

Z2016-025 - HARBOR URBAN CENTER CONDOMINIUMS  
 ZONING - LOCATION MAP = [arrow icon]



# City of Rockwall

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

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



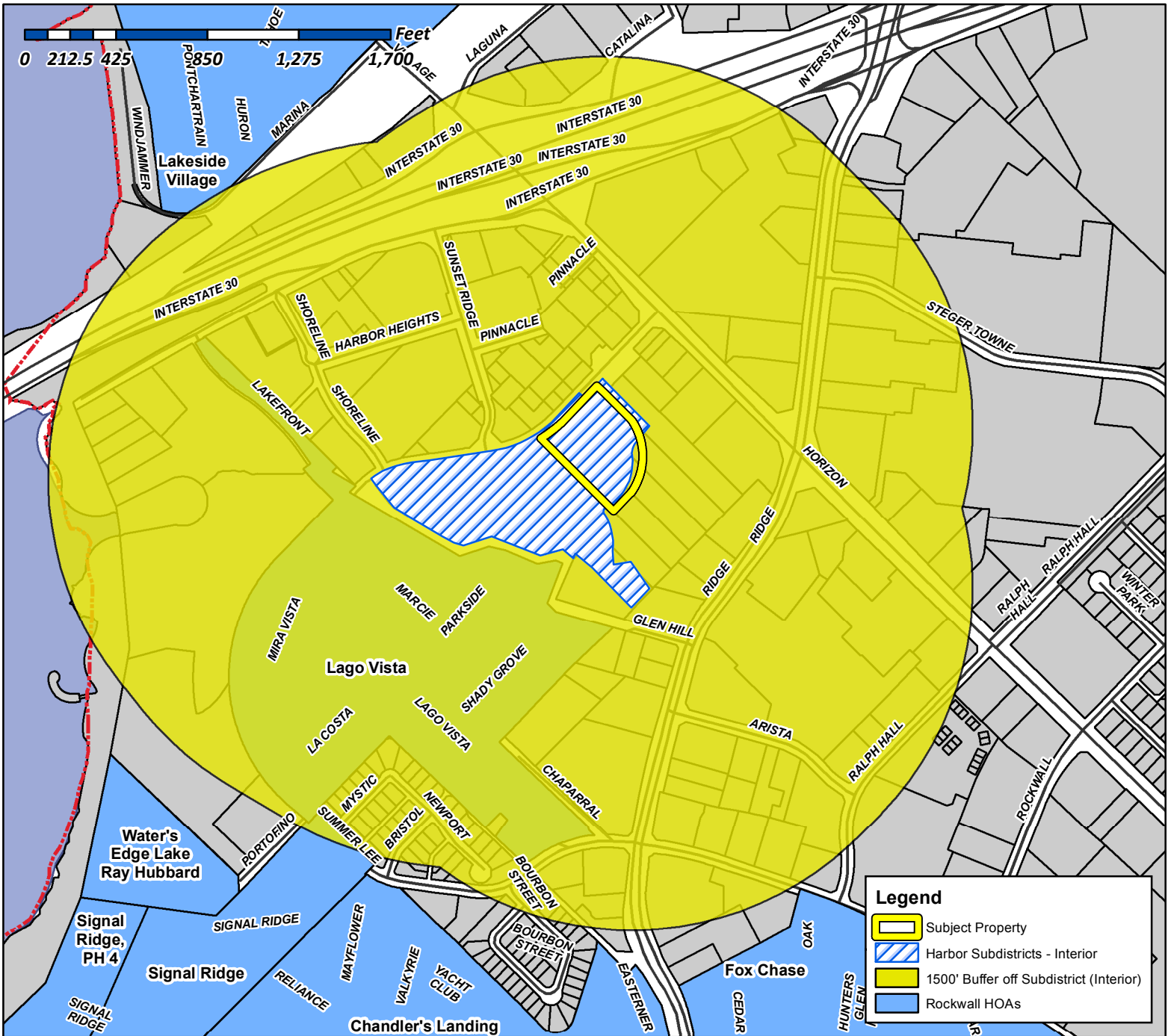




# City of Rockwall

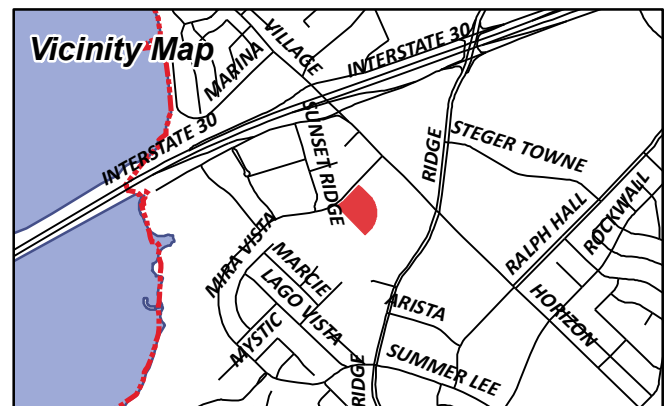
Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2016-025  
**Case Name:** Harbor Urban Center Condominiums  
**Case Type:** PD Development Plan  
**Zoning:** PD-32  
**Case Address:** SW Intersection of Horizon Road and Summer Lee Drive

**Date Created:** 07/19/2016  
**For Questions on this Case Call** (972) 771-7745

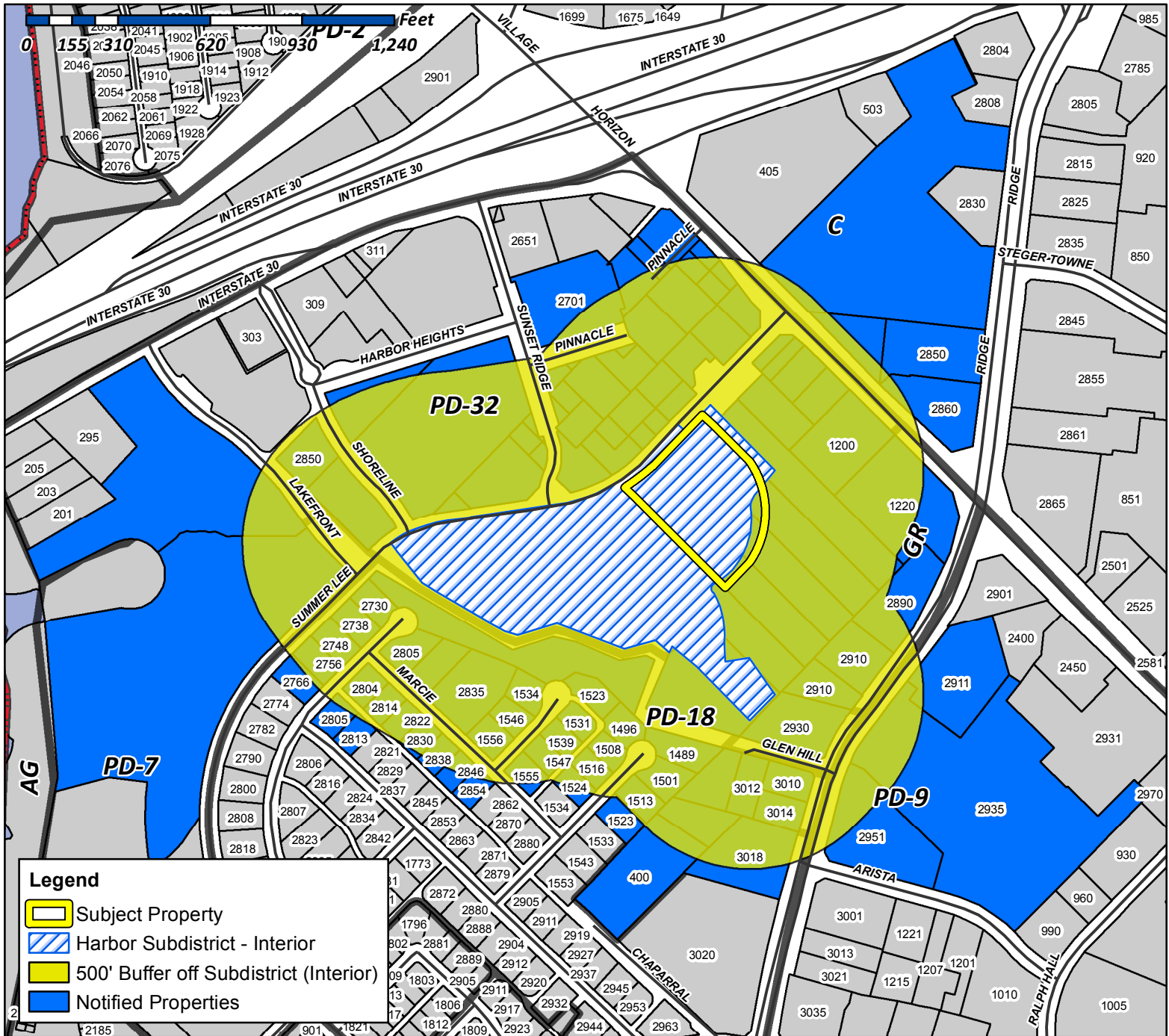




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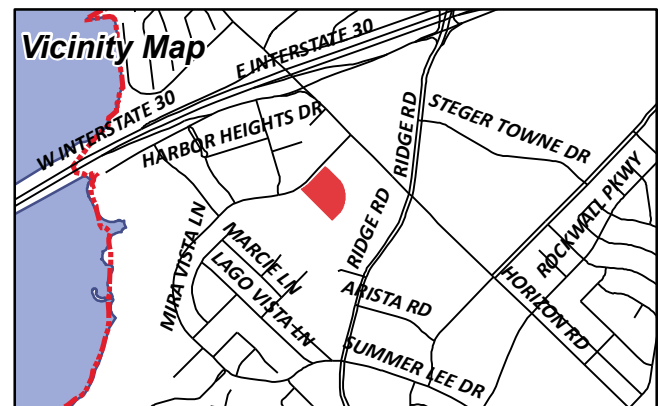
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KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

SONG CORPORATION  
1200 HORIZON RD  
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1220 HORIZON RD  
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD  
C/O GARY P HAMMER  
12720 HILLCREST RD STE 1080  
DALLAS, TX 75230

KROGER TEXAS LP  
1331 E AIRPORT FWY  
IRVING, TX 75062

CAIN DOYLE E  
1375 COUNTY ROAD 2290  
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P  
1489 SHADY GROVE CIRCLE  
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K  
1496 SHADY GROVE CIR  
ROCKWALL, TX 75032

YAYINE BERRE Z  
1501 SHADY GROVE CIRCLE  
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY  
1508 SHADY GROVE CIR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1513 SHADY GROVE CIR  
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D  
1516 SHADY GROVE CIR  
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI  
1523 PARKSIDE CIR  
ROCKWALL, TX 75032

STURTZEL GILBERT J III & JEAN A  
1523 SHADY GROVE CIRCLE  
ROCKWALL, TX 75032

BURGUM JILL  
1524 SHADY GROVE CIR  
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J  
1531 PARKSIDE CIR  
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L  
1534 PARKSIDE CIR  
ROCKWALL, TX 75032

CLIFTON LINDA J  
1539 PARKSIDE CIR  
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F  
1546 PARKSIDE CIR  
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA  
1547 PARKSIDE CIR  
ROCKWALL, TX 75032

DIETZ ROBERT E & NANCY M  
1555 PARKSIDE CIR  
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R  
1556 PARKSIDE CIR  
ROCKWALL, TX 75032

BENT TREE REALTY CO  
16475 DALLAS PKWY STE 880  
ADDISON, TX 75001

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE  
AND  
DOUGLASS FREDERICK WYGAL  
1714 MARCELLA LN  
ROWLETT, TX 75089

SER TEXAS LLC  
DBA HYPERION HOMES TEXAS LLC  
2 N RIVERSIDE PLAZA #1250  
CHICAGO, IL 60606

BRITTANY PROPERTIES LLC  
201 LAURENCE DR PMB 111  
HEATH, TX 75032

WHITE MICHAEL AND  
MARION E WILSON AND DIMENSIONS REAL  
ESTATE SERVICES LLC  
2304 W WHEATLAND RD  
DALLAS, TX 75232

BRISCOE OIL INC  
2323 STEVENS RD  
ROCKWALL, TX 75032

BRISCOE TOM R/JENNIFER  
2323 STEVENS RD  
ROCKWALL, TX 75032



SELMA HOSPITALITY INC  
2560 ROYAL LN STE 210  
DALLAS, TX 75229

SELMA HOSPITALITY INC  
2560 ROYAL LN STE 210  
DALLAS, TX 75229

JBR2 LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

AJ SQUARED LLC  
271 RABBIT RIDGE  
HEATH, TX 75087

THOMPSON GARY  
2730 MIRA VISTA LN  
ROCKWALL, TX 75032

MCKINNEY MARVIN  
2738 MIRA VISTA LANE  
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A  
2748 MIRA VISTAL LN  
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M  
2756 MIRA VISTA LN  
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY  
2766 MIRA VISTA LN  
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK  
2804 MARCIE LN  
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS  
2805 LAGO VISTA LN  
ROCKWALL, TX 75032

SAPP PATRICK & SUSIE P  
2805 MARCIE LN  
ROCKWALL, TX 75032

SON KWANG W & BONG N  
2813 LAGO VISTA LN  
ROCKWALL, TX 75032

PAULY DEVIN & JULIE L  
2814 MARCIE LN  
ROCKWALL, TX 75032

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

ROSS BRITT & PATRICIA E  
2830 MARCIE LN  
ROCKWALL, TX 75032

NOYORI MITSUE  
2835 MARCIE LN  
ROCKWALL, TX 75032

MANI KARTHICK  
2838 MARCIE LN  
ROCKWALL, TX 75032

JANOWSKI KEVIN C AND  
ELIZABETH A CLINE  
2846 MARCIE LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2850 RIDGE RD  
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP  
2850 SHORELINE TR SUITE 200  
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA  
2854 MARCIE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2860 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2890 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2910 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2911 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2930 SOUTH RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2935 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2951 RIDGE RD  
ROCKWALL, TX 75032



MINNETONKA CAPITAL INVESTMENTS V LP  
%WALGREEN CO #5827  
300 WILMOT RD  
DEERFIELD, IL 60015

BRITTANY PROPERTIES LLC (69%) &  
MIKE SEALOCK (31%)  
3010 RIDGE RD  
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY  
3010 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3012 RIDGE RD RD  
ROCKWALL, TX 75032

ATTAWAY LISA K  
3014 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3018 RIDGE RD  
ROCKWALL, TX 75032

WANG LIN YU  
3023 E I-30 #D500  
ROCKWALL, TX 75087

MOTON ALVIN D SR & ETHEL  
3419 LILY LN  
ROWLETT, TX 75089

MOTON ETHEL REED  
C/O OF TONY C MOTON  
3419 LILY LN  
ROWLETT, TX 75089

GLEN HILLS CEMETERY  
C/O INEZ GIBSON  
3830 FRANK ST  
DALLAS, TX 75210

CURRENT RESIDENT  
400 CHAPARRAL LN  
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC  
5339 ALPHA RD STE 300  
DALLAS, TX 75240

CLAYTON FAMILY TRUST  
GARY R CLAYTON TRUSTEE  
6915 WINTERWOOD  
DALLAS, TX 75248

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

TF HARBOR, LLC  
C/O CREDIT UNION LIQUIDITY SERVICES LLC  
777 E CAMPBELL RD STE 650  
RICHARDSON, TX 75081

HUGHES ROBERT J & PATRICK HUGHES &  
SANDRA FERGUSON  
8030 SAN LEANDRO DR  
DALLAS, TX 75218

1220 HORIZON ROAD LLC  
C/O CVS 7464-02  
OCC EXP DEPT 1 CVS DRIVE  
WOONSOCKET, RI 02895

KRUGER KARIN  
P O BOX 1388  
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP  
C/O GARY SHULTZ  
PO BOX 1068  
HURST, TX 76053

CULPEPPER /SPATEX JV  
%GARY SHULTZ  
PO BOX 1068  
HURST, TX 76053

EXODUS TRUST  
PO BOX 12263  
DALLAS, TX 75225

LANDAU PROPERTIES LP  
PO BOX 601679  
DALLAS, TX 75360

W & R PROPERTIES INC  
PO BOX 657  
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160



# HARBOR URBAN CENTER: SCHEMATIC DESIGN

OWNER:

**MARK HUMPHREYS**

ATTICUS REAL ESTATE

5339 ALPHA RD.

DALLAS, TX 75240

972-701-9636

ARCHITECT:



**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**

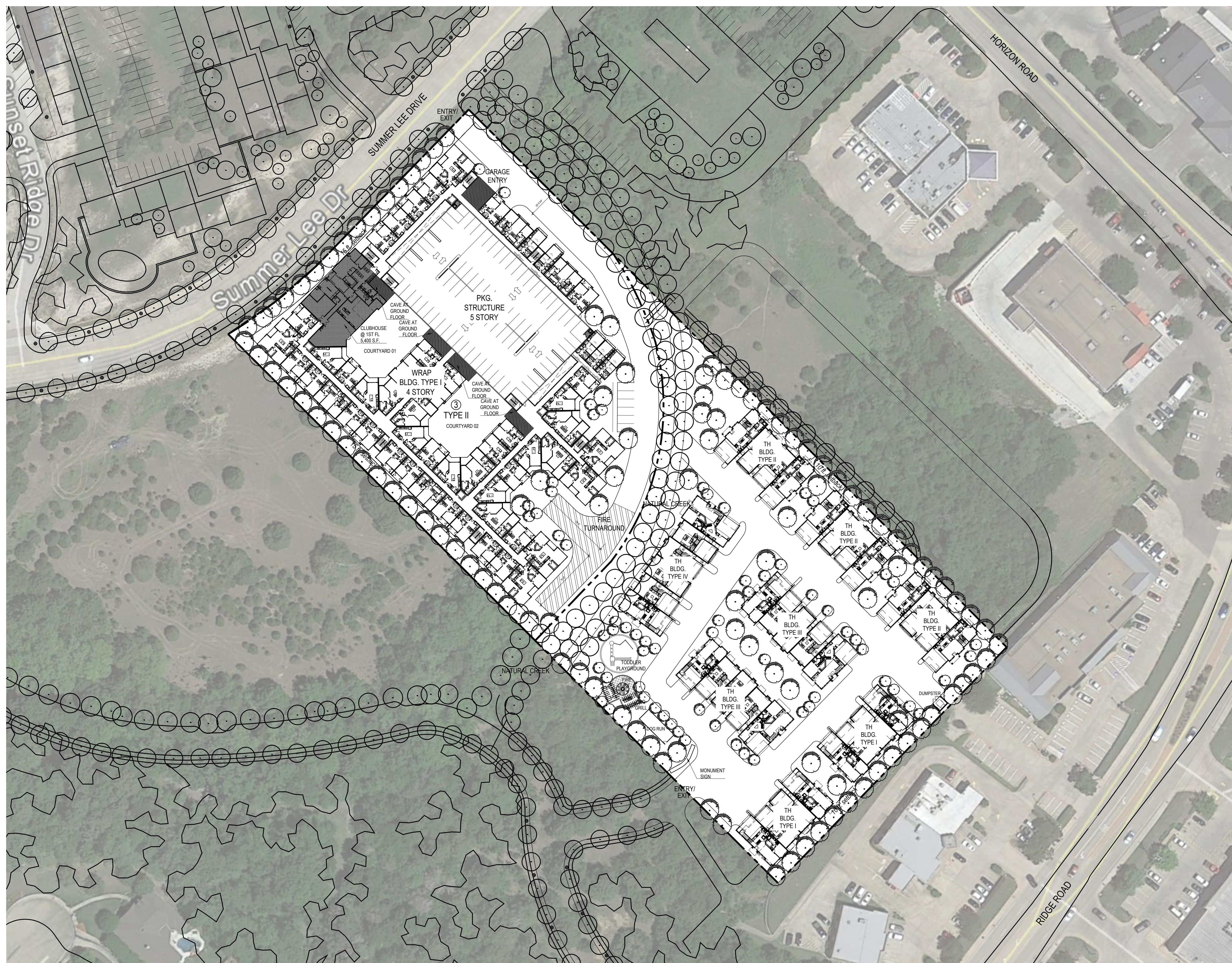
5339 ALPHA ROAD STE. 300 • DALLAS, TEXAS 75240  
(972) 701-9636 • (972) 701-9639

DALLAS • NEW ORLEANS • ORLANDO • IRVINE • CHARLOTTE • NORTHWEST • PHOENIX • CHENNAI • DUBAI



A101





HARBOUR URBAN CENTER- WRAP						ATTICUS REAL ESTATE	2016205
UNIT TABULATION: BLDG TYPE I, 4 STORY WRAP							
UNIT NAME	UNIT TYPE	NET RENTABLE	UNIT COUNT	PERCENTAGE	TOTAL RENTABLE	% BREAKDOWN	
E2	EFF.	485	20	8%	9,700	8%	
A2	1br/1ba	618	97	40%	59,946		
A3	1br/1ba	650	18	7%	11,700	58%	
A4	1br/1ba	736	28	11%	20,608		
B2	2br/2ba	944	19	8%	17,936		
B3	2br/2ba	1,048	12	5%	12,576	33%	
B4	2br/2ba	1,101	27	11%	29,727		
B5	2br/2ba	1,279	24	10%	30,696		
<b>TOTALS</b>			<b>245</b>	<b>100%</b>	<b>192,889</b>	<b>100%</b>	

**UNIT AVERAGE NET SF :** 787.30

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AAC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA	
HUD GROSS TOTAL UNIT AREA :	192,889 S.F.
UNIT AVERAGE NET SF :	787.30 S.F.
ACREAGE:	3.45 ACRES
DENSITY:	71.01 UNITS/ACRE

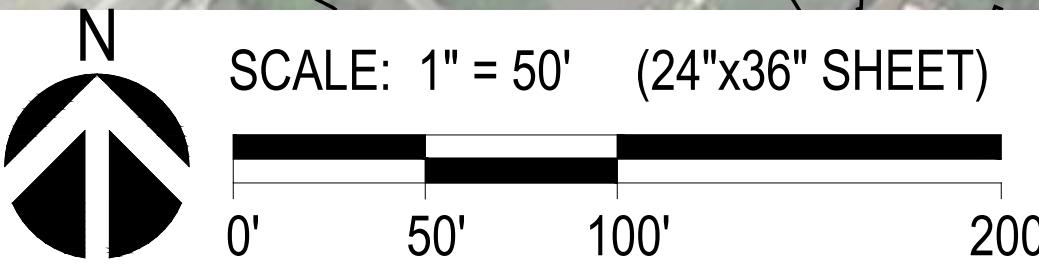
PARKING:	
REQUIRED	392 SURFACE SPACES (1.6/UNIT)
PROVIDED	387 GARAGE SPACES 6 SURFACE SPACES 393 TOTAL SPACES 1.60 SPACES/UNIT

HARBOUR URBAN CENTER- TOWN HOMES						ATTICUS REAL ESTATE	2016205
UNIT TABULATION: 2 STORY TOWN HOMES							
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
THA	1br/1.5ba	1,622	9	25%	14,598	25%	
THB	2br/1.5ba	1,694	11	31%	18,634	31%	
THC1	3br/2.5ba	1,882	7	19%	13,174		
THC2	3br+ media rm /2.5ba	2,571	3	8%	7,713	28%	
THD	3br/2.5ba	2,163	6	17%	12,978	17%	
<b>TOTALS</b>			<b>36</b>	<b>100.00%</b>	<b>67,097</b>	<b>100%</b>	

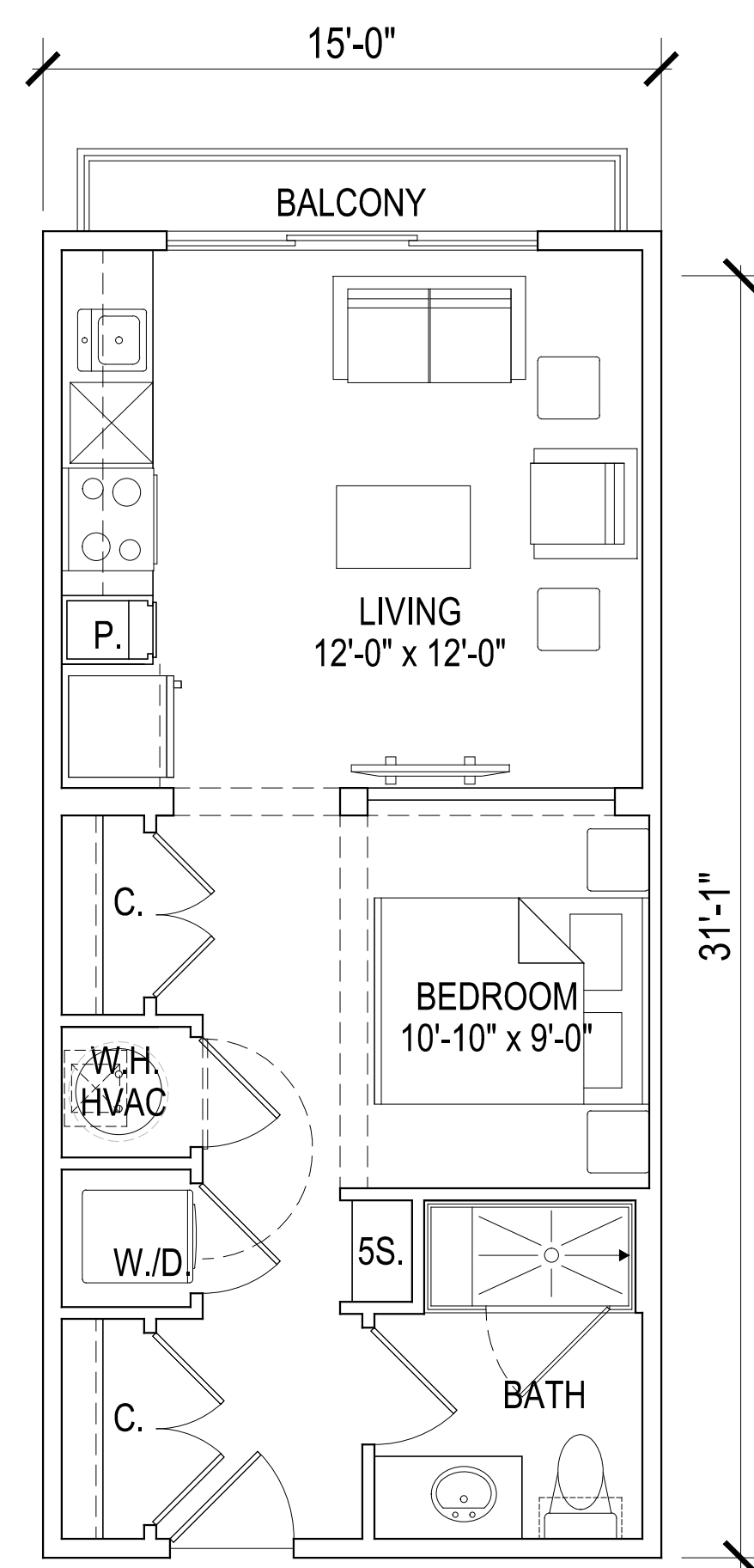
**UNIT AVERAGE NET SF :** 1,863.81

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AAC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

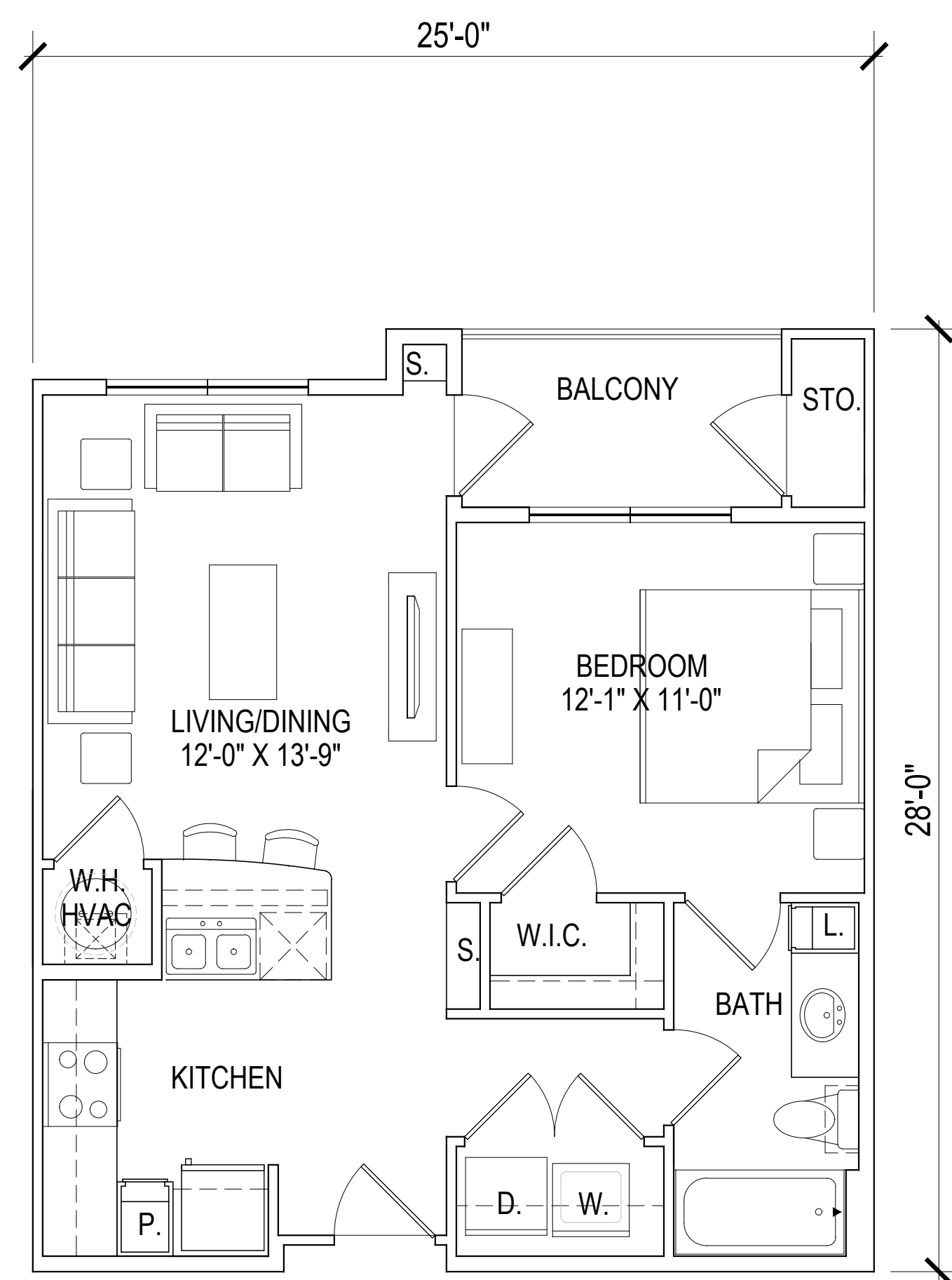
PROJECT DATA	
UNIT AVERAGE NET SF :	1,863.81 S.F.
ACREAGE:	3.45 ACRES
DENSITY:	10.43 UNITS/ACRE
PARKING:	72 SPACES
REQUIRED	72 SPACES
PROVIDED	72 GARAGE SPACES 0 SURFACE SPACES 72 TOTAL SPACES 2.00 SPACES/UNIT



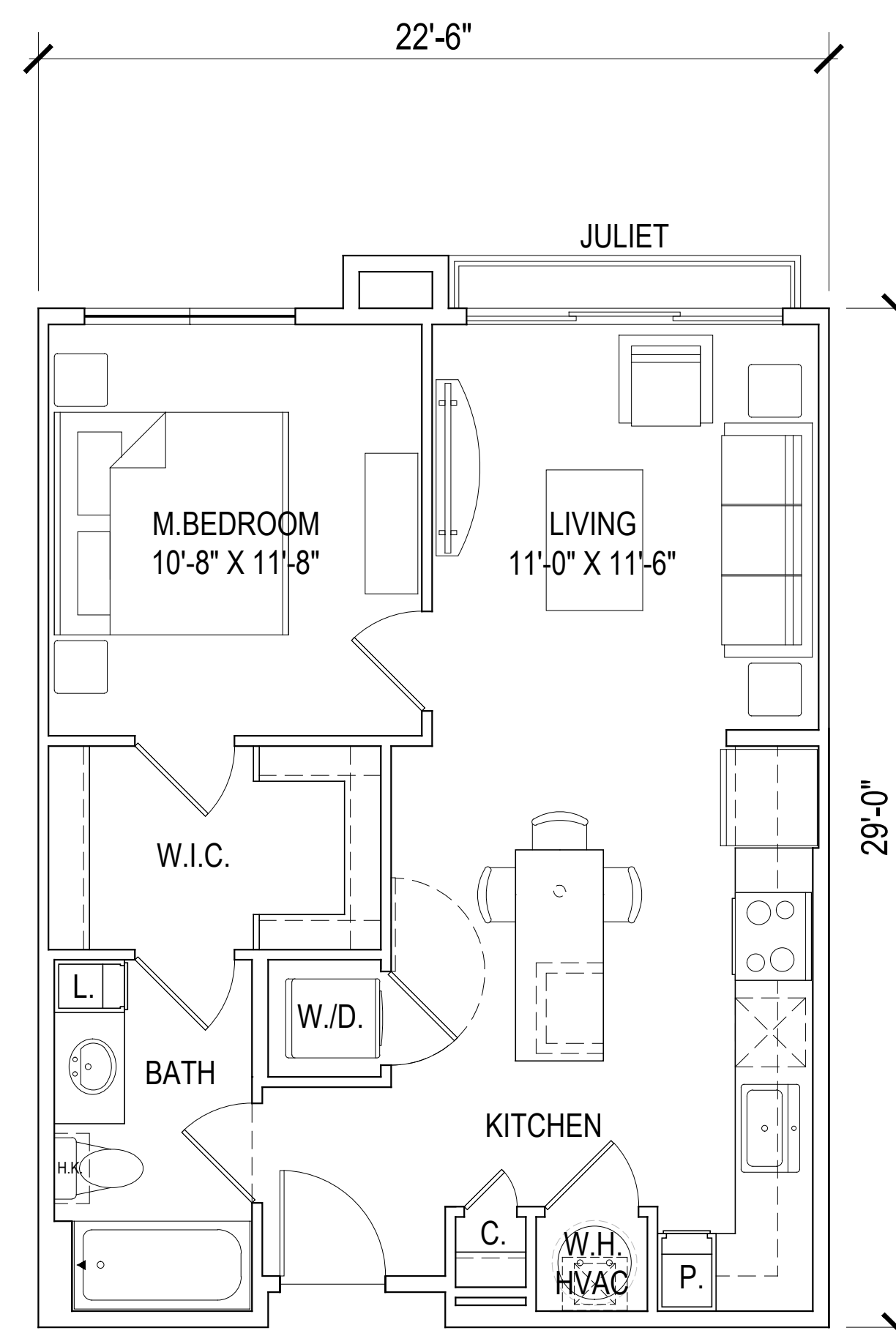




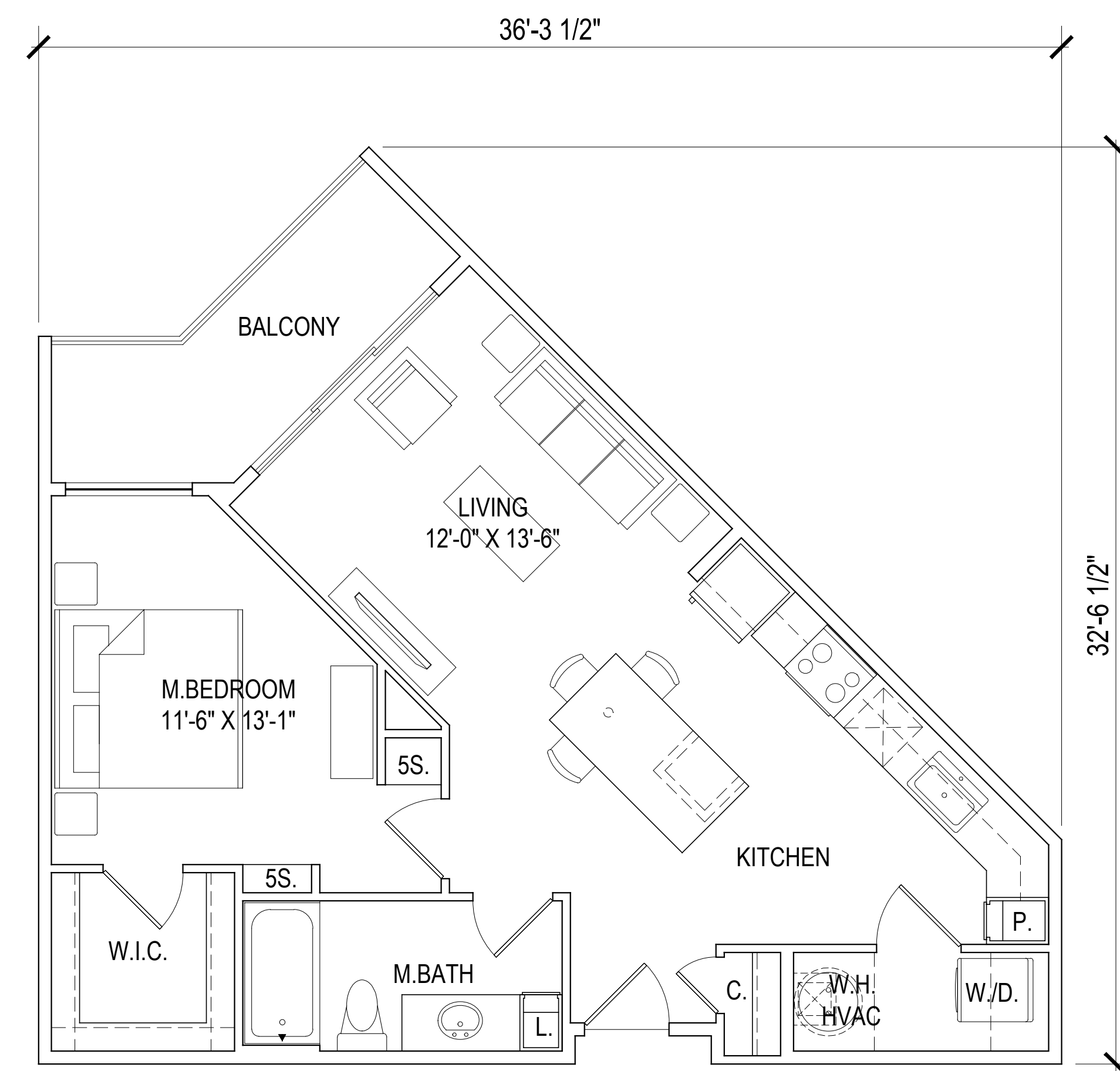
UNIT E2  
NET AREA - 485 SQ. FT.



UNIT A2  
NET AREA - 618 SQ. FT.

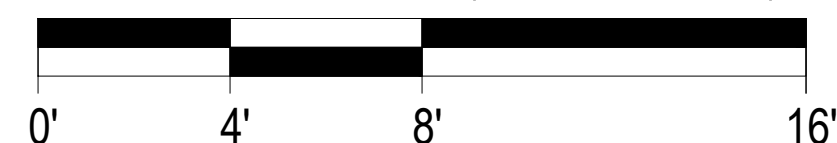


UNIT A3  
NET AREA - 650 SQ. FT.

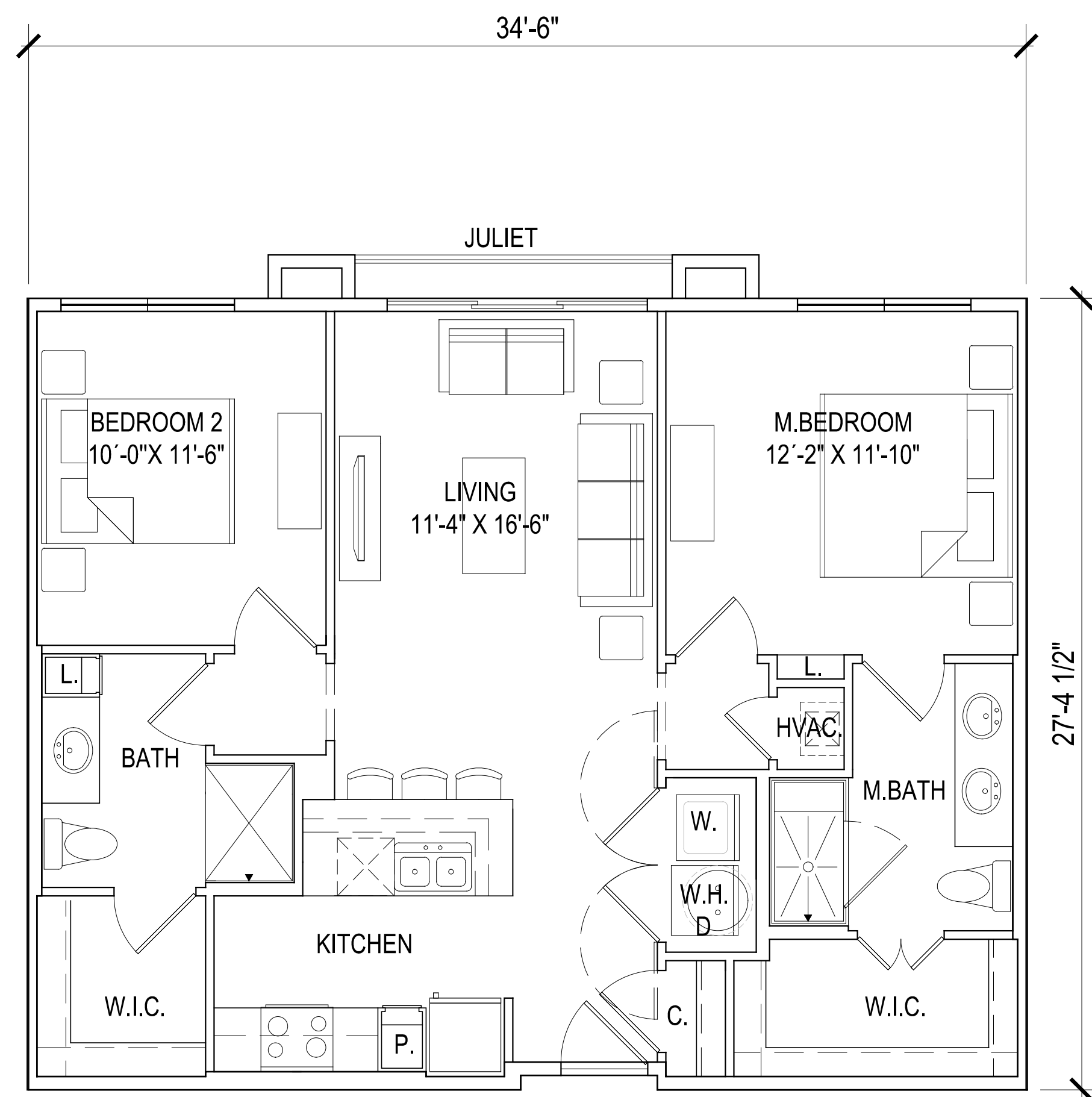


UNIT A4  
NET AREA - 736 SQ. FT.

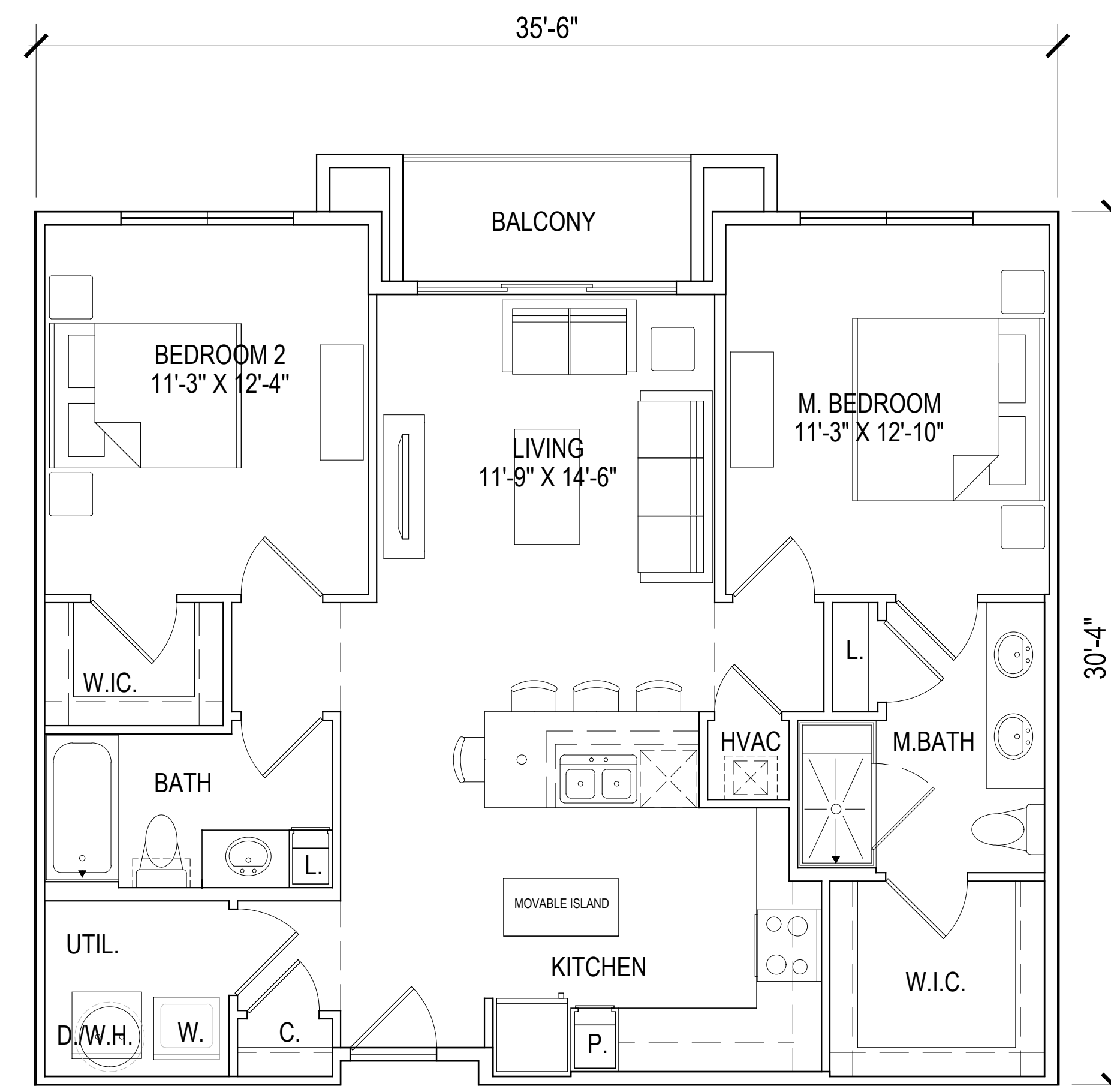
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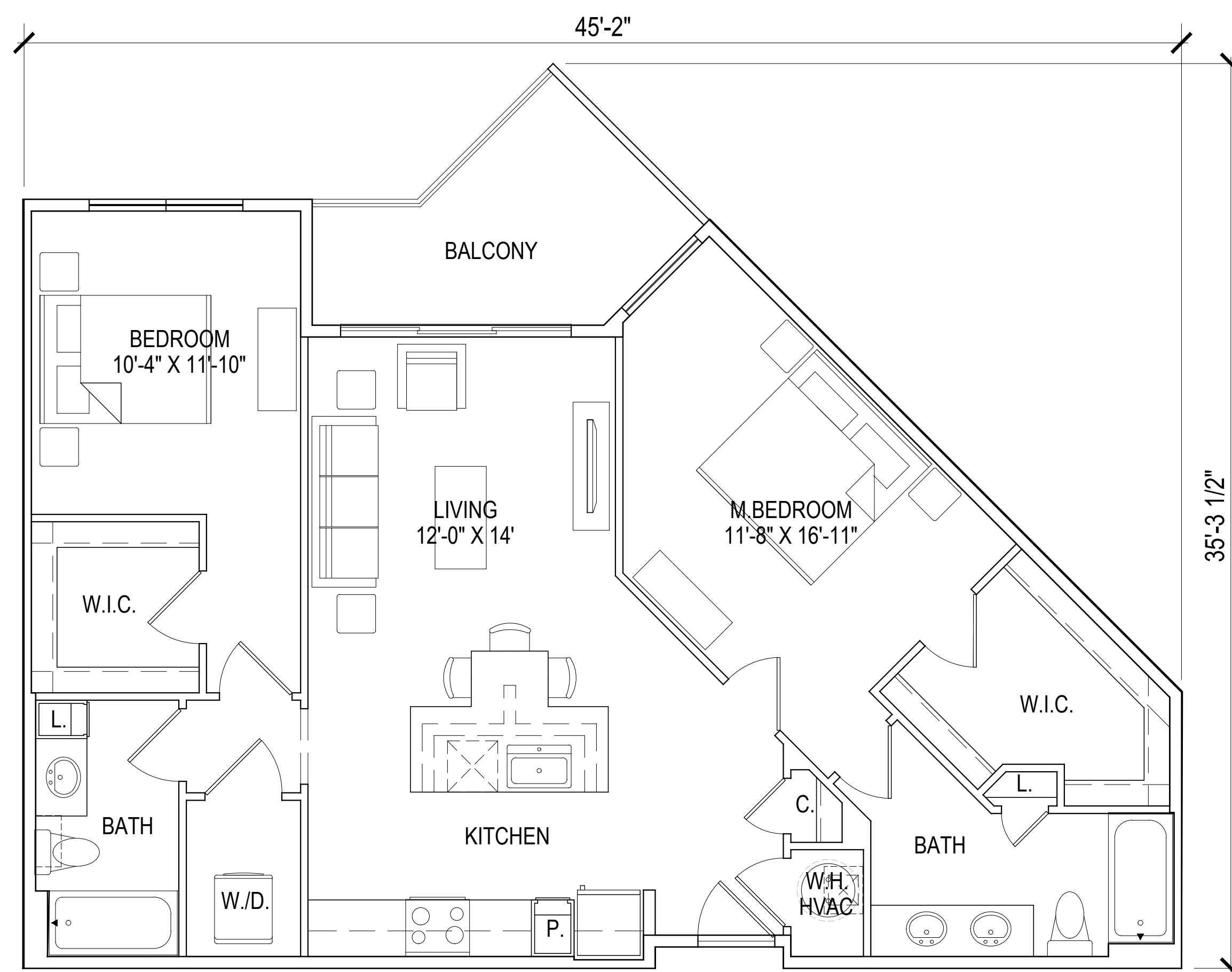
UNIT B2  
NET AREA - 944 SQ. FT.



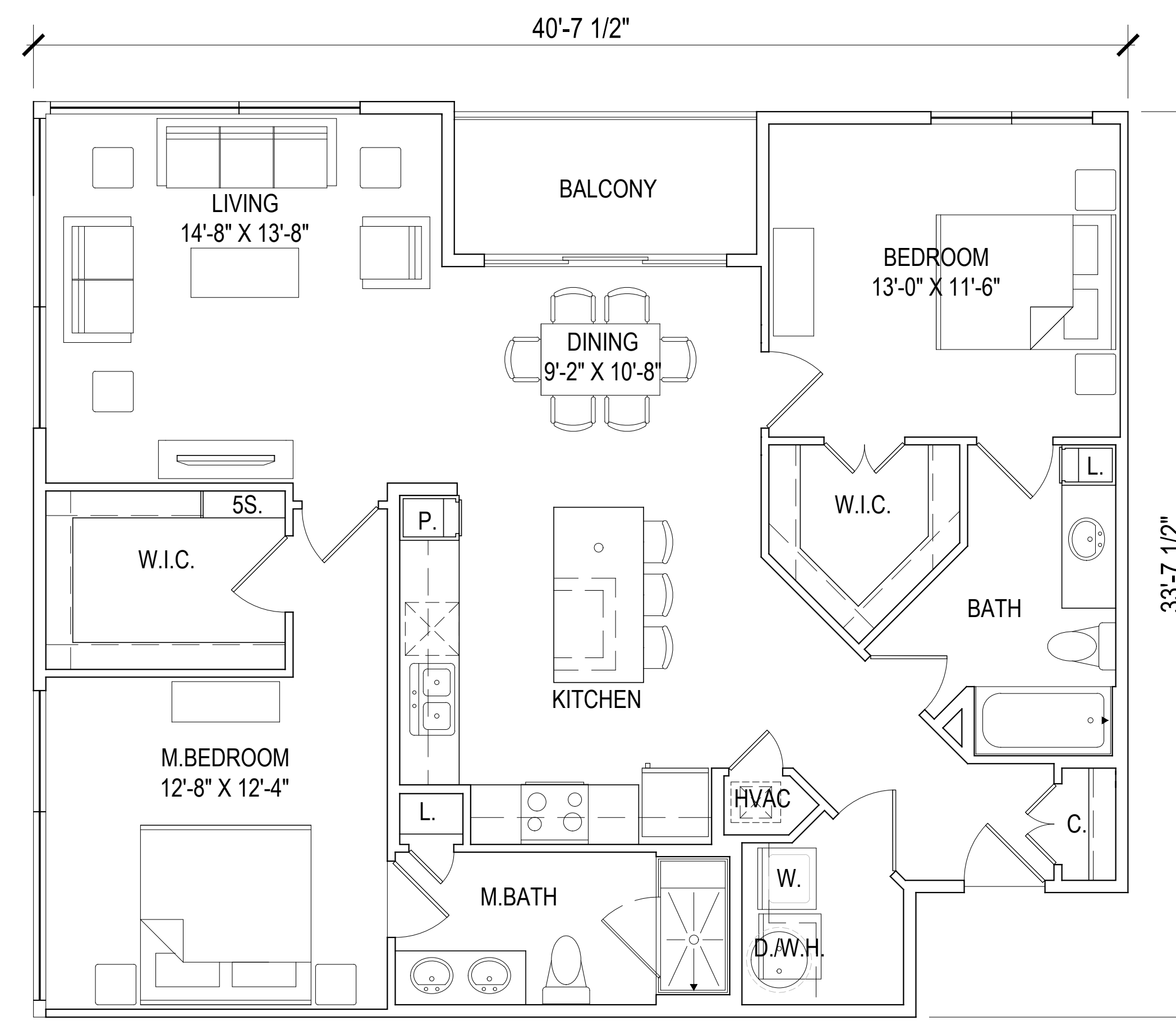
UNIT B3  
NET AREA - 1048 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



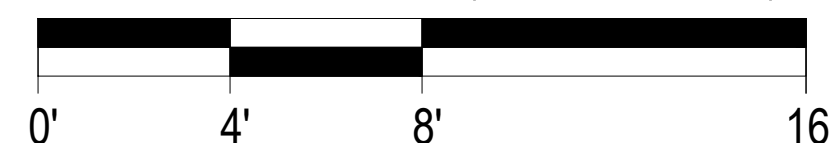


UNIT B4  
NET AREA- 1101 SQ. FT.



UNIT B5  
NET AREA - 1279 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)





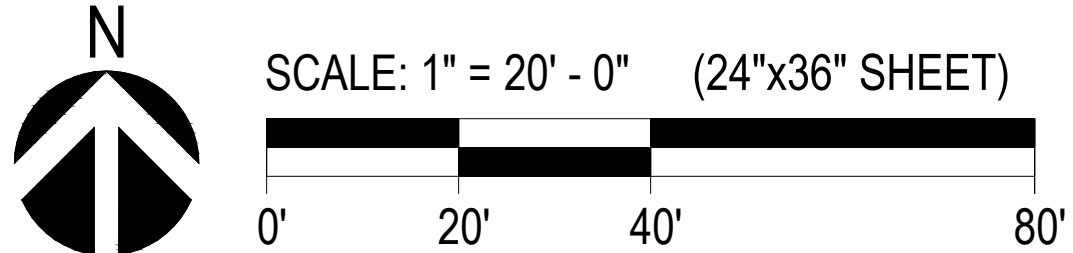
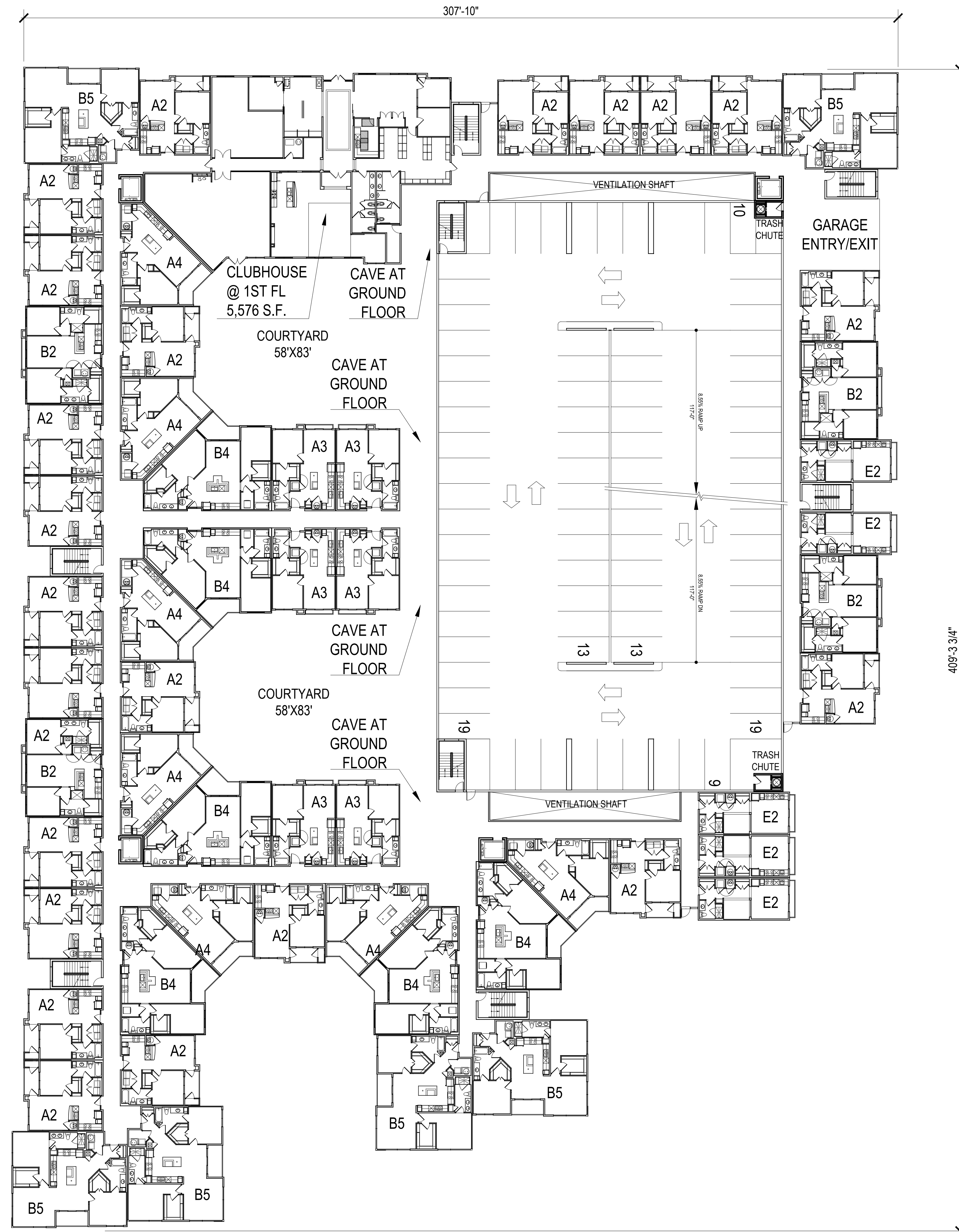


CLUBHOUSE  
NET AREA - 5576 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

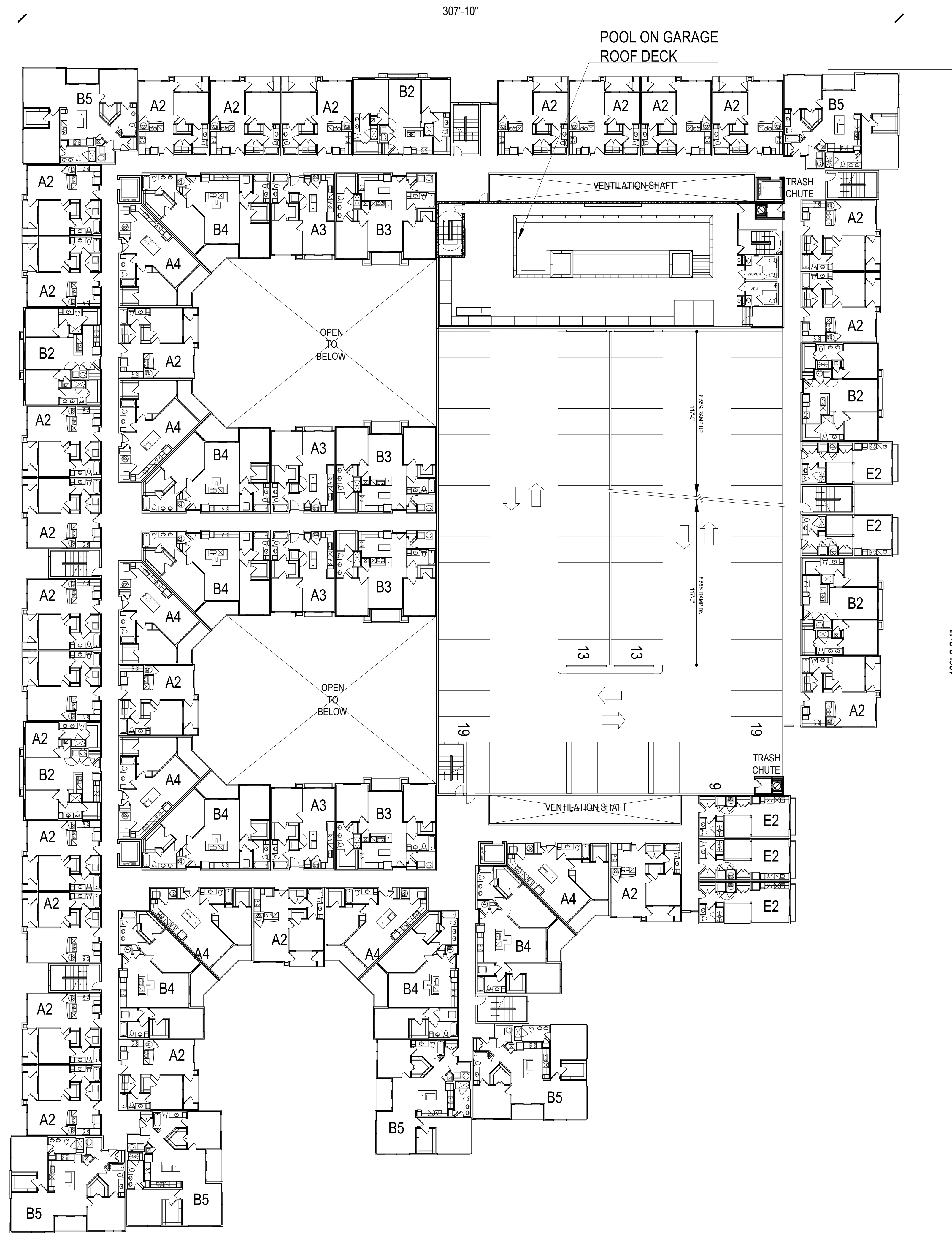
0' 4' 8' 16'

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307'-10"

POOL ON GARAGE  
ROOF DECK

VENTILATION SHAFT

TRASH  
CHUTE

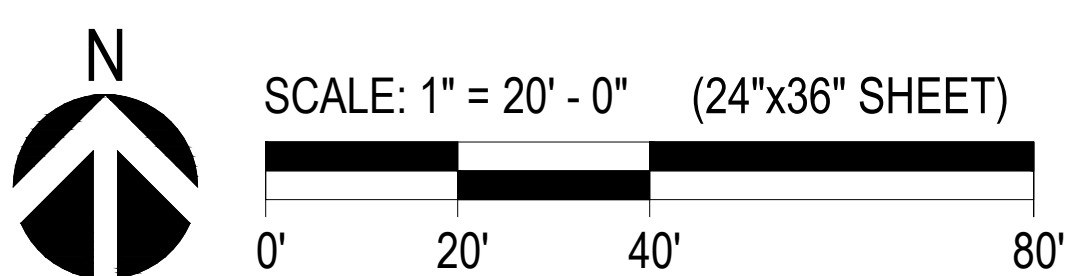
OPEN  
TO  
BELOW

OPEN  
TO  
BELOW

VENTILATION SHAFT

TRASH  
CHUTE

409'-3 3/4"

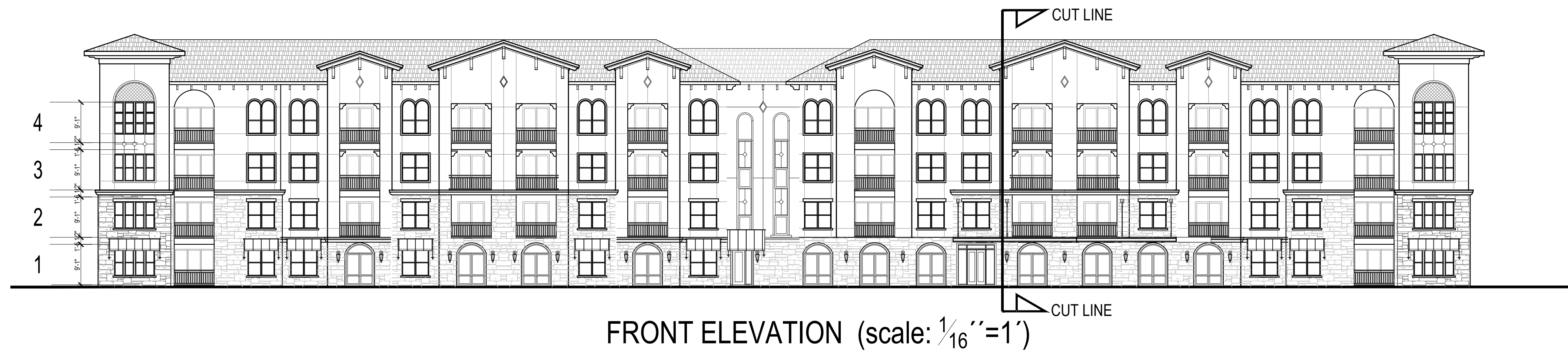


SCALE: 1" = 20' - 0" (24"x36" SHEET)



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FRONT ELEVATION (scale: 1/16"=1')



FRONT ELEVATION (scale: 1/8"=1')



FRONT ELEVATION CONTINUED (scale: 1/8"=1')

WRAP BLDG. ELEVATIONS

July 14, 2016

A412

HARBOUR URBAN CENTER

Rockwall, TX  
HPA# 16205





FRONT ELEVATION - SCALE: 3/32"=1'