



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-010 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2019-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address

GLEN HILL WAY JUST EAST OF SUMMER LEE

Subdivision

PD. 32

Lot

Block

General Location

HARBOR DISTRICT

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

Current Zoning

PD. 32

Current Use

TOWNHOMES

Proposed Zoning

PD. 32

Proposed Use

TOWNHOMES

Acreage

+/- 4.7

Lots [Current]

42

Lots [Proposed]

42

**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

~~Atticus Summer Lee~~ ATTICUS SUMMER LEE TOWNHOMES

Applicant

ATTICUS SUMMER LEE TOWNHOMES

Contact Person

JASON LONTZ

Contact Person

JASON LONTZ

Address

533A ALPHA RD  
#300

Address

533A 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 \_\_\_\_\_ [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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires



# RECEIPT

Project Number: SP2019-010  
Job Address: SUMMER LEE  
ROCKWALL, TX 75032

Receipt Number: B84951

Printed: 4/23/2019 1:23 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 100.00

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**Total Fees Paid:**

**\$ 100.00**

Date Paid: 4/23/2019 12:00:00AM

Paid By: ATTICUS SUMMER LEE TOWNHOMES

Pay Method: CHECK 3034

Received By: LM



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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

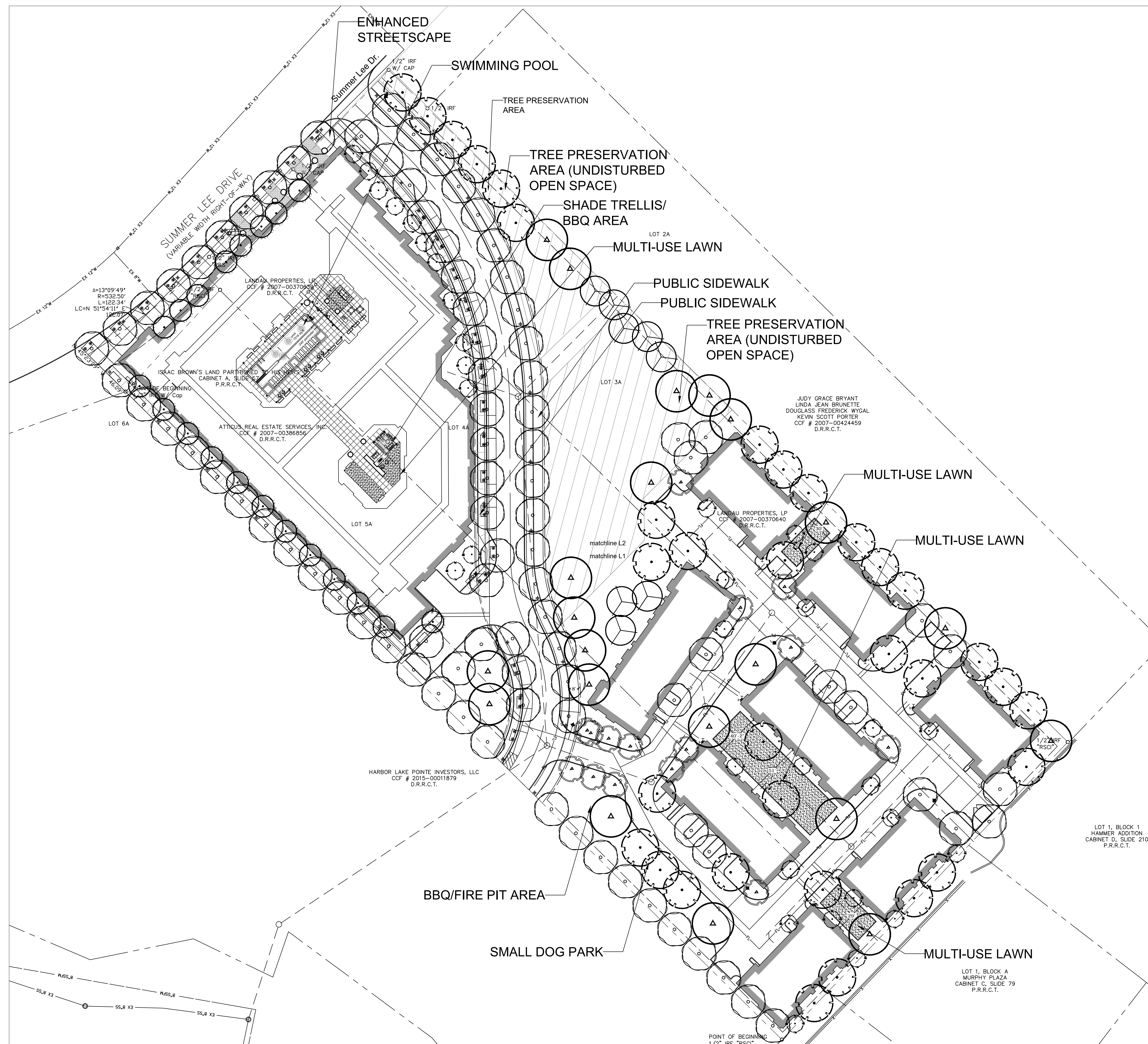
Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 4/11/2019

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, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/30/2019 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:** SP2019-010  
**Project Name:** Harbour Urban  
**Project Type:** SITE PLAN  
**Applicant Name:** ATTICUS SUMMER LEE TOWNHOMES  
**Owner Name:** ATTICUS, REAL ESTATE SERVICES INC  
**Project Description:**



SITE LANDSCAPE CALCULATIONS	
IMPERVIOUS AREA	168,866 SF/3.88 ACRES
LANDSCAPE/OPEN SPACE AREA	119,501 SF/2.74 ACRES
TOTAL SITE AREA	288,367 SF/6.62 ACRES
REQUIRED LANDSCAPE PERCENTAGE PER ZONING	25% OF TOTAL SITE
PROVIDED LANDSCAPE/OPEN SPACE PERCENTAGE	41% OF TOTAL SITE



**LANDSCAPE PLAN**

SCALE: 1" = 40'-0"

**L1.1**  
open space plan

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FRONT ELEVATION

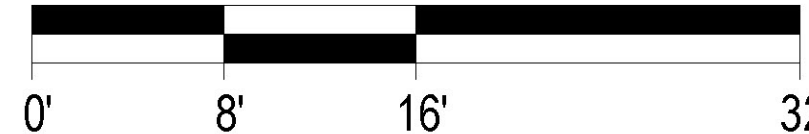


SIDE ELEVATION



REAR ELEVATION

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





FRONT ELEVATION

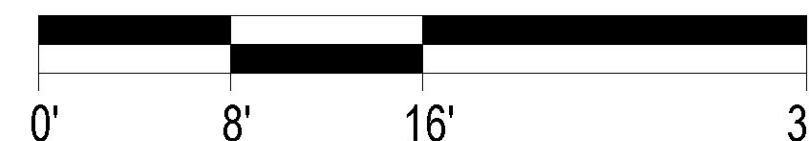


SIDE ELEVATION



REAR ELEVATION

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





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**FROM:** David Gonzales, *Planning and Zoning Manager*  
**DATE:** May 14, 2019  
**SUBJECT:** SP2019-010; *Harbor Urban Center Townhomes*

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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*. Additionally, the Planning and Zoning Commission approved a site plan [*i.e.* *SP2016-031*] on December 13, 2016 for the townhomes. After receiving approval of the PD Development Plan and site plan, the property owner to the east (*i.e.* *Tru by Hilton*) negotiated a land swap with the applicant that changed the boundaries of the subject property. Based on these changes, the property owner (*Jason Lentz of Atticus Real Estate Services*) requested to amend the number of townhomes permitted on the property increasing the number from 36 to 42. This was approved with the PD Development Plan [*i.e.* *Ordinance No. 16-48*] that accounted for the land swap. This PD Development Plan was approved by the City Council on March 5, 2018 [*i.e.* *Ordinance No. 18-16*]. The approved PD Development Plan requires the applicant to submit a detailed site plan, building elevations, and an open space master plan prior to submittal and approval of a final plat.

On April 19, 2019, the applicant submitted the required site plan. The submitted site plan could have been approved administratively; however, *Ordinance No. 18-16* requires the building elevations receive a recommendation from the Architectural Review Board (ARB) and be approved by the Planning and Zoning Commission. Given the building elevations were approved in December 2016 and have not changed, staff is placing this item on the consent agenda for the Planning and Zoning Commission. Staff should note that an Open Space Master Plan combining the Harbor Urban Center Condominiums and Townhomes had been approved on December 7, 2016 [*i.e.* *Case No. SP2016-030*] by the Planning and Zoning Commission. However, due to the changes depicted on the concept plan (*i.e.* *additional units, property boundary change, layout, etc.*), an amended Open Space Master Plan requires a recommendation from the Parks and Recreations Board and approval by the Planning and Zoning Commission. This will be a condition of approval of this amended site plan. The Parks and Recreations Board is scheduled to review the Open Space Master Plan on June 4, 2019. This will also be a condition of approval of this amended site plan.

Staff will be available answer any questions the Planning and Zoning Commission may have at the May 14, 2019 meeting.



## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2019-010	<b>Owner</b> ATTICUS, REAL ESTATE SERVICES INC	<b>Applied</b> 4/11/2019	<b>LM</b>
<b>Project Name</b> Harbour Urban	<b>Applicant</b> ATTICUS SUMMER LEE TOWNHOMES	<b>Approved</b>	
<b>Type</b> SITE PLAN		<b>Closed</b>	
<b>Subtype</b> ADMINISTRATIVE		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> SUMMER LEE		<b>City, State Zip</b> ROCKWALL, TX 75032	
		<b>Zoning</b>	
<b>Subdivision</b> MURPHY PLAZA ADDITION PH 2	<b>Tract</b> 5A	<b>Block</b> NULL	<b>Lot No</b> 5A
		<b>Parcel No</b> 3160-0000-005A-00-0R	<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/11/2019	4/18/2019	4/11/2019		APPROVED	
ENGINEERING	Sarah Hager	4/11/2019	4/18/2019	4/23/2019	12	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(4/23/2019 10:22 AM SH)						
<ul style="list-style-type: none"> <li>- Must show the paving to the hotel property that the townhomes are putting in</li> <li>- All head in parking on the layout must be 20'x9'. The parallel parking must be 22'x9'.</li> <li>- Walls must be entirely on the subject property. This includes the wall, tiebacks, footing, etc.</li> <li>- No grate inlets allowed. May use drop or "Y" inlet.</li> <li>- No parking in between buildings 7 and 8. Must have a turnaround for parking</li> <li>- Where is the dumpster area? Dumpster must drain to an oil/water separator and then the storm system</li> <li>- No parking between buildings 6 and 7. Must have a turnaround for parking</li> <li>- The paving hatching does not match the legend</li> <li>- Extend sidewalk to property line.</li> <li>- Extend existing Glenn Hill Way landscaping across the site</li> <li>- Add note to landscape plans, "No trees within 5' of utilities."</li> <li>- Show/label the WOTUS/wetlands.</li> <li>- Show/label the proposed utilities.</li> </ul> <p>The following items are for your information for engineering review</p> <ul style="list-style-type: none"> <li>- 4% Engineering Fees.</li> <li>- Impact fees.</li> <li>- All parking to be 20'x9' and parallel spaces to be 22'x9'.</li> <li>- Must show all existing and proposed utilities</li> <li>- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.</li> <li>- Flood Study Required.</li> <li>- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face No smooth concrete walls.</li> <li>- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.</li> <li>- Show/label the WOTUS/wetlands.</li> <li>- Show/label the 100-year water surface elevation in the creek</li> <li>- Show the phase line darker.</li> <li>- Water must be looped in phase 1.</li> </ul>						
FIRE	Ariana Hargrove	4/11/2019	4/18/2019	4/17/2019	6 COMMENTS	see comments
(4/17/2019 11:41 AM AA)						
<ol style="list-style-type: none"> <li>1) The required turning radius of a fire apparatus access road shall be in accordance with: <ol style="list-style-type: none"> <li>a) For buildings less than 30-feet and less than 3 stories in height: <ol style="list-style-type: none"> <li>i) 20-feet (inside) for turns less than or equal to 90 degrees</li> <li>ii) 25-feet (inside) for turns greater than 90 degrees</li> </ol> </li> <li>b) For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet.</li> </ol> </li> <li>2) The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.</li> <li>3) A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.</li> <li>4) Fire hydrants shall be within 600-feet to all portions of the buildngs, as measured by an approved route around the exterior of the facility or building.</li> </ol>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
GIS	Lance Singleton	4/11/2019	4/18/2019			
PLANNING	David Gonzales	4/11/2019	4/18/2019	4/29/2019	18 COMMENTS	See comments
<p>Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an amended site plan for 42 townhomes on a 4.08-acre tract of land identified as Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 32 (PD-32), situated within the Residential Subdistrict of the Harbor and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday, May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:</p> <p>** Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> <li>1. Adherence to Engineering and Fire Department standards shall be required.</li> <li>2. Adherence to the requirements as outlined in the Planned Development District Ordinance [i.e. Ordinance No. 18-16].</li> <li>3. Adherence to Parks and Recreations Board recommendations from the May 7, 2019 meeting.</li> <li>4. Fees associated with the Park District No. 17 as established by the Parks and Recreations Board at the May 7, 2019 meeting are due at final plat. These fees are subject to change.</li> <li>5. Please provide a label on the lower right corner of all plans indicating Case No. SP2019-010 when submitting revised plans.</li> <li>6. Open Space Master Plan to be reviewed by the Parks and Recreations Board and approved by the Planning and Zoning Commission.</li> <li>7. Building Elevations require a recommendation from the Architectural Review Board (ARB) and approval of the Planning and Zoning Commission.</li> <li>8. Provide details on site plan consistent with concept plan that indicates amenities, etc. as required by Resolution No. 10-40.</li> </ol> <p>** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend:</p> <p>Architectural Review Board - May 14, 2019 (5:00 p.m.) [ARB to provide recommendation to P&amp;Z]</p> <p>Planning - Action: May 14, 2019 (6:00 p.m.) [P&amp;Z to take action]</p>						

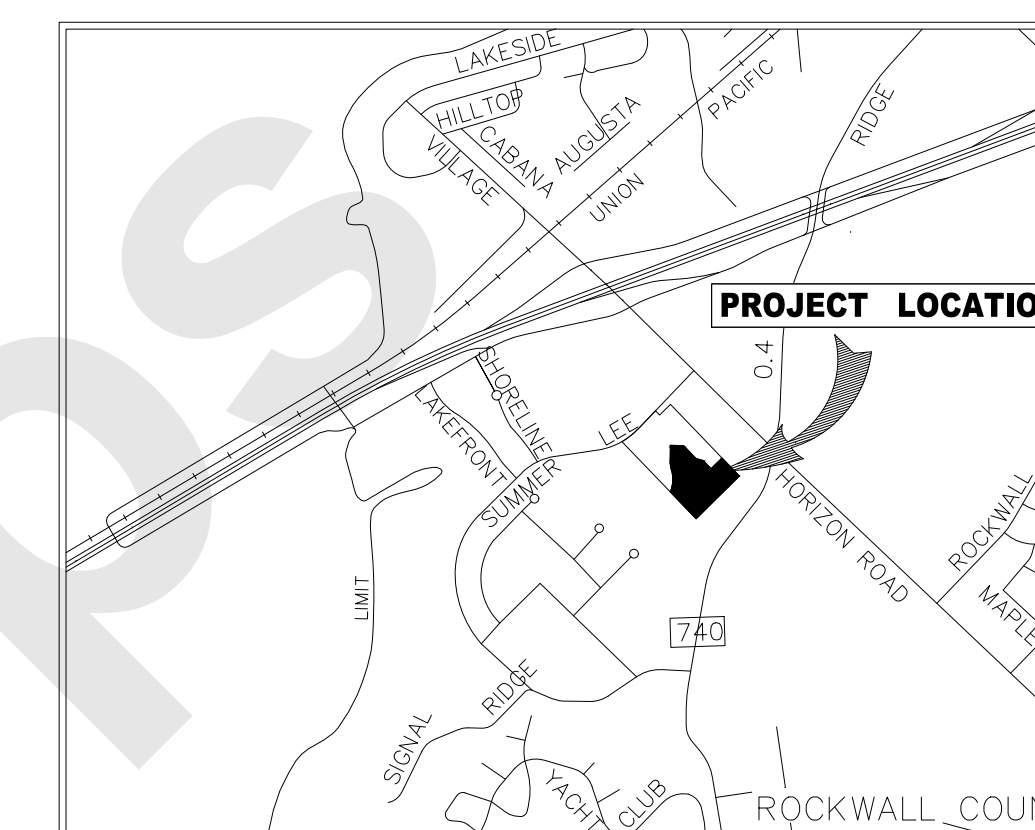
OWNER:  
ATTICUS REAL ESTATE  
5339 ALPHA ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX  
JASON LENTZ

ARCHITECT -  
HUMPHREYS & PARTNERS  
ARCHITECTS, LP 5339 ALPHA  
ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX

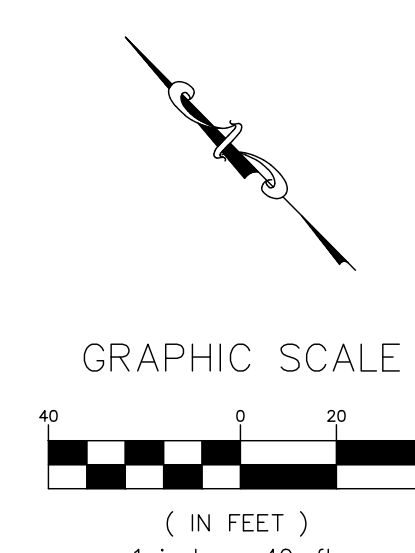
ENGINEER/APPLICANT:  
HPcivil Engineering, LLC  
5339 ALPHA ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX  
JOSHUA A. LINCOLN, P.E.

SURVEYOR:  
RESEARCH OF TEXAS, LLC  
P.O. BOX 1006  
817.937.2655 PH  
JEREMY DEAL

- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9' and parallel spaces to be 22'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Flood Study Required.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Show/label the WOTUS/wetlands.
- Show/label the 100-year water surface elevation in the creek.
- Show the phase line darker.
- Water must be looped in phase 1.



**VICINITY MAP**  
(NOT TO SCALE)



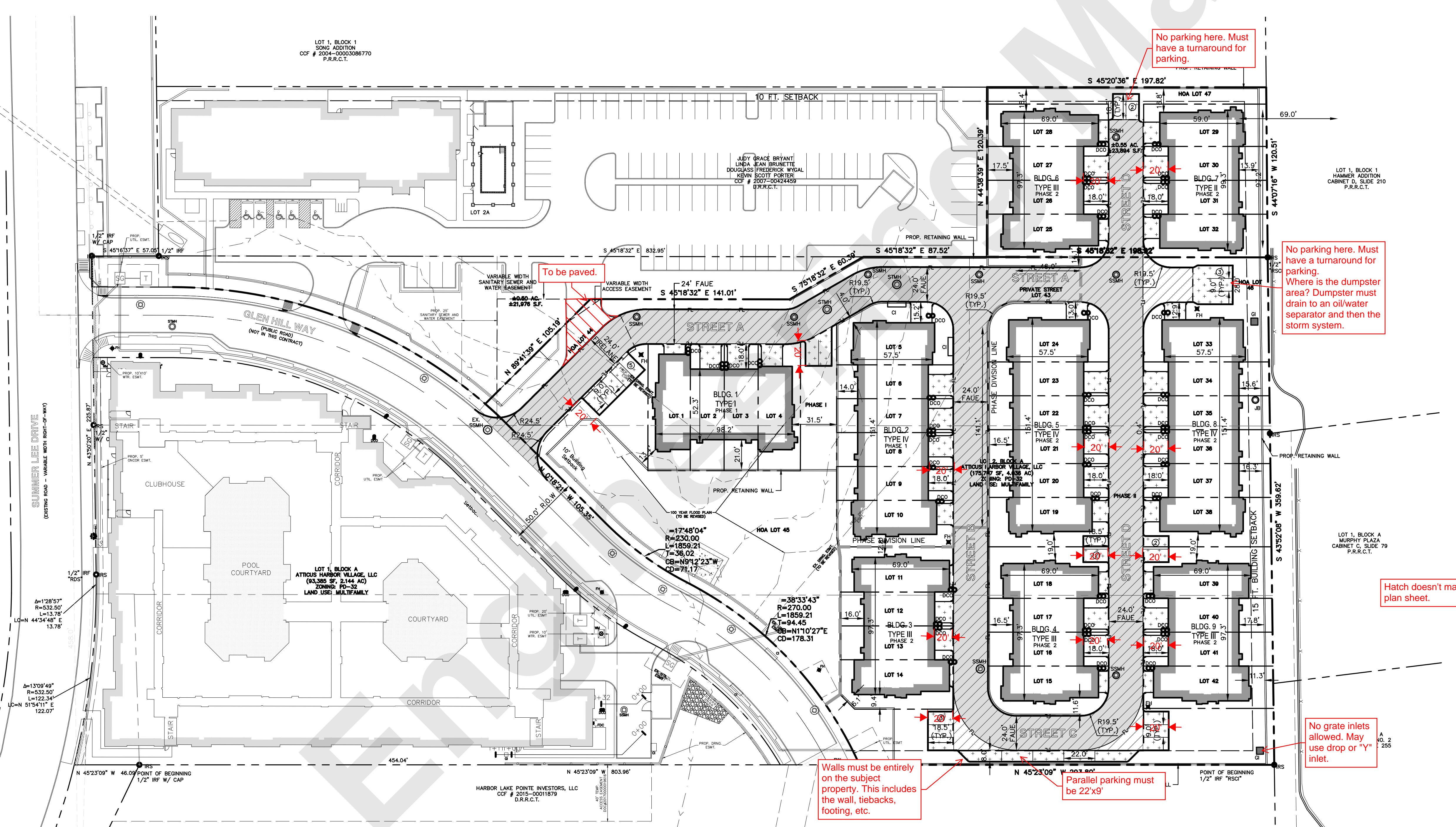
REVISIONS		
#	DATE	COMMENTS

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

HPcivil engineering, LLC.  
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12800  
www.hpccivileng.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 JOSHUA A. LINCOLN, P.E., TEXAS REG. #108439  
DATE: 02/12/2019

SHEET TITLE  
**SITE PLAN**  
SHEET NO.  
**SP**  
HPCE #16-433



**LEGEND**

FL	PROPOSED FIRELANE
FL	ACCESSIBLE CROSSWALK
□	PROPOSED FENCE
FAUE	FIRELANE ACCESS AND UTILITY EASEMENT

**SITE DATA SUMMARY TABLE**

ZONING	PD-32
PROPOSED USE	TOWNHOMES
LOT AREA	177,705 SF/4.08 AC
BUILDING AREA MULTIFAMILY RESIDENTIAL	57,936 SF
TOTAL PARKING REQUIRED	84 SPACES (2P PER UNIT)
TOTAL PARKING PROVIDED	94 SPACES (INCLUDES GARAGES)

- NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO SHEET CO.1 FOR GENERAL NOTES AND LEGEND.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, FOUNDATION LAYOUT AND DESIGN.
  - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

**PAVING LEGEND**

	LIGHT DUTY PAVING 5" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE
	HEAVY DUTY PAVING 6" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE

**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 WESTERMOST PROPERTY CORNER.  
(ELEVATION=530.41')

FILE: C:\Users\jlincoln\Documents\Projects\16-433-Atticus\Working Drawings\16-433-Phase 2 Townhomes\SP SITE.dwg  
 USER: jlincoln DATE: 02/12/2019 2:16pm



Show paving now.

Extend sidewalk to property line.  
Extend existing Glenn Hill Way landscaping across the site.

**PLANT PALETTE**

**CANOPY TREES**

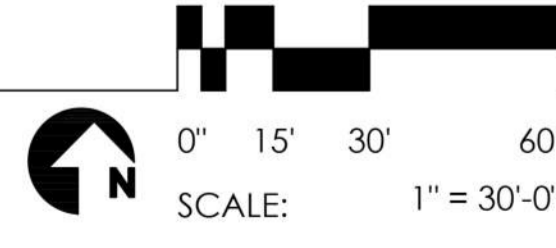
NAME	SIZE/QUANTITY	ZONE
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 20	NLZ
<i>Quercus virginiana</i> LIVE OAK	4" Cal./Single Trunk Qty: 4	NLZ
<i>Ulmus crassifolia</i> CEDAR ELM	3" Cal/Single Trunk Qty: 12	NLZ
<i>Acer barbatum 'Caddo'</i> CADD O MAPLE	3" Cal./Single Trunk Qty: 5	NLZ
<i>Cupressus sempervirens</i> ITALIAN CYPRESS	3" Cal/Single Trunk Qty: 23	NLZ

**ORNAMENTAL/UNDERSTORY TREES**

NAME	SIZE/QUANTITY	ZONE
<i>Cercis canadensis</i> EASTERN REDBUD	3" Cal/Single Trunk Qty: 21	NLZ
<i>Lagerstroemia indica 'Natchez'</i> CRAPE MYRTLE (WHITE)	3" Cal/Single Trunk Qty: 16	NLZ
<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 8	NLZ

- Add note, "No trees within 5' of utilities."
- Show/label the WOTUS/wetlands.
- Show/label the proposed utilities.

**PRELIMINARY LANDSCAPE PLAN**



DESIGNED BY:	A.B. & D.E.
DRAWN BY:	A.B. & D.E.
LAOR:	DANIEL R. ERLANDSON
PLOT DATE:	04/02/2019
ISSUE FOR PRICING/BIDDING:	
ISSUE DATE:	
ISSUE FOR PERMIT APPLICATION:	
ISSUE DATE:	
ISSUE FOR CONSTRUCTION:	
ISSUE DATE:	

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION

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**HARBOR URBAN CENTER**  
**ATTICUS TOWNHOMES**  
**GLEN HILL WAY**

CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



**HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.**  
5339 ALPHA ROAD SUITE 300  
DALLAS, TX 75240  
T: (972) 701-9636  
F: (972) 701-9639  
W: www.hplastudio.com

**CLIENT**  
CONTACT NAME  
ADDRESS LINE 1  
ADDRESS LINE 2

**SHEET TITLE**  
LANDSCAPE PLAN

**SHEET NUMBER**  
L1.00

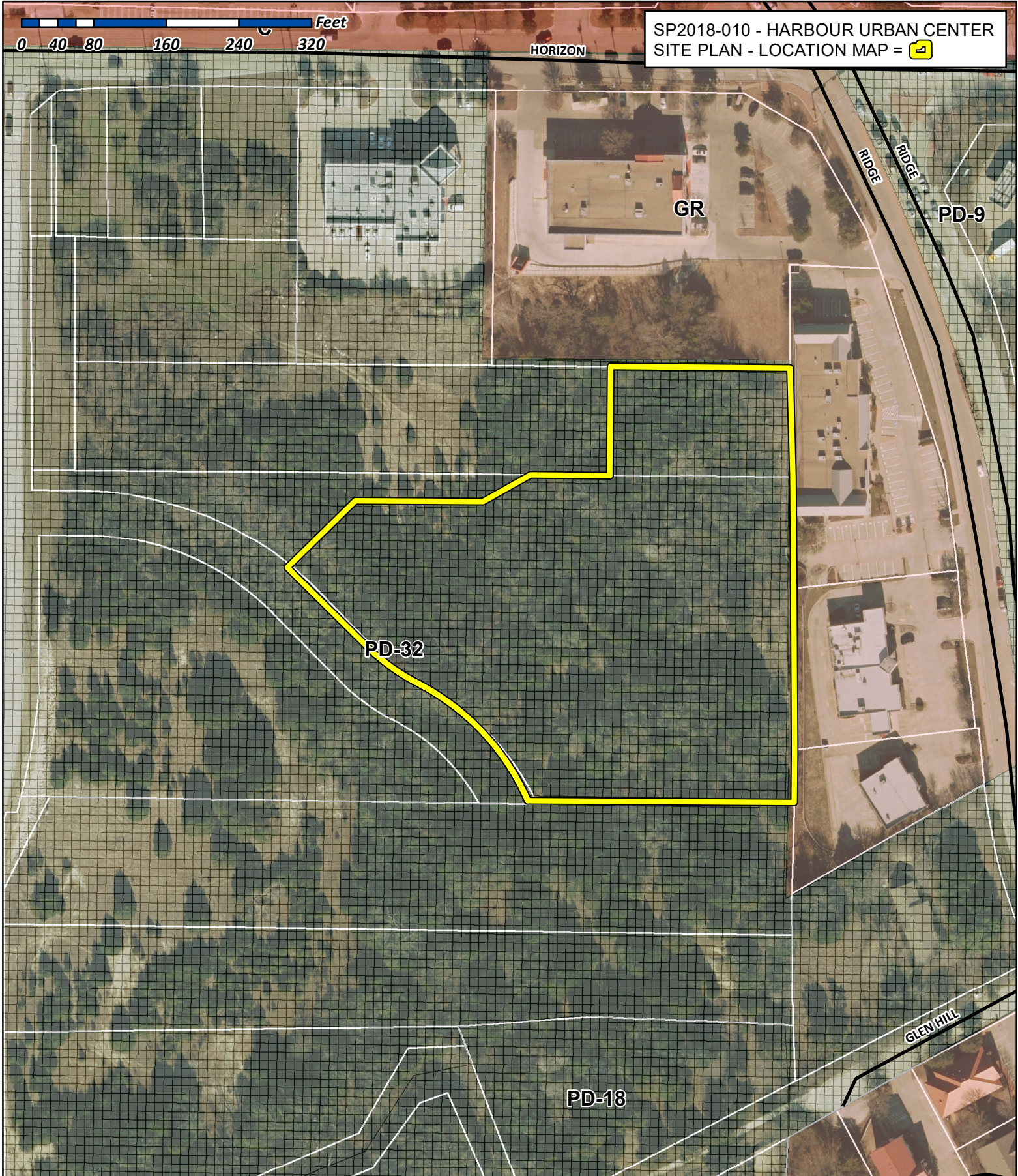
SCALE: AS INDICATED

PRELIMINARY LANDSCAPE PLAN - 2019-APRIL-02 - NOT FOR CONSTRUCTION

0 40 80 160 240 320 Feet

HORIZON

SP2018-010 - HARBOUR URBAN CENTER  
SITE PLAN - LOCATION MAP = 



# City of Rockwall

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

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

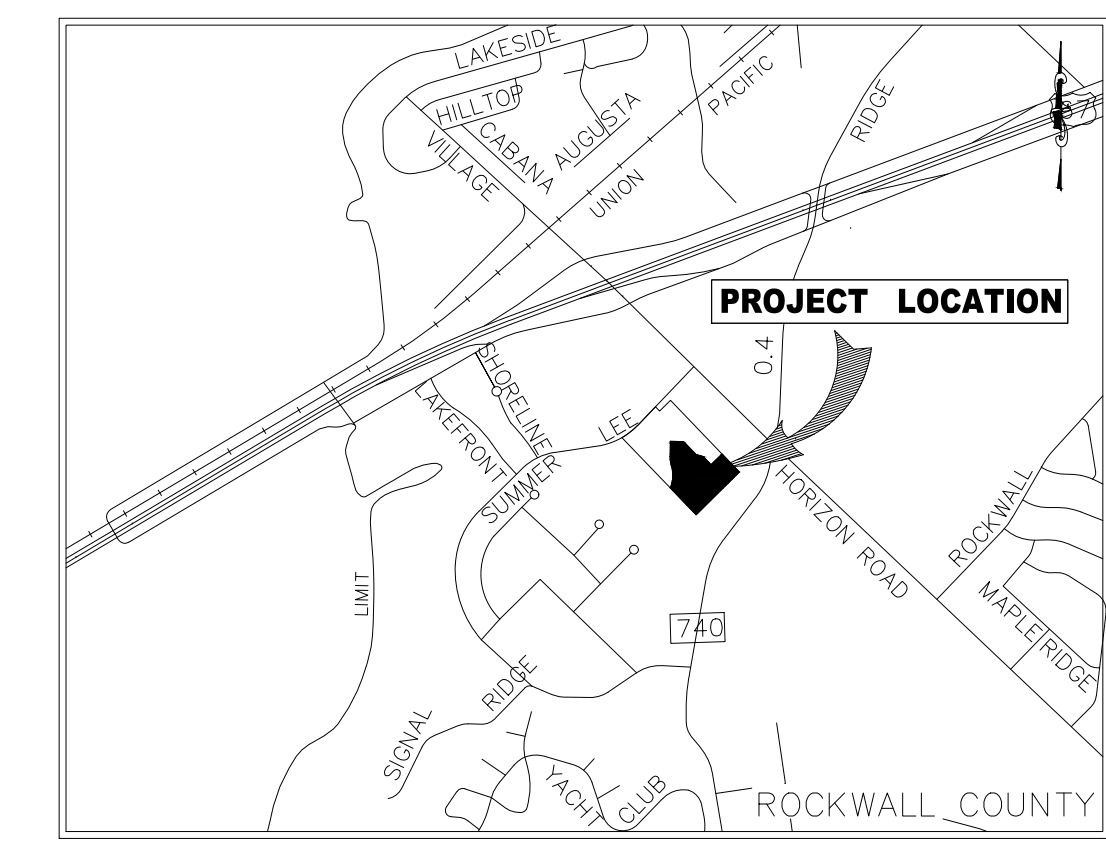


OWNER:  
ATTICUS REAL ESTATE  
5339 ALPHA ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX  
JASON LENTZ

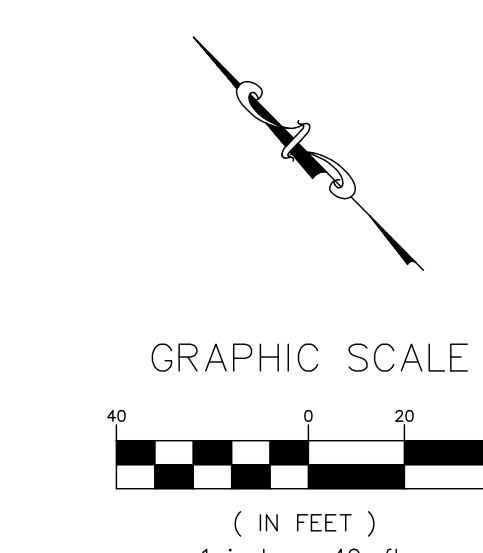
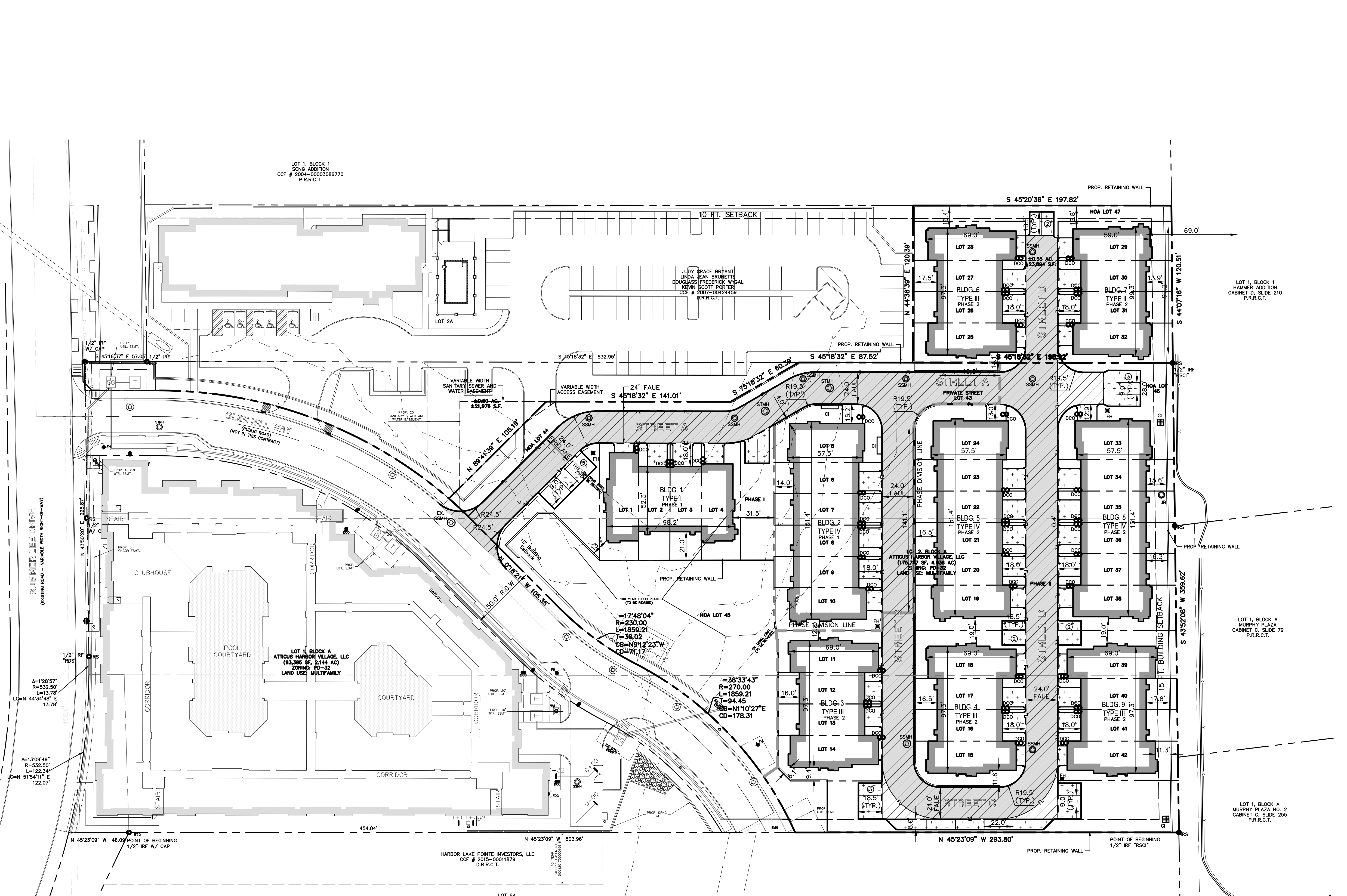
ARCHITECT -  
HUMPHREYS & PARTNERS  
ARCHITECTS, LP 5339 ALPHA  
ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX

ENGINEER/APPLICANT:  
HPcivil Engineering, LLC  
5339 ALPHA ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX  
JOSHUA A. LINCOLN, P.E.

SURVEYOR:  
REALSEARCH OF TEXAS, LLC  
P.O. BOX 1006  
817.937.2655 PH  
JEREMY DEAL



REVISIONS		
#	DATE	COMMENTS



LEGEND	
FL	PROPOSED FIRELINE
FL	ACCESSIBLE CROSSWALK
□	PROPOSED FENCE
FAUE	FIRELINE ACCESS AND UTILITY EASEMENT

SITE DATA SUMMARY TABLE	
ZONING	PD-32
PROPOSED USE	TOWNHOMES
LOT AREA	177,705 SF/4.08 AC
BUILDING AREA MULTIFAMILY RESIDENTIAL	57,936 SF
TOTAL PARKING REQUIRED	84 SPACES (2P PER UNIT)
TOTAL PARKING PROVIDED	94 SPACES (INCLUDES GARAGES)

- NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO SHEET C0.1 FOR GENERAL NOTES AND LEGEND.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, FOUNDATION LAYOUT AND DESIGN.
  - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

PAVING LEGEND	
	LIGHT DUTY PAVING 5" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE
	HEAVY DUTY PAVING 6" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE

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 WESTERMOST PROPERTY CORNER.	(ELEVATION=530.41')

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

HPcivil engineering, LLC.  
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12800  
www.hpcivileng.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 JOSHUA A. LINCOLN, P.E., TEXAS REG. #108439  
DATE: 02/12/2019

FILE: C:\users\jlincoln\Documents\Atticus\Working Drawings\16-433-Phase 2\Townhomes\SP SITE.dwg  
USER: jlincoln DATE: 02/12/2019 2:10pm



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)





JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLASS FREDERICK WYGAL  
KEVIN SCOTT PORTER  
CSP # 2007-00424459  
D.R.R.C.T.

**PLANT PALETTE**

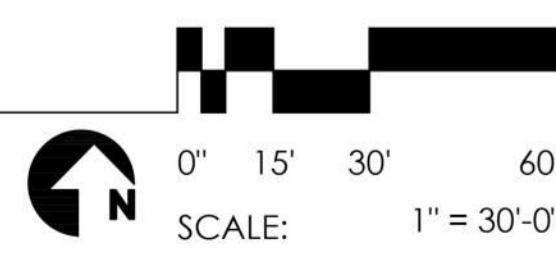
**CANOPY TREES**

NAME	SIZE/QUANTITY	ZONE
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 20	NLZ
<i>Quercus virginiana</i> LIVE OAK	4" Cal/Single Trunk Qty: 4	NLZ
<i>Ulmus crassifolia</i> CEDAR ELM	3" Cal/Single Trunk Qty: 12	NLZ
<i>Acer barbatum 'Caddo'</i> CADDO MAPLE	3" Cal/Single Trunk Qty: 5	NLZ
<i>Cupressus sempervirens</i> ITALIAN CYPRESS	3" Cal/Single Trunk Qty: 23	NLZ

**ORNAMENTAL/UNDERSTORY TREES**

NAME	SIZE/QUANTITY	ZONE
<i>Cercis canadensis</i> EASTERN REDBUD	3" Cal/Single Trunk Qty: 21	NLZ
<i>Lagerstroemia indica 'Natchez'</i> CRAPE MYRTLE (WHITE)	3" Cal/Single Trunk Qty: 16	NLZ
<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 8	NLZ

**PRELIMINARY LANDSCAPE PLAN**



DESIGNED BY: A.B. & D.E.  
DRAWN BY: A.B. & D.E.  
LAOR: DANIEL R. ERLANDSON  
PLOT DATE: 04/02/2019

ISSUE FOR PRICING/BIDDING:  
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:  
ISSUE DATE

ISSUE FOR CONSTRUCTION:  
ISSUE DATE

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION

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**ATTICUS TOWNHOMES**  
**GLEN HILL WAY**

CITY OF ROCKWALL,  
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DALLAS, TX 75240  
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**CLIENT**  
CONTACT NAME  
ADDRESS LINE 1  
ADDRESS LINE 2

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER  
**L1.00**

SCALE: AS INDICATED

PRELIMINARY LANDSCAPE PLAN - 2019-APRIL-02 - NOT FOR CONSTRUCTION

DESIGNED BY: A.B. & D.E.  
 DRAWN BY: A.B. & D.E.  
 LAOR: DANIEL R. ERLANDSON  
 PLOT DATE: 04/02/2019

ISSUE FOR PRICING/BIDDING:  
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 ATTICUS TOWNHOMES  
 GLEN HILL WAY  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

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**hpla**  
 studio

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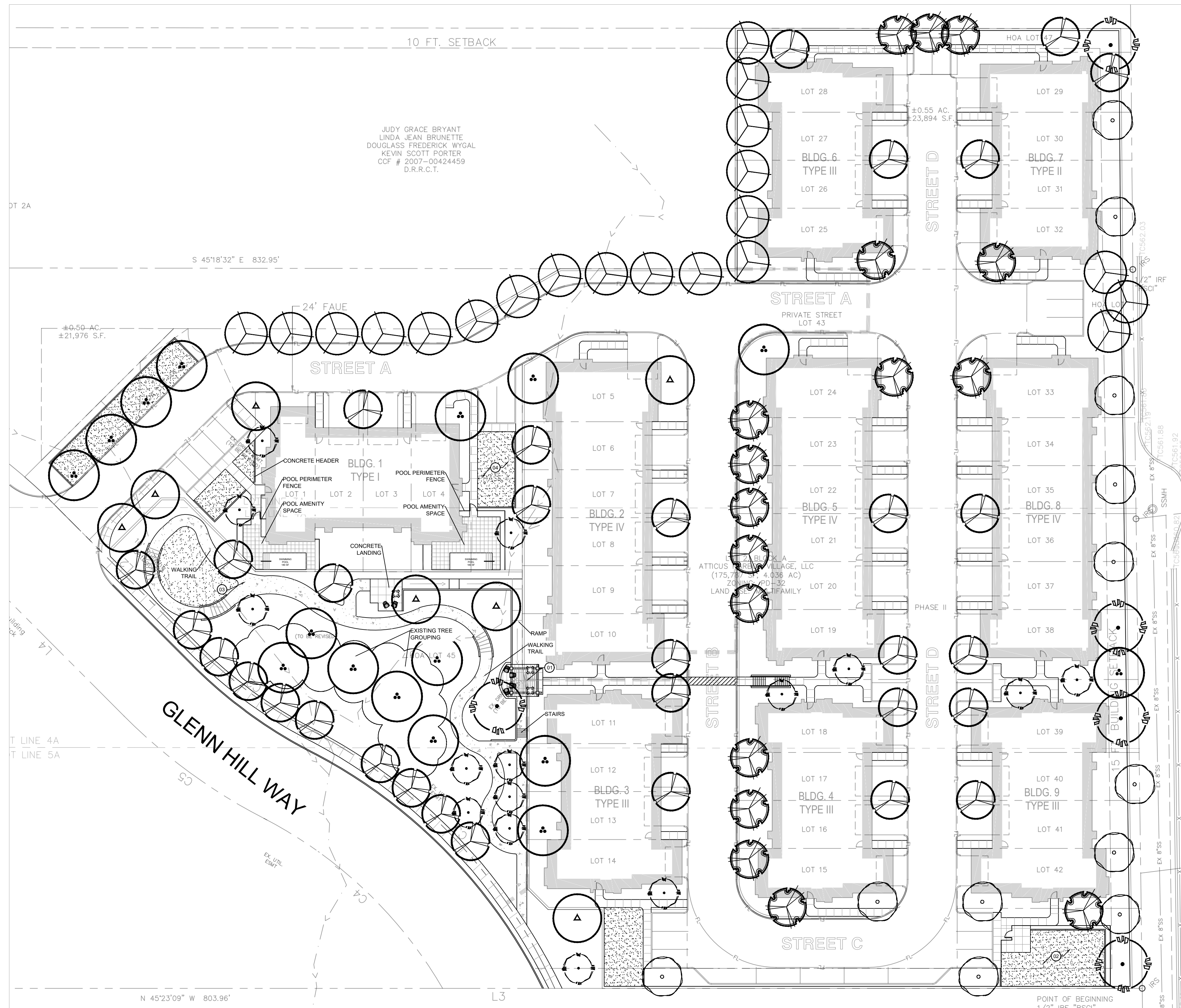
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 CONTACT NAME  
 ADDRESS LINE 1  
 ADDRESS LINE 2

SHEET TITLE  
 OPEN SPACE  
 MASTER PLAN

SHEET NUMBER  
 L1.00

SCALE: AS INDICATED

PRELIMINARY LANDSCAPE PLAN - 2019-APRIL-02 - NOT FOR CONSTRUCTION



PLANT PALETTE

CANOPY TREES	NAME	SIZE/QUANTITY	ZONE
	<i>Taxodium distichum</i> BALD CYPRESS	4" Cal./Single Trunk Qty: 20	NLZ
	<i>Quercus virginiana</i> LIVE OAK	4" Cal./Single Trunk Qty: 07	NLZ
	<i>Ulmus crassifolia</i> CEDAR ELM	3" Cal./Single Trunk Qty: 12	NLZ
	<i>Acer barbatum</i> 'Caddo' CADDO MAPLE	3" Cal./Single Trunk Qty: 16	NLZ

ORNAMENTAL/UNDERSTORY TREES	NAME	SIZE/QUANTITY	ZONE
	<i>Cercis canadensis</i> EASTERN REDBUD	3" Cal./Single Trunk Qty: 32	NLZ
	<i>Lagerstroemia indica</i> 'Natchez' CRAPE MYRTLE (WHITE)	3" Cal./Single Trunk Qty: 17	NLZ
	<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal./Multi Trunk Qty: 15	NLZ

SURFACE MATERIALS	DESCRIPTION	QTY.	ZONE
	BERMUDA LAWN GRASS <i>Cynodon dactylon</i>	5,320 S.F.	MWZ
	'VERONA' UNIT PAVERS (BY PAVESTONE.COM)	840 S.F.	
	1/2" MINUS STABILIZED DECOMPOSED GRANITE (4" MIN. DEPTH)	2,230 S.F.	
	SHREDDED HARDWOOD MULCH NOTE: INSTALL TO A MIN. 3" DEPTH		

PROPOSED AMENITIES CALLOUTS

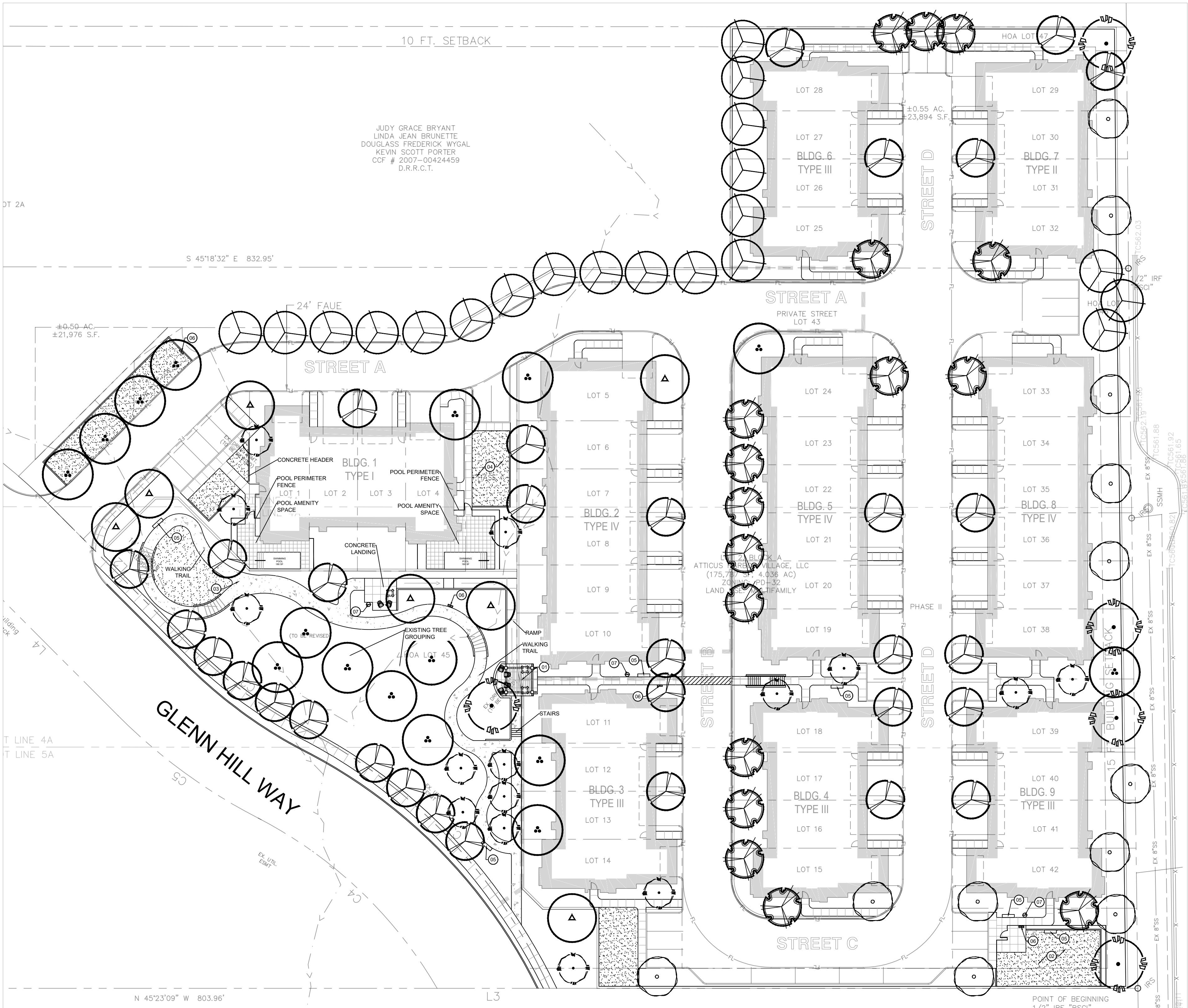
- 01 COMMUNITY GATHERING SPACE W/ TRELLIS AND BARBEQUE
- 02 COMMUNITY DOG PARK
- 03 WALKING TRAIL
- 04 OPEN RECREATION TURF AREA

OPEN SPACE CALC.

LOT AREA: 177,705 S.F. / 4.08 A.C.  
 BUILDING AREA MULTI-FAMILY: 57,936 S.F.  
 PARKING/ DRIVE AREA: 46,659 S.F.  
 REQUIRED OPEN SPACE : 35,541 S.F. / 20% MIN.  
 PROVIDED OPEN SPACE : 36,250 S.F. / 20.4%

PRELIMINARY LANDSCAPE PLAN  
 OPEN SPACE MASTER PLAN





**PLANT PALETTE**

**CANOPY TREES**

NAME	SIZE/QUANTITY	ZONE
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal./Single Trunk Qty: 20	NLZ
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NAME	SIZE/QUANTITY	ZONE
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**SURFACE MATERIALS**

DESCRIPTION	QTY.	ZONE
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1/2" MINUS STABILIZED DECOMPOSED GRANITE (4" MIN. DEPTH)	2,230 S.F.	
SHREDDED HARDWOOD MULCH NOTE: INSTALL TO A MIN. 3" DEPTH		

**PROPOSED AMENITIES CALLOUTS**

- 01 COMMUNITY GATHERING SPACE W/ TRELLIS AND BARBEQUE
- 02 COMMUNITY DOG PARK
- 03 WALKING TRAIL
- 04 OPEN RECREATION TURF AREA
- 05 6' LONG BENCH QTY. 06
- 06 DOG WASTE STATION QTY. 04
- 07 TRASH RECEPTACLE QTY. 03

**OPEN SPACE CALC.**

LOT AREA: 177,705 S.F./ 4.08 A.C.  
BUILDING AREA MULTI-FAMILY: 57,936 S.F.  
PARKING/ DRIVE AREA: 46,659 S.F.  
REQUIRED OPEN SPACE : 35,541 S.F./ 20% MIN.  
PROVIDED OPEN SPACE : 36,250 S.F./ 20.4%

DESIGNED BY: A.B. & D.E.  
DRAWN BY: A.B. & D.E.  
LAOR: DANIEL R. ERLANDSON  
PLOT DATE: 06/14/2019

ISSUE FOR PRICING/BIDDING:  
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:  
ISSUE DATE

ISSUE FOR CONSTRUCTION:  
ISSUE DATE

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION

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ATTICUS TOWNHOMES  
GLEN HILL WAY  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

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CLIENT  
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ADDRESS LINE 1  
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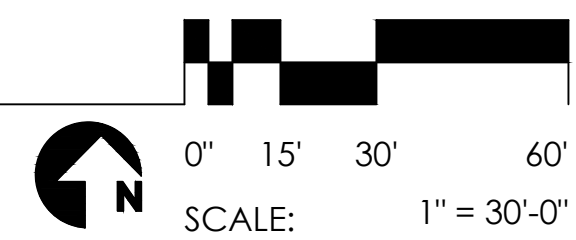
SHEET TITLE  
OPEN SPACE  
MASTER PLAN

SHEET NUMBER  
L1.00

SCALE: AS INDICATED

PRELIMINARY LANDSCAPE PLAN - 2019-JUNE-14 - NOT FOR CONSTRUCTION

**PRELIMINARY LANDSCAPE PLAN  
OPEN SPACE MASTER PLAN**





June 19, 2019

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

**RE: ADMINISTRATIVE SITE PLAN (SP2019-010), Harbour Urban**

Dear Applicant:

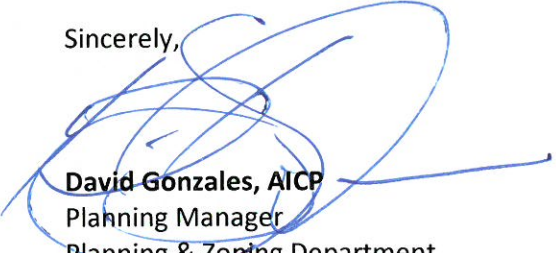
This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 05/14/2019. The following is a record of all recommendations, voting records and conditions of approval:

*PLANNING AND ZONING COMMISSION:*

*On May 14, 2019, the Planning and Zoning Commission's motion to to approve the request to amend the site plan with staff conditions passed by a vote of 5 to 0 with Commissioners Logan and Moeller absent.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



**David Gonzales, AICP**  
Planning Manager  
Planning & Zoning Department  
City of Rockwall, TX