



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22023-001

**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 **310 Harborview Dr., Rockwall, TX 75032**

SUBDIVISION **Harbor Landing Phase 2**

LOT **16** BLOCK **C**

GENERAL LOCATION

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

CURRENT ZONING **PD-8**

CURRENT USE **Residential**

PROPOSED ZONING

PROPOSED USE **Residential**

ACREAGE **0.2**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

**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 **John Fenianos**

APPLICANT

CONTACT PERSON

CONTACT PERSON **Ali Abedini**

ADDRESS **1314 Wendell way,**

ADDRESS **6363 San Felipe St.**

CITY, STATE & ZIP **Garland, TX 75043**

CITY, STATE & ZIP **Houston, TX, 77057**

PHONE **321-246-2431**

PHONE **832-938-3133**

E-MAIL **john@jrhbuidler.com**

E-MAIL **aabedini@buildengllc.com**

**NOTARY VERIFICATION** [REQUIRED]

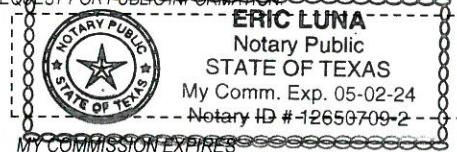
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Fenianos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11/7/2023 DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 17th DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS






Z2023-001: SUP for Residential Infill at 310 Harborview Drive

0 40 80 160 240 320 Feet



Case Location Map = 



# 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.



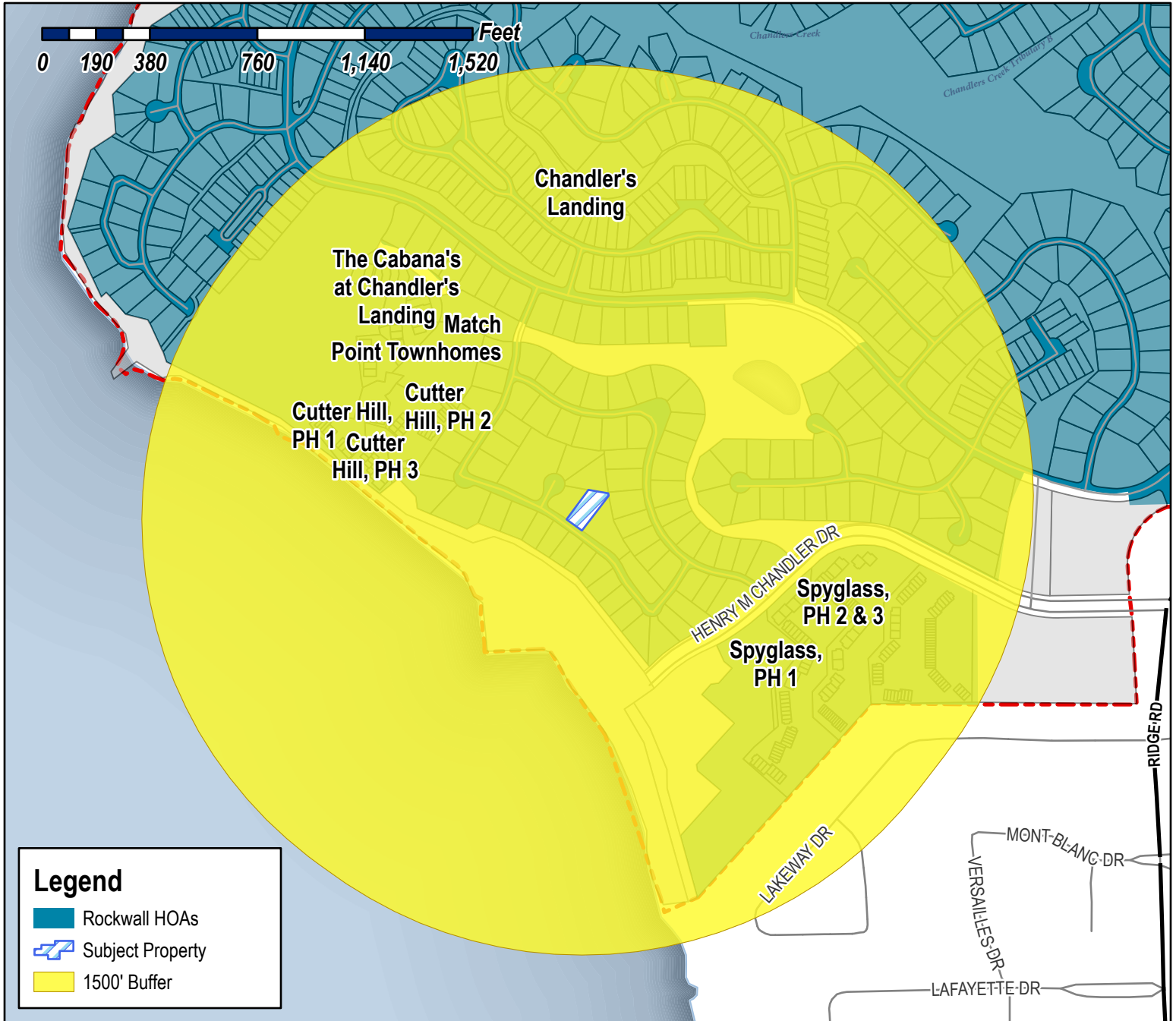




# City of Rockwall

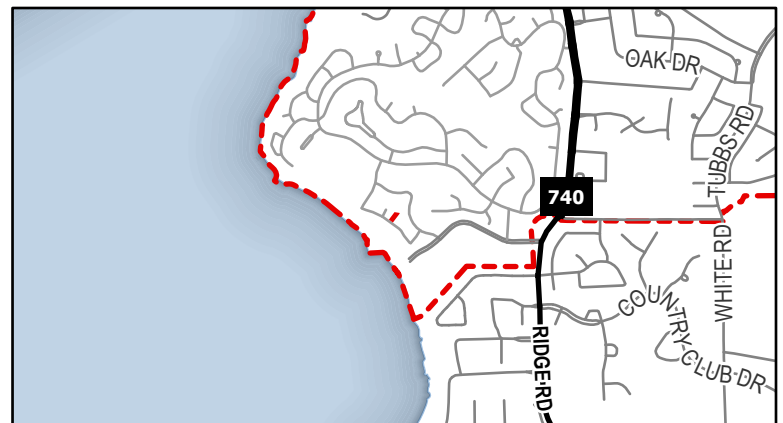
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**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023  
 For Questions on this Case Call (972) 771-7745

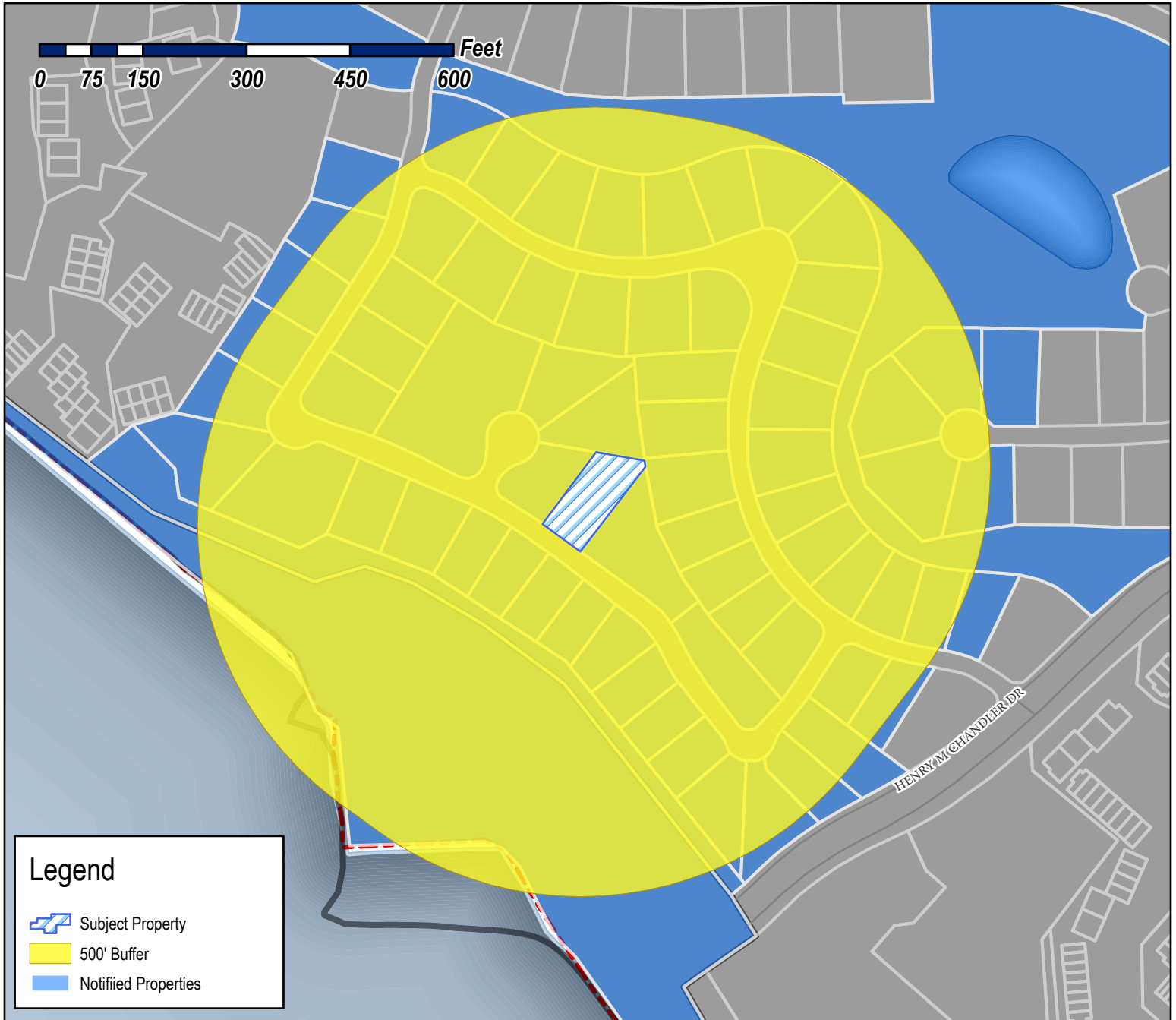




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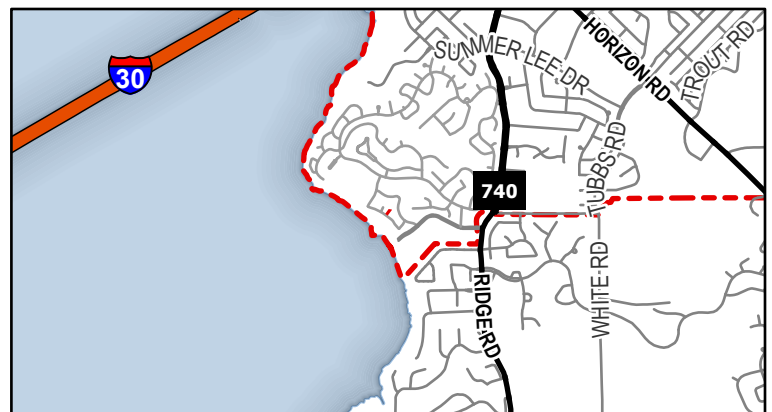
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**Case Number:** Z2023-001  
**Case Name:** SUP for Residential Infill within an established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 08 (PD-08)  
**Case Address:** 310 Harborview Drive

**Date Saved:** 1/18/2023

For Questions on this Case Call: (972) 771-7746



DENIKE SARAH  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
324 HARBOR LANDING DR  
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND  
VANESSA RIZZARI  
1857 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

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

OCCUPANT  
316 HARBOR LANDING DR  
ROCKWALL, TX 75032

JUDD MANO  
508 MARIAH BAY DR  
ROCKWALL, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

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

RENTFROW CHRISTOPHER  
309 HARBORVIEW DR M/R  
ROCKWALL, TX 75032

CROMEENS SHAN  
307 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
305 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
303 HARBORVIEW DR  
ROCKWALL, TX 75032

NGUYEN ANGELINA  
1025 LAKE RIDGE DR  
RICHARDSON, TX 75081

OCCUPANT  
301 HARBORVIEW DR  
ROCKWALL, TX 75032

KIM SEOK H  
2516 WOODHAVEN DR  
FLOWER MOUND, TX 75028

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

BAILEY WAYNE & JACQUELINE  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

TAYLOR ANTHONY  
311 HARBOR LANDING DR  
ROCKWALL, TX 75032

TURCHI ARLENE S  
314 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
312 HARBOR LANDING DR  
ROCKWALL, TX 75032

OIWA TAKAAKI  
C/O OPEN HOUSE CO LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

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

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

MAZUR MELISSA  
6112 VOLUNTEER PL  
ROCKWALL, TX 75032

OCCUPANT  
313 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

CLEATON JERRY LEE  
306 HARBOR LANDING DR  
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND  
204 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
CARLOS AUGUSTO MOSQUERA  
329 HARBORVIEW DR  
ROCKWALL, TX 75032

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK  
6109 VOLUNTEER PL  
ROCKWALL, TX 75032

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

LINNSTAEDTER RANDALL AND KIMBERLY  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

OCCUPANT  
205 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

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

BROWN BRYAN K  
6111 VOLUNTEER PL  
ROCKWALL, TX 75032

HENDRICKSON PATSY A  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

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

MARTIN AND LISA MANASCO LIVING TRUST  
335 HARBORVIEW DR  
ROCKWALL, TX 75032

TMCC TRUST  
333 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

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

GENTLE BILL  
302 HARBOR LANDING DR  
ROCKWALL, TX 75032

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

D'AMBROSIA DEAN AND MUSTAFA OMAR  
206 HARBOR LANDING DR  
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON  
6110 VOLUNTEER PL  
ROCKWALL, TX 75032

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

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

GRIFFIN DAVID L ET UX  
309 HARBOR LANDING DR  
ROCKWALL, TX 75032

OCCUPANT  
297 HARBORVIEW DR  
ROCKWALL, TX 75032

ARA MANAGEMENT LLC  
9906 LINCOLNSHIRE LN  
ROCKWALL, TX 75087

OCCUPANT  
295 HARBORVIEW DR  
ROCKWALL, TX 75032

ARCE JAIME G  
315 VICTORY LN  
ROCKWALL, TX 75032

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

LUCIA LODEMA S TRUSTEE  
326 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
328 HARBORVIEW DR  
ROCKWALL, TX 75032

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

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

RAY HUBBARD SMI JV LLC  
17330 PRESTON ROAD SUITE 220A  
DALLAS, TX 75252

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

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

SELF BILLY & KATIE  
C/O PRO SOAP  
321 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
317 HARBORVIEW DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

SELF JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
7 GREENBELT <Null>  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

CAMACHO MARC AND JARITA  
306 HARBORVIEW DR  
ROCKWALL, TX 75032

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

MARTIN TREVOR ANDREW AND PAULA  
JEANNETTE  
310 HARBORVIEW DR  
ROCKWALL, TX 75032

OCCUPANT  
308 HARBORVIEW DR  
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE  
4241 BUENA VISTA #18  
DALLAS, TX 75205

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

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

POTISKA ANDREA  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

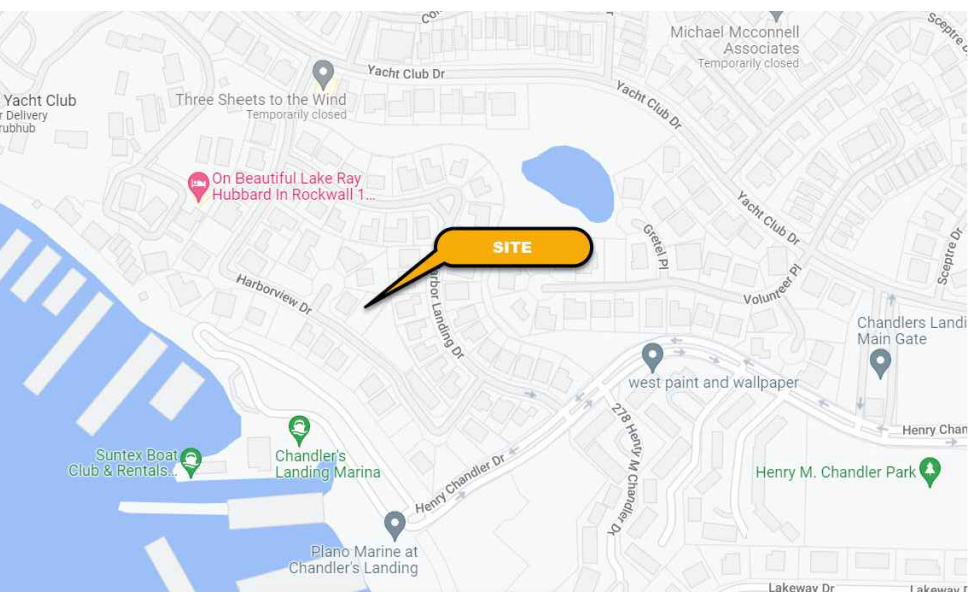
POTTS JASON AND ANNA  
320 PORTVIEW PL  
ROCKWALL, TX 75032



PLOTTED 10/19/2022

X-22-011-GRADING.DWG

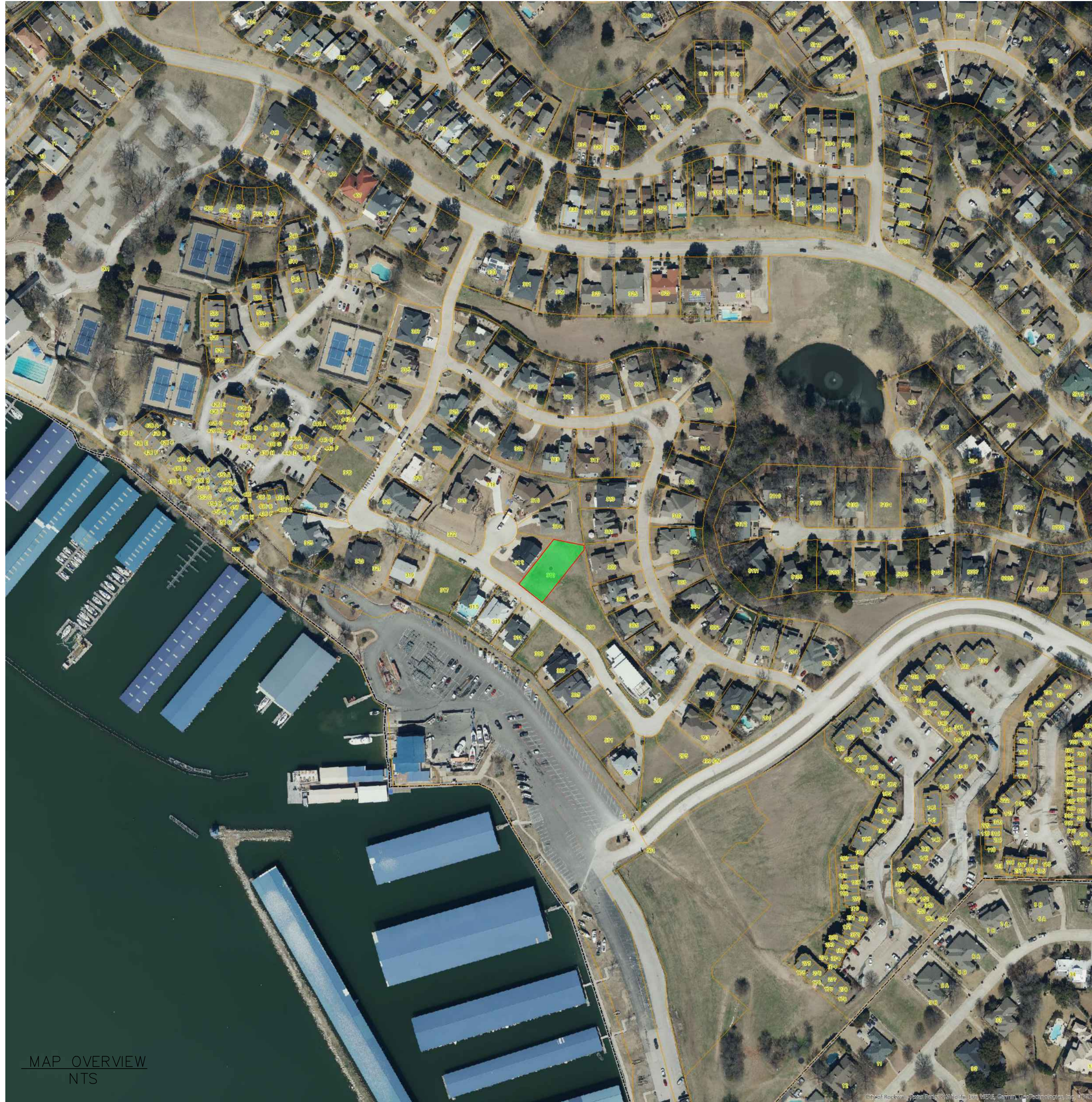
CREATED 10/19/2022



LOCATION MAP  
NTS

# SITE DEVELOPMENT PLAN FOR RESIDENTIAL HOUSE

310 HARBORVIEW DR, ROCKWALL, TX 75032

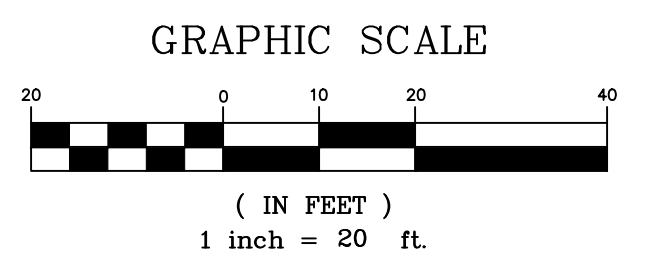


MAP OVERVIEW  
NTS



CITY ZONING MAP  
NTS

SHEET INDEX	
C000	COVER SHEET
C100	SITE PLAN
C200	LANDSCAPE PLAN
C300	GRADING AND DRAINAGE PLAN



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY

8-1-1



DATE: 10/19/2022					
SCALED: AS NOTED					
DRAWN: ---					
DESIGN: ---					
ENGINEER: ---					
MANAGER: ---	NO	BY	DATE	REVISIONS	

PREPARED BY:

PREPARED FOR:

APN: ----

CITY OF ROCKWALL

310 HARBORVIEW DR, ROCKWALL, TX 75032

COVER SHEET

ROCKWALL COUNTY

TEXAS

SHEET NO.

C000

1 of 4 SHEETS



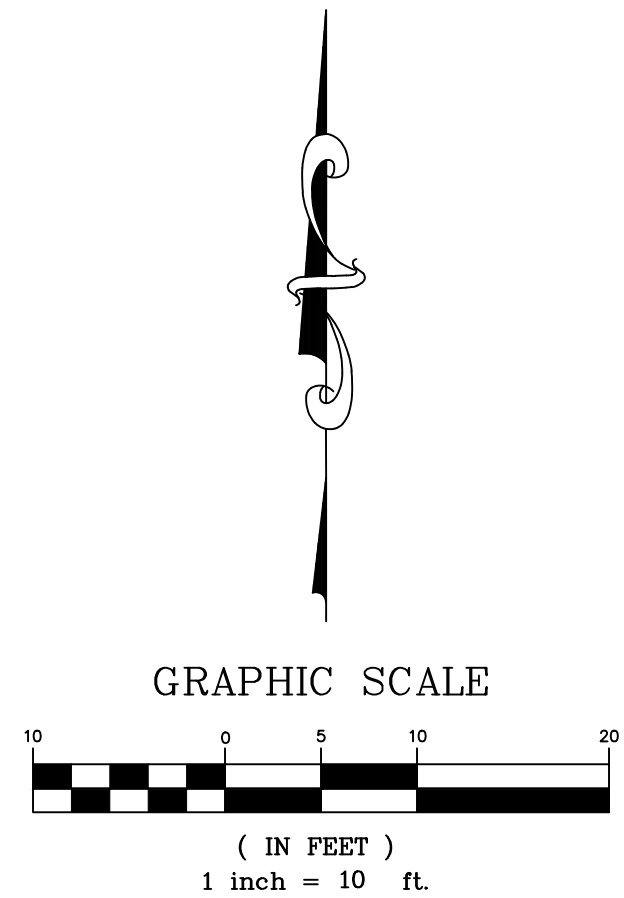
PLOTTED 10/19/2022

X-22-011-SITE.DWG

CREATED 10/19/2022

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY 8-1-1



NO	BY	DATE	REVISIONS

PREPARED BY:

PREPARED FOR:

APN: ----

CITY OF ROCKWALL

ROCKWALL COUNTY

TEXAS



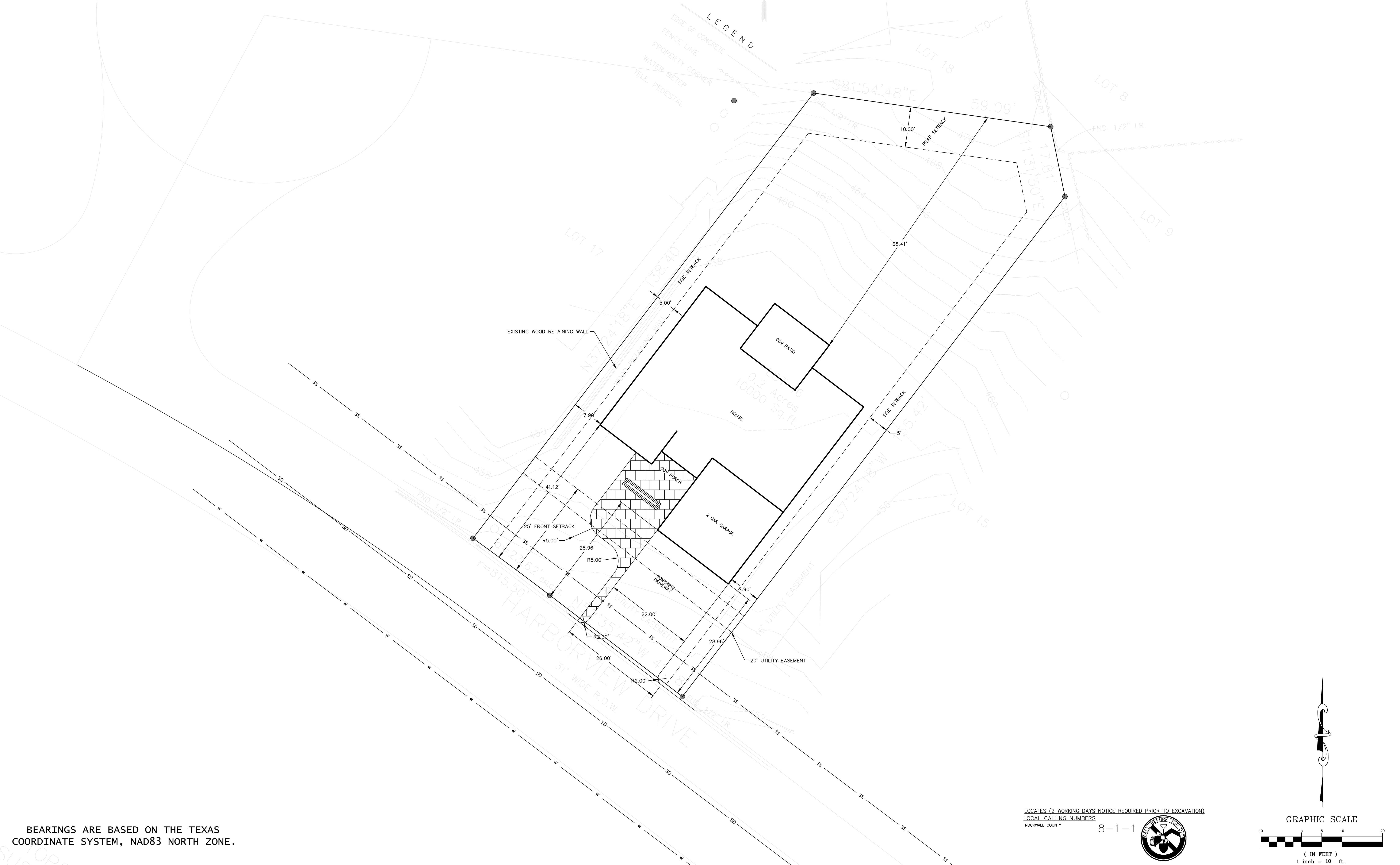
# SITE PLAN

310 HARBORVIEW DR, ROCKWALL, TX 75032

SHEET NO.

C100

2 of 4 SHEETS



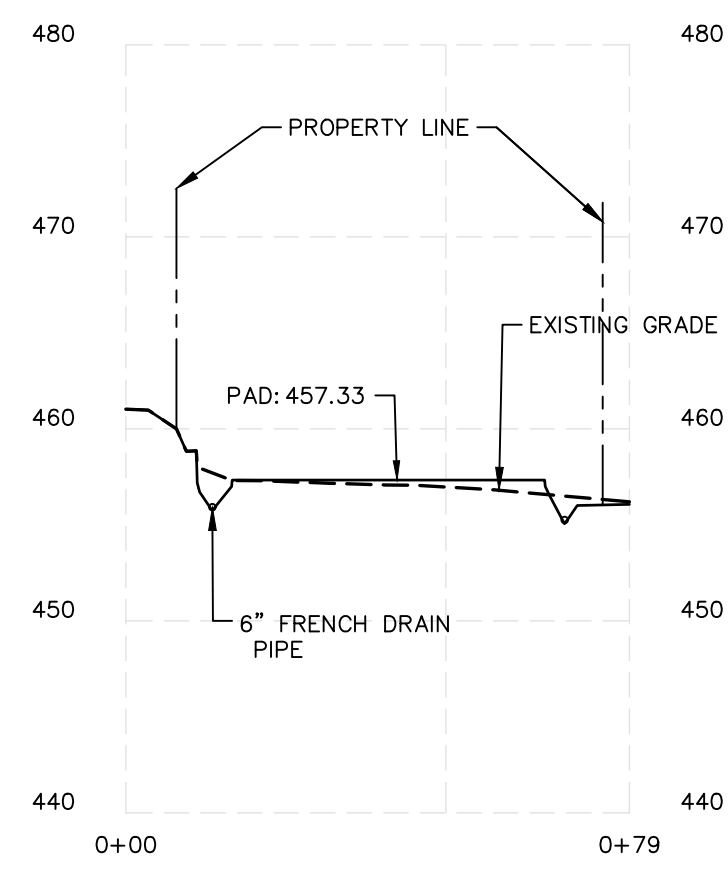




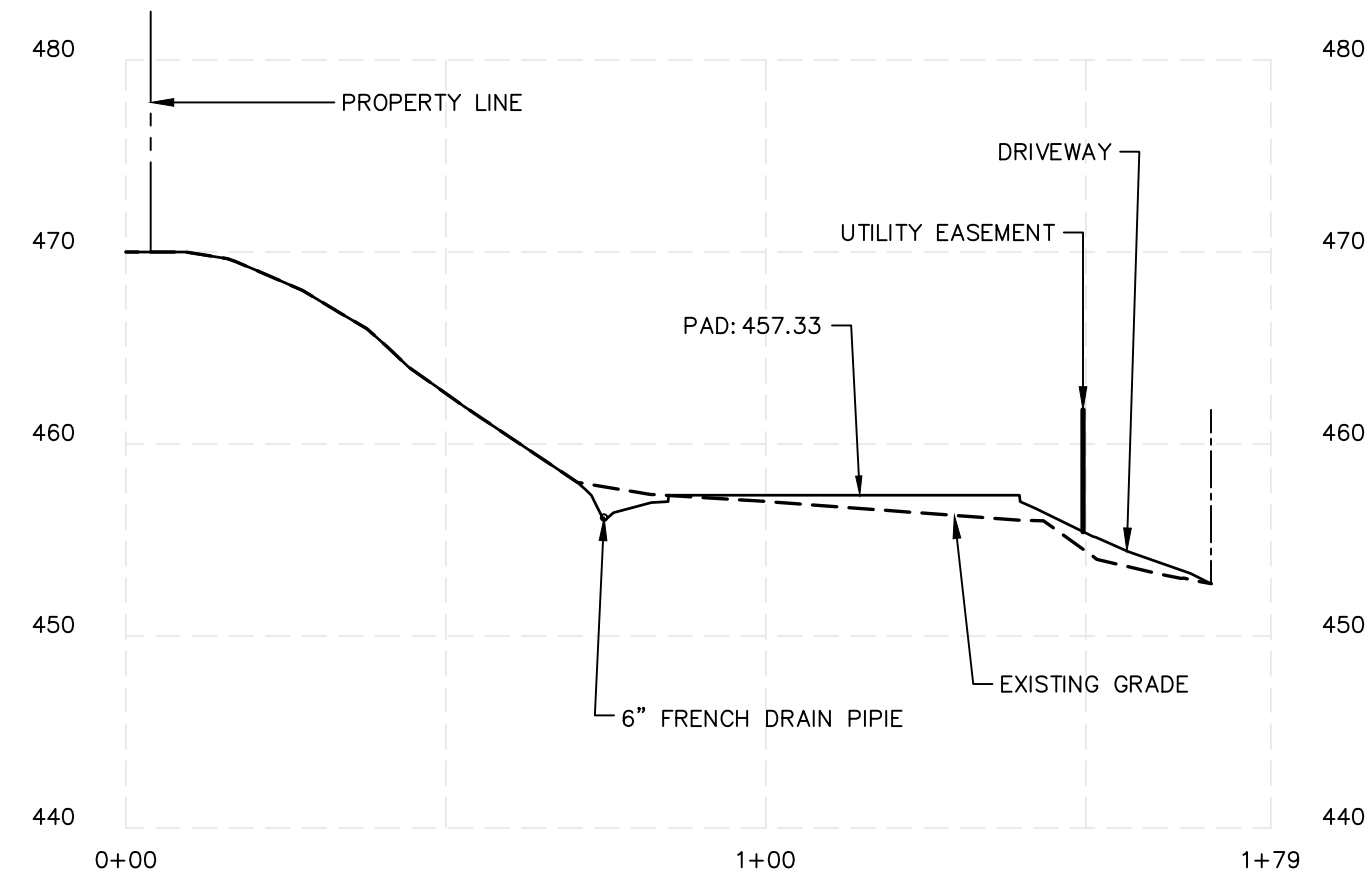


LEGENDS:

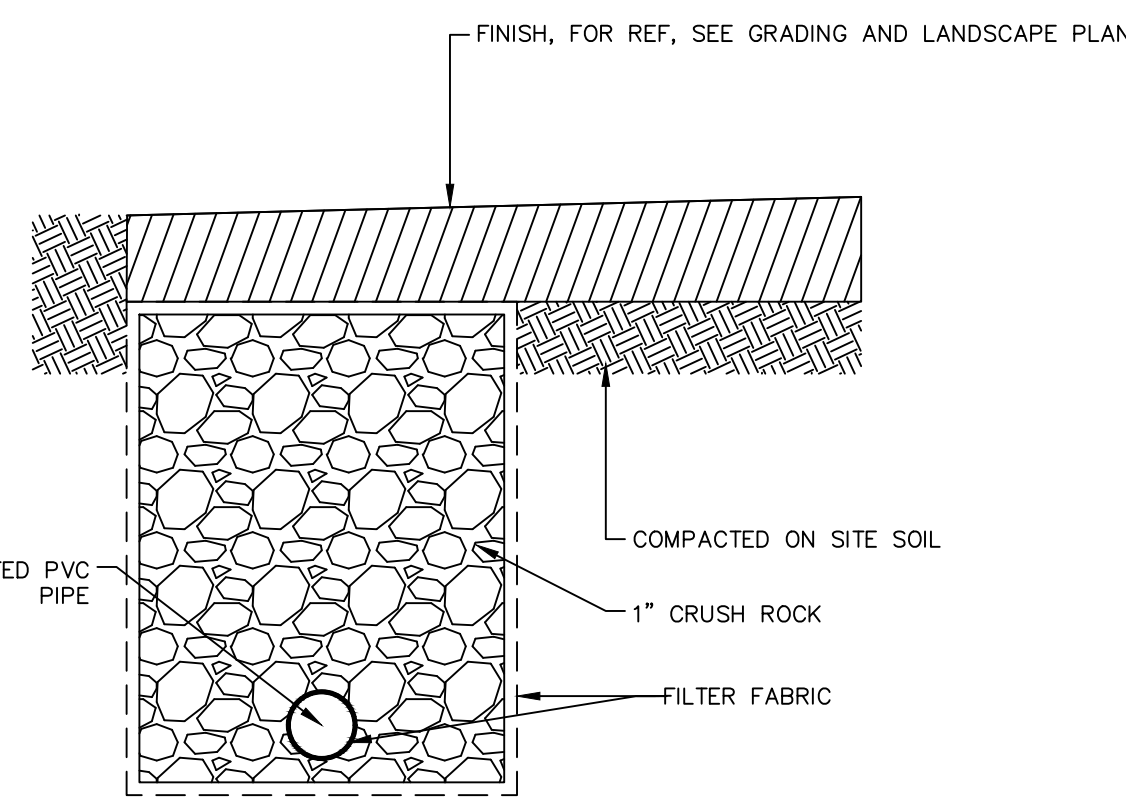
- 300 PROPOSED CONTOURS
- 300 EXISTING CONTOURS
- 1924.00 FINISHED GRADE ELEVATION



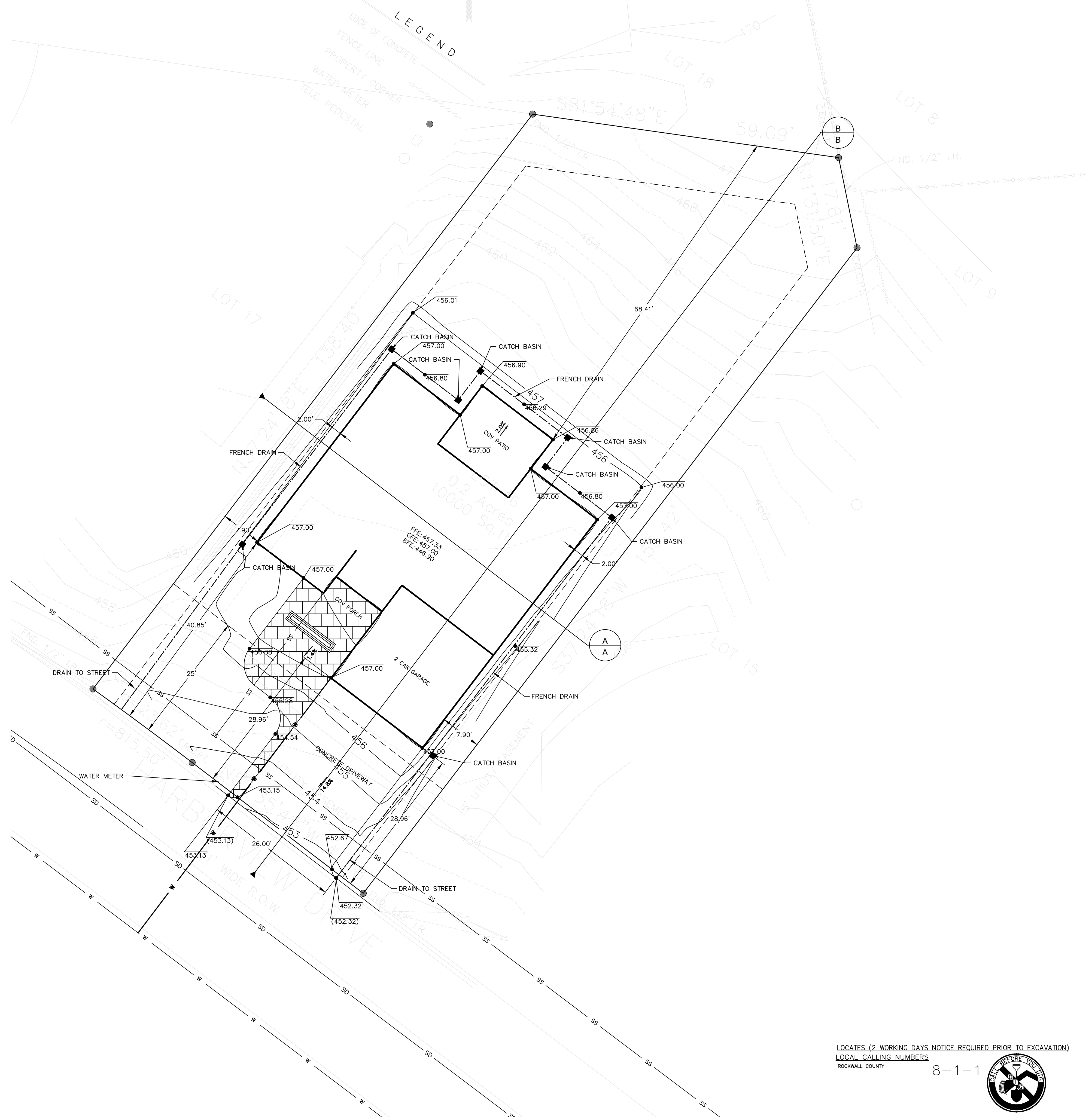
SEC A-A  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



SEC B-B  
HORIZ. SCALE 1" = 30'  
VERT. SCALE 1" = 10'



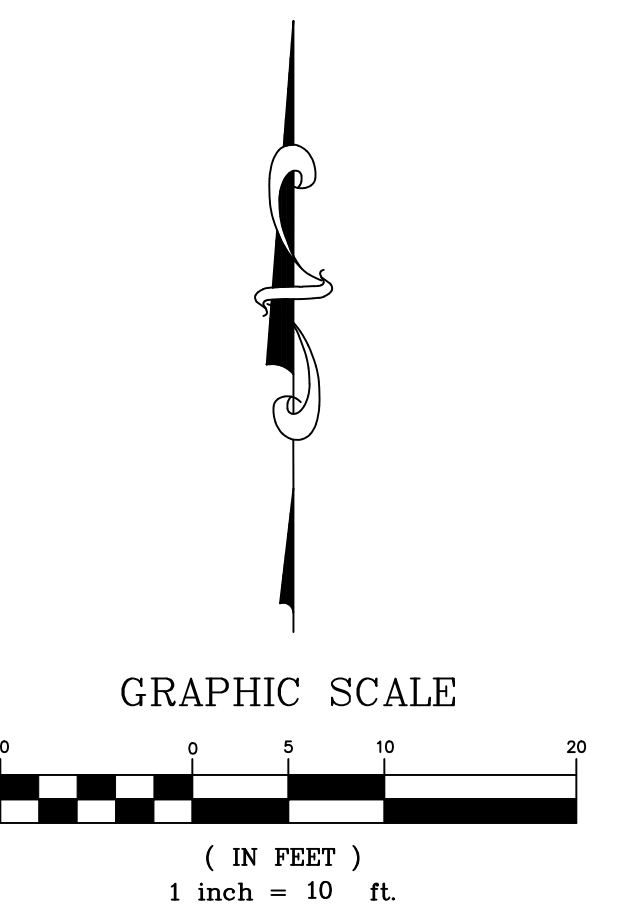
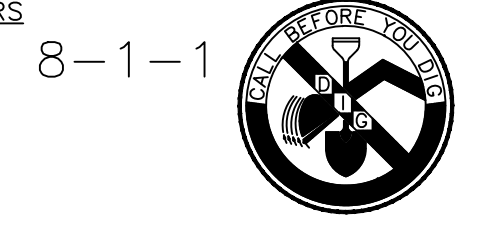
TYPICAL FRENCH DRAIN



PLOTTED 10/19/2022  
 X-22-011-GRADING.DWG  
 CREATED 10/19/2022

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83 NORTH ZONE.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)  
LOCAL CALLING NUMBERS  
ROCKWALL COUNTY



DATE: 10/19/2022				
SCALED: AS NOTED				
DRAWN: ---				
DESIGN: ---				
ENGINEER: ---				
MANAGER: ---	NO	BY	DATE	REVISIONS

PREPARED BY:

PREPARED FOR:

APN: ---

310 HARBORVIEW DR, ROCKWALL, TX 75032

## GRADING AND DRAINAGE PLAN

CITY OF ROCKWALL      ROCKWALL COUNTY      TEXAS

SHEET NO.

### C300

4 of 4 SHEETS



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

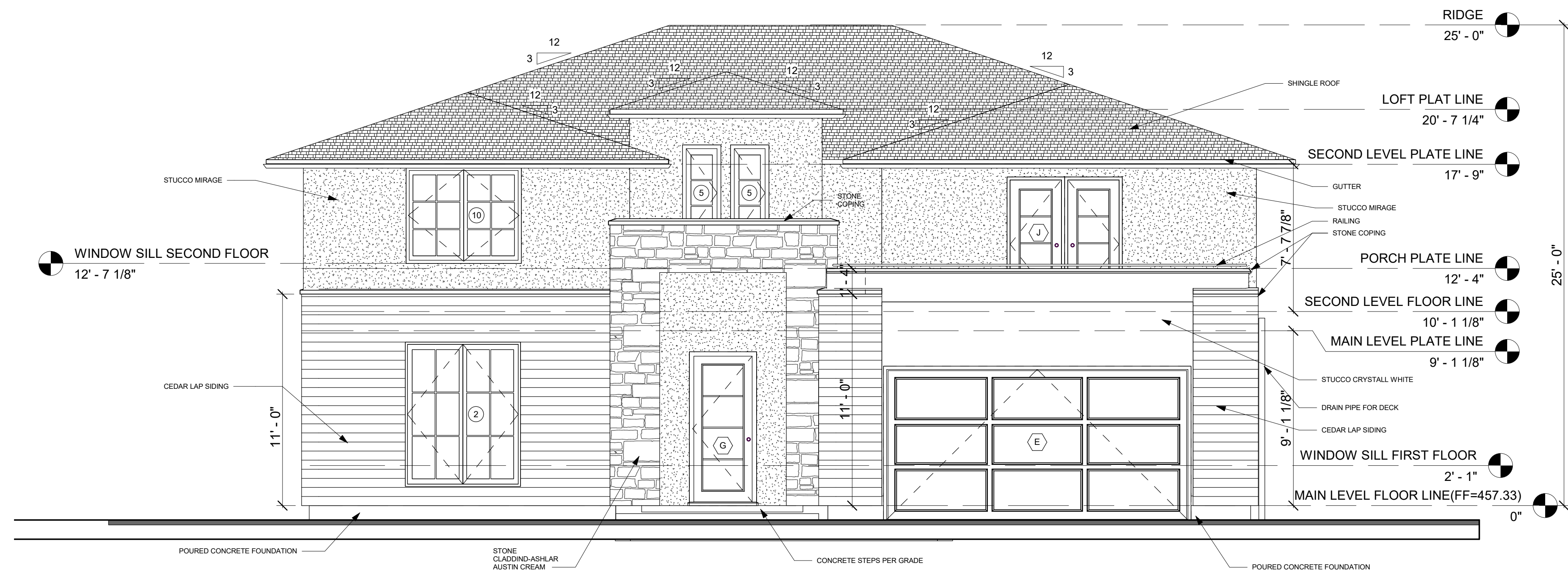
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

Project: Harborview Drive Residence

A 201

SCALE:

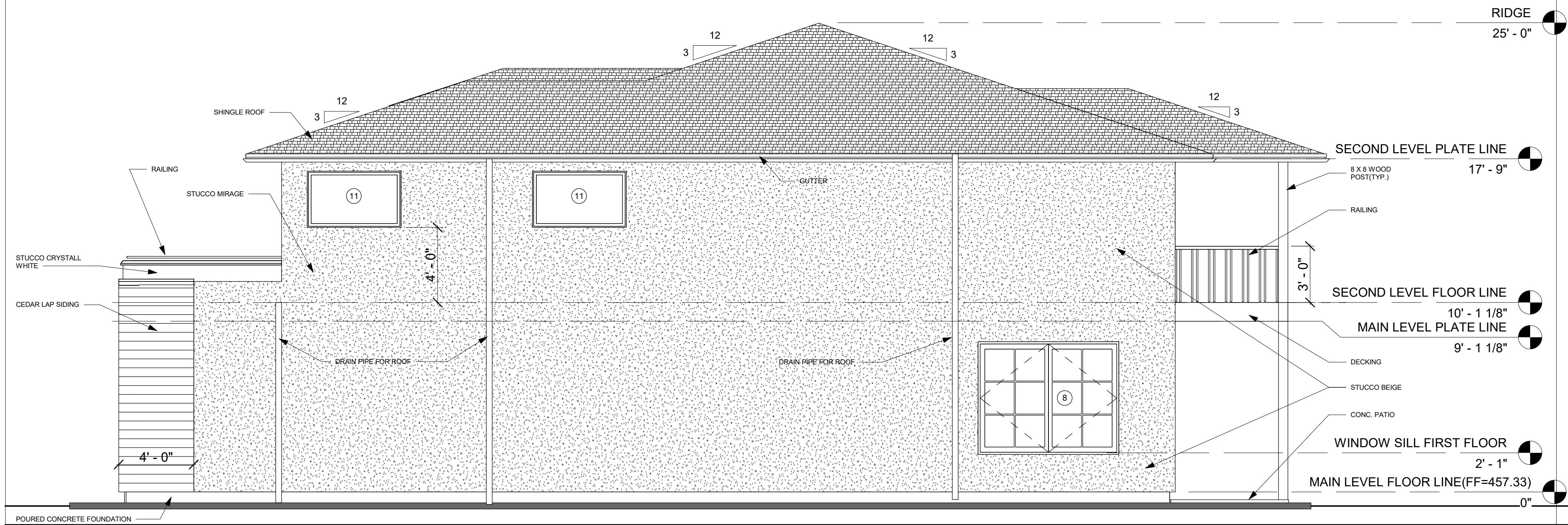


1 Front Elevation  
1/4" = 1'-0"

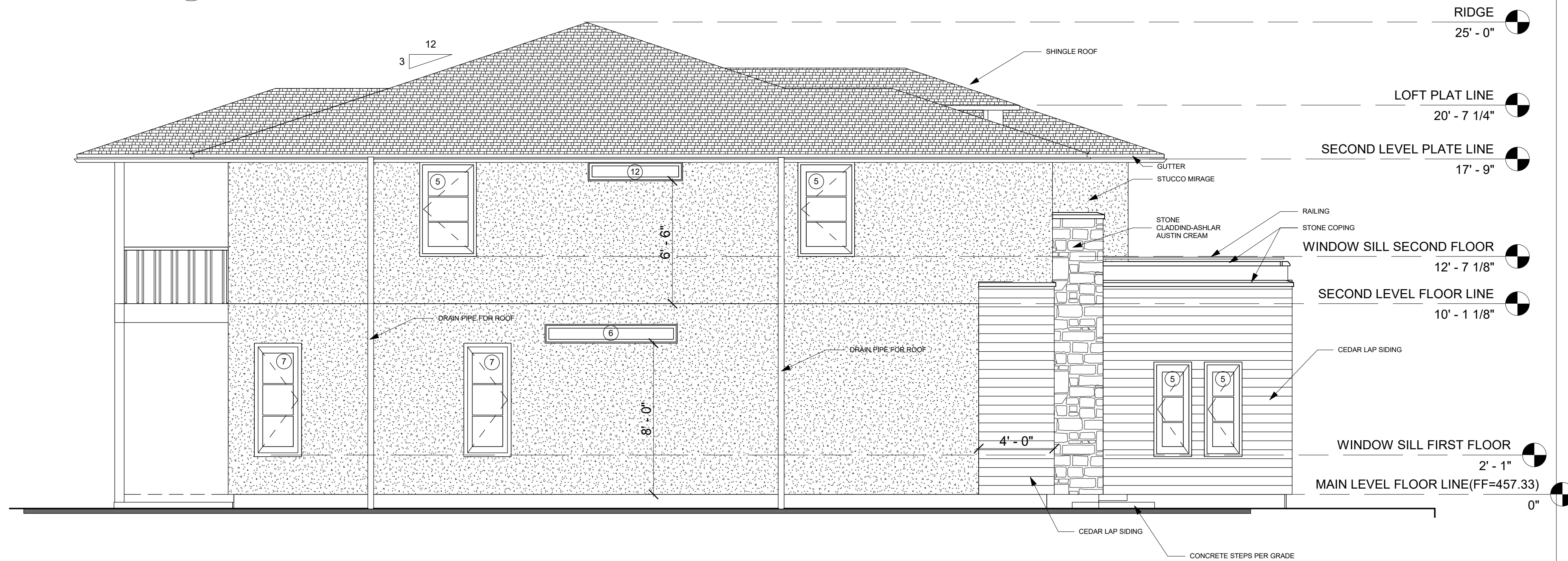


2 Rear Elevation  
1/4" = 1'-0"





**1** Right Elevation  
1/4" = 1'-0"



**2** Left Elevation  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX # 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

Project: Harborview Drive Residence

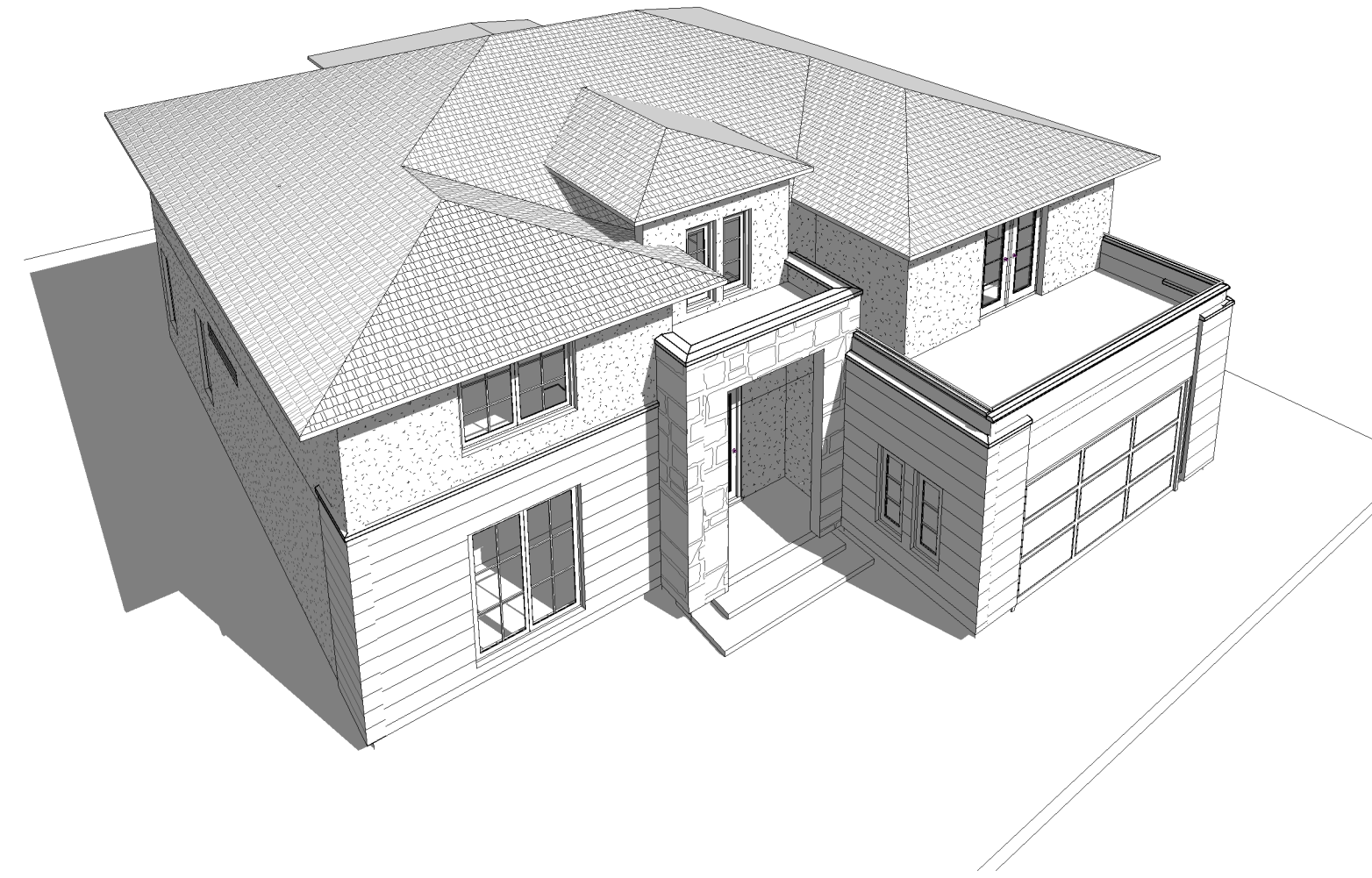
A 202

SCALE:

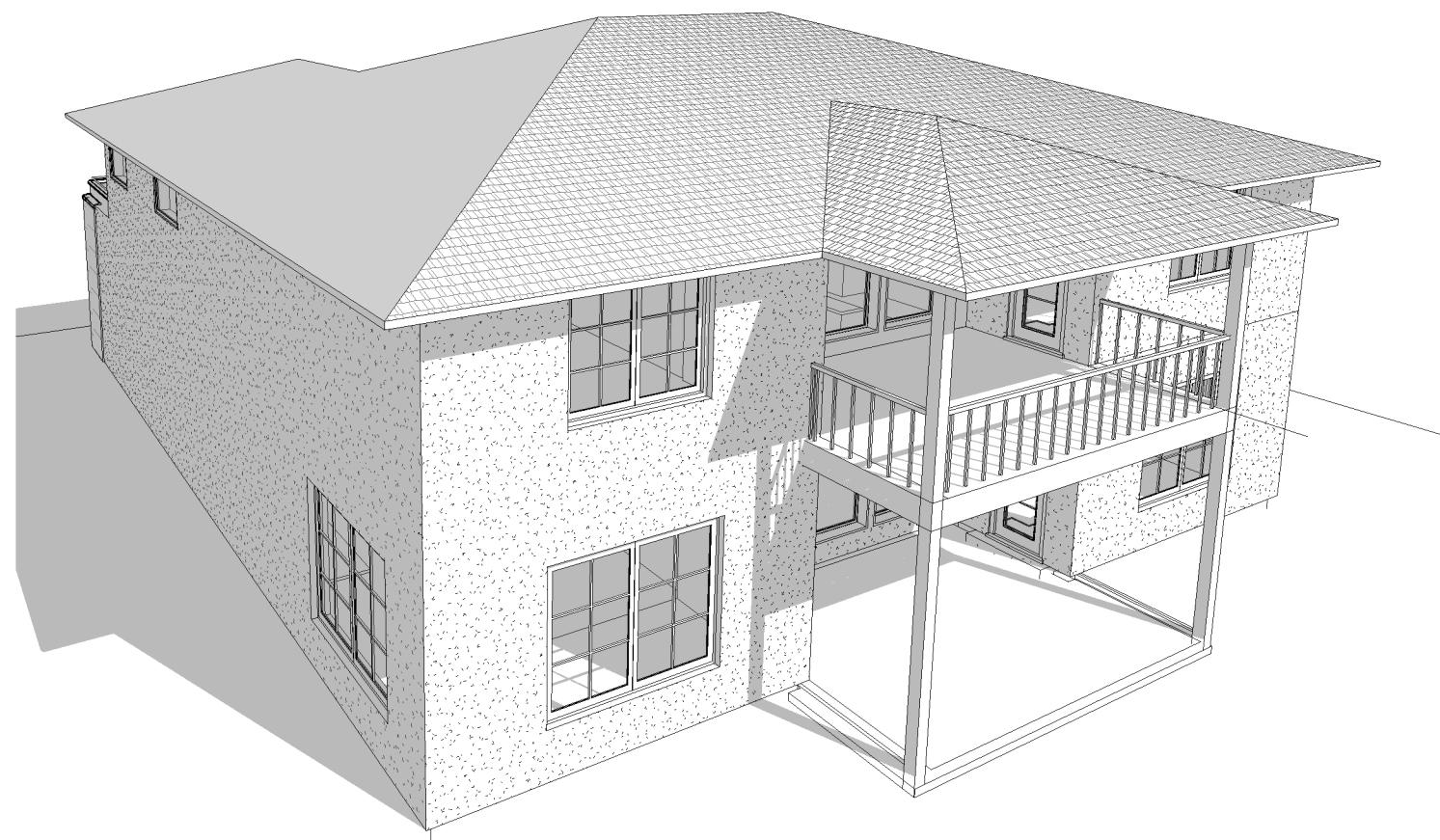




2 3D View 1



1 3D View 2



3 3D View 3



4 3D View 4

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

Project: Harborview Drive Residence

A 000

SCALE:



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

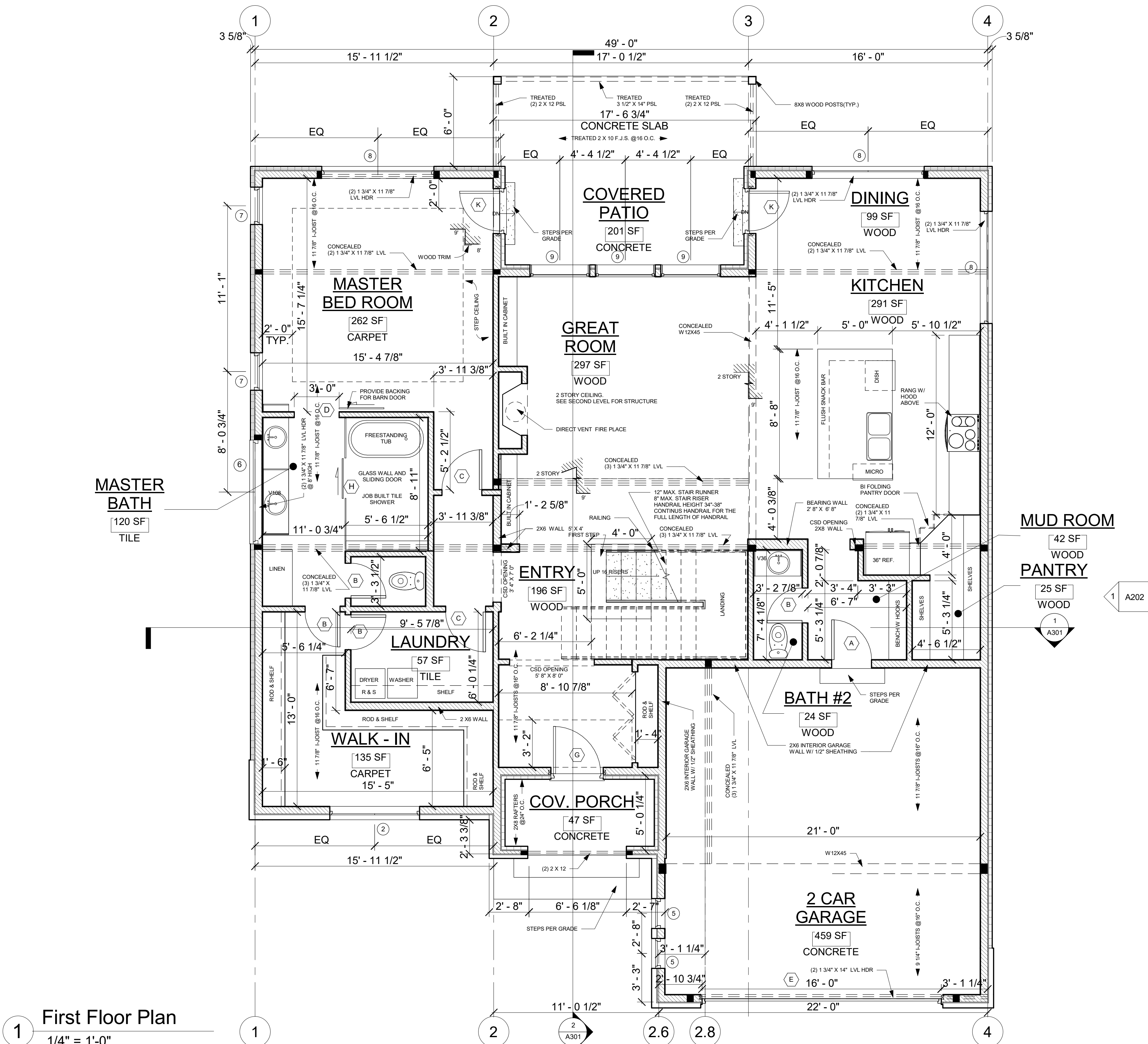
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

Project:  
Harborview Drive  
Residence

A 101

SCALE:



1 First Floor Plan  
1/4" = 1'-0"





Seal:

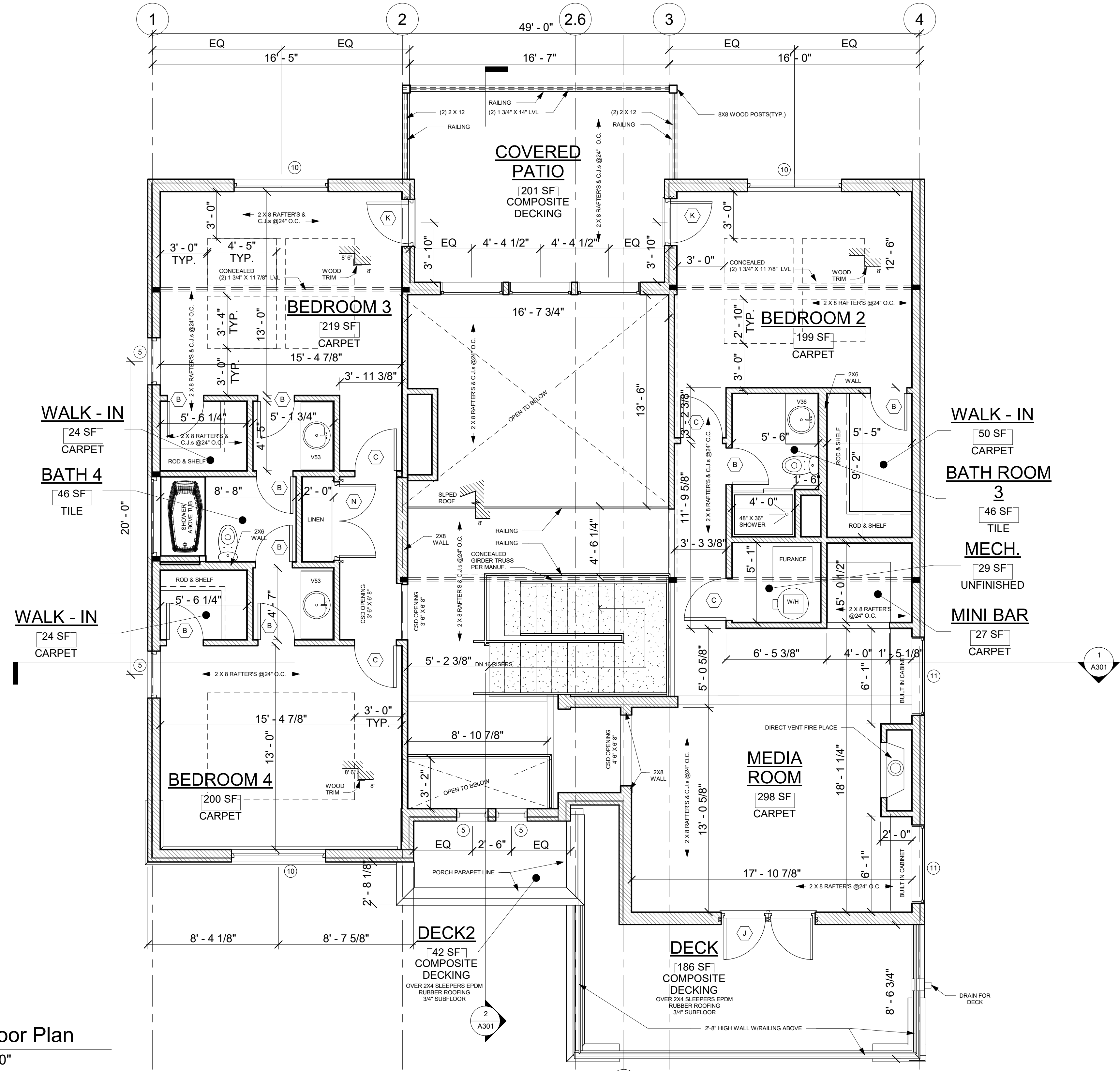
Project Number:  
Drawn By: AA  
Checked By: SLP

NO	DATE	REVISION
1		
2		
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4		
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7		
8		

Project: Harborview Drive Residence

A 102

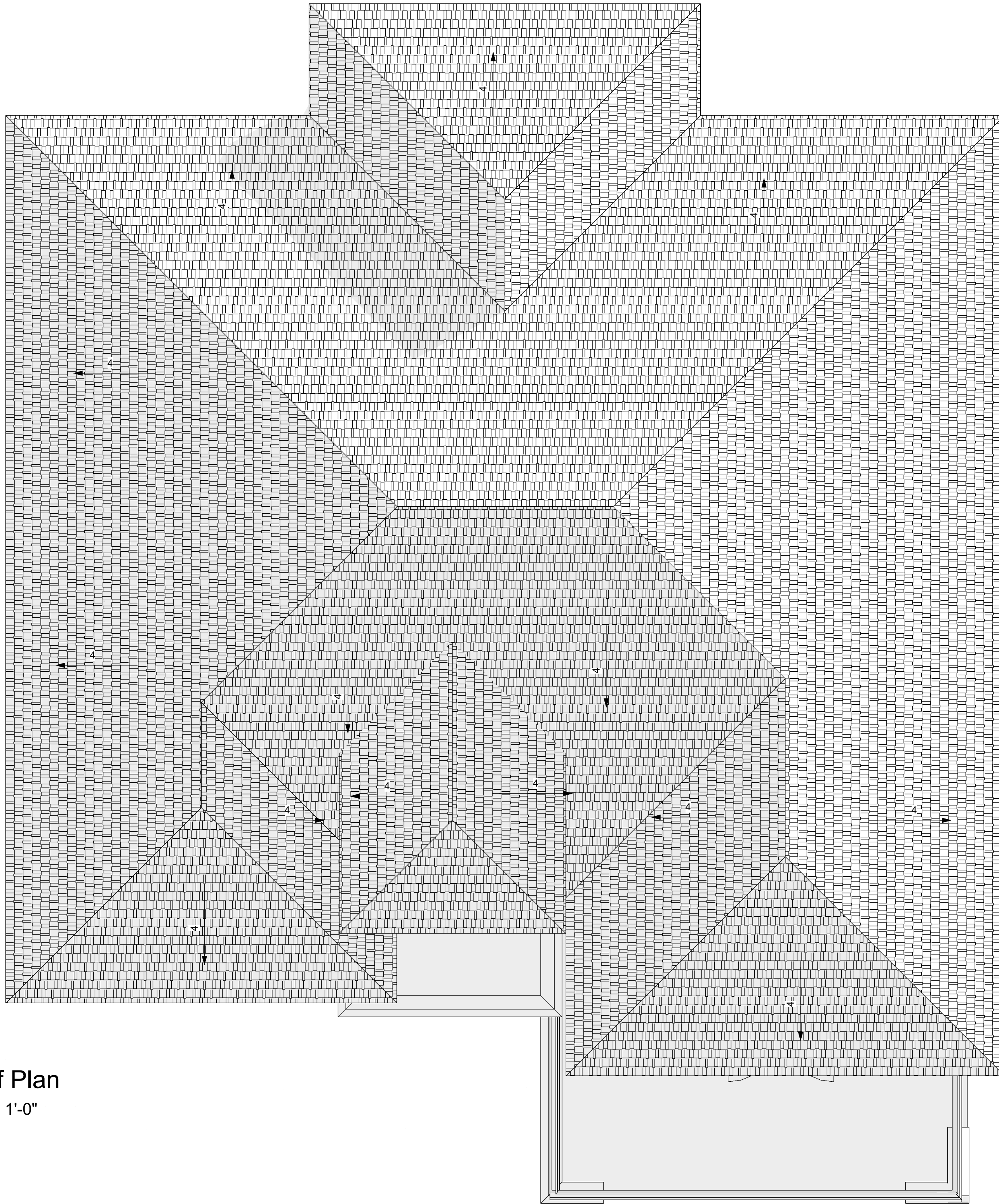
SCALE:



1 2nd Floor Plan  
1/4" = 1'-0"

2.8





1 Roof Plan  
1/4" = 1'-0"

310 HARBORVIEW DR,  
ROCKWALL, TX 75032



WWW.BUILDINGLLC.COM  
INFO@BUILDINGLLC.COM  
TEL: 512-537-6364  
TX F# 20409

Seal:

Project Number:  
Drawn By: AA  
Checked By: SLP

NO	REVISION	DATE
1		
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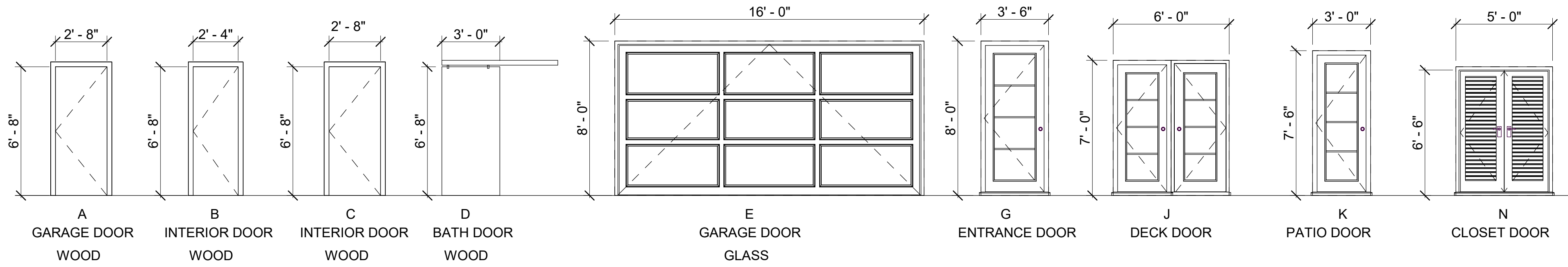
Project: Harborview Drive  
Residence

A 103

SCALE:



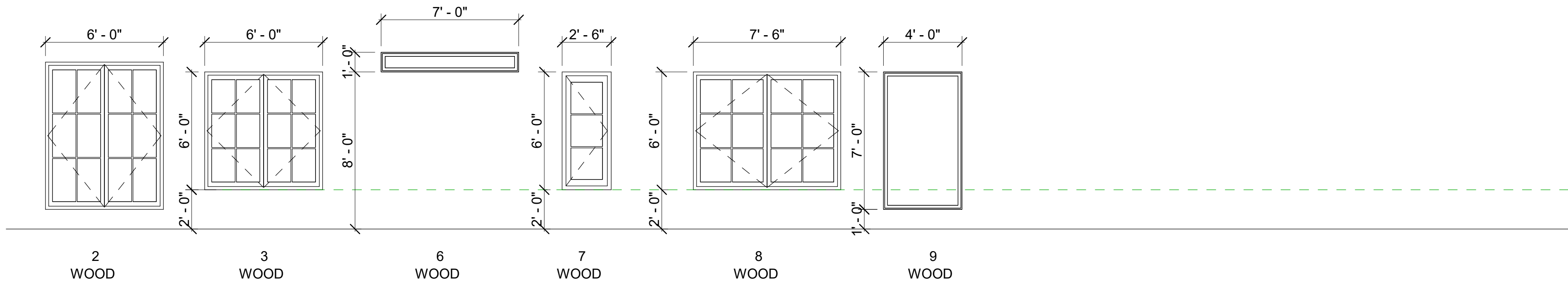
# DOOR SCHEDULE



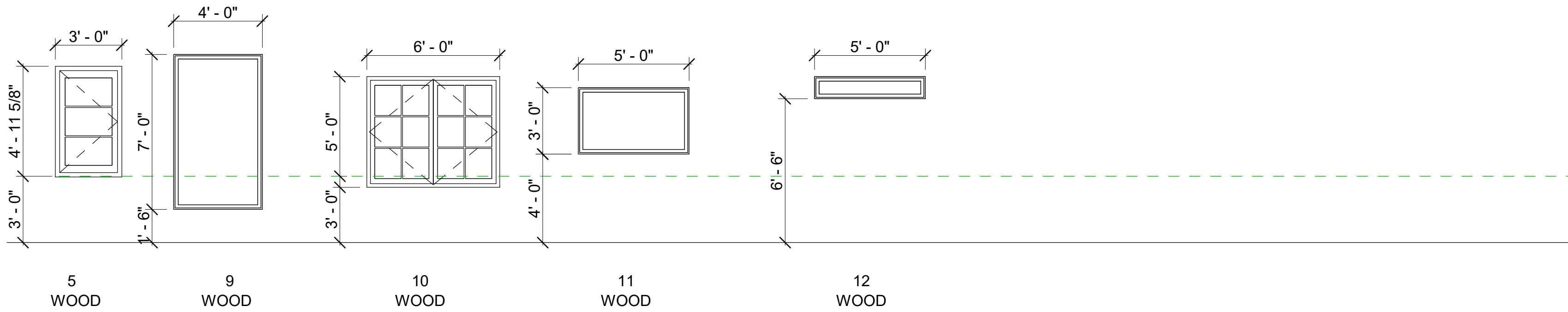
# WINDOW SCHEDULE

MIN. U FACTOR: 0.3  
MIN. SHGC : 0.32

## FIRST FLOOR



## SECOND FLOOR



310 HARBORVIEW DR,  
ROCKWALL, TX 75032



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Seal:

Project Number:  
Drawn By: AA  
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NO	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
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Project: Harborview Drive Residence

A 601

SCALE: