



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2019-000 P&Z DATE 4/9/2019 CC DATE 4/15/2019 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION	
<input checked="" 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 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 _____	



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: _____

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 _____

Subdivision Harbor-Rockwall Addition

Lot 9

Block A

General Location SWC Lakefront Trail & Interstate Hwy 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District

Current Use Null

Proposed Zoning Planned Development District

Proposed Use Dwelling Units

Acreage 6.200

Lots [Current] 2

Lots [Proposed] 2

Lots [Proposed] 2

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 Rockwall Rental Properties, LP

Applicant Pegasus Ablon

Contact Person _____

Contact Person James Ziegler

Address 1608 West Moore

Address 8222 Douglas Avenue

Drawer B

Suite 390

City, State & Zip Terrell, TX 75160

City, State & Zip Dallas, TX 75225

Phone 972210331

Phone +1 (214) 389-6901

E-Mail _____

E-Mail jziegler@PegasusAblon.com

NOTARY VERIFICATION [REQUIRED]

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

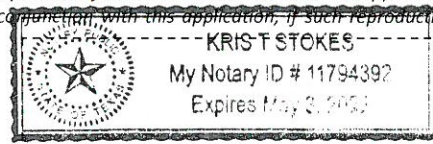
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 440.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of March, 20 19. 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 connection 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 15 day of March, 20 19.

Owner's/Applicant's Signature _____

Notary Public in and for the State of Texas _____

[Signature]
[Signature]



My Commission Expires 5/3/2021



**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

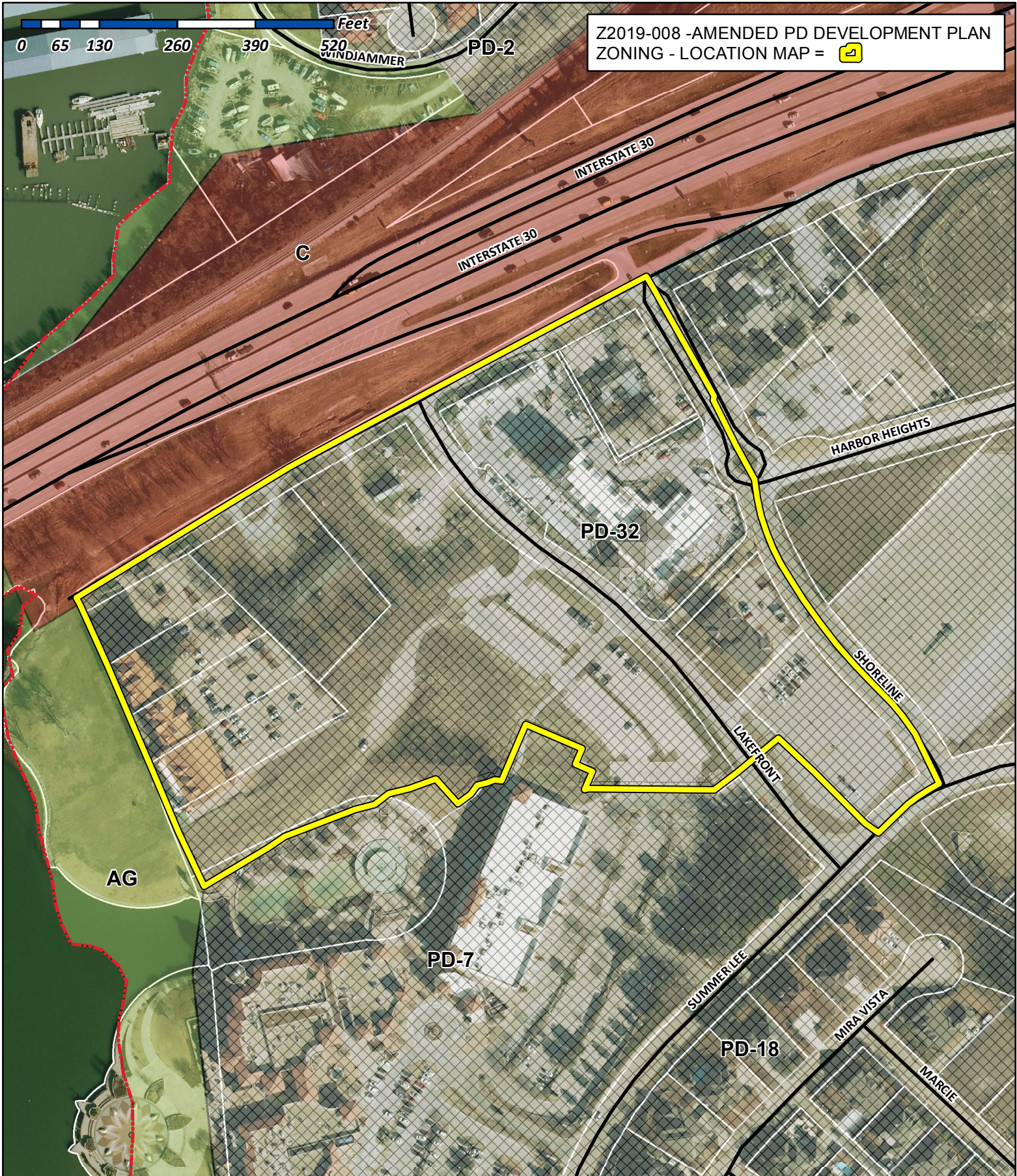
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/18/2019

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, 03/22/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/26/2019 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: Z2019-008
Project Name: Amendment Development Plan
Project Type: ZONING
Applicant Name: PEGASUS ABLON
Owner Name: ROCKWALL RENTAL PROPERTIES LP
Project Description:



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.

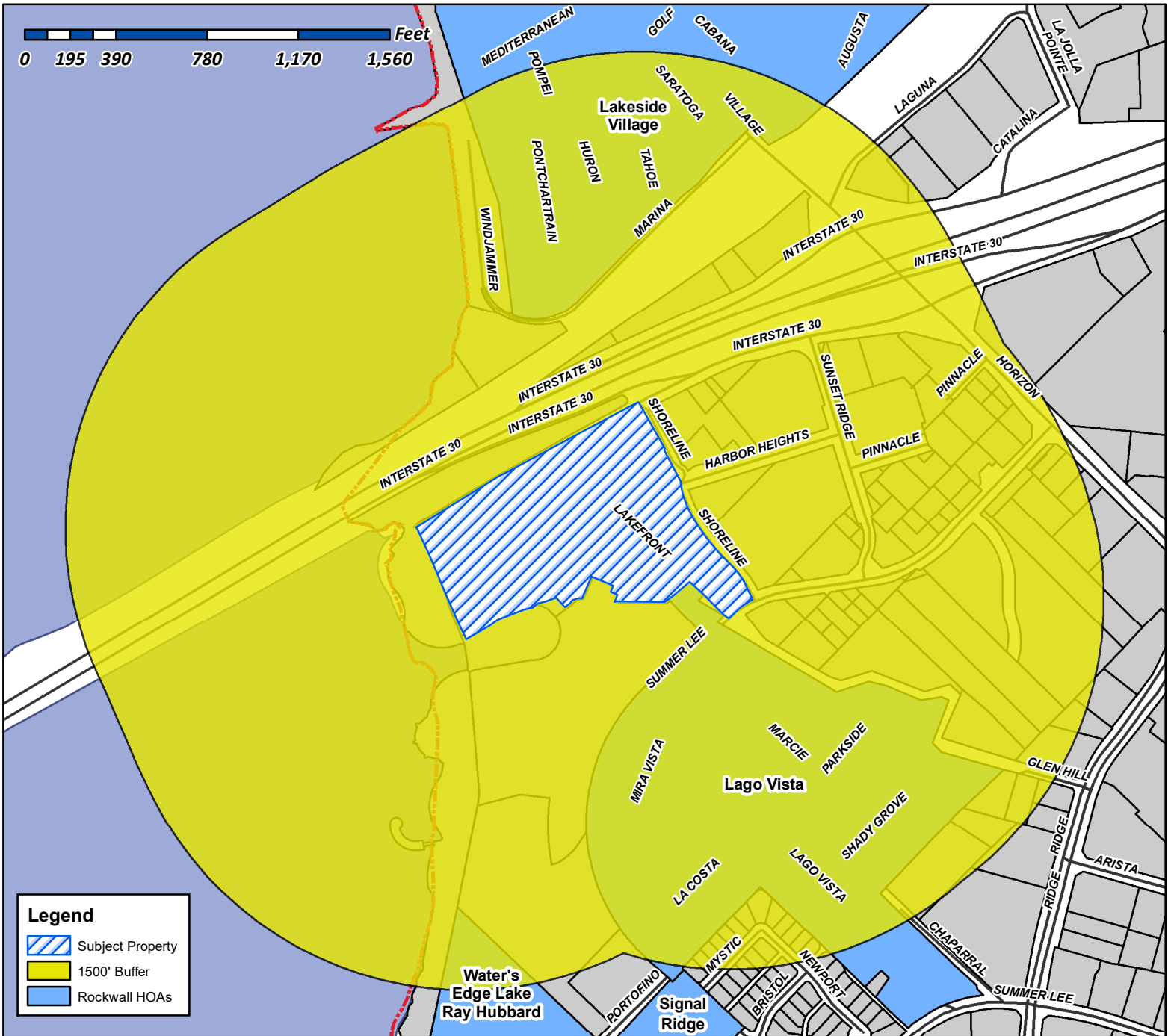




City of Rockwall

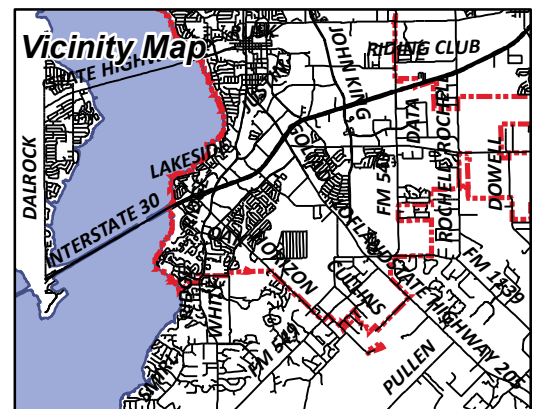
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-008
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: 3/19/2019
 For Questions on this Case Call (972) 771-7745

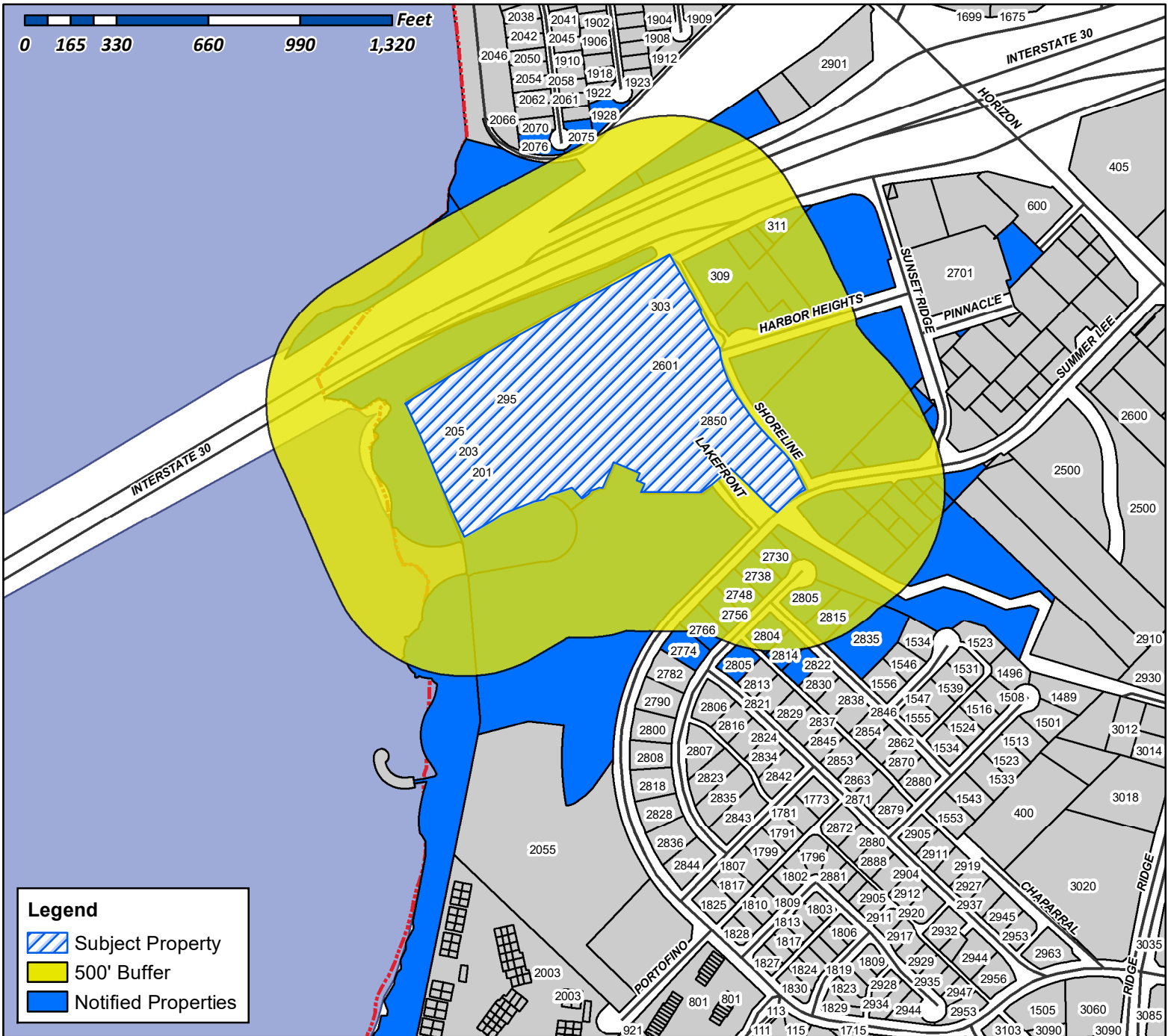




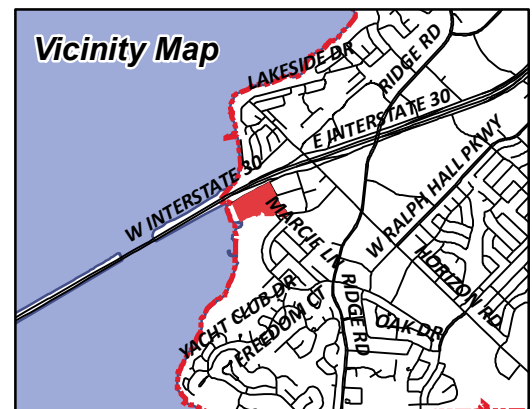
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Date Created: 3/19/2019
 For Questions on this Case Call (972) 771-7745

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
203 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
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

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. 0
BRYAN, TX 77802

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

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

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

CURRENT RESIDENT
2835 MARCIE LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR 0
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE 0
DALLAS, TX 75201

NOYORI MITSUE
8301 LAKEVIEW PKWY STE 111
ROWLETT, TX 75088

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of \$440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,
Winkelmann & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Michael Clark', is written over the typed name.

Michael Clark, P.E.
President

Cc: James Ziegler -Pegasus Ablon

City of Rockwall
Project Plan Review History



Project Number Z2019-008	Owner ROCKWALL RENTAL PROPERTIES LP	Applied 3/18/2019 LM
Project Name Amendment Development Plan	Applicant PEGASUS ABLON	Approved
Type ZONING		Closed
Subtype PD		Expired
Status Staff Review		Status

Site Address	City, State Zip	
LAKE RAY HUBBARD	ROCKWALL, TX 75032	Zoning

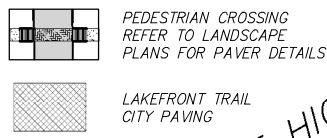
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HARBOR - ROCKWALL, THE	9	A	9	3809-000A-0009-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/19/2019	3/26/2019	3/19/2019		APPROVED	
ENGINEERING	Sarah Hager	3/18/2019	3/25/2019	3/22/2019	4	COMMENTS	
(3/22/2019 12:15 PM SH) The 20' Water and Fire Access Easement should read, "20' Water, Public Access, and fire Access Easement"							
FIRE	Ariana Hargrove	3/18/2019	3/25/2019	3/22/2019	4	APPROVED	
PLANNING	Ryan Miller	3/18/2019	3/25/2019	3/21/2019	3	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-008; Amended Development Plan for PD-32						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.
I.2						For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3						For reference, include the case number (Z2019-008) in the lower right hand corner of all pages on future submittals.
M.4						Please provide a street cross section exhibit for the proposed private access drive and pedestrian access easement similar to the street cross sections currently contained in Planned Development District 32 (PD-32) [Ordinance No. 17-22].
I.5						The proposed changes are not in conformance with the Design Guidelines [Resolution No. 10-40]. Please see the attached excerpt.
M.6						Please change both the pedestrian access and proposed private drive to conform to the design guidelines for a "Mew" and "Pedestrian Way". This could include elements like putting the decorative paving back into the plan or utilizing bollards in lieu of a curbed street.
M.7						Please provide a planting plan showing the provision of street trees and pedestrian way plantings and street furniture required by Ordinance No. 17-22.
I.8						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 2, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 9, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on March 26, 2019.
I.9						The projected City Council meeting dates for this case will be April 15, 2019 [1st Reading] & May 6, 2019 [2nd Reading].

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°18'16"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'



SIDEWALK PAVEMENT (TYP.)
 4"-3,000 PSI CONCRETE
 5.5 SACK MINIMUM
 W/ #3 BARS AT 24" C-C
 BOTH WAYS

HEAVY DUTY PAVEMENT
 7"-3600 PSI CONCRETE
 6.5 SACK MINIMUM
 W/ #3 BARS AT 18" O.C.E.W.

**INTERSTATE HIGHWAY 30
 (VARIABLE WIDTH RIGHT-OF-WAY)**

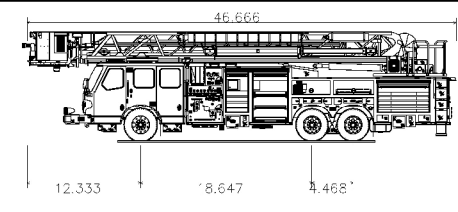
15' RCH WATER SUPPLY CORPORATION EASEMENT
 VOLUME 64, PAGE 214

**LOT 9A, BLOCK A
 6.200 AC.
 (270,065 S.F.)**

**LOT 9B, BLOCK A
 1.158 AC.
 (50,453 S.F.)**

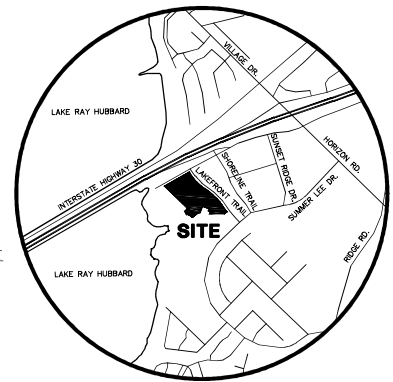
**LOT 6, BLOCK A
 THE HARBOR-ROCKWALL
 ADDITION
 CABINET H, SLIDE 195**

**LAKE RAY
 HUBBARD**

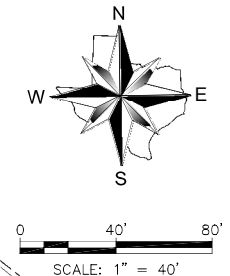


ON= HI100 Platform
 Over Length
 Over Width
 Over Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Wheel Angle

46.666ft
 8.333ft
 10.651ft
 1.269ft
 8.333ft
 6.00s
 45.00°



**VICINITY MAP
 NOT TO SCALE**



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



Public Access

$\Delta=009'44'28"$
 $R=680.00'$
 $L=115.61'$
 $Ch L=115.47'$
 $Ch B=S40'10'38"E$

$\Delta=002'30"$
 $R=680.00'$
 $L=29.80'$
 $Ch L=29.8'$
 $Ch B=S36'$

LEGEND

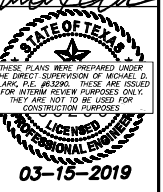
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
WH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EM	Electric Meter

CASE NO. SP2018-043

DEVELOPER
 PEGASUS ABLON
 KEVIN HICKMAN
 8222 DOUGLAS AVENUE,
 SUITE 390
 DALLAS, TX 75225
 214-389-6901

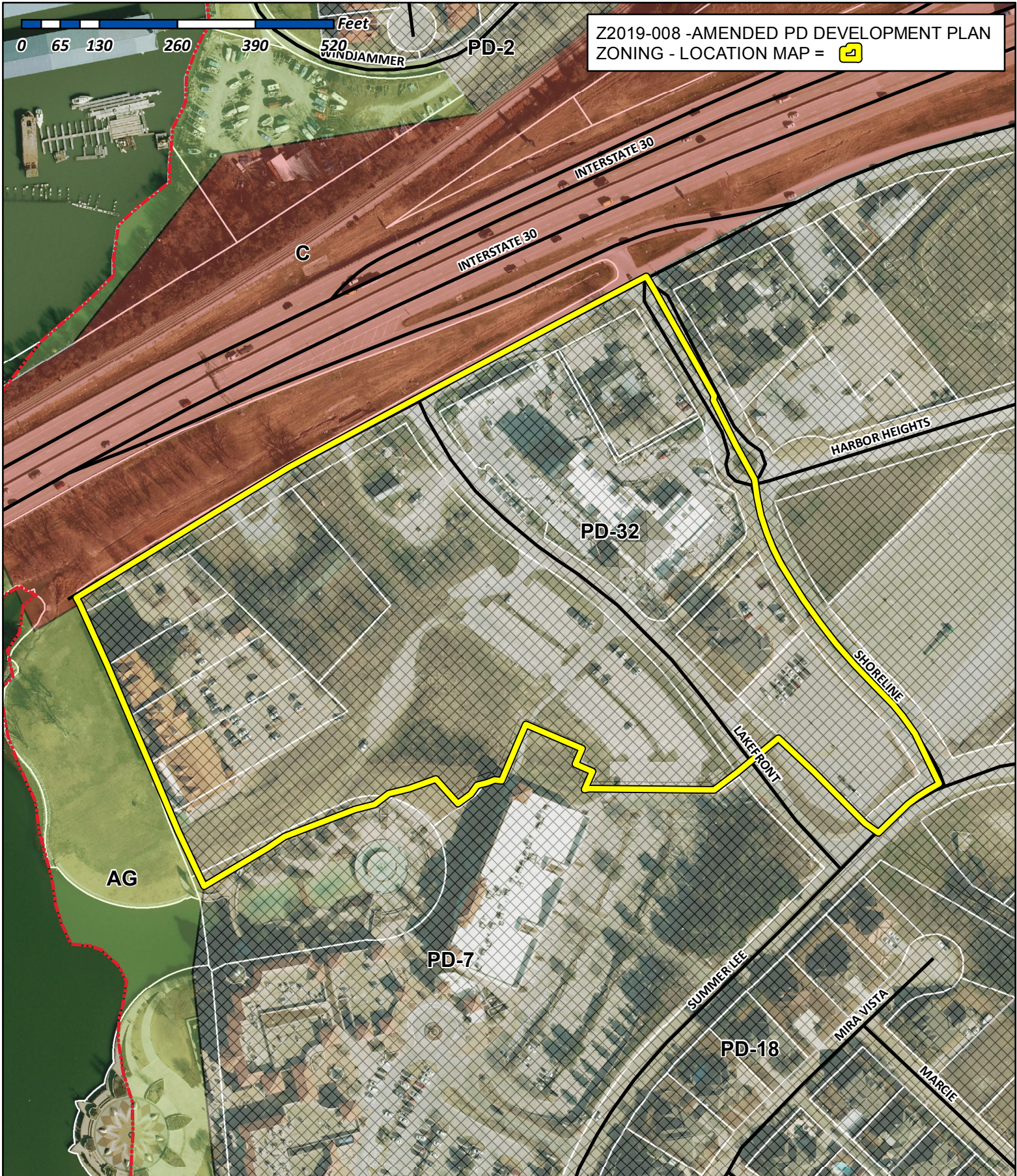
OWNER
 ROCKWALL RENTAL PROPERTIES, LP
 1608 WEST MOORE,
 DRAWER B
 TERREL, TX 75160
 972-210-0331

Winkelmann & Associates, Inc.



**SITE PLAN
 HARBOR VILLAGE
 ROCKWALL, TEXAS**

NO.	DATE	REVISION	APPROV.
1.	12/14/2018	SITE PLAN SUBMITTAL	MD
2.	01/04/2019	SITE PLAN RESUBMITTAL	MC
3.	03/15/2019	REVISED ACCESS DRIVE	MC
4.			
5.			
6.			



City of Rockwall

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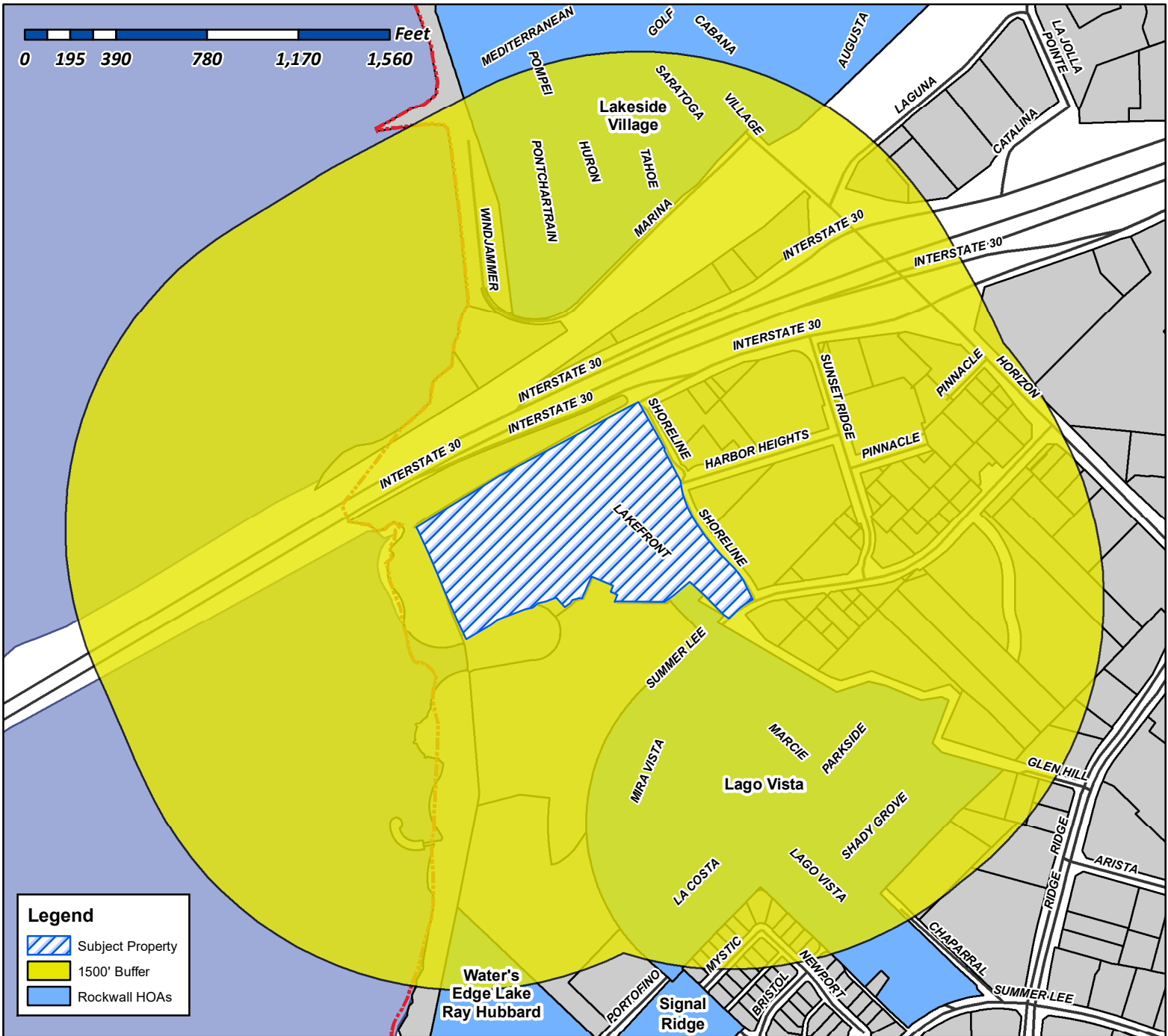
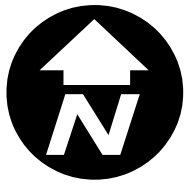




City of Rockwall

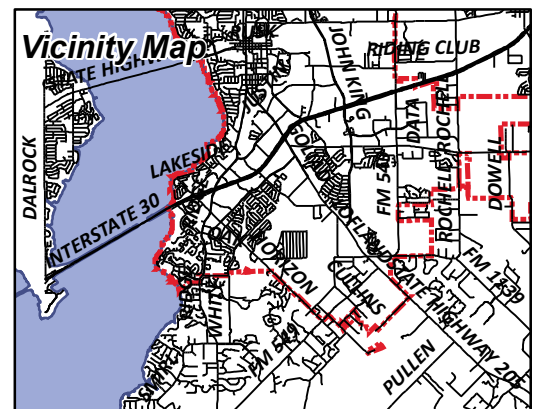
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2019-008
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: 3/19/2019
 For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, March 22, 2019 2:41:03 PM
Attachments: [Public Notice \(03.21.2019\).pdf](#)
[HOA Map.pdf](#)

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 published in the Rockwall Herald Banner **March 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 4/15/2019 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/development-cases>

Z2019-008- Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, 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

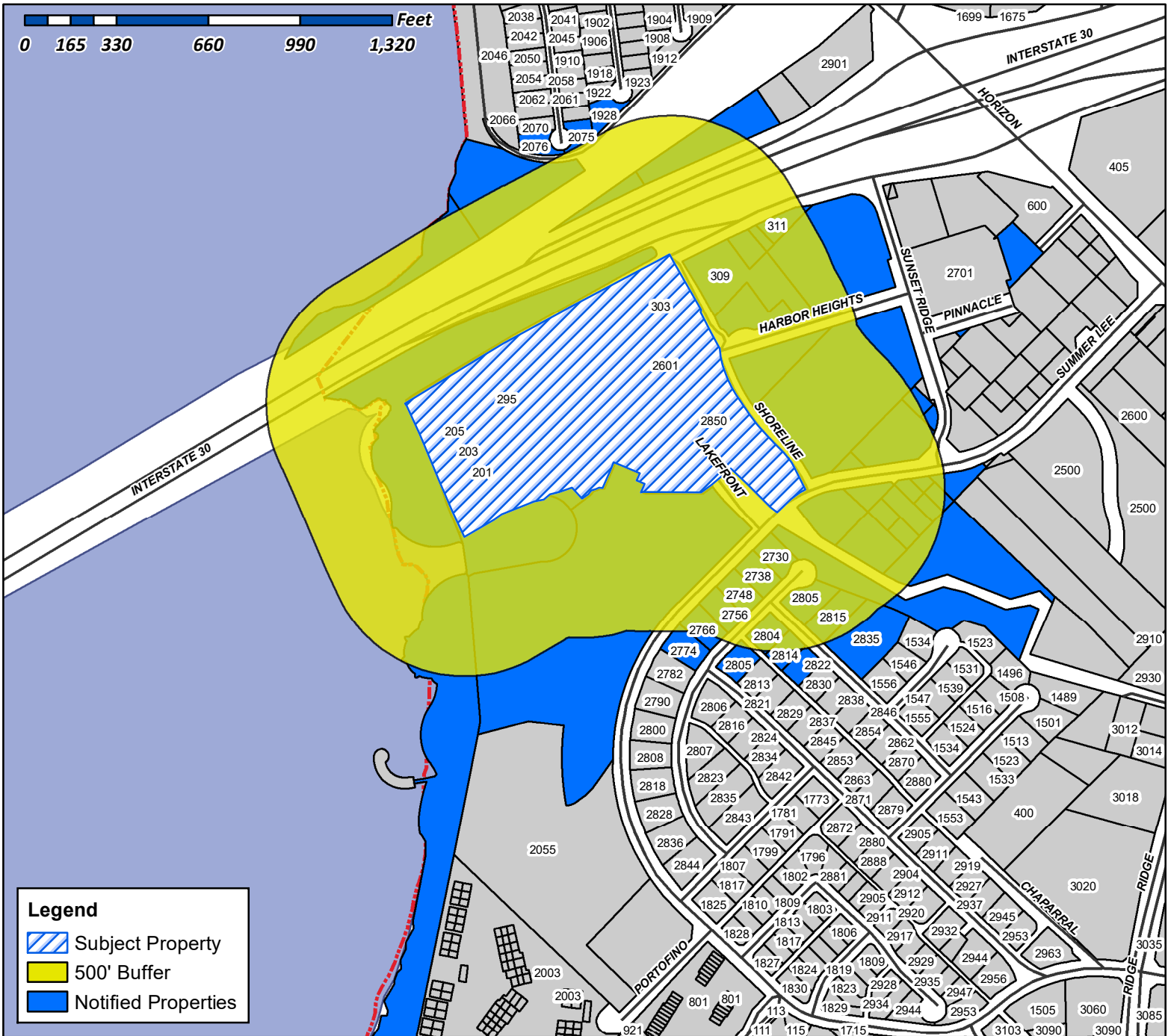
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



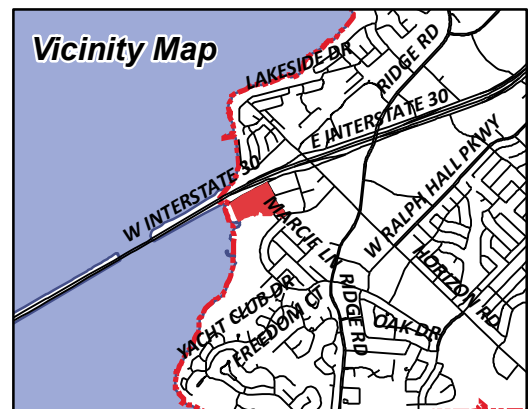
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-008
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Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail



Date Created: 3/19/2019
 For Questions on this Case Call (972) 771-7745

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
203 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
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

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. 0
BRYAN, TX 77802

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

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

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

CURRENT RESIDENT
2835 MARCIE LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR 0
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE 0
DALLAS, TX 75201

NOYORI MITSUE
8301 LAKEVIEW PKWY STE 111
ROWLETT, TX 75088

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of \$440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,
Winkelmann & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Michael Clark', is written over the typed name.

Michael Clark, P.E.
President

Cc: James Ziegler –Pegasus Ablon

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
G2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

- REFER TO LANDSCAPE PLANS FOR PAVER DETAILS
- LAKEFRONT TRAIL CITY PAVING
- SIDEWALK PAVEMENT (TYP.)
4"-3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C-C
BOTH WAYS
- HEAVY DUTY PAVEMENT
7"-3,600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

SITE DATA TABLE	
HARBOR VILLAGE - ROCKWALL	
HARBOR - ROCKWALL ADDITION	6.200 ACRES
LOT 9A, BLOCK A	270,065 SQ-FT
BUILDING AREA	127,000 SQ-FT
USE	DWELLING UNITS
COVERAGE	47.03%
TOTAL NUMBER OF UNITS	375 UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT
PARKING PROVIDED	563 SPACES
OFF-STREET PARKING PROVIDED	563 SPACES
ON-STREET PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	597 SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT
HANDICAP REQUIRED	12 SPACES
HANDICAP PROVIDED	12 SPACES
OVERFLOW PARKING PROVIDED	180 SPACES
* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING	

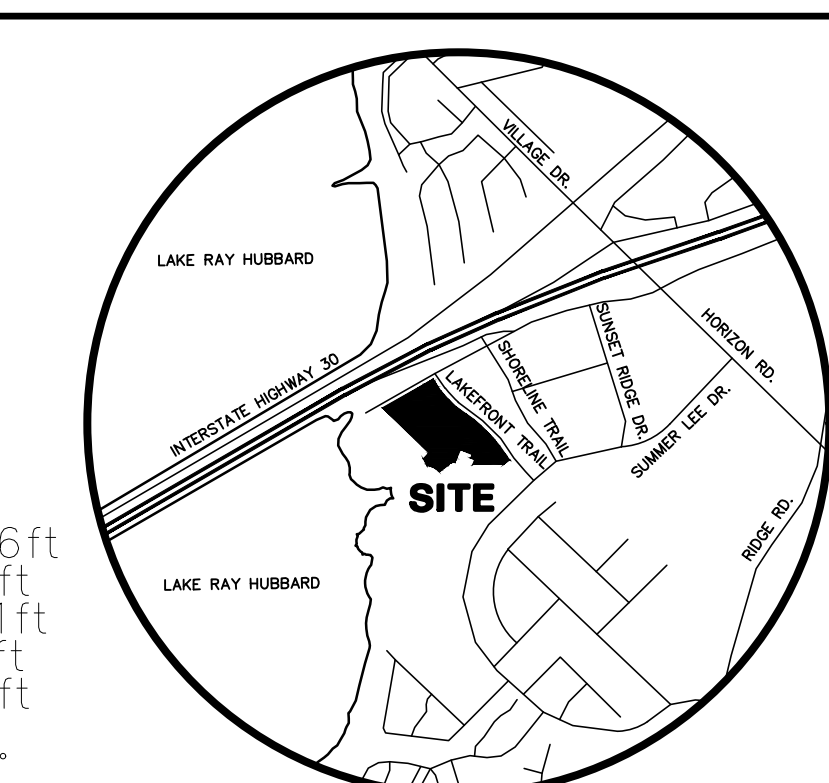
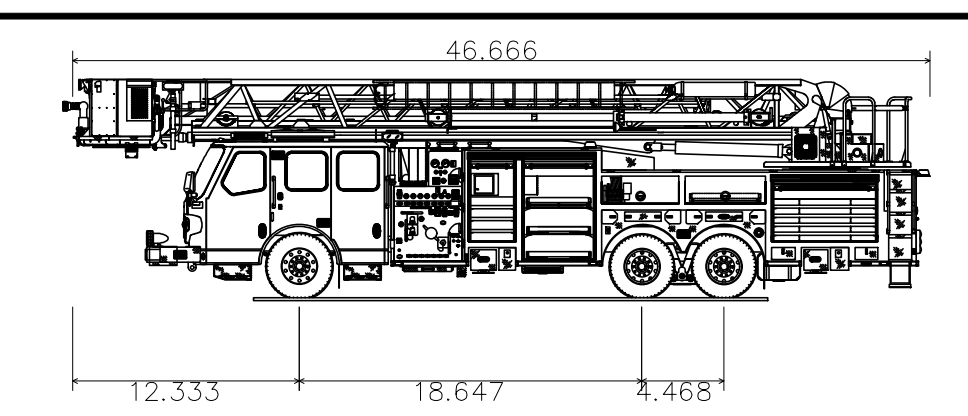
HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	2	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL	375	100.00%	335,224	61,893 SF	66,937 SF	69,643 SF	69,643 SF	67,108 SF	67,108 SF

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

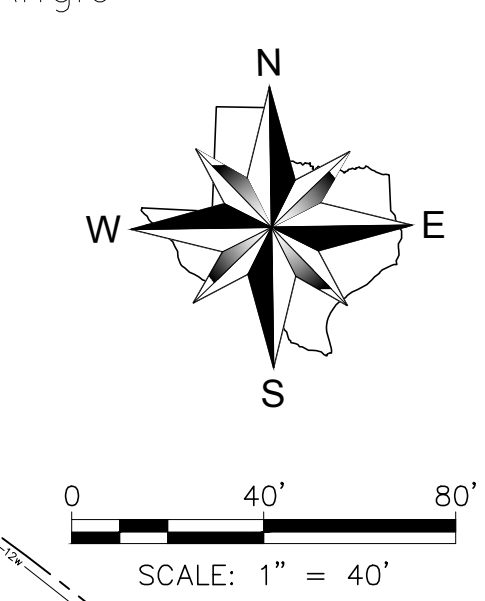
LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)



E-ONE HP100 Platform
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

46.666ft
8.333ft
10.651ft
1.269ft
6.000s
45.00°

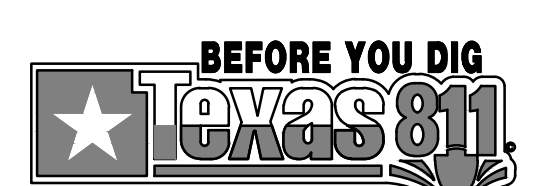


*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



$\Delta=009^{\circ}44'28''$
 $R=680.00'$
 $L=115.61'$
 $Ch L=115.47'$
 $Ch B=S40^{\circ}10'38''E$

$\Delta=002^{\circ}30'00''$
 $R=680.00'$
 $L=29.80'$
 $Ch L=29.80'$
 $Ch B=S36^{\circ}00'00''E$

- LEGEND**
- PP Power Pole
 - GW Guy Wire
 - MH Manhole
 - WV Water Valve
 - TP Telephone Pedestal
 - WM Water Meter
 - FH Fire Hydrant
 - LP Light Pole
 - IV Irrigation Valve
 - CO Clean Out
 - AC Air Conditioner
 - CB Cable Box
 - SB Signal Box
 - SP Signal Pole
 - SN Sign
 - CM Control Monument
 - IRF Iron Rod Found
 - IRS Iron Rod Set
 - CIRS Iron Rod Set w/ cap "WAI"
 - CIRF Iron Rod Found w/ cap
 - XCS "X" Cut in Concrete Set
 - XCF "X" Cut in Concrete Found
 - PKS PK Nail Set
 - PKF PK Nail Found
 - SS Sanitary Sewer
 - SW Storm Sewer
 - TF Transformer pad
 - GM Gas Meter
 - GMK Gas Marker
 - TSN Traffic Sign
 - UGC Underground Cable Marker
 - EB Electric Box
 - EM Electric Meter

CASE NO. SP2018-043

DEVELOPER
PEGASUS ABLON
KEVIN HICKMAN
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
214-389-6901

OWNER
ROCKWALL RENTAL PROPERTIES, LP
1608 WEST MOORE,
DRAWER B
TERREL, TX 75160
972-210-0331

Winkelman & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
1111 GILBERT BLVD., SUITE 305
DALLAS, TEXAS 75242
(972) 490-7099
FAX (972) 490-7098
Professional Registration No. 89
Professional Registration No. 107866-00
Professional Registration No. 107866-00
Professional Registration No. 107866-00
Professional Registration No. 107866-00

STATE OF TEXAS
Professional Engineer
01-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

1	DATE	12/14/2018
2	REVISION	
3	SITE PLAN SUBMITTAL	
4	SITE PLAN RESUBMITTAL	
5	MC	
6	MD	
7	APPROV	

LAST SAVED BY: MAJULIAND January 3, 2019

CITY OF ROCKWALL

ORDINANCE NO. 17-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, 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 from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail 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 *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] 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 any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That 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. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

4.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2019. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5, Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

4.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in

Exhibit 'B' of this ordinance;

- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [as amended], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

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

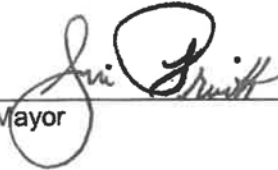
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offense and each and every day such 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 18TH DAY OF DECEMBER, 2017



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



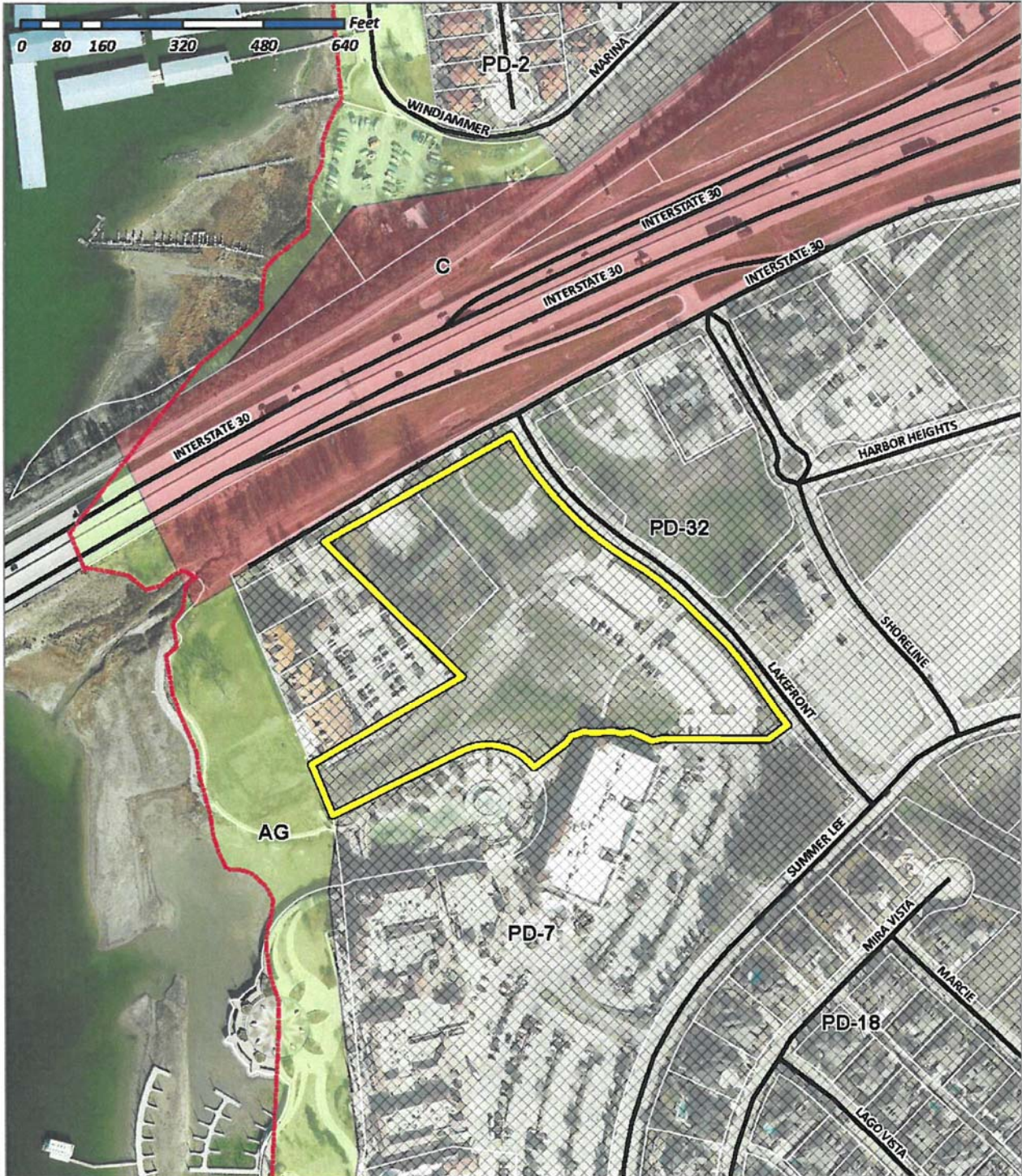
Frank J. Garza, City Attorney



1st Reading: November 20, 2017

2nd Reading: December 18, 2017

Exhibit 'A':
Legal Description



Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

Exhibit 'A':
Legal Description

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

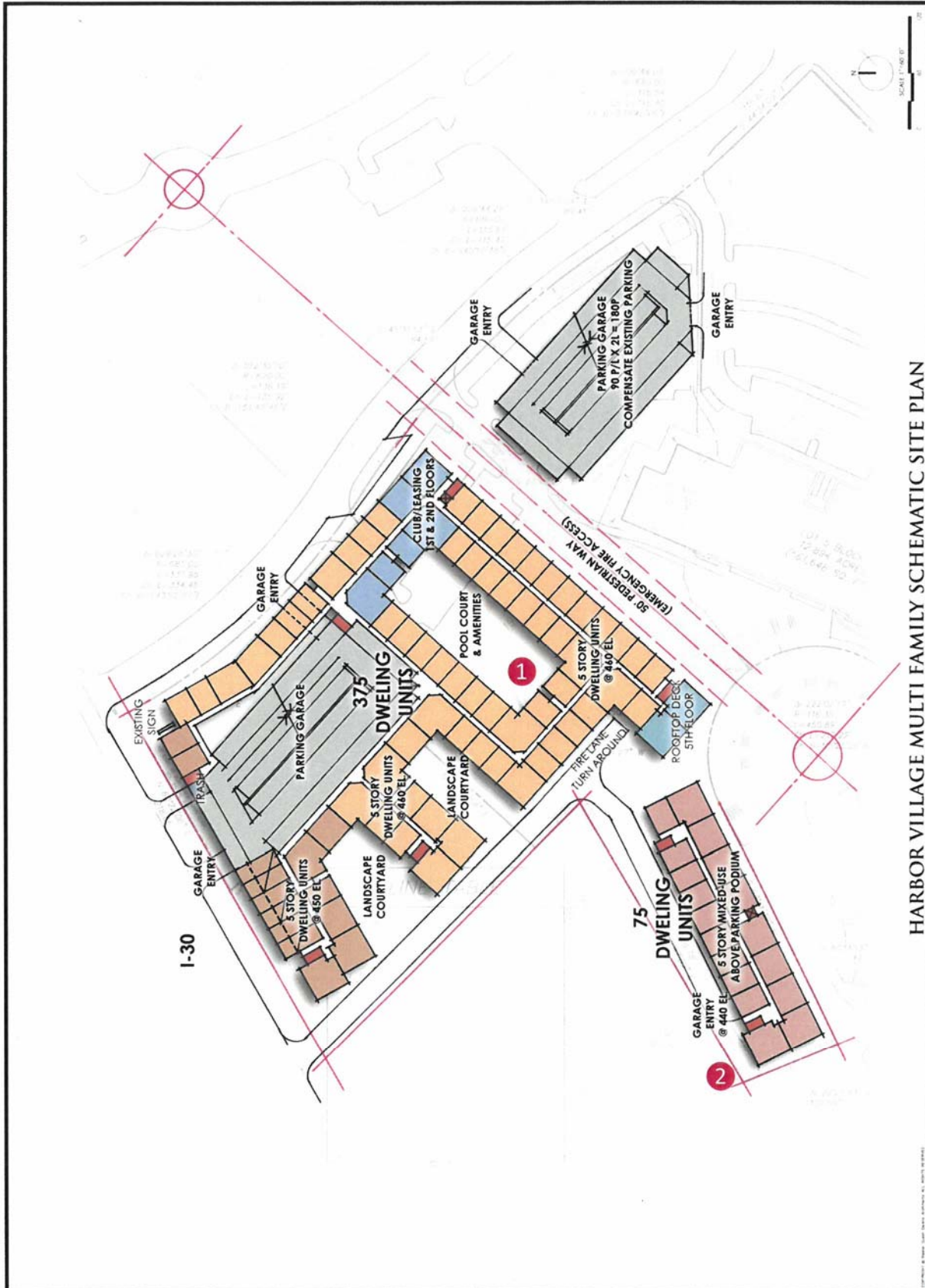
THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

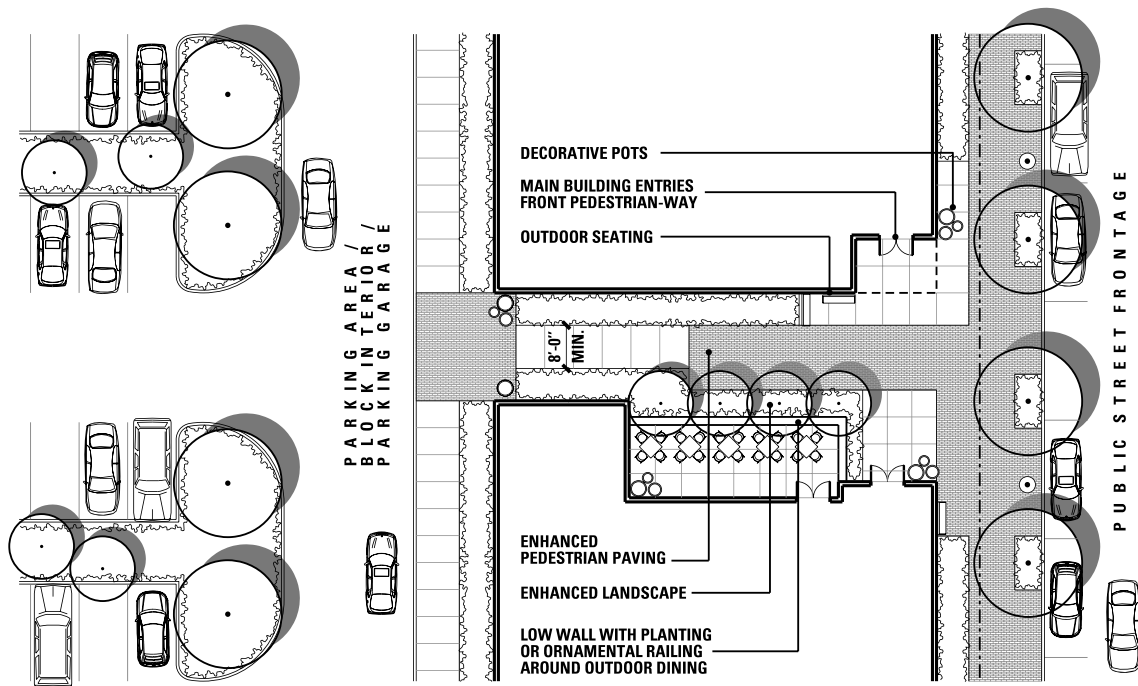
Exhibit 'B':
PD Development Plan



4 STREETS

PEDESTRIAN WAYS

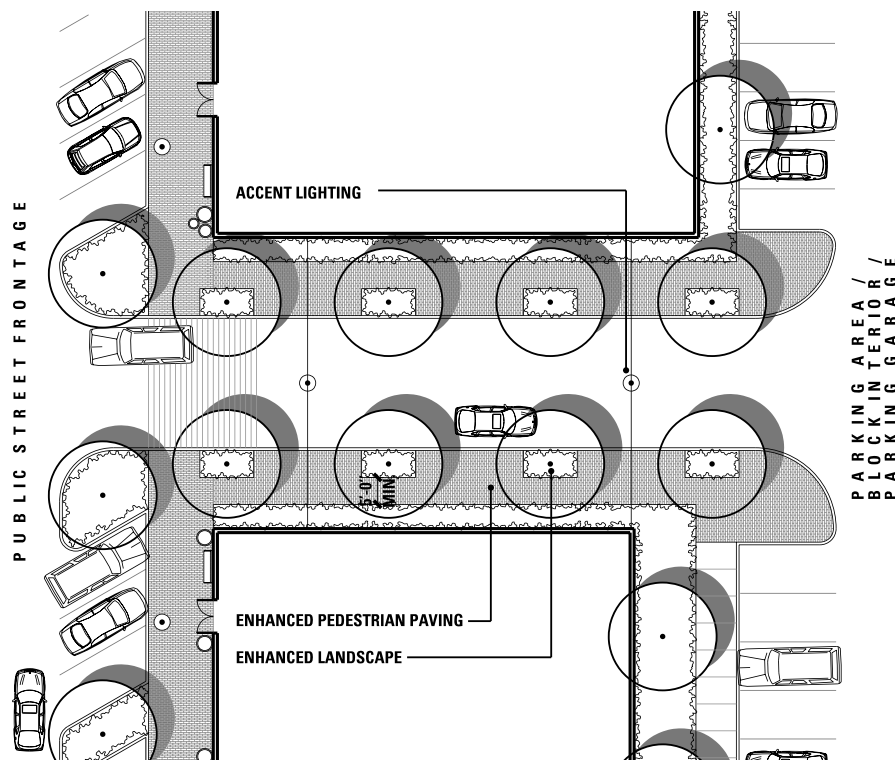
Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features such as fountains or sculpture pieces. Outdoor seating and dining may occur within the pedestrian-way. Building entry access should be provided within pedestrian-ways. The maximum cross slope within a pedestrian-way is 2%.



4 STREETS

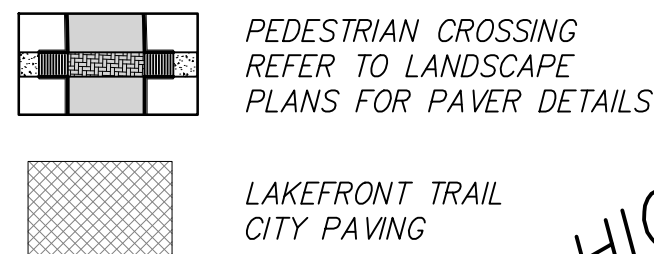
M E W S

Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement. Bollards may be used in lieu of a typical street curb. Building entry access may be provided within a mews. A carriage-way may also serve the purpose of a mews. The maximum cross slope within a mews is 2%.



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CH. L
C2	12°35'10"	620.00'	136.19'	135.92'
				S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'



SIDEWALK PAVEMENT (TYP.)
 4"-3,000 PSI CONCRETE
 5.5 SACK MINIMUM
 W/ #3 BARS AT 24" C-C
 BOTHWAYS

HEAVY DUTY PAVEMENT
 7"-3600 PSI CONCRETE
 6.5 SACK MINIMUM
 W/ #3 BARS AT 18" O.C.E.W.

SITE DATA TABLE	
HARBOR VILLAGE - ROCKWALL	6.200 ACRES
HARBOR - ROCKWALL ADDITION LOT 9A, BLOCK A	270,065 SQ-FT
BUILDING AREA	127,000 SQ-FT
USE	DWELLING UNITS
COVERAGE	47.03%
TOTAL NUMBER OF UNITS	375 UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT
PARKING REQUIRED	563 SPACES
OFF-STREET PARKING PROVIDED	548 SPACES
ON-STREET PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	582 SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT
HANDICAP REQUIRED	12 SPACES
HANDICAP PROVIDED	12 SPACES
OVERFLOW PARKING PROVIDED	180 SPACES
* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING	

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL		375	100.00%	335,224	70	76	77	77	75
					61893 SF	66937 SF	69643 SF	69643 SF	67108 SF

15' RCH WATER SUPPLY CORPORATION EASEMENT VOLUME 64, PAGE 214

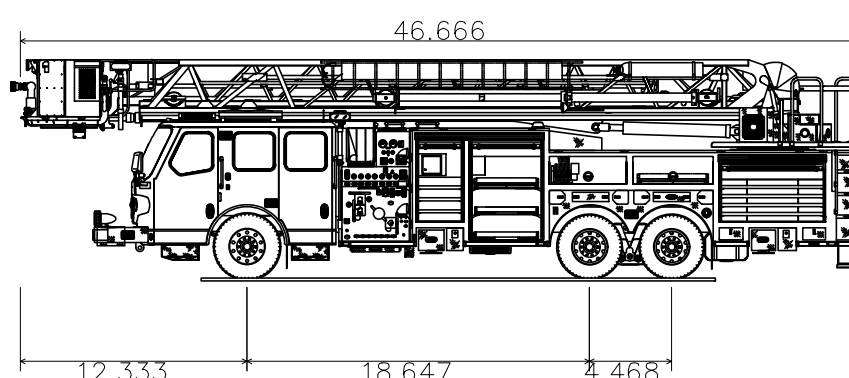
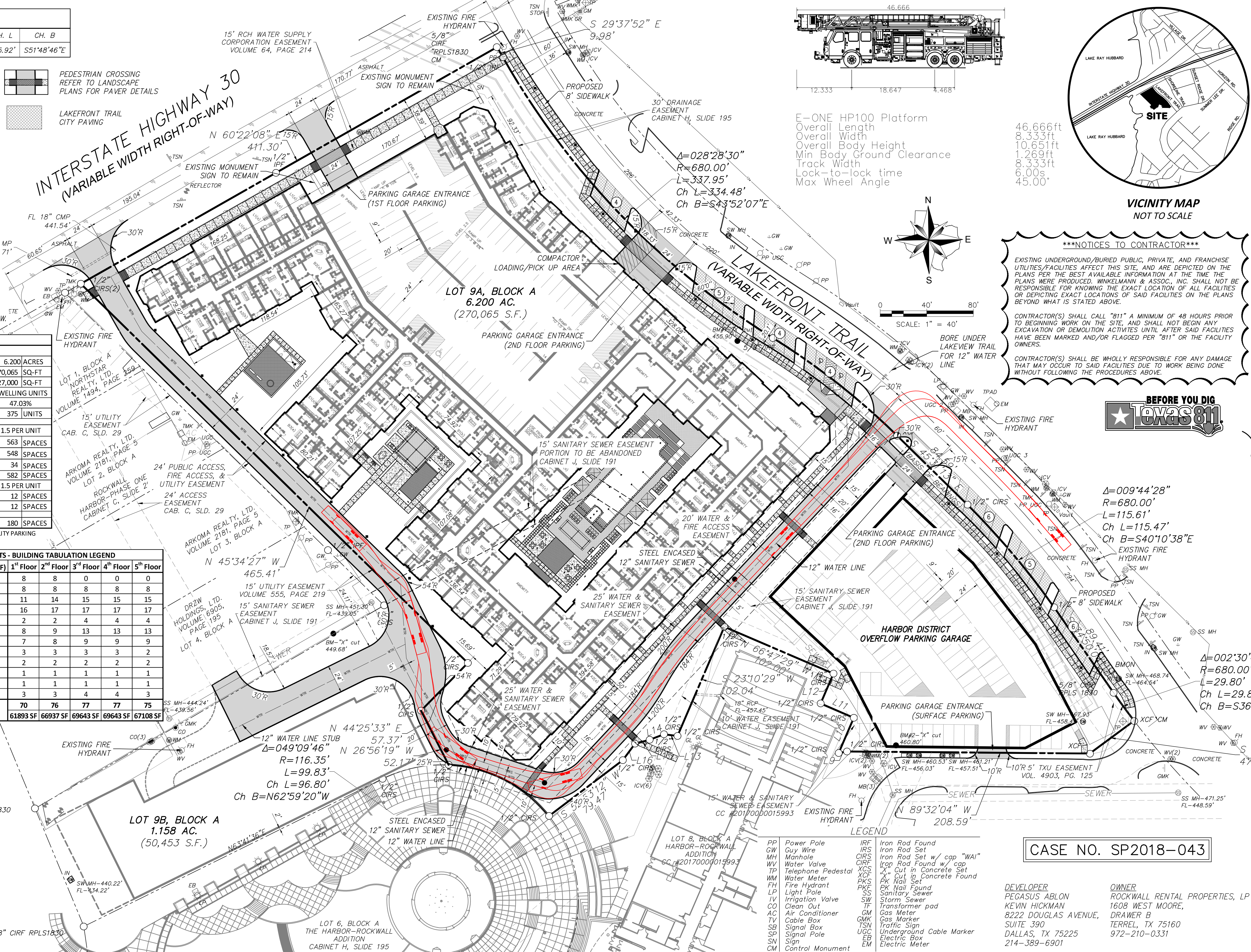
INTERSTATE HIGHWAY 30
 (VARIABLE WIDTH RIGHT-OF-WAY)

LOT 9A, BLOCK A
 6.200 AC.
 (270,065 S.F.)

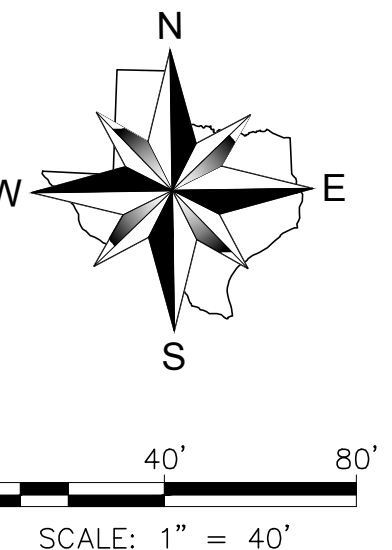
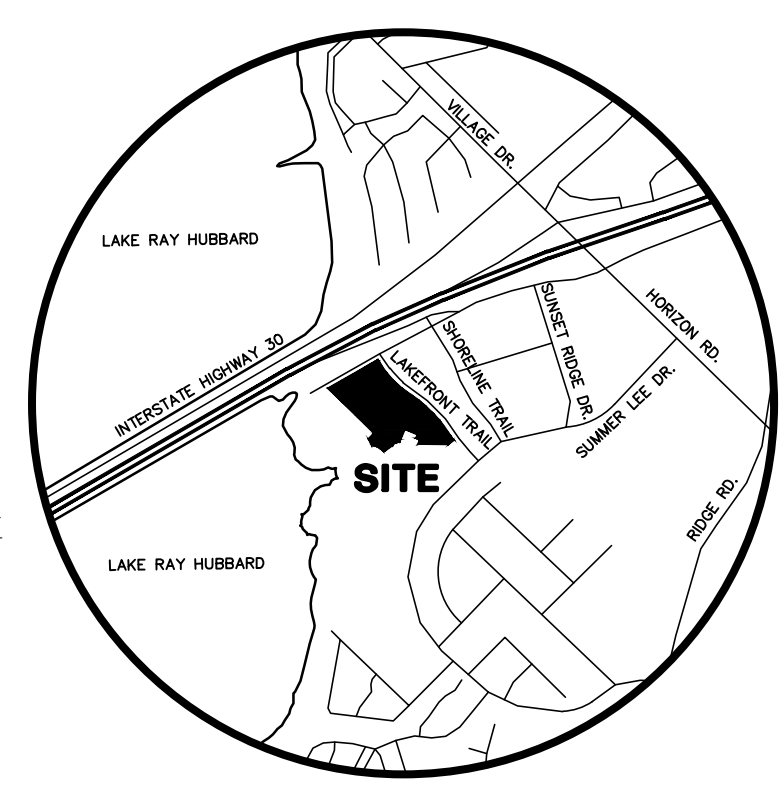
LOT 9B, BLOCK A
 1.158 AC.
 (50,453 S.F.)

LAKE RAY HUBBARD

LOT 6, BLOCK A
 THE HARBOR - ROCKWALL ADDITION
 CABINET H, SLIDE 195



E-ONE HP100 Platform
 Overall Length 46.666ft
 Overall Width 12.333ft
 Overall Body Height 18.647ft
 Min Body Ground Clearance 4.468ft
 Track Width 12.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



$\Delta=009°44'28"$
 $R=680.00'$
 $L=115.61'$
 $Ch L=115.47'$
 $Ch B=S40°10'38"E$

$\Delta=002°30'4"$
 $R=680.00'$
 $L=29.80'$
 $Ch L=29.8'$
 $Ch B=S36°10'00"E$

LEGEND

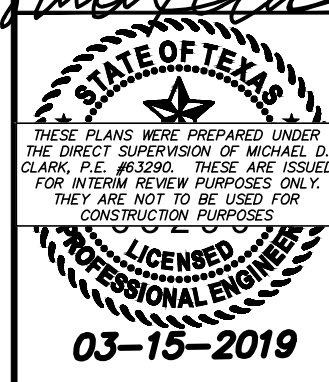
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
IV	Irrigation Valve	PKF	PK Nail Found
CO	Clean Out	SS	Sanitary Sewer
AC	Air Conditioner	SW	Storm Sewer
TV	Cable Box	CO	Clean Out
SB	Signal Box	GM	Gas Meter
SP	Signal Pole	GMK	Gas Marker
SN	Sign	TSN	Traffic Sign
CM	Control Monument	UGC	Underground Cable Marker
		EM	Electric Meter

CASE NO. SP2018-043

DEVELOPER
 PEGASUS ABLOK
 KEVIN HICKMAN
 8222 DOUGLAS AVENUE,
 SUITE 390
 DALLAS, TX 75225
 214-389-6901

OWNER
 ROCKWALL RENTAL PROPERTIES, LP
 1608 WEST MOORE,
 DRAWER B
 TERREL, TX 75160
 972-210-0331

Winkelman & Associates, Inc.
 CONSULTING CIVIL ENGINEERS
 1100 WEST WILSON AVENUE, SUITE 320
 ROCKWALL, TEXAS 75087
 (972) 498-7999 FAX
 (972) 498-1099 FAX
 State of Texas Registration No. 89
 Professional Seal of Michael Winkelman, Inc.
 License No. 20181-00001-00001



SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

NO.	DATE	REVISION	APPROV.
1.	12/14/2018	SITE PLAN SUBMITTAL	MD
2.	01/04/2019	SITE PLAN RESUBMITTAL	MC
3.	03/15/2019	REVISED ACCESS DRIVE	MC
4.			
5.			
6.			

LAST SAVED BY: MMALHOLLAND March 15, 2019

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 17-64 & PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, 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 from Jim Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [Ordinance No. 17-22] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail 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 Ordinance No. 17-64, Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 supersede all requirements stipulated in Ordinance No. 17-64;

SECTION 2. That any portion of Ordinance No.'s 11-43 & 13-16 in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 3. 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 PD Development Plans approved with Ordinance No.'s 11-43 & 13-16 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan

for the *Subject Property*; and,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 5. That 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:

5.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building ①)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on May 6, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as ① on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as ① on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building ②)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as ② on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as ② on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building ① or Building ②*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5*,

Expiration, of the International Building Code). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

5.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The private street and pedestrian access easement extending from Lakefront Trail to the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*), will be required to be located within a *Pedestrian Access Easement* on the final plat and shall be constructed in accordance with the street cross section and concept plan depicted in *Exhibit 'C'* of this ordinance; and
- 8) The proposed uses for this development shall be required to demonstrate that they

have access to a sufficient number of parking spaces within the development to support their use.

SECTION 6. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 7. 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 8. 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MAY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

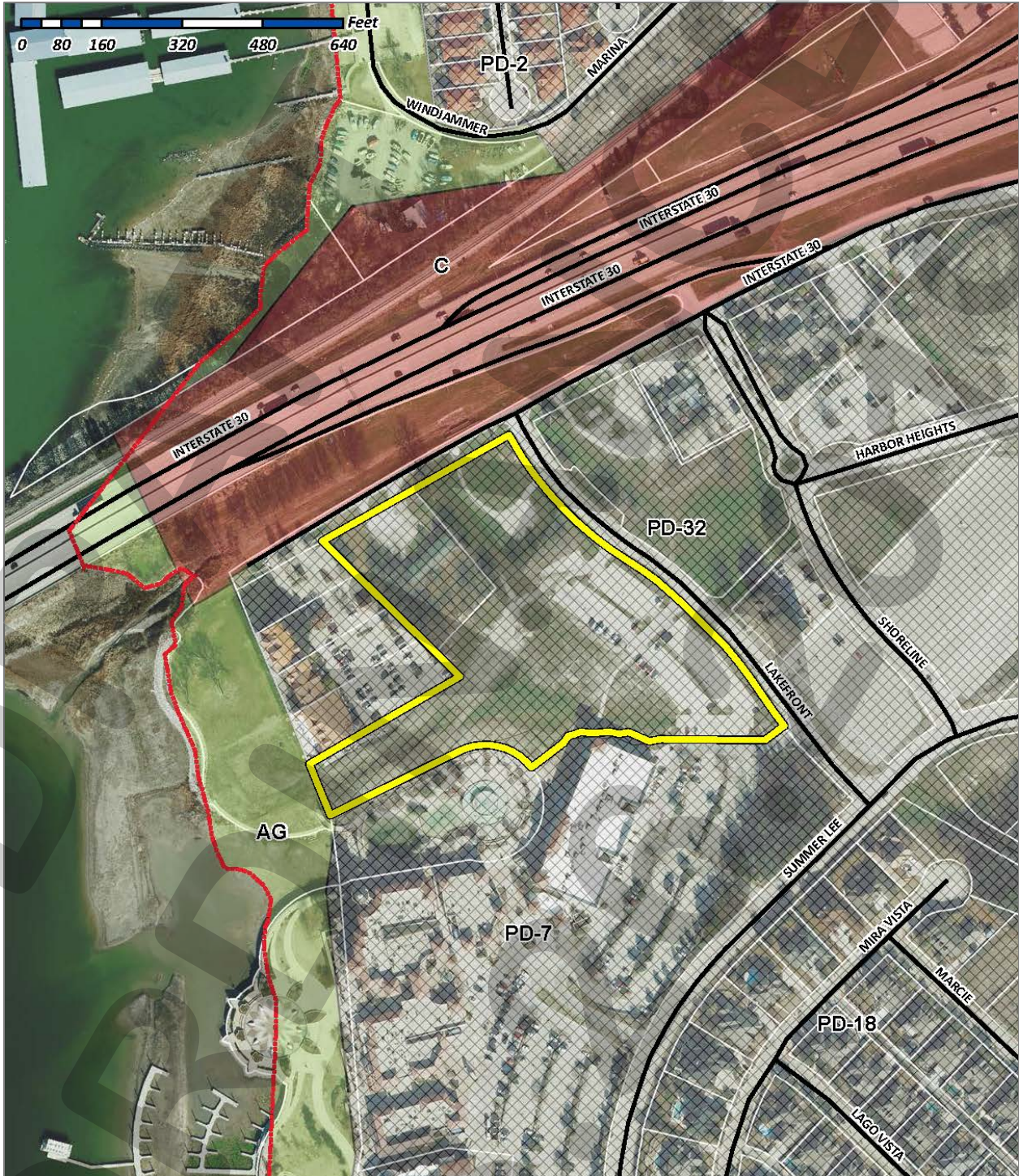
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2019

2nd Reading: May 6, 2019

**Exhibit 'A':
Legal Description**



Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

Exhibit 'A':
Legal Description

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BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

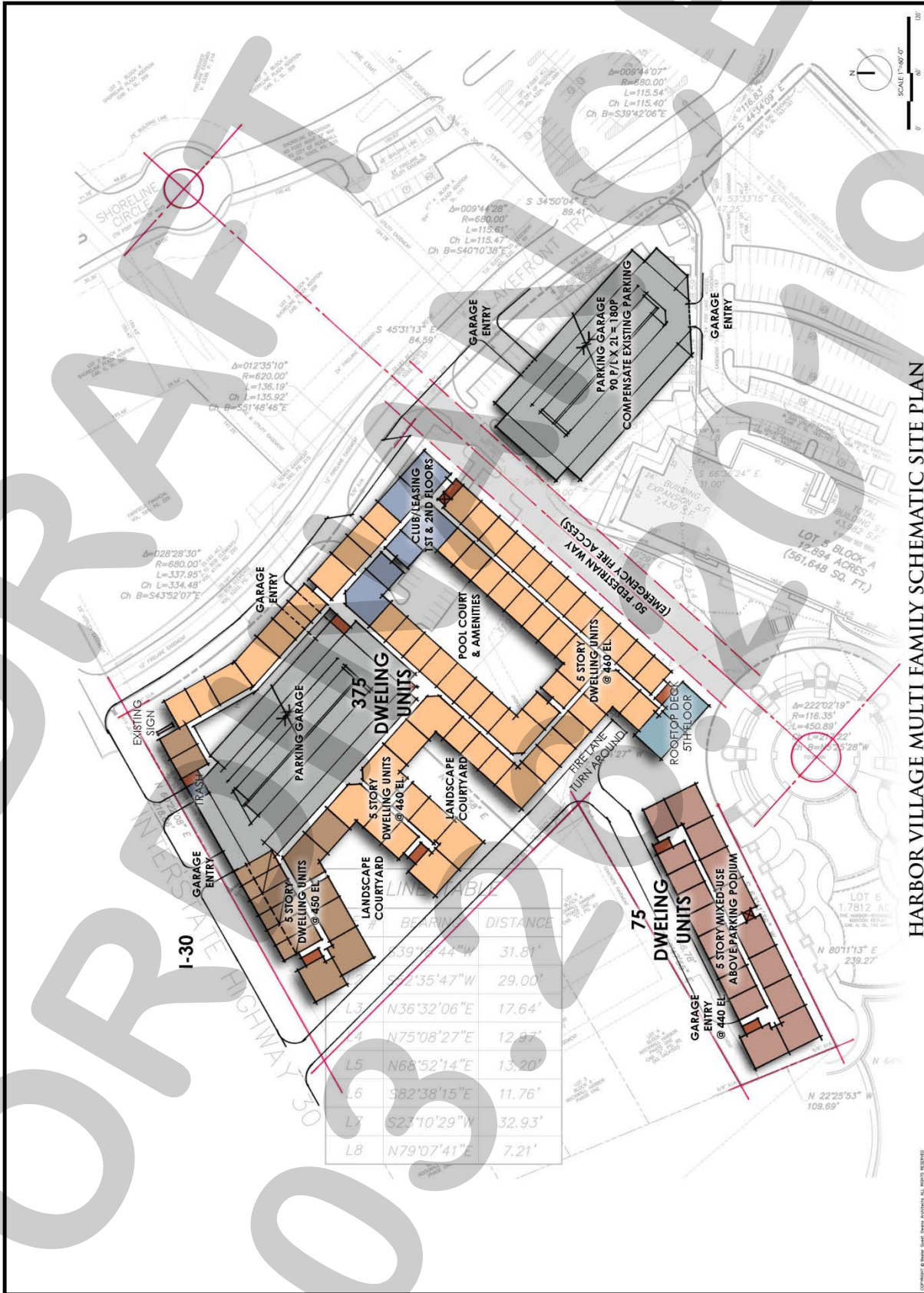
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THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

Exhibit 'B':
PD Development Plan



HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN
ROCKWALL, TEXAS

17176
1/18/20
Peggy Ann Abbon



Exhibit 'C':
Private Street and Pedestrian Access Easement

INSERT REVISED CONCEPT PLAN OF THE PRIVATE STREET AND PEDESTRIAN ACCESS EASEMENT HERE

DRAFT
ORDINANCE
03.26.2019

Exhibit 'C':
Private Street and Pedestrian Access Easement

INSERT STREET CROSS SECTION EXHIBIT HERE

DRAFT
ORDINANCE
03.26.2019



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 9, 2019
APPLICANT: Jim Ziegler, *PegasusAblon*
CASE NUMBER: Z2019-008; *Amended Development Plan for PD-32*

SUMMARY

Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

BACKGROUND

Ordinance No. 10-21 incorporated the subject property into Planned Development District 32 (PD-32) on September 20, 2010. This ordinance created a master planned, mixed-use district consisting of 78.89-acres of land, which is commonly referred to as the *Harbor District*. Included in the ordinance was a pool of 1,161 *urban residential* units (*i.e. condominiums and/or townhomes*) that could be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*.

On June 17, 2013, the City Council approved a *PD Development Plan (Ordinance No. 13-16)* allocating 399 *urban residential* units (*i.e. condominiums*) to the subject property. These units were tied to a concept plan that showed two (2) condominium buildings being constructed on the subject property, one (1) adjacent to Lakefront Trail consisting of 349-units and one (1) adjacent to the Harbor Fountain consisting of 50-units. In addition, the plan indicated two (2) retail/restaurant strip centers would be constructed adjacent to Lake Front Trail and Harbor Heights Drive. These areas were eventually developed with a hotel (*i.e. Spring Hill Suites*) in 2016. On December 18, 2017, the City Council approved an amendment to this plan allowing the number of units to be increased to a total 450-units, which would increase the number of units for the building adjacent to Lakefront Trail to 375-units and for the building adjacent to the Harbor Fountain to 75-units. In addition, the City Council added a strict construction schedule for both buildings as part of the PD Development Plan ordinance. If the dates in the construction schedule are not met, the increased units (*i.e. the additional 51-units*) would be clawed back through an expiration clause in the ordinance. The owners of both properties agreed to the construction schedule as part of this case.

PURPOSE

On March 15, 2019, the applicant submitted an application requesting to amend the *PD Development Plan* approved under *Ordinance No. 17-64*. The applicant has stated that the purpose of this application is to [1] change the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-way private drive and pedestrian access easement, and [2] to change the

construction schedule for *Harbor Village* project (*identified as Building ① in the attached draft ordinance*).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and is addressed as 2600 Lakefront Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the southern frontage road for E. IH-30 followed by the main lanes, and the northern frontage road. Beyond this highway system is the Harbor Bay Marina that is zoned Agricultural (AG) District, and Phase 5C of the Lakeside Village Subdivision, which consists of 61 single-family lots that are zoned Planned Development District 2 (PD-2) for single-family, residential land uses.

South: Directly south of the subject property is the Harbor Retail development, which is zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses. Beyond this is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is Lago Vista Subdivision, which consists of 92 single-family residential lots that are zoned Planned Development District 18 (PD-18) for single-family, residential land uses.

East: Directly east of the subject property is Lakefront Trail followed by a 2.968-acre tract of land that is occupied with a hotel (*i.e. Spring Hill Suites*). Beyond this is Shoreline Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. All of these properties are zoned Planned Development District 32 (PD-32) and are located in the *Freeway Frontage Subdistrict*.

West: Directly west of the subject property is several parcels of land that have offices and a gym (*i.e. Eclipse Fitness*) situated on them. In addition, the remainder of the subject property contained in this PD Development Plan, and which is identified as *Building ②* in the attached draft ordinance, is located adjacent to this area. All of these properties are zoned Planned Development District 32 (PD-32), and are situated within the *Harbor Residential Subdistrict*. Beyond this are the corporate limits of the City of Rockwall followed by the take-line.

CHARACTERISTICS OF THE REQUEST

On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail (*identified as Building ① in the attached draft ordinance*). While going through the site plan approval process, staff explained to the applicant that the proposed IH-30 improvements -- *which are scheduled for 2021* -- would restrict the properties west of the subject property (*i.e. Building ② in the attached draft ordinance and the existing office/retail building adjacent to the takeline*) from having access to Lakefront Trail, and that the only access to these properties would be provided from the eastbound lanes of the IH-30 frontage road (*i.e. drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's corporate limits to access these properties*). Based on this, the applicant has submitted a request to transform the pedestrian access easement providing access to the Harbor Fountain into a mew street that would serve as both a pedestrian access easement and a private drive for the properties to the west of the subject property. In accordance with the design guidelines contained in *Resolution No. 10-40*, staff has requested that the applicant retain the aesthetics of the original pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this direction the applicant has provided a street cross section showing the proposed mew street and a concept plan showing the additional details requested by staff.

Since the applicant was required to go through a zoning process to change the PD Development Plan, it will be difficult for the project to be completed in accordance with the construction schedule laid out in *Ordinance No. 17-64*. This requires that a building permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline for a period of one (1) year from the approval date of the proposed ordinance. If the ordinance is approved under the current schedule and the case is not tabled or denied the date the applicant would need a building permit by would be May 6, 2020. Staff should note that the applicant has not requested changes to the construction schedule for *Building 2* (i.e. the building adjacent to the Harbor Fountain), and the date required for the owner of that property to obtain a building remains as June 1, 2020.

Staff should note that the applicant was asked to provide letters from the adjacent property owners indicating their consent to change the access to their properties; however, the applicant has failed to provide these letters to staff. With this being said, the proposed changes should be an improvement to the access of these properties, and should not create any development issues for these property owners.

INFRASTRUCTURE

The applicant's request does not change the infrastructure requirements that were identified with Case No. SP2018-043, and no new infrastructure would be required with this case.

CONFORMANCE WITH THE CITY'S CODES

The applicant's request does not change the conformance to the City's codes for the site plan approved with Case No. SP2018-043, and should not have an effect on any future projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The applicant's request does not have an effect on the property's conformance to the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

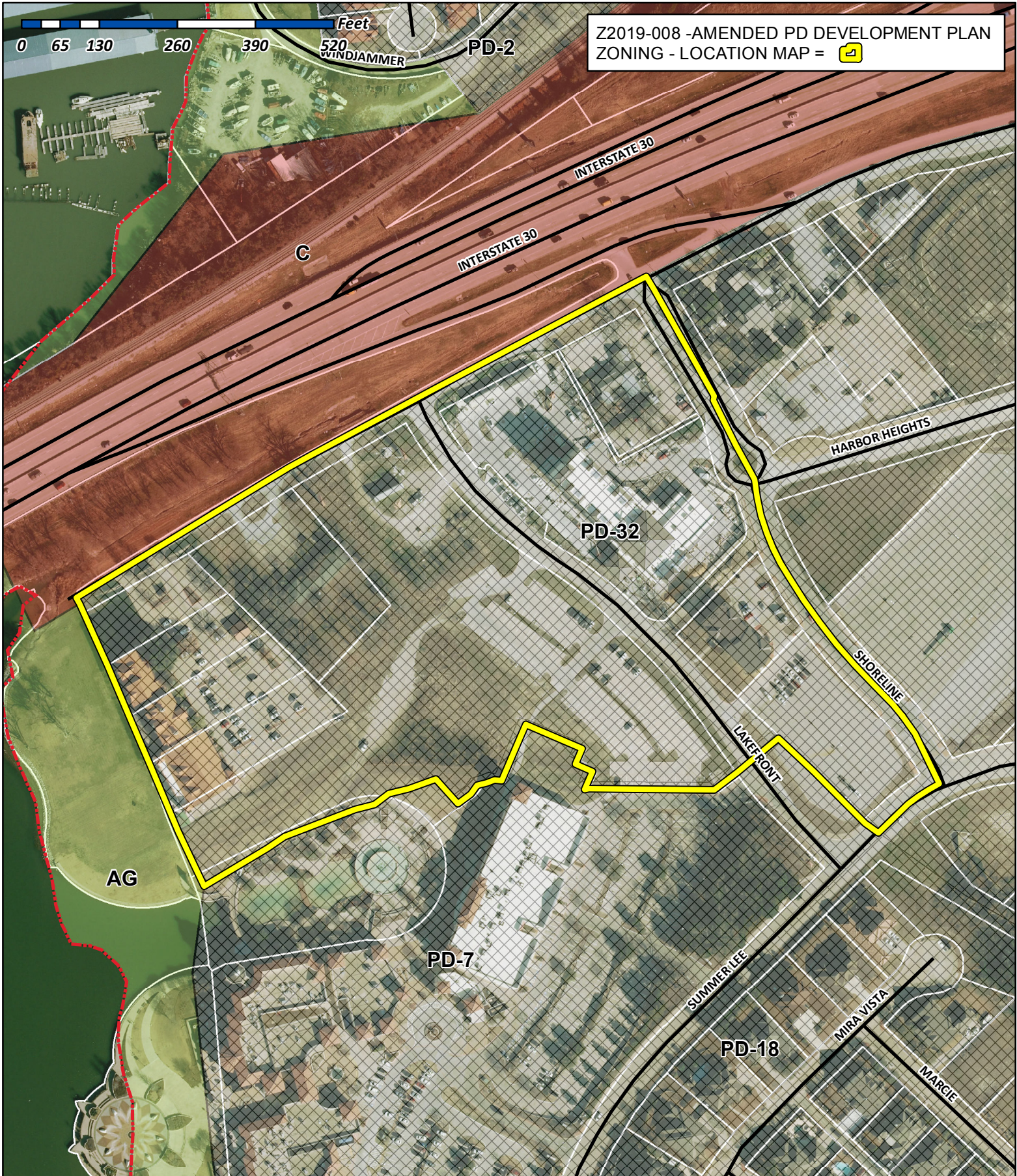
On March 25, 2019, staff mailed 41 notices to property owners and occupants within 500-feet of the *Freeway Frontage, Harbor Link Mixed-Use, and Harbor Residential Subdistricts*. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned concerning the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend the Development Plan contained in *Ordinance No. 17-64*, 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;
- (2) The site plan approved with Case No. SP2018-043 will need to be updated and administratively approved to ensure conformance to the revised *PD Development Plan*;

(3) 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.



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.

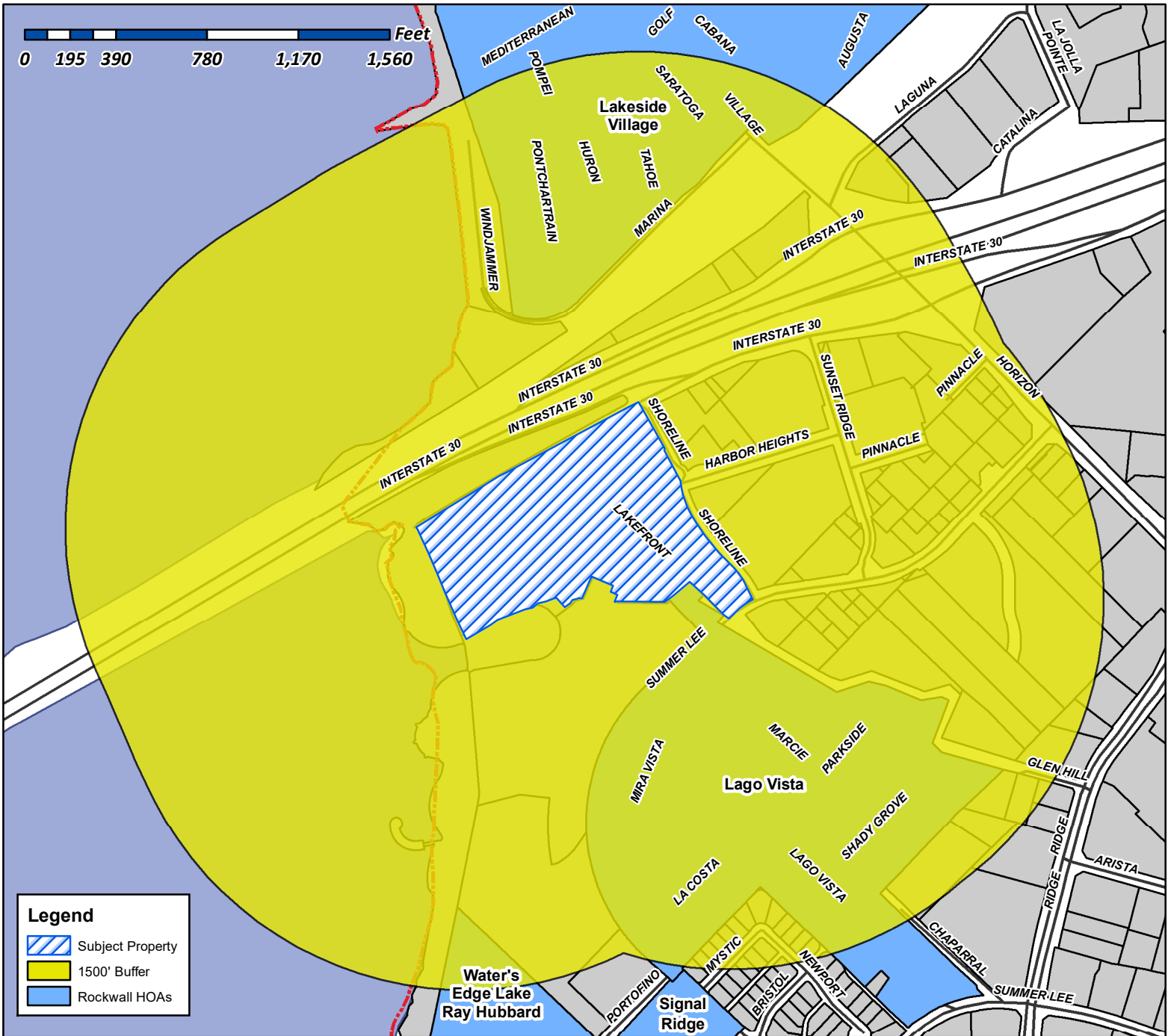




City of Rockwall

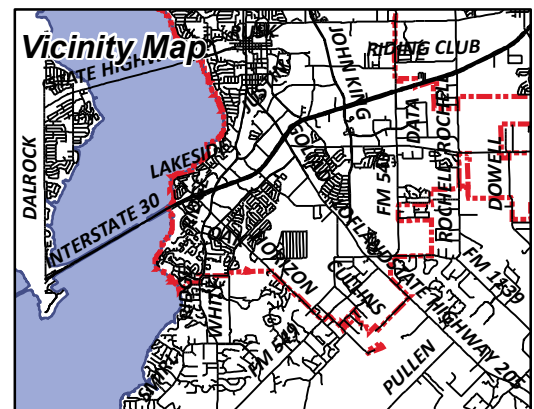
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-008
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: 3/19/2019
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, March 22, 2019 2:41:03 PM
Attachments: [Public Notice \(03.21.2019\).pdf](#)
[HOA Map.pdf](#)

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 published in the Rockwall Herald Banner **March 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 4/15/2019 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/development-cases>

Z2019-008- Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, 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

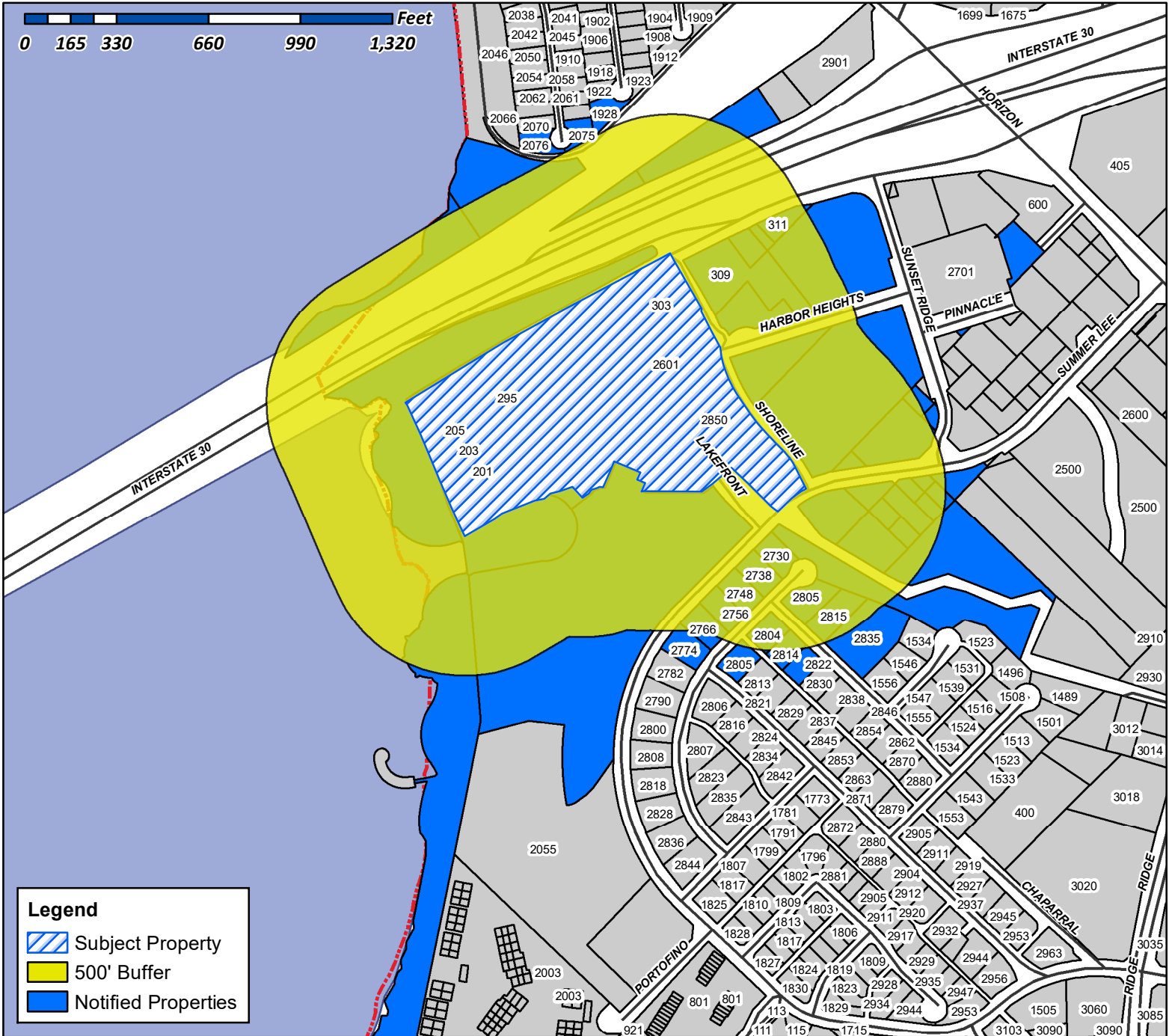
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



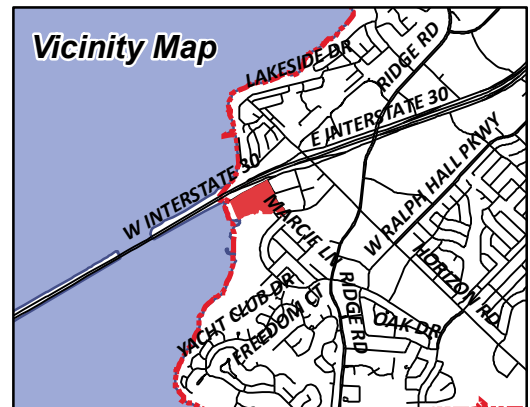
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2019-008
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail



Date Created: 3/19/2019
 For Questions on this Case Call (972) 771-7745

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
203 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
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

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. 0
BRYAN, TX 77802

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

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

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

CURRENT RESIDENT
2835 MARCIE LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR 0
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

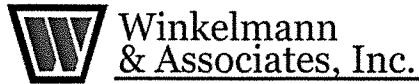
PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE 0
DALLAS, TX 75201

NOYORI MITSUE
8301 LAKEVIEW PKWY STE 111
ROWLETT, TX 75088

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of \$440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,
Winkelmann & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Michael Clark', is written over the typed name.

Michael Clark, P.E.
President

Cc: James Ziegler -Pegasus Ablon

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
G2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

- REFER TO LANDSCAPE PLANS FOR PAVER DETAILS
- LAKEFRONT TRAIL CITY PAVING
- SIDEWALK PAVEMENT (TYP.)
4"-3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C-C
BOTH WAYS
- HEAVY DUTY PAVEMENT
7"-3,600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

SITE DATA TABLE	
HARBOR VILLAGE - ROCKWALL	
HARBOR - ROCKWALL ADDITION	6.200 ACRES
LOT 9A, BLOCK A	270,065 SQ-FT
BUILDING AREA	127,000 SQ-FT
USE	DWELLING UNITS
COVERAGE	47.03%
TOTAL NUMBER OF UNITS	375 UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT
PARKING PROVIDED	563 SPACES
OFF-STREET PARKING PROVIDED	563 SPACES
ON-STREET PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	597 SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT
HANDICAP REQUIRED	12 SPACES
HANDICAP PROVIDED	12 SPACES
OVERFLOW PARKING PROVIDED	180 SPACES
* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING	

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	2	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL	375	100.00%	335,224	70	76	77	77	75	75
				61893 SF	66937 SF	69643 SF	69643 SF	67108 SF	

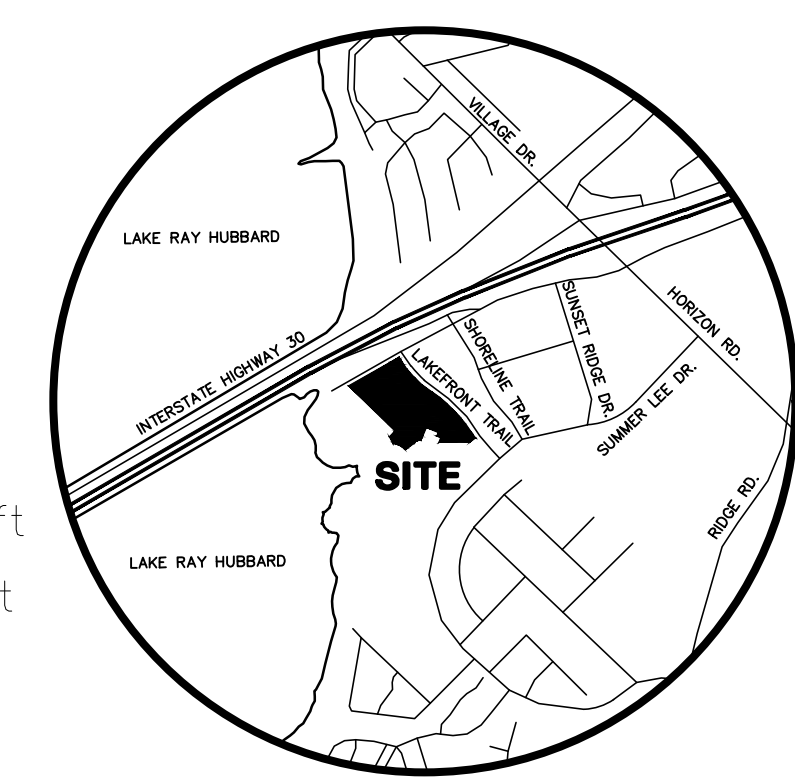
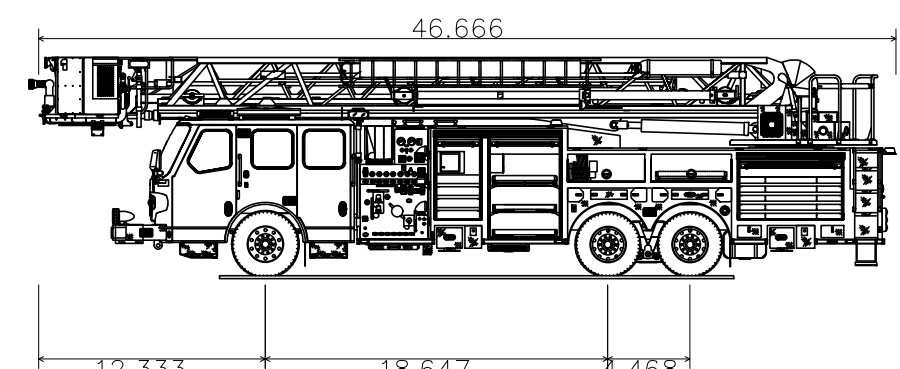
INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

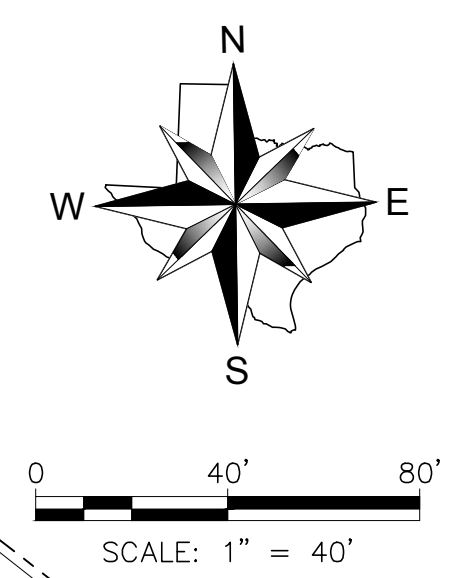
LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)

LOT 6, BLOCK A
THE HARBOR-ROCKWALL
ADDITION
CABINET H, SLIDE 195



E-ONE HP100 Platform
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

46.666ft
8.333ft
10.651ft
1.269ft
6.000ft
45.00"



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



Δ=009°44'28"
R=680.00'
L=115.61'
Ch L=115.47'
Ch B=S40°10'38"E

Δ=002°30'
R=680.00'
L=29.80'
Ch L=29.80'
Ch B=S36°

- LEGEND**
- PP Power Pole
 - GW Guy Wire
 - MH Manhole
 - WV Water Valve
 - TP Telephone Pedestal
 - WM Water Meter
 - FH Fire Hydrant
 - LP Light Pole
 - IV Irrigation Valve
 - CO Clean Out
 - AC Air Conditioner
 - CB Cable Box
 - SB Signal Box
 - SP Signal Pole
 - SN Sign
 - CM Control Monument
 - IRF Iron Rod Found
 - IRS Iron Rod Set
 - CIRS Iron Rod Set w/ cap "WAI"
 - CIRF Iron Rod Found w/ cap
 - XCS "X" Cut in Concrete Set
 - XCF "X" Cut in Concrete Found
 - PKS PK Nail Set
 - PKF PK Nail Found
 - PKS Sanitary Sewer
 - SS Storm Sewer
 - SW Transformer pad
 - TF Gas Meter
 - GM Gas Meter
 - GMK Gas Marker
 - TSN Traffic Sign
 - UGC Underground Cable Marker
 - EB Electric Box
 - EM Electric Meter

CASE NO. SP2018-043

DEVELOPER
PEGASUS ABLON
KEVIN HICKMAN
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
214-389-6901

OWNER
ROCKWALL RENTAL PROPERTIES, LP
1608 WEST MOORE,
DRAWER B
TERREL, TX 75160
972-210-0331

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
1100 GILBERT BLVD. SUITE 305
DALLAS, TEXAS 75242
(972) 490-7099
FAX (972) 490-7098
E: info@winkelmann.com
W: www.winkelmann.com
Professional Registration No. 89
Surveyors Registration No. 107866-00
Professional Seal: State of Texas, License No. 107866-00, Expiration 12/31/2019

STATE OF TEXAS
PROFESSIONAL ENGINEER
01-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

NO.	DATE	REVISION
1	01/04/2019	SITE PLAN RESUBMITTAL
2	12/14/2018	SITE PLAN SUBMITTAL

APPROVED: [Signature]
DATE: [Blank]
REVISION: [Blank]

LAST SAVED BY: MAJULIAND January 3, 2019

CITY OF ROCKWALL

ORDINANCE NO. 17-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, 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 from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail 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 *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] 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 any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That 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. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

4.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2019. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5, Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

4.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in

Exhibit 'B' of this ordinance;

- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

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

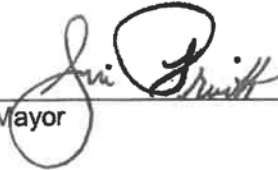
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offense and each and every day such 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 18TH DAY OF DECEMBER, 2017



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



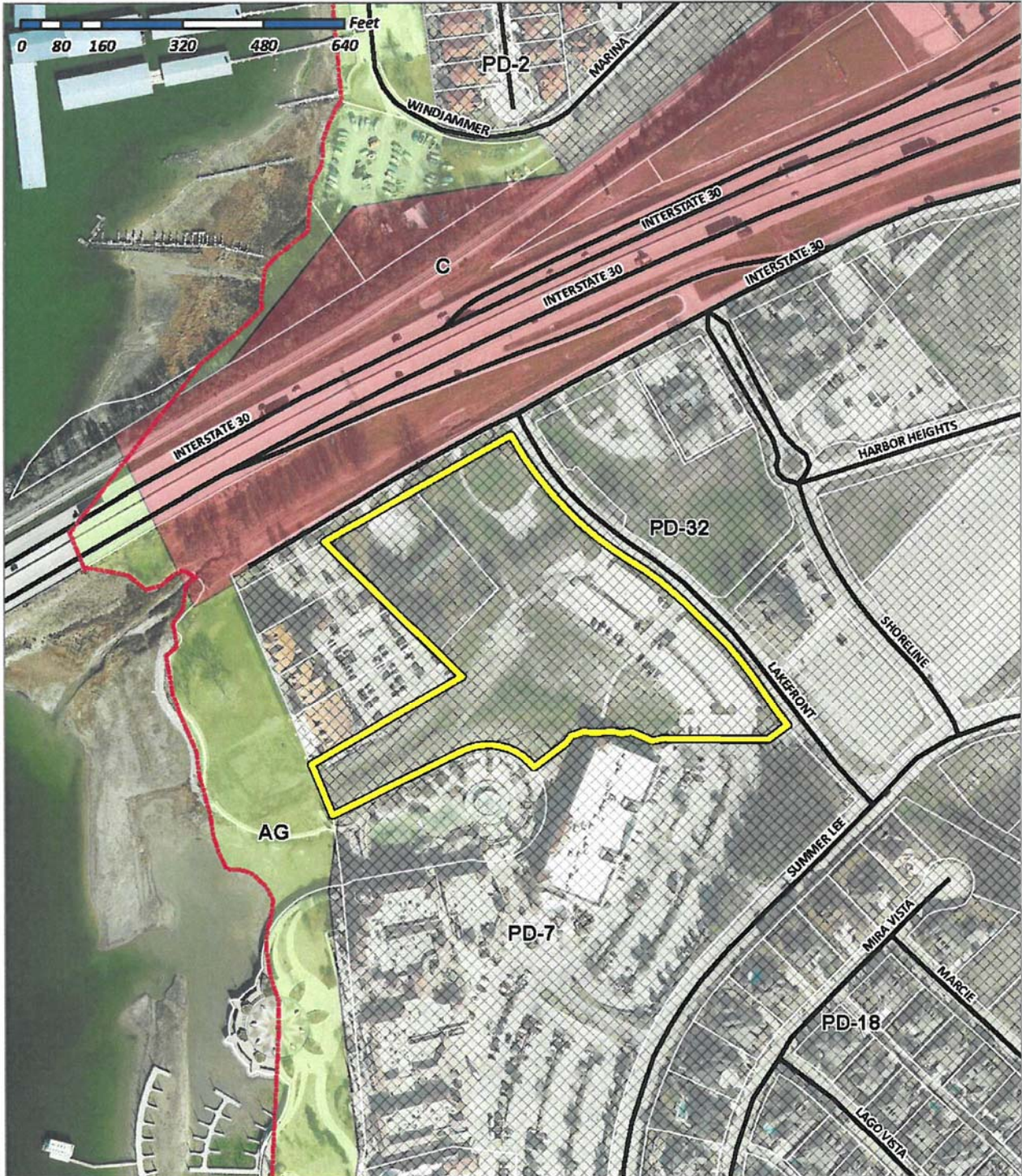
Frank J. Garza, City Attorney



1st Reading: November 20, 2017

2nd Reading: December 18, 2017

Exhibit 'A':
Legal Description



Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

Exhibit 'A':
Legal Description

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

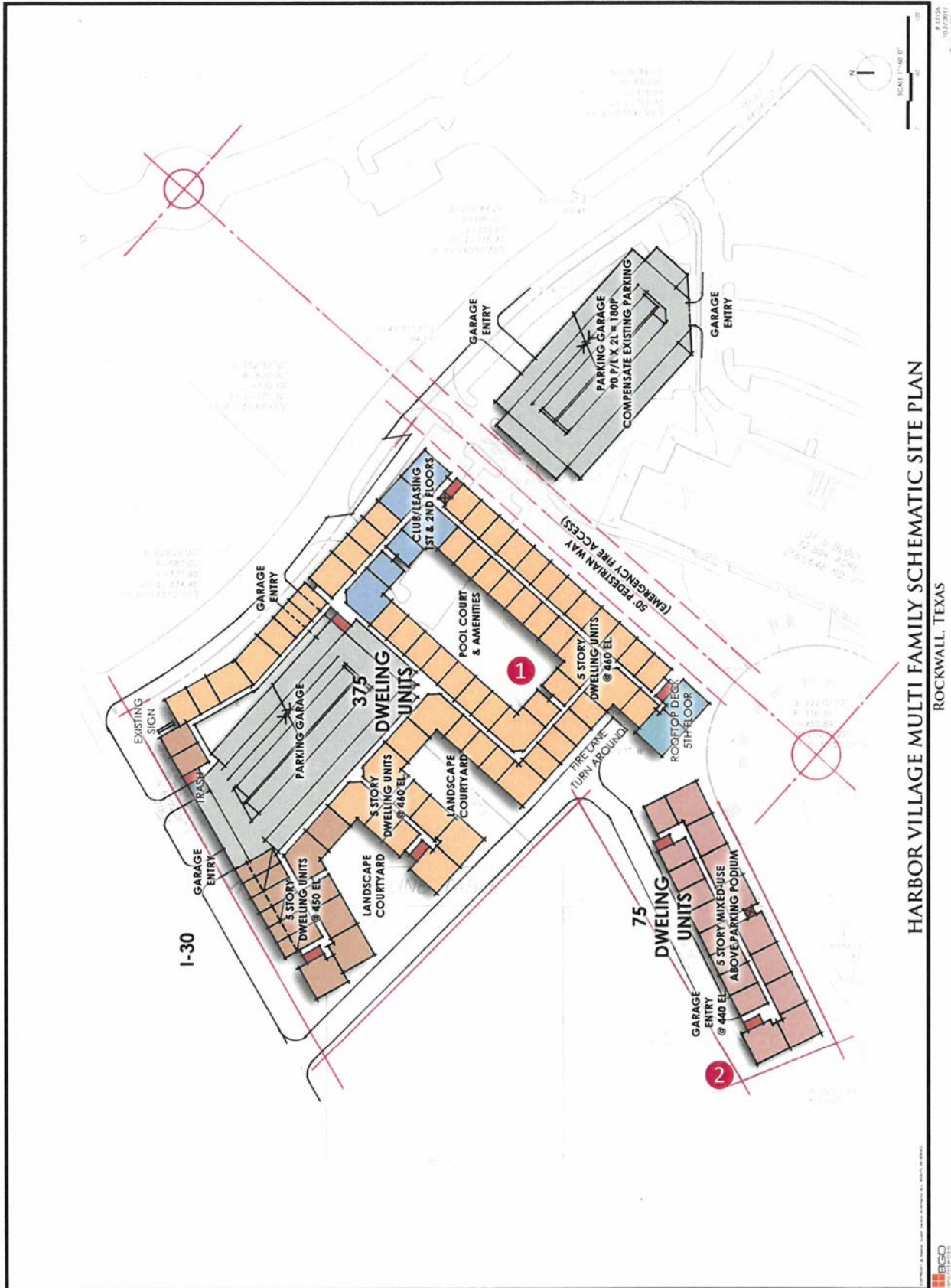
THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

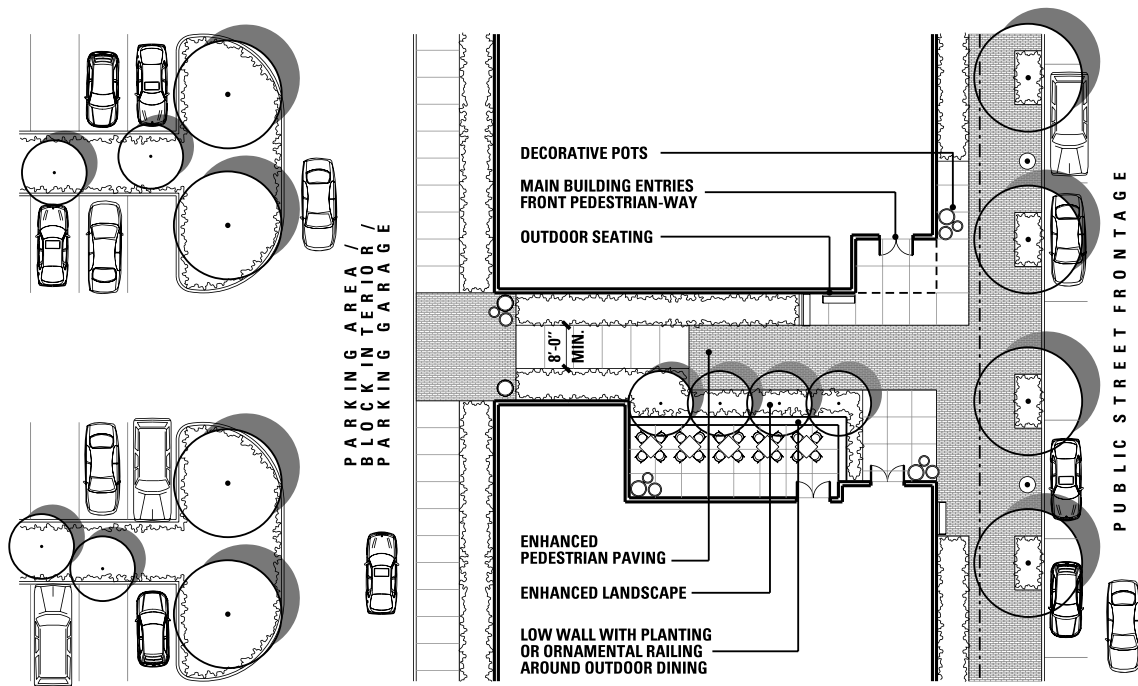
Exhibit 'B':
PD Development Plan



4 STREETS

PEDESTRIAN WAYS

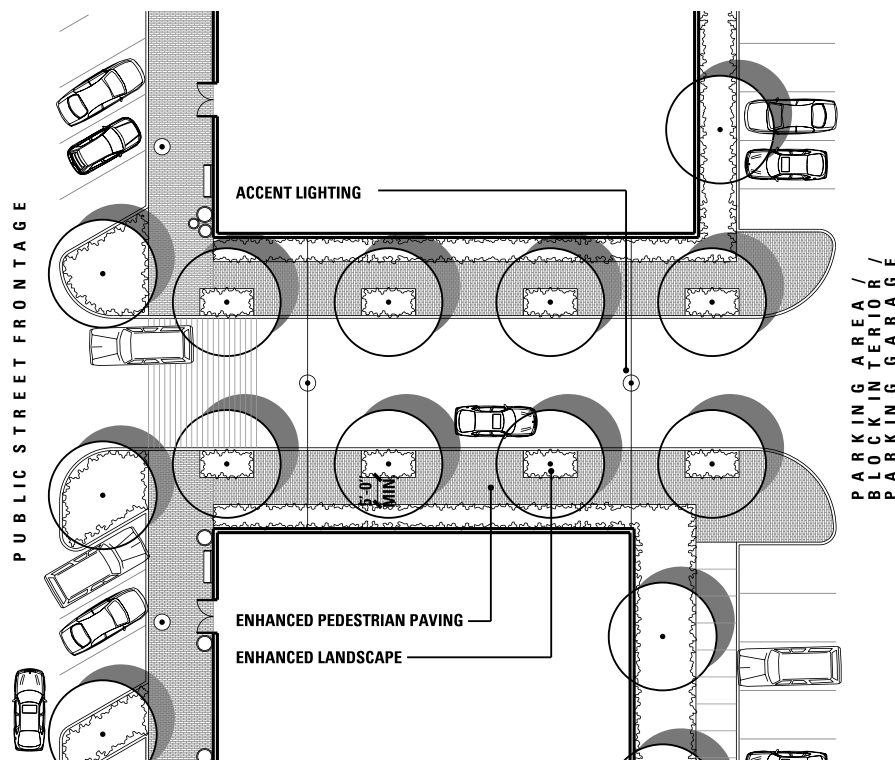
Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features such as fountains or sculpture pieces. Outdoor seating and dining may occur within the pedestrian-way. Building entry access should be provided within pedestrian-ways. The maximum cross slope within a pedestrian-way is 2%.



4 STREETS

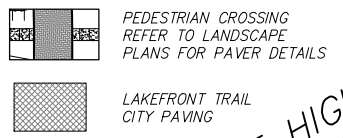
M E W S

Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement. Bollards may be used in lieu of a typical street curb. Building entry access may be provided within a mews. A carriage-way may also serve the purpose of a mews. The maximum cross slope within a mews is 2%.



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CH. L
C2	12°35'10"	620.00'	136.19'	135.92'

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'



SIDEWALK PAVEMENT (TYP.)
 4"-3,000 PSI CONCRETE
 5.5 SACK MINIMUM
 W/ #3 BARS AT 24" C-C
 BOTH WAYS

HEAVY DUTY PAVEMENT
 7"-3600 PSI CONCRETE
 6.5 SACK MINIMUM
 W/ #3 BARS AT 18" O.C.E.W.

SITE DATA TABLE	
HARBOR VILLAGE - ROCKWALL	6.200 ACRES
HARBOR - ROCKWALL ADDITION	270,065 SQ-FT
LOT 9A, BLOCK A	127,000 SQ-FT
BUILDING AREA	47.03%
USE	DWELLING UNITS
COVERAGE	47.03%
TOTAL NUMBER OF UNITS	375 UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT
PARKING PROVIDED	563 SPACES
OFF-STREET PARKING PROVIDED	548 SPACES
ON-STREET PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	582 SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT
HANDICAP REQUIRED	12 SPACES
HANDICAP PROVIDED	12 SPACES
OVERFLOW PARKING PROVIDED	180 SPACES

* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL		375	100.00%	335,224	70	76	77	77	75

15' RCH WATER SUPPLY CORPORATION EASEMENT VOLUME 64, PAGE 214

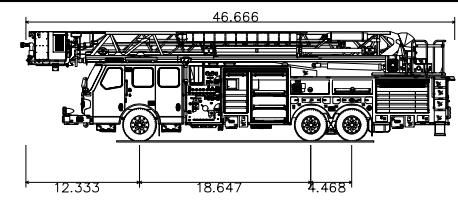
INTERSTATE HIGHWAY 30
 (VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
 (VARIABLE WIDTH RIGHT-OF-WAY)

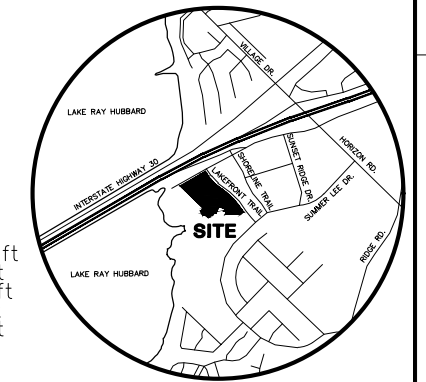
LOT 9A, BLOCK A
 6.200 AC.
 (270,065 S.F.)

LOT 9B, BLOCK A
 1.158 AC.
 (50,453 S.F.)

LOT 6, BLOCK A
 THE HARBOR - ROCKWALL ADDITION
 CABINET H, SLIDE 195

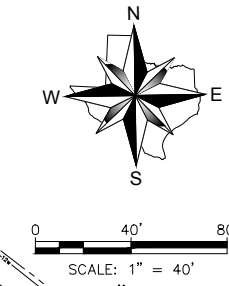


E-ONE HP100 Platform
 Overall Length 46.666
 Overall Width 12.333
 Overall Body Height 18.647
 Min Body Ground Clearance 4.468
 Track Width 18.647
 Lock-to-lock time 18.647
 Max Wheel Angle 4.468



46.666ft
 8.333ft
 10.651ft
 1.269ft
 8.333ft
 6.00s
 45.00°

VICINITY MAP
 NOT TO SCALE



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



$\Delta=009^{\circ}44'28''$
 $R=680.00'$
 $L=115.61'$
 $Ch L=115.47'$
 $Ch B=S40^{\circ}10'38''E$

$\Delta=002^{\circ}30'4''$
 $R=680.00'$
 $L=29.80'$
 $Ch L=29.8'$
 $Ch B=S36'$

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 811 HILLCREST PLAZA DR. SUITE 215 (972) 486-7999 FAX (972) 486-7999
 P.O. Box 101010, Dallas, TX 75210
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STATE OF TEXAS
 THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL G. WINKELMANN, P.E., LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, LICENSE NO. 10428. THESE ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 04-04-2019

SITE PLAN
 HARBOR VILLAGE
 ROCKWALL, TEXAS

DEVELOPER
 PEGASUS ABLON
 JIM ZIEGLER
 8222 DOUGLAS AVENUE,
 SUITE 390
 DALLAS, TX 75225
 214-389-6195

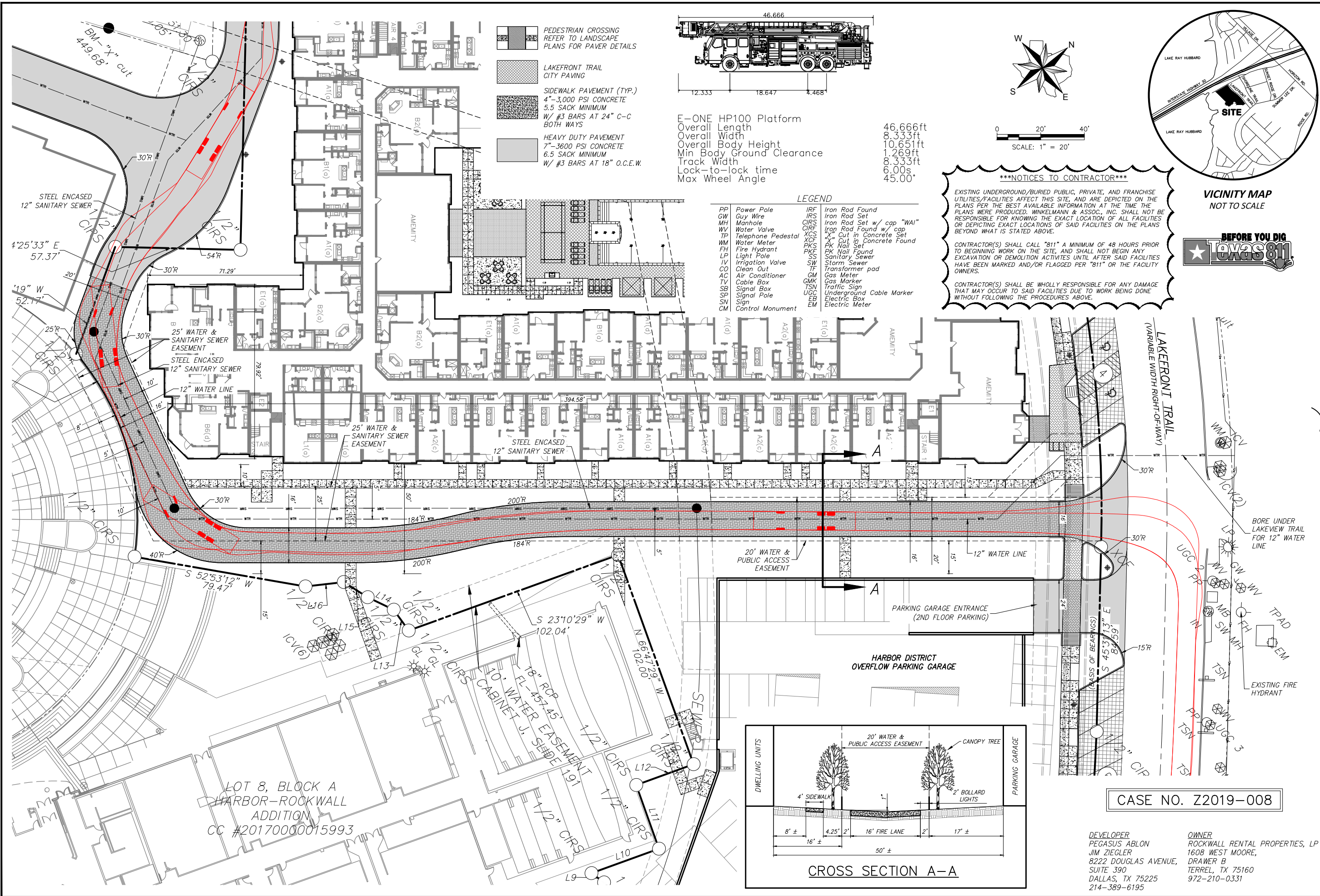
OWNER
 ROCKWALL RENTAL PROPERTIES, LP
 1608 WEST MOORE,
 DRAWER B
 TERREL, TX 75160
 972-210-0331

CASE NO. Z2019-008

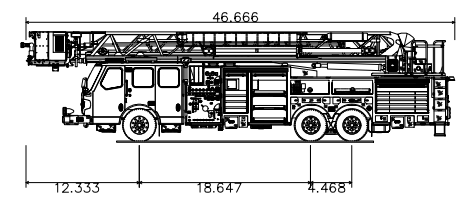
SHEET
 1/2

LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Found
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter



- PEDESTRIAN CROSSING
REFER TO LANDSCAPE
PLANS FOR PAVEMENT DETAILS
- LAKEFRONT TRAIL
CITY PAVING
- SIDEWALK PAVEMENT (TYP.)
4"-3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C-C
BOTH WAYS
- HEAVY DUTY PAVEMENT
7"-3600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.



E-ONE HP100 Platform
 Overall Length 46.666ft
 Overall Width 8.333ft
 Overall Body Height 10.651ft
 Min Body Ground Clearance 1.269ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

LEGEND

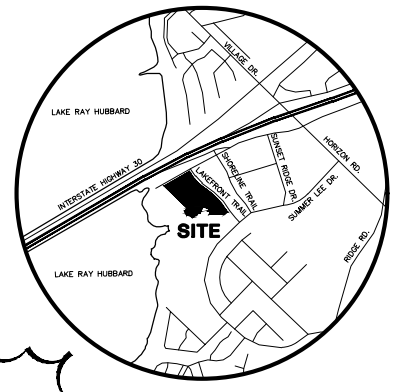
PP Power Pole	IRF Iron Rod Found
GW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	CIRF Iron Rod Found w/ cap
TP Telephone Pedestal	XCS "X" Cut in Concrete Set
WM Water Meter	PKF PK Nail Found
FH Fire Hydrant	PKS PK Nail Set
LP Light Pole	PKF Sanitary Sewer
IV Irrigation Valve	SS Storm Sewer
CO Clean Out	TF Transformer pad
AC Air Conditioner	GM Gas Meter
TV Cable Box	GMC Gas Marker
SB Signal Box	TSN Traffic Sign
SP Signal Pole	UGC Underground Cable Marker
SN Sign	EB Electric Box
CM Control Monument	EM Electric Meter

*****NOTICES TO CONTRACTOR*****

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CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



VICINITY MAP
NOT TO SCALE

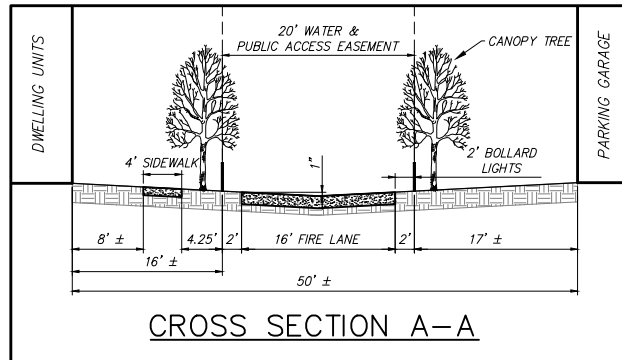


No.	DATE	REVISION	APPROV.
6.			
5.			
4.	03/15/2019	REVISED ACCESS DRIVE	MC
3.	01/04/2019	SITE PLAN RESUBMITTAL	MC
2.	12/14/2018	SITE PLAN SUBMITTAL	MD
1.			

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 9300 HILDCREST PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 (972) 488-7999 FAX (972) 488-7999
 State of Texas Professional Engineer Registration No. 89
 State of Texas Professional Surveyor Registration No. 11048
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 THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL G. WINKELMANN, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. THESE ARE ISSUED FOR INTERNAL REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 04-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

LOT 8, BLOCK A
HARBOR-ROCKWALL
ADDITION
CC #20170000015993



CROSS SECTION A-A

CASE NO. Z2019-008

DEVELOPER
PEGASUS ABLON
JIM ZIEGLER
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
214-389-6195

OWNER
ROCKWALL RENTAL PROPERTIES, LP
1608 WEST MOORE,
DRAWER B
TERREL, TX 75160
972-210-0331

G:\598\09\09\0A\ENGINEERING\Construction\Plans\59809-0A-SITE.dwg 59809-0A LAST SAVED BY: MMUHLHOLLAND April 4, 2019

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 17-64 & PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, 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 from Jim Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [Ordinance No. 17-22] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail 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 Ordinance No. 17-64, Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 supersede all requirements stipulated in Ordinance No. 17-64;

SECTION 2. That any portion of Ordinance No.'s 11-43 & 13-16 in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 3. 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 PD Development Plans approved with Ordinance No.'s 11-43 & 13-16 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan

for the *Subject Property*; and,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 5. That 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:

5.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on May 6, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5*,

Expiration, of the International Building Code). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

5.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The private street and pedestrian access easement extending from Lakefront Trail to the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*), will be required to be located within a *Pedestrian Access Easement* on the final plat and shall be constructed in accordance with the street cross section and concept plan depicted in *Exhibit 'C'* of this ordinance; and
- 8) The proposed uses for this development shall be required to demonstrate that they

have access to a sufficient number of parking spaces within the development to support their use.

SECTION 6. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 7. 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 8. 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MAY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

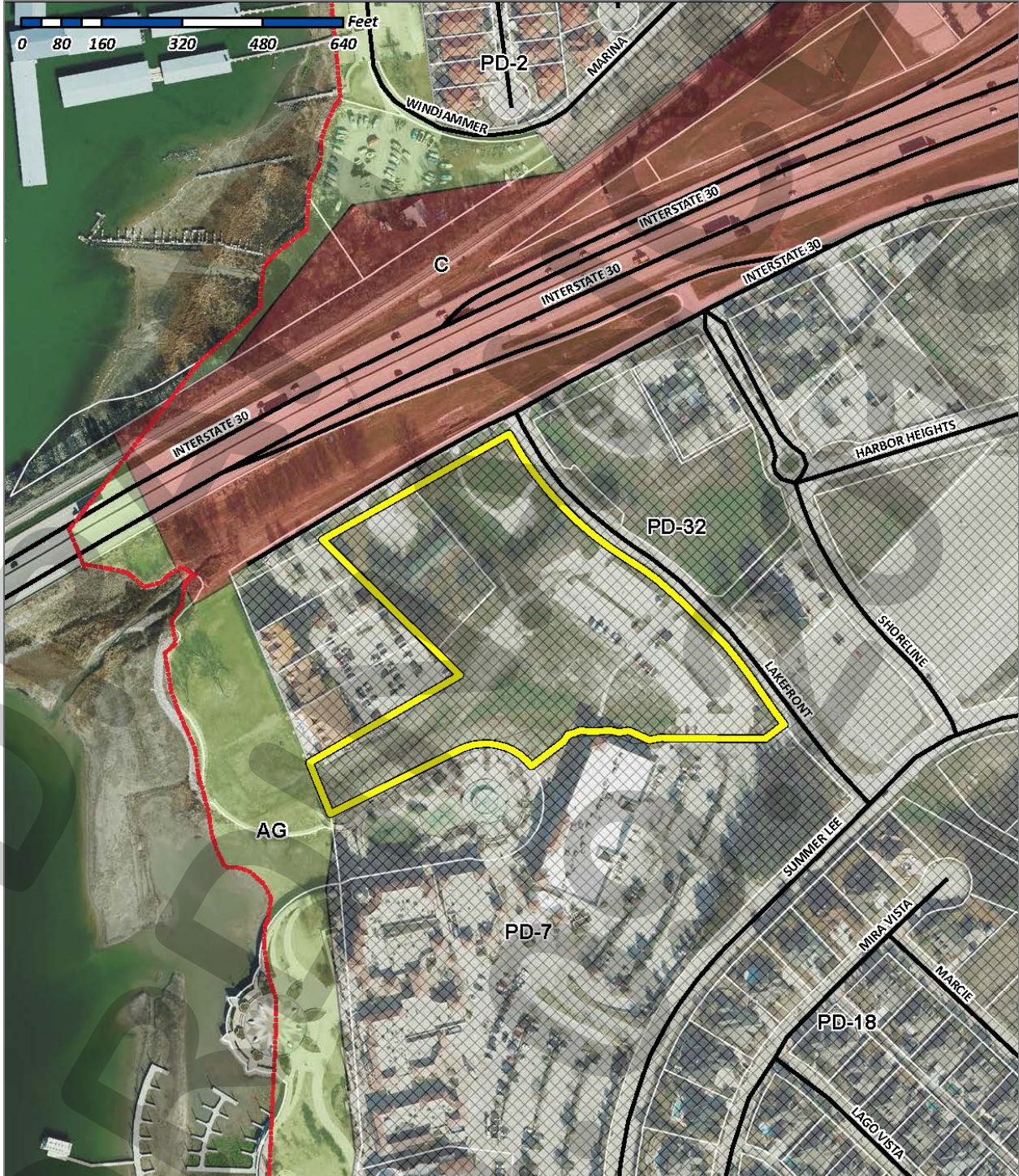
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2019

2nd Reading: May 6, 2019

**Exhibit 'A':
Legal Description**



Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

Exhibit 'A':
Legal Description

Legal Description: Tract 16 of the M. J. Barksdale Survey, Abstract No. 11

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

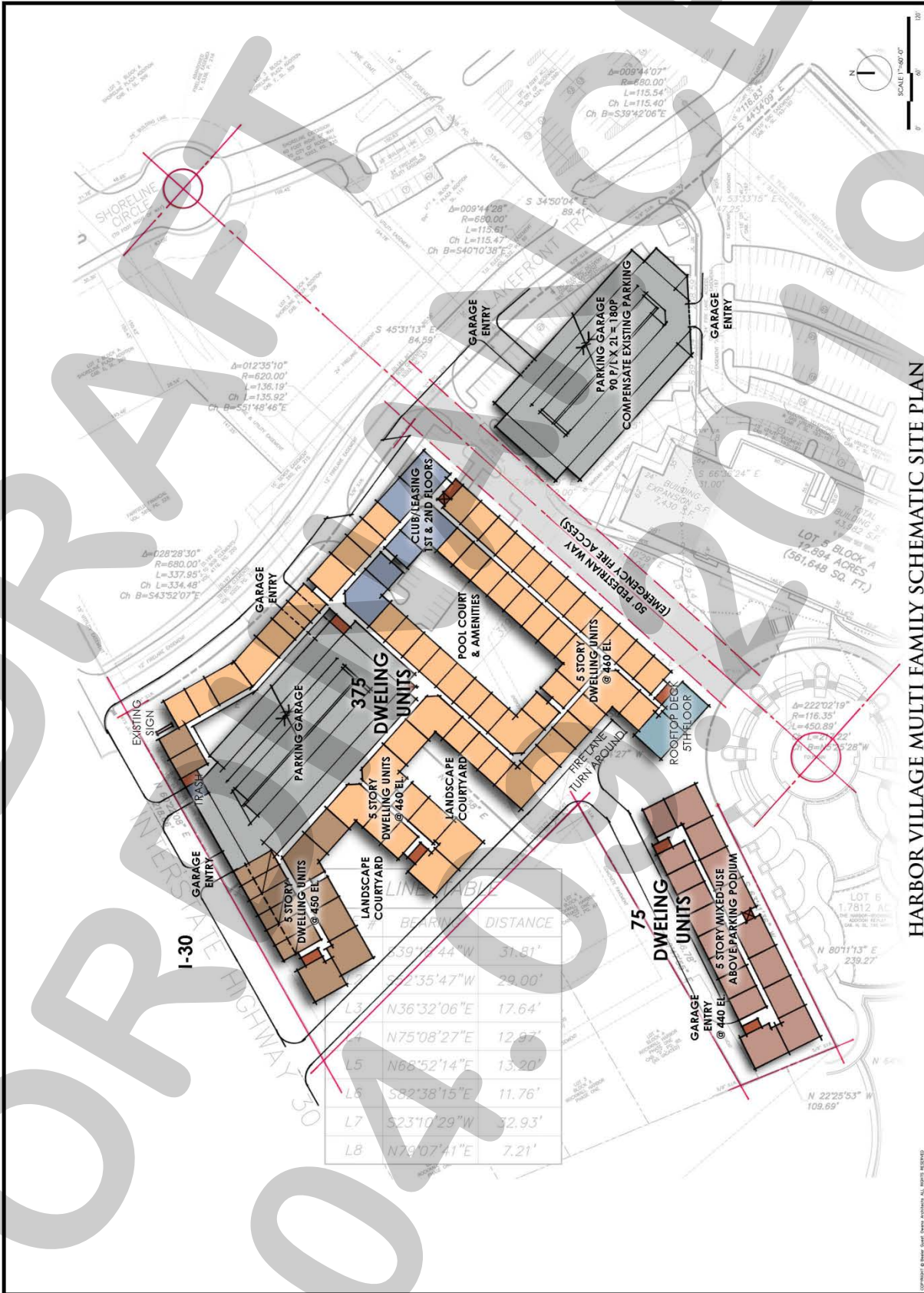
THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

**Exhibit 'B':
PD Development Plan**



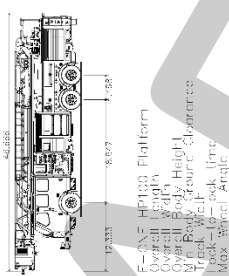
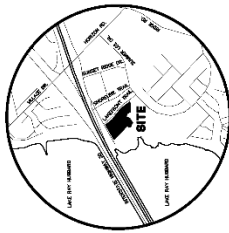
HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN

ROCKWALL, TEXAS

17176
1/18/19
Peggy Ann Abbon



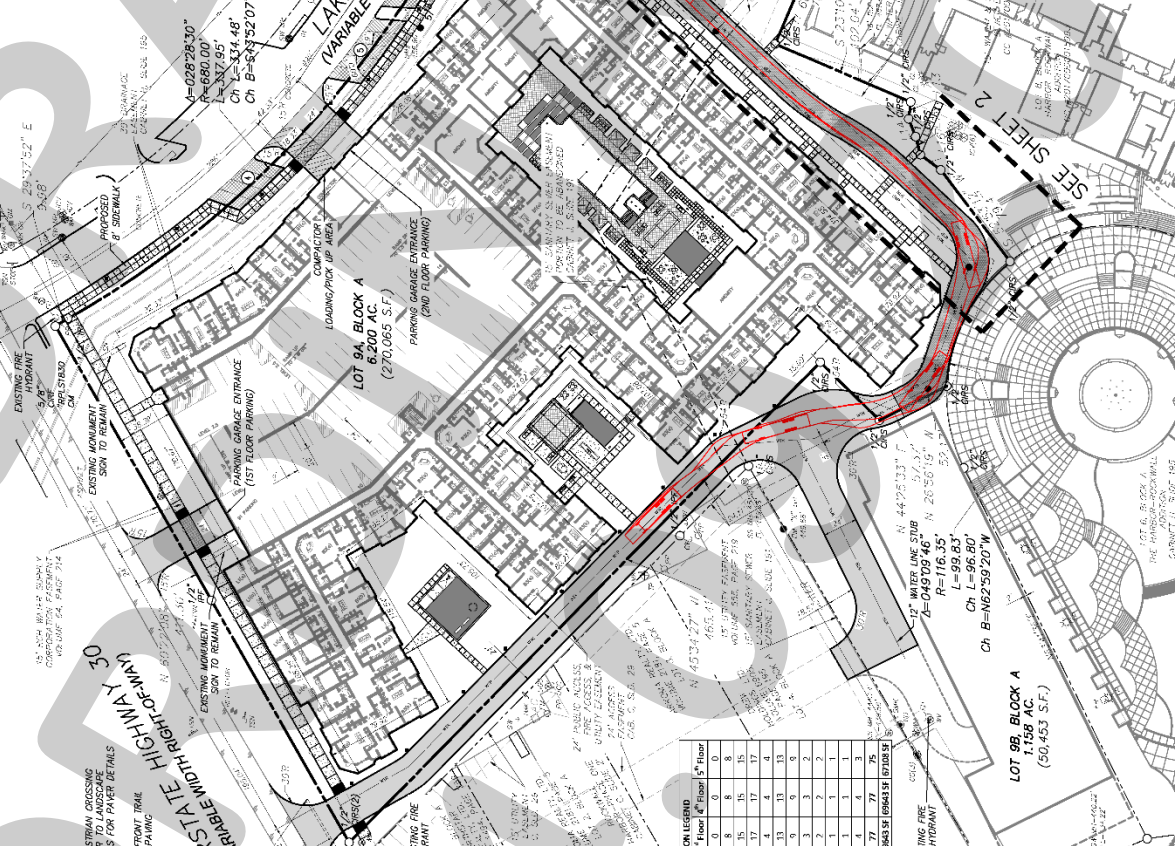
Exhibit 'C': Private Street and Pedestrian Access Easement



BEFORE YOU DIG CALL 811

CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SUB-FACILITIES DUE TO WORK BEING DONE. CONTRACTORS SHALL CALL 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION OR REMEDIATION ACTIVITIES UNLESS THE EXISTENCE OF SUB-FACILITIES IS KNOWN TO THE CONTRACTOR. CONTRACTORS SHALL MARK AND/OR FLAG PER 811 OR THE FACILITY OWNERS.

CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SUB-FACILITIES DUE TO WORK BEING DONE. CONTRACTORS SHALL CALL 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION OR REMEDIATION ACTIVITIES UNLESS THE EXISTENCE OF SUB-FACILITIES IS KNOWN TO THE CONTRACTOR. CONTRACTORS SHALL MARK AND/OR FLAG PER 811 OR THE FACILITY OWNERS.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	125°10'	620.00'	138.11'	135.82'	351.48'-0.92'

LINE TABLE			
LINE #	BEARING	DISTANCE	REMARKS
L9	S 79°31'41" W	7.21'	
L10	S 62°15'29.1" W	32.93'	
L11	N 65°25'24.7" W	31.00'	
L12	N 67°14'53.9" E	27.99'	
L13	S 69°36'32.2" W	11.76'	
L14	S 63°25'4.7" W	13.20'	
L15	S 73°58'27.9" E	12.89'	
L16	S 45°42'56.9" E	17.64'	

SPECIALTY PAVEMENT (TYP.)	
5.5" SACK MINIMUM	71'
W/ #1 BARS AT 24" C-C	
BOUR WAIS	
HEAVY DUTY PAVEMENT	
7" - 8000 PSI CONCRETE	
W/ #1 BARS AT 18" O.C.E.W.	

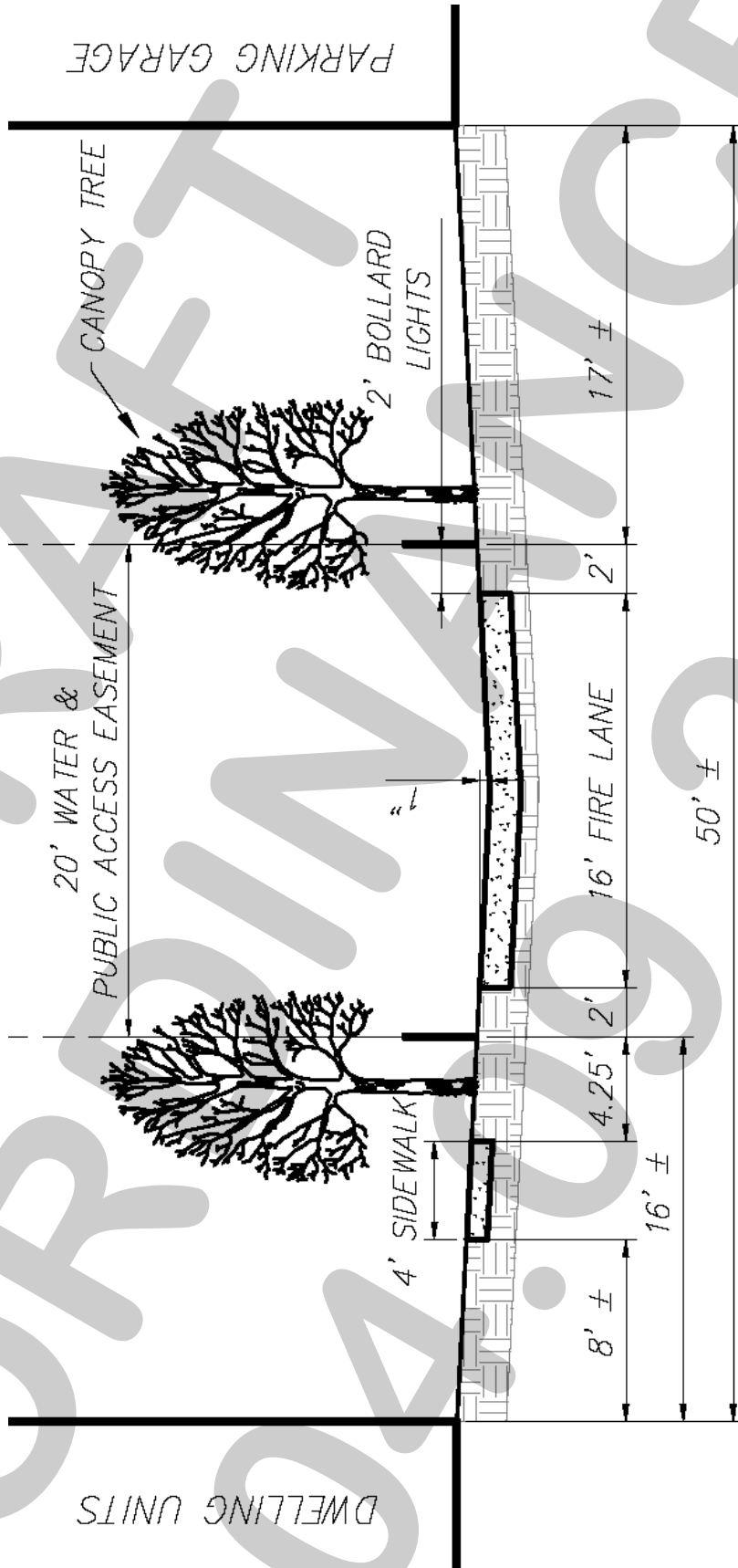
HARBOR VILLAGE DWELLING UNITS - BUILDING REGULATIONS	
TYPE	NO. OF UNITS
L1	8
L2	8
L3	8
L4	8
L5	8
L6	8
L7	8
L8	8
L9	8
L10	8
L11	8
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HARBOR VILLAGE DWELLING UNITS - BUILDING REGULATIONS	
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CASE NO. Z2019-008

LAKE RAY HUBBARD
 5/8" CRP REINFORCED

Exhibit 'C':
Private Street and Pedestrian Access Easement



CROSS SECTION A-A



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: April 15, 2019
APPLICANT: Jim Ziegler, *PegasusAblon*
CASE NUMBER: Z2019-008; *Amended Development Plan for PD-32*

SUMMARY

Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

BACKGROUND

Ordinance No. 10-21 incorporated the subject property into Planned Development District 32 (PD-32) on September 20, 2010. This ordinance created a master planned, mixed-use district consisting of 78.89-acres of land, which is commonly referred to as the *Harbor District*. Included in the ordinance was a pool of 1,161 *urban residential* units (*i.e. condominiums and/or townhomes*) that could be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*.

On June 17, 2013, the City Council approved a *PD Development Plan (Ordinance No. 13-16)* allocating 399 *urban residential* units (*i.e. condominiums*) to the subject property. These units were tied to a concept plan that showed two (2) condominium buildings being constructed on the subject property, one (1) adjacent to Lakefront Trail consisting of 349-units and one (1) adjacent to the Harbor Fountain consisting of 50-units. In addition, the plan indicated two (2) retail/restaurant strip centers would be constructed adjacent to Lake Front Trail and Harbor Heights Drive. These areas were eventually developed with a hotel (*i.e. Spring Hill Suites*) in 2016. On December 18, 2017, the City Council approved an amendment to this plan allowing the number of units to be increased to a total 450-units, which would increase the number of units for the building adjacent to Lakefront Trail to 375-units and for the building adjacent to the Harbor Fountain to 75-units. In addition, the City Council added a strict construction schedule for both buildings as part of the PD Development Plan ordinance. If the dates in the construction schedule are not met, the increased units (*i.e. the additional 51-units*) would be clawed back through an expiration clause in the ordinance. The owners of both properties agreed to the construction schedule as part of this case.

PURPOSE

On March 15, 2019, the applicant submitted an application requesting to amend the *PD Development Plan* approved under *Ordinance No. 17-64*. The applicant has stated that the purpose of this application is to [1] change the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-way private drive and pedestrian access easement, and [2] to change the

construction schedule for *Harbor Village* project (*identified as Building ① in the attached draft ordinance*).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and is addressed as 2600 Lakefront Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the southern frontage road for E. IH-30 followed by the main lanes, and the northern frontage road. Beyond this highway system is the Harbor Bay Marina that is zoned Agricultural (AG) District, and Phase 5C of the Lakeside Village Subdivision, which consists of 61 single-family lots that are zoned Planned Development District 2 (PD-2) for single-family, residential land uses.

South: Directly south of the subject property is the Harbor Retail development, which is zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses. Beyond this is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is Lago Vista Subdivision, which consists of 92 single-family residential lots that are zoned Planned Development District 18 (PD-18) for single-family, residential land uses.

East: Directly east of the subject property is Lakefront Trail followed by a 2.968-acre tract of land that is occupied with a hotel (*i.e. Spring Hill Suites*). Beyond this is Shoreline Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. All of these properties are zoned Planned Development District 32 (PD-32) and are located in the *Freeway Frontage Subdistrict*.

West: Directly west of the subject property is several parcels of land that have offices and a gym (*i.e. Eclipse Fitness*) situated on them. In addition, the remainder of the subject property contained in this PD Development Plan, and which is identified as *Building ②* in the attached draft ordinance, is located adjacent to this area. All of these properties are zoned Planned Development District 32 (PD-32), and are situated within the *Harbor Residential Subdistrict*. Beyond this are the corporate limits of the City of Rockwall followed by the take-line.

CHARACTERISTICS OF THE REQUEST

On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail (*identified as Building ① in the attached draft ordinance*). While going through the site plan approval process, staff explained to the applicant that the proposed IH-30 improvements -- *which are scheduled for 2021* -- would restrict the properties west of the subject property (*i.e. Building ② in the attached draft ordinance and the existing office/retail building adjacent to the takeline*) from having access to Lakefront Trail, and that the only access to these properties would be provided from the eastbound lanes of the IH-30 frontage road (*i.e. drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's corporate limits to access these properties*). Based on this, the applicant has submitted a request to transform the pedestrian access easement providing access to the Harbor Fountain into a mew street that would serve as both a pedestrian access easement and a private drive for the properties to the west of the subject property. In accordance with the design guidelines contained in *Resolution No. 10-40*, staff has requested that the applicant retain the aesthetics of the original pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this direction the applicant has provided a street cross section showing the proposed mew street and a concept plan showing the additional details requested by staff.

Since the applicant was required to go through a zoning process to change the PD Development Plan, it will be difficult for the project to be completed in accordance with the construction schedule laid out in *Ordinance No. 17-64*. This requires that a building permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline for a period of one (1) year from the approval date of the proposed ordinance. If the ordinance is approved under the current schedule and the case is not tabled or denied the date the applicant would need a building permit by would be May 6, 2020. Staff should note that the applicant has not requested changes to the construction schedule for *Building 2* (i.e. the building adjacent to the Harbor Fountain), and the date required for the owner of that property to obtain a building remains as June 1, 2020.

Staff should note that the applicant was asked to provide letters from the adjacent property owners indicating their consent to change the access to their properties; however, the applicant has failed to provide these letters to staff. With this being said, the proposed changes should be an improvement to the access of these properties, and should not create any development issues for these property owners.

INFRASTRUCTURE

The applicant's request does not change the infrastructure requirements that were identified with *Case No. SP2018-043*, and no new infrastructure would be required with this case.

CONFORMANCE WITH THE CITY'S CODES

The applicant's request does not change the conformance to the City's codes for the site plan approved with *Case No. SP2018-043*, and should not have an effect on any future projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The applicant's request does not have an effect on the property's conformance to the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On March 25, 2019, staff mailed 41 notices to property owners and occupants within 500-feet of the *Freeway Frontage, Harbor Link Mixed-Use, and Harbor Residential Subdistricts*. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned concerning the applicant's request.

CONDITIONS OF APPROVAL

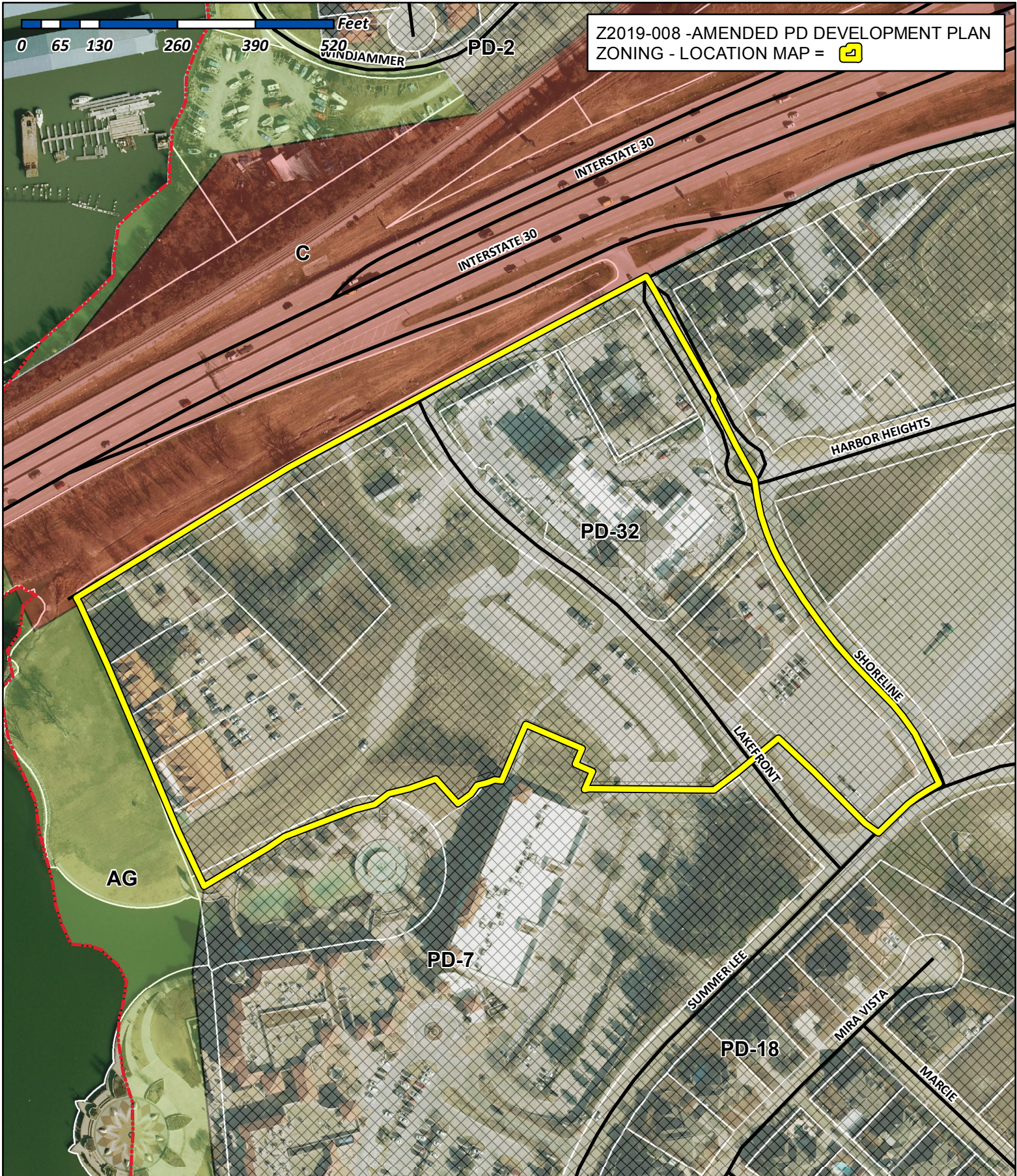
If the City Council chooses to approve the applicant's request to amend the Development Plan contained in *Ordinance No. 17-64*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- (2) The site plan approved with *Case No. SP2018-043* will need to be updated and administratively approved to ensure conformance to the revised *PD Development Plan*;

- (3) 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 April 9, 2019, the Planning and Zoning Commission approved the applicant's request to amend the Development Plan contained in *Ordinance No. 17-64* by a vote of 5-2, with Commissioners Logan and Chodun dissenting.



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.

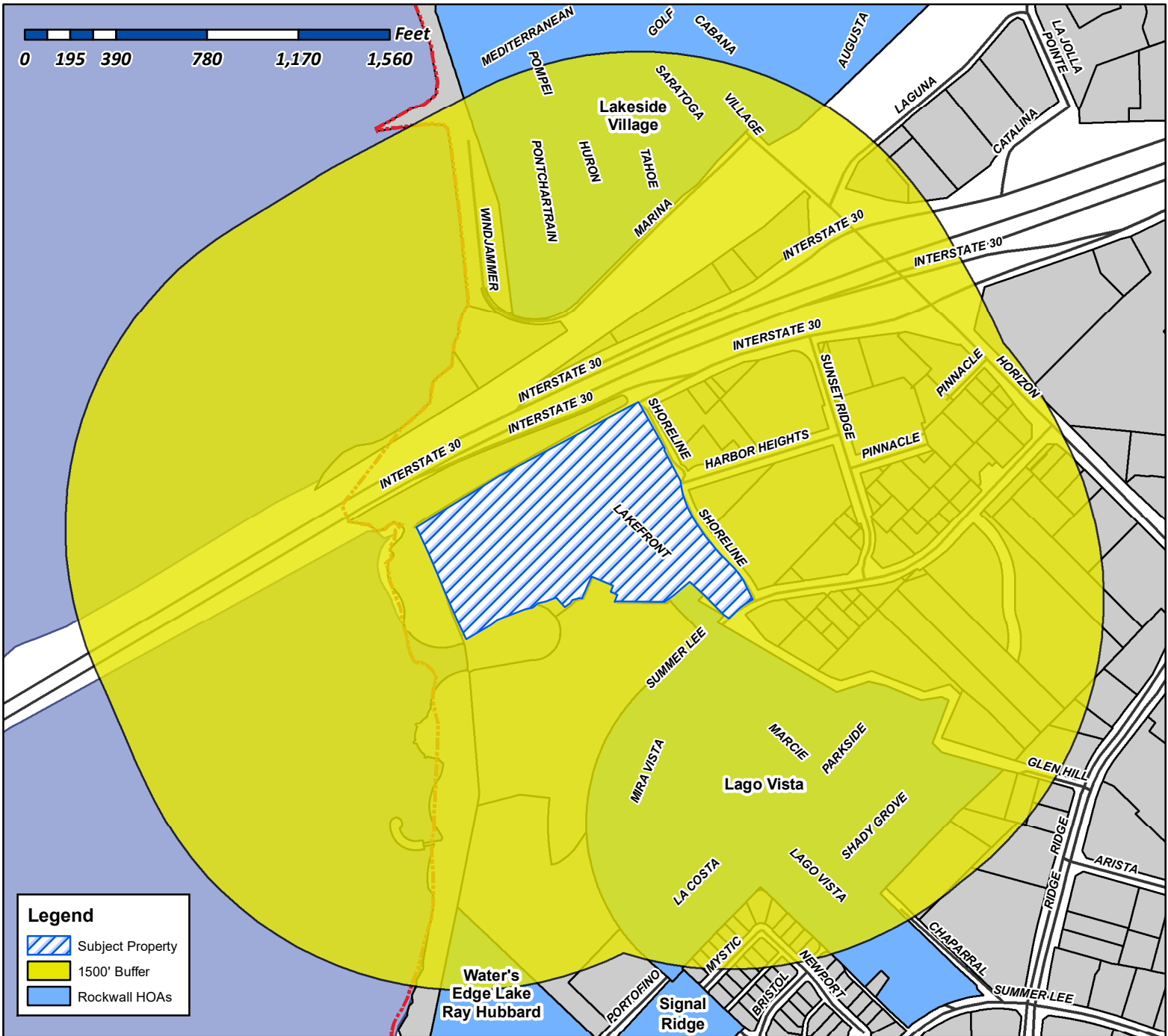




City of Rockwall

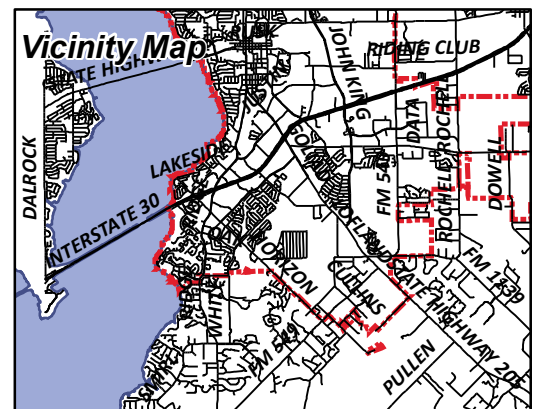
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-008
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: 3/19/2019
 For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, March 22, 2019 2:41:03 PM
Attachments: [Public Notice \(03.21.2019\).pdf](#)
[HOA Map.pdf](#)

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 published in the Rockwall Herald Banner **March 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 4/15/2019 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/development-cases>

Z2019-008- Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, 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

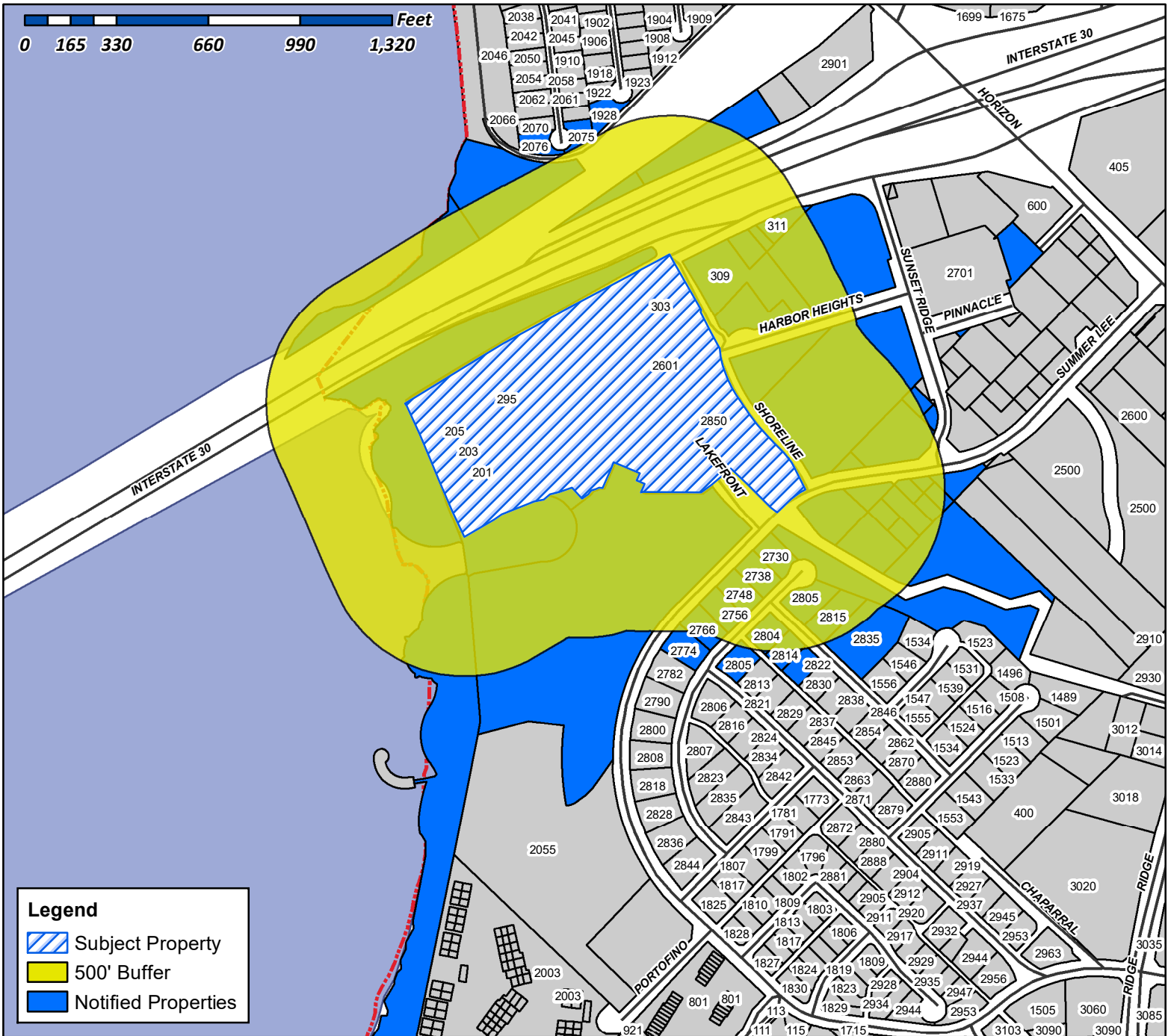
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



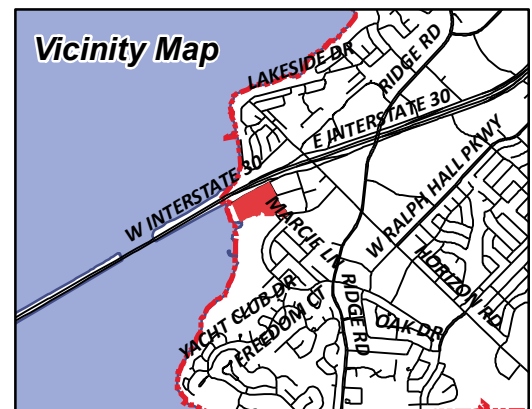
City of Rockwall

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

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Case Number: Z2019-008
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Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail



Date Created: 3/19/2019
 For Questions on this Case Call (972) 771-7745

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
203 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
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

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. 0
BRYAN, TX 77802

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

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

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

CURRENT RESIDENT
2835 MARCIE LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR 0
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE 0
DALLAS, TX 75201

NOYORI MITSUE
8301 LAKEVIEW PKWY STE 111
ROWLETT, TX 75088

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of \$440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,
Winkelmann & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Michael Clark', is written over the typed name.

Michael Clark, P.E.
President

Cc: James Ziegler –Pegasus Ablon

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
G2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

- REFER TO LANDSCAPE PLANS FOR PAVER DETAILS
- LAKEFRONT TRAIL CITY PAVING
- SIDEWALK PAVEMENT (TYP.)
4"-3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C-C
BOTH WAYS
- HEAVY DUTY PAVEMENT
7"-3,600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

SITE DATA TABLE	
HARBOR VILLAGE - ROCKWALL	
HARBOR - ROCKWALL ADDITION	6.200 ACRES
LOT 9A, BLOCK A	270,065 SQ-FT
BUILDING AREA	127,000 SQ-FT
USE	DWELLING UNITS
COVERAGE	47.03%
TOTAL NUMBER OF UNITS	375 UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT
PARKING PROVIDED	563 SPACES
OFF-STREET PARKING PROVIDED	563 SPACES
ON-STREET PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	597 SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT
HANDICAP REQUIRED	12 SPACES
HANDICAP PROVIDED	12 SPACES
OVERFLOW PARKING PROVIDED	180 SPACES
* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING	

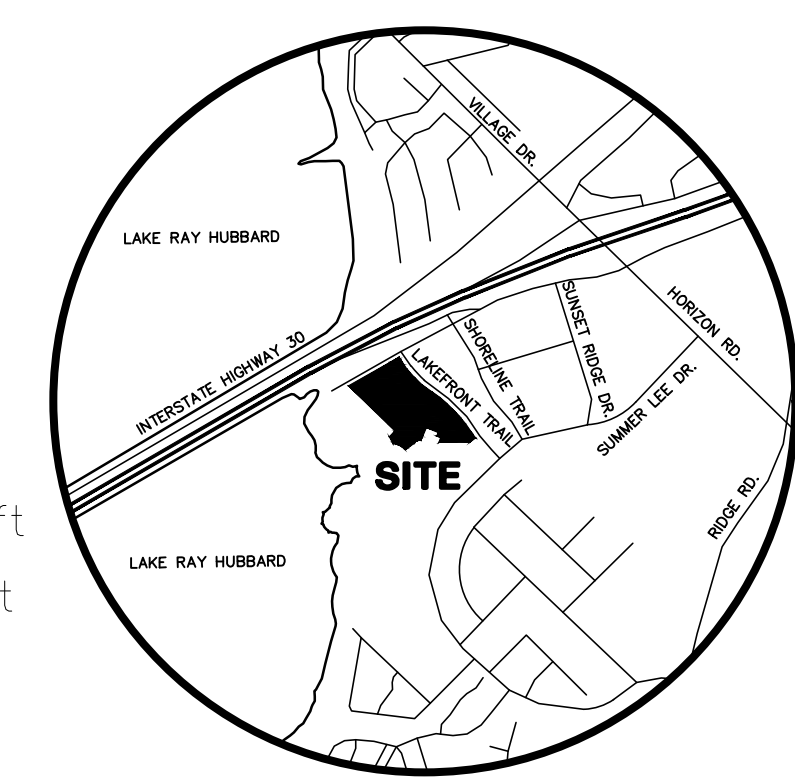
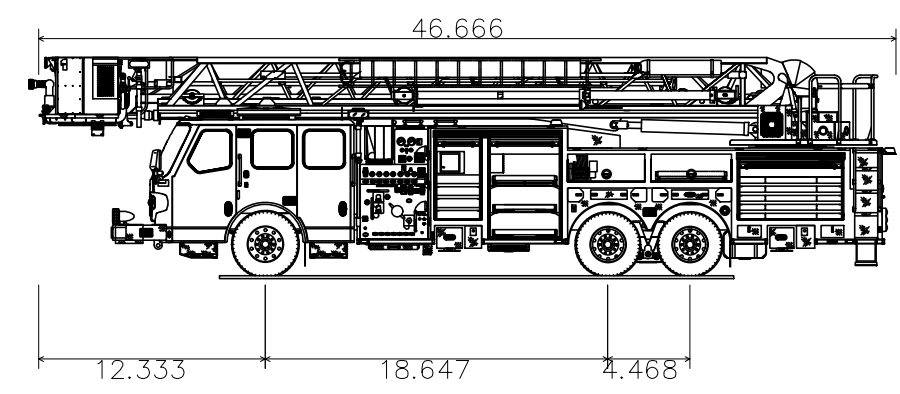
HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	2	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL	375	100.00%	335,224	70	76	77	77	75	75

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

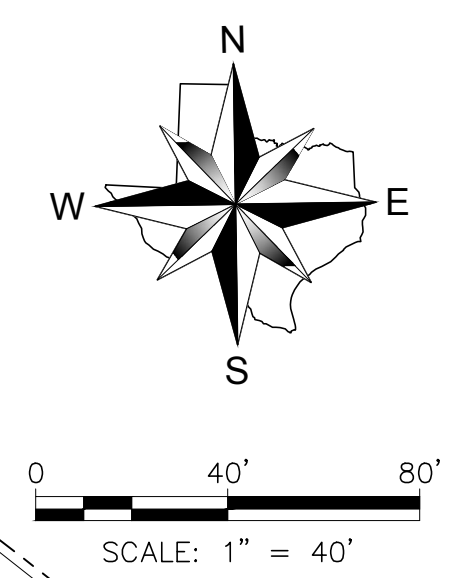
LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)



E-ONE HP100 Platform
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

46.666ft
8.333ft
10.651ft
1.269ft
6.000ft
45.00'



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



$\Delta=009^{\circ}44'28''$
 $R=680.00'$
 $L=115.61'$
 $Ch L=115.47'$
 $Ch B=S40^{\circ}10'38''E$

$\Delta=002^{\circ}30'4''$
 $R=680.00'$
 $L=29.80'$
 $Ch L=29.80'$
 $Ch B=S36^{\circ}10'38''E$

- LEGEND**
- PP Power Pole
 - GW Guy Wire
 - MH Manhole
 - WV Water Valve
 - TP Telephone Pedestal
 - WM Water Meter
 - FH Fire Hydrant
 - LP Light Pole
 - IV Irrigation Valve
 - CO Clean Out
 - AC Air Conditioner
 - CB Cable Box
 - SB Signal Box
 - SP Signal Pole
 - SN Sign
 - CM Control Monument
 - IRF Iron Rod Found
 - IRS Iron Rod Set
 - CIRS Iron Rod Set w/ cap "WAI"
 - CIRF Iron Rod Found w/ cap
 - XCS "X" Cut in Concrete Set
 - XCF "X" Cut in Concrete Found
 - PKS PK Nail Set
 - PKF PK Nail Found
 - PKS Sanitary Sewer
 - SS Storm Sewer
 - SW Transformer pad
 - TF Transformer pad
 - GM Gas Meter
 - GMK Gas Marker
 - TSN Traffic Sign
 - UGC Underground Cable Marker
 - EB Electric Box
 - EM Electric Meter

CASE NO. SP2018-043

DEVELOPER
PEGASUS ABLON
KEVIN HICKMAN
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
214-389-6901

OWNER
ROCKWALL RENTAL PROPERTIES, LP
1608 WEST MOORE,
DRAWER B
TERREL, TX 75160
972-210-0331

Winkelman & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
1111 GILBERT BLVD., SUITE 305
DALLAS, TEXAS 75243
(972) 490-7099
FAX (972) 490-7098
Professional Registration No. 89
Professional Registration No. 107866-00
Professional Registration No. 107866-00
Professional Registration No. 107866-00
Professional Registration No. 107866-00

STATE OF TEXAS
Professional Engineer
01-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

REVISION

NO.	DATE	REVISION
1.	12/14/2018	SITE PLAN SUBMITTAL
2.	01/04/2019	SITE PLAN RESUBMITTAL
3.		
4.		
5.		

APPROVED

LAST SAVED BY: MAJULIAND January 3, 2019

CITY OF ROCKWALL

ORDINANCE NO. 17-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, 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 from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail 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 *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] 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 any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That 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. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

4.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building ①)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2019. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as ① on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as ① on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building ②)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as ② on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as ② on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building ① or Building ②*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5, Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

4.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in

Exhibit 'B' of this ordinance;

- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [as amended], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

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

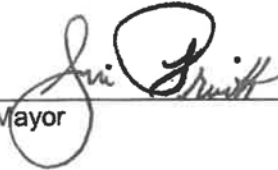
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offense and each and every day such 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 18TH DAY OF DECEMBER, 2017



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



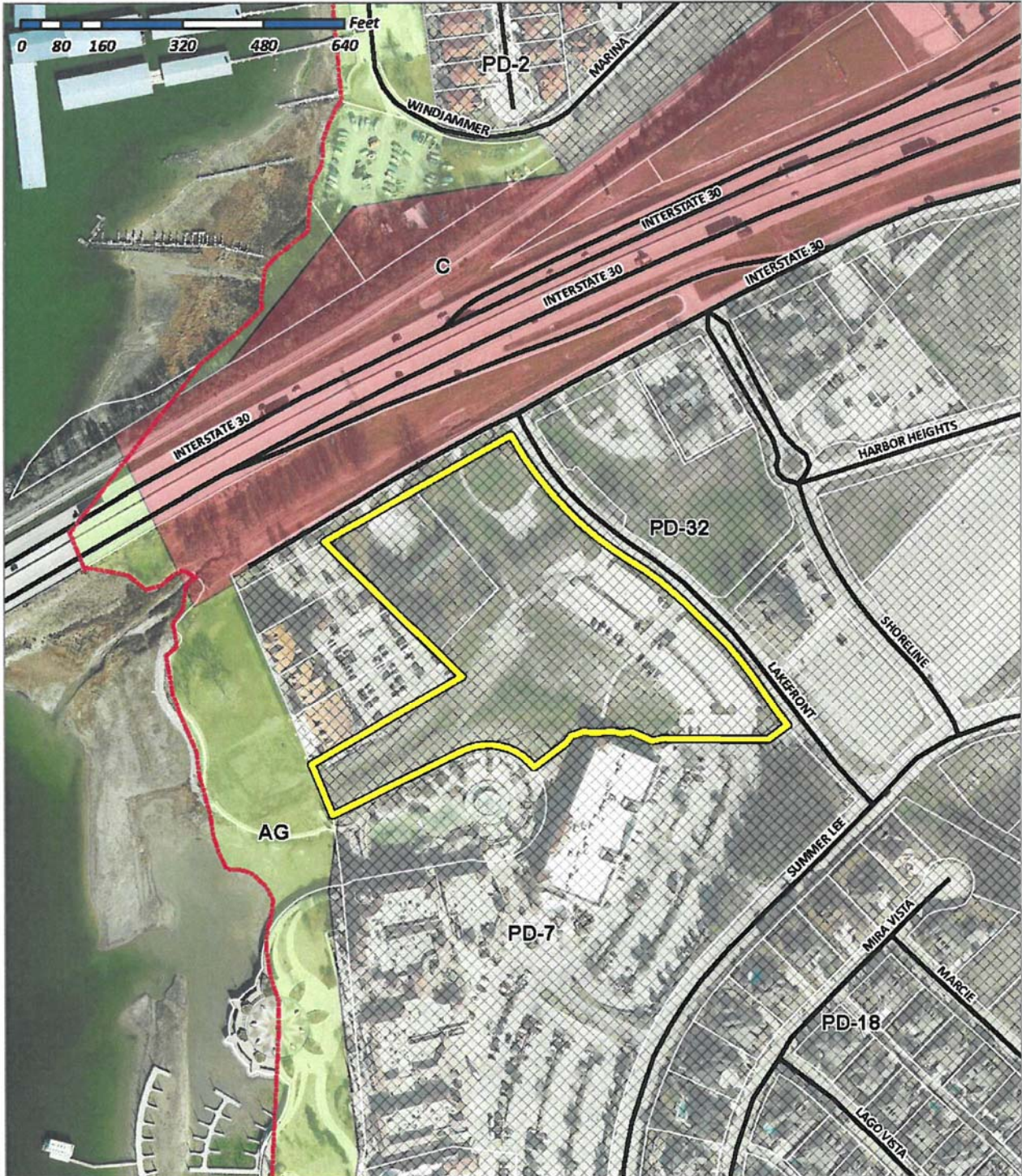
Frank J. Garza, City Attorney



1st Reading: November 20, 2017

2nd Reading: December 18, 2017

Exhibit 'A':
Legal Description



Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

Exhibit 'A':
Legal Description

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

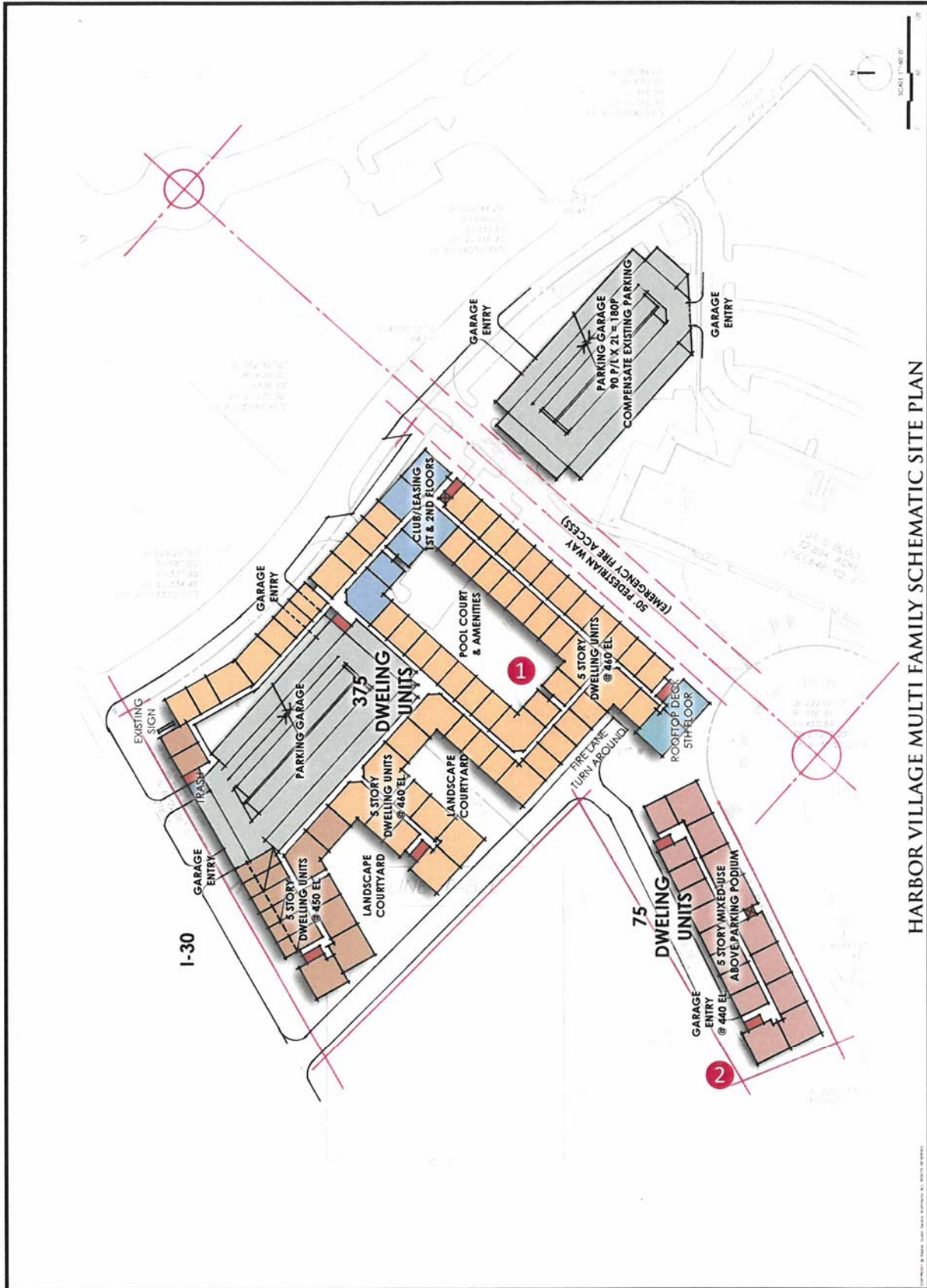
THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

Exhibit 'B':
PD Development Plan

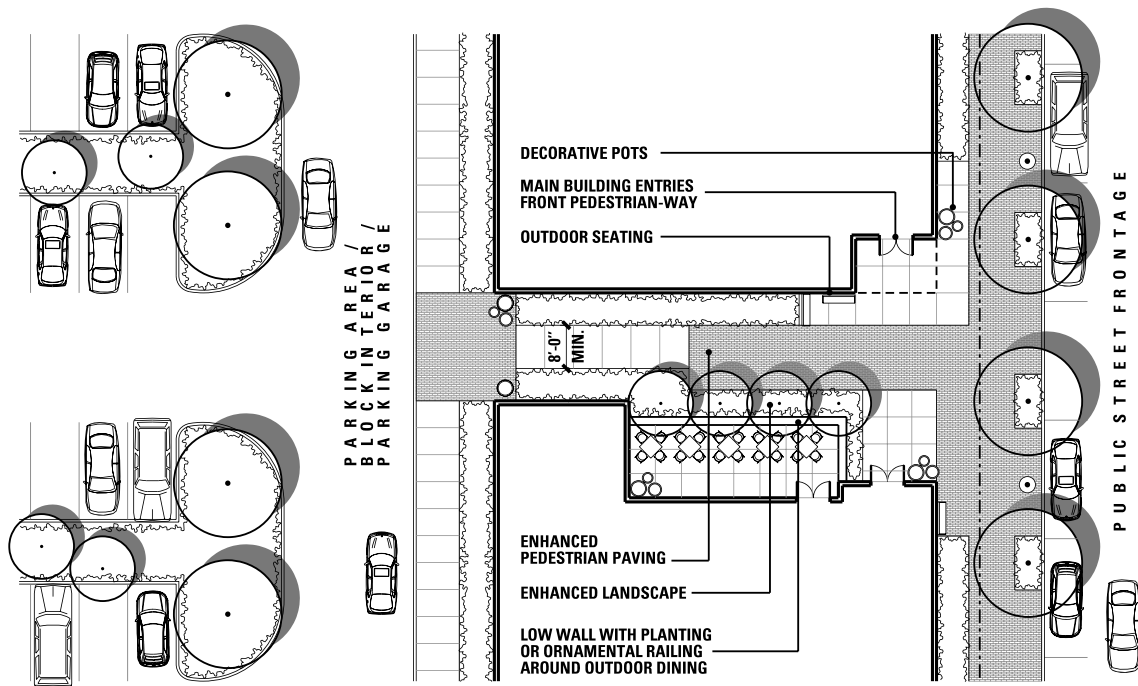


HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN
ROCKWALL, TEXAS

4 STREETS

PEDESTRIAN WAYS

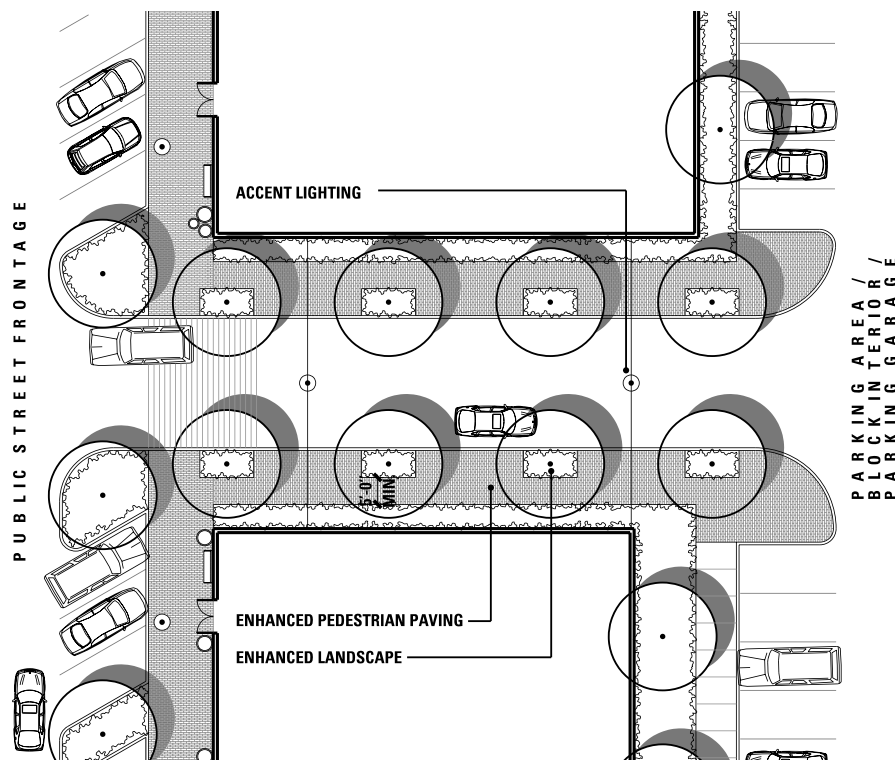
Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features such as fountains or sculpture pieces. Outdoor seating and dining may occur within the pedestrian-way. Building entry access should be provided within pedestrian-ways. The maximum cross slope within a pedestrian-way is 2%.



4 STREETS

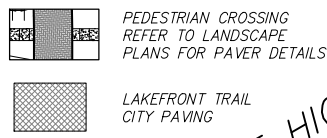
M E W S

Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement. Bollards may be used in lieu of a typical street curb. Building entry access may be provided within a mews. A carriage-way may also serve the purpose of a mews. The maximum cross slope within a mews is 2%.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

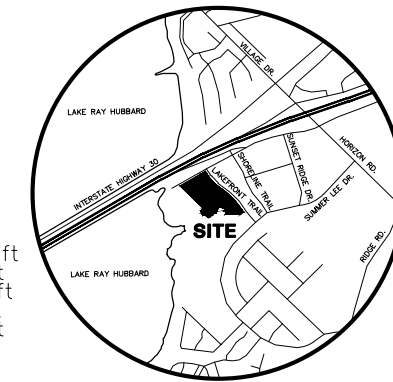
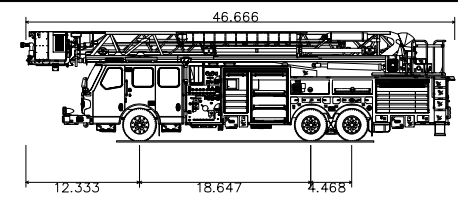
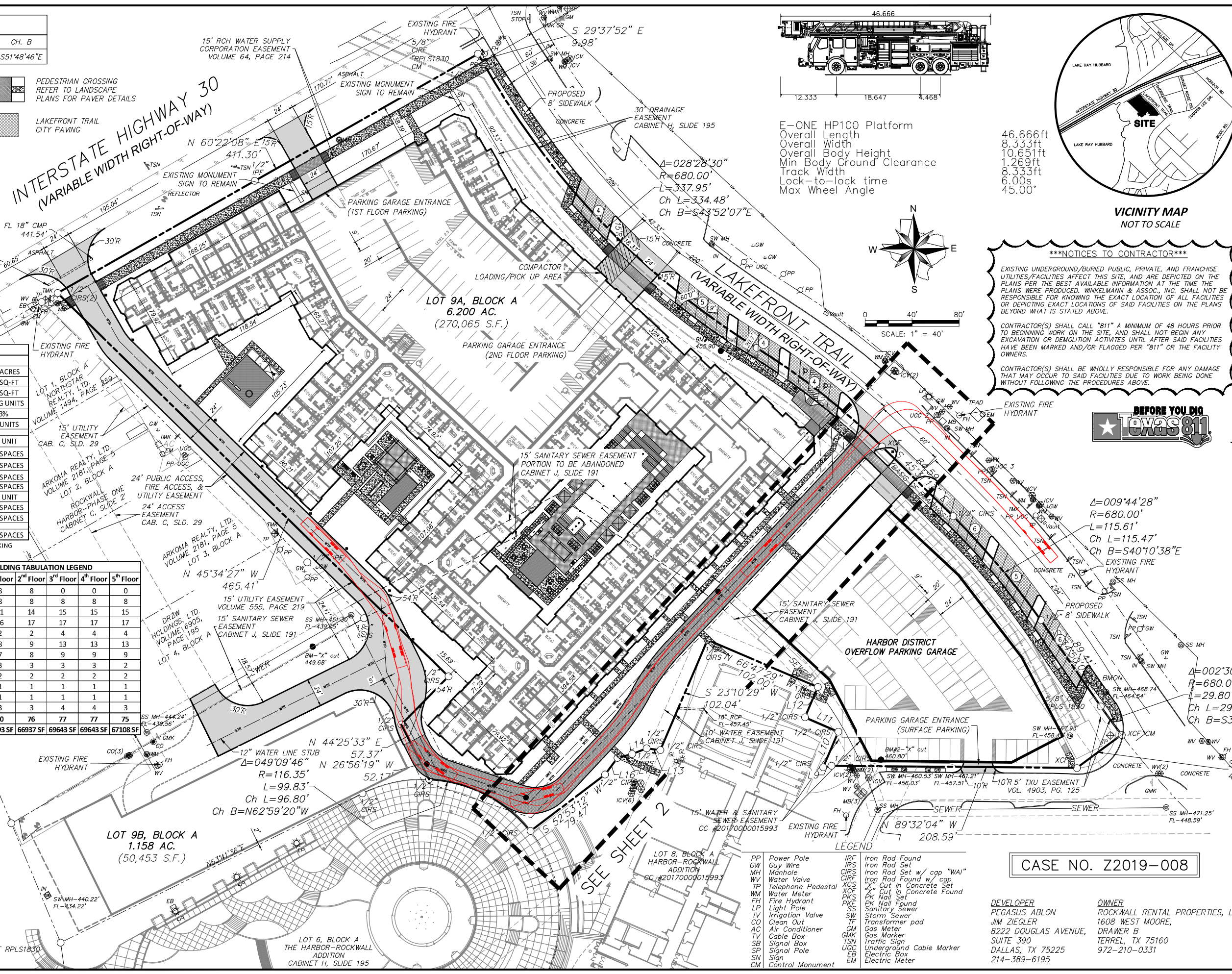


SIDEWALK PAVEMENT (TYP.)
 4"-3,000 PSI CONCRETE
 5.5 SACK MINIMUM
 W/ #3 BARS AT 24" C-C
 BOTH WAYS

HEAVY DUTY PAVEMENT
 7"-3600 PSI CONCRETE
 6.5 SACK MINIMUM
 W/ #3 BARS AT 18" O.C.E.W.

SITE DATA TABLE	
HARBOR VILLAGE - ROCKWALL	6.200 ACRES
HARBOR - ROCKWALL ADDITION	270,065 SQ-FT
LOT 9A, BLOCK A	127,000 SQ-FT
BUILDING AREA	270,065 SQ-FT
USE	DWELLING UNITS
COVERAGE	47.03%
TOTAL NUMBER OF UNITS	375 UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT
PARKING PROVIDED	563 SPACES
OFF-STREET PARKING PROVIDED	548 SPACES
ON-STREET PARKING PROVIDED	34 SPACES
TOTAL PARKING PROVIDED	582 SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT
HANDICAP REQUIRED	12 SPACES
HANDICAP PROVIDED	12 SPACES
OVERFLOW PARKING PROVIDED	180 SPACES
* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING	

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL		375	100.00%	335,224	70	76	77	77	75



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



6.	5.	4.	3.	2.	1.	NO.	DATE	REVISION	APPROVAL
			03/15/2019	12/04/2018	12/14/2018			REVISED ACCESS DRIVE	MC
								SITE PLAN RESUBMITTAL	MC
								SITE PLAN SUBMITTAL	MD
									APPROVAL

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 811 HILLCREST PLAZA DR. SUITE 215 (972) 488-7999 FAX (972) 488-7999
 811 ENGINEERS REGISTRATION NO. 89 811 SURVEYORS REGISTRATION NO. 10088-03
 Copyright © 2018, Winkelmann & Associates, Inc.

STATE OF TEXAS
 THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL G. WINKELMANN, P.E., LICENSE NO. 10088-03, AND ARE NOT TO BE USED FOR ANY OTHER CONSTRUCTION PURPOSES.
 04-04-2019

SITE PLAN
 HARBOR VILLAGE
 ROCKWALL, TEXAS

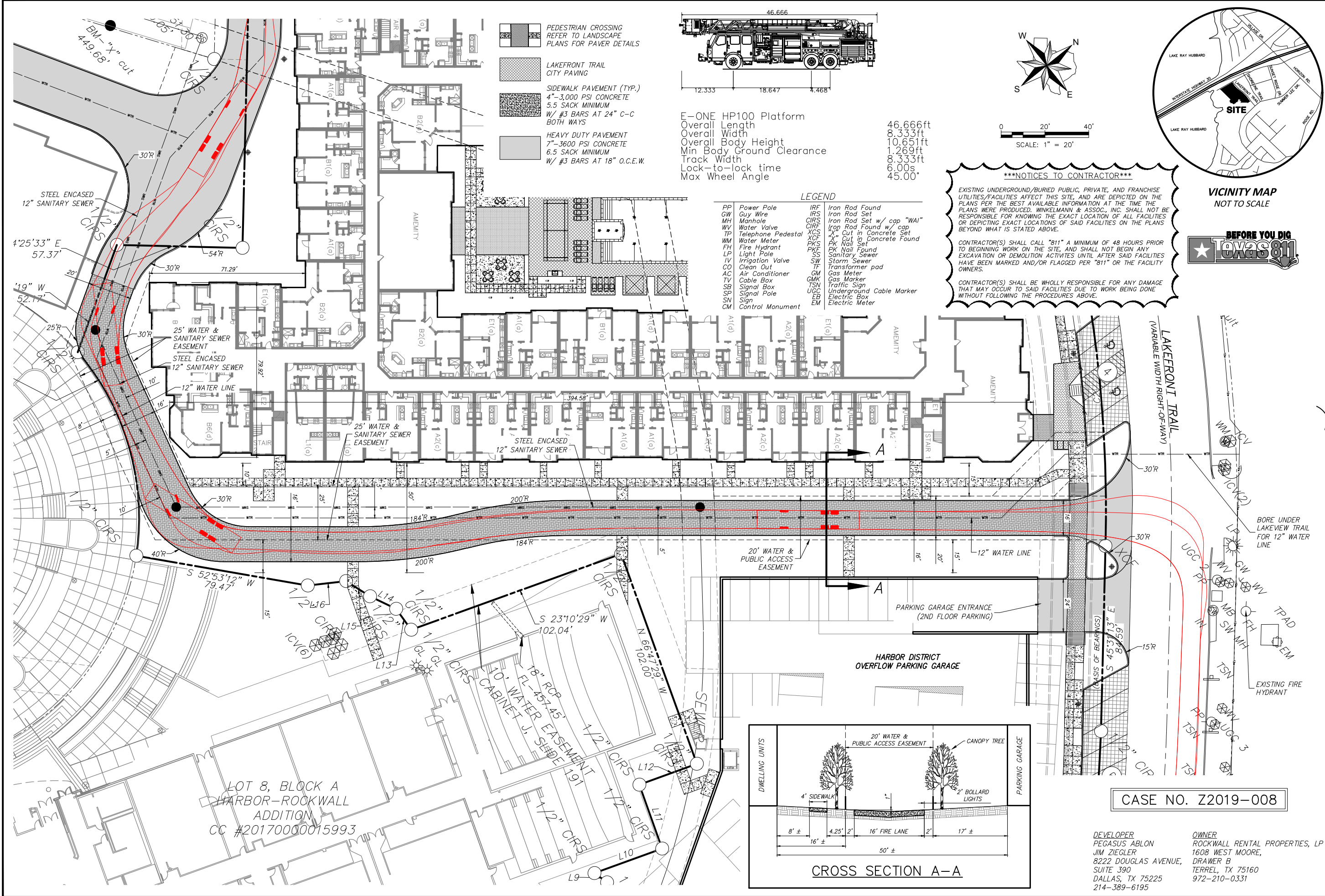
DEVELOPER
 PEGASUS ABLON
 JIM ZIEGLER
 8222 DOUGLAS AVENUE,
 SUITE 390
 DALLAS, TX 75225
 214-389-6195

OWNER
 ROCKWALL RENTAL PROPERTIES, LP
 1608 WEST MOORE,
 DRAWER B
 TERREL, TX 75160
 972-210-0331

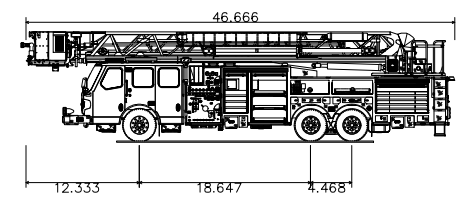
CASE NO. Z2019-008

SHEET
 1/2

99809.0A
 99809.0A ENGINEERING Construction Plans 99809.0A-SITE.dwg
 LAST SAVED BY: MMH/LH/DA/ April 4, 2019



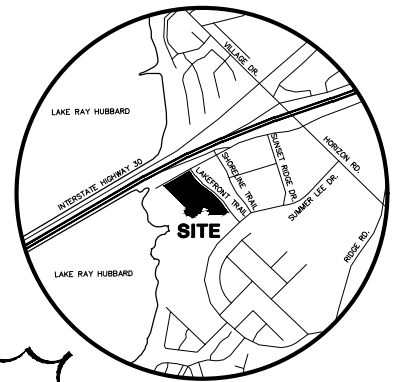
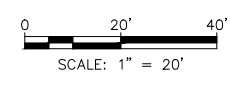
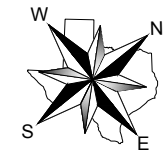
- PEDESTRIAN CROSSING REFER TO LANDSCAPE PLANS FOR PAVER DETAILS
- LAKEFRONT TRAIL CITY PAVING
- SIDEWALK PAVEMENT (TYP.) 4"-3,000 PSI CONCRETE 5.5 SACK MINIMUM W/ #3 BARS AT 24" C-C BOTH WAYS
- HEAVY DUTY PAVEMENT 7"-3600 PSI CONCRETE 6.5 SACK MINIMUM W/ #3 BARS AT 18" O.C.E.W.



E-ONE HP100 Platform
 Overall Length 46.666ft
 Overall Width 8.333ft
 Overall Body Height 10.651ft
 Min Body Ground Clearance 1.269ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

LEGEND

PP Power Pole	IRF Iron Rod Found
GW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	CIRF Iron Rod Found w/ cap
TP Telephone Pedestal	XCS "X" Cut in Concrete Set
WM Water Meter	PKF PK Nail Found
FH Fire Hydrant	PKS PK Nail Set
LP Light Pole	PKF Sanitary Sewer
IV Irrigation Valve	SS Storm Sewer
CO Clean Out	TF Transformer pad
AC Air Conditioner	GM Gas Meter
TV Cable Box	GMK Gas Marker
SB Signal Box	TSN Traffic Sign
SP Signal Pole	UGC Underground Cable Marker
SN Sign	EB Electric Box
CM Control Monument	EM Electric Meter



VICINITY MAP
NOT TO SCALE



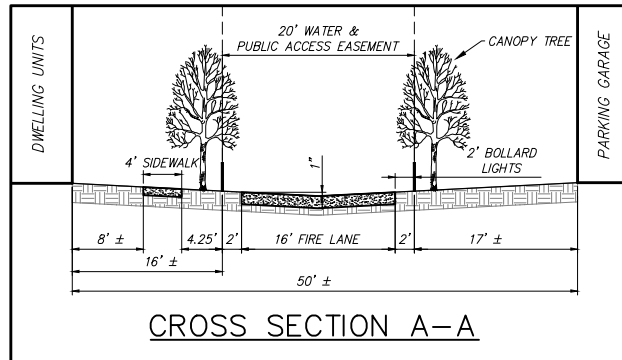
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LOT 8, BLOCK A
HARBOR-ROCKWALL
ADDITION
CC #20170000015993



CROSS SECTION A-A

CASE NO. Z2019-008

DEVELOPER
PEGASUS ABLON
JIM ZIEGLER
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
214-389-6195

OWNER
ROCKWALL RENTAL PROPERTIES, LP
1608 WEST MOORE,
DRAWER B
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 500 HILDCREST PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 (972) 486-7999 FAX
 (972) 486-7999
 Professional Engineer Registration No. 89
 Professional Surveyor Registration No. 11066
 Copyright © 2019, Winkelmann & Associates, Inc.

STATE OF TEXAS
 THESE PLANS WERE PREPARED UNDER
 THE DIRECT SUPERVISION OF MICHAEL G.
 WINKELMANN, P.E., LICENSED PROFESSIONAL
 ENGINEER IN THE STATE OF TEXAS.
 THESE PLANS ARE NOT TO BE USED FOR
 CONSTRUCTION PURPOSES
 WITHOUT THE SIGNATURE OF THE
 REGISTERED PROFESSIONAL ENGINEER.
 04-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

SHEET
2/2

6. 5. 4. 3. 03/15/2019 REVISED ACCESS DRIVE MC
2. 01/04/2019 SITE PLAN RESUBMITTAL MC
1. 12/14/2018 SITE PLAN SUBMITTAL MD
No. DATE REVISION APPROV.

LAST SAVED BY: MMHOLLAND April 4, 2019

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 17-64 & PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, 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 from Jim Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [Ordinance No. 17-22] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail 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 Ordinance No. 17-64, Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 supersede all requirements stipulated in Ordinance No. 17-64;

SECTION 2. That any portion of Ordinance No.'s 11-43 & 13-16 in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 3. 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 PD Development Plans approved with Ordinance No.'s 11-43 & 13-16 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan

for the *Subject Property*; and,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 5. That 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:

5.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on May 6, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5*,

Expiration, of the International Building Code). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

5.2 DEVELOPMENT CONDITIONS

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The private street and pedestrian access easement extending from Lakefront Trail to the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance*), will be required to be located within a *Pedestrian Access Easement* on the final plat and shall be constructed in accordance with the street cross section and concept plan depicted in *Exhibit 'C'* of this ordinance; and
- 8) The proposed uses for this development shall be required to demonstrate that they

have access to a sufficient number of parking spaces within the development to support their use.

SECTION 6. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 7. 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 8. 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MAY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

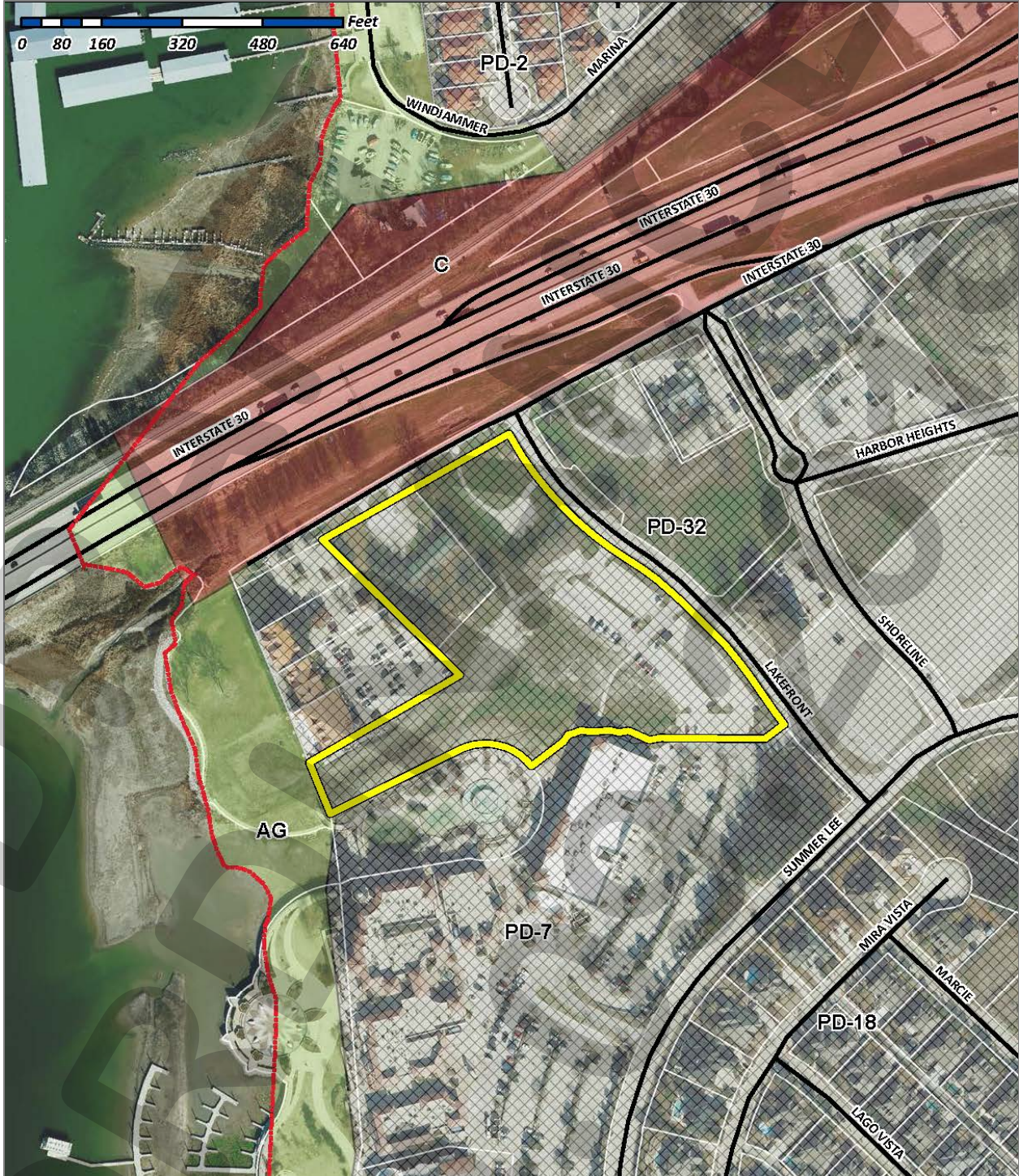
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2019

2nd Reading: May 6, 2019

**Exhibit 'A':
Legal Description**



Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

Exhibit 'A':
Legal Description

Legal Description: Tract 16 of the M. J. Barksdale Survey, Abstract No. 11

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

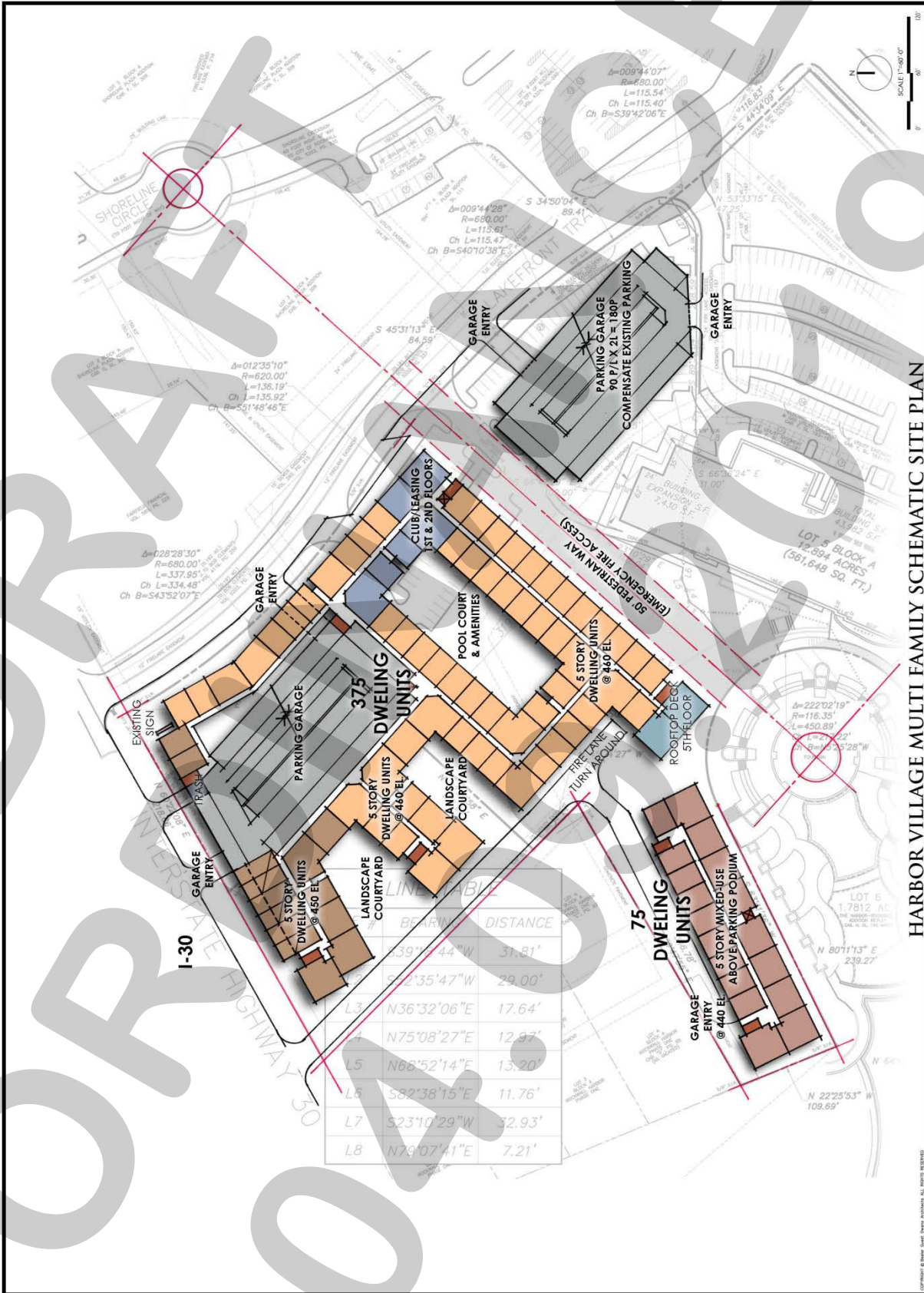
THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

Exhibit 'B':
PD Development Plan



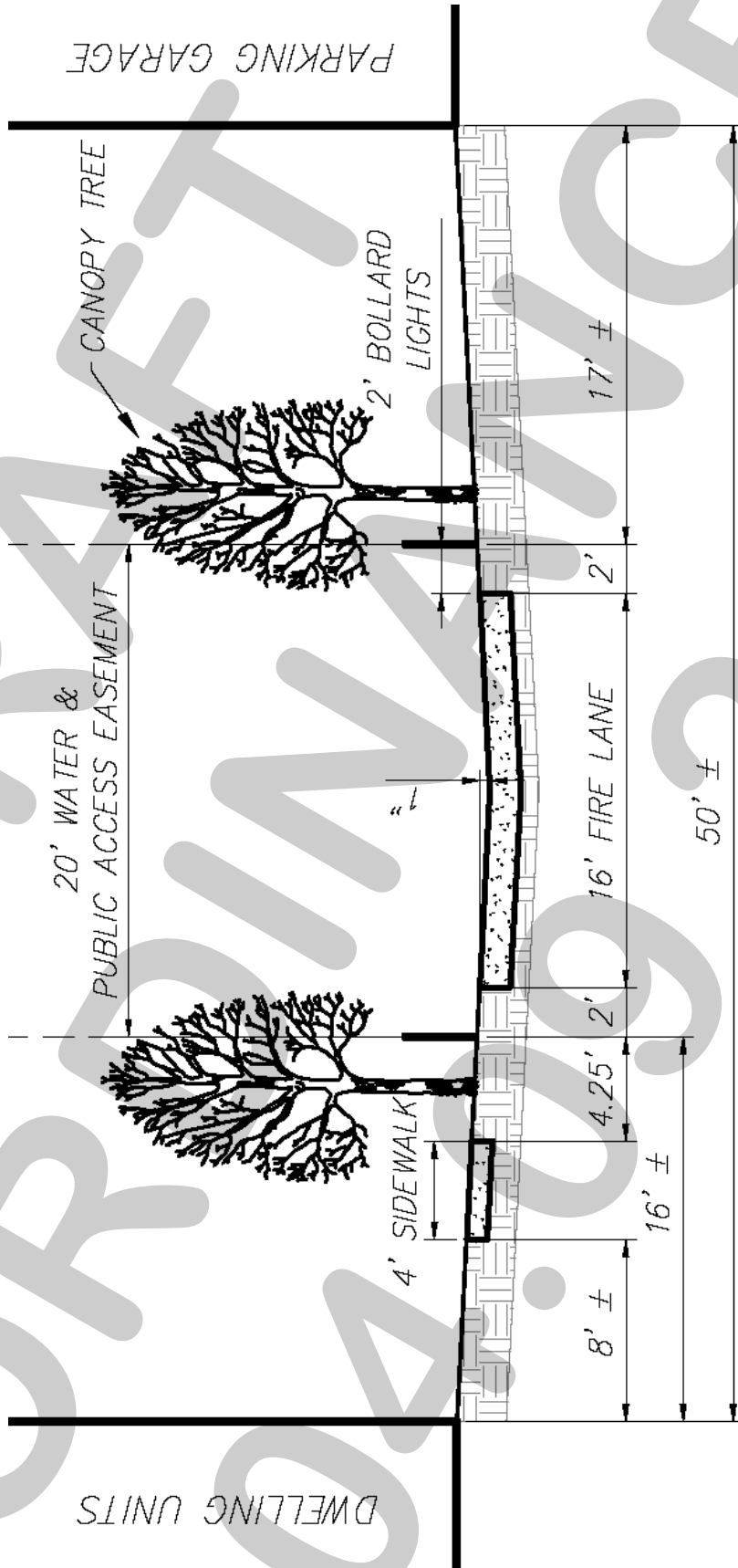
HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN

ROCKWALL, TEXAS

17176
1/18/20
Peggy Ann Abbon



Exhibit 'C':
Private Street and Pedestrian Access Easement



CROSS SECTION A-A



June 19, 2019

ATTN: James Ziegler
Pegasus Ablon
8222 Douglas Avenue, Suite 390
Dallas, TX 75225

RE: PD ZONING (Z2019-008), Amendment Development Plan

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 05/06/2019 via Ordinance No.19-21. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

- 1) *The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;*
- 2) *(2) The site plan approved with Case No. SP2018-043 will need to be updated and administratively approved to ensure conformance to the revised PD Development Plan;*
- 3) *(3) 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 April 9, 2019, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to amend the Development Plan contained in Ordinance No. 17-64 by a vote of 5-2, with Commissioners Logan and Chodun dissenting.*

CITY COUNCIL:

- ✓ *On April 15, 2019 the City Council approved a motion approving an amendment to the PD Development Plan (Ordinance No. 17-64) as requested by the applicant by a vote of 7 to 0 [1st Reading].*
- ✓ *On May 6, 2019 the City Council approved a motion approving an amendment to the PD Development Plan (Ordinance No. 17-64) as requested by the applicant by a vote of 7 to 0 [2nd Reading].*

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

Sincerely,

Ryan Miller, AICP
Planning Director
Planning & Zoning Department
City of Rockwall, TX