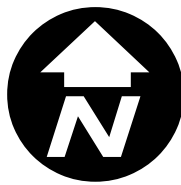


City of Rockwall

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

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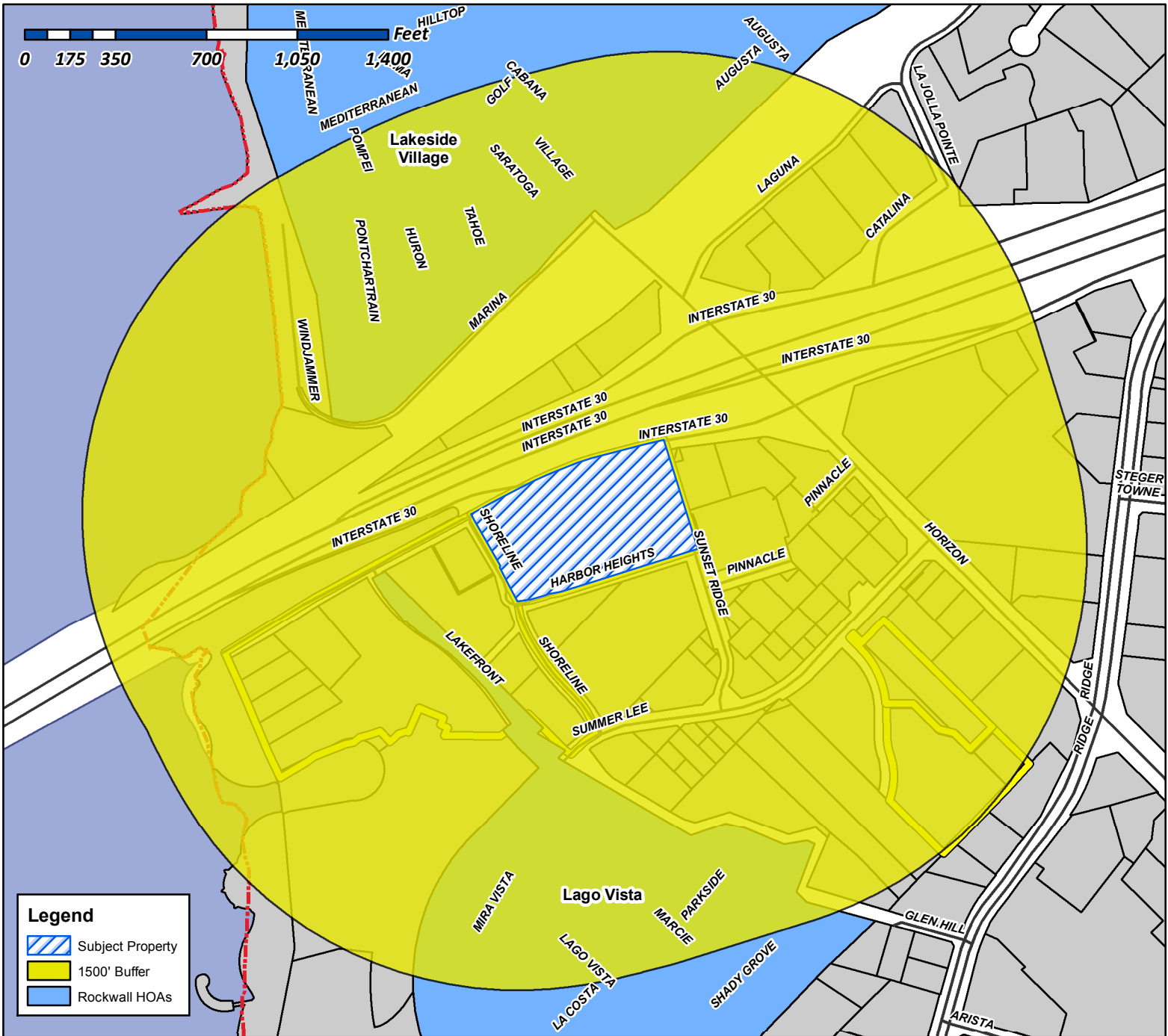




City of Rockwall

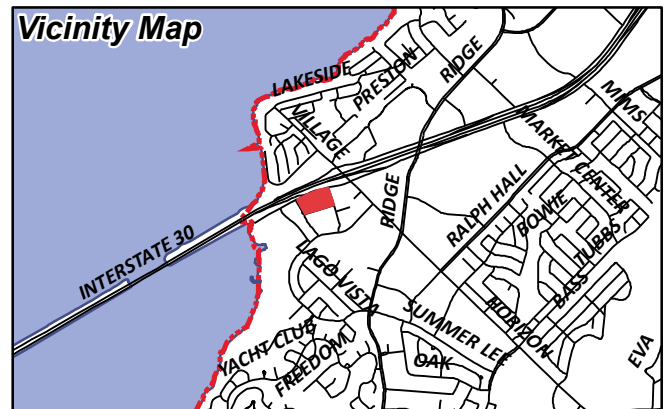
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr

Date Created: 5/21/2019
For Questions on this Case Call (972) 771-7745

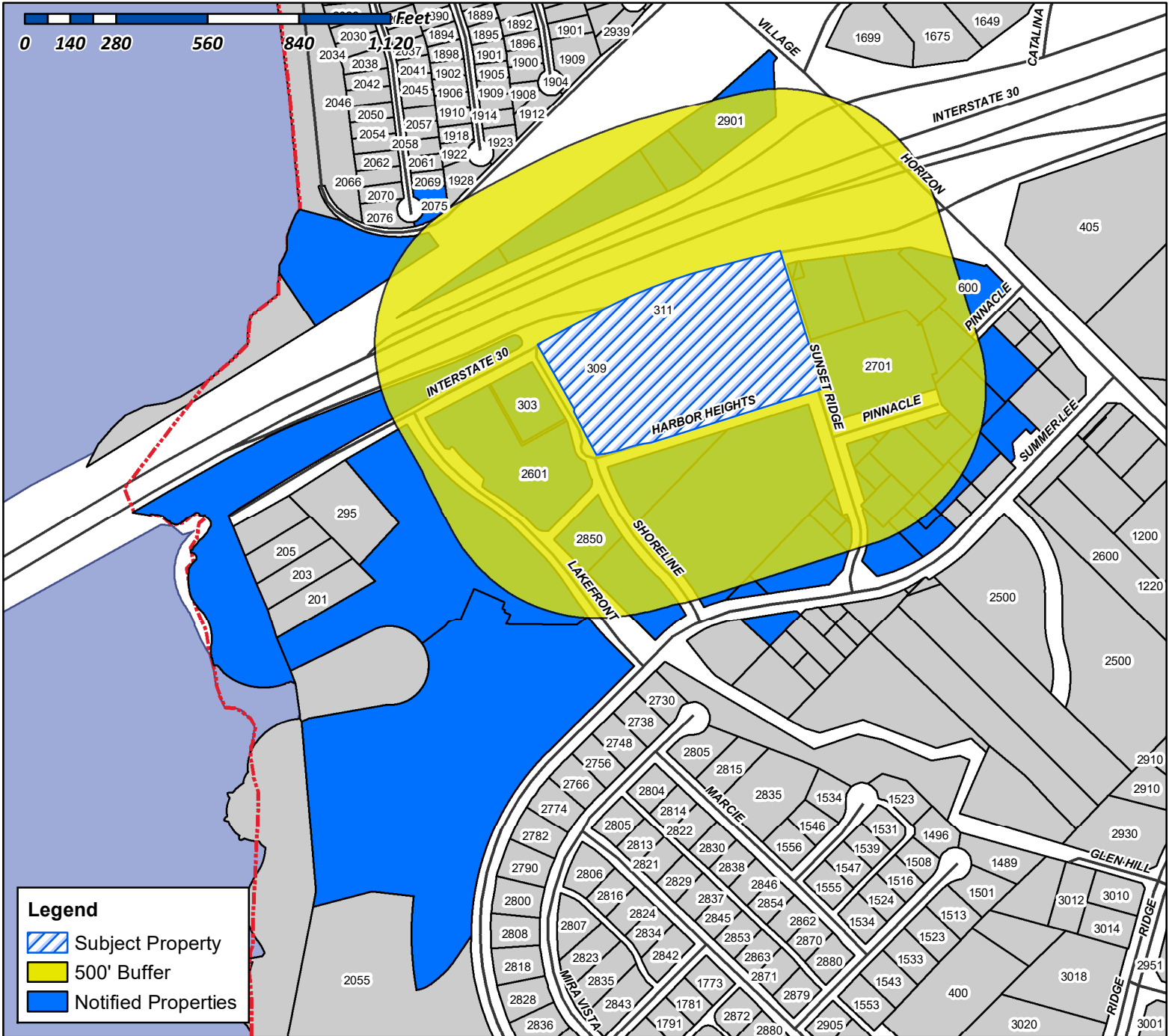




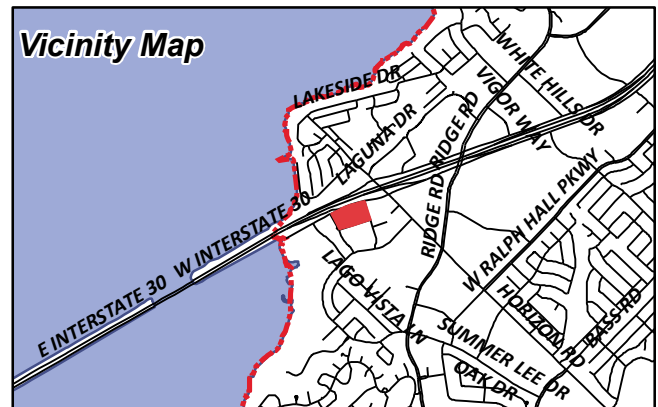
City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr



Date Created: 5/20/2019
For Questions on this Case Call (972) 771-7745

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

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

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

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
2601 LAKEFRONT TR SUITE 401
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

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

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. SUITE 401
BRYAN, TX 77802

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

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75087

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

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

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

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

EIGHTYTWO REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

CURRENT RESIDENT
600 HORIZON DR SUITE 650
ROCKWALL, TX 75032

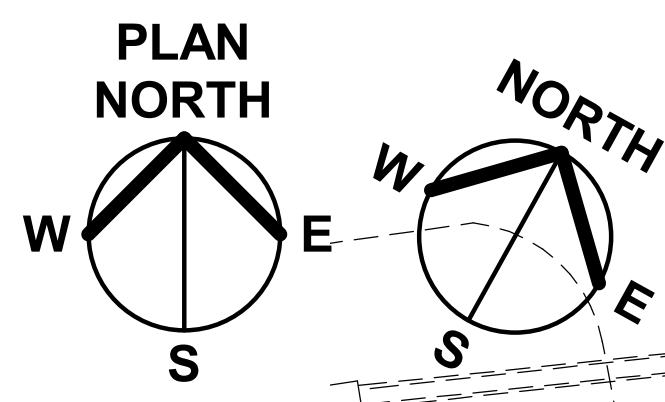
CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

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



P.O.B.

Interstate 30

TERESA M. EASTER
VOLUME 211, PAGE 282
D.R.R.C.T.

N44° 17'46" E 234.621'

N74° 49'50" E 290.75'

FND. 1/2" I.R. 143.53'

HARBOR HEIGHTS INVESTORS, L.P.
VOL. 64, W.S.C. ESMT
D.R.R.C.T. PG. 215

HARBOR HEIGHTS TO
PARCELS 31 - TRACT 4
DOC#2011-00444407
D.R.R.C.T.

LOT 3
2.893 AC
26,018.45 SF
BLOCK B

J-BR2, LLC
DOC#2013-485327
D.R.R.C.T.

LOT 1, BLOCK B
2.893 ACRES

PLAZA ADDITION
D, SLIDE 289
D.R.C.T.

N38° 26'42" W
276.83'

RETAIL
FF = 516.00'
4,000 SF

COMPLEX
32,700 SF
PARK

BANK
FF = 526.00'
2,500 SF

2 STORY
FF = 531.00'
15,200 SF

RESTAURANT
FF = 528.00'
2,500 SF

RESTAURANT
FF = 527.00'
6,000 SF

SUNSET RIDGE DRIVE

TREND TOWER

HARBOR HEIGHTS DRIVE

1 DEVELOPMENT CONCEPT PLAN

1" = 20'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



STROHMEYER
ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

Project Number:
Drawing Date: 5.16.2019
Drawn: PC
Checked: JS
Scale: 1" = 20'-0"

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Revisions:

#	Revision Date	Revision Description

Sheet Title:
A DEVELOPMENT
CONCEPT PLAN

A100

E:\MY DOCUMENTS\HRRR SCHEME_1_prcraddock.rvt

5/16/2019 4:30:22 PM