Concept Building Elevations

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises. An offering will only be made in compliance with those regulations and laws, which may require providing you with a disclosure document.

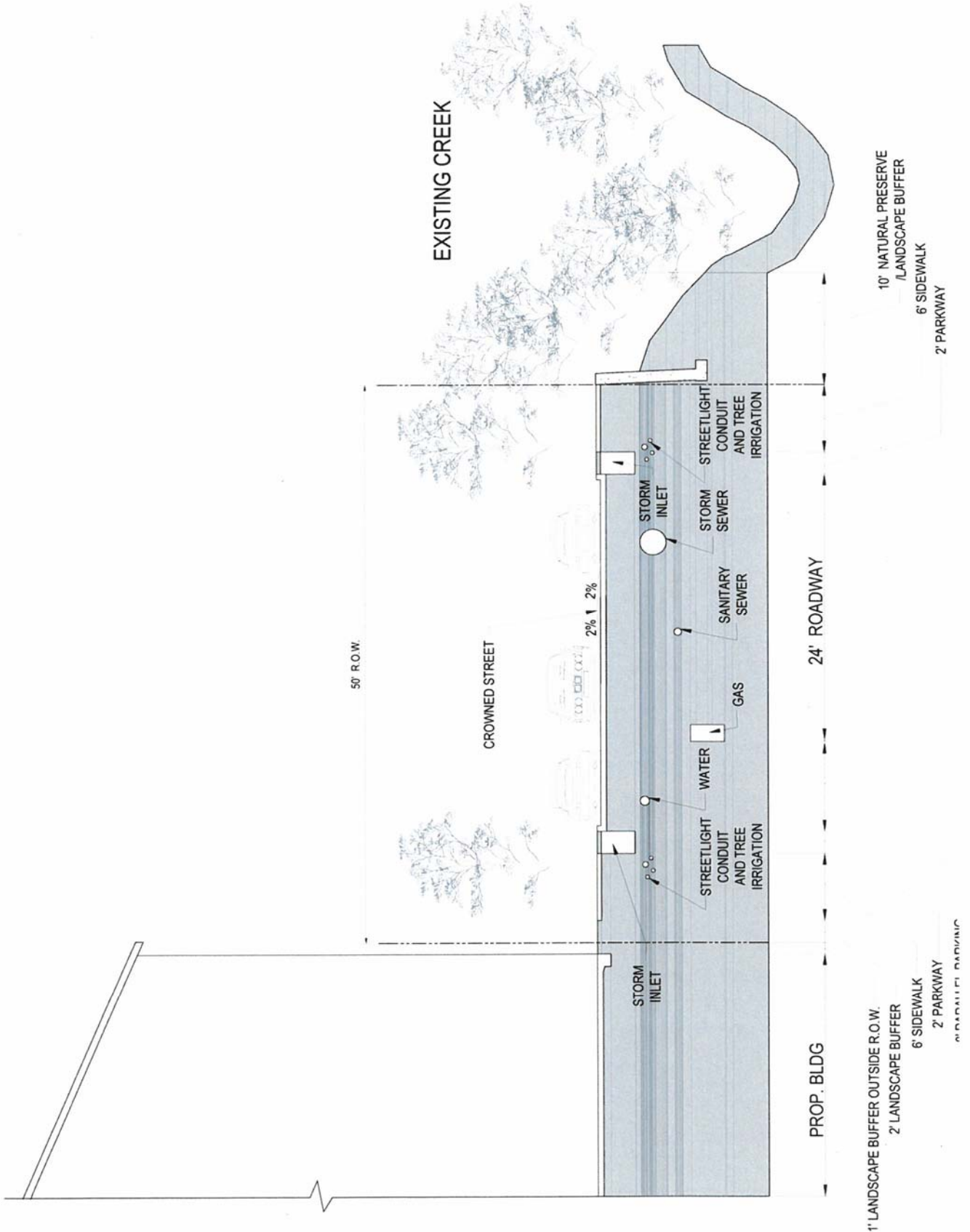
Exhibit 'D':
Area 3: Hotel Concept Building Elevations

A Distinctly Different Design



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**Exhibit 'E':
Roadway Cross Section**





March 15, 2018

ATTN: JASON LENTZ
ATTICUS SUMMER LEE TOWNHOMES
5339 ALPHA ROAD SUITE 300
Dallas, TX 75240

RE: PD ZONING (Z2018-001), Amended PD Development Plan (PD-32) Ordinances 16-54, 16-48

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 03/05/2018 via Ordinance No. 18-16. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a PD Development Plan for Planned Development District 32 (PD-32), then staff would propose the following conditions of approval:

1) *The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;*

Area 1: Townhomes

(a) *Cross access (as depicted on the concept plan) shall be provided to the property directly north of the subject property.*

(b) *Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed PD site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the guidelines contained in Resolution No. 10-40.*

(c) *The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).*

(d) *An open space master plan will need to be submitted with the PD site plan. The open space master plan will need to be reviewed by the Parks Board.*

(e) *Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.*

Area 2: Condominiums

(a) *The north/south public road connecting Summer Lee Drive to the southwest corner of the subject property shall be designed and constructed in accordance with the Street Type 'G1' standards stipulated in Exhibit 'E' of this ordinance.*



- (b) *The minimum building setback adjacent to Street Type 'G1' shall be one (1) foot.*
- (c) *Prior to the submittal of a final plat the applicant shall submit and seek approval of a detailed site plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and this ordinance, and with the guidelines contained in Resolution No. 10-40.*
- (d) *The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).*
- (e) *An open space master plan will need to be submitted with the site plan. The open space master plan will need to be reviewed by the Parks Board.*
- (f) *Prior to the issuance of a building permit, the applicant shall submit and seek approval of a final plat.*

Area 3: Hotel

- (a) *This PD Development Plan shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, Special Use Standards, of Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38].*
 - (b) *The proposed hotel shall be prohibited from being utilized as an Extended Stay, Transient or Residence Hotel, which are considered to be standard hotel rooms that do not contain kitchen facilities.*
 - (c) *The building elevations submitted with the site plan will require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission (and City Council if necessary).*
- 2) *Any construction resulting from the approval of this zoning change 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 February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the PD Development Plan with staff conditions passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent.

CITY COUNCIL:

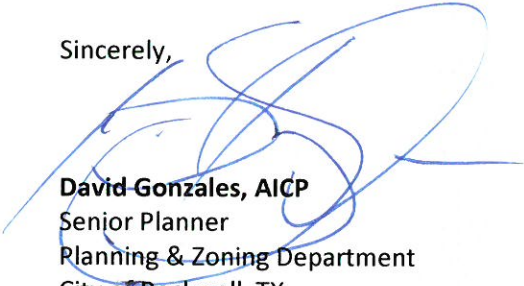
On February 19, 2018, the City Council's motion to approve the PD Development Plan with staff conditions passed by a vote of 5 to 0 with Council Members Macalik and Townsend absent. Additionally, the motion did not include approval of the six (6) additional townhome units requested by the applicant [1st Reading].



On March 5, 2018, the City Council's motion to approve the PD Development Plan with staff conditions passed by a vote of 6 to 0 with Mayor Pruitt absent. Additionally, the motion included that the approval would revert back to the original request by the applicant, which was for a total of 42 townhome units for Area 1 [2nd Reading].

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,



David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX