PLANNING AND ZONING CASE CHECKLIST City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

☐ TREESCAPE PLAN

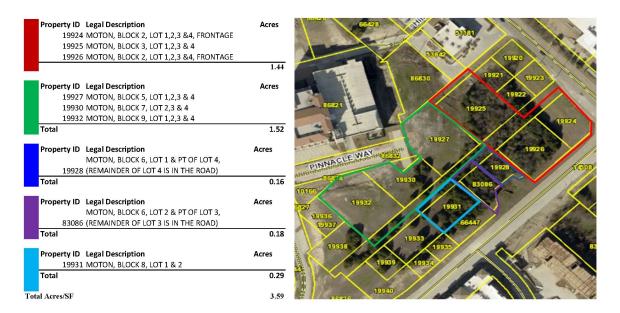
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Mr. Ryan Miller City of Rockwall Director of Planning and Zoning 385 S. Goliad Street, Rockwall, TX 75087 (972) 772-6441 VIA EMAIL: rmiller@rockwall.com

Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.



Please let us know if you have any questions as you go through the application.

Respectfully,

Asher Hamilton

Realty Investments / RIV Properties LLC

CEO

Date: 1/10/2022



City of Rockwall Planning and Zoning Department 385 S. Goliad Street Poolovall Tayas 75087

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PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

	nockwall, rexas 15001		CITY E	NGINEER:	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDIC	CATE THE TYPE OF DEVELOPA	NENT REQU	JEST (SELECT ONLY ONE BOX	ŋ:
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CURRENT ZONING			ENT USE	Undeveloped	
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ACREAGE	1.52 Acres Gross	LOTS [CURRENT] N/A		LOTS [PROPOSED]	N/A
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OWNER/APPLICA	ANT/AGENT INFORMATION	PLEASE PRINT/CHECK THE PRI	MARY CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]
□ OWNER	Marion E Wilson, Michael White, Dimension	ons Real Estate Services LLC 🗓 APF	PLICANT	RIV Properties LLC	
CONTACT PERSON	Michael Gibson	CONTACT	PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd	Al	DDRESS	PO Box 192054	
		CITY CTA	TC 0 71D	Dallas, TX 75219	
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STA	PHONE	(214) 908-4684	
PHONE E-MAIL	214-770-6285 michael.glbson5279@yahoo.com		E-MAIL	ahamilton@realtyinvestmen	ts.com
NOTARY VERIFIC BEFORE ME, THE UNDEF STATED THE INFORMATION THEREBY CERTIFY THAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PE ON ON THIS APPLICATION TO BE TRUE	AND CERTIFIED THE FOLLOWING	hael on b	CIDSON (OWNER) CHAIF OF PIMINS! TED HEREIN IS TRUE AND CORRECT.	THE UNDERSIGNED, WHO SONS Real Estate Semi
SUBMITTED IN CONJUNCT	, 2022 BY SIGNING THIS D WITHIN THIS APPLICATION TO THE TION WITH THIS APPLICATION, IF SUCH RI	S APPLICATION, I AGREE THAT THE PUBLIC. THE CITY IS ALSO AUTH	CITY OF RO ORIZED AND	CKWALL (I.E. "CITY") IS AUTHORIZEL PERMITTED TO REPRODUCE ANY	O AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION
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	OWNER'S SIGNATURE	rover 4. 194	you	Con	om. Expires 01-25-2025
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	une a. Iruici	rall	MY COMMISSION EXPIRE	gtary ID 130978165

DEVELOPMENT APPLICATION CITY OF ROCKWALL * 385 SOUTH GOLIAD STREET * ROCKWALL, TX 75087 * [P] {972} 771-7745



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

STAFF USE ONLY	Green Parce
PLANNING & ZONING CASI	ENO.
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	green de comment en
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Rockwall, Texas 75087	CITY ENGINEER:			
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELO	OPMENT REQUEST ISELECT ONLY ONE BOX!			
PLATTING APPLICATION FEES: MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 REPLAT (\$300.00 + \$20.00 ACRE) 1 AMENDING OR MINOR PLAT (\$150.00) PLAT REINSTATEMENT REQUEST (\$100.00)	NING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 HER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2			
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PROPERTY INFORMATION (PLEASE PRINT)				
ADDRESS Property ID Legal Description SUBDIVISION 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4 19930 MOTON, BLOCK 7, LOT 2,3 & 4 19932 MOTON, BLOCK 9, LOT 1,2,3 & 4	LOT BLOCK			
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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PI	RMARY CONTACT/ODIGINAL SIGNATURES ARE REQUIRED.			
OWNER Marion & Wilson, Michael While, Dimensions Real Esiste Services LLC X AF	PPLICANT RIV Properties LLC			
CONTACT PERSON Michael Siteson CONTACT	PERSON Asher Hemilian			
part was a second of the secon	ADDRESS PO Box 192054			
CITY, STATE & ZIP PAULA, TX 78233				
The state of the s	ATE & ZIP Dállas, TX 75219			
	PHONE (214) 908 4984			
E-MAIL michael gleson8278@yehoc.com	E-MAIL Bhamilton@reallyinvestments.com			
January 20 22 BY SIGNING THIS APPLICATION I AGREE THAT THE	TION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF			
NFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTH SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR I				
RIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25 DAY OF DECEMB	2 20 QL IANIME ANTONIO			
OWNER'S SIGNATURES	JANINE ANTOINETTE MITCHELL Notary Public, State of Texas			
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	MY COMMISSION EXPIRES TELL 130079195			



City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY -

PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

				ENGINEER.	
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO I	NDICATE THE TYPE OF D	EVELOPMENT REC	QUEST (SELECT ONLY ONE	BOXI:
PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		ZONING APPLIC ZONING CHA SPECIFIC US PD DEVELOP OTHER APPLIC, TREE REMOV VARIANCE RI NOTES: IN DETERMINING TH PER ACRE AMOUNT. IS A \$1,000.00 FEF W.	CATION FEES: NGE (\$200.00 + \$15.00 ACF E PERMIT (\$200.00 + \$15.0 PMENT PLANS (\$200.00 + \$ ATION FEES: VAL (\$75.00) EQUEST/SPECIAL EXCEPT HE FEE, PLEASE USE THE EXACT AGE FOR REQUESTS ON LESS THE APPLICATION HILL BE ADDED TO THE APPLICATION THE APPLICATION OF THE APPLICATION	RE) ¹ 0 ACRE) ^{1 & 2} 15.00 ACRE) ¹	
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CURRENT ZONIN			CURRENT USE	Undeveloped	
PROPOSED ZONIN	G PD-32		PROPOSED USE	Condominium	
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	ANT/AGENT INFORMATIO	N IDI EASE DRINT/OHEON	THE DDMARDY OOM	A OT/ODIONAL GLOVE	
□ OWNER	Marton E Wilson, Michael White, Dimens			ACT/ORIGINAL SIGNATURES A RIV Properties LLC	ARE REQUIRED]
CONTACT PERSON	Michael Gibson		TACT PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dallas, TX 75233	CIT	Y, STATE & ZIP	Dallas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael.glbson5279@yahoo.com		E-MAIL	ahamilton@realtyinvestm	ents.com
EFORE ME, THE UNDER	CATION (REQUIRED) ISIGNED AUTHORITY, ON THIS DAY PE ON ON THIS APPLICATION TO BE TRU	ERSONALLY APPEARED ME E AND CERTIFIED THE FOLL	ohael Wi	hte IOWN	ER] THE UNDERSIGNED, WHO
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IOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	un A. Ma	tchao	C	omm. Expires 01-25-2025 Notary ID 130978165

DEVELOPMENT APPLICATION CITY OF ROCKWALL * 385 SOUTH GOLIAD STREET * ROCKWALL, TX 75087 * [P] (972) 771-7745



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

- STAFF USE ONLY -	
PLANNING & ZONING CASE	
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
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PLEASE CHECK THE AP	PROPRIATE BOX BELOW TO INDICATE THE TYPE OF	DEVELOPMENT REQU	JEST ISELECT ON	ILY ONE BOX]:
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CURRENT ZONING	PD-32	CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium	
ACREAGE	0.16 Acres LOTS [CURRENT]	N/A	L	[PROPOSED] N/A
REGARD TO ITS AP RESULT IN THE DEN	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TH. PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S VIAL OF YOUR CASE. NT/AGENT INFORMATION [PLEASE PRINT/CHE	TAFF'S COMMENTS BY	THE DATE PROVID	ED ON THE DEVELOPMENT CALENDAR WILL SNATURES ARE REQUIRED]
OWNER	Mark R Carson	☑ APPLICANT	RIV Properties	
CONTACT PERSON		CONTACT PERSON	Asher Hamilton	en in the second and are the second and the second are the second and the second
ADDRESS	701 N Munson Rd.	ADDRESS	PO Box 19205	4 materials for the management of the last of the control of the c
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CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 78	and the control of th
PHONE	972-345-5437	PHONE	(214) 908-46	the state of the s
E-MAIL		E-MAIL	ahamilton@i	ealtyinvestments.com
STATED THE INFORMATION "I HEREBY CERTIFY THAT I A \$ \$260.00 January INFORMATION CONTAINED	IGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED N ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; AL, TO COVER THE COST OF THIS APPLICATION, HAS, 20_22 BY SIGNING THIS APPLICATION, I AGREE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS	FOLLOWING: L INFORMATION SUBMIT. S BEEN PAID TO THE CITY E THAT THE CITY OF RO ALSO AUTHORIZED AND	Y OF ROCKWALL ON OCKWALL (I.E. *CITY O PERMITTED TO F	THIS THE DAY OF OF THE DAY
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department

PLANNING & ZONING CASE	
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	the second of th
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385 S. Goliad Street Rockwall, Texas 75087 PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] **PLATTING APPLICATION FEES: ZONING APPLICATION FEES:** ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 182 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☑ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 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.

2: 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 ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) PROPERTY INFORMATION [PLEASE PRINT] **ADDRESS** Property ID Legal Description 83086 MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, SUBDIVISION LOT **BLOCK** (REMAINDER OF LOT 3 IS IN THE ROAD) **GENERAL LOCATION** ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] **CURRENT ZONING** PD-32 **CURRENT USE** Undeveloped PROPOSED ZONING PD-32 PROPOSED USE Condominium **ACREAGE** 0.18 Acres LOTS [CURRENT] N/A LOTS [PROPOSED] N/A 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 **APPLICANT RIV Properties LLC** Allen Anderson **CONTACT PERSON** Allen Anderson CONTACT PERSON Asher Hamilton **ADDRESS** PO Box 192054 **ADDRESS** CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Dallas, TX 75219 214-908-4684 PHONE (214) 908-4684 PHONE E-MAIL E-MAIL ahamilton@realtyinvestments.com NOTARY VERIFICATION (REQUIRED) ALLEN ANDER SOA/[OWNER] THE UNDERSIGNED, WHO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE Ianuary 2022 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 27 DAY OF $_$ Catherine Sabella Notary Public, State of Texas OWNER'S SIGNATURE My Comm. Exp. 06/28/2025 Notary ID 13319565-6



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

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PLANNING & ZONING CASE NO.

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DIRECTOR OF PLANNING:

CITY ENGINEER:

	Trooktrail, Toxas Took	"	CITYE	:NGINEEK:
PLEASE CHECK THE AI	PPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF I	DEVELOPMENT REQ	UEST [SELECT ONLY ONE BOX]:
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PROPERTY INFO	RMATION [PLEASE PRINT]			
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ZONING, SITE PL	AN AND PLATTING INI	FORMATION [PLEASE F	PRINT	
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium
ACREAGE	1.44 Acres Gross	LOTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
REGARD TO ITS A RESULT IN THE DE	PPROVAL PROCESS, AND FAILU NIAL OF YOUR CASE.	RE TO ADDRESS ANY OF STA	AFF'S COMMENTS BY	GE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WIT THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WIL ACT/ORIGINAL SIGNATURES ARE REQUIRED
OWNER	Culpepper Spatex Group	TOTA IL ELACET MINISTEO	APPLICANT □	RIV Properties LLC
CONTACT PERSON	Gary Shultz		ONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 190569		ADDRESS	PO Box 192054
il de la companya de				
CITY, STATE & ZIP	Dallas, TX 75219		CITY, STATE & ZIP	Dallas, TX 75219
PHONE	817-233-0478		PHONE	(214) 908-4684
E-MAIL	gshultz@diamond-a.com		E-MAIL	ahamilton@realtyinvestments.com
"I HEREBY CERTIFY THAT I. \$ 260.00 INFORMATION CONTAINED SUBMITTED IN CONJUNCTION	SIGNED AUTHORITY, ON THIS DA ON ON THIS APPLICATION TO BE AM THE OWNER FOR THE PURPOS TO COVER THE COS 20 20 BY SIGNING	TRUE AND CERTIFIED THE FO SE OF THIS APPLICATION; ALL II TOF THIS APPLICATION, I AGREE THIS APPLICATION, I AGREE THE PUBLIC. THE CITY IS ALL CH REPRODUCTION IS ASSOCIA	DLLOWING: NFORMATION SUBMITTI BEEN PAID TO THE CITY THAT THE CITY OF ROC SO AUTHORIZED AND	CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVID PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION A REQUIRED TO A RE
NOTARY PUBLIC IN AND F	OR THE STATE OF TEXAS	AA	and the second s	MY COMMISSION EXPIRES 07-25-2026

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street

- STAFF USE ONLY	<u>real raicer</u>		
PLANNING & ZONING CASE	NO.		
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE		
DIRECTOR OF PLANNING:			
CITY ENGINEER:	MINISTER COLD STATE OF		

	Rockwall, Texas 75087			TOR OF PLANNING:		
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE T	YPE OF DEVELOPMEN	IT REO	HIEST ISELECT ONLY ONL	F BOXI:	
PLATTING APPLIC MASTER PLAT (PRELIMINARY F FINAL PLAT (\$30.0 REPLAT (\$300.0 MAMENDING OR PLAT REINSTAT SITE PLAN APPLIC SITE PLAN (\$250	EATION FEES: (\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 00.00 + \$20.00 ACRE) ¹ 10 + \$20.00 ACRE) ¹ MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	ZONING A ZONING A ZONING SPECI PD DE OTHER A TREE VARIA NOTES: IN DETERM PER ACRE AI 2: A \$1,000.0	APPLICA G CHAN FIC USE VELOPI PPLICA REMOV NCE RE	ATION FEES: NGE (\$200.00 + \$15.00 AC) E PERMIT (\$200.00 + \$15.00 MENT PLANS (\$200.00 + \$ ATION FEES: YAL (\$75.00) EQUEST/SPECIAL EXCEPT EFEE, PLEASE USE THE EXACT A FOR REQUESTS ON LESS THAN ONI HILL BE ADDED TO THE APPLICA ETION WITHOUT OR NOT IN COMF	RE) 1 00 ACRE) 182 15.00 ACRE) 1 TIONS (\$100.00) 2 ACREAGE WHEN MULTIPL E ACRE, ROUND UP TO OI	NE (1) ACRE. QUEST THAT
PROPERTY INFO	PRMATION [PLEASE PRINT]					
ADDRESS	Property ID Legal Description					
SUBDIVISION	19931 MOTON, BLOCK	8, LOT 1 & 2		LOT	BLOCK	
GENERAL LOCATION				lis is		
ZONING. SITE PI	AN AND PLATTING INFORMATION	DI FASE DRINT)		Amerikan di Karamatan Managaran Karamatan Karamatan Karamatan Karamatan Karamatan Karamatan Karamatan Karamata		
CURRENT ZONING		CURREN	USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSEL) USE	Condominium		
ACREAGE	0.29 Acres LOTS [CUR	RENT] N/A		LOTS [PROPOS	SED] N/A	
REGARD TO ITS A RESULT IN THE D	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLE APPROVAL PROCESS, AND FAILURE TO ADDRESS AI ENIAL OF YOUR CASE. ANT/AGENT INFORMATION [PLEASE PR	NY OF STAFF'S COMMEI	NTS BY	THE DATE PROVIDED ON TH	HE DEVELOPMENT CA	XIBILITY WITH ALENDAR WILL
OWNER	In the Estate of Ernest Fields	INT/CHECK THE PRIMAR APPLIC	100	RIV Properties LLC	S ARE REQUIRED]	
CONTACT PERSON	Robert Fields	CONTACT PER		Asher Hamilton		
		ADDR	100	PO Box 192054		
ADDRESS	1502 LANGEL AVE	ADDR	L33	1.0 Box 102001		
CITY, STATE & ZIP	RICHMOND, CA 94805	CITY, STATE 8	ZIP	Dallas, TX 75219		
PHONE	510-421-6848	ALETT A	ONE	(214) 908-4684		
E-MAIL	amwriting@yahoo.com	E-1	/AIL	ahamilton@realtyinves	tments.com	
BEFORE ME, THE UNDER STATED THE INFORMATI I HEREBY CERTIFY THAT \$260.00 January NFORMATION CONTAINE	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APION ON THIS APPLICATION TO BE TRUE AND CERTIFIED I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, TO COVER THE COST OF THIS APPLICATION, 2022. BY SIGNING THIS APPLICATION, D WITHIN THIS APPLICATION, IF SUCH REPRODUCTION	ED THE FOLLOWING: FION; ALL INFORMATION S ION, HAS BEEN PAID TO TI I AGREE THAT THE CITY CITY IS ALSO AUTHORIZI	HE CITY (OF ROC ED AND	ED HEREIN IS TRUE AND CORF OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHO PERMITTED TO REPRODICE	11th PRIZED AND PERMITTE F ANY COPYRIGHTED	CATION FEE OFDAY OF
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MY COMMISSION EXPIRES

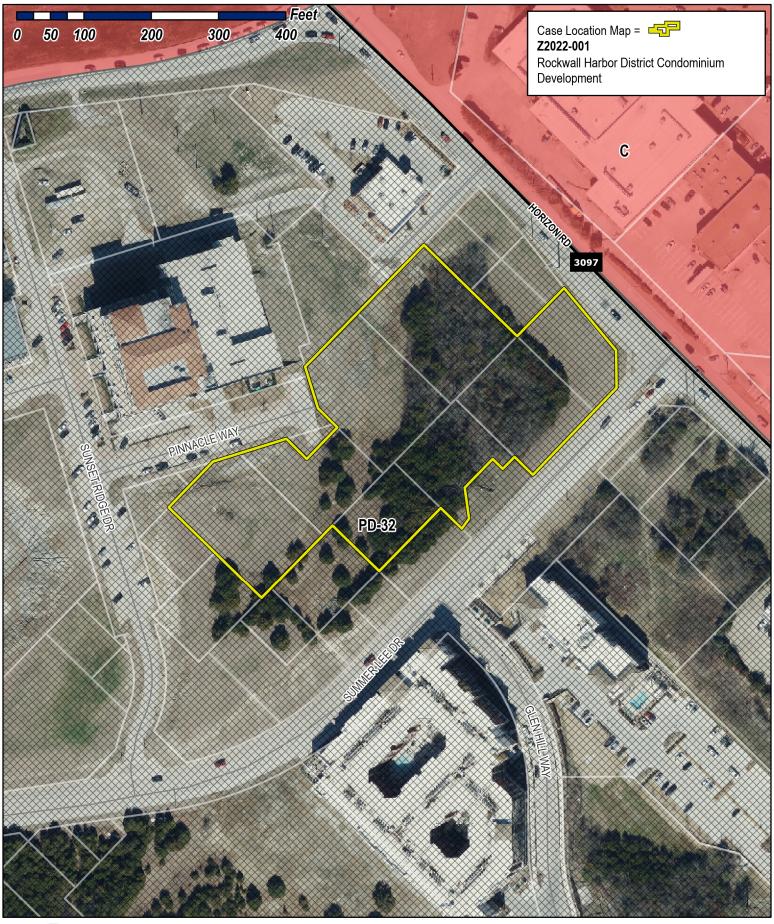
CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of Contra Costa	}
name(s) is/are subscribed to the within in he/she/they executed the same in his/he	ctory evidence to be the person(s) whose estrument and acknowledged to me that r/their authorized capacity(ies), and that by ent the person(s), or the entity upon behalf of
the foregoing paragraph is true and correction. WITNESS my band and official seal.	nunder the laws of the State of California that ect. N. BEESON Notary Public - California Contra Costa County Commission # 2288942 My Comm. Expires May 18, 2023
ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT Re: Development (Title or description of attached document) Appucation (Title or description of attached document continued) Number of Pages 2 Document Date 1/1/22	if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law. State and County information must be the State and County where the documen signer(s) personally appeared before the notary public for acknowledgment. Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed. The notary public must print his or her name as it appears within his or he commission followed by a comma and then your title (notary public). Print the name(s) of document signer(s) who personally appear at the time o
CAPACITY CLAIMED BY THE SIGNER Individual (4) Corporate Officer (Title) Partner(s) Attorney-in-Fact Trustee(s) Other	notarization. Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /ere) or circling the correct forms. Failure to correctly indicate thi information may lead to rejection of document recording. The notary seal impression must be clear and photographically reproducible Impression must not cover text or lines. If seal impression smudges, re-seal if sufficient area permits, otherwise complete a different acknowledgment form. Signature of the notary public must match the signature on file with the office of the county clerk. Additional information is not required but could help to ensure the acknowledgment is not missued or attached to a different document. Indicate title or type of attached document, number of pages and date. Indicate the capacity claimed by the signer. If the claimed capacity is corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

2015 Version www.NotaryClasses.com 800-873-9865

· Securely attach this document to the signed document with a staple.





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.

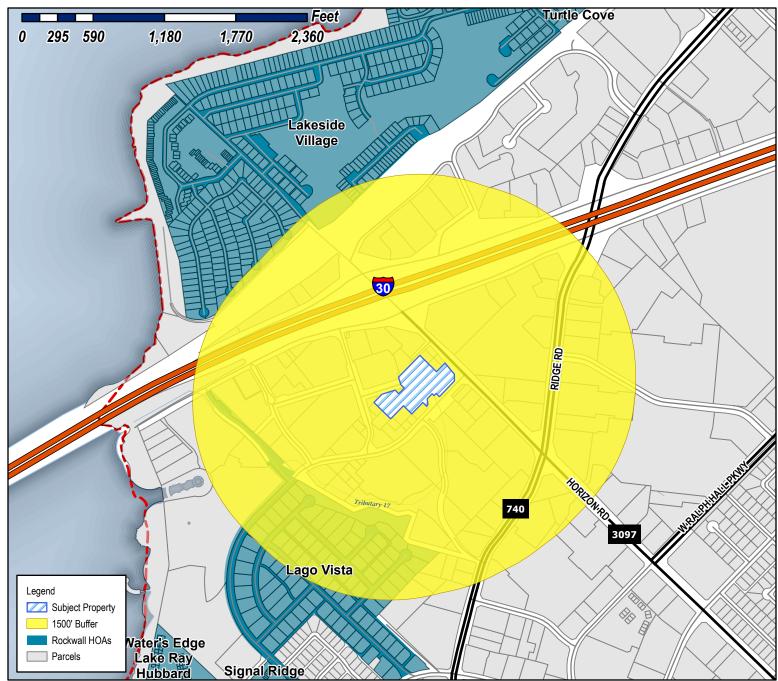




City of Rockwall

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: Z2022-001

Case Name: PD Development Plan for Harbor

District Condominiums

Case Type: Zoning **Zoning:** PD-32

Case Address: NWC of Summer Lee Dr.

and Horizon Rd.

Date Saved: 1/14/2022

For Questions on this Case Call (972) 771-7745

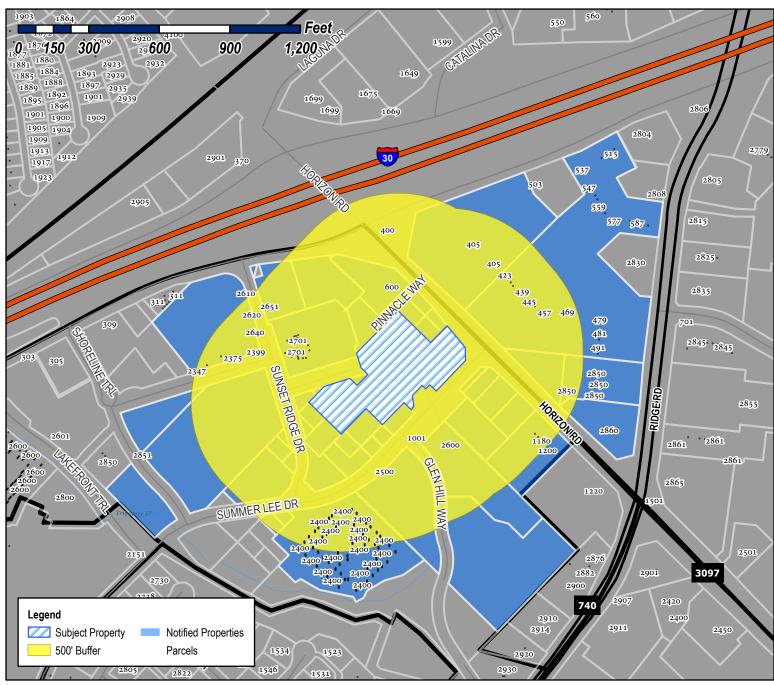




City of Rockwall

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.





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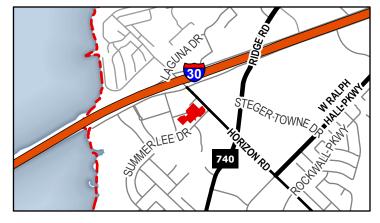
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and Horizon Rd.

Date Saved: 1/14/2022

For Questions on this Case Call (972) 771-7745



BENT TREE REALTY CO 16475 DALLAS PKWY STE 880 ADDISON, TX 75001	HORIZON ROAD LTD C/O TRICOR INTERNATIONAL REALTY CORP 2611 CEDAR SPRINGS RD DALLAS, TX 75201	W & R PROPERTIES INC PO BOX 657 KAUFMAN, TX 75142
BUILDERS ASSOCIATES #3	BRYANT JUDY GRACE AND	SPATEX GROUP PARTNERSHIP
ATTN: ARNOLD SCHLESINGER	DOUGLASS FREDERICK WYGAL	C/O GARY SHULTZ
9595 WILSHIRE BLVD	2528 MARK	PO BOX 190569
STE 700	MESQUITE, TX 75150	DALLAS, TX 75219
BRYANT JUDY GRACE AND	BRYANT JUDY GRACE AND	MOTON ALVIN D SR & ETHEL
DOUGLASS FREDERICK WYGAL	DOUGLASS FREDERICK WYGAL	3419 LILY LN
2528 MARK	2528 MARK	ROWLETT, TX 75089
MESQUITE, TX 75150	MESQUITE, TX 75150	
CITY OF ROCKWALL	ATTICUS REAL ESTATE SERVICES INC	CITY OF ROCKWALL
385 S GOLIAD ST	5339 ALPHA RD	ATTN;MARY SMITH
ROCKWALL, TX 75087	STE 300	385 S GOLIAD ST
	DALLAS, TX 75240	ROCKWALL, TX 75087
CITY OF ROCKWALL	CITY OF ROCKWALL	101 HUBBARD DR LLC
385 S GOLIAD ST	385 S GOLIAD ST	2701 SUNSET RIDGE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	SUITE 610
		ROCKWALL, TX 75032
SONG CORPORATION	ROCKWALL HARBOR HILL, LTD	CAIN DOYLE E
1200 HORIZON RD	15653 HIGHWAY 243	1375 COUNTY ROAD 2290
ROCKWALL, TX 75032	KAUFMAN, TX 75142	MINEOLA, TX 75773
CAIN DOYLE	CITY OF ROCKWALL	CITY OF ROCKWALL
1375 COUNTY ROAD 2290	385 S GOLIAD ST	385 S GOLIAD ST
MINEOLA, TX 75773	ROCKWALL, TX 75087	ROCKWALL, TX 75087
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385 S GOLIAD ST	385 S GOLIAD ST	2701 SUNSET RIDGE DR
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		ROCKWALL, TX 75032
ANDERSON ALLEN D ETUX	CITY OF ROCKWALL	CULPEPPER/SPATEX JV
1208 S LAKESHORE DR	385 S GOLIAD ST	C/O GARY SHULTZ
ROCKWALL, TX 75087	ROCKWALL, TX 75087	PO BOX 190569
		DALLAS, TX 75219

101 HUBBARD DR LLC BENT TREE REALTY CO HH RETAIL CENTER LP 2701 SUNSET RIDGE DR 2701 SUNSET RIDGE DR 16475 DALLAS PKWY SUITE 610 STE 880 SUITE 610 ROCKWALL, TX 75032 ADDISON, TX 75001 ROCKWALL, TX 75032 HARBOR HEIGHTS INVESTORS LP MOTON ETHEL REED 101 HUBBARD DR LLC 2701 SUNSET RIDGE DR C/O OF TONY C MOTON 2701 SUNSET RIDGE DR SUITE 610 SUITE 610 3419 LILY LN ROWLETT, TX 75089 ROCKWALL, TX 75032 ROCKWALL, TX 75032 CITY OF ROCKWALL SPATEX GROUP PARTNERSHIP SPATEX GROUP PARTNERSHIP 385 S GOLIAD ST C/O GARY SHULTZ C/O GARY SHULTZ ROCKWALL, TX 75087 PO BOX 190569 PO BOX 190569 DALLAS, TX 75219 **DALLAS, TX 75219** SONG CORPORATION HARBOR URBAN CENTER LLC KATHERINE BANNER FAMILY TRUST 5339 ALPHA RD KATHERINE BANNER- TRUSTEE 1200 HORIZON RD ROCKWALL, TX 75032 SUITE 300 4 CHURCH HILL ROAD DALLAS, TX 75240 HIGH FALLS, NY 12240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC ATTICUS SUMMER LEE TOWNHOMES LLC MHC ROCKWALL LLC 5740 PROSPECT AVE 5339 ALPHA ROAD 1468 KIMBROUGH RD

SUITE 2001 SUITE 300 SUITE 103

DALLAS, TX 75206 DALLAS, TX 75240 GERMANTOWN, TN 38138

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a <u>PD Development Plan</u> for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, February 15, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Tuesday, February 22, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 22, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases
- · - PLEASE RETURN THE BELOW FORM - · - · - · - · - · - · - · - · - · -
Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development
Please place a check mark on the appropriate line below:
☐ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.
Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Mr. Ryan Miller City of Rockwall Director of Planning and Zoning 385 S. Goliad Street, Rockwall, TX 75087 (972) 772-6441 VIA EMAIL: rmiller@rockwall.com

Re: Rockwall Harbor District Condominium Development

Realty Investments has secured 3.59 acres of contiguous land from five separate landowners within the Harbor District of Rockwall to build a Class A, 176-unit condominium project. The site, which sits at the confluence of Horizon Road and Summer Lee Dr, is strategically positioned to foster an up-scale four-story condominium project which will aid in the further vibrance and walkability of the district. To match the surrounding properties in the Harbor District, Realty Investments intends on abiding by the City of Rockwall's Planned Development 32 (PD-32) in all phases of the construction process. In addition to the current building standards, Realty Investments will also be furthering the planned development of the city by building two roads. First, Pinnacle Way Drive will connect into Pinnacle Way behind the Trend HR building. Second, Pinnacle Way Drive will be connected into Glen Hill Way which runs by the Tru by Hilton Rockwall. Over the next six months, Realty Investments will complete the architectural and engineering portions of the project. Once completed, construction will commence and last approximately eighteen months.

We are very fortunate and grateful to have this opportunity to propose this project to the City of Rockwall. It was a challenge aggregating the necessary land to build the project and we believe it will be a wonderful asset to the community and aid in the further high-end development of the Harbor District.

Respectfully,

Asher Hamilton CEO

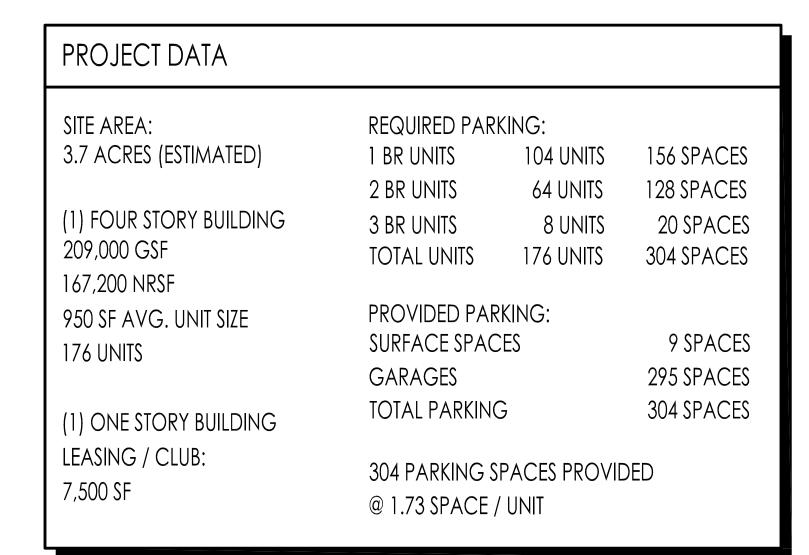
Realty Investments 1920 McKinney Ave. 7th Floor

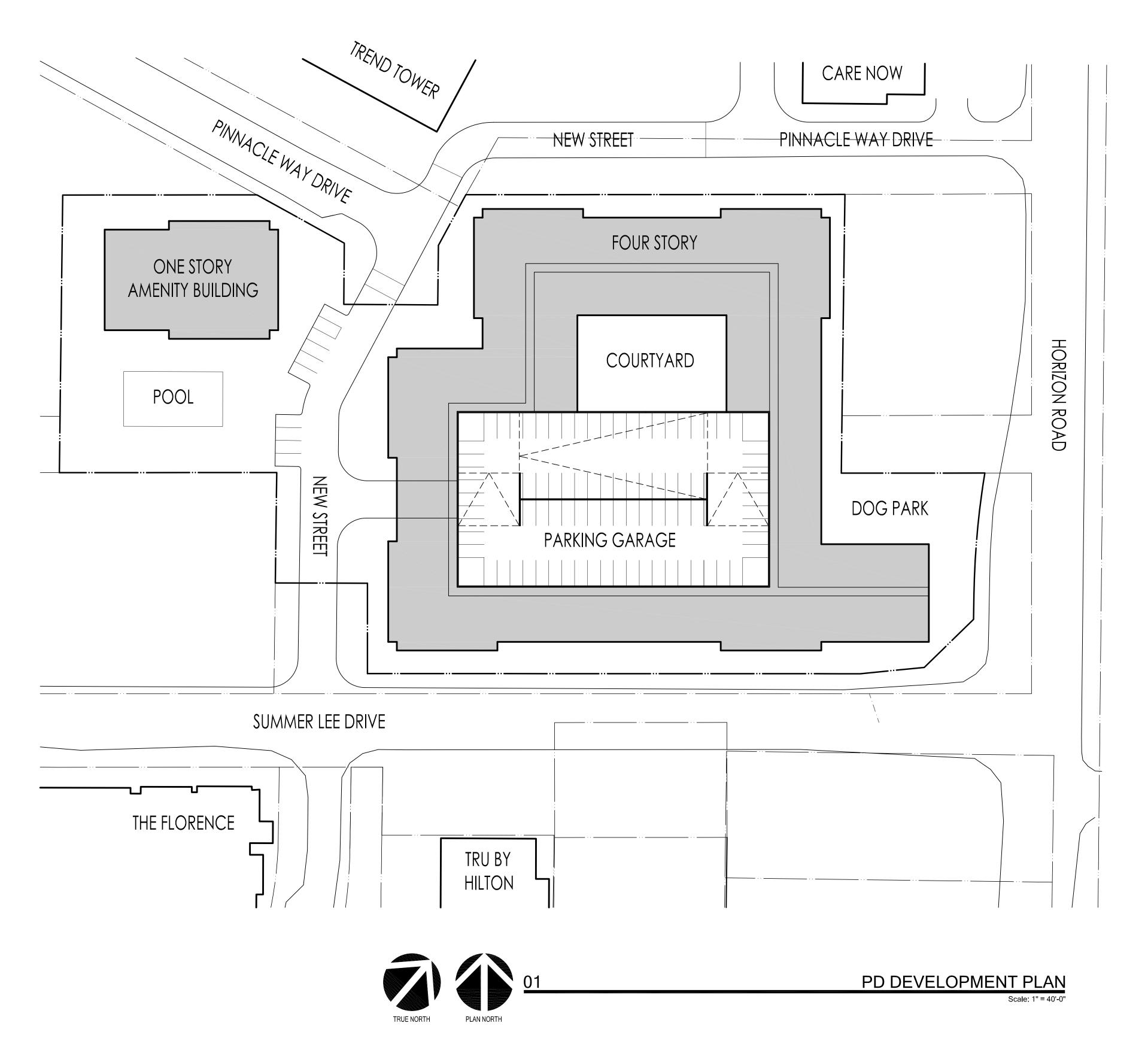
Dallas, TX 75201

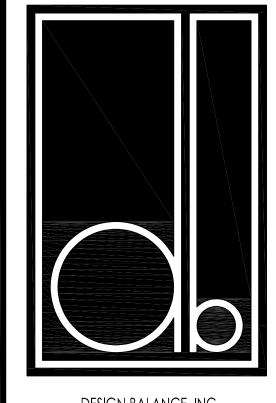
ahamilton@realtyinvestments.com (214) 908-4684

www.realtyinvestments.com









DESIGN BALANCE, INC. 2231 RIDGE ROAD, SUITE 200 ROCKWALL, TEXAS 75087 214.668.2306

WNER: RIV PROPERTIES, LLC P.O. BOX 192054 DALLAS, TX 75219 214.908.4684

HARBOR RESIDENCE
ROCKWALL, TEXAS

PROJECT NUMBER:

220

01/10/2022

DATE ISSUED:

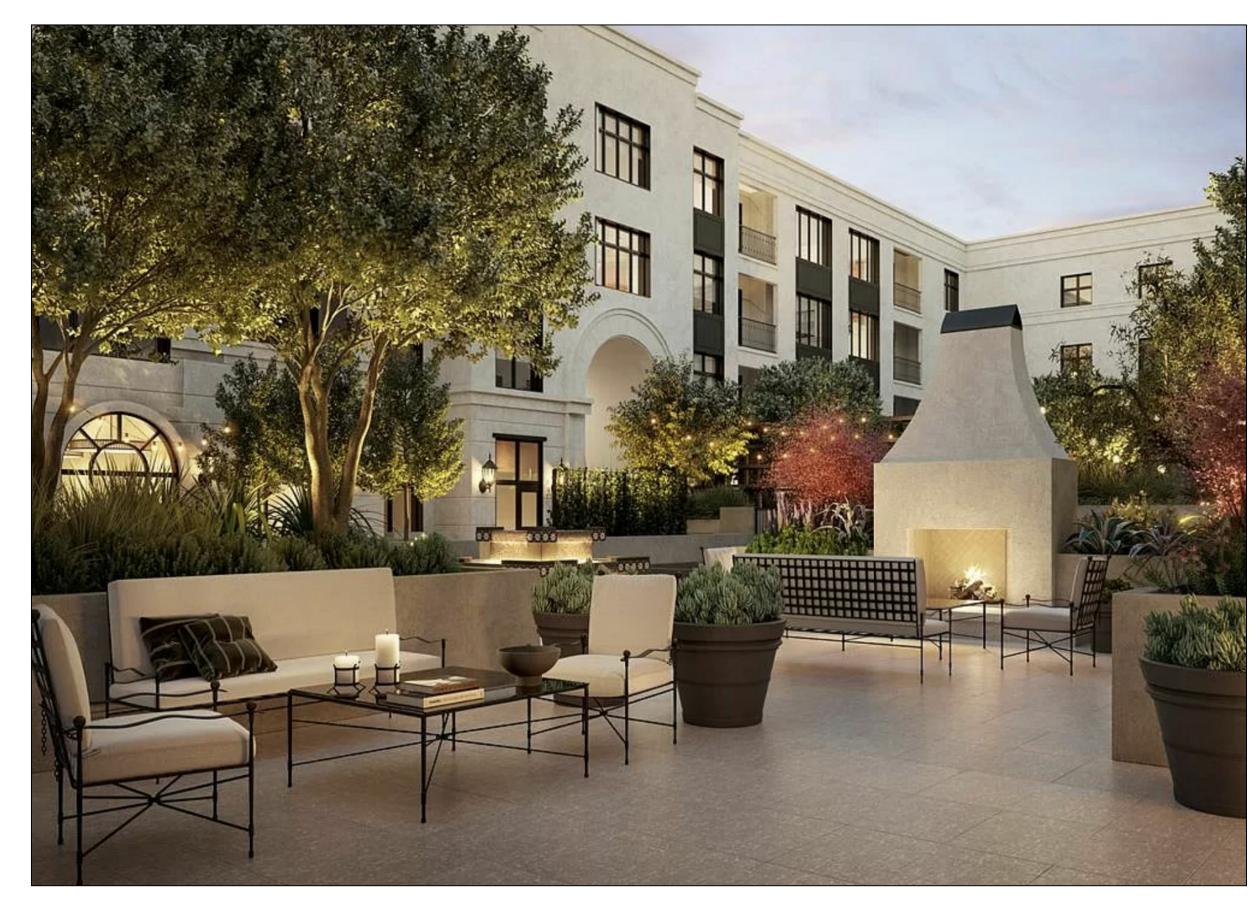
revisions:

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PD DEVELOPMENT PLAN

SHEET NAME:

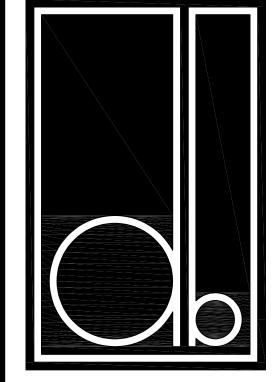
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EXAMPLE IMAGE OF DESIGN INTENT - TUSCAN ARCHITECTURAL STYLE Scale: N.T.S.



EXAMPLE IMAGE OF DESIGN INTENT - TUSCAN ARCHITECTURAL STYLE Scale: N.T.S.



DESIGN BALANCE, INC. 2231 RIDGE ROAD, SUITE 200 ROCKWALL, TEXAS 75087 214.668.2306

RIV PROPERTIES, LLC P.O. BOX 192054 DALLAS, TX 75219 214.908.4684

HARBOR RESIDENCE
ROCKWALL, TEXAS

ROJECT	NUMBER

DATE ISSUED:

REVISIONS:

01/10/2022

SHEET TITLE:

ARCHITECTURAL STYLE

SHEET NAME:

A200





Private Real Estate Investments















Multifamily Industrial Single-Family Hospitality Self-Storage Flex

This presentation should not be regarded as an offer to sell or as a solicitation of an offer to buy any financial product.

Contents

 Introduction 	Pg. 3
 Sponsorship Team 	Pg. 4
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 Benefits of Realty Investments 	Pg. 8
 Investment Strategy 	Pg. 9
 Investment Process 	Pg. 10
 Track Record 	Pg. 11
 Contact 	Pg. 13



Introduction to Realty Investments

- Realty Investments is a private real estate firm that specializes in the procurement, development, management, and disposition of various commercial real estate asset types including multifamily, industrial, single-family, hospitality, self-storage, and flex. The firm effectuates its strategy by utilizing long-standing relationships to ascertain acquisition and development opportunities within a specific target market. Realty Investments is currently focused on acquisition and development opportunities in the southern portion of the United States.
- Realty Investments is a U.S.-based real estate investment firm.
 - Led by Managing Partners Asher Hamilton and Brad Boswell
 - Headquartered in Dallas, Texas
 - Full-service development, acquisition, asset management, and investor services
 - Managing Partners have closed over \$500 million in real estate assets
 - Focused on acquisition and development opportunities



Sponsorship Team

Asher Hamilton, Founder/Partner

- Mr. Hamilton is responsible for overseeing the procurement, management, and legal aspects of the firm. Prior to Realty Investments, Mr. Hamilton has held several positions with Dallas/Fort Worth based private investment firms, where he was responsible for originating, structuring, and managing new development and value-add acquisitions. Throughout his career, Mr. Hamilton has been involved in the due diligence, acquisition, management, and disposition of over \$1.0 billion worth of real estate transactions in multiple products types including multifamily, retail, office, industrial, flex, and hospitality. Since 2015, Mr. Hamilton has procured, developed, and managed approximately \$350,000,000 in multifamily real estate assets.
- Mr. Hamilton attended Southern Methodist University where he received a
 Bachelors in Business Administration from the Cox School of Business (cum laude),
 a Master in Business Administration from the Cox School of Business (cum laude),
 and a Juris Doctorate from the Dedman School of Law.



Sponsorship Team

Brad Boswell, Partner

- Mr. Boswell is responsible for managing all aspects of the construction process for Realty Investments as well as capital raising for new projects. Mr. Boswell has over 19 years of construction and development experience with over \$54 million completed through his family business and various real estate projects. In addition to his construction and development experience, Mr. Boswell owns and operates his family business with his father which provides construction management services to national clients including Fortune 500 companies.
- Mr. Boswell attended the University of Texas at Austin where he received Bachelor of Business Administration in Marketing.



Investment Philosophy

When selecting potential opportunities, Realty Investments focuses on the following criteria:

- Markets with strong projected population and employment growth
- Competitive advantages in submarkets or asset classes with high barriers to entry
- Preservation of investor capital
- Portfolio diversification for investors



Benefits of Realty Investments

- Experience:
 - Spanning multiple investment cycles & asset classes
 - Management of diverse real estate assets
 - Years of reporting to family offices, institutional funds, and high net worth individuals
- Multigenerational family relationships in Dallas and Austin.
- Transparency (i) updates for each project, (ii) complete access to all financial information, and (iii) annual portfolio reviews
- Disciplined underwriting
- Unique Market Approach



Investment Strategy

- Construction of new Class A projects including multifamily, industrial, self-storage, hospitality, and flex assets within the southern United States.
- Value-add acquisition of existing multifamily, industrial, selfstorage, hospitality, and flex assets which are located in appreciating or gentrifying locations in the southern U.S.



Track Record

Transaction	Property Type	Location	Asset Value	Description
Closed Transactions				
1801 Turbeville Rd.	Multifamily (380-Units 342,000 sf, 24.34 acres)	Hickory Creek, Texas	\$76,000,000	Ground-up multifamily development project. JV Partnership with Leon Capital Group.
5817 22nd Street	Multifamily (212-Units 136,936 sf, 11.24 acres)	Lubbock, Texas	\$9,500,000	Value-add multifamily project near Texas Tech University.
2403 N. Washington	Multifamily (244-Units, 230,458 sf, 4.66 acres)	Dallas, Texas	\$54,000,000	Value-add multifamily project in the urban core of Dallas.
14403 W. Beltwood Pkwy	Flex/Office	Dallas, Texas	\$2,700,000	Negotiated off-market transaction for a 10% cap with surrounding comps at 8%.
1199 N. Broadway	Multifamily (232-Units, 181,791 sf, 3.91 acres)	Carrollton (Dallas), TX	\$34,000,000	Ground-up multifamily development project.
5800 7th Street	Hospitality, Candlewood Suites	Bay City, TX	\$8,000,000	Ground-up hotel development project.
2800 Lakeside Parkway	Multifamily/Condominiums (52-Units, 150,188 sf, 2.5 acres)	Flower Mound (Dallas), TX	\$61,000,000	Ground-up multifamily development project.
23044 US Hwy 6	Hospitality, Hyatt Place Keystone	Keystone, CO	\$13,000,000	Acquisition of Keystone in with conversion to Hyatt Place.
360 & Interstate 20	Multifamily (248 Units, 216,070 sf, 17.49 acres)	Grand Prairie (Dallas), TX	\$38,000,000	Ground-up multifamily development project.
525-545 Nolen Dr.	Flex/Office	Southlake (Dallas), TX	\$19,000,000	Acquisition of a portfolio of flex office assets in Southlake.
Multiple Locations	Land Fund	Dallas, TX	\$5,000,000	Fund created to acquire various long-term land acquisitions.
400 S. Jennings Ave.	Multifamily	Ft. Worth, TX	\$32,000,000	Ground-up multifamily development project.
27919 Johnson Road	Senior Housing	Tomball, TX	\$7,000,000	Acquisition and redevelopment of a assisted living and memory care facility.
Master Planned Community (FM 407)	SFR	Northlake (Dallas), TX	\$8,000,000	333 acre master plan communty north of Ft. Worth.
Multiple Locations	SFR	Dallas, TX	\$6,000,000	Develpoment of high-end homes in the affluent neiborhood of Highland Park.
River Valley Ranch	Condominiums	Carbondale, CO	\$3,200,000	Development of quad-plex condominiums in Carbondale, Colorado which is a suburb of Aspen.

