

Z2016-026 - HARBOR URBAN CENTER TOWNHOMES
 ZONING - LOCATION MAP = [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.

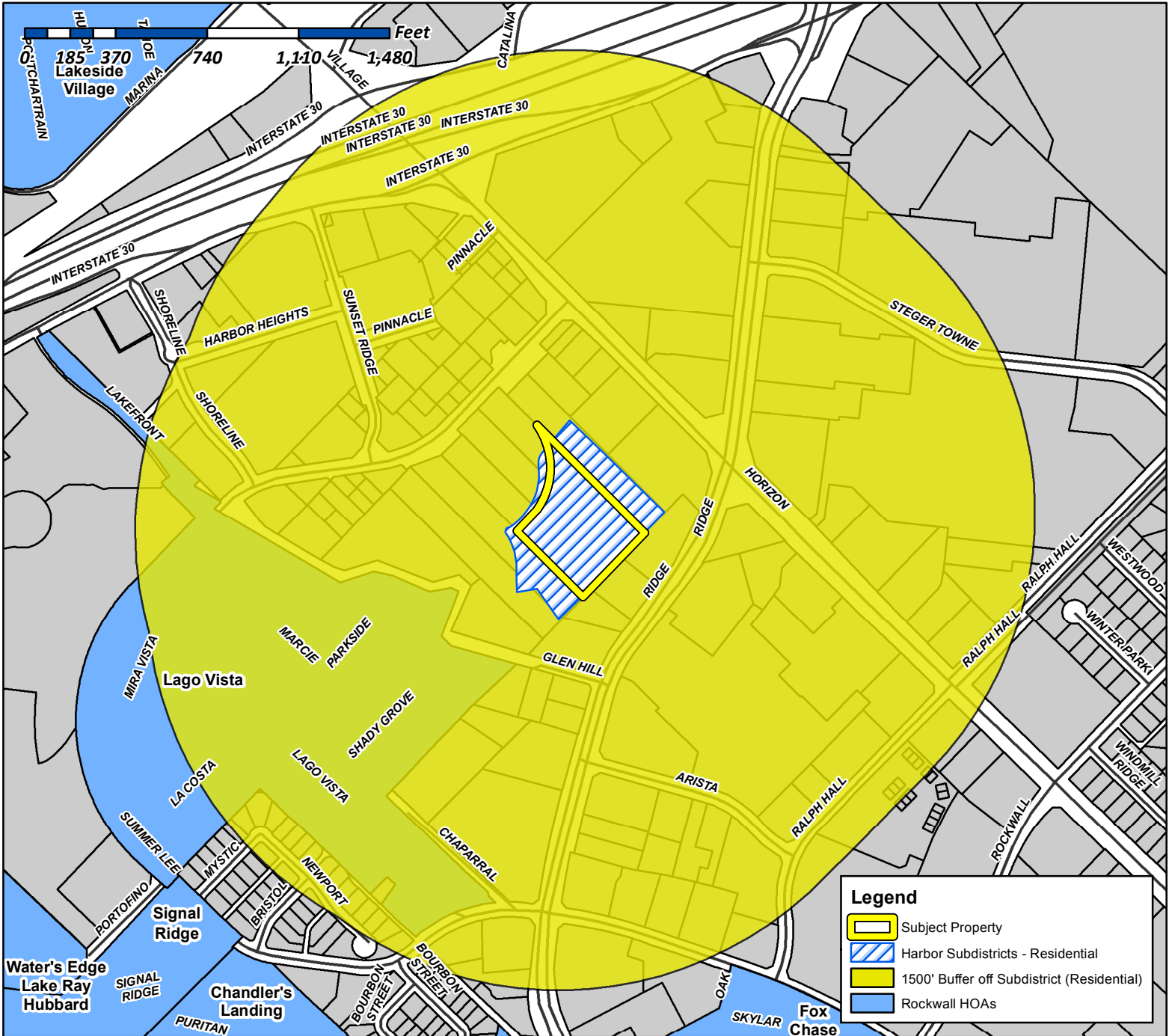




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Case Number: Z2016-026
Case Name: Harbor Urban Center Townhomes
Case Type: PD Development Plan
Zoning: PD-32
Case Address: North of Intersection of Ridge Road and Glen Hill Way

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

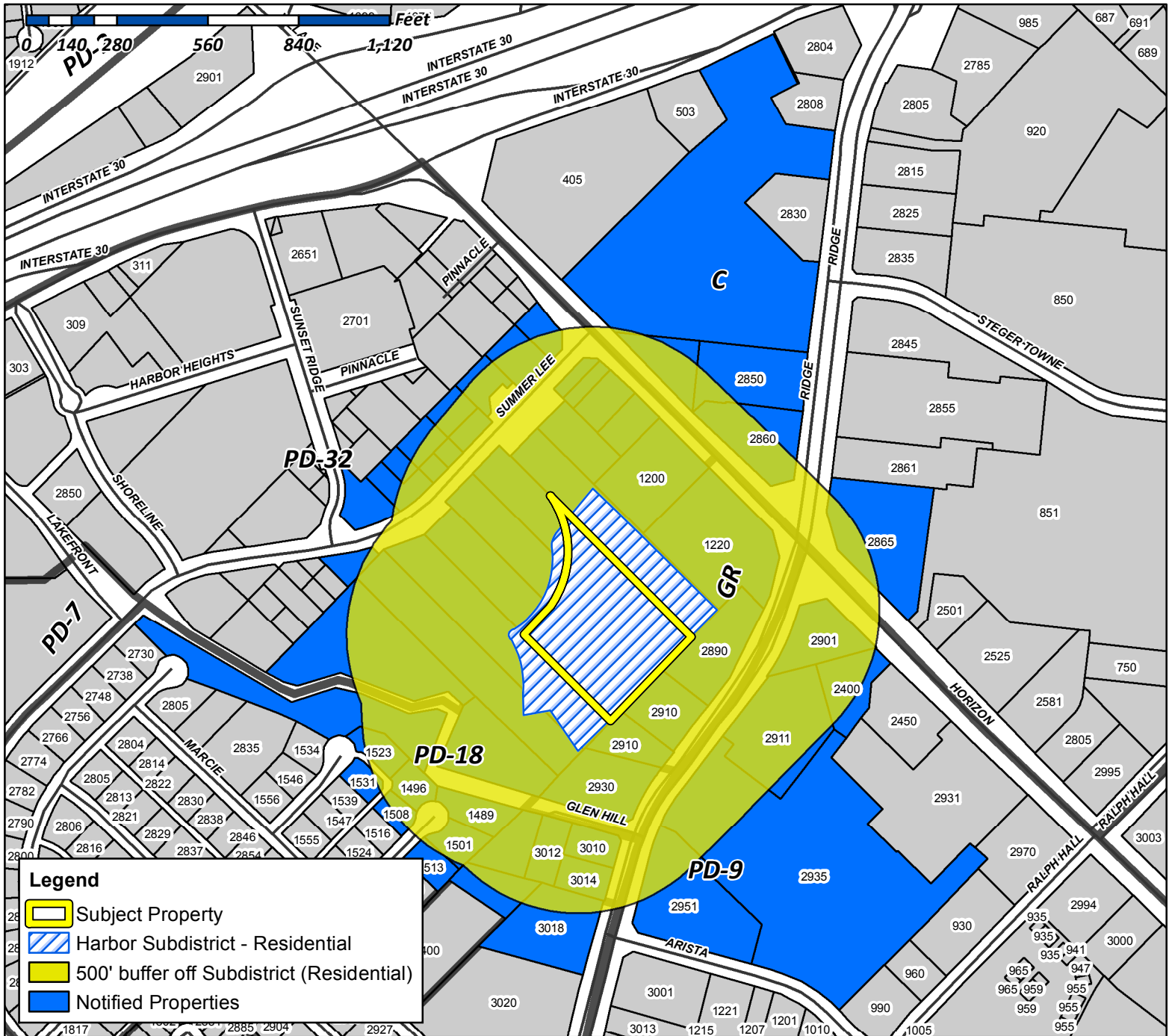




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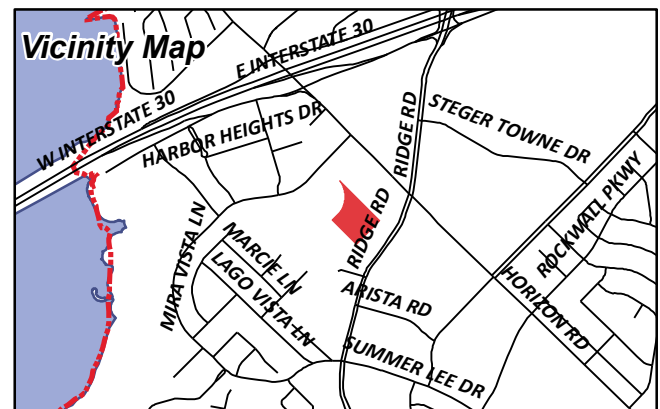


Legend

- Subject Property
- Harbor Subdistrict - Residential
- 500' buffer off Subdistrict (Residential)
- Notified Properties

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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

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

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

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

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

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

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO, DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

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

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

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

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

AJ SQUARED LLC
271 RABBIT RIDGE
HEATH, TX 75087

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 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

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

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

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

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

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

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

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

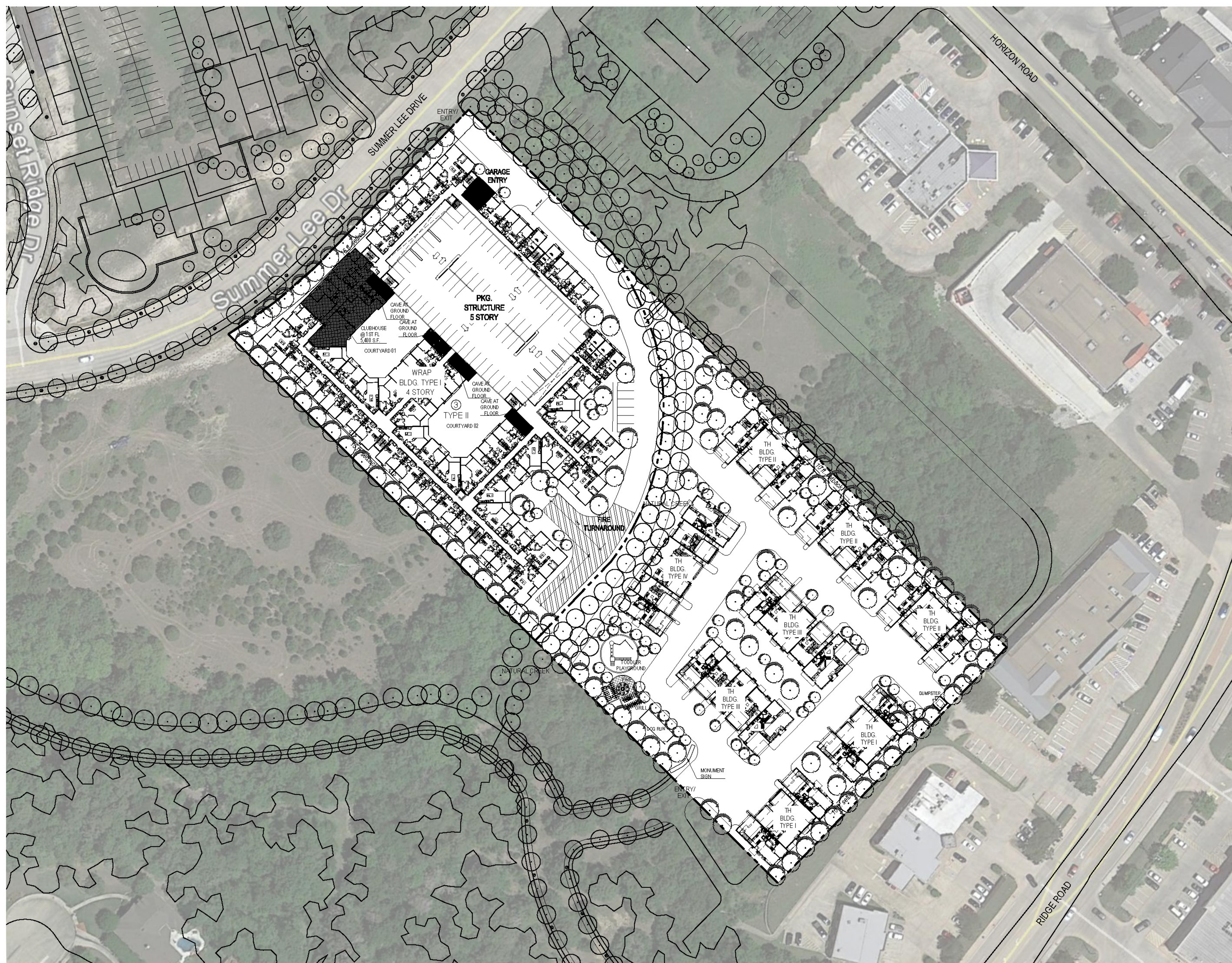
CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

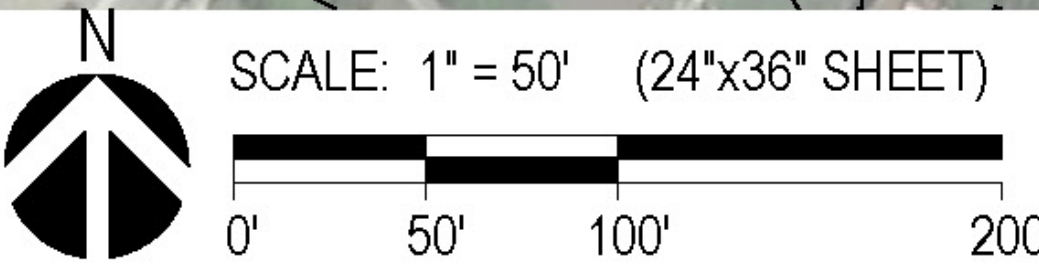
LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

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



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%	20,808		
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		
TOTALS			245	100%	192,889	100%	
UNIT AVERAGE NET SF :				787.30			
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AD SPACE. IT DOES NOT INCLUDE PATIOS, BA., CONES, 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%	
TOTALS			36	100.00%	67,097	100%	
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 AD 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:							
REQUIRED				72 SPACES			
PROVIDED				72 GARAGE SPACES 0 SURFACE SPACES 72 TOTAL SPACES 2.00 SPACES/UNIT			



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.

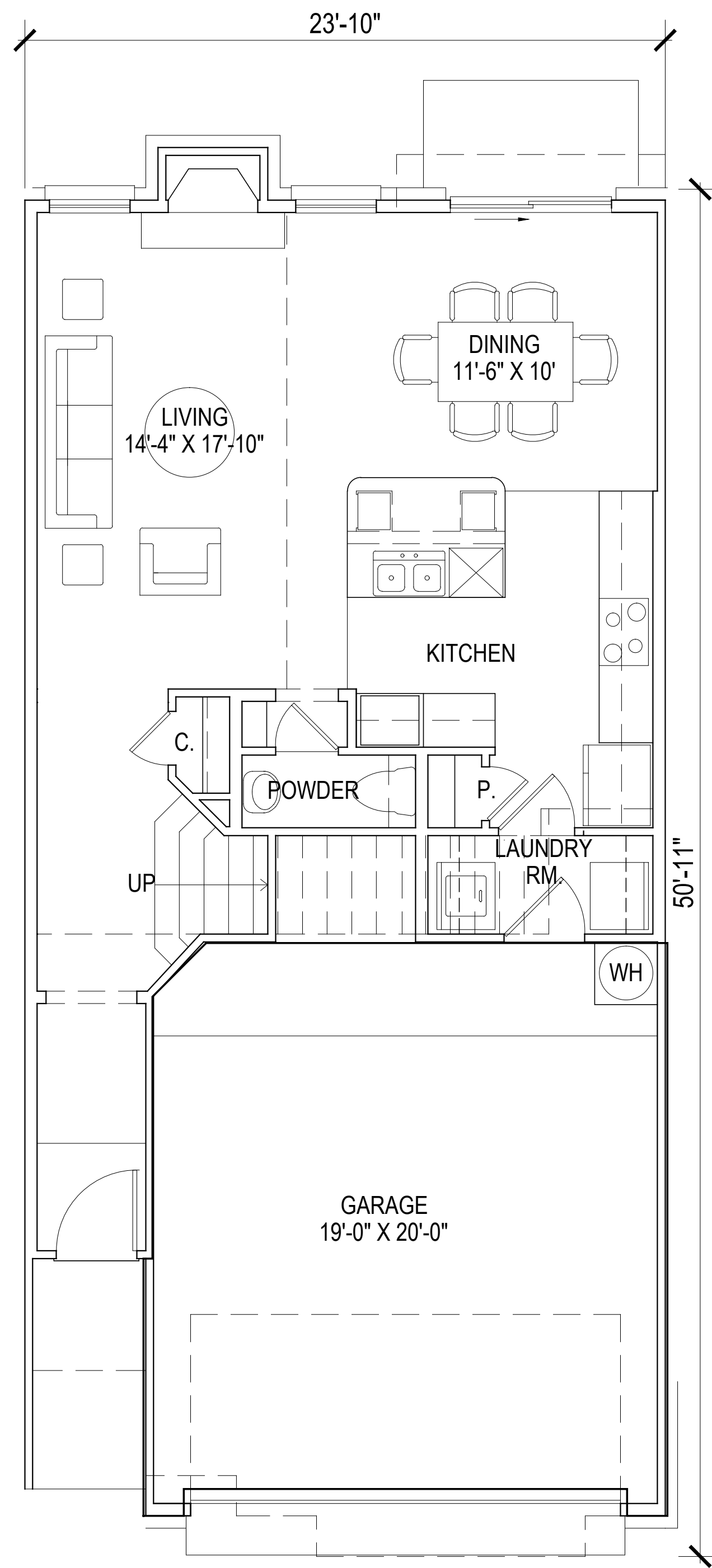
5339 ALPHA ROAD STE. 300 • DALLAS, TEXAS 75240
(972) 701-9636 • (972) 701-9639

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



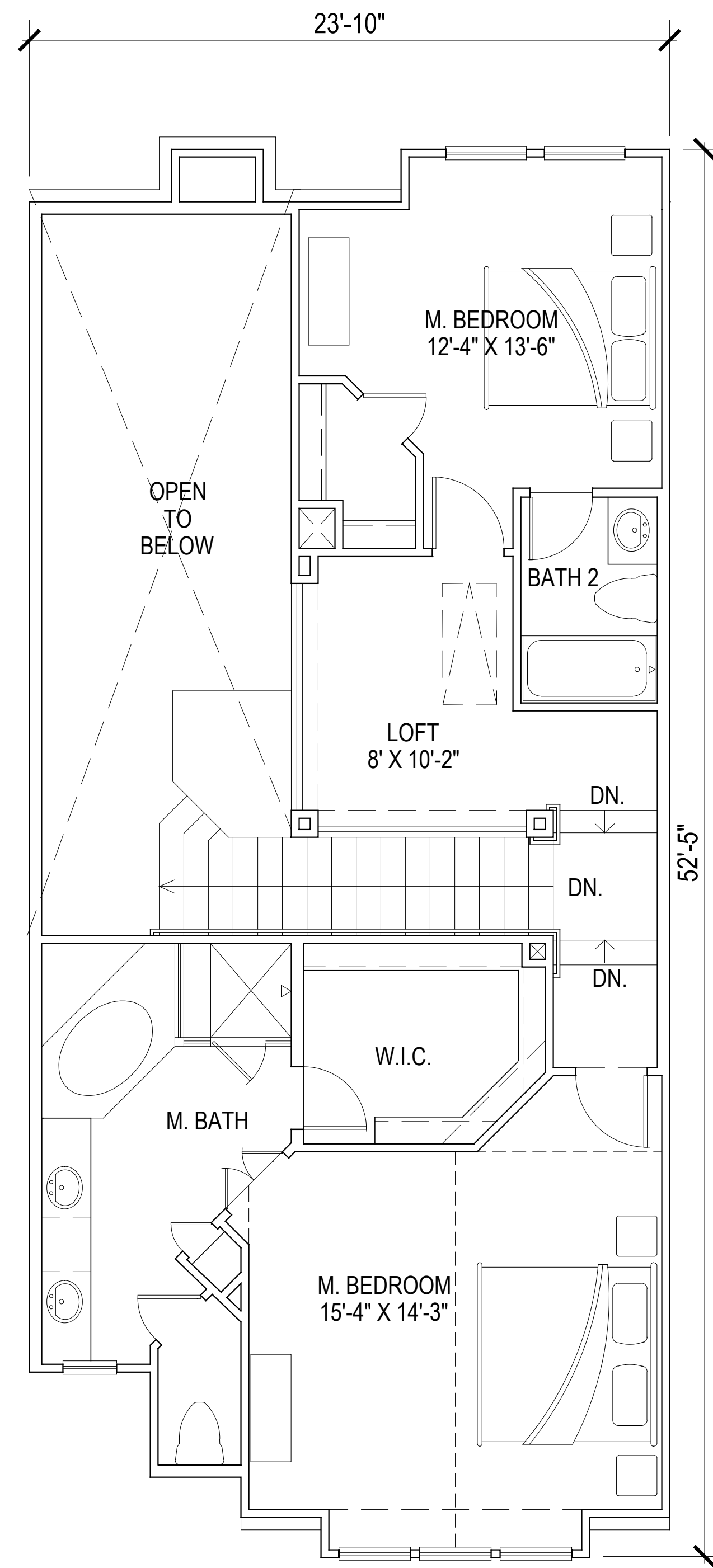
CHARACTER IMAGE

A102



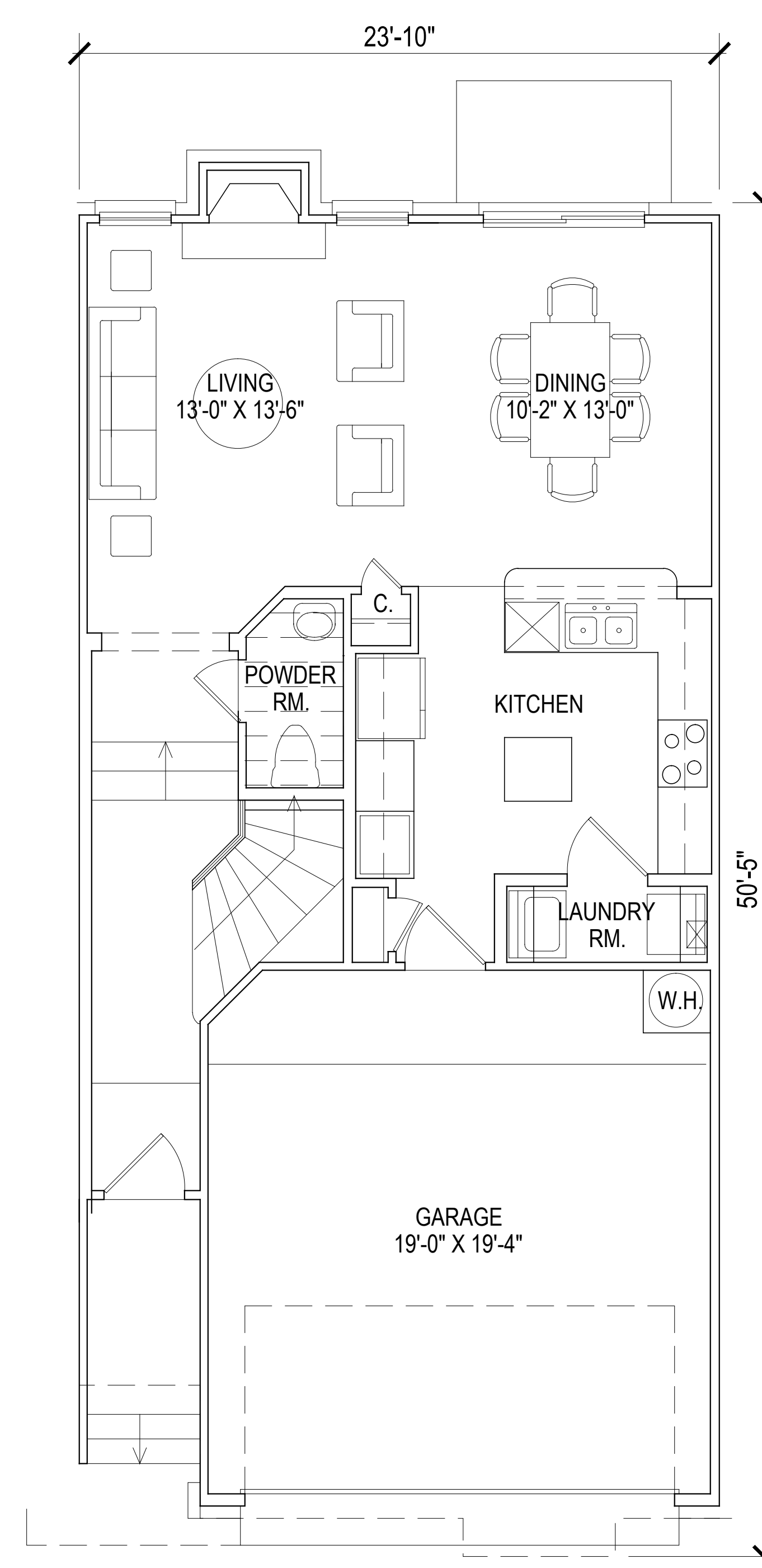
THA-L
NET - 728 SQ. FT.

TOWNHOME A
LOWER LEVEL: 728 SF.
UPPER LEVEL: 894 SF.
TOTAL: 1622 SF.



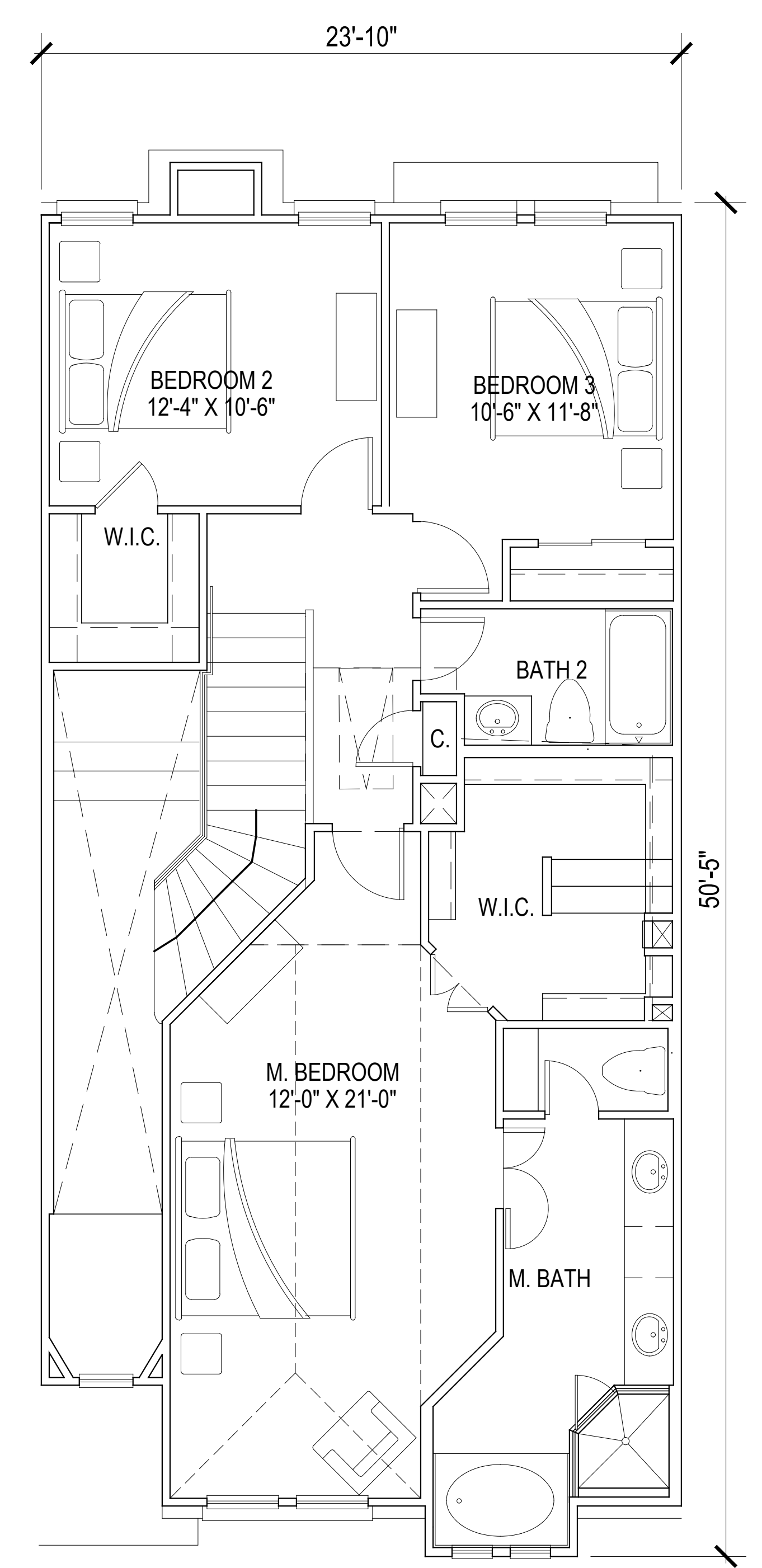
THA-U
NET - 894 SQ. FT.

TOWNHOME A
LOWER LEVEL: 728 SF.
UPPER LEVEL: 894 SF.
TOTAL: 1622 SF.



THB-L
NET - 724 SQ. FT.

TOWNHOME B
LOWER LEVEL: 724 SF.
UPPER LEVEL: 970 SF.
TOTAL: 1,694 SF.

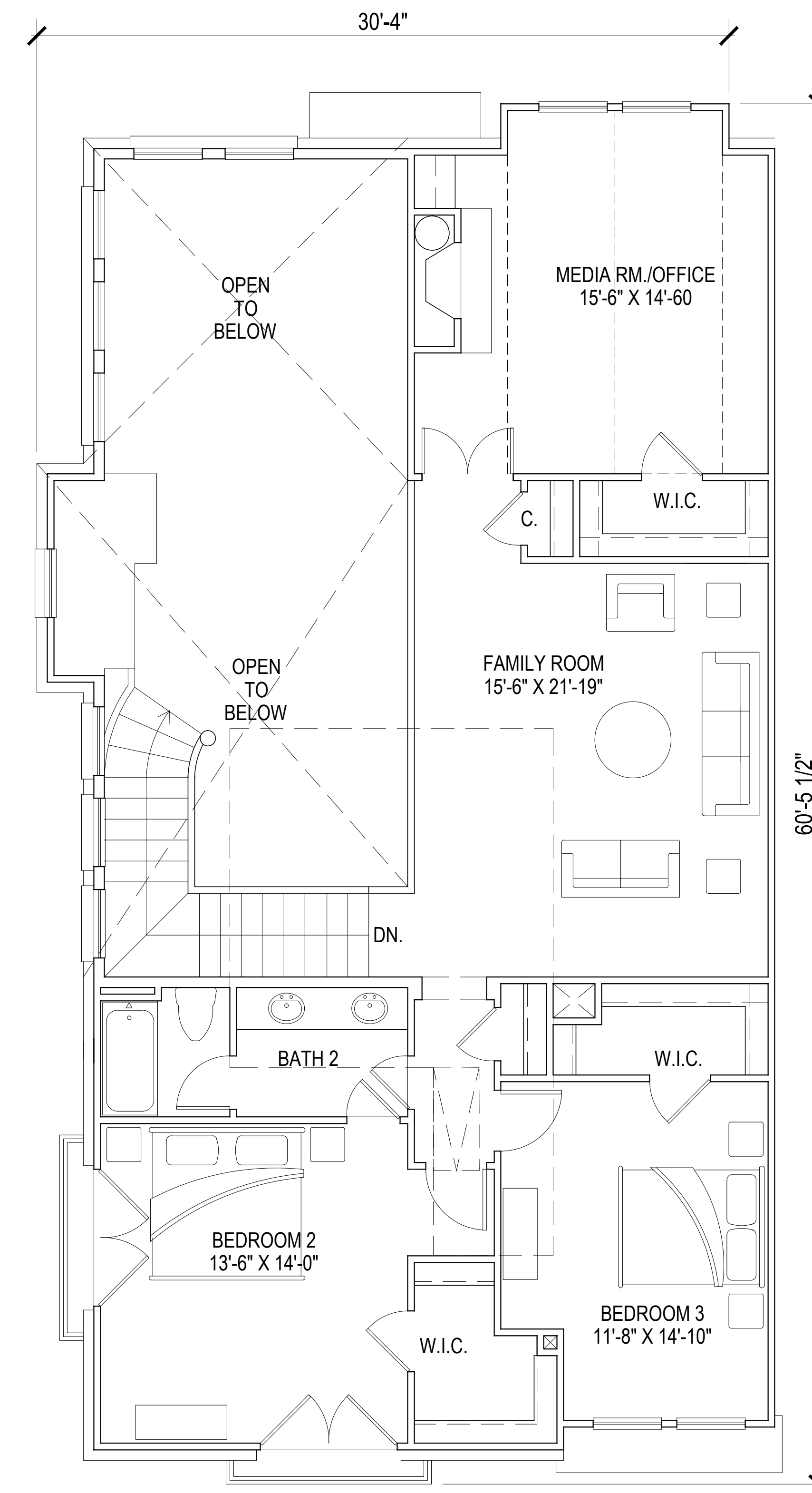
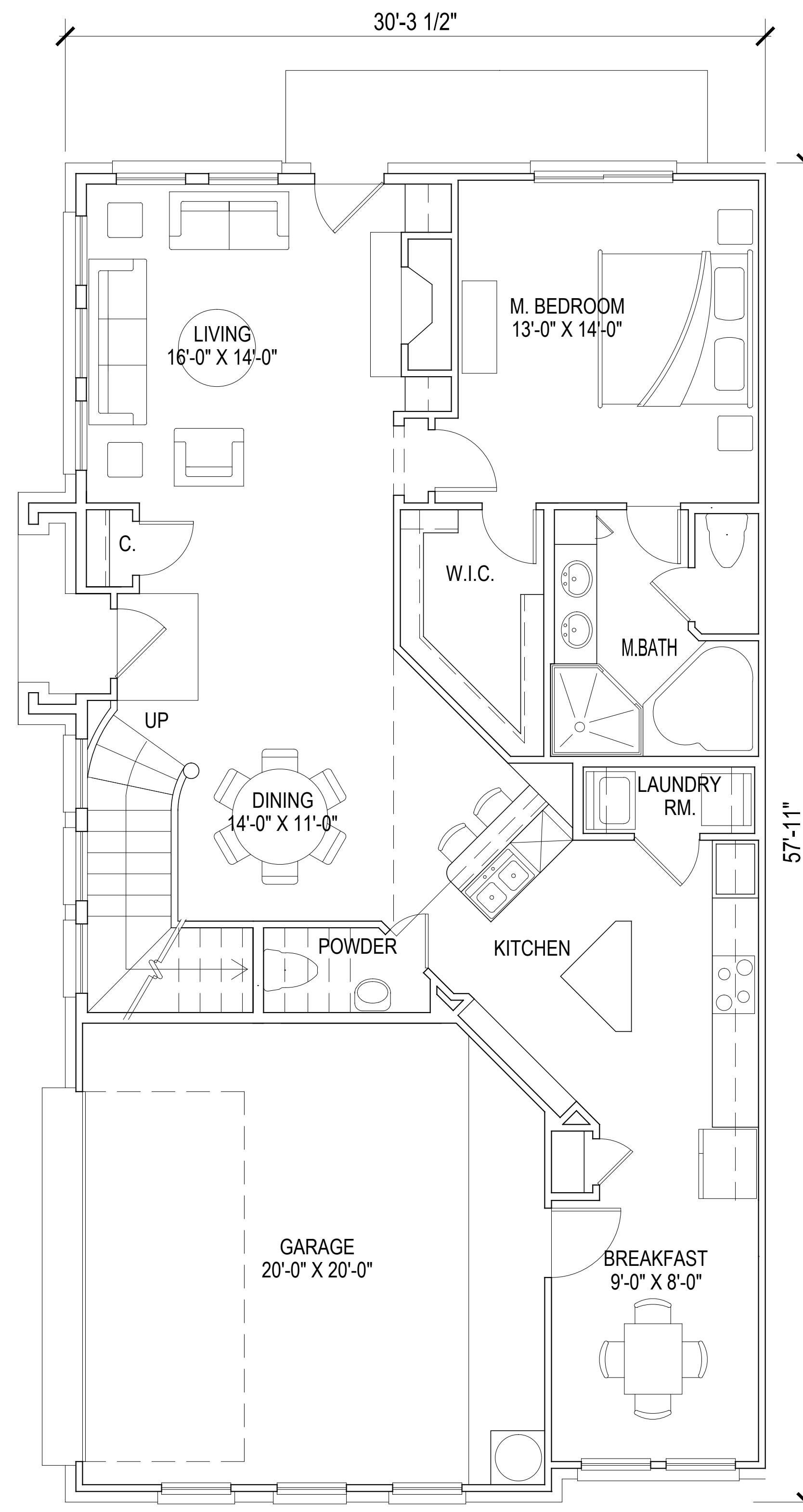
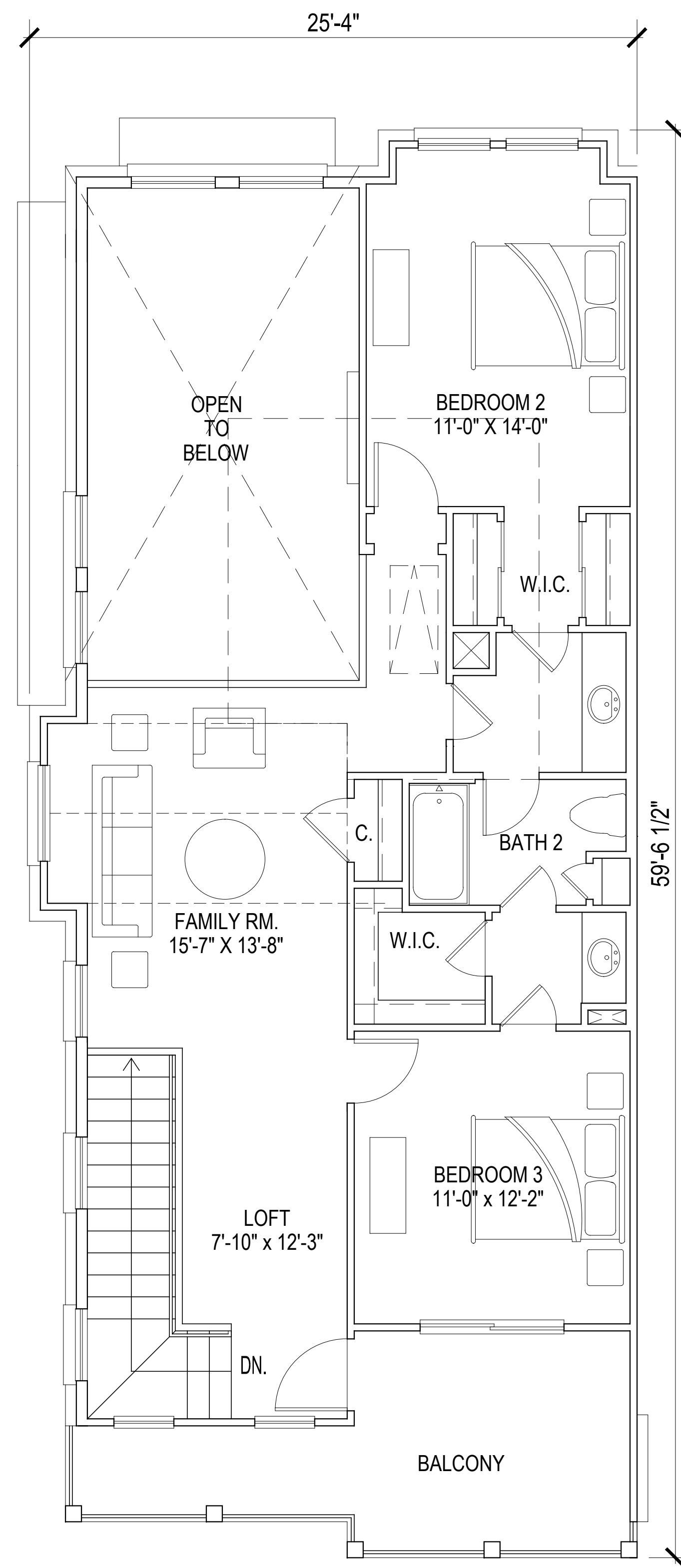
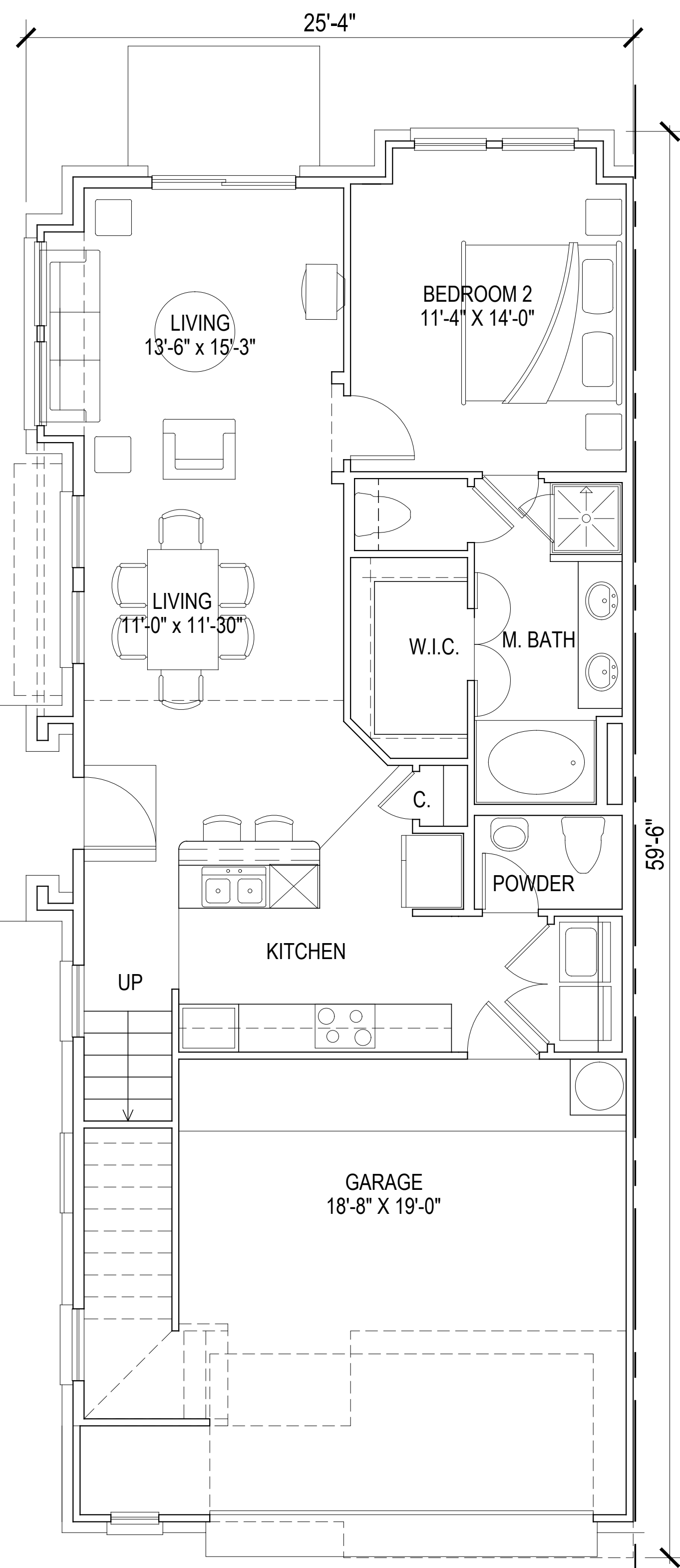


THC1-L
NET - 970 SQ. FT.

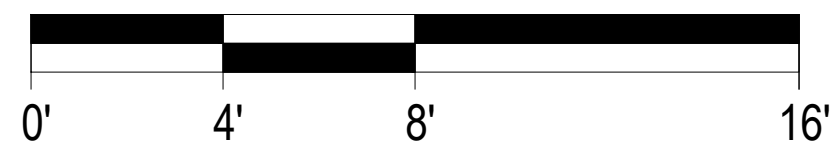
TOWNHOME B
LOWER LEVEL: 724 SF.
UPPER LEVEL: 970 SF.
TOTAL: 1,694 SF.

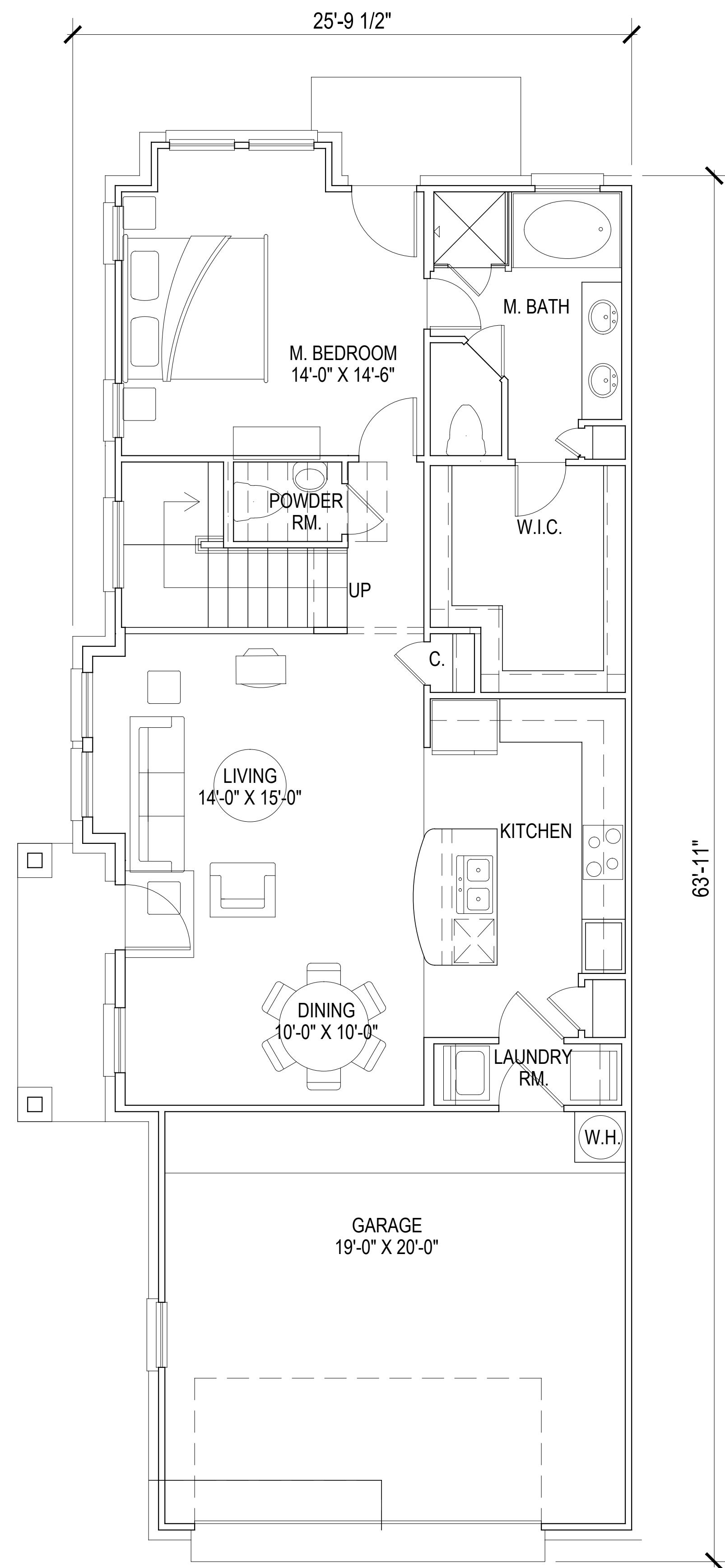
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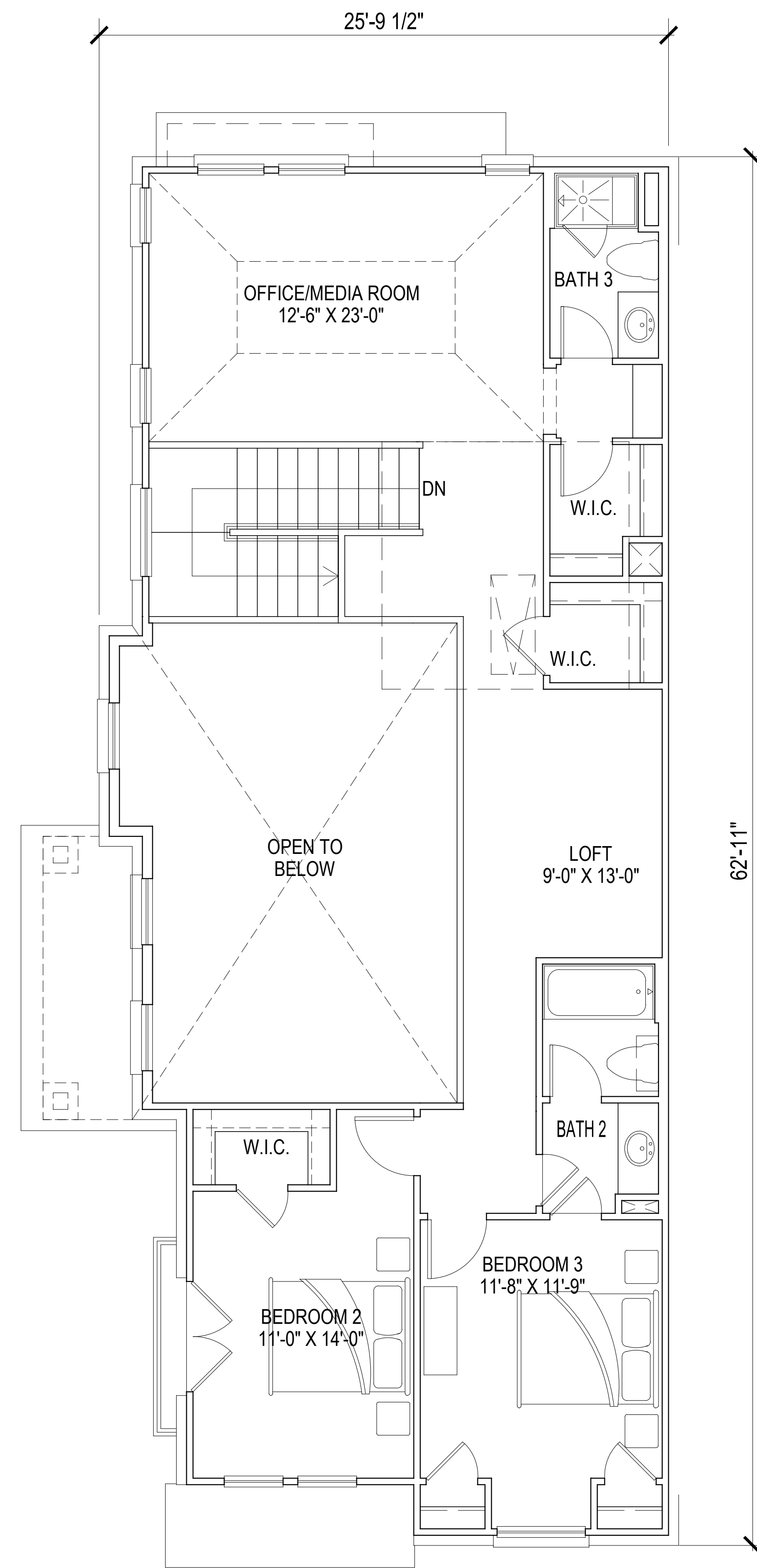
SCALE: 1/4" = 1'-0" (24"x36" SHEET)





TH. D-LOWER
NET - 1083 SQ. FT.

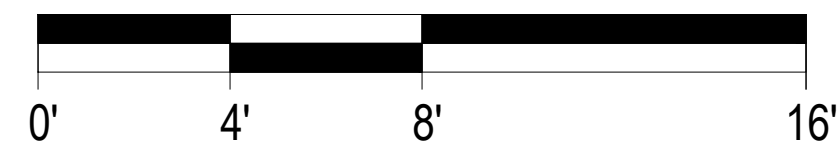
TOWNHOME D
LOWER LEVEL: 1,083 SF.
UPPER LEVEL: 1,080 SF.
TOTAL: 2,163 SF.

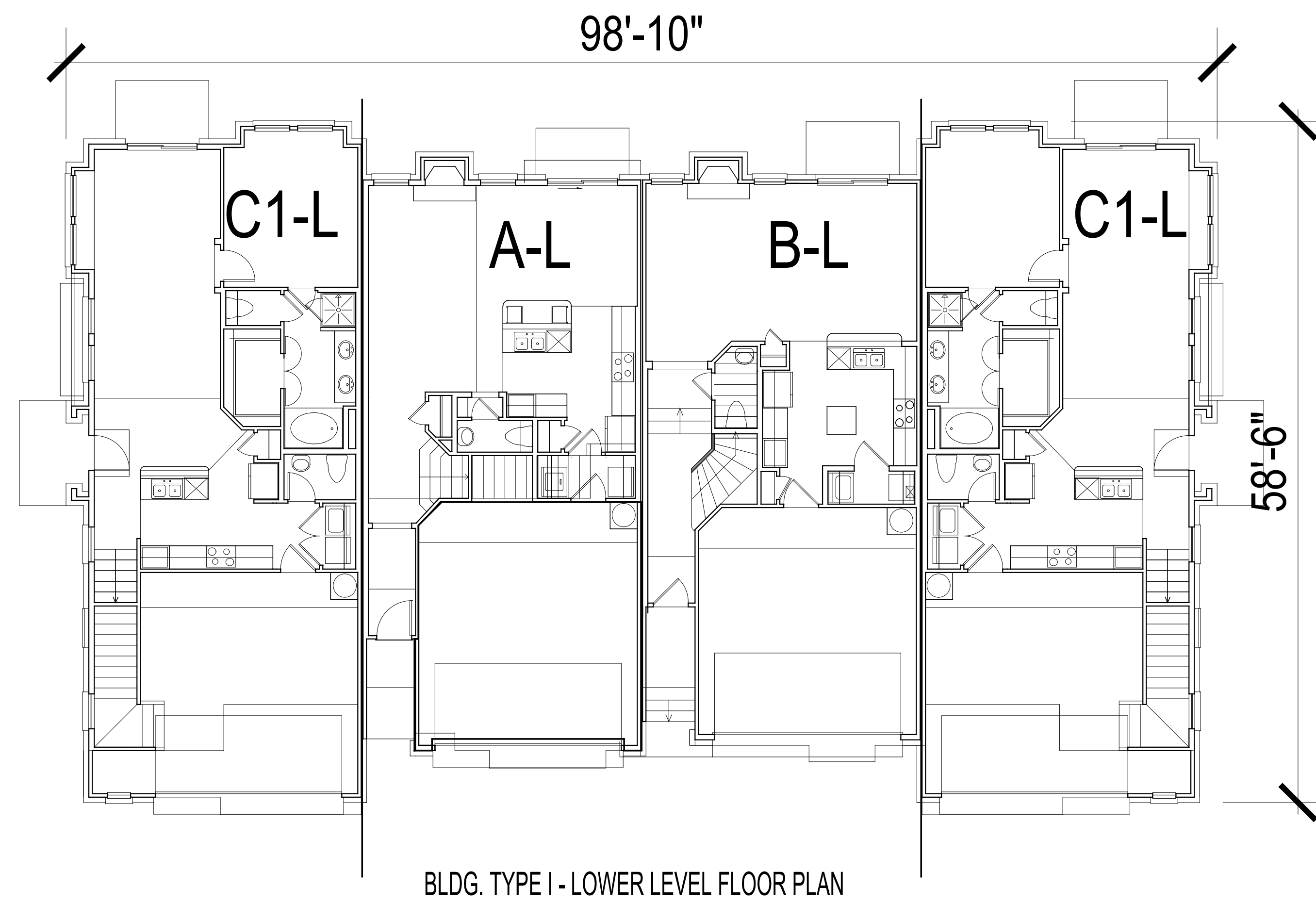


TH. D-UPPER
NET - 1080 SQ. FT.

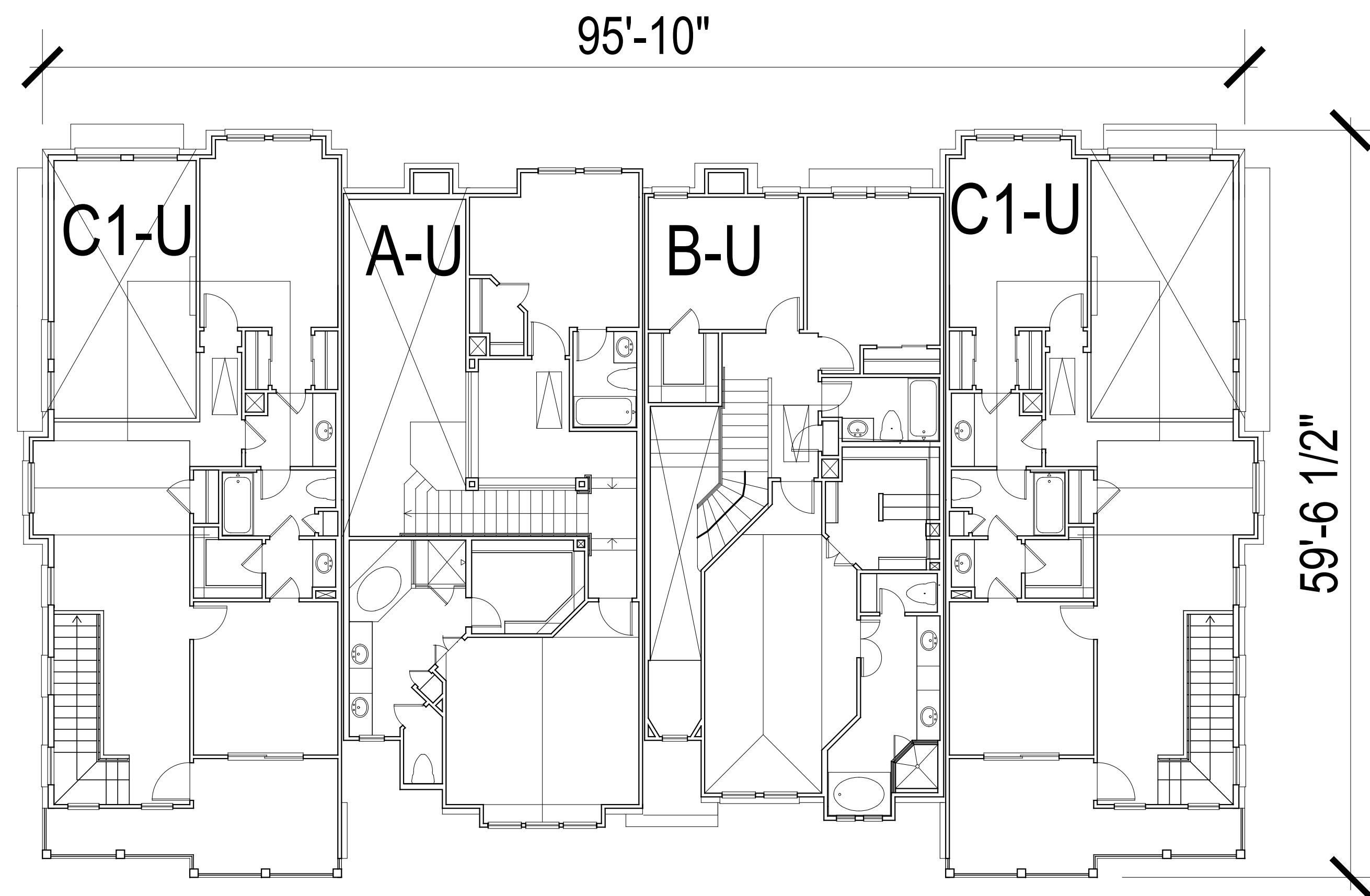
TOWNHOME D
LOWER LEVEL: 1,083 SF.
UPPER LEVEL: 1,080 SF.
TOTAL: 2,163 SF.

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

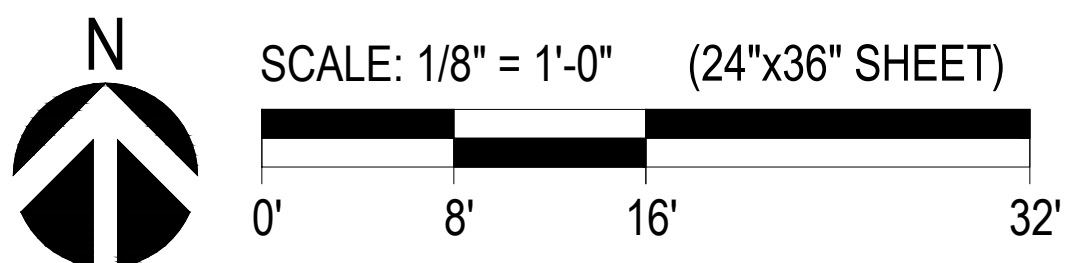


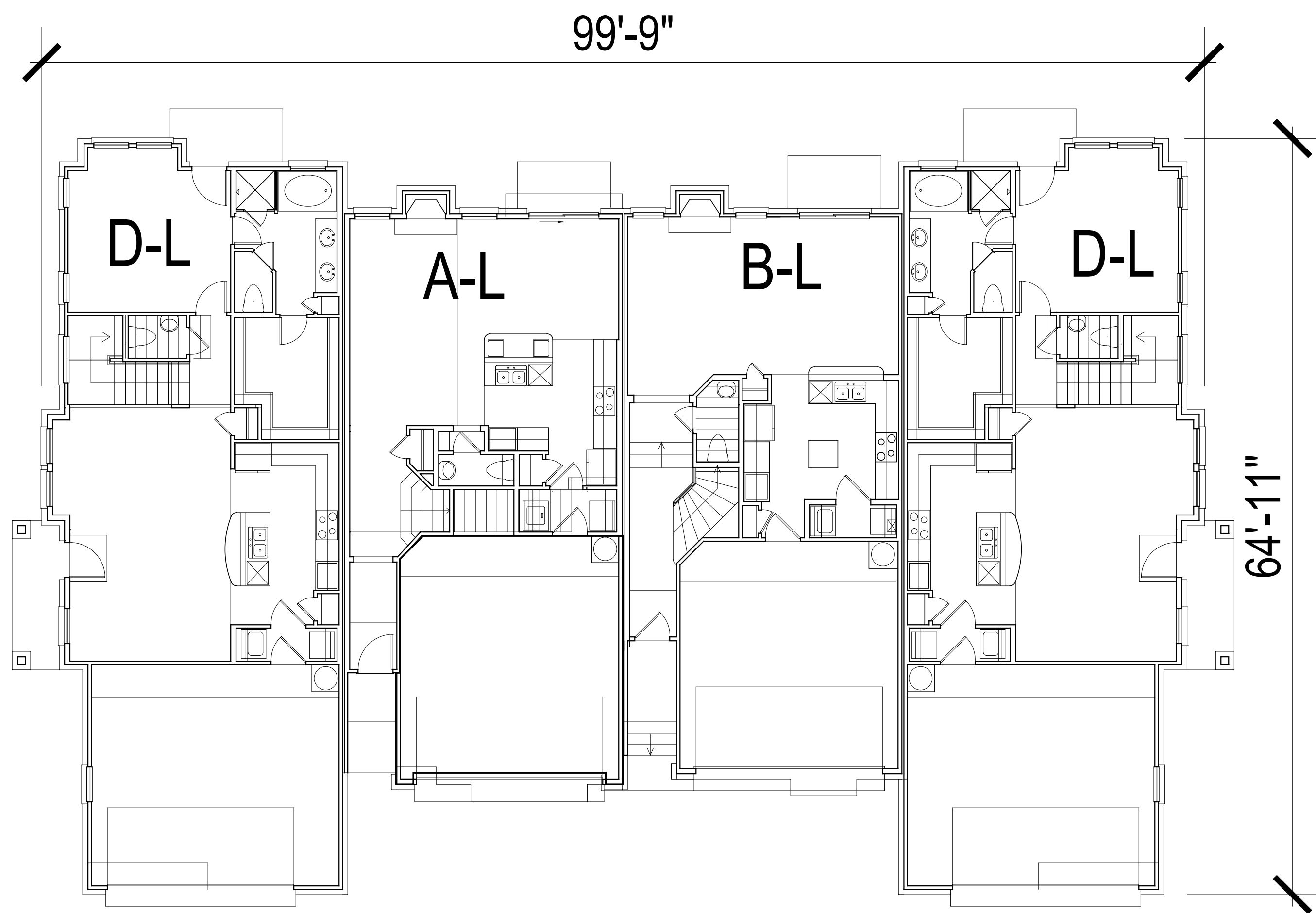


BLDG. TYPE I - LOWER LEVEL FLOOR PLAN

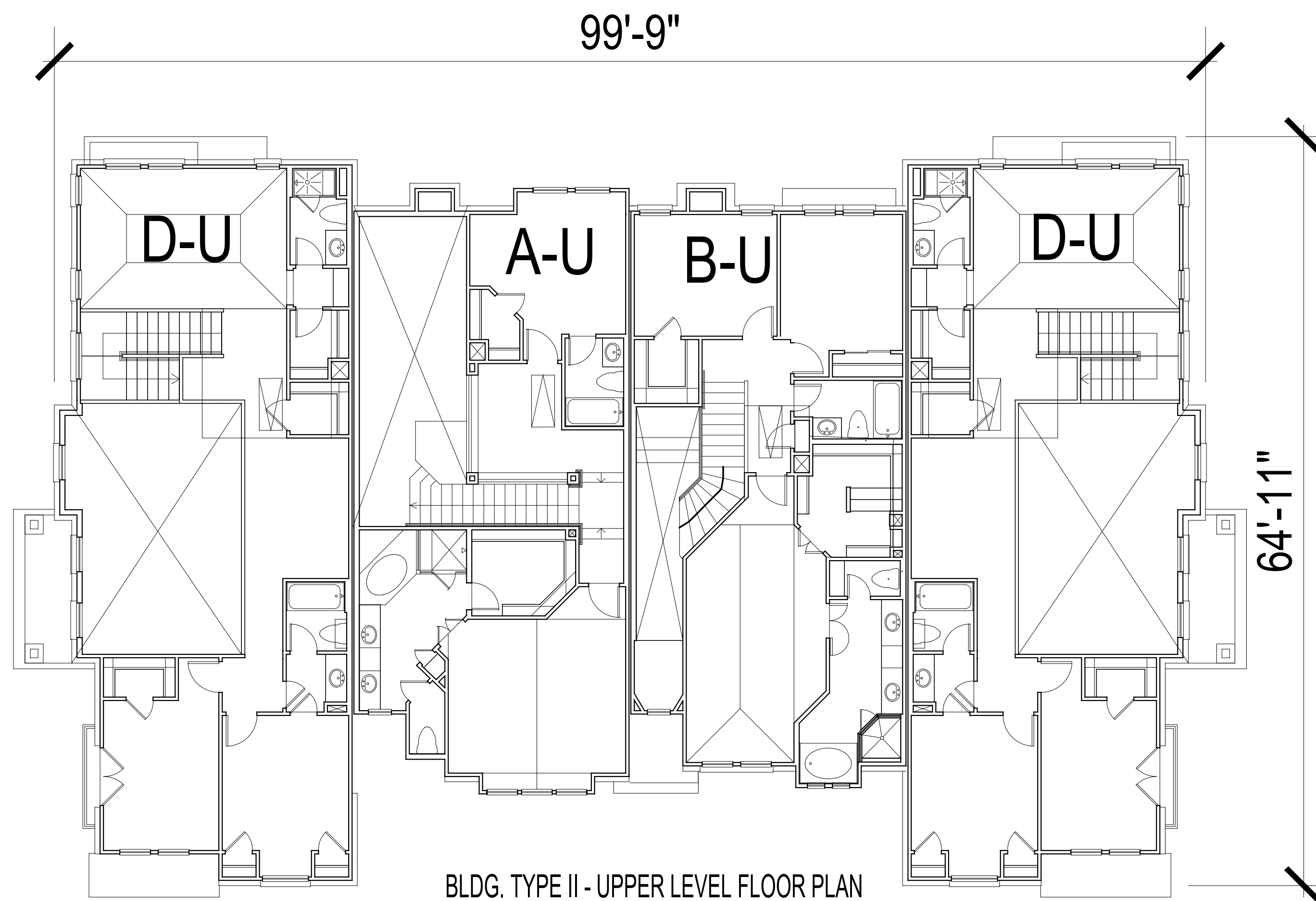


BLDG. TYPE I - UPPER LEVEL FLOOR PLAN

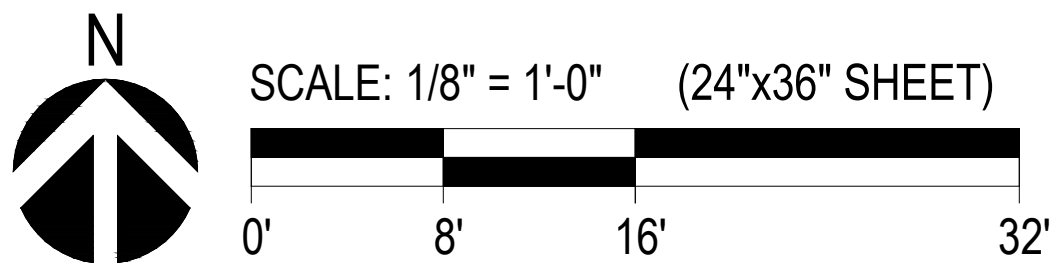


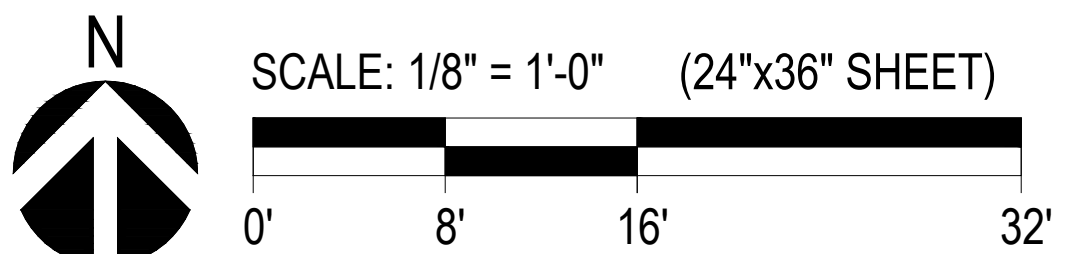
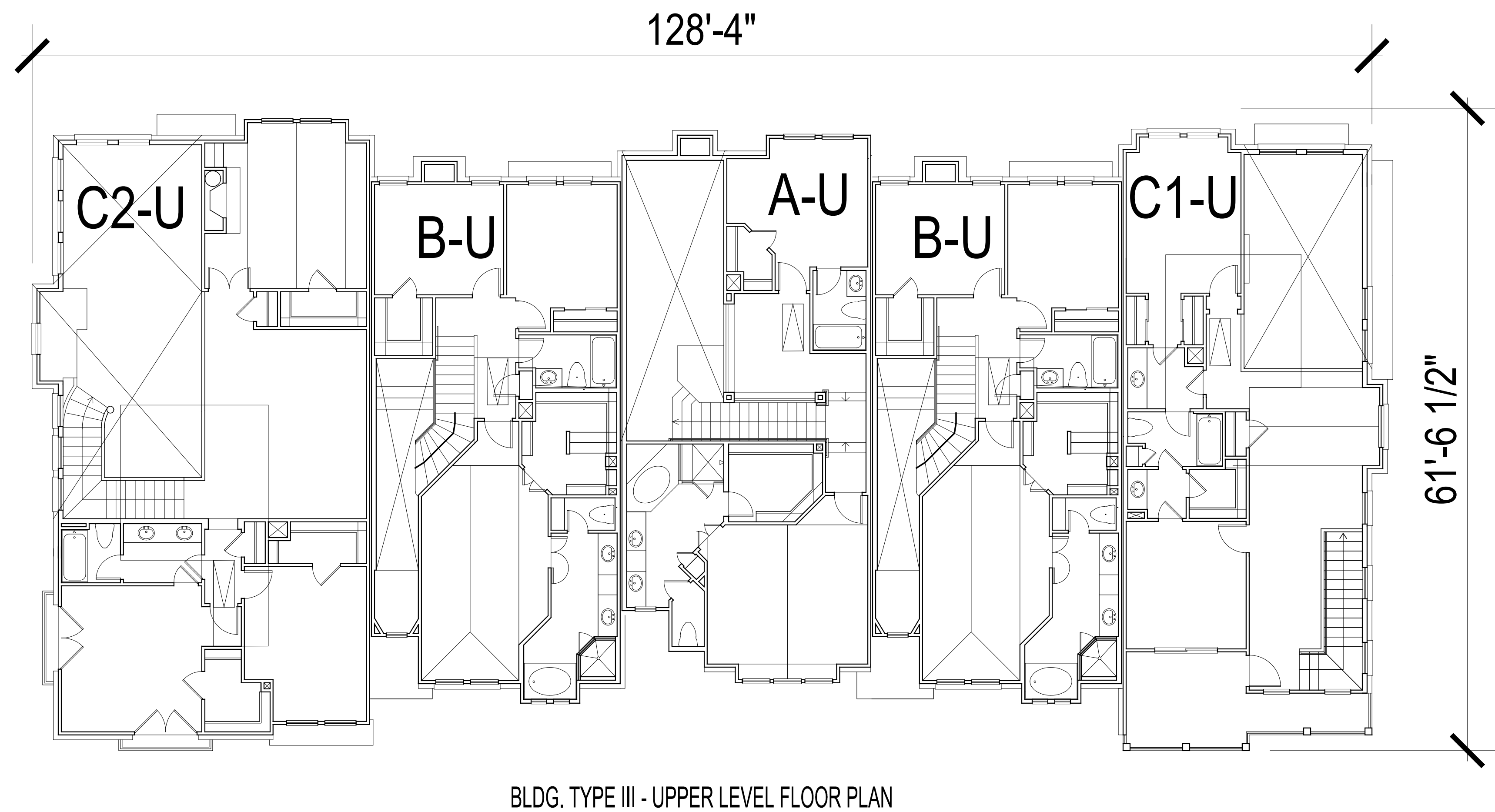
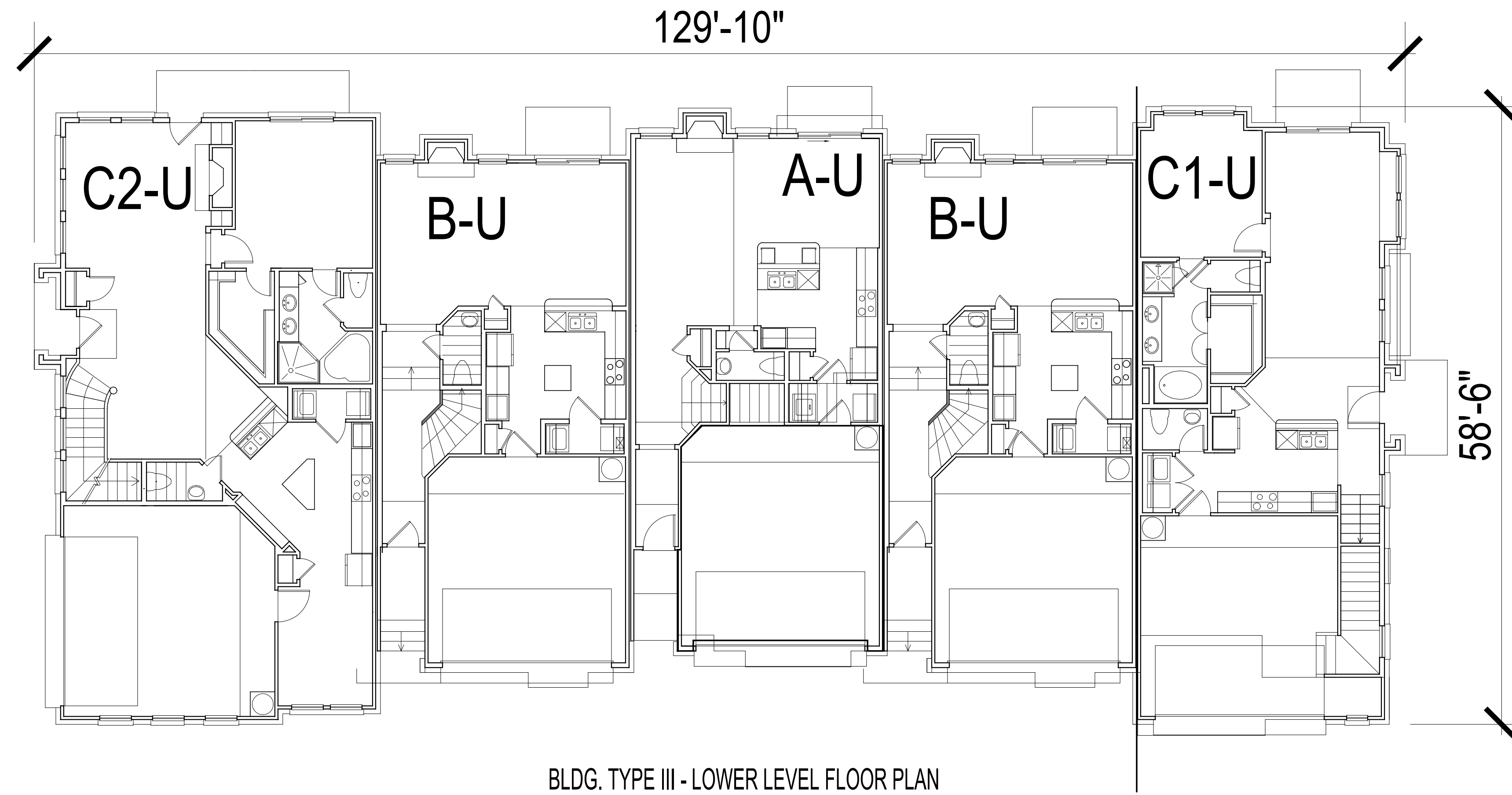


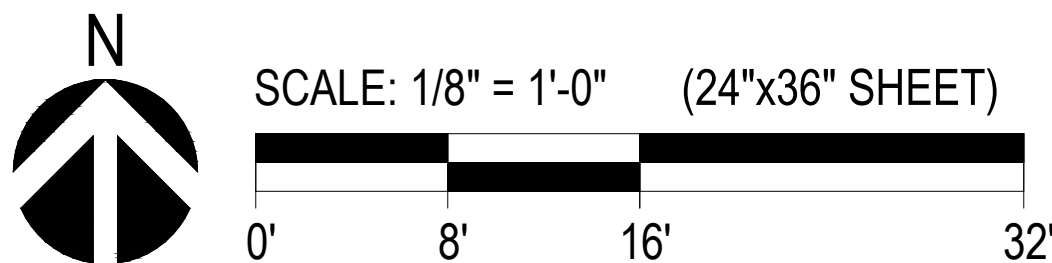
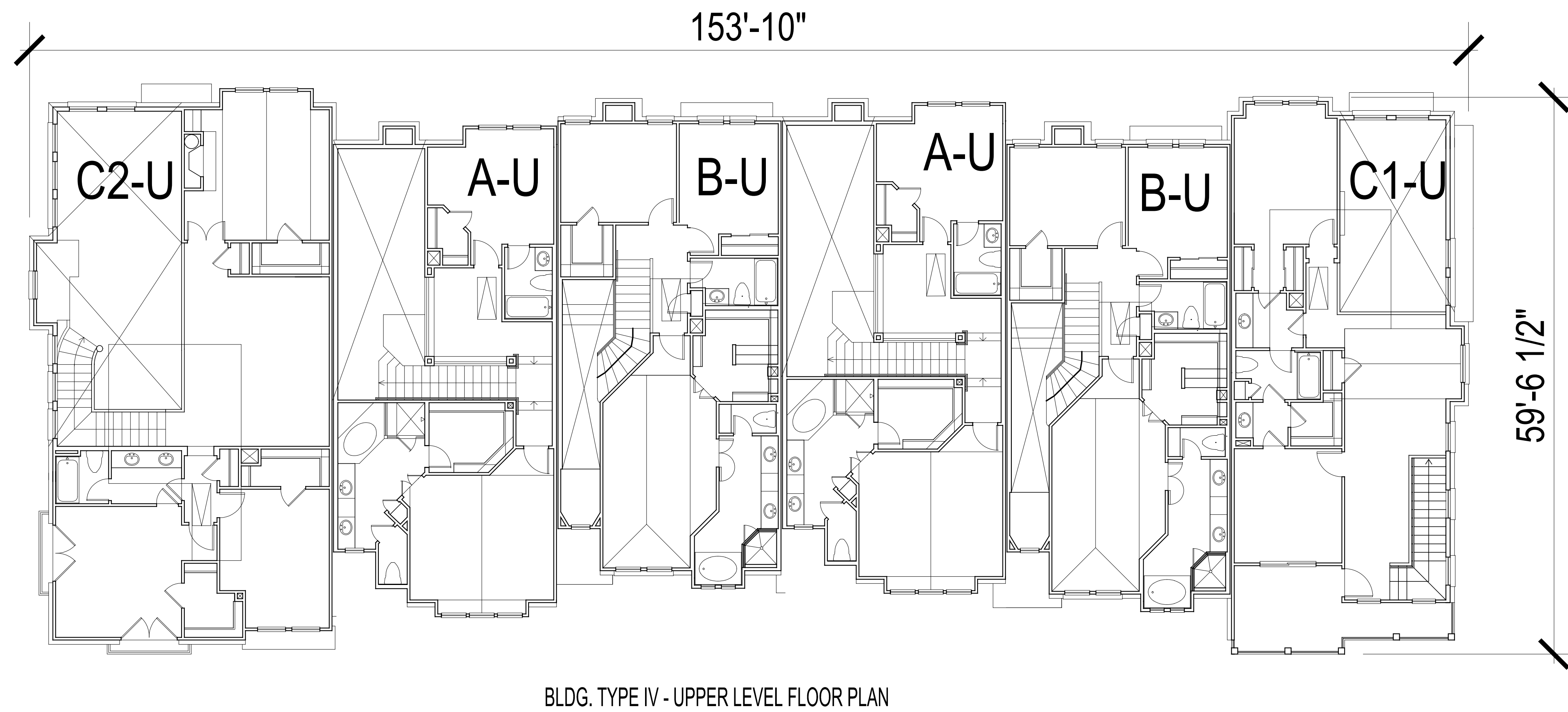
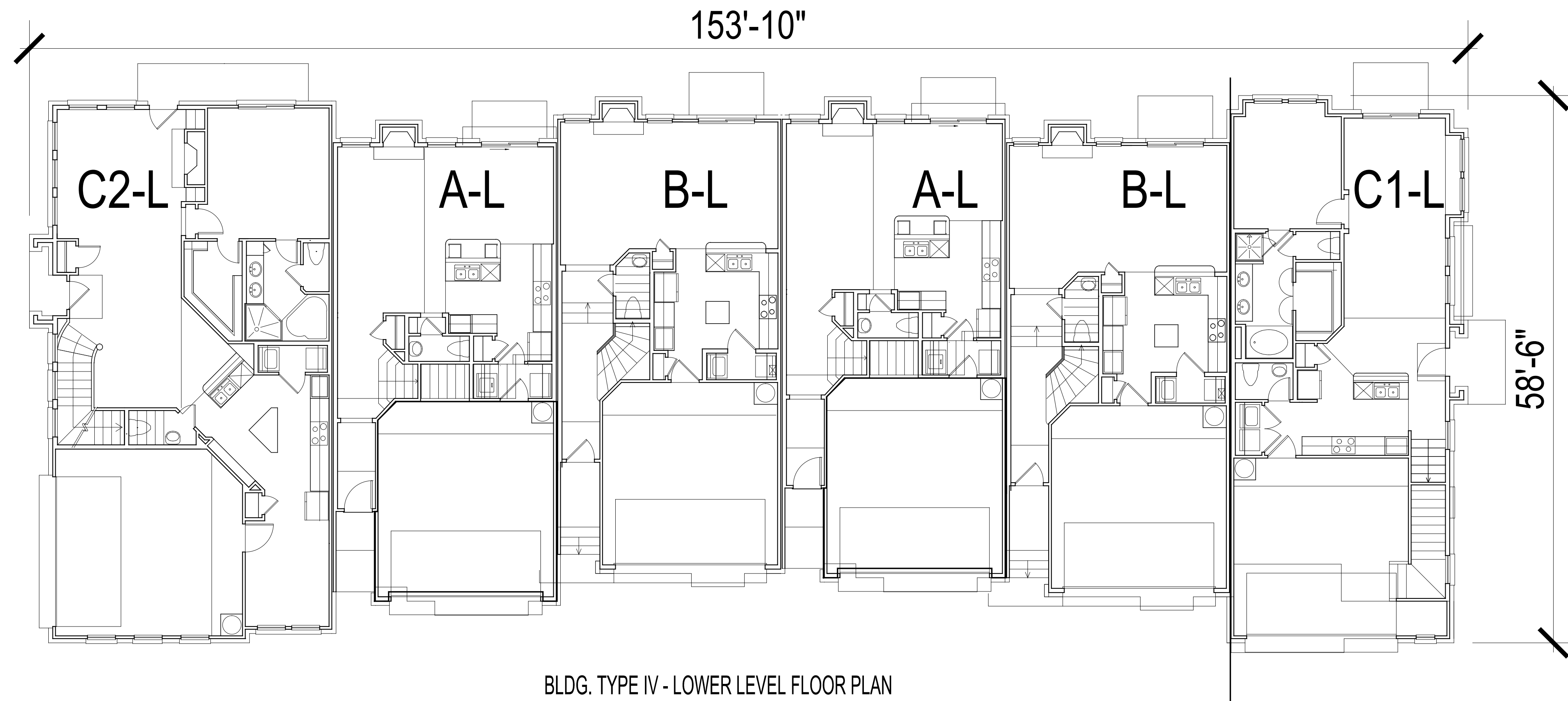
BLDG. TYPE II - LOWER LEVEL FLOOR PLAN



BLDG. TYPE II - UPPER LEVEL FLOOR PLAN









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

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

