



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-001

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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
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### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **310 Harborview Dr., Rockwall, TX 75032**

SUBDIVISION **Harbor Landing Phase 2**

LOT **16** BLOCK **C**

GENERAL LOCATION

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

CURRENT ZONING **PD-8**

CURRENT USE **Residential**

PROPOSED ZONING

PROPOSED USE **Residential**

ACREAGE **0.2**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

- 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 **John Fenianos**

APPLICANT

CONTACT PERSON

CONTACT PERSON **Ali Abedini**

ADDRESS **1314 Wendell way,**

ADDRESS **6363 San Felipe St.**

CITY, STATE & ZIP **Garland, TX 75043**

CITY, STATE & ZIP **Houston, TX, 77057**

PHONE **321-246-2431**

PHONE **832-938-3133**

E-MAIL **john@jrhbuidler.com**

E-MAIL **aabedini@buildengllc.com**

## NOTARY VERIFICATION [REQUIRED]

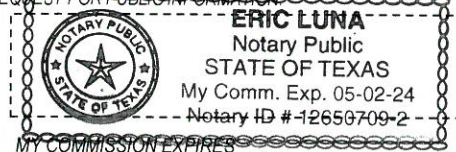
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Fenianos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11/7/2023 DAY OF \_\_\_\_\_, 2023. 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 17th DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

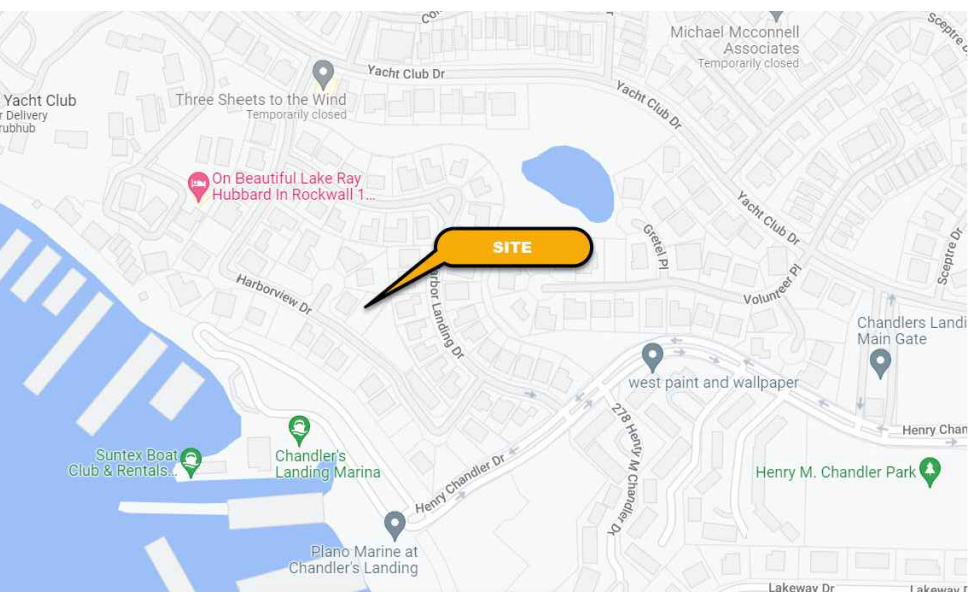




PLOTTED 10/19/2022

X-22-011-GRADING.DWG

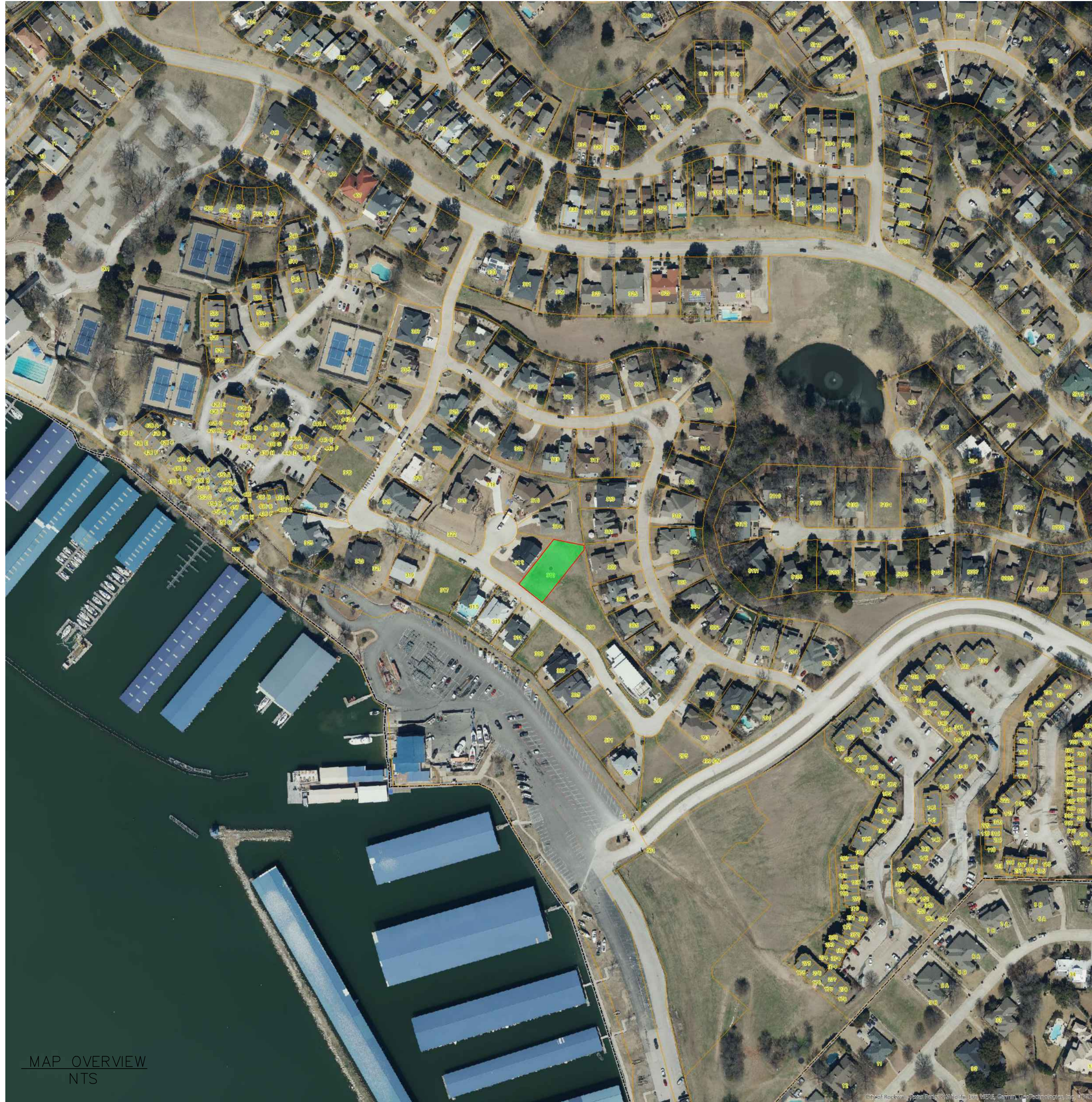
CREATED 10/19/2022



LOCATION MAP  
NTS

# SITE DEVELOPMENT PLAN FOR RESIDENTIAL HOUSE

310 HARBORVIEW DR, ROCKWALL, TX 75032

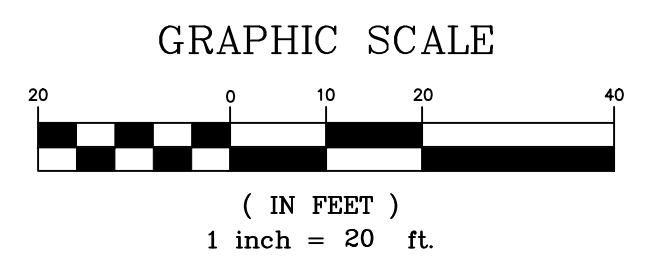


MAP OVERVIEW  
NTS



CITY ZONING MAP  
NTS

SHEET INDEX	
C000	COVER SHEET
C100	SITE PLAN
C200	LANDSCAPE PLAN
C300	GRADING AND DRAINAGE PLAN



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



DATE: 10/19/2022					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

PREPARED BY:

PREPARED FOR:

APN: ----

CITY OF ROCKWALL

310 HARBORVIEW DR, ROCKWALL, TX 75032

COVER SHEET

ROCKWALL COUNTY

TEXAS

SHEET NO.

C000

1 of 4 SHEETS



PLOTTED 10/19/2022

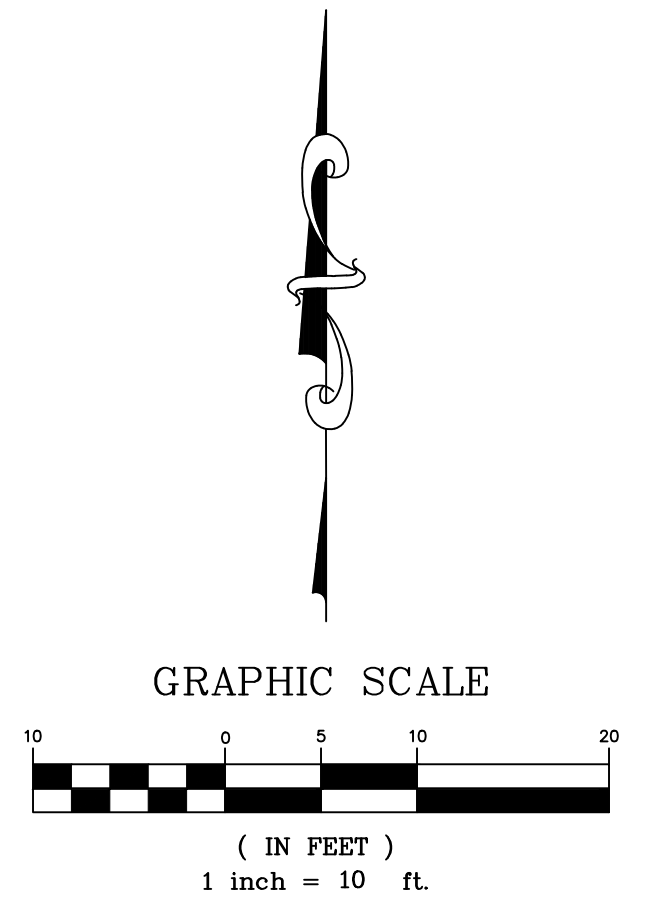
X-22-011-SITE.DWG

CREATED 10/19/2022

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY


8-1-1



NO	BY	DATE	REVISIONS

PREPARED BY:

PREPARED FOR:



APN: ----

310 HARBORVIEW DR, ROCKWALL, TX 75032

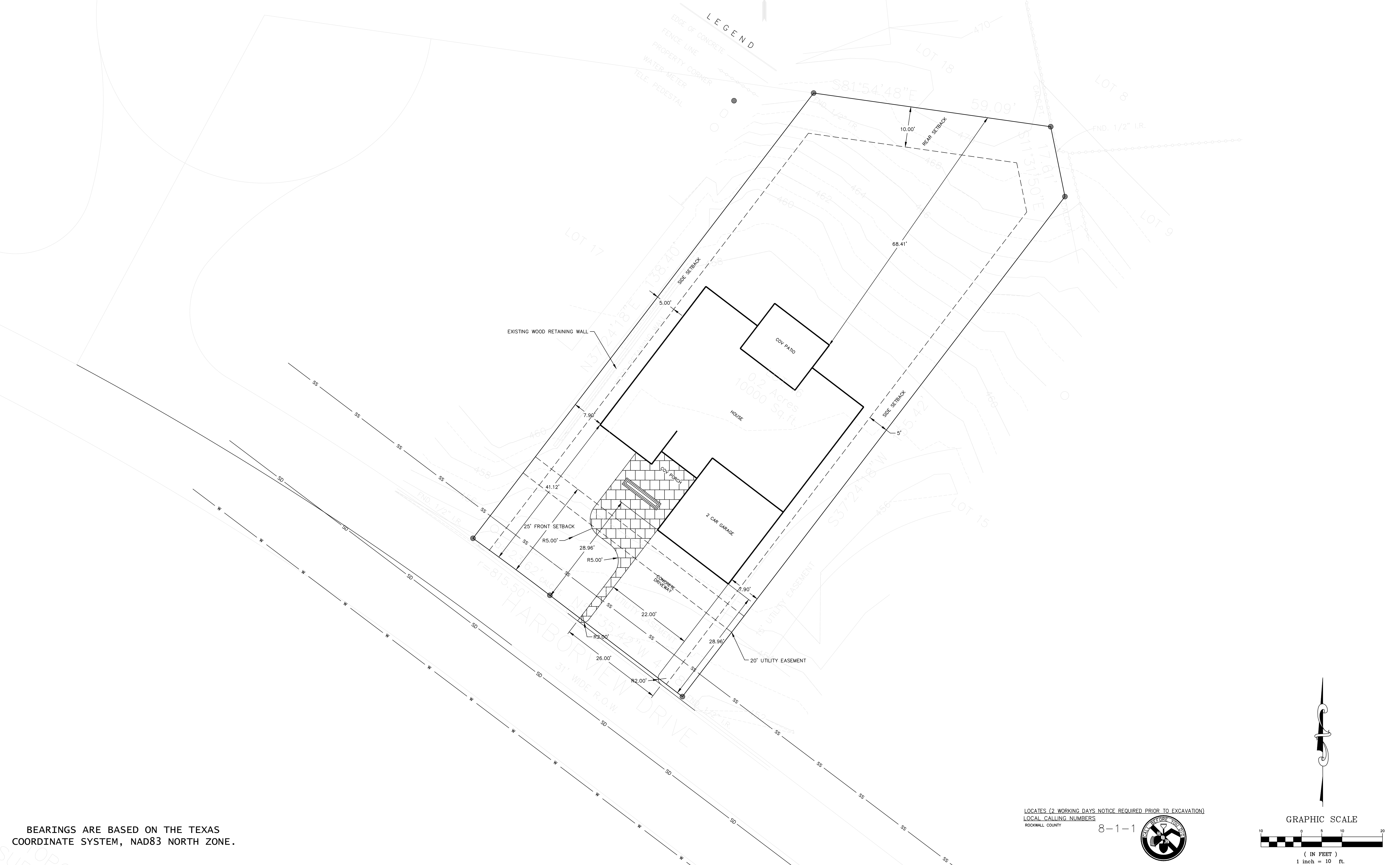
**SITE PLAN**

CITY OF ROCKWALL      ROCKWALL COUNTY      TEXAS

SHEET NO.

**C100**

2 of 4 SHEETS



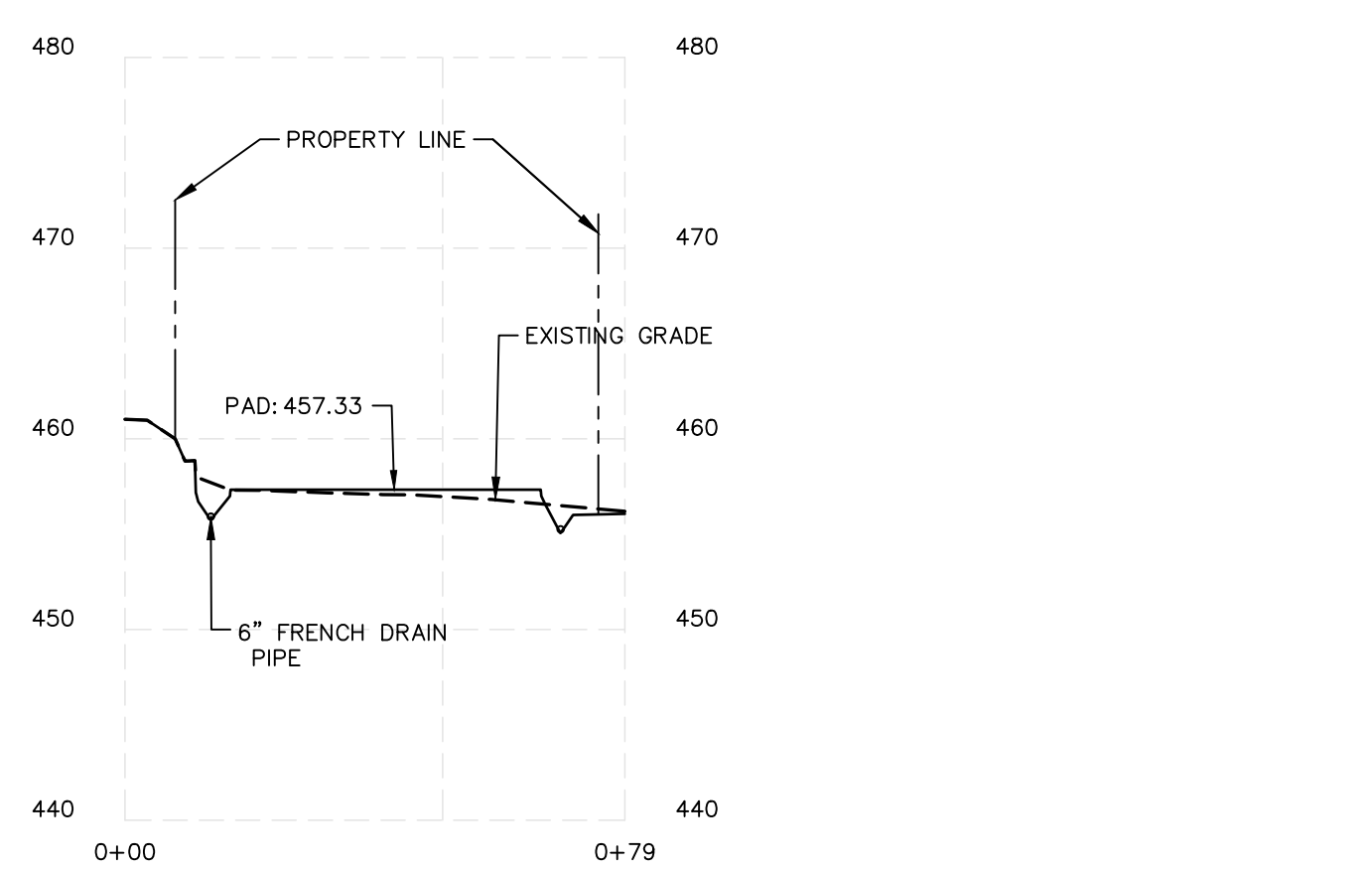




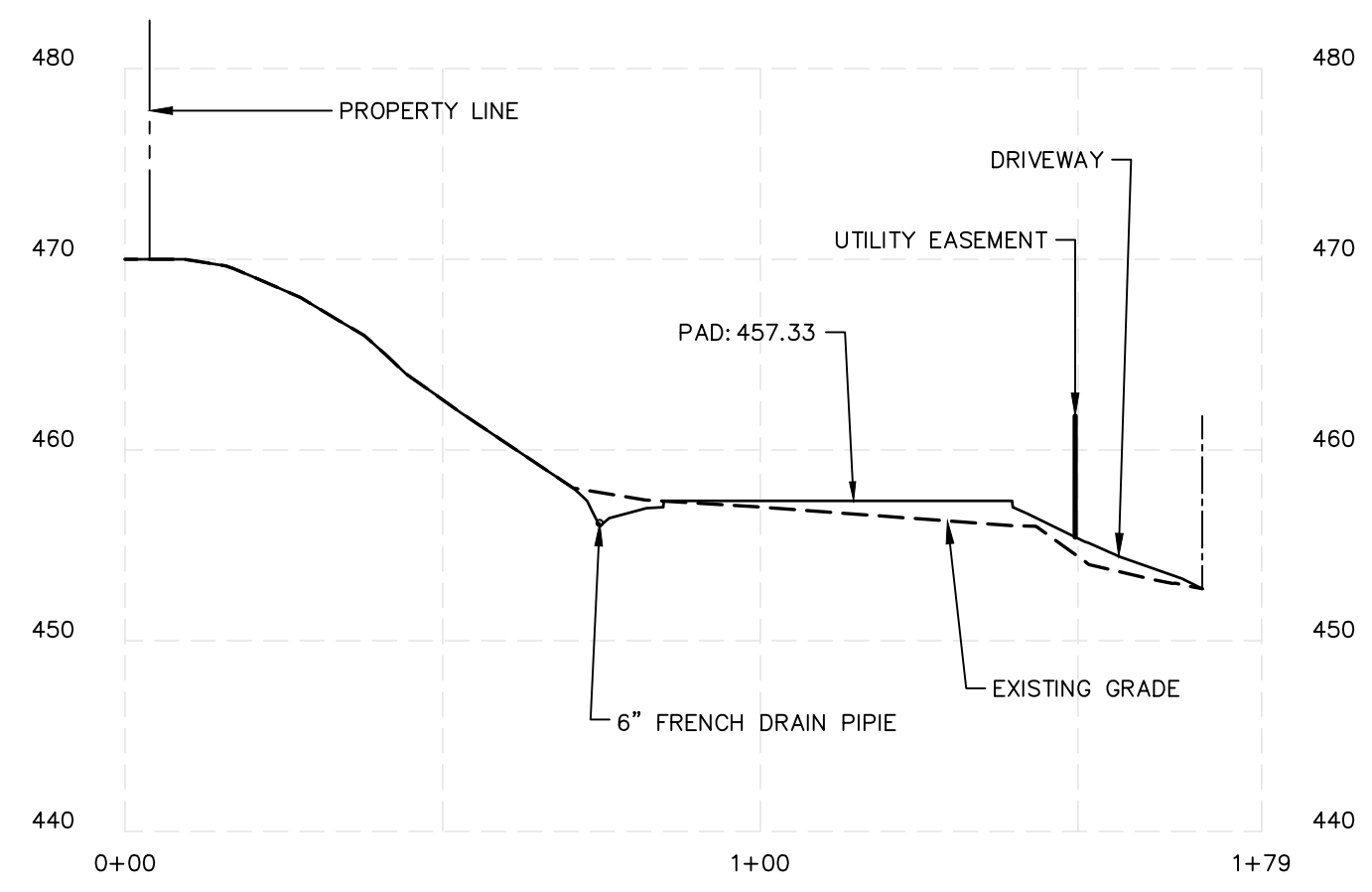


LEGENDS:

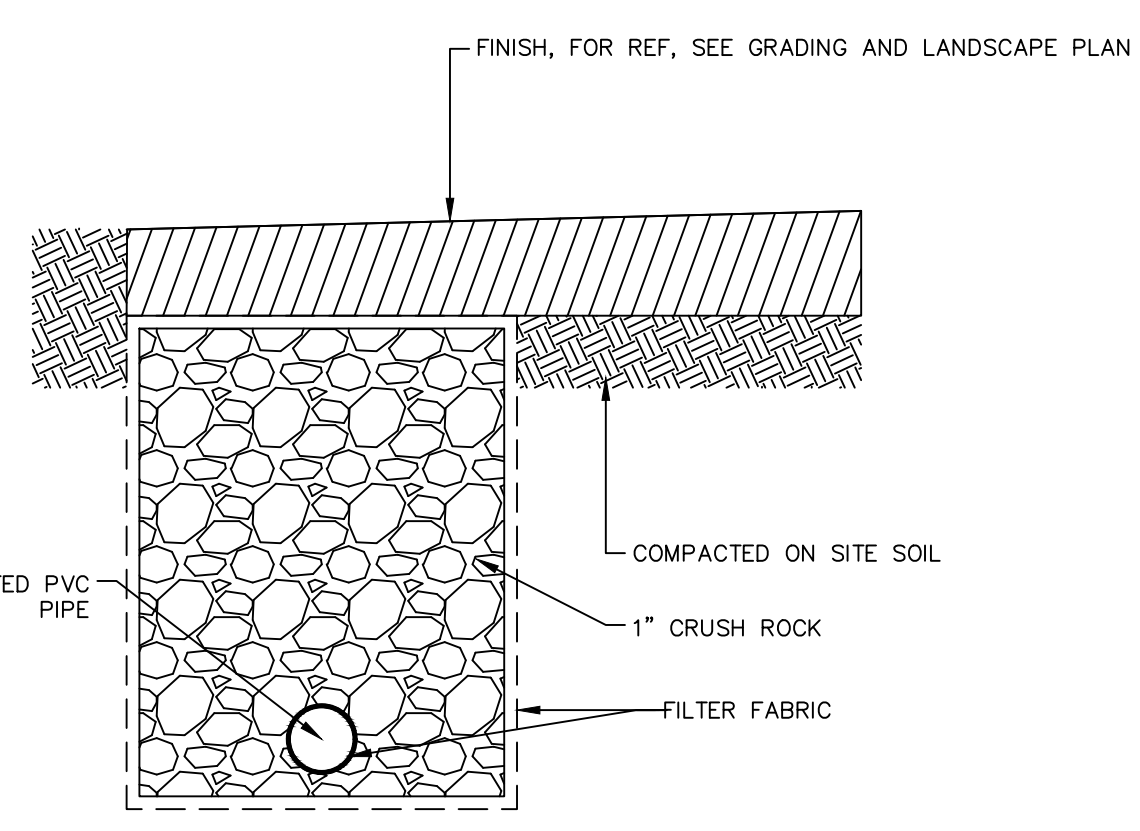
- 300 PROPOSED CONTOURS
- 300 EXISTING CONTOURS
- 1924.00 FINISHED GRADE ELEVATION



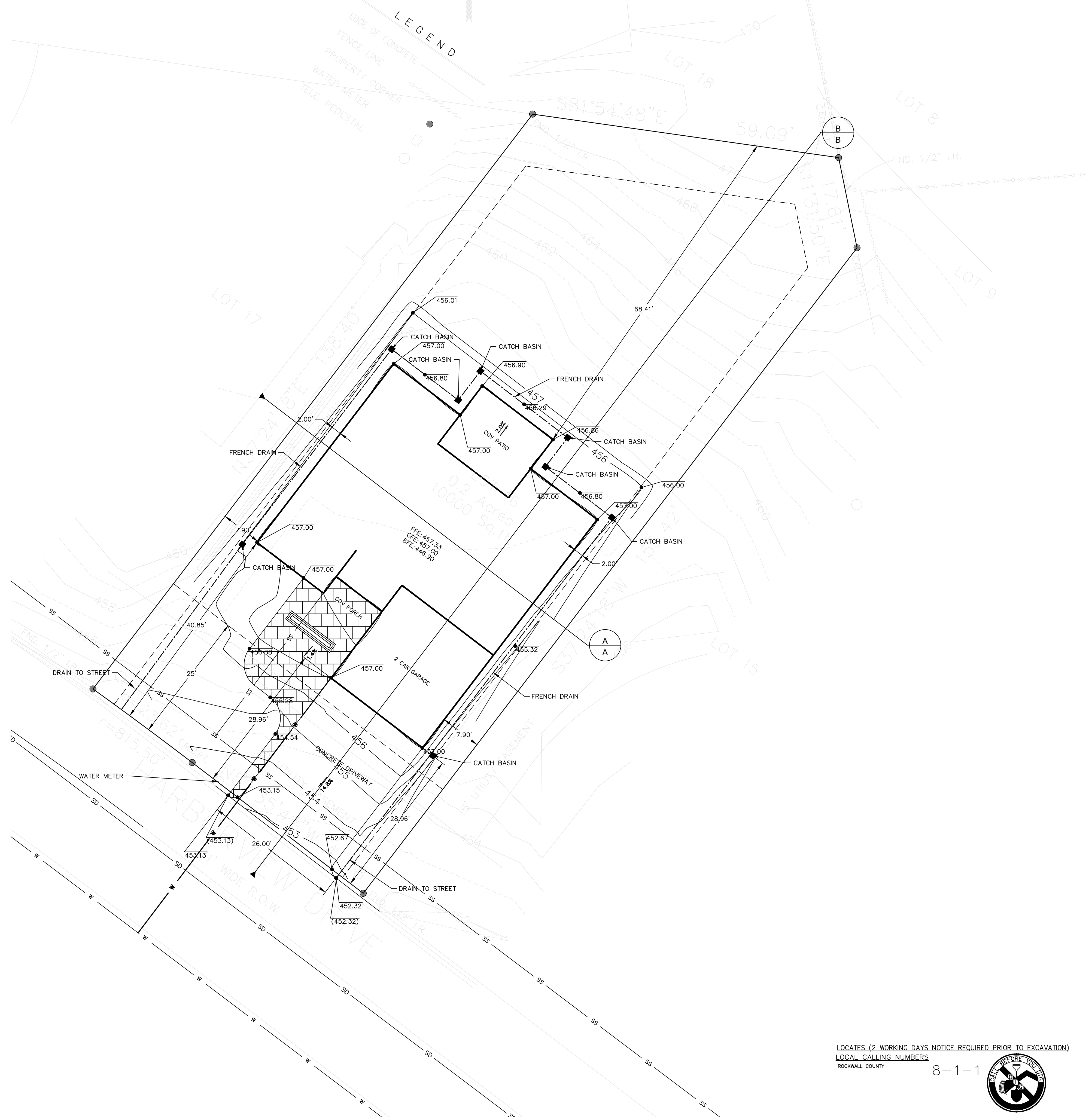
SEC A-A  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



SEC B-B  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



TYPICAL FRENCH DRAIN

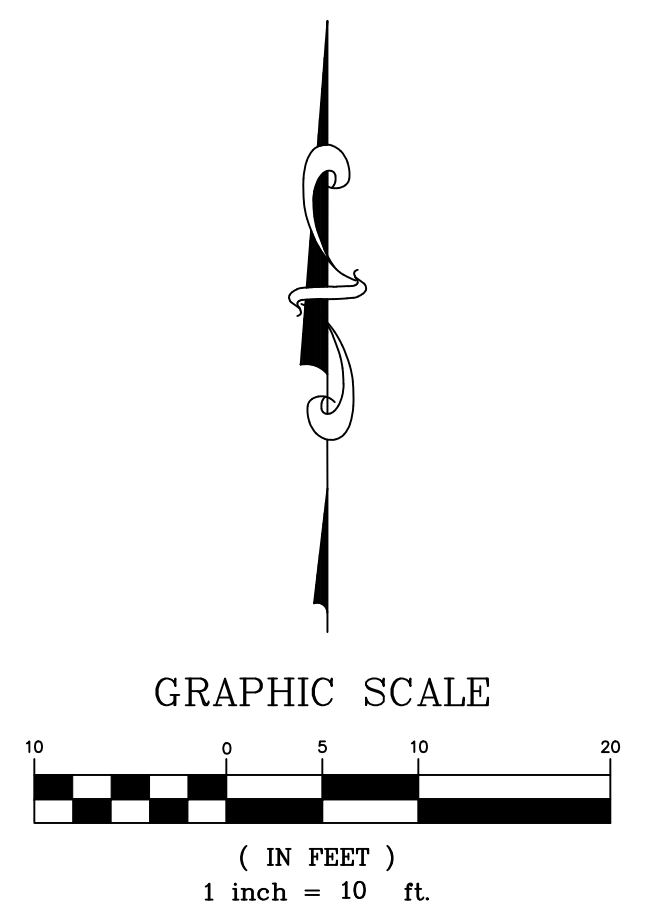


PLOTTED 10/19/2022  
 X-22-011-GRADING.DWG  
 CREATED 10/19/2022

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LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



NO	BY	DATE	REVISIONS

PREPARED BY: \_\_\_\_\_

PREPARED FOR: \_\_\_\_\_

APN: ----

310 HARBORVIEW DR, ROCKWALL, TX 75032

## GRADING AND DRAINAGE PLAN

CITY OF ROCKWALL      ROCKWALL COUNTY      TEXAS

SHEET NO.

## C300

4 of 4 SHEETS



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

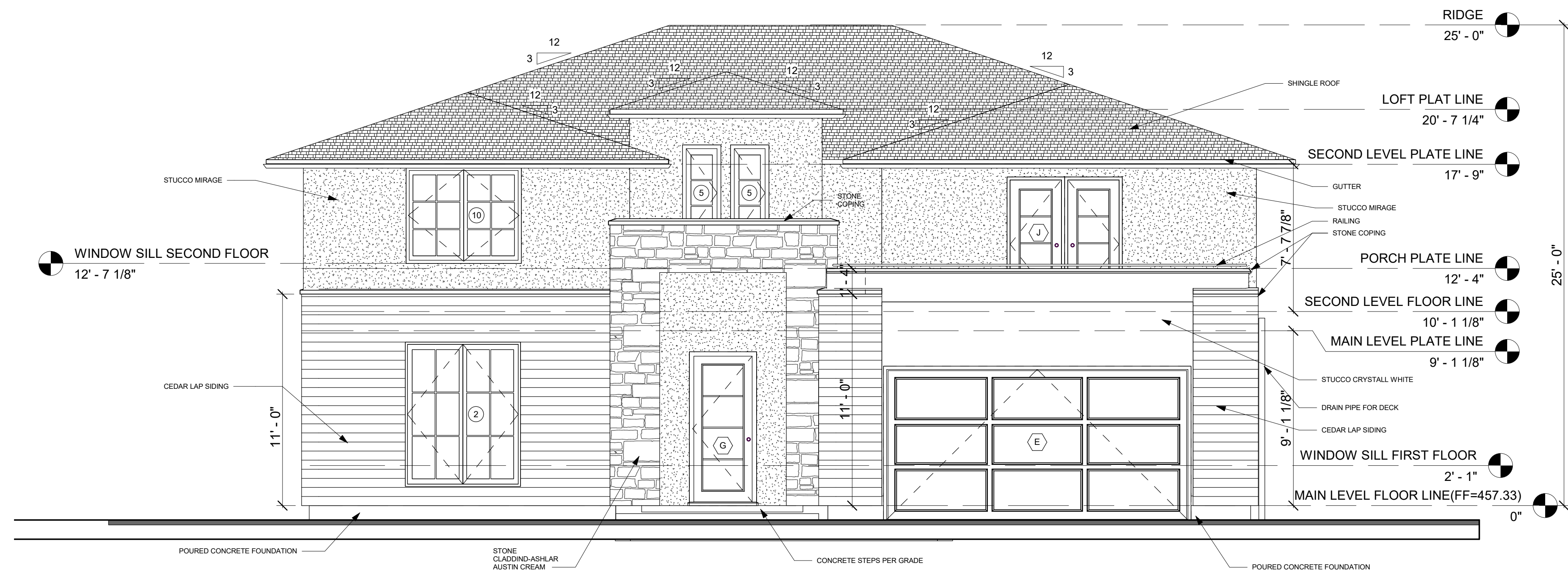
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
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Project: Harborview Drive Residence

A 201

SCALE:

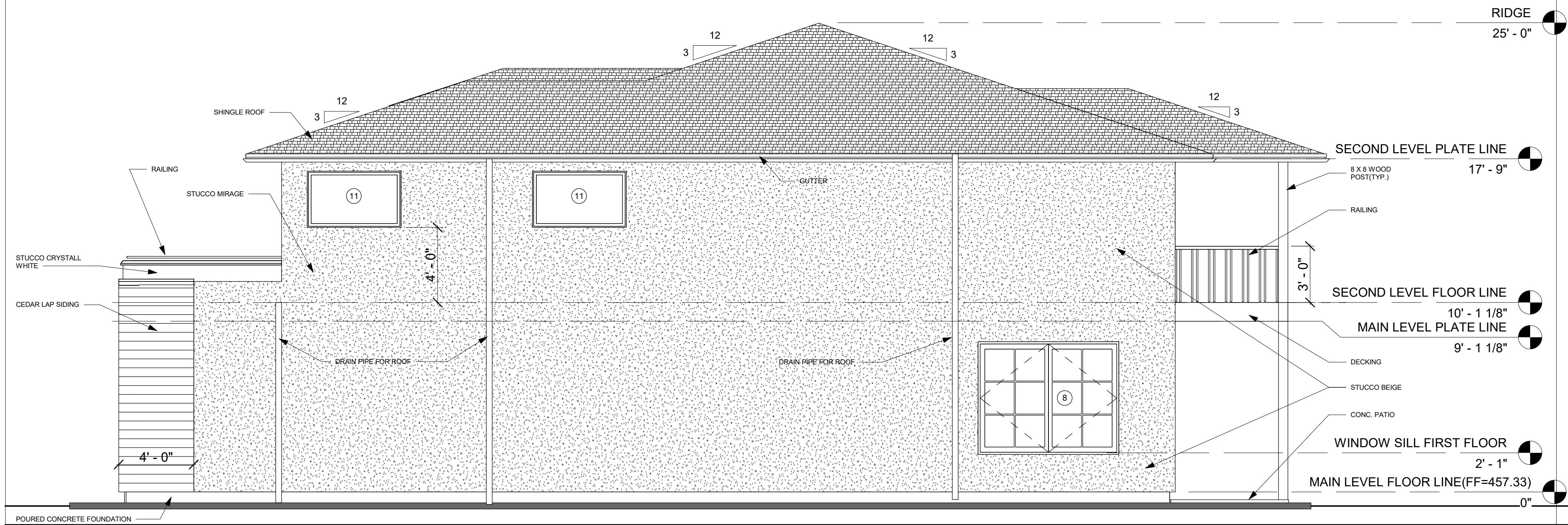


1 Front Elevation  
1/4" = 1'-0"

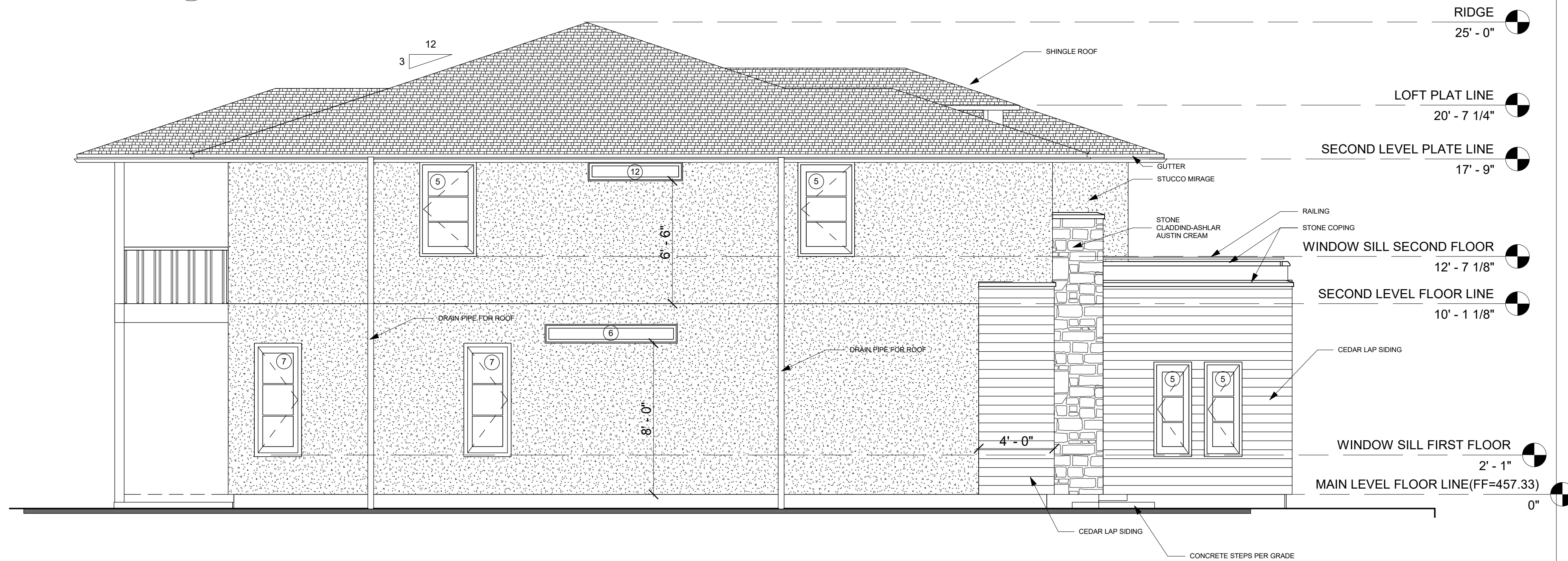


2 Rear Elevation  
1/4" = 1'-0"





**1** Right Elevation  
1/4" = 1'-0"



**2** Left Elevation  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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TEL: 512-537-6364  
TX # 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
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Project: Harborview Drive Residence

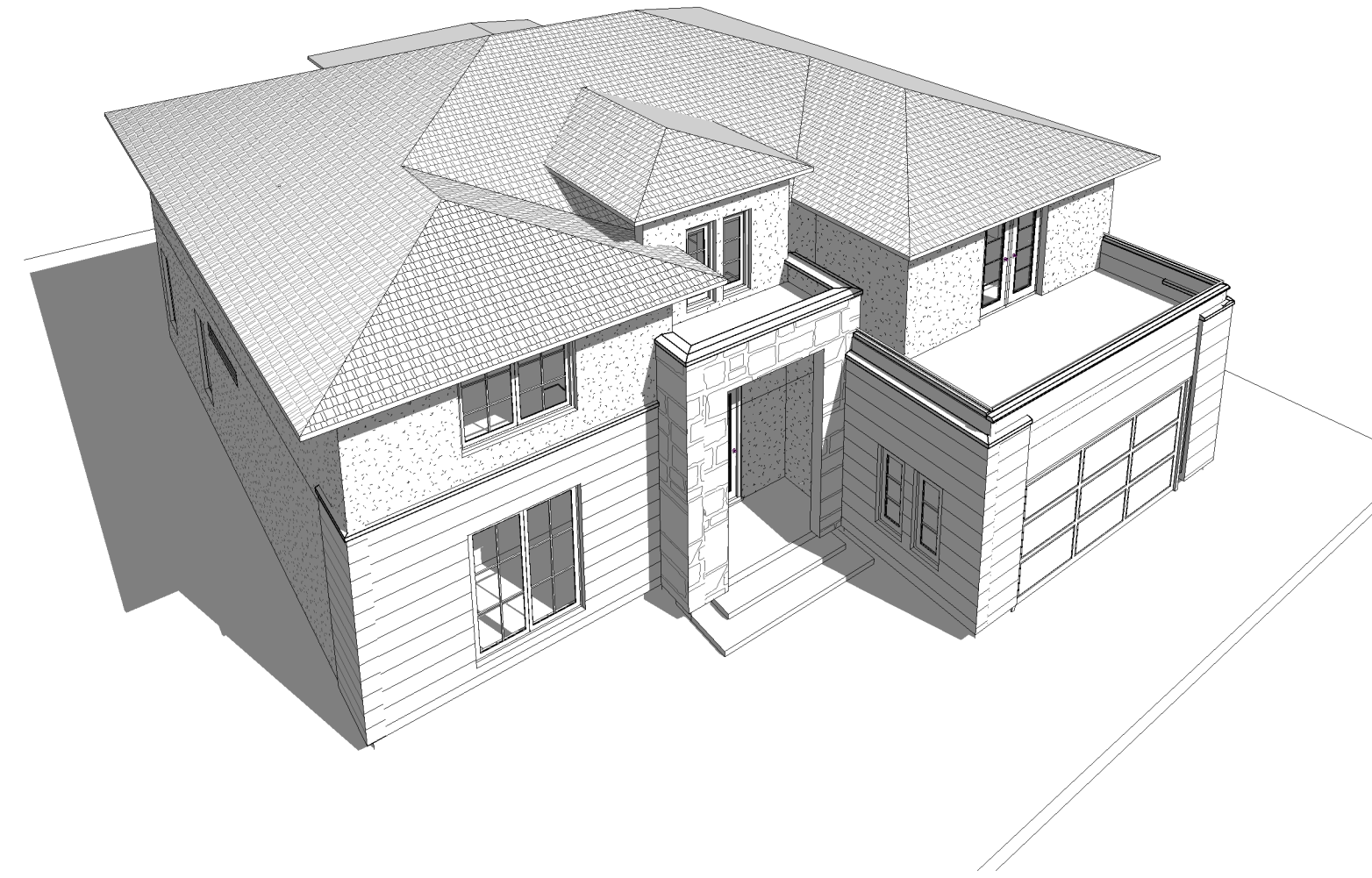
A 202

SCALE:

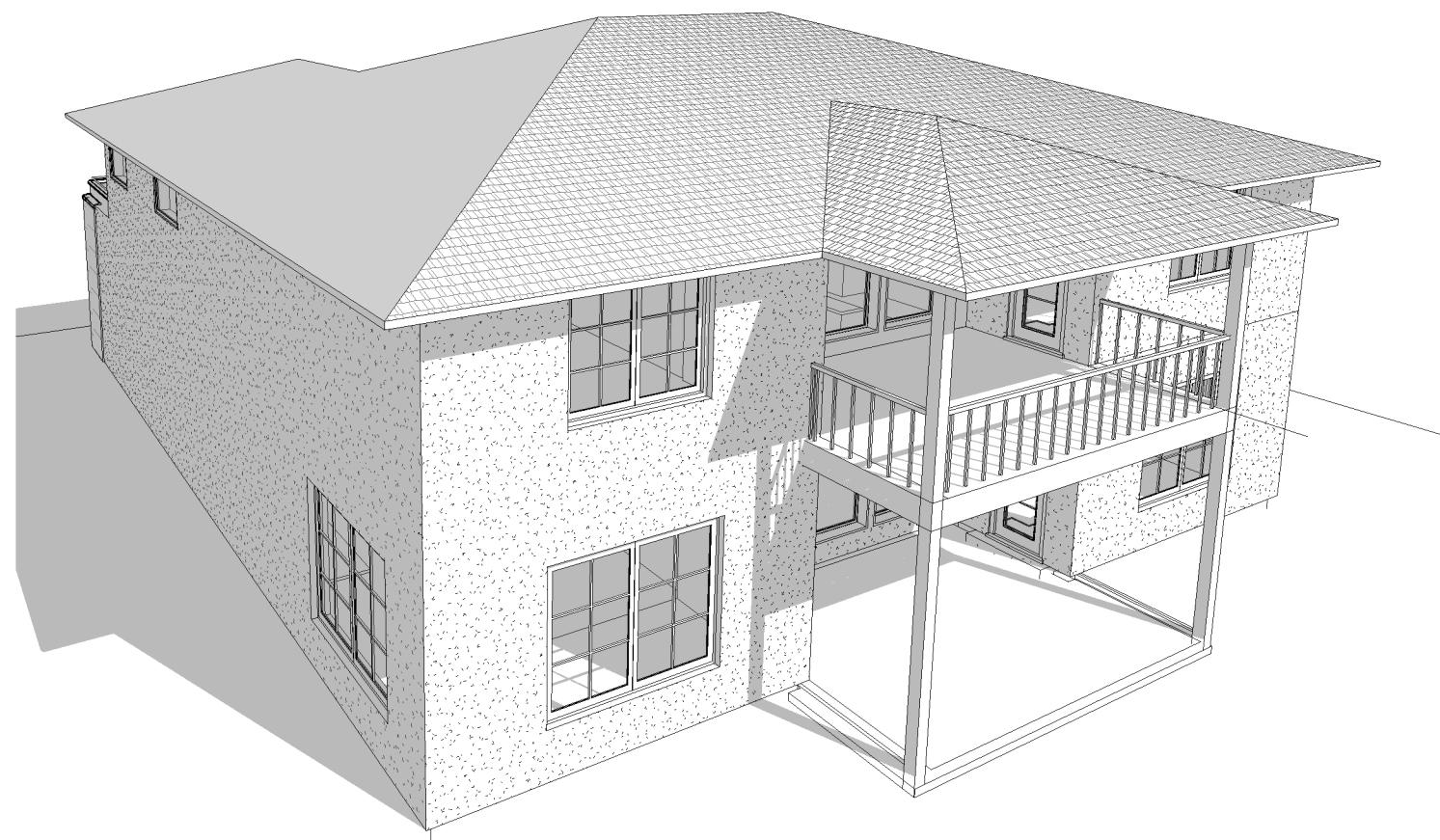




2 3D View 1



1 3D View 2



3 3D View 3



4 3D View 4

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
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Project: Harborview Drive Residence

A 000

SCALE:



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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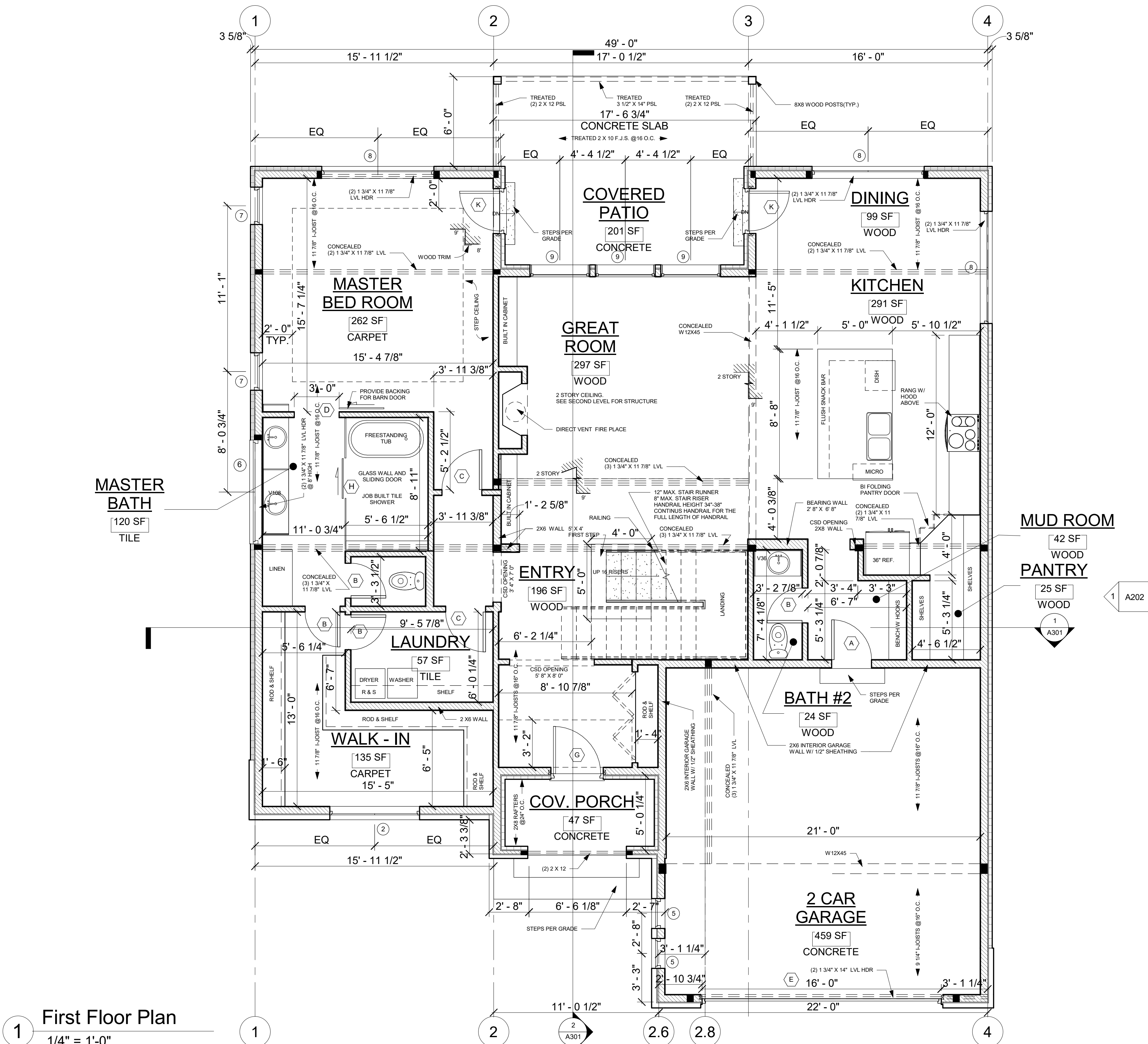
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
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Project:  
Harborview Drive  
Residence

A 101

SCALE:



1 First Floor Plan  
1/4" = 1'-0"



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

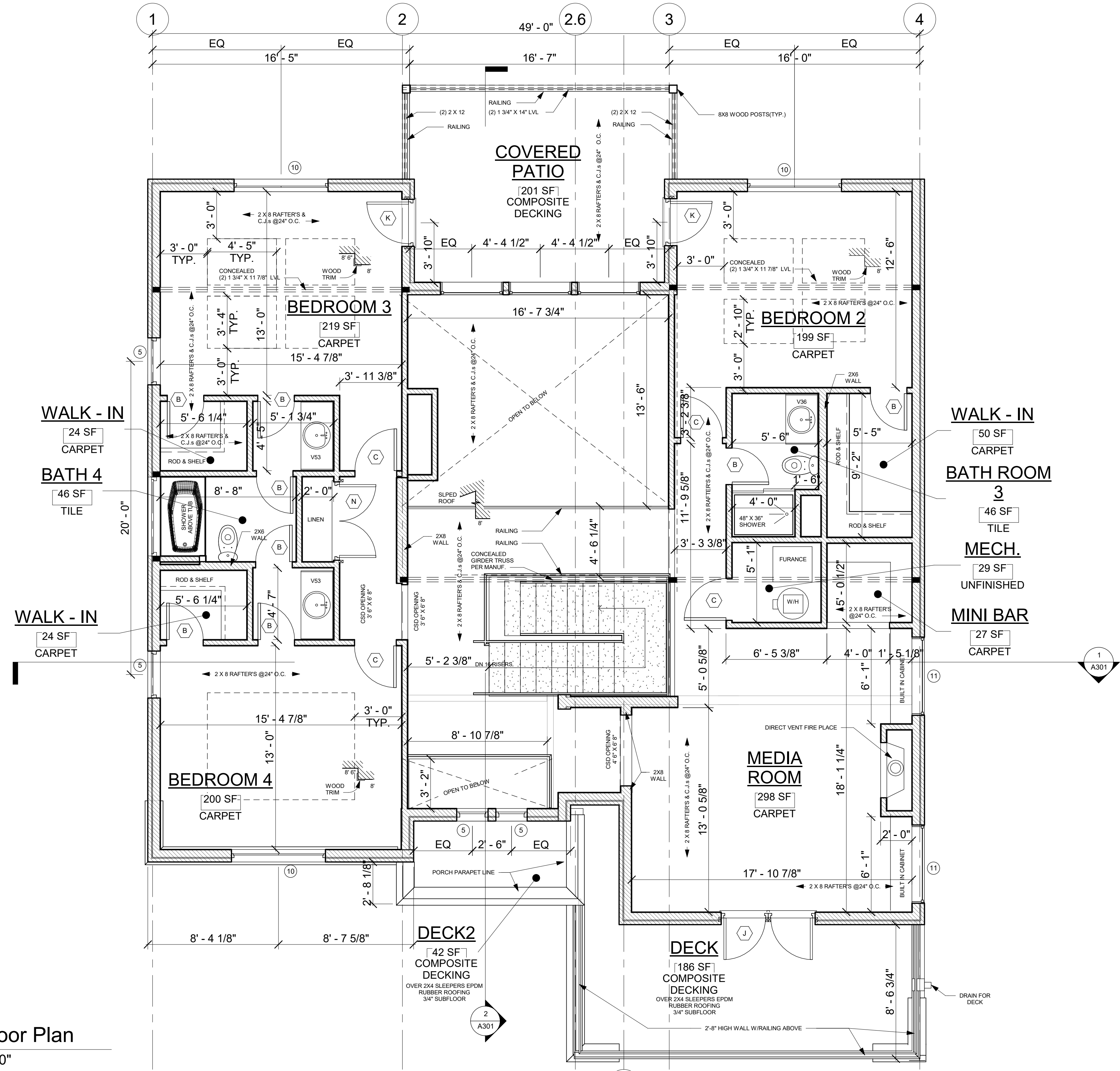
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
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Project: Harborview Drive Residence

A 102

SCALE:

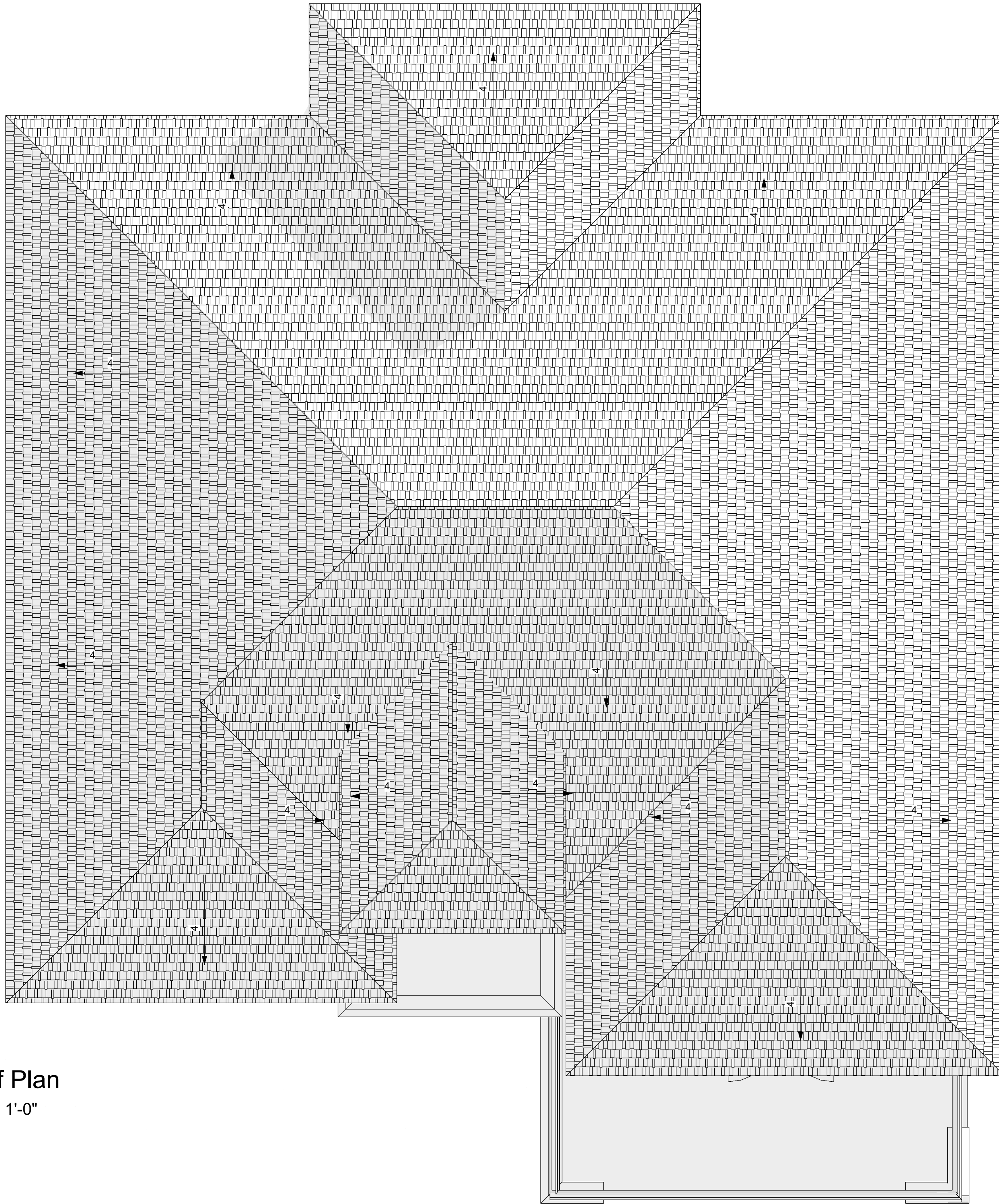


**1** 2nd Floor Plan  
1/4" = 1'-0"

2  
A301

2.8





1 Roof Plan  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

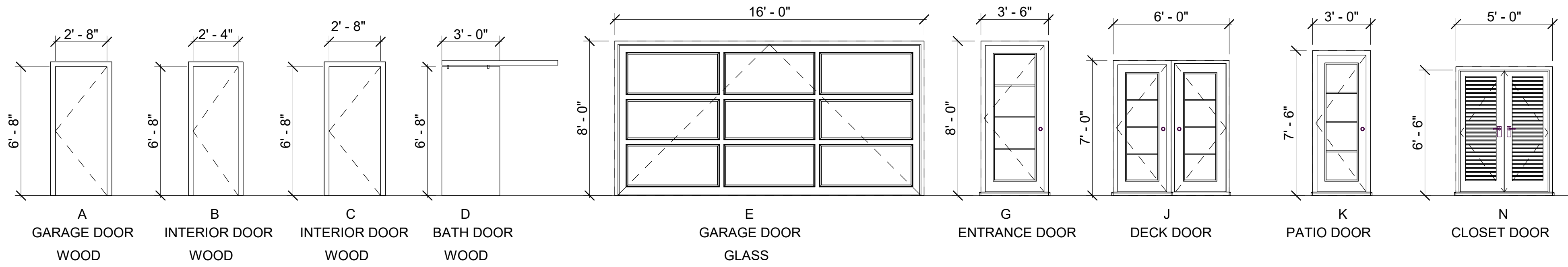
NO	REVISION	DATE
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Project: Harborview Drive  
Residence

A 103

SCALE:

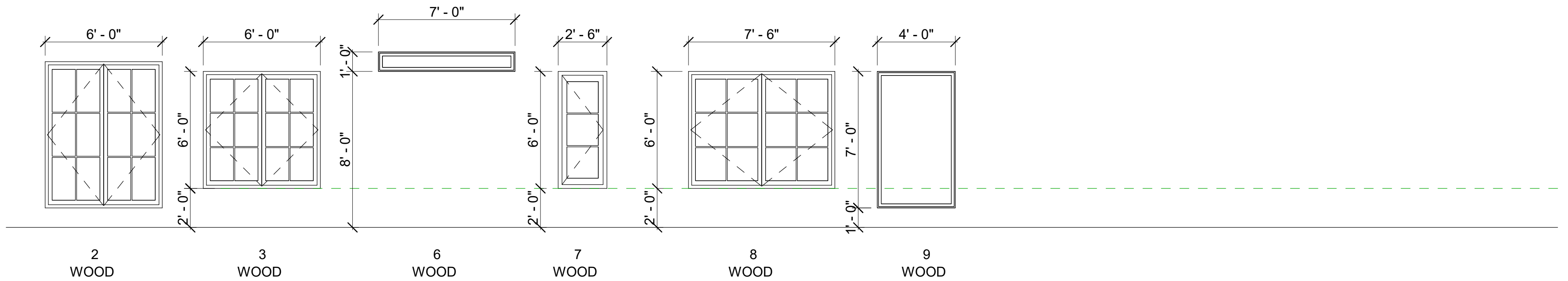
# DOOR SCHEDULE



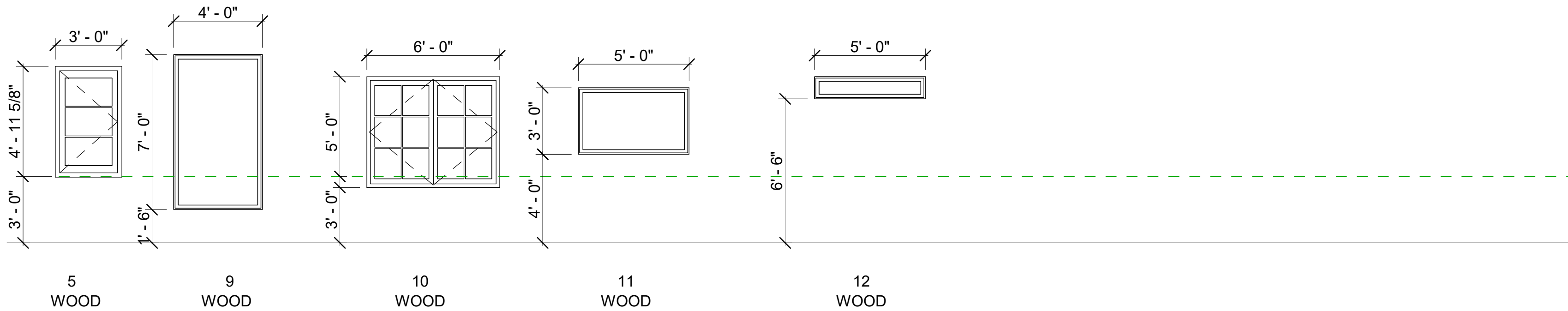
# WINDOW SCHEDULE

MIN. U FACTOR: 0.3  
MIN. SHGC : 0.32

## FIRST FLOOR



## SECOND FLOOR



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

Project: Harborview Drive Residence

A 601

SCALE:





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22023-001

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SUBDIVISION **Harbor Landing Phase 2**

LOT **16** BLOCK **C**

GENERAL LOCATION

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CURRENT ZONING **PD-8**

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PROPOSED ZONING

PROPOSED USE **Residential**

ACREAGE **0.2**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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APPLICANT

CONTACT PERSON

CONTACT PERSON **Ali Abedini**

ADDRESS **1314 Wendell way,**

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PHONE **321-246-2431**

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E-MAIL **john@jrhbuidler.com**

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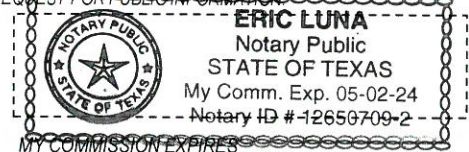
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2023-001: SUP for Residential Infill at 310 Harborview Drive



Case Location Map = 



# 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.



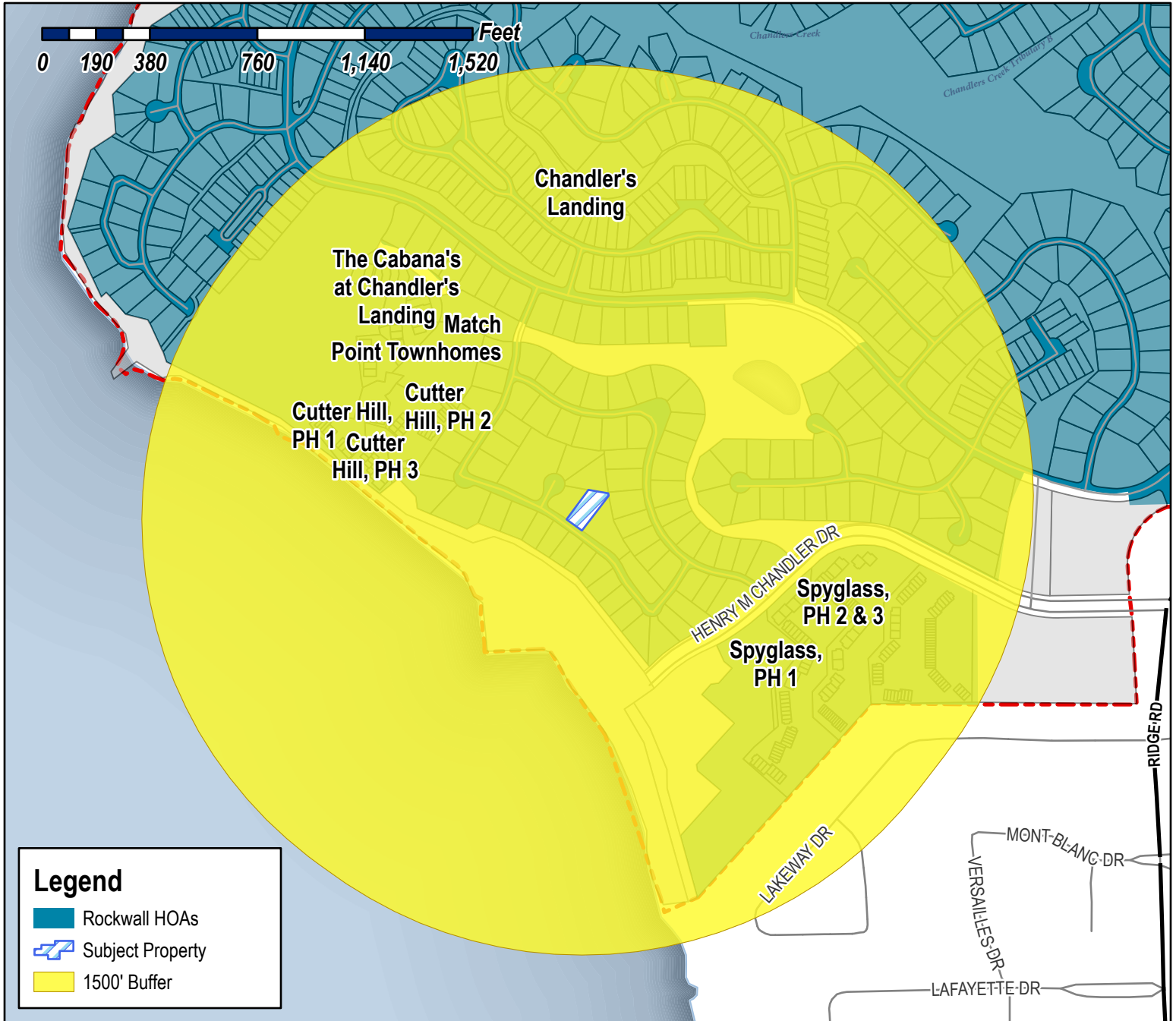




# City of Rockwall

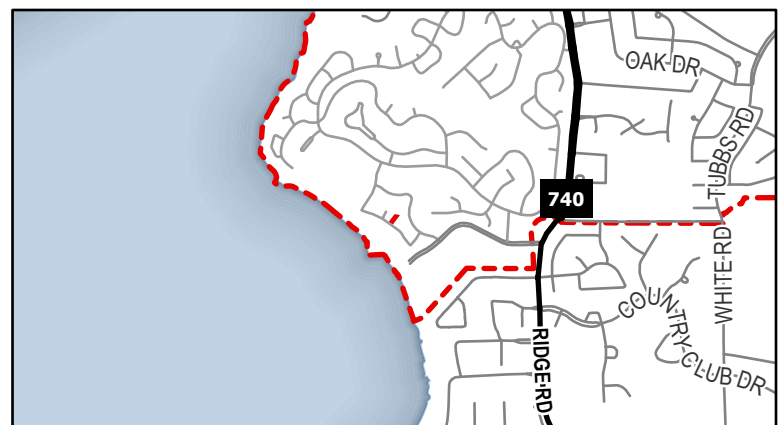
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**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023  
 For Questions on this Case Call (972) 771-7745



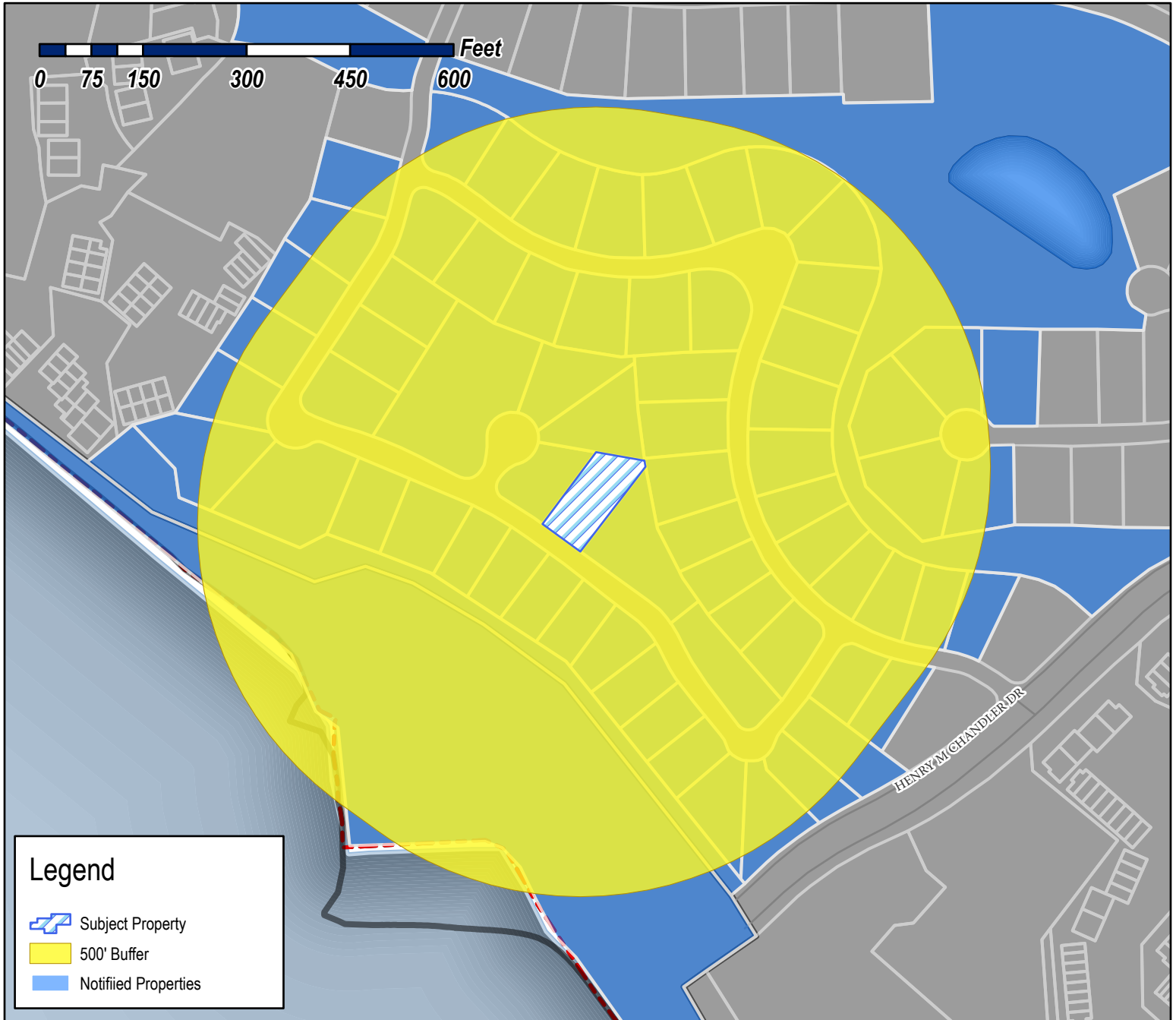




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385 S. Goliad Street  
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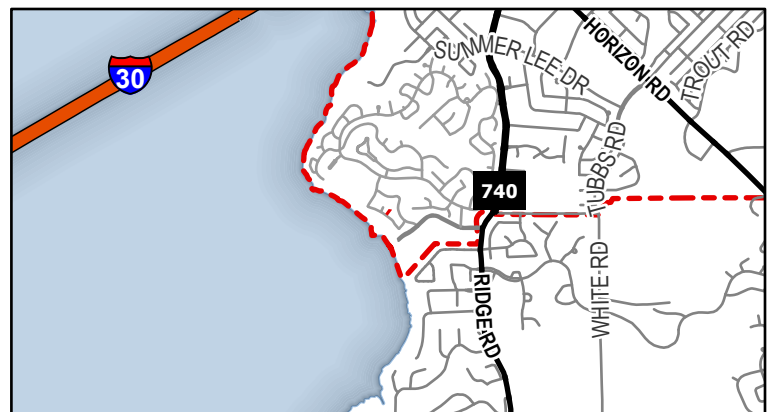
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill within an established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023

For Questions on this Case Call: (972) 771-7746





DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
324 HARBOR LANDING DR  
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND  
VANESSA RIZZARI  
1857 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN  
322 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBOR LANDING DR  
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND  
ROSSITZA I POPOVA  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A  
315 HARBOR LANDING DR  
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER  
309 HARBORVIEW DR M/R  
ROCKWALL, TX 75032

CROMEENS SHAN  
307 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

OCCUPANT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

O'DELL CLAUDETTE & KENNETH  
299 HARBORVIEW DR  
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

TAYLOR ANTHONY  
311 HARBOR LANDING DR  
ROCKWALL, TX 75032

TURCHI ARLENE S  
314 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

OIWA TAKAAKI  
C/O OPEN HOUSE CO LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

LEWIS DENNIS & CLARISSA  
310 HARBOR LANDING DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN  
318 HARBOR LANDING DR  
ROCKWALL, TX 75032

MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBORVIEW DR  
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R  
313 HARBORVIEW DR  
HEATH, TX 75032

RECINOS ARNOLDO AND RUTH LIMA  
311 HARBORVIEW DR  
ROCKWALL, TX 75032



CLEATON JERRY LEE  
306 HARBOR LANDING DR  
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND  
204 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
CARLOS AUGUSTO MOSQUERA  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K  
323 HARBOR LANDING DR  
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA  
303 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

PETERSON LELAND D & JANET  
203 HARBOR LANDING DR  
ROCKWALL, TX 75032

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

HENDRICKSON PATSY A  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI  
307 HARBOR LANDING DR  
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D  
331 HARBORVIEW DR  
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST  
335 HARBORVIEW DR  
ROCKWALL, TX 75032

TMCC TRUST  
333 HARBORVIEW DR  
ROCKWALL, TX 75032

MATTES JOHN AND TONG  
330 HARBOR LANDING DR  
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE  
308 HARBOR LANDING DR  
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C  
304 HARBOR LANDING DR  
ROCKWALL, TX 75032

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN  
208 HARBOR LANDING DR  
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PL  
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M  
6108 VOLUNTEER PL  
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P  
320 HARBOR LANDING DR  
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX  
309 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
297 HARBORVIEW DR  
ROCKWALL, TX 75032

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087

OCCUPANT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032



ARCE JAIME G  
315 VICTORY LN  
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J  
293 HARBORVIEW DR  
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND  
STEPHANIE G ARAMAYO  
7205 STONE MEADOW CIR  
ROWLETT, TX 75088

MARTIN SERGIO ROBLEDO AND ANDRESSA  
HENDLER  
330 HARBORVIEW DR  
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC  
17330 PRESTON ROAD SUITE 220A  
DALLAS, TX 75252

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C  
325 HARBORVIEW DR  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP  
321 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L  
312 PORTVIEW PL  
ROCKWALL, TX 75032

MARTIN TREVOR ANDREW AND PAULA  
JEANNETTE  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE  
4241 BUENA VISTA #18  
DALLAS, TX 75205

MILLER RICHARD & SHELLAYNE  
301 HARBOR LANDING DR  
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

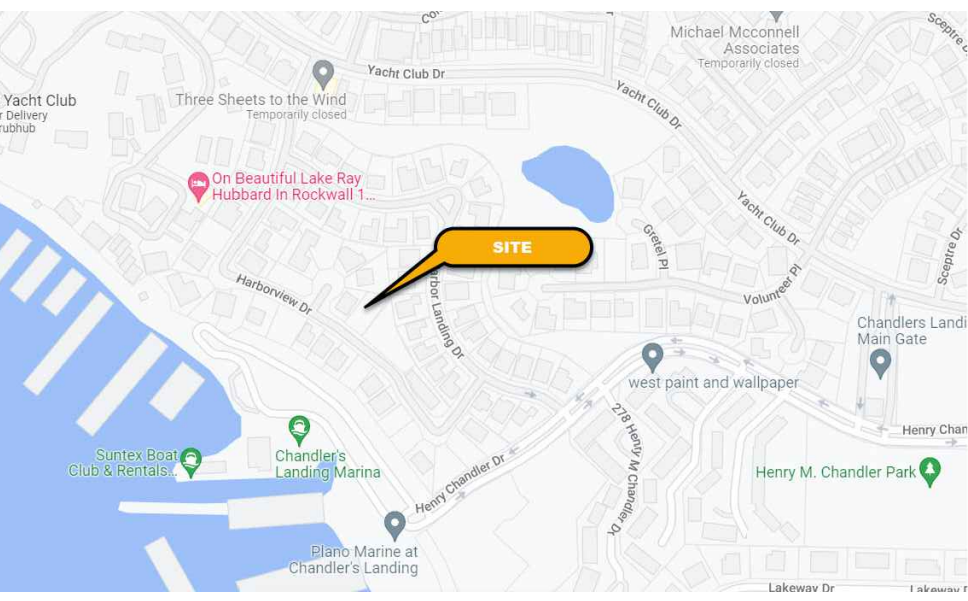
POTTS JASON AND ANNA  
320 PORTVIEW PL  
ROCKWALL, TX 75032



PLOTTED 10/19/2022

X-22-011-GRADING.DWG

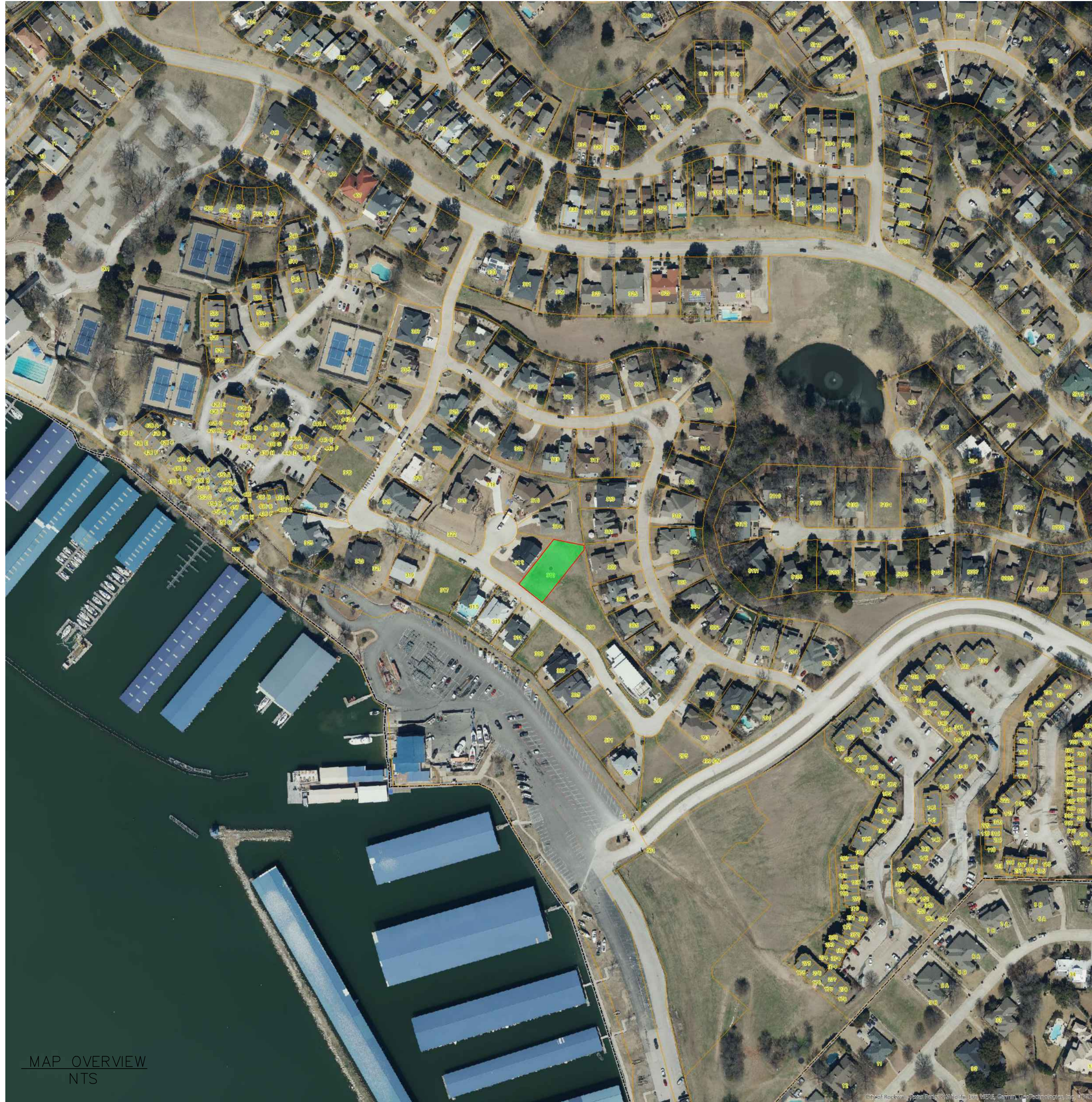
CREATED 10/19/2022



LOCATION MAP  
NTS

# SITE DEVELOPMENT PLAN FOR RESIDENTIAL HOUSE

310 HARBORVIEW DR, ROCKWALL, TX 75032

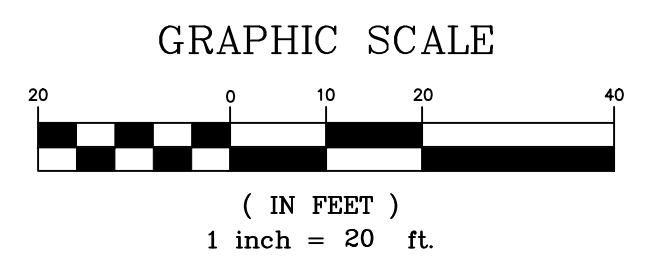


MAP OVERVIEW  
NTS



CITY ZONING MAP  
NTS

SHEET INDEX	
C000	COVER SHEET
C100	SITE PLAN
C200	LANDSCAPE PLAN
C300	GRADING AND DRAINAGE PLAN



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



DATE: 10/19/2022					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

PREPARED BY:

PREPARED FOR:

APN: ---

CITY OF ROCKWALL

310 HARBORVIEW DR, ROCKWALL, TX 75032

COVER SHEET

ROCKWALL COUNTY

TEXAS

SHEET NO.

C000

1 of 4 SHEETS



PLOTTED 10/19/2022

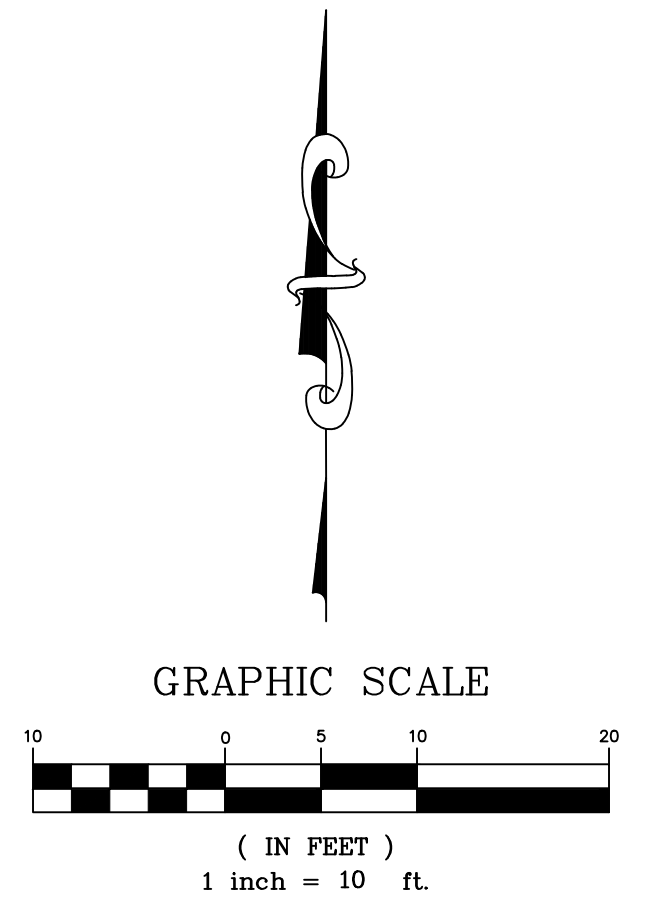
X-22-011-SITE.DWG

CREATED 10/19/2022

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY


8-1-1



NO	BY	DATE	REVISIONS

PREPARED BY:

PREPARED FOR:



APN: ----

310 HARBORVIEW DR, ROCKWALL, TX 75032

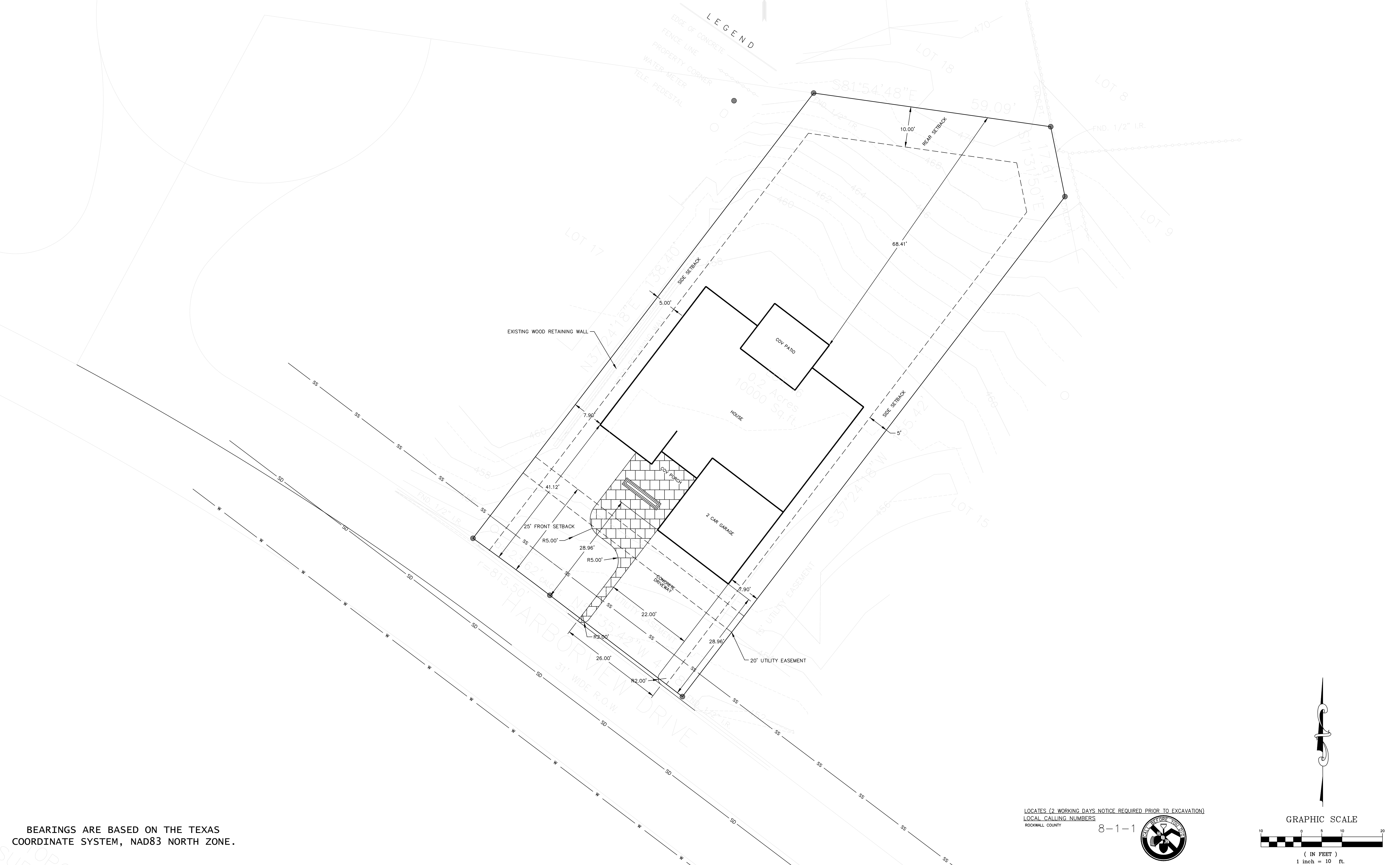
**SITE PLAN**

CITY OF ROCKWALL      ROCKWALL COUNTY      TEXAS

SHEET NO.

**C100**

2 of 4 SHEETS



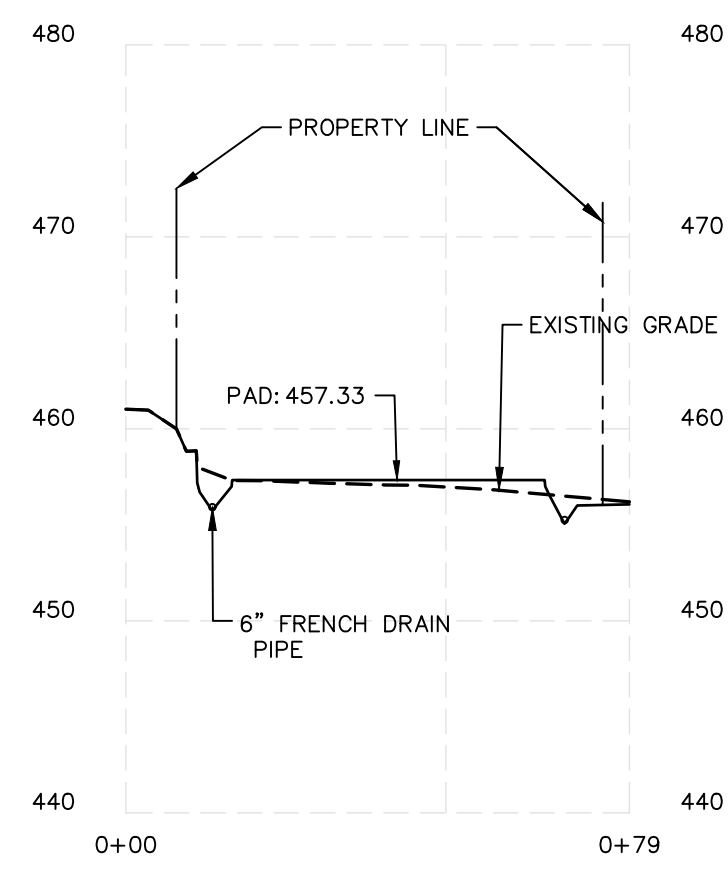




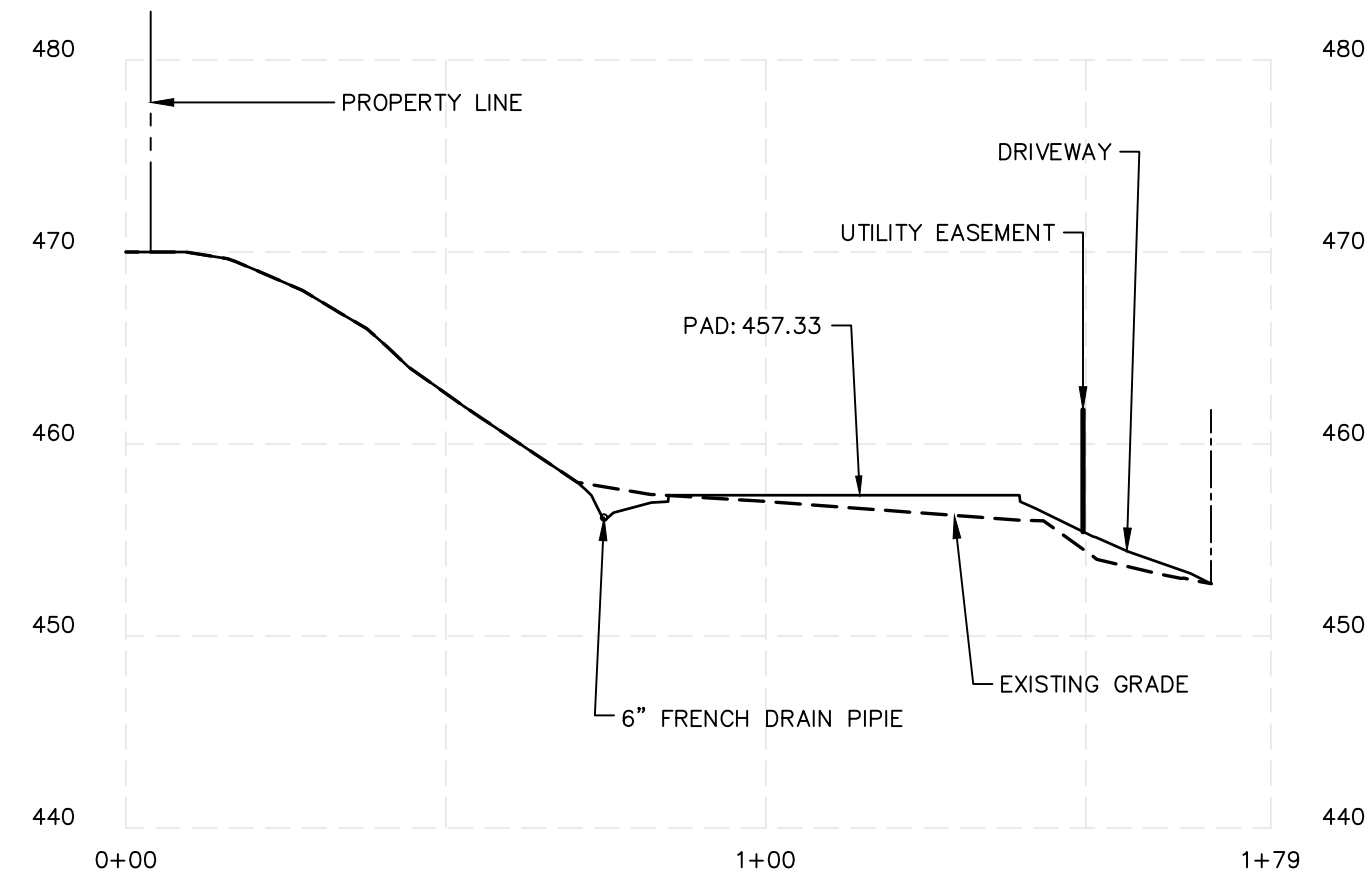


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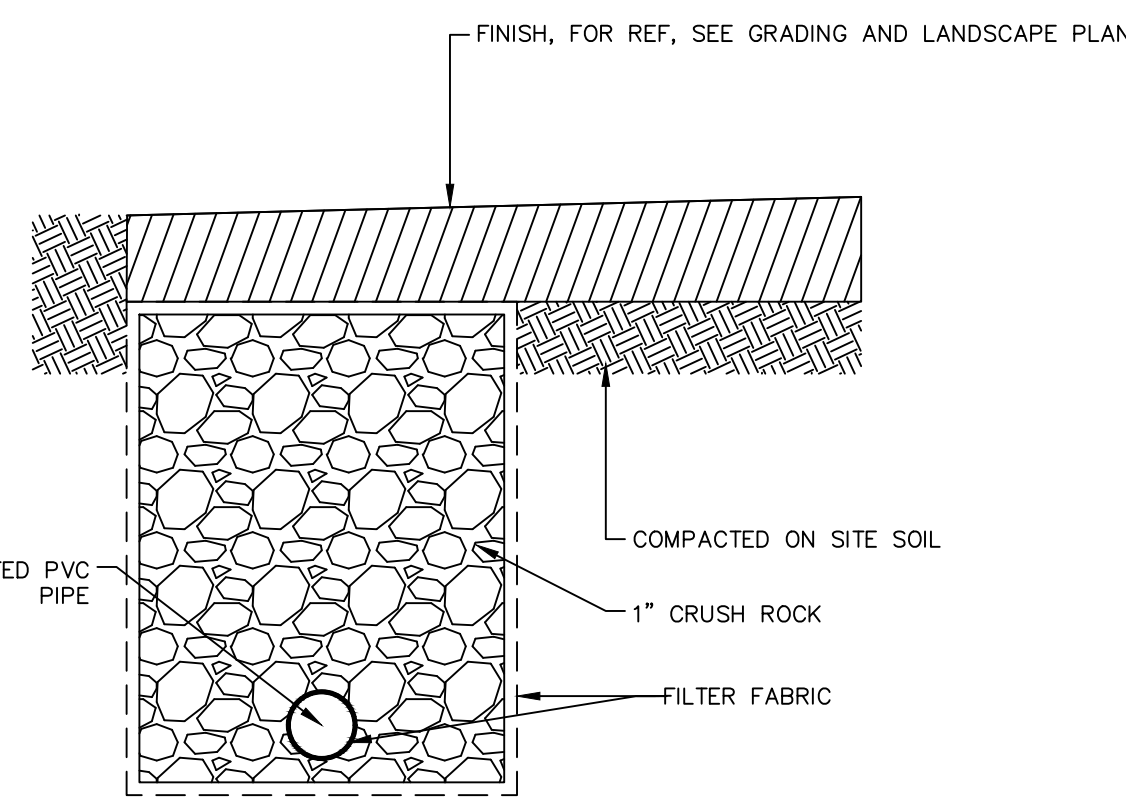
- 300 PROPOSED CONTOURS
- 300 EXISTING CONTOURS
- 1924.00 FINISHED GRADE ELEVATION



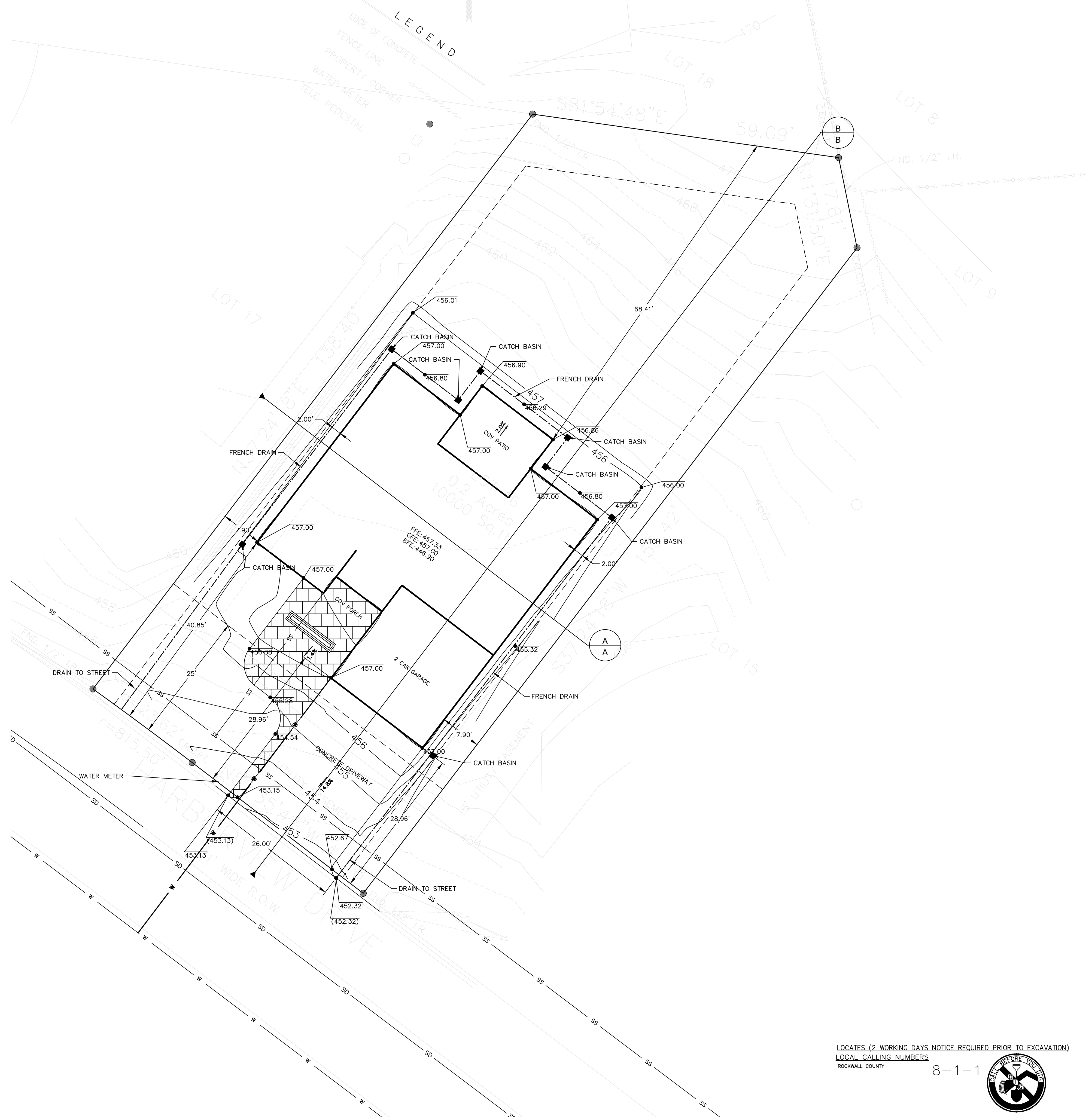
SEC A-A  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



SEC B-B  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



TYPICAL FRENCH DRAIN

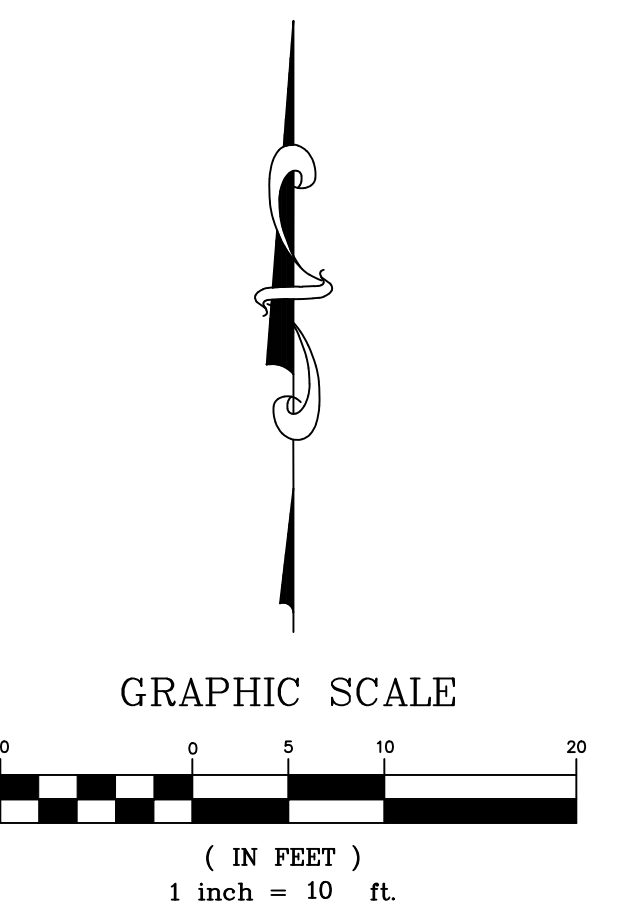


PLOTTED 10/19/2022  
 X-22-011-GRADING.DWG  
 CREATED 10/19/2022

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



DATE: 10/19/2022				
SCALED: AS NOTED				
DRAWN: ---				
DESIGN: ---				
ENGINEER: ---				
MANAGER: ---	NO	BY	DATE	REVISIONS

PREPARED BY:

PREPARED FOR:

APN: ---

310 HARBORVIEW DR, ROCKWALL, TX 75032

## GRADING AND DRAINAGE PLAN

CITY OF ROCKWALL      ROCKWALL COUNTY      TEXAS

SHEET NO.

### C300

4 of 4 SHEETS



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
2		
3		
4		
5		
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7		
8		

Project: Harborview Drive Residence

A 201

SCALE:

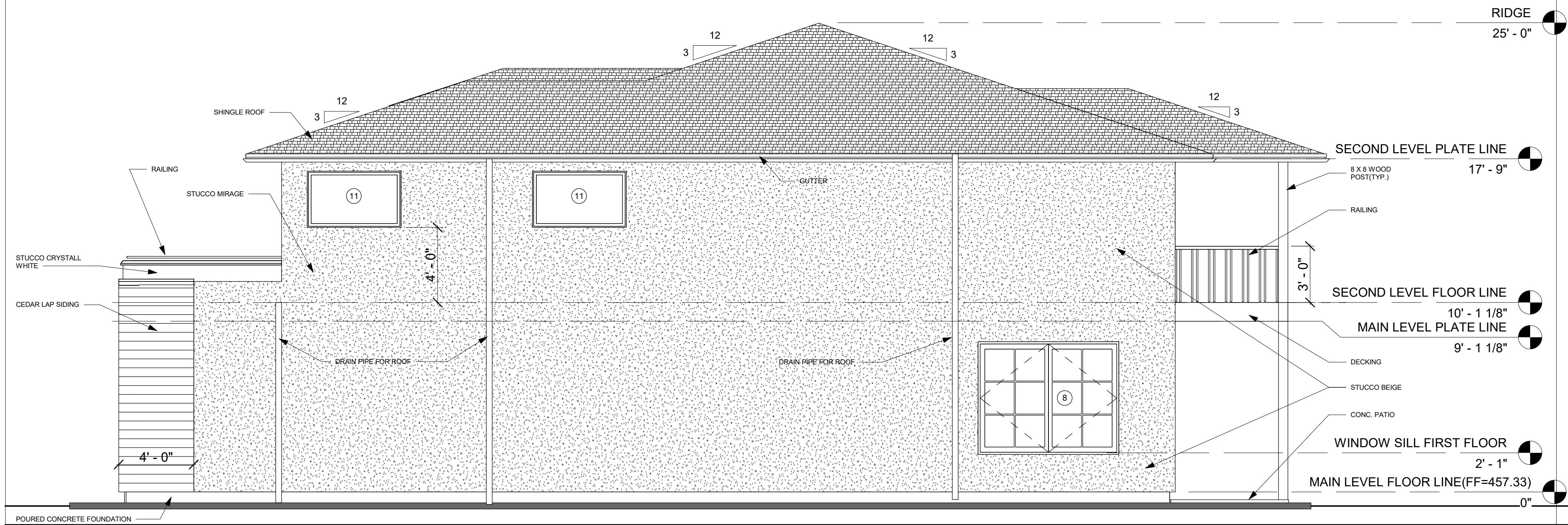


1 Front Elevation  
1/4" = 1'-0"

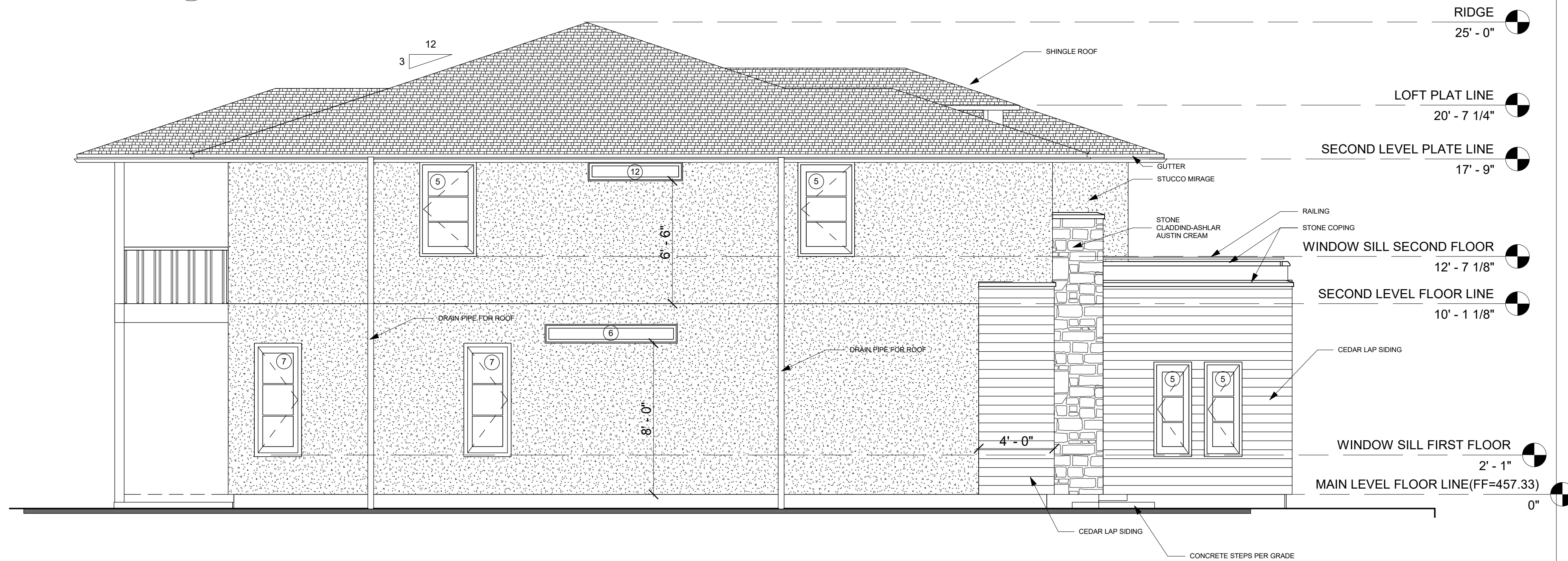


2 Rear Elevation  
1/4" = 1'-0"





**1** Right Elevation  
1/4" = 1'-0"



**2** Left Elevation  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX # 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
2		
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Project:  
Harborview Drive  
Residence

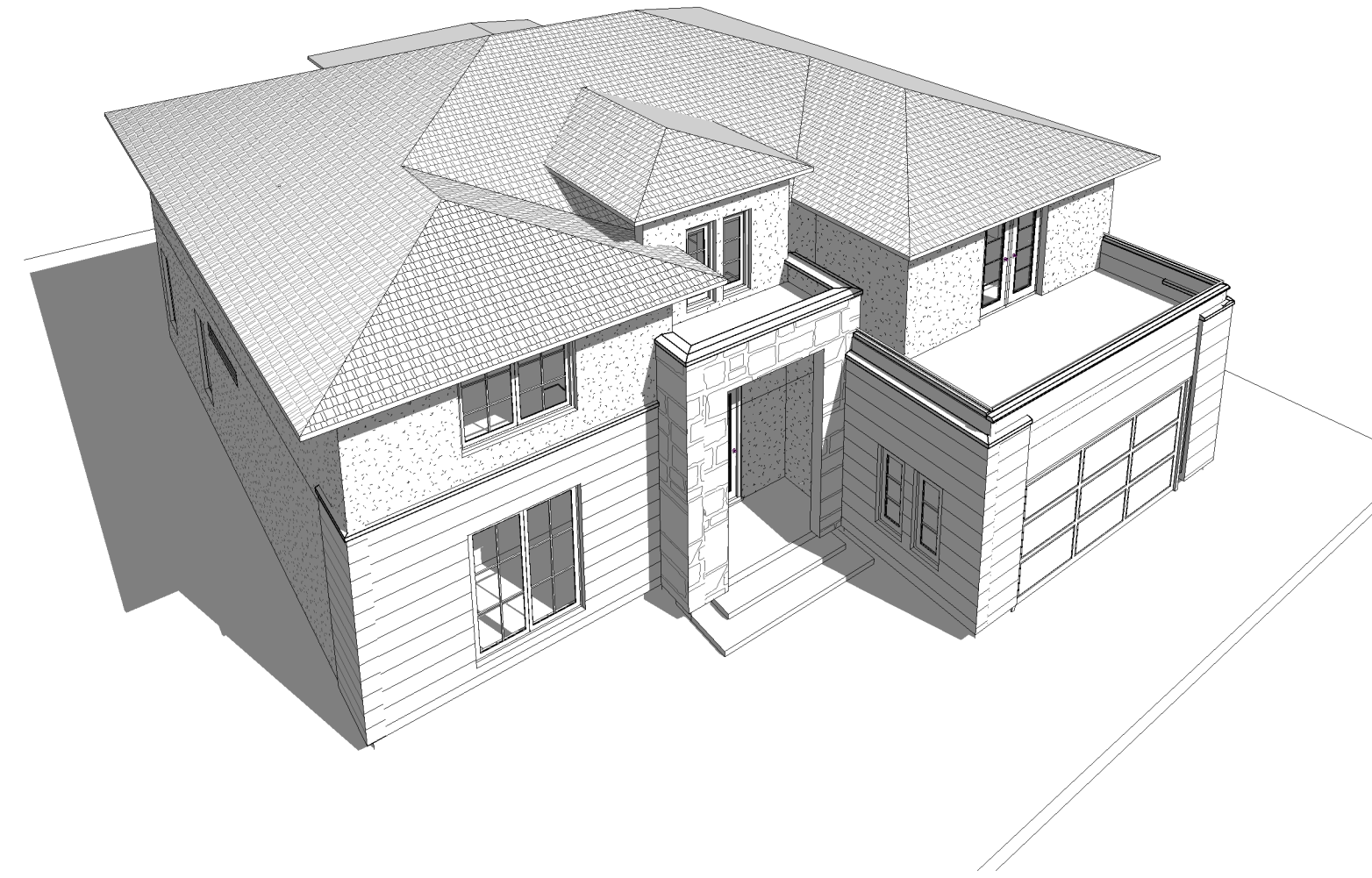
A 202

SCALE:

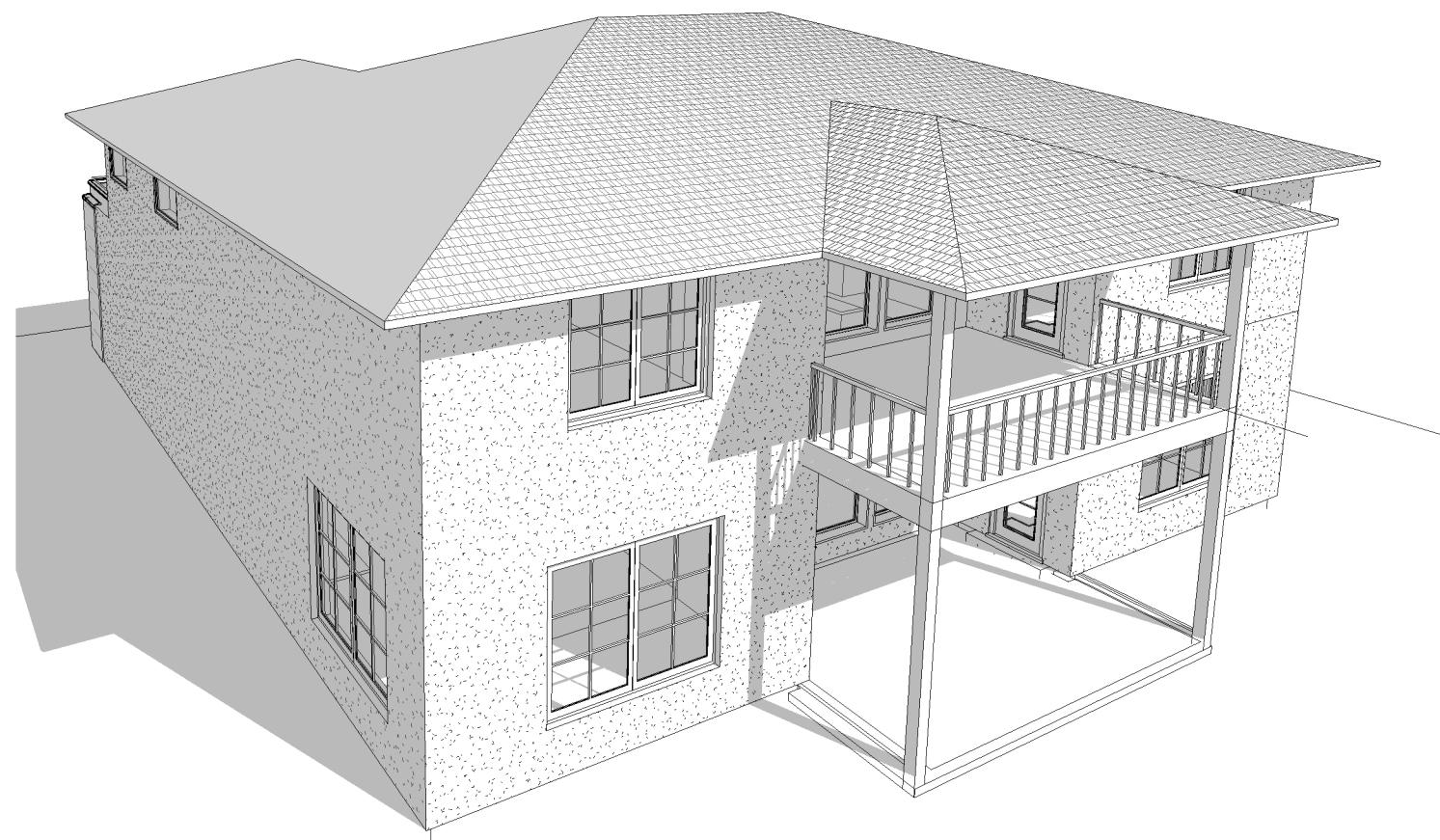




2 3D View 1



1 3D View 2



3 3D View 3



4 3D View 4

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
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8		

Project: Harborview Drive Residence

A 000

SCALE:



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

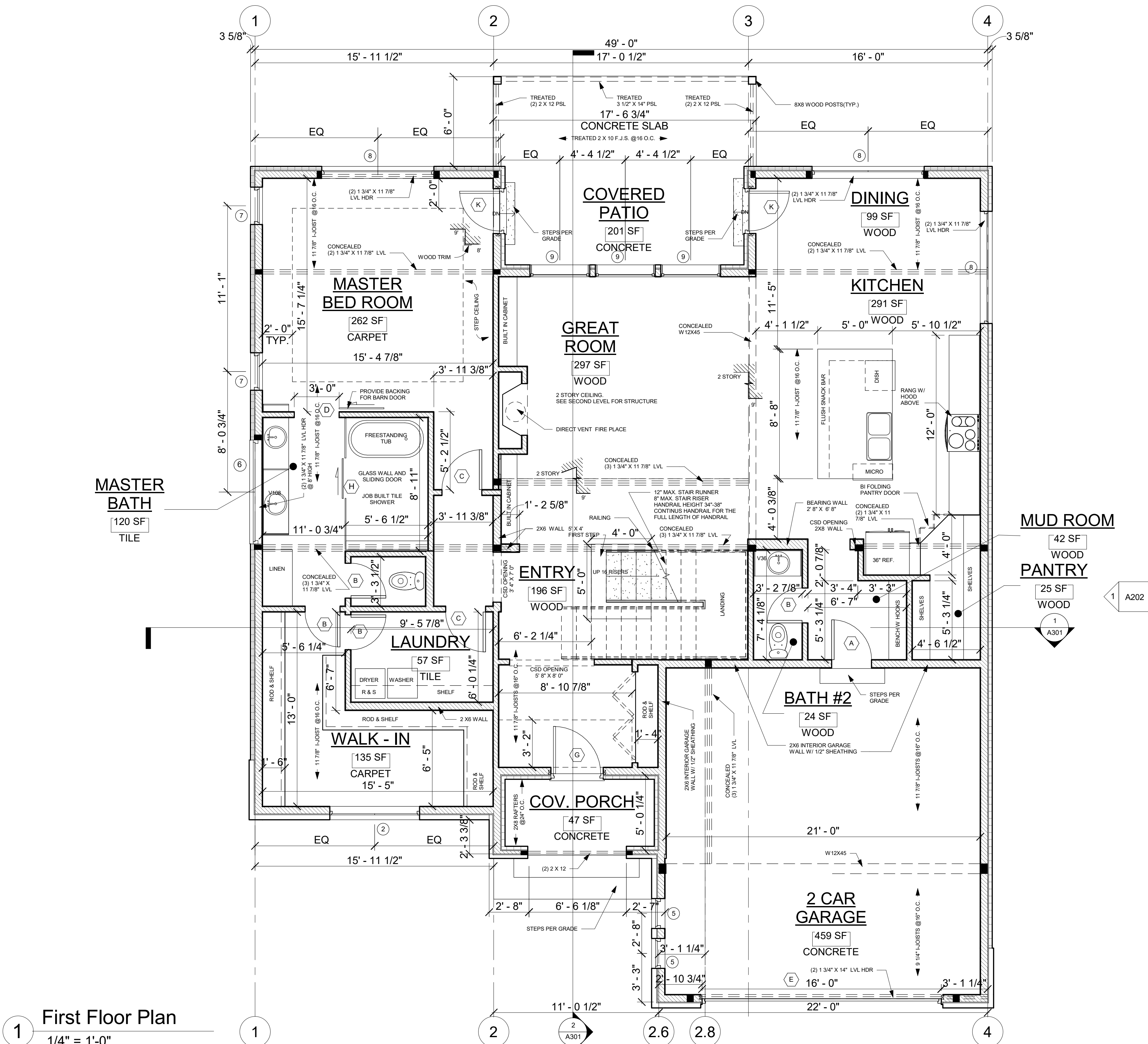
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
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7		
8		

Project:  
Harborview Drive  
Residence

A 101

SCALE:



1 First Floor Plan  
1/4" = 1'-0"





WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

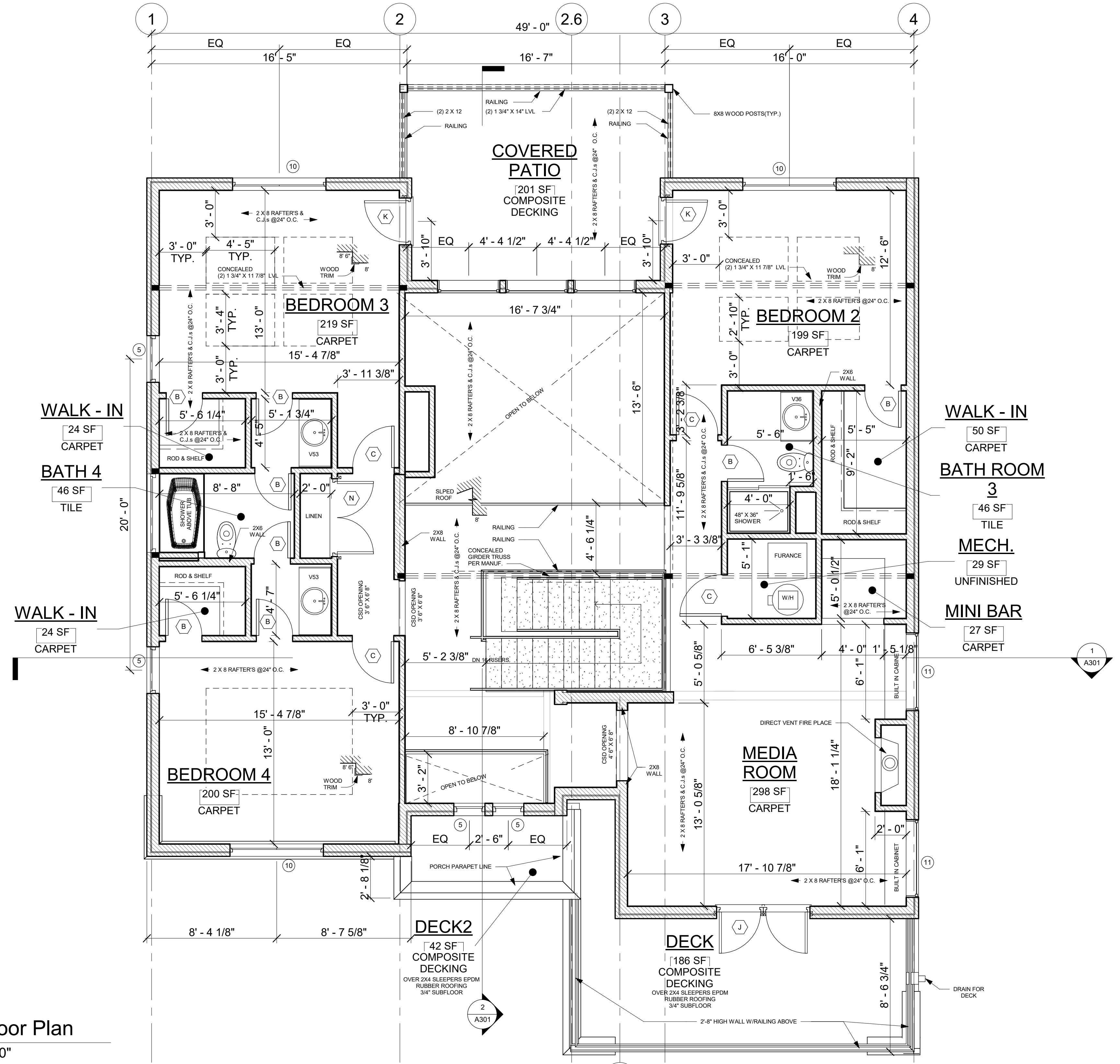
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
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Project: Harborview Drive Residence

A 102

SCALE:

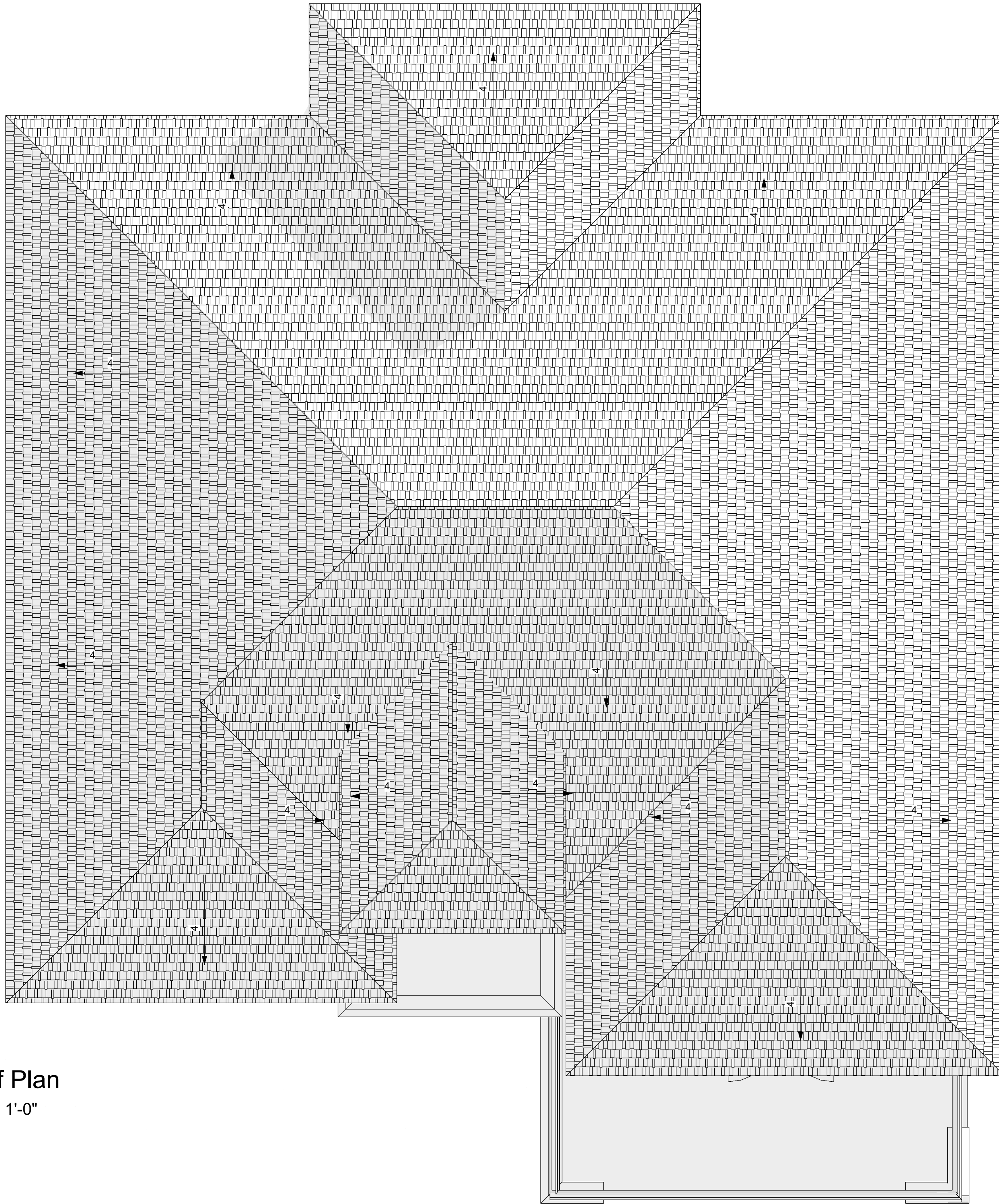


**1** 2nd Floor Plan  
1/4" = 1'-0"

2  
A301

2.8





1 Roof Plan  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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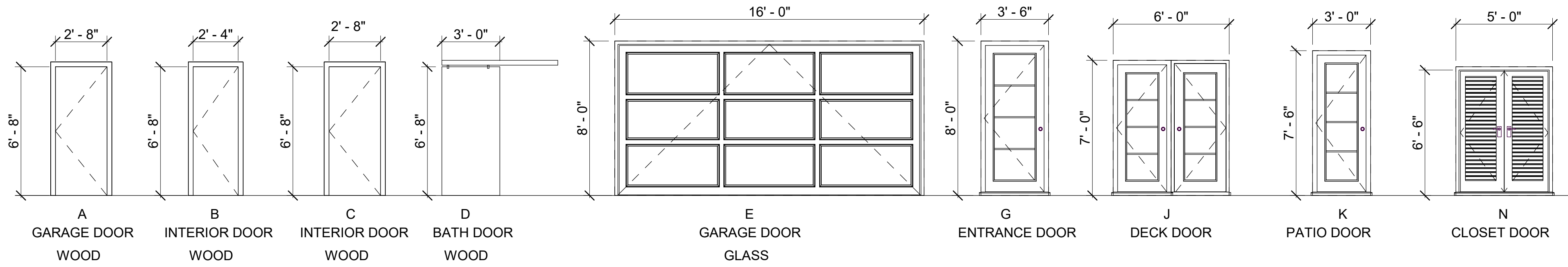
Project: Harborview Drive  
Residence

A 103

SCALE:



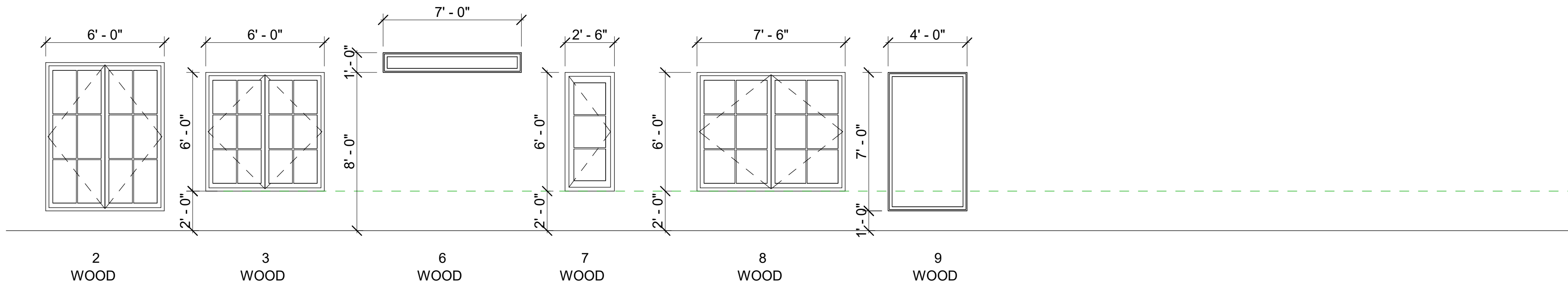
# DOOR SCHEDULE



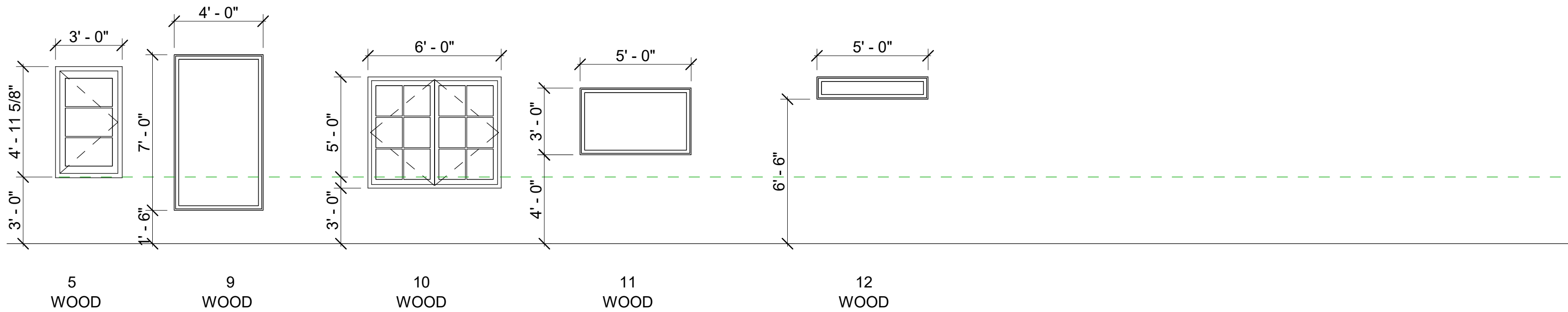
# WINDOW SCHEDULE

MIN. U FACTOR: 0.3  
MIN. SHGC : 0.32

## FIRST FLOOR



## SECOND FLOOR



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
2		
3		
4		
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6		
7		
8		

Project: Harborview Drive Residence

A 601

SCALE:



# PROJECT COMMENTS



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

DATE: 1/27/2023

PROJECT NUMBER: Z2023-001  
PROJECT NAME:  
SITE ADDRESS/LOCATIONS: 310 HARBORVIEW DR

CASE MANAGER: Bethany Ross  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: [bross@rockwall.com](mailto:bross@rockwall.com)

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	01/27/2023	Needs Review

01/27/2023: Z2023-001; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (Z2023-001) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Harbor Landing Subdivision, which is 93% developed, consists of 70 residential lots (Five [5] of which are vacant), and has been in existence since December 22, 1986.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 Indicate the size of the proposed home in square footage.

M.7 According to Planned Development 8 (PD-8), the maximum height of the home shall be 23 feet; the maximum rooftop elevation shall be 485.5 feet; and the maximum pad elevation shall be 462.5 feet. See court order requirements for Block C, Lot 17, Harborview Landing Phase 2 below. Revise plans to meet this court order.



BLOCK C

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
14	479	456	459	23'	20'
15	481	456		25'	
16	482	457		25'	
17	485.5	462.5		23'	
18	495	470		25'	
19	496.5	473.5		23'	
20	493	470		23'	
21	492	466.5		26.5'	
22	478.5	456		22.5'	
23	479	457		22'	
24	479	457		22'	
25	489	467		22'	

Page 1 of 1

M.8 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In this case the proposed garage is located 12 foot and 9 inches in front of the front façade of the single-family home. This will require a waiver to the requirements of the Unified Development Code (UDC).

M.9 Please review the attached Draft Ordinance prior to the January 31, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 7, 2023.

I.10 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 February 7, 2023; 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 February 14, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.11 The projected City Council meeting dates for this case will be February 21, 2023 (1st Reading) and March 6, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Needs Review

01/26/2023: - Grading plan will be required with building permit.

- On grading plan...Can't dump pipe into street must have a "pop-up" or daylight the drain prior to street and sidewalk unless written permission from the HOA is given.
- May need to be replaced with stone/rock retaining wall. No wood, steel, or smooth concrete walls allowed
- Show 10' utility easement along property line. Please note that structures or fences are not allowed within easements.
- Call out utility easement. the light line and text is hard to see.
- Call out 20' Utility easement adjacent to property line
- 5' radius on driveway.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Needs Review

01/25/2023: Are the catch basins around the house discharging to the storm line, or are they punching the curb at the street?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

No Comments



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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

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No Comments

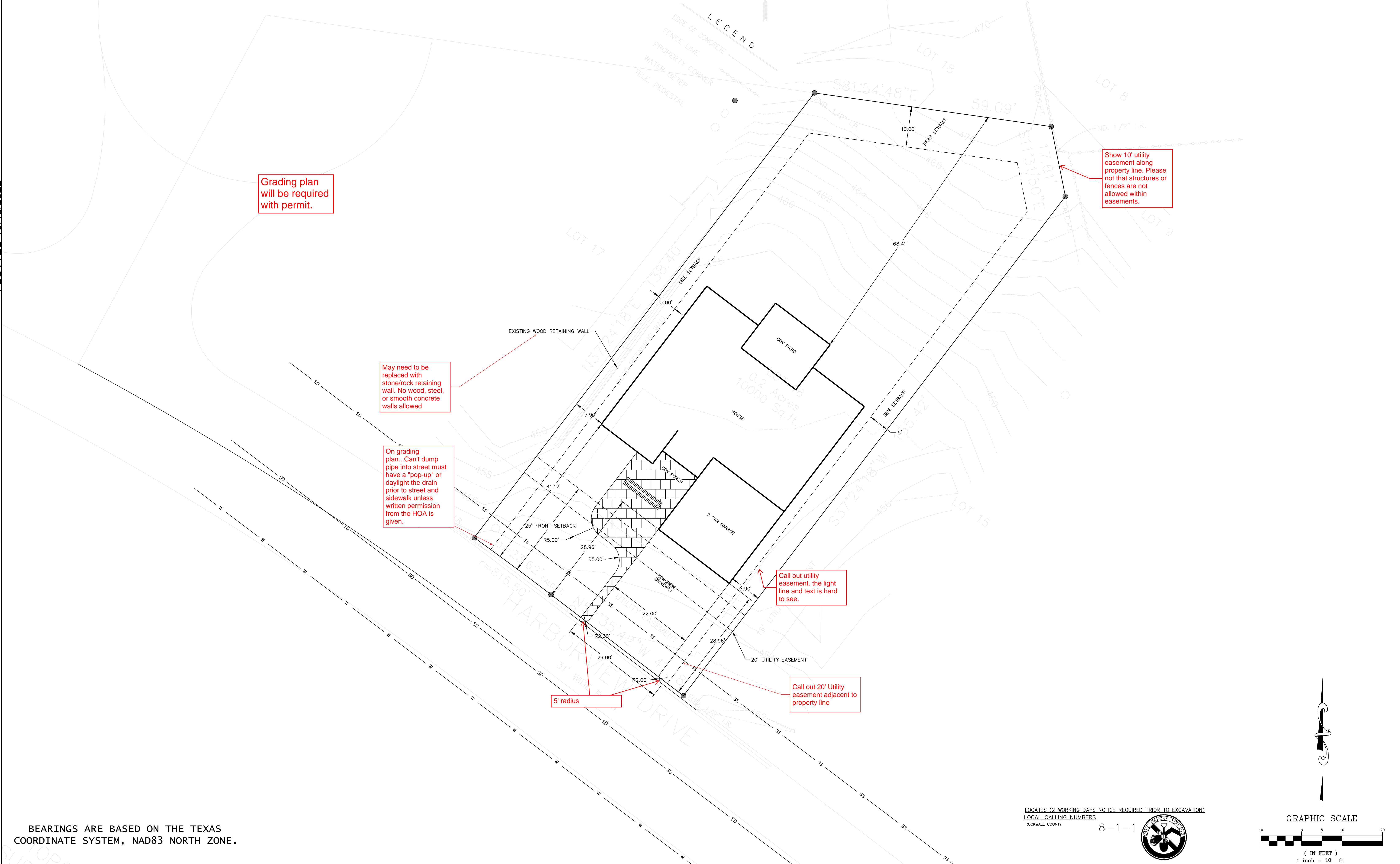
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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	Approved

---

No Comments





Grading plan will be required with permit.

Show 10' utility easement along property line. Please note that structures or fences are not allowed within easements.

May need to be replaced with stone/rock retaining wall. No wood, steel, or smooth concrete walls allowed

On grading plan... Can't dump pipe into street must have a "pop-up" or daylight the drain prior to street and sidewalk unless written permission from the HOA is given.

Call out utility easement, the light line and text is hard to see.

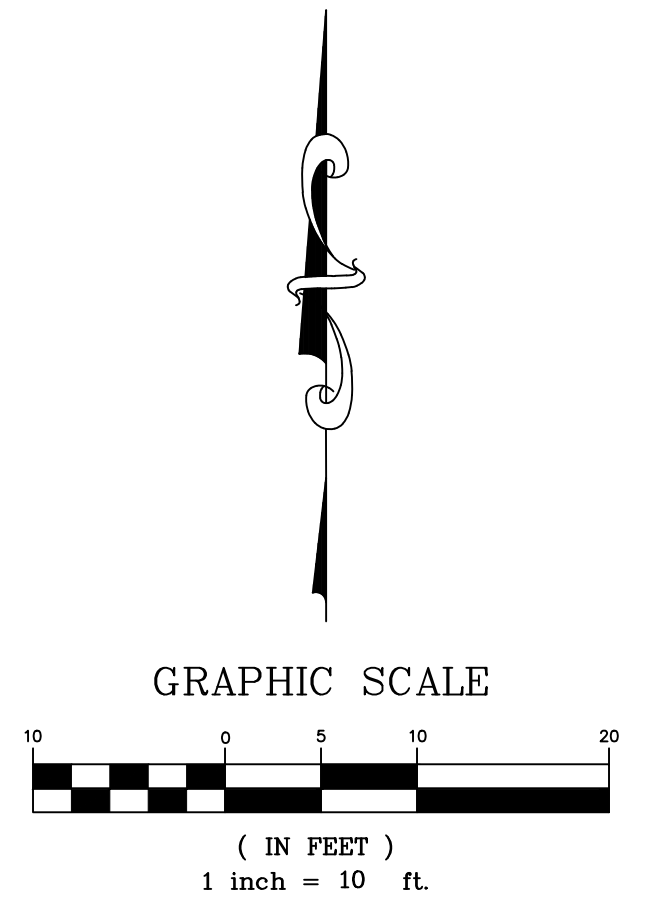
Call out 20' Utility easement adjacent to property line

5' radius

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



DATE: 10/19/2022					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

PREPARED BY:

PREPARED FOR:

APN: ----

310 HARBORVIEW DR, ROCKWALL, TX 75032

**SITE PLAN**

ROCKWALL COUNTY TEXAS

SHEET NO. C100

2 of 4 SHEETS



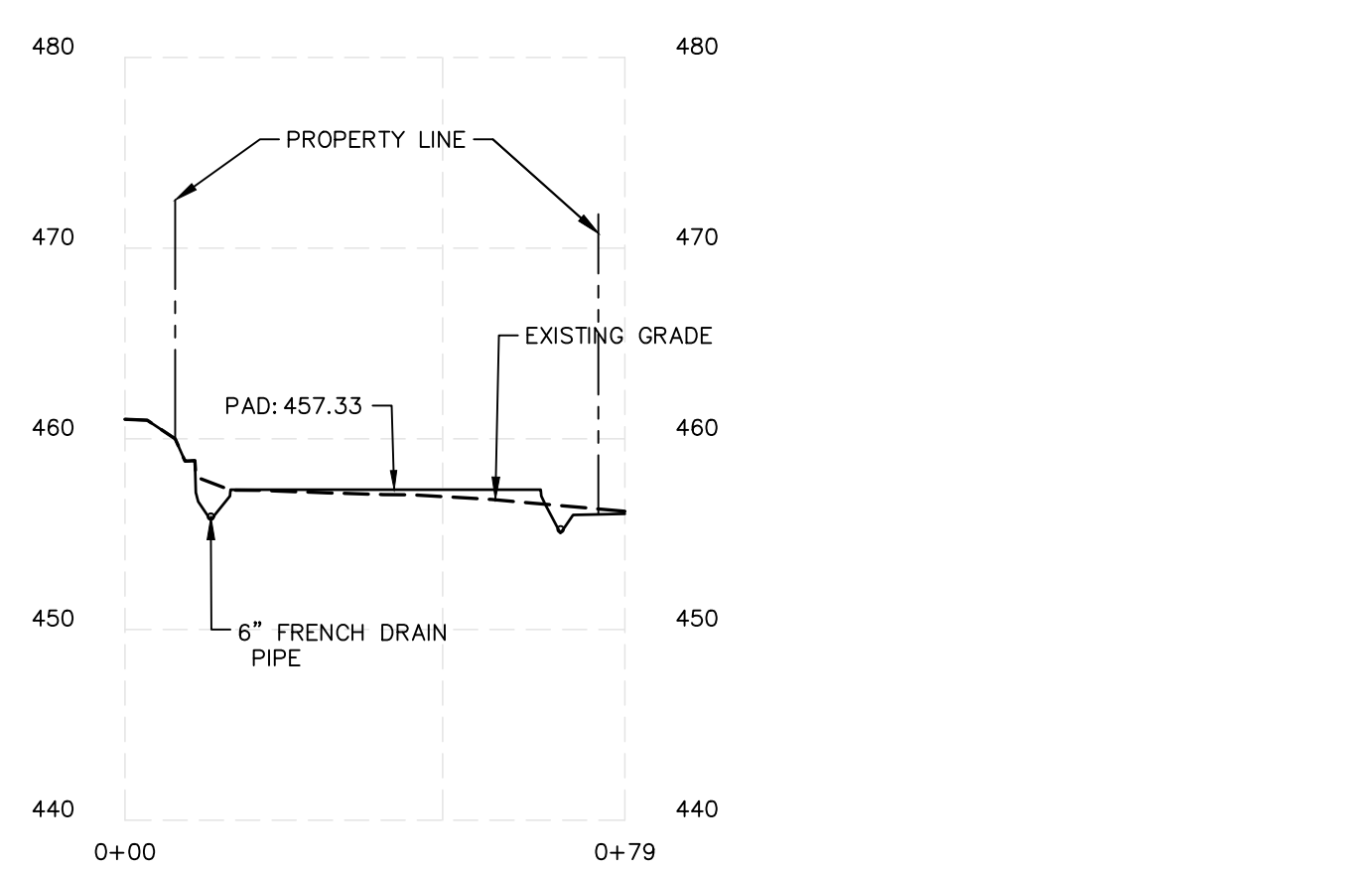
LEGENDS:

- 300 PROPOSED CONTOURS
- 300 EXISTING CONTOURS
- 1924.00 FINISHED GRADE ELEVATION

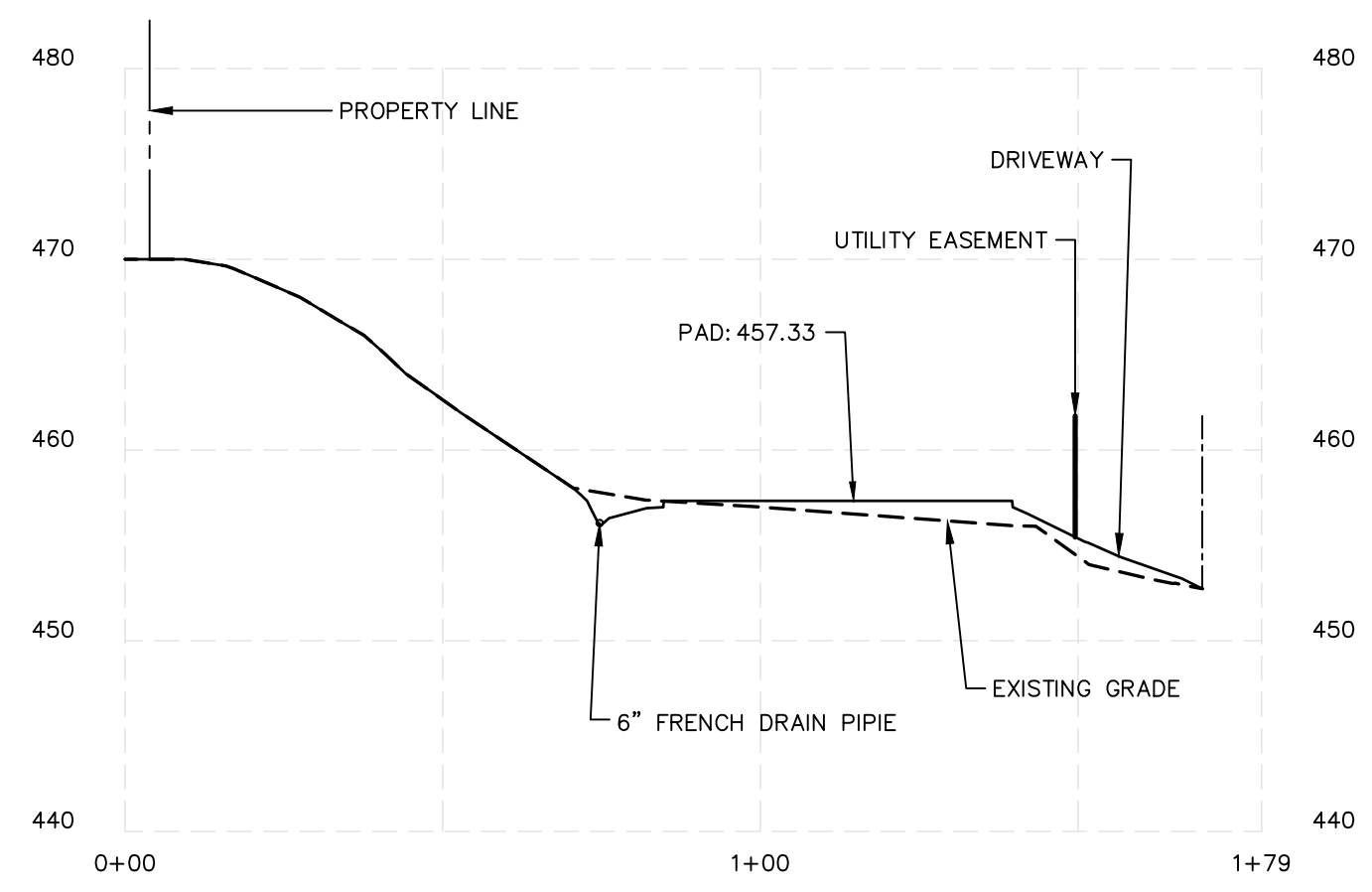
PLOTTED 10/19/2022

X-22-011-GRADING.DWG

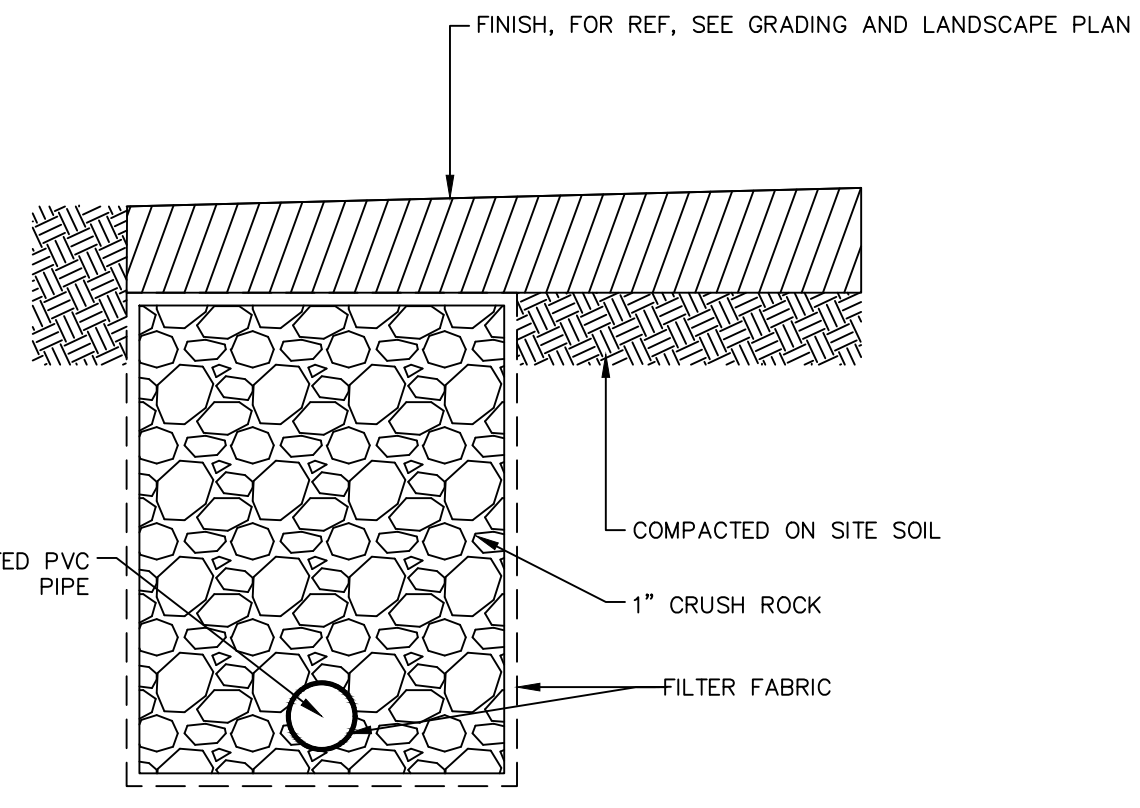
CREATED 10/19/2022



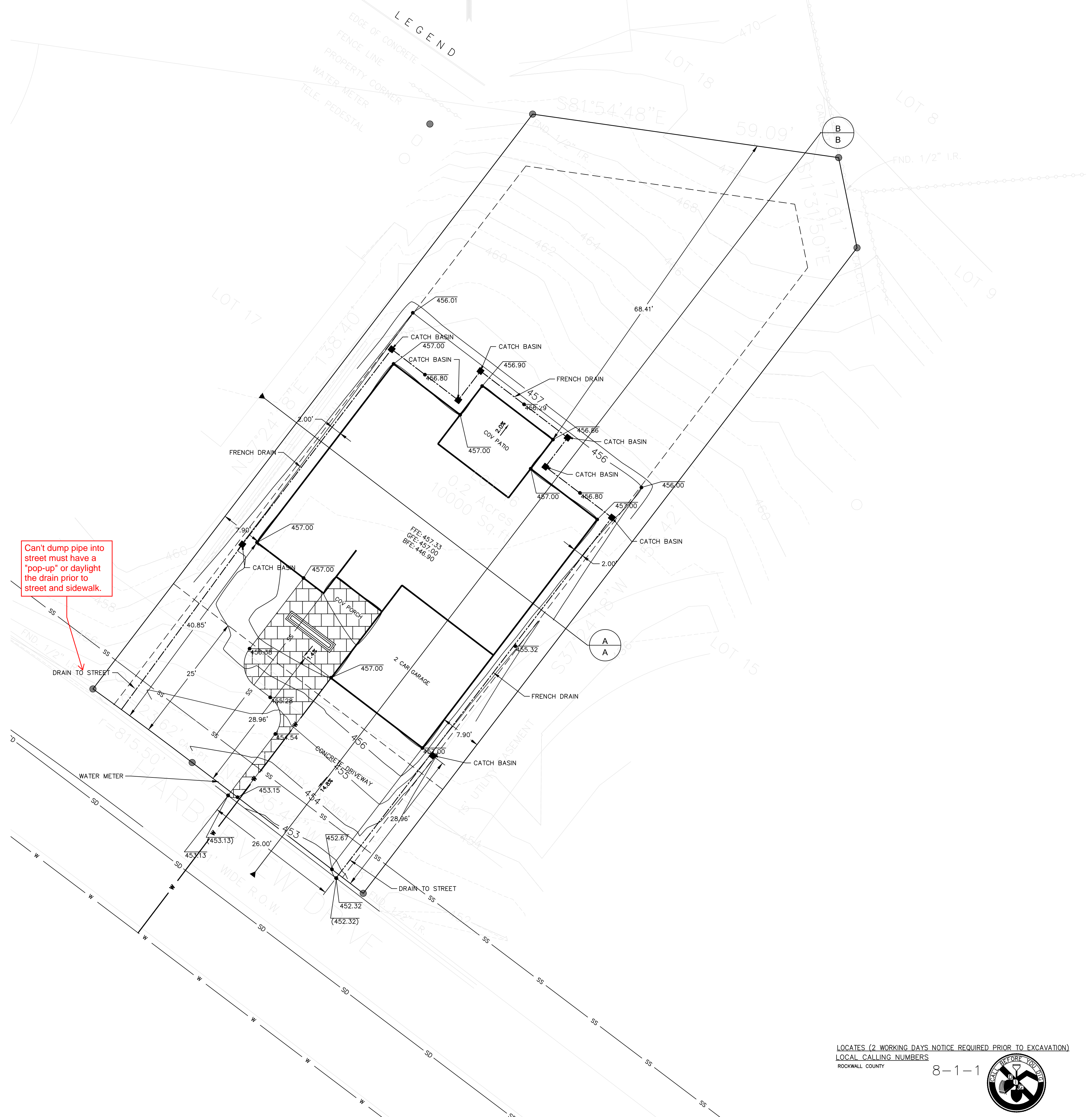
SEC A-A  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



SEC B-B  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



TYPICAL FRENCH DRAIN

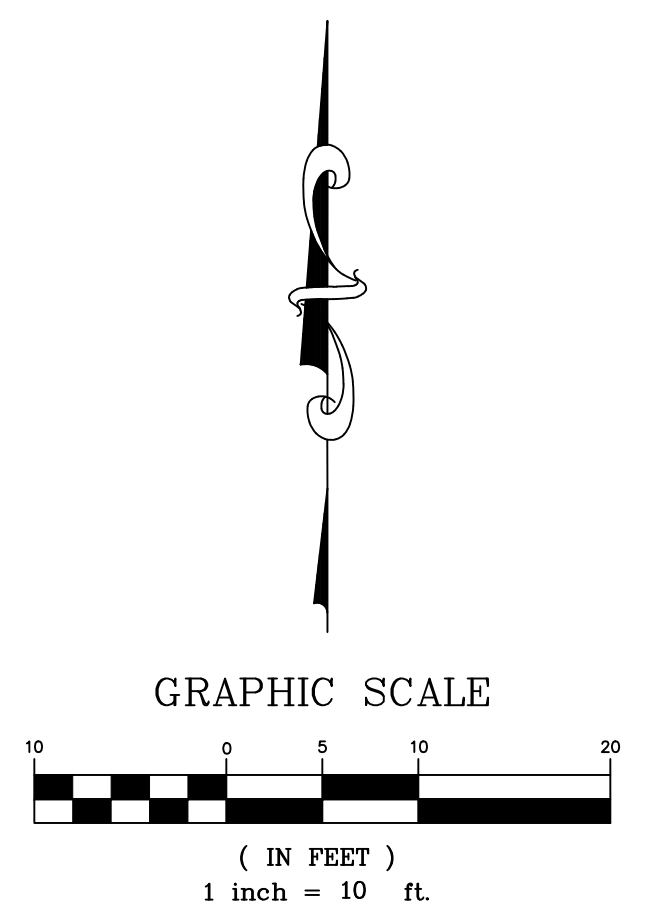


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ROCKWALL COUNTY

8-1-1



DATE: 10/19/2022					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

PREPARED BY:

PREPARED FOR:

APN: ---

310 HARBORVIEW DR, ROCKWALL, TX 75032

## GRADING AND DRAINAGE PLAN

CITY OF ROCKWALL      ROCKWALL COUNTY      TEXAS

SHEET NO.

### C300

4 of 4 SHEETS





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22023-001

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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**PROPERTY INFORMATION** [PLEASE PRINT]

ADDRESS **310 Harborview Dr., Rockwall, TX 75032**

SUBDIVISION **Harbor Landing Phase 2**

LOT **16** BLOCK **C**

GENERAL LOCATION

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

CURRENT ZONING **PD-8**

CURRENT USE **Residential**

PROPOSED ZONING

PROPOSED USE **Residential**

ACREAGE **0.2**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

**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 **John Fenianos**

APPLICANT

CONTACT PERSON

CONTACT PERSON **Ali Abedini**

ADDRESS **1314 Wendell way,**

ADDRESS **6363 San Felipe St.**

CITY, STATE & ZIP **Garland, TX 75043**

CITY, STATE & ZIP **Houston, TX, 77057**

PHONE **321-246-2431**

PHONE **832-938-3133**

E-MAIL **john@jrhbuidler.com**

E-MAIL **aabedini@buildengllc.com**

**NOTARY VERIFICATION** [REQUIRED]

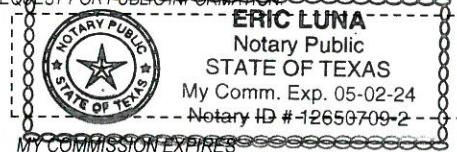
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11/7/2023 DAY OF \_\_\_\_\_, 2023. 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 17th DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







# 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

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**TO:** Planning and Zoning Commission

**DATE:** February 14, 2023

**APPLICANT:** Ali Abedini

**CASE NUMBER:** Z2023-001; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on October 30, 1973, by *Ordinance No. 73-43 (Case No. A1973-005)*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 2 of Harborview Landing was later amended by *Ordinance No. 84-16* on April 2, 1984. A Preliminary Plat (*Case No. PZ1987-022-01*) and Final Plat (*Case No. PZ1987-030-01*) were approved on January 1, 1987. A resolution authorizing the settlement of a lawsuit regarding maximum rooftop elevation, maximum pad elevation, and maximum house height was adopted by *Ordinance No. 87-19* on June 15, 1987. A resolution of the City Council of the City of Rockwall clarifying the content of *Ordinance No. 84-16* was adopted on June 15, 1987. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

### PURPOSE

The applicant, Ali Abedini, is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 310 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the rest of Phase 2 of Harbor Landing, which was established on June 15, 1987, and consists of 32 residential lots. North of this is Phase 1 of Harbor Landing, which was established on December 22, 1986, and consists of 38 residential lots. Beyond that is an open space area owned and maintained by the Chandler's Landing Community Homeowner's Association. All of these properties are zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is the rest of Phase 2 of Harbor Landing. Beyond this is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina. Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard which is owned and maintained by the City of Dallas.

East: Directly east of the subject property is Henry M. Chandler Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Spyglass Hill Phase 3, which was established on January 15, 1985, and consists of 47 residential lots. All of these



properties are zoned Planned Development District 8 (PD-8). Beyond that is corporate limits of the City of Rockwall followed by several residential homes situated within the City of Heath.

West: Directly west of the subject property is Cutter Hill Phase 2, which was established on November 11, 1977, and consists of 27 residential lots. West of this is Cutter Hill Phase 3, which was established on June 15, 1981 and consists of 16 residential lots. All of these properties are zoned Planned Development District 8 (PD-8). Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard which is owned and maintained by the City of Dallas.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Harbor Landing Subdivision, which has been in existence since December 22, 1986 and consists of 70 residential lots (*five [5] of which are vacant*), and is considered to be more than 90% developed (*i.e. 92.86% developed*). The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing on Harborview Drive, Harbor Landing Drive, and Portview Place compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive, Harbor Landing Drive, and Portview Place	Proposed Housing
Building Height	One (1) & Two (2) Story.	Two (2) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Harborview Drive
Year Built	1988-2017	N/A
Building SF on Property	2,021 SF – 5,343 SF	4,896 SF
Building Architecture	Townhomes & Traditional Brick Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	7.9-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick, Stone, Stucco	Stucco, Hardi-Board Siding
Paint and Color	Blue, Red, Tan, Brown, Grey	Brown, White
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and <i>'J' or traditional swing entry</i> .	The garage is proposed to be situated 12' 9" beyond the front façade of the home. <b>[VARIANCE REQUESTED]</b>

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented 12-feet, nine (9) inches beyond the front façade of the



home. Staff should point out that since the construction for housing in this area ranges from 1988-2017, the houses already have several garage configurations that would be deemed to be legally non-conforming (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*). A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 (PD-8) [*Ordinance No. 73-48*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Harborview Drive, Harbor Landing Drive, and Portview Place and the proposed building elevations in the attached packet.

## **NOTIFICATIONS**

On January 27, 2023, staff mailed 86 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Chandler's Landing, The Cabana at Chandler's Landing, Match Point Homes, Cutter Hill Phase 1, Cutter Hill Phase 2, Cutter Hill Phase 3, Spyglass Phases 2 & 3, and Spyglass Phase 1 Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations 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 back with regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22023-001

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
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**PROPERTY INFORMATION** [PLEASE PRINT]

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SUBDIVISION **Harbor Landing Phase 2**

LOT **16** BLOCK **C**

GENERAL LOCATION

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

CURRENT ZONING **PD-8**

CURRENT USE **Residential**

PROPOSED ZONING

PROPOSED USE **Residential**

ACREAGE **0.2**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

OWNER **John Fenianos**

APPLICANT

CONTACT PERSON

CONTACT PERSON **Ali Abedini**

ADDRESS **1314 Wendell way,**

ADDRESS **6363 San Felipe St.**

CITY, STATE & ZIP **Garland, TX 75043**

CITY, STATE & ZIP **Houston, TX, 77057**

PHONE **321-246-2431**

PHONE **832-938-3133**

E-MAIL **john@jrhbuidler.com**

E-MAIL **aabedini@buildengllc.com**

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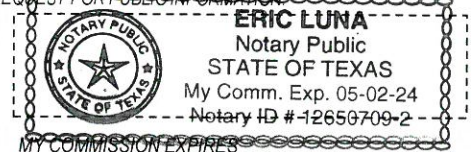
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS






Z2023-001: SUP for Residential Infill at 310 Harborview Drive

0 40 80 160 240 320 Feet



Case Location Map = 



# 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.



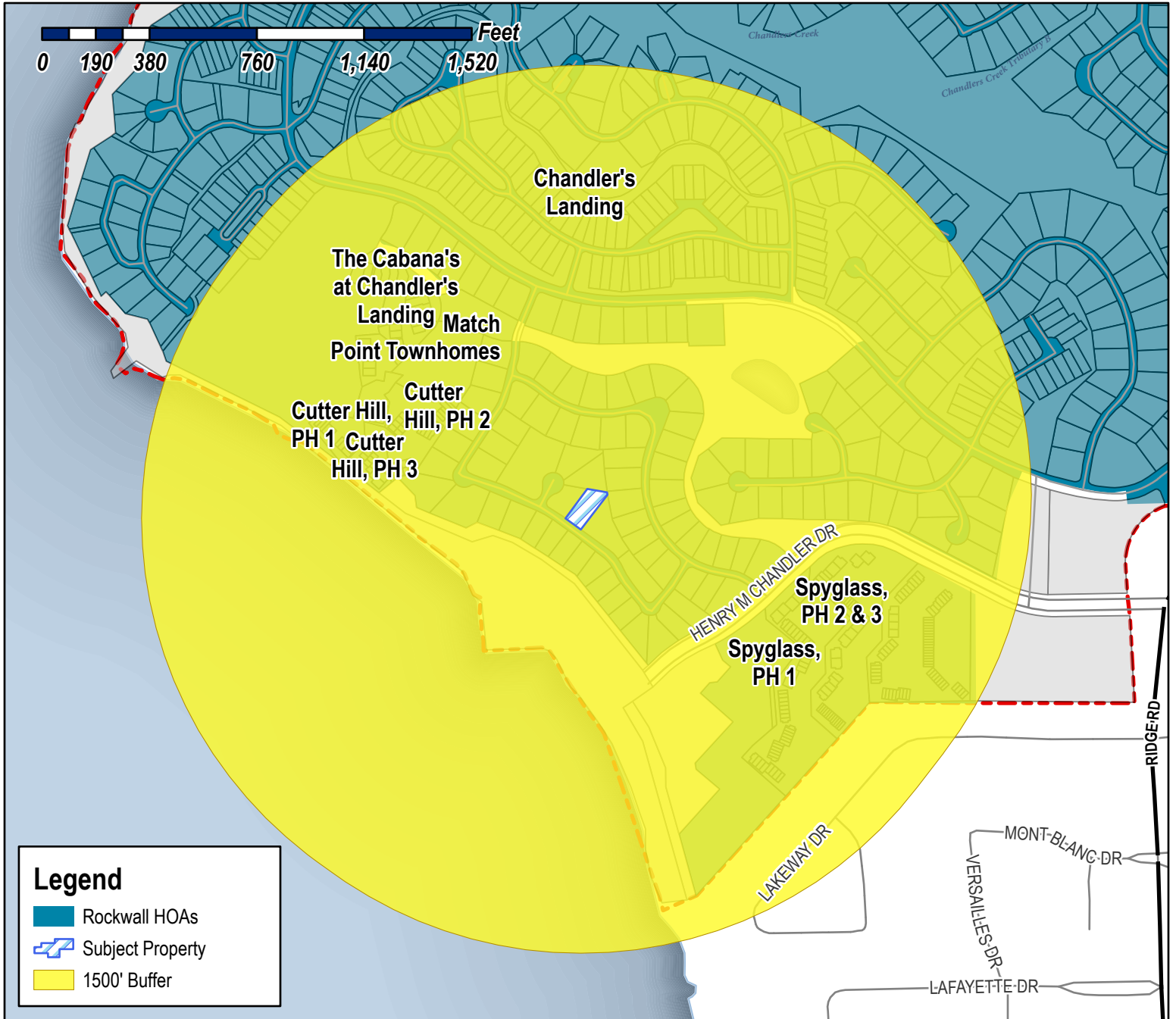




# City of Rockwall

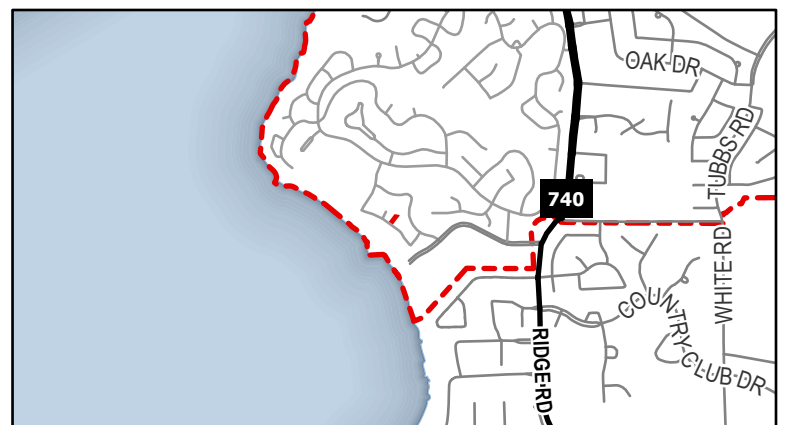
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2023-001  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023  
 For Questions on this Case Call (972) 771-7745





## Ross, Bethany

---

**From:** Chapin, Sarah  
**Sent:** Thursday, January 26, 2023 12:24 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2023-001]  
**Attachments:** HOA Map (01.21.2023).pdf; Public Notice Z2023-001.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 27, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 14, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 21, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2023-001: SUP for Residential Infill in an Established Subdivision**

Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

Thank you,

*Sarah Chapin*

Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6568

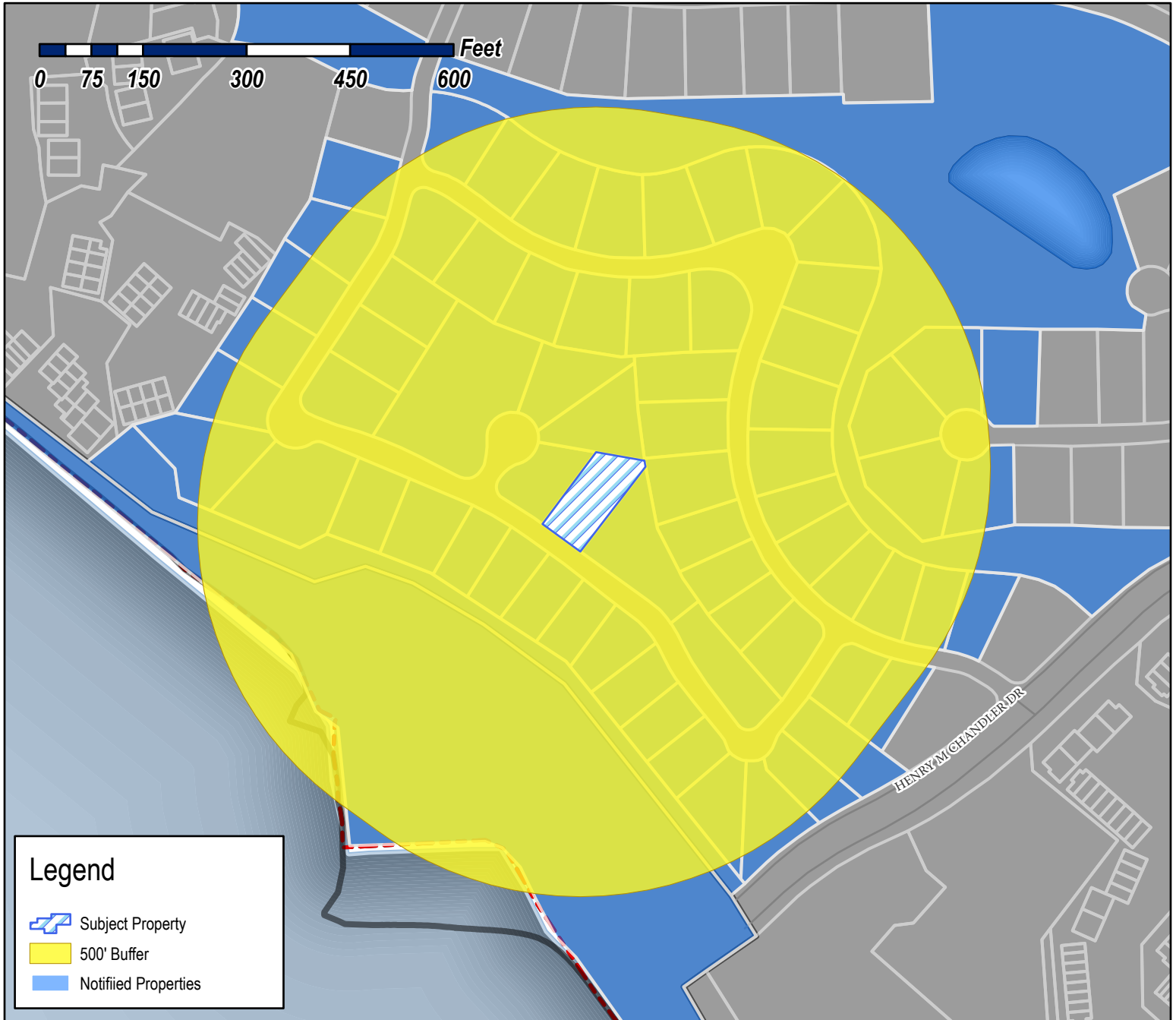




# City of Rockwall

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

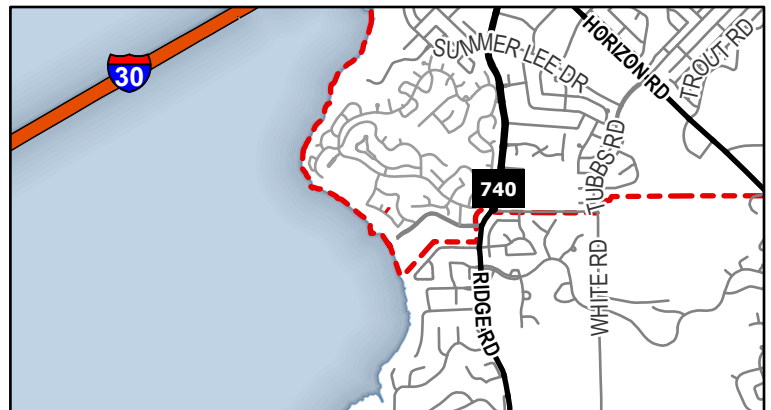
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill within an established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023

For Questions on this Case Call: (972) 771-7746





DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
324 HARBOR LANDING DR  
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND  
VANESSA RIZZARI  
1857 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN  
322 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBOR LANDING DR  
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND  
ROSSITZA I POPOVA  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A  
315 HARBOR LANDING DR  
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER  
309 HARBORVIEW DR M/R  
ROCKWALL, TX 75032

CROMEENS SHAN  
307 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

OCCUPANT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

O'DELL CLAUDETTE & KENNETH  
299 HARBORVIEW DR  
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

TAYLOR ANTHONY  
311 HARBOR LANDING DR  
ROCKWALL, TX 75032

TURCHI ARLENE S  
314 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

OIWA TAKAAKI  
C/O OPEN HOUSE CO LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

LEWIS DENNIS & CLARISSA  
310 HARBOR LANDING DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN  
318 HARBOR LANDING DR  
ROCKWALL, TX 75032

MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBORVIEW DR  
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R  
313 HARBORVIEW DR  
HEATH, TX 75032

RECINOS ARNOLDO AND RUTH LIMA  
311 HARBORVIEW DR  
ROCKWALL, TX 75032



CLEATON JERRY LEE  
306 HARBOR LANDING DR  
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND  
204 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
CARLOS AUGUSTO MOSQUERA  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K  
323 HARBOR LANDING DR  
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA  
303 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

PETERSON LELAND D & JANET  
203 HARBOR LANDING DR  
ROCKWALL, TX 75032

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

HENDRICKSON PATSY A  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI  
307 HARBOR LANDING DR  
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D  
331 HARBORVIEW DR  
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST  
335 HARBORVIEW DR  
ROCKWALL, TX 75032

TMCC TRUST  
333 HARBORVIEW DR  
ROCKWALL, TX 75032

MATTES JOHN AND TONG  
330 HARBOR LANDING DR  
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE  
308 HARBOR LANDING DR  
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C  
304 HARBOR LANDING DR  
ROCKWALL, TX 75032

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN  
208 HARBOR LANDING DR  
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PL  
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M  
6108 VOLUNTEER PL  
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P  
320 HARBOR LANDING DR  
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX  
309 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
297 HARBORVIEW DR  
ROCKWALL, TX 75032

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087

OCCUPANT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032



ARCE JAIME G  
315 VICTORY LN  
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J  
293 HARBORVIEW DR  
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND  
STEPHANIE G ARAMAYO  
7205 STONE MEADOW CIR  
ROWLETT, TX 75088

MARTIN SERGIO ROBLEDO AND ANDRESSA  
HENDLER  
330 HARBORVIEW DR  
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC  
17330 PRESTON ROAD SUITE 220A  
DALLAS, TX 75252

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C  
325 HARBORVIEW DR  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP  
321 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L  
312 PORTVIEW PL  
ROCKWALL, TX 75032

MARTIN TREVOR ANDREW AND PAULA  
JEANNETTE  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE  
4241 BUENA VISTA #18  
DALLAS, TX 75205

MILLER RICHARD & SHELLAYNE  
301 HARBOR LANDING DR  
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

POTTS JASON AND ANNA  
320 PORTVIEW PL  
ROCKWALL, TX 75032



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision**

*Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



## Ross, Bethany

---

**From:** jacqui bailey <baileyjac3@gmail.com>  
**Sent:** Wednesday, February 8, 2023 7:59 AM  
**To:** Planning  
**Cc:** baileywf11  
**Subject:** Case #Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision

Hello Ms. Ross,

My husband Wayne Bailey and I are the owners at 319 Harbor Landing Dr, Rockwall TX 75032. We have received the public notice for case #Z2023-001 regarding Specific Use Permit for a Residential Infill in an Established Subdivision for Lot 16, Block C, Harborview Landing (310 Harborview Dr.). Our response to this request is that we are OPPOSED to the request for the following reasons:

- 1) This proposed house will completely block any view that we currently have of Lake Ray Hubbard which was one of the main reasons for purchasing in the development.
- 2) Should the time come that we wish to sell our property, having the view blocked would significantly reduce the value of the property.

We hope that our comments and opposition to this request will be heard at the February 14th Planning & Zoning meeting along with the February 21st City Council meeting.

Thank you for your time and submission of this opposition response.

Sincerely,  
Wayne & Jacqueline Bailey  
319 Harbor Landing Dr.  
Rockwall, TX 75032

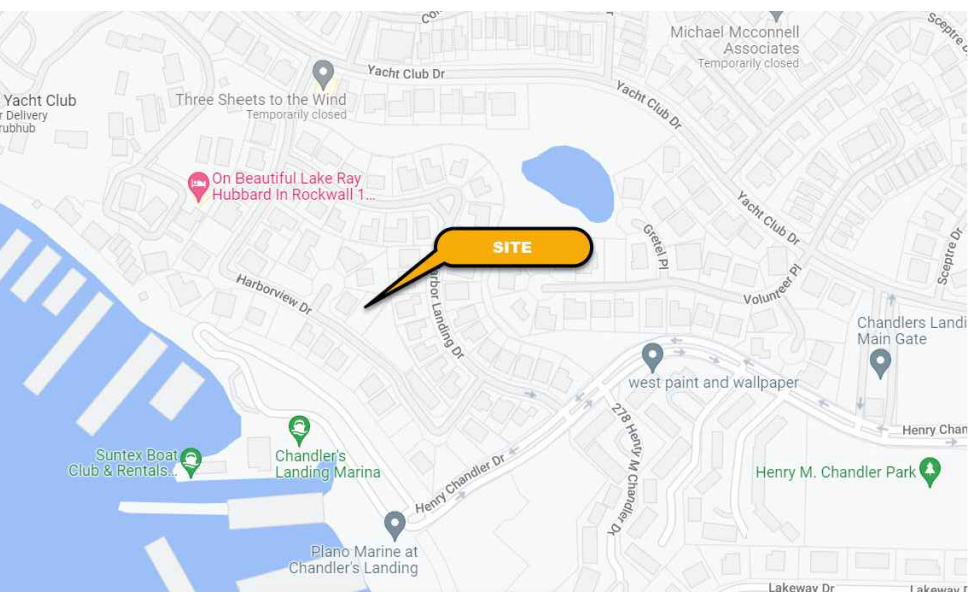
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



PLOTTED 2/9/2023

X-22-011-GRADING.DWG

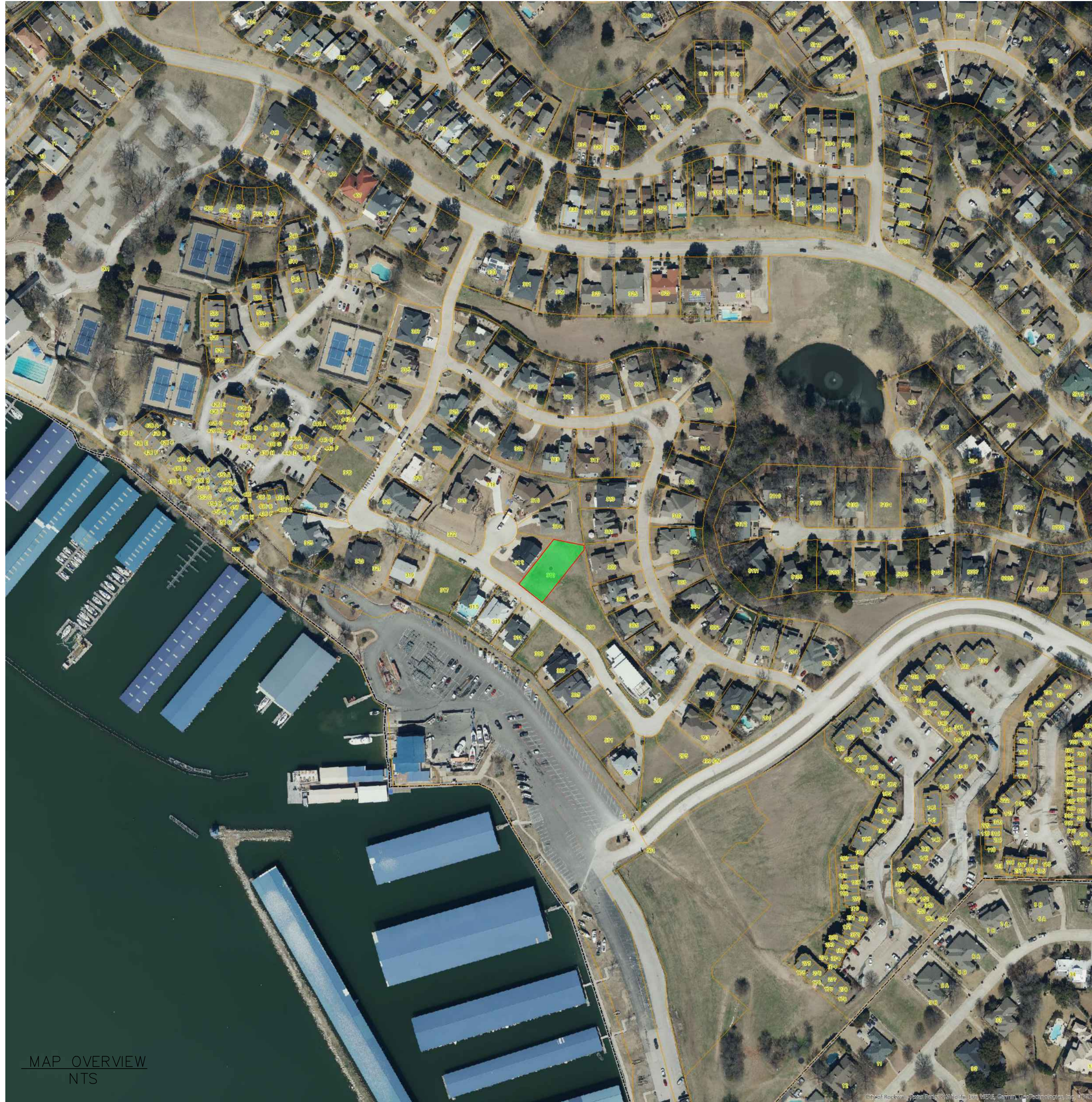
CREATED 2/9/2023



LOCATION MAP  
NTS

# SITE DEVELOPMENT PLAN FOR RESIDENTIAL HOUSE

310 HARBORVIEW DR, ROCKWALL, TX 75032

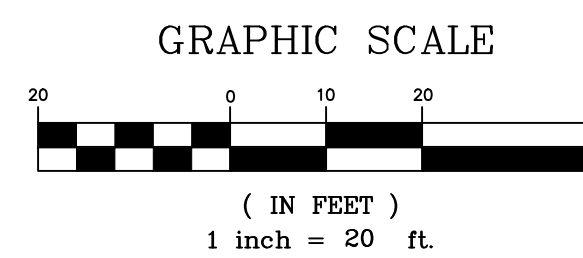


MAP OVERVIEW  
NTS



CITY ZONING MAP  
NTS

SHEET INDEX	
C000	COVER SHEET
C100	SITE PLAN
C200	LANDSCAPE PLAN
C300	GRADING AND DRAINAGE PLAN



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

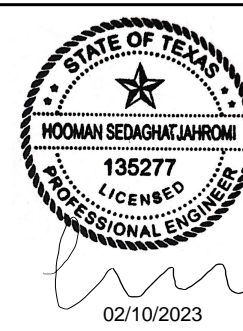
8-1-1



DATE: 2/9/2023					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	



WWW.BUILDENGLLC.COM  
INFO@BUILDENGLLC.COM  
TEL: 713 623 1827  
TX F# 20409



APN: ---

CITY OF ROCKWALL

## COVER SHEET

ROCKWALL COUNTY

310 HARBORVIEW DR, ROCKWALL, TX 75032

TEXAS

SHEET NO.

C000

1 of 4 SHEETS



PLOTTED 2/9/2023

X-22-011-SITE.DWG

CREATED 2/9/2023

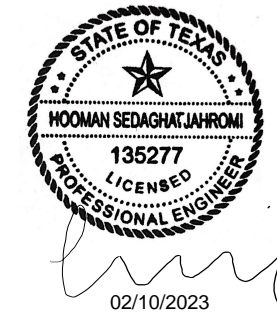
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

SUBTOP

DATE: 2/9/2023					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	



WWW.BUILDENGLLC.COM  
 INFO@BUILDENGLLC.COM  
 TEL: 713 623 1827  
 TX F# 20409



APN: ----

CITY OF ROCKWALL

# SITE PLAN

ROCKWALL COUNTY

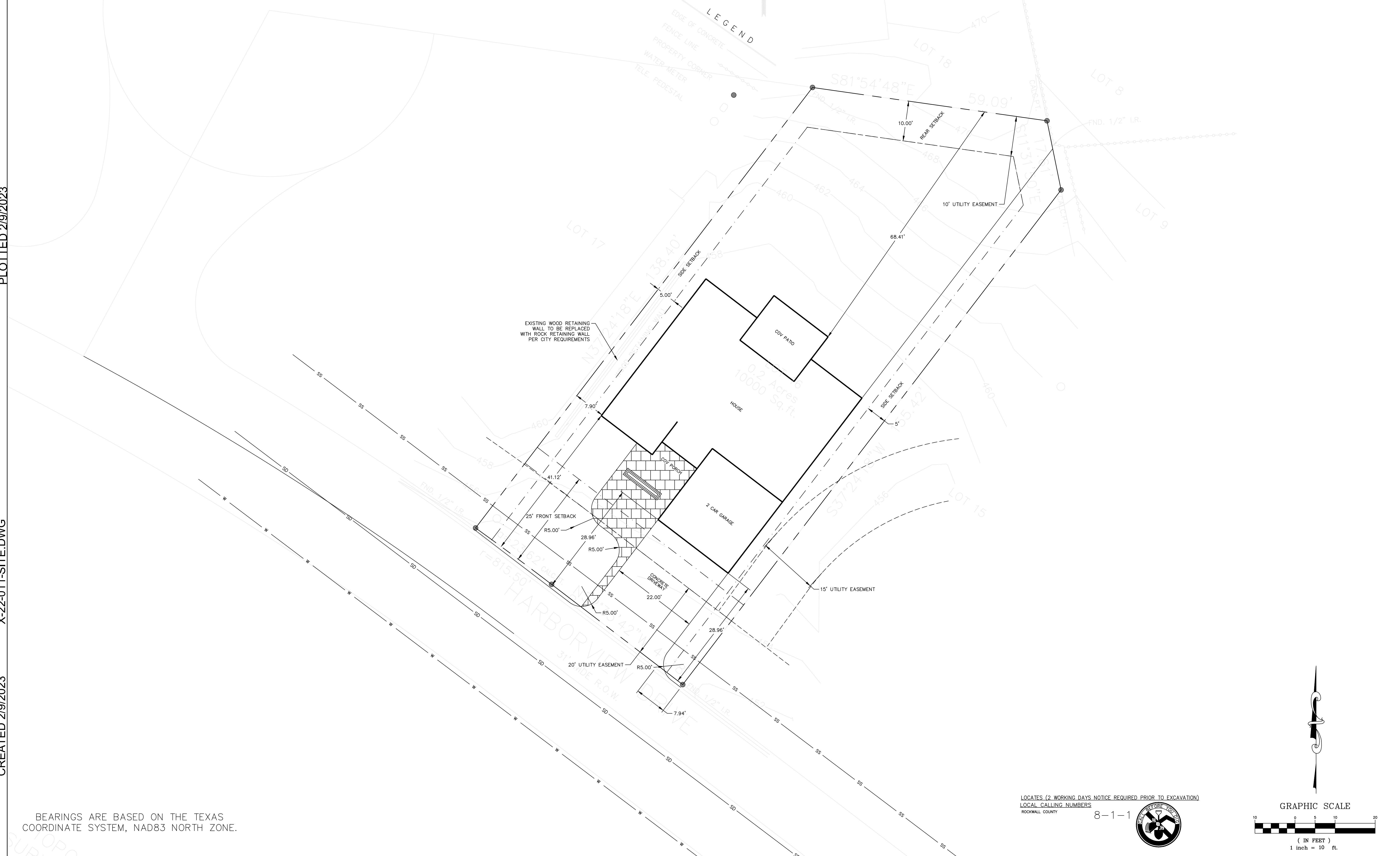
310 HARBORVIEW DR, ROCKWALL, TX 75032

TEXAS

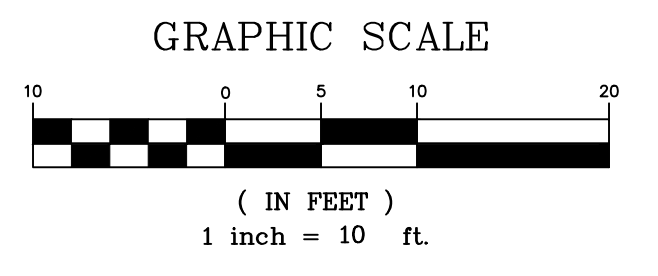
SHEET NO.

C100

2 of 4 SHEETS



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
 LOCAL CALLING NUMBERS 8-1-1  
 ROCKWALL COUNTY





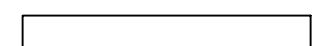
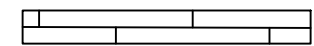

PLOTTED 1/29/2023  
X-22-011-LANDSCAPE.DWG  
CREATED 1/29/2023

BEARINGS ARE BASED ON THE TEXAS  
COORDINATE SYSTEM, NAD83 NORTH ZONE.

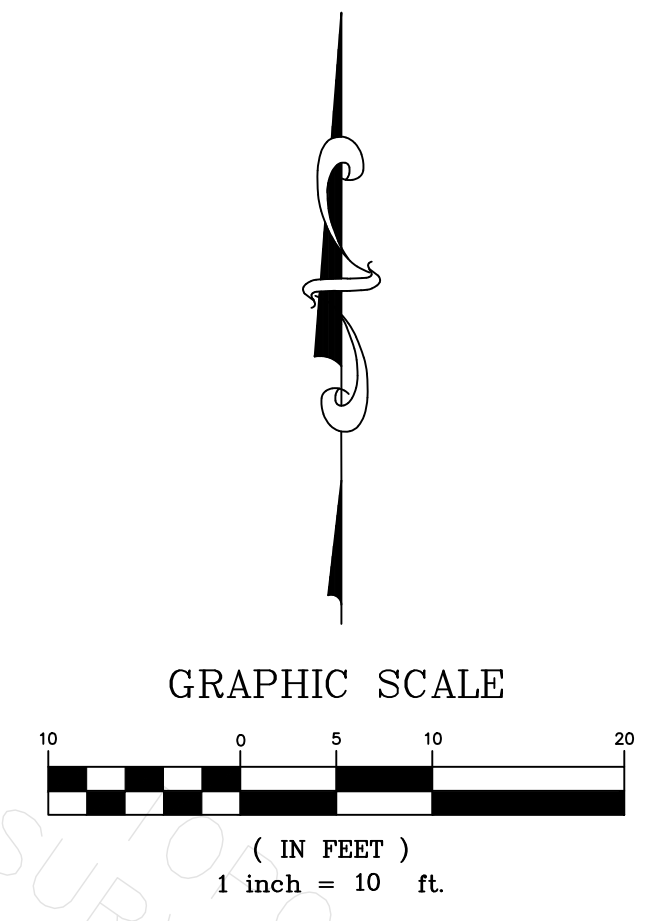


LEGEND

LEGENDS:

-  CONCRETE
-  PAVER
-  GRASS

CONCRETE DRIVEWAY : 637 SF  
PAVER : 409 SF  
BUILDING : 2430 SF  
GRASS : 6488 SF



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY  
8-1-1



DATE: 1/29/2023					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

**BuildEng**  
WWW.BUILDENGLLC.COM  
INFO@BUILDENGLLC.COM  
TEL: 713 623 1827  
TX F# 20409

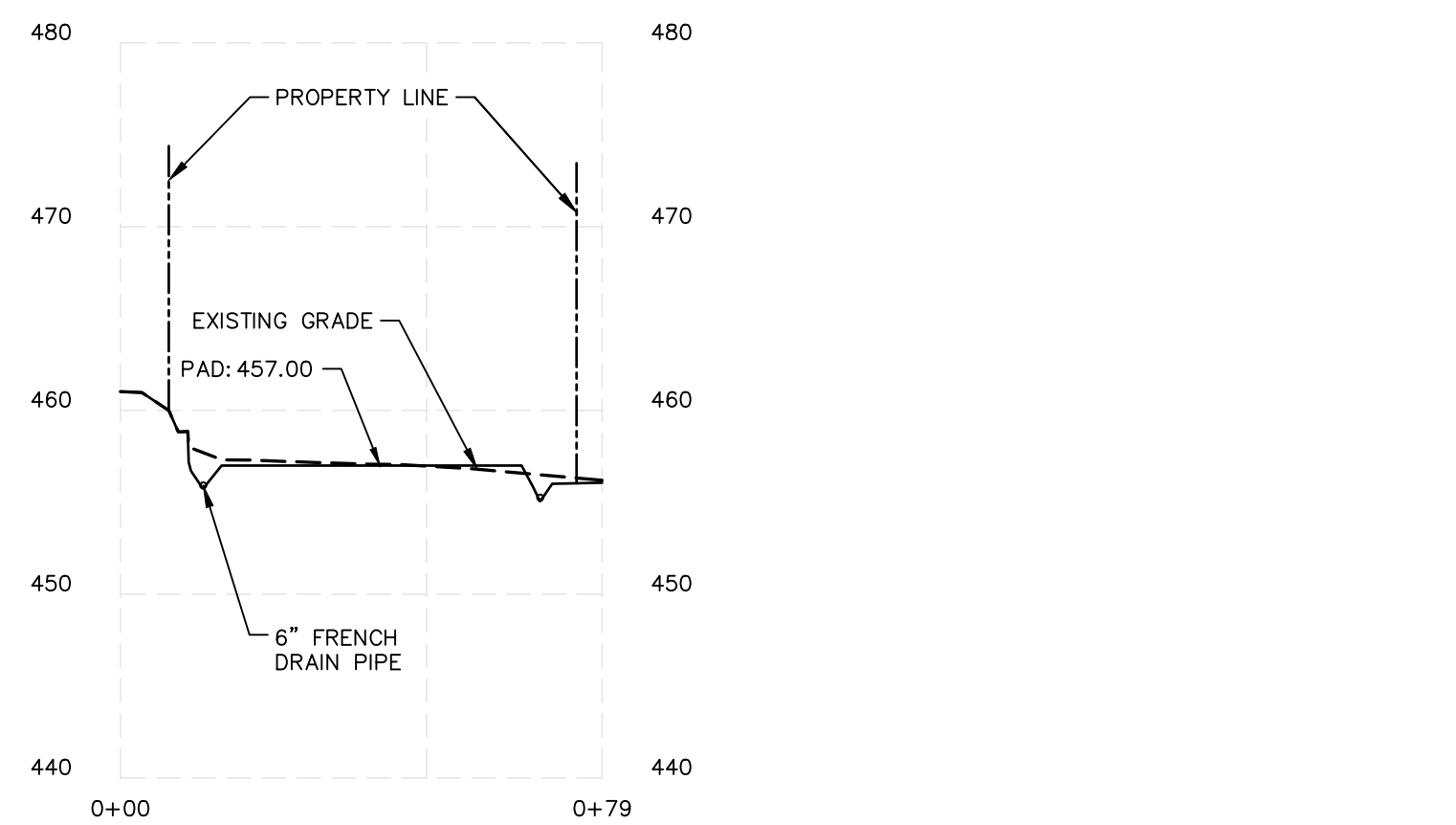
APN: ----  
CITY OF ROCKWALL  
ROCKWALL COUNTY  
TEXAS

310 HARBORVIEW DR, ROCKWALL, TX 75032  
**LANDSCAPE PLAN**  
SHEET NO. C200  
3 of 4 SHEETS

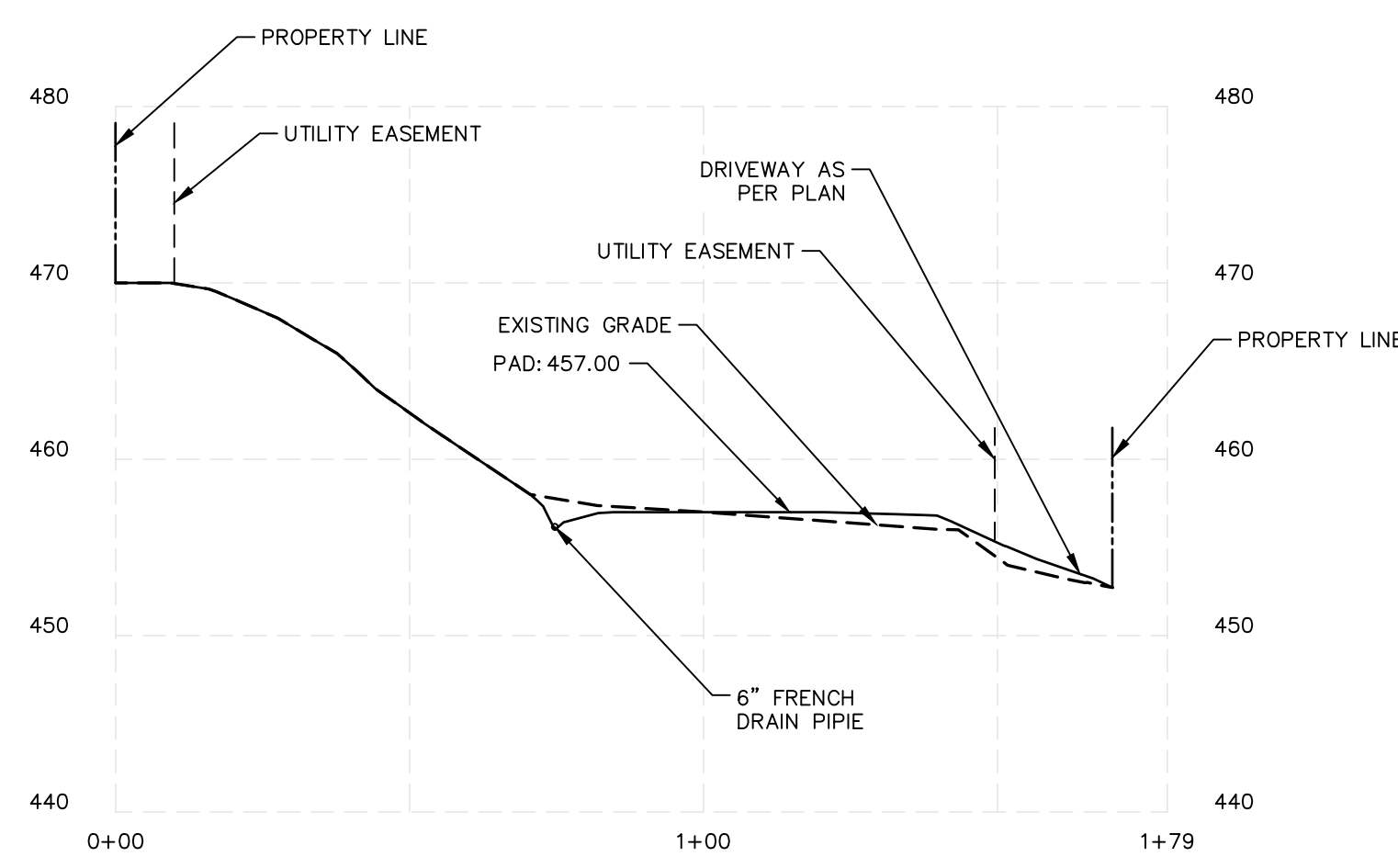


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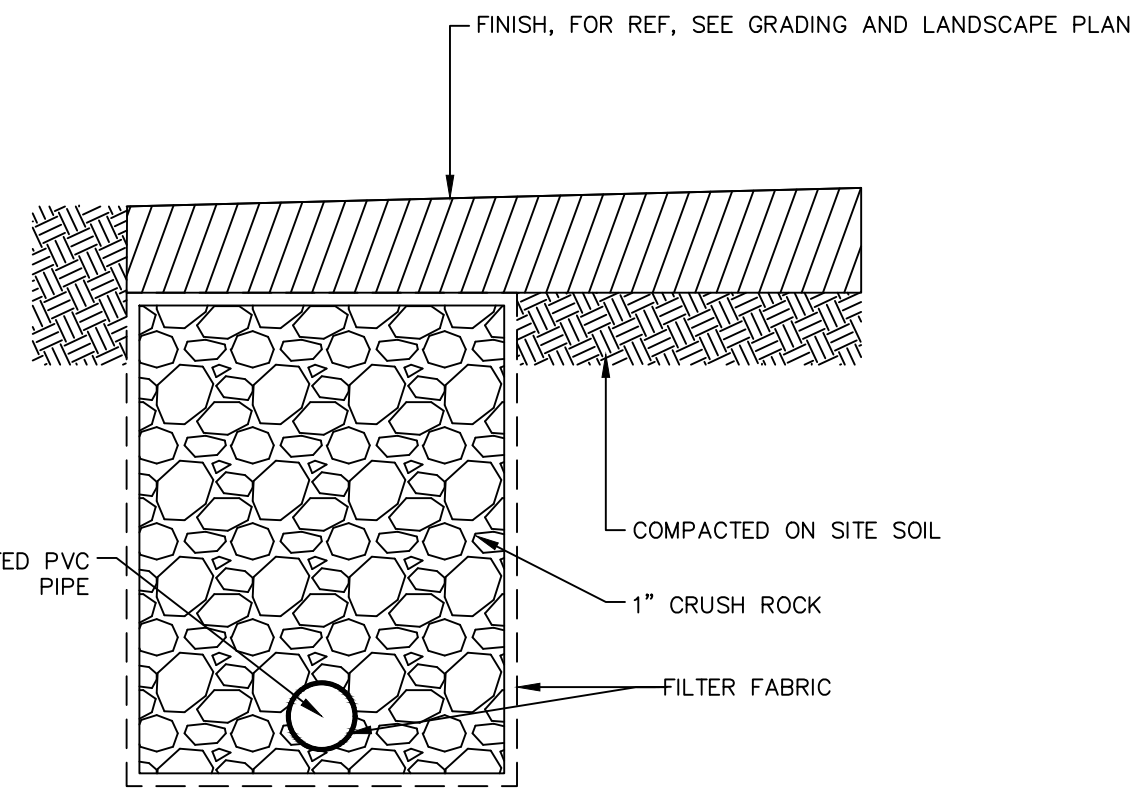
- 457 — PROPOSED CONTOURS
- - - 466 - - - EXISTING CONTOURS
- ▲ 457 FINISHED GRADE ELEVATION



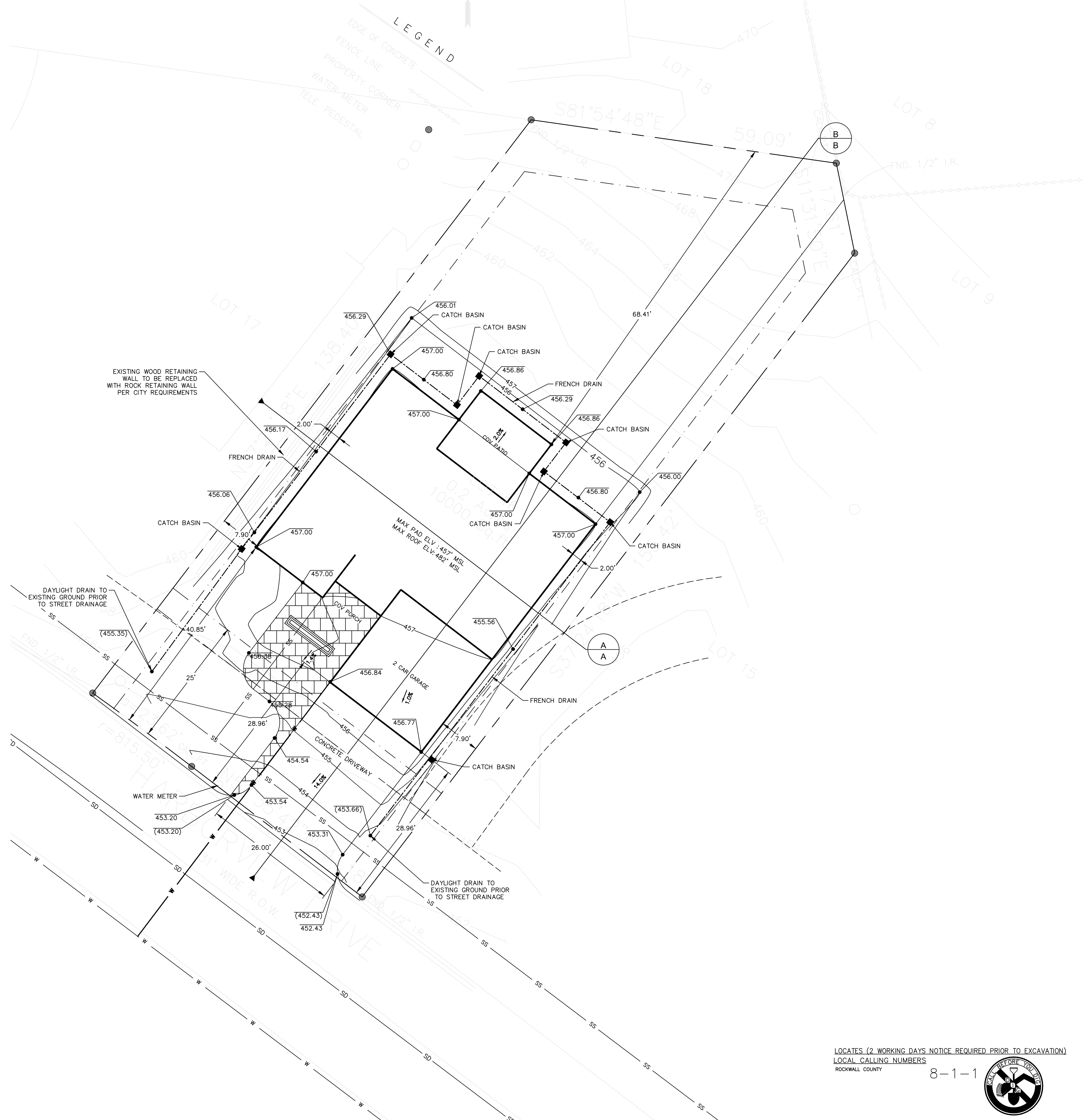
SEC A-A  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



SEC B-B  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



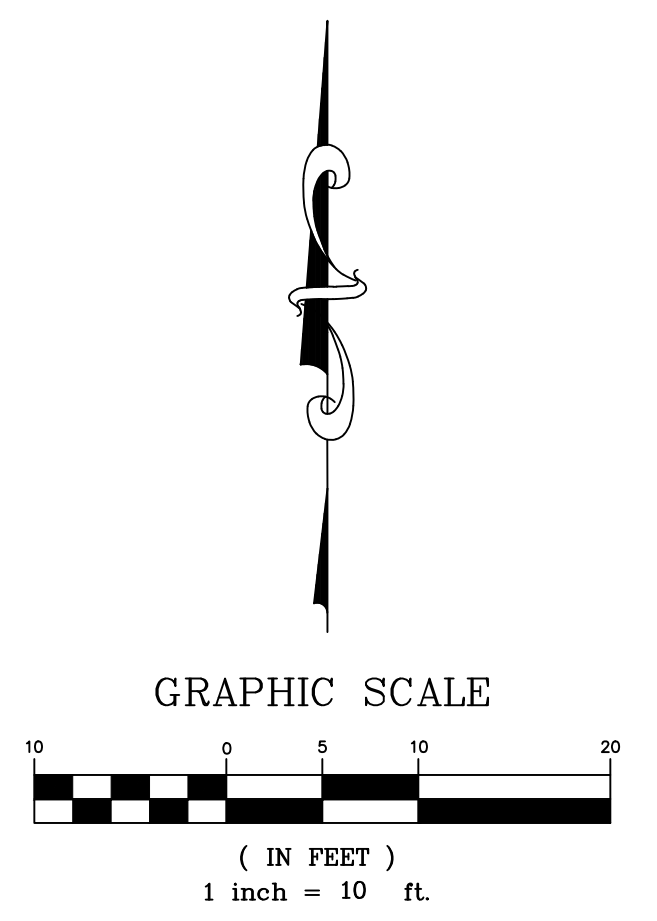
TYPICAL FRENCH DRAIN



BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



PLOTTED 2/9/2023  
X-22-011-GRADING.DWG  
CREATED 2/9/2023

DATE: 2/9/2023				
SCALED: AS NOTED				
DRAWN: ---				
DESIGN: ---				
ENGINEER: ---				
MANAGER: ---	NO	BY	DATE	REVISIONS

**BuildEng**  
[WWW.BUILDENGLLC.COM](http://WWW.BUILDENGLLC.COM)  
[INFO@BUILDENGLLC.COM](mailto:INFO@BUILDENGLLC.COM)  
 TEL: 713 623 1827  
 TX F# 20409

STATE OF TEXAS  
 Yoonan Sedagheian  
 136277  
 LICENSED PROFESSIONAL ENGINEER  
 02/10/2023

APN: ----  
 310 HARBORVIEW DR, ROCKWALL, TX 75032  
**GRADING AND DRAINAGE PLAN**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY  
 TEXAS

SHEET NO.  
**C300**  
 4 of 4 SHEETS

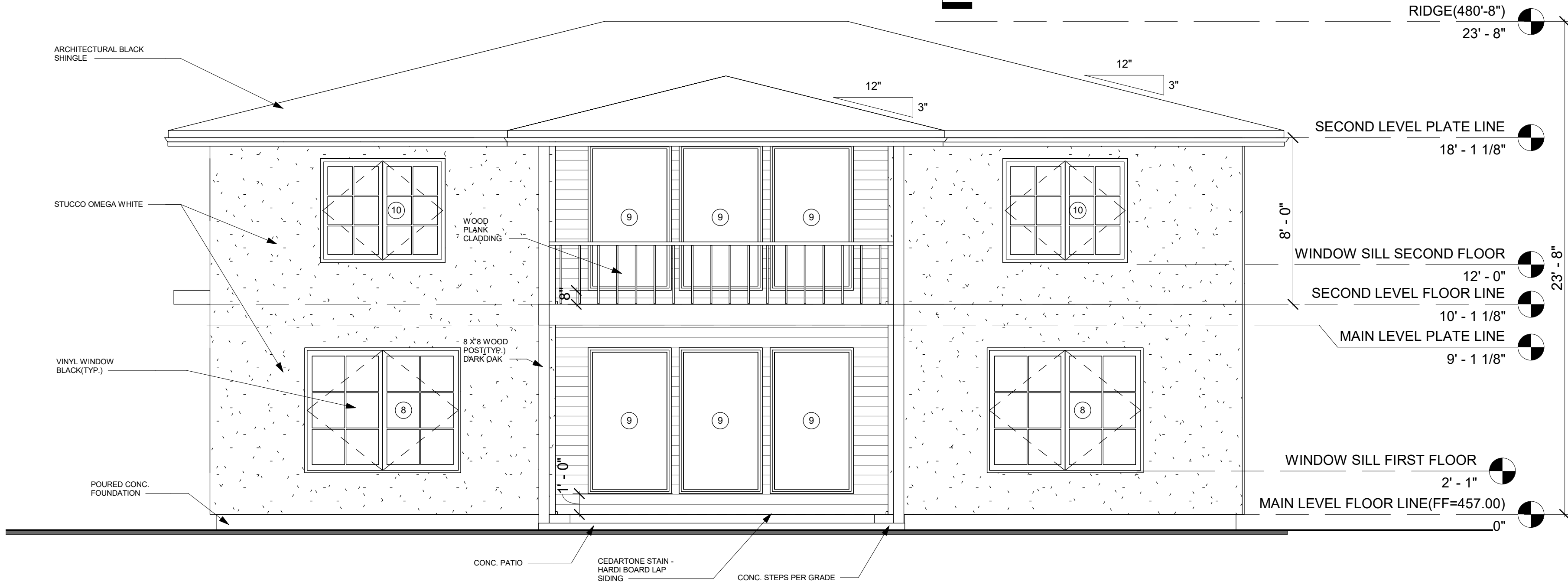




EXTERIOR MATERIAL SCHEDULE						
MATERIAL / MFG.	COLOR / NO.	AREA(SF) / PERCENTAGE(%)				TOTAL (2,832 SF)
		FRONT	REAR	RIGHT	LEFT	
WOOD PLANK CLADDING - LAP SIDING	THERMOASH	217 / 37%	109 / 20%	45 / 5%	137 / 16%	508 / 18%
STUCCO	OMEGA WHITE	287 / 49%	415 / 80%	822 / 95%	675 / 79%	2324 / 82%

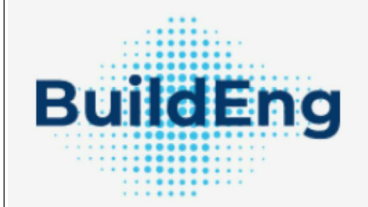


**1** Front Elevation  
1/4" = 1'-0"



**2** Rear Elevation  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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7		
8		

Project: Harborview Drive Residence

**A 201**

SCALE:



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

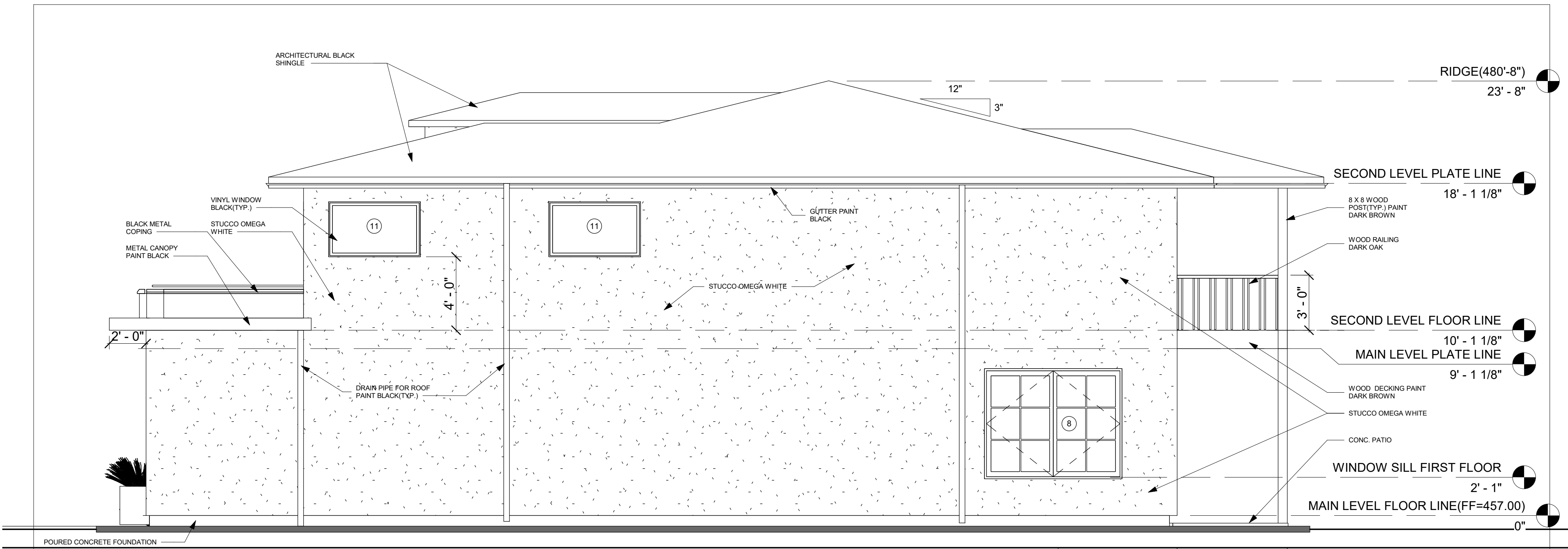
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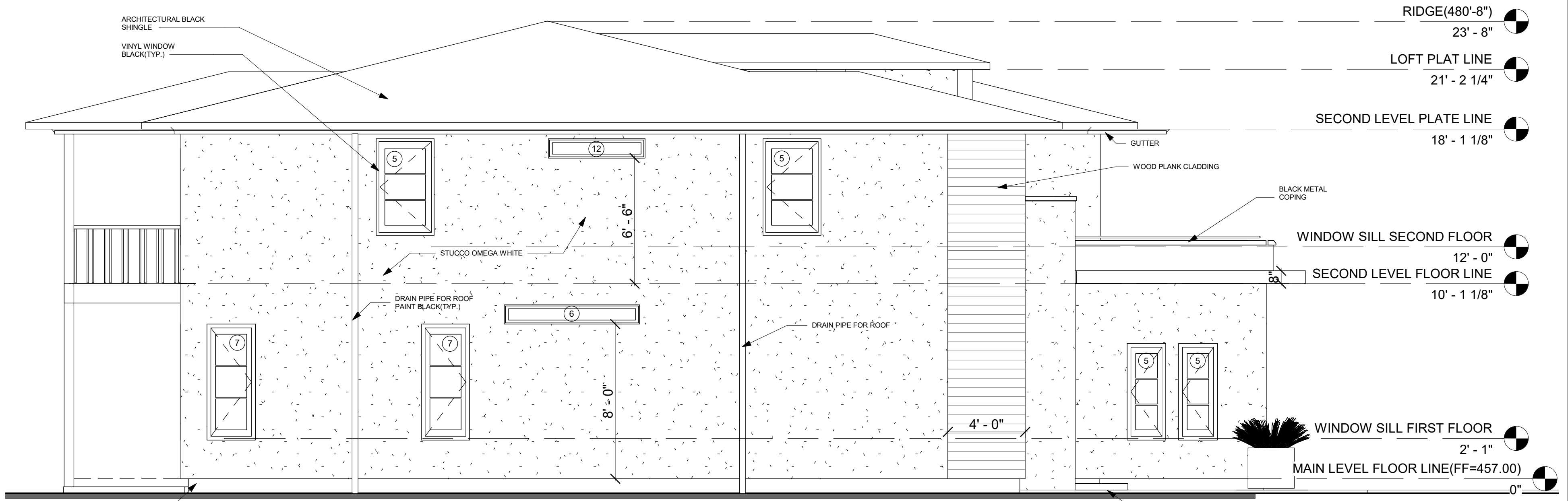
Project:  
Harborview Drive  
Residence

A 202

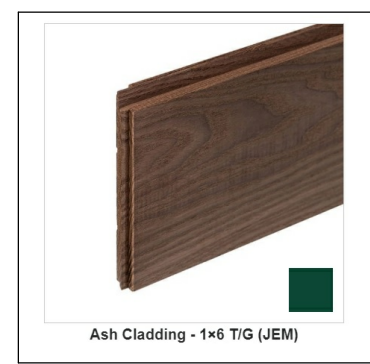
SCALE:



1 Right Elevation  
1/4" = 1'-0"



2 Left Elavation  
1/4" = 1'-0"

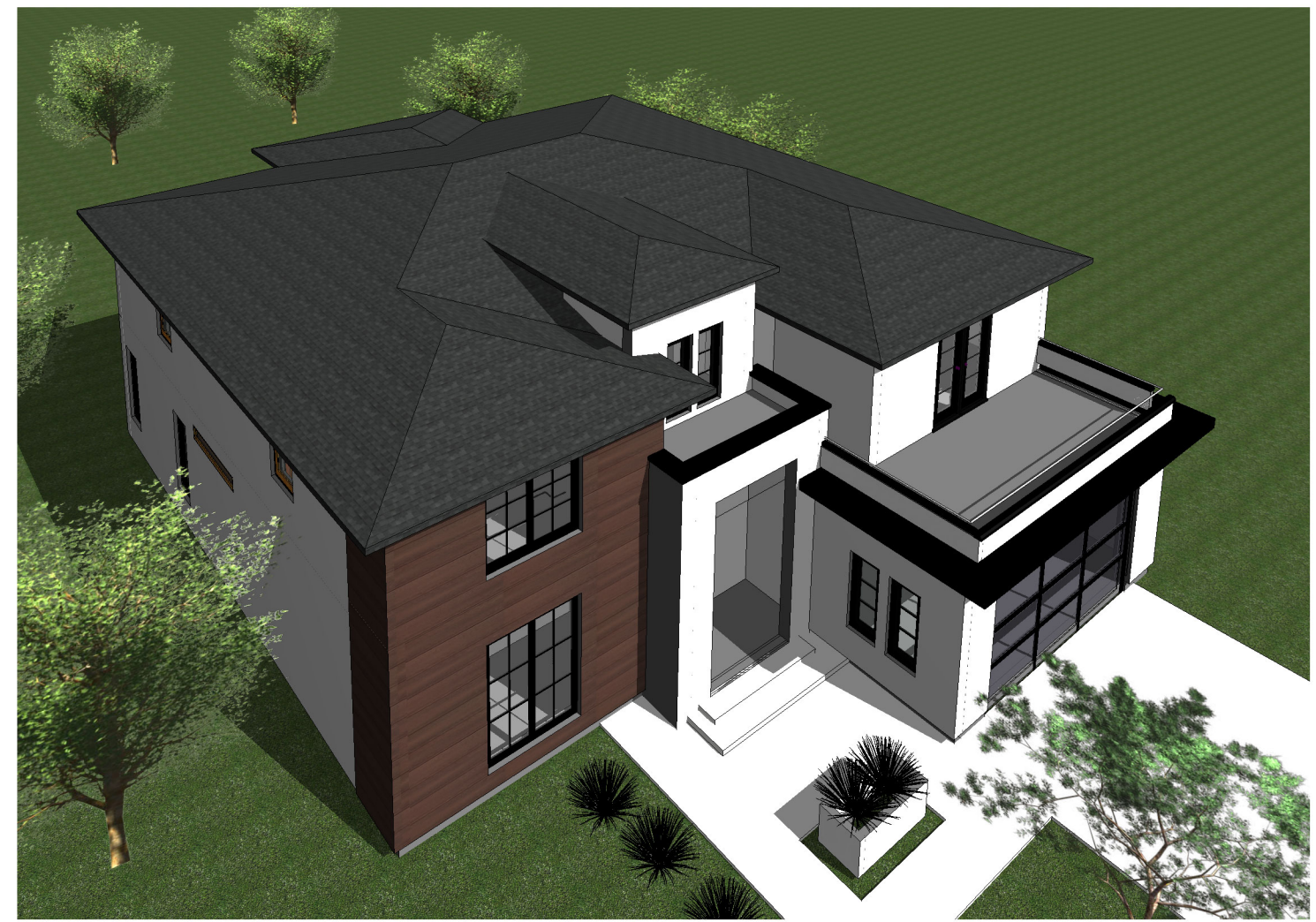


MATERIAL / MFG.	COLOR / NO.	AREA(SF) / PERCENTAGE(%)				TOTAL (2,632 SF)
		FRONT	REAR	RIGHT	LEFT	
WOOD PLANK CLADDING - LAP SIDING	THERMOASH	217 / 37%	109 / 20%	45 / 5%	137 / 16%	508 / 18%
STUCCO	OMEGA WHITE	287 / 49%	415 / 80%	822 / 95%	675 / 79%	2324 / 82%

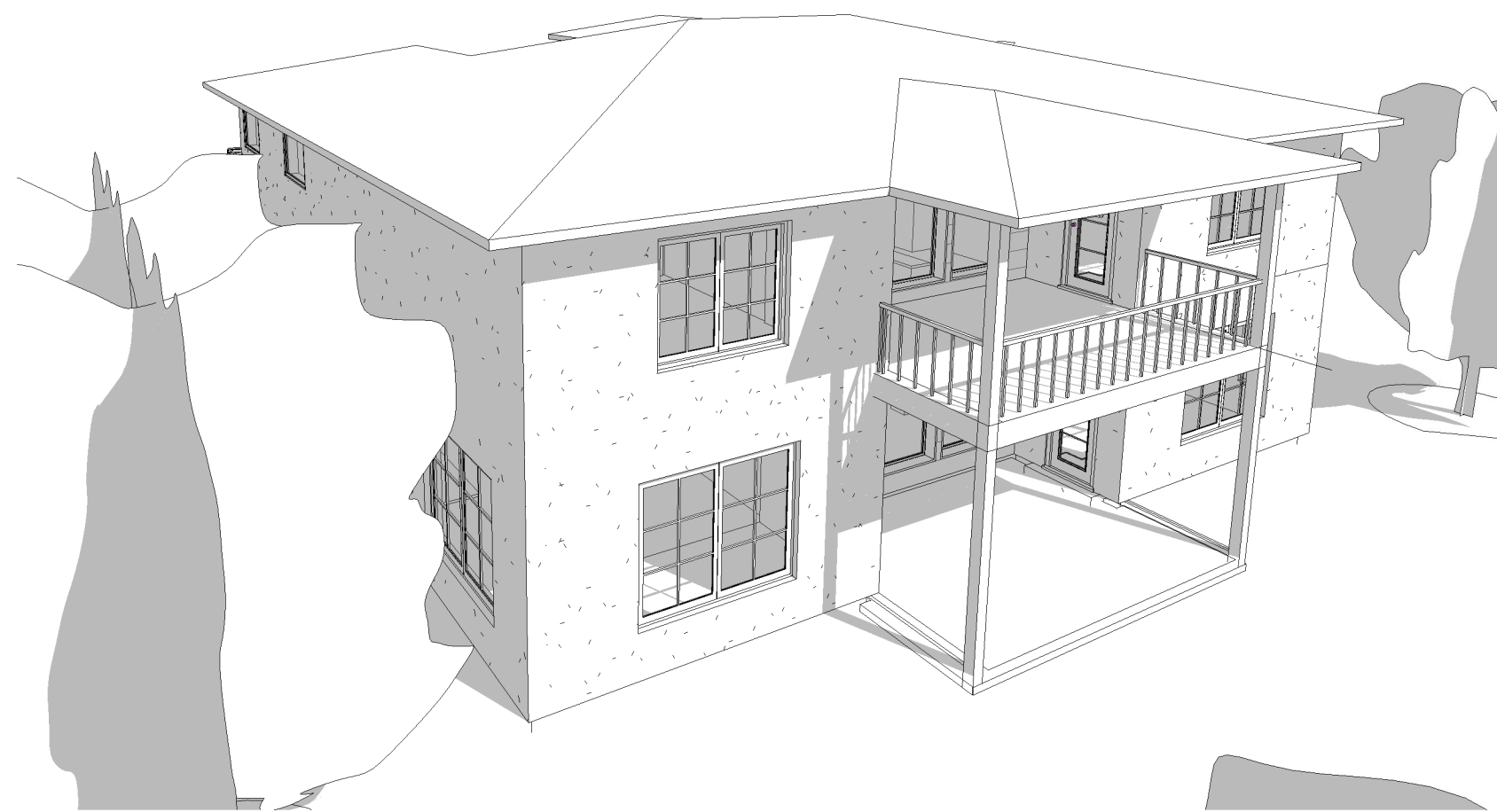




2 3D View 1



1 3D View 2



3 3D View 3



4 3D View 4

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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Project:  
Harborview Drive  
Residence

A 000

SCALE:





310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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Project:  
Harborview Drive  
Residence

A 001

SCALE:



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

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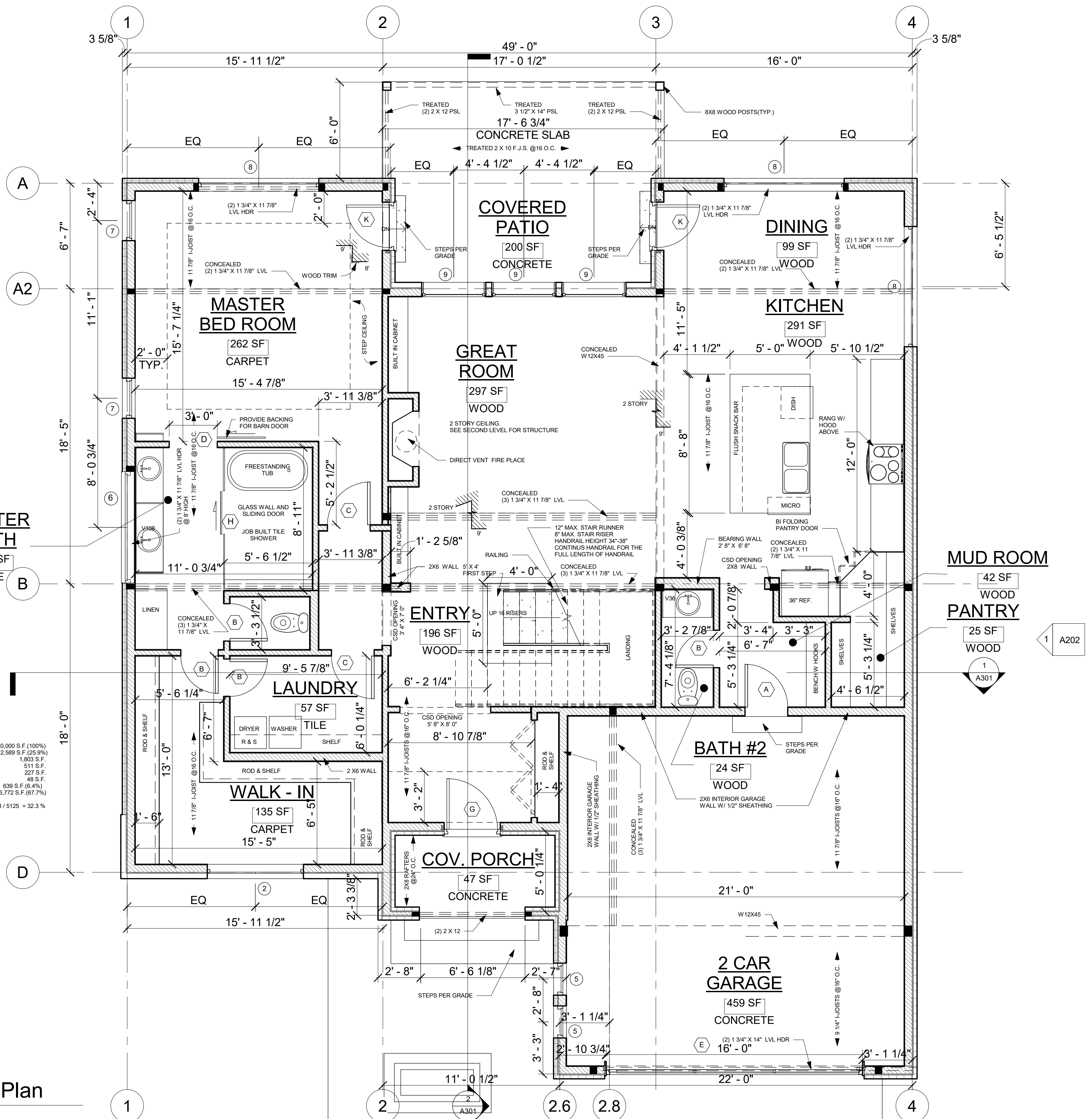
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Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
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Project:  
Harborview Drive  
Residence

A 101

SCALE:



LOT AREA 10,000 S.F. (100%)  
BUILDING FOOTPRINT 2,589 S.F. (25.9%)  
CONDITIONED AREA FIRST FLOOR 1,803 S.F.  
GARAGE AREA 511 S.F.  
PORCH 227 S.F.  
ENTRANCE 48 S.F.  
DRIVEWAY 639 S.F. (6.4%)  
GREEN AREA (FRONT AND BACK YARD) 6,772 S.F. (67.7%)  
LOT COVERAGE (2,589 + 639) / 10,000 = 32.3%

BUILDING AREA 4,896 S.F.  
FIRST FLOOR 2,589 S.F.  
SECOND FLOOR 2,307 S.F.

CONDITIONED AREA 3,890 S.F.  
FIRST FLOOR 1,803 S.F.  
SECOND FLOOR 2,087 S.F.

**First Floor Plan**

1/4" = 1'-0"





WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

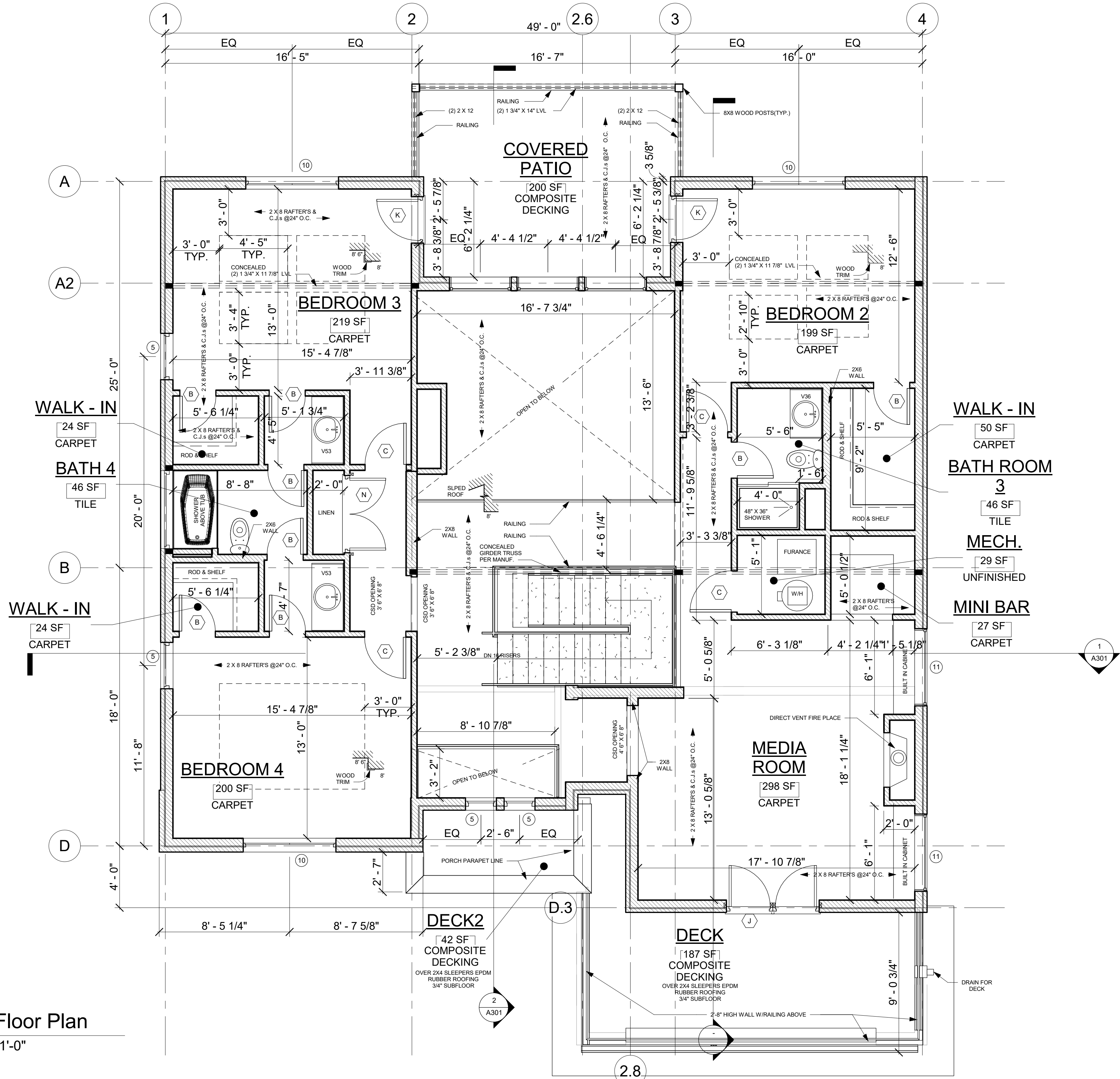
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Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
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Project: Harborview Drive Residence

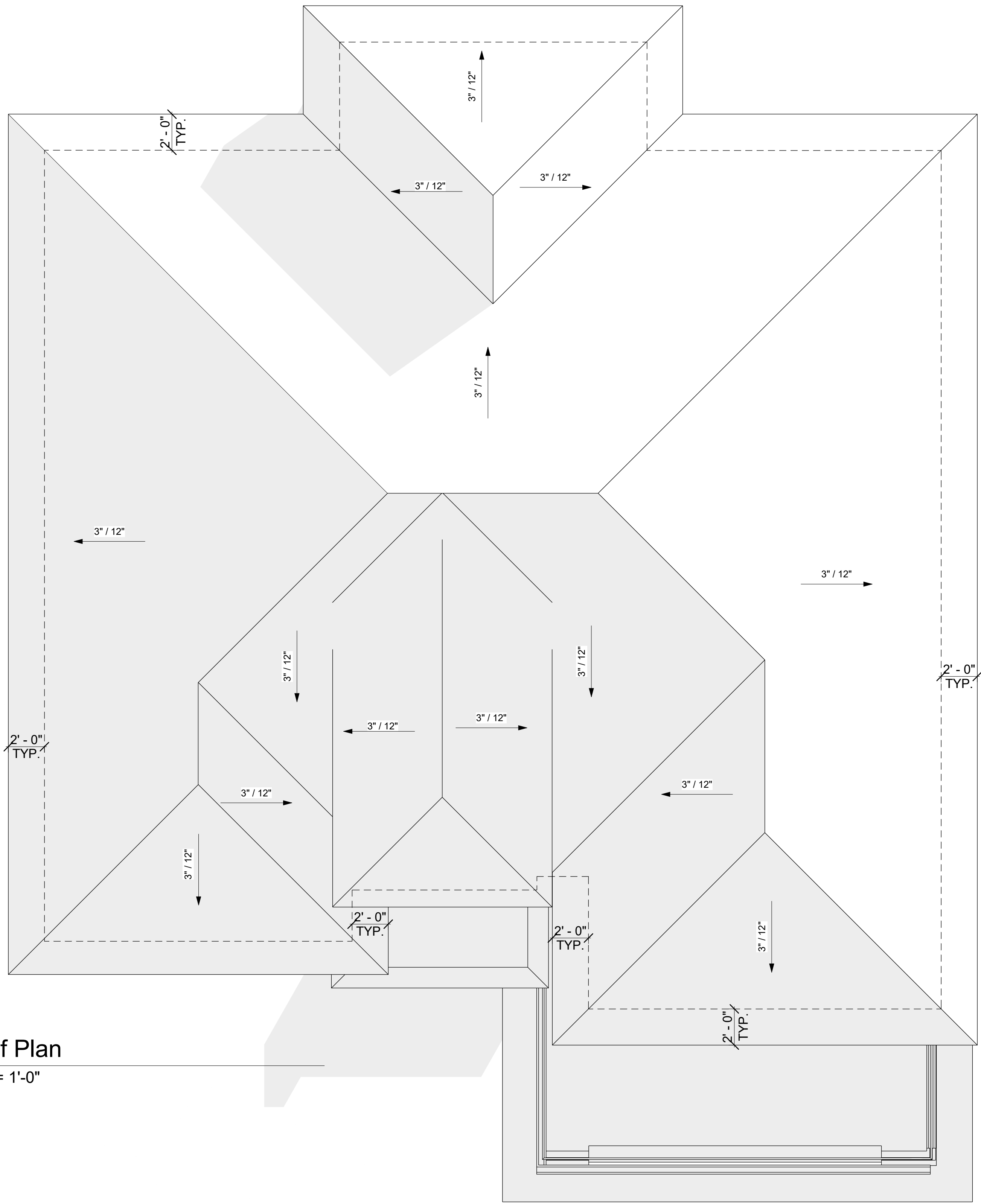
A 102

SCALE:



**1** 2nd Floor Plan  
1/4" = 1'-0"





1 Roof Plan  
 1/4" = 1'-0"

BED ROOM2  
 BED ROOM1

310 HARBORVIEW DR,  
 ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
 INFO@BUILDINGLLC.COM  
 TEL: 512-537-6364  
 TX F# 20409

Seal:

Project Number:  
 Drawn By: AA  
 Checked By: SLP

NO	REVISION	DATE
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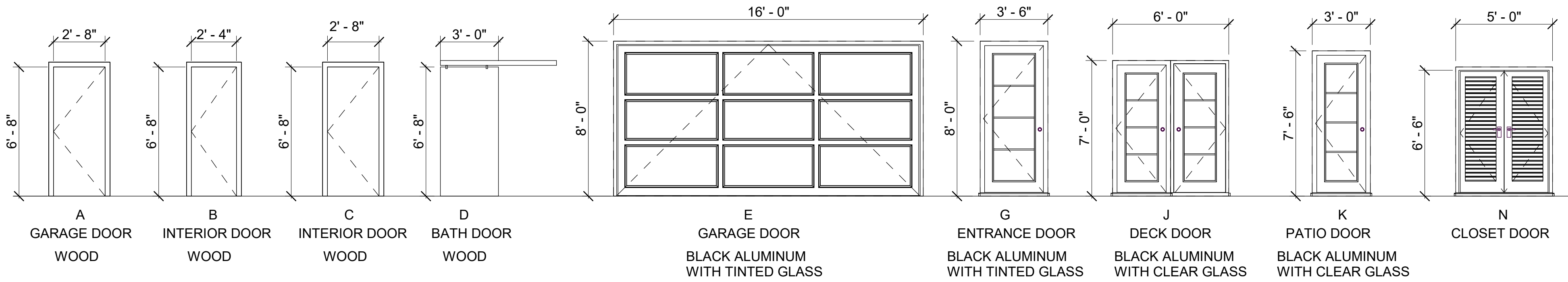
Project: Harborview Drive Residence

A 103

SCALE:



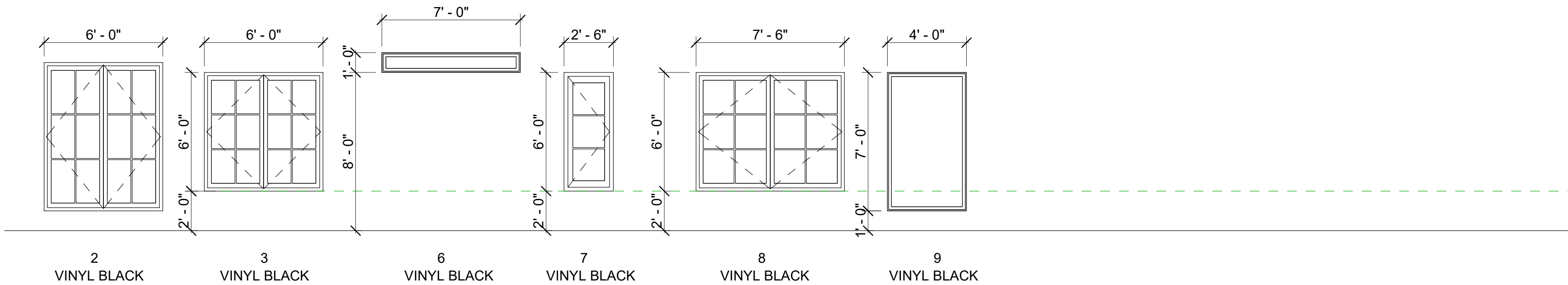
# DOOR SCHEDULE



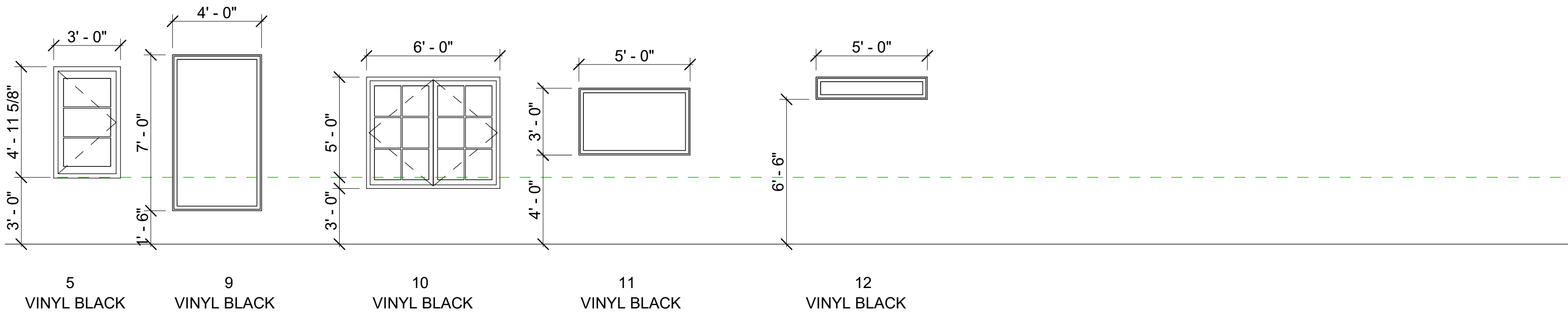
# WINDOW SCHEDULE

FIRST FLOOR

MAX. U FACTOR : 0.3  
 MAX. SHGC : 0.32  
 MAX. VT: 0.51  
 FRAME MATERIAL : WOOD



SECOND FLOOR



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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 INFO@BUILDINGLLC.COM  
 TEL: 512-537-6364  
 TX F# 20409

Seal:

Project Number:  
 Drawn By: AA  
 Checked By: SLP

NO	REVISION	DATE
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Project: Harborview Drive Residence

A 601

SCALE:



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 84-30*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.20-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 16, BLOCK C, HARBORVIEW LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ali Abedini on behalf of John Fenianos for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District land uses, addressed as 310 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,



**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full



force and effect.

**SECTION 7.** 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 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 21, 2023

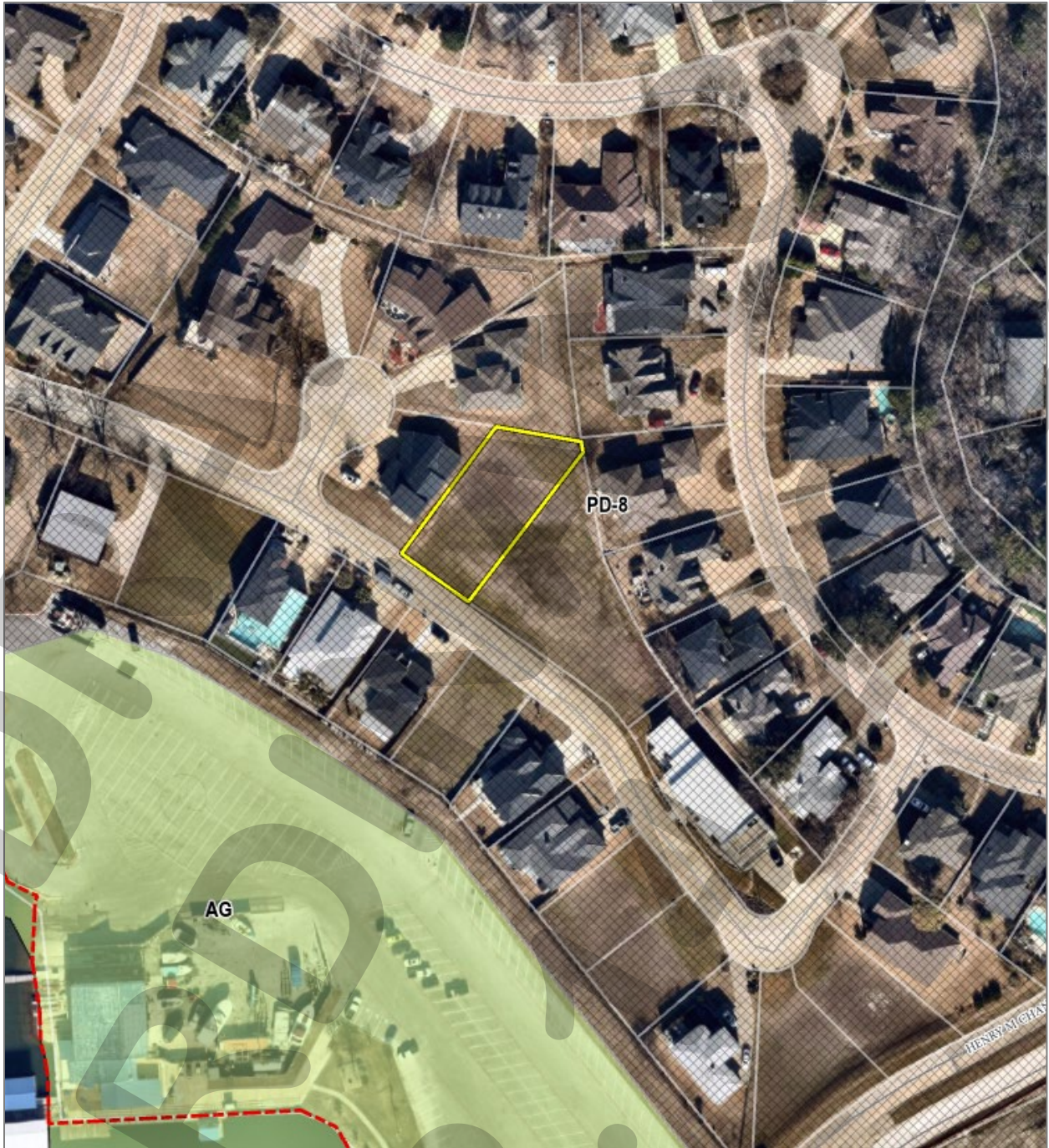
2<sup>nd</sup> Reading: March 6, 2023



**Exhibit 'A':**  
*Legal Description*

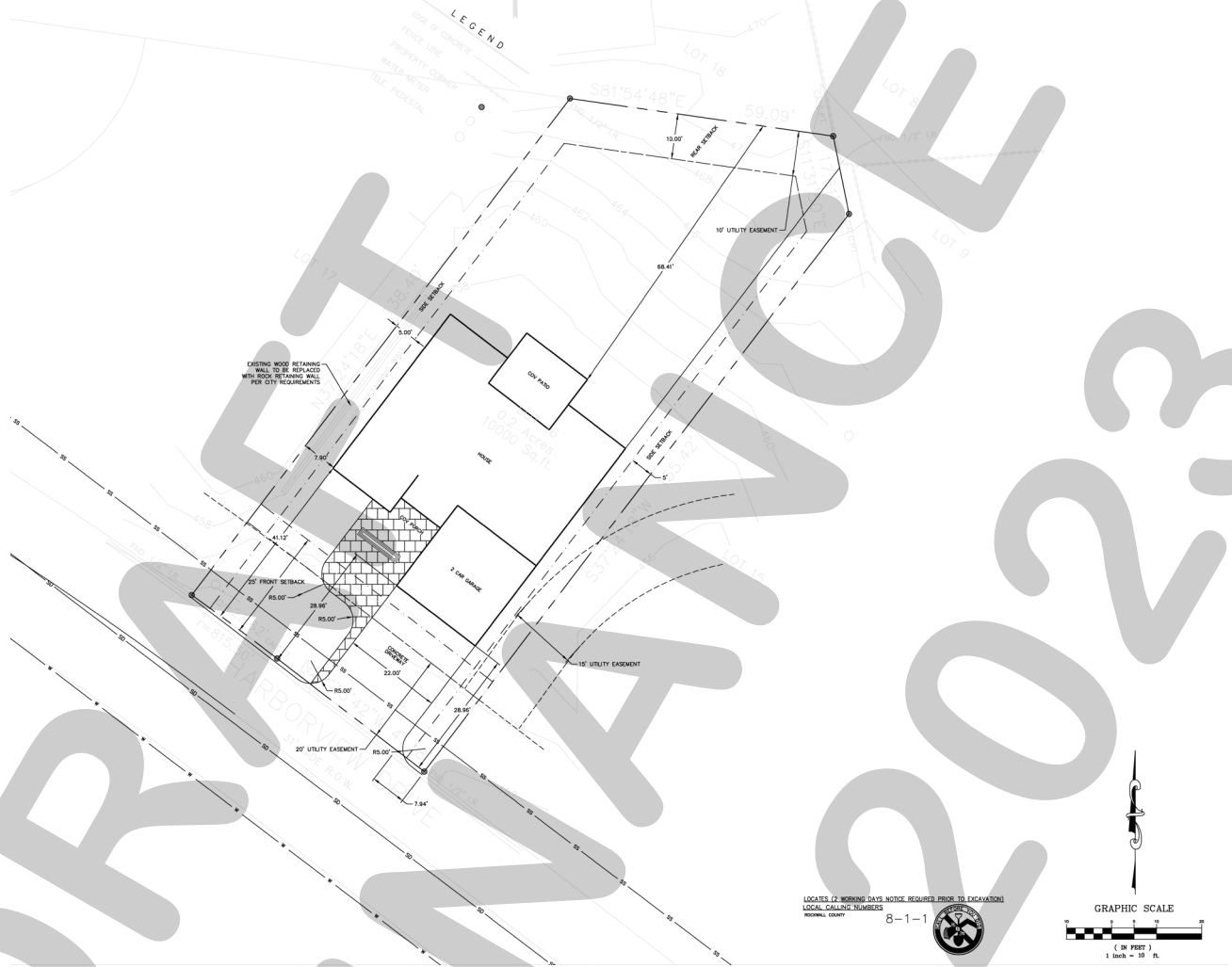
Address: 310 Harborview Drive

Legal Description: Lot 16, Block C, Harborview Landing, Phase 2 Addition





**Exhibit 'B':  
Residential Plot Plan**













Z2023-001: SUP for Residential Infill at 310 Harborview Drive

0 40 80 160 240 320 Feet



Case Location Map = 



# 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.



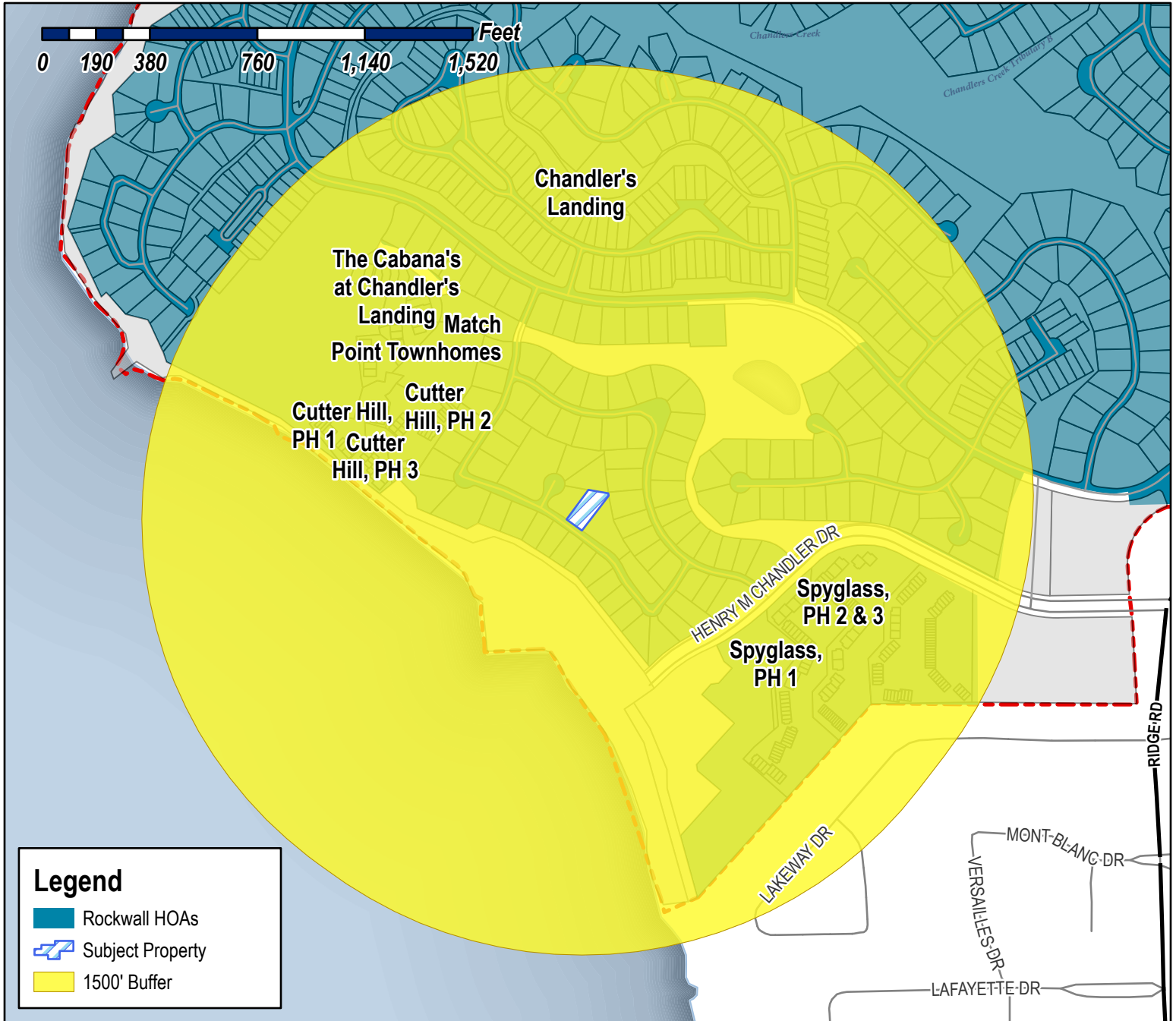




# City of Rockwall

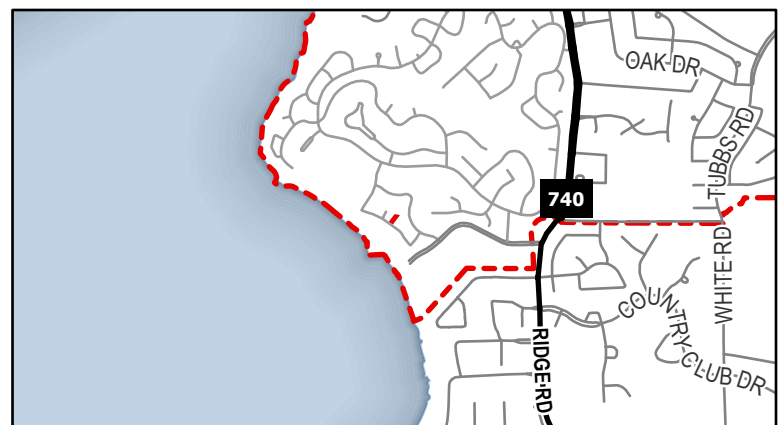
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**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023  
 For Questions on this Case Call (972) 771-7745





## Ross, Bethany

---

**From:** Chapin, Sarah  
**Sent:** Thursday, January 26, 2023 12:24 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2023-001]  
**Attachments:** HOA Map (01.21.2023).pdf; Public Notice Z2023-001.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 27, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 14, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 21, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2023-001: SUP for Residential Infill in an Established Subdivision**

Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

Thank you,

*Sarah Chapin*

Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6568

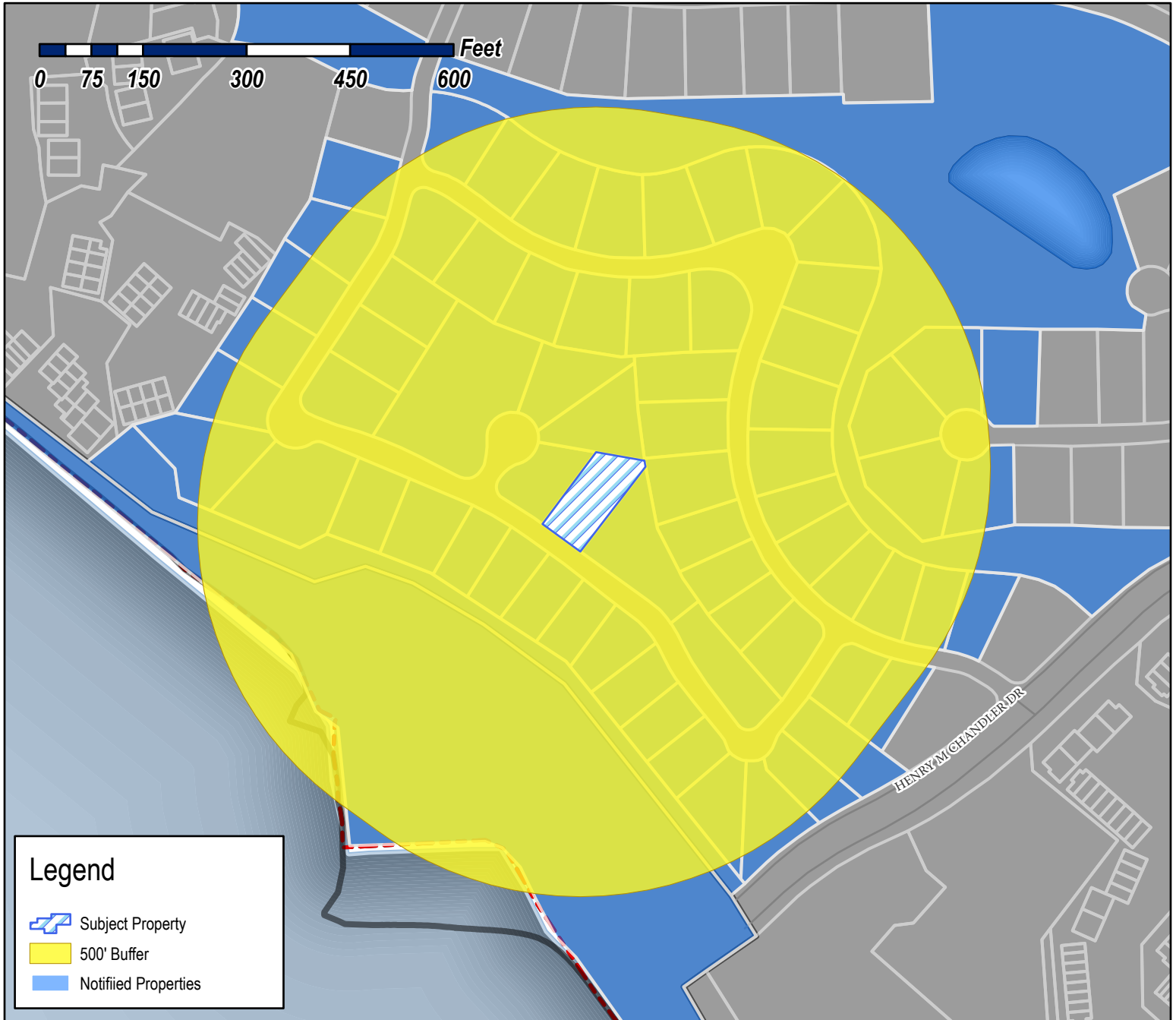




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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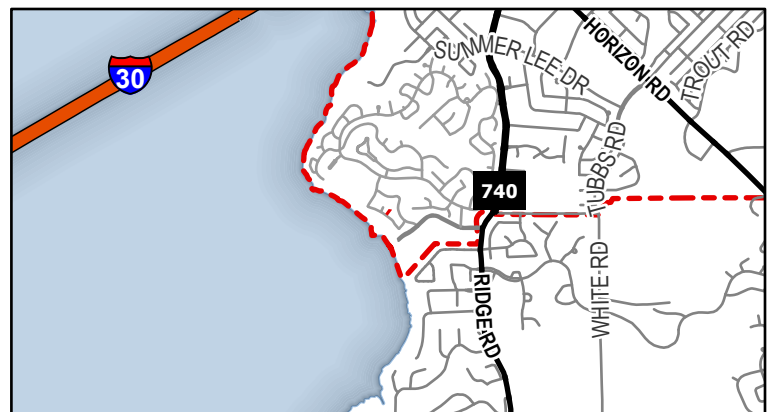
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill within an established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023

For Questions on this Case Call: (972) 771-7746





DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
324 HARBOR LANDING DR  
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND  
VANESSA RIZZARI  
1857 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN  
322 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBOR LANDING DR  
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND  
ROSSITZA I POPOVA  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A  
315 HARBOR LANDING DR  
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER  
309 HARBORVIEW DR M/R  
ROCKWALL, TX 75032

CROMEENS SHAN  
307 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

OCCUPANT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

O'DELL CLAUDETTE & KENNETH  
299 HARBORVIEW DR  
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

TAYLOR ANTHONY  
311 HARBOR LANDING DR  
ROCKWALL, TX 75032

TURCHI ARLENE S  
314 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

OIWA TAKAAKI  
C/O OPEN HOUSE CO LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

LEWIS DENNIS & CLARISSA  
310 HARBOR LANDING DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN  
318 HARBOR LANDING DR  
ROCKWALL, TX 75032

MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBORVIEW DR  
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R  
313 HARBORVIEW DR  
HEATH, TX 75032

RECINOS ARNOLDO AND RUTH LIMA  
311 HARBORVIEW DR  
ROCKWALL, TX 75032



CLEATON JERRY LEE  
306 HARBOR LANDING DR  
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND  
204 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
CARLOS AUGUSTO MOSQUERA  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K  
323 HARBOR LANDING DR  
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA  
303 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

PETERSON LELAND D & JANET  
203 HARBOR LANDING DR  
ROCKWALL, TX 75032

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

HENDRICKSON PATSY A  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI  
307 HARBOR LANDING DR  
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D  
331 HARBORVIEW DR  
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST  
335 HARBORVIEW DR  
ROCKWALL, TX 75032

TMCC TRUST  
333 HARBORVIEW DR  
ROCKWALL, TX 75032

MATTES JOHN AND TONG  
330 HARBOR LANDING DR  
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE  
308 HARBOR LANDING DR  
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C  
304 HARBOR LANDING DR  
ROCKWALL, TX 75032

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN  
208 HARBOR LANDING DR  
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PL  
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M  
6108 VOLUNTEER PL  
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P  
320 HARBOR LANDING DR  
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX  
309 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
297 HARBORVIEW DR  
ROCKWALL, TX 75032

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087

OCCUPANT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032



ARCE JAIME G  
315 VICTORY LN  
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J  
293 HARBORVIEW DR  
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND  
STEPHANIE G ARAMAYO  
7205 STONE MEADOW CIR  
ROWLETT, TX 75088

MARTIN SERGIO ROBLEDO AND ANDRESSA  
HENDLER  
330 HARBORVIEW DR  
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC  
17330 PRESTON ROAD SUITE 220A  
DALLAS, TX 75252

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C  
325 HARBORVIEW DR  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP  
321 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L  
312 PORTVIEW PL  
ROCKWALL, TX 75032

MARTIN TREVOR ANDREW AND PAULA  
JEANNETTE  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE  
4241 BUENA VISTA #18  
DALLAS, TX 75205

MILLER RICHARD & SHELLAYNE  
301 HARBOR LANDING DR  
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

POTTS JASON AND ANNA  
320 PORTVIEW PL  
ROCKWALL, TX 75032



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision**

*Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision**

Please place a check mark on the appropriate line below:

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

[Empty form area for comments]

Name: [Input field]  
Address: [Input field]

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

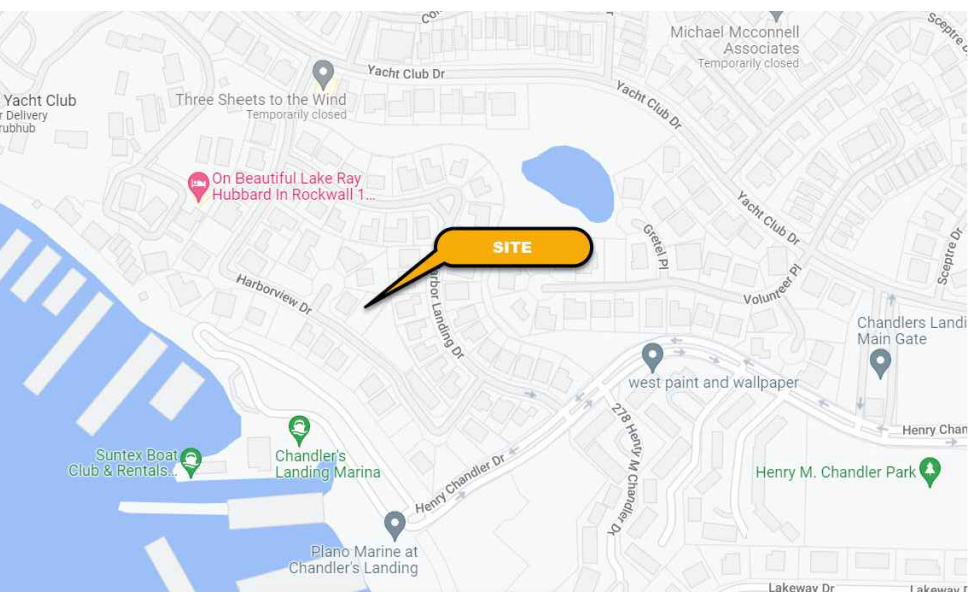
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



PLOTTED 10/19/2022

X-22-011-GRADING.DWG

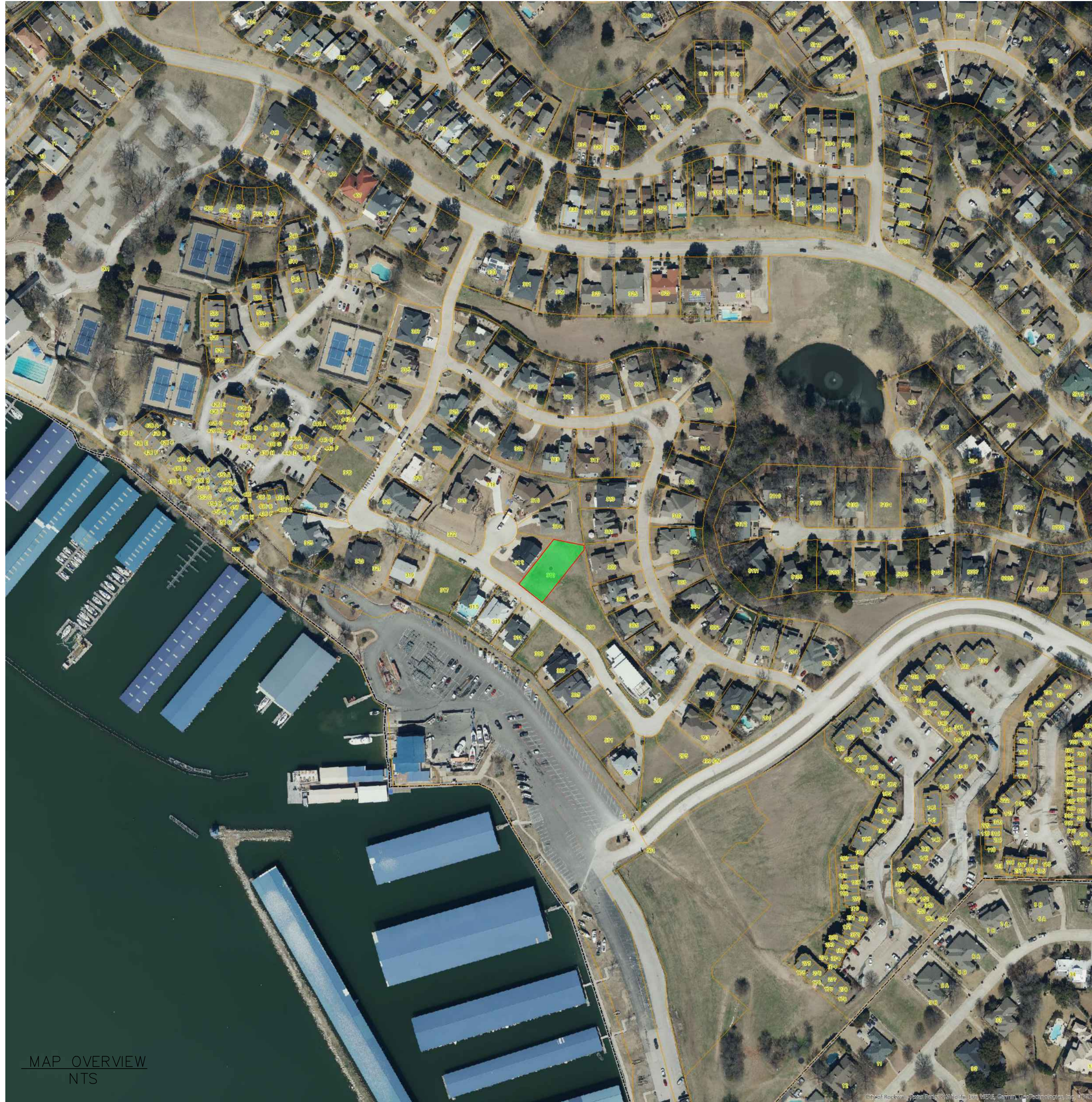
CREATED 10/19/2022



LOCATION MAP  
NTS

# SITE DEVELOPMENT PLAN FOR RESIDENTIAL HOUSE

310 HARBORVIEW DR, ROCKWALL, TX 75032

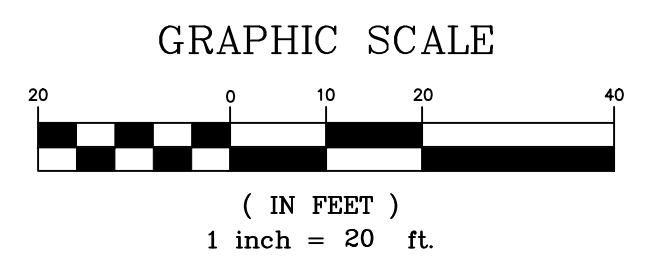


MAP OVERVIEW  
NTS



CITY ZONING MAP  
NTS

SHEET INDEX	
C000	COVER SHEET
C100	SITE PLAN
C200	LANDSCAPE PLAN
C300	GRADING AND DRAINAGE PLAN



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



DATE: 10/19/2022					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

PREPARED BY:

PREPARED FOR:

APN: ---

CITY OF ROCKWALL

310 HARBORVIEW DR, ROCKWALL, TX 75032

COVER SHEET

ROCKWALL COUNTY

TEXAS

SHEET NO.

C000

1 of 4 SHEETS



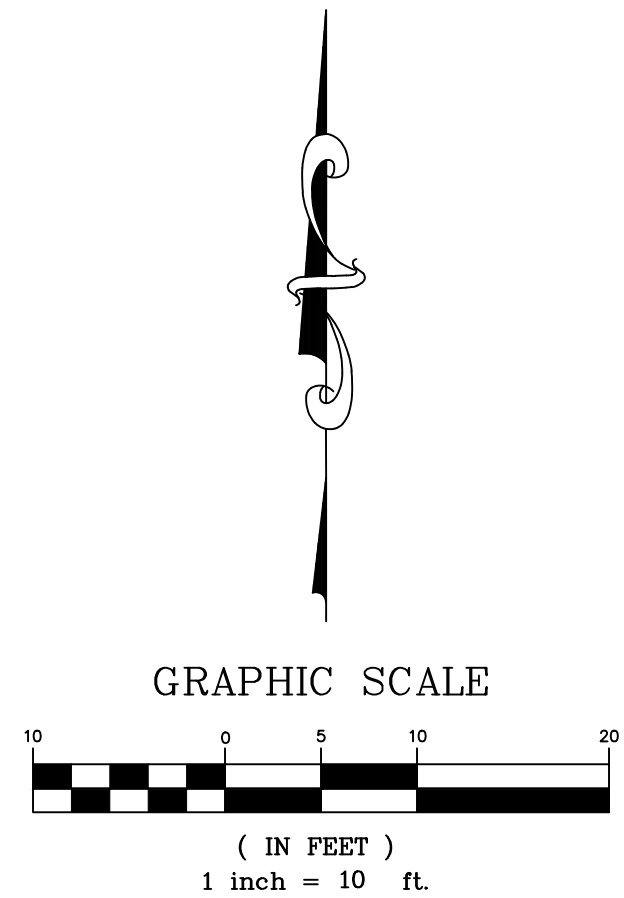
PLOTTED 10/19/2022

X-22-011-SITE.DWG

CREATED 10/19/2022

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY 8-1-1



NO	BY	DATE	REVISIONS

PREPARED BY:

PREPARED FOR:

APN: ----

CITY OF ROCKWALL

310 HARBORVIEW DR, ROCKWALL, TX 75032

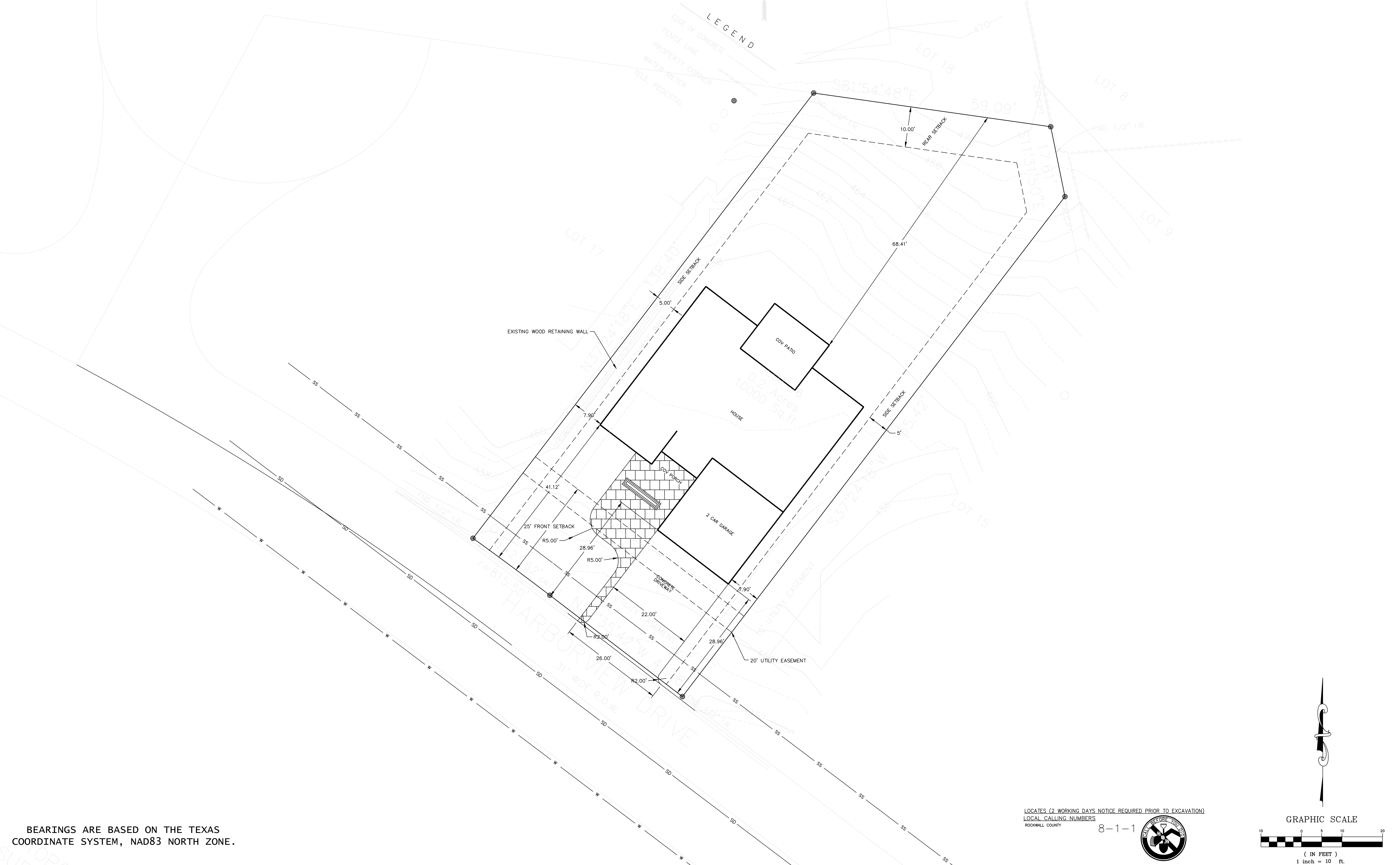
# SITE PLAN

ROCKWALL COUNTY TEXAS

SHEET NO.

## C100

2 of 4 SHEETS



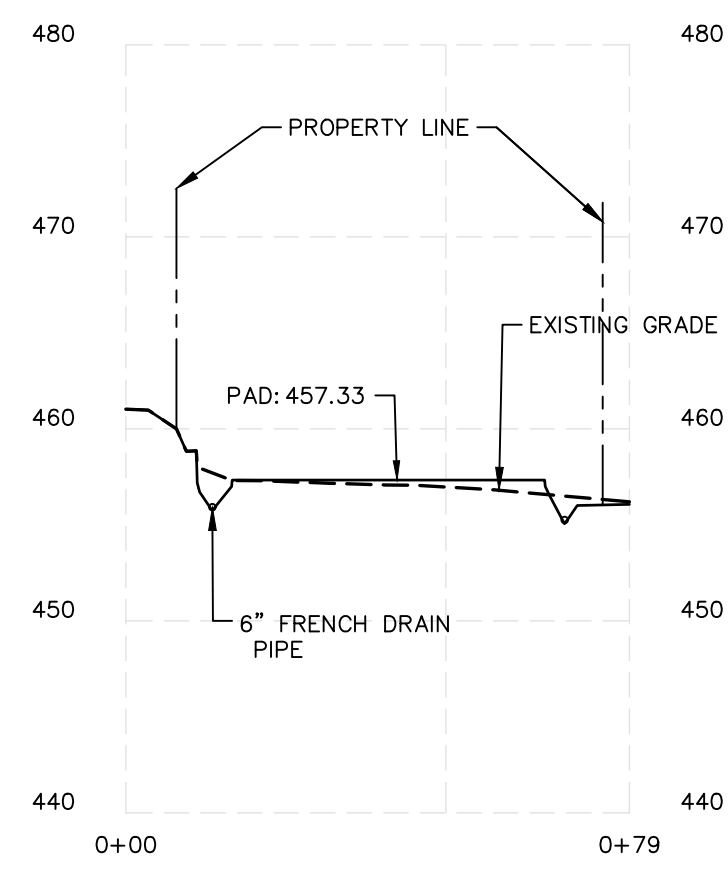




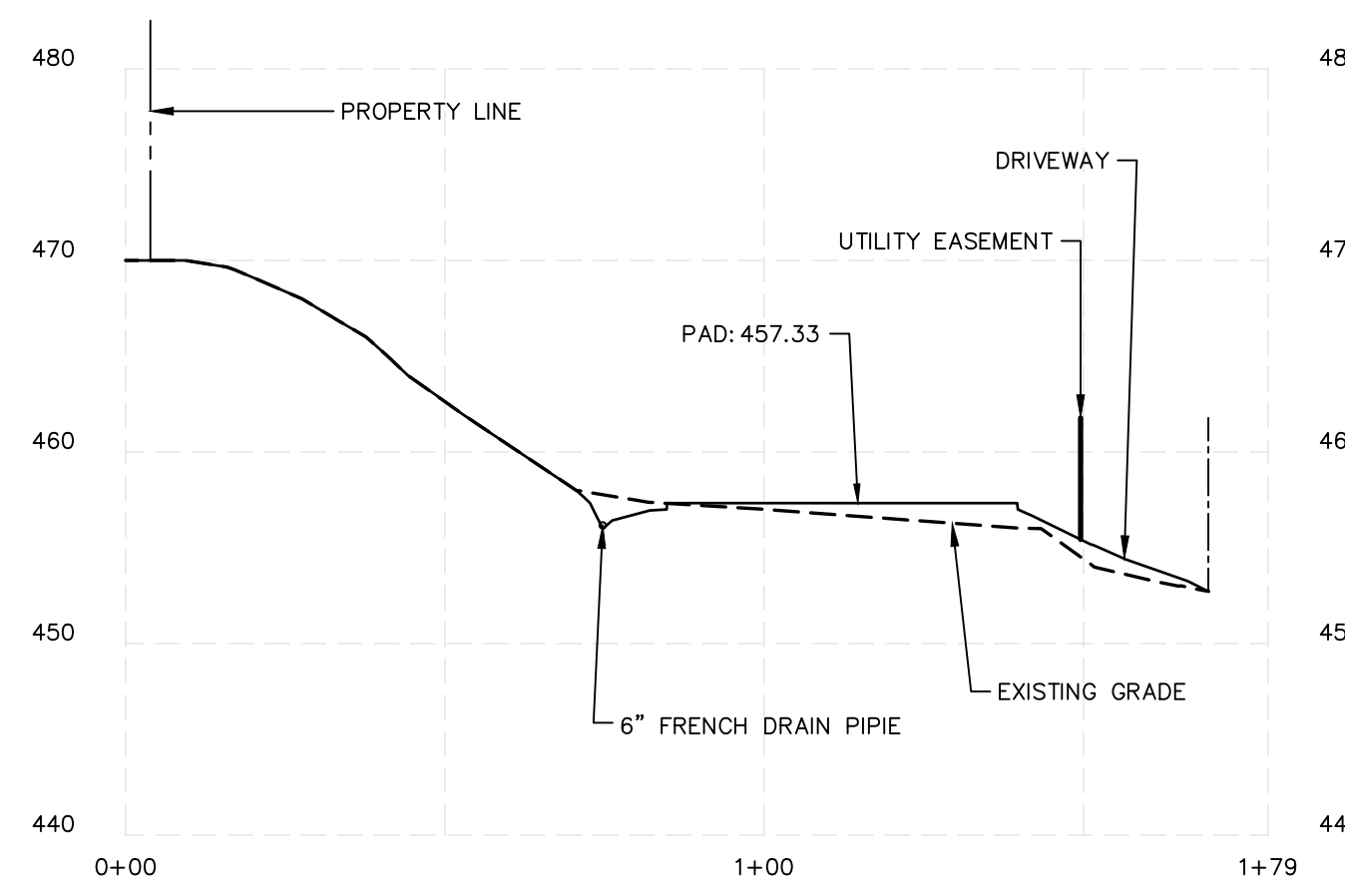


LEGENDS:

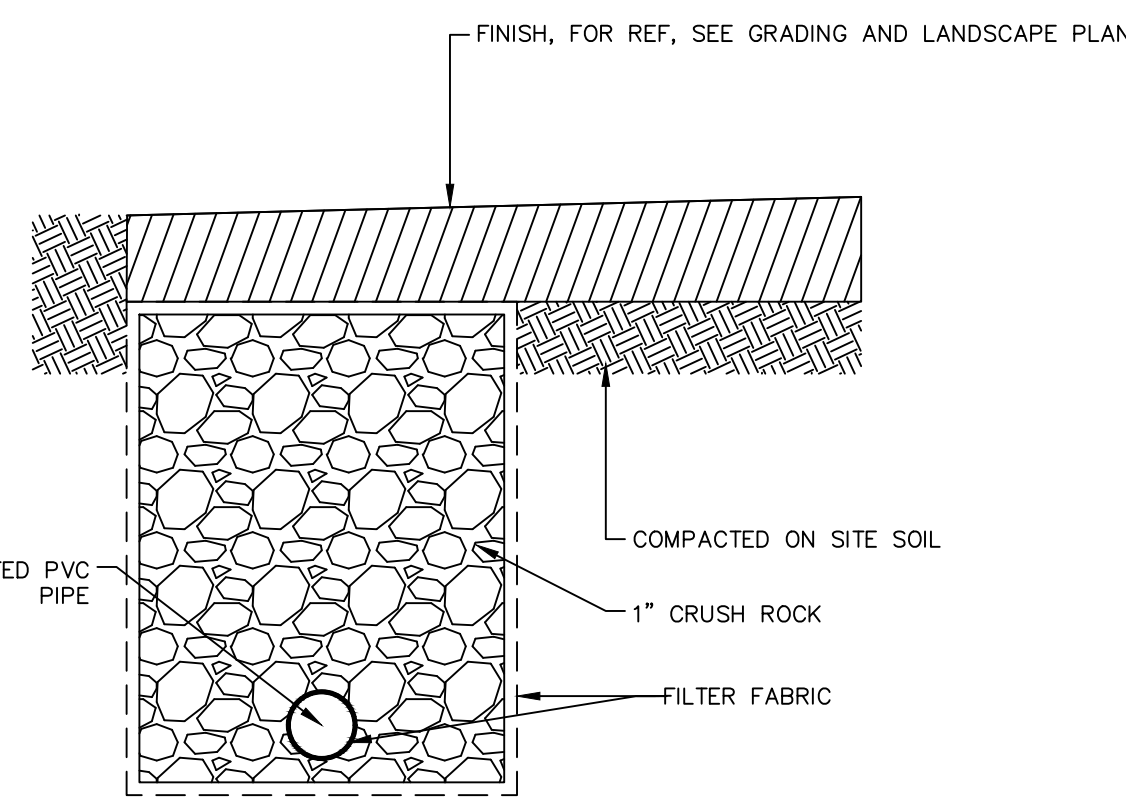
- 300 PROPOSED CONTOURS
- 300 EXISTING CONTOURS
- 1924.00 FINISHED GRADE ELEVATION



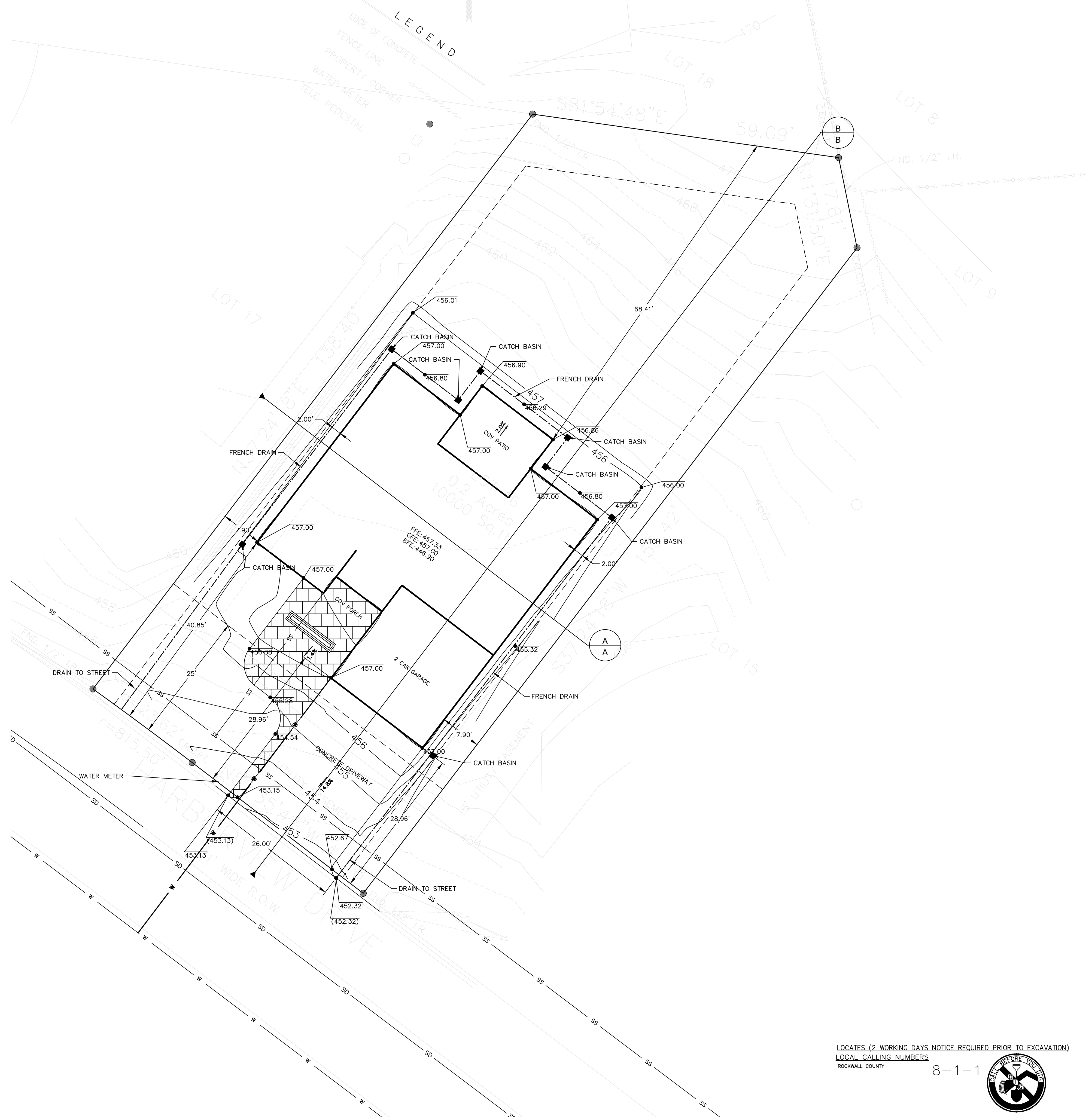
SEC A-A  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



SEC B-B  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



TYPICAL FRENCH DRAIN

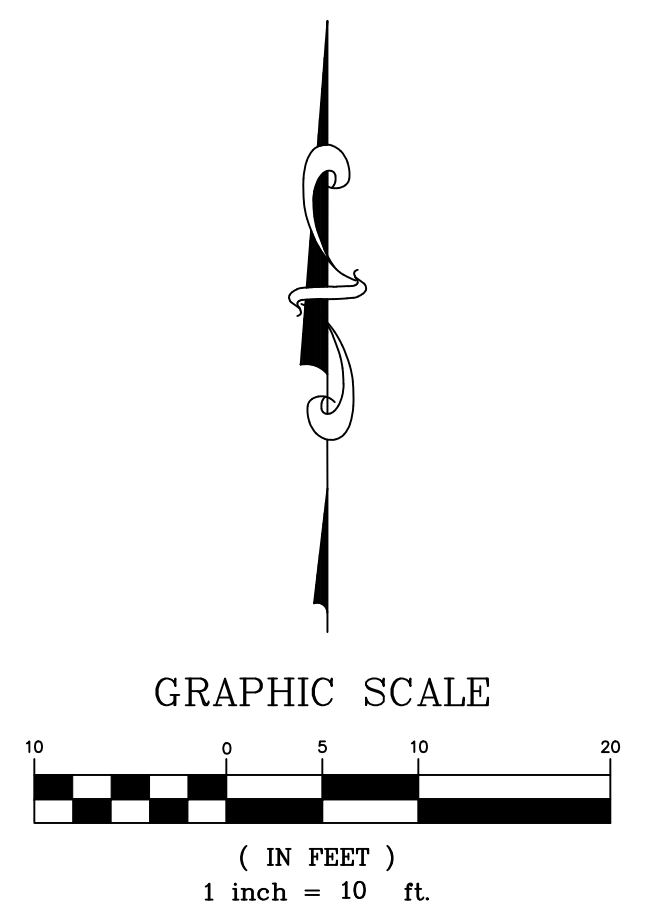


PLOTTED 10/19/2022  
 X-22-011-GRADING.DWG  
 CREATED 10/19/2022

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



NO	BY	DATE	REVISIONS

PREPARED BY: \_\_\_\_\_

PREPARED FOR: \_\_\_\_\_

APN: ----

310 HARBORVIEW DR, ROCKWALL, TX 75032

## GRADING AND DRAINAGE PLAN

CITY OF ROCKWALL      ROCKWALL COUNTY      TEXAS

SHEET NO.

### C300

4 of 4 SHEETS



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
2		
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8		

Project: Harborview Drive Residence

A 201

SCALE:

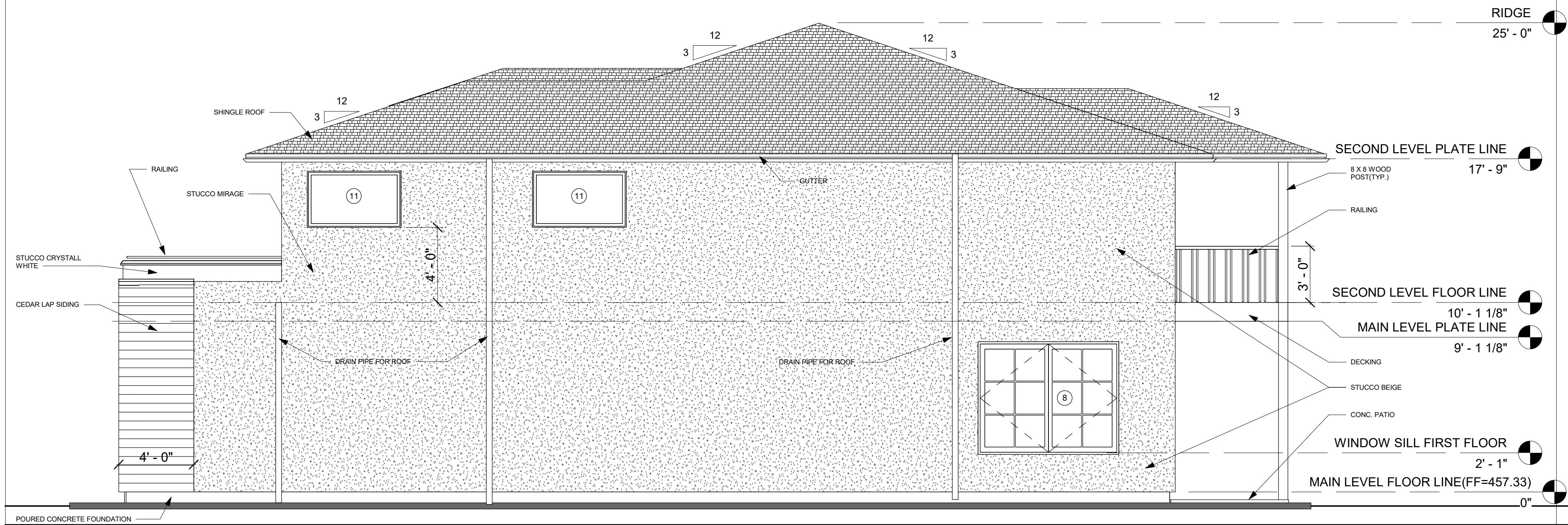


1 Front Elevation  
1/4" = 1'-0"

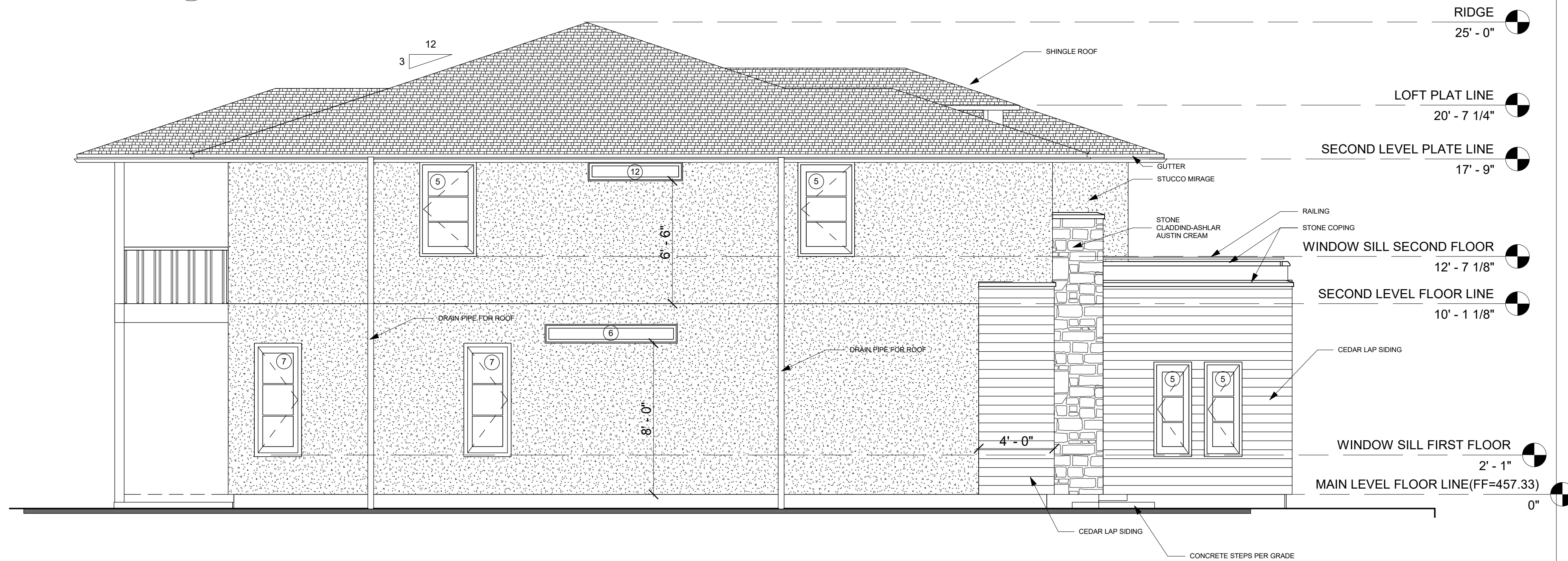


2 Rear Elevation  
1/4" = 1'-0"





1 Right Elevation  
1/4" = 1'-0"



2 Left Elevation  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX # 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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Project: Harborview Drive Residence

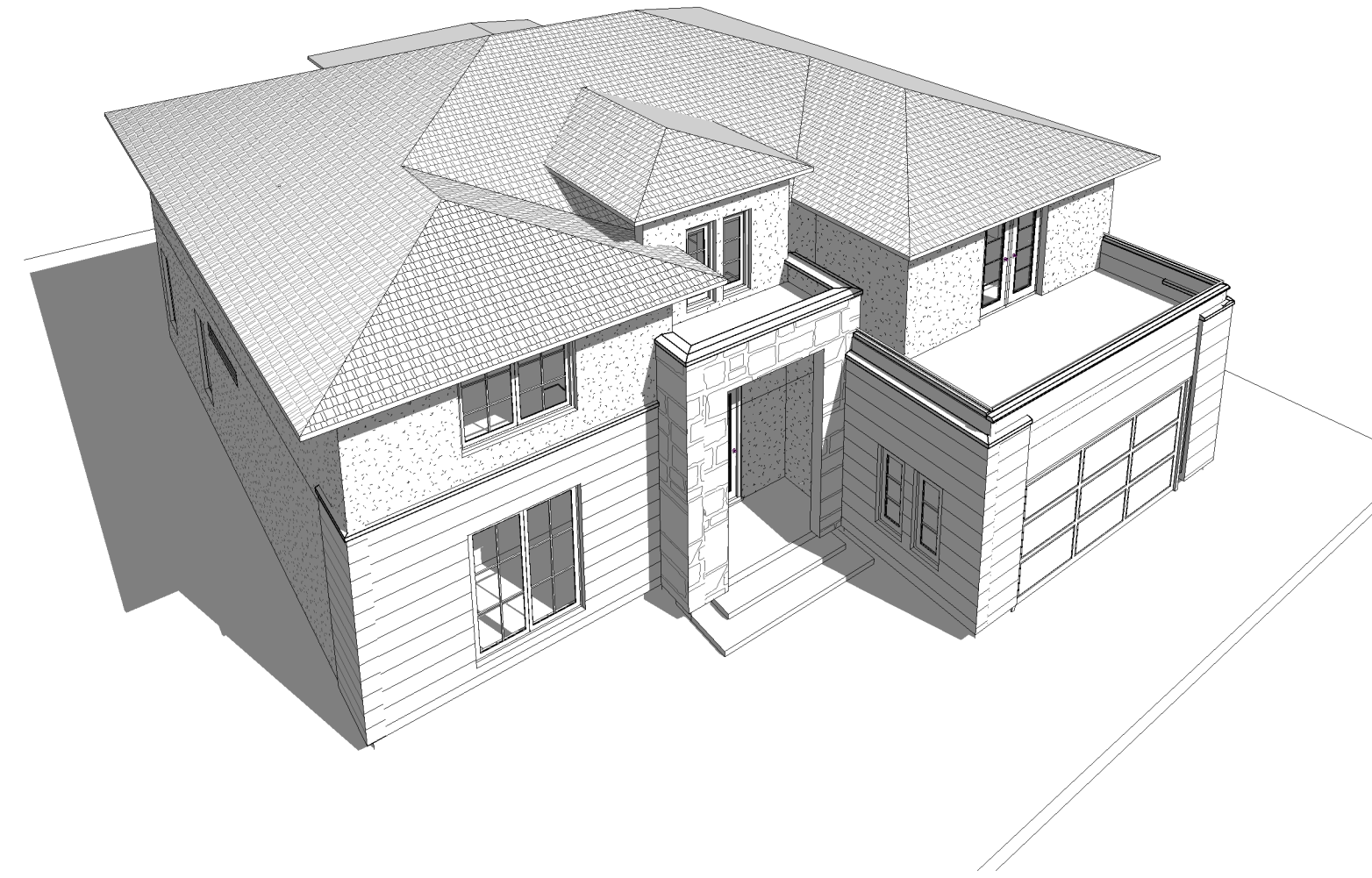
A 202

SCALE:

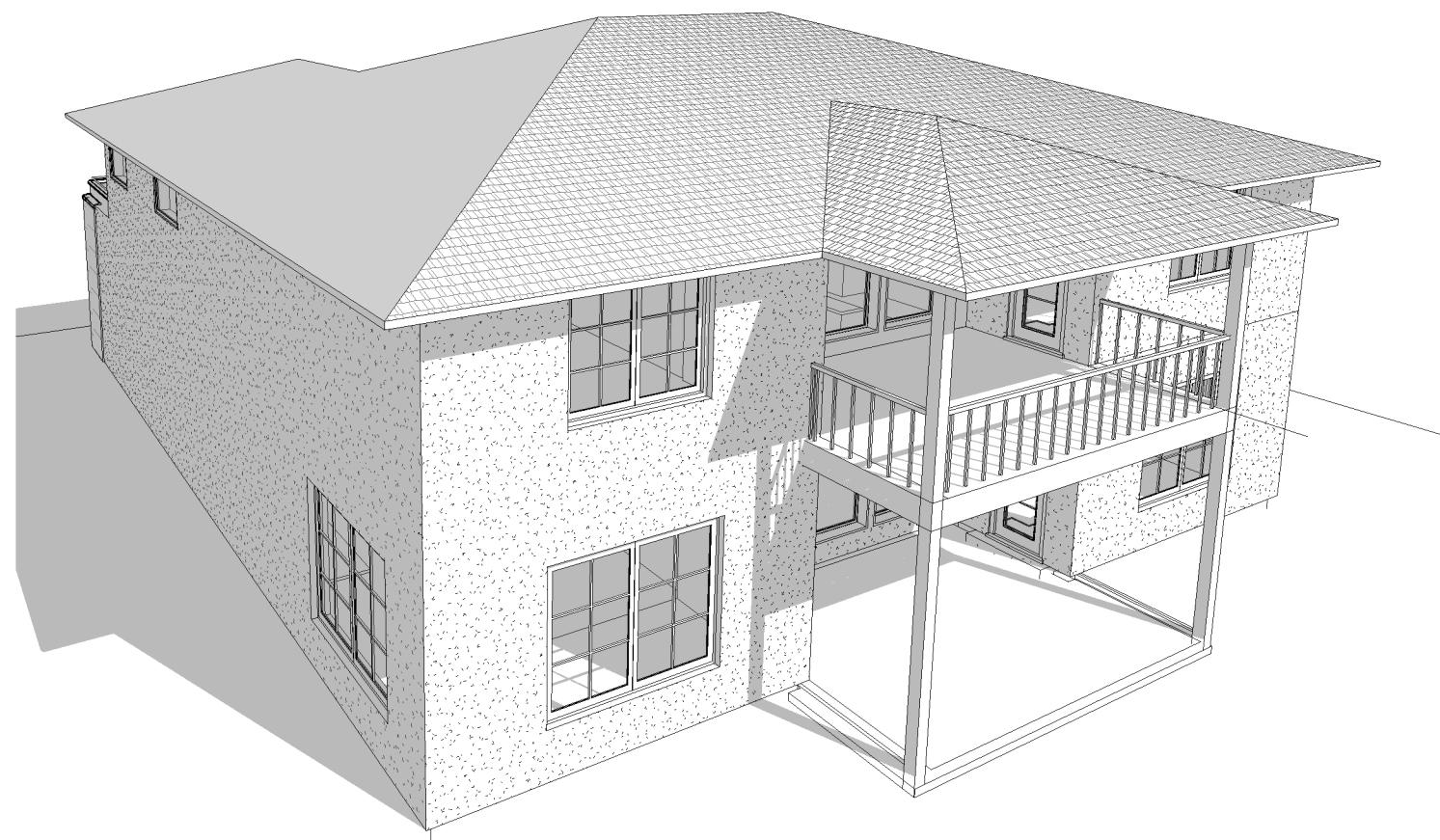




2 3D View 1



1 3D View 2



3 3D View 3



4 3D View 4

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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Project: Harborview Drive Residence

A 000

SCALE:



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

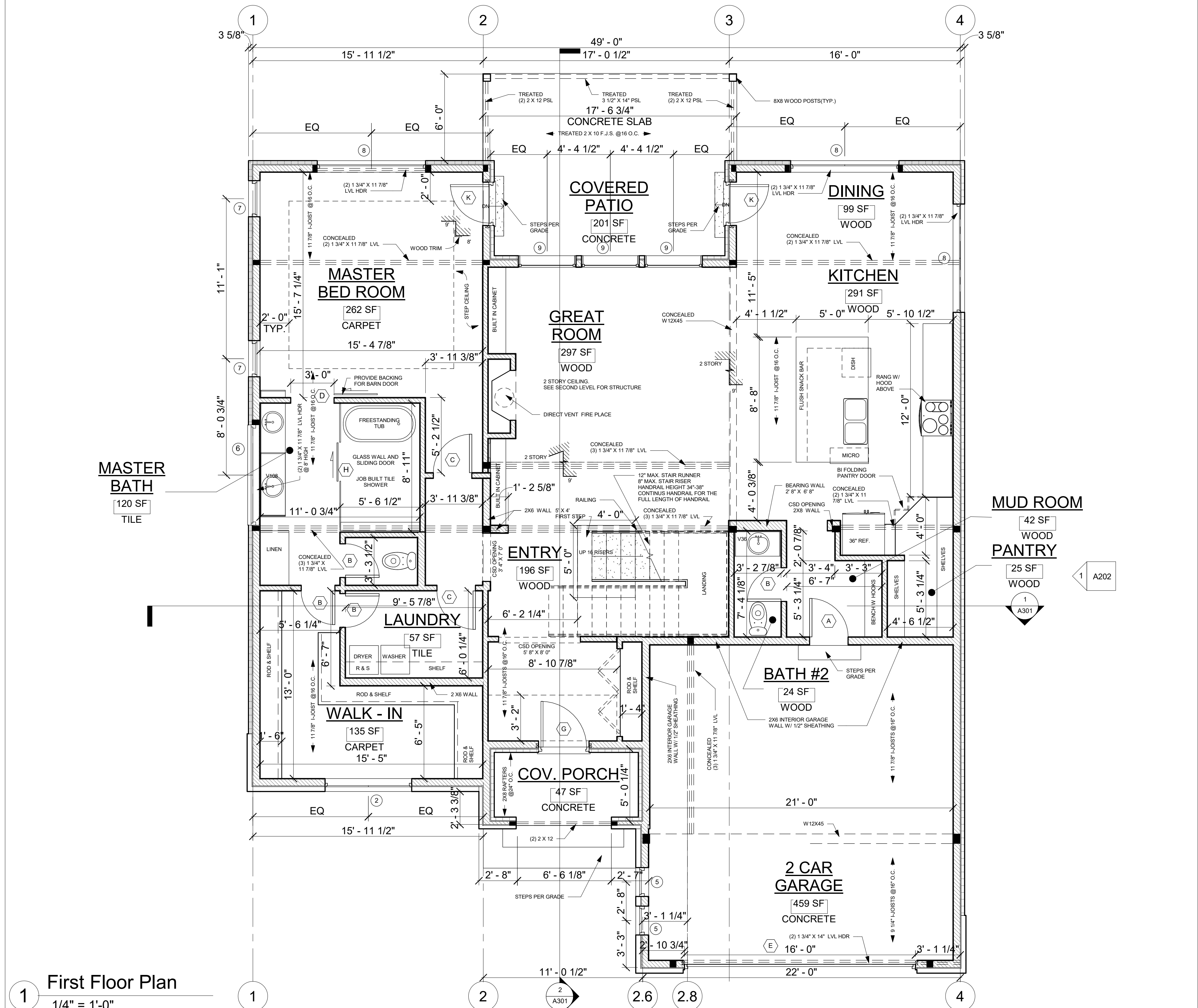
Project Number:  
Drawn By: AA  
Checked By: SLP

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Project:  
Harborview Drive  
Residence

A 101

SCALE:



1 First Floor Plan  
1/4" = 1'-0"





WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

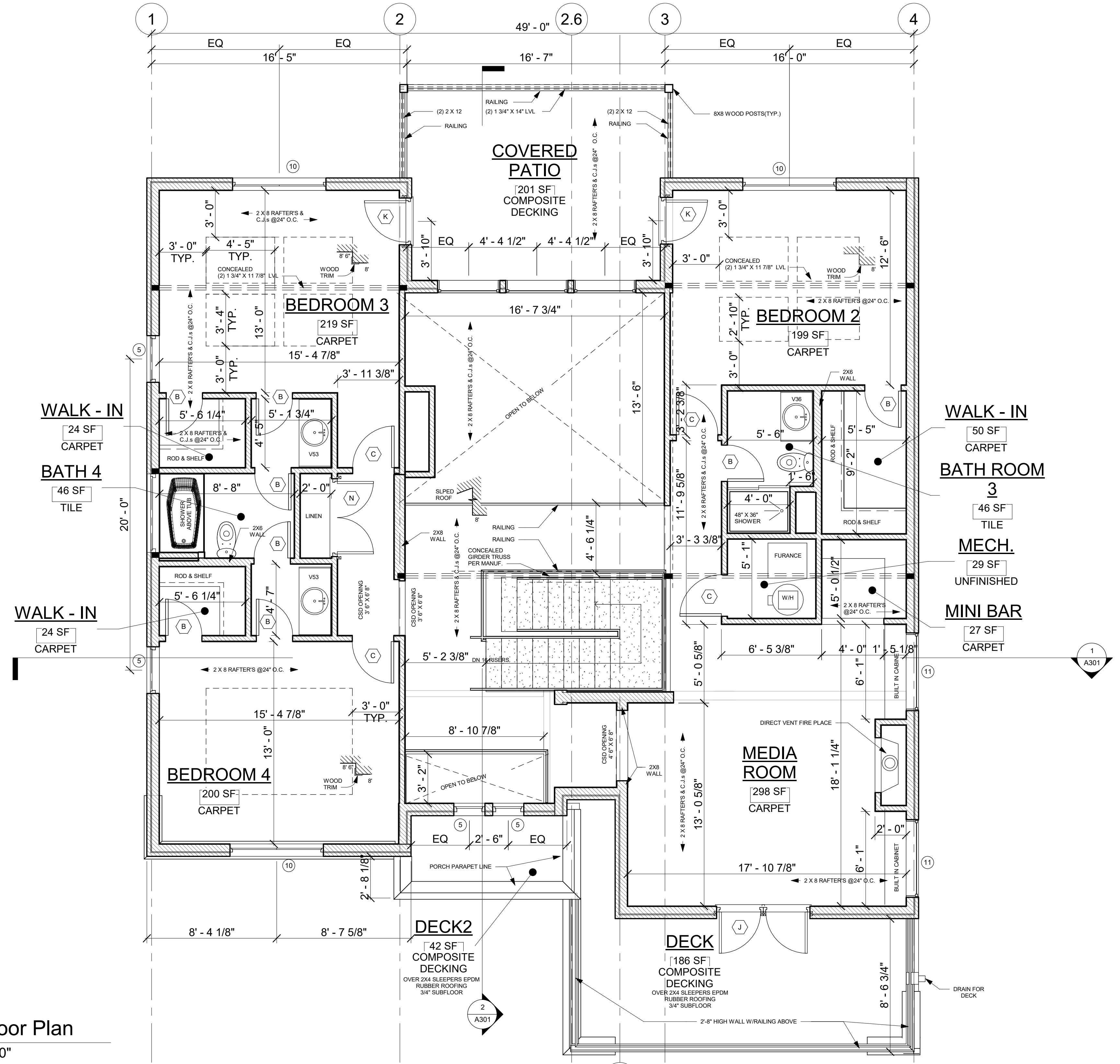
Project Number:  
Drawn By: AA  
Checked By: SLP

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Project: Harborview Drive Residence

A 102

SCALE:

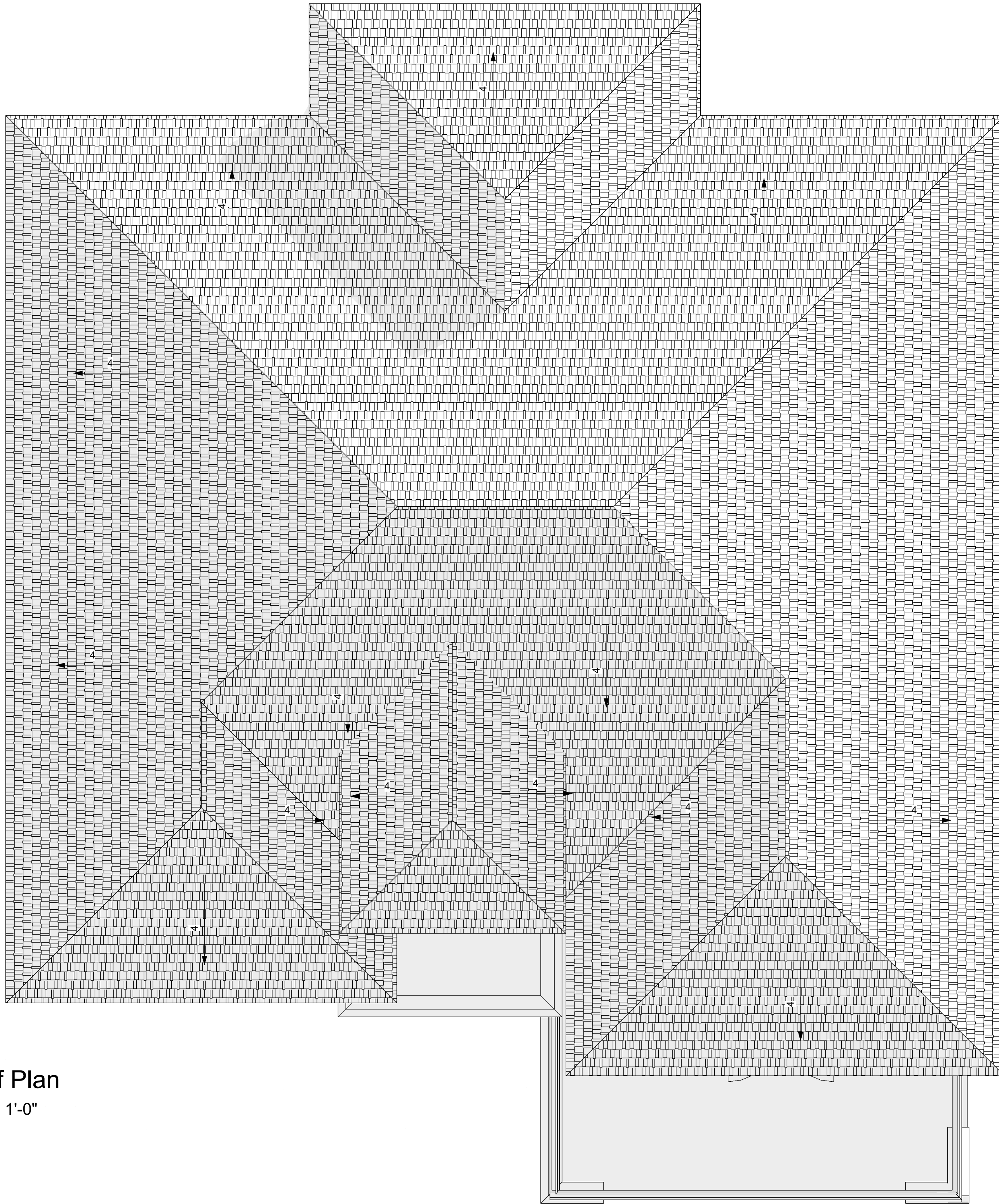


**1** 2nd Floor Plan  
1/4" = 1'-0"

2  
A301

2.8





1 Roof Plan  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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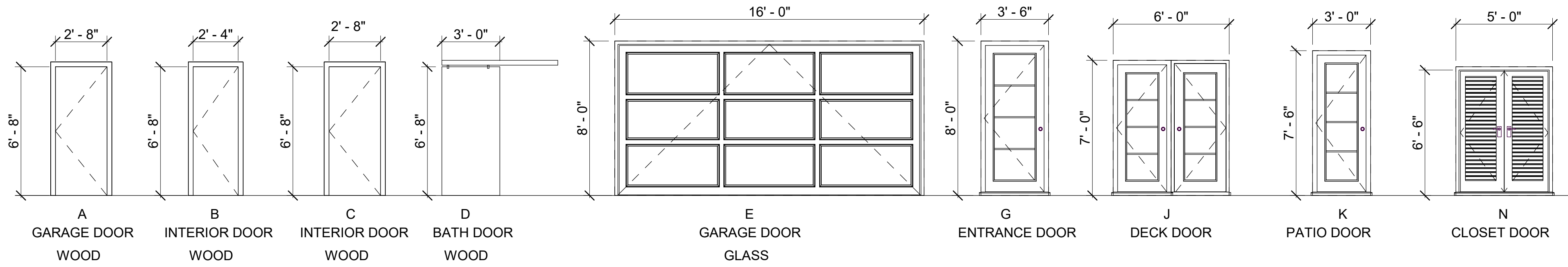
Project: Harborview Drive  
Residence

A 103

SCALE:



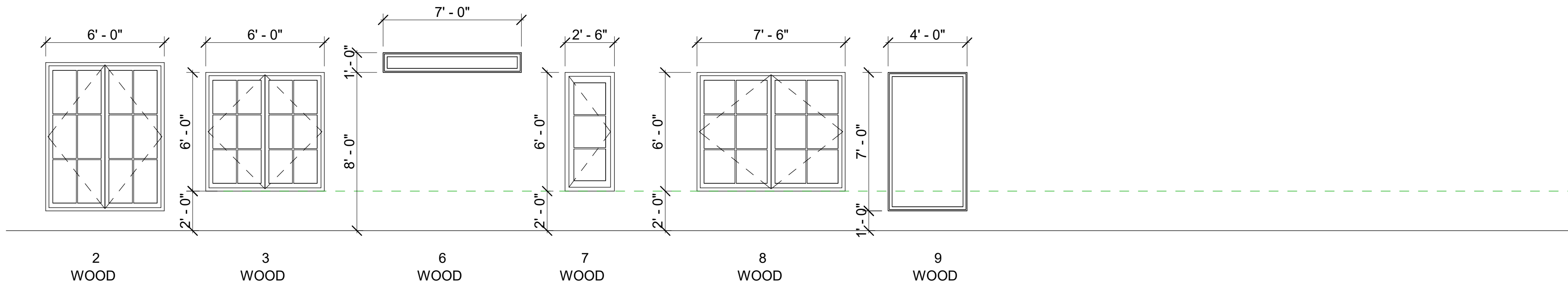
# DOOR SCHEDULE



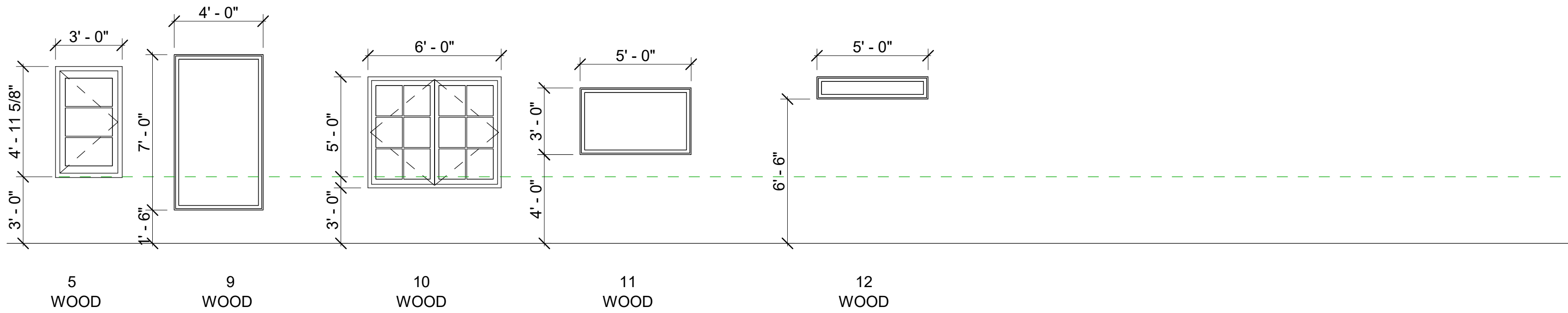
# WINDOW SCHEDULE

MIN. U FACTOR: 0.3  
MIN. SHGC : 0.32

## FIRST FLOOR



## SECOND FLOOR



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
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Project: Harborview Drive Residence

A 601

SCALE:



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 84-30*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.20-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 16, BLOCK C, HARBORVIEW LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ali Abedini on behalf of John Fenianos for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District land uses, addressed as 310 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,



**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full



force and effect.

**SECTION 7.** 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 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 21, 2022

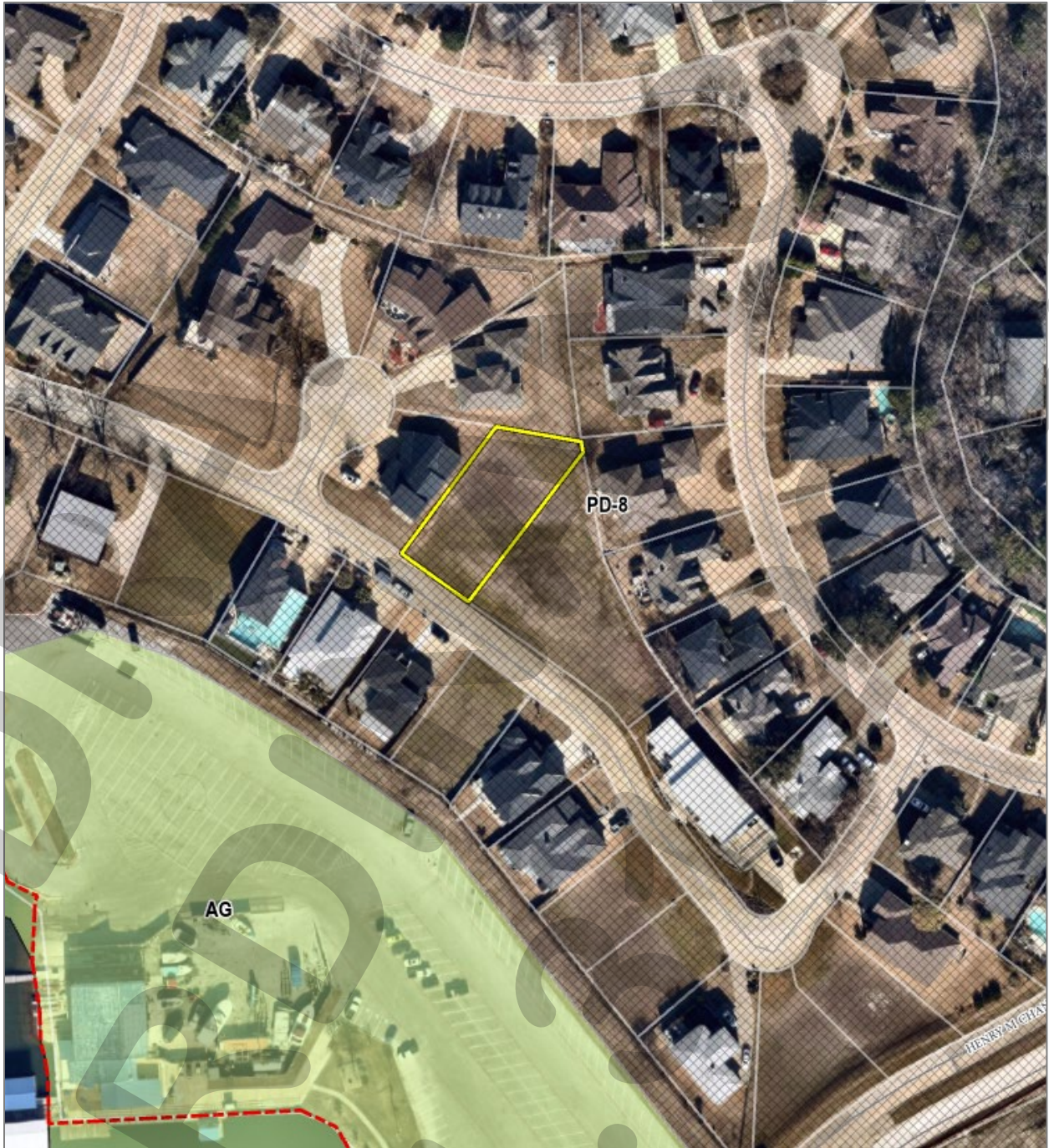
2<sup>nd</sup> Reading: March 6, 2023



**Exhibit 'A':**  
*Legal Description*

Address: 310 Harborview Drive

Legal Description: Lot 16, Block C, Harborview Landing, Phase 2 Addition



















# 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

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**TO:** Mayor and City Council  
**DATE:** February 14, 2023  
**APPLICANT:** Ali Abedini  
**CASE NUMBER:** Z2023-001; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on October 30, 1973, by *Ordinance No. 73-43 (Case No. A1973-005)*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 2 of Harborview Landing was later amended by *Ordinance No. 84-16* on April 2, 1984. A Preliminary Plat (*Case No. PZ1987-022-01*) and Final Plat (*Case No. PZ1987-030-01*) were approved on January 1, 1987. A resolution authorizing the settlement of a lawsuit regarding maximum rooftop elevation, maximum pad elevation, and maximum house height was adopted by *Ordinance No. 87-19* on June 15, 1987. A resolution of the City Council of the City of Rockwall clarifying the content of *Ordinance No. 84-16* was adopted on June 15, 1987. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

### PURPOSE

The applicant, Ali Abedini, is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 310 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the rest of Phase 2 of Harbor Landing, which was established on June 15, 1987, and consists of 32 residential lots. North of this is Phase 1 of Harbor Landing, which was established on December 22, 1986, and consists of 38 residential lots. Beyond that is an open space area owned and maintained by the Chandler's Landing Community Homeowner's Association. All of these properties are zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is the rest of Phase 2 of Harbor Landing. Beyond this is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina. Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard which is owned and maintained by the City of Dallas.

East: Directly east of the subject property is Henry M. Chandler Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Spyglass Hill Phase 3, which was established on January 15, 1985, and consists of 47 residential lots. All of these



properties are zoned Planned Development District 8 (PD-8). Beyond that is corporate limits of the City of Rockwall followed by several residential homes situated within the City of Heath.

West: Directly west of the subject property is Cutter Hill Phase 2, which was established on November 11, 1977, and consists of 27 residential lots. West of this is Cutter Hill Phase 3, which was established on June 15, 1981 and consists of 16 residential lots. All of these properties are zoned Planned Development District 8 (PD-8). Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard which is owned and maintained by the City of Dallas.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Harbor Landing Subdivision, which has been in existence since December 22, 1986 and consists of 70 residential lots (*five [5] of which are vacant*), and is considered to be more than 90% developed (*i.e. 92.86% developed*). The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing on Harborview Drive, Harbor Landing Drive, and Portview Place compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive, Harbor Landing Drive, and Portview Place	Proposed Housing
Building Height	One (1) & Two (2) Story.	Two (2) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Harborview Drive
Year Built	1988-2017	N/A
Building SF on Property	2,021 SF – 5,343 SF	4,896 SF
Building Architecture	Townhomes & Traditional Brick Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	7.9-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick, Stone, Stucco	Stucco, Hardi-Board Siding
Paint and Color	Blue, Red, Tan, Brown, Grey	Brown, White
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and <i>'J' or traditional swing entry</i> .	The garage is proposed to be situated 12' 9" beyond the front façade of the home. <b>[VARIANCE REQUESTED]</b>

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented 12-feet, nine (9) inches beyond the front façade of the



home. Staff should point out that since the construction for housing in this area ranges from 1988-2017, the houses already have several garage configurations that would be deemed to be legally non-conforming (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*). A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 (PD-8) [*Ordinance No. 73-48*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Harborview Drive, Harbor Landing Drive, and Portview Place and the proposed building elevations in the attached packet.

## **NOTIFICATIONS**

On January 27, 2023, staff mailed 86 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Chandler's Landing, The Cabana at Chandler's Landing, Match Point Homes, Cutter Hill Phase 1, Cutter Hill Phase 2, Cutter Hill Phase 3, Spyglass Phases 2 & 3, and Spyglass Phase 1 Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations 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 back with regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On February 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit, with a vote of 7-0.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-001

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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **310 Harborview Dr., Rockwall, TX 75032**

SUBDIVISION **Harbor Landing Phase 2**

LOT **16** BLOCK **C**

GENERAL LOCATION

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

CURRENT ZONING **PD-8**

CURRENT USE **Residential**

PROPOSED ZONING

PROPOSED USE **Residential**

ACREAGE **0.2**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

- 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 **John Fenianos**

APPLICANT

CONTACT PERSON

CONTACT PERSON **Ali Abedini**

ADDRESS **1314 Wendell way,**

ADDRESS **6363 San Felipe St.**

CITY, STATE & ZIP **Garland, TX 75043**

CITY, STATE & ZIP **Houston, TX, 77057**

PHONE **321-246-2431**

PHONE **832-938-3133**

E-MAIL **john@jrhbuidler.com**

E-MAIL **aabedini@buildengllc.com**

## NOTARY VERIFICATION [REQUIRED]

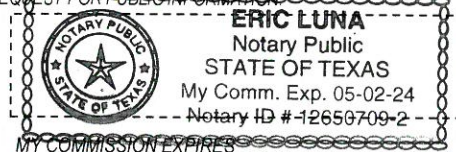
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Fenianos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11/7/2023 DAY OF \_\_\_\_\_, 2023. 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 17th DAY OF January, 2023

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2023-001: SUP for Residential Infill at 310 Harborview Drive



Case Location Map = 



# 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.



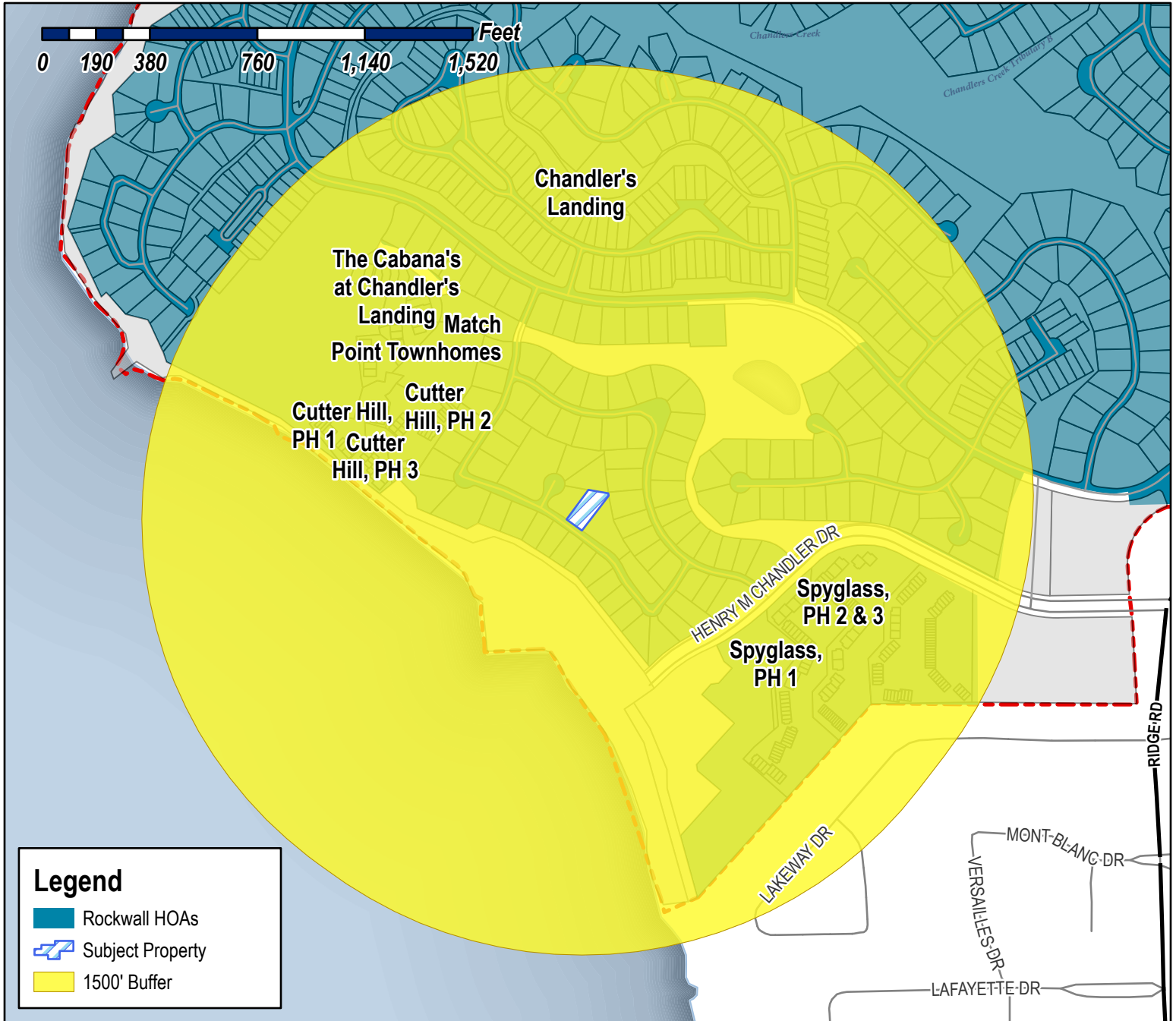




# City of Rockwall

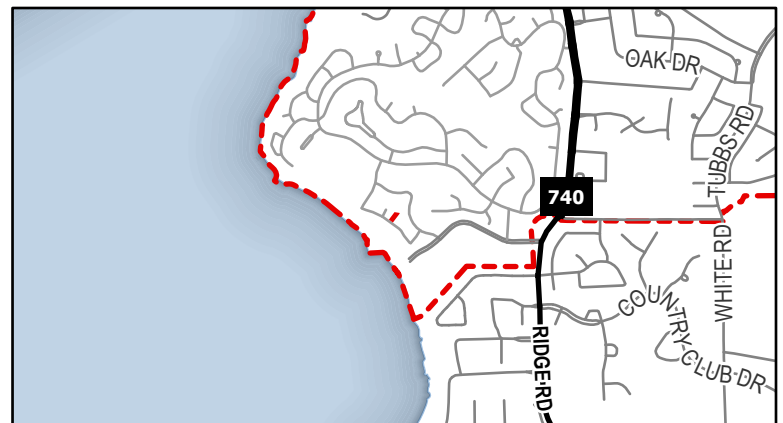
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**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023  
 For Questions on this Case Call (972) 771-7745





## Ross, Bethany

---

**From:** Chapin, Sarah  
**Sent:** Thursday, January 26, 2023 12:24 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2023-001]  
**Attachments:** HOA Map (01.21.2023).pdf; Public Notice Z2023-001.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 27, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 14, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 21, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2023-001: SUP for Residential Infill in an Established Subdivision**

Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

Thank you,

*Sarah Chapin*

Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7145  
Direct: 972-772-6568

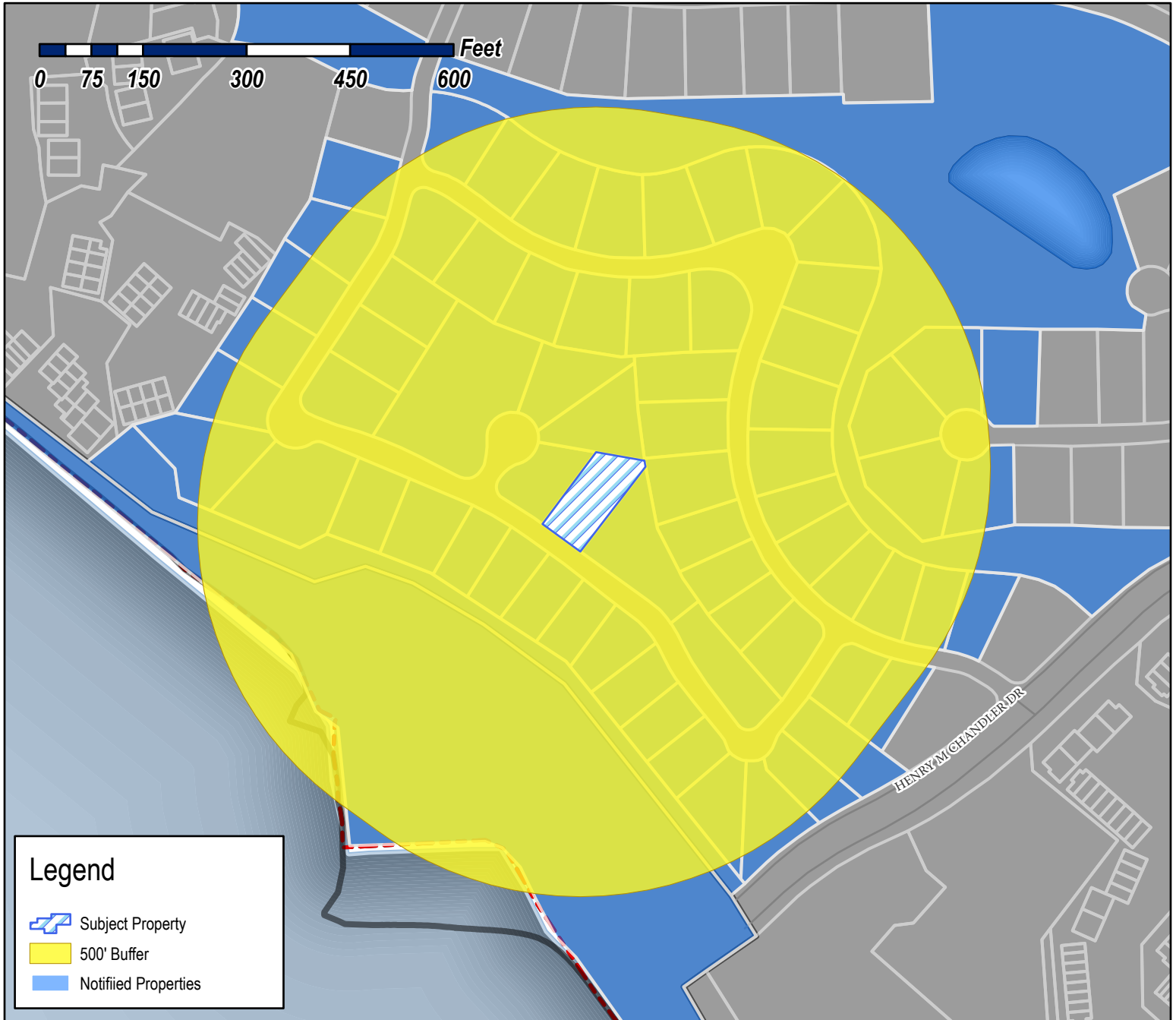




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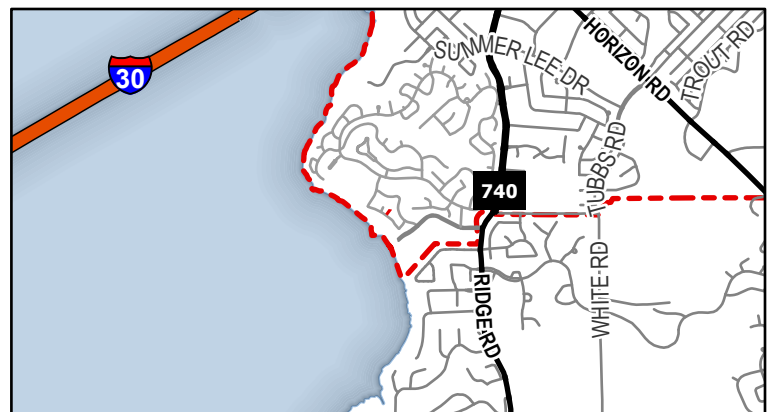
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**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill within an established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023

For Questions on this Case Call: (972) 771-7746



DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
324 HARBOR LANDING DR  
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND  
VANESSA RIZZARI  
1857 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN  
322 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBOR LANDING DR  
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND  
ROSSITZA I POPOVA  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A  
315 HARBOR LANDING DR  
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER  
309 HARBORVIEW DR M/R  
ROCKWALL, TX 75032

CROMEENS SHAN  
307 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

OCCUPANT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

O'DELL CLAUDETTE & KENNETH  
299 HARBORVIEW DR  
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

TAYLOR ANTHONY  
311 HARBOR LANDING DR  
ROCKWALL, TX 75032

TURCHI ARLENE S  
314 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

OIWA TAKAAKI  
C/O OPEN HOUSE CO LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

LEWIS DENNIS & CLARISSA  
310 HARBOR LANDING DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

NADEAU JESSICA & STEPHEN  
318 HARBOR LANDING DR  
ROCKWALL, TX 75032

MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBORVIEW DR  
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R  
313 HARBORVIEW DR  
HEATH, TX 75032

RECINOS ARNOLDO AND RUTH LIMA  
311 HARBORVIEW DR  
ROCKWALL, TX 75032



CLEATON JERRY LEE  
306 HARBOR LANDING DR  
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND  
204 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
CARLOS AUGUSTO MOSQUERA  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K  
323 HARBOR LANDING DR  
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA  
303 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

PETERSON LELAND D & JANET  
203 HARBOR LANDING DR  
ROCKWALL, TX 75032

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

HENDRICKSON PATSY A  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI  
307 HARBOR LANDING DR  
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D  
331 HARBORVIEW DR  
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST  
335 HARBORVIEW DR  
ROCKWALL, TX 75032

TMCC TRUST  
333 HARBORVIEW DR  
ROCKWALL, TX 75032

MATTES JOHN AND TONG  
330 HARBOR LANDING DR  
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE  
308 HARBOR LANDING DR  
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C  
304 HARBOR LANDING DR  
ROCKWALL, TX 75032

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN  
208 HARBOR LANDING DR  
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PL  
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M  
6108 VOLUNTEER PL  
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P  
320 HARBOR LANDING DR  
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX  
309 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
297 HARBORVIEW DR  
ROCKWALL, TX 75032

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087

OCCUPANT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032

ARCE JAIME G  
315 VICTORY LN  
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J  
293 HARBORVIEW DR  
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND  
STEPHANIE G ARAMAYO  
7205 STONE MEADOW CIR  
ROWLETT, TX 75088

MARTIN SERGIO ROBLEDO AND ANDRESSA  
HENDLER  
330 HARBORVIEW DR  
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC  
17330 PRESTON ROAD SUITE 220A  
DALLAS, TX 75252

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C  
325 HARBORVIEW DR  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP  
321 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L  
312 PORTVIEW PL  
ROCKWALL, TX 75032

MARTIN TREVOR ANDREW AND PAULA  
JEANNETTE  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE  
4241 BUENA VISTA #18  
DALLAS, TX 75205

MILLER RICHARD & SHELLAYNE  
301 HARBOR LANDING DR  
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

POTTS JASON AND ANNA  
320 PORTVIEW PL  
ROCKWALL, TX 75032



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision**

*Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

## Ross, Bethany

---

**From:** jacqui bailey <baileyjac3@gmail.com>  
**Sent:** Wednesday, February 8, 2023 7:59 AM  
**To:** Planning  
**Cc:** baileywf11  
**Subject:** Case #Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision

Hello Ms. Ross,

My husband Wayne Bailey and I are the owners at 319 Harbor Landing Dr, Rockwall TX 75032. We have received the public notice for case #Z2023-001 regarding Specific Use Permit for a Residential Infill in an Established Subdivision for Lot 16, Block C, Harborview Landing (310 Harborview Dr.). Our response to this request is that we are OPPOSED to the request for the following reasons:

- 1) This proposed house will completely block any view that we currently have of Lake Ray Hubbard which was one of the main reasons for purchasing in the development.
- 2) Should the time come that we wish to sell our property, having the view blocked would significantly reduce the value of the property.

We hope that our comments and opposition to this request will be heard at the February 14th Planning & Zoning meeting along with the February 21st City Council meeting.

Thank you for your time and submission of this opposition response.

Sincerely,  
Wayne & Jacqueline Bailey  
319 Harbor Landing Dr.  
Rockwall, TX 75032

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**Case No. Z2023-001: Specific Use Permit for a Residential Infill in an Established Subdivision**

Please place a check mark on the appropriate line below:

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

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

CURRENT PLANS SUBMITTED TO CHANDLERS LANDING COMMUNITY ASSN. DO NOT  
COMPLY WITH COURT ORDERED PAD AND ROOF HEIGHT RESTRICTIONS

Name: CHIP LIRIE

Address: 323 HARBOR LANDING BLVD

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

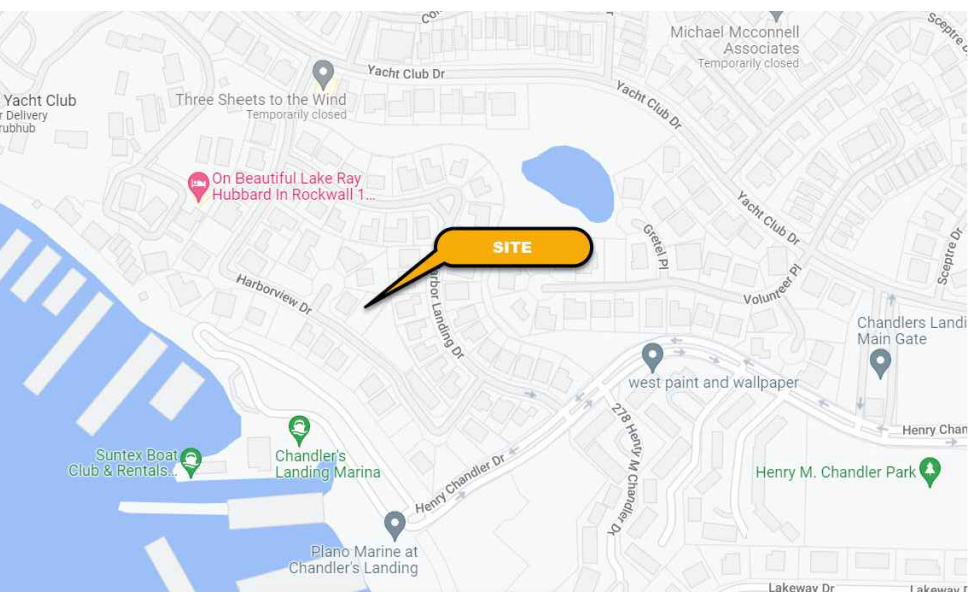
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



PLOTTED 2/9/2023

X-22-011-GRADING.DWG

CREATED 2/9/2023



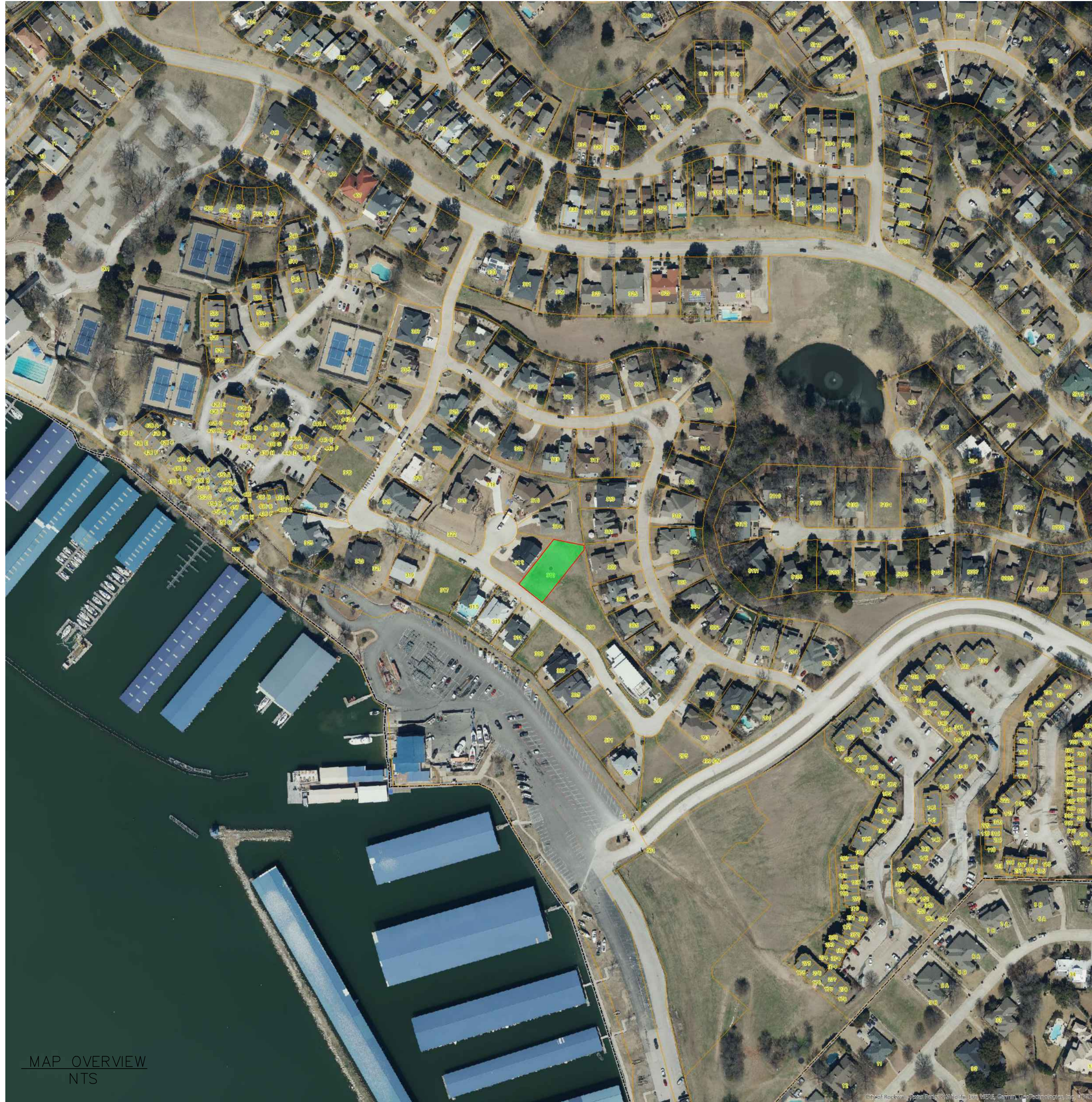
LOCATION MAP  
NTS

# SITE DEVELOPMENT PLAN FOR RESIDENTIAL HOUSE

310 HARBORVIEW DR, ROCKWALL, TX 75032

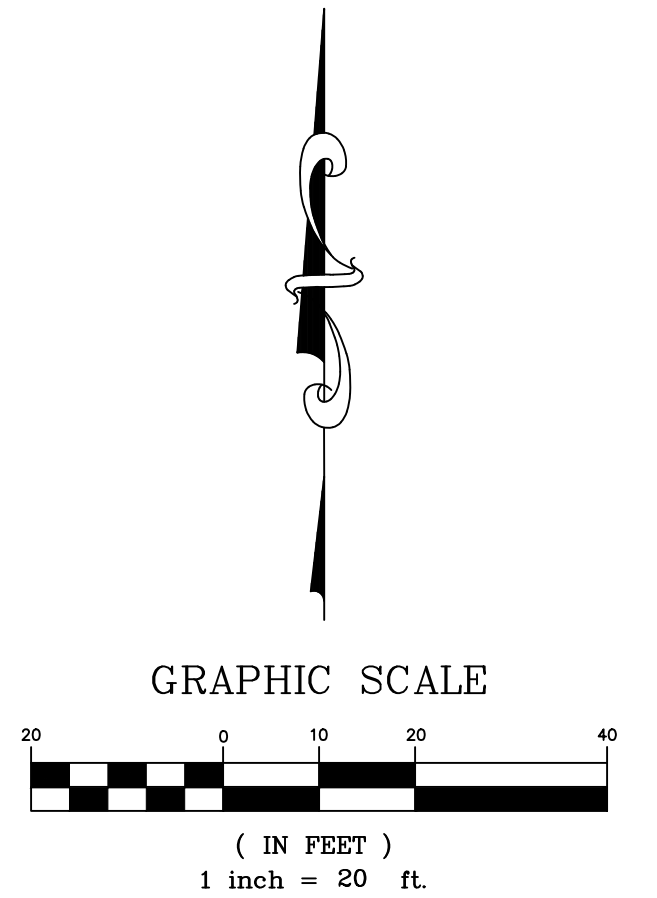


CITY ZONING MAP  
NTS



MAP OVERVIEW  
NTS

SHEET INDEX	
C000	COVER SHEET
C100	SITE PLAN
C200	LANDSCAPE PLAN
C300	GRADING AND DRAINAGE PLAN



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

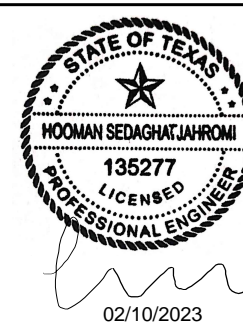
8-1-1



DATE: 2/9/2023					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	



WWW.BUILDENGLLC.COM  
INFO@BUILDENGLLC.COM  
TEL: 713 623 1827  
TX F# 20409



APN: ---

CITY OF ROCKWALL

## COVER SHEET

ROCKWALL COUNTY

310 HARBORVIEW DR, ROCKWALL, TX 75032

TEXAS

SHEET NO.

C000

1 of 4 SHEETS



PLOTTED 2/9/2023

X-22-011-SITE.DWG

CREATED 2/9/2023

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

SUBTOP

DATE: 2/9/2023					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	



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 INFO@BUILDENGLLC.COM  
 TEL: 713 623 1827  
 TX F# 20409



APN: ----

CITY OF ROCKWALL

# SITE PLAN

ROCKWALL COUNTY

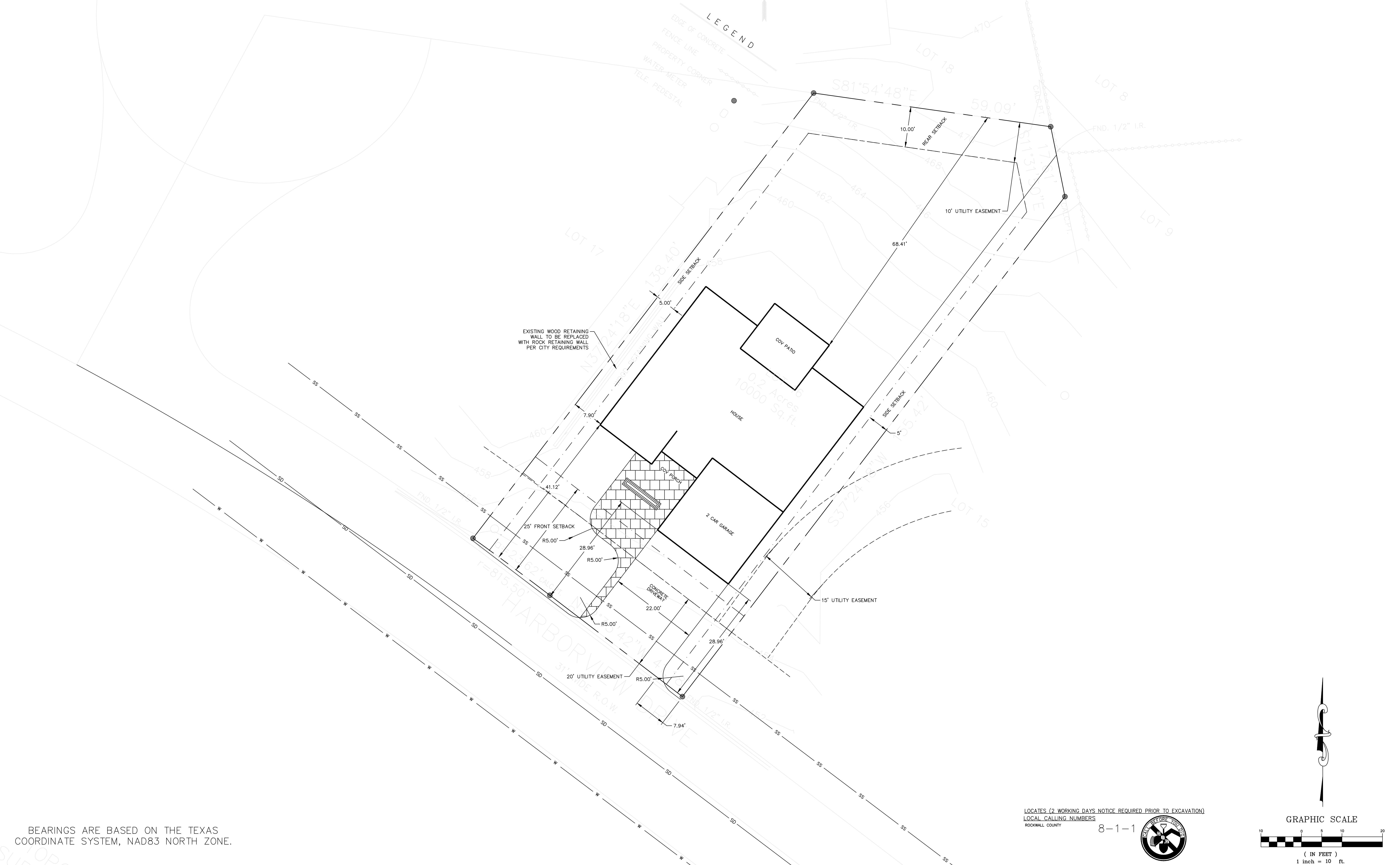
310 HARBORVIEW DR, ROCKWALL, TX 75032

TEXAS

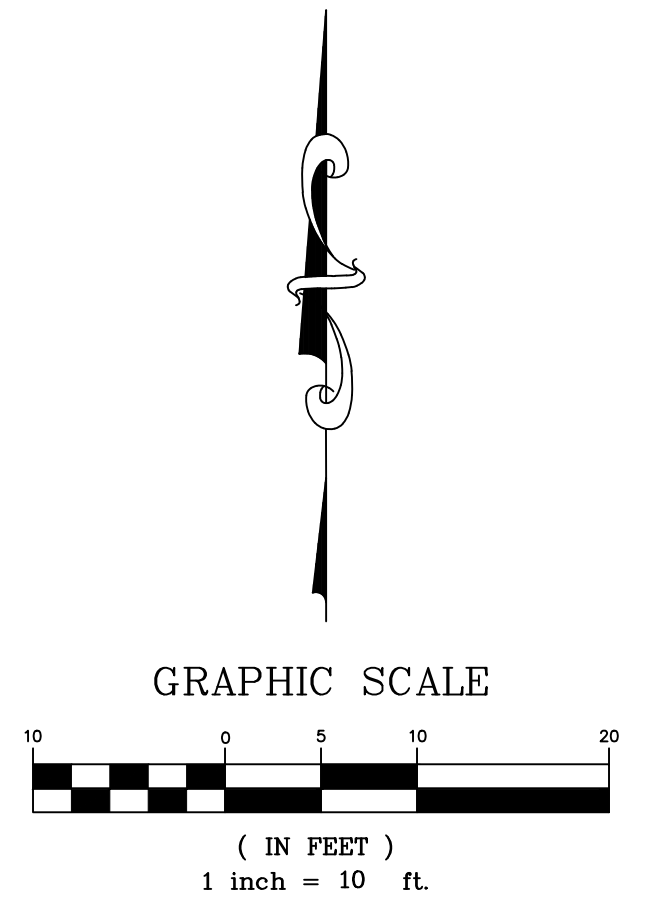
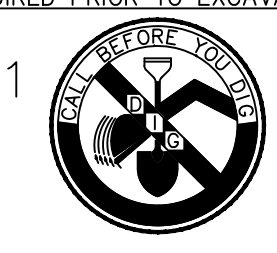
SHEET NO.

C100

2 of 4 SHEETS



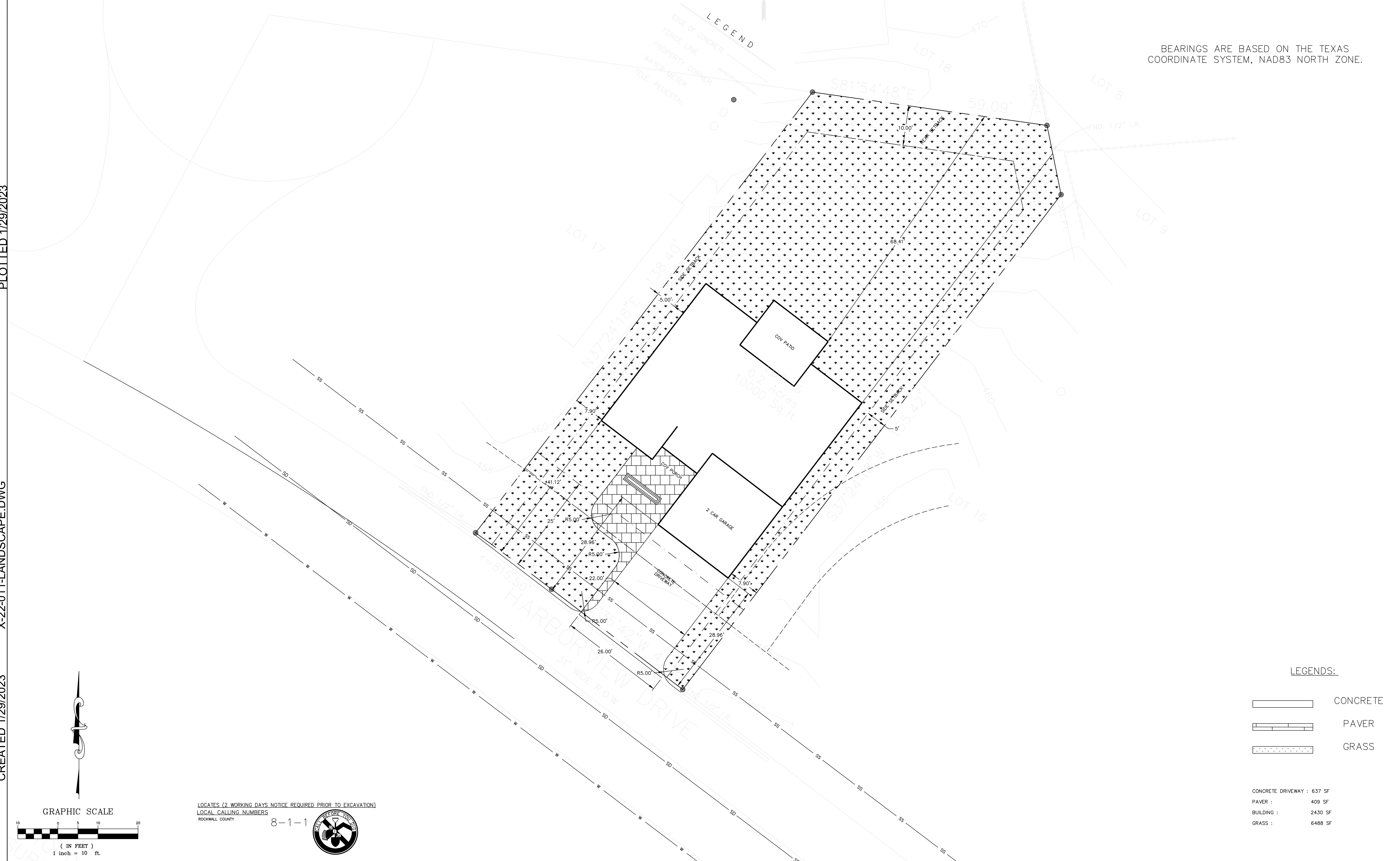
LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
 LOCAL CALLING NUMBERS 8-1-1  
 ROCKWALL COUNTY





PLOTTED 1/29/2023  
X-22-011-LANDSCAPE.DWG  
CREATED 1/29/2023

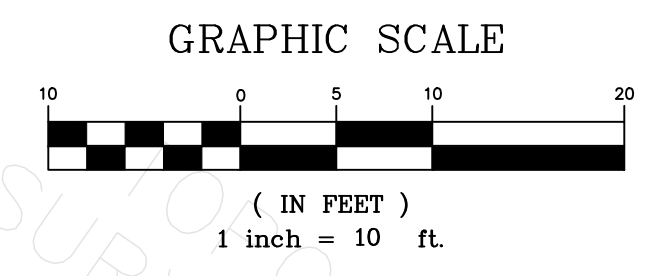
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.



LEGENDS:

- CONCRETE
- PAVER
- GRASS

CONCRETE DRIVEWAY : 637 SF  
PAVER : 409 SF  
BUILDING : 2430 SF  
GRASS : 6488 SF



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



DATE: 1/29/2023					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

**BuildEng**  
[WWW.BUILDENGLLC.COM](http://WWW.BUILDENGLLC.COM)  
[INFO@BUILDENGLLC.COM](mailto:INFO@BUILDENGLLC.COM)  
 TEL: 713 623 1827  
 TX F# 20409

STATE OF TEXAS  
 MOHAMMAD SEDAGHEIAN  
 136277  
 LICENSED PROFESSIONAL ENGINEER  
 02/10/2023

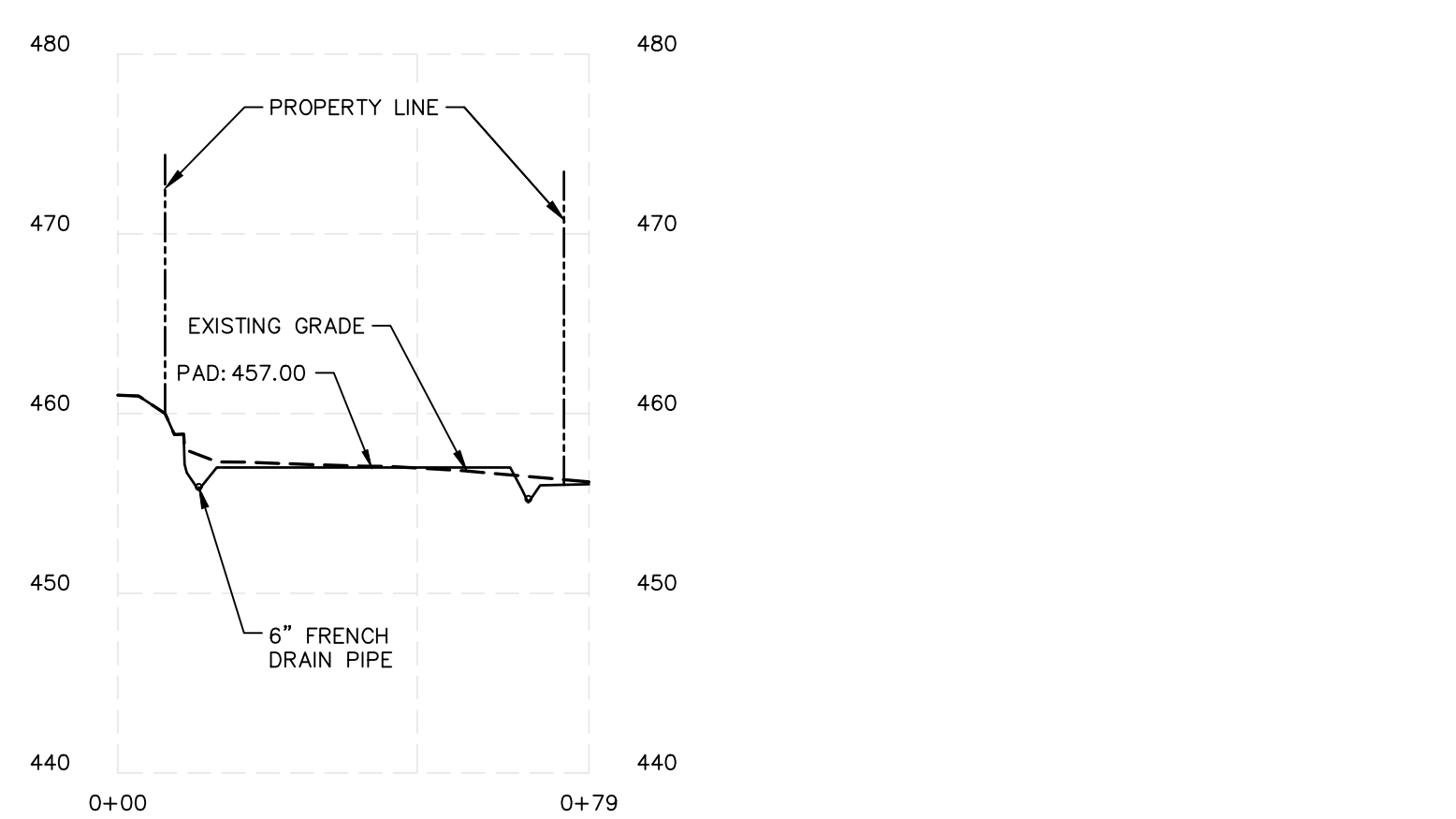
APN: ----  
 310 HARBORVIEW DR, ROCKWALL, TX 75032  
**LANDSCAPE PLAN**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY  
 TEXAS

SHEET NO.  
**C200**  
 3 of 4 SHEETS

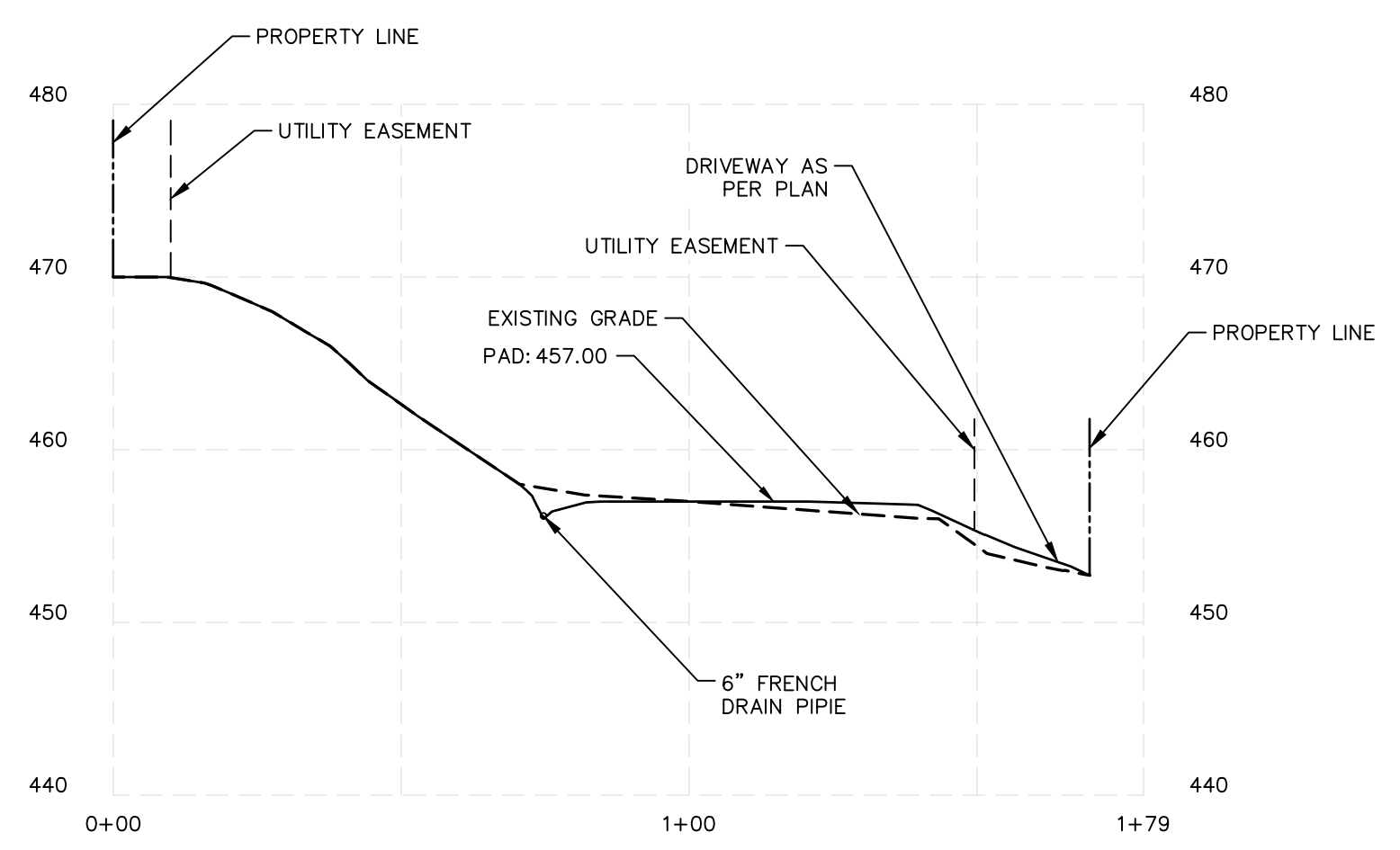


LEGENDS:

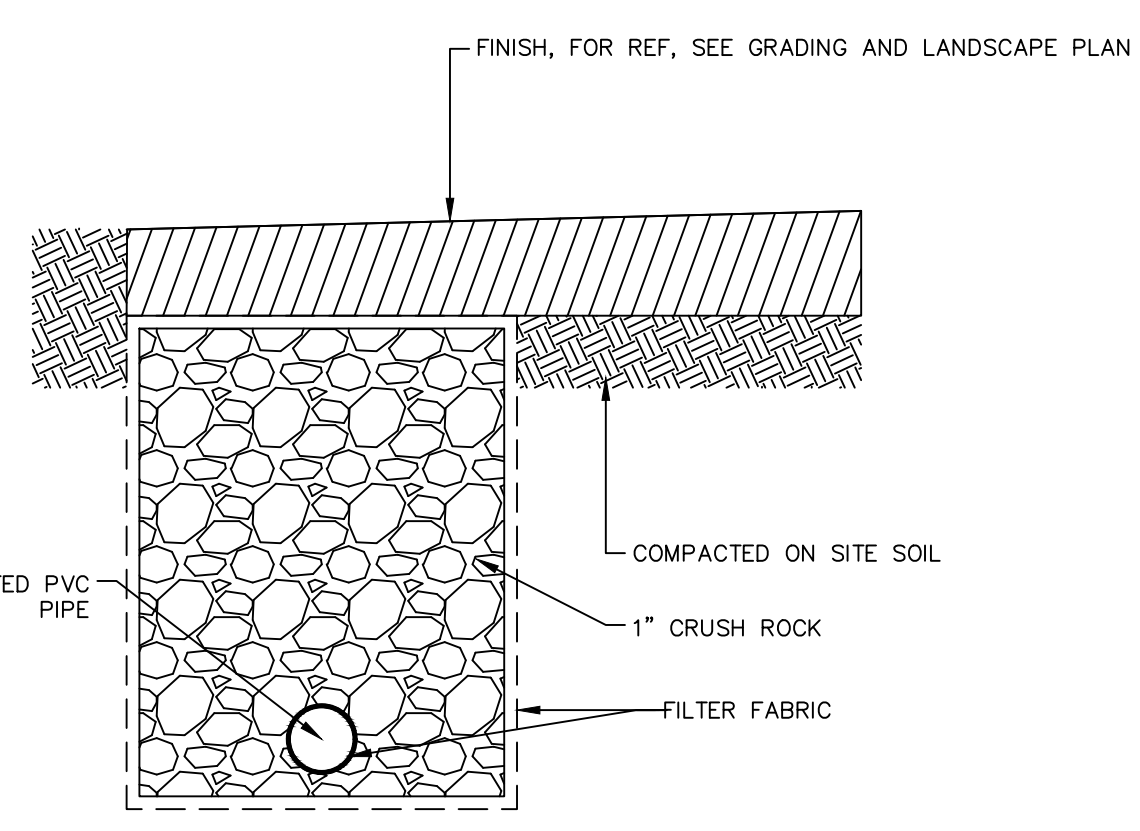
- 457 — PROPOSED CONTOURS
- - - 466 - - - EXISTING CONTOURS
- ▲ 457 FINISHED GRADE ELEVATION



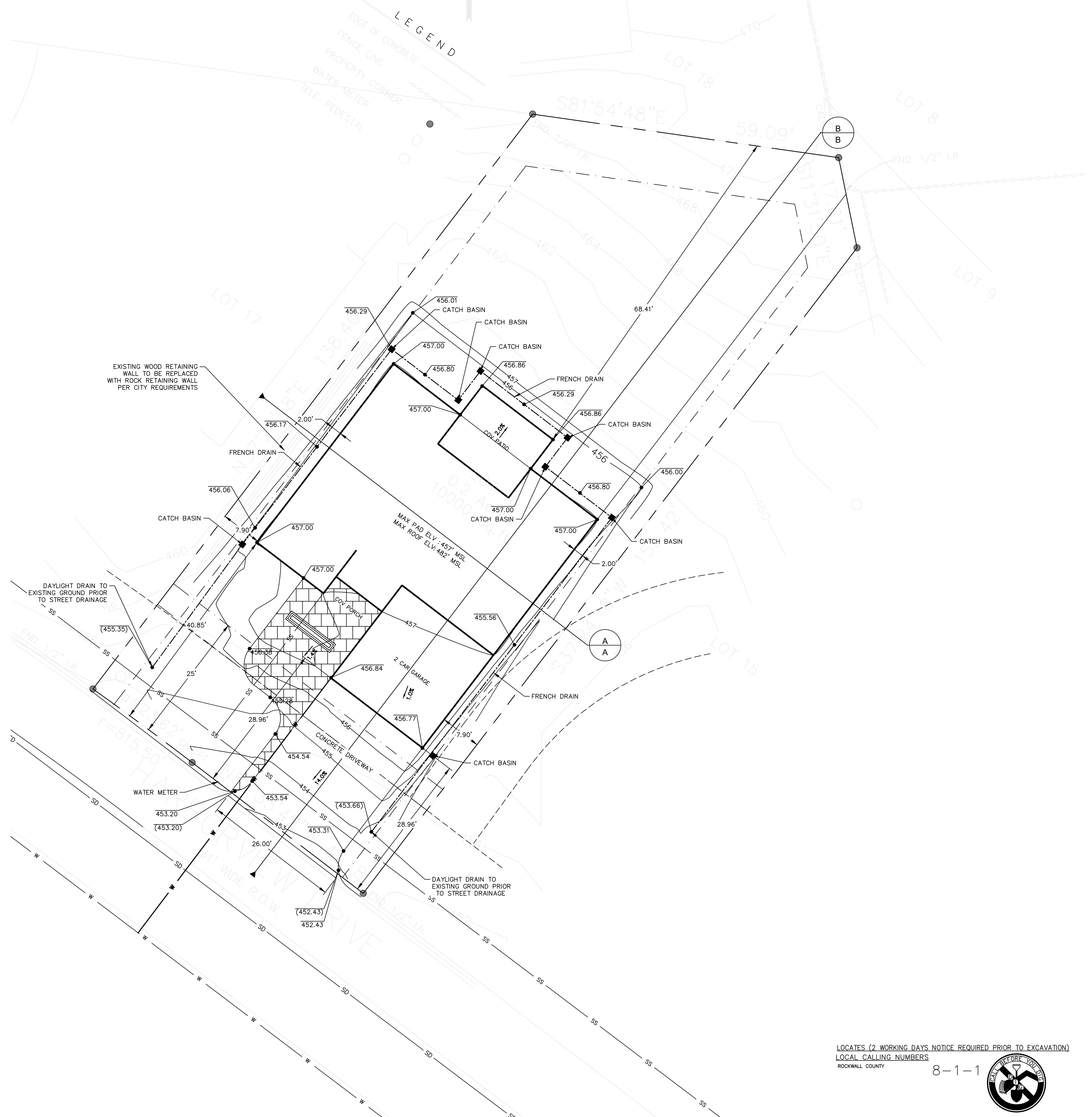
SEC A-A  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



SEC B-B  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



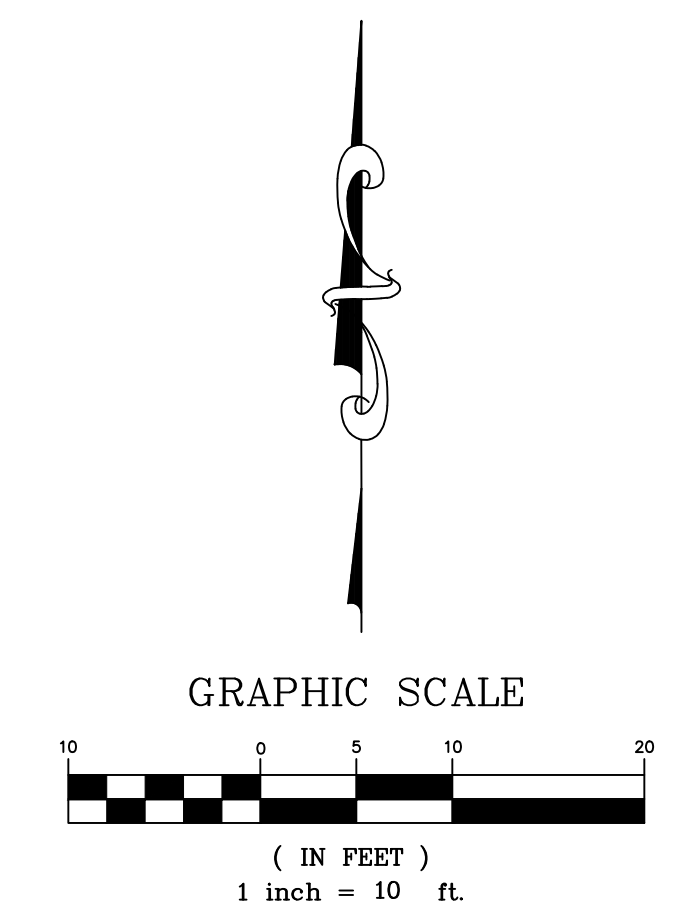
TYPICAL FRENCH DRAIN



BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



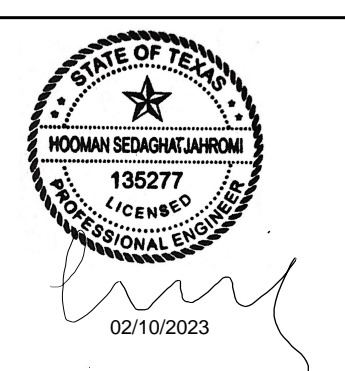
PLOTTED 2/9/2023

X-22-011-GRADING.DWG

CREATED 2/9/2023

DATE: 2/9/2023					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

**BuildEng**  
[WWW.BUILDENGLLC.COM](http://WWW.BUILDENGLLC.COM)  
[INFO@BUILDENGLLC.COM](mailto:INFO@BUILDENGLLC.COM)  
 TEL: 713 623 1827  
 TX F# 20409



APN: ---

CITY OF ROCKWALL      ROCKWALL COUNTY      TEXAS      310 HARBORVIEW DR, ROCKWALL, TX 75032

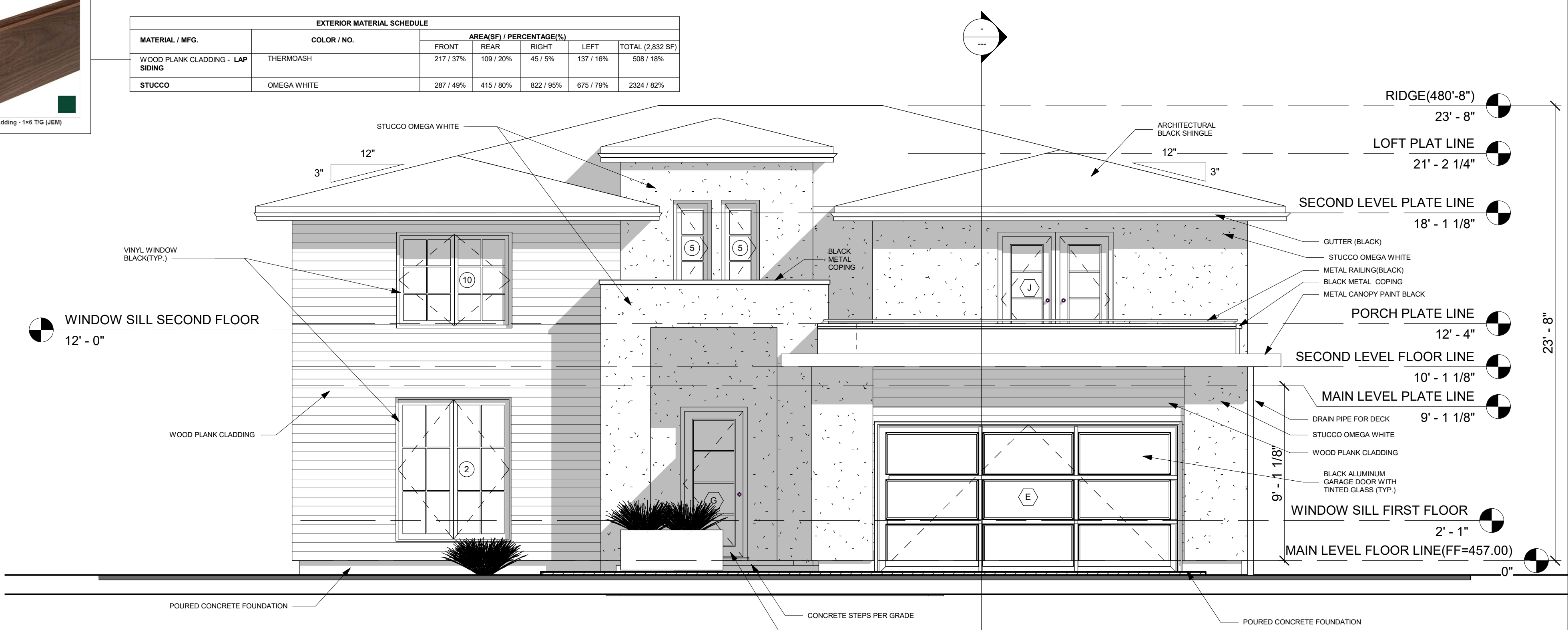
# GRADING AND DRAINAGE PLAN

SHEET NO.  
**C300**  
4 of 4 SHEETS

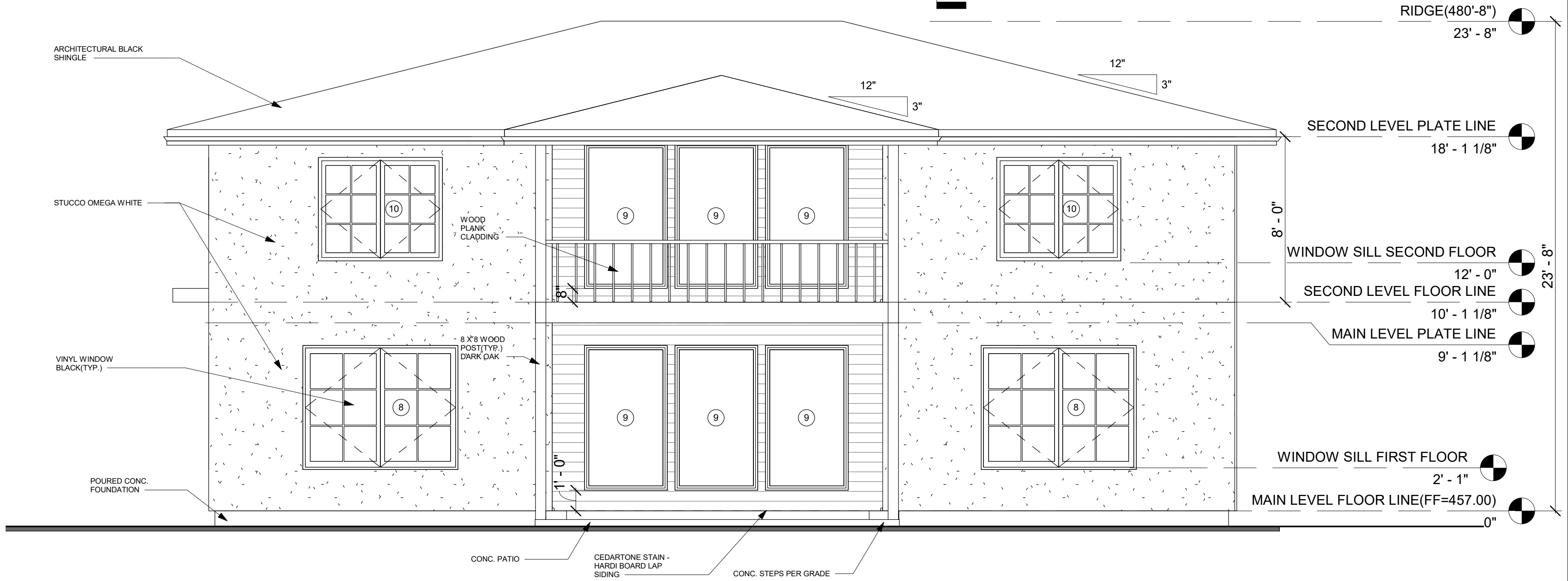




EXTERIOR MATERIAL SCHEDULE						
MATERIAL / MFG.	COLOR / NO.	AREA(SF) / PERCENTAGE(%)				TOTAL (2,832 SF)
		FRONT	REAR	RIGHT	LEFT	
WOOD PLANK CLADDING - LAP SIDING	THERMOASH	217 / 37%	109 / 20%	45 / 5%	137 / 16%	508 / 18%
STUCCO	OMEGA WHITE	287 / 49%	415 / 80%	822 / 95%	675 / 79%	2324 / 82%



1 Front Elevation  
1/4" = 1'-0"



2 Rear Elevation  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number: \_\_\_\_\_  
 Drawn By: AA  
 Checked By: SLP

NO	REVISION	DATE
1		
2		
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4		
5		
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8		

Project: Harborview Drive Residence

A 201

SCALE: \_\_\_\_\_



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

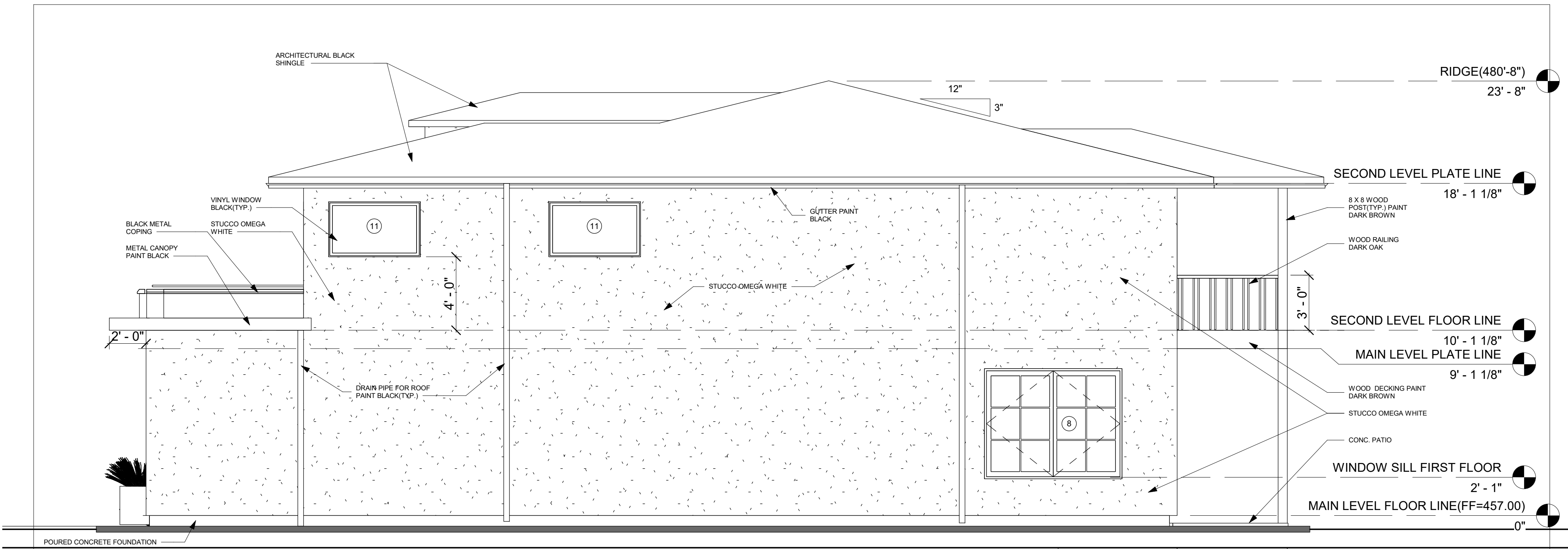
Project Number:  
Drawn By: AA  
Checked By: SLP

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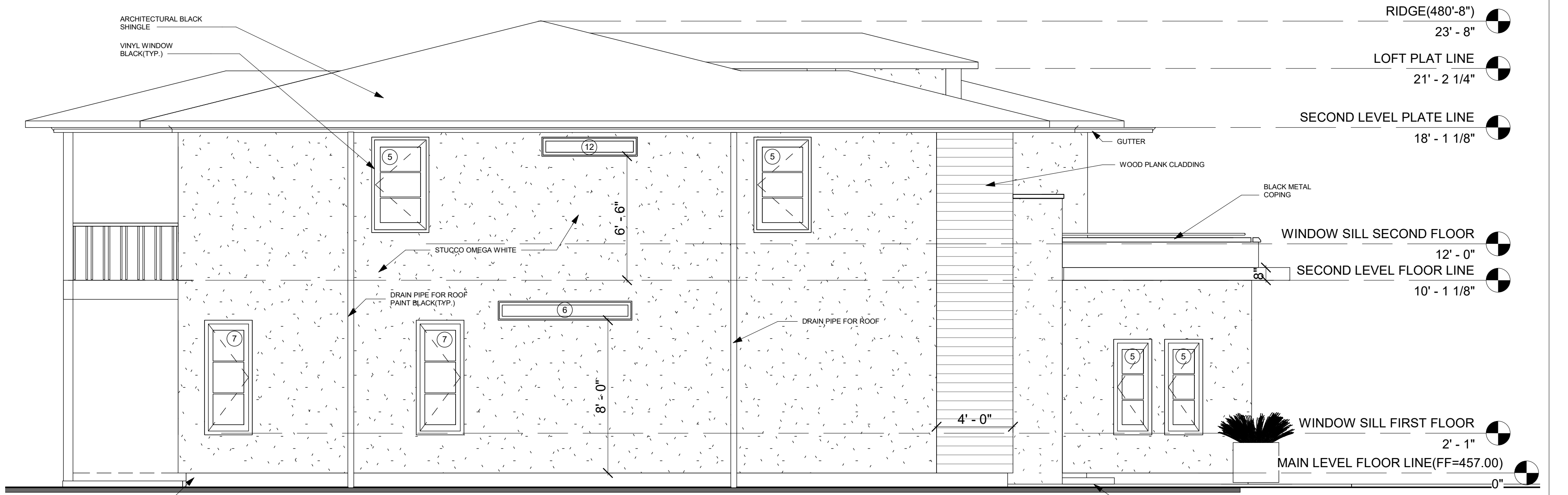
Project:  
Harborview Drive  
Residence

A 202

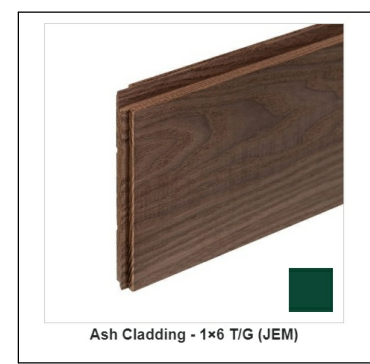
SCALE:



1 Right Elevation  
1/4" = 1'-0"



2 Left Elavation  
1/4" = 1'-0"



MATERIAL / MFG.	COLOR / NO.	AREA(SF) / PERCENTAGE(%)				TOTAL (2,632 SF)
		FRONT	REAR	RIGHT	LEFT	
WOOD PLANK CLADDING - LAP SIDING	THERMOASH	217 / 37%	109 / 20%	45 / 5%	137 / 16%	508 / 18%
STUCCO	OMEGA WHITE	287 / 49%	415 / 80%	822 / 95%	675 / 79%	2324 / 82%

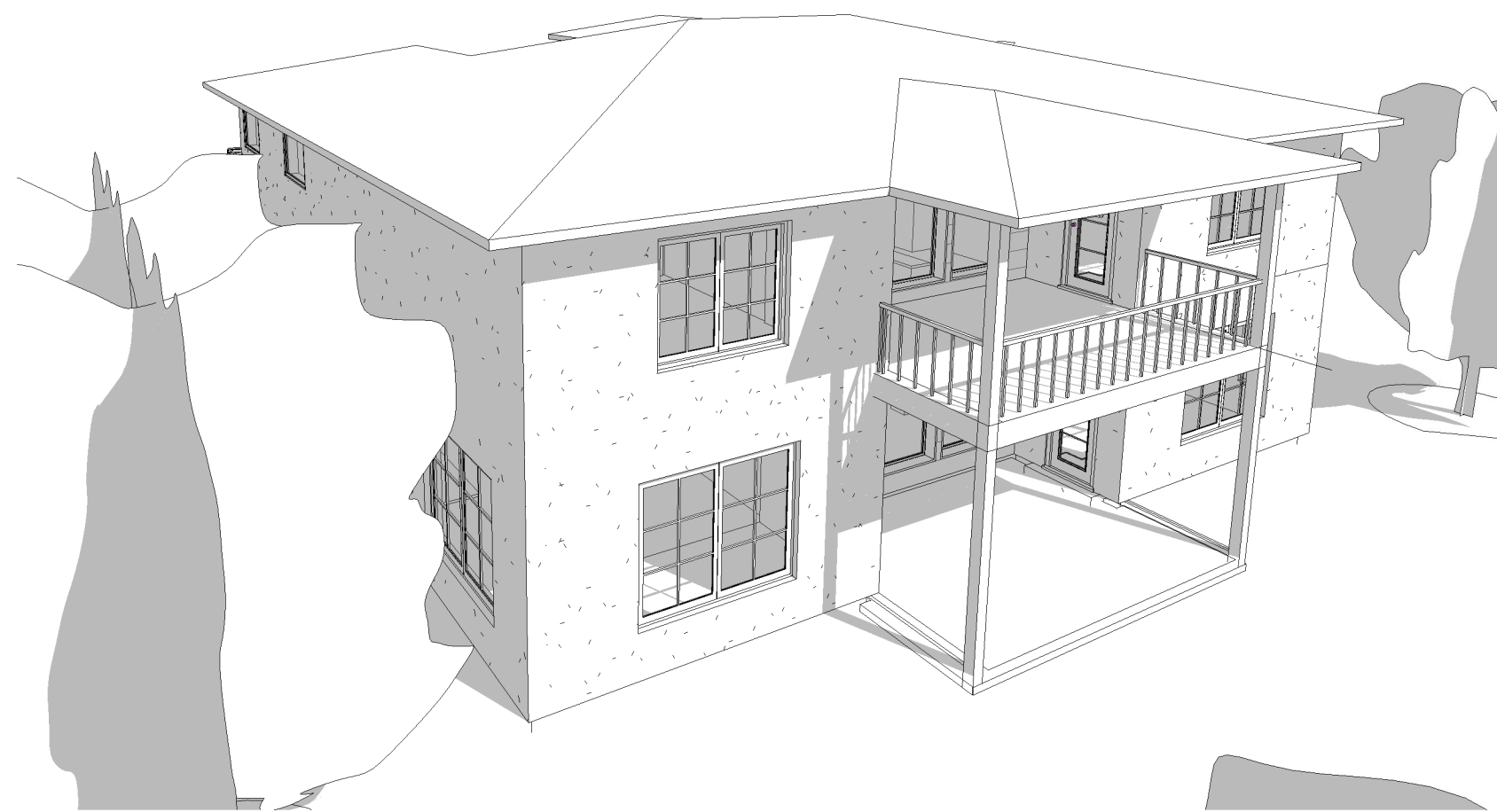




2 3D View 1



1 3D View 2



3 3D View 3



4 3D View 4

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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Project:  
Harborview Drive  
Residence

A 000

SCALE:





310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
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Project:  
Harborview Drive  
Residence

A 001

SCALE:



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

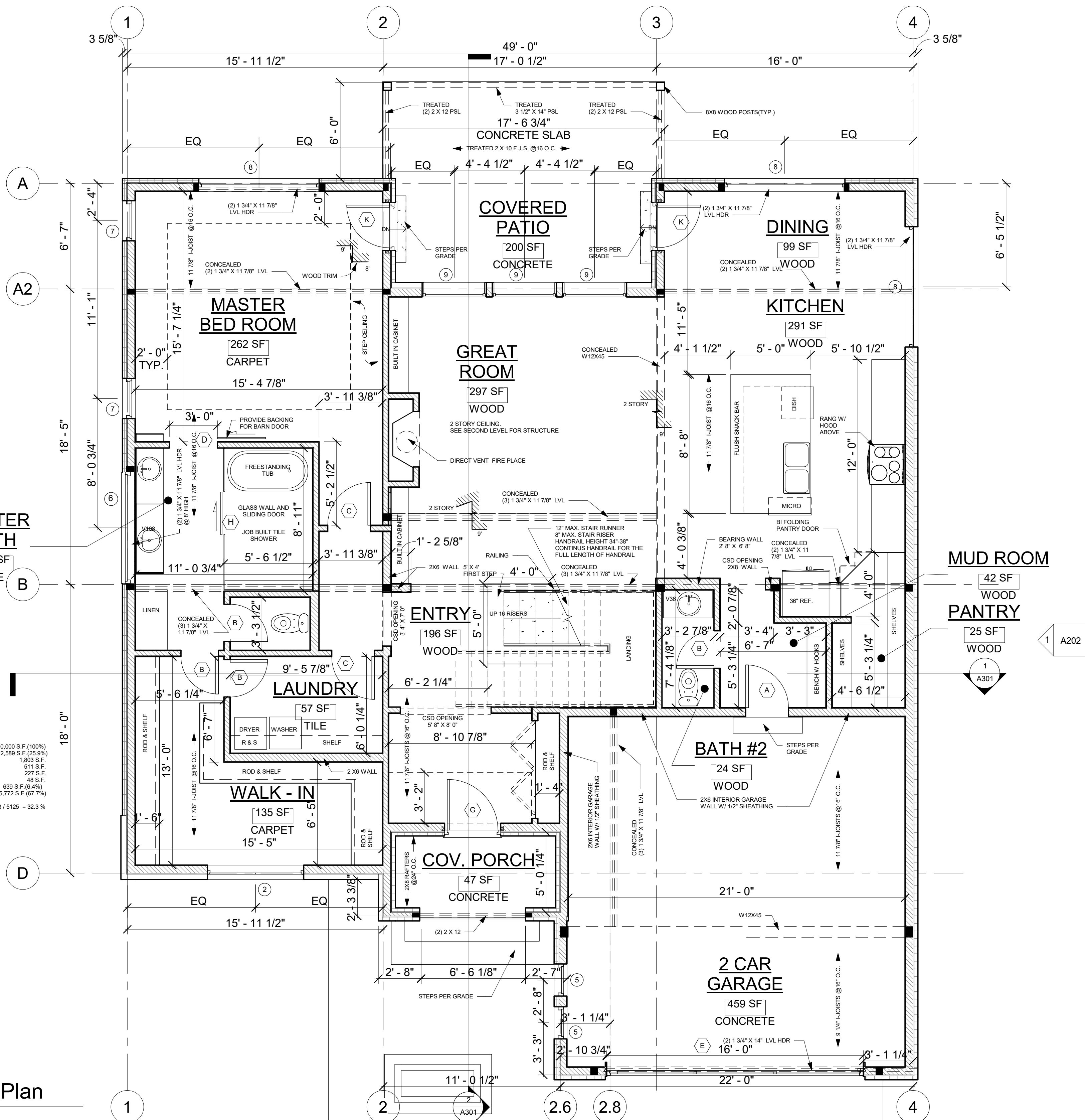
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
1		
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Project:  
Harborview Drive  
Residence

A 101

SCALE:



LOT AREA 10,000 S.F. (100%)  
 BUILDING FOOTPRINT 2,589 S.F. (25.9%)  
 CONDITIONED AREA FIRST FLOOR 1,803 S.F.  
 GARAGE AREA 511 S.F.  
 PORCH 227 S.F.  
 ENTRANCE 48 S.F.  
 DRIVEWAY 639 S.F. (6.4%)  
 GREEN AREA (FRONT AND BACK YARD) 6,772 S.F. (67.7%)  
 LOT COVERAGE (2,589 + 639) / 10,000 = 32.3%

BUILDING AREA 4,896 S.F.  
 FIRST FLOOR 2,589 S.F.  
 SECOND FLOOR 2,307 S.F.

CONDITIONED AREA 3,890 S.F.  
 FIRST FLOOR 1,803 S.F.  
 SECOND FLOOR 2,087 S.F.

1 First Floor Plan  
1/4" = 1'-0"

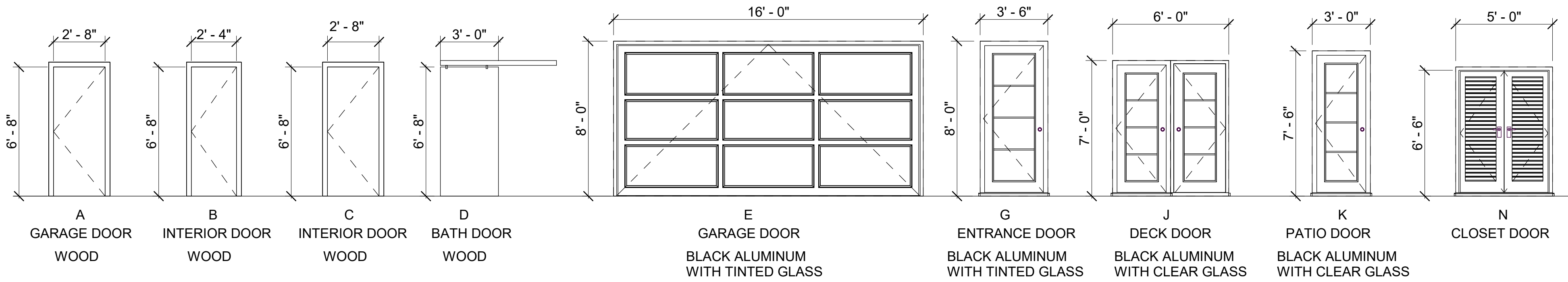








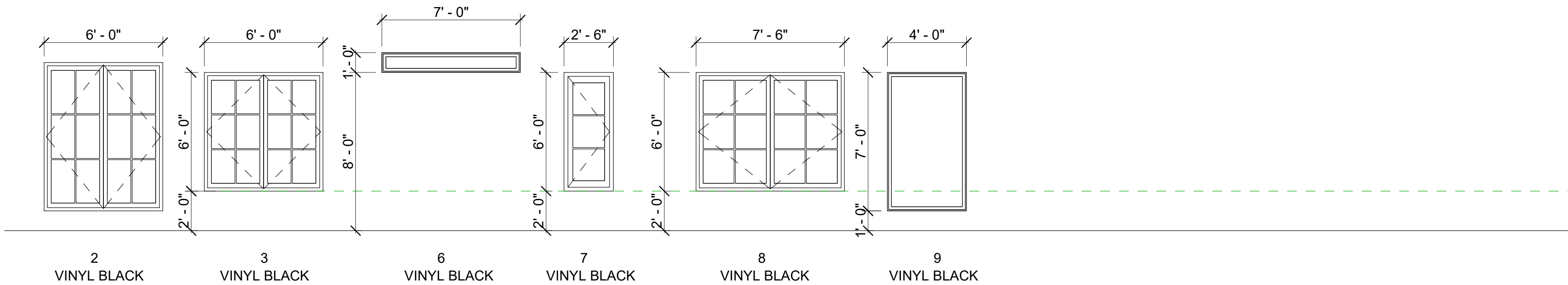
# DOOR SCHEDULE



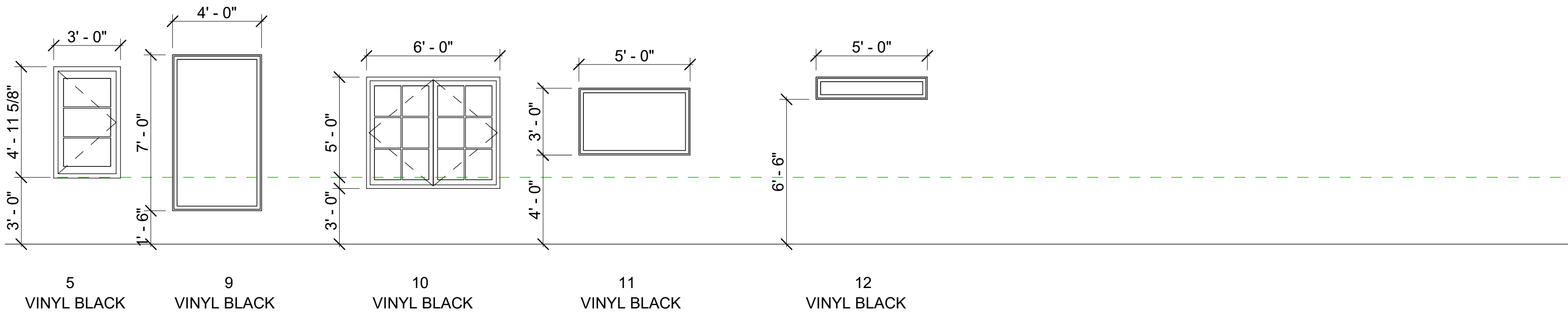
# WINDOW SCHEDULE

FIRST FLOOR

MAX. U FACTOR : 0.3  
 MAX. SHGC : 0.32  
 MAX. VT: 0.51  
 FRAME MATERIAL : WOOD



SECOND FLOOR



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
 INFO@BUILDINGLLC.COM  
 TEL: 512-537-6364  
 TX F# 20409

Seal:

Project Number:  
 Drawn By: AA  
 Checked By: SLP

NO	REVISION	DATE
1		
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Project: Harborview Drive Residence

A 601

SCALE:



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 84-30*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.20-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 16, BLOCK C, HARBORVIEW LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ali Abedini on behalf of John Fenianos for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District land uses, addressed as 310 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,



**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full

force and effect.

**SECTION 7.** 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 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 21, 2023

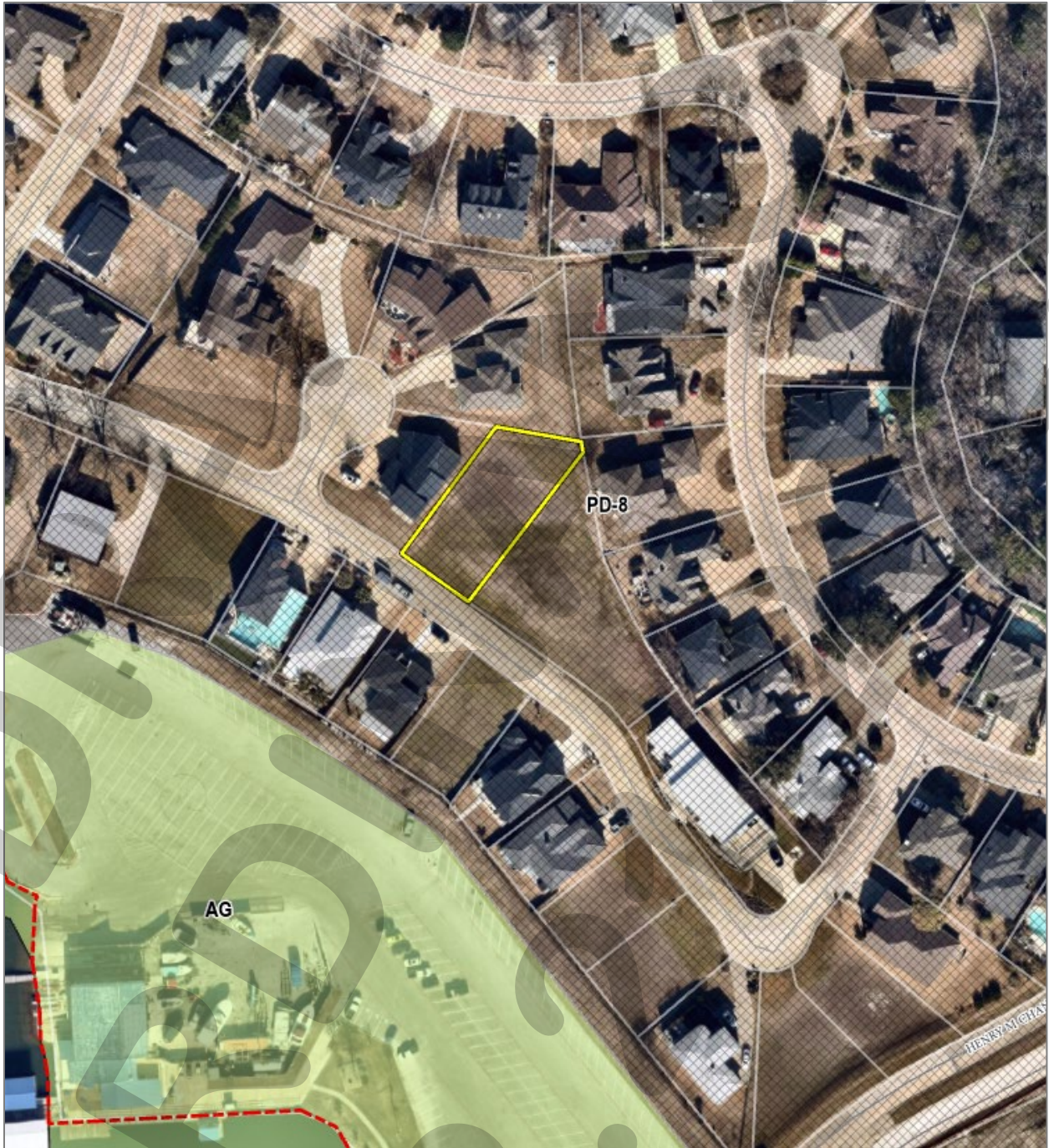
2<sup>nd</sup> Reading: March 6, 2023



**Exhibit 'A':**  
*Legal Description*

Address: 310 Harborview Drive

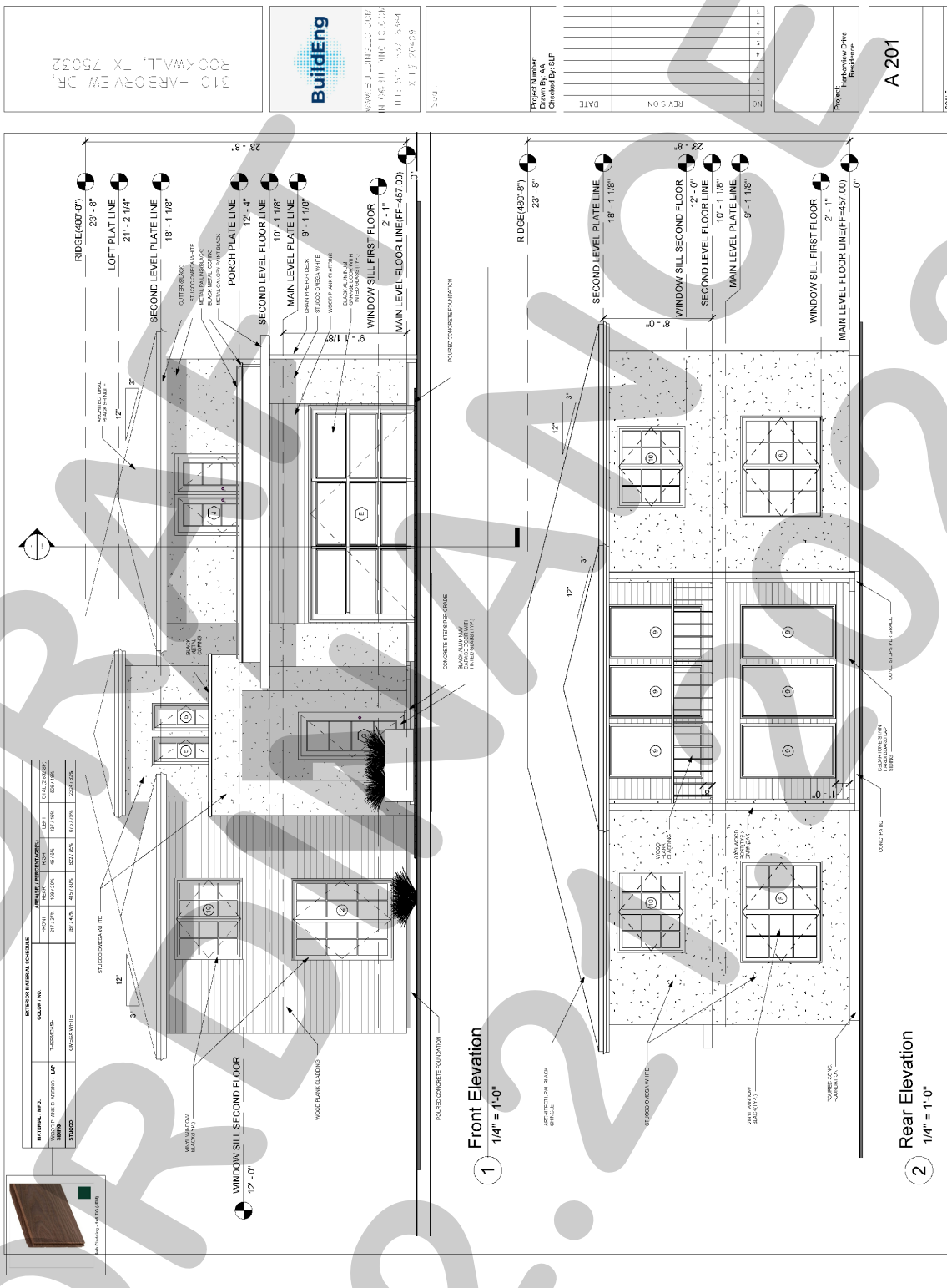
Legal Description: Lot 16, Block C, Harborview Landing, Phase 2 Addition







# Exhibit 'C': Building Elevations









March 7, 2023

TO: Ali Abedini  
6363 San Felipe Street  
Houston, TX 77057

CC: John Fenianos  
1314 Wendell Way  
Garland, TX 75043

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2023-001; *Specific Use Permit (SUP) For Residential Infill within an Established Subdivision*

Ali:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 6, 2023. 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 operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On February 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On February 21, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0.

On March 6, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 23-08, S-294, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,



Bethany Ross  
Planner



CITY OF ROCKWALL

ORDINANCE NO. 23-09

SPECIFIC USE PERMIT NO. S-294

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 84-30*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.20-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 16, BLOCK C, HARBORVIEW LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ali Abedini on behalf of John Fenianos for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District land uses, addressed as 310 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 84-30*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full




force and effect.

**SECTION 7.** 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 6<sup>TH</sup> DAY OF MARCH, 2023.**

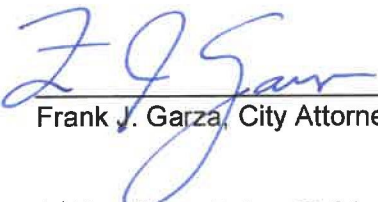
  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

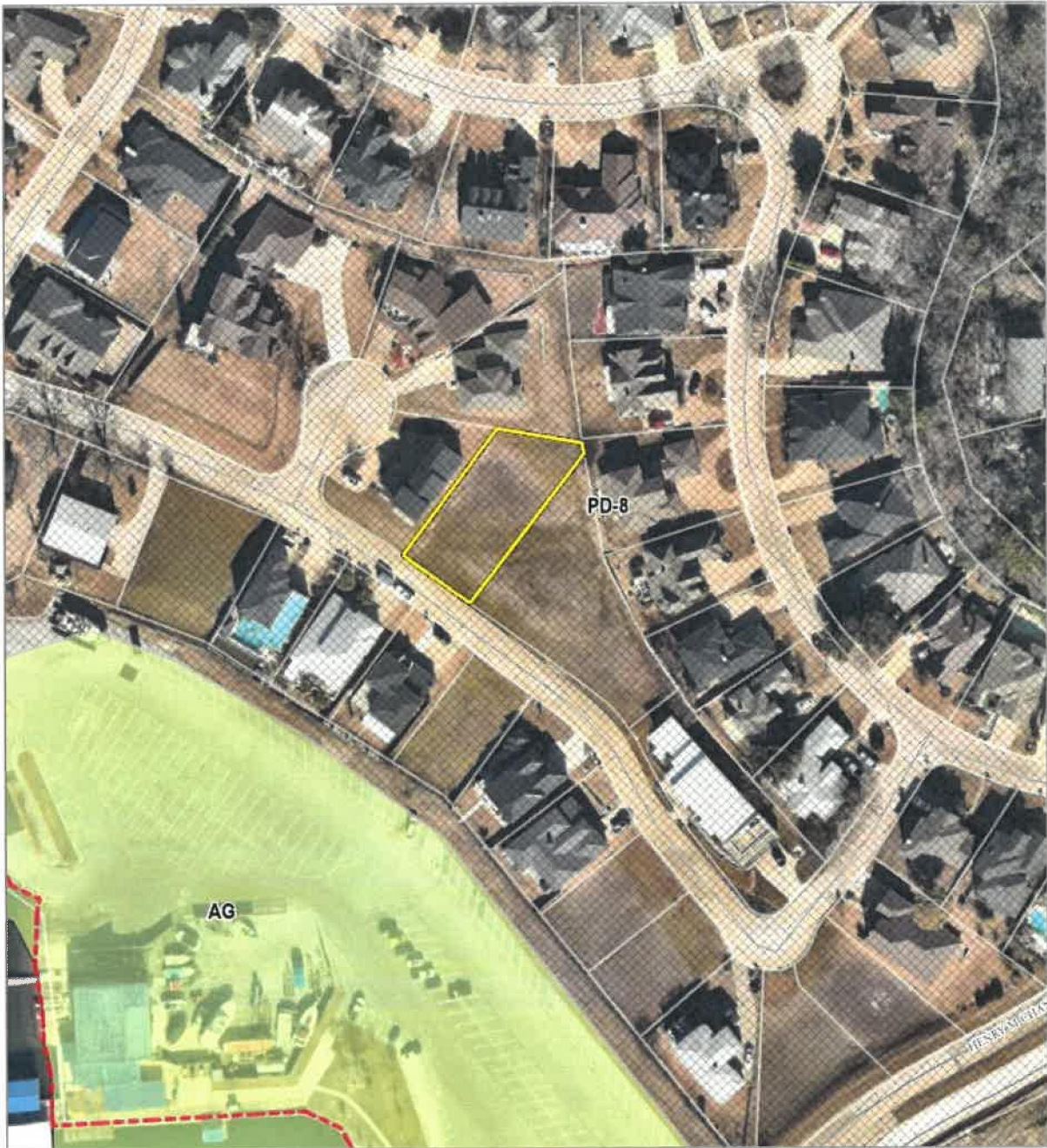
1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023

**Exhibit 'A':**  
*Legal Description*

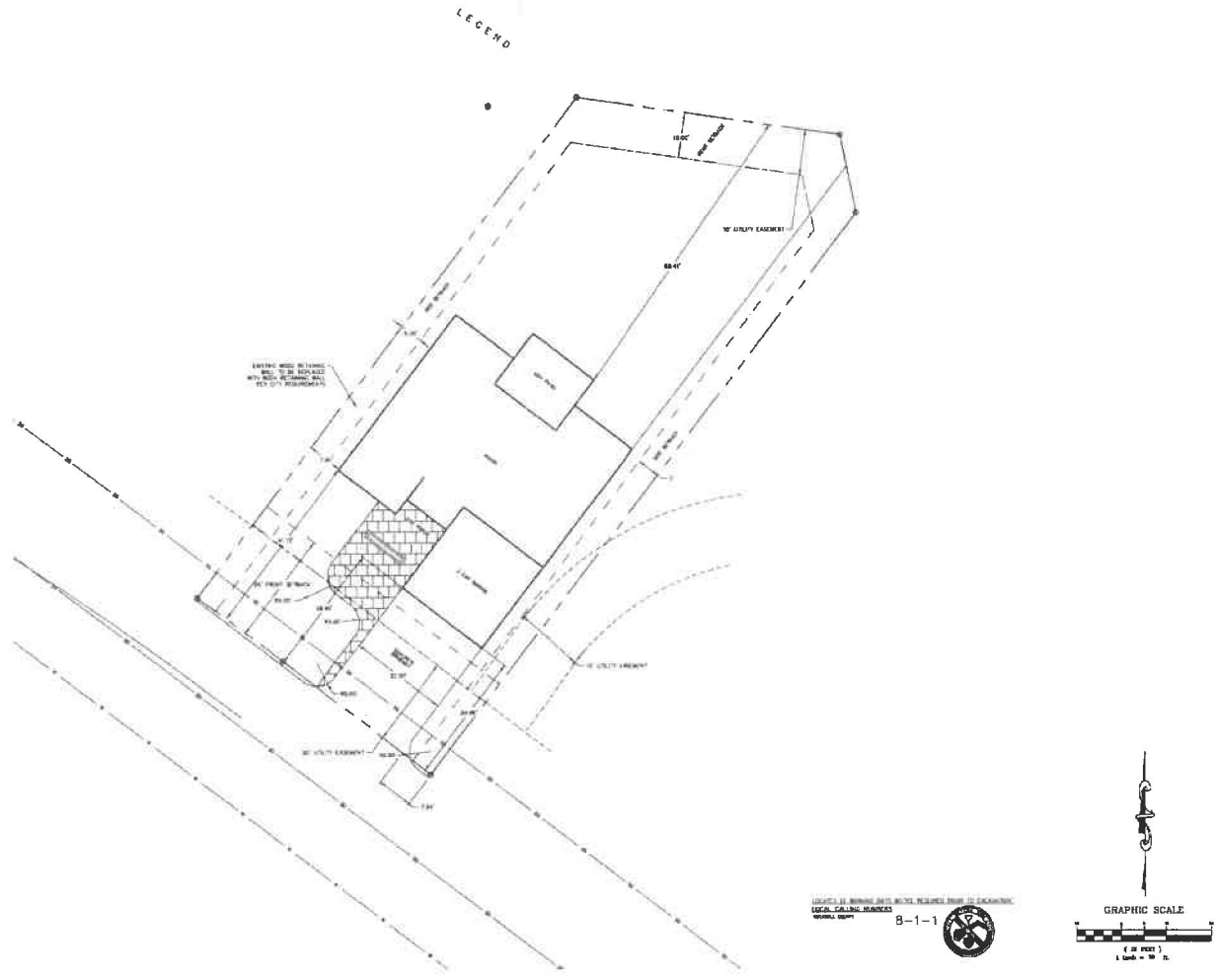
Address: 310 Harborview Drive

Legal Description: Lot 16, Block C, Harborview Landing, Phase 2 Addition





**Exhibit 'B':  
Residential Plot Plan**



# Exhibit 'C': Building Elevations

310 -ARBORVIEW DR.  
ROCKWALL, TX 75082

DATE: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_  
DRAWN BY: AA  
CHECKED BY: BP

Project: 2022-001  
Scale: A 201

ITEM NO.	DESCRIPTION	SIZE	UNIT	QTY	AREA	PERCENT
1	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
2	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
3	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
4	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
5	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
6	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
7	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
8	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
9	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
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18	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
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26	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
27	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
28	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
29	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
30	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%

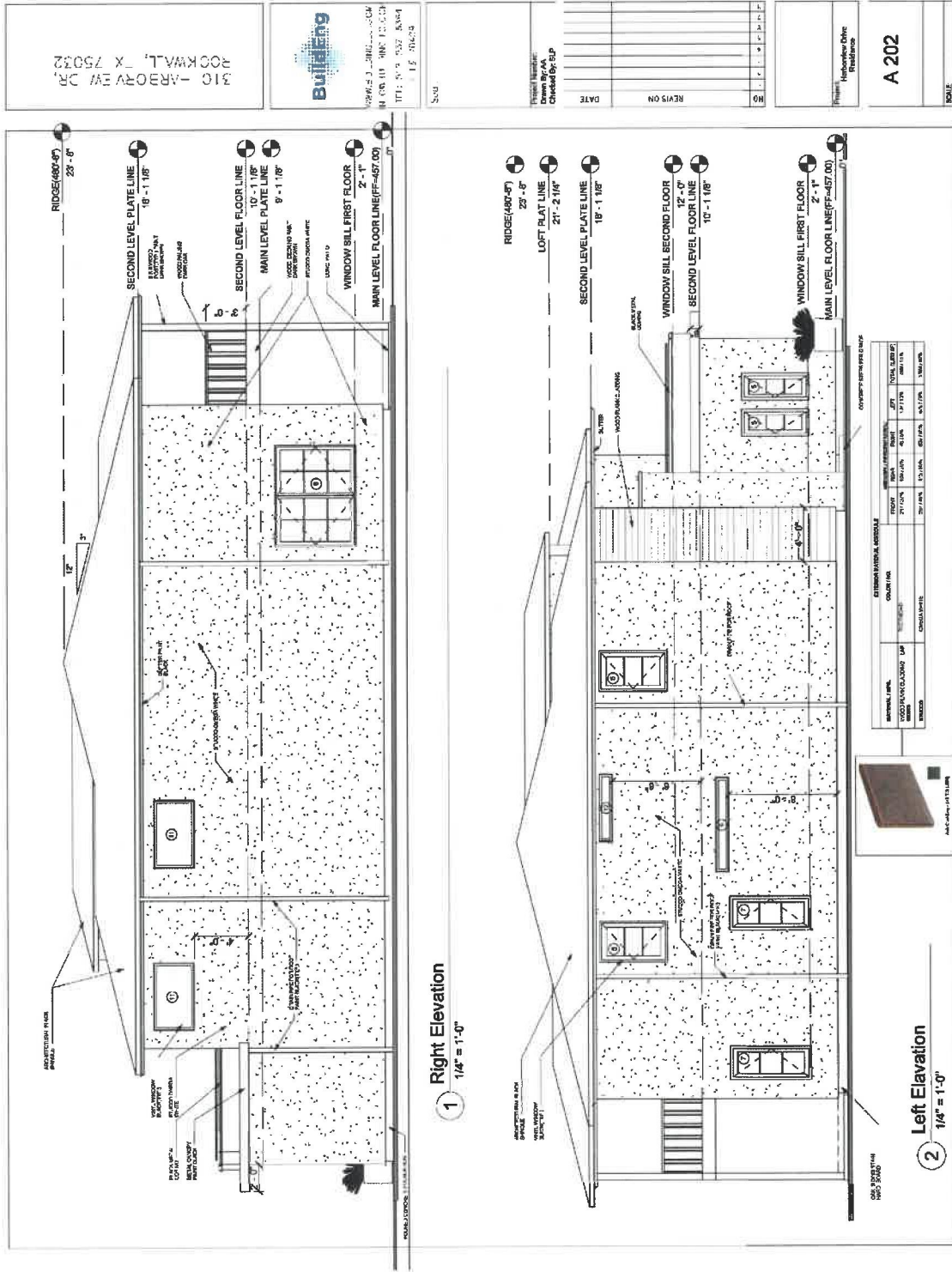
**1**  
Front Elevation  
1/4" = 1'-0"

ITEM NO.	DESCRIPTION	SIZE	UNIT	QTY	AREA	PERCENT
1	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
2	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
3	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
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29	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%
30	WOOD DOOR	36" WIDE	80" HIGH	1	28.80	0.01%

**2**  
Rear Elevation  
1/4" = 1'-0"



# Exhibit 'C': Building Elevations



310 - HARBOVIEW DR.  
ROCKWALL, TX 75087



Project Number:  
Drawn By: AA  
Checked By: SP  
DATE

NO.	REV.	DATE	DESCRIPTION

Project:  
Harboview Drive  
Rockwall, TX

A 202

SCALE

CASE NUMBER: Z2023-001