



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-018 P&Z DATE 08/15/20 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
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. SP2020-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
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- Plat Reinstatement Request (\$100.00)

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- PD Development Plans (\$200.00 + \$15.00 Acre)¹

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- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision LOT 1 BLOCK A HARBOR HILLS ADD. Lot 1 Block A

General Location 4.032 ACRES AT SUMMER LEE AND SUNSET RIDGE DR.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-32 APPROVED SITE PLAN ? Current Use

Proposed Zoning SAME - Proposed Use

Acreage 4.032 ACRES Lots [Current] _____ Lots [Proposed] _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner HARBOR LAKE POINTE INVESTORS, LLC Applicant

Contact Person RUSSELL PHILLIPS Contact Person JIMMY STROHMEYER

Address 2701 SUNSET RIDGE DR. Address _____

STE 607

City, State & Zip ROCKWALL, TX 75082 City, State & Zip _____

Phone 469 446 7734 Phone 214 497 2057

E-Mail RUSSELL@STERLINGONE.US E-Mail JIMMY@STROHMEYERARCHITECTS.COM

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of AUGUST, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires



RockwallPLL

Receipt#: 1064

Date: 8/13/2020

City of Rockwall
The New Horizon

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZSITEPLAN	SP2020-018	PZAMDSITEP

Tender Type / Description	Amount
CHECK- CHECK	100.00
Sub Total:	100.00

Fees:

Fee Codes / Description	Amount
PZAMENDSP- PZ - Amended Site Plan App Fee	100.00
Sub Total:	100.00

Total Amount Due:	100.00
Total Payment:	100.00

PROJECT COMMENTS



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

DATE: 8/20/2020

PROJECT NUMBER: SP2020-018
PROJECT NAME: Site Plan for Harbor Hills Condominiums
SITE ADDRESS/LOCATIONS: 2400 SUMMER LEE DR, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of an Amended Site Plan for a 265-unit condominium development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/20/2020	Needs Review

08/20/2020: SP2020-018; Site Plan for Summer Lee Drive & Glen Hill Way (Condominiums)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a 265-unit condominium development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2020-018) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), and the Development Standards of Article 05, that are applicable to the subject property.

M.12 Building Elevations. A change to the building elevations (i.e. color, materials, etc.) requires a recommendation from the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission.

I.15 The Architectural Review Board (ARB) meeting will be held on August 25, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.16 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 25, 2020.
- 2) Architectural Review Board (ARB) meeting will be held on August 25, 2020.
- 3) Planning & Zoning meeting/public hearing meeting will be held on September 15, 2020.

4) Architectural Review Board (ARB) meeting will be held on September 15, 2020 (if required).

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Denied

08/17/2020: You will need to provide the following;

1. Tree Mitigation Plan
2. Landscape and Tree Plan



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Planning and Zoning Department
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STAFF USE ONLY
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CITY ENGINEER:

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Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

LOT 1 BLOCK A HARBOR HILLS ADD. Lot 1 Block A

General Location

4.032 ACRES AT SUMMER LEE AND SUNSET RIDGE DR.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

PD-32 APPROVED SITE PLAN? Current Use

Proposed Zoning

SAME - Proposed Use

Acreage

4.032 ACRES

Lots [Current]

Lots [Proposed]

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

Owner

HARBOR LAKE POINTE INVESTORS, LLC

Applicant

Contact Person

RUSSELL PHILLIPS

Contact Person

JIMMY STROHMEYER

Address

2701 SUNSET RIDGE DR.

Address

STE 607

City, State & Zip

ROCKWALL, TX 75032

City, State & Zip

Phone

469 446 7734

Phone

214 497 2057

E-Mail

RUSSELL@STERLINGONE.US

E-Mail

JIMMY@STROHMEYERARCHITECTS.COM

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of AUGUST, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's Signature

Russell Phillips

Notary Public in and for the State of Texas

My Commission Expires



SP2020-018- SITE PLAN FOR HARBOR HILLS ADDITION
 SITE PLAN - LOCATION MAP =



City of Rockwall

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

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.









Harbor Hill

Harbor Hill



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: David Gonzales, *Planning and Zoning Manager*
DATE: September 15, 2020
SUBJECT: SP2020-018; *Amended Site Plan for Harbor Hills Condominiums*

The applicant, Jimmy Strohmeyer of Strohmeyer Architects, is requesting the approval of an amended site plan for the purpose of changing the exterior building elevations of a previously approved condominium building (*i.e. the Harbor Hills Condominiums*). The proposed 265-unit condominium building was originally approved by site plan (*Case No. SP2015-004*) on March 16, 2015 by the City Council. At the time of this approval, the applicant requested and was granted two (2) waivers to the building form requirements, and two (2) variances associated with the building material requirements. This site plan expired in accordance with the requirements of Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Based on this the applicant submitted a subsequent site plan (*Case No. SP2018-037*), which was approved by the City Council on December 17, 2020. The following is a list of all of the waivers and variances approved with this site plan case:

- (1) *Variances to the Building Material Requirements of the Unified Development Code (UDC)*
 - (a) *Stone Requirements*. A variance for not meeting the minimum 20% natural or quarried stone requirement for each façade of the building. This included an exception for the use of cultured stone in addition to the variance for the amount of stone.
 - (b) *Masonry Material Requirements*. A variance for exceeding a maximum of 50% stucco (*i.e. cementitious material*) on each building façade.
- (2) *Waiver to the Building Form and Placement Requirements of Planned Development District 32 (PD-32) [Ordinance No. 17-22]*
 - (a) *Building Form*. A waiver for 30% of the building's front façade length not fronting onto Summer Lee Drive.
 - (b) *Build-To-Lines and Building Setbacks*. A waiver for not meeting the average setback of 20-feet from the Summer Lee Drive right-of-way line.
 - (c) *1st Floor Height*. A waiver for not meeting the first-floor building height, which is required to be built to a commercial height of 15-feet.
 - (d) *Building Height*. A waiver for exceeding the maximum building height of five (5) stories or 75-feet.
- (3) *Waiver to the Parking Requirements of Planned Development District 32 (PD-32) [Ordinance No. 17-22]*
 - (a) *Surface Parking Setback*. A waiver for not meeting the surface parking setback requirements, which are a minimum of ten (10) feet from the right-of-way line.

Staff should point out that the applicant's request does not change the building elevations, only the color of the stucco and stone veneer from a tan/beige earth tone pallet to a color that is primarily white with light gray accents. While changes in color do not typically require site plan approval, in this case the applicant's colors and materials were tied to previous approvals that necessitate the Planning and Zoning Commission to reexamine the case and make a decision based on all past approvals. Staff should note that according to Section 6, *Architectural Guidelines*, of *Resolution No. 10-40 (i.e. the Design Guidelines for development within Planned Development District 32 [PD-32])*, the "Primary Material Colors...shall be selected within earth tone ranges and shall complement each other ... [and] Secondary Material Colors ... shall be non-white within earth tone ranges." With this being said, on August 25, 2020, the Architectural Review Board (ARB) reviewed the revised building elevations and unanimously approved a motion to recommend approval of the proposed changes to the building elevations.

As a part of this consideration, staff has listed all of the conditions of approval from the December 17, 2018 site plan approval [Case No. SP2018-037] for the Planning and Zoning Commission's consideration with this new request. These conditions of approval are as follows:

- (1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) The abandonment and acquisition of the property in front of the subject property (*i.e. between Summer Lee Drive and the subject property, adjacent to the proposed northern most driveway*) will need to be addressed with the final plat [*this is needed to meet the building setbacks for the buildings and to provide fire access to the north side of the building*];
- (3) The construction of Glen Hill Way will need to be completed prior to the building receiving final approval from the Building Inspections and Engineering Departments;
- (4) All stucco shall be a three (3) part stucco;
- (5) A *Treescape Plan* depicting the full property and all trees being removed for this development will be required prior to the issuance of a grading permit. In addition, all tree mitigation balances will need to be satisfied prior to the removal of any trees on-site;
- (6) The applicant shall submit a *Streetscape Plan* showing conformance to the requirements of *Ordinance No. 17-22, Resolution No. 10-40*, and the UDC; and
- (7) Any construction resulting from the approval of this *site plan request* shall conform to the requirements set forth by the 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.



DEVELOPMENT APPLICATION

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Planning and Zoning Department
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STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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SP2020-018- SITE PLAN FOR HARBOR HILLS ADDITION
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EXTERIOR COLORS



CONCRETE ROOF TILE:
BORAL - TEJAS ESPANA -
CUSTOM BLEND 8



EXTERIOR STONE VENEER:
ELDORADO STONE
PROFILE - MC-CROP-
MARQUEE 24 - DOVE TAIL



WINDOWS
EXTERIOR DOORS
RAILS
BRONZE



MORTAR:
SPEC MIX
SM200 WHITE



3 COAT STUCCO SYSTEM:
COLOR #1: STANDARD COLOR - WHITE
(TYP. AT ALL HORIZONTAL BANDING.)

WEST ELEVATION EXTERIOR MATERIAL FOOTAGES:

TOTAL SURFACE SQUARE FOOTAGE	=	15,038
AREA OF STUCCO MATERIAL	=	10,957
AREA OF STONE ON BUILDING FASCAD E	=	1,096
AREA OF STONE ON EXPOSED GARAGE	=	2,985



2 WEST EXTERIOR ELEVATION (LAKE SIDE)

SCALE: NTS

NORTH ELEVATION EXTERIOR MATERIAL FOOTAGES:

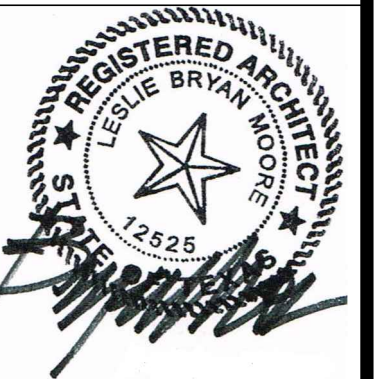
TOTAL SURFACE SQUARE FOOTAGE	=	13,140
AREA OF STUCCO MATERIAL	=	10,585
AREA OF STONE ON BUILDING FASCAD E	=	1,202
AREA OF STONE ON EXPOSED GARAGE	=	1,353



1 NORTH EXTERIOR ELEVATION

SCALE: NTS

DBA
 ARCHITECTS
111 S. KENTUCKY SUITE 210
 McCOMB, TEXAS 75069
 989-900-4905



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HARBOR HILL
 2400 SUMMER LEE DRIVE
 ROCKWALL, TEXAS 75032
EXTERIOR ELEVATION
NORTH & WEST VIEWS

Issue Dates:

ISSUED FOR PRICING	10-02-2019
ADDENDUM #4	10-23-2019
ISSUE FOR PERMIT REVIEW	11-22-2019
ISSUE FOR PERMIT	01-09-2020
REVISION PS1	02-14-2020

Scale:

Drawn By: KM, TT

Checked by: BM

Sheet

A501R

Project No.
SP2018-037

ISSUE FOR PERMIT: 01-09-2020

EXTERIOR COLORS



CONCRETE ROOF TILE:
BORAL - TEJAS ESPANA -
CUSTOM BLEND 8



EXTERIOR STONE VENEER:
ELDORADO STONE
PROFILE - MC-CROP-
MARQUEE 24 - DOVE TAIL



WINDOWS
EXTERIOR DOORS
RAILS
BRONZE



MORTAR:
SPEC MIX
SM200 WHITE



3 COAT STUCCO SYSTEM:
COLOR #1: STANDARD COLOR - WHITE
(TYP. AT ALL HORIZONTAL BANDING.)

EAST ELEVATION EXTERIOR MATERIAL FOOTAGES:

TOTAL SURFACE SQUARE FOOTAGE	=	12,387
AREA OF STUCCO MATERIAL	=	10,203
AREA OF STONE ON BUILDING FASCAD	=	1,433
AREA OF STONE ON EXPOSED GARAGE	=	751



2 EAST EXTERIOR ELEVATION

SCALE: NTS

SOUTH ELEVATION EXTERIOR MATERIAL FOOTAGES:

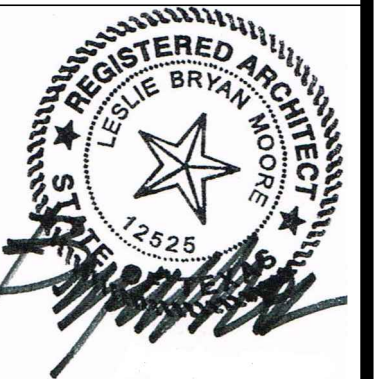
TOTAL SURFACE SQUARE FOOTAGE	=	13,589
AREA OF STUCCO MATERIAL	=	10,941
AREA OF STONE ON BUILDING FASCAD	=	800
AREA OF STONE ON EXPOSED GARAGE	=	1,848



1 SOUTH EXTERIOR ELEVATION

SCALE: NTS

DBA
 ARCHITECTS
111 S. KENTUCKY SUITE 210
 McKENNEY, TEXAS 75069
 989-900-4905



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HARBOR HILL
 2400 SUMMER LEE DRIVE
 ROCKWALL, TEXAS 75082
EXTERIOR ELEVATION
EXTERIOR PERIMETER

Issue Dates:

ISSUED FOR PRICING	10-02-2019
ADDENDUM #4	10-23-2019
ISSUE FOR PERMIT REVIEW	11-22-2019
ISSUE FOR PERMIT	01-09-2020
REVISION PS1	02-14-2020

Scale:

Drawn By: KM, TT
 Checked by: BM

Sheet
A502R

Project No.
SP2018-037

ISSUE FOR PERMIT: 01-09-2020



Harbor Hill

Harbor Hill



September 18, 2020

TO: Harbor Lake Pointe Investors, LLC
Russell Phillips
2701 Sunset Ridge Drive, Suite 607
Rockwall, TX 75032

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2020-018; *Amended Site Plan for Harbor Hills Condominiums*

Russell Phillips:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on September 15, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

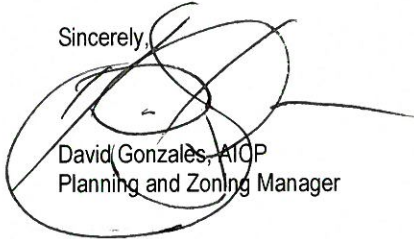
- (1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) The abandonment and acquisition of the property in front of the subject property (*i.e. between Summer Lee Drive and the subject property, adjacent to the proposed northern most driveway*) will need to be addressed with the final plat [*this is needed to meet the building setbacks for the buildings and to provide fire access to the north side of the building*];
- (3) The construction of Glen Hill Way will need to be completed prior to the building receiving final approval from the Building Inspections and Engineering Departments;
- (4) All stucco shall be a three (3) part stucco;
- (5) A *Treescape Plan* depicting the full property and all trees being removed for this development will be required prior to the issuance of a grading permit. In addition, all tree mitigation balances will need to be satisfied prior to the removal of any trees on-site;
- (6) The applicant shall submit a *Streetscape Plan* showing conformance to the requirements of *Ordinance No. 17-22, Resolution No. 10-40*, and the UDC; and
- (7) Any construction resulting from the approval of this *site plan request* shall conform to the requirements set forth by the 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 September 15, 2020, the Planning and Zoning Commission approved a motion to approve the amended site plan with the conditions of approval by a vote of 6-0, with Commissioner Conway absent.

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gonzales", is written over the word "Sincerely," and extends into the name block below.

David Gonzales, AICP
Planning and Zoning Manager