



## 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. \_\_\_\_\_

**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 308 Harborview Dr.

SUBDIVISION Harbor Landing Phase 2

LOT 15 BLOCK C

GENERAL LOCATION Southwest Rockwall next to the lake

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

CURRENT ZONING PD-B

CURRENT USE Vacant

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 0.368 or 16,039 sq

LOTS [CURRENT] 15

LOTS [PROPOSED] N/A

- ☐ **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 Dustin Fox

☐ APPLICANT Nahomi Anaya

CONTACT PERSON Dustin Fox

CONTACT PERSON Nahomi Anaya

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dustin Fox [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 \$ 205.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF July 2025. 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."

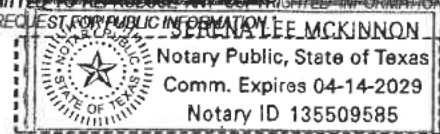
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF July 2025

OWNER'S SIGNATURE

Dustin Fox

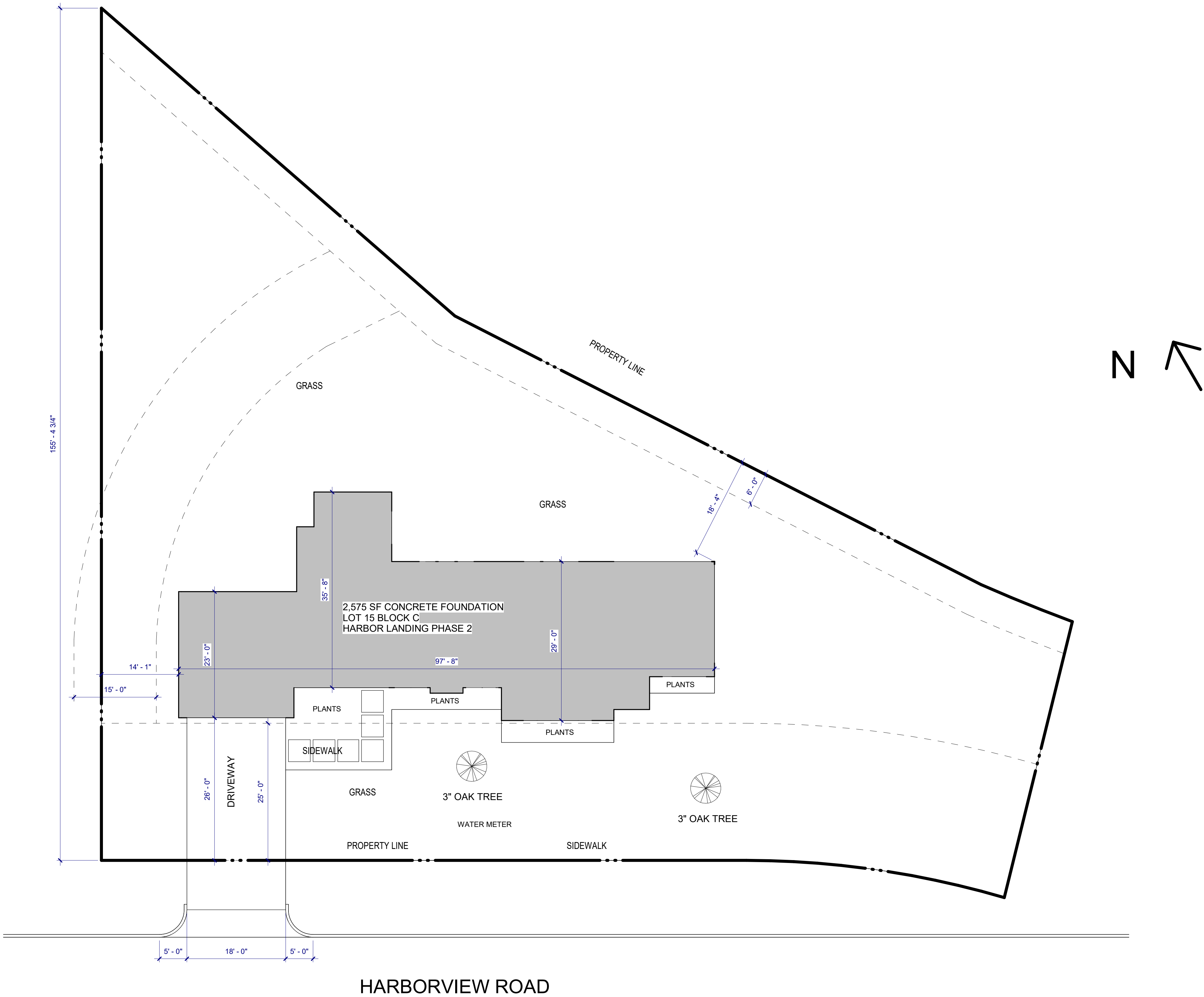
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shiralee McKinnon



MY COMMISSION EXPIRES 04-14-2029





SITE LANDSCAPE PLAN

SCALE: 1" = 10'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

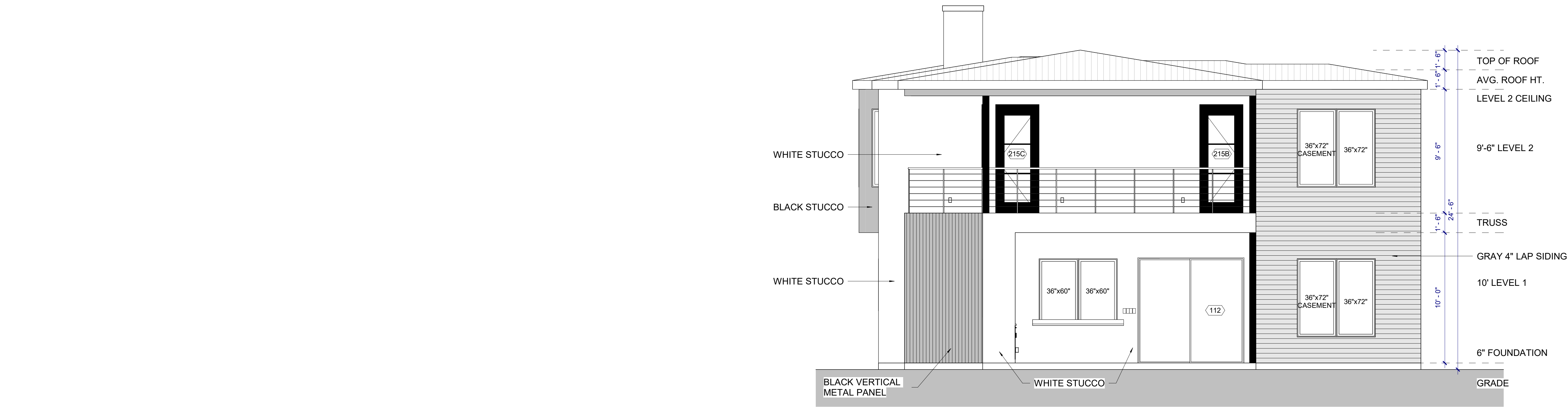
SINGLE FAMILY

LANDSCAPE PLAN

Project number	ROCKWALL
Date	03/26/2025

A01.01

Scale 1" = 10'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

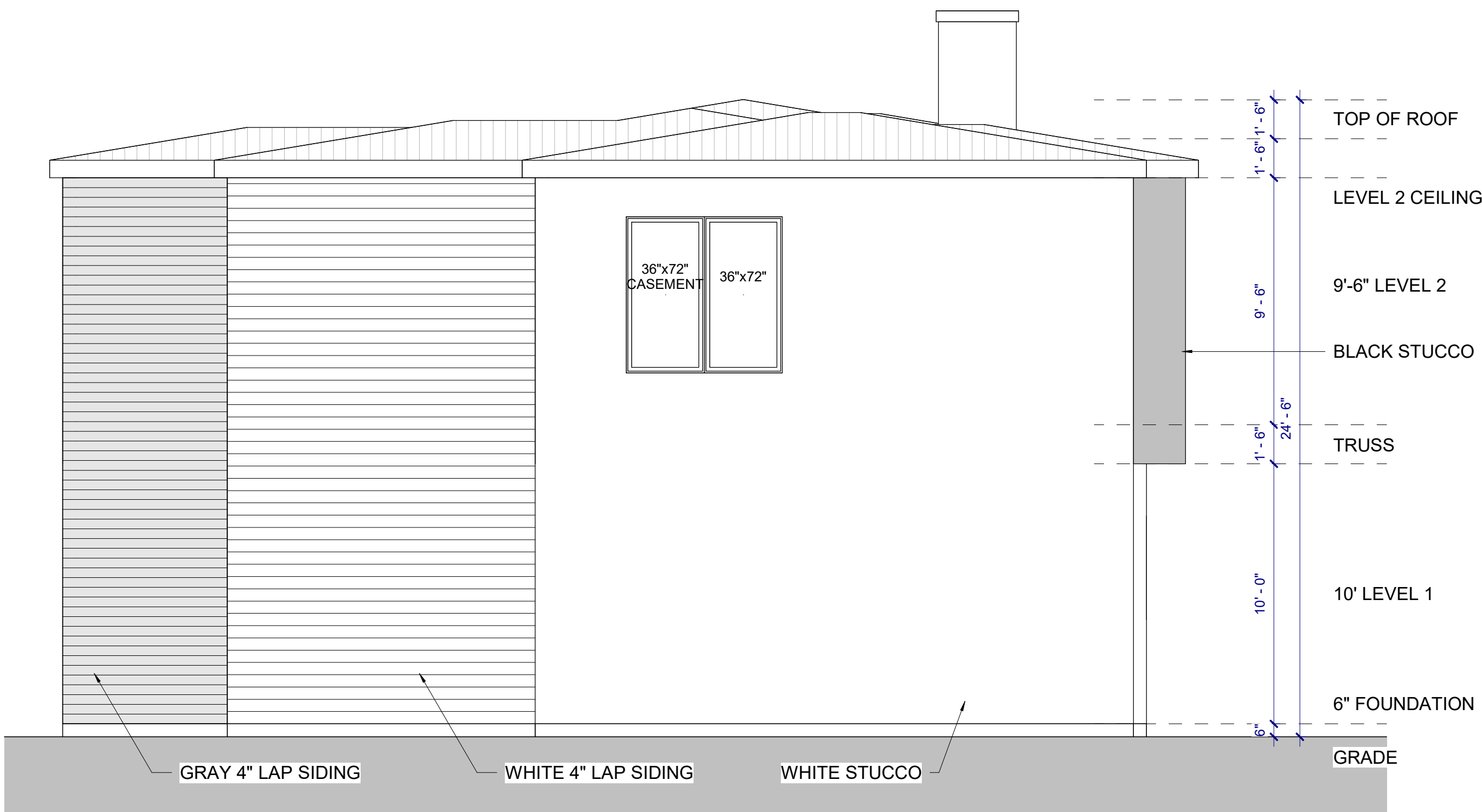
308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
SINGLE FAMILY

ELEVATIONS	
Project number	ROCKWALL
Date	03/26/2025
A03.01	
Scale	1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

1

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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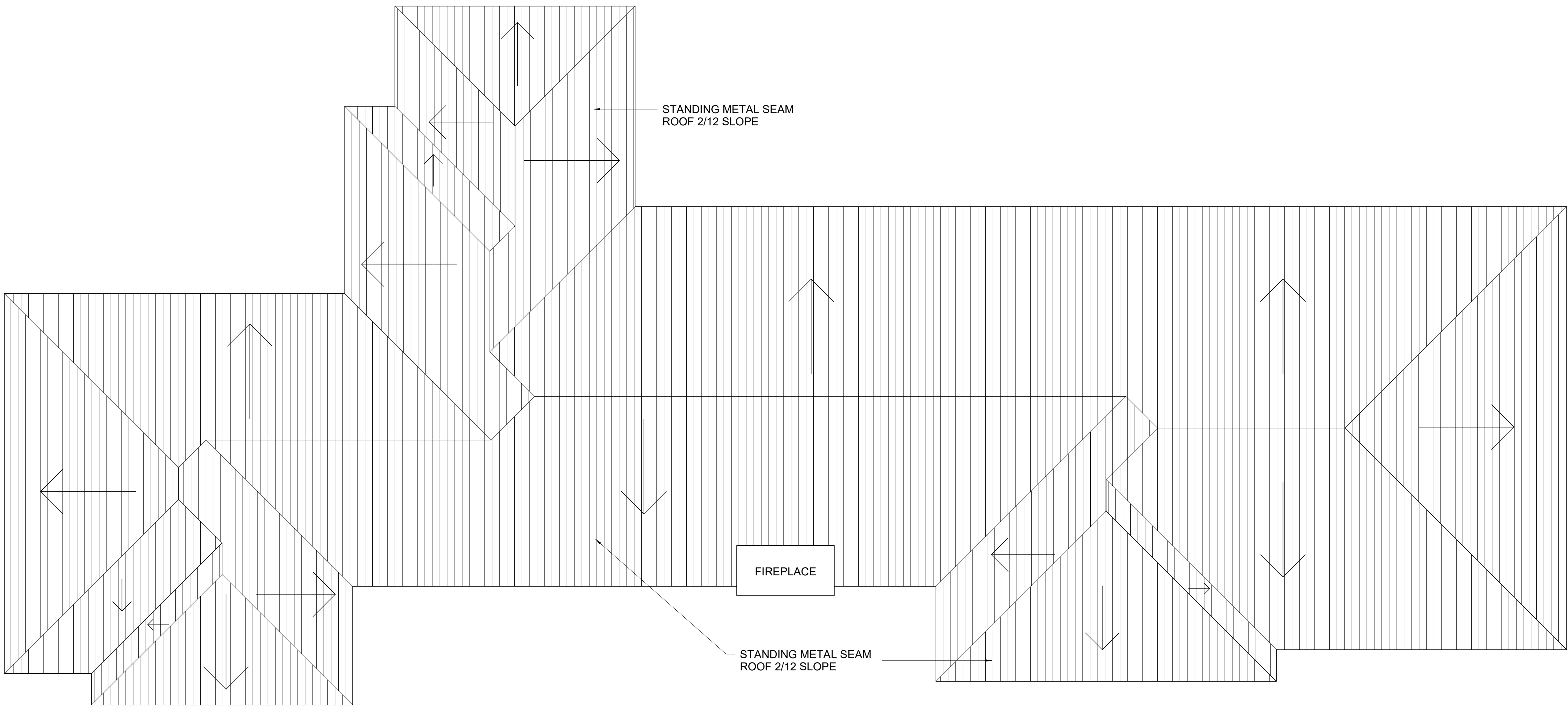
RYAN JACOBSON  
DESIGN LLC  
SINGLE FAMILY

ELEVATIONS

Project number ROCKWALL  
Date 03/26/2025

A03.02

Scale 1/4" = 1'-0"



ROOF PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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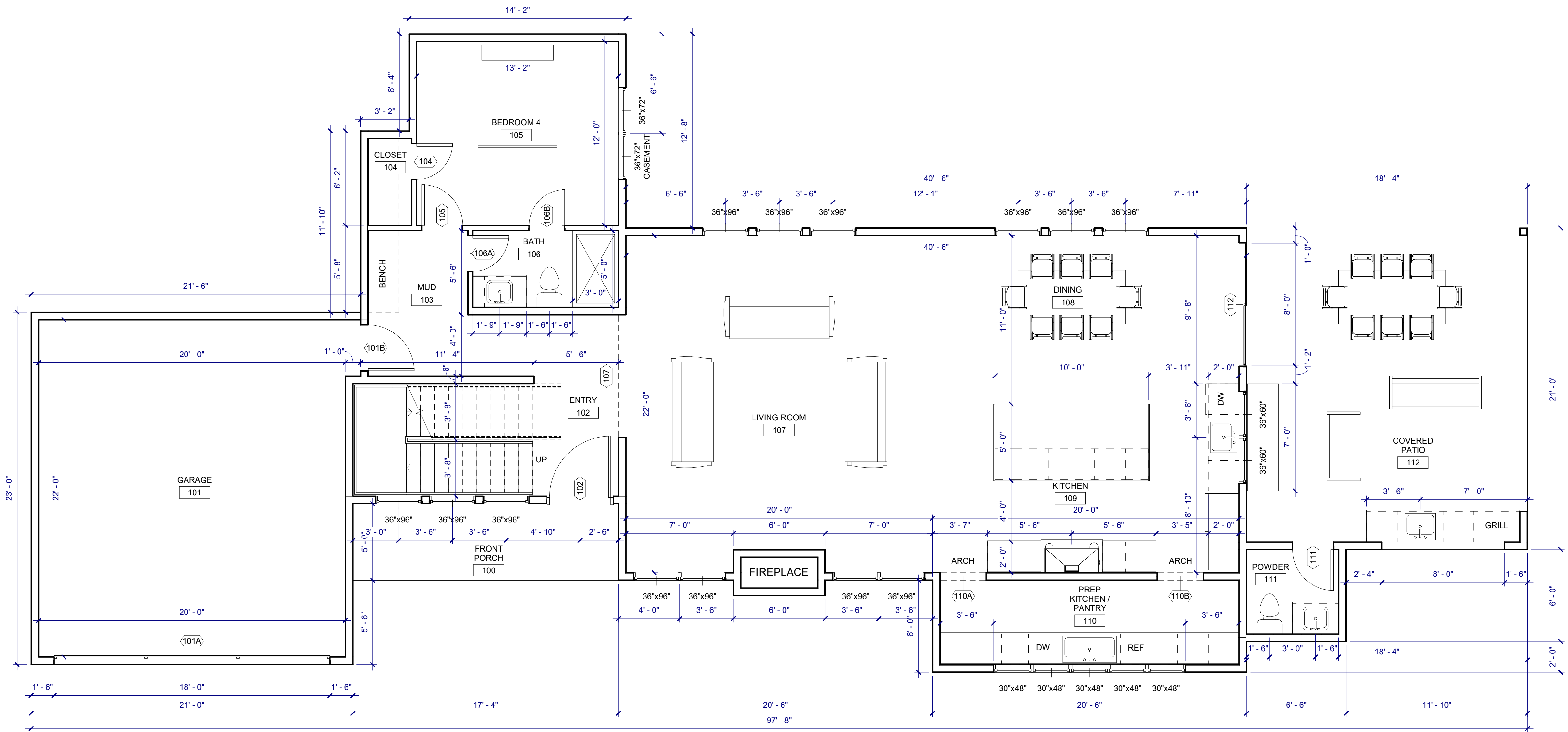
RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

ROOF PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.03

Scale	1/4" = 1'-0"
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LEVEL 1 PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

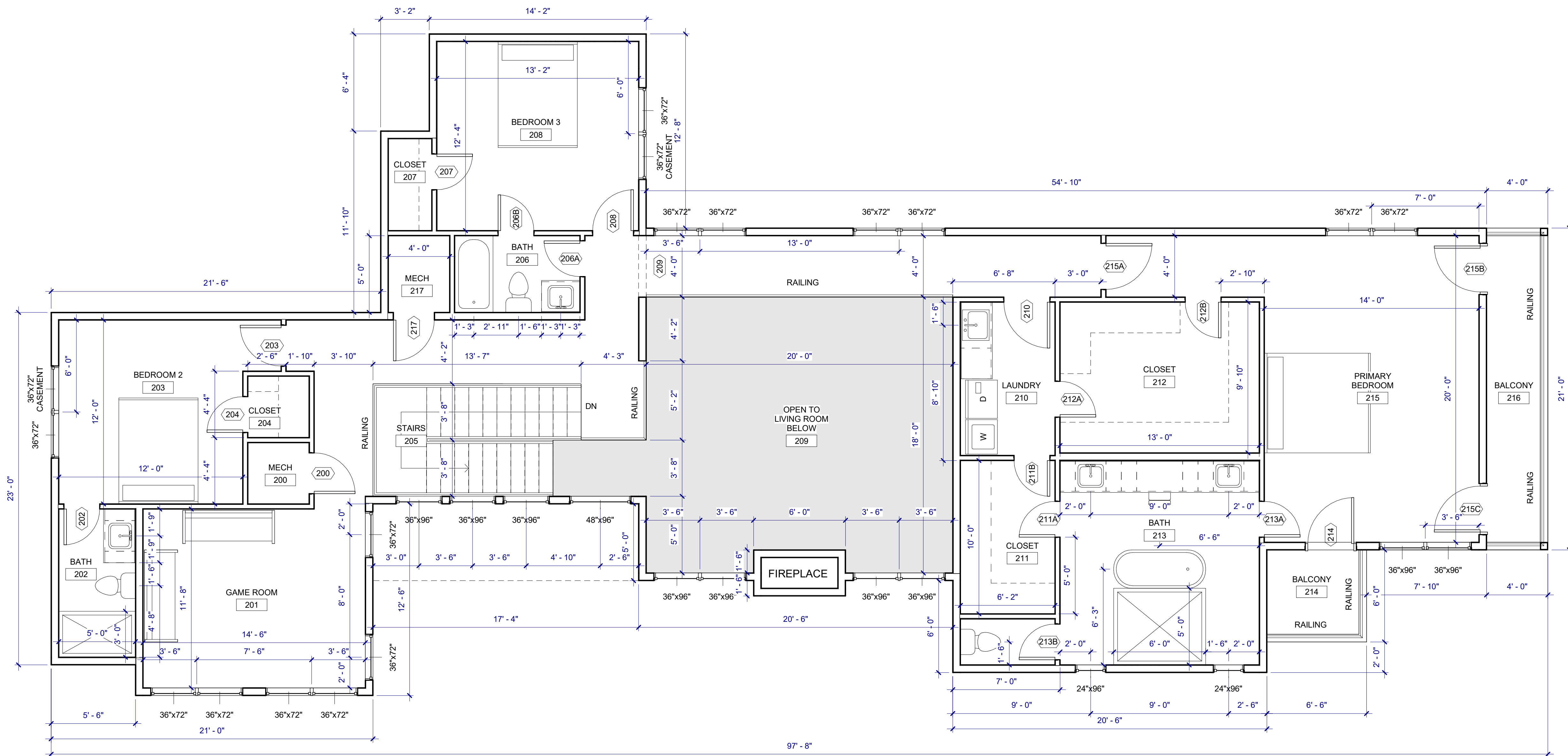
LEVEL 1 PLUMBING PLAN

Project number ROCKWALL  
Date 03/26/2025

A02.04

Scale 1/4" = 1'-0"





LEVEL 2 PLUMBING PLAN

SCALE: 1/4" = 1'-0"

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ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

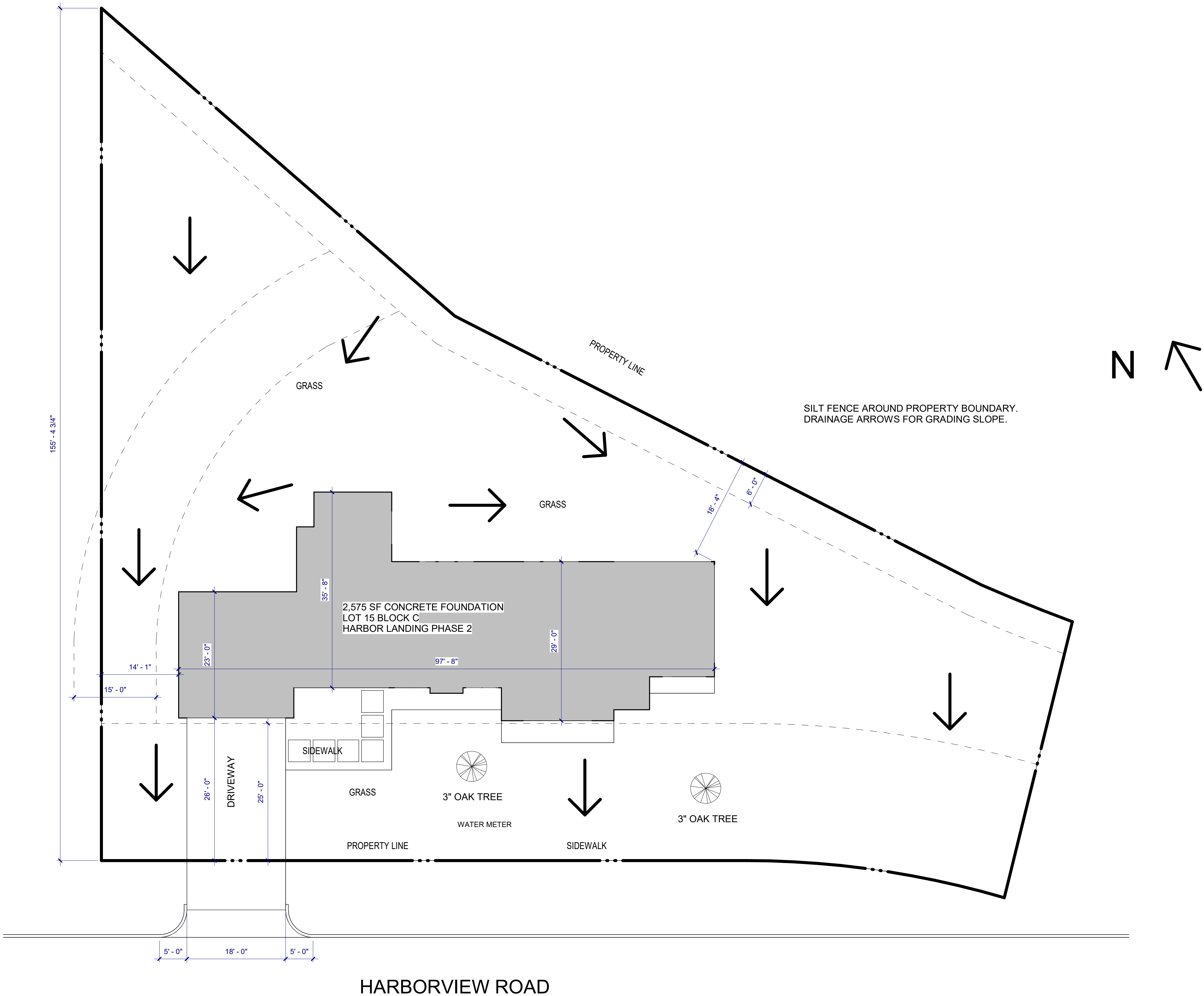
SINGLE FAMILY

LEVEL 2 PLUMBING PLAN

Project number ROCKWALL  
Date 03/26/2025

A02.05

Scale 1/4" = 1'-0"



SITE & DRAINAGE PLAN

SCALE: 1" = 10'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
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RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

SITE & DRAINAGE PLAN

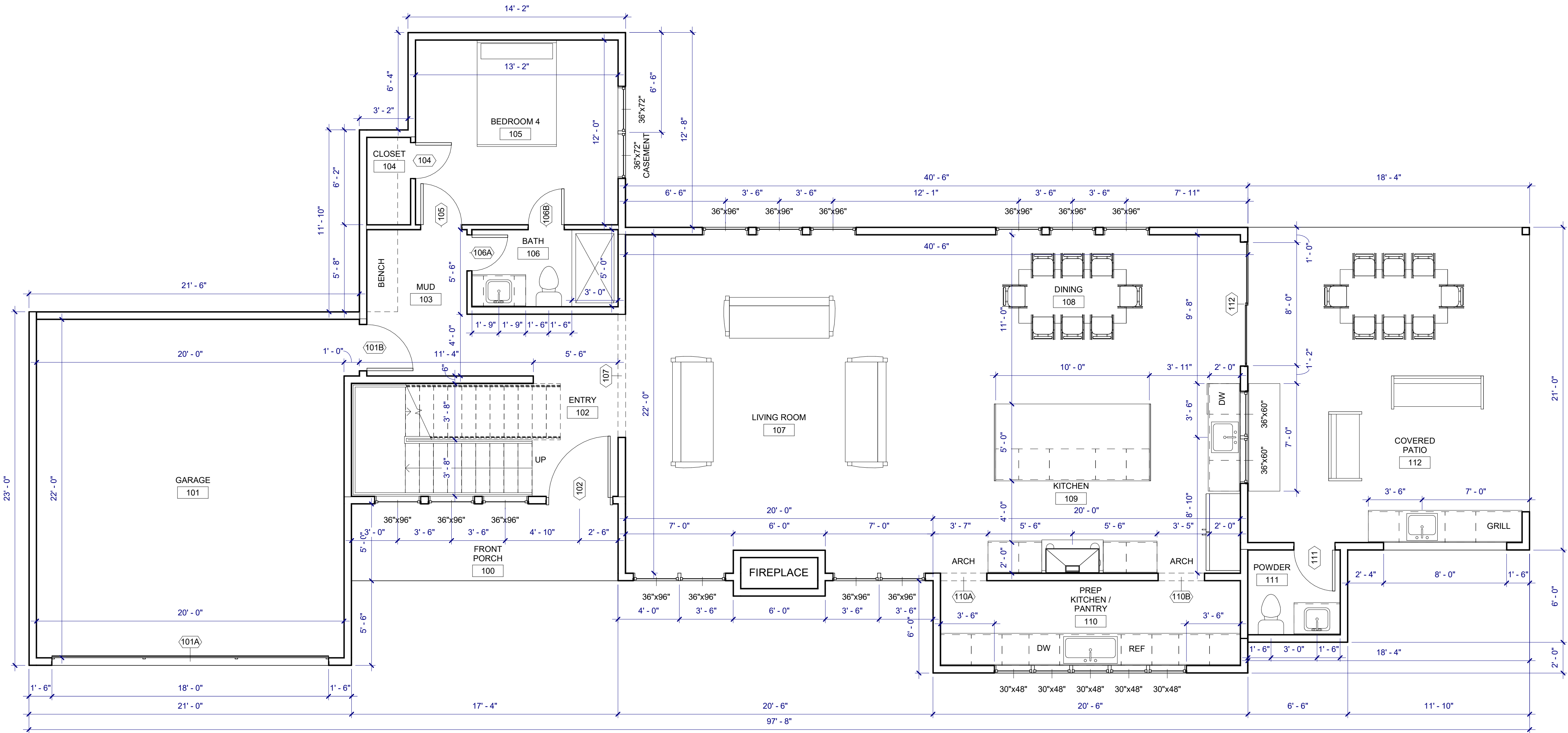
Project number	ROCKWALL
Date	03/26/2025

A01.00

Scale 1" = 10'-0"

Door Schedule		
Mark	Type	Material
101A	18' x 8'	GARAGE
101B	36" x 96"	WOOD
102	GLASS DOOR 4'x8'	GLASS
104	28" x 96"	WOOD
105	32" x 96"	WOOD
106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
215B	36" x 96"	0"	8' - 0"
215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"



LEVEL 1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number ROCKWALL  
Date 03/26/2025

A02.01

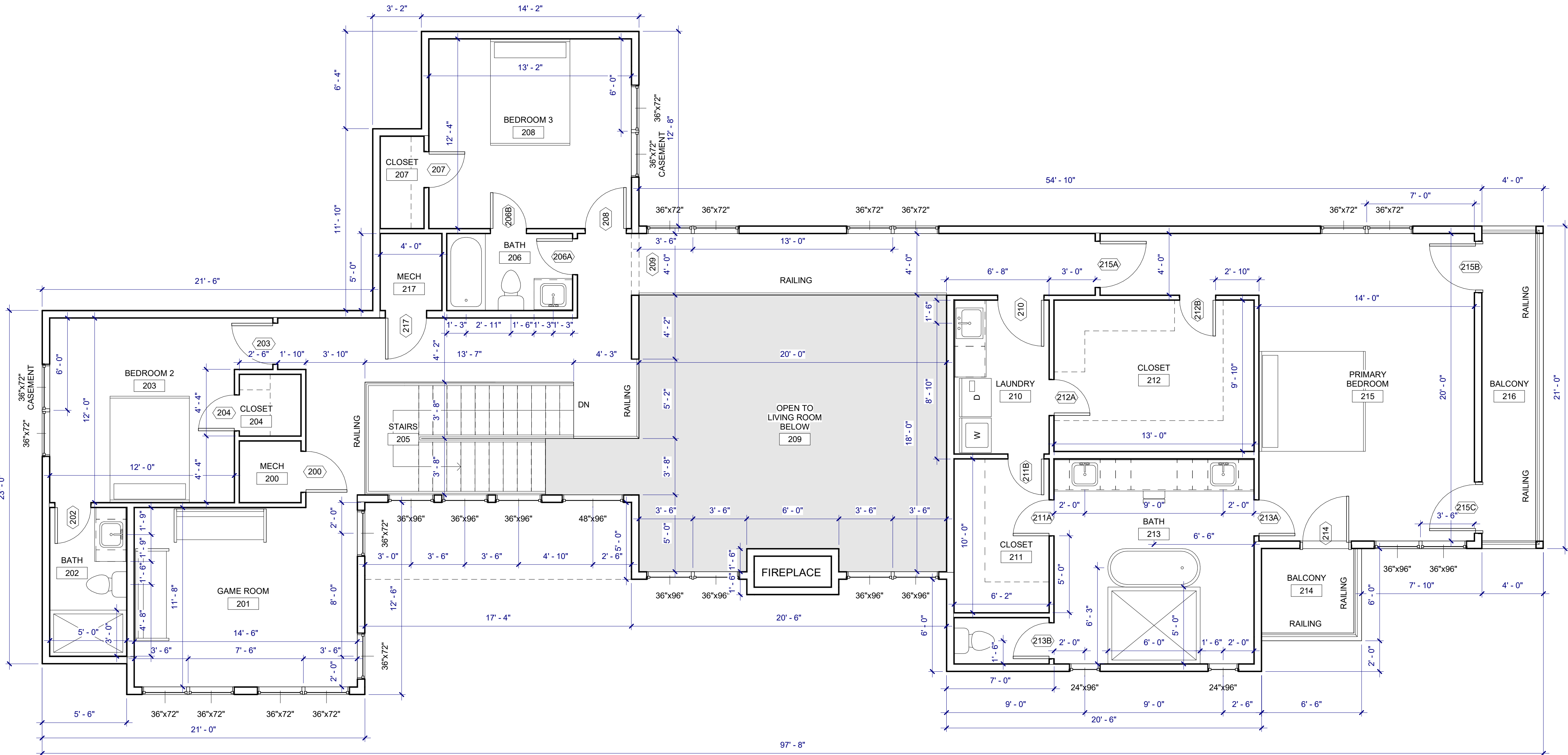
Scale 1/4" = 1'-0"



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107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
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108C	36" x 96"	0"	8' - 0"
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109B	36" x 60"	3' - 0"	8' - 0"
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110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
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201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
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215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"

SQUARE FOOTAGE:	
<b><u>308 HARBORVIEW DRIVE</u></b>	
FIRST FLOOR SF:	1,617 SF
SECOND FLOOR SF:	1,893 SF
TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF



LEVEL 2 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 2 FLOOR PLAN

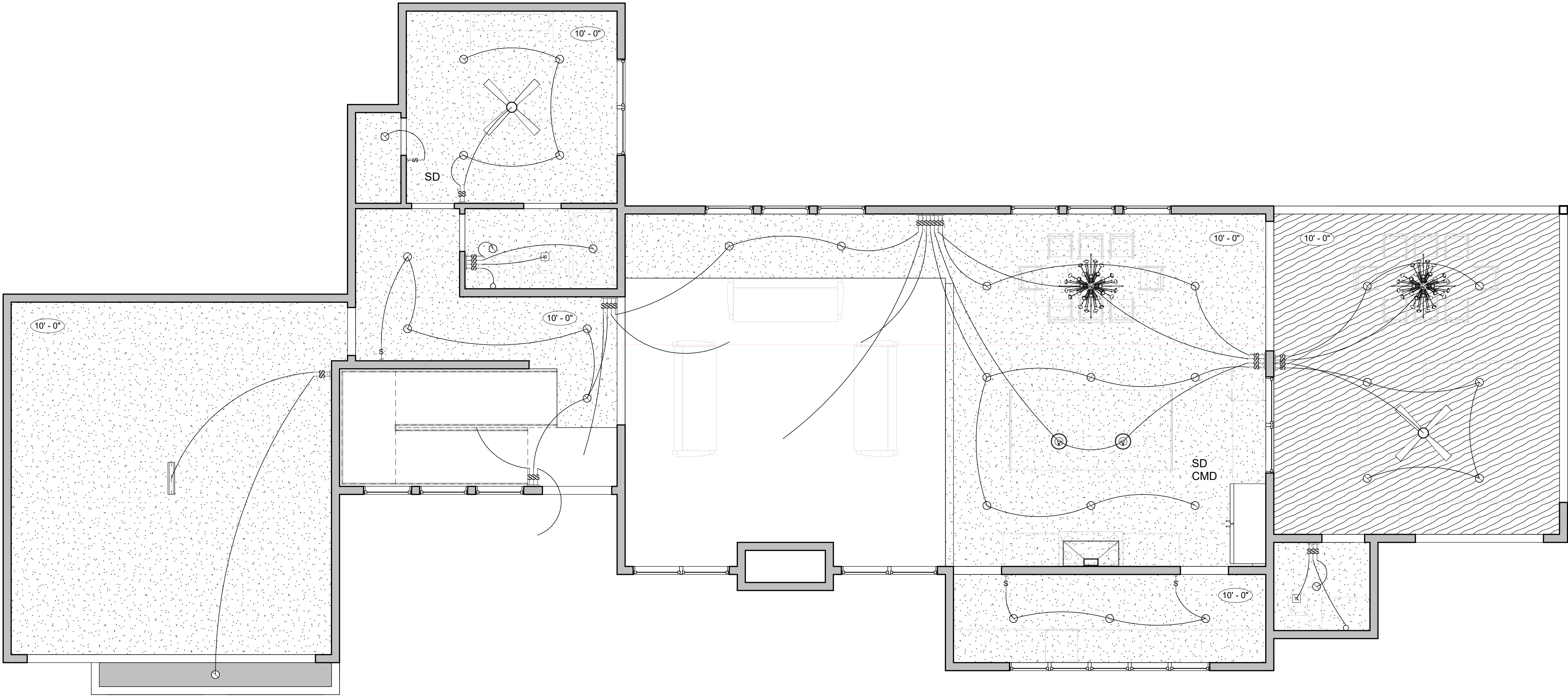
Project number	ROCKWALL
Date	03/26/2025

A02.02

Scale	1/4" = 1'-0"
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LEGEND

SD = SMOKE DETECTOR  
CMD = CARBON MONOXIDE DETECTOR



LEVEL 01 REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

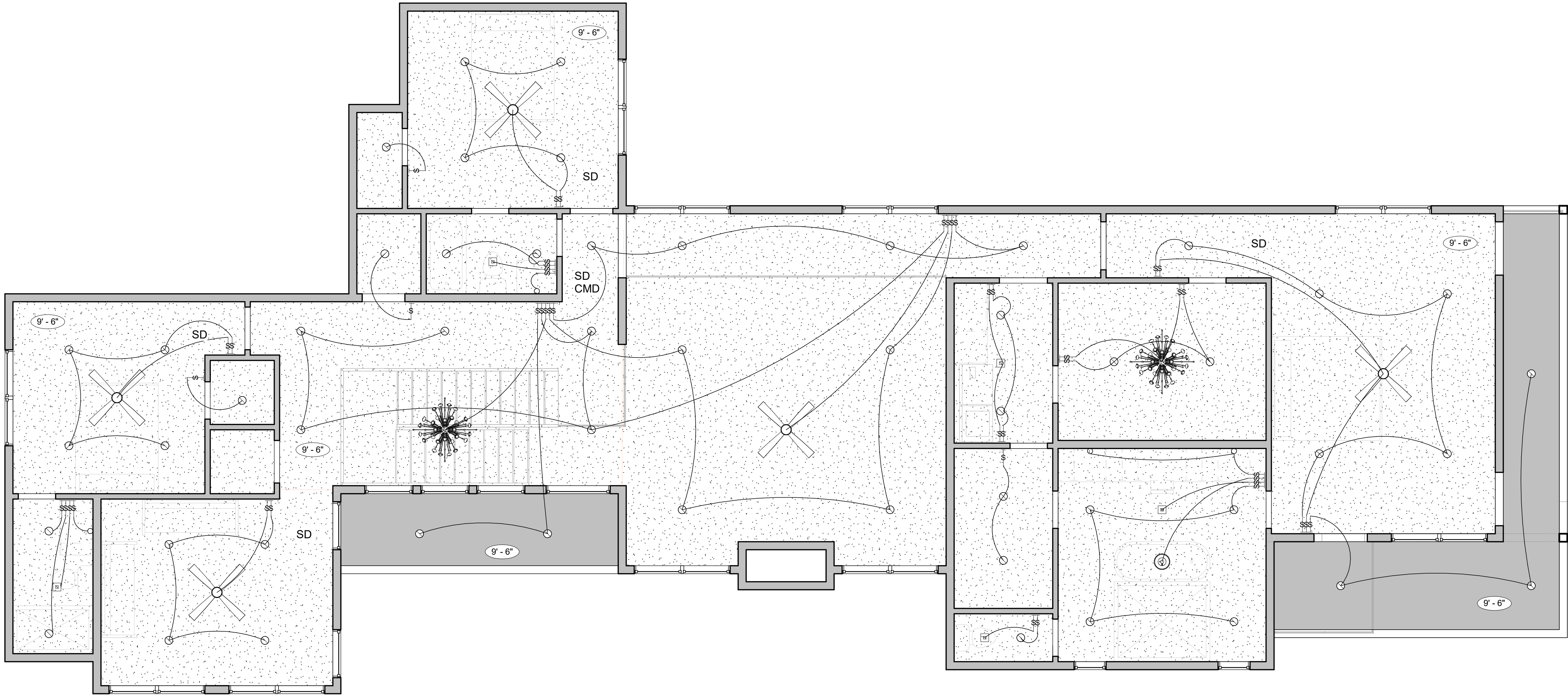
RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 1 REFLECTED CEILING PLAN	
Project number	ROCKWALL
Date	03/26/2025
A04.01	
Scale	1/4" = 1'-0"



LEGEND

SD = SMOKE DETECTOR  
CMD = CARBON MONOXIDE DETECTOR



LEVEL 2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

LEVEL 2 REFLECTED  
CEILING PLAN

Project number	ROCKWALL
Date	03/26/2025

A04.02

Scale	1/4" = 1'-0"
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308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number    ROCKWALL  
Date                    03/26/2025

A09.01

Scale





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.02

Scale



LEGEND

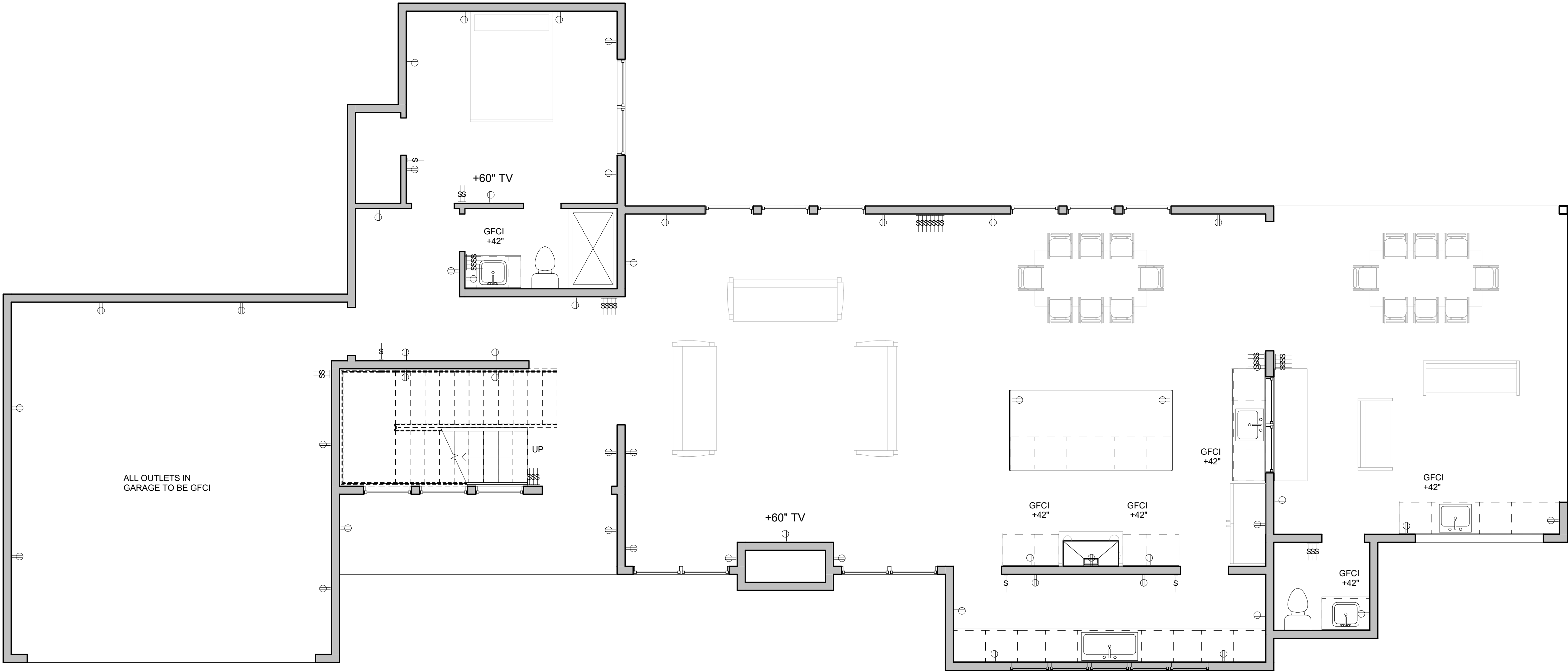
= OUTLET

GFCI

= GFCI (GROUND FAULT  
CIRCUIT INTERRUPTER)

S

= LIGHT SWITCH



LEVEL 01 - POWER

SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

LEVEL 1 POWER PLAN

Project number	ROCKWALL
Date	03/26/2025

A10.01

Scale 1/4" = 1'-0"

LEGEND

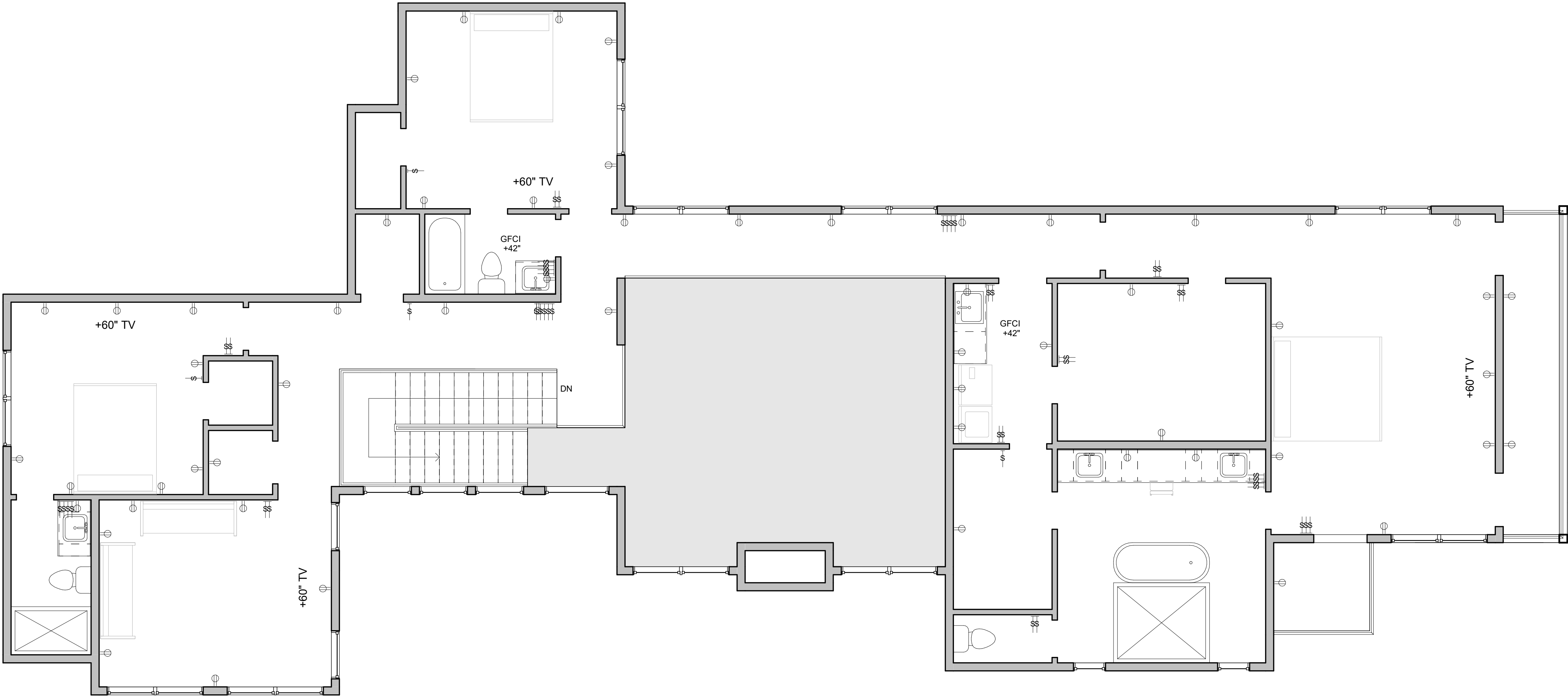
= OUTLET

GFCI

= GFCI (GROUND FAULT  
CIRCUIT INTERRUPTER)

S

= LIGHT SWITCH



LEVEL 02 - POWER

SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

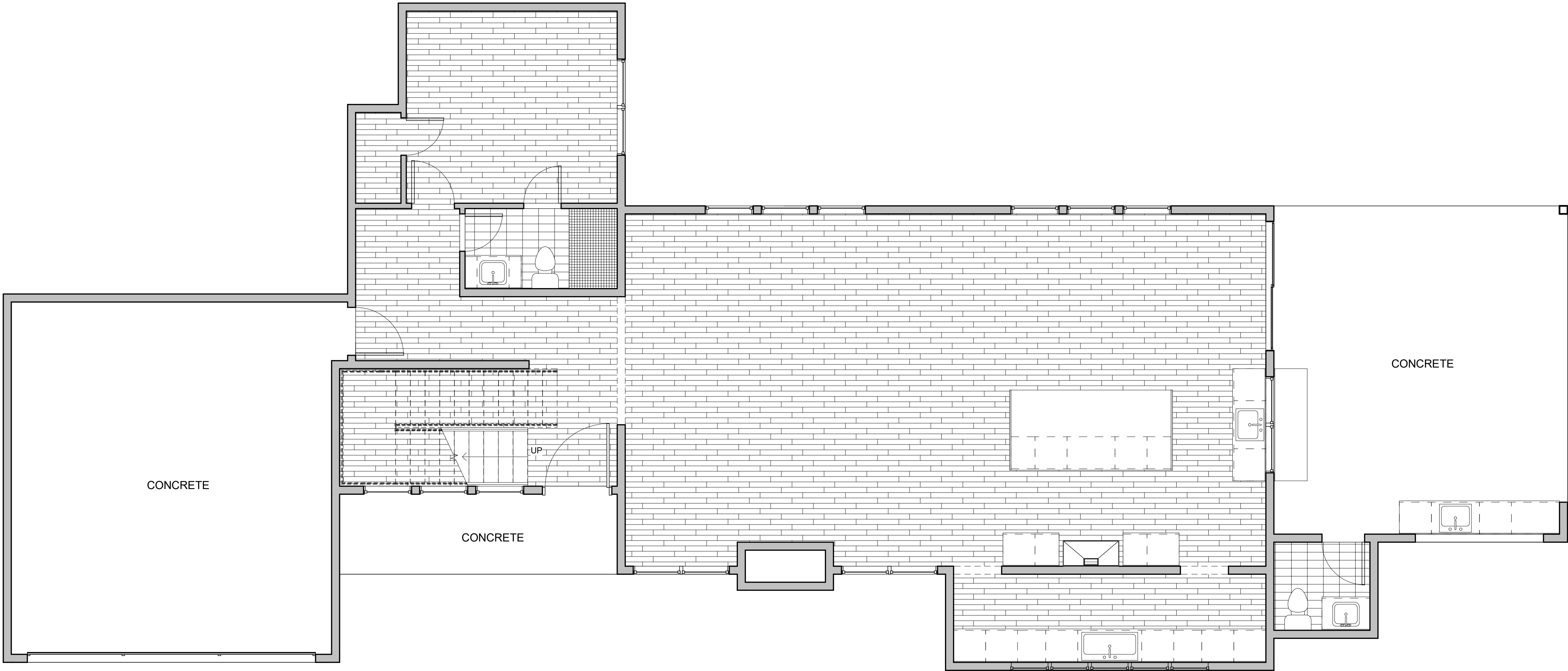
LEVEL 2 POWER PLAN

Project number	ROCKWALL
Date	03/26/2025

A10.02

Scale	1/4" = 1'-0"
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WF-1	=	1,392 SF
TL-01	=	66 SF
TL-02	=	15 SF



LEVEL 01 - FINISH  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 1 FINISH PLAN

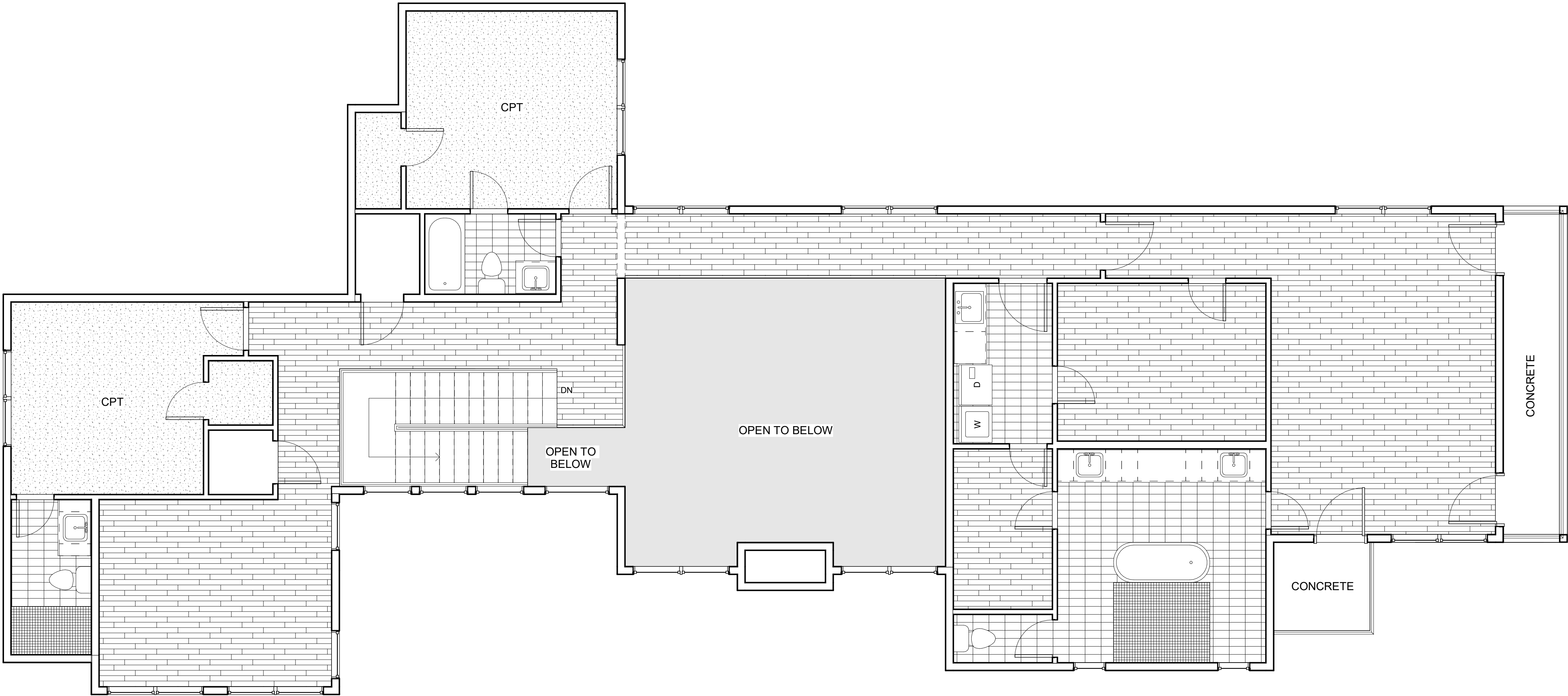
Project number	ROCKWALL
Date	03/26/2025

A05.01

Scale	1/4" = 1'-0"
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WF-1	=	963 SF
TL-01	=	305 SF
TL-02	=	48 SF
CPT	=	349 SF



308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON DESIGN LLC	
SINGLE FAMILY	
LEVEL 2 FINISH PLAN	
Project number	ROCKWALL
Date	03/26/2025
A05.02	
Scale	1/4" = 1'-0"



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

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 308 Harborview Dr.

SUBDIVISION Harbor Landing Phase 2

LOT 15 BLOCK C

GENERAL LOCATION Southwest Rockwall next to the lake

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

CURRENT ZONING PD-B

CURRENT USE Vacant

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 0.368 or 16,039 sq

LOTS [CURRENT] 15

LOTS [PROPOSED] N/A

- ☐ **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 Dustin Fox

☐ APPLICANT Nahomi Anaya

CONTACT PERSON Dustin Fox

CONTACT PERSON Nahomi Anaya

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dustin Fox [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 \$ 205.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF July 2025. 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."

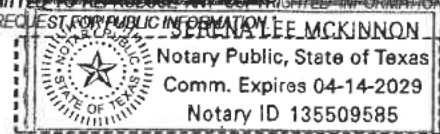
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF July 2025

OWNER'S SIGNATURE

Dustin Fox

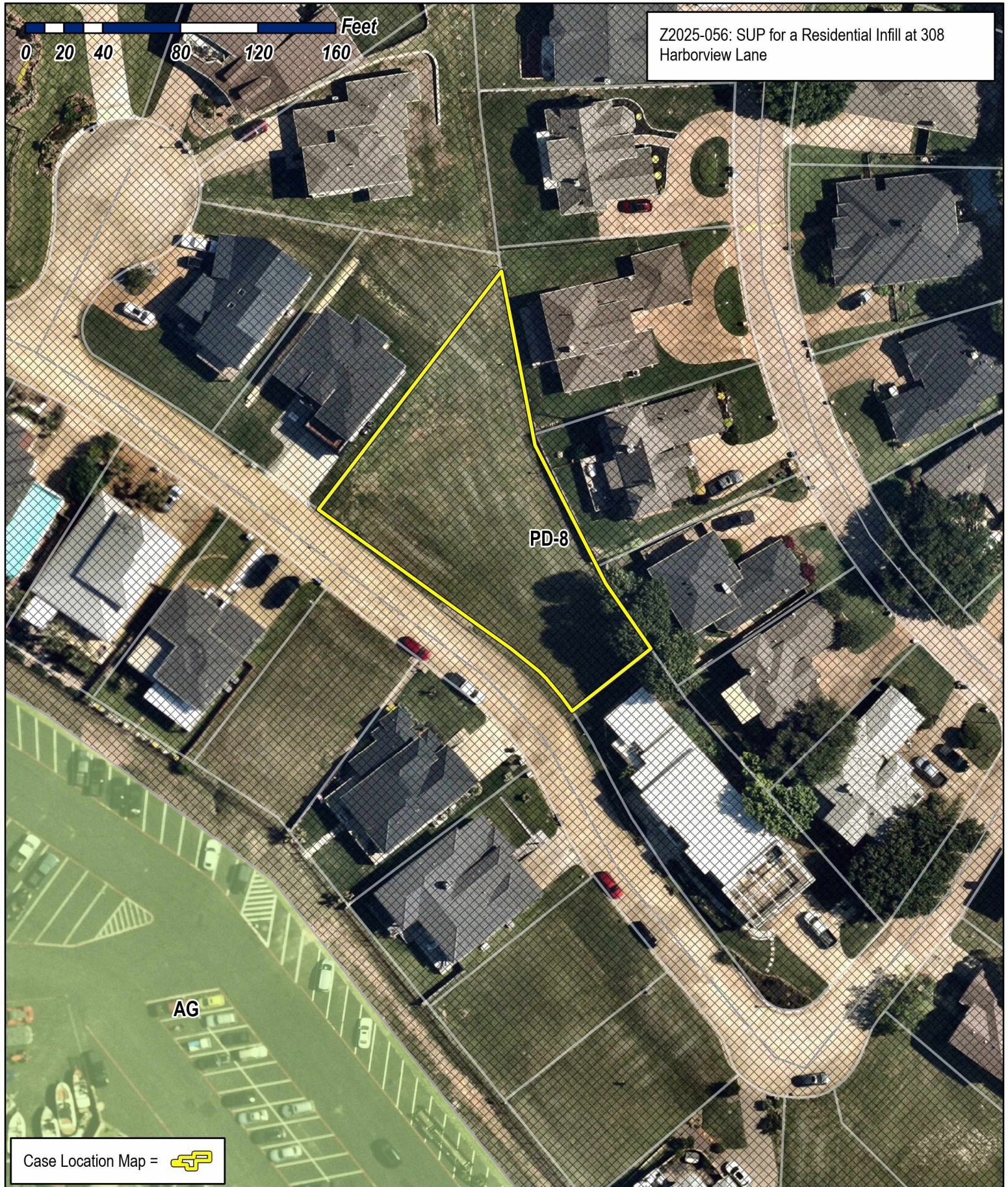
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shiralee McKinnon



MY COMMISSION EXPIRES 04-14-2029






Z2025-056: SUP for a Residential Infill at 308 Harborview Lane

0 20 40 80 120 160 Feet

PD-8

AG

Case Location Map = 



# City of Rockwall

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

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



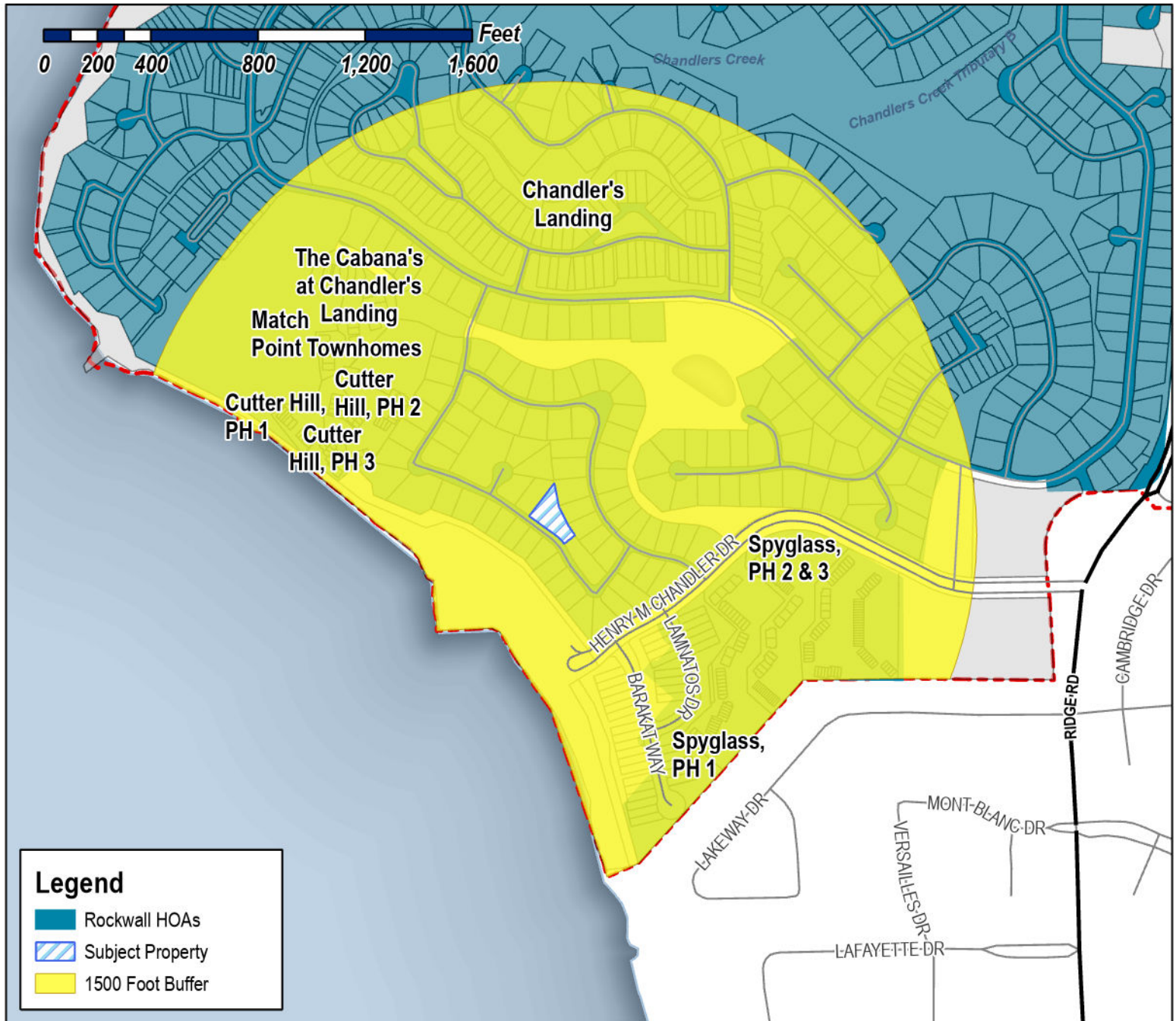




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2025-056  
**Case Name:** SUP for a Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 8 (PD-8)  
District  
**Case Address:** 308 Harborview Lane

**Date Saved:** 8/15/2025

For Questions on this Case Call (972) 771-7745



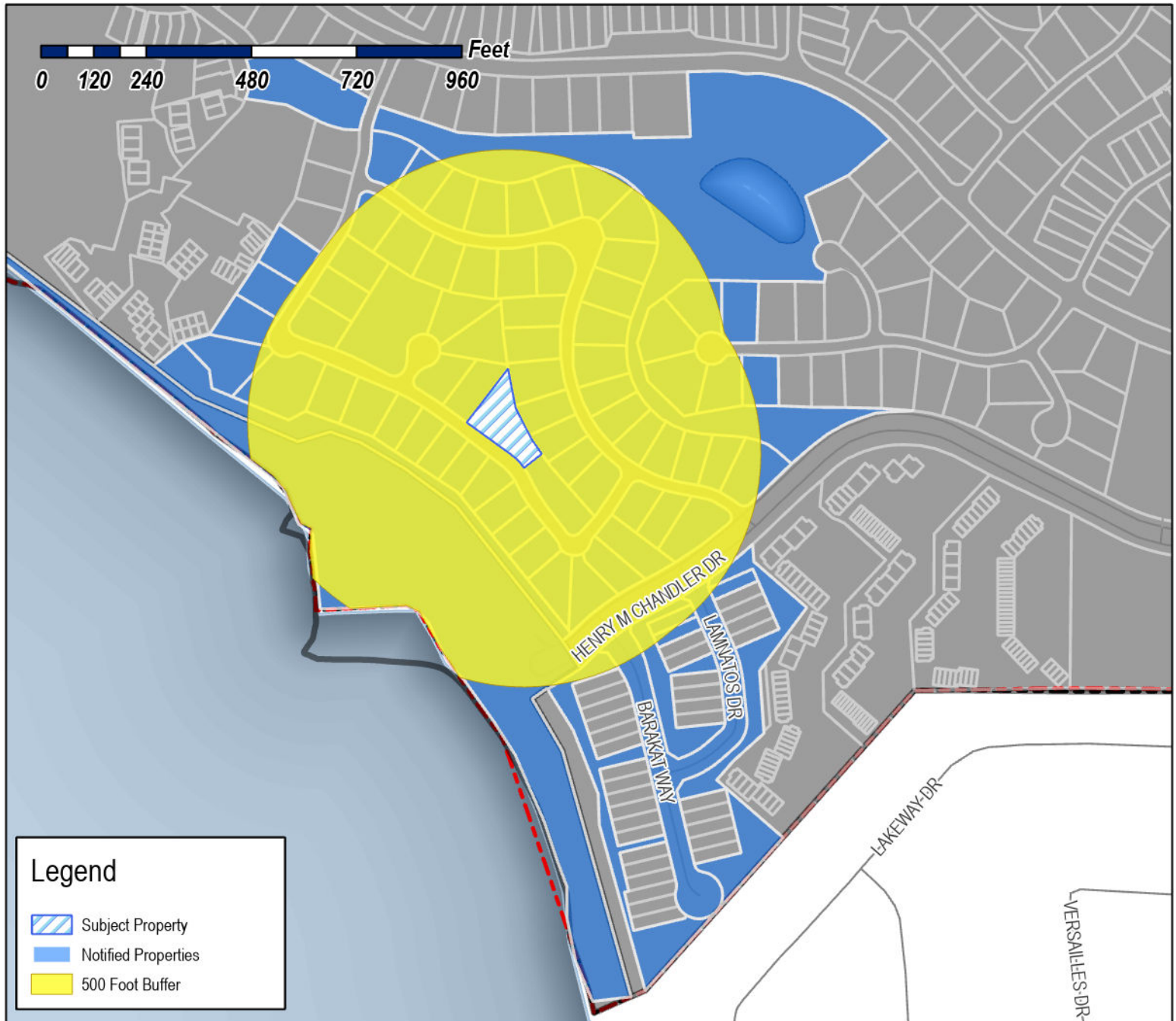




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**Case Number:** Z2025-056  
**Case Name:** SUP for a Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 8 (PD-8)  
District  
**Case Address:** 308 Harborview Lane

**Date Saved:** 8/15/2025

For Questions on this Case Call: (972) 771-7745



CHANDLERS LANDING COMMUNITY ASSOC  
1 COMMODORE PLAZA  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC  
106 SAWGRASS DR  
ROCKWALL, TX 75032

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

JR WASATCH HOME BUILDER LLC  
1314 Wendell Way  
Garland, TX 75043

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC  
17330 Preston Rd Ste 220A  
Dallas, TX 75252

MCKNIGHT MARY D  
201 HARBOR LANDING DR  
ROCKWALL, TX 75032

WILSON SEAN  
202 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

BERNAL LIBIA AMAYA AND  
CARLOS AUGUSTO MOSQUERA  
204 HARBOR LANDING  
ROCKWALL, TX 75032

RESIDENT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

THORNQUIST LAURA & EUGENE C  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

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

RESIDENT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032

GHEBRETSADIK KISANET  
295 Blackhaw Dr  
Fate, TX 75087

RESIDENT  
297 HARBORVIEW DR  
ROCKWALL, TX 75032

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

RESIDENT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

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

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

RESIDENT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

CLEATON JERRY LEE  
306 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032

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

CROMEENS SHAN  
307 HARORVIEW DR  
ROCKWALL, TX 75032

RESIDENT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

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

RESIDENT  
309 HARBORVIEW DR  
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE  
309 Harbor Landing Dr  
Rockwall, TX 75032

RESIDENT  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

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

TAYLOR ANTHONY  
311 HARBOR LANDING  
ROCKWALL, TX 75032

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

RESIDENT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

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

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

TURCHI ARLENE S  
314 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

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

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

RESIDENT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

RESIDENT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

BOLTON LINDSAY E & DONALD P PRIBYL  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

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

POTTS ANNA A  
320 PORTVIEW PL  
ROCKWALL, TX 75032

2024 R K LINNSTAEDTER REVOCABLE TRUST  
RANDALL CLAY LINNSTAEDTER & KIMBERLY  
GENE LINNSTAEDTER - TRU  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP  
321 Harborview Dr  
Rockwall, TX 75032

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

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

RIZZARI VANESSA GABRIELA  
324 Harbor Landing Dr  
Rockwall, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

RESIDENT  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

Haidar Lamora J and  
Lucinda K Polhemus  
327 Yacht Club Drive  
Rockwall, TX 75032

RESIDENT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

RESIDENT  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

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

OIWA TAKA AKI  
C/O OPEN HOUSE CO LTD  
5050 Quorum Dr Ste 610  
Dallas, TX 75254

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

RESIDENT  
5201 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5202 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5208 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5226 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5300 BARAKAT WAY  
ROCKWALL, TX 75032

AD CUSTOMS LLC  
5525 BLAZING STAR RD  
FRISCO, TX 75036

BYRNE PATRICK F AND LAURA KRUSE  
6107 VOLUNTEER PLACE  
ROCKWALL, TX 75032

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

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PLACE  
ROCKWALL, TX 75032

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

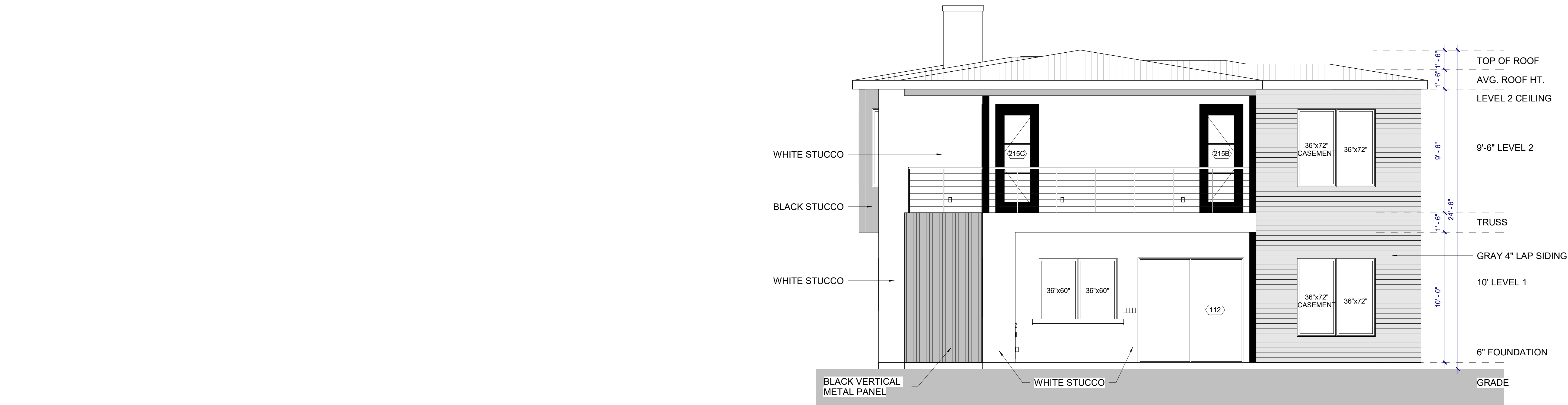
MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

RESIDENT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032



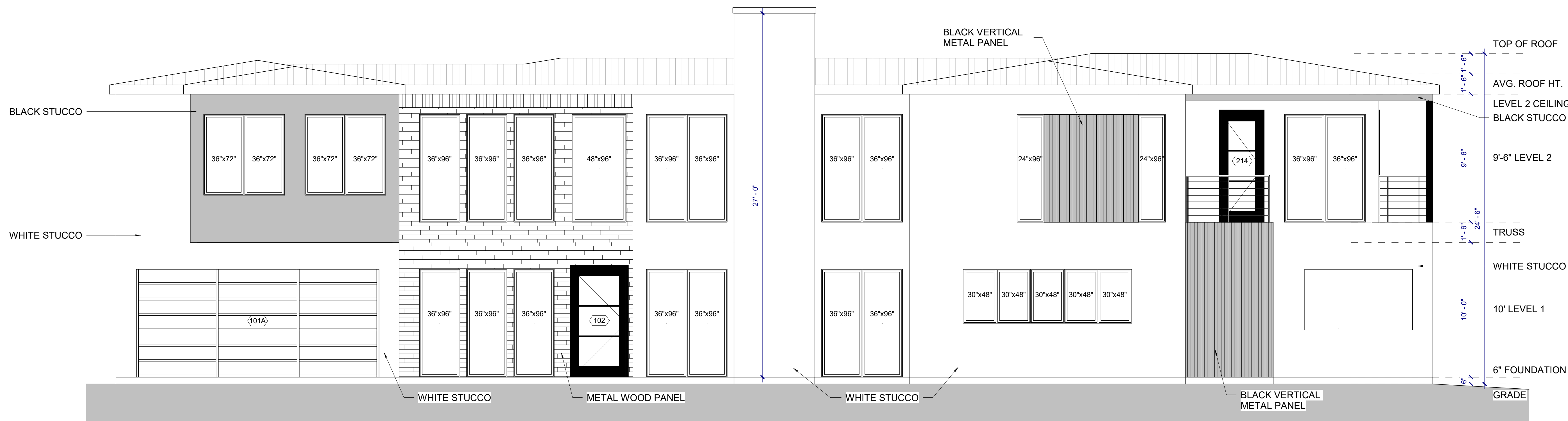
VELASCO ALEJANDRO PORTOCARRERO AND  
STEPHANIE G ARAMAYO  
7205 STONE MEADOW CIR  
ROWLETT, TX 75088

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

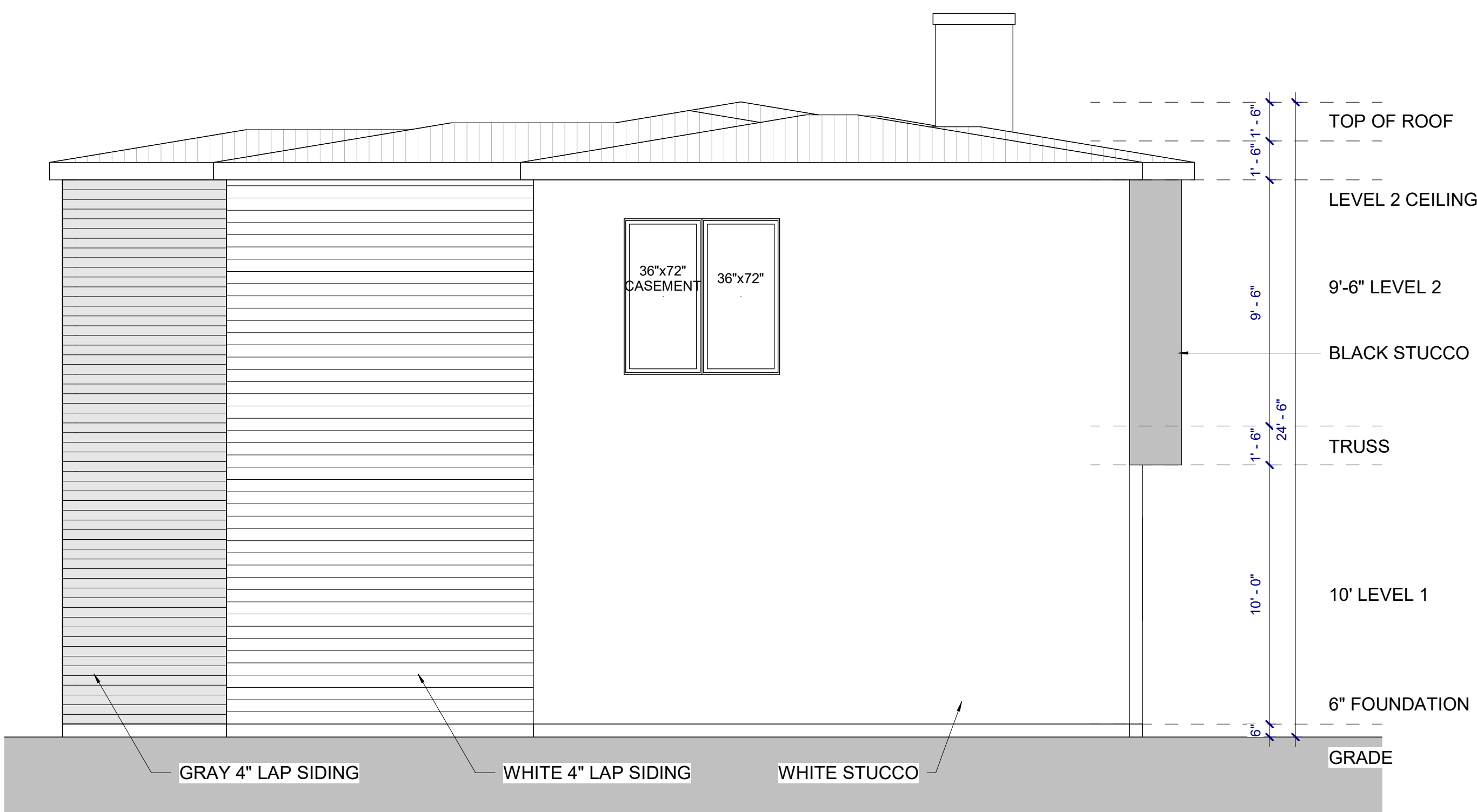
308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

ELEVATIONS	
Project number	ROCKWALL
Date	03/26/2025
A03.01	
Scale	1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

1

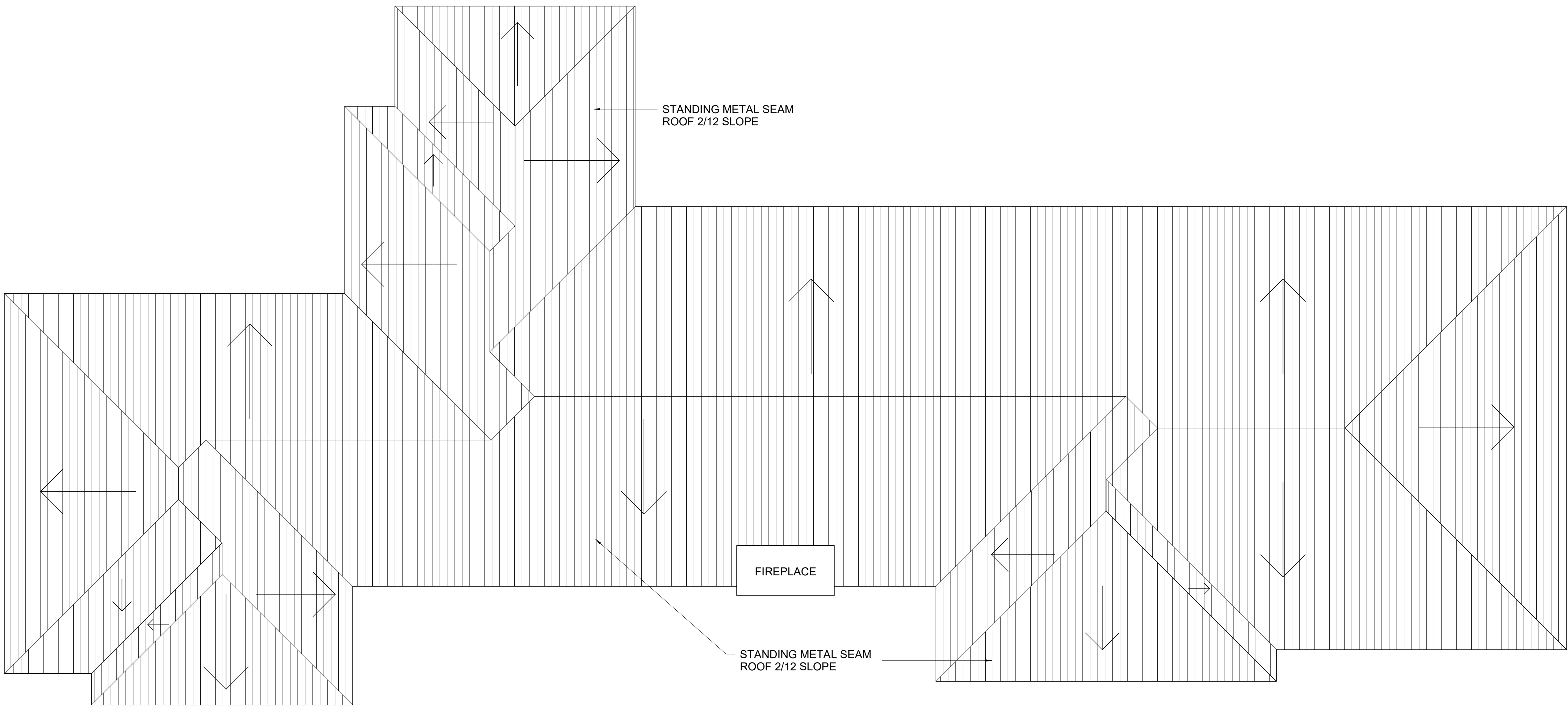
308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
SINGLE FAMILY

ELEVATIONS	
Project number	ROCKWALL
Date	03/26/2025
A03.02	
Scale	1/4" = 1'-0"



ROOF PLAN  
SCALE: 1/4" = 1'-0"

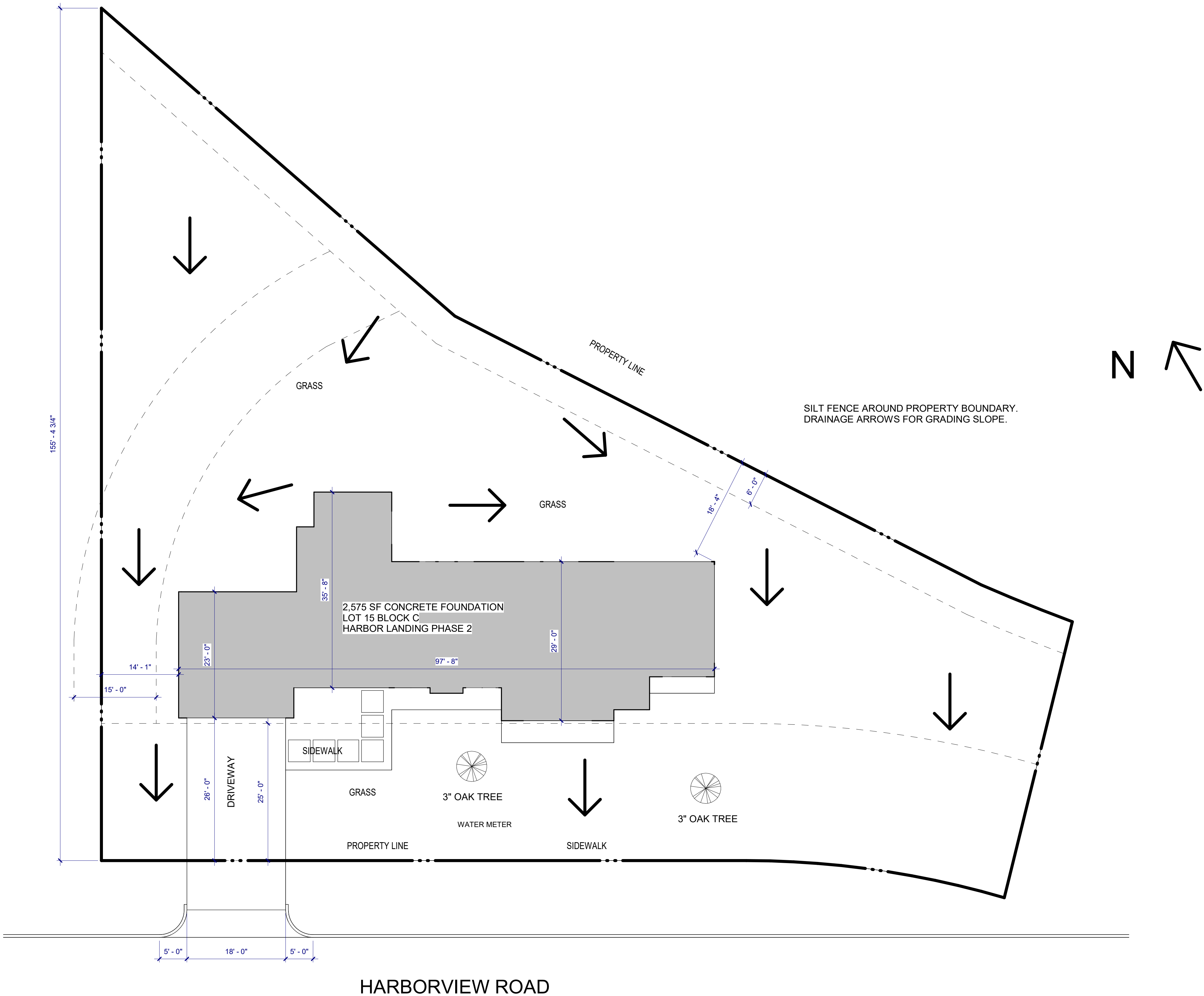
308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

ROOF PLAN	
Project number	ROCKWALL
Date	03/26/2025
A02.03	
Scale	1/4" = 1'-0"



308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

SITE & DRAINAGE PLAN

Project number	ROCKWALL
Date	03/26/2025

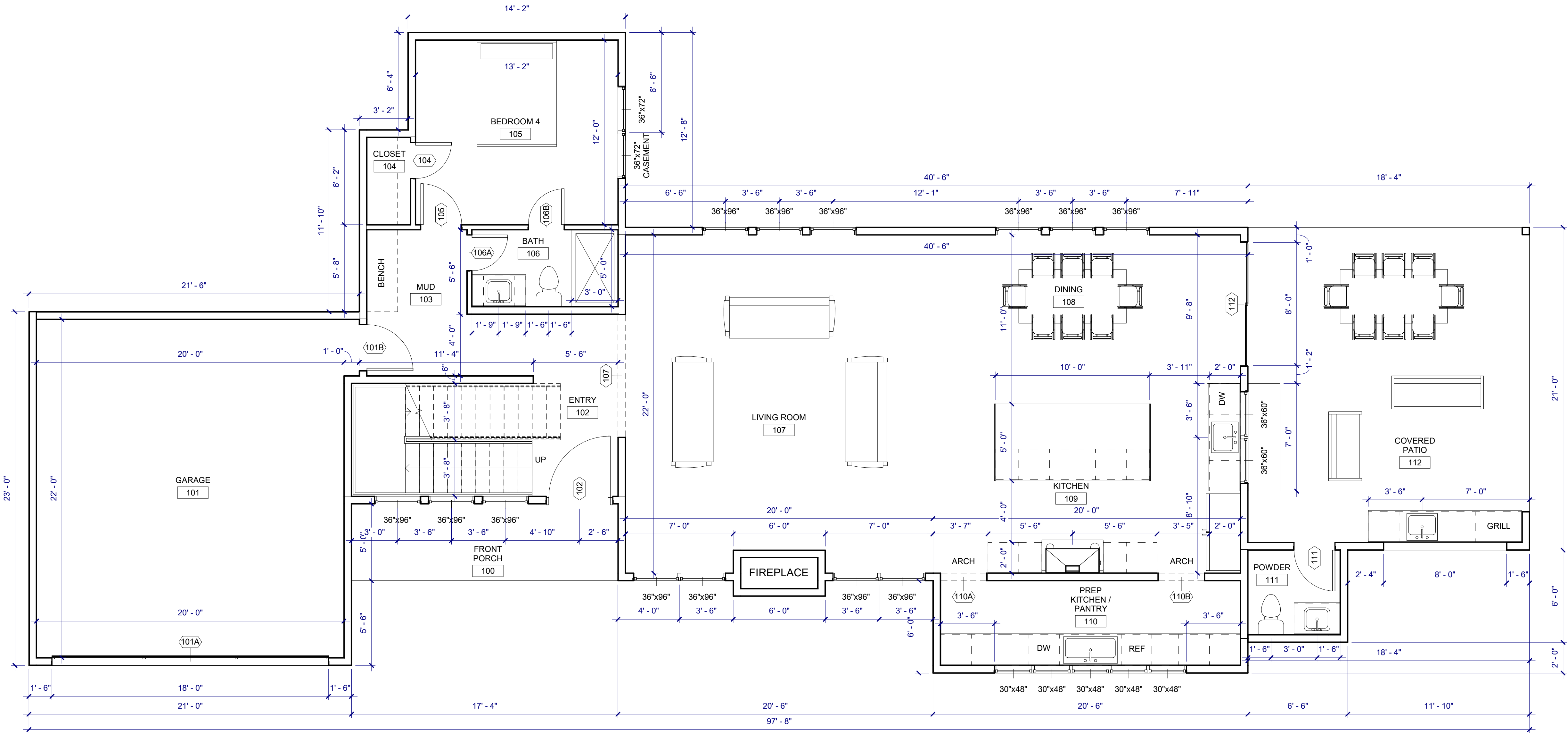
A01.00

Scale 1" = 10'-0"



Door Schedule		
Mark	Type	Material
101A	18' x 8'	GARAGE
101B	36" x 96"	WOOD
102	GLASS DOOR 4'x8'	GLASS
104	28" x 96"	WOOD
105	32" x 96"	WOOD
106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
215B	36" x 96"	0"	8' - 0"
215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"



LEVEL 1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number ROCKWALL  
Date 03/26/2025

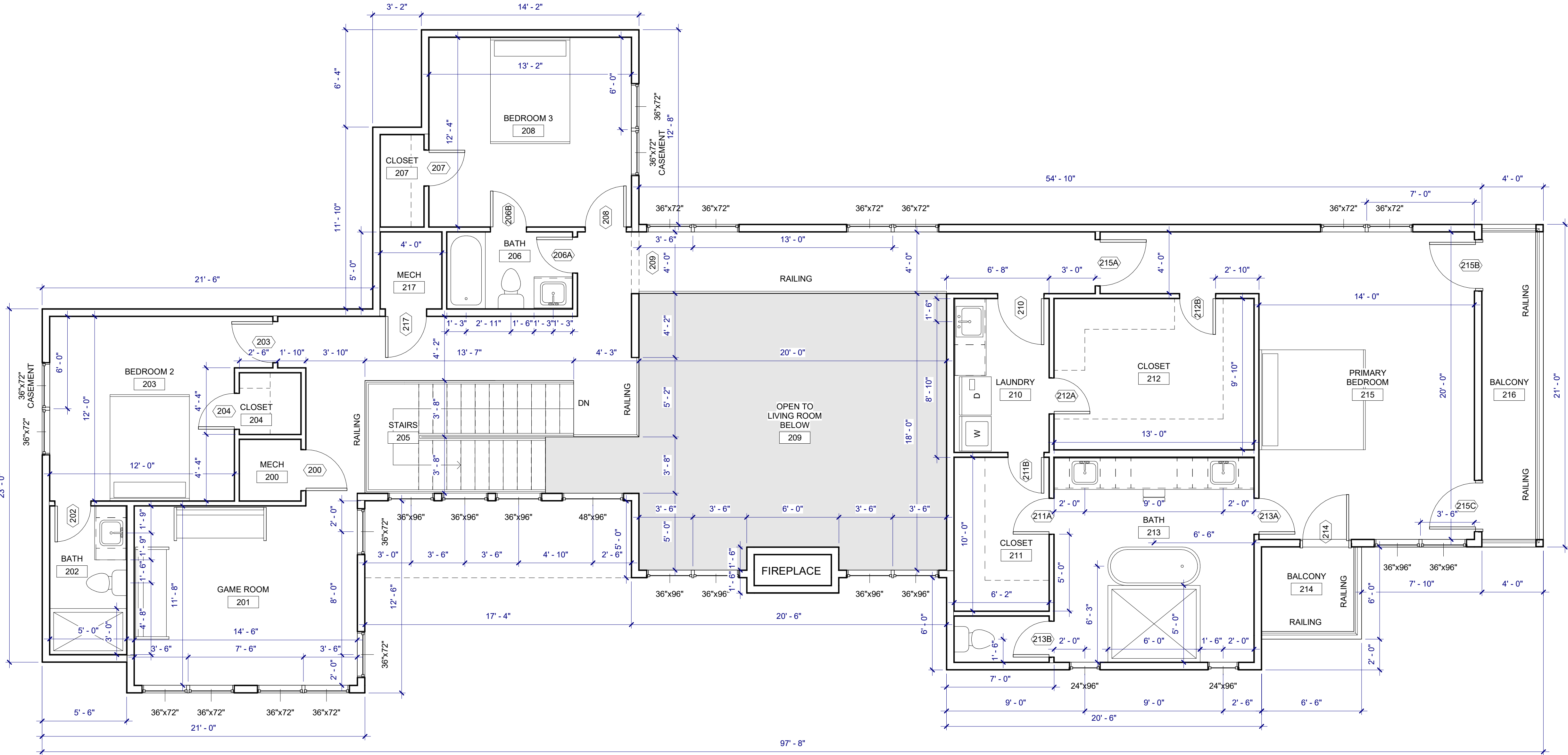
A02.01

Scale 1/4" = 1'-0"

Door Schedule		
Mark	Type	Material
101A	18" x 8'	GARAGE
101B	36" x 96"	WOOD
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104	28" x 96"	WOOD
105	32" x 96"	WOOD
106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
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203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
215B	36" x 96"	0"	8' - 0"
215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"

SQUARE FOOTAGE:	
<u><b>308 HARBORVIEW DRIVE</b></u>	
FIRST FLOOR SF:	1,617 SF
SECOND FLOOR SF:	1,893 SF
TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF



LEVEL 2 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 2 FLOOR PLAN	
Project number	ROCKWALL
Date	03/26/2025
A02.02	
Scale	1/4" = 1'-0"





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.01

Scale





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
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RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.02

Scale



# PROJECT COMMENTS



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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-056  
PROJECT NAME: SUP for a Residential Infill  
SITE ADDRESS/LOCATIONS: 308 Harborview Drive, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor View Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	08/21/2025	Approved w/ Comments

08/21/2025: Z2025-056; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 308 Harborview Drive  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2025-056) 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 situated within Phase 2 of the Harbor Landing Subdivision which has been in existence since June 15, 1987, consists of 29 lots, and is considered to be more than 90.00% developed.

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 Garage Requirements. 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 the current request, the proposed garage is located 1-foot, 6-inches in front of the front façade of the home. This will require a variance from the Planning and Zoning Commission.

M.7 Roof Pitch. According to Subsection 03.01, General Residential District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch." In this case, the roof plan provided by the applicant indicates that the proposed roof pitch is 2:12. This

will require a variance from the Planning and Zoning Commission.

**M.8 Ordinances.** Please review the attached draft ordinance prior to the September 9, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by September 3, 2025.

**I.9 Revisions.** 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 September 3, 2025; 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 September 9, 2025 Planning and Zoning Commission Public Hearing Meeting.

**I.10 Planning and Zoning Commission Meeting Dates.** The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on September 9, 2025.

**I.11 City Council Meeting Dates.** The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

**I.12 Meeting Times and Place.** All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

- 08/22/2025: 1. Label as 15' utility easement  
2. Please be advised that no structures or fences can encroach into this existing easement.  
3. Label as 6' utility easement  
4. Finished pad must be a minimum of 452 feet. Look at raising higher than 452 to prevent drainage from the adjacent properties draining into home  
5. Approximate location of 6" sewer. Must physically locate prior to any landscaping  
6. Show and label 20' utility easement Harborview for the entire southern property line  
7. No trees to be planted within 5' of sewer line

**General Comments:**

**General Items:**

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Harborview Drive available for use.
- There is an existing 6" water main on the other side of Harborview Drive available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved w/ Comments

08/21/2025: Per Court Order:  
Maximum Rooftop Elevation is 481.00  
Maximum Pad Elevation is 456.00

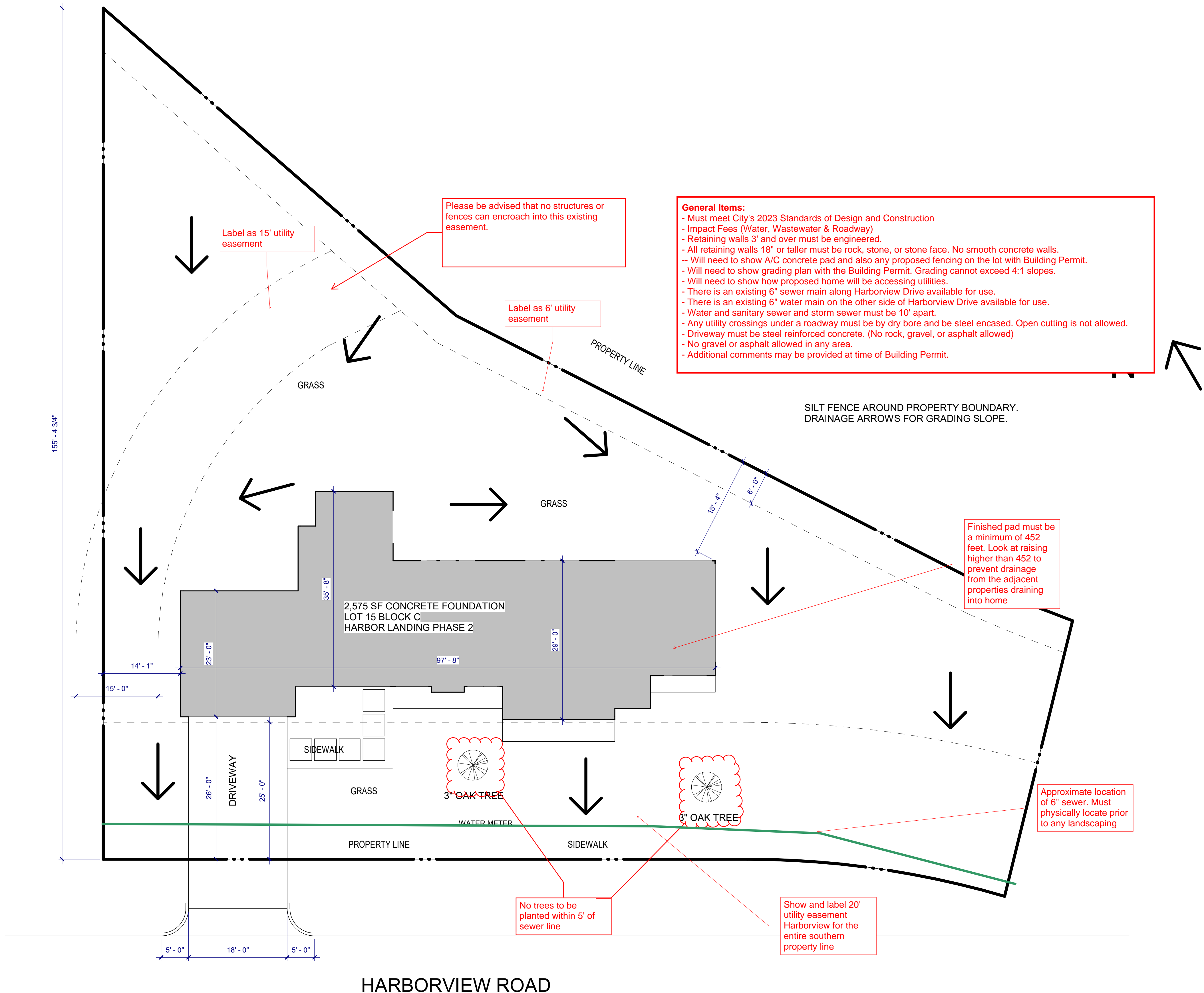


Setbacks are required to be:  
Front 20'  
Side 6'  
Rear 10'

If approved they will need to apply for a Building Permit prior to any work starting

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved
No Comments			





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

SITE & DRAINAGE PLAN

No.	Description	Date
1	PERMIT SET	03-26-2025

Project number  
Date

ROCKWALL  
03/26/2025

A01.00

Scale 1" = 10'-0"





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

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 308 Harborview Dr.

SUBDIVISION Harbor Landing Phase 2

LOT 15 BLOCK C

GENERAL LOCATION Southwest Rockwall next to the lake

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

CURRENT ZONING PD-B

CURRENT USE Vacant

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 0.368 or 16,039 sq

LOTS [CURRENT] 15

LOTS [PROPOSED] N/A

- ☐ **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 Dustin Fox

☐ APPLICANT Nahomi Anaya

CONTACT PERSON Dustin Fox

CONTACT PERSON Nahomi Anaya

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dustin Fox [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 \$ 205.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF July 2025. 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."

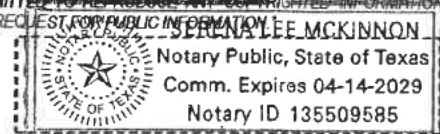
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF July 2025

OWNER'S SIGNATURE

Dustin Fox

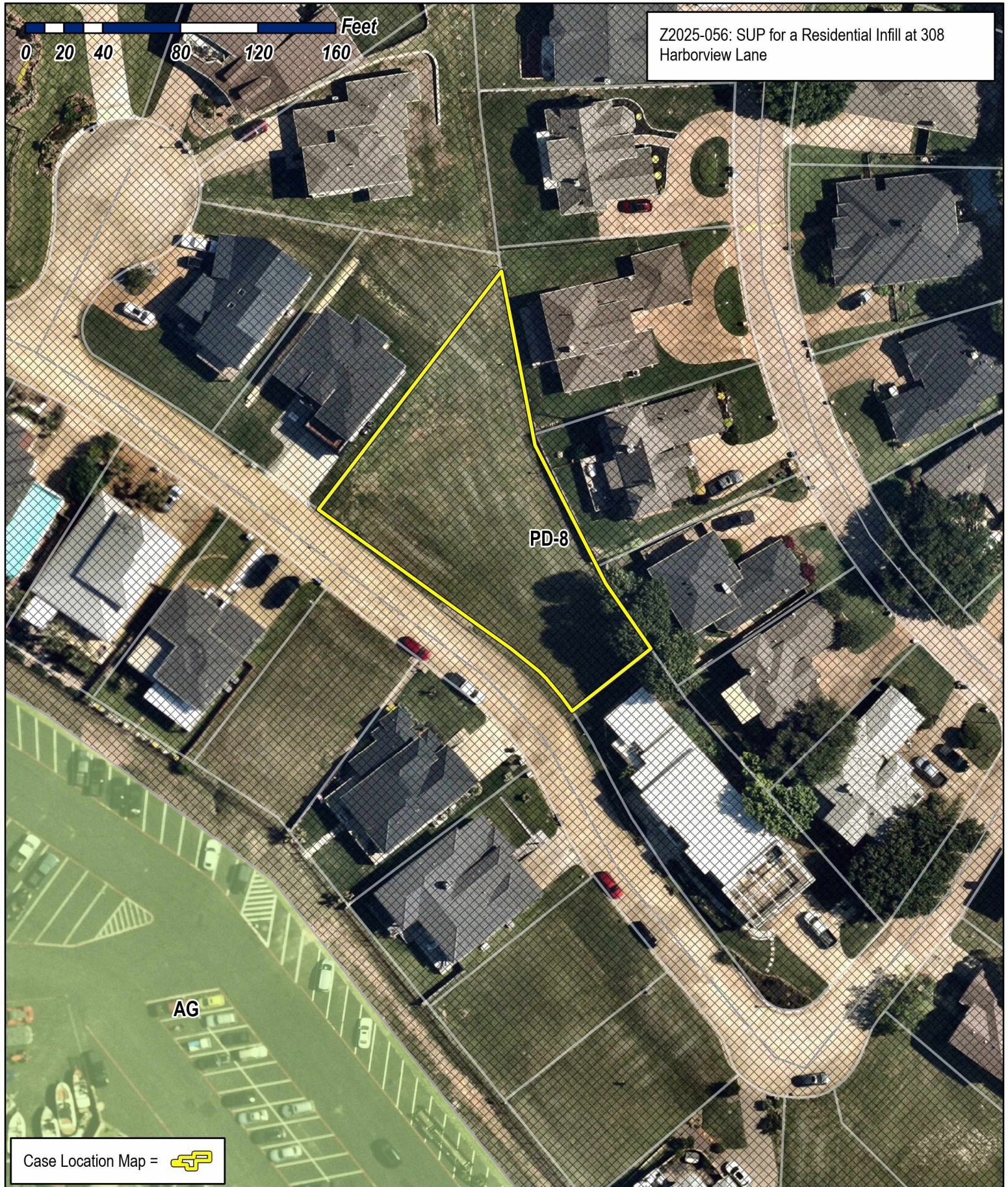
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shiralee McKinnon



MY COMMISSION EXPIRES 04-14-2029






Z2025-056: SUP for a Residential Infill at 308 Harborview Lane

0 20 40 80 120 160 Feet

PD-8

AG

Case Location Map = 



# City of Rockwall

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

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



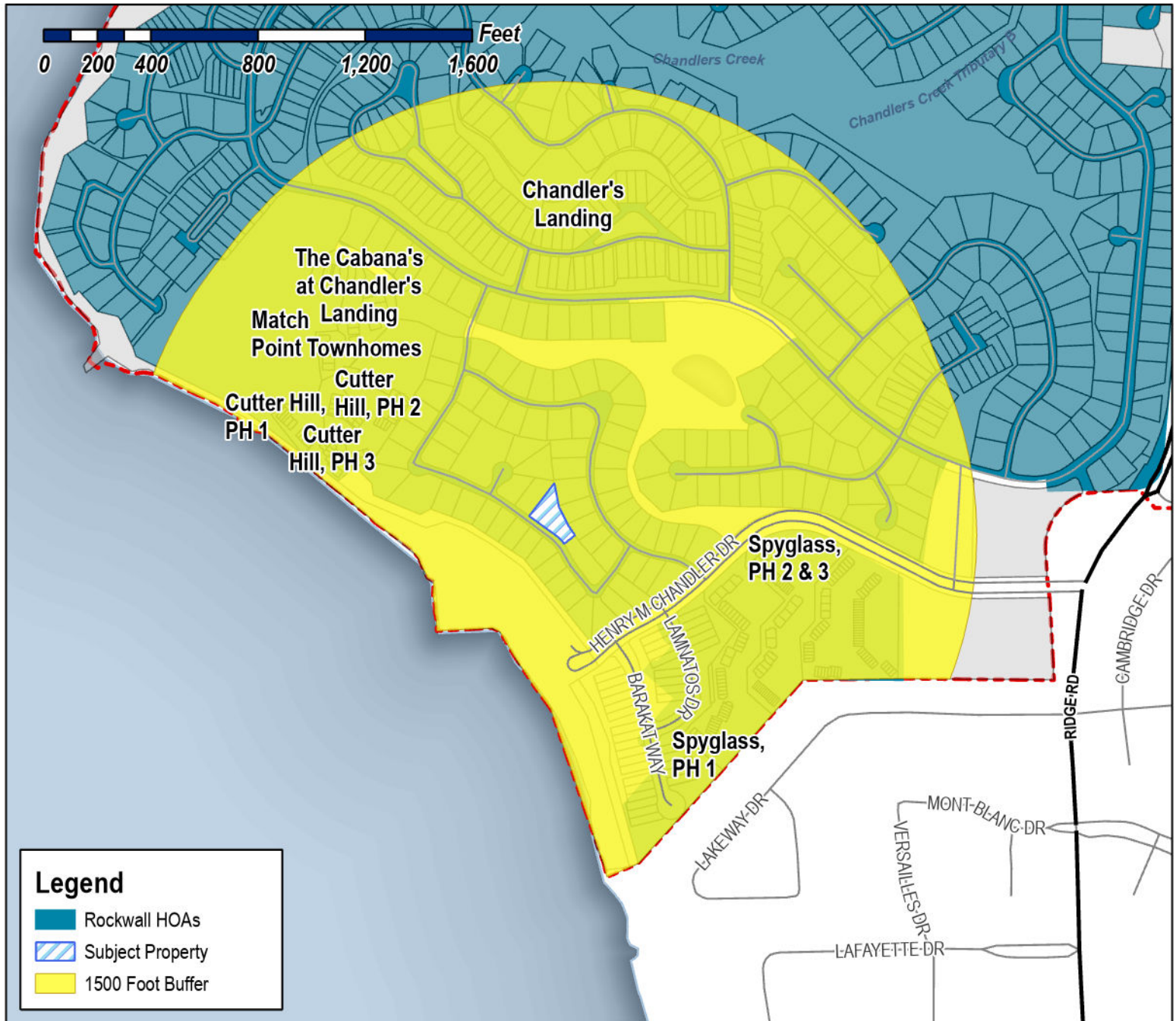




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**Case Number:** Z2025-056  
**Case Name:** SUP for a Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 8 (PD-8)  
District  
**Case Address:** 308 Harborview Lane

**Date Saved:** 8/15/2025

For Questions on this Case Call (972) 771-7745





**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-056]  
**Date:** Thursday, August 21, 2025 8:17:07 AM  
**Attachments:** [Public Notice \(08.19.2025\).pdf](#)  
[HOA Map \(08.15.2025\).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 Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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>.

-  
Z2025-056: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

*Melanie Zavala*

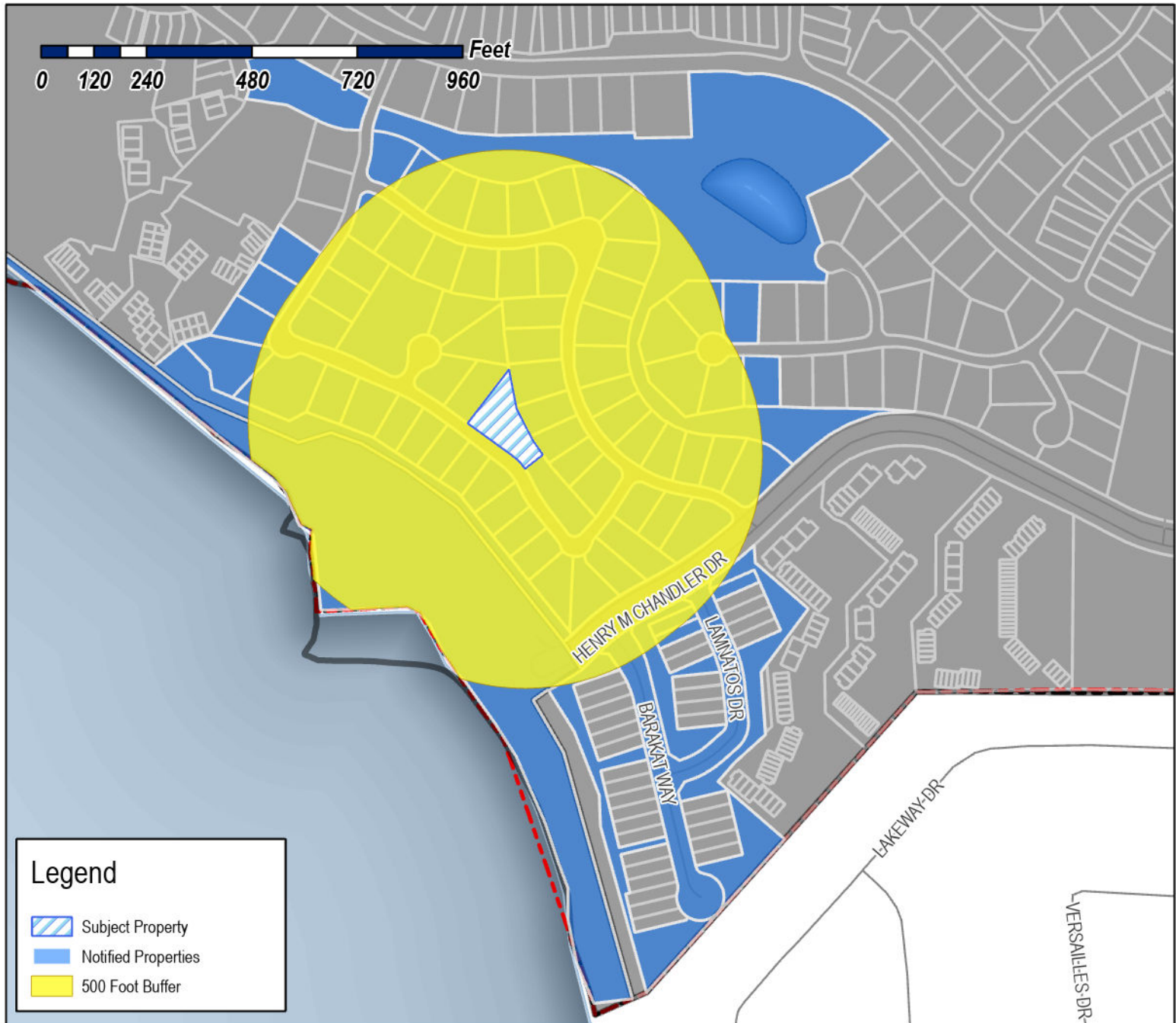
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2025-056  
**Case Name:** SUP for a Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 8 (PD-8)  
District  
**Case Address:** 308 Harborview Lane

**Date Saved:** 8/15/2025

For Questions on this Case Call: (972) 771-7745





CHANDLERS LANDING COMMUNITY ASSOC  
1 COMMODORE PLAZA  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC  
106 SAWGRASS DR  
ROCKWALL, TX 75032

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

JR WASATCH HOME BUILDER LLC  
1314 Wendell Way  
Garland, TX 75043

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC  
17330 Preston Rd Ste 220A  
Dallas, TX 75252

MCKNIGHT MARY D  
201 HARBOR LANDING DR  
ROCKWALL, TX 75032

WILSON SEAN  
202 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

BERNAL LIBIA AMAYA AND  
CARLOS AUGUSTO MOSQUERA  
204 HARBOR LANDING  
ROCKWALL, TX 75032

RESIDENT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

THORNQUIST LAURA & EUGENE C  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

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

RESIDENT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032

GHEBRETSADIK KISANET  
295 Blackhaw Dr  
Fate, TX 75087

RESIDENT  
297 HARBORVIEW DR  
ROCKWALL, TX 75032

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

RESIDENT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

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

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

RESIDENT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

CLEATON JERRY LEE  
306 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032

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

CROMEENS SHAN  
307 HARORVIEW DR  
ROCKWALL, TX 75032

RESIDENT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

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

RESIDENT  
309 HARBORVIEW DR  
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE  
309 Harbor Landing Dr  
Rockwall, TX 75032

RESIDENT  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

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

TAYLOR ANTHONY  
311 HARBOR LANDING  
ROCKWALL, TX 75032

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

RESIDENT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

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

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

TURCHI ARLENE S  
314 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

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

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

RESIDENT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

RESIDENT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

BOLTON LINDSAY E & DONALD P PRIBYL  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

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

POTTS ANNA A  
320 PORTVIEW PL  
ROCKWALL, TX 75032

2024 R K LINNSTAEDTER REVOCABLE TRUST  
RANDALL CLAY LINNSTAEDTER & KIMBERLY  
GENE LINNSTAEDTER - TRU  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP  
321 Harborview Dr  
Rockwall, TX 75032



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

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

RIZZARI VANESSA GABRIELA  
324 Harbor Landing Dr  
Rockwall, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

RESIDENT  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

Haidar Lamora J and  
Lucinda K Polhemus  
327 Yacht Club Drive  
Rockwall, TX 75032

RESIDENT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

RESIDENT  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

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

OIWA TAKA AKI  
C/O OPEN HOUSE CO LTD  
5050 Quorum Dr Ste 610  
Dallas, TX 75254

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

RESIDENT  
5201 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5202 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5208 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5226 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5300 BARAKAT WAY  
ROCKWALL, TX 75032

AD CUSTOMS LLC  
5525 BLAZING STAR RD  
FRISCO, TX 75036

BYRNE PATRICK F AND LAURA KRUSE  
6107 VOLUNTEER PLACE  
ROCKWALL, TX 75032

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

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PLACE  
ROCKWALL, TX 75032

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

RESIDENT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032

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

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

## **Z2025-056: SUP for a Residential Infill**

*Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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:

**Angelica Guevara**  
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 Monday, September 15, 2025 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. Z2025-056: SUP for a Residential Infill**

Please place a check mark on the appropriate line below:

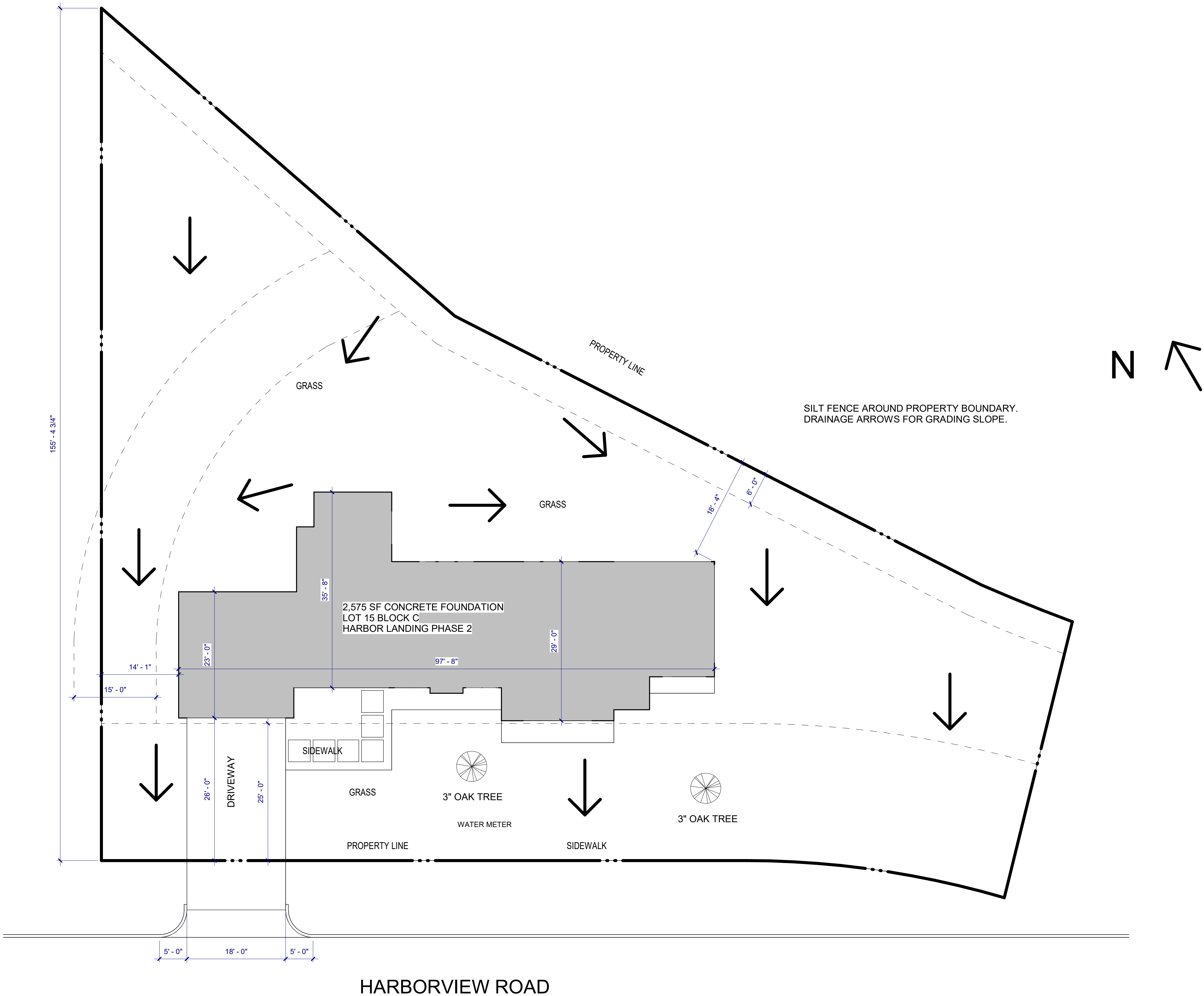
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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



308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

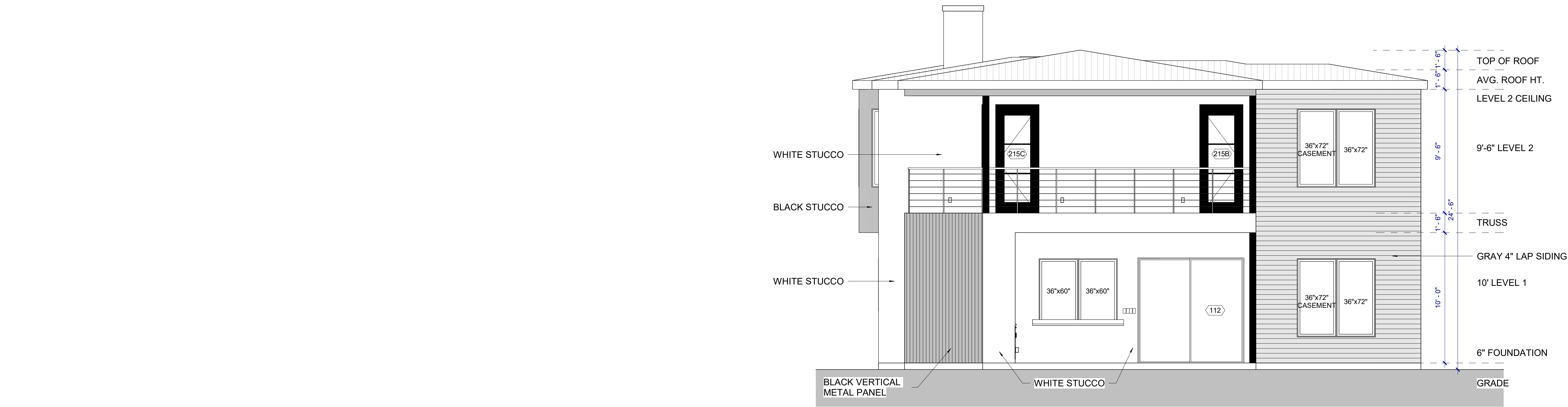
SITE & DRAINAGE PLAN

Project number	ROCKWALL
Date	03/26/2025

A01.00

Scale 1" = 10'-0"





RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

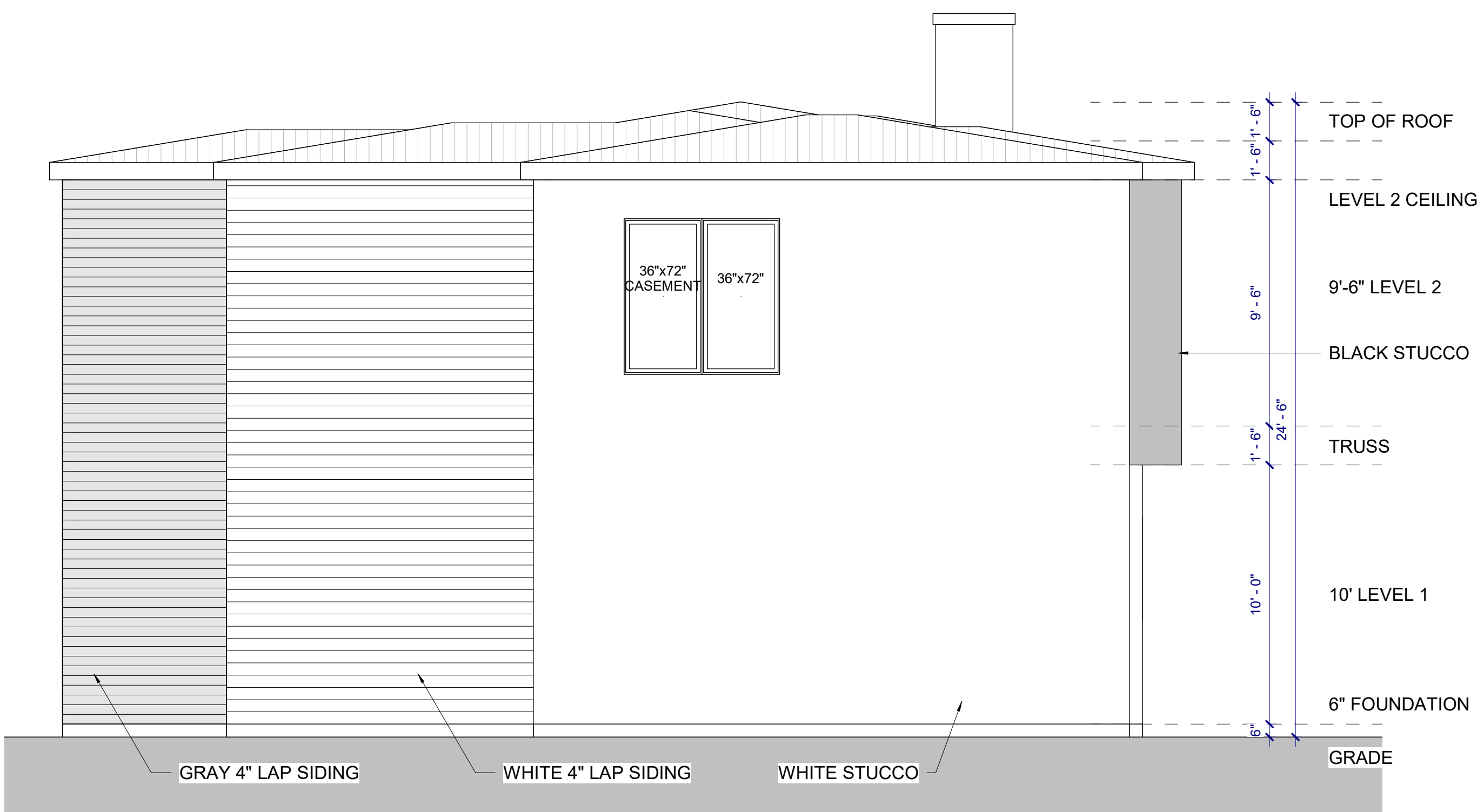
308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
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RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

ELEVATIONS	
Project number	ROCKWALL
Date	03/26/2025
A03.01	
Scale	1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

1

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

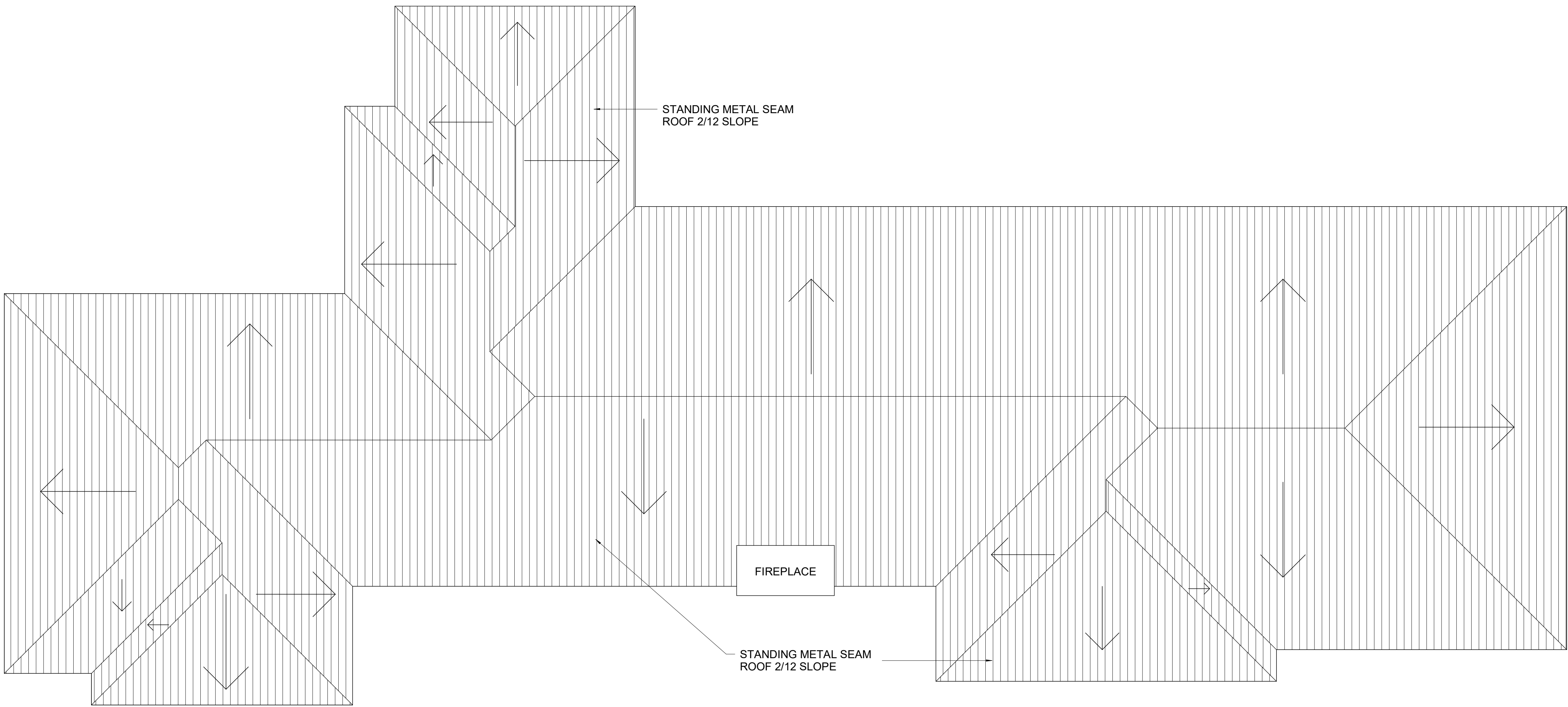
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No.	Description	Date
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RYAN JACOBSON  
DESIGN LLC  
SINGLE FAMILY

ELEVATIONS	
Project number	ROCKWALL
Date	03/26/2025
A03.02	
Scale	1/4" = 1'-0"





ROOF PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
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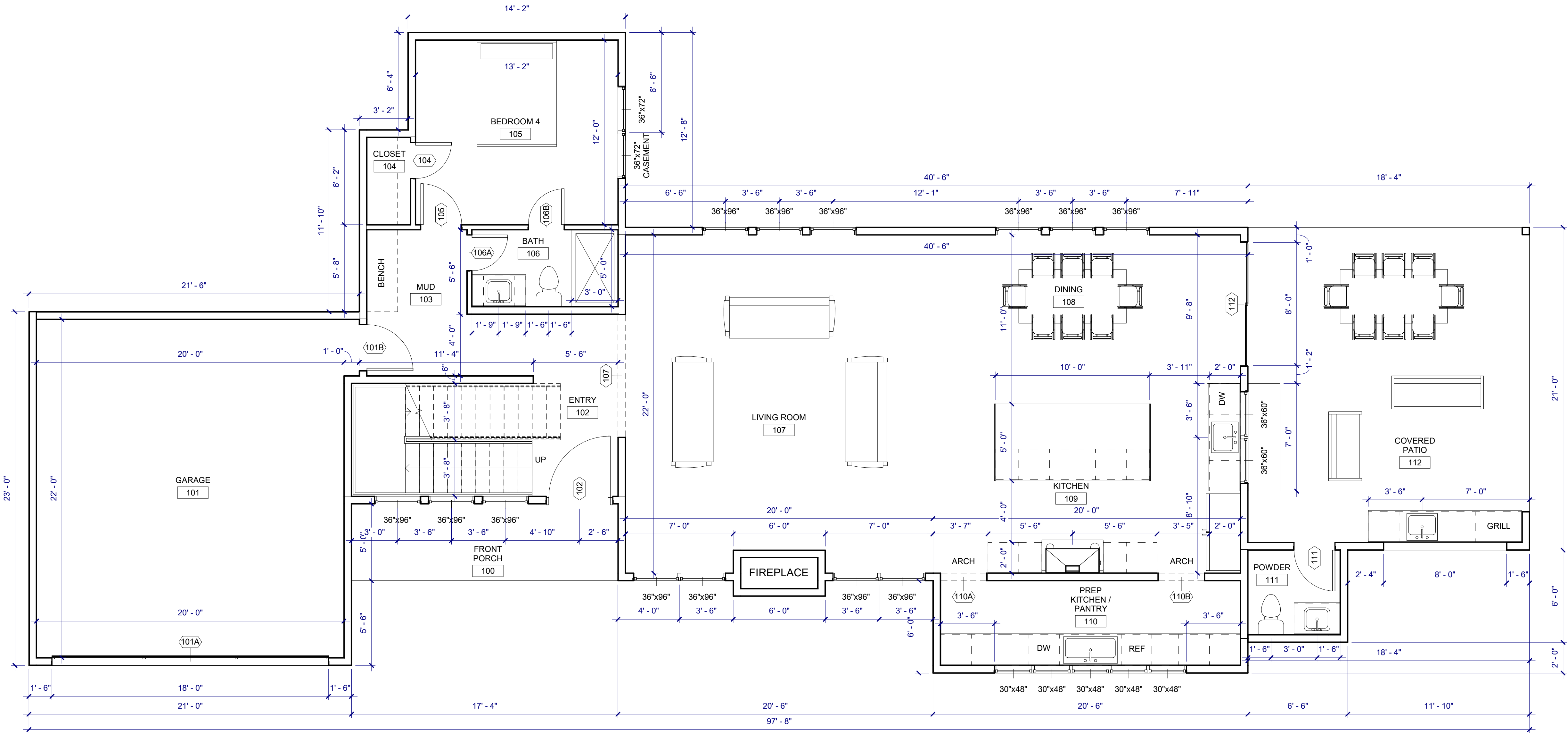
RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

ROOF PLAN	
Project number	ROCKWALL
Date	03/26/2025
A02.03	
Scale	1/4" = 1'-0"



Door Schedule		
Mark	Type	Material
101A	18' x 8'	GARAGE
101B	36" x 96"	WOOD
102	GLASS DOOR 4'x8'	GLASS
104	28" x 96"	WOOD
105	32" x 96"	WOOD
106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
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108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
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201D	36" x 72"	2' - 0"	8' - 0"
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LEVEL 1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
<b><u>308 HARBORVIEW DRIVE</u></b>	
FIRST FLOOR SF:	1,617 SF
SECOND FLOOR SF:	1,893 SF
TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.01

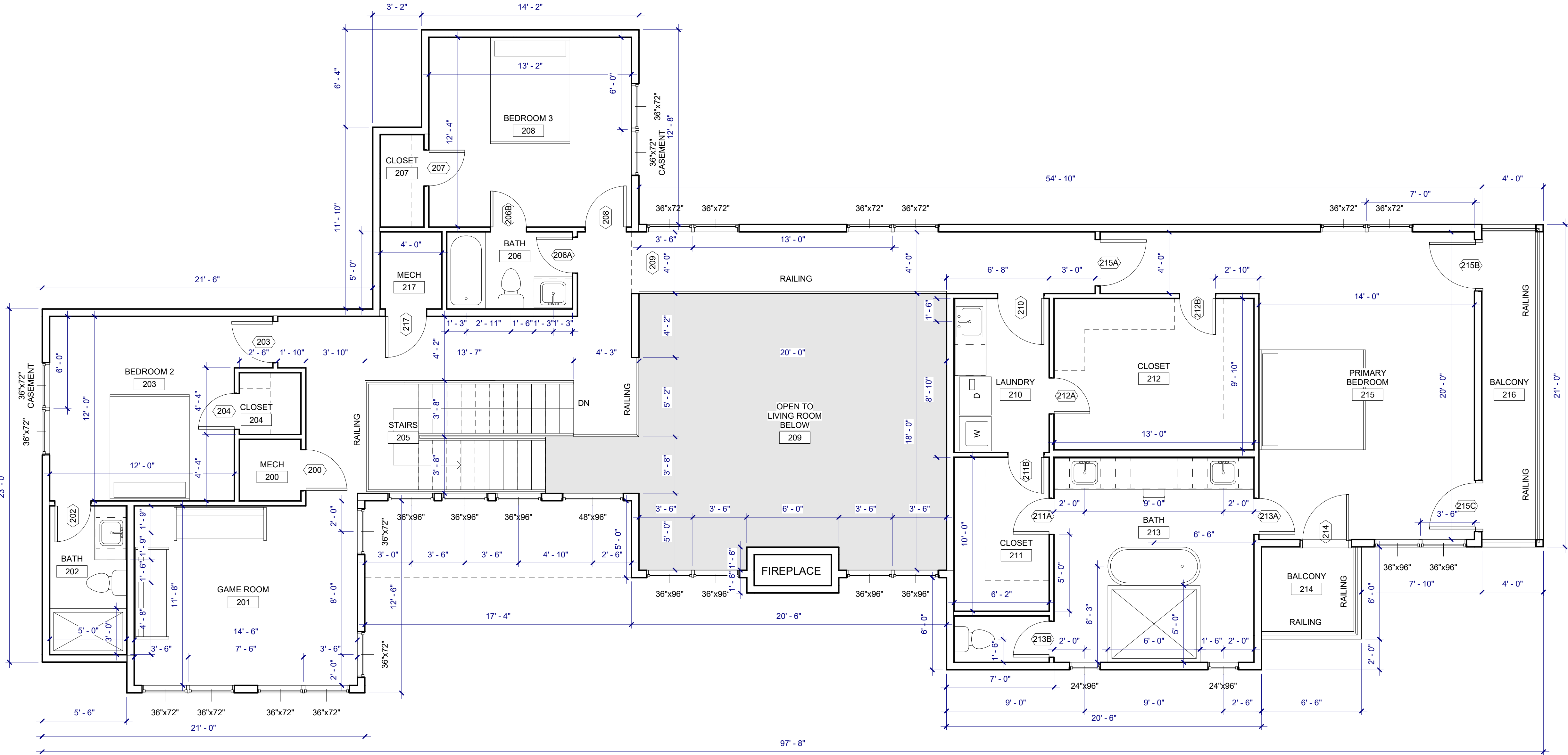
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GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF



LEVEL 2 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 2 FLOOR PLAN	
Project number	ROCKWALL
Date	03/26/2025
A02.02	
Scale	1/4" = 1'-0"





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.01

Scale





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.02

Scale



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 23-40] 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* ON A 0.368-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 15, BLOCK C, HARBOR 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 Nahomi Anaya on behalf of Dustin Fox for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.368-acre parcel of land identified as Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family land uses, addressed as 308 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. 23-40] 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. 23-40] 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* 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. 23-40] 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 OCTOBER, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 15, 2025

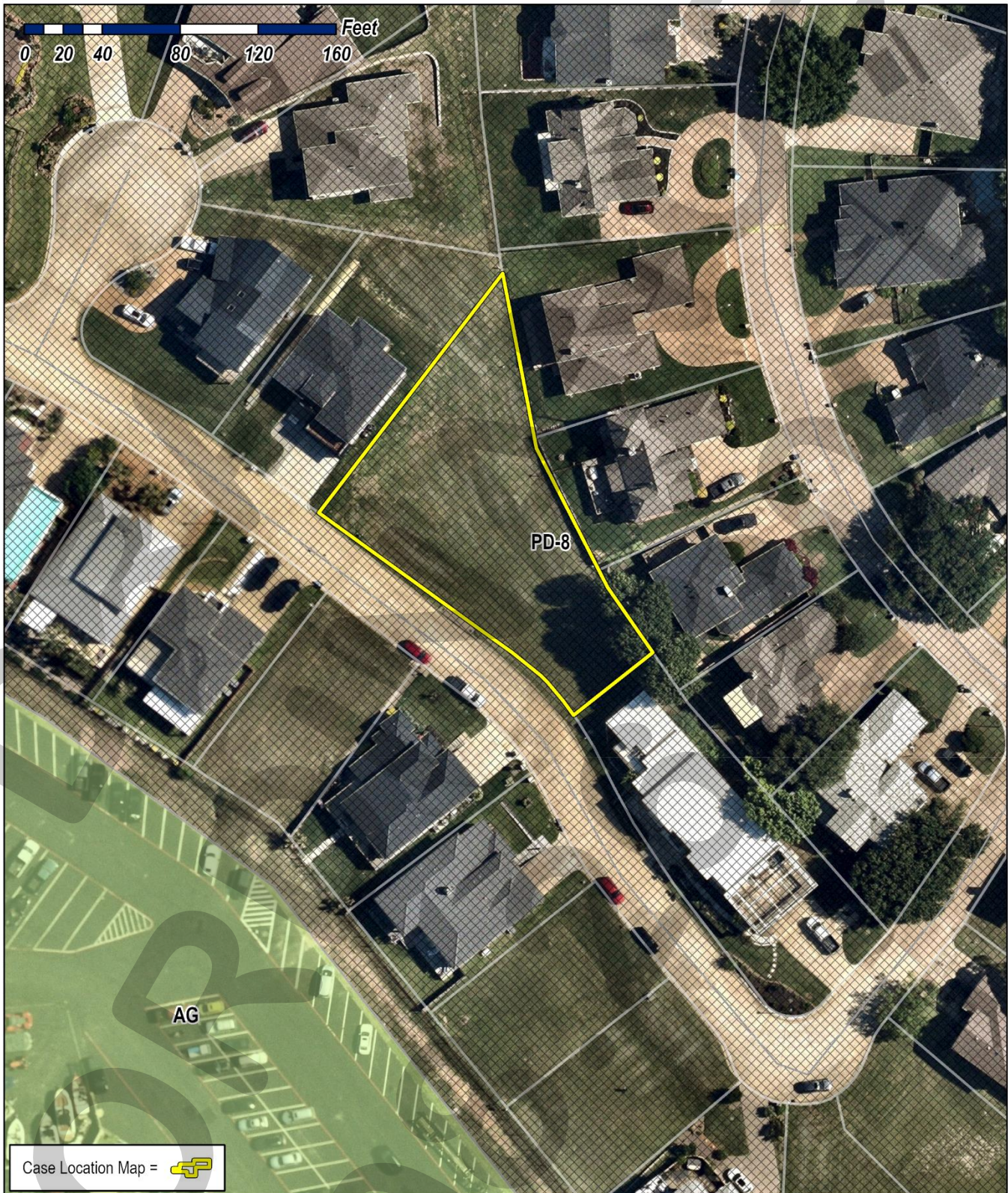
2<sup>nd</sup> Reading: October 6, 2025



**Exhibit 'A':**  
**Location Map**

Address: 308 Harborview Drive

Legal Description: Lot 15, Block C, Harbor Landing, Phase 2 Addition





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

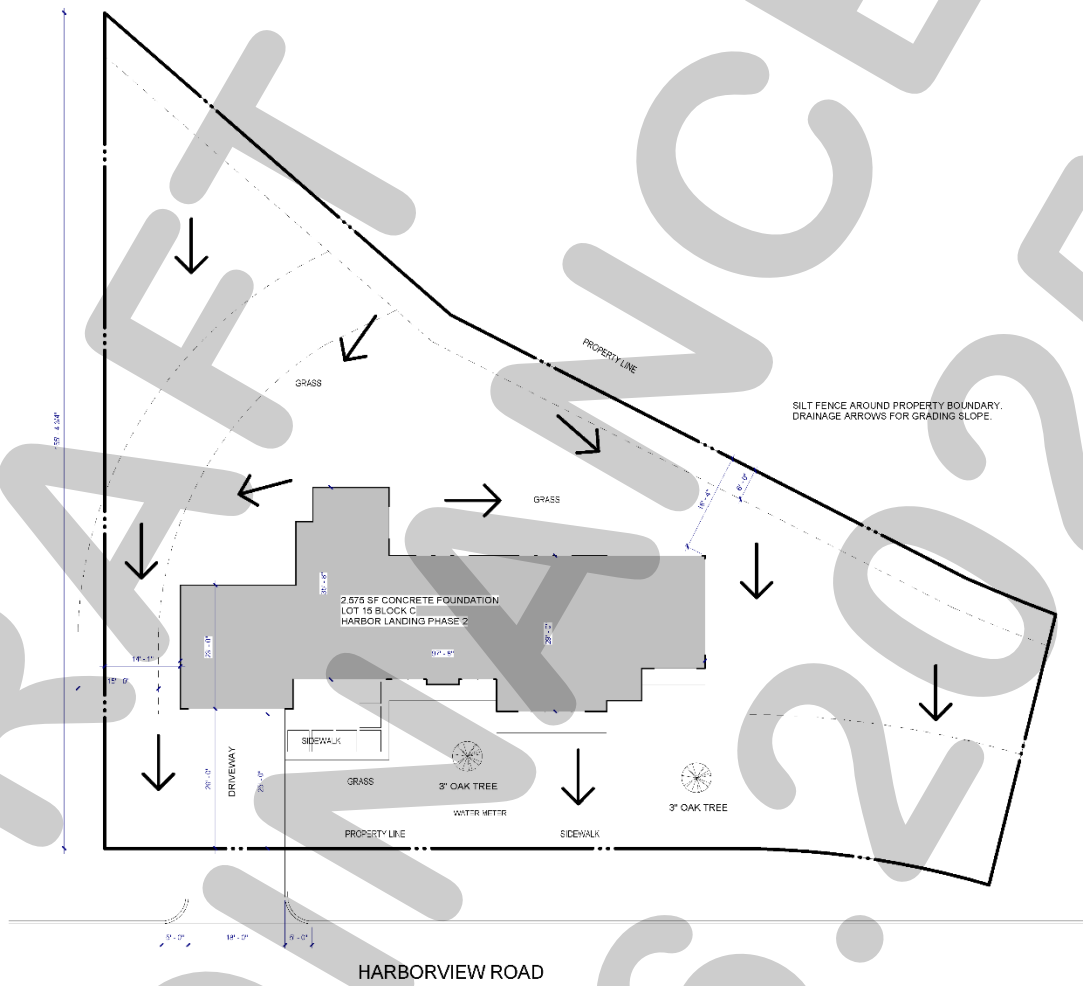
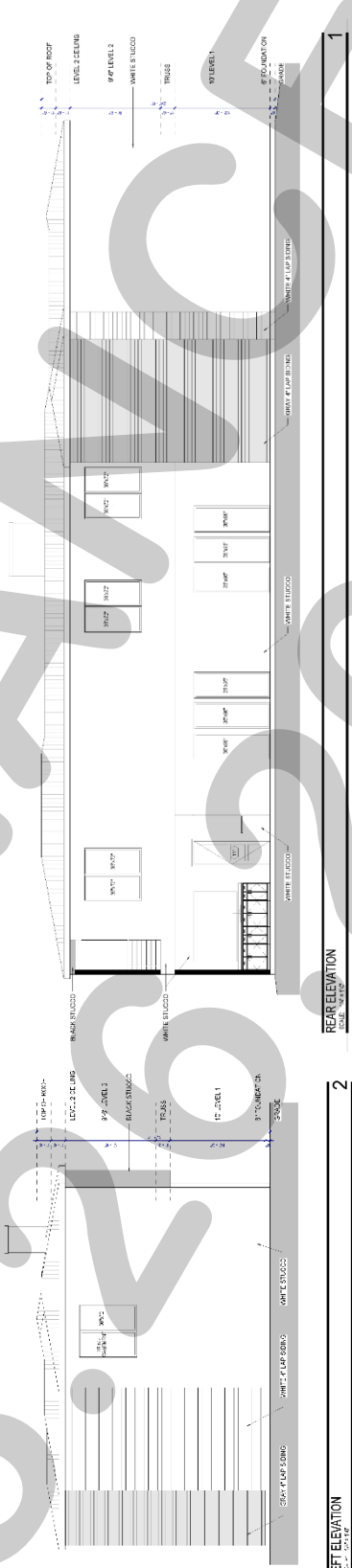
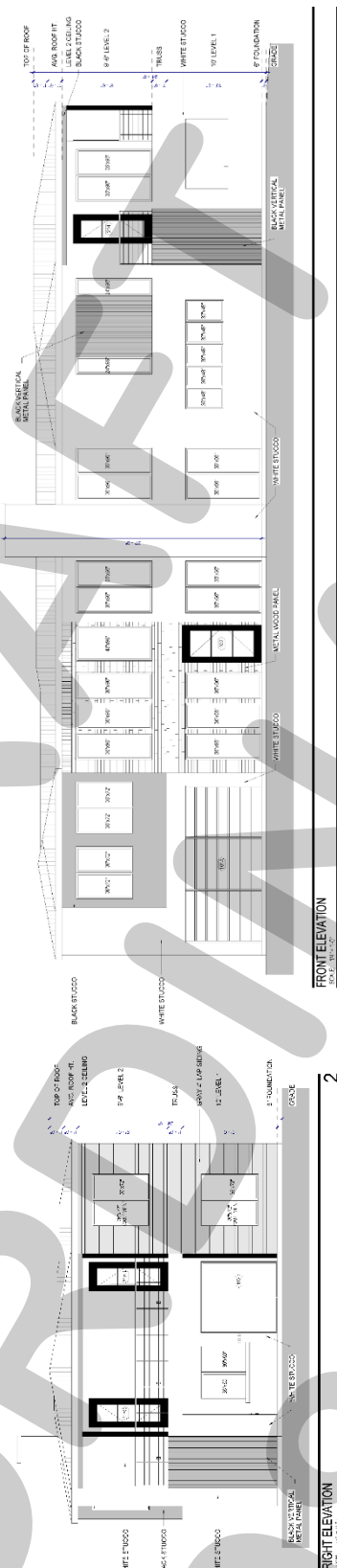




Exhibit 'C':  
Building Elevations



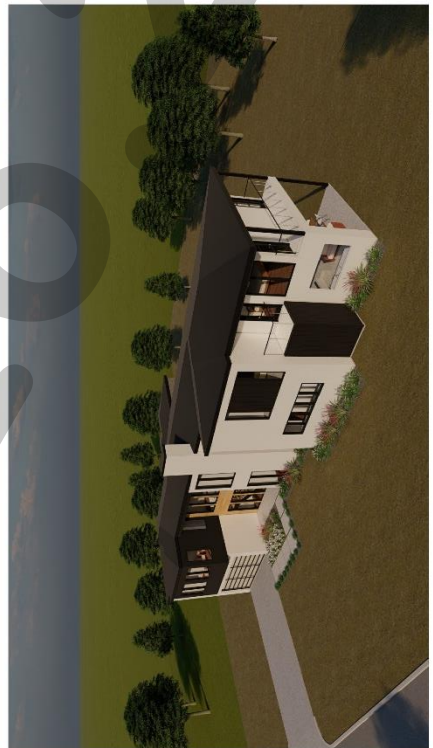


**Exhibit 'C':**  
*Building Elevations*





**Exhibit 'C':**  
*Building Elevations*







## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**DATE:** September 9, 2025

**APPLICANT:** Nahomi Anaya

**CASE NUMBER:** Z2025-056; *Specific Use Permit (SUP) for Residential Infill at 308 Harborview Drive*

---

#### **SUMMARY**

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 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 [i.e. Case No. A1973-005]*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned -- along with the rest of the *Chandler's Landing Subdivision* -- to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. On April 2, 1984, Phase 2 of Harbor Landing Addition -- being a part of the *Chandler's Landing Subdivision* -- was amended by *Ordinance No. 84-16*. A Preliminary Plat [i.e. *Case No. PZ1987-022-01*] and Final Plat [i.e. *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 -- Nahomi Anaya -- 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 308 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [i.e. 305, 307, & 309 Harbor Landing Drive] that are developed with single-family homes. Beyond this is Harbor Landing Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is Phase 1 of Harbor Landing Addition, 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 (HOA). All of these properties are zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is Harborview Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up the remainder of Phase 2 of Harbor



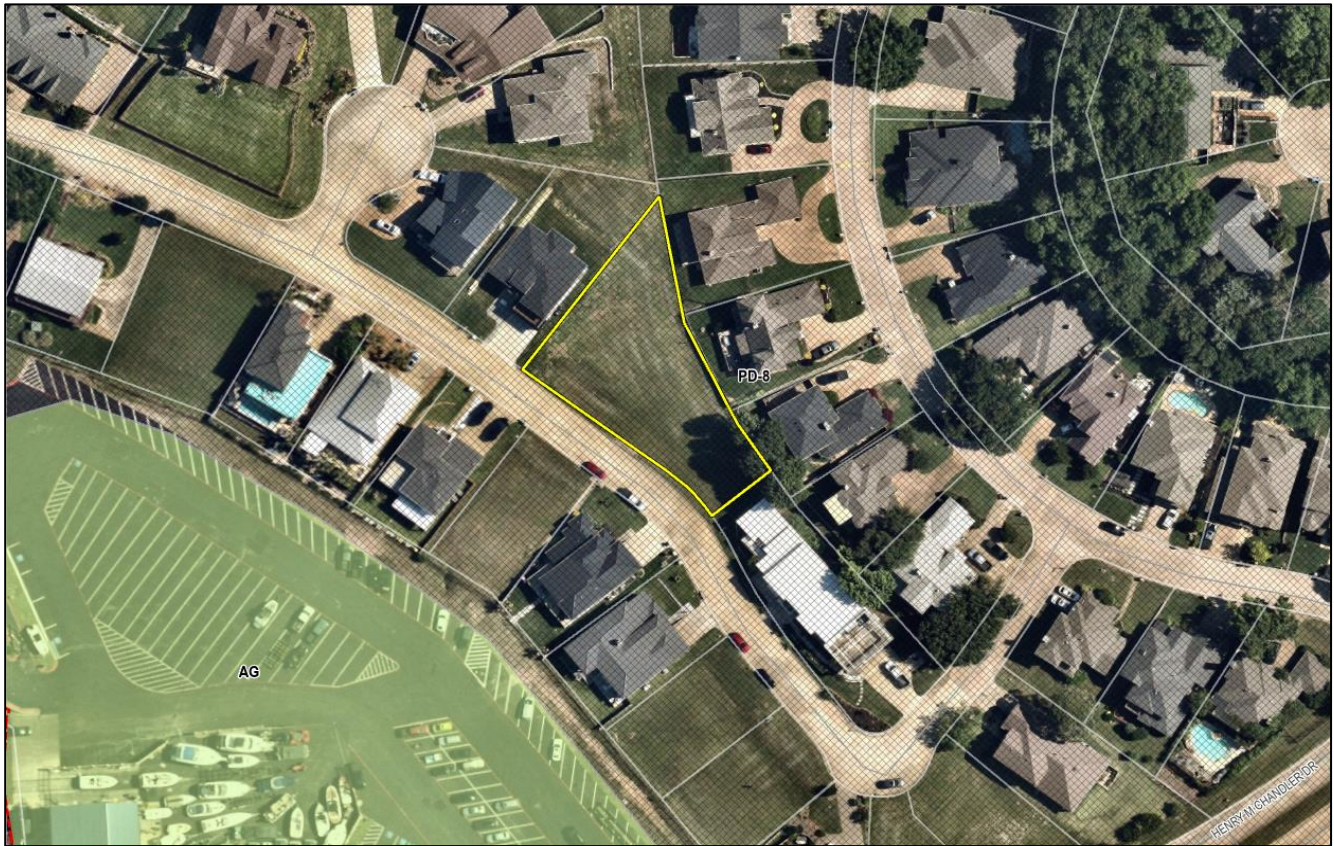
Landing Addition, which was established on June 15, 1987, and consists of 32 residential lots. South of this is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina.

East: Directly east of the subject property are various parcels of land developed with single-family homes. All of these homes are within Phase 1 of the Harbor Landing Subdivision, which was established on December 22, 1986, and consists of 38 residential lots. Beyond this is Harbor Landing Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 310 Harborview Drive and 312 Portview Place*) developed with single-family homes. Beyond this is Portview Place, which is identified as a R2 (*i.e. residential, [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of Phase 2 of Harbor Landing Addition, which was established on June 15, 1987, and consists of 32 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

MAP 1: LOCATION MAP

**YELLOW:** SUBJECT PROPERTY



## **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 Phase 2 of the Harbor Landing Subdivision, which has been in existence since June 15, 1987, consists of 32 residential lots, and is considered to be more than 90%



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 compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story (24'-6")
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	2012-2023	N/A
Building SF on Property	4,145 – 6,558 SF	3,995 SF
Building Architecture	Traditional Suburban Residential & Newer Modern Residential Homes & Four (4) Vacant Lots	Comparable Architecture to the Newer Homes in the area.
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 (6) foot side yard setback.	X>14'-1"
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	X>18'-4"
Building Materials	Brick, Hardie Board Siding, Stone, and Stucco	Stucco, Lap Siding, Metal Pane, Wood Panel
Paint and Color	White, Cream, Brown, Black, and Grey	White, Brown, Tan
Roofs	Composite Shingles and Metal Roofs	Standing Metal Seam
Driveways/Garages	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and ' <i>J</i> ' or <i>traditional swing entry</i> .	The garage will be situated one (1) foot, six (6) inches in front of the front of the front façade of the home.

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 one (1) foot, six (6) inches in front of the front façade of the home. Additionally, Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, within the Unified Development Code (UDC), specifies that "...all residential structures shall be constructed with a minimum of a 3:12 roof pitch." The proposed elevations indicate a roof pitch of 2:12, which does not comply with the requirements set forth in the UDC. Staff should point out that this is not atypical of the area and is comparable to the newer architecture in the area. A waiver to the garage orientation and the roof pitch requirements 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, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation and roof pitch requirement. With this being said, staff should point out -- *that with the exception of these two (2) deviations*-- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] 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 and the proposed building elevations in the attached packet.

## **NOTIFICATIONS**

On August 21, 2025, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill, Spyglass and Chandler's



Landing 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 regarding 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) 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. \_\_\_\_\_

**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 308 Harborview Dr.

SUBDIVISION Harbor Landing Phase 2

LOT 15 BLOCK C

GENERAL LOCATION Southwest Rockwall next to the lake

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

CURRENT ZONING PD-B

CURRENT USE Vacant

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 0.368 or 16,039.54

LOTS [CURRENT] 15

LOTS [PROPOSED] N/A

- ☐ **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 Dustin Fox

☐ APPLICANT Nahomi Anaya

CONTACT PERSON Dustin Fox

CONTACT PERSON Nahomi Anaya

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dustin Fox [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 \$ 205.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF July 2025. 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."

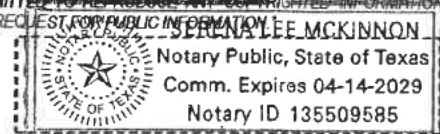
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF July 2025

OWNER'S SIGNATURE

Dustin Fox

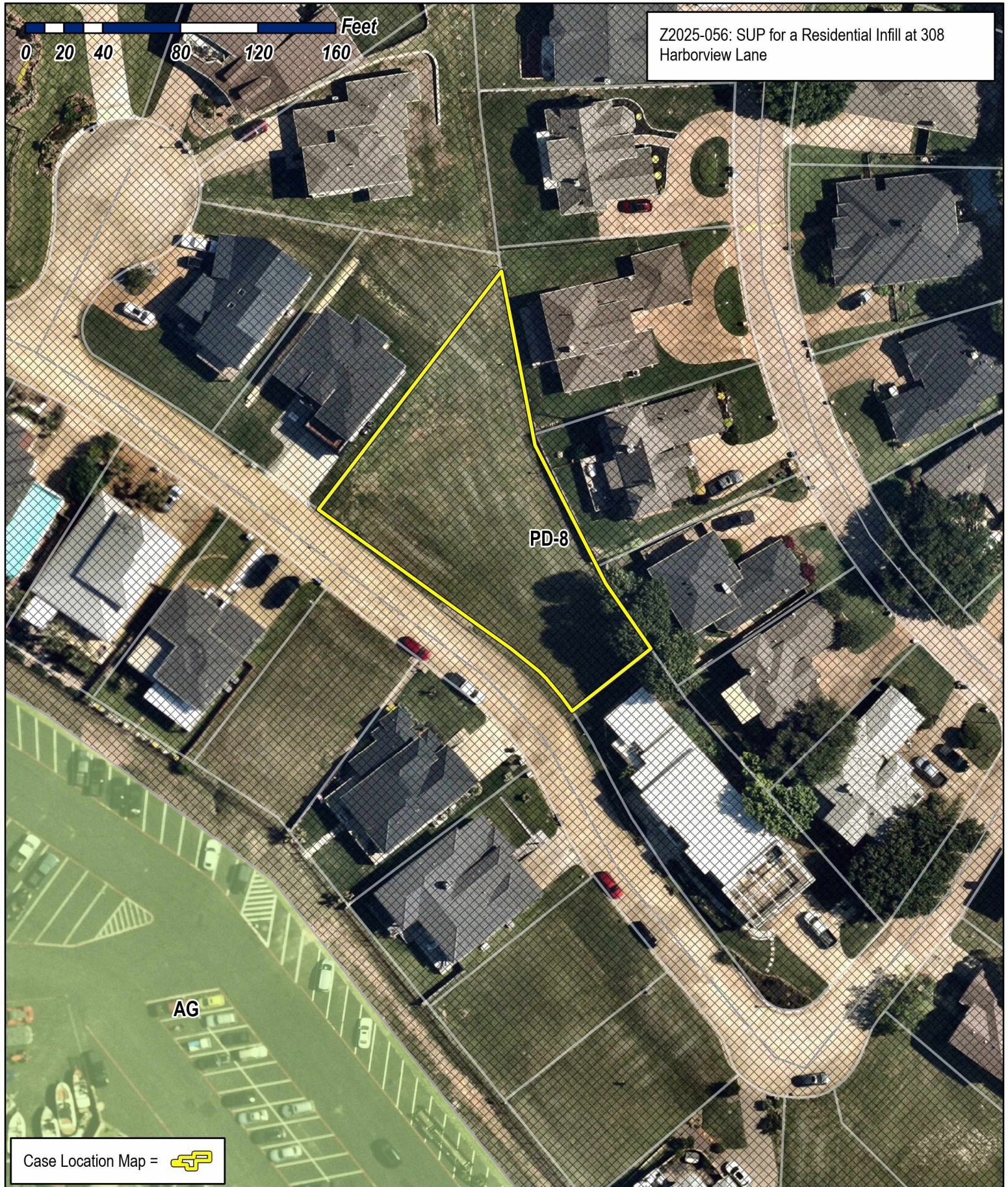
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shiralee McKinnon



MY COMMISSION EXPIRES 04-14-2029





Z2025-056: SUP for a Residential Infill at 308 Harborview Lane

PD-8

AG

Case Location Map = 



# City of Rockwall

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

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



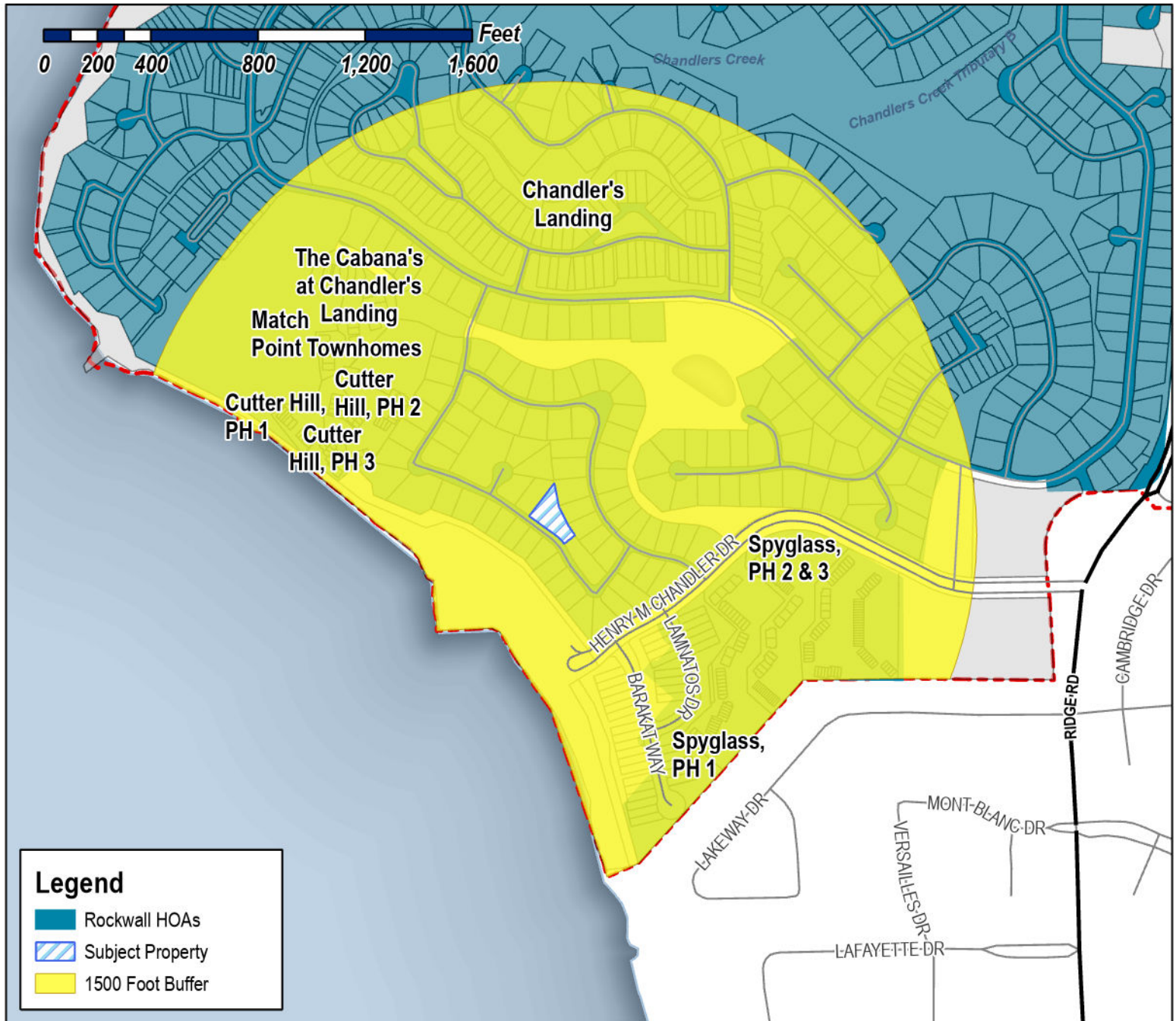




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**Case Number:** Z2025-056  
**Case Name:** SUP for a Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 8 (PD-8)  
District  
**Case Address:** 308 Harborview Lane

**Date Saved:** 8/15/2025

For Questions on this Case Call (972) 771-7745





**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-056]  
**Date:** Thursday, August 21, 2025 8:17:07 AM  
**Attachments:** [Public Notice \(08.19.2025\).pdf](#)  
[HOA Map \(08.15.2025\).pdf](#)

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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 Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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>.

-  
Z2025-056: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568

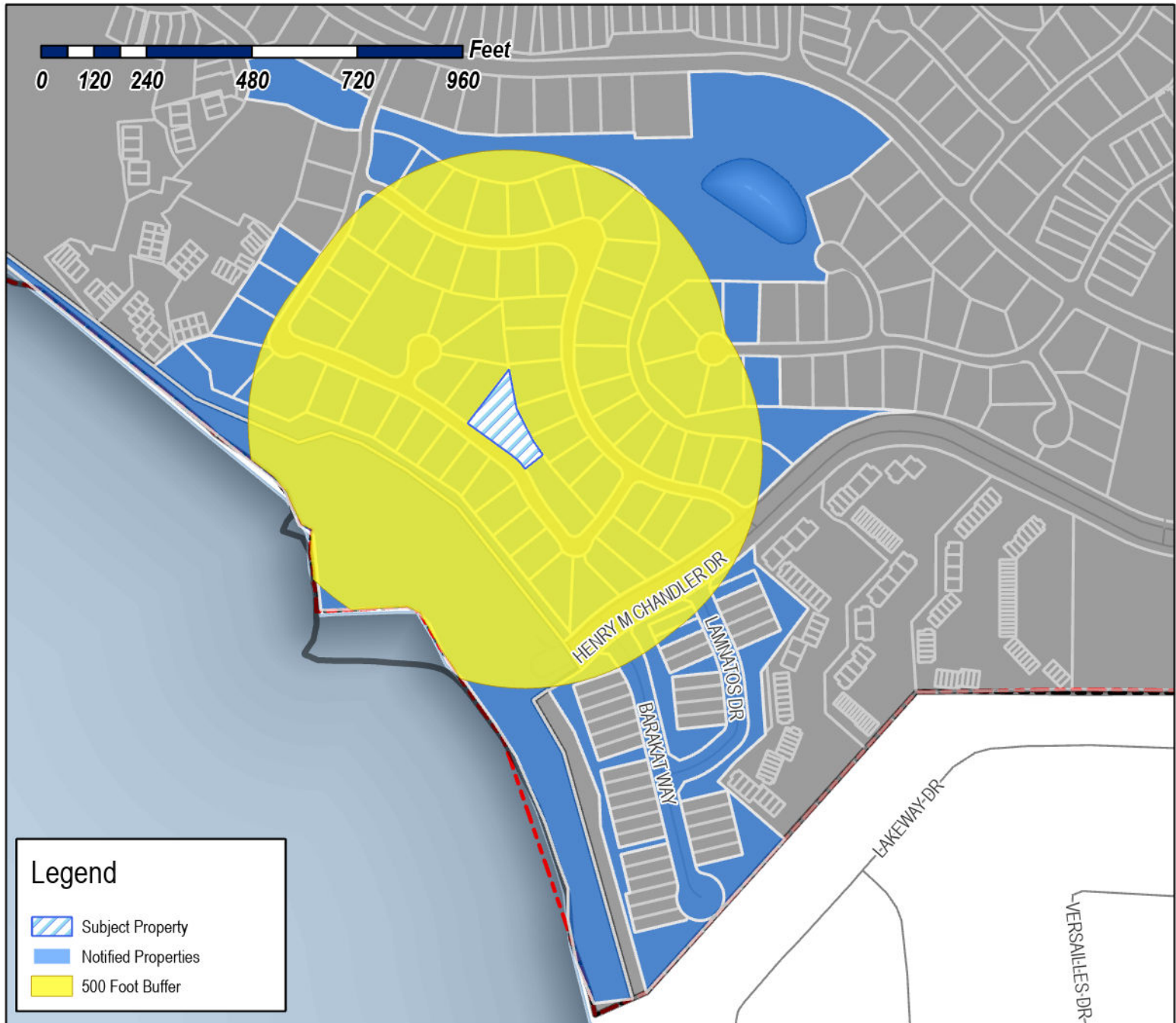




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**Case Number:** Z2025-056  
**Case Name:** SUP for a Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 8 (PD-8)  
District  
**Case Address:** 308 Harborview Lane

**Date Saved:** 8/15/2025

For Questions on this Case Call: (972) 771-7745





CHANDLERS LANDING COMMUNITY ASSOC  
1 COMMODORE PLAZA  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC  
106 SAWGRASS DR  
ROCKWALL, TX 75032

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

JR WASATCH HOME BUILDER LLC  
1314 Wendell Way  
Garland, TX 75043

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC  
17330 Preston Rd Ste 220A  
Dallas, TX 75252

MCKNIGHT MARY D  
201 HARBOR LANDING DR  
ROCKWALL, TX 75032

WILSON SEAN  
202 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

BERNAL LIBIA AMAYA AND  
CARLOS AUGUSTO MOSQUERA  
204 HARBOR LANDING  
ROCKWALL, TX 75032

RESIDENT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

THORNQUIST LAURA & EUGENE C  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

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

RESIDENT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032

GHEBRETSADIK KISANET  
295 Blackhaw Dr  
Fate, TX 75087

RESIDENT  
297 HABORVIEW DR  
ROCKWALL, TX 75032

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

RESIDENT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

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

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

RESIDENT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

CLEATON JERRY LEE  
306 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032



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

CROMEENS SHAN  
307 HARORVIEW DR  
ROCKWALL, TX 75032

RESIDENT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

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

RESIDENT  
309 HARBORVIEW DR  
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE  
309 Harbor Landing Dr  
Rockwall, TX 75032

RESIDENT  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

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

TAYLOR ANTHONY  
311 HARBOR LANDING  
ROCKWALL, TX 75032

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

RESIDENT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

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

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

TURCHI ARLENE S  
314 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

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

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

RESIDENT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

RESIDENT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

BOLTON LINDSAY E & DONALD P PRIBYL  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

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

POTTS ANNA A  
320 PORTVIEW PL  
ROCKWALL, TX 75032

2024 R K LINNSTAEDTER REVOCABLE TRUST  
RANDALL CLAY LINNSTAEDTER & KIMBERLY  
GENE LINNSTAEDTER - TRU  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP  
321 Harborview Dr  
Rockwall, TX 75032



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

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

RIZZARI VANESSA GABRIELA  
324 Harbor Landing Dr  
Rockwall, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

RESIDENT  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

Haidar Lamora J and  
Lucinda K Polhemus  
327 Yacht Club Drive  
Rockwall, TX 75032

RESIDENT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

RESIDENT  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

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

OIWA TAKA AKI  
C/O OPEN HOUSE CO LTD  
5050 Quorum Dr Ste 610  
Dallas, TX 75254

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

RESIDENT  
5201 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5202 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5208 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5226 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5300 BARAKAT WAY  
ROCKWALL, TX 75032

AD CUSTOMS LLC  
5525 BLAZING STAR RD  
FRISCO, TX 75036

BYRNE PATRICK F AND LAURA KRUSE  
6107 VOLUNTEER PLACE  
ROCKWALL, TX 75032

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

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PLACE  
ROCKWALL, TX 75032

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

RESIDENT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032



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

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

## **Z2025-056: SUP for a Residential Infill**

*Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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:

**Angelica Guevara**  
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 Monday, September 15, 2025 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. Z2025-056: SUP for a Residential Infill**

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.

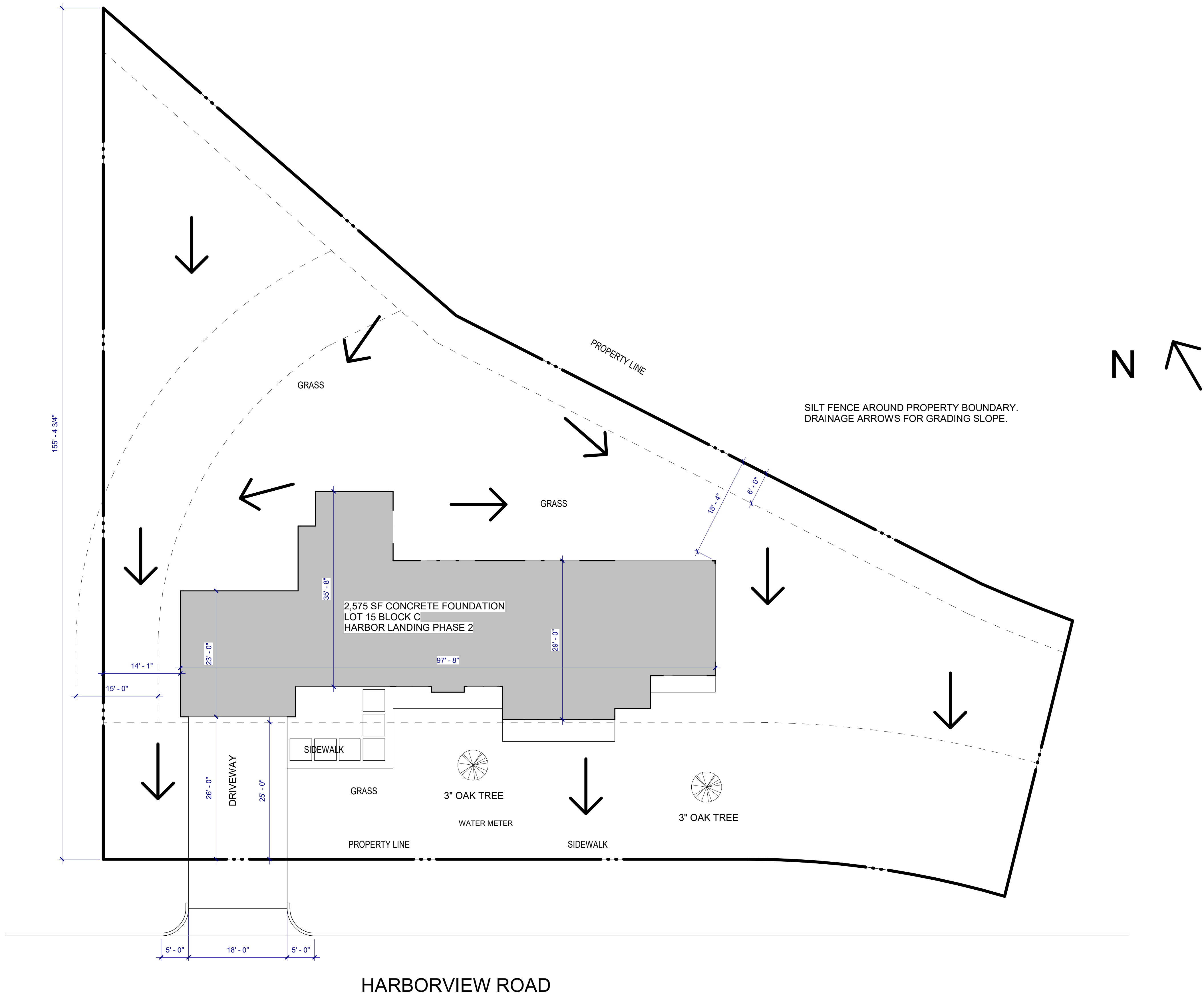
Name:

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](#)





SITE & DRAINAGE PLAN

SCALE: 1" = 10'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

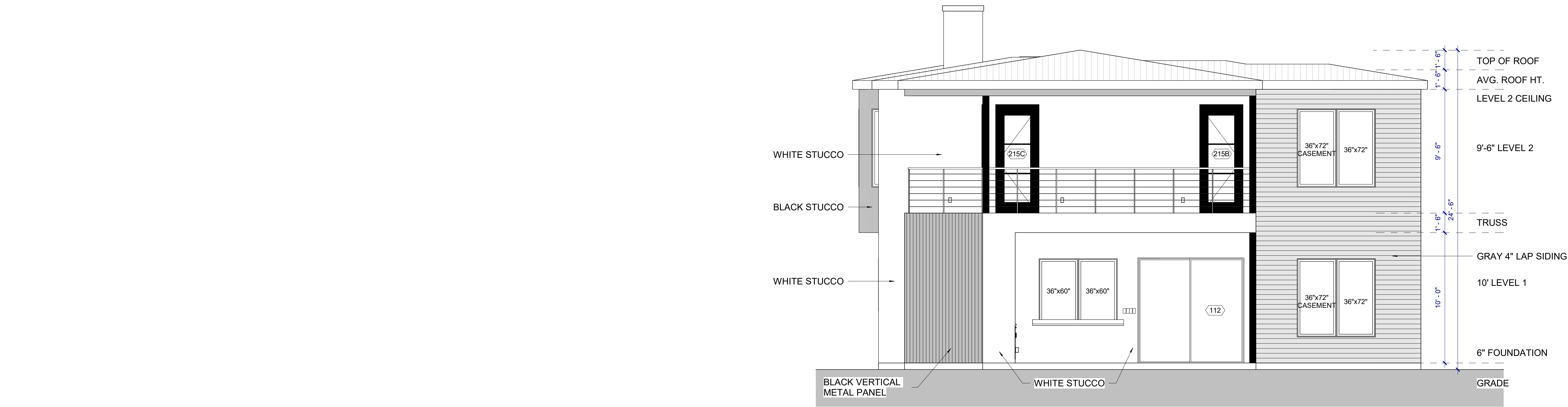
SITE & DRAINAGE PLAN

Project number	ROCKWALL
Date	03/26/2025

A01.00

Scale	1" = 10'-0"
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RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

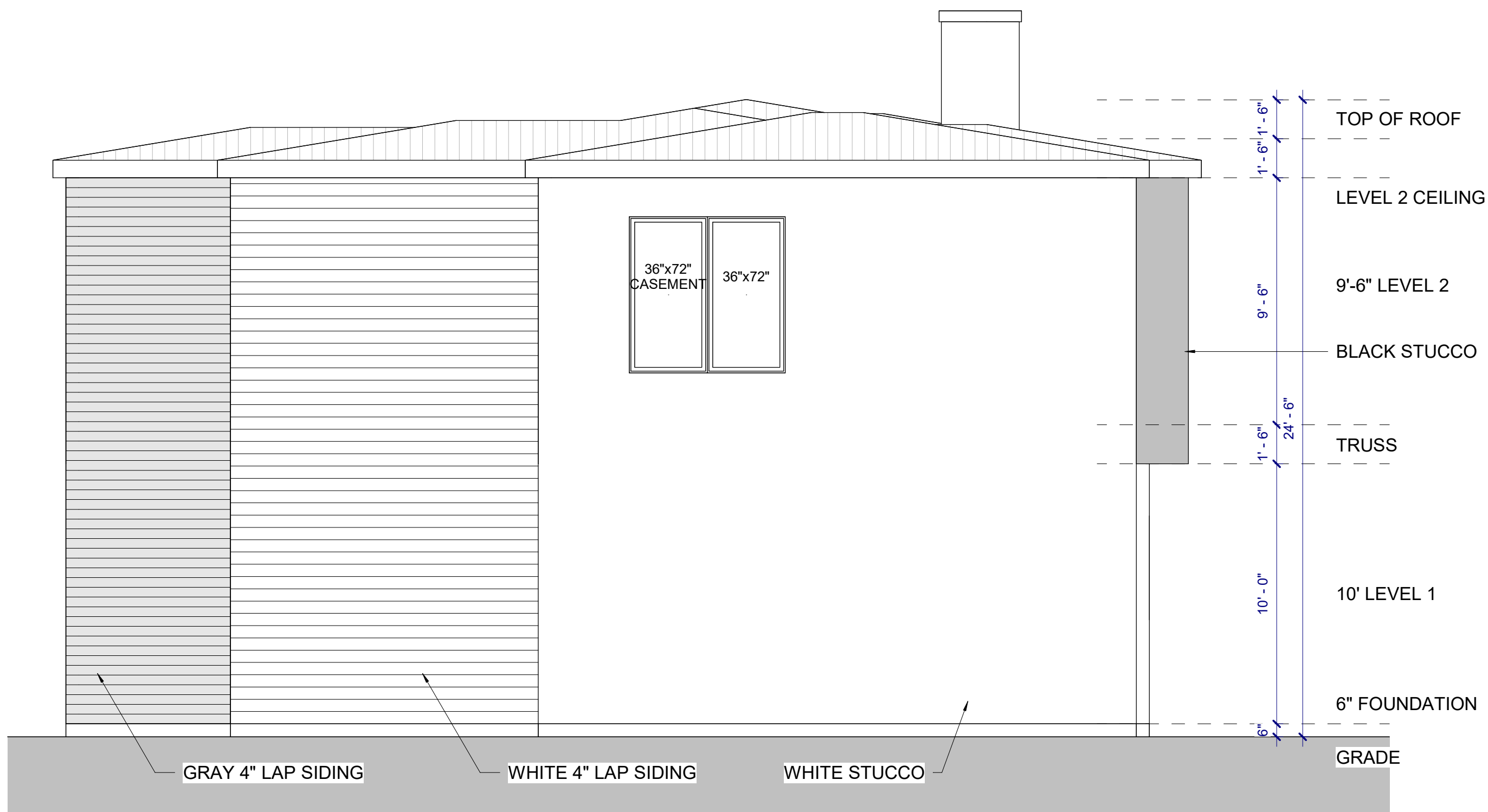
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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
SINGLE FAMILY

ELEVATIONS	
Project number	ROCKWALL
Date	03/26/2025
A03.01	
Scale	1/4" = 1'-0"





LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

1

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
SINGLE FAMILY

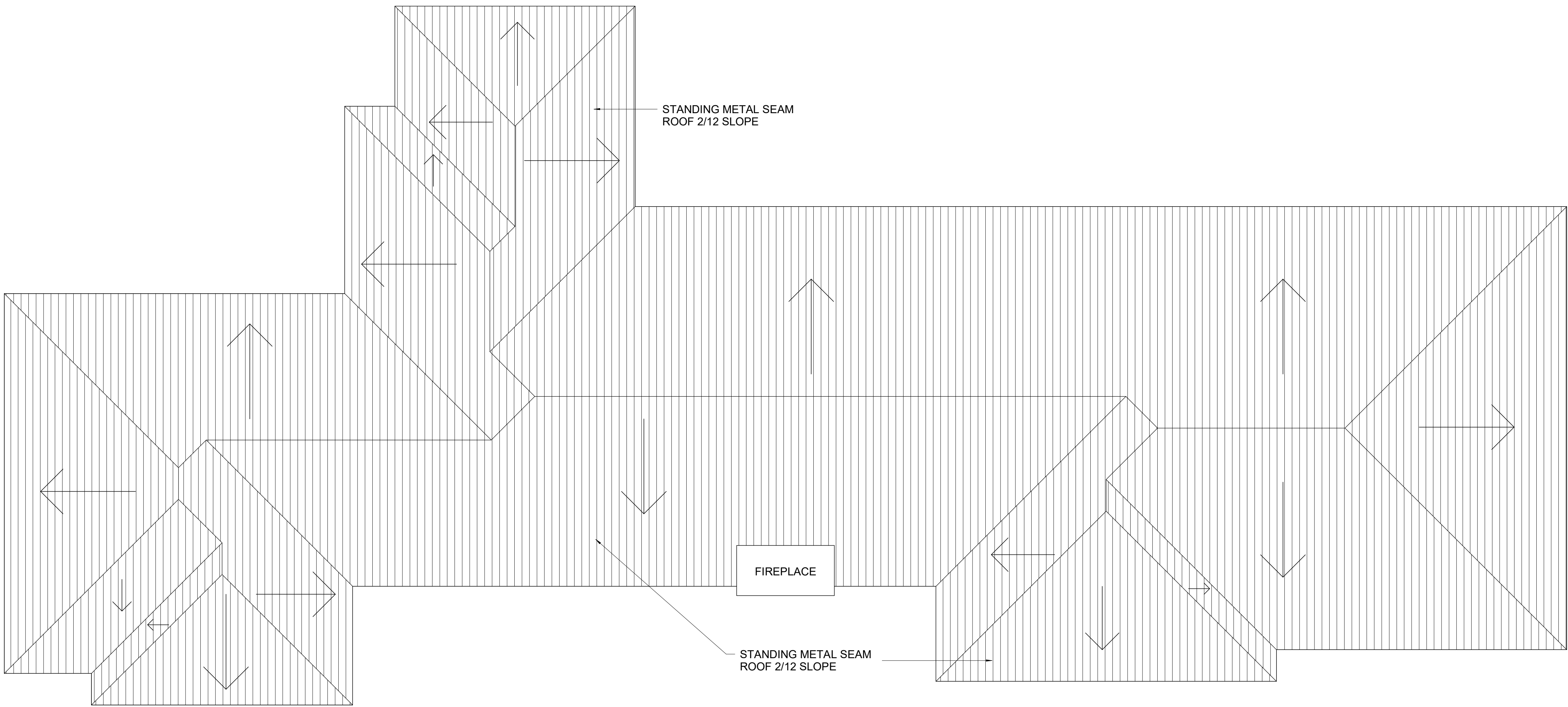
ELEVATIONS

Project number ROCKWALL  
Date 03/26/2025

A03.02

Scale 1/4" = 1'-0"





ROOF PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

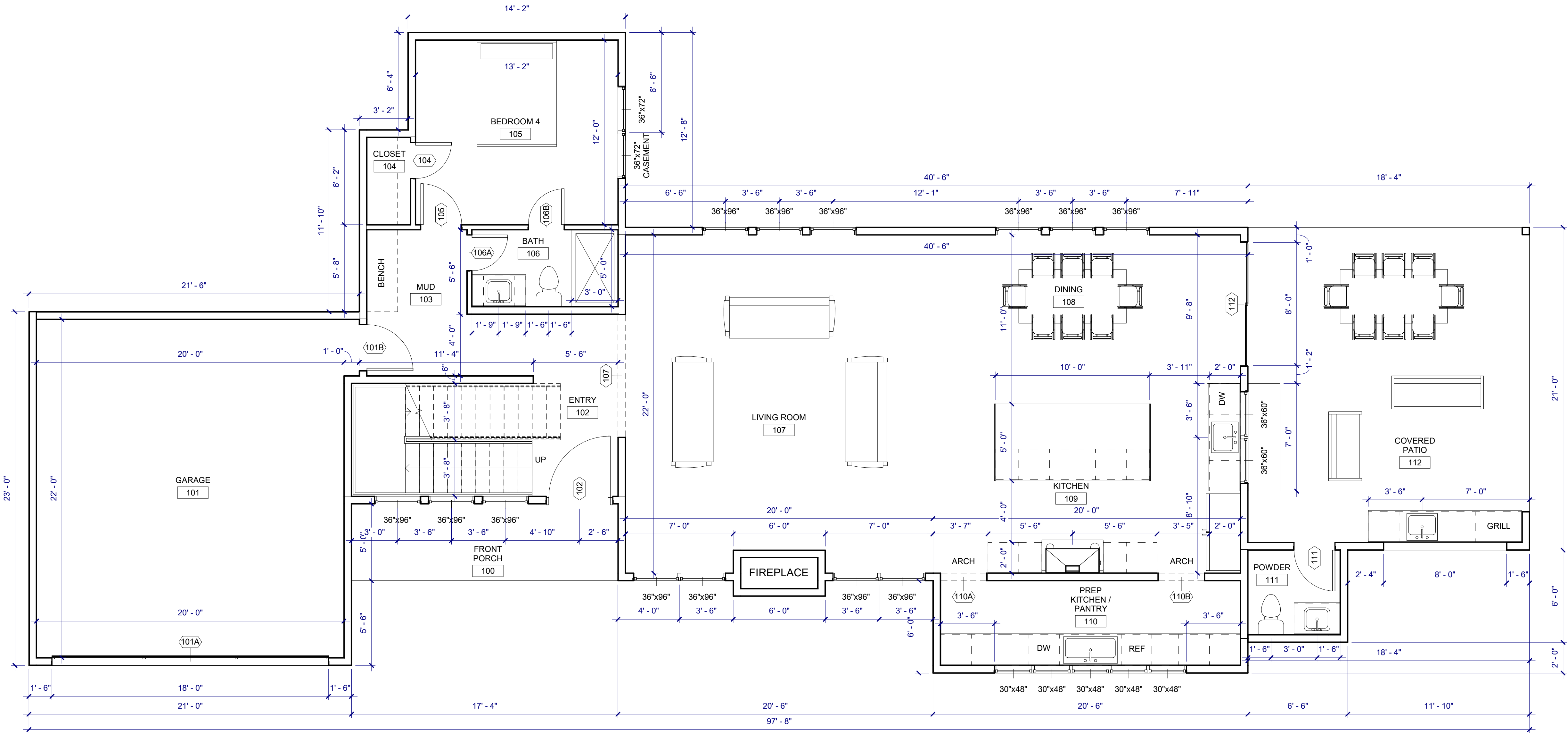
RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

ROOF PLAN	
Project number	ROCKWALL
Date	03/26/2025
A02.03	
Scale	1/4" = 1'-0"



Door Schedule		
Mark	Type	Material
101A	18' x 8'	GARAGE
101B	36" x 96"	WOOD
102	GLASS DOOR 4'x8'	GLASS
104	28" x 96"	WOOD
105	32" x 96"	WOOD
106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
215B	36" x 96"	0"	8' - 0"
215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"



LEVEL 1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
<b><u>308 HARBORVIEW DRIVE</u></b>	
FIRST FLOOR SF:	1,617 SF
SECOND FLOOR SF:	1,893 SF
TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.01

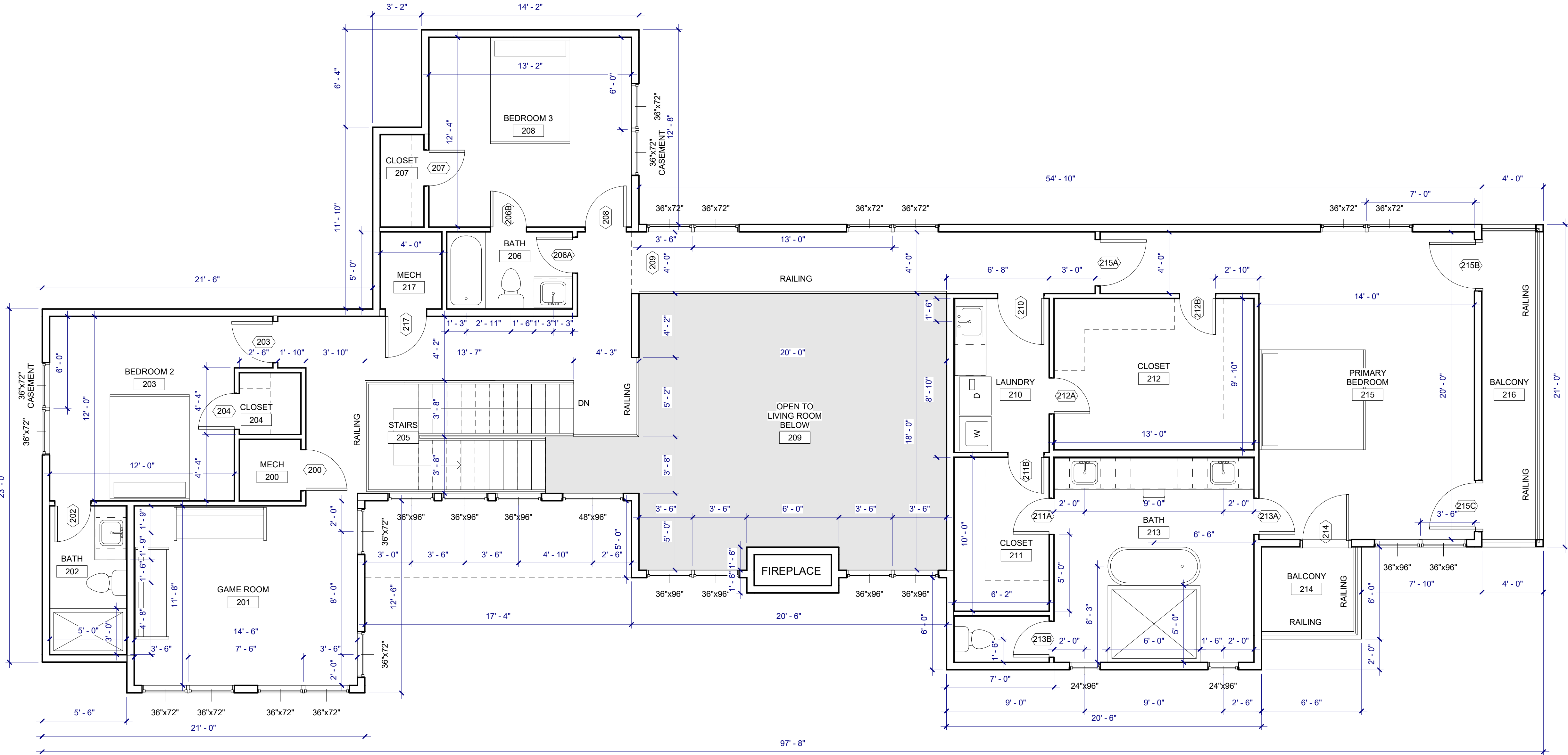
Scale	1/4" = 1'-0"
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Door Schedule		
Mark	Type	Material
101A	18" x 8'	GARAGE
101B	36" x 96"	WOOD
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105	32" x 96"	WOOD
106A	28" x 96"	WOOD
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107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
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TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF



LEVEL 2 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 2 FLOOR PLAN	
Project number	ROCKWALL
Date	03/26/2025
A02.02	
Scale	1/4" = 1'-0"





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.01

Scale





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.02

Scale



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 23-40] 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* ON A 0.368-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 15, BLOCK C, HARBOR 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 Nahomi Anaya on behalf of Dustin Fox for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.368-acre parcel of land identified as Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family land uses, addressed as 308 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. 23-40] 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. 23-40] 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* 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. 23-40] 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 OCTOBER, 2025.**

---

Tim McCallum, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 15, 2025

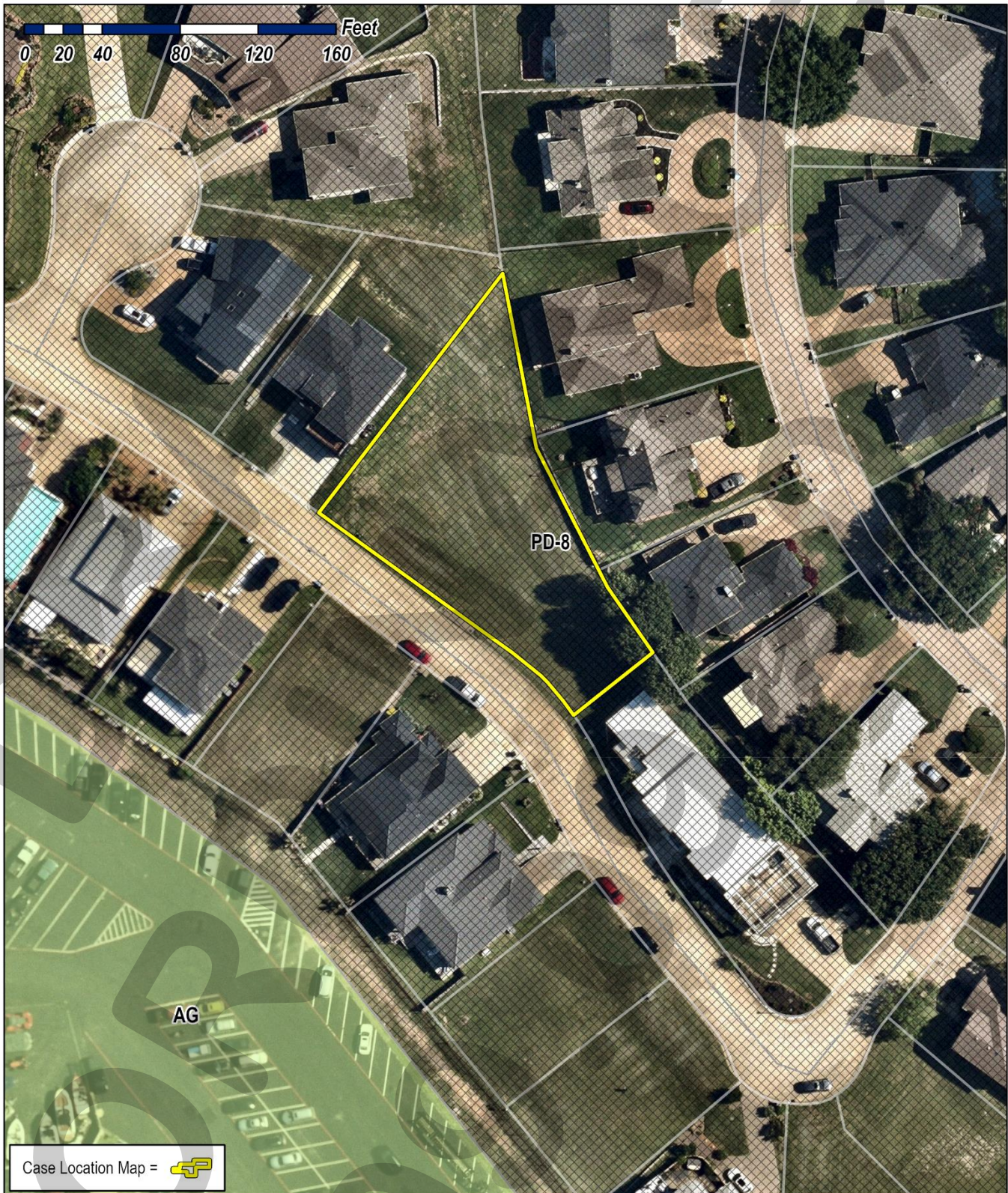
2<sup>nd</sup> Reading: October 6, 2025



**Exhibit 'A':**  
**Location Map**

Address: 308 Harborview Drive

Legal Description: Lot 15, Block C, Harbor Landing, Phase 2 Addition





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

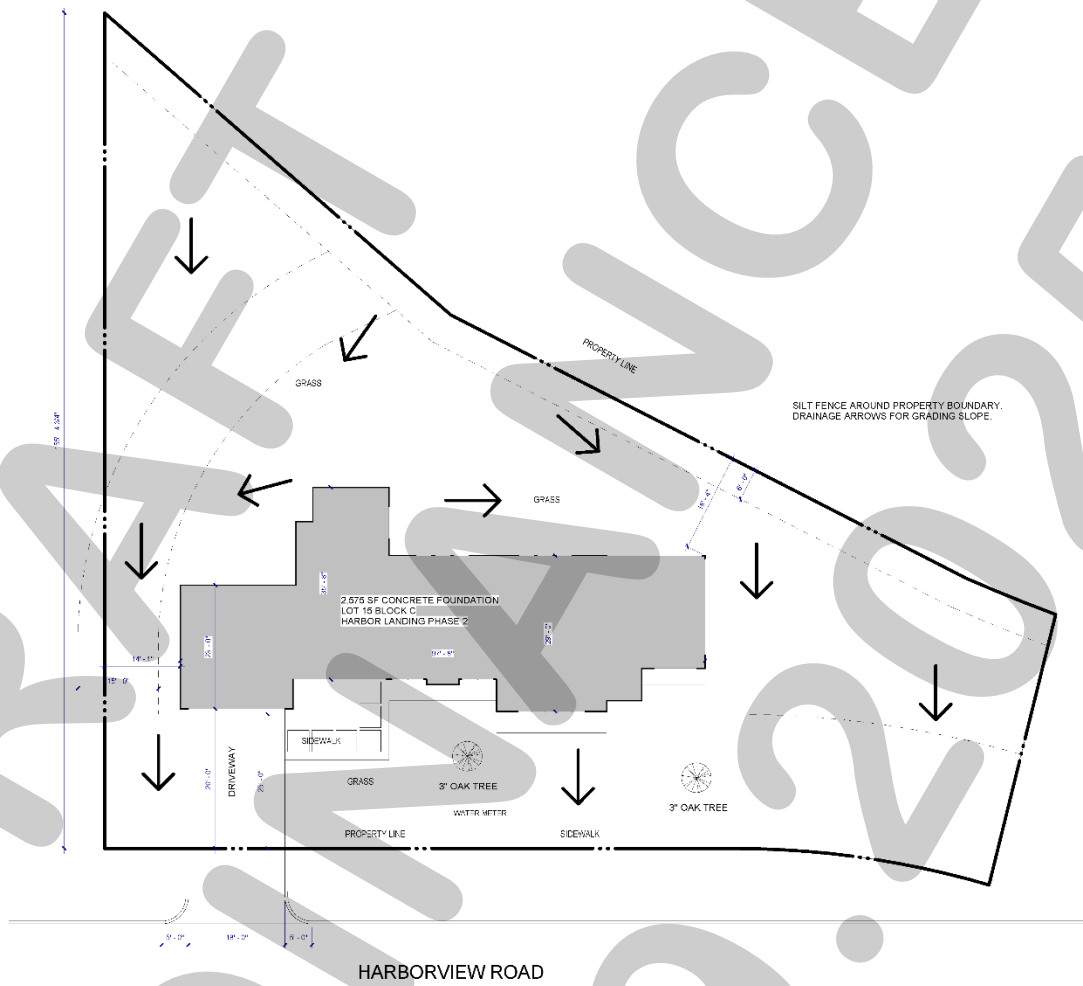
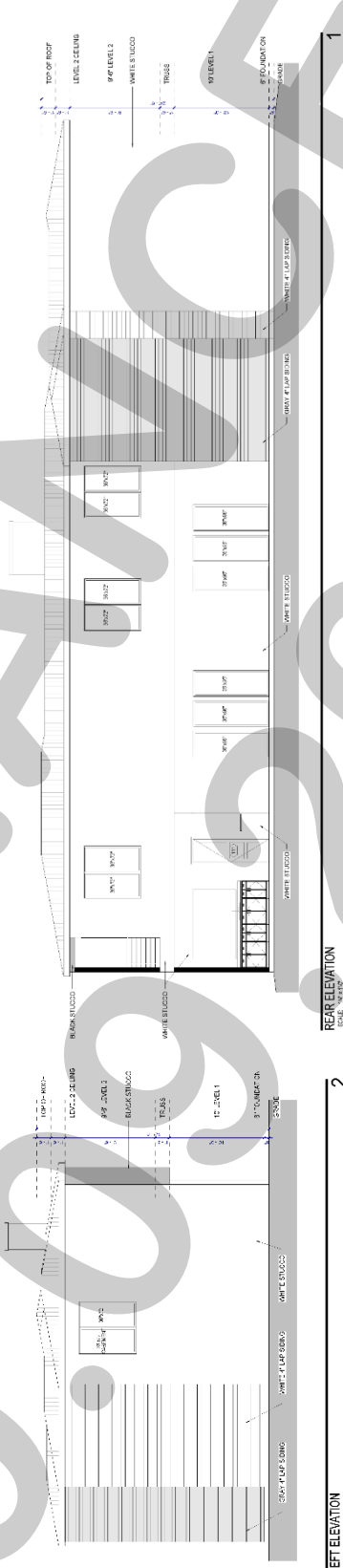
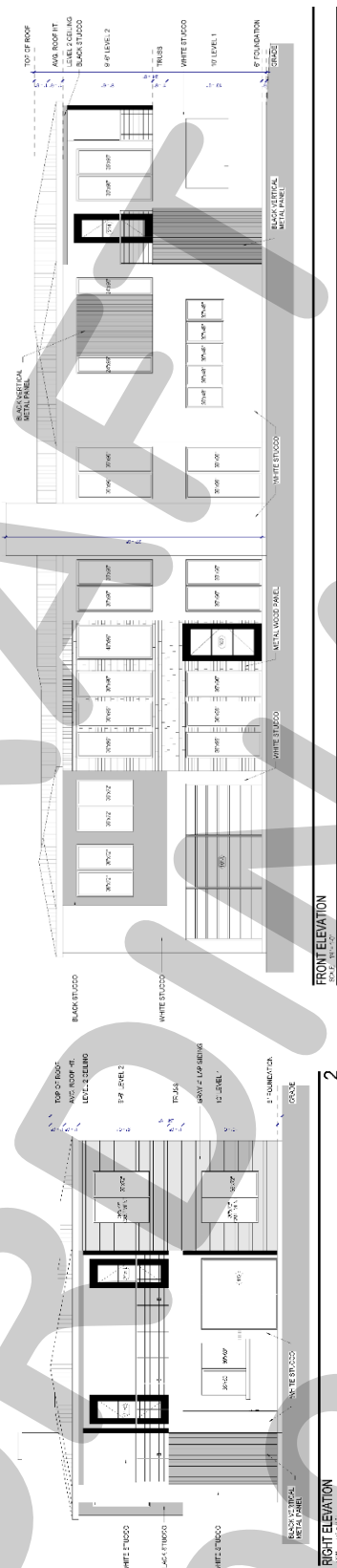




Exhibit 'C':  
Building Elevations



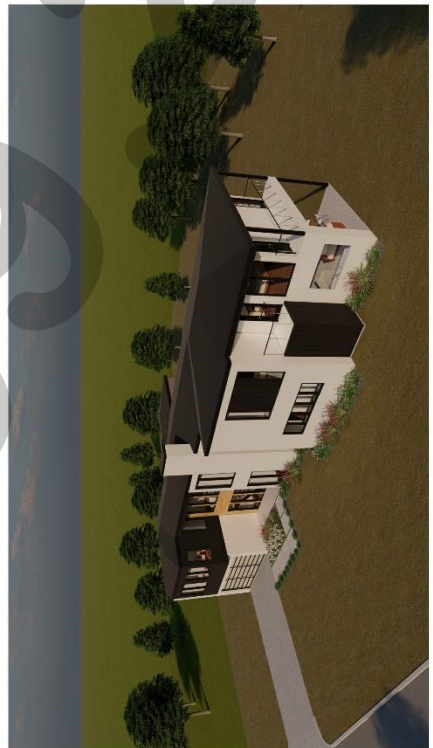


**Exhibit 'C':**  
*Building Elevations*





**Exhibit 'C':**  
*Building Elevations*







# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** September 15, 2025  
**APPLICANT:** Nahomi Anaya  
**CASE NUMBER:** Z2025-056; *Specific Use Permit (SUP) for Residential Infill at 308 Harborview Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 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 [i.e. Case No. A1973-005]*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned -- along with the rest of the *Chandler's Landing Subdivision* -- to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. On April 2, 1984, Phase 2 of Harbor Landing Addition -- being a part of the *Chandler's Landing Subdivision* -- was amended by *Ordinance No. 84-16*. A Preliminary Plat [i.e. *Case No. PZ1987-022-01*] and Final Plat [i.e. *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 -- Nahomi Anaya -- 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 308 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [i.e. 305, 307, & 309 Harbor Landing Drive] that are developed with single-family homes. Beyond this is Harbor Landing Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is Phase 1 of Harbor Landing Addition, 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 (HOA). All of these properties are zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is Harborview Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up the remainder of Phase 2 of Harbor



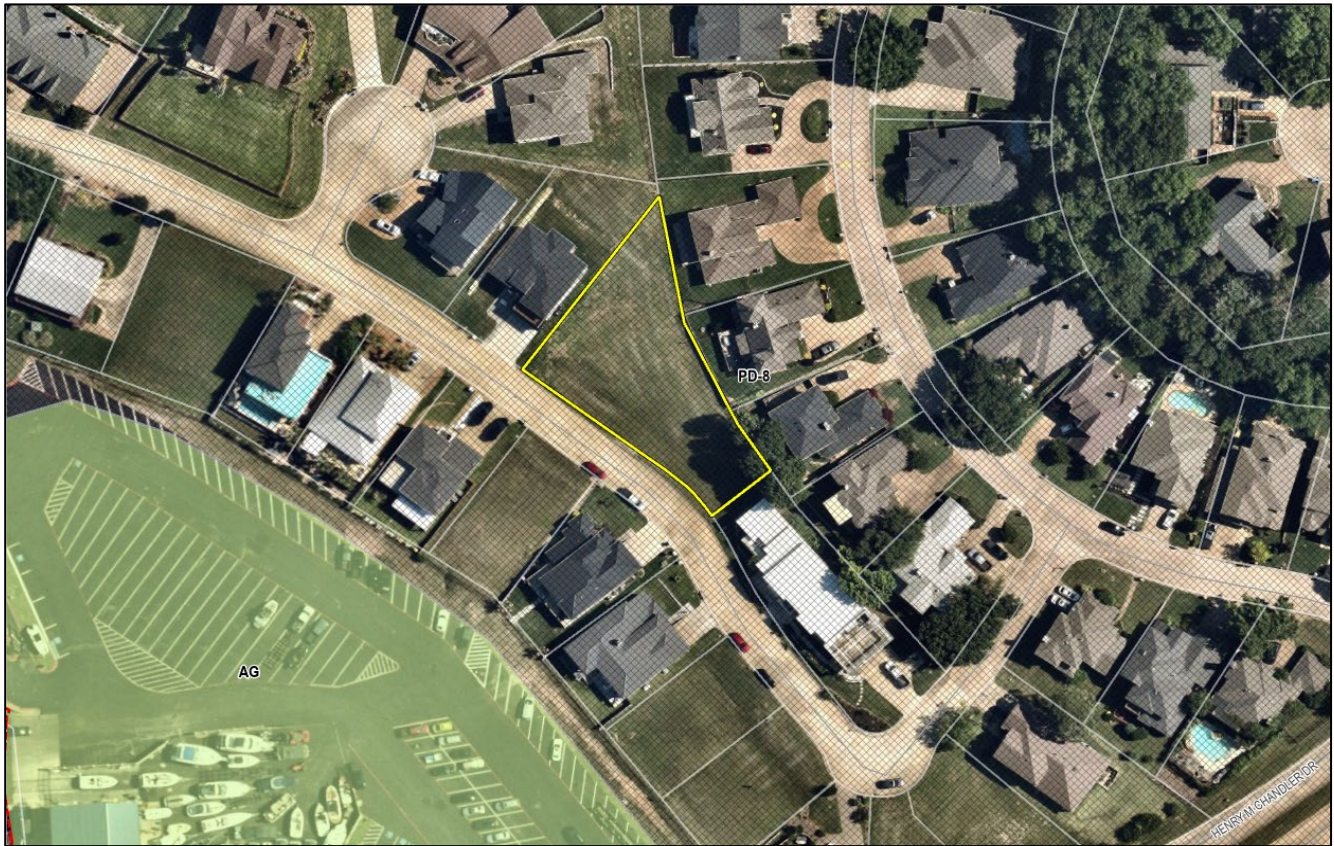
Landing Addition, which was established on June 15, 1987, and consists of 32 residential lots. South of this is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina.

East: Directly east of the subject property are various parcels of land developed with single-family homes. All of these homes are within Phase 1 of the Harbor Landing Subdivision, which was established on December 22, 1986, and consists of 38 residential lots. Beyond this is Harbor Landing Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 310 Harborview Drive and 312 Portview Place*) developed with single-family homes. Beyond this is Portview Place, which is identified as a R2 (*i.e. residential, [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of Phase 2 of Harbor Landing Addition, which was established on June 15, 1987, and consists of 32 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

MAP 1: LOCATION MAP

**YELLOW:** SUBJECT PROPERTY



## **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 Phase 2 of the Harbor Landing Subdivision, which has been in existence since June 15, 1987, consists of 32 residential lots, and is considered to be more than 90%



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 compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story (24'-6")
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	2012-2023	N/A
Building SF on Property	4,145 – 6,558 SF	3,995 SF
Building Architecture	Traditional Suburban Residential & Newer Modern Residential Homes & Four (4) Vacant Lots	Comparable Architecture to the Newer Homes in the area.
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 (6) foot side yard setback.	X>14'-1"
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	X>18'-4"
Building Materials	Brick, Hardie Board Siding, Stone, and Stucco	Stucco, Lap Siding, Metal Pane, Wood Panel
Paint and Color	White, Cream, Brown, Black, and Grey	White, Brown, Tan
Roofs	Composite Shingles and Metal Roofs	Standing Metal Seam
Driveways/Garages	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and ' <i>J</i> ' or <i>traditional swing entry</i> .	The garage will be situated one (1) foot, six (6) inches in front of the front of the front façade of the home.

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 one (1) foot, six (6) inches in front of the front façade of the home. Additionally, Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, within the Unified Development Code (UDC), specifies that "...all residential structures shall be constructed with a minimum of a 3:12 roof pitch." The proposed elevations indicate a roof pitch of 2:12, which does not comply with the requirements set forth in the UDC. Staff should point out that this is not atypical of the area and is comparable to the newer architecture in the area. A waiver to the garage orientation and the roof pitch requirements 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, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation and roof pitch requirement. With this being said, staff should point out -- *that with the exception of these two (2) deviations*-- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] 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 and the proposed building elevations in the attached packet.

## **NOTIFICATIONS**

On August 21, 2025, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill, Spyglass and Chandler's



Landing 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 regarding the applicant's request.

### **CONDITIONS OF APPROVAL**

If City Council chooses to approve 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) 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by 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. \_\_\_\_\_

**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 308 Harborview Dr.

SUBDIVISION Harbor Landing Phase 2

LOT 15 BLOCK C

GENERAL LOCATION Southwest Rockwall next to the lake

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

CURRENT ZONING PD-B

CURRENT USE Vacant

PROPOSED ZONING N/A

PROPOSED USE Residential

ACREAGE 0.368 or 16,039 sq

LOTS [CURRENT] 15

LOTS [PROPOSED] N/A

- ☐ **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 Dustin Fox

☐ APPLICANT Nahomi Anaya

CONTACT PERSON Dustin Fox

CONTACT PERSON Nahomi Anaya

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dustin Fox [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 \$ 205.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF July 2025. 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."

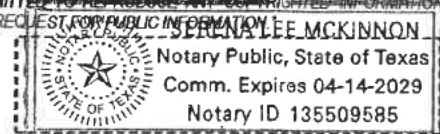
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF July 2025

OWNER'S SIGNATURE

Dustin Fox

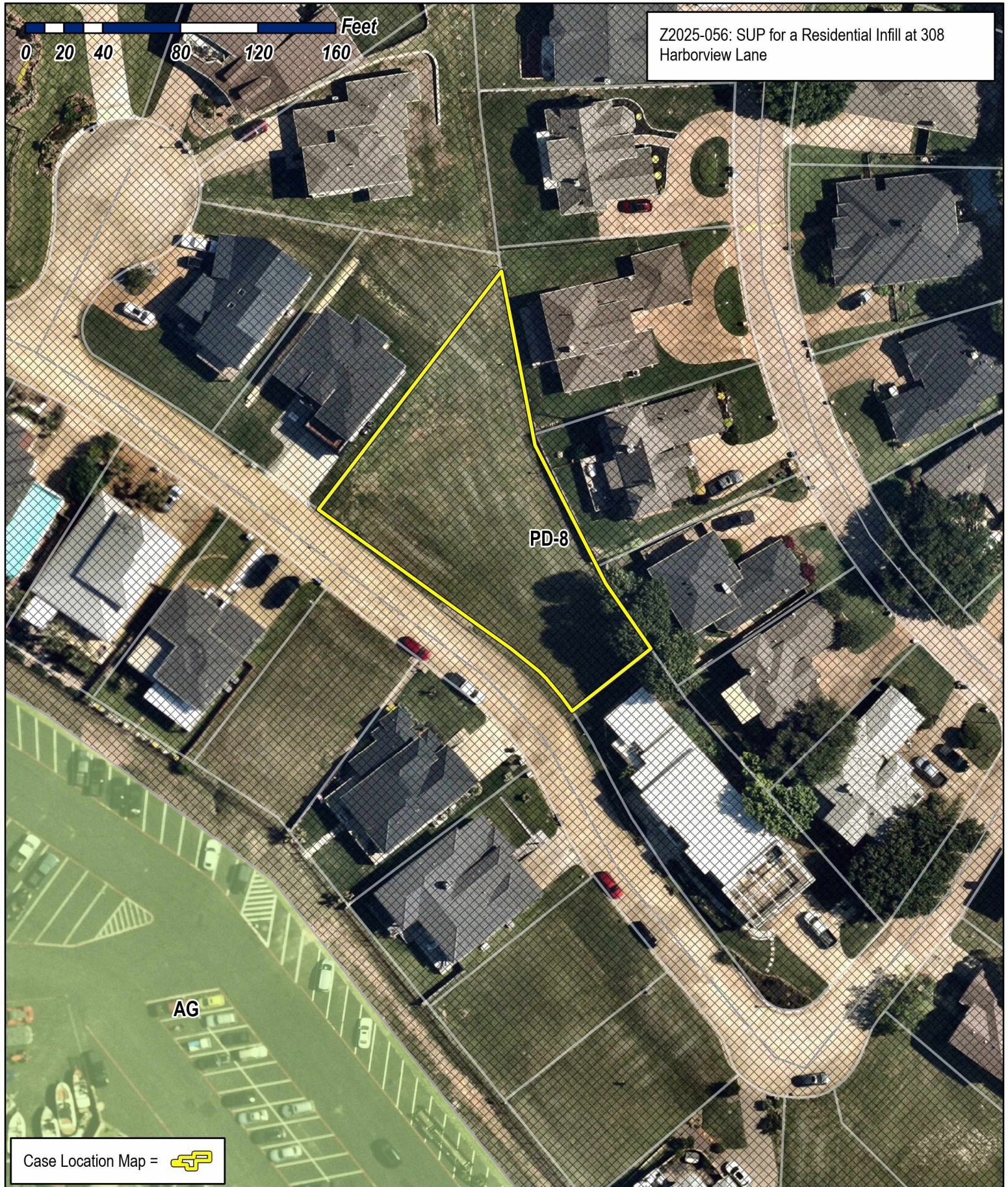
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shiralee McKinnon



MY COMMISSION EXPIRES 04-14-2029





Z2025-056: SUP for a Residential Infill at 308 Harborview Lane

PD-8

AG

Case Location Map = 



## City of Rockwall

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

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









**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-056]  
**Date:** Thursday, August 21, 2025 8:17:07 AM  
**Attachments:** [Public Notice \(08.19.2025\).pdf](#)  
[HOA Map \(08.15.2025\).pdf](#)

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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 Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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>.

-  
Z2025-056: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568

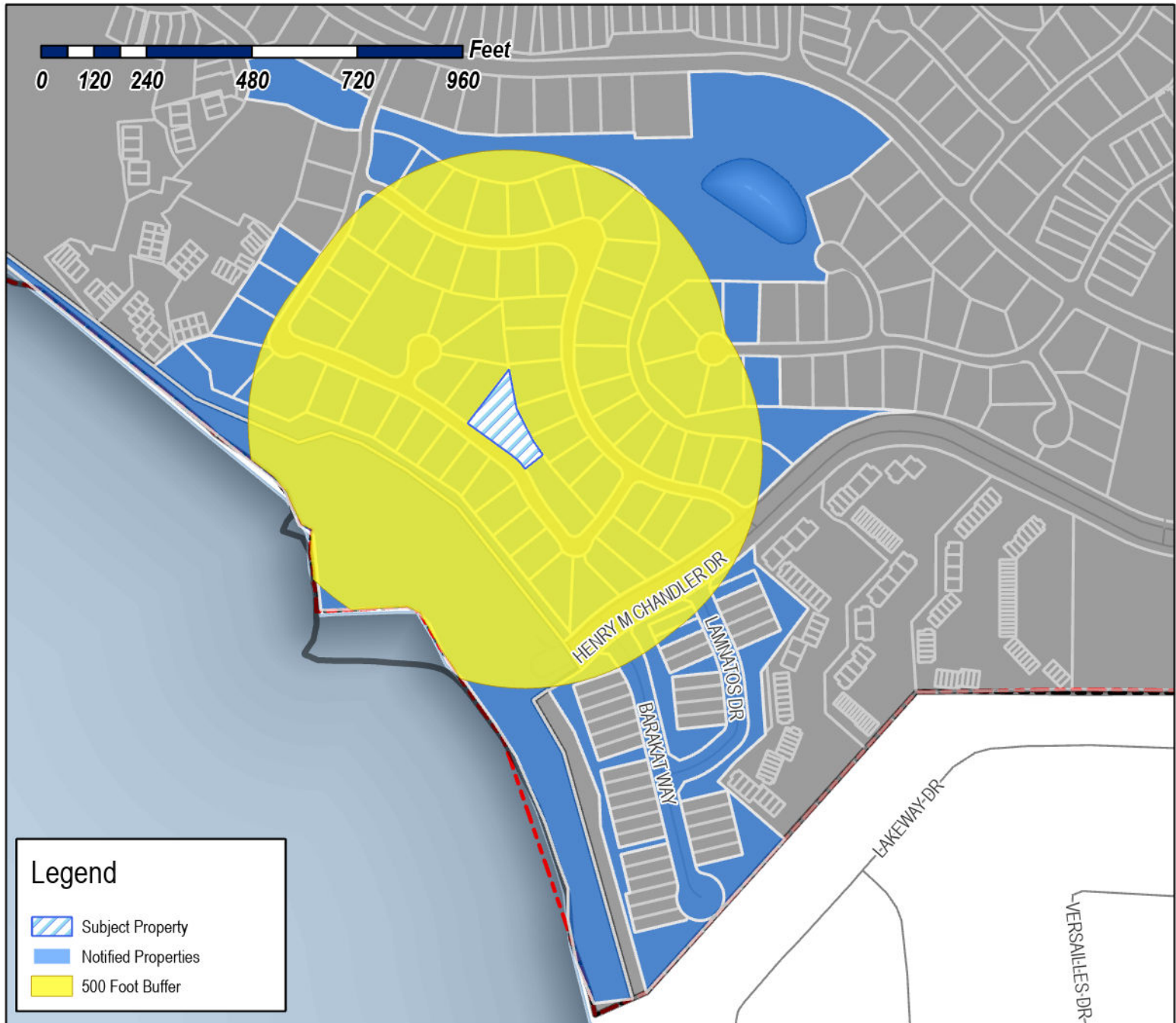




# City of Rockwall

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:** Z2025-056  
**Case Name:** SUP for a Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 8 (PD-8)  
District  
**Case Address:** 308 Harborview Lane

**Date Saved:** 8/15/2025

For Questions on this Case Call: (972) 771-7745





CHANDLERS LANDING COMMUNITY ASSOC  
1 COMMODORE PLAZA  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC  
106 SAWGRASS DR  
ROCKWALL, TX 75032

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

JR WASATCH HOME BUILDER LLC  
1314 Wendell Way  
Garland, TX 75043

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC  
17330 Preston Rd Ste 220A  
Dallas, TX 75252

MCKNIGHT MARY D  
201 HARBOR LANDING DR  
ROCKWALL, TX 75032

WILSON SEAN  
202 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

BERNAL LIBIA AMAYA AND  
CARLOS AUGUSTO MOSQUERA  
204 HARBOR LANDING  
ROCKWALL, TX 75032

RESIDENT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

THORNQUIST LAURA & EUGENE C  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

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

RESIDENT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032

GHEBRETSADIK KISANET  
295 Blackhaw Dr  
Fate, TX 75087

RESIDENT  
297 HARBORVIEW DR  
ROCKWALL, TX 75032

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

RESIDENT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

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

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

RESIDENT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

CLEATON JERRY LEE  
306 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032



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

CROMEENS SHAN  
307 HARORVIEW DR  
ROCKWALL, TX 75032

RESIDENT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

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

RESIDENT  
309 HARBORVIEW DR  
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE  
309 Harbor Landing Dr  
Rockwall, TX 75032

RESIDENT  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

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

TAYLOR ANTHONY  
311 HARBOR LANDING  
ROCKWALL, TX 75032

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

RESIDENT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

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

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

TURCHI ARLENE S  
314 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

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

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

RESIDENT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

RESIDENT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

BOLTON LINDSAY E & DONALD P PRIBYL  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

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

POTTS ANNA A  
320 PORTVIEW PL  
ROCKWALL, TX 75032

2024 R K LINNSTAEDTER REVOCABLE TRUST  
RANDALL CLAY LINNSTAEDTER & KIMBERLY  
GENE LINNSTAEDTER - TRU  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP  
321 Harborview Dr  
Rockwall, TX 75032



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

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

RIZZARI VANESSA GABRIELA  
324 Harbor Landing Dr  
Rockwall, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

RESIDENT  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

Haidar Lamora J and  
Lucinda K Polhemus  
327 Yacht Club Drive  
Rockwall, TX 75032

RESIDENT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

RESIDENT  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

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

OIWA TAKA AKI  
C/O OPEN HOUSE CO LTD  
5050 Quorum Dr Ste 610  
Dallas, TX 75254

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

RESIDENT  
5201 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5202 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5208 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5226 LAMNATO DR  
ROCKWALL, TX 75032

RESIDENT  
5300 BARAKAT WAY  
ROCKWALL, TX 75032

AD CUSTOMS LLC  
5525 BLAZING STAR RD  
FRISCO, TX 75036

BYRNE PATRICK F AND LAURA KRUSE  
6107 VOLUNTEER PLACE  
ROCKWALL, TX 75032

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

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PLACE  
ROCKWALL, TX 75032

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

RESIDENT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032



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

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

## **Z2025-056: SUP for a Residential Infill**

*Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox 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 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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:

**Angelica Guevara**  
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 Monday, September 15, 2025 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. Z2025-056: SUP for a Residential Infill**

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.

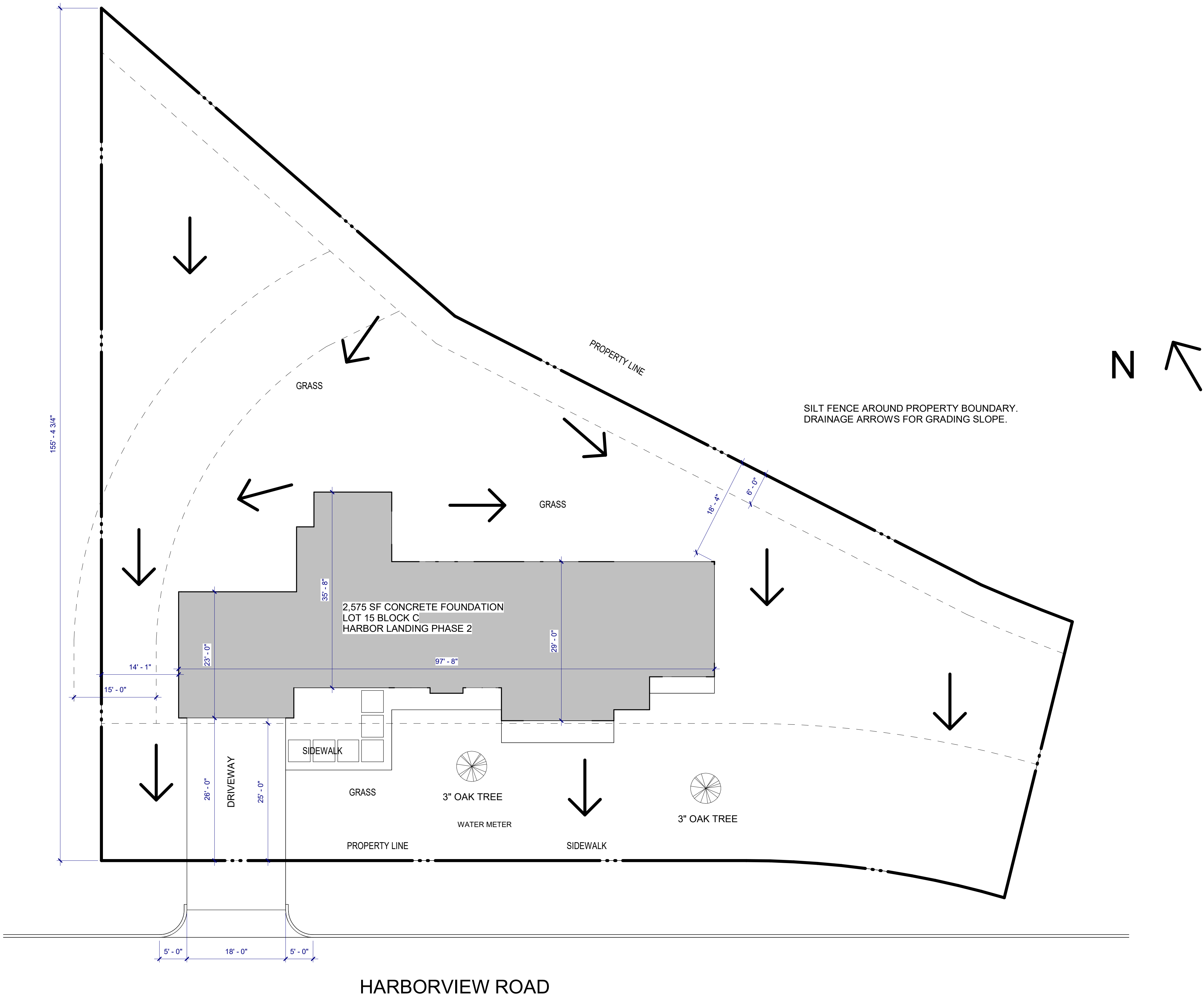
Name:

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](#)





SITE & DRAINAGE PLAN

SCALE: 1" = 10'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

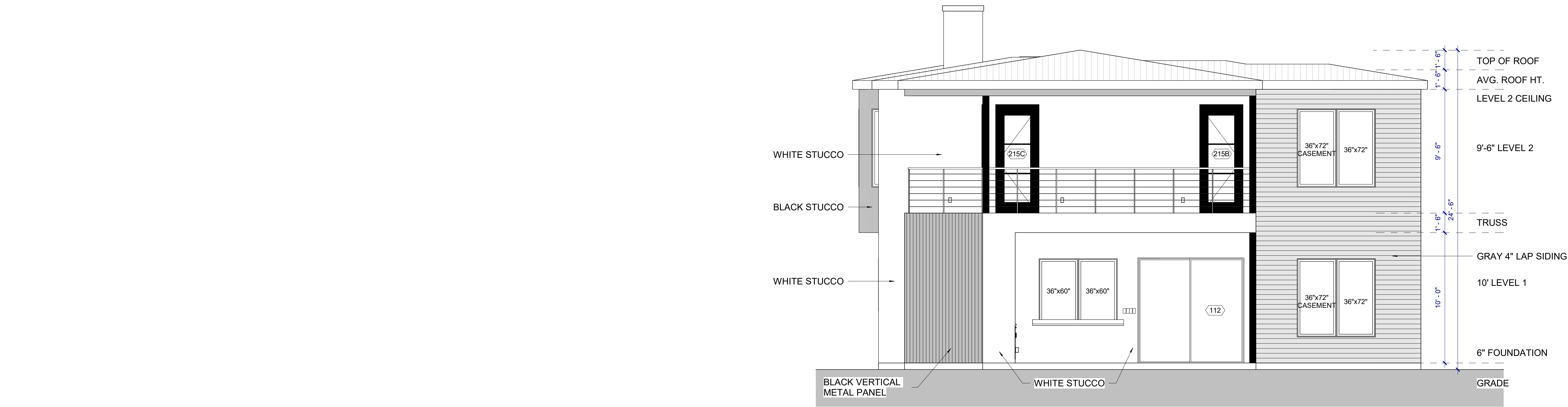
SITE & DRAINAGE PLAN

Project number	ROCKWALL
Date	03/26/2025

A01.00

Scale 1" = 10'-0"





RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

2



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

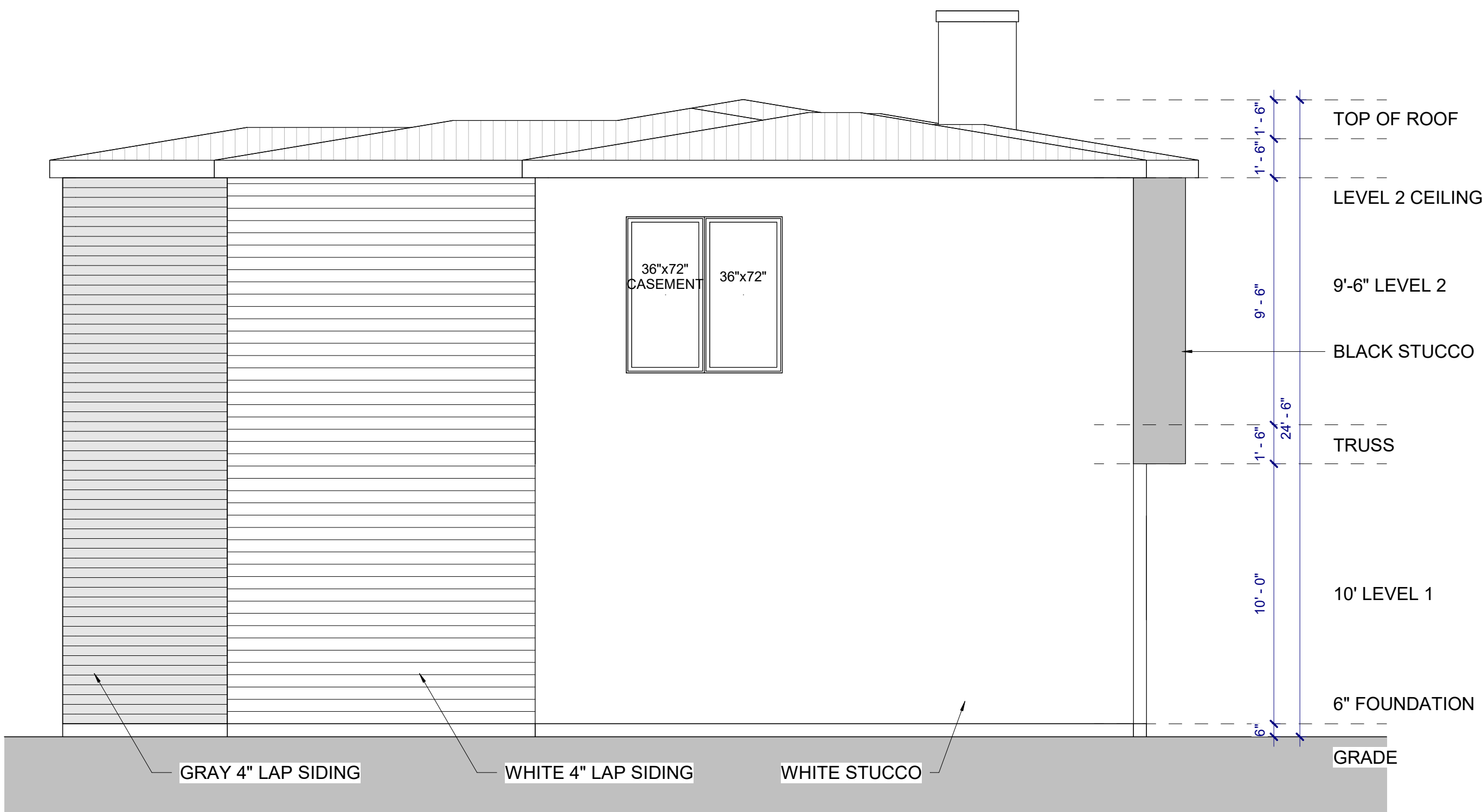
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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
SINGLE FAMILY

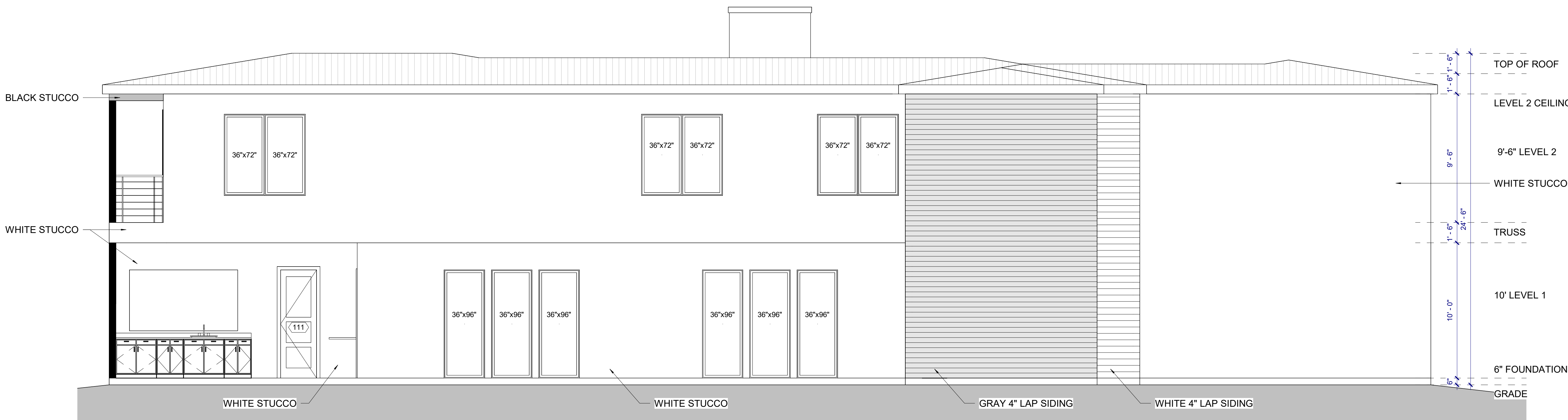
ELEVATIONS	
Project number	ROCKWALL
Date	03/26/2025
A03.01	
Scale	1/4" = 1'-0"





LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

2



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

1

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

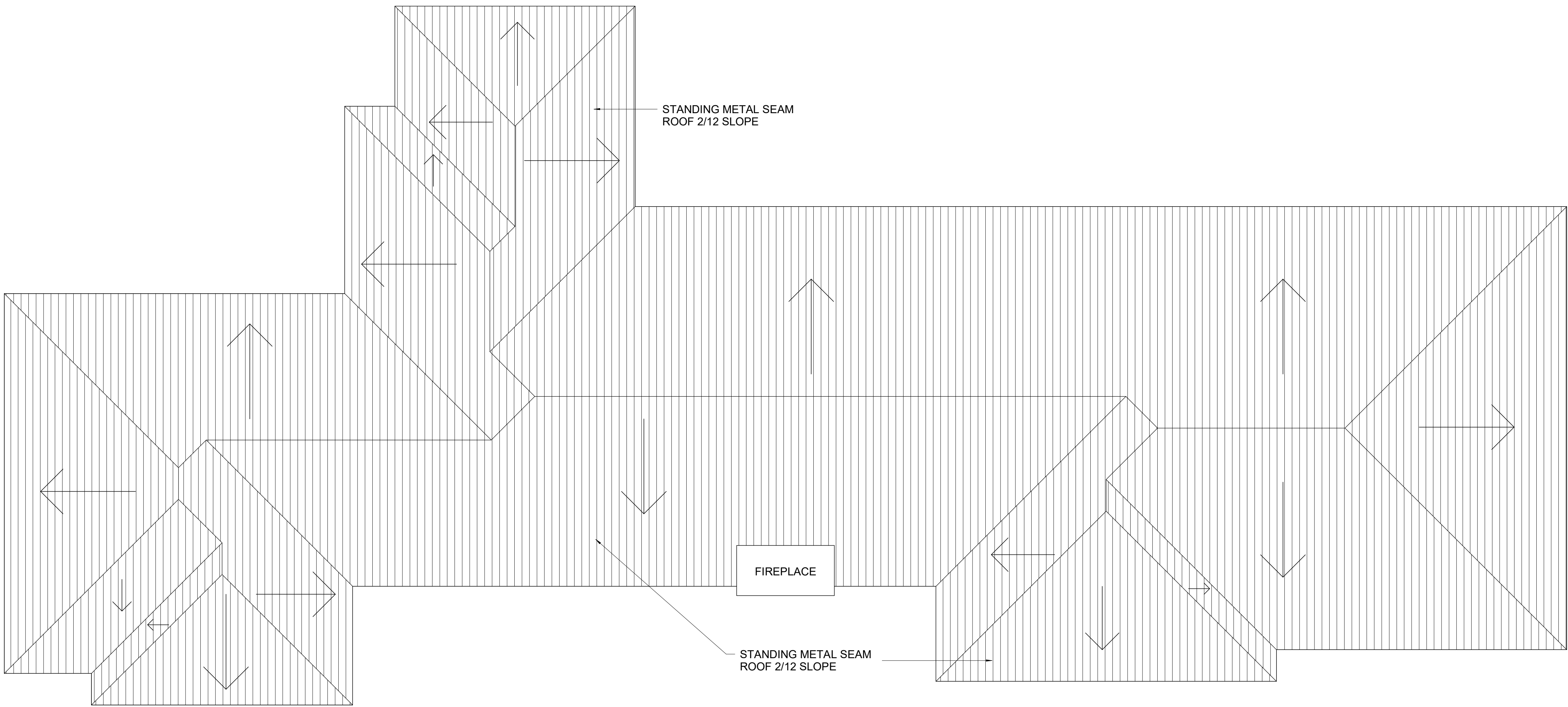
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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
SINGLE FAMILY

ELEVATIONS	
Project number	ROCKWALL
Date	03/26/2025
A03.02	
Scale	1/4" = 1'-0"





ROOF PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

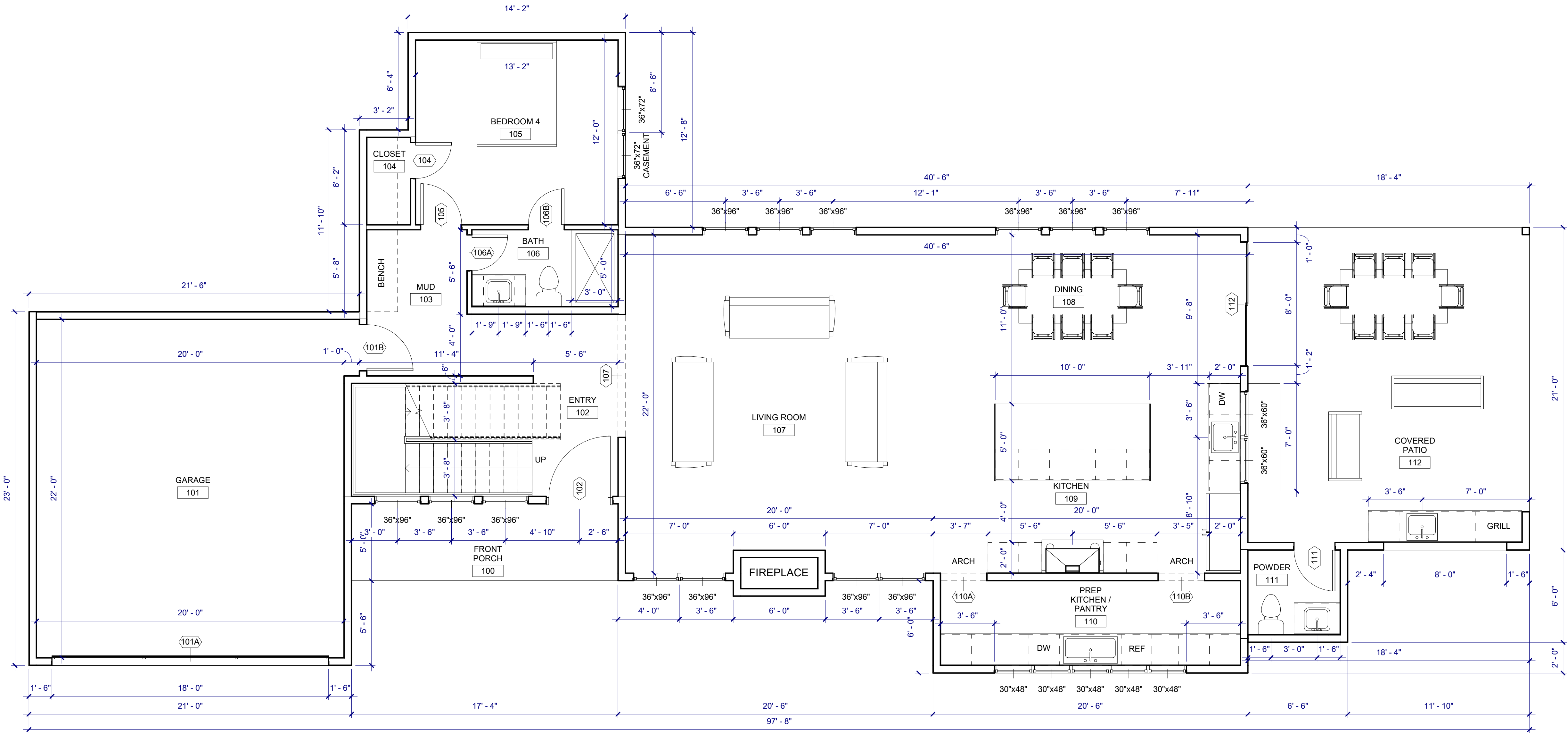
RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

ROOF PLAN	
Project number	ROCKWALL
Date	03/26/2025
A02.03	
Scale	1/4" = 1'-0"



Door Schedule		
Mark	Type	Material
101A	18' x 8'	GARAGE
101B	36" x 96"	WOOD
102	GLASS DOOR 4'x8'	GLASS
104	28" x 96"	WOOD
105	32" x 96"	WOOD
106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
200	32" x 96"	WOOD
202	28" x 96"	WOOD
203	32" x 96"	WOOD
204	28" x 96"	WOOD
206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
215B	36" x 96"	0"	8' - 0"
215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"



LEVEL 1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number ROCKWALL  
Date 03/26/2025

A02.01

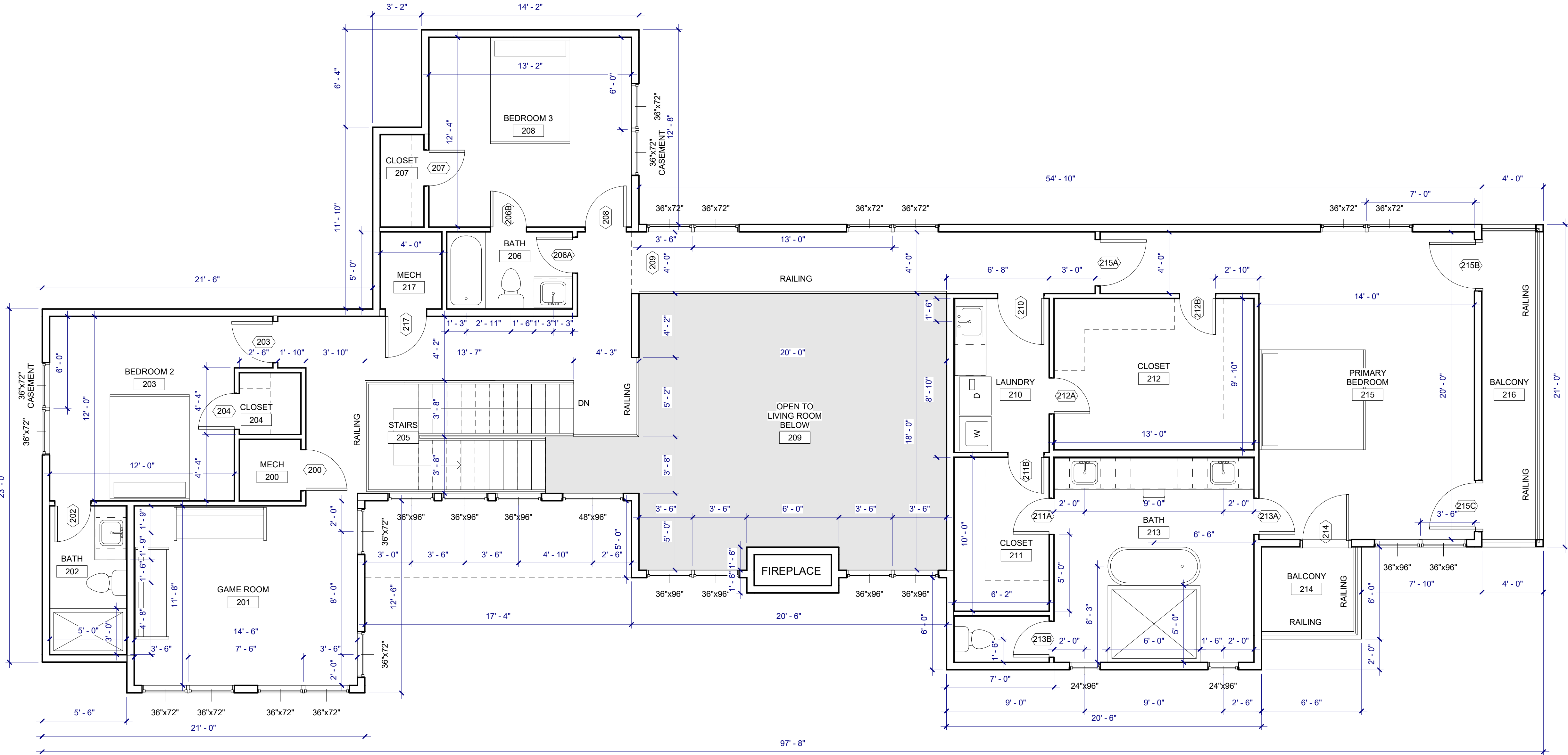
Scale 1/4" = 1'-0"



Door Schedule		
Mark	Type	Material
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102	GLASS DOOR 4'x8'	GLASS
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106A	28" x 96"	WOOD
106B	28" x 96"	WOOD
107	96" x 96"	OPENING
110A	36" x 96"	OPENING
110B	36" x 96"	OPENING
111	32" x 96"	WOOD
112	8'x8' Sliding Glass Door	GLASS
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206A	28" x 96"	WOOD
206B	28" x 96"	WOOD
207	28" x 96"	WOOD
208	32" x 96"	WOOD
209	48" x 96"	OPENING
210	36" x 96"	WOOD
211A	28" x 96"	WOOD
211B	28" x 96"	WOOD
212A	28" x 96"	WOOD
212B	28" x 96"	WOOD
213A	28" x 96"	WOOD
213B	28" x 96"	WOOD
214	GLASS DOOR 3'x8'	GLASS
215A	36" x 96"	WOOD
215B	GLASS DOOR 3'x8'	GLASS
215C	GLASS DOOR 3'x8'	GLASS
217	32" x 96"	WOOD

Window Schedule			
Mark	Type	Sill Height	Head Height
102A	36" x 96"	0"	8' - 0"
102B	36" x 96"	0"	8' - 0"
102C	36" x 96"	0"	8' - 0"
105A	36" x 72"	2' - 0"	8' - 0"
105B	36" x 72" CASEMENT	2' - 0"	8' - 0"
107A	36" x 96"	0"	8' - 0"
107B	36" x 96"	0"	8' - 0"
107C	36" x 96"	0"	8' - 0"
107D	36" x 96"	0"	8' - 0"
107E	36" x 96"	0"	8' - 0"
107F	36" x 96"	0"	8' - 0"
107G	36" x 96"	0"	8' - 0"
108A	36" x 96"	0"	8' - 0"
108B	36" x 96"	0"	8' - 0"
108C	36" x 96"	0"	8' - 0"
109A	36" x 60"	3' - 0"	8' - 0"
109B	36" x 60"	3' - 0"	8' - 0"
110A	30" x 48"	4' - 0"	8' - 0"
110B	30" x 48"	4' - 0"	8' - 0"
110C	30" x 48"	4' - 0"	8' - 0"
110D	30" x 48"	4' - 0"	8' - 0"
110E	30" x 48"	4' - 0"	8' - 0"
201A	36" x 72"	2' - 0"	8' - 0"
201B	36" x 72"	2' - 0"	8' - 0"
201C	36" x 72"	2' - 0"	8' - 0"
201D	36" x 72"	2' - 0"	8' - 0"
201E	36" x 72"	2' - 0"	8' - 0"
201F	36" x 72"	2' - 0"	8' - 0"
203A	36" x 72"	2' - 0"	8' - 0"
203B	36" x 72" CASEMENT	2' - 0"	8' - 0"
205A	36" x 96"	0"	8' - 0"
205B	36" x 96"	0"	8' - 0"
205C	36" x 96"	0"	8' - 0"
205D	48" x 96"	0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	36" x 72" CASEMENT	2' - 0"	8' - 0"
209A	36" x 96"	0"	8' - 0"
209B	36" x 96"	0"	8' - 0"
209C	36" x 96"	0"	8' - 0"
209D	36" x 96"	0"	8' - 0"
209E	36" x 72"	2' - 0"	8' - 0"
209F	36" x 72"	2' - 0"	8' - 0"
209G	36" x 72"	2' - 0"	8' - 0"
209H	36" x 72"	2' - 0"	8' - 0"
213A	24" x 96"	0"	8' - 0"
213B	24" x 96"	0"	8' - 0"
215A	36" x 96"	0"	8' - 0"
215B	36" x 96"	0"	8' - 0"
215C	36" x 72"	2' - 0"	8' - 0"
215D	36" x 72"	2' - 0"	8' - 0"

SQUARE FOOTAGE:	
<b><u>308 HARBORVIEW DRIVE</u></b>	
FIRST FLOOR SF:	1,617 SF
SECOND FLOOR SF:	1,893 SF
TOTAL LIVABLE SF:	3,510 SF
FRONT PORCH SF:	87 SF
COVERED PATIO SF:	385 SF
LEVEL 2 BLACONY SF:	123 SF
GARAGE SF:	485 SF
FOUNDATION SF:	2,575 SF
BLDG TOTAL SF:	3,995 SF



LEVEL 2 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC  
  
SINGLE FAMILY

LEVEL 2 FLOOR PLAN

Project number	ROCKWALL
Date	03/26/2025

A02.02

Scale	1/4" = 1'-0"
-------	--------------





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.01

Scale





308 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

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No.	Description	Date
1	PERMIT SET	03-26-2025

RYAN JACOBSON  
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number	ROCKWALL
Date	03/26/2025

A09.02

Scale



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 23-40] 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* ON A 0.368-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 15, BLOCK C, HARBOR 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 Nahomi Anaya on behalf of Dustin Fox for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.368-acre parcel of land identified as Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family land uses, addressed as 308 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. 23-40] 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. 23-40] 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* 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. 23-40] 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 OCTOBER, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 15, 2025

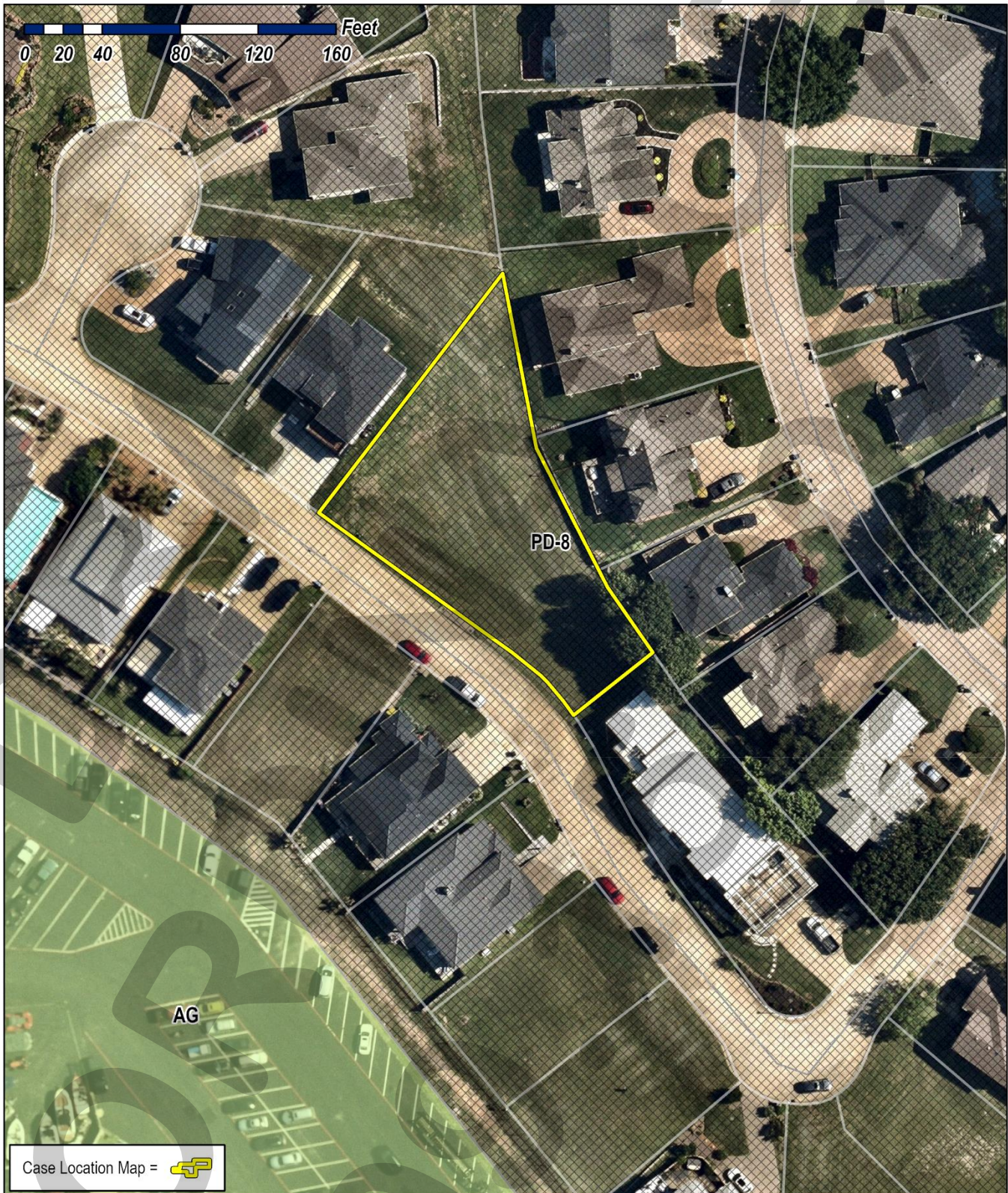
2<sup>nd</sup> Reading: October 6, 2025



**Exhibit 'A':**  
**Location Map**

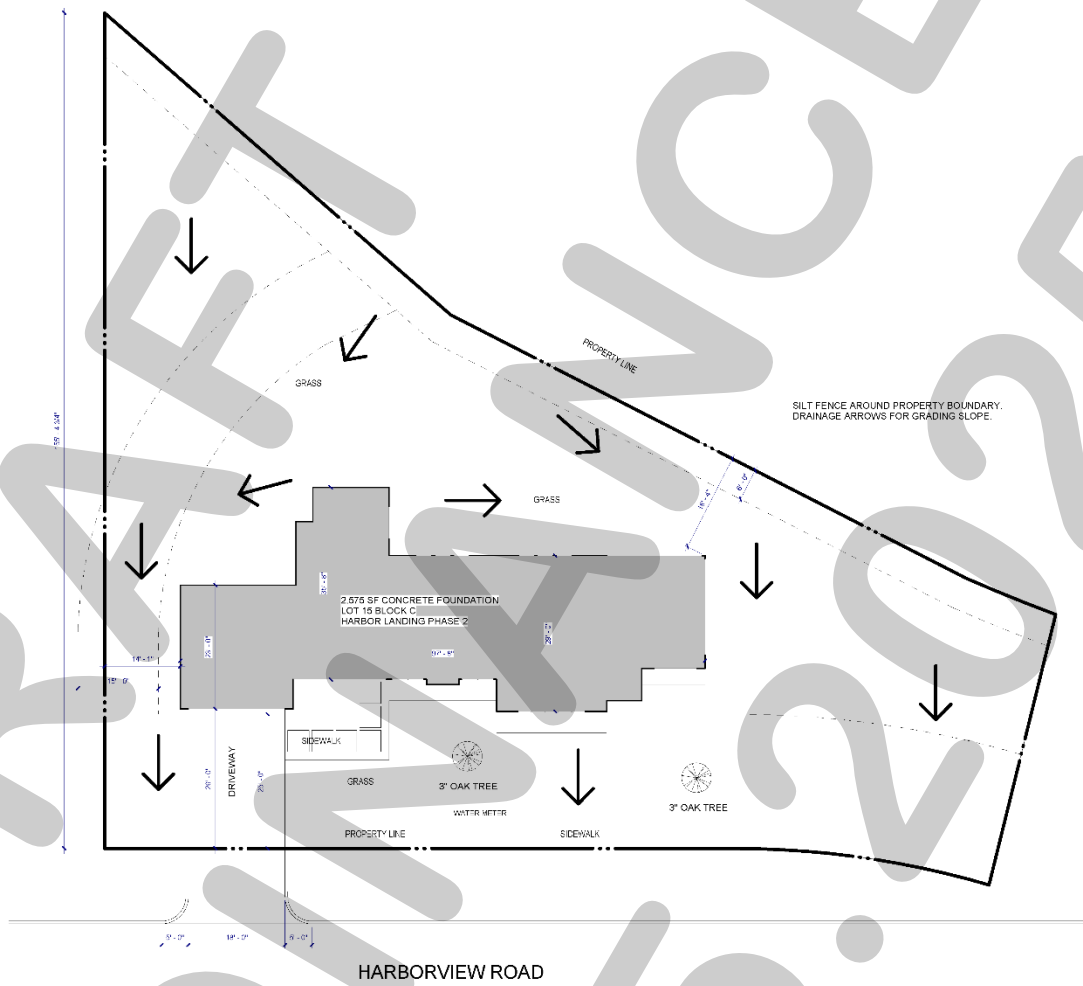
Address: 308 Harborview Drive

Legal Description: Lot 15, Block C, Harbor Landing, Phase 2 Addition



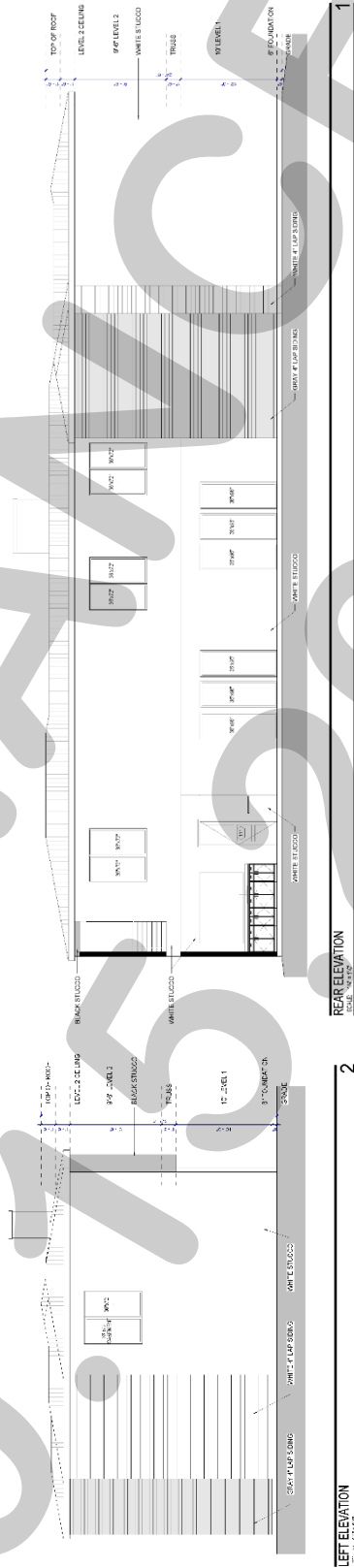
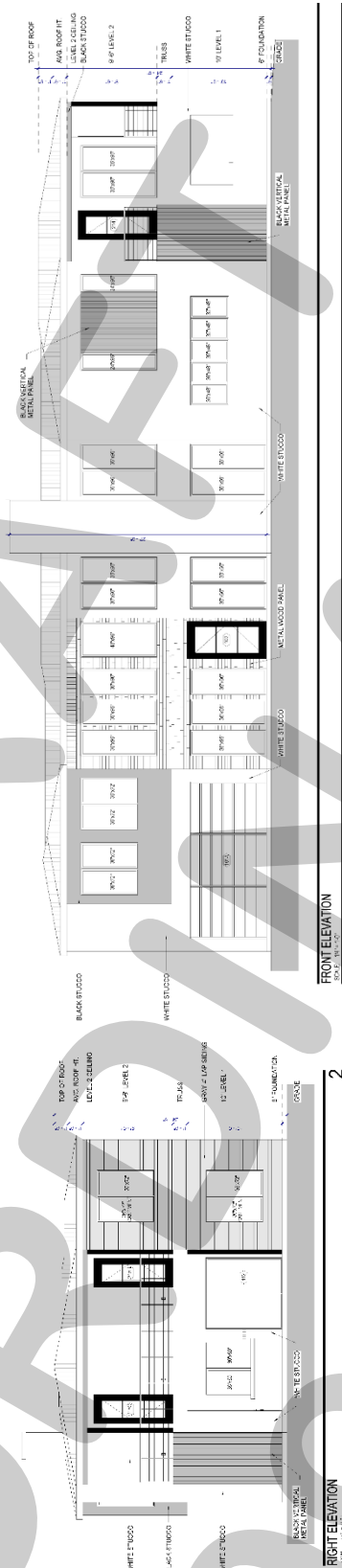


**Exhibit 'B':**  
**Residential Plot Plan**



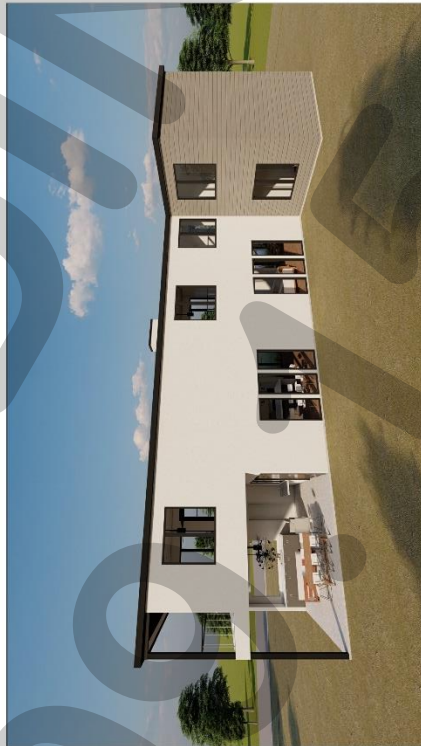
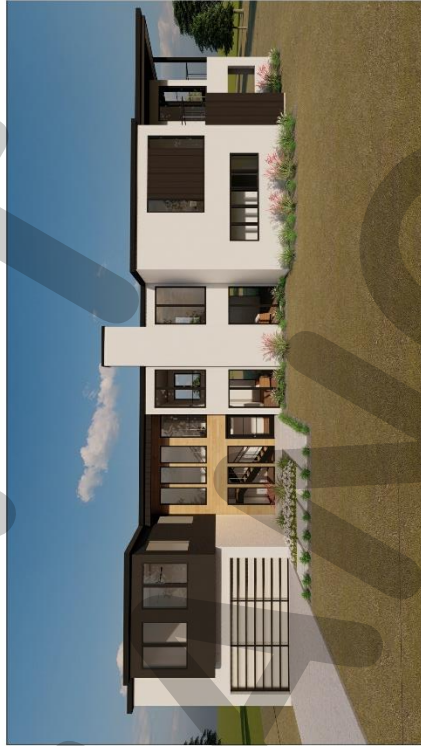


**Exhibit 'C':**  
*Building Elevations*



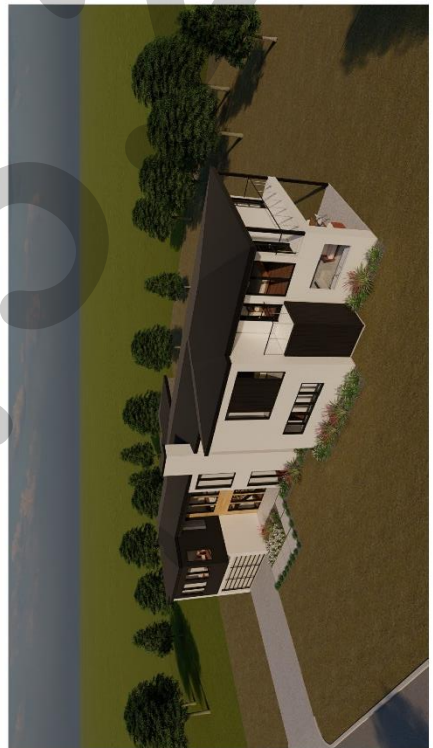


**Exhibit 'C':**  
*Building Elevations*





**Exhibit 'C':**  
*Building Elevations*







October 8, 2025

TO: Nahomi Anaya  
5225 Maple Avenue  
Dallas, Texas 75235

CC: Dustin Fox  
8162 Robertson Drive  
Frisco, Texas 75036

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

SUBJECT: Z2025-056; *Specific Use Permit (SUP) for Residential Infill*

Nahomi:

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 October 6, 2025. 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 September 9, 2025, 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

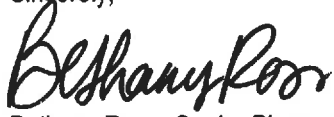
On September 15, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On October 6, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.



Included with this letter is a copy of *Ordinance No. 25-64, S-380*, 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 at (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Bethany Ross; *Senior Planner*  
City of Rockwall Planning and Zoning Department



**CITY OF ROCKWALL**

**ORDINANCE NO. 25-64**

**SPECIFIC USE PERMIT NO. S-380**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 23-40] 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* ON A 0.368-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 15, BLOCK C, HARBOR 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 Nahomi Anaya on behalf of Dustin Fox for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.368-acre parcel of land identified as Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family land uses, addressed as 308 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. 23-40] 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. 23-40] 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* 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. 23-40] 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.

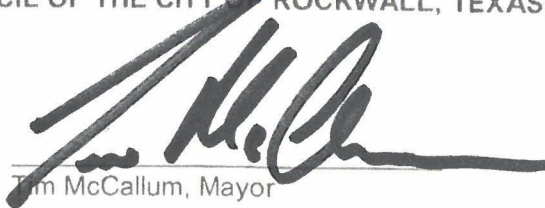
**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such 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 OCTOBER, 2025.**

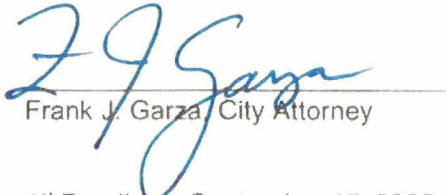
  
Tim McCallum, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: September 15, 2025

2<sup>nd</sup> Reading: October 6, 2025



**Exhibit 'A':**  
**Location Map**

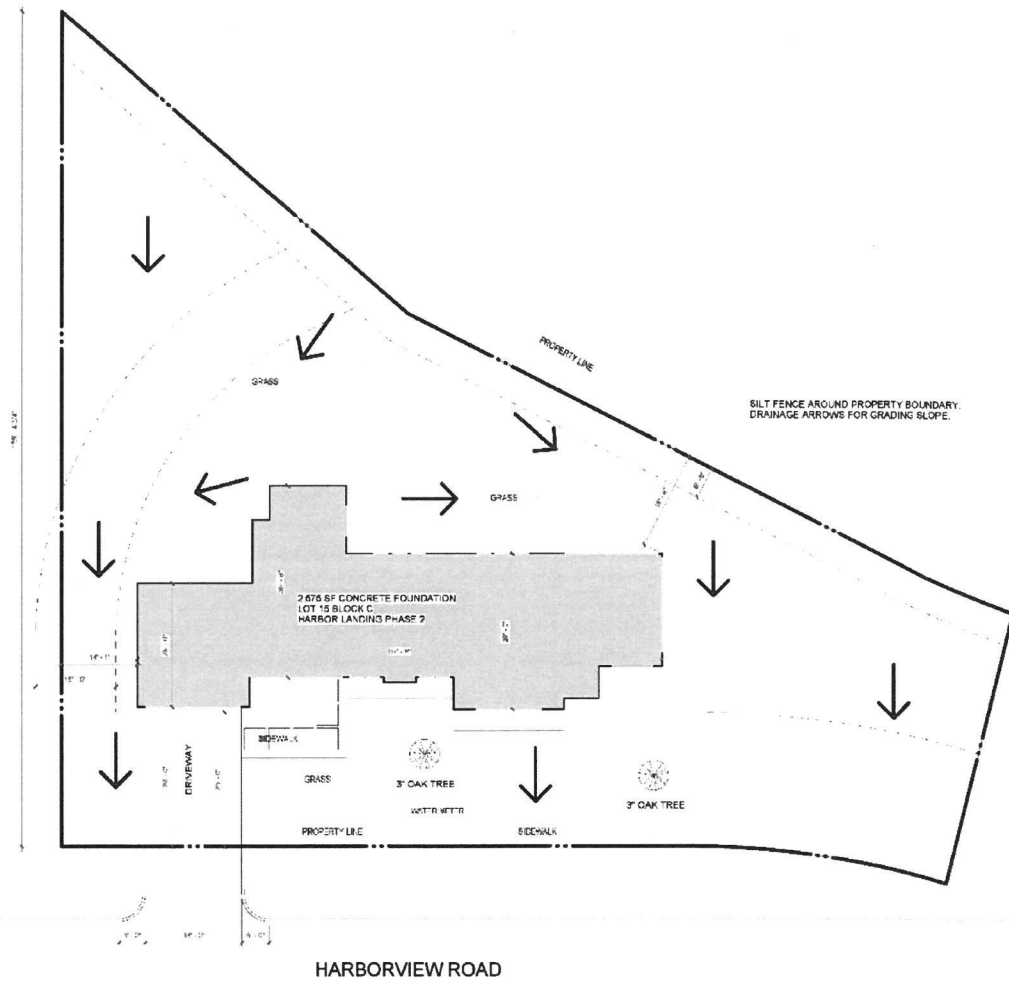
Address: 308 Harborview Drive

Legal Description: Lot 15, Block C, Harbor Landing, Phase 2 Addition



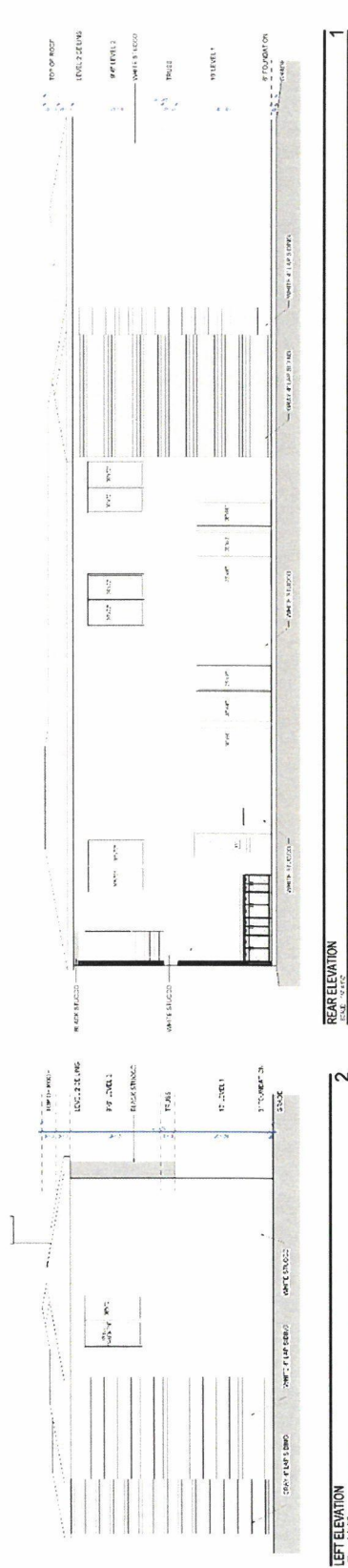
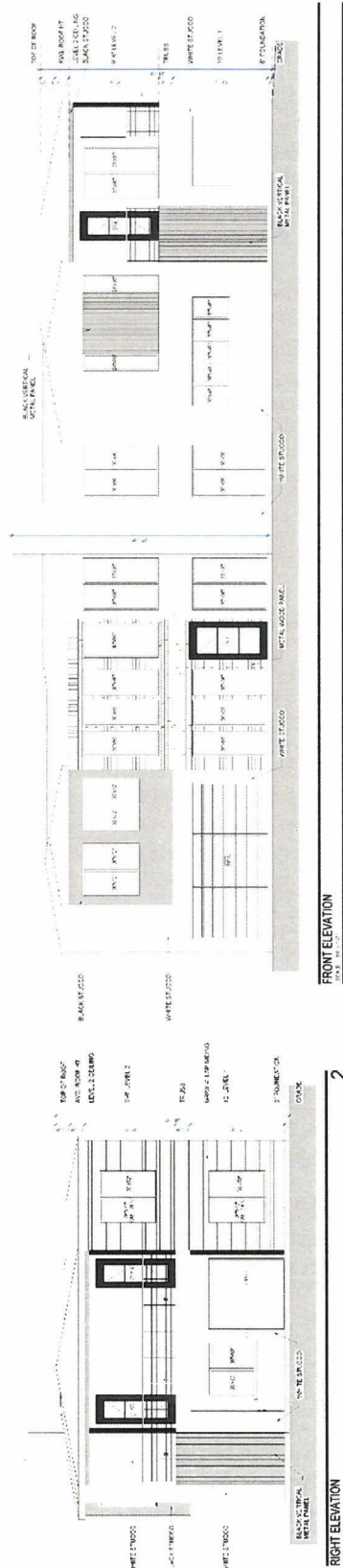


**Exhibit 'B':**  
*Residential Plot Plan*



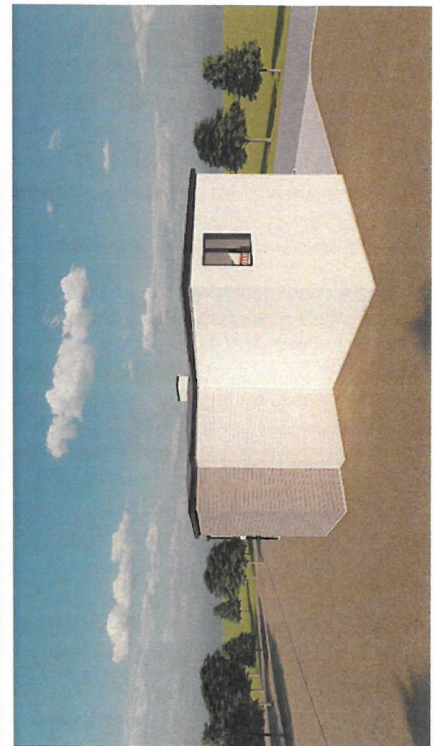


# Exhibit 'C': Building Elevations





**Exhibit 'C':**  
*Building Elevations*





**Exhibit 'C':**  
*Building Elevations*

