

# 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.



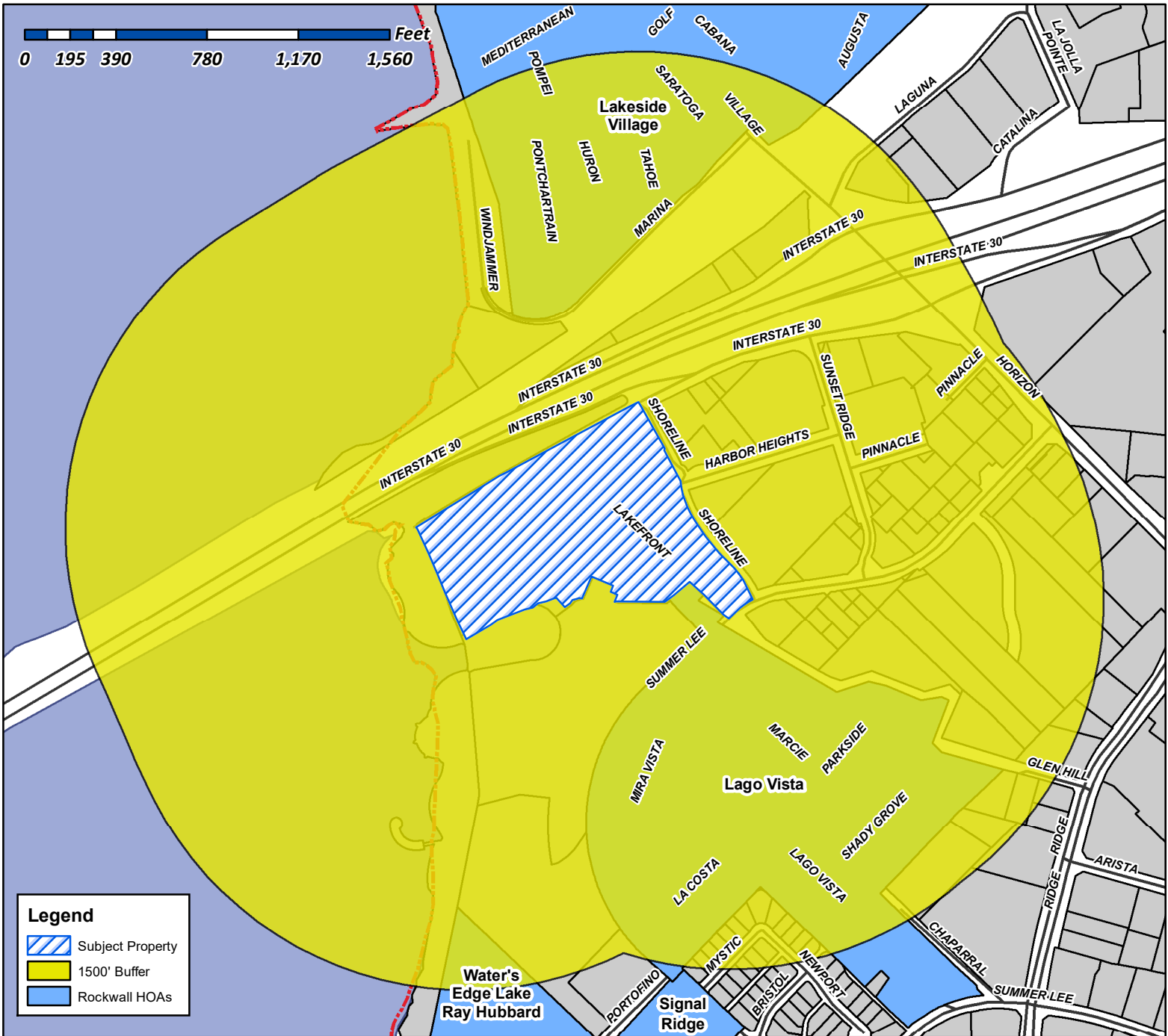
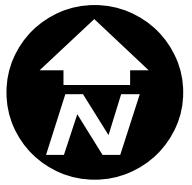




# City of Rockwall

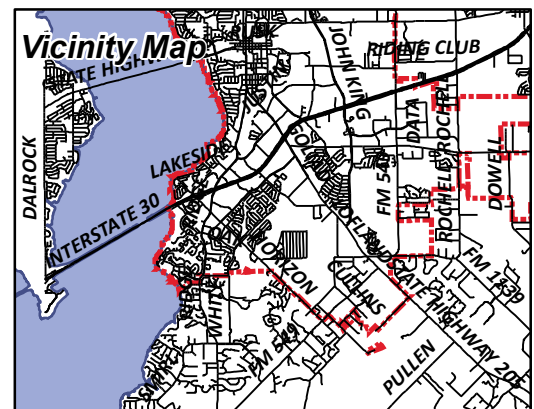
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2019-008  
**Case Name:** Amended PD Development Plan  
**Case Type:** Zoning  
**Zoning:** Planned Development 32 (PD-32)  
**Case Address:** SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

**Date Created:** 3/19/2019  
 For Questions on this Case Call (972) 771-7745

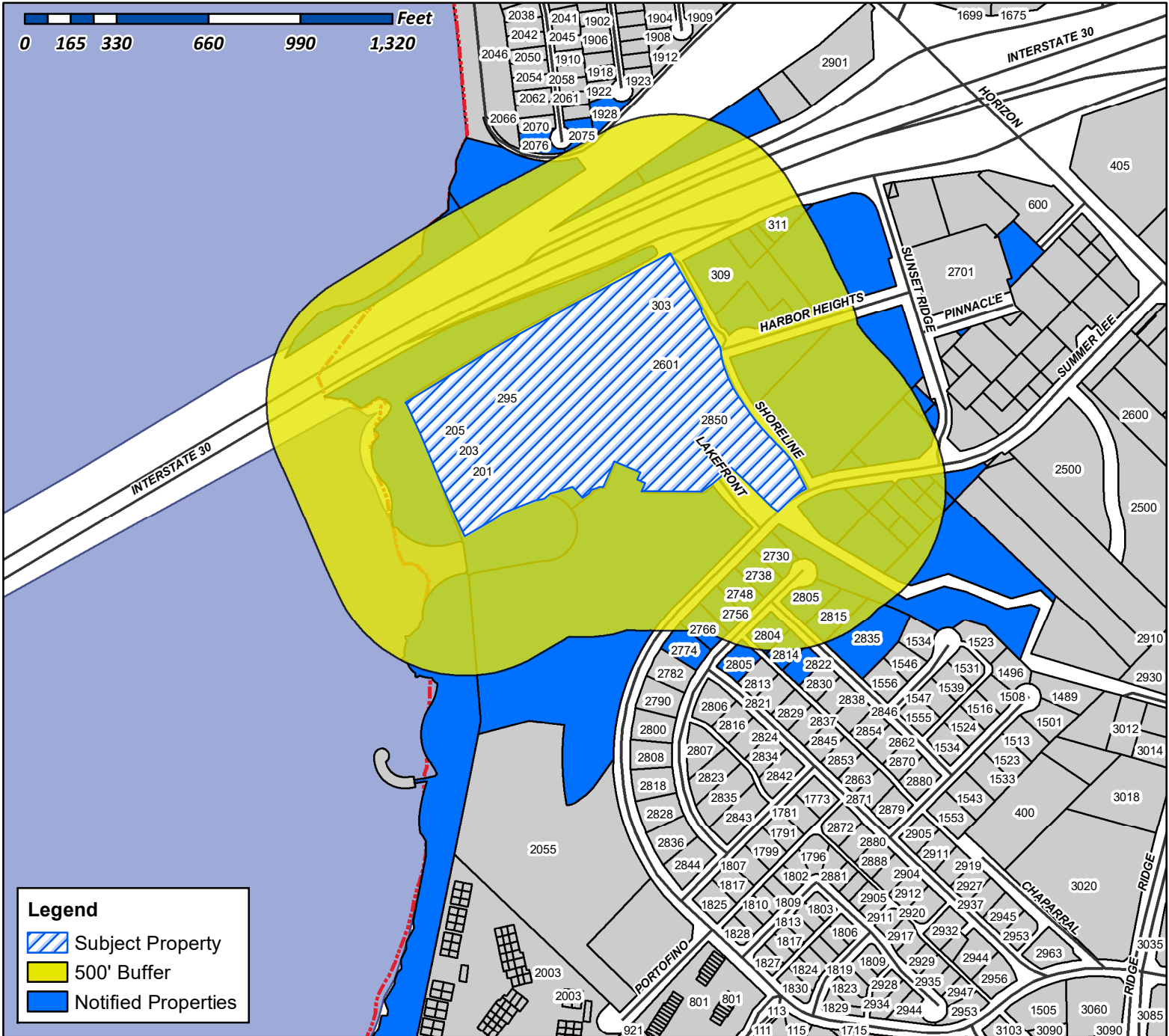




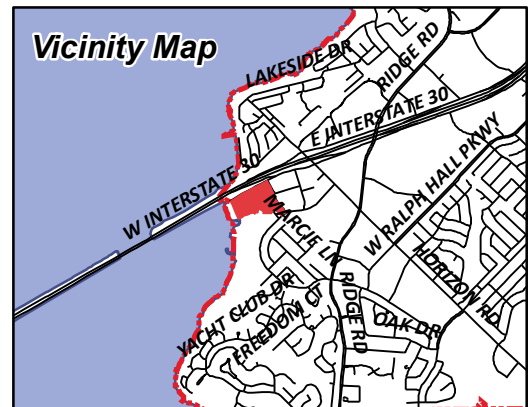
# City of Rockwall

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:** Z2019-008  
**Case Name:** Amended PD Development Plan  
**Case Type:** Zoning  
**Zoning:** Planned Development 32 (PD-32)  
**Case Address:** SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail



**Date Created:** 3/19/2019  
 For Questions on this Case Call (972) 771-7745

CAIN DOYLE  
1375 COUNTY ROAD 2290  
MINEOLA, TX 75773

TRITON I-30 ROCKWALL LLC  
1845 WOODALL ROGERS FREEWAY, SUITE 1100  
DALLAS, TX 75201

WARMACK BOB & LINDA  
1928 HURON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
201 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
203 E I30  
ROCKWALL, TX 75032

ARKOMA REALTY LTD  
A TEXAS LTD PARTNERSHIP  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
205 I30  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

MANDARI JEMA  
2075 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F  
2076 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2601 LAKEFRONT TR  
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC  
2701 SUNSET RIDGE DR 0  
ROCKWALL, TX 75032

101 HUBBARD DR LLC  
2701 SUNSET RIDGE DR 0  
ROCKWALL, TX 75032

THOMPSON GARY  
2730 MIRA VISTA LN  
ROCKWALL, TX 75032

MCKINNEY MARVIN  
2738 MIRA VISTA LANE  
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND  
ROSALIE A CRACCHIOLO  
2748 MIRA VISTA LANE  
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

BAILEY RICHARD A AND GENA B  
2774 MIRA VISTA LN  
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP  
c/o OLDHJAM GOODWIN GROUP LLC  
2800 S. TEXAS AVE. 0  
BRYAN, TX 77802

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

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

VANHOV ENTERPRISES LLC  
2805 MARCIE LANE  
ROCKWALL, TX 75032

CASSADY CHARLES P  
2814 MARCIE LN  
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA  
2815 MARCIE LN  
ROCKWALL, TX 75032

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

CURRENT RESIDENT  
2835 MARCIE LN  
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP  
2850 SHORELINE TR 0  
ROCKWALL, TX 75032

CURRENT RESIDENT  
295 I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
303 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
309 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
311 E I30  
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD  
3401 MAIN ST  
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS  
4100 VILLAGE DR  
ROCKWALL, TX 75087

DRZW HOLDINGS LTD  
4515 DORSET RD  
DALLAS, TX 75229

BRIDGE VALHALLA INC  
519 E I 30 #157  
ROCKWALL, TX 75087

PA HARBOR RETAIL LLC  
8222 DOUGLAS AVENUE 0  
DALLAS, TX 75201

NOYORI MITSUE  
8301 LAKEVIEW PKWY STE 111  
ROWLETT, TX 75088

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV  
%GARY SHULTZ  
PO BOX 190569  
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160



6750 HILLCREST PLAZA DR., STE. 325  
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099  
TEXAS ENGINEERING FIRM REGISTRATION No. 89  
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of \$440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,  
Winkelmann & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Michael Clark', is written over the typed name.

Michael Clark, P.E.  
President

Cc: James Ziegler -Pegasus Ablon



