



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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: \_\_\_\_\_

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 2500 Summer Lee Drive, Rockwall Texas 75032

SUBDIVISION Harbor Village Addition Block A, Lot 4 LOT 4 BLOCK A

GENERAL LOCATION South of Summer Lee Drive, East of Glen Hill Way

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

CURRENT ZONING PD-32 CURRENT USE Undeveloped

PROPOSED ZONING PD-32 PROPOSED USE Single Family

ACREAGE 4.08 LOTS [CURRENT] LOTS [PROPOSED] 31 (5HOA lots)

**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 Atticus Summer Lee Townhomes LLC

APPLICANT KinoD LLC

CONTACT PERSON Michael Guerrero

CONTACT PERSON Louis Clark

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Guerrero [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 \$260 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF Feb, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

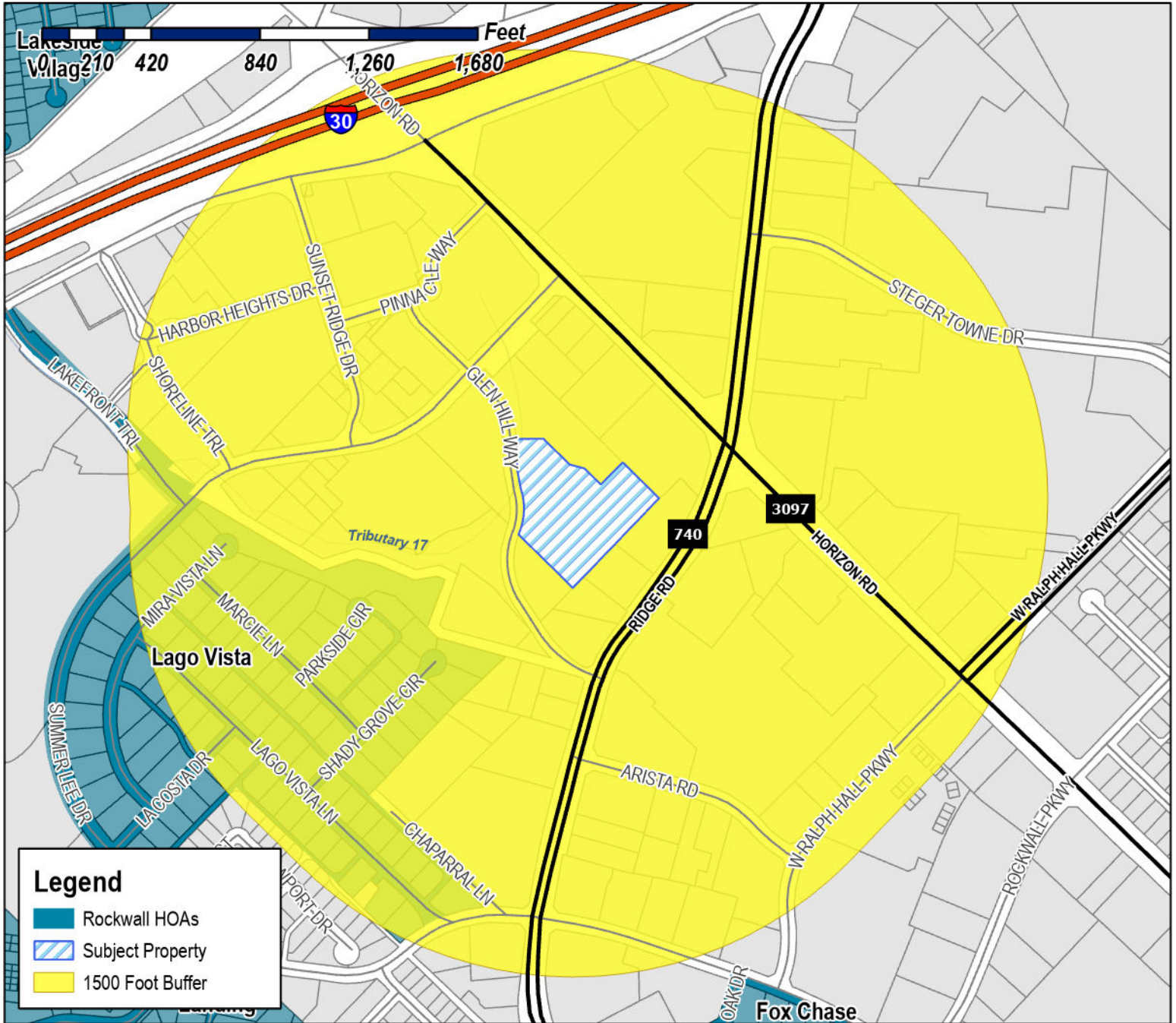




# City of Rockwall

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:** Z2026-005  
**Case Name:** PD Development Plan for 31 single-family residential lots  
**Case Type:** Zoning  
**Zoning:** Planned Development 32 (PD-32) District  
**Case Address:** 2500 Summer Lee Drive

**Date Saved:** 2/17/2026  
 For Questions on this Case Call (972) 771-7745





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KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

SONG CORPORATION  
1200 HORIZON RD  
ROCKWALL, TX 75032

RESIDENT  
1220 HORIZON RD  
ROCKWALL, TX 75087

JAY & MALISHA LLC  
1260 Heron Lakes Cir  
Mobile, AL 36693

HAJNASR HANNA GORGE AND  
HAYAT M EL HAGE HAJNASR  
138 Yorkshire Dr  
Heath, TX 75032

ROCKWALL RETAIL CENTER LLC  
1401 LAVACA STREET UNIT 42704  
AUSTIN, TX 78701

STACY KENNY & MONICA T  
1489 SHADY GROVE CIR  
ROCKWALL, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE  
1501 Shady Grove Cir  
Rockwall, TX 75032

ROCKWALL HARBOR HILL, LTD  
15653 HIGHWAY 243  
KAUFMAN, TX 75142

BENT TREE REALTY CO  
16475 Dallas Pkwy Ste 880  
Addison, TX 75001

ADEBOWALE OLUMIDE  
17639 TRINITY MEADOW LANE  
RICHMOND, TX 77407

CROCHERON AVENUE LLC  
18 BEVERLY ROAD  
DOUGLSTON, NY 11363

RIV ROCKWALL  
2040 CENTURY CENTER BLVD SUITE #10  
IRVING, TX 75062

RESIDENT  
2400 HORIZON RD  
ROCKWALL, TX 75087

RESIDENT  
2400 SUMMER LEE DR  
ROCKWALL, TX 75087

RESIDENT  
2500 SUMMER LEE DR  
ROCKWALL, TX 75087

BRYANT JUDY GRACE AND  
DOUGLASS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

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

RESIDENT  
2700 SUMMER LEE  
ROCKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC  
2701 Sunset Ridge Dr Ste 607  
Rockwall, TX 75032

RESIDENT  
2850 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2860 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2865 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2890 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2901 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2910 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2911 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2918 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2930 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2935 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2951 RIDGE RD  
ROKWALL, TX 75087

SEALOCK MICHAEL C & SONIA KAY  
3010 RIDGE RD  
ROCKWALL, TX 75032

JBE RIDGE LLC  
3012 Ridge Rd Ste 204  
Rockwall, TX 75032

RESIDENT  
3014 RIDGE RD  
ROKWALL, TX 75087

C. REAL ESTATE, LLC  
5 TERRABELLA LANE  
HEATH, TX 75032

ZAPA INVESTMENTS LLC  
5 TERRABELLA LN  
HEATH, TX 75032

GLEN HILLS CEMETERY  
C/O INEZ GIBSON  
512 Cool Meadow Ct  
Desoto, TX 75115

ATTICUS SUMMER LEE TOWNHOMES LLC  
5339 Alpha Rd Ste 300  
Dallas, TX 75240

KROGER TEXAS LP  
751 FREEPORT PKWY  
COPPELL, TX 75019

HP ROCKWALL 740 LTD  
C/O GARY P HAMMER  
7557 RAMBLER ROAD, SUITE 980  
DALLAS, TX 75231

CFT NV DEVELOPMENTS LLC  
CT CORPORATION SYSTEM  
818 W 7th St Fl 2  
Los Angeles, CA 90017

TX FLORENCE APARTMENTS LLC  
9757 NE Juanita Dr Ste 300  
Kirkland, WA 98034

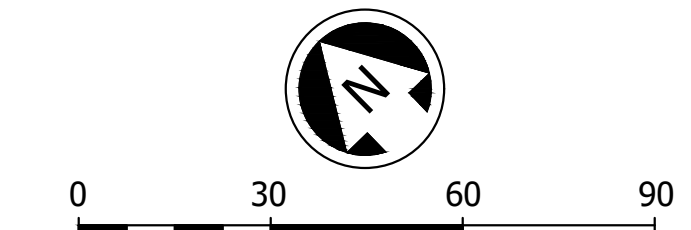
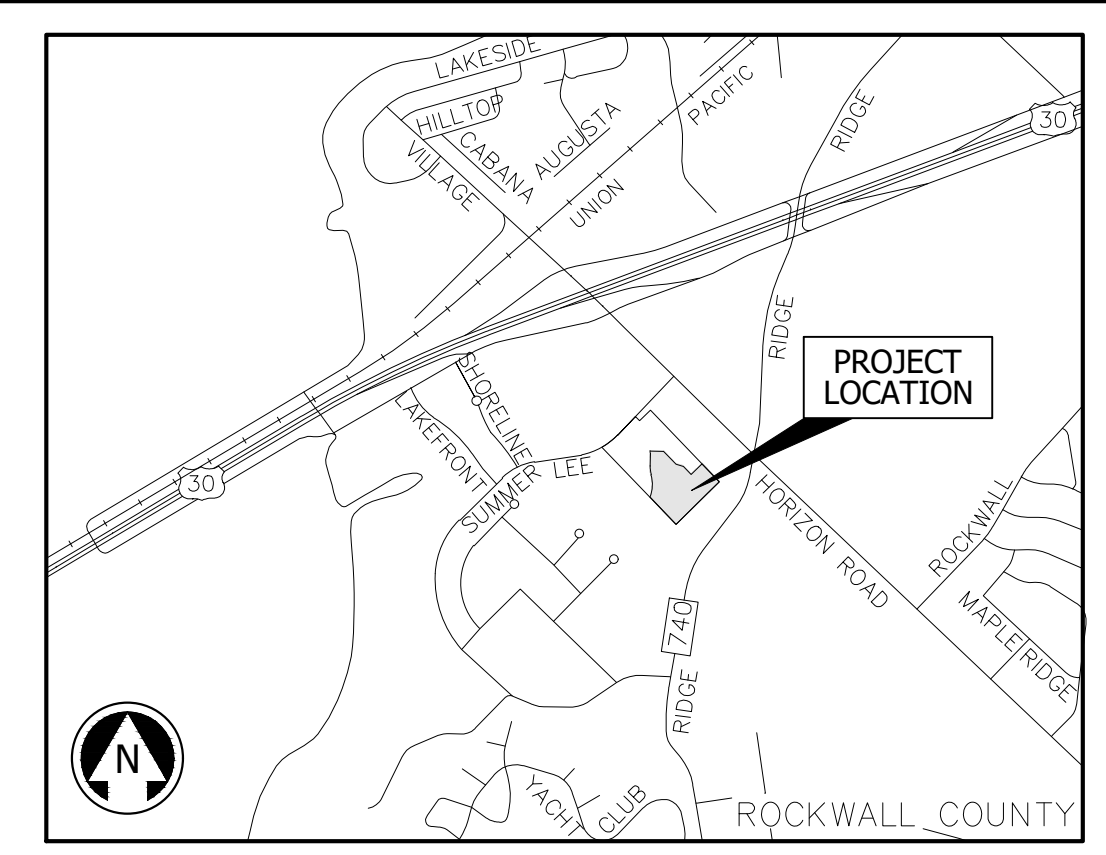
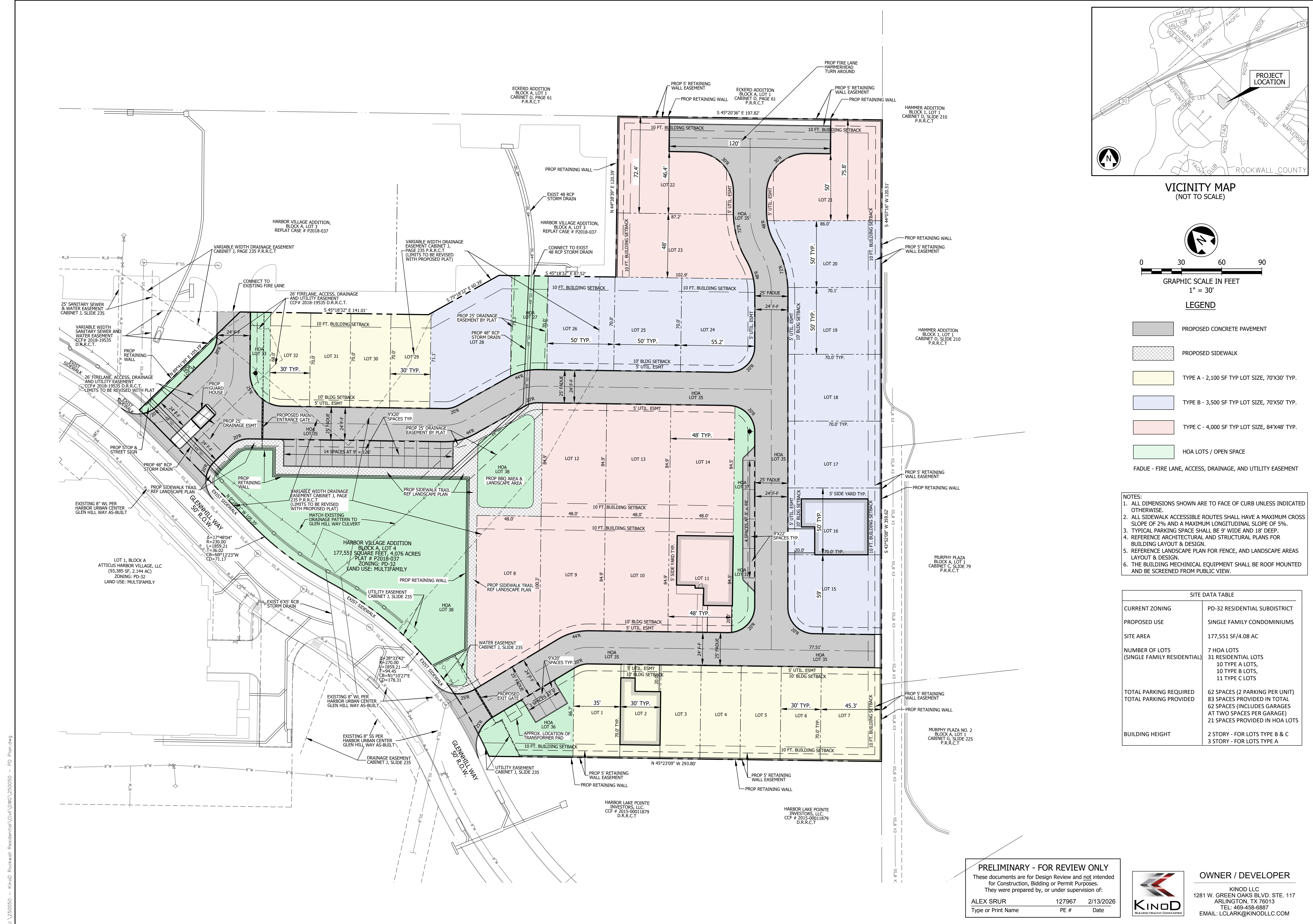
WHITNEY SARDIS LLC  
CVS HEALTH# C/O ALTUS GROUP US INC  
PO Box 1610  
Cockeysville, MD 21030

AMERICAN NATIONAL BANK THE  
PO BOX 40  
TERRELL, TX 75160

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

2930 S RIDGE ROAD ROCKWALL, LLC  
PO BOX 741209  
HOUSTON, TX 77274





**LEGEND**

[Grey Box]	PROPOSED CONCRETE PAVEMENT
[Cross-hatched Box]	PROPOSED SIDEWALK
[Yellow Box]	TYPE A - 2,100 SF TYP LOT SIZE, 70'X30' TYP.
[Blue Box]	TYPE B - 3,500 SF TYP LOT SIZE, 70'X50' TYP.
[Pink Box]	TYPE C - 4,000 SF TYP LOT SIZE, 84'X48' TYP.
[Green Box]	HOA LOTS / OPEN SPACE
[Dashed Line]	FADUE - FIRE LANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
  2. ALL SIDEWALK ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
  3. TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 18' DEEP.
  4. REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT & DESIGN.
  5. REFERENCE LANDSCAPE PLAN FOR FENCE, AND LANDSCAPE AREAS LAYOUT & DESIGN.
  6. THE BUILDING MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE	
CURRENT ZONING	PD-32 RESIDENTIAL SUBDISTRICT
PROPOSED USE	SINGLE FAMILY CONDOMINIUMS
SITE AREA	177,551 SF/4.08 AC
NUMBER OF LOTS (SINGLE FAMILY RESIDENTIAL)	7 HOA LOTS 31 RESIDENTIAL LOTS 10 TYPE A LOTS, 10 TYPE B LOTS, 11 TYPE C LOTS
TOTAL PARKING REQUIRED	62 SPACES (2 PARKING PER UNIT)
TOTAL PARKING PROVIDED	83 SPACES PROVIDED IN TOTAL 62 SPACES (INCLUDES GARAGES AT TWO SPACES PER GARAGE) 21 SPACES PROVIDED IN HOA LOTS
BUILDING HEIGHT	2 STORY - FOR LOTS TYPE B & C 3 STORY - FOR LOTS TYPE A

**PRELIMINARY - FOR REVIEW ONLY**  
 These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes.  
 They were prepared by, or under supervision of:  
 ALEX SRUR 127967 2/13/2026  
 Type or Print Name PE # Date

**OWNER / DEVELOPER**  
 KINOD LLC  
 1281 W. GREEN OAKS BLVD, STE. 117  
 ARLINGTON, TX 76013  
 TEL: 469-458-6887  
 EMAIL: LCLARK@KINODLLC.COM

**A.N.A. CONSULTANTS, L.L.C.**  
 ENGINEERS and SURVEYORS  
 5000 Thompson Terrace  
 Colleyville, TX, 76034  
 Tel: 817.335.9900 Fax: 817.335.9955  
 TBPE Firm No.: 20  
 TBPLS Firm No.: 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

**HARBOR URBAN CENTER CONDOMINIUMS**  
 BLOCK A, LOT 4, HARBOR VILLAGE ADDITION  
 2500 SUMMER LEE DR.  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**PD AMENDMENT PLAN**

ANA PROJECT NO. 25-0050  
 DATE 2/13/2026  
 SHEET NO. PD

J:\250050 - Kinod - Rockwall - Residential\Civil\DWG\250050 - PD - Plan.dwg

EXTERIOR SHELL  
**PLAN 2**  
TYPE B



# PLAN 2



EXTERIOR SHELL  
**PLAN 4**  
TYPE C



# PLAN 4



EXTERIOR SHELL  
**PLAN 5**  
TYPE A





EXTERIOR SHELL  
**PLAN 6**  
TYPE A



# PLAN 6

