PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2020-014 **P&Z DATE** 04/14/20 **CC DATE** 05/04/20 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☑ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☐ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☑ HOA MAP
- ☑ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-014

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) [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 Application Fees:
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- [X] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
- [ ] Tree Removal ($75.00)
- [ ] Variance Request ($100.00)

Notes:
[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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	328 HARBORVIEW DR				
Subdivision	HARBOR LANDING PHASE 2	Lot	24	Block	C
General Location	HARBORVIEW DR CURVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-8	Current Use	N/A (Empty lot)		
Proposed Zoning		Proposed Use	RESIDENTIAL		
Acreage	0.23	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]

[X] Owner	ALEJANDRO PORTOCARRERO	[ ] Applicant	
Contact Person	ALEJANDRO PORTOCARRERO	Contact Person	
Address	7205 STONE MEADOW CIR	Address	
City, State & Zip	Rowlett, Tx 75088	City, State & Zip	
Phone	214774 7323	Phone	
E-Mail	alejandro_portocarrero@hotmail.com	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [*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 20th day of March, 20 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 20th day of March, 20 20

Owner's Signature _____

Notary Public in and for the State of Texas _____

TAMMY BENNETT
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

My Commission Expires

DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review:
Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review:
Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/20/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 03/26/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/14/2020 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: **Z2020-014**

Project Name: **SUP for 328 Harborview Drive**

Project Type: **ZONING**

Applicant Name: **[APPLICANT]**

Owner Name: **ALEJANDRO PORTOCARRERO**

Project Description:

March 20th, 2020

City Of Rockwall
385 S Goliad
Rockwall TX, 75087

Reference: Drainage Hold Harmless Letter 328 Harborview Dr Rockwall, TX 75032

In response to the requirements of the City of Rockwall's Engineering department, I am submitting this letter as requested and as a requirement to obtain the City residential permit for my house located in the above address.

As a brief description of my property, the maximum pad elevation was set as 457 feet and the maximum roof elevation as 479 feet. The North-East and the South-East neighbor properties are approximately 6ft higher that Elevation 457'. The Harborview Dr Street located at the front of the property (North-West) is approximately 4ft higher than Elevation 457'. The South-West neighbor property (lot 23) is sharing the same pad elevation of 457'. Per the above brief explanation of my property topography I bring to your attention the following:

It is of my understanding that the pad elevation used to be higher and it was lowered for Chandlers Landing Phase 2.

It is of my understanding that my neighbor's property has a French drain around her house which drains rainfall water to the street's storm inlet located on Harborview Dr and said storm inlet is connected to "Line A" drainage storm pipe.

It is of my understanding that the neighbor in lot 23 has a wood fence supported by tubes and the tubes apparently fixed to a concrete curb.

It is of my understanding that the curve in between my lot and lot 23 currently is not allowing the water to flow from my property to lot 23 and therefore to the street's storm inlet located on Harborview Dr.

It is my understanding that per the Texas Water Code Sec. 11.086 (a) "No person may divert or impound the natural flow of surface water.

alejandro_portocarrero@hotmail.com 7205 Stone Meadow Cir, Rowlett TX, 75088

It is my understanding that per the City of Rockwall Standards of Design and Construction 1.10 Easements and Row, " No structure (buildings, walls, fences decks, swimming pools, signage/monuments, etc.) are allowed in or over any easement or right-of ways".

Due to all the exposed above and the topography of my lot, the drainage design intent for my house consist of a french drain around the house draining the water into a sum pit and a pump to pump the rainfall water out and into the Harborview dr street located in the front of my property.

Having explained my understanding of the situation, I as the owner, agree to hold harmless the City of Rockwall and I assume the flood risk in my property due to rainfall only due to pump malfunction, and/or under-design drainage component, pipe settlements and any other distress in the drainage system and, release the City of Rockwall from liability or responsibility for flooding and the damage caused inside the boundaries of my lot.

Sincerely,

Alejandro Portocarrero Velasco, P.E.
3/20/2020

3/20/2020

TANYA BUEHLER
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

alejandro_portocarrero@hotmail.com 7205 Stone Meadow Cir, Rowlett TX, 75088

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
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Given under my hand and seal of office on this the 20th day of March, 20 20

Owner's Signature _____

Notary Public in and for the State of Texas _____

TAMMY BENNETT
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

My Commission Expires



City of Rockwall

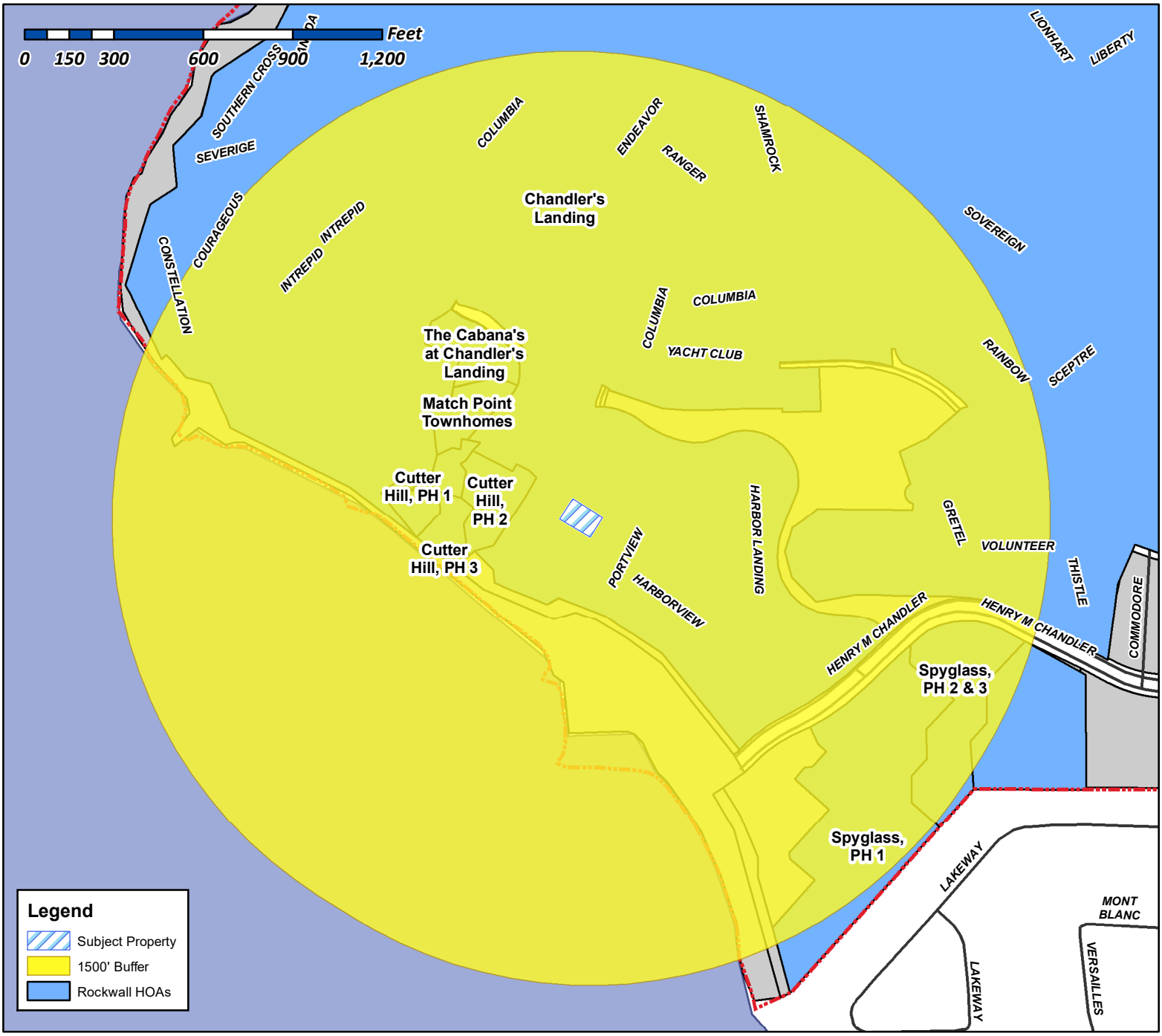
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

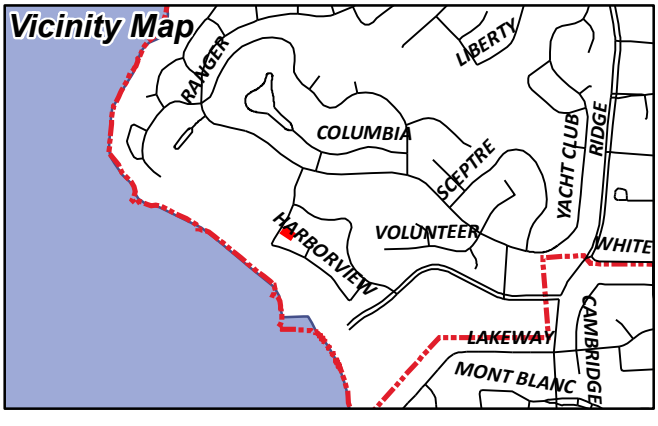
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Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

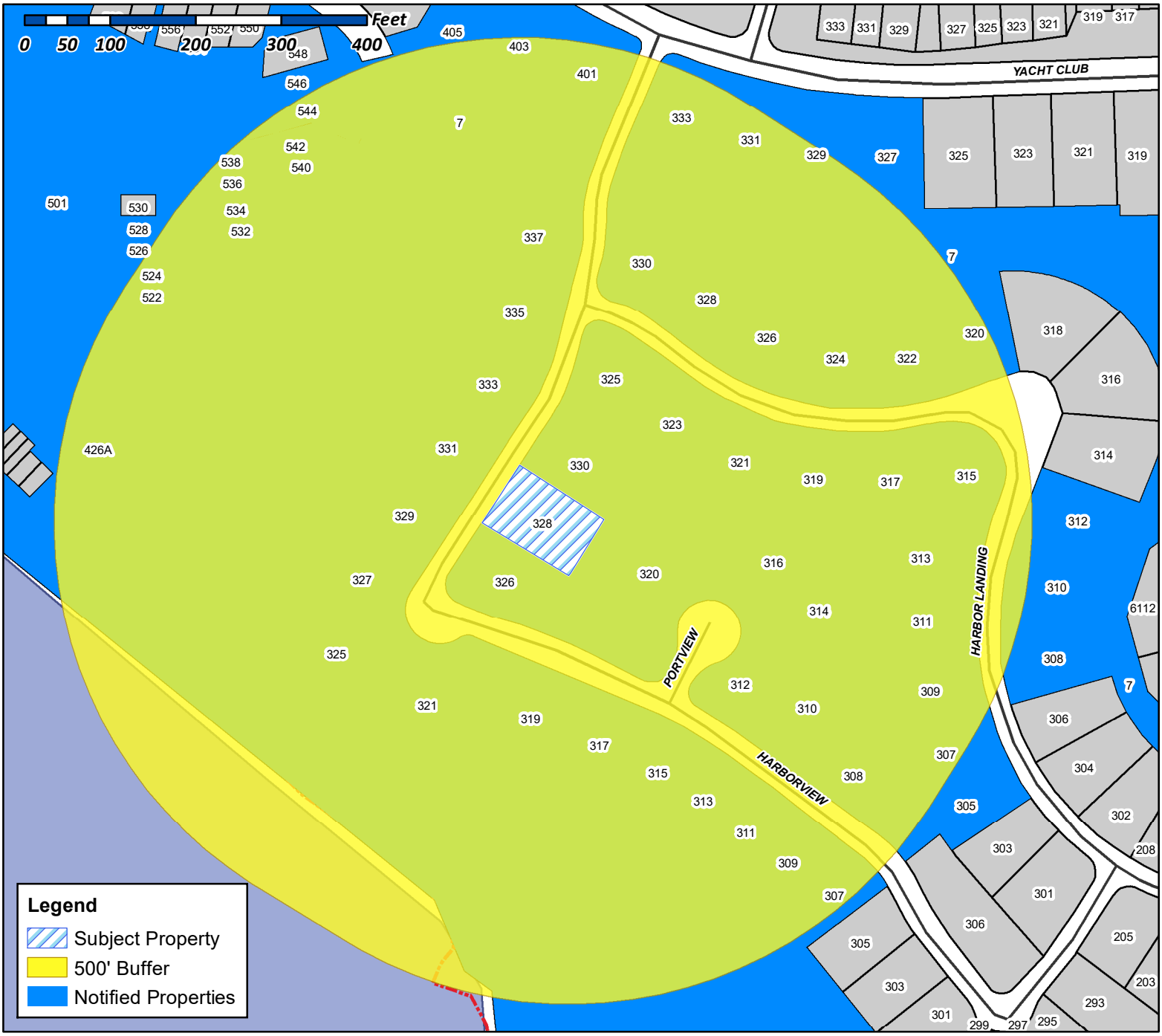
Date Created: *3/24/2020*
For Questions on this Case Call (972) 771-7745



City of Rockwall

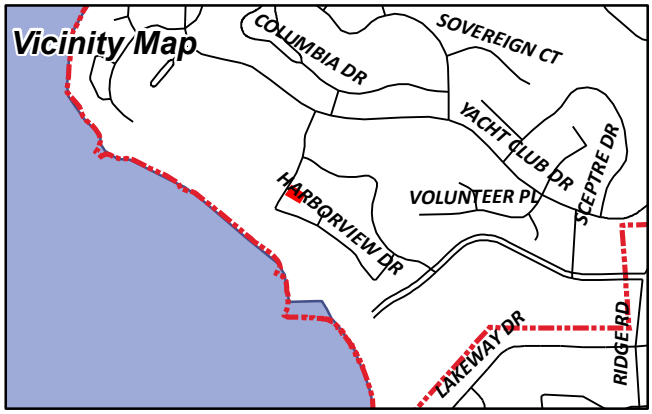
Planning & Zoning Department
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Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: *3/24/2020*
For Questions on this Case Call (972) 771-7745



GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

THE POTTS-REAGIN HOUSE LLC
1460 E MAIN ST
BARTOW, FL 33830

D'ALISO CHRISTOPHER J
1701 HICKORY CHASE CIR
KELLER, TX 76248

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

SLATE CRAIG AND TANYA
185 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

PONDER KENNETH & ELMA
1850 ASHBOURNE DR
ROCKWALL, TX 75087

DINKLANG ARTURO A
1923 NORTH FLOYD RD
RICHARDSON, TX 75080

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

CROMEENS SHAN
2720 EGANRIDGE LN
ROCKWALL, TX 75087

TRAYAH LLC
2897 S NELSON ST
LAKEWOOD, CO 80227

JOHNSON DAVID LEO AND
LINDA J JOHNSON
3021 RIDGE RD #285
ROCKWALL, TX 75032

VINES KENT C AND LINA ZHU
305 HARBOR LANDING DR
ROCKWALL, TX 75032

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

CURRENT RESIDENT
307 HARBORVIEW
ROCKWALL, TX 75032

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

CURRENT RESIDENT
308 HARBORVIEW
ROCKWALL, TX 75032

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

RENTFROW CHRISTOPHER
309 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
310 HARBORVIEW
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

WIZMANN ERIC & DALE
311 HARBOR LANDING
ROCKWALL, TX 75032

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

CURRENT RESIDENT
312 HARBOR LANDING
ROCKWALL, TX 75032

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

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

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

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

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

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

HENDRICKSON PATSY A
317 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
317 HARBORVIEW
ROCKWALL, TX 75032

REYNOLDS MARVIN C JR & CLARE D
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF SCOTT & JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

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

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
321 HARBORVIEW
ROCKWALL, TX 75032

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

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

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

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

SIVILS LINDA LUDDEN
325 YACHT CLUB DR
ROCKWALL, TX 75032

HOWELL ELMIN K & BETTY K
326 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
326 HARBORVIEW
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
328 HARBORVIEW
ROCKWALL, TX 75032

CURRENT RESIDENT
329 HARBORVIEW
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

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

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

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

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VOSPER ALAN AND SHIRLEY
333 HARBORVIEW
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
333 YACHT CLUB DR
ROCKWALL, TX 75032

MANASCO MARTIN E AND LISA M
335 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
337 HARBORVIEW
ROCKWALL, TX 75032

MOHAN KENNETH
3415 WATERVIEW TRL
ROCKWALL, TX 75087

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
405 YACHT CLUB
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A
407 COLUMBIA DR
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

O'BOYLE MICHAEL
426 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG BARBARA JANE
426 YACHT CLUB DR APT C
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

FORSYTHE LESLEY K AND
PETER J HOLLY
426 YACHT CLUB DRIVE #H
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

DAVIS KERRI
436 YACHT CLUB DR #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

PATRICK ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

BRUNS BEVERLY LYNN
440B YACHT CLUB DR
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
442 YACHT CLUB DRIVE #B
ROCKWALL, TX 75032

CARRIGAN DOROTHY
450 YACHT CLUB DR APT B
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

HARRIS CHAD M
452 YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MCCALISTER SHAWN D & RUSS W WILLIAMSON
&
ELIZABETH R WILLIAMSON
456A YACHT CLUB DR
ROCKWALL, TX 75032

KNEEDLER BRADLEY HARRISON
456C YACHT CLUB DRIVE UNIT 302
ROCKWALL, TX 75032

GREEN JOHN W JR
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

TUCKER JOHN
4748 SECRET CV
ROCKWALL, TX 75032

CURRENT RESIDENT
501 YACHT CLUB
ROCKWALL, TX 75032

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

BARBEE NATHAN DAVID
517 SKELTON ST
ROYSE CITY, TX 75189

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND JANE AND
EUGENE WESLEY HUDDLE
519 E INTERSTATE 30 #704
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

COWAN AMY
DAVID SPOENEMAN
5203 SCARBOROUGH LN
DALLAS, TX 75287

GUNTER MARGIE ANN
524 YACHT CLUB DR
ROCKWALL, TX 75032

HUNT DIANE DOLORES
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

CURRENT RESIDENT
544 YACHT CLUB
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

CURRENT RESIDENT
546 YACHT CLUB
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

CONSOLIDATED SYSTEMS INC
6220 GASTON AVE STE 700
DALLAS, TX 75214

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

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

OYHARCABAL HENRY A
783 17TH AVE
SAN FRANCISCO, CA 94121

PROSEK SHERI
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KAPRANTZAS ENTERPRISES LLC
904 E DAVIS ST. 400
MESQUITE, TX 75149

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP 1830 E I30
ROCKWALL, TX 75087

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
PO BOX 1600
ROCKWALL, TX 75087

MASULA II LIVING TRUST
DURELL D AGHA TRUSTEE
PO BOX 221337
CARMEL, CA 93922

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

MATERIALS LEYEND

- STUCOO 1283 SQF
  SMOOTH FINISH
- BRICK VENEER 953 SQF
  VALENTINO WHITE SPLITFACE
- WOOD SIDING 363 SQF
  CUMARU SHIPLAP 6" SIDING



ELEVATION 1/A.04

SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.04

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

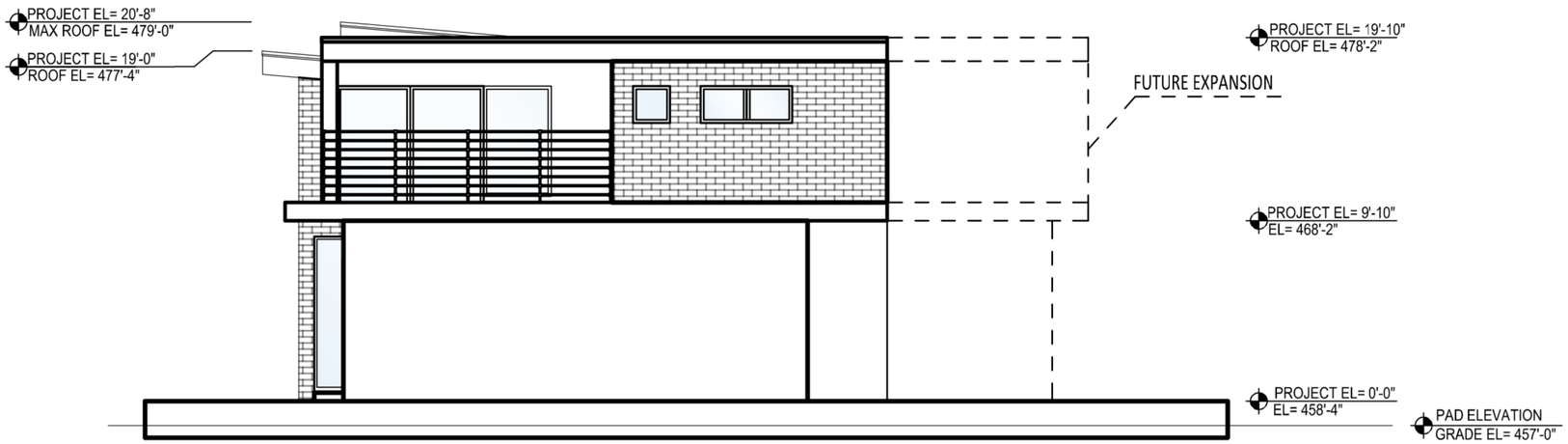
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

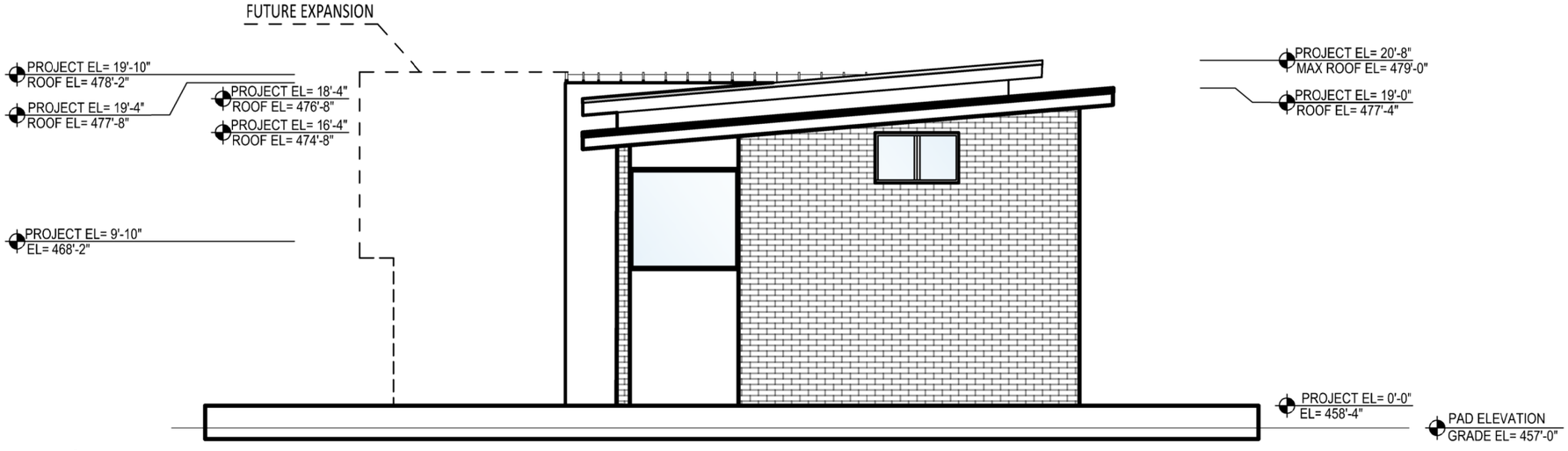
DRAWING NO.
OF

A0.4



ELEVATION 1/A.05

SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.05

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

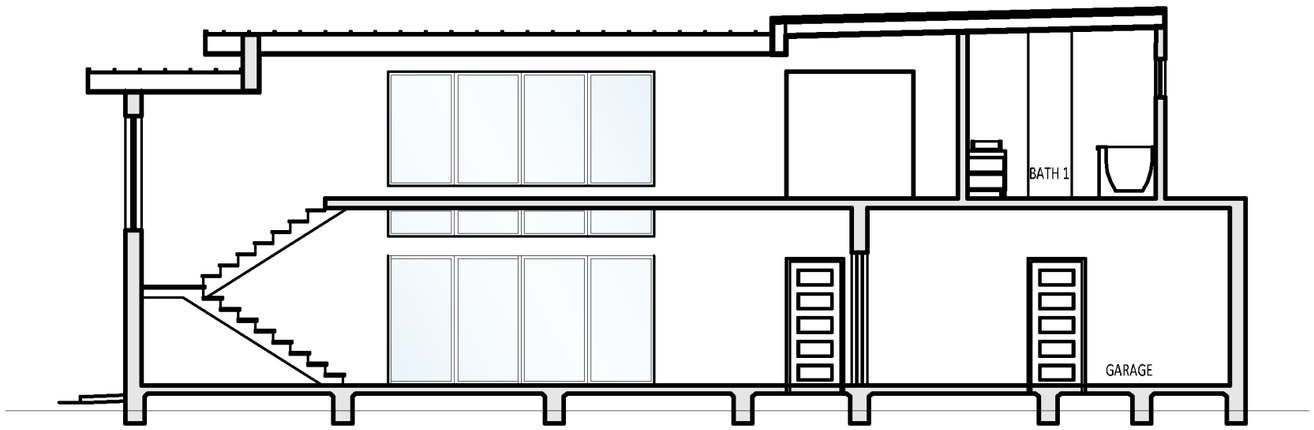
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

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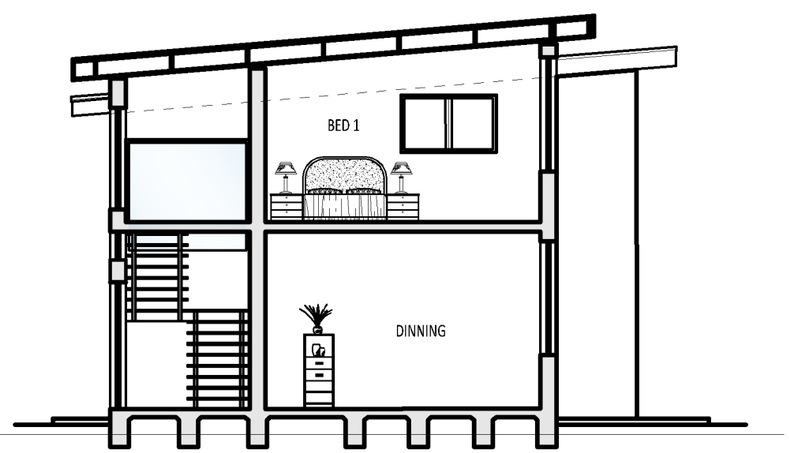
DRAWING NO.
OF

A0.5



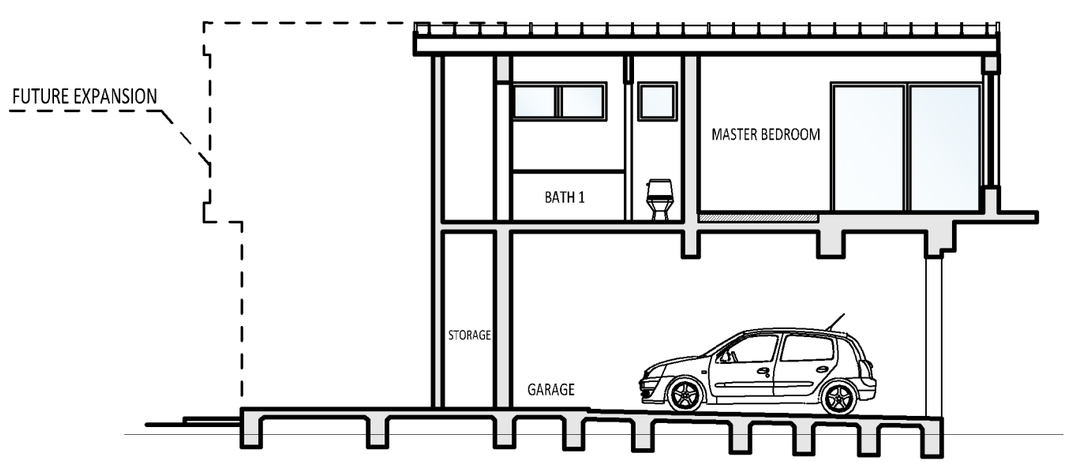
SECTION 1/A.06

SCALE $\frac{1}{8}$"=1'-0"



SECTION 2/A.06

SCALE $\frac{1}{8}$"=1'-0"



SECTION 3/A.06

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

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PROJECT NO.

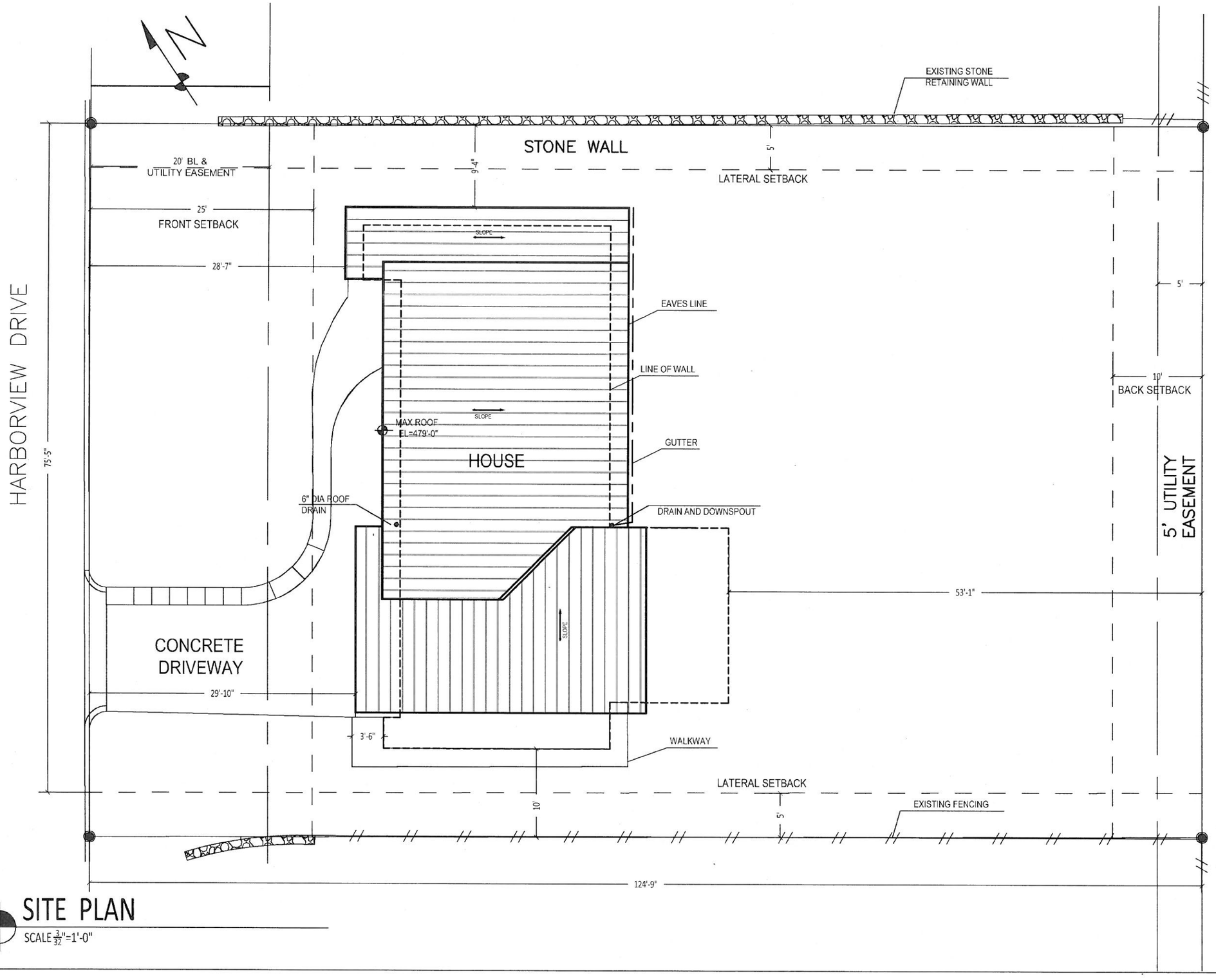
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

DRAWING NO.
OF

A0.6



SITE PLAN

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/25/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

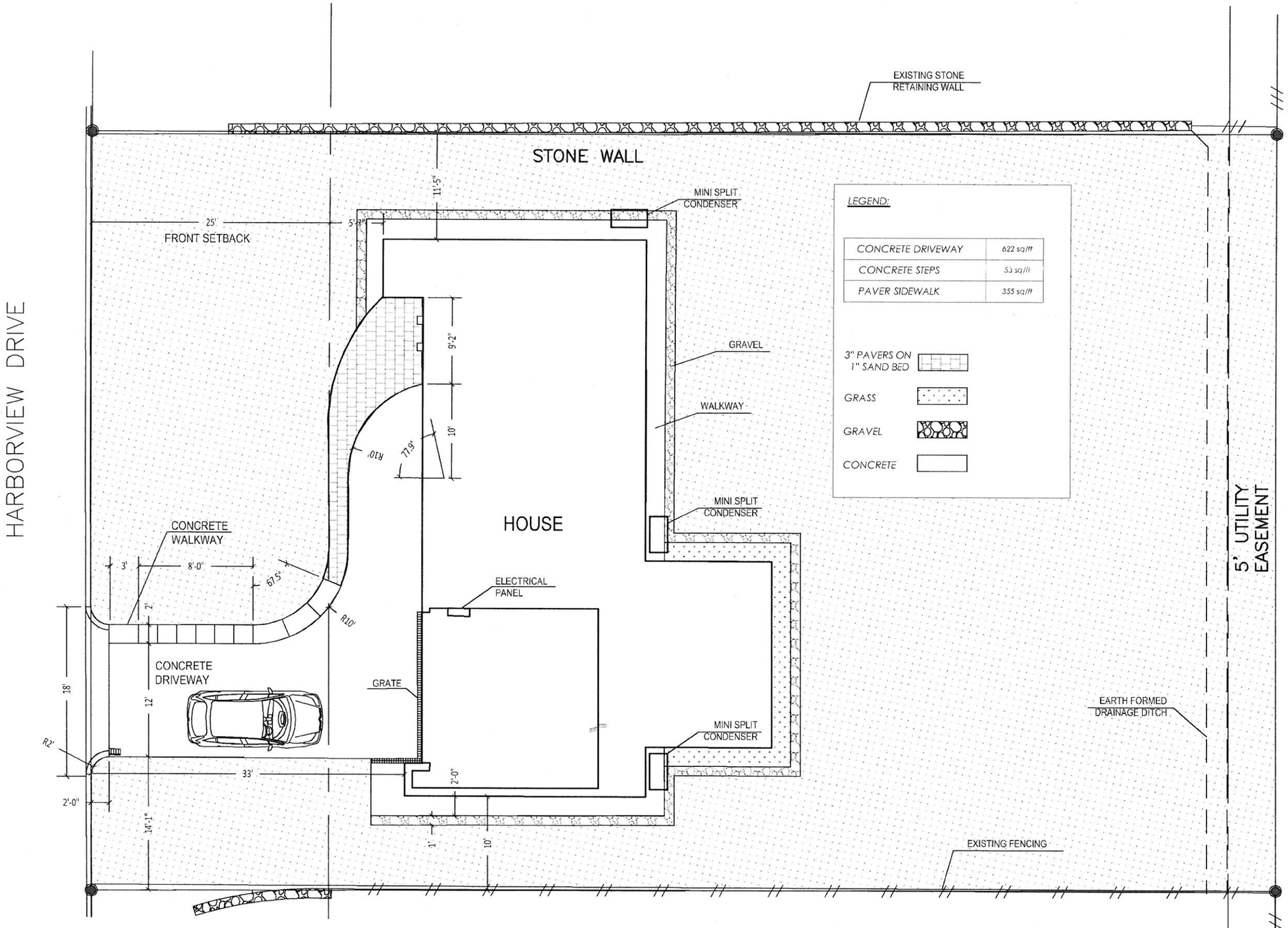
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.1



LANDSCAPE

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.2

REF. RHODES SURVEYING JOB No 100349

N

HARBORVIEW DRIVE

T/WALL=465'-0"

CURB EL=466'-3"

CURB EL=465'-0"

CURB EL=464'-2"

CURB EL=463'-2"

CURB EL=461'-8"

CURB EL=461'-6"

CURB EL=462'-0"

CURB EL=461'-3"

20' BL & UTILITY EASEMENT

10'

CONCRETE WALKWAY

CONCRETE DRIVEWAY

DRAIN TO STREET

2' HIGH EXISTING RETAINING WALL

EL=465'-0"

EXISTING STONE RETAINING WALL

EL=459'-0"

CATCH BASIN

EL=457'-8"

EL=457'-10"

EL=457'-5"

EL=457'-0"

EL=458'-6"

EL=463'-0"

EL=461'-0"

EL=462'-0"

EL=460'-0"

EL=459'-0"

EL=457'-8"

EL=462'-0"

EL=457'-6"

EL=458'-0"

EL=457'-9"

EL=457'-3"

EL=457'-1"

EL=458'-3"

EL=457'-10½"

EL=457'-6"

EL=457'-0"

EL=458'-0"

FINISH FLOOR EL=458'-4"

VACANT LOT
328 HARBORVIEW DR
LOT 24
BLOK C

GARAGE EL=458'-0"

TRENCH DRAIN

DRIVEWAY EL=457'-6"

SUMP & SUM PIT

WALKWAY

EARTH FORMED DRAInAGE DITCH

FRENCH DRAIN REF. PLUMBING

EXISTING GRADE

PROPOSED GRADE

2'-6" MIN FROM EDGE OF FOUNDATION

EXISTING FENCING

NEIGBOR'S FRENCH DRAIN

NEIGBOR'S FRENCH DRAIN CONNECTS TO STREET DRAIN

5' UTILITY EASEMENT

6" MAIN SEWER 8% SLOPE

459.00

458.00

461.00

460.00

463.00

462.00

464.00

465.00

458.00 E

459.00 E

462.00 E

463.00

464.00

465.00

5'

2%

LEGEND:
EXISTING GRADE
NEW GRADE

1 L0.4

2 L0.4

3 L0.4

4 L0.4

5 L0.4

GRADING AND DRAINAGE PLAN

SCALE 3/32"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

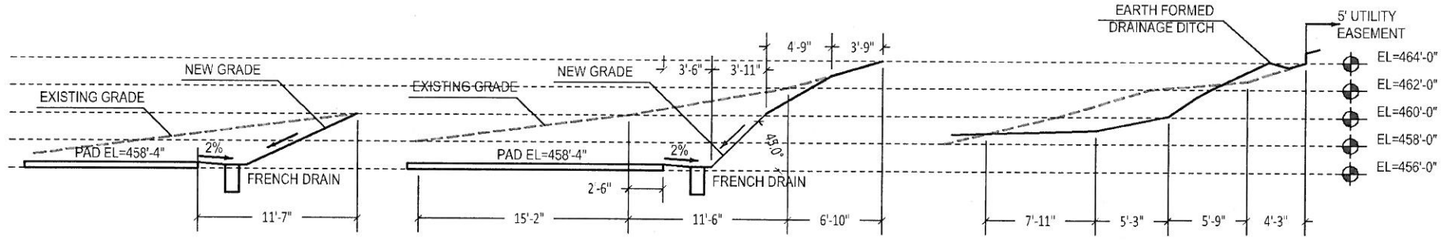
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12/14/2019

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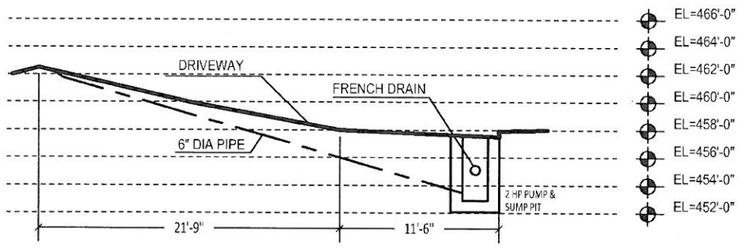
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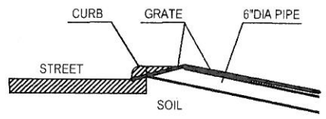
L0.3



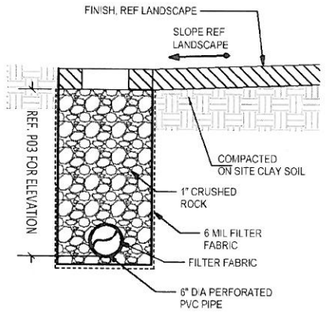
1/L0.4 2/L0.4 3/L0.4



4/L1.0

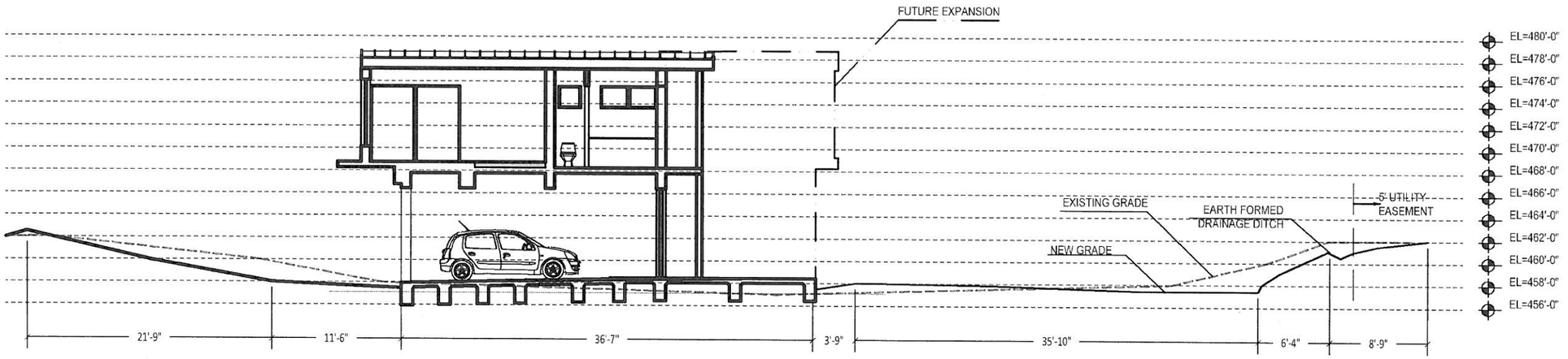


6/L0.4



TYPICAL FRENCH DRAIN

(REF GEOTECH REPORT)



5/L0.4

DETAILS

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/20

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	08/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.5

City of Rockwall

Project Plan Review History

Project Number	Z2020-014	**Owner**	ALEJANDRO PORTOCARRERO	**Applied**	3/20/2020 AG
Project Name	SUP for 328 Harborview Drive	**Applicant**		**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
328 HARBORVIEW	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR LANDING PH 2	24	C	24	3808-000C-0024-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	APPROVED	
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

(3/30/2020 4:37 PM DG)
Z2020-0014; SUP for Residential Infill in Established Subdivision– 328 Harborview Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2020-014) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 This project is subject to all requirements stipulated by the Development Standards of Planned Development District 8 (PD-8), and Article 04 & Article 05 the Unified Development Code (UDC) that are applicable to the subject property.

M.5 Please review the draft ordinance when received by staff and provide comments to staff by April 21, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting (i.e. Public Hearing) to be held on April 28, 2020.

M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a boat sales, storage and repair facility on the Subject Property, and conformance to these operational conditions is required for continued operations

1) The subject property shall generally conform to the Plot Plan as depicted in Exhibit 'B' of the draft ordinance; and,
2) The subject property shall generally conform to the Building Elevations as depicted in Exhibit 'C' of the draft ordinance.
3) Upon obtaining a building permit for the subject property and upon approval of the final inspection by the Building Inspections Department of the City of Rockwall, this Specific Use Permit shall expire on the effective date of said final inspection

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 28, 2020 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on April 14, 2020.
2) Planning & Zoning Public Hearing meeting will be held on April 28, 2020.
3) City Council Public Hearing will be held on May 4, 2020. (1st Reading of Ordinance)
4) City Council meeting will be held on May 18, 2020. (2nd Reading of Ordinance)

I.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-014

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) [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 Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [X] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
- [ ] Tree Removal ($75.00)
- [ ] Variance Request ($100.00)

Notes:
[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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	328 HARBORVIEW DR				
Subdivision	HARBOR LANDING PHASE 2	Lot	24	Block	C
General Location	HARBORVIEW DR CURVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-8	Current Use	N/A (Empty lot)		
Proposed Zoning		Proposed Use	RESIDENTIAL		
Acreage	0.23	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]

[X] Owner	ALEJANDRO PORTOCARRERO	[ ] Applicant	
Contact Person	ALEJANDRO PORTOCARRERO	Contact Person	
Address	7205 STONE MEADOW CIR	Address	
City, State & Zip	Rowlett, Tx 75088	City, State & Zip	
Phone	214774 7323	Phone	
E-Mail	alejandro_portocarrero@hotmail.com	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [*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 20th day of March, 20 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 20th day of March, 20 20

Owner's Signature _____

Notary Public in and for the State of Texas _____

TAMMY BENNETT
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

My Commission Expires



City of Rockwall

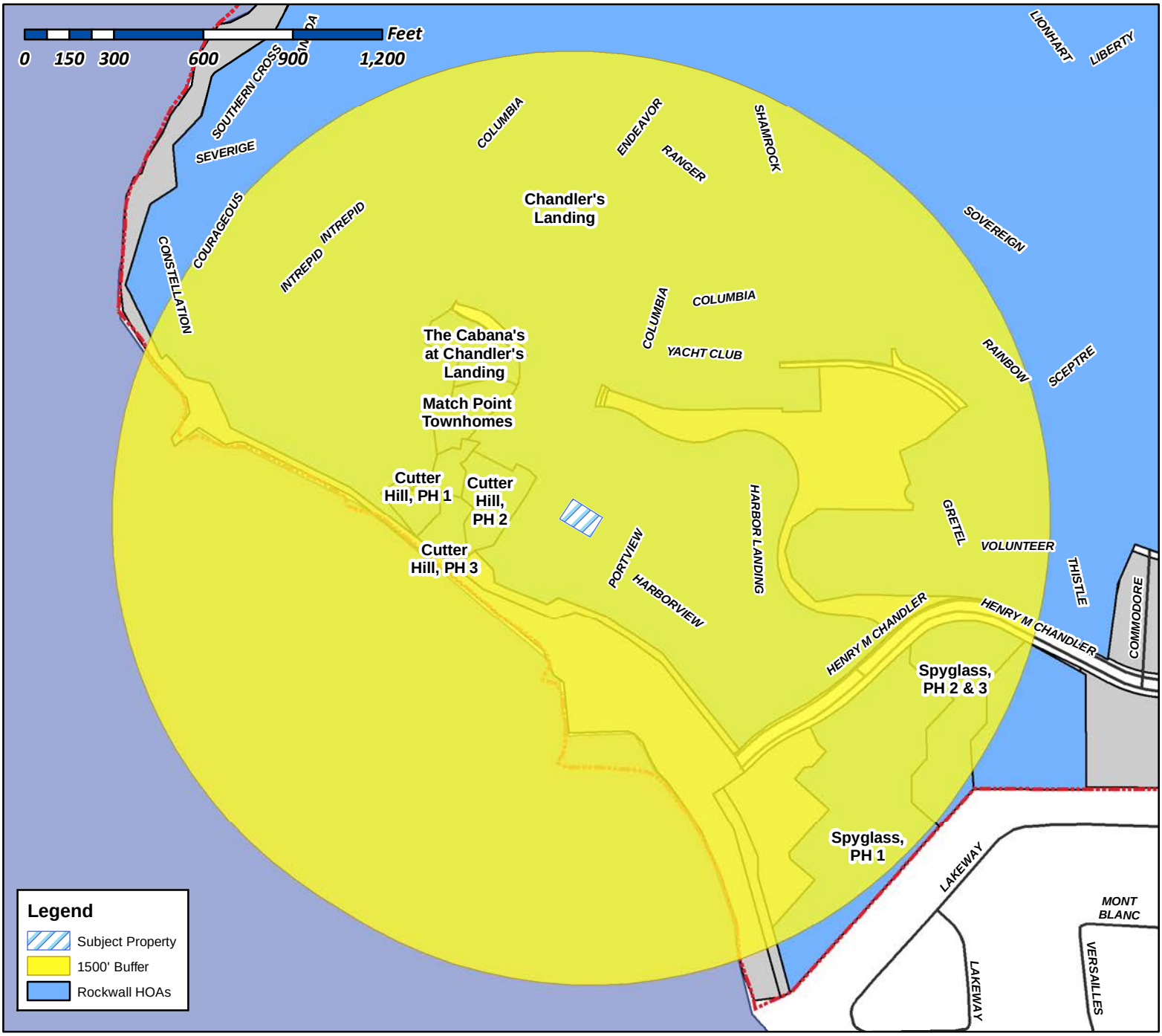
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

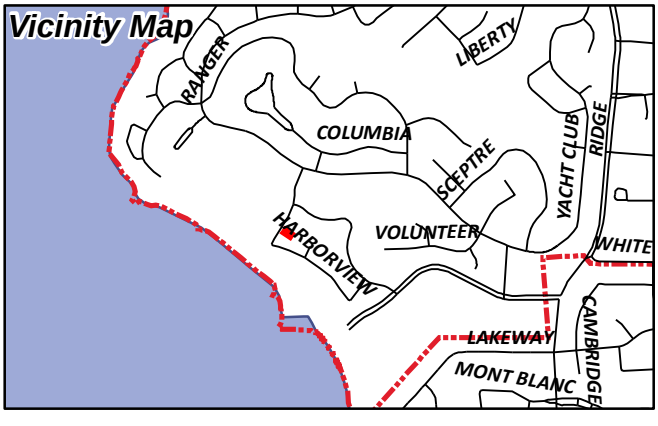
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: *3/24/2020*
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Gamez, Angelica
Sent: Tuesday, April 7, 2020 11:38 AM
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Notification Program
Attachments: HOA Map Z2020-014.pdf; PUBLIC NOTICE (04.07.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning cases that was published in the Rockwall Herald Banner on *April 10, 2020*. The Planning and Zoning Commission will hold a virtual public meeting on *Tuesday, April 28, 2020 at 6:00 PM*, and the City Council will hold a virtual public meeting on *Monday, May 4, 2020 at 6:00 PM*. Both hearings will take place virtually at 6:00 PM and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2020-014- SUP for Residential Infill for 328 Harborview Drive
Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

Thank you,

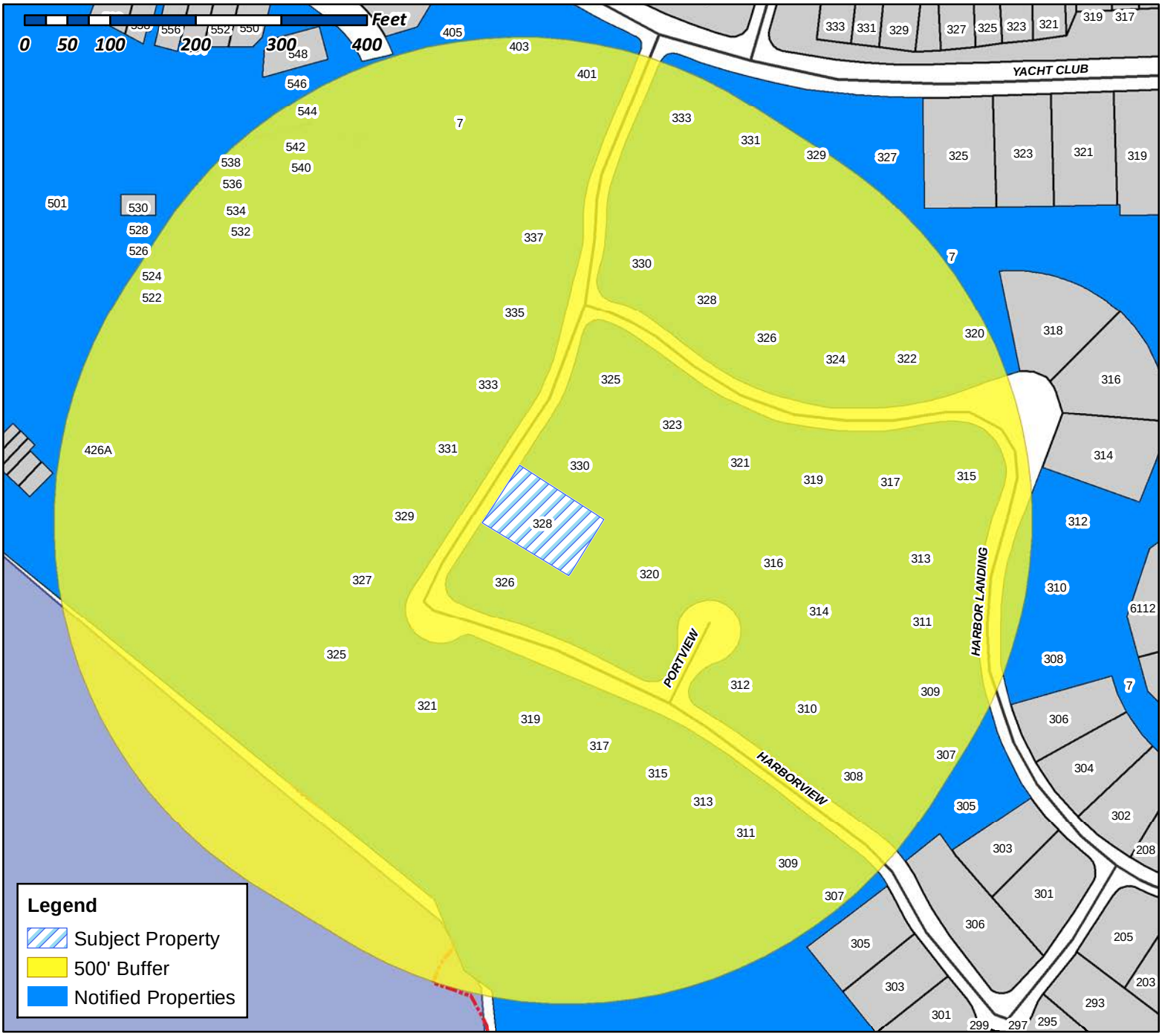
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

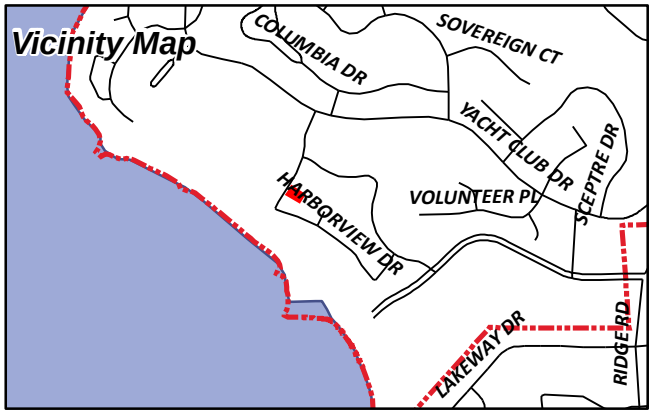
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: *3/24/2020*

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



GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

THE POTTS-REAGIN HOUSE LLC
1460 E MAIN ST
BARTOW, FL 33830

D'ALISO CHRISTOPHER J
1701 HICKORY CHASE CIR
KELLER, TX 76248

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

SLATE CRAIG AND TANYA
185 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

PONDER KENNETH & ELMA
1850 ASHBOURNE DR
ROCKWALL, TX 75087

DINKLANG ARTURO A
1923 NORTH FLOYD RD
RICHARDSON, TX 75080

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

CROMEENS SHAN
2720 EGANRIDGE LN
ROCKWALL, TX 75087

TRAYAH LLC
2897 S NELSON ST
LAKEWOOD, CO 80227

JOHNSON DAVID LEO AND
LINDA J JOHNSON
3021 RIDGE RD #285
ROCKWALL, TX 75032

VINES KENT C AND LINA ZHU
305 HARBOR LANDING DR
ROCKWALL, TX 75032

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

CURRENT RESIDENT
307 HARBORVIEW
ROCKWALL, TX 75032

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

CURRENT RESIDENT
308 HARBORVIEW
ROCKWALL, TX 75032

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

RENTFROW CHRISTOPHER
309 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
310 HARBORVIEW
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

WIZMANN ERIC & DALE
311 HARBOR LANDING
ROCKWALL, TX 75032

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

CURRENT RESIDENT
312 HARBOR LANDING
ROCKWALL, TX 75032

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

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

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

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

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

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

HENDRICKSON PATSY A
317 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
317 HARBORVIEW
ROCKWALL, TX 75032

REYNOLDS MARVIN C JR & CLARE D
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF SCOTT & JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

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

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
321 HARBORVIEW
ROCKWALL, TX 75032

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

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

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

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

SIVILS LINDA LUDDEN
325 YACHT CLUB DR
ROCKWALL, TX 75032

HOWELL ELMIN K & BETTY K
326 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
326 HARBORVIEW
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
328 HARBORVIEW
ROCKWALL, TX 75032

CURRENT RESIDENT
329 HARBORVIEW
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

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

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

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

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VOSPER ALAN AND SHIRLEY
333 HARBORVIEW
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
333 YACHT CLUB DR
ROCKWALL, TX 75032

MANASCO MARTIN E AND LISA M
335 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
337 HARBORVIEW
ROCKWALL, TX 75032

MOHAN KENNETH
3415 WATERVIEW TRL
ROCKWALL, TX 75087

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
405 YACHT CLUB
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A
407 COLUMBIA DR
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

O'BOYLE MICHAEL
426 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG BARBARA JANE
426 YACHT CLUB DR APT C
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

FORSYTHE LESLEY K AND
PETER J HOLLY
426 YACHT CLUB DRIVE #H
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

DAVIS KERRI
436 YACHT CLUB DR #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

PATRICK ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

BRUNS BEVERLY LYNN
440B YACHT CLUB DR
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
442 YACHT CLUB DRIVE #B
ROCKWALL, TX 75032

CARRIGAN DOROTHY
450 YACHT CLUB DR APT B
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

HARRIS CHAD M
452 YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MCCALISTER SHAWN D & RUSS W WILLIAMSON
&
ELIZABETH R WILLIAMSON
456A YACHT CLUB DR
ROCKWALL, TX 75032

KNEEDLER BRADLEY HARRISON
456C YACHT CLUB DRIVE UNIT 302
ROCKWALL, TX 75032

GREEN JOHN W JR
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

TUCKER JOHN
4748 SECRET CV
ROCKWALL, TX 75032

CURRENT RESIDENT
501 YACHT CLUB
ROCKWALL, TX 75032

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

BARBEE NATHAN DAVID
517 SKELTON ST
ROYSE CITY, TX 75189

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND JANE AND
EUGENE WESLEY HUDDLE
519 E INTERSTATE 30 #704
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

COWAN AMY
DAVID SPOENEMAN
5203 SCARBOROUGH LN
DALLAS, TX 75287

GUNTER MARGIE ANN
524 YACHT CLUB DR
ROCKWALL, TX 75032

HUNT DIANE DOLORES
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

CURRENT RESIDENT
544 YACHT CLUB
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

CURRENT RESIDENT
546 YACHT CLUB
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

CONSOLIDATED SYSTEMS INC
6220 GASTON AVE STE 700
DALLAS, TX 75214

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

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

OYHARCABAL HENRY A
783 17TH AVE
SAN FRANCISCO, CA 94121

PROSEK SHERI
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KAPRANTZAS ENTERPRISES LLC
904 E DAVIS ST. 400
MESQUITE, TX 75149

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP 1830 E I30
ROCKWALL, TX 75087

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
PO BOX 1600
ROCKWALL, TX 75087

MASULA II LIVING TRUST
DURELL D AGHA TRUSTEE
PO BOX 221337
CARMEL, CA 93922

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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PO BOX 638
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview 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 ***Tuesday, April 28, 2020 at 6:00 PM***, and the City Council will hold a public hearing on ***Monday, May 4, 2020 at 6:00 PM***. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by ***Monday, May 4, 2020 by 4:00 PM*** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

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:

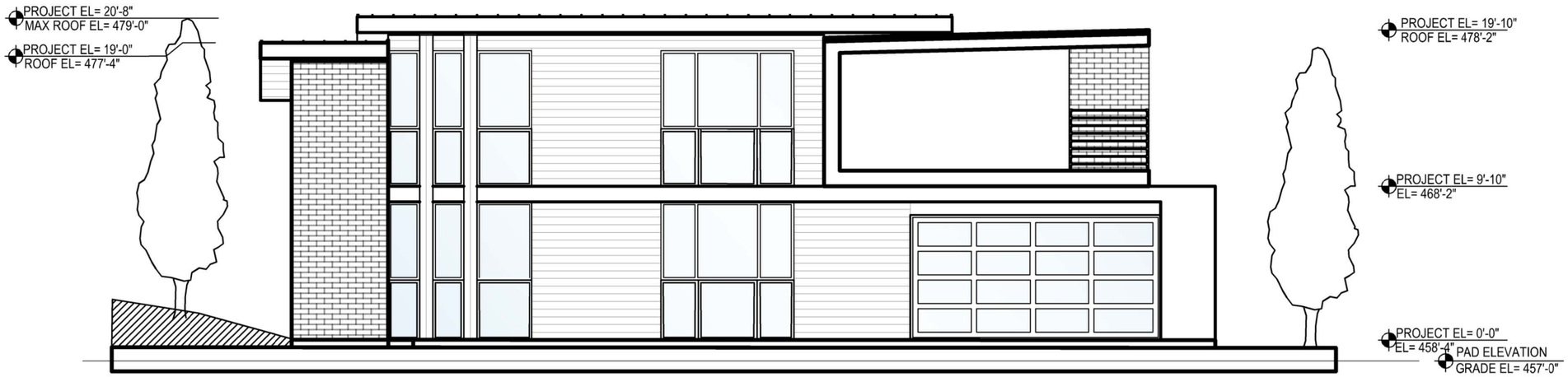
Address:

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

MATERIALS LEYEND

- STUCOO 1283 SQF
  SMOOTH FINISH
- BRICK VENEER 953 SQF
  VALENTINO WHITE SPLITFACE
- WOOD SIDING 363 SQF
  CUMARU SHIPLAP 6" SIDING



ELEVATION 1/A.04

SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.04

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

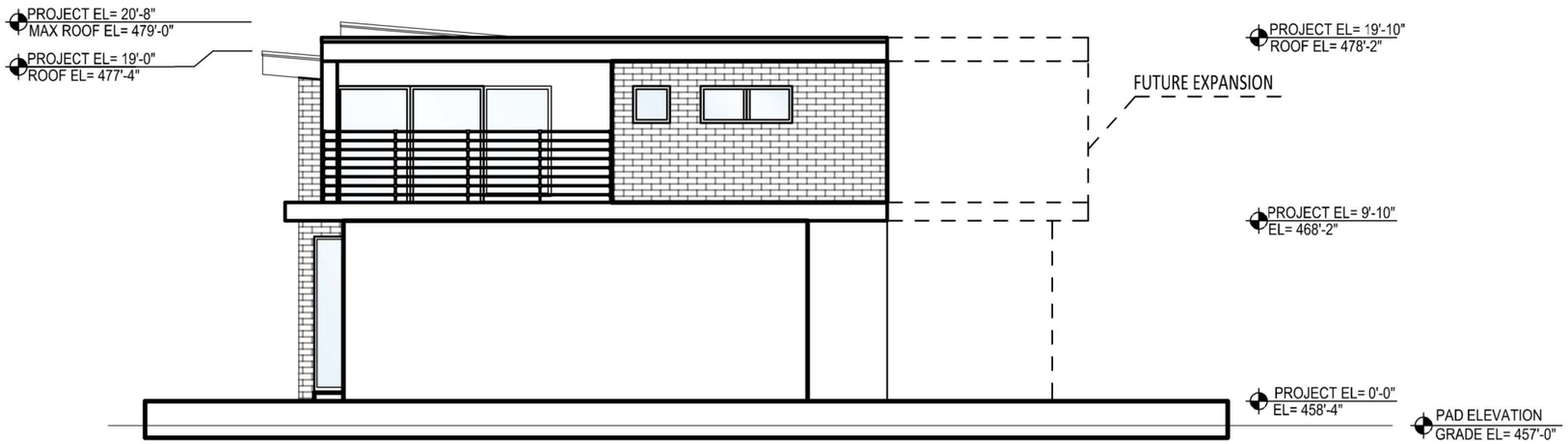
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

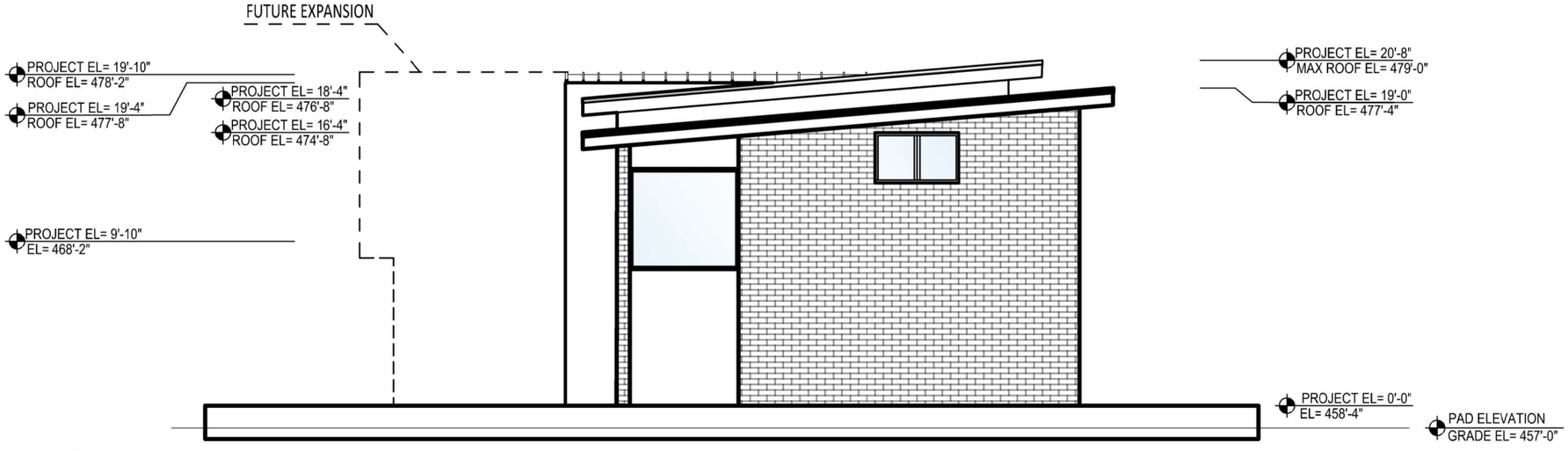
DRAWING NO.
OF

A0.4



ELEVATION 1/A.05

SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.05

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

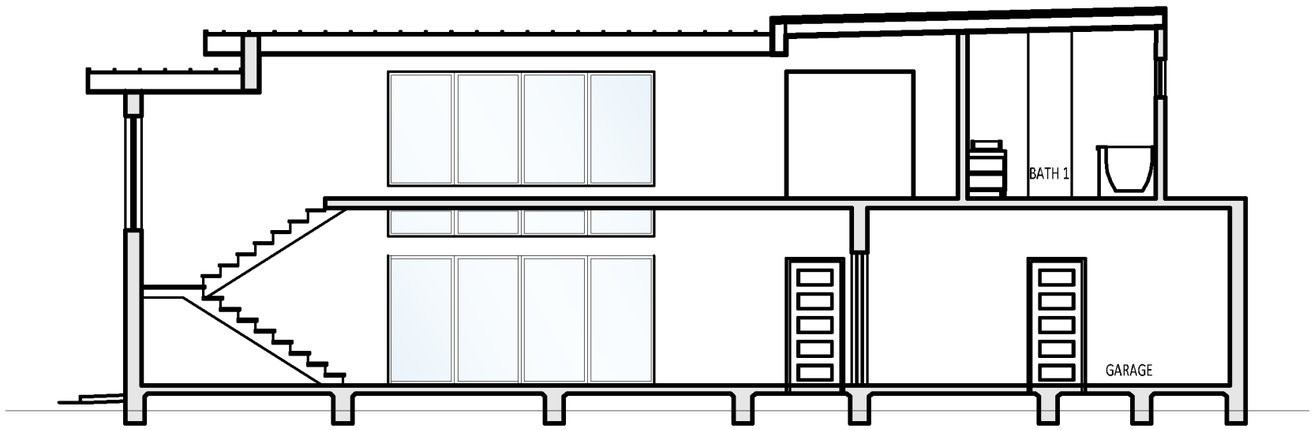
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

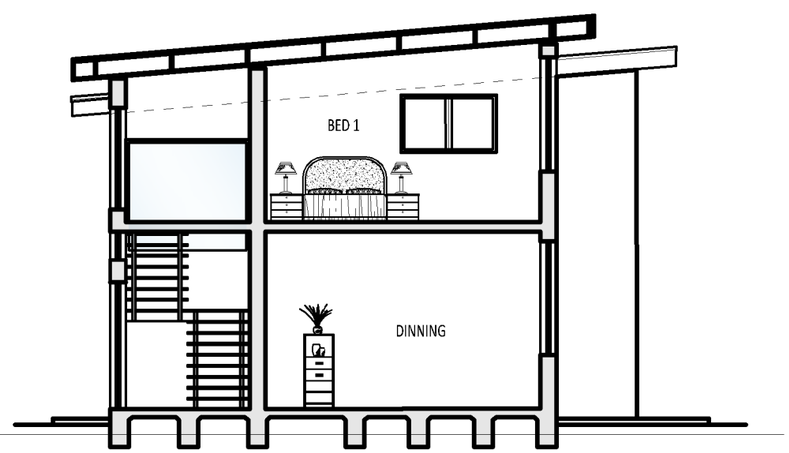
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OF

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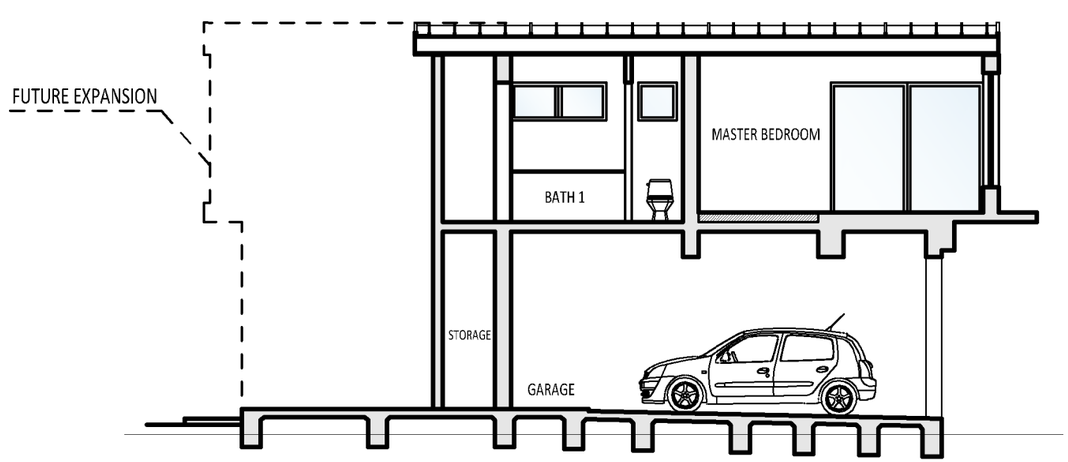
SECTION 1/A.06

SCALE $\frac{1}{8}$"=1'-0"



SECTION 2/A.06

SCALE $\frac{1}{8}$"=1'-0"



SECTION 3/A.06

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

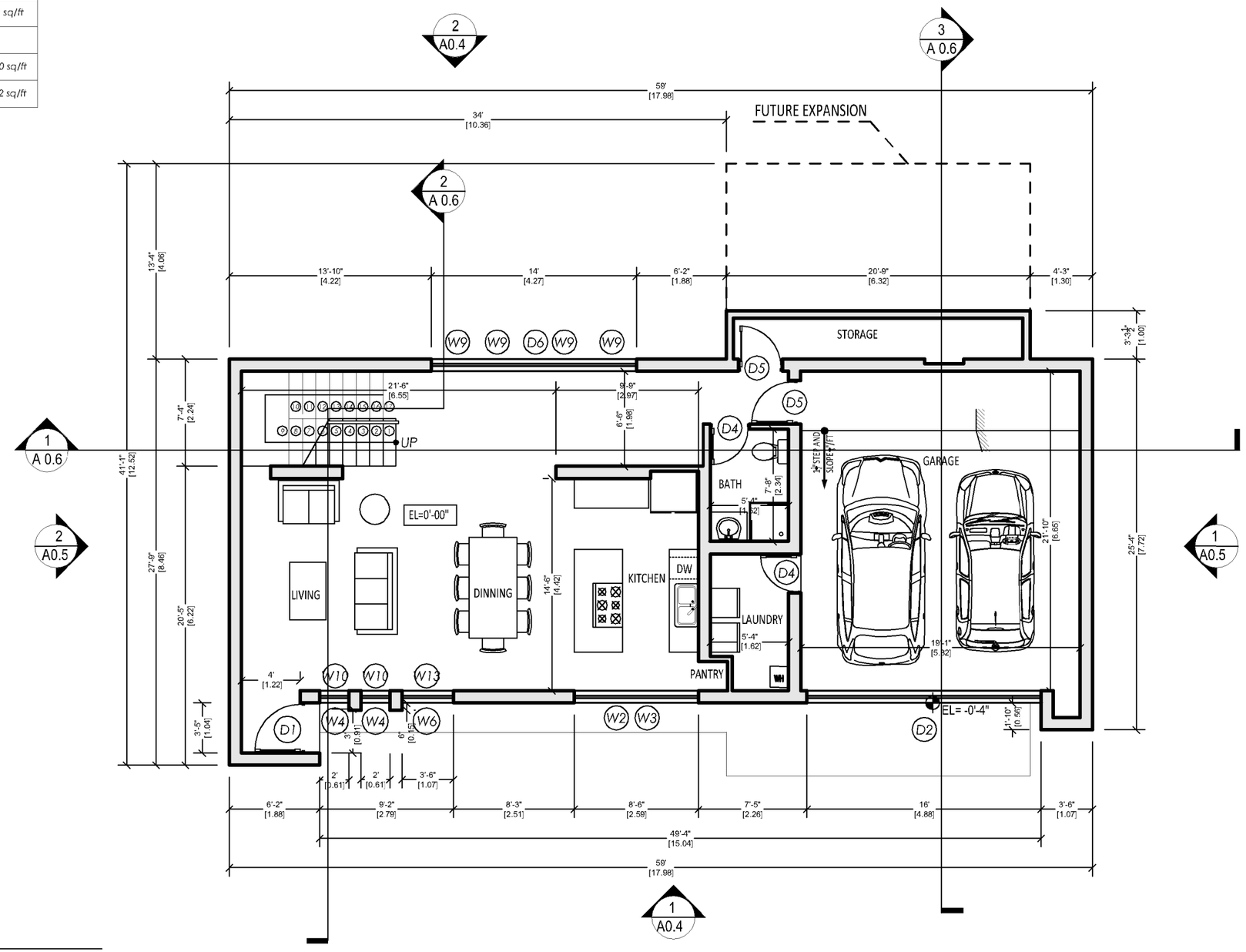
DRAWN BY /CHECKED BY

APROVED BY

DRAWING NO.
OF

A0.6

LIVING AREA 1ST FLOOR	871 sq/ft
LIVING AREA 2nd FLOOR	1144 sq/ft
TOTAL LIVING AREA	2015 sq/ft
PORCHE	0 sq/ft
GARAGE	434 sq/ft
BALCONY	121 sq/ft
TOTAL U/R (under roof)	2570 sq/ft
FOUNDATION/SLAB	1692 sq/ft



LEVEL 1

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
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DRAWING TITLE:

PROJECT NO.

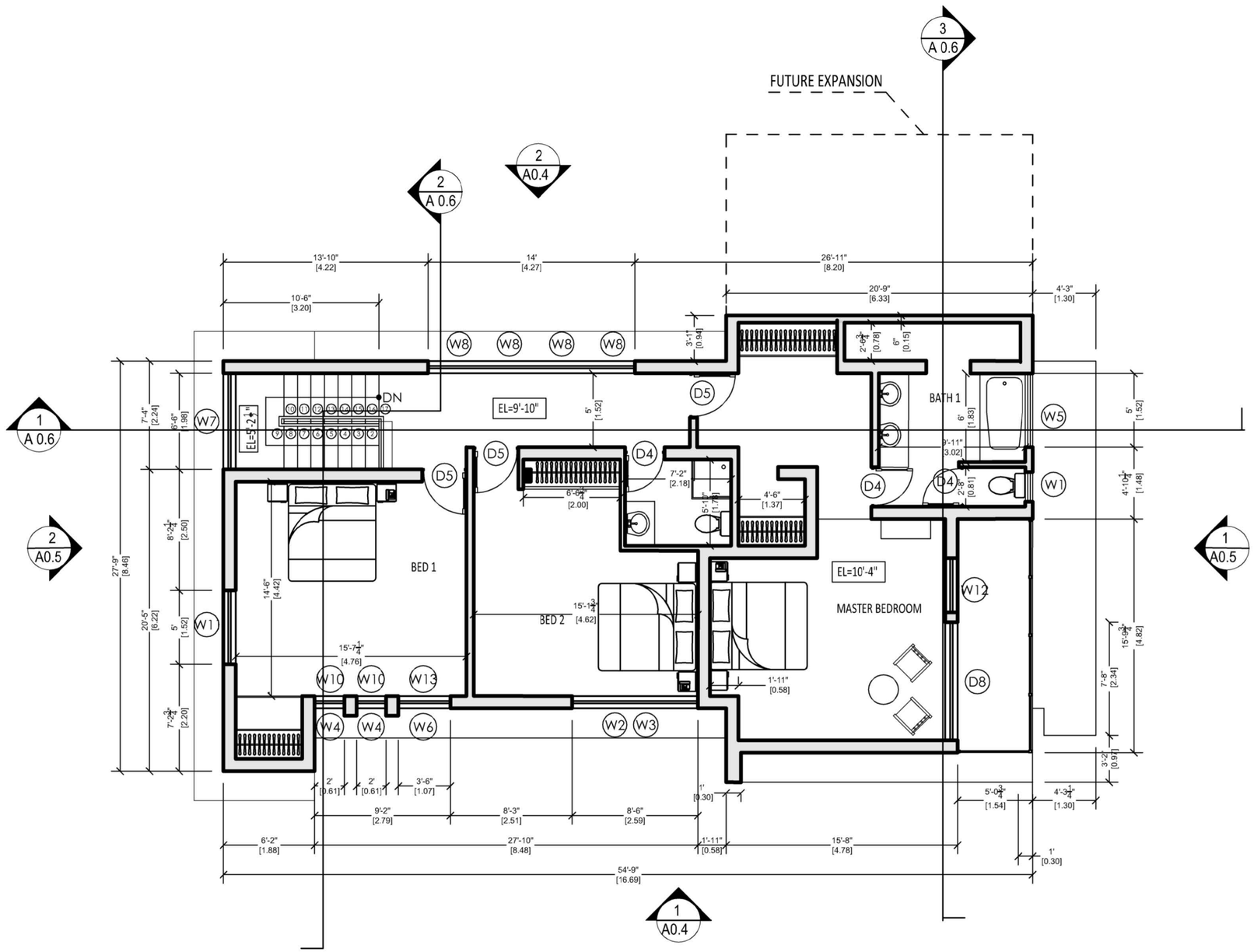
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

DRAWING NO.
OF

A0.1



LEVEL 2

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

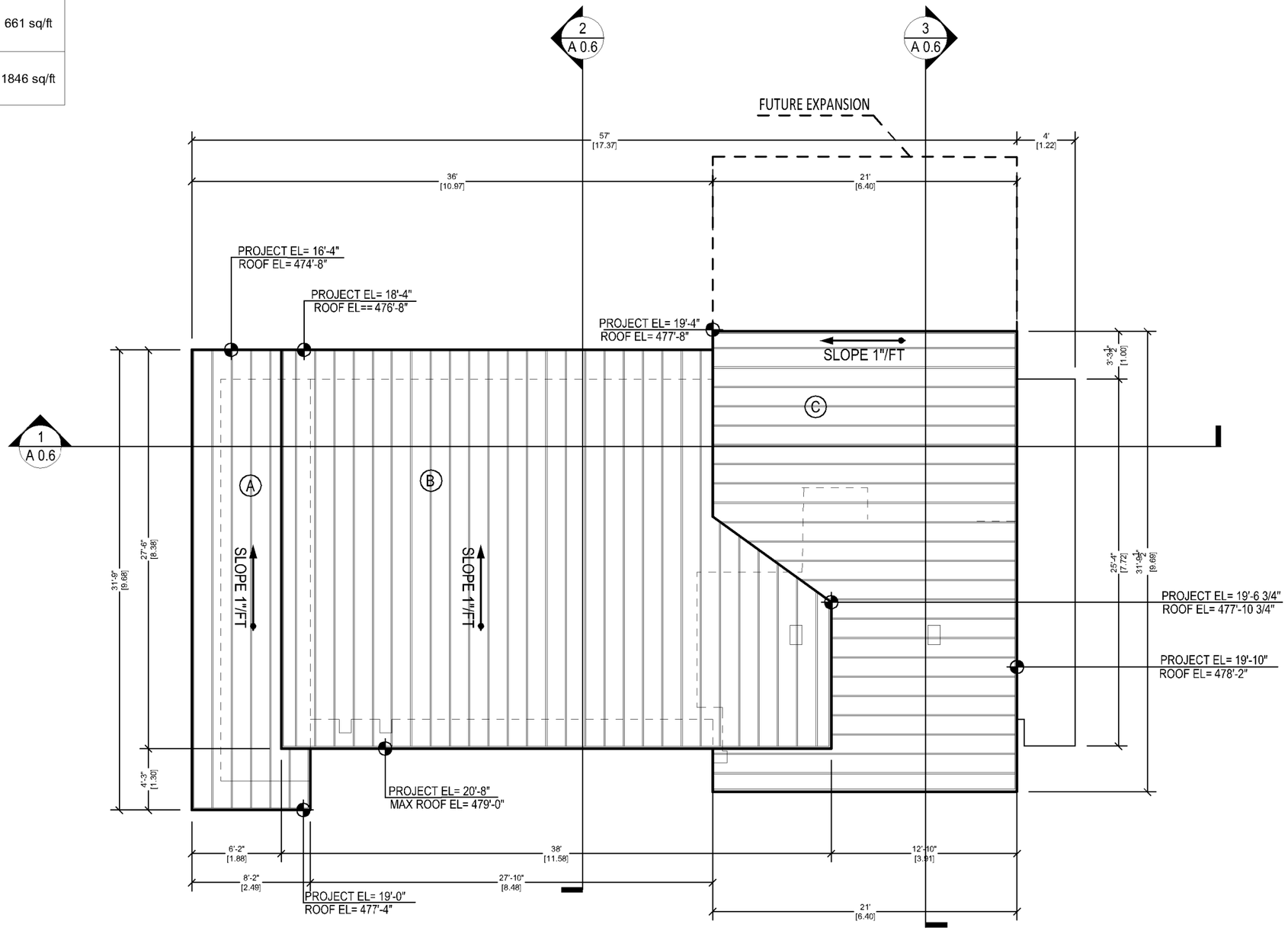
DRAWN BY /CHECKED BY

APROVED BY

DRAWING NO.
OF

A0.2

ROOF A: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	266 sq/ft
ROOF B: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	919 sq/ft
ROOF C: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	661 sq/ft
TOTAL ROOF	1846 sq/ft



ROOF

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

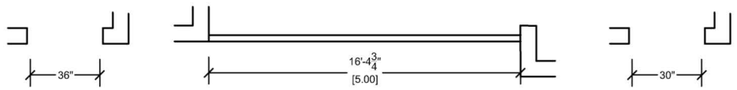
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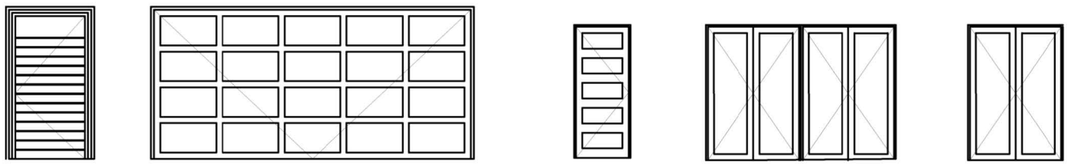
DRAWING NO.
OF

A0.3

DOORS

TYPE MARK	WIDTH	HIGH	QUANTITY	MATERIAL	DESCRIPTION	OBSERVATIONS
D1	3'-0"	8'-0"	1	WOOD DOOR	EXTERIOR GLASS DOOR	
D2	16'-0"	8'-0"	1	ALUMINUM DOOR	GARAGE DOOR	
D3	-	-	0	ALUMINUM DOOR	2 PANEL SLIDNG DOOR	
D4	2'-8"	7'-0"	5	WOOD DOOR	INTERIOR DOOR	
D5	3'-0"	7'-0"	5	WOOD DOOR	INTERIOR DOOR	
D6	14'-0"	6'-10"	1	ALUMINUM DOOR	4 PANEL SLIDNG DOOR	
D7	-	-	0	WOOD DOOR	INTERIOR SLIDING DOOR	
D8	8'-0"	6'-10"	1	ALUMINUM DOOR	2 PANEL SLIDNG DOOR	

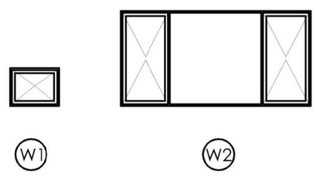




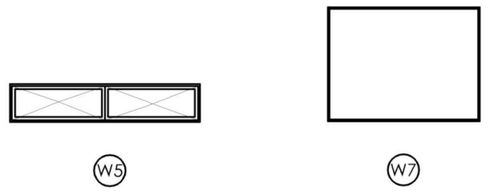
D1 D2 D4 D5 D6 D8

WINDOWS

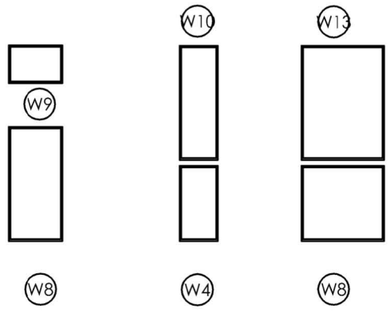
TYPE MARK	WIDTH	HIGH	QUANTITY	MATERIAL	DESCRIPTION	OBSERVATIONS
W1	2'-0"	2'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W2	8'-6	5'-0"	2	ALUMINUM WINDOW	DOUBLE HORIZONTAL SLIDER	
W3	8'-6"	3'-8"	2	ALUMINUM WINDOW	PICTURE	
W4	2'-0"	3'-8"	4	ALUMINUM WINDOW	PICTURE	
W5	5'-0"	2'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W6	3'-6"	3'-8"	2	ALUMINUM WINDOW	PICTURE	
W7	6'-6"	6'-0"	1	ALUMINUM WINDOW	PICTURE	
W8	3'-6"	6'-0"	4	ALUMINUM WINDOW	PICTURE	
W9	3'-6"	1'-6"	4	ALUMINUM WINDOW	PICTURE	
W10	2'-0"	5'-0"	4	ALUMINUM WINDOW	PICTURE	
W11	5'-0"	3'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W12	3'-8"	6'-0"	1	ALUMINUM WINDOW	PICTURE	
W13	3'-6"	5'-0"	1	ALUMINUM WINDOW	PICTURE	



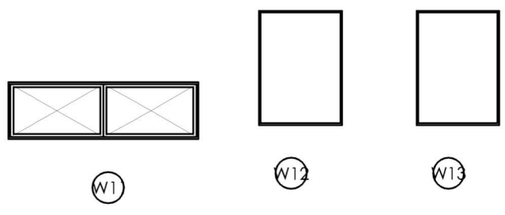
W1 W2



W5 W7



W9 W10 W13 W8 W4 W8



W1 W12 W13

SQUARE FOOTAGE

LEVEL 1 SQUARE FOOTAGE	SQF	LEVEL 2 SQUARE FOOTAGE	SQF
LIVING/DINNING/KITCHEN	480	MASTER BEDROOM	342
LAUNDRY	49	MASTER BATHROOM	121
BATHROOM	41	BEDROOM 1	248
HALLWAY	243	BEDROOM 2	212
STORAGE	58	BATHROOM 2	44
		STAIR	65
		HALLWAY	112
Total Area Level 1= 871 SQF		Total Area Level 2= 1144 SQF	

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354



PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

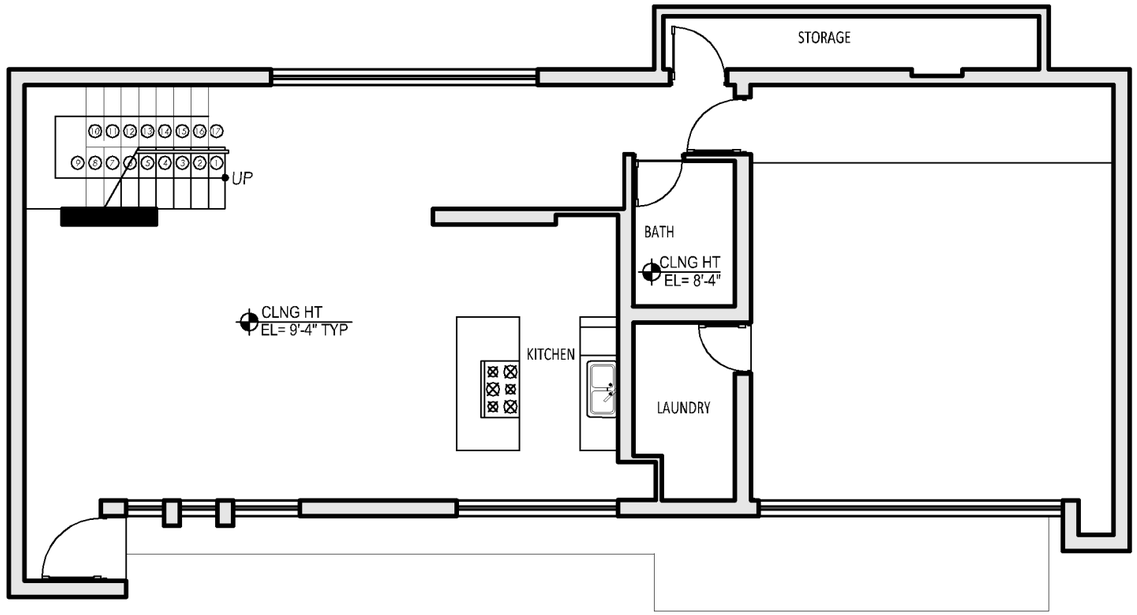
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

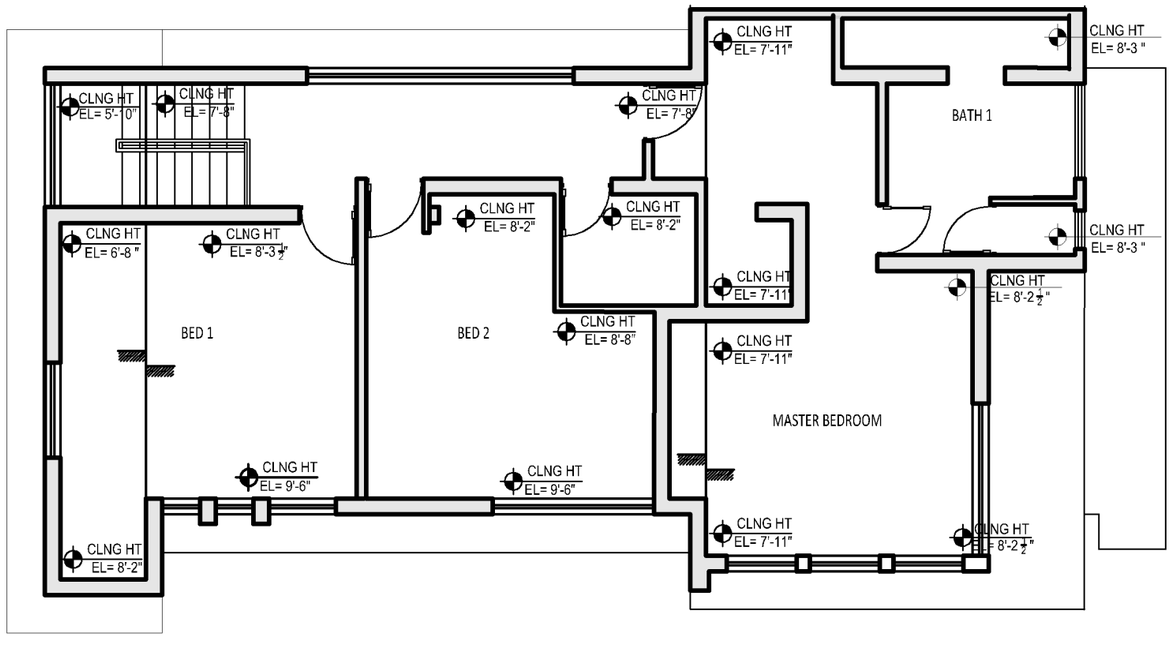
DRAWING NO.
OF

A0.7



REFLECTED CEILING LEVEL 1

SCALE $\frac{1}{8}$"=1'-0"



REFLECTED CEILING LEVEL 2

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

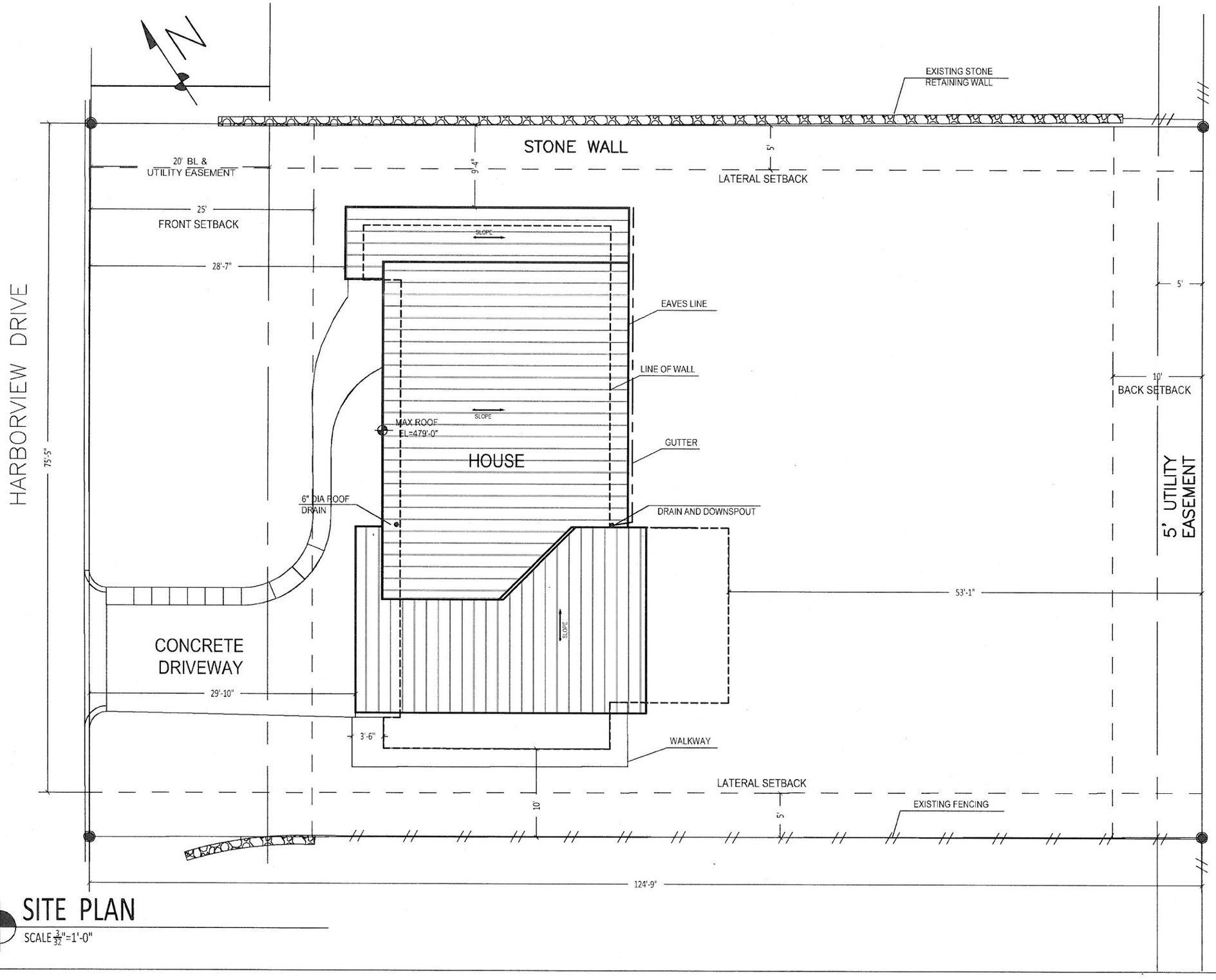
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

DRAWING NO.
OF

A0.8



SITE PLAN

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/25/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

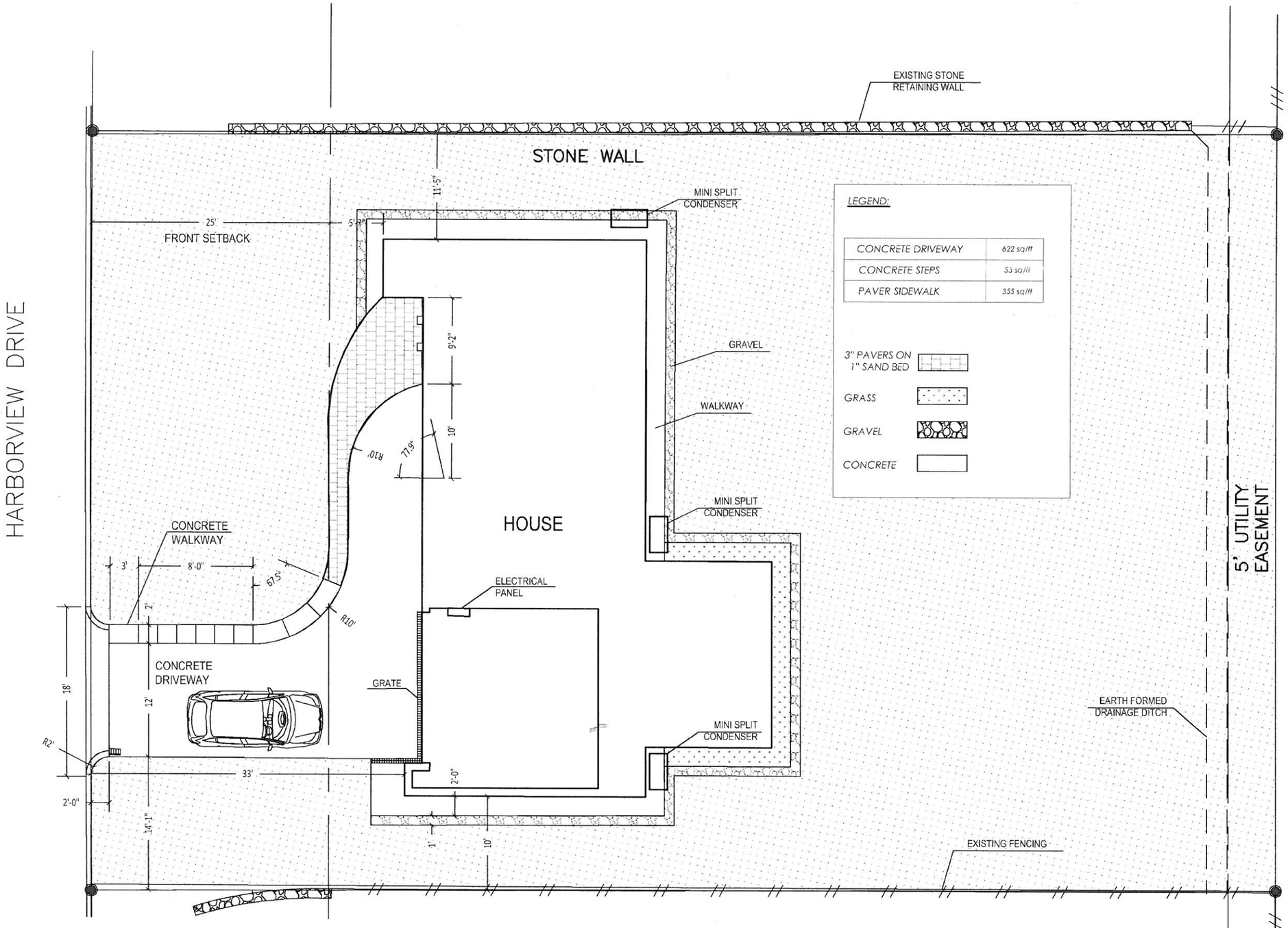
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.1



LANDSCAPE

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

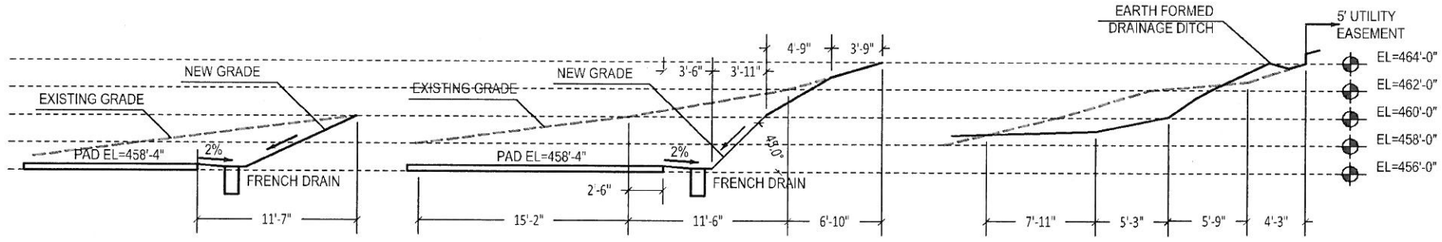
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

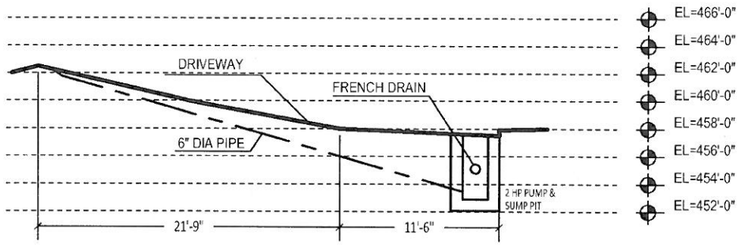
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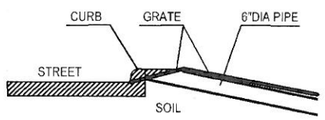
L0.2



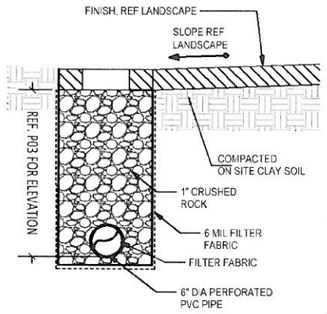
1/L0.4 2/L0.4 3/L0.4



4/L1.0

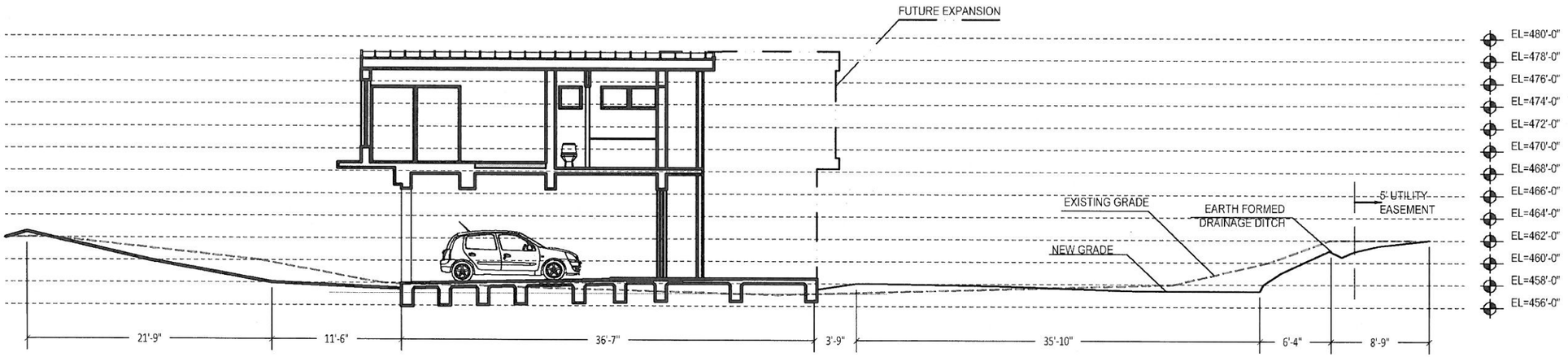


6/L0.4



TYPICAL FRENCH DRAIN

(REF GEOTECH REPORT)



5/L0.4

DETAILS

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.5

REF. RHODES SURVEYING JOB No 100349

N

HARBORVIEW DRIVE

VACANT LOT
328 HARBORVIEW DR
LOT 24
BLOK C

FINISH FLOOR EL=458'-4"

GARAGE EL=458'-0"

DRIVEWAY EL=457'-6"

TRENCH DRAIN

CONCRETE DRIVEWAY

CONCRETE WALKWAY

WALKWAY

2' HIGH EXISTING RETAINING WALL

EXISTING STONE RETAINING WALL

20' BL & UTILITY EASEMENT

10'

5'

5' UTILITY EASEMENT

6" MAIN SEWER 8% SLOPE

EARTH FORMED DRAINAGE DITCH

EXISTING FENCING

NEIGBOR'S FRENCH DRAIN

FRENCH DRAIN REF. PLUMBING

2'-6" MIN FROM EDGE OF FOUNDATION

PROPOSED GRADE

EXISTING GRADE

LEGEND:
EXISTING GRADE
NEW GRADE

CATCH BASIN

CURB EL=466'-3"
CURB EL=465'-0"
CURB EL=464'-2"
CURB EL=463'-2"
CURB EL=461'-8"
CURB EL=461'-6"
CURB EL=462'-0"
CURB EL=461'-3"

T/WALL=465'-0"

EL=465'-0"
EL=459'-0"
EL=457'-8"
EL=457'-10"
EL=457'-5"
EL=458'-6"
EL=458'-3"
EL=458'-0"
EL=457'-6"
EL=457'-3"
EL=457'-0"
EL=457'-9"
EL=457'-1"
EL=463'-0"
EL=462'-0"
EL=461'-0"
EL=460'-0"
EL=457'-10½"

465.00
464.00
463.00
462.00
461.00
460.00
459.00
458.00
462.00 E
460.00 E
458.00 E

2%

DRAIN TO STREET

PUMP & SUMP PIT

1 L0.4
2 L0.4
3 L0.4
4 L0.4
5 L0.4

GRADING AND DRAINAGE PLAN

SCALE $\frac{3}{32}$"=1'-0"

NEIGBOR'S FRENCH DRAIN CONNECTS TO STREET DRAIN

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RD

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.3

March 20th, 2020

City Of Rockwall
385 S Goliad
Rockwall TX, 75087

Reference: Drainage Hold Harmless Letter 328 Harborview Dr Rockwall, TX 75032

In response to the requirements of the City of Rockwall's Engineering department, I am submitting this letter as requested and as a requirement to obtain the City residential permit for my house located in the above address.

As a brief description of my property, the maximum pad elevation was set as 457 feet and the maximum roof elevation as 479 feet. The North-East and the South-East neighbor properties are approximately 6ft higher that Elevation 457'. The Harborview Dr Street located at the front of the property (North-West) is approximately 4ft higher than Elevation 457'. The South-West neighbor property (lot 23) is sharing the same pad elevation of 457'. Per the above brief explanation of my property topography I bring to your attention the following:

It is of my understanding that the pad elevation used to be higher and it was lowered for Chandlers Landing Phase 2.

It is of my understanding that my neighbor's property has a French drain around her house which drains rainfall water to the street's storm inlet located on Harborview Dr and said storm inlet is connected to "Line A" drainage storm pipe.

It is of my understanding that the neighbor in lot 23 has a wood fence supported by tubes and the tubes apparently fixed to a concrete curb.

It is of my understanding that the curve in between my lot and lot 23 currently is not allowing the water to flow from my property to lot 23 and therefore to the street's storm inlet located on Harborview Dr.

It is my understanding that per the Texas Water Code Sec. 11.086 (a) "No person may divert or impound the natural flow of surface water.

alejandro_portocarrero@hotmail.com 7205 Stone Meadow Cir, Rowlett TX, 75088

It is my understanding that per the City of Rockwall Standards of Design and Construction 1.10 Easements and Row, " No structure (buildings, walls, fences decks, swimming pools, signage/monuments, etc.) are allowed in or over any easement or right-of ways".

Due to all the exposed above and the topography of my lot, the drainage design intent for my house consist of a french drain around the house draining the water into a sum pit and a pump to pump the rainfall water out and into the Harborview dr street located in the front of my property.

Having explained my understanding of the situation, I as the owner, agree to hold harmless the City of Rockwall and I assume the flood risk in my property due to rainfall only due to pump malfunction, and/or under-design drainage component, pipe settlements and any other distress in the drainage system and, release the City of Rockwall from liability or responsibility for flooding and the damage caused inside the boundaries of my lot.

Sincerely,

Alejandro Portocarrero Velasco, P.E.
3/20/2020

3/20/2020

TANYA BUEHLER
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

alejandro_portocarrero@hotmail.com 7205 Stone Meadow Cir, Rowlett TX, 75088

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBSIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.23-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK C, HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.23-acre parcel of land being described as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family uses, addressed as 328 Harborview Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with *Subsection* 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards,* of Article 05*, District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and the following conditions:

PREVIOUS ORDINANCE 04.20

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property*, and conformance to these operational conditions is required:

1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require the *Subject Property* to comply with the following:

1) Upon obtaining or maintaining a Building Permit and should any contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

DRAFT ORDINANCE 04.14.20

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2020.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 4, 2020*

2nd Reading: *May 18, 2020*

DRAFT ORDINANCE 04.14.2020

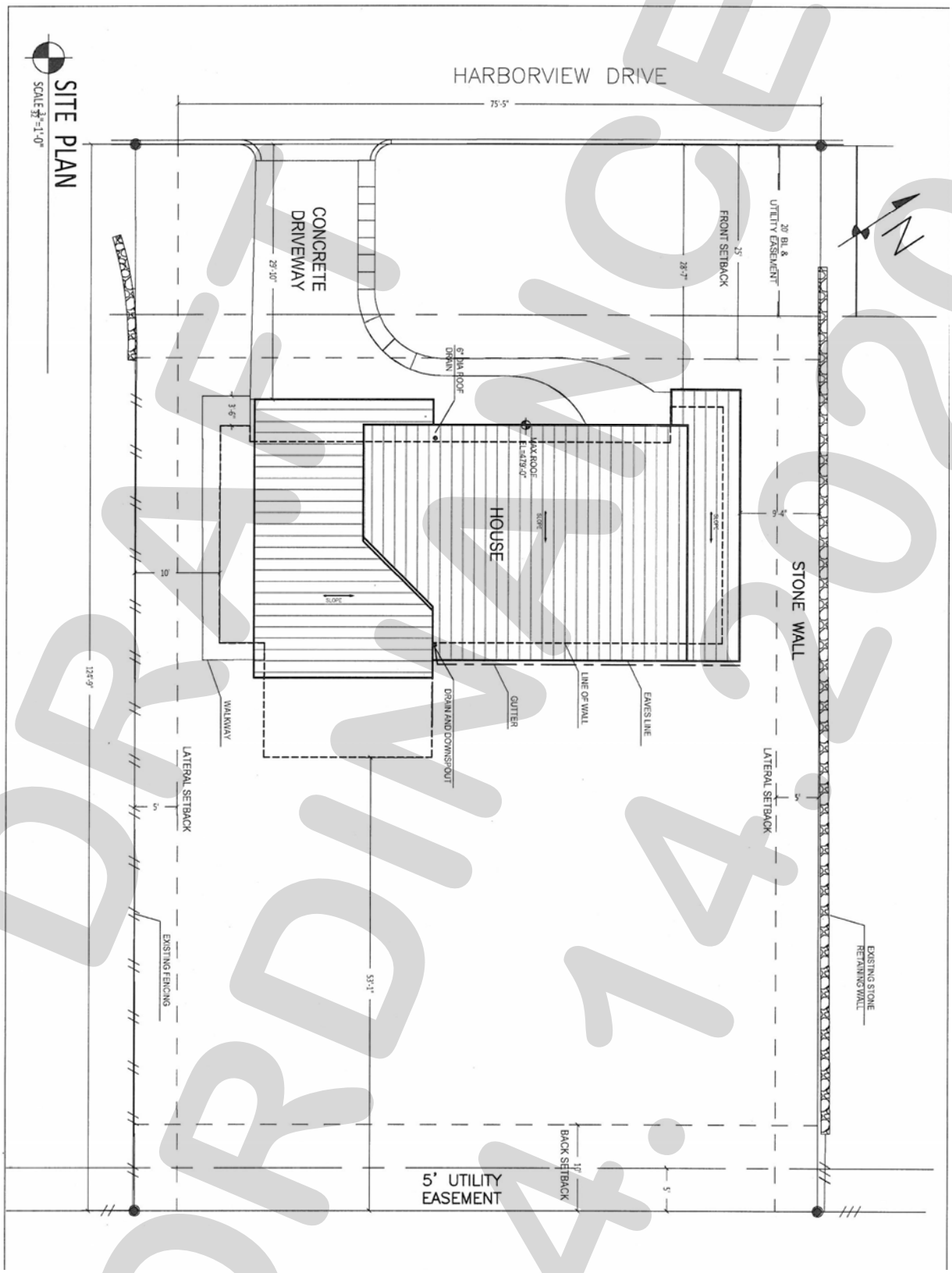
Exhibit 'A':
Legal Description

Location: *328 Harborview Drive*
Legal Description: *Lot 24, Block C, Harbor Landing, Phase 2 Addition*



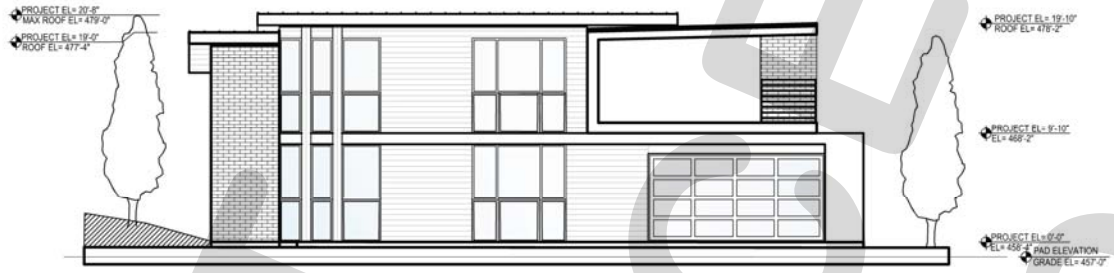
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Exhibit 'B':
Residential Plot Plan

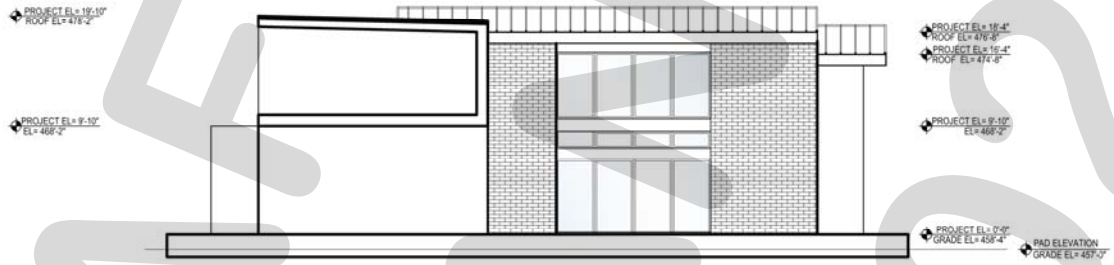


DRAFT ORDINANCE 04.14.2020

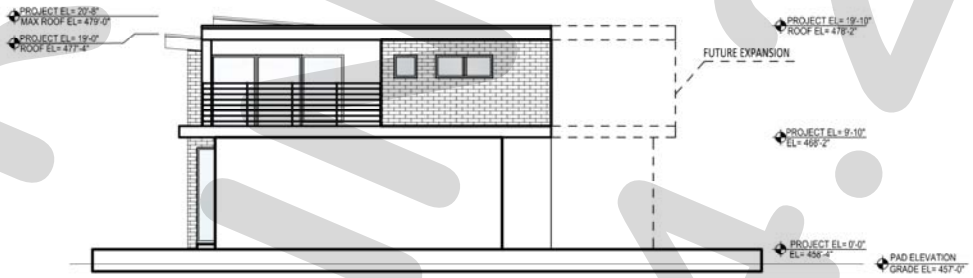
Exhibit 'C':
Building Elevations



ELEVATION 1/A.04
SCALE 1/8"=1'-0"



ELEVATION 2/A.04
SCALE 1/8"=1'-0"



ELEVATION 1/A.05
SCALE 1/8"=1'-0"



ELEVATION 2/A.05
SCALE 1/8"=1'-0"

DRAFT
ORDINANCE
04.2020

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 28, 2020
APPLICANT:	Alejandro Portocarrero
CASE NUMBER:	Z2020-014; *Specific Use Permit (SUP) for a Residential Infill for 328 Harborview Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

BACKGROUND

The *subject property* is located within the Harbor Landing, Phase 2 Subdivision, which was filed with Rockwall County in 1987. Prior to the filing of the plat, on October 29, 1973, the City Council approved the annexation of the Chandlers Landing Addition [*i.e. Ordinance No. 73-43*], and Planned Development District 8 (PD-8) [*i.e. Ordinance No. 73-48*], which established single-family, multi-family, and other land uses for the Chandlers Landing Subdivision. On April 2, 1984, the City Council approved an amendment to PD-8 [*i.e. Ordinance No. 84-16*], establishing special conditions and provisions for Tract 1A containing 17.7348-acres, which included height restrictions of no more that 30-feet above existing grade or 12-feet above the building line elevation of the uphill lots. On June 15, 1987, the City Council approved *Resolution No. 87-20* authorizing a settlement agreement with Rockwall Harbor Landing, Inc. regarding the interpretation and application for the building pad elevations and maximum elevations established in *Ordinance No. 84-16*. The resolution also defined the house height restrictions for certain lots within the Harbor Landing Addition, and established height limitations of 30-feet or less for these lots (*see Exhibit 'C' of this case memo*). The proposed single-family home does not exceed the maximum rooftop elevation, maximum pad elevation, or maximum house height as established per the court order [*i.e. Resolution No. 87-20*] for the subject property.

PURPOSE

The applicant, *Alejandro Portocarrero*, is requesting the approval of a Specific Use Permit (SUP) for the purpose of construction a single-family home on Lot 24, Block C, Harbor Landing, Phase 2 Addition (*i.e. 328 Harborview Drive*) in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 328 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a continuation of the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses zoned Planned Development 8 District (PD-8).

South: Directly south of the subject property is the Chandlers Landing Marina, which is zoned Agricultural (AG) District. Beyond this is Lake Ray Hubbard, a recreational lake that is within the city limits of the City of Dallas.

East: Directly east of the subject property is a continuation of the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses zoned Planned Development 8 District (PD-8).

West: Directly west of the subject property is a continuation of the Chandlers Landing Subdivision, which is primarily a multi-phase residential development containing single-family and multi-family land uses. Beyond the single-family homes is an area that contains the bulk of the multi-family residential housing known as the Spyglass Hill Addition. Additionally, there are two (2) vacant tracts of land totaling 6.88-acres (*i.e. Lot 4, Block A, Spyglass Hill #4 Addition & Tract 134-12, of the E. Teal Survey, Abstract No. 207*) that are zoned Planned Development 8 District (PD-8) for single-family zero-lot-line land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." As stated above the Harbor Landing, Phase 2 Subdivision has been in existence since October 5, 1987, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This subject property being in a Planned Development District for Single-Family 7 (SF-7) District land uses requires a Specific Use Permit (SUP).

In addition, according to Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Harborview Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive, Between Harbor Landing Drive and Chandlers Marina	Proposed Housing
Building Height	Two (2) Story (*Maximum Heights per Court Order per Individual Lot*)	Two (2) Stories 20'-8" (*Not to Exceed 22-feet Maximum Height per Court Order*)
Building Orientation	All homes face towards Harborview Drive, Harbor Landing Drive, & Portview Place	The front elevations of the home will face on to Harborview Drive.
Year Built	1994-2018	*N/A*
Building SF on Property	2,325 SF – 4,780 SF	2,570 SF
Building Architecture	Various [*Custom Built*]	*Custom Build*
Building Setbacks:		
Front	The front setbacks range from 20-feet to 56-feet (*cul-da-sac/curvilinear lots*)	20-feet
Side	The side yard setbacks are between 5-feet and 6-feet minimums.	5-feet
Rear	The rear yard setbacks are a minimum of 10-feet.	10-feet
Building Materials	Stone, Brick, Stucco, Wood or Masonry Siding.	Stucco, Brick, and Wood Siding
Paint and Color	Various	White and Gray Stone, Black Stucco, Wood Siding, with Black and White Trim
Roofs	Composite Shingles and Standing Seam Metal	Metal Seamed Panels (Flat Roof Design)
Driveways	Front Entry Garages	Front Entry Garage Accessible from Harborview Drive

Staff should note that the proposed single-family meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC) and Planned Development District 8 (PD-8). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Harborview Drive and the proposed building elevations in the attached

packet. Staff should point out that while there is only one (1) example of a home utilizing modern architecture along Harborview Drive, there are other examples of modern homes throughout the Chandler's Landing Subdivision. In addition, the subdivision has an eclectic mix of homes utilizing various architectural styles; however, the approval of this request is discretion to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 8, 2020, staff notified 115 property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, the Cabana's at Chandler's Landing, Match Point Townhomes, and the Spyglass Homeowners Association (HOA's), which are the only HOA/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received one (1) email in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

  (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

  (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of the draft ordinance; and,

  (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2020-014	**Owner**	ALEJANDRO PORTOCARRERO	**Applied**	3/20/2020 AG
Project Name	SUP for 328 Harborview Drive	**Applicant**		**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
328 HARBORVIEW	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR LANDING PH 2	24	C	24	3808-000C-0024-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	APPROVED	
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

(3/30/2020 4:37 PM DG)
Z2020-0014; SUP for Residential Infill in Established Subdivision– 328 Harborview Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2020-014) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 This project is subject to all requirements stipulated by the Development Standards of Planned Development District 8 (PD-8), and Article 04 & Article 05 the Unified Development Code (UDC) that are applicable to the subject property.

M.5 Please review the draft ordinance when received by staff and provide comments to staff by April 21, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting (i.e. Public Hearing) to be held on April 28, 2020.

M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a boat sales, storage and repair facility on the Subject Property, and conformance to these operational conditions is required for continued operations

1) The subject property shall generally conform to the Plot Plan as depicted in Exhibit 'B' of the draft ordinance; and,
2) The subject property shall generally conform to the Building Elevations as depicted in Exhibit 'C' of the draft ordinance.
3) Upon obtaining a building permit for the subject property and upon approval of the final inspection by the Building Inspections Department of the City of Rockwall, this Specific Use Permit shall expire on the effective date of said final inspection

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 28, 2020 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on April 14, 2020.
2) Planning & Zoning Public Hearing meeting will be held on April 28, 2020.
3) City Council Public Hearing will be held on May 4, 2020. (1st Reading of Ordinance)
4) City Council meeting will be held on May 18, 2020. (2nd Reading of Ordinance)

I.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-014

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) [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 Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [X] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
- [ ] Tree Removal ($75.00)
- [ ] Variance Request ($100.00)

Notes:
[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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	328 HARBORVIEW DR				
Subdivision	HARBOR LANDING PHASE 2	Lot	24	Block	C
General Location	HARBORVIEW DR CURVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-8	Current Use	N/A (Empty lot)		
Proposed Zoning		Proposed Use	RESIDENTIAL		
Acreage	0.23	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]

[X] Owner	ALEJANDRO PORTOCARRERO	[ ] Applicant	
Contact Person	ALEJANDRO PORTOCARRERO	Contact Person	
Address	7205 STONE MEADOW CIR	Address	
City, State & Zip	Rowlett, Tx 75088	City, State & Zip	
Phone	214774 7323	Phone	
E-Mail	alejandro_portocarrero@hotmail.com	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [*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 20th day of March, 20 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 20th day of March, 20 20

Owner's Signature _____

Notary Public in and for the State of Texas _____

TAMMY BENNETT
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

My Commission Expires



City of Rockwall

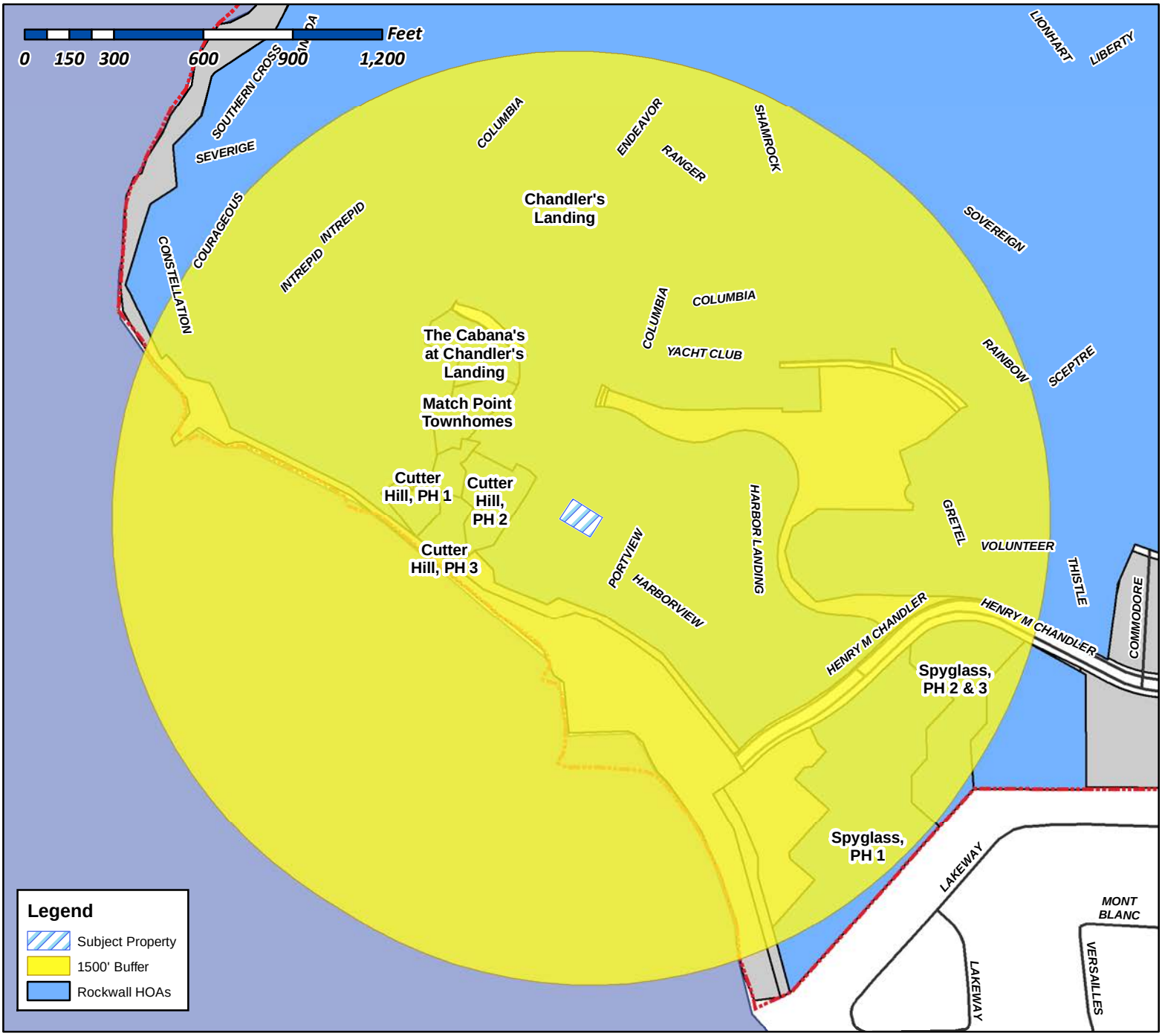
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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City of Rockwall

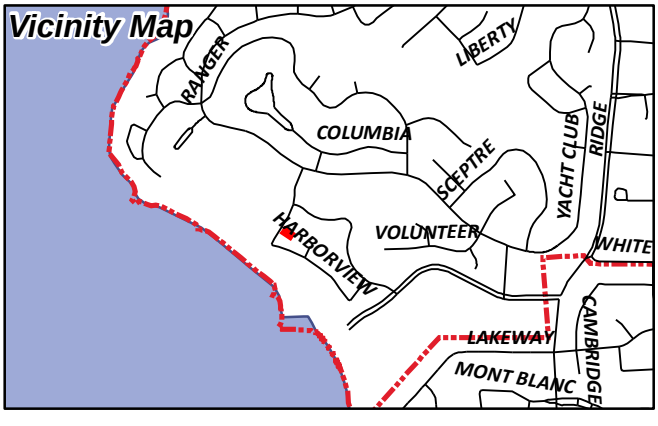
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Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: *3/24/2020*
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Gamez, Angelica
Sent: Tuesday, April 7, 2020 11:38 AM
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Notification Program
Attachments: HOA Map Z2020-014.pdf; PUBLIC NOTICE (04.07.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning cases that was published in the Rockwall Herald Banner on *April 10, 2020*. The Planning and Zoning Commission will hold a virtual public meeting on *Tuesday, April 28, 2020 at 6:00 PM*, and the City Council will hold a virtual public meeting on *Monday, May 4, 2020 at 6:00 PM*. Both hearings will take place virtually at 6:00 PM and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2020-014- SUP for Residential Infill for 328 Harborview Drive
Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

Thank you,

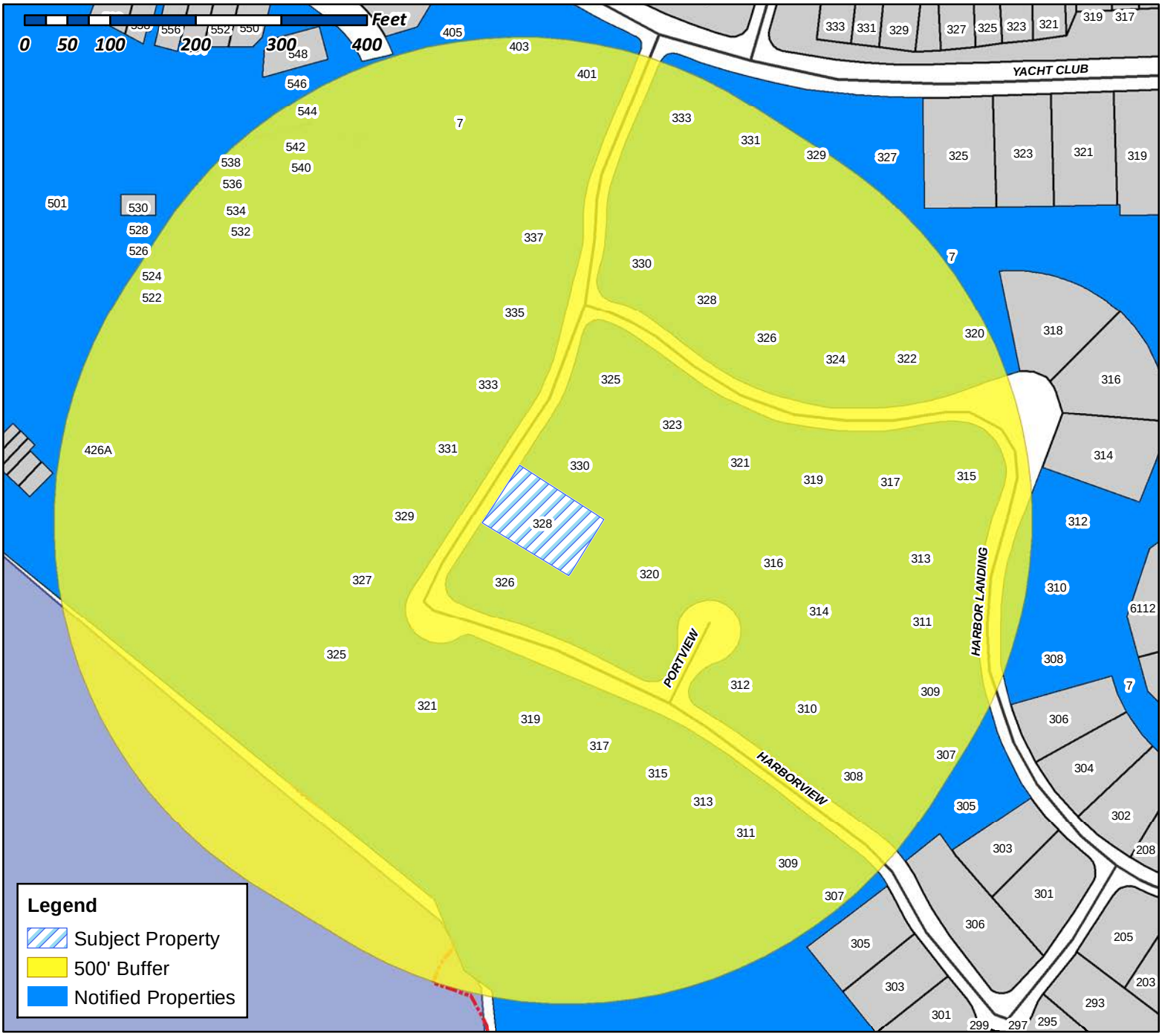
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

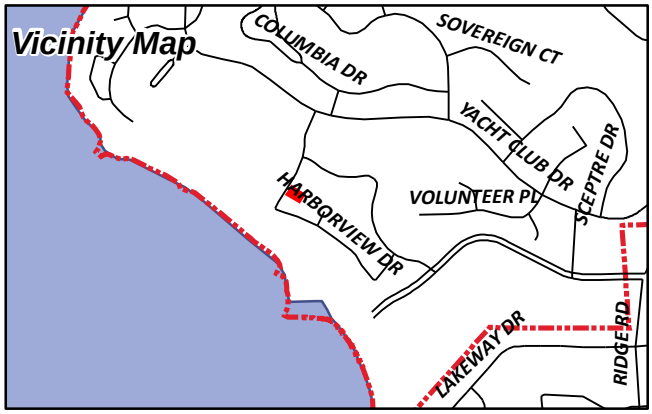
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Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: *3/24/2020*

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



GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

THE POTTS-REAGIN HOUSE LLC
1460 E MAIN ST
BARTOW, FL 33830

D'ALISO CHRISTOPHER J
1701 HICKORY CHASE CIR
KELLER, TX 76248

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

SLATE CRAIG AND TANYA
185 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

PONDER KENNETH & ELMA
1850 ASHBOURNE DR
ROCKWALL, TX 75087

DINKLANG ARTURO A
1923 NORTH FLOYD RD
RICHARDSON, TX 75080

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

CROMEENS SHAN
2720 EGANRIDGE LN
ROCKWALL, TX 75087

TRAYAH LLC
2897 S NELSON ST
LAKEWOOD, CO 80227

JOHNSON DAVID LEO AND
LINDA J JOHNSON
3021 RIDGE RD #285
ROCKWALL, TX 75032

VINES KENT C AND LINA ZHU
305 HARBOR LANDING DR
ROCKWALL, TX 75032

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

CURRENT RESIDENT
307 HARBORVIEW
ROCKWALL, TX 75032

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

CURRENT RESIDENT
308 HARBORVIEW
ROCKWALL, TX 75032

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

RENTFROW CHRISTOPHER
309 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
310 HARBORVIEW
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

WIZMANN ERIC & DALE
311 HARBOR LANDING
ROCKWALL, TX 75032

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

CURRENT RESIDENT
312 HARBOR LANDING
ROCKWALL, TX 75032

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

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

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

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

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

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

HENDRICKSON PATSY A
317 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
317 HARBORVIEW
ROCKWALL, TX 75032

REYNOLDS MARVIN C JR & CLARE D
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF SCOTT & JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

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

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
321 HARBORVIEW
ROCKWALL, TX 75032

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

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

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

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

SIVILS LINDA LUDDEN
325 YACHT CLUB DR
ROCKWALL, TX 75032

HOWELL ELMIN K & BETTY K
326 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
326 HARBORVIEW
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
328 HARBORVIEW
ROCKWALL, TX 75032

CURRENT RESIDENT
329 HARBORVIEW
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

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

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

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

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VOSPER ALAN AND SHIRLEY
333 HARBORVIEW
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
333 YACHT CLUB DR
ROCKWALL, TX 75032

MANASCO MARTIN E AND LISA M
335 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
337 HARBORVIEW
ROCKWALL, TX 75032

MOHAN KENNETH
3415 WATERVIEW TRL
ROCKWALL, TX 75087

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
405 YACHT CLUB
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A
407 COLUMBIA DR
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

O'BOYLE MICHAEL
426 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG BARBARA JANE
426 YACHT CLUB DR APT C
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

FORSYTHE LESLEY K AND
PETER J HOLLY
426 YACHT CLUB DRIVE #H
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

DAVIS KERRI
436 YACHT CLUB DR #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

PATRICK ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

BRUNS BEVERLY LYNN
440B YACHT CLUB DR
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
442 YACHT CLUB DRIVE #B
ROCKWALL, TX 75032

CARRIGAN DOROTHY
450 YACHT CLUB DR APT B
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

HARRIS CHAD M
452 YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MCCALISTER SHAWN D & RUSS W WILLIAMSON
&
ELIZABETH R WILLIAMSON
456A YACHT CLUB DR
ROCKWALL, TX 75032

KNEEDLER BRADLEY HARRISON
456C YACHT CLUB DRIVE UNIT 302
ROCKWALL, TX 75032

GREEN JOHN W JR
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

TUCKER JOHN
4748 SECRET CV
ROCKWALL, TX 75032

CURRENT RESIDENT
501 YACHT CLUB
ROCKWALL, TX 75032

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

BARBEE NATHAN DAVID
517 SKELTON ST
ROYSE CITY, TX 75189

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND JANE AND
EUGENE WESLEY HUDDLE
519 E INTERSTATE 30 #704
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

COWAN AMY
DAVID SPOENEMAN
5203 SCARBOROUGH LN
DALLAS, TX 75287

GUNTER MARGIE ANN
524 YACHT CLUB DR
ROCKWALL, TX 75032

HUNT DIANE DOLORES
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

CURRENT RESIDENT
544 YACHT CLUB
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

CURRENT RESIDENT
546 YACHT CLUB
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

CONSOLIDATED SYSTEMS INC
6220 GASTON AVE STE 700
DALLAS, TX 75214

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

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

OYHARCABAL HENRY A
783 17TH AVE
SAN FRANCISCO, CA 94121

PROSEK SHERI
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KAPRANTZAS ENTERPRISES LLC
904 E DAVIS ST. 400
MESQUITE, TX 75149

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP 1830 E I30
ROCKWALL, TX 75087

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
PO BOX 1600
ROCKWALL, TX 75087

MASULA II LIVING TRUST
DURELL D AGHA TRUSTEE
PO BOX 221337
CARMEL, CA 93922

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
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ROCKWALL, TX 75087

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PO BOX 638
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview 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 ***Tuesday, April 28, 2020 at 6:00 PM***, and the City Council will hold a public hearing on ***Monday, May 4, 2020 at 6:00 PM***. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by ***Monday, May 4, 2020 by 4:00 PM*** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

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





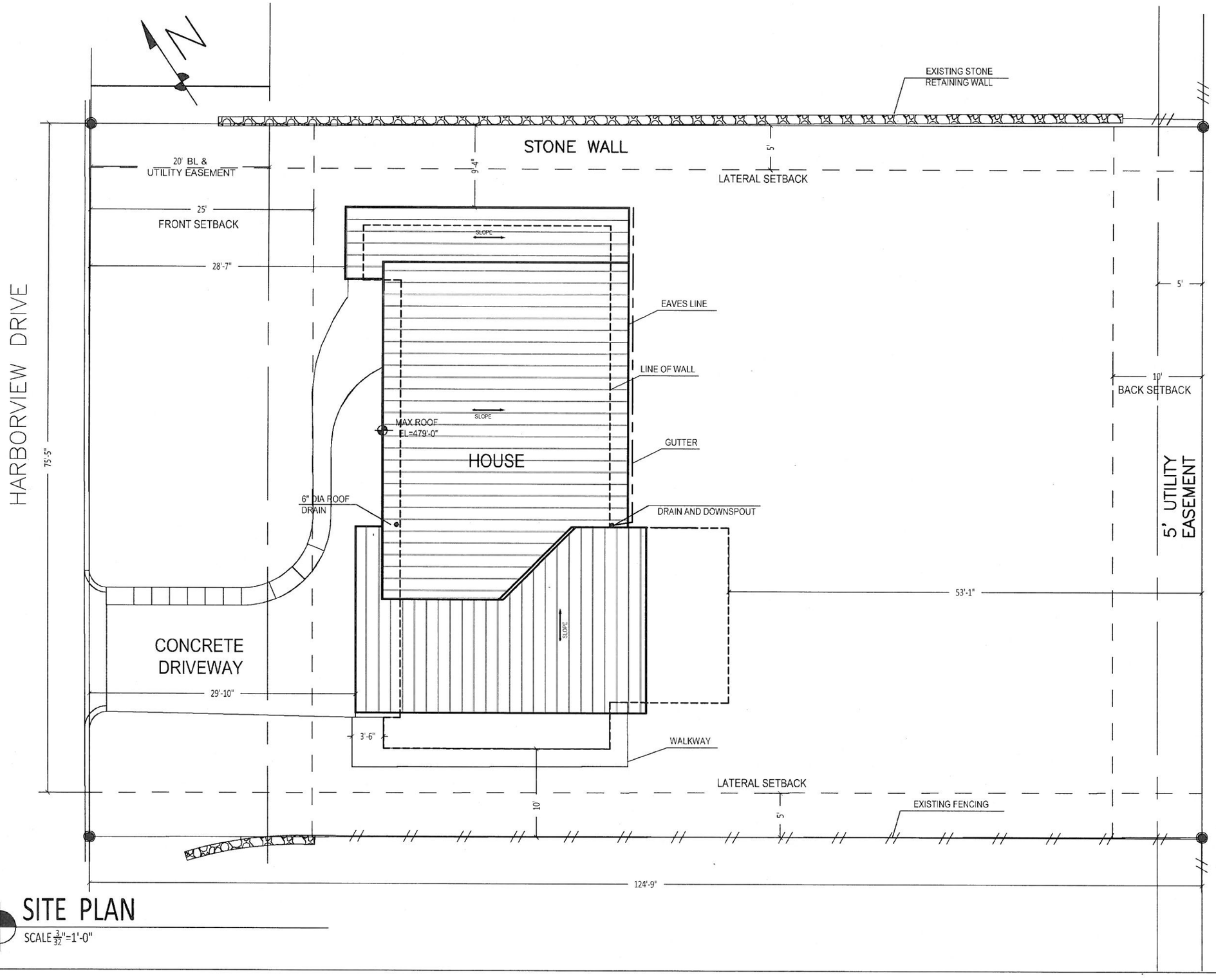












SITE PLAN

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/25/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

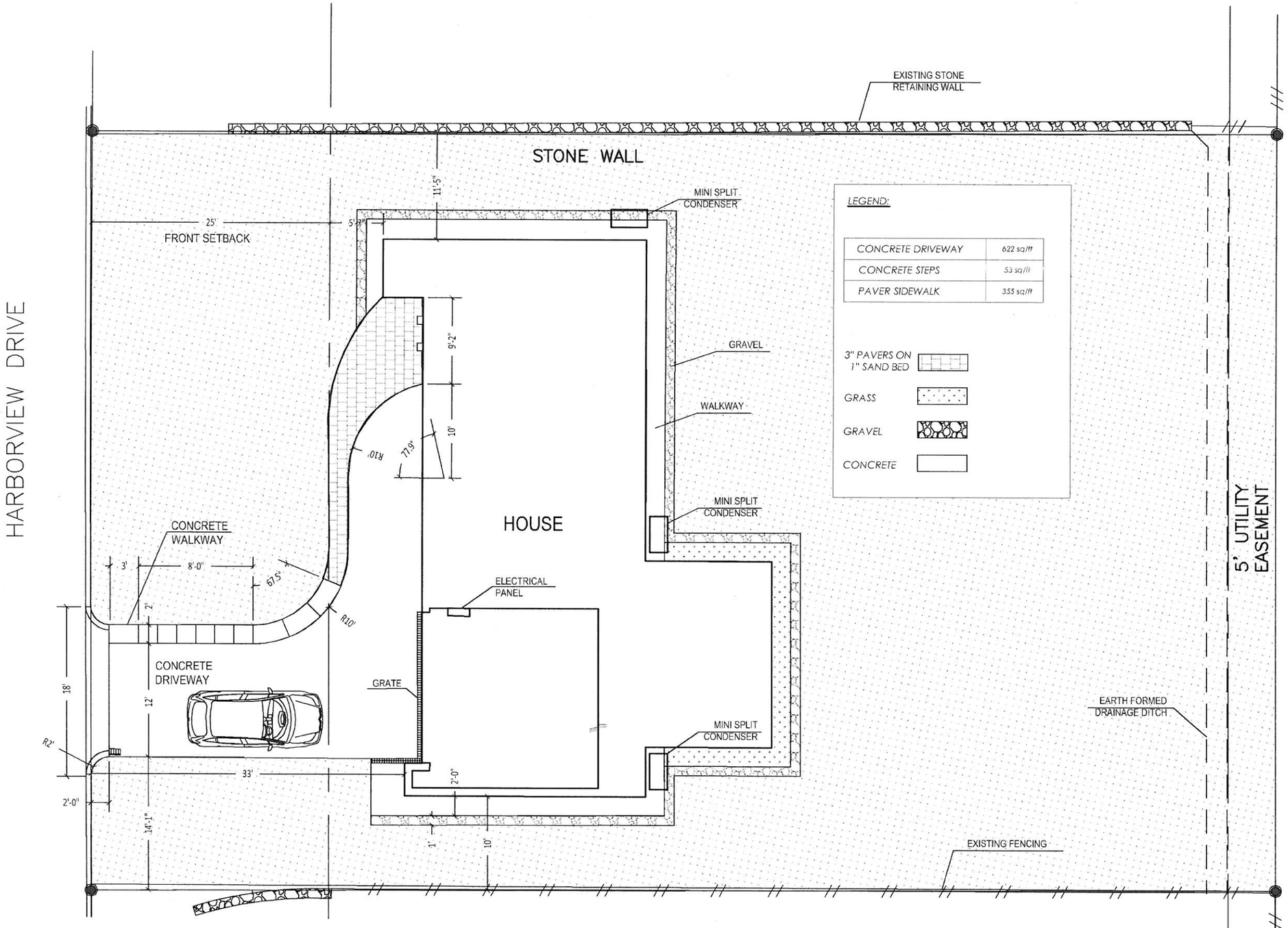
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.1



LANDSCAPE

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.2

REF. RHODES SURVEYING JOB No 100349

N

HARBORVIEW DRIVE

T/WALL=465'-0"

CURB EL=466'-3"

CURB EL=465'-0"

CURB EL=464'-2"

CURB EL=463'-2"

CURB EL=461'-8"

CURB EL=461'-6"

CURB EL=462'-0"

CURB EL=461'-3"

20' BL & UTILITY EASEMENT

10'

CONCRETE WALKWAY

CONCRETE DRIVEWAY

DRAIN TO STREET

2' HIGH EXISTING RETAINING WALL

EL=465'-0"

EXISTING STONE RETAINING WALL

EL=459'-0"

CATCH BASIN

EL=457'-8"

EL=457'-10"

EL=457'-5"

EL=457'-0"

EL=458'-6"

EL=463'-0"

EL=461'-0"

EL=462'-0"

EL=460'-0"

EL=459'-0"

EL=457'-8"

EL=462'-0"

EL=457'-6"

EL=458'-0"

EL=457'-9"

EL=457'-3"

EL=457'-1"

EL=458'-3"

EL=457'-10½"

EL=457'-6"

EL=457'-0"

EL=458'-0"

FINISH FLOOR EL=458'-4"

VACANT LOT
328 HARBORVIEW DR
LOT 24
BLOK C

GARAGE EL=458'-0"

TRENCH DRAIN

DRIVEWAY EL=457'-6"

SUMP & SUM PIT

WALKWAY

EARTH FORMED DRAInAGE DITCH

FRENCH DRAIN REF. PLUMBING

EXISTING GRADE

PROPOSED GRADE

2'-6" MIN FROM EDGE OF FOUNDATION

EXISTING FENCING

NEIGBOR'S FRENCH DRAIN

NEIGBOR'S FRENCH DRAIN CONNECTS TO STREET DRAIN

5' UTILITY EASEMENT

6" MAIN SEWER 8% SLOPE

459.00

458.00

461.00

460.00

463.00

462.00

464.00

465.00

458.00 E

459.00 E

462.00 E

463.00

464.00

465.00

5'

2%

LEGEND:
EXISTING GRADE
NEW GRADE

1 L0.4

2 L0.4

3 L0.4

4 L0.4

5 L0.4

GRADING AND DRAINAGE PLAN

SCALE 3/32"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

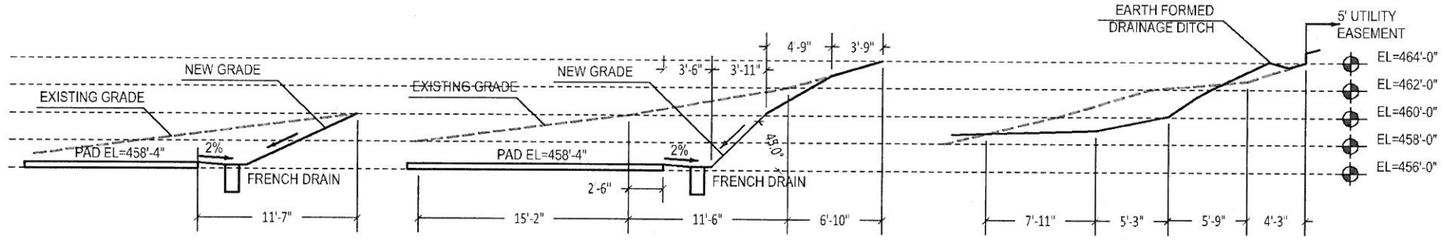
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

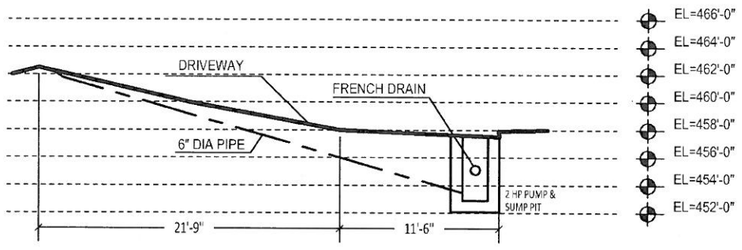
APROVED BY AP

DRAWING NO.
OF

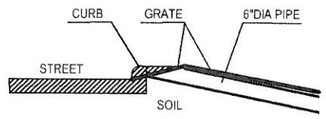
L0.3



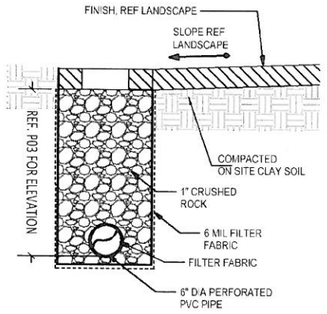
1/L0.4 2/L0.4 3/L0.4



4/L1.0

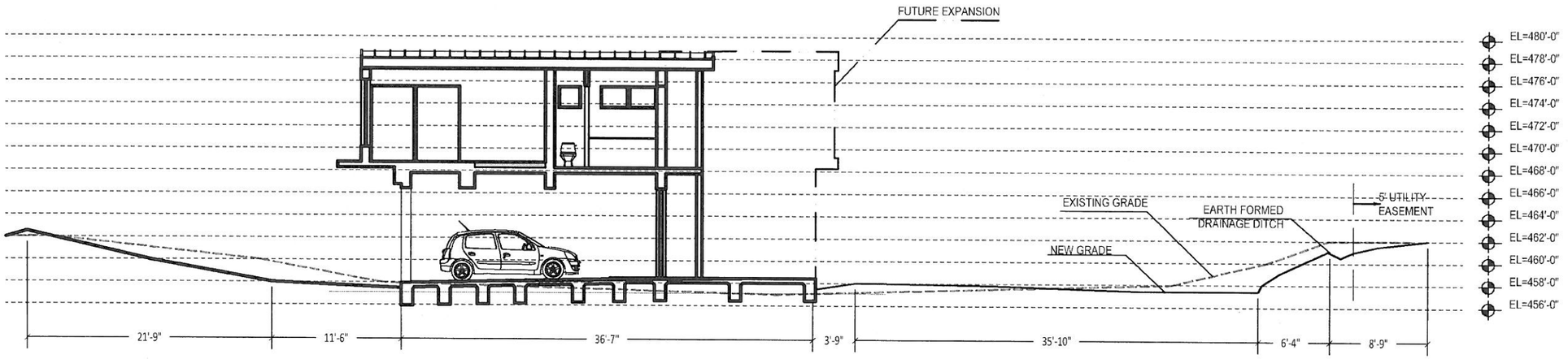


6/L0.4



TYPICAL FRENCH DRAIN

(REF GEOTECH REPORT)



5/L0.4

DETAILS

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/20

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	08/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

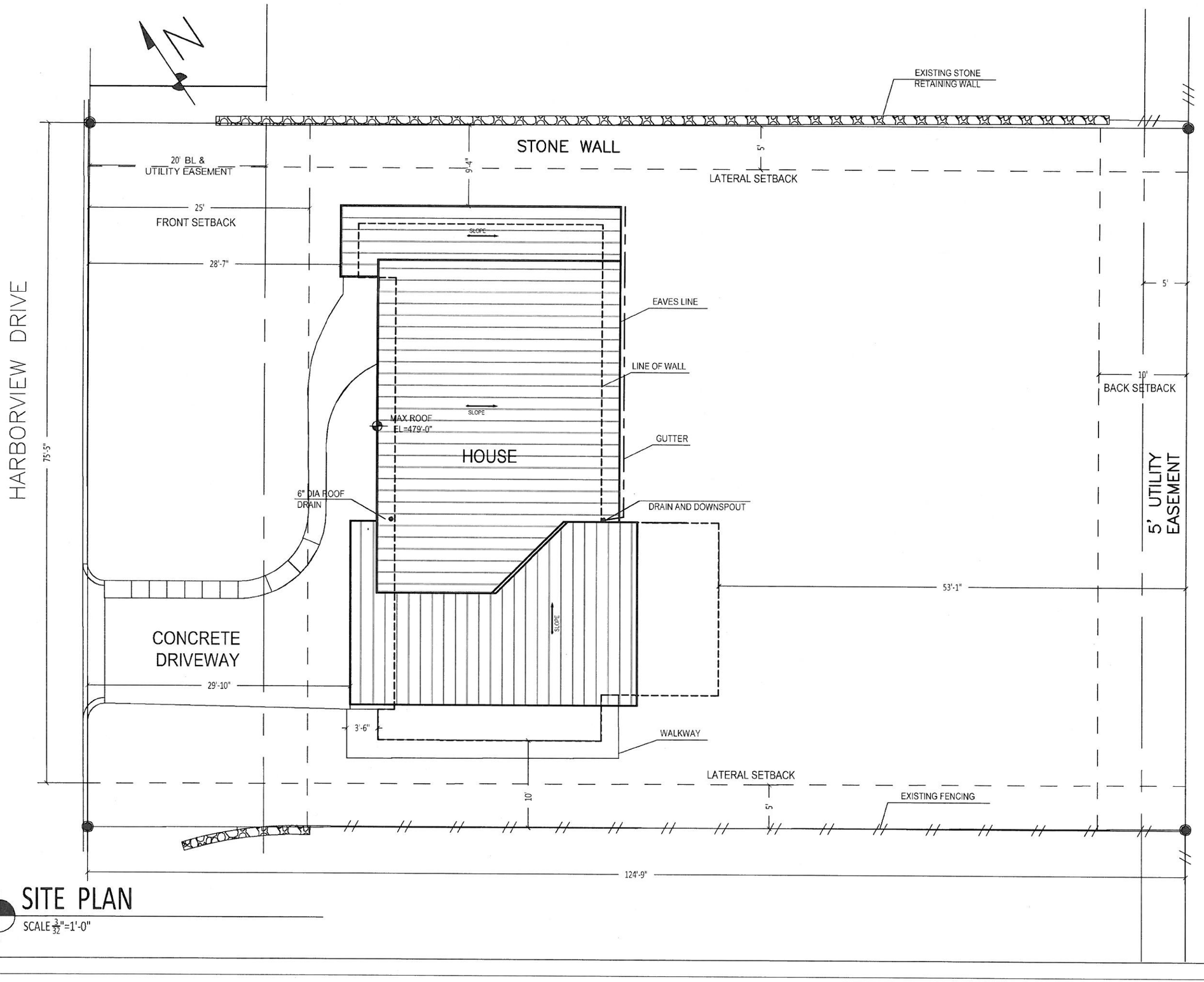
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.5



SITE PLAN

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

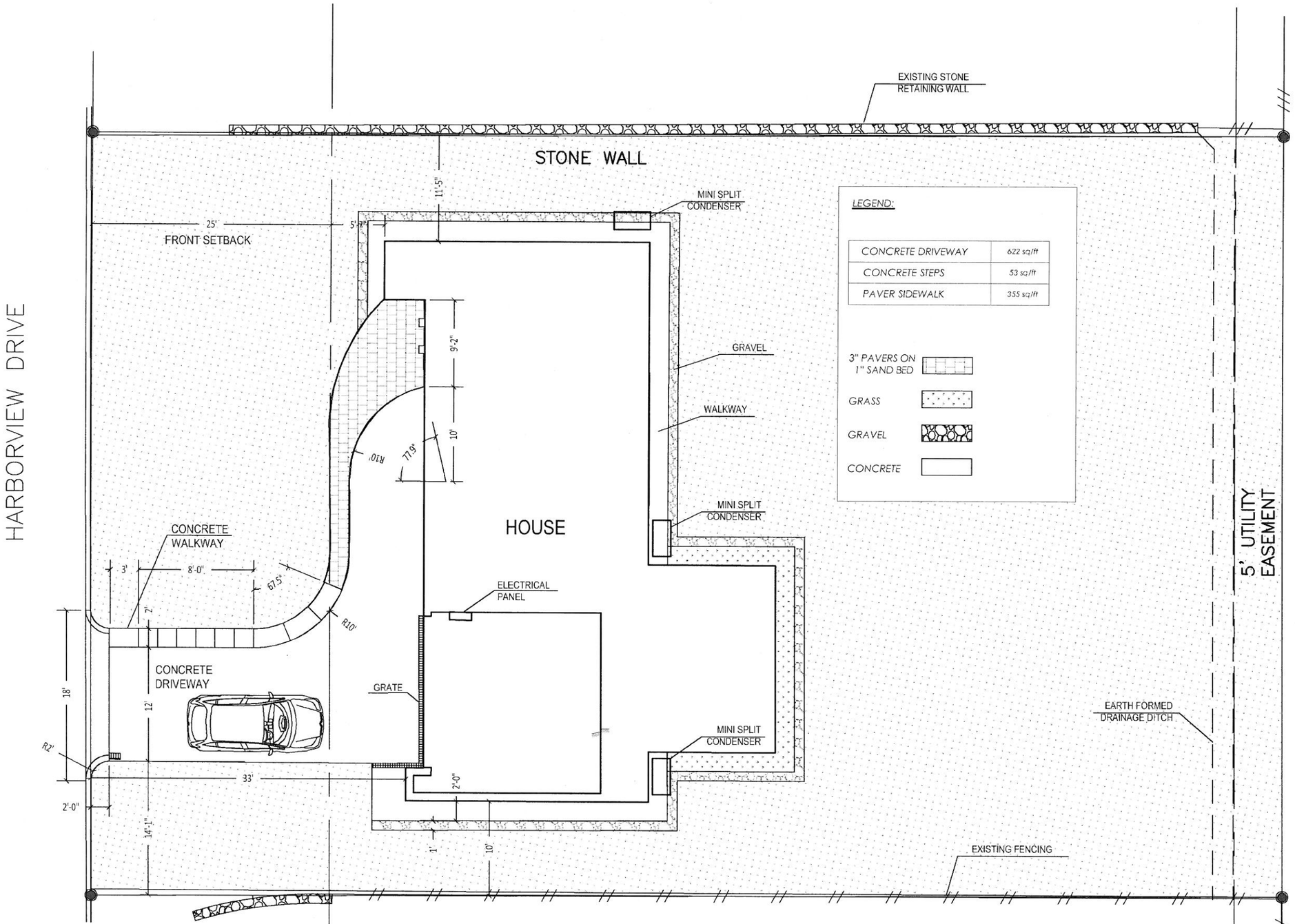
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.1



LANDSCAPE

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/20

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	08/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.2

REF. RHODES SURVEYING JOB No 100349

N

HARBORVIEW DRIVE

VACANT LOT
328 HARBORVIEW DR
LOT 24
BLOK C

FINISH FLOOR EL=458'-4"

GARAGE EL=458'-0"

DRIVEWAY EL=457'-6"

TRENCH DRAIN

CONCRETE DRIVEWAY

CONCRETE WALKWAY

WALKWAY

2' HIGH EXISTING RETAINING WALL

EXISTING STONE RETAINING WALL

20' BL & UTILITY EASEMENT

10'

5'

5' UTILITY EASEMENT

6" MAIN SEWER 8% SLOPE

EARTH FORMED DRAINAGE DITCH

EXISTING FENCING

NEIGBOR'S FRENCH DRAIN

FRENCH DRAIN REF. PLUMBING

2'-6" MIN FROM EDGE OF FOUNDATION

PROPOSED GRADE

EXISTING GRADE

LEGEND:
EXISTING GRADE
NEW GRADE

CATCH BASIN

CURB EL=466'-3"
CURB EL=465'-0"
CURB EL=464'-2"
CURB EL=463'-2"
CURB EL=461'-8"
CURB EL=461'-6"
CURB EL=462'-0"
CURB EL=461'-3"

T/WALL=465'-0"

EL=465'-0"
EL=459'-0"
EL=457'-8"
EL=457'-10"
EL=457'-5"
EL=458'-6"
EL=458'-3"
EL=458'-0"
EL=457'-6"
EL=457'-3"
EL=457'-0"
EL=457'-9"
EL=457'-1"
EL=463'-0"
EL=462'-0"
EL=461'-0"
EL=460'-0"
EL=457'-10½"

465.00
464.00
463.00
462.00
461.00
460.00
459.00
458.00
462.00 E
460.00 E
458.00 E

2%

DRAIN TO STREET

PUMP & SUMP PIT

1 L0.4
2 L0.4
3 L0.4
4 L0.4
5 L0.4

GRADING AND DRAINAGE PLAN

SCALE $\frac{3}{32}$"=1'-0"

NEIGBOR'S FRENCH DRAIN CONNECTS TO STREET DRAIN

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RD

DRAWING TITLE:

PROJECT NO.

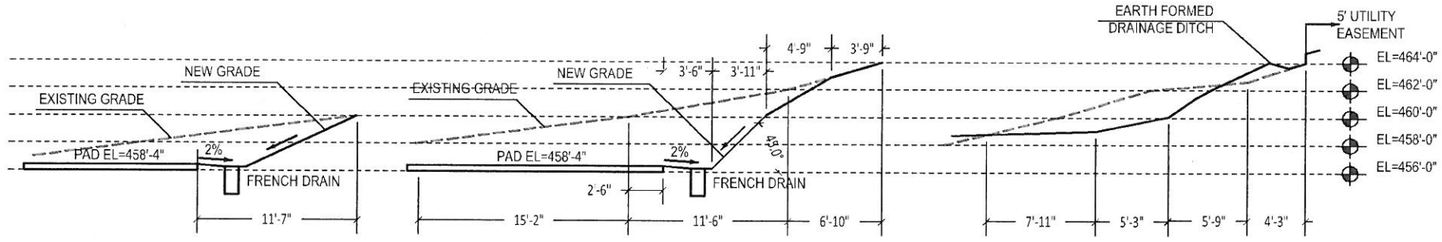
ISSUE DATE
12/14/2019

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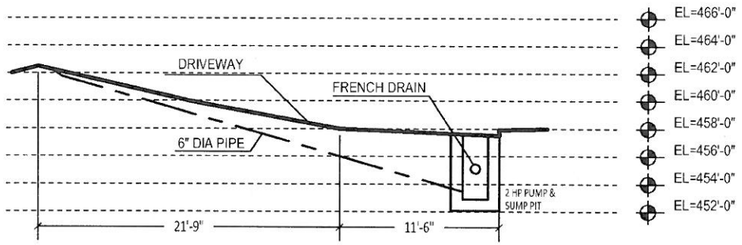
APROVED BY AP

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OF

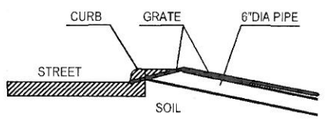
L0.3



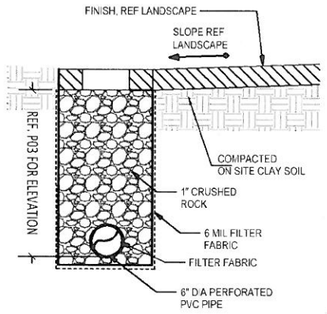
1/L0.4 2/L0.4 3/L0.4



4/L1.0

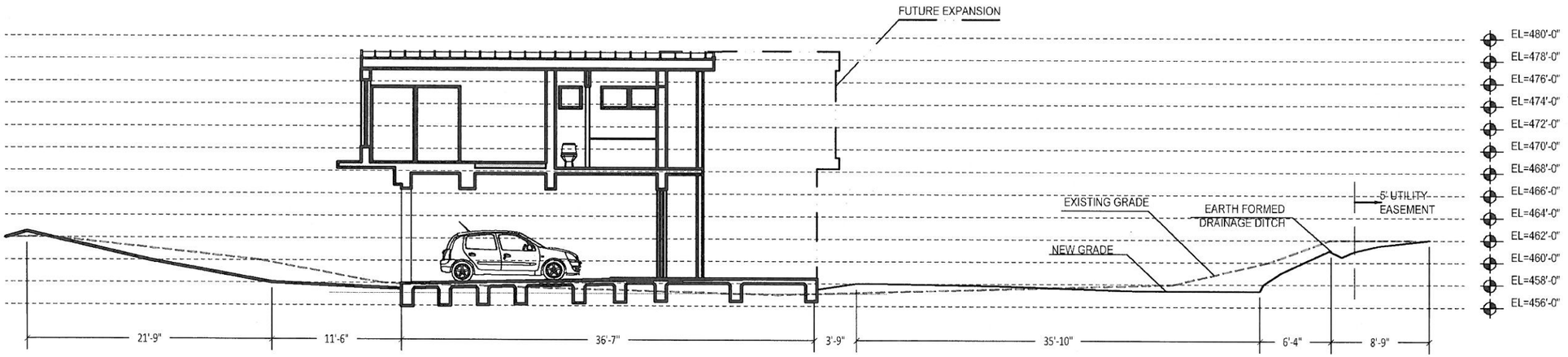


6/L0.4



TYPICAL FRENCH DRAIN

(REF GEOTECH REPORT)



5/L0.4

DETAILS

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

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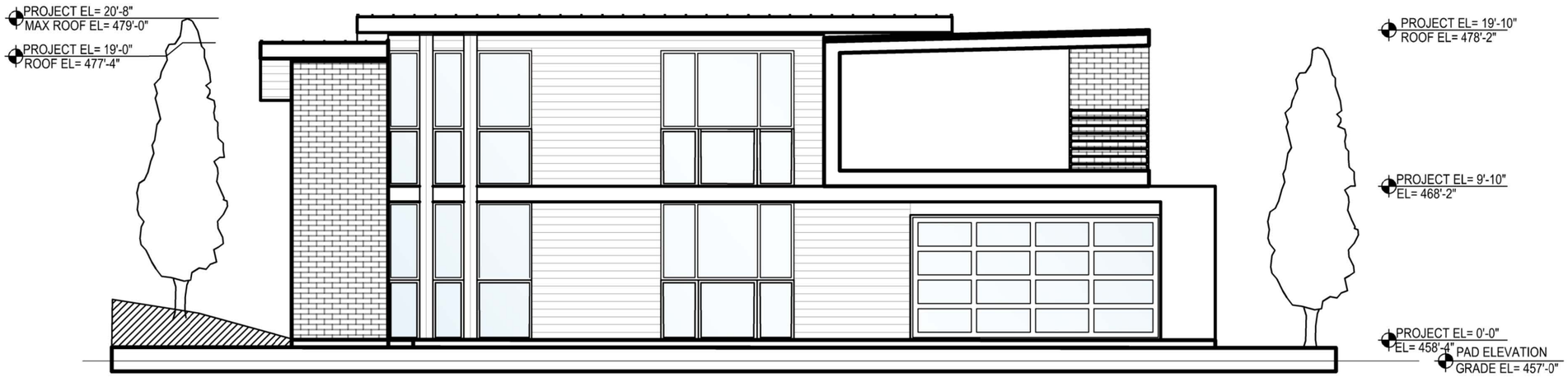
APROVED BY AP

DRAWING NO.
OF

L0.5

MATERIALS LEYEND

- STUCOO 1283 SQF
  SMOOTH FINISH
- BRICK VENEER 953 SQF
  VALENTINO WHITE SPLITFACE
- WOOD SIDING 363 SQF
  CUMARU SHIPLAP 6" SIDING



ELEVATION 1/A.04

SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.04

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

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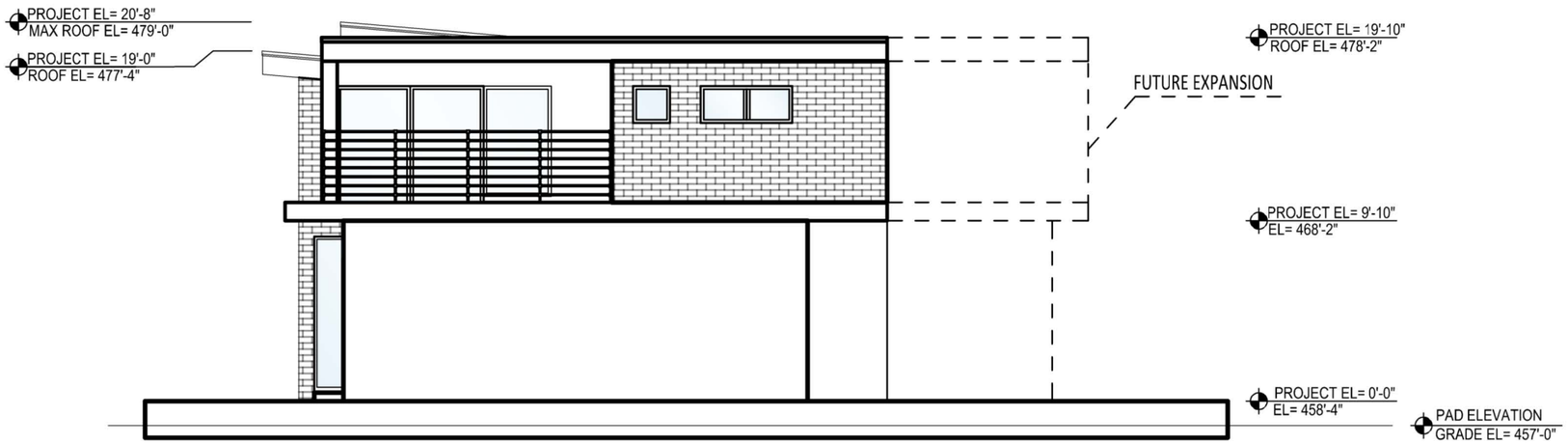
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

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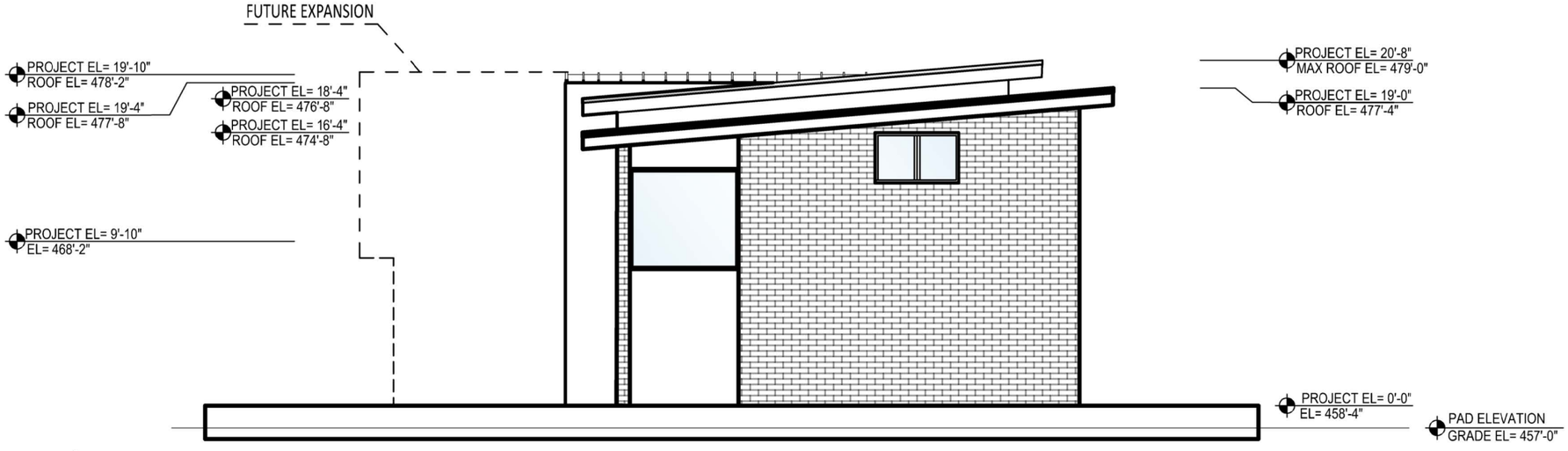
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OF

A0.4



ELEVATION 1/A.05

SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.05

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

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Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

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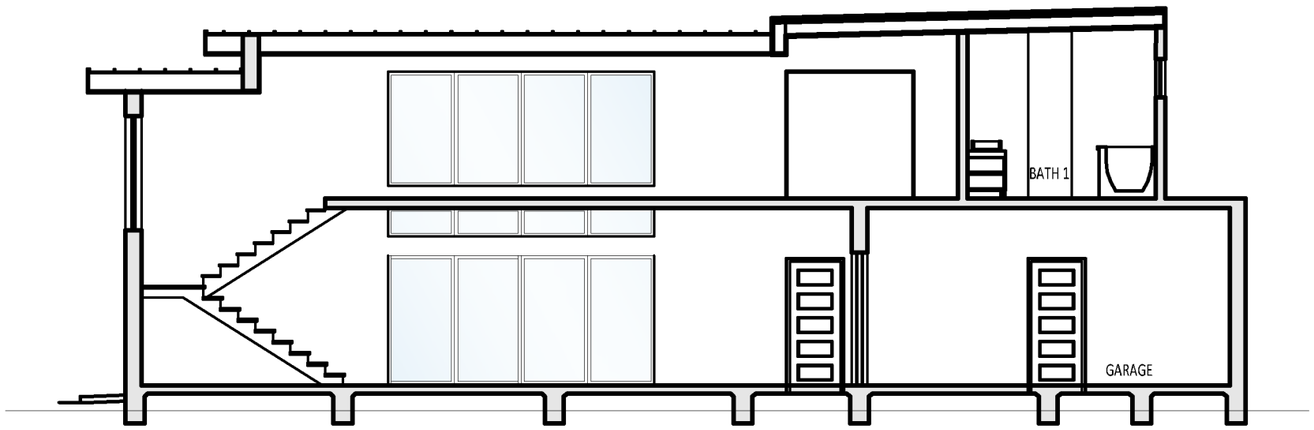
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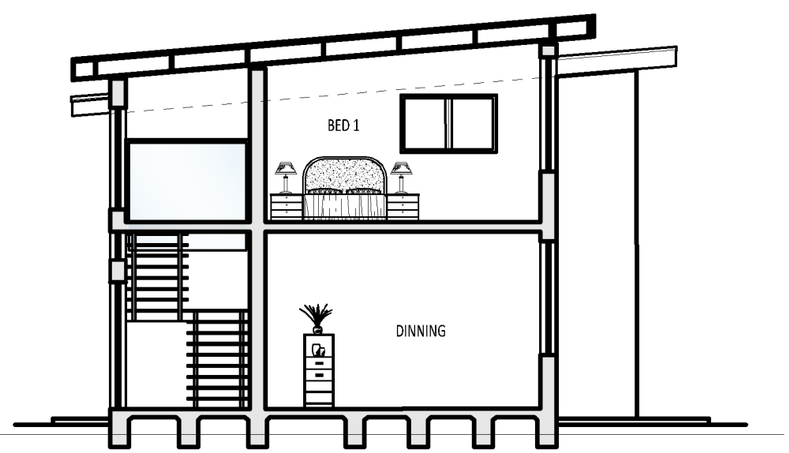
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OF

A0.5



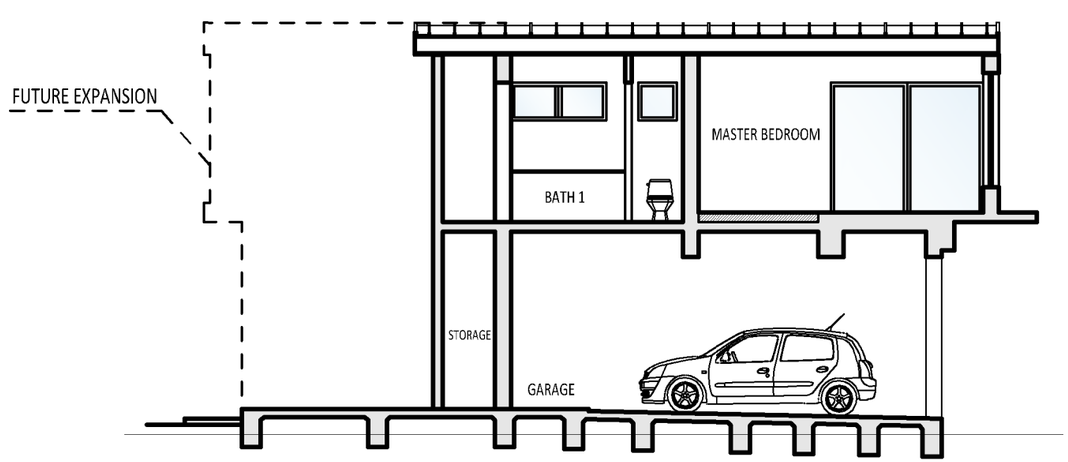
SECTION 1/A.06

SCALE $\frac{1}{8}$"=1'-0"



SECTION 2/A.06

SCALE $\frac{1}{8}$"=1'-0"



SECTION 3/A.06

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

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Magnolia, Texas 77354

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ROCKWALL TX

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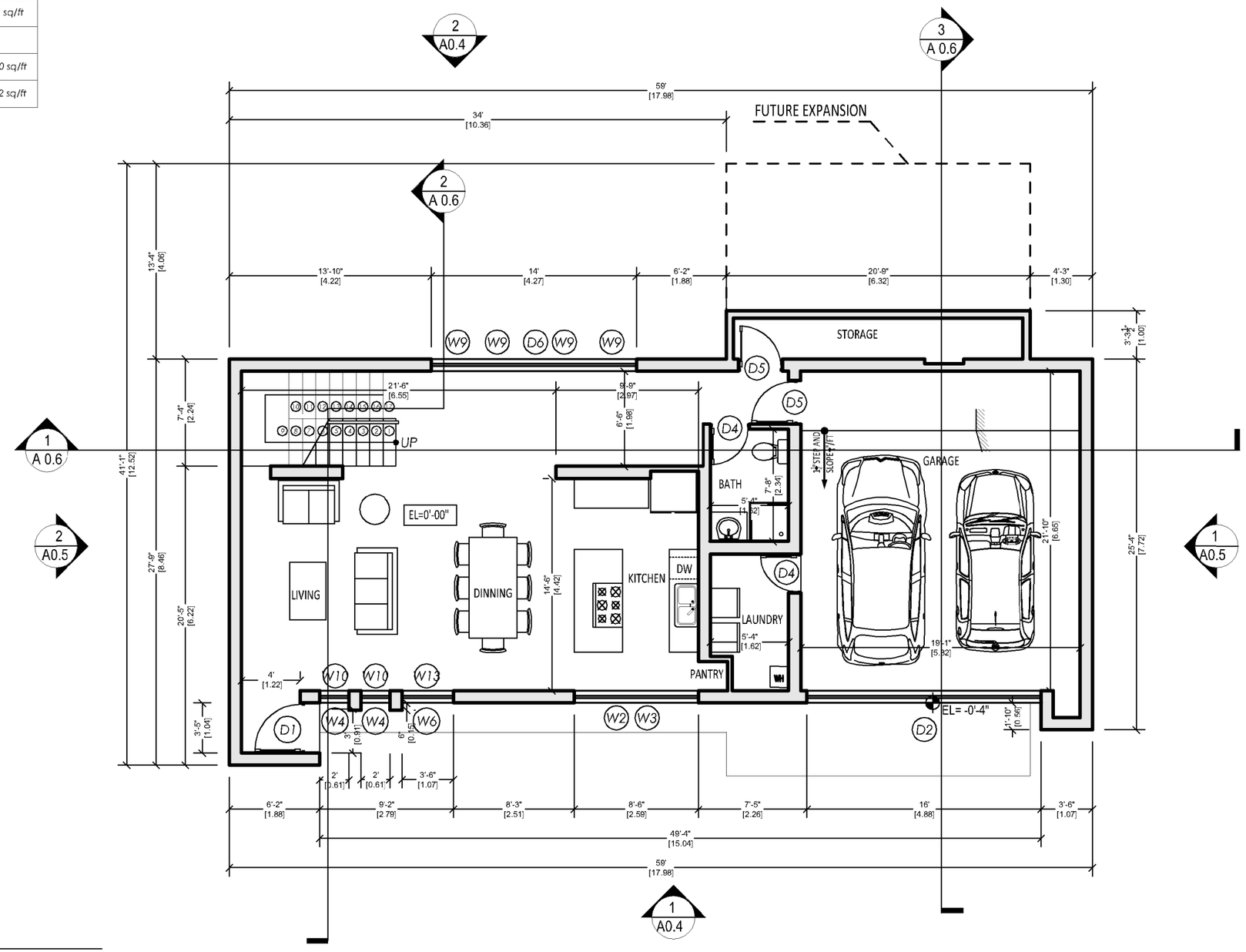
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DRAWING NO.
OF

A0.6

LIVING AREA 1ST FLOOR	871 sq/ft
LIVING AREA 2nd FLOOR	1144 sq/ft
TOTAL LIVING AREA	2015 sq/ft
PORCHE	0 sq/ft
GARAGE	434 sq/ft
BALCONY	121 sq/ft
TOTAL U/R (under roof)	2570 sq/ft
FOUNDATION/SLAB	1692 sq/ft



LEVEL 1

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

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5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

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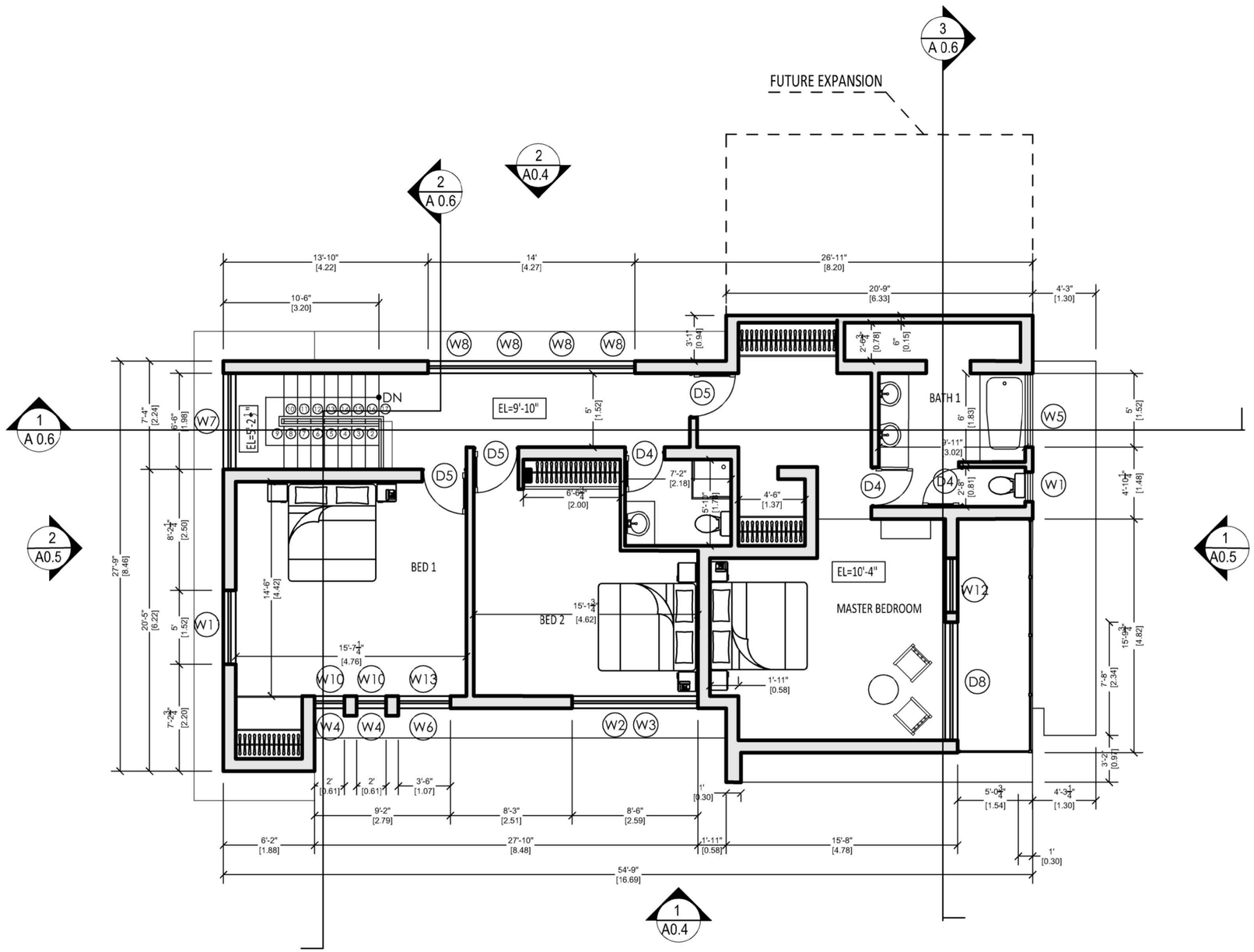
ISSUE DATE
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OF

A0.1



LEVEL 2

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

PROJECT:
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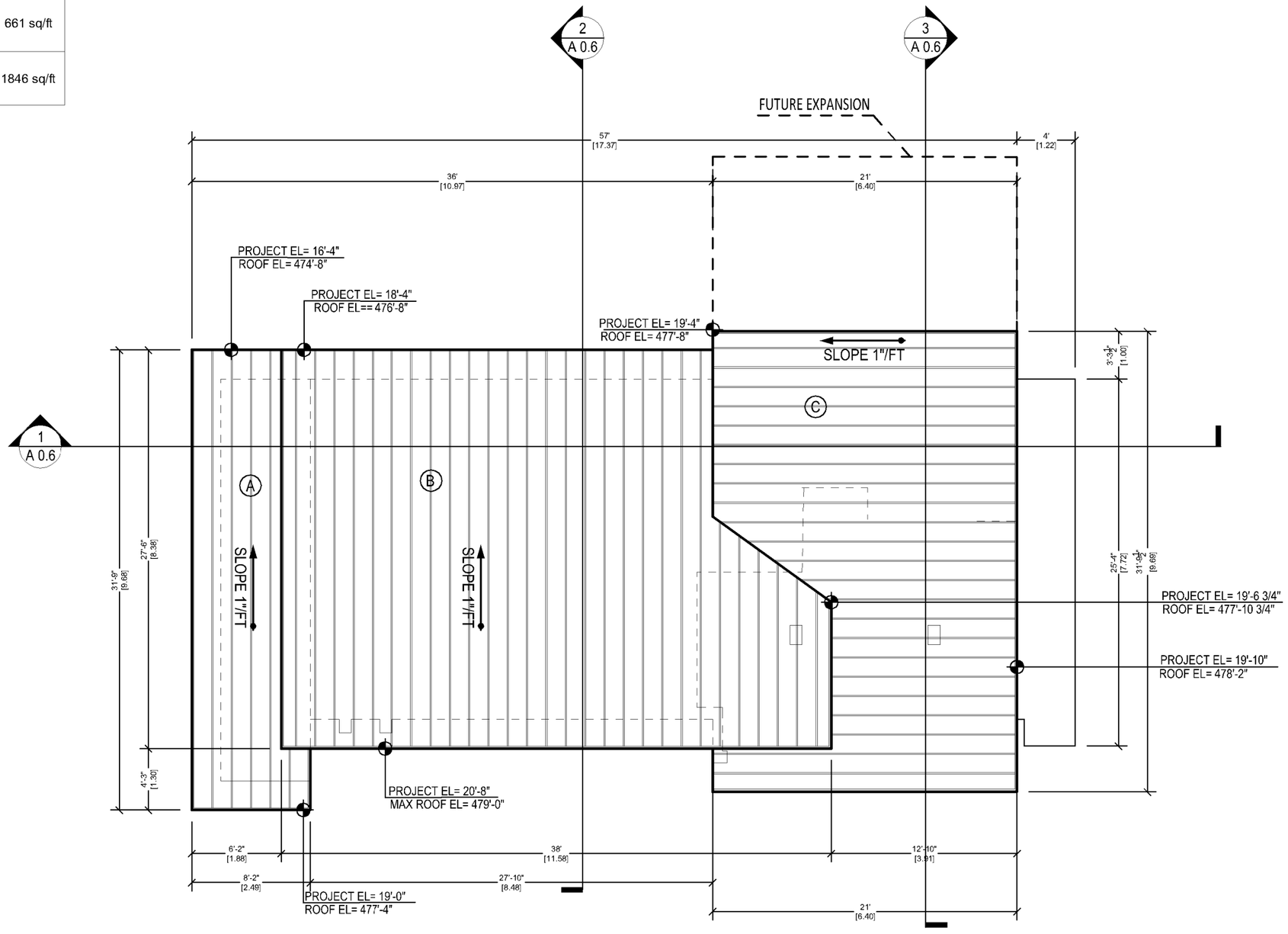
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APROVED BY

DRAWING NO.
OF

A0.2

ROOF A: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	266 sq/ft
ROOF B: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	919 sq/ft
ROOF C: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	661 sq/ft
TOTAL ROOF	1846 sq/ft



ROOF

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

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5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

ARQUITECTURA

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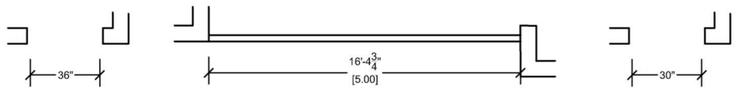
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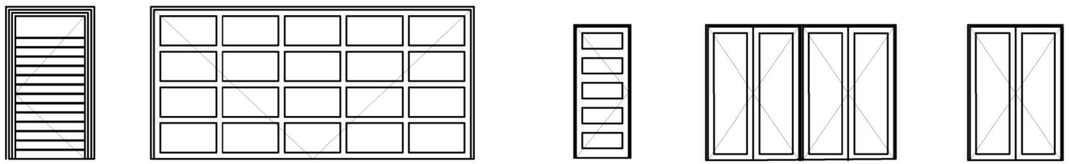
DRAWING NO.
OF

A0.3

DOORS

TYPE MARK	WIDTH	HIGH	QUANTITY	MATERIAL	DESCRIPTION	OBSERVATIONS
D1	3'-0"	8'-0"	1	WOOD DOOR	EXTERIOR GLASS DOOR	
D2	16'-0"	8'-0"	1	ALUMINUM DOOR	GARAGE DOOR	
D3	-	-	0	ALUMINUM DOOR	2 PANEL SLIDNG DOOR	
D4	2'-8"	7'-0"	5	WOOD DOOR	INTERIOR DOOR	
D5	3'-0"	7'-0"	5	WOOD DOOR	INTERIOR DOOR	
D6	14'-0"	6'-10"	1	ALUMINUM DOOR	4 PANEL SLIDNG DOOR	
D7	-	-	0	WOOD DOOR	INTERIOR SLIDING DOOR	
D8	8'-0"	6'-10"	1	ALUMINUM DOOR	2 PANEL SLIDNG DOOR	

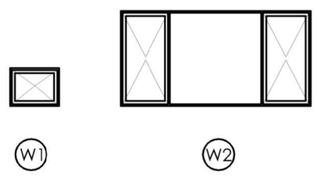




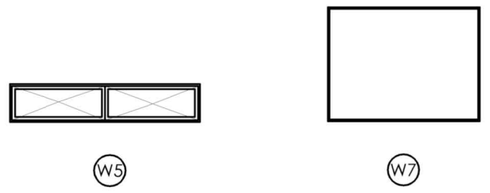
D1 D2 D4 D5 D6 D8

WINDOWS

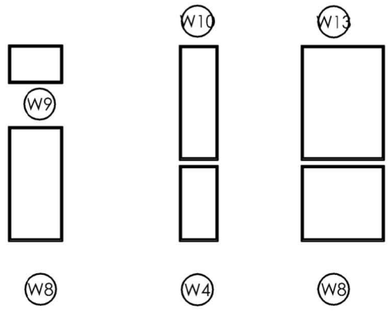
TYPE MARK	WIDTH	HIGH	QUANTITY	MATERIAL	DESCRIPTION	OBSERVATIONS
W1	2'-0"	2'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W2	8'-6	5'-0"	2	ALUMINUM WINDOW	DOUBLE HORIZONTAL SLIDER	
W3	8'-6"	3'-8"	2	ALUMINUM WINDOW	PICTURE	
W4	2'-0"	3'-8"	4	ALUMINUM WINDOW	PICTURE	
W5	5'-0"	2'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W6	3'-6"	3'-8"	2	ALUMINUM WINDOW	PICTURE	
W7	6'-6"	6'-0"	1	ALUMINUM WINDOW	PICTURE	
W8	3'-6"	6'-0"	4	ALUMINUM WINDOW	PICTURE	
W9	3'-6"	1'-6"	4	ALUMINUM WINDOW	PICTURE	
W10	2'-0"	5'-0"	4	ALUMINUM WINDOW	PICTURE	
W11	5'-0"	3'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W12	3'-8"	6'-0"	1	ALUMINUM WINDOW	PICTURE	
W13	3'-6"	5'-0"	1	ALUMINUM WINDOW	PICTURE	



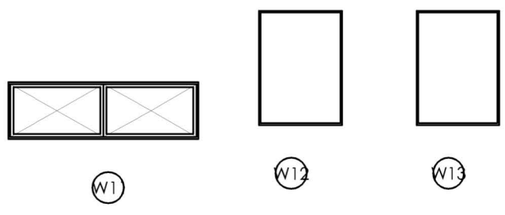
W1 W2



W5 W7



W9 W10 W13 W8 W4 W8



W1 W12 W13

SQUARE FOOTAGE

LEVEL 1 SQUARE FOOTAGE	SQF	LEVEL 2 SQUARE FOOTAGE	SQF
LIVING/DINNING/KITCHEN	480	MASTER BEDROOM	342
LAUNDRY	49	MASTER BATHROOM	121
BATHROOM	41	BEDROOM 1	248
HALLWAY	243	BEDROOM 2	212
STORAGE	58	BATHROOM 2	44
		STAIR	65
		HALLWAY	112
Total Area Level 1= 871 SQF		Total Area Level 2= 1144 SQF	

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354



PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

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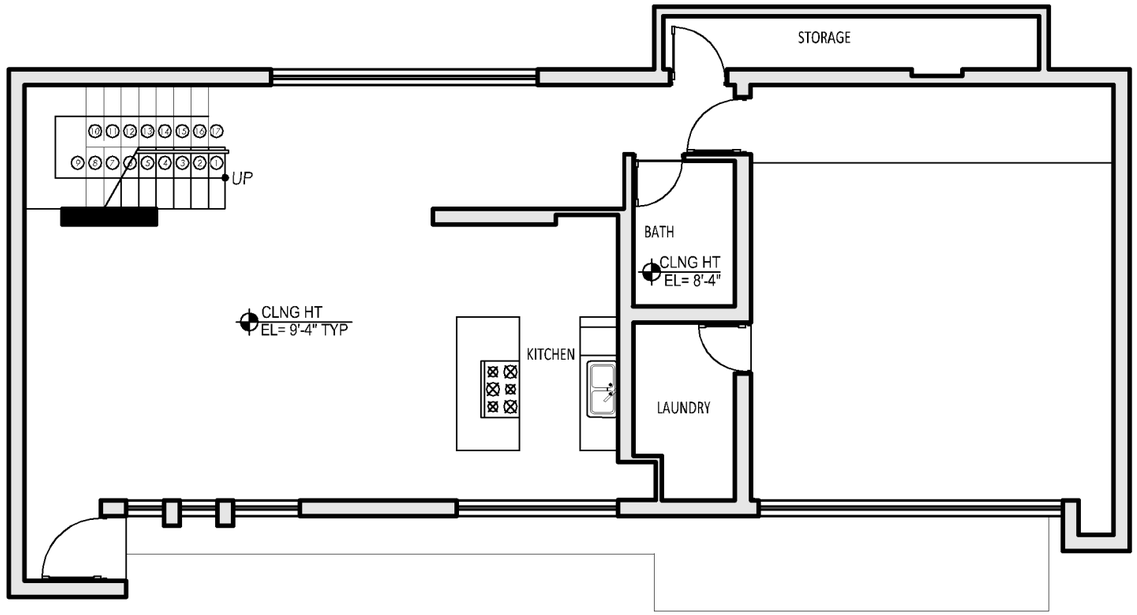
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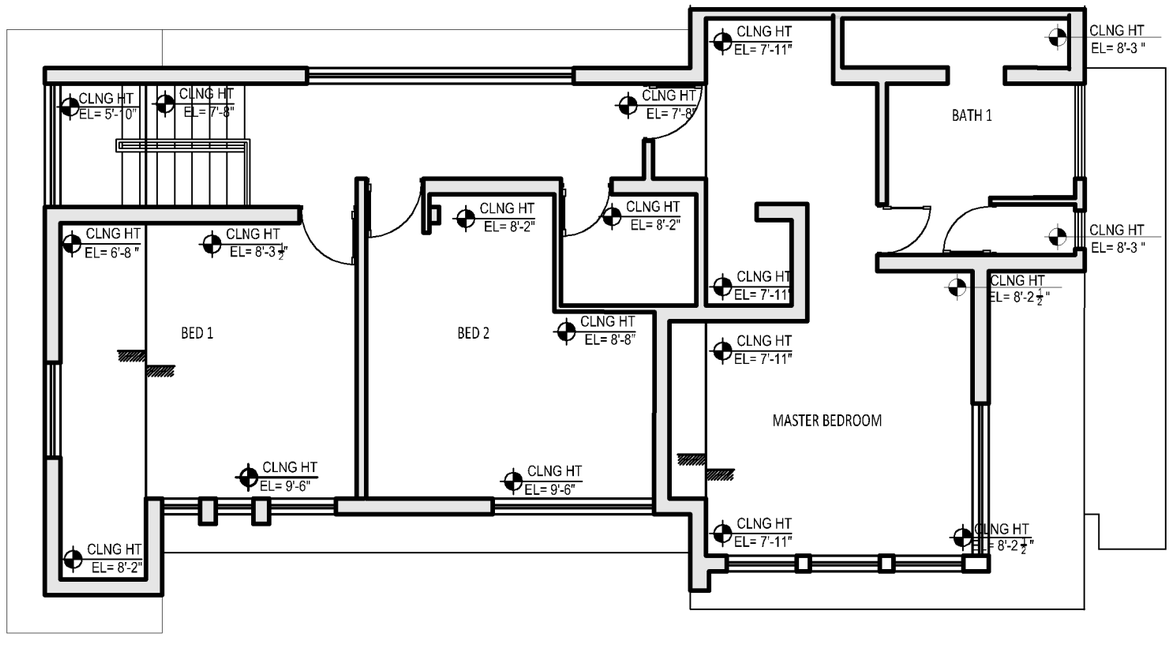
DRAWING NO.
OF

A0.7



REFLECTED CEILING LEVEL 1

SCALE $\frac{1}{8}$"=1'-0"



REFLECTED CEILING LEVEL 2

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

ARQUITECTURA

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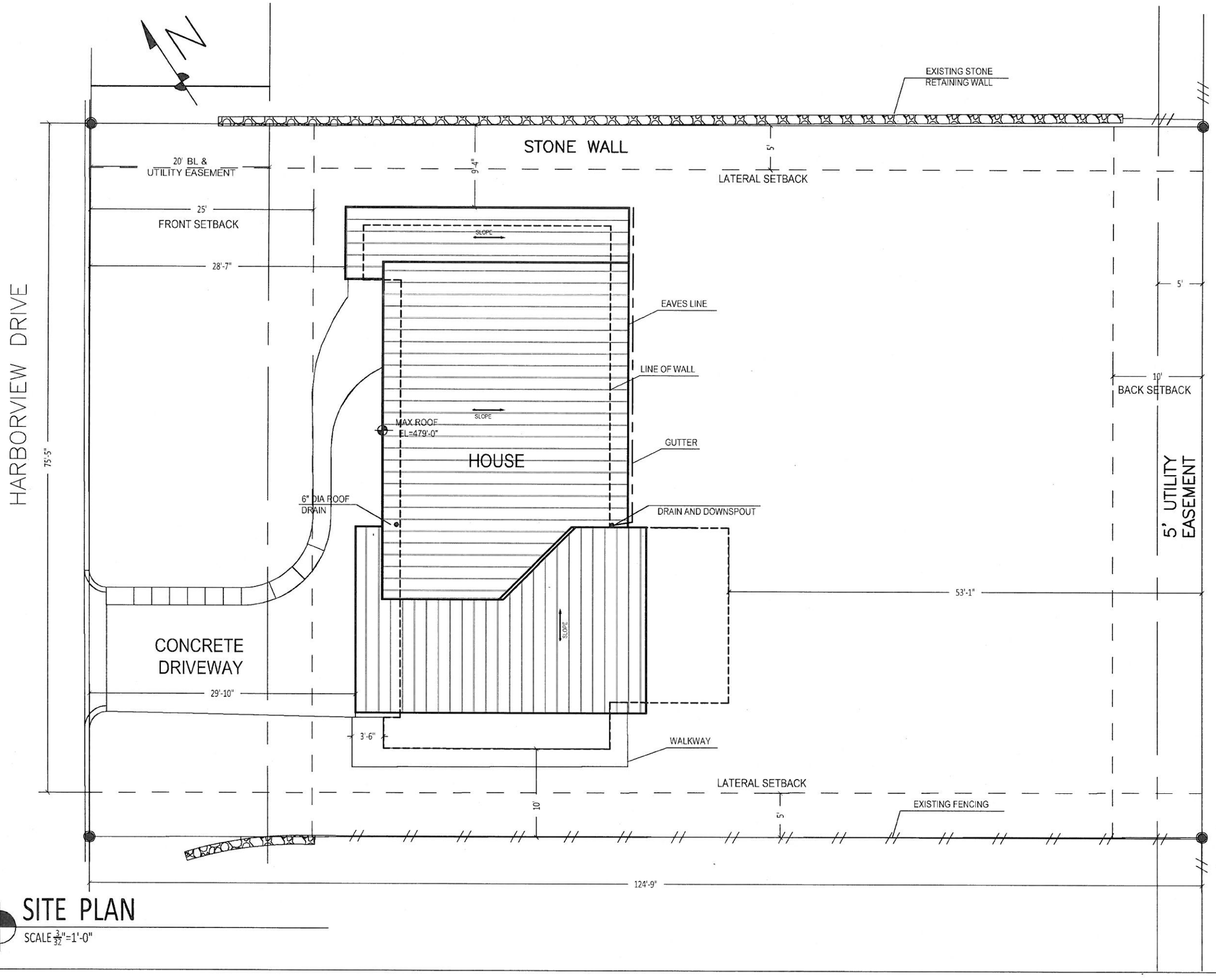
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OF

A0.8



SITE PLAN

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/25/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

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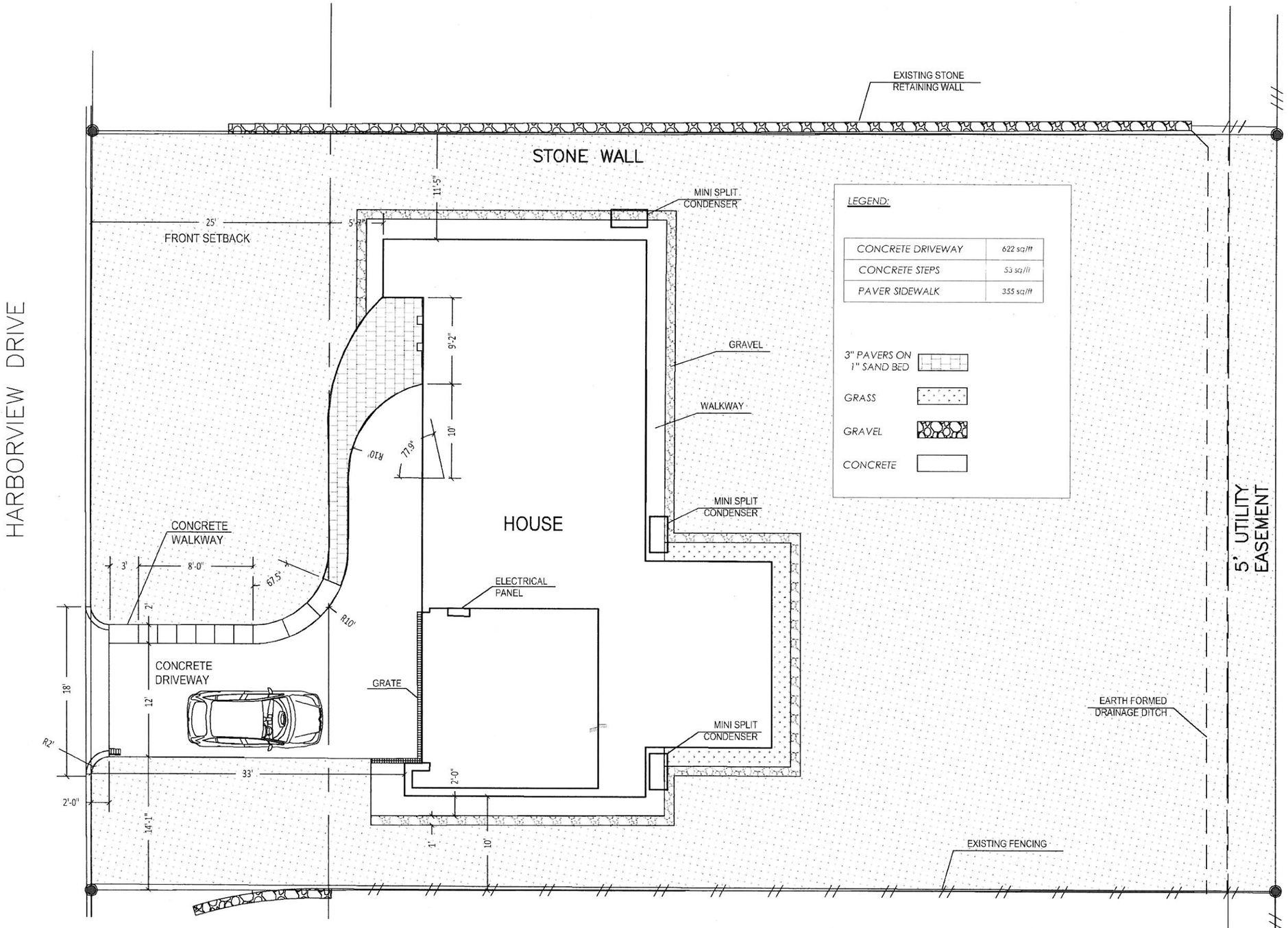
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OF

L0.1



LANDSCAPE

SCALE $\frac{3}{32}$"=1'-0"

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STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

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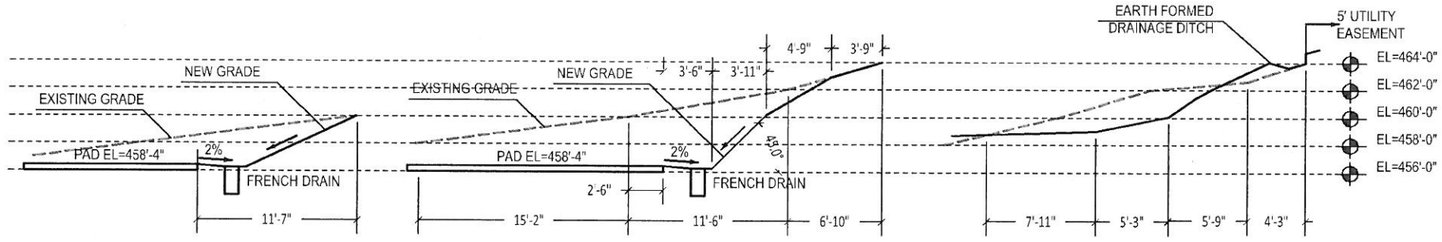
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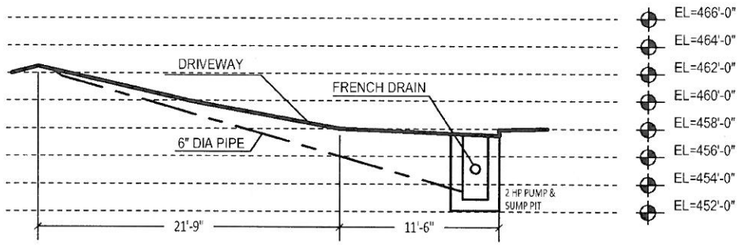
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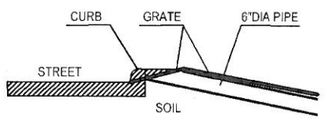
L0.2



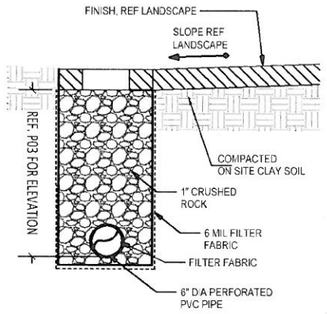
1/L0.4 2/L0.4 3/L0.4



4/L1.0

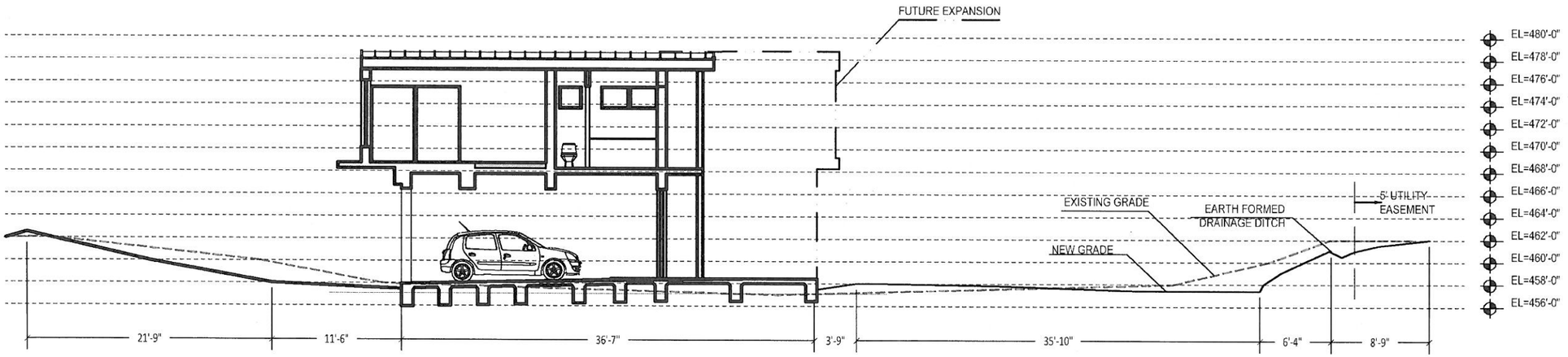


6/L0.4



TYPICAL FRENCH DRAIN

(REF GEOTECH REPORT)



5/L0.4

DETAILS

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

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03 ARQUITECTURA

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OF

L0.5

REF. RHODES SURVEYING JOB No 100349

N

HARBORVIEW DRIVE

VACANT LOT
328 HARBORVIEW DR
LOT 24
BLOK C

FINISH FLOOR EL=458'-4"

GARAGE EL=458'-0"

DRIVEWAY EL=457'-6"

TRENCH DRAIN

CONCRETE DRIVEWAY

CONCRETE WALKWAY

WALKWAY

2' HIGH EXISTING RETAINING WALL

EXISTING STONE RETAINING WALL

20' BL & UTILITY EASEMENT

10'

5'

5' UTILITY EASEMENT

6" MAIN SEWER 8% SLOPE

EARTH FORMED DRAINAGE DITCH

EXISTING FENCING

NEIGBOR'S FRENCH DRAIN

FRENCH DRAIN REF. PLUMBING

2'-6" MIN FROM EDGE OF FOUNDATION

PROPOSED GRADE

EXISTING GRADE

LEGEND:
EXISTING GRADE
NEW GRADE

CATCH BASIN

CURB EL=466'-3"
CURB EL=465'-0"
CURB EL=464'-2"
CURB EL=463'-2"
CURB EL=461'-8"
CURB EL=461'-6"
CURB EL=462'-0"
CURB EL=461'-3"

T/WALL=465'-0"

EL=465'-0"
EL=459'-0"
EL=457'-8"
EL=457'-10"
EL=457'-5"
EL=458'-6"
EL=458'-3"
EL=458'-0"
EL=457'-6"
EL=457'-3"
EL=457'-0"
EL=457'-9"
EL=457'-1"
EL=463'-0"
EL=462'-0"
EL=461'-0"
EL=460'-0"
EL=457'-10½"

465.00
464.00
463.00
462.00
461.00
460.00
459.00
458.00
462.00 E
460.00 E
458.00 E

2%

DRAIN TO STREET

PUMP & SUMP PIT

1 L0.4
2 L0.4
3 L0.4
4 L0.4
5 L0.4

GRADING AND DRAINAGE PLAN

SCALE $\frac{3}{32}$"=1'-0"

NEIGBOR'S FRENCH DRAIN CONNECTS TO STREET DRAIN

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RD

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.3

March 20th, 2020

City Of Rockwall
385 S Goliad
Rockwall TX, 75087

Reference: Drainage Hold Harmless Letter 328 Harborview Dr Rockwall, TX 75032

In response to the requirements of the City of Rockwall's Engineering department, I am submitting this letter as requested and as a requirement to obtain the City residential permit for my house located in the above address.

As a brief description of my property, the maximum pad elevation was set as 457 feet and the maximum roof elevation as 479 feet. The North-East and the South-East neighbor properties are approximately 6ft higher that Elevation 457'. The Harborview Dr Street located at the front of the property (North-West) is approximately 4ft higher than Elevation 457'. The South-West neighbor property (lot 23) is sharing the same pad elevation of 457'. Per the above brief explanation of my property topography I bring to your attention the following:

It is of my understanding that the pad elevation used to be higher and it was lowered for Chandlers Landing Phase 2.

It is of my understanding that my neighbor's property has a French drain around her house which drains rainfall water to the street's storm inlet located on Harborview Dr and said storm inlet is connected to "Line A" drainage storm pipe.

It is of my understanding that the neighbor in lot 23 has a wood fence supported by tubes and the tubes apparently fixed to a concrete curb.

It is of my understanding that the curve in between my lot and lot 23 currently is not allowing the water to flow from my property to lot 23 and therefore to the street's storm inlet located on Harborview Dr.

It is my understanding that per the Texas Water Code Sec. 11.086 (a) "No person may divert or impound the natural flow of surface water.

alejandro_portocarrero@hotmail.com 7205 Stone Meadow Cir, Rowlett TX, 75088

It is my understanding that per the City of Rockwall Standards of Design and Construction 1.10 Easements and Row, " No structure (buildings, walls, fences decks, swimming pools, signage/monuments, etc.) are allowed in or over any easement or right-of ways".

Due to all the exposed above and the topography of my lot, the drainage design intent for my house consist of a french drain around the house draining the water into a sum pit and a pump to pump the rainfall water out and into the Harborview dr street located in the front of my property.

Having explained my understanding of the situation, I as the owner, agree to hold harmless the City of Rockwall and I assume the flood risk in my property due to rainfall only due to pump malfunction, and/or under-design drainage component, pipe settlements and any other distress in the drainage system and, release the City of Rockwall from liability or responsibility for flooding and the damage caused inside the boundaries of my lot.

Sincerely,

Alejandro Portocarrero Velasco, P.E.
3/20/2020

3/20/2020

TANYA BUEHLER
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

alejandro_portocarrero@hotmail.com 7205 Stone Meadow Cir, Rowlett TX, 75088


315
315
315
NO


319


Psalm 91
320


PORTVIEW PLACE
Psalm 91
FIRE LANE


321
Celebrating
RHHS
Class of 2020
#WHERCLASSOF2020
ROCKWALL-HEATH
HAWKS


321
HARBORVIEW


323
325


325

325
HARBORVIEW


326




327
HARBORVIEW


330
33


331
331


333
333


335



Adjacent Housing Attributes

Address	Year Built	House SF	Exterior Materials
315 Harborview Drive	2015	3,433	Stone/Stucco/Wood
319 Harborview Drive	2010	3,415	Stone
320 Portview Place	2012	5,679	Brick
321 Harbor Landing Drive	1998	3,541	Brick/Stone
321 Harborview Drive	2012	4,780	Brick/Stone
323 Harbor Landing Drive	1994	4,184	Brick
325 Harbor Landing Drive	1994	3,367	Stucco
325 Harborview Drive	2018	4,747	Brick/Stone
326 Harborview Drive	2007	3,548	Siding/Brick
327 Harborview Drive	2018	3,860	Stone
330 Harborview Drive	2016	3,131	Brick/Stone
331 Harborview Drive	2015	4,095	Brick/Stone
333 Harborview Drive	2002	2,325	Siding/Brick
335 Harborview Drive	1995	3,334	Siding/Brick
337 Harborview Drive	2018	3,860	Stone
Average:	2008	3,819.93	

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBSIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.23-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK C, HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.23-acre parcel of land being described as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family uses, addressed as 328 Harborview Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with *Subsection* 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards,* of Article 05*, District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and the following conditions:

PREVIOUS ORDINANCE 04.20

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property*, and conformance to these operational conditions is required:

1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require the *Subject Property* to comply with the following:

1) Upon obtaining or maintaining a Building Permit and should any contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

DRAFT ORDINANCE 04.14.20

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2020.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 4, 2020*

2nd Reading: *May 18, 2020*

DRAFT ORDINANCE 04.14.2020

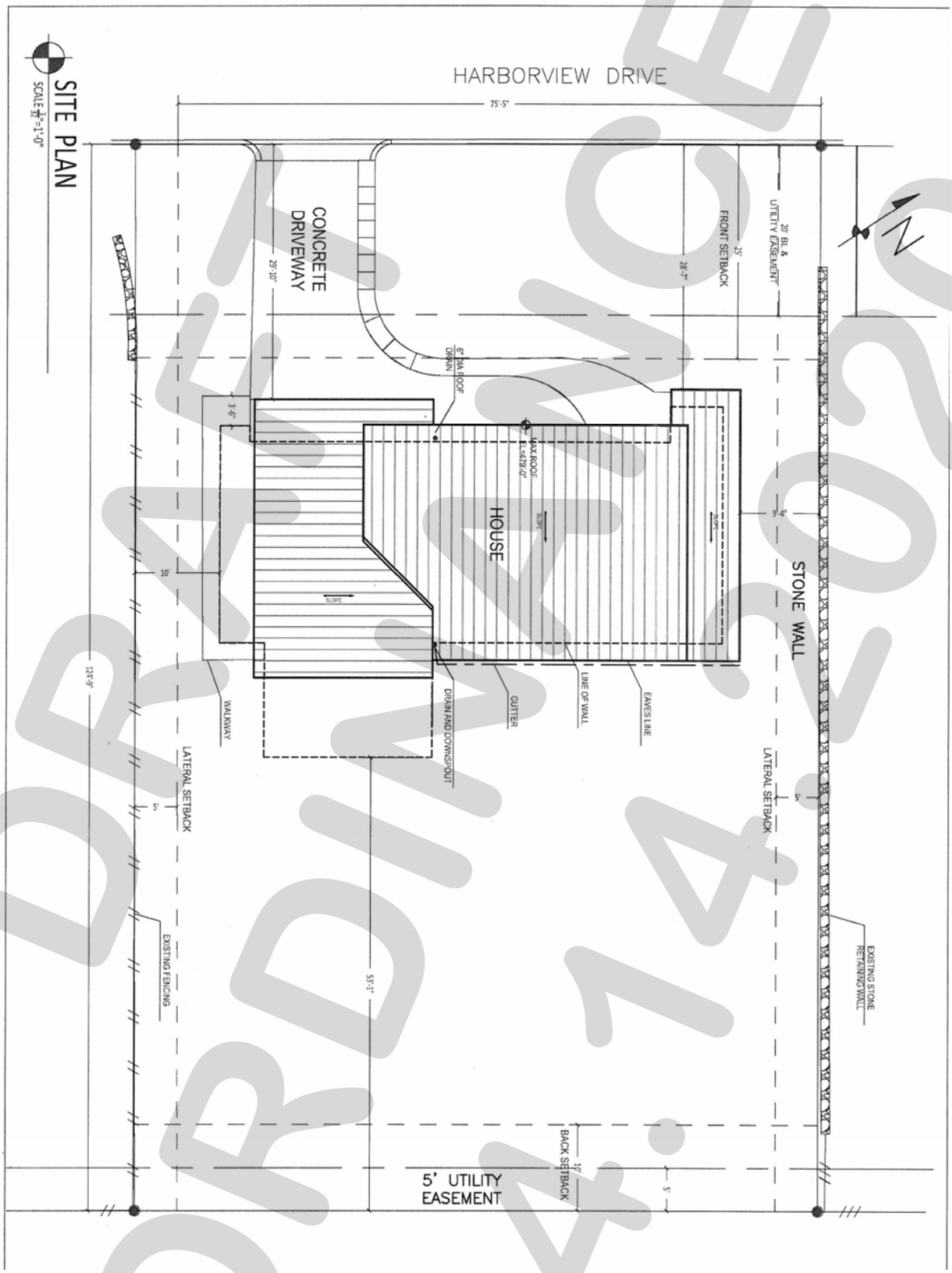
Exhibit 'A':
Legal Description

Location: *328 Harborview Drive*
Legal Description: *Lot 24, Block C, Harbor Landing, Phase 2 Addition*



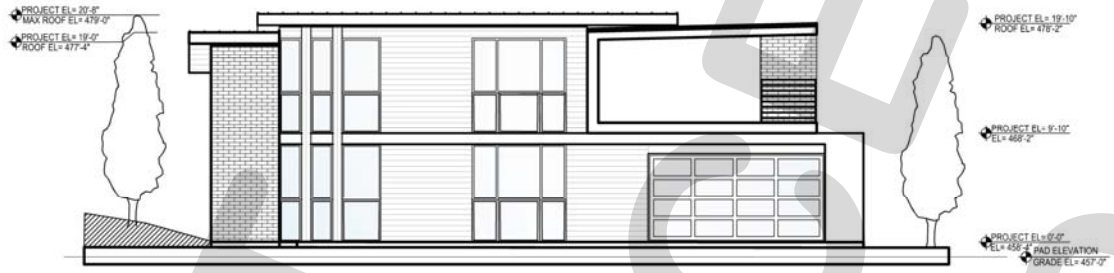
DRAFT

Exhibit 'B':
Residential Plot Plan

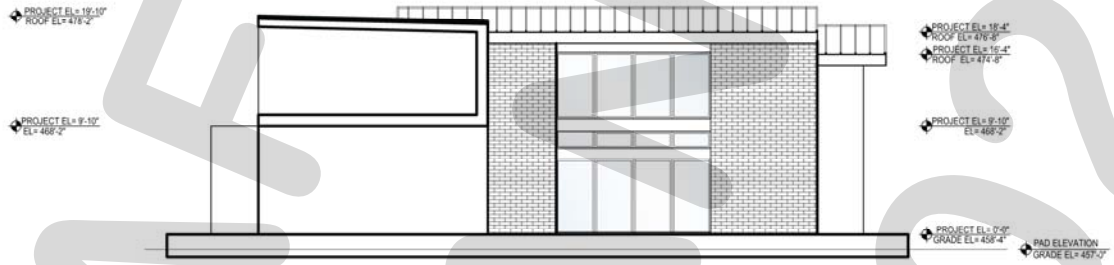


DRAFT ORDINANCE 04.14.2020

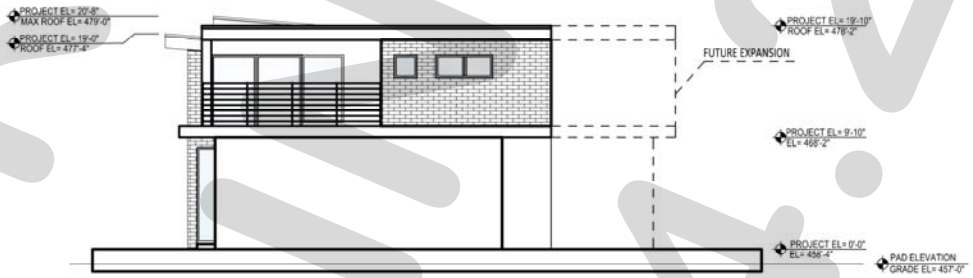
Exhibit 'C':
Building Elevations



ELEVATION 1/A.04
SCALE 1/8"=1'-0"



ELEVATION 2/A.04
SCALE 1/8"=1'-0"



ELEVATION 1/A.05
SCALE 1/8"=1'-0"



ELEVATION 2/A.05
SCALE 1/8"=1'-0"

DRAFT
ORDINANCE
04.2020

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	May 4, 2020
APPLICANT:	Alejandro Portocarrero
CASE NUMBER:	Z2020-014; *Specific Use Permit (SUP) for a Residential Infill for 328 Harborview Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

BACKGROUND

The *subject property* is located within the Harbor Landing, Phase 2 Subdivision, which was filed with Rockwall County in 1987. Prior to the filing of the plat, on October 29, 1973, the City Council approved the annexation of the Chandlers Landing Addition [*i.e. Ordinance No. 73-43*], and Planned Development District 8 (PD-8) [*i.e. Ordinance No. 73-48*], which established single-family, multi-family, and other land uses for the Chandlers Landing Subdivision. On April 2, 1984, the City Council approved an amendment to PD-8 [*i.e. Ordinance No. 84-16*], establishing special conditions and provisions for Tract 1A containing 17.7348-acres, which included height restrictions of no more that 30-feet above existing grade or 12-feet above the building line elevation of the uphill lots. On June 15, 1987, the City Council approved *Resolution No. 87-20* authorizing a settlement agreement with Rockwall Harbor Landing, Inc. regarding the interpretation and application for the building pad elevations and maximum elevations established in *Ordinance No. 84-16*. The resolution also defined the house height restrictions for certain lots within the Harbor Landing Addition, and established height limitations of 30-feet or less for these lots (*see Exhibit 'C' of this case memo*). The proposed single-family home does not exceed the maximum rooftop elevation, maximum pad elevation, or maximum house height as established per the court order [*i.e. Resolution No. 87-20*] for the subject property.

PURPOSE

The applicant, *Alejandro Portocarrero*, is requesting the approval of a Specific Use Permit (SUP) for the purpose of construction a single-family home on Lot 24, Block C, Harbor Landing, Phase 2 Addition (*i.e. 328 Harborview Drive*) in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 328 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a continuation of the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses zoned Planned Development 8 District (PD-8).

South: Directly south of the subject property is the Chandlers Landing Marina, which is zoned Agricultural (AG) District. Beyond this is Lake Ray Hubbard, a recreational lake that is within the city limits of the City of Dallas.

East: Directly east of the subject property is a continuation of the Chandlers Landing Subdivision. The subdivision is primarily a multi-phase residential development containing single-family and multi-family land uses zoned Planned Development 8 District (PD-8).

West: Directly west of the subject property is a continuation of the Chandlers Landing Subdivision, which is primarily a multi-phase residential development containing single-family and multi-family land uses. Beyond the single-family homes is an area that contains the bulk of the multi-family residential housing known as the Spyglass Hill Addition. Additionally, there are two (2) vacant tracts of land totaling 6.88-acres (*i.e. Lot 4, Block A, Spyglass Hill #4 Addition & Tract 134-12, of the E. Teal Survey, Abstract No. 207*) that are zoned Planned Development 8 District (PD-8) for single-family zero-lot-line land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." As stated above the Harbor Landing, Phase 2 Subdivision has been in existence since October 5, 1987, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This subject property being in a Planned Development District for Single-Family 7 (SF-7) District land uses requires a Specific Use Permit (SUP).

In addition, according to Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Harborview Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive, Between Harbor Landing Drive and Chandlers Marina	Proposed Housing
Building Height	Two (2) Story (*Maximum Heights per Court Order per Individual Lot*)	Two (2) Stories 20'-8" (*Not to Exceed 22-feet Maximum Height per Court Order*)
Building Orientation	All homes face towards Harborview Drive, Harbor Landing Drive, & Portview Place	The front elevations of the home will face on to Harborview Drive.
Year Built	1994-2018	*N/A*
Building SF on Property	2,325 SF – 4,780 SF	2,570 SF
Building Architecture	Various [*Custom Built*]	*Custom Build*
Building Setbacks:		
Front	The front setbacks range from 20-feet to 56-feet (*cul-da-sac/curvilinear lots*)	20-feet
Side	The side yard setbacks are between 5-feet and 6-feet minimums.	5-feet
Rear	The rear yard setbacks are a minimum of 10-feet.	10-feet
Building Materials	Stone, Brick, Stucco, Wood or Masonry Siding.	Stucco, Brick, and Wood Siding
Paint and Color	Various	White and Gray Stone, Black Stucco, Wood Siding, with Black and White Trim
Roofs	Composite Shingles and Standing Seam Metal	Metal Seamed Panels (Flat Roof Design)
Driveways	Front Entry Garages	Front Entry Garage Accessible from Harborview Drive

Staff should note that the proposed single-family meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC) and Planned Development District 8 (PD-8). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the

subject property, staff has provided photos of the properties along Harborview Drive and the proposed building elevations in the attached packet. Staff should point out that while there is only one (1) example of a home utilizing modern architecture along Harborview Drive, there are other examples of modern homes throughout the Chandler's Landing Subdivision. In addition, the subdivision has an eclectic mix of homes utilizing various architectural styles; however, the approval of this request is discretion to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 8, 2020, staff notified 115 property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, the Cabana's at Chandler's Landing, Match Point Townhomes, and the Spyglass Homeowners Association (HOA's), which are the only HOA/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received one (1) email in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

   (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

   (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of the draft ordinance; and,

   (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City of Rockwall

Project Plan Review History

Project Number	Z2020-014	**Owner**	ALEJANDRO PORTOCARRERO	**Applied**	3/20/2020 AG
Project Name	SUP for 328 Harborview Drive	**Applicant**		**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
328 HARBORVIEW	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR LANDING PH 2	24	C	24	3808-000C-0024-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	APPROVED	
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

(3/30/2020 4:37 PM DG)
Z2020-0014; SUP for Residential Infill in Established Subdivision– 328 Harborview Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2020-014) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 This project is subject to all requirements stipulated by the Development Standards of Planned Development District 8 (PD-8), and Article 04 & Article 05 the Unified Development Code (UDC) that are applicable to the subject property.

M.5 Please review the draft ordinance when received by staff and provide comments to staff by April 21, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting (i.e. Public Hearing) to be held on April 28, 2020.

M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a boat sales, storage and repair facility on the Subject Property, and conformance to these operational conditions is required for continued operations

1) The subject property shall generally conform to the Plot Plan as depicted in Exhibit 'B' of the draft ordinance; and,
2) The subject property shall generally conform to the Building Elevations as depicted in Exhibit 'C' of the draft ordinance.
3) Upon obtaining a building permit for the subject property and upon approval of the final inspection by the Building Inspections Department of the City of Rockwall, this Specific Use Permit shall expire on the effective date of said final inspection

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 28, 2020 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on April 14, 2020.
2) Planning & Zoning Public Hearing meeting will be held on April 28, 2020.
3) City Council Public Hearing will be held on May 4, 2020. (1st Reading of Ordinance)
4) City Council meeting will be held on May 18, 2020. (2nd Reading of Ordinance)

I.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-014

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) [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 Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [X] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
- [ ] Tree Removal ($75.00)
- [ ] Variance Request ($100.00)

Notes:
[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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	328 HARBORVIEW DR				
Subdivision	HARBOR LANDING PHASE 2	Lot	24	Block	C
General Location	HARBORVIEW DR CURVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-8	Current Use	N/A (Empty lot)		
Proposed Zoning		Proposed Use	RESIDENTIAL		
Acreage	0.23	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]

[X] Owner	ALEJANDRO PORTOCARRERO	[ ] Applicant	
Contact Person	ALEJANDRO PORTOCARRERO	Contact Person	
Address	7205 STONE MEADOW CIR	Address	
City, State & Zip	Rowlett, Tx 75088	City, State & Zip	
Phone	214774 7323	Phone	
E-Mail	alejandro_portocarrero@hotmail.com	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [*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 20th day of March, 20 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 20th day of March, 20 20

Owner's Signature _____

Notary Public in and for the State of Texas _____

TAMMY BENNETT
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

My Commission Expires



City of Rockwall

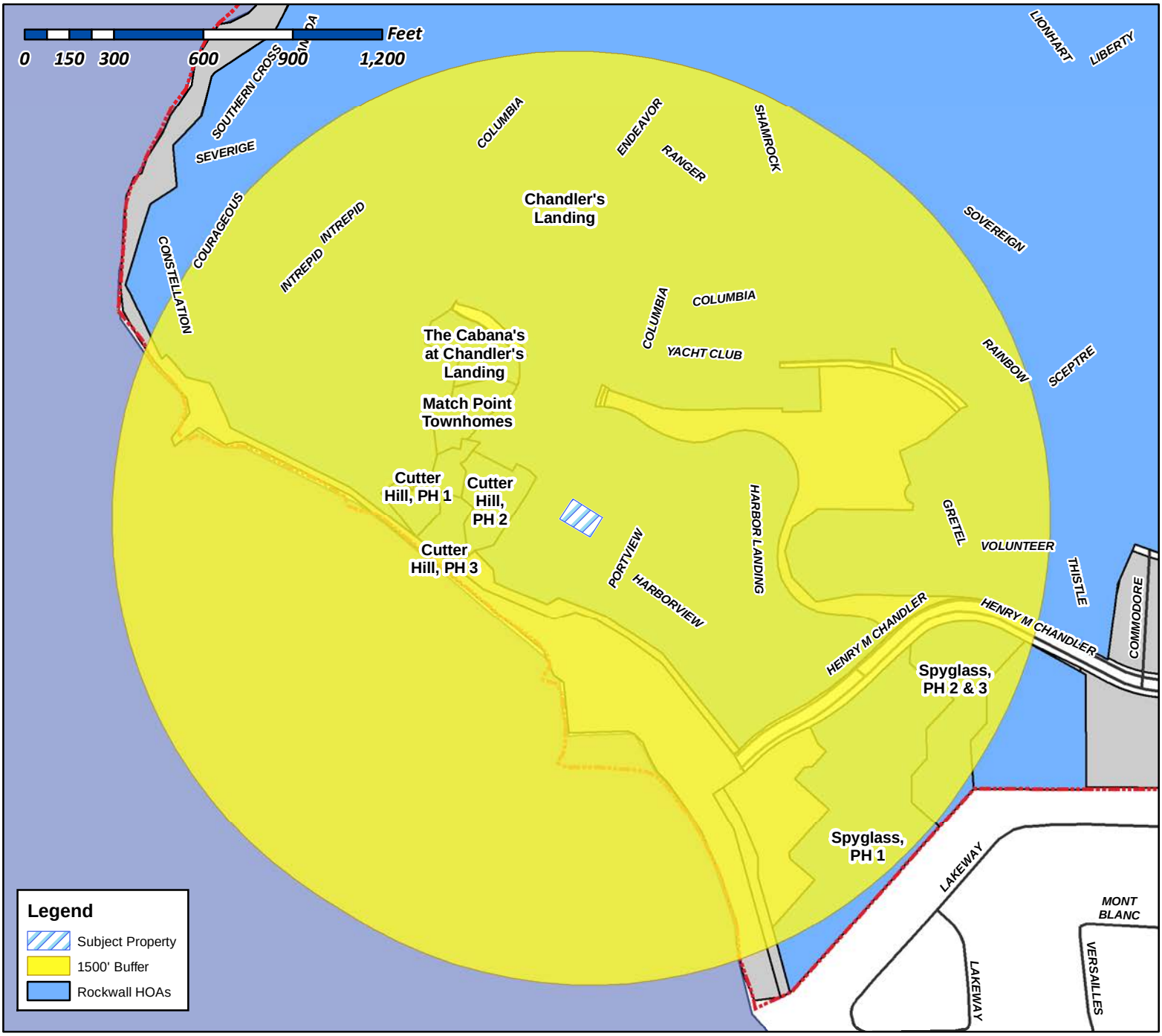
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

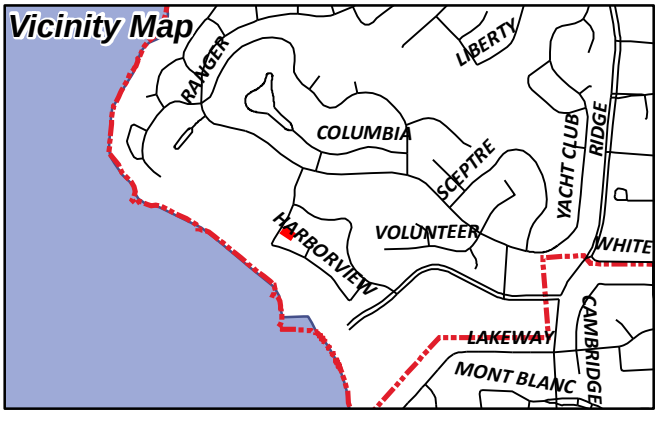
Planning & Zoning Department
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Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: *3/24/2020*
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Gamez, Angelica
Sent: Tuesday, April 7, 2020 11:38 AM
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Notification Program
Attachments: HOA Map Z2020-014.pdf; PUBLIC NOTICE (04.07.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning cases that was published in the Rockwall Herald Banner on *April 10, 2020*. The Planning and Zoning Commission will hold a virtual public meeting on *Tuesday, April 28, 2020 at 6:00 PM*, and the City Council will hold a virtual public meeting on *Monday, May 4, 2020 at 6:00 PM*. Both hearings will take place virtually at 6:00 PM and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2020-014- SUP for Residential Infill for 328 Harborview Drive
Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.

Thank you,

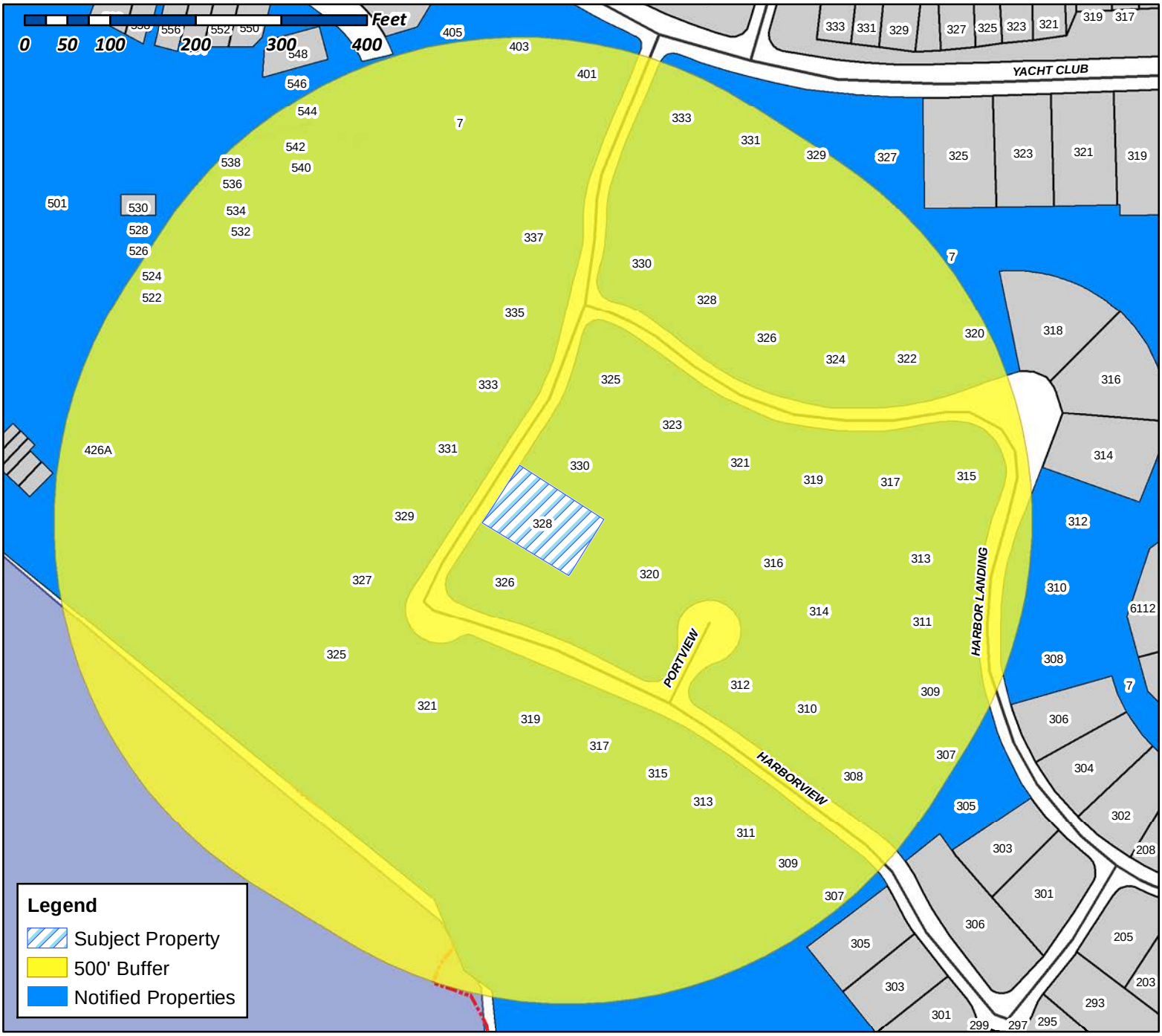
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

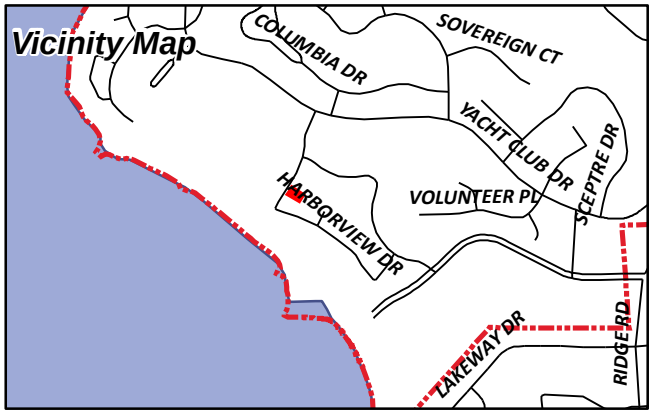
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Case Number: Z2020-014
Case Name: SUP for 328 Harborview Dr.
Case Type: Specific Use Permit
Zoning: Planned Development District 8 (PD-8)
Case Address: 328 Harborview Dr.

Date Created: *3/24/2020*

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



GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

THE POTTS-REAGIN HOUSE LLC
1460 E MAIN ST
BARTOW, FL 33830

D'ALISO CHRISTOPHER J
1701 HICKORY CHASE CIR
KELLER, TX 76248

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

SLATE CRAIG AND TANYA
185 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

PONDER KENNETH & ELMA
1850 ASHBOURNE DR
ROCKWALL, TX 75087

DINKLANG ARTURO A
1923 NORTH FLOYD RD
RICHARDSON, TX 75080

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

CROMEENS SHAN
2720 EGANRIDGE LN
ROCKWALL, TX 75087

TRAYAH LLC
2897 S NELSON ST
LAKEWOOD, CO 80227

JOHNSON DAVID LEO AND
LINDA J JOHNSON
3021 RIDGE RD #285
ROCKWALL, TX 75032

VINES KENT C AND LINA ZHU
305 HARBOR LANDING DR
ROCKWALL, TX 75032

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

CURRENT RESIDENT
307 HARBORVIEW
ROCKWALL, TX 75032

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

CURRENT RESIDENT
308 HARBORVIEW
ROCKWALL, TX 75032

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

RENTFROW CHRISTOPHER
309 HARBORVIEW DRIVE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
310 HARBORVIEW
ROCKWALL, TX 75032

JONES SHERIDAN S
311 COLUMBIA DR
ROCKWALL, TX 75032

WIZMANN ERIC & DALE
311 HARBOR LANDING
ROCKWALL, TX 75032

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

CURRENT RESIDENT
312 HARBOR LANDING
ROCKWALL, TX 75032

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

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

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

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

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

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

HENDRICKSON PATSY A
317 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
317 HARBORVIEW
ROCKWALL, TX 75032

REYNOLDS MARVIN C JR & CLARE D
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF SCOTT & JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

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

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
321 HARBORVIEW
ROCKWALL, TX 75032

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

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

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

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

SIVILS LINDA LUDDEN
325 YACHT CLUB DR
ROCKWALL, TX 75032

HOWELL ELMIN K & BETTY K
326 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
326 HARBORVIEW
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
328 HARBORVIEW
ROCKWALL, TX 75032

CURRENT RESIDENT
329 HARBORVIEW
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

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

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

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

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VOSPER ALAN AND SHIRLEY
333 HARBORVIEW
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
333 YACHT CLUB DR
ROCKWALL, TX 75032

MANASCO MARTIN E AND LISA M
335 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
337 HARBORVIEW
ROCKWALL, TX 75032

MOHAN KENNETH
3415 WATERVIEW TRL
ROCKWALL, TX 75087

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
405 YACHT CLUB
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A
407 COLUMBIA DR
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

O'BOYLE MICHAEL
426 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG BARBARA JANE
426 YACHT CLUB DR APT C
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

FORSYTHE LESLEY K AND
PETER J HOLLY
426 YACHT CLUB DRIVE #H
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

DAVIS KERRI
436 YACHT CLUB DR #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

PATRICK ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

BRUNS BEVERLY LYNN
440B YACHT CLUB DR
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
442 YACHT CLUB DRIVE #B
ROCKWALL, TX 75032

CARRIGAN DOROTHY
450 YACHT CLUB DR APT B
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

HARRIS CHAD M
452 YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MCCALISTER SHAWN D & RUSS W WILLIAMSON
&
ELIZABETH R WILLIAMSON
456A YACHT CLUB DR
ROCKWALL, TX 75032

KNEEDLER BRADLEY HARRISON
456C YACHT CLUB DRIVE UNIT 302
ROCKWALL, TX 75032

GREEN JOHN W JR
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

TUCKER JOHN
4748 SECRET CV
ROCKWALL, TX 75032

CURRENT RESIDENT
501 YACHT CLUB
ROCKWALL, TX 75032

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

BARBEE NATHAN DAVID
517 SKELTON ST
ROYSE CITY, TX 75189

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

HAMMOND JANE AND
EUGENE WESLEY HUDDLE
519 E INTERSTATE 30 #704
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

COWAN AMY
DAVID SPOENEMAN
5203 SCARBOROUGH LN
DALLAS, TX 75287

GUNTER MARGIE ANN
524 YACHT CLUB DR
ROCKWALL, TX 75032

HUNT DIANE DOLORES
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

CURRENT RESIDENT
544 YACHT CLUB
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

CURRENT RESIDENT
546 YACHT CLUB
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

CONSOLIDATED SYSTEMS INC
6220 GASTON AVE STE 700
DALLAS, TX 75214

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

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

OYHARCABAL HENRY A
783 17TH AVE
SAN FRANCISCO, CA 94121

PROSEK SHERI
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

KAPRANTZAS ENTERPRISES LLC
904 E DAVIS ST. 400
MESQUITE, TX 75149

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

SELF BILLY & KATIE
C/O PRO SOAP 1830 E I30
ROCKWALL, TX 75087

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
PO BOX 1600
ROCKWALL, TX 75087

MASULA II LIVING TRUST
DURELL D AGHA TRUSTEE
PO BOX 221337
CARMEL, CA 93922

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

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PO BOX 638
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview 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 ***Tuesday, April 28, 2020 at 6:00 PM***, and the City Council will hold a public hearing on ***Monday, May 4, 2020 at 6:00 PM***. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by ***Monday, May 4, 2020 by 4:00 PM*** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-014: SUP for Residential Infill for 328 Harborview Drive

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.

Density

Name: Jim & Kathy Bookhout

Address: 329 Yacht Club Dr, Rockwall, Tx 75032

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







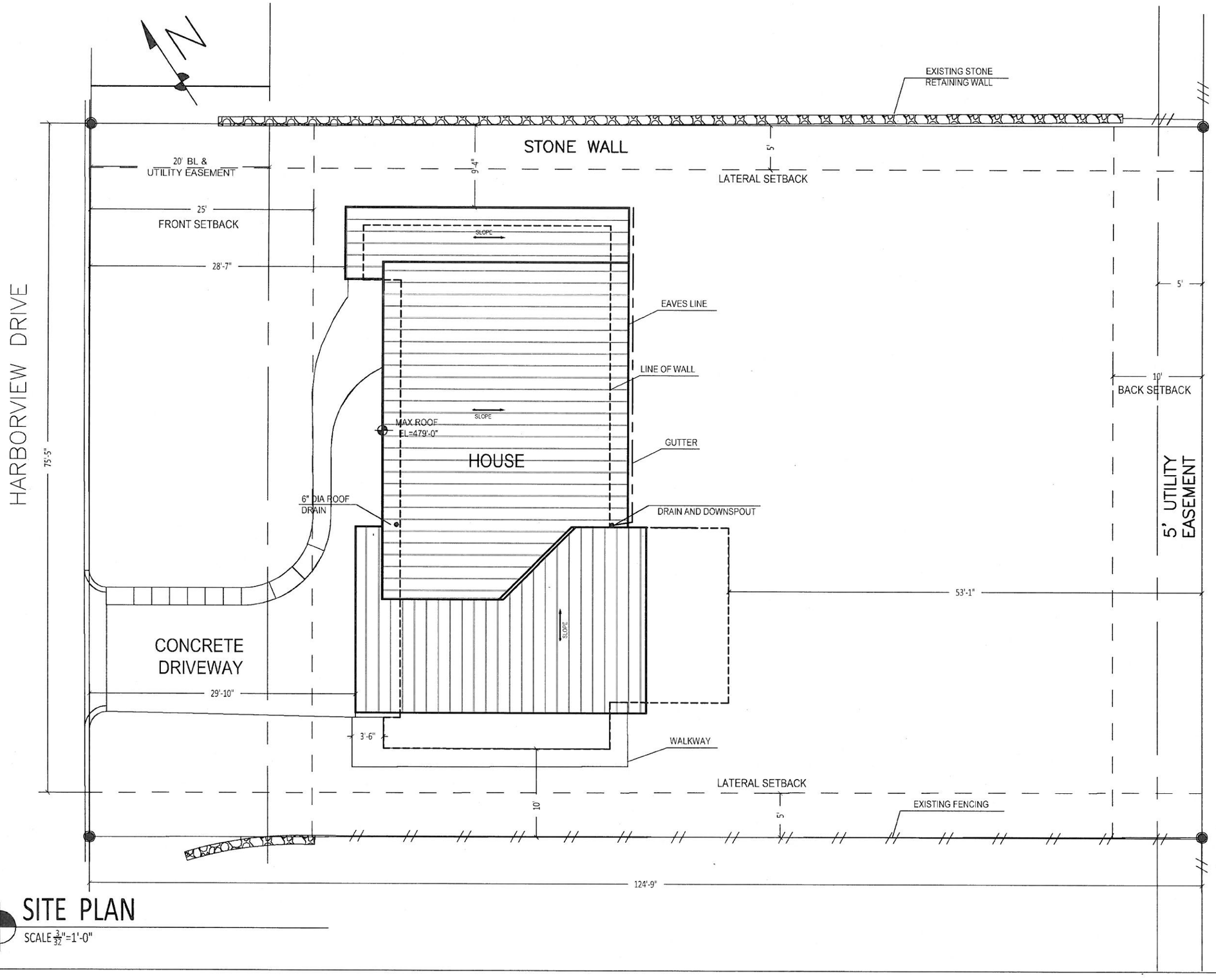












SITE PLAN

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/25/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

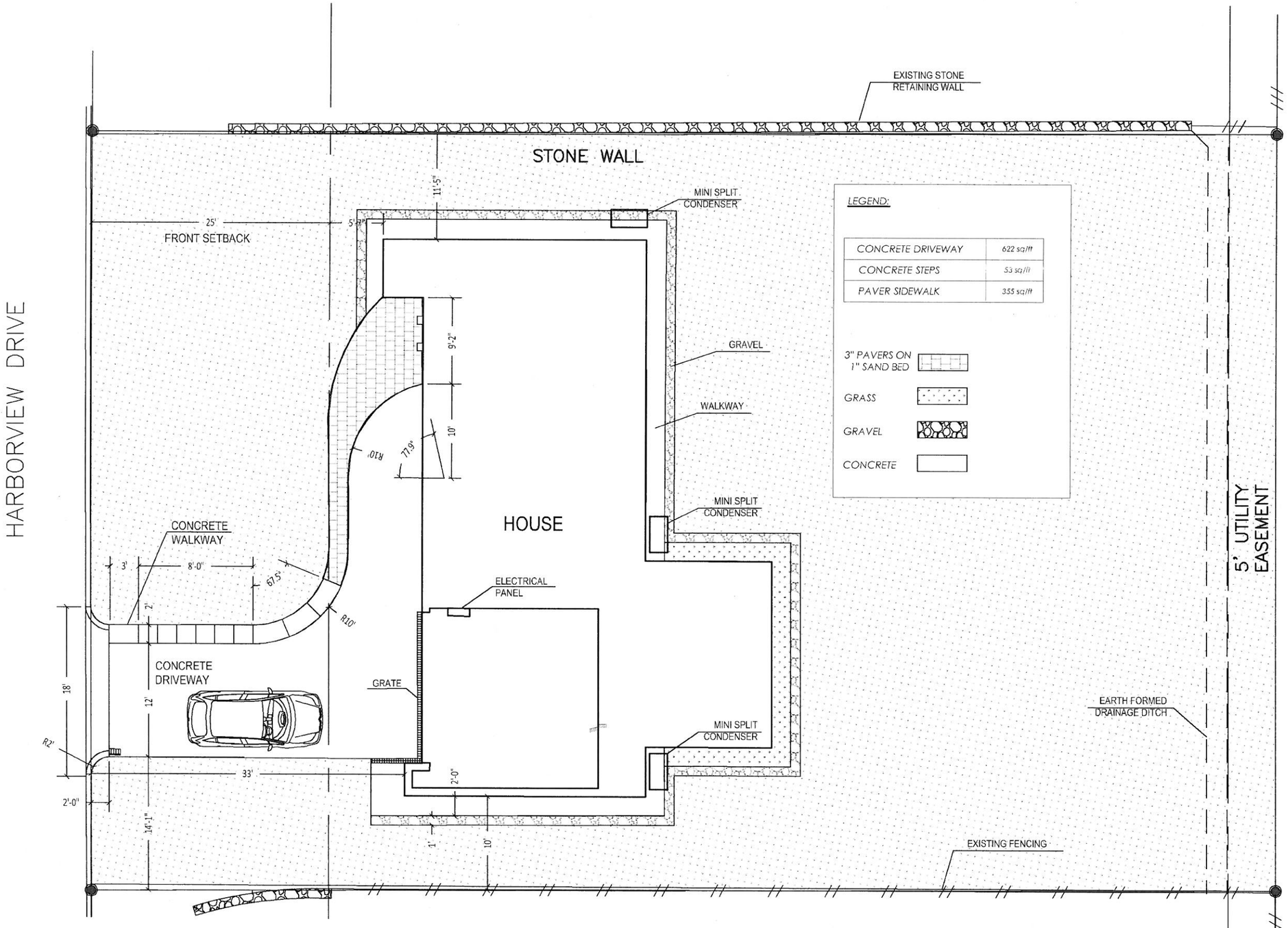
ISSUE DATE
12/14/2019

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OF

L0.1



LANDSCAPE

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

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ISSUE DATE
12/14/2019

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DRAWING NO.
OF

L0.2

REF. RHODES SURVEYING JOB No 100349

N

HARBORVIEW DRIVE

T/WALL=465'-0"

CURB EL=466'-3"

CURB EL=465'-0"

CURB EL=464'-2"

CURB EL=463'-2"

CURB EL=461'-8"

CURB EL=461'-6"

CURB EL=462'-0"

CURB EL=461'-3"

20' BL & UTILITY EASEMENT

10'

CONCRETE WALKWAY

CONCRETE DRIVEWAY

DRAIN TO STREET

2' HIGH EXISTING RETAINING WALL

EL=465'-0"

EXISTING STONE RETAINING WALL

EL=459'-0"

CATCH BASIN

EL=457'-8"

EL=457'-10"

EL=457'-5"

EL=457'-0"

EL=458'-6"

EL=463'-0"

EL=461'-0"

EL=462'-0"

EL=460'-0"

EL=459'-0"

EL=457'-8"

EL=462'-0"

EL=457'-6"

EL=458'-0"

EL=457'-9"

EL=457'-3"

EL=457'-1"

EL=458'-3"

EL=457'-10½"

EL=457'-6"

EL=457'-0"

EL=458'-0"

FINISH FLOOR EL=458'-4"

VACANT LOT
328 HARBORVIEW DR
LOT 24
BLOK C

GARAGE EL=458'-0"

TRENCH DRAIN

DRIVEWAY EL=457'-6"

SUMP & SUM PIT

WALKWAY

EARTH FORMED DRAInAGE DITCH

FRENCH DRAIN REF. PLUMBING

EXISTING GRADE

PROPOSED GRADE

2'-6" MIN FROM EDGE OF FOUNDATION

EXISTING FENCING

NEIGBOR'S FRENCH DRAIN

NEIGBOR'S FRENCH DRAIN CONNECTS TO STREET DRAIN

5' UTILITY EASEMENT

6" MAIN SEWER 8% SLOPE

459.00

458.00

461.00

460.00

463.00

462.00

464.00

465.00

458.00 E

459.00 E

462.00 E

463.00

464.00

465.00

5'

2%

LEGEND:
EXISTING GRADE
NEW GRADE

1 L0.4

2 L0.4

3 L0.4

4 L0.4

5 L0.4

GRADING AND DRAINAGE PLAN

SCALE 3/32"=1'-0"

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STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

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328 HARBOR VIEW DR
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ROCKWALL TX

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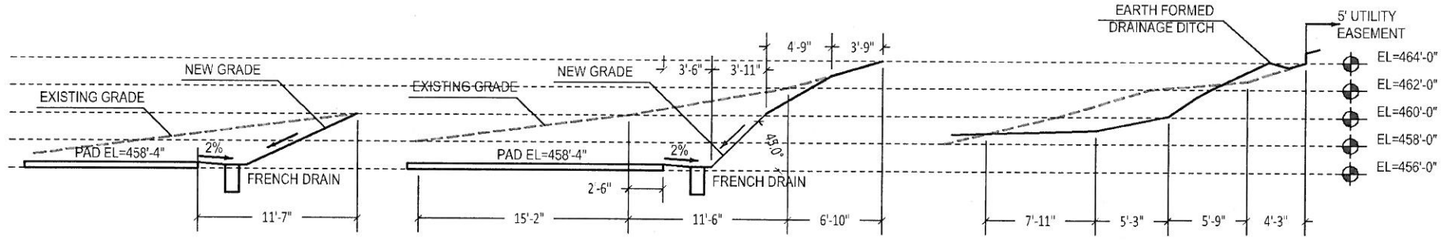
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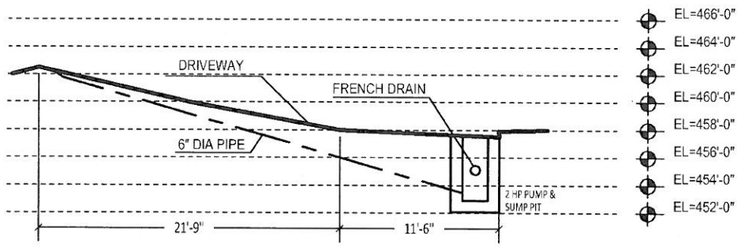
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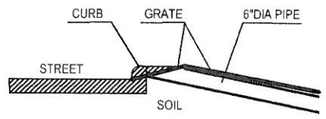
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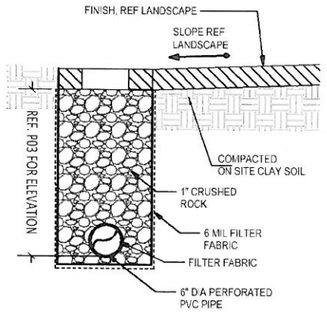
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4/L1.0

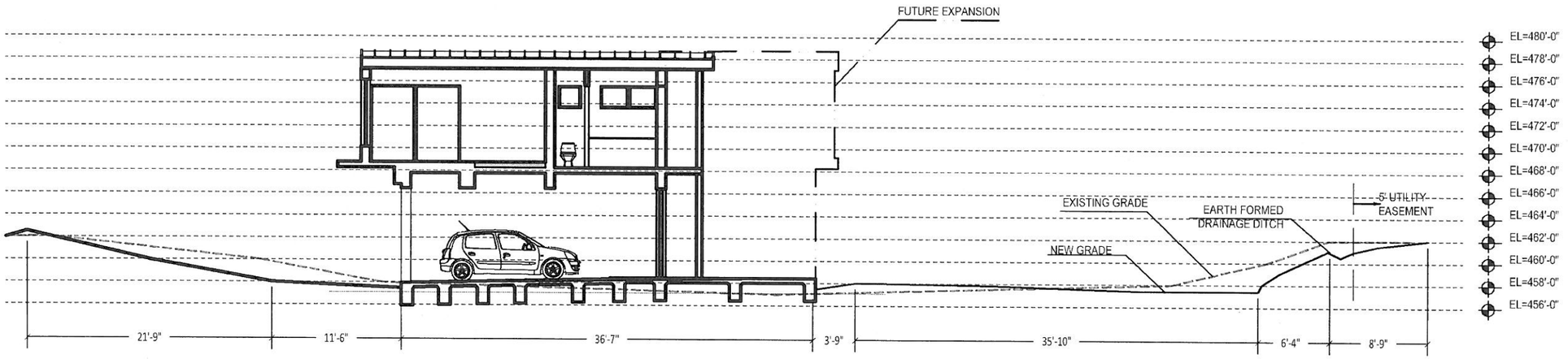


6/L0.4



TYPICAL FRENCH DRAIN

(REF GEOTECH REPORT)



5/L0.4

DETAILS

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/20

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	08/10/2019	REVISIONS	RO

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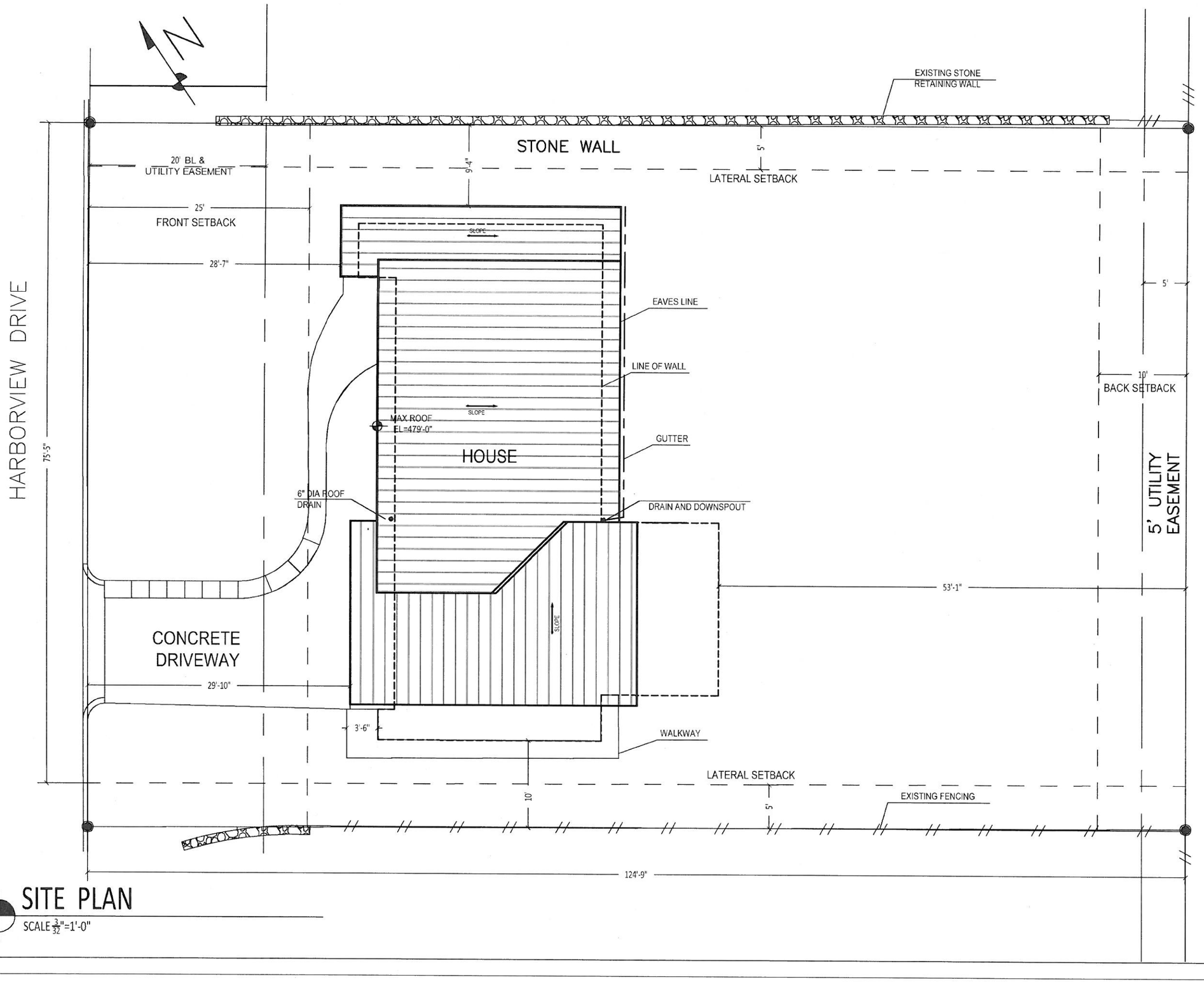
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OF

L0.5



SITE PLAN

SCALE $\frac{3}{32}$"=1'-0"

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ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

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ROCKWALL TX

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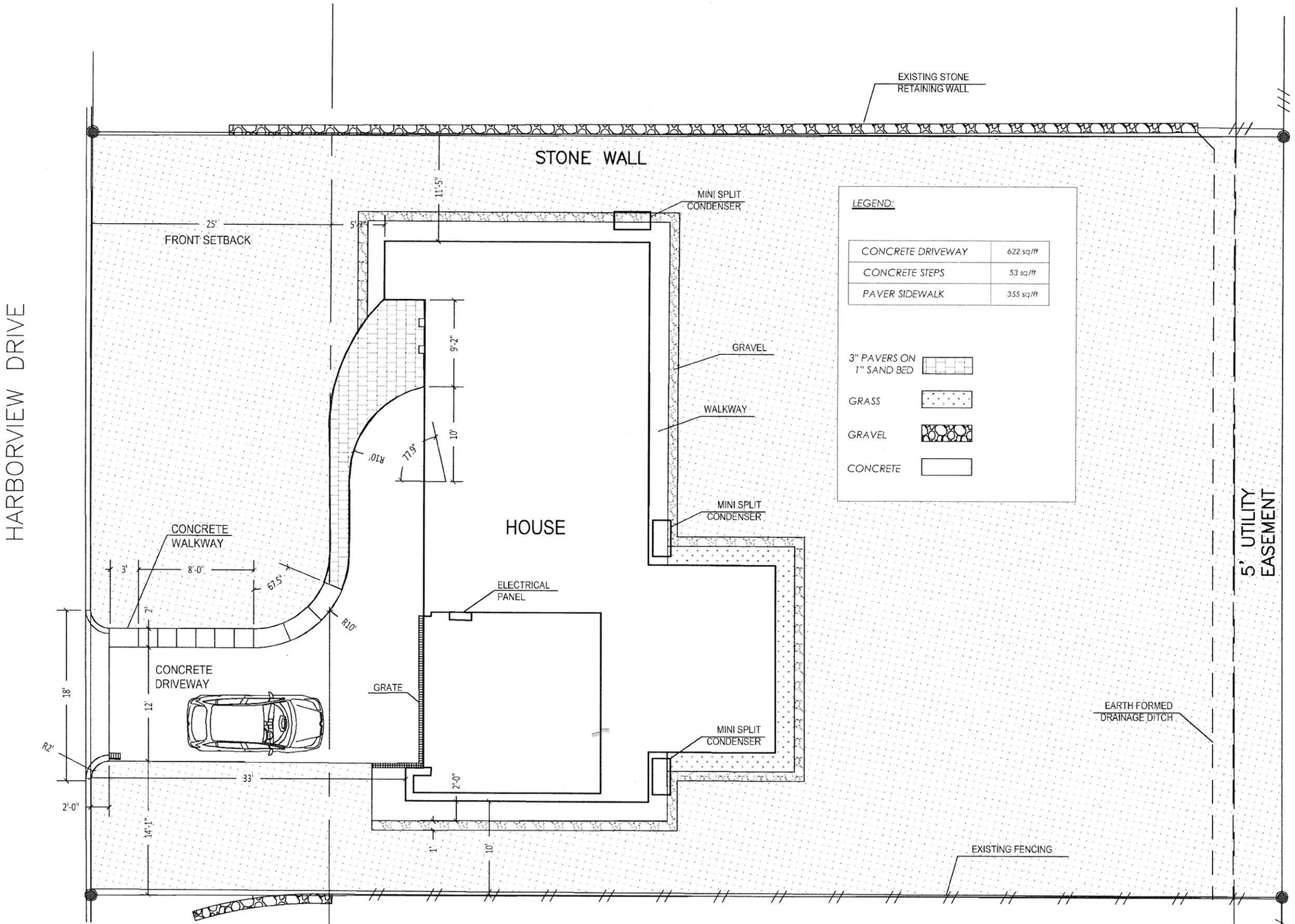
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OF

L0.1



LANDSCAPE

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STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
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PROFESSIONAL ENGINEER
03/20/20

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

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NO.	DATE	DESCRIPTION	BY
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12/14/2019

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OF

L0.2

REF. RHODES SURVEYING JOB No 100349

N

HARBORVIEW DRIVE

VACANT LOT
328 HARBORVIEW DR
LOT 24
BLOK C

FINISH FLOOR EL=458'-4"

GARAGE EL=458'-0"

DRIVEWAY EL=457'-6"

TRENCH DRAIN

CONCRETE DRIVEWAY

CONCRETE WALKWAY

WALKWAY

2' HIGH EXISTING RETAINING WALL

EXISTING STONE RETAINING WALL

20' BL & UTILITY EASEMENT

10'

5'

5' UTILITY EASEMENT

6" MAIN SEWER 8% SLOPE

EARTH FORMED DRAINAGE DITCH

EXISTING FENCING

NEIGBOR'S FRENCH DRAIN

FRENCH DRAIN REF. PLUMBING

2'-6" MIN FROM EDGE OF FOUNDATION

PROPOSED GRADE

EXISTING GRADE

LEGEND:
EXISTING GRADE
NEW GRADE

CATCH BASIN

CURB EL=466'-3"
CURB EL=465'-0"
CURB EL=464'-2"
CURB EL=463'-2"
CURB EL=461'-8"
CURB EL=461'-6"
CURB EL=462'-0"
CURB EL=461'-3"

T/WALL=465'-0"

EL=465'-0"
EL=459'-0"
EL=457'-8"
EL=457'-10"
EL=457'-5"
EL=458'-6"
EL=458'-3"
EL=458'-0"
EL=457'-6"
EL=457'-3"
EL=457'-0"
EL=457'-9"
EL=457'-1"
EL=463'-0"
EL=462'-0"
EL=461'-0"
EL=460'-0"
EL=457'-10½"

465.00
464.00
463.00
462.00
461.00
460.00
459.00
458.00
462.00 E
460.00 E
458.00 E

2%

DRAIN TO STREET

PUMP & SUMP PIT

1 L0.4
2 L0.4
3 L0.4
4 L0.4
5 L0.4

GRADING AND DRAINAGE PLAN

SCALE $\frac{3}{32}$"=1'-0"

NEIGBOR'S FRENCH DRAIN CONNECTS TO STREET DRAIN

ISSUED FOR CONSTRUCTION

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LICENSED
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03/20/2020

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328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

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1	06/10/2019	REVISIONS	RD

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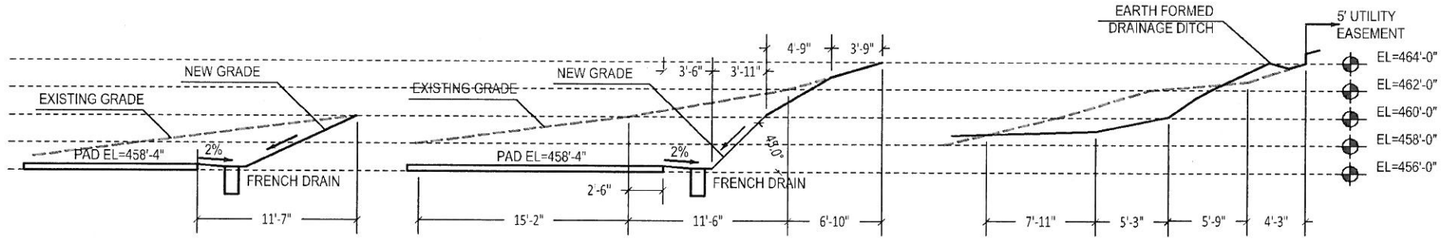
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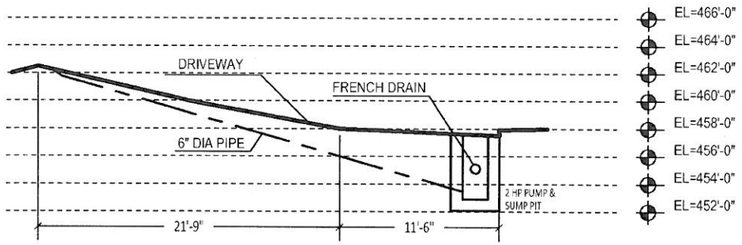
APROVED BY AP

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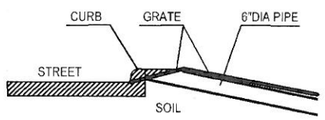
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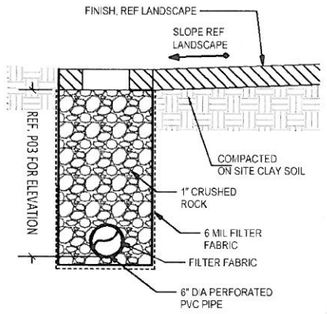
1/L0.4 2/L0.4 3/L0.4



4/L1.0

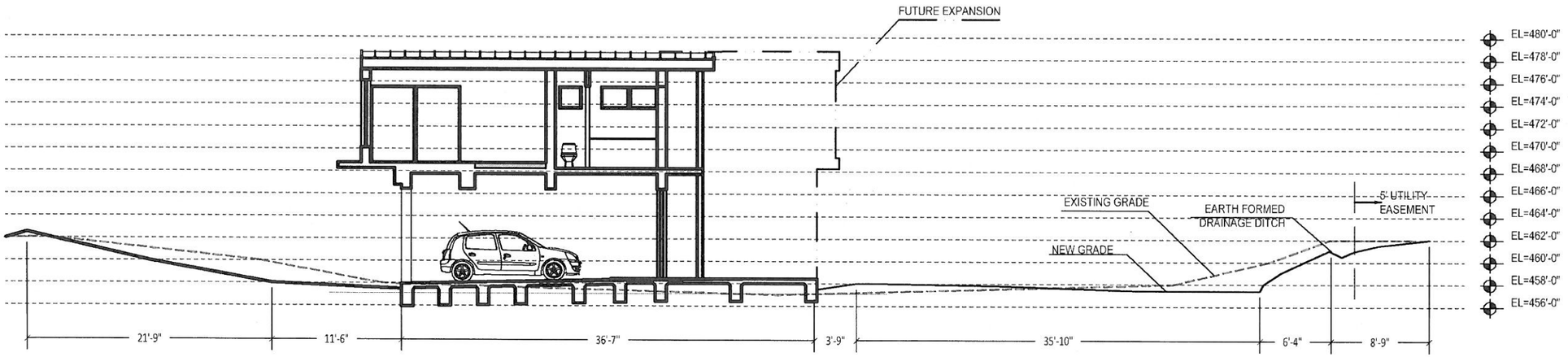


6/L0.4



TYPICAL FRENCH DRAIN

(REF GEOTECH REPORT)



5/L0.4

DETAILS

SCALE $\frac{3}{32}$"=1'-0"

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STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

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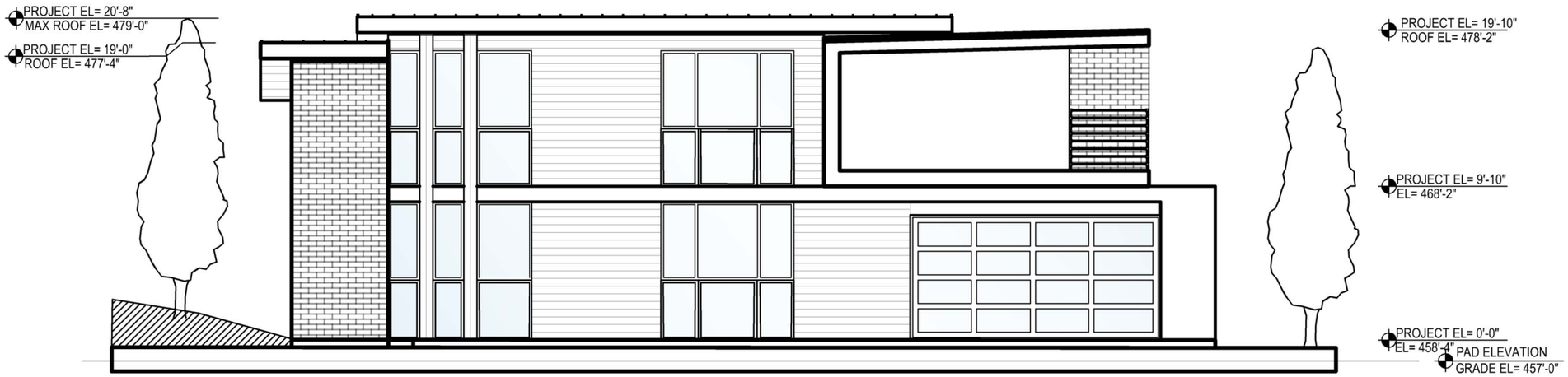
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OF

L0.5

MATERIALS LEYEND

- STUCOO 1283 SQF
  SMOOTH FINISH
- BRICK VENEER 953 SQF
  VALENTINO WHITE SPLITFACE
- WOOD SIDING 363 SQF
  CUMARU SHIPLAP 6" SIDING



ELEVATION 1/A.04

SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.04

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

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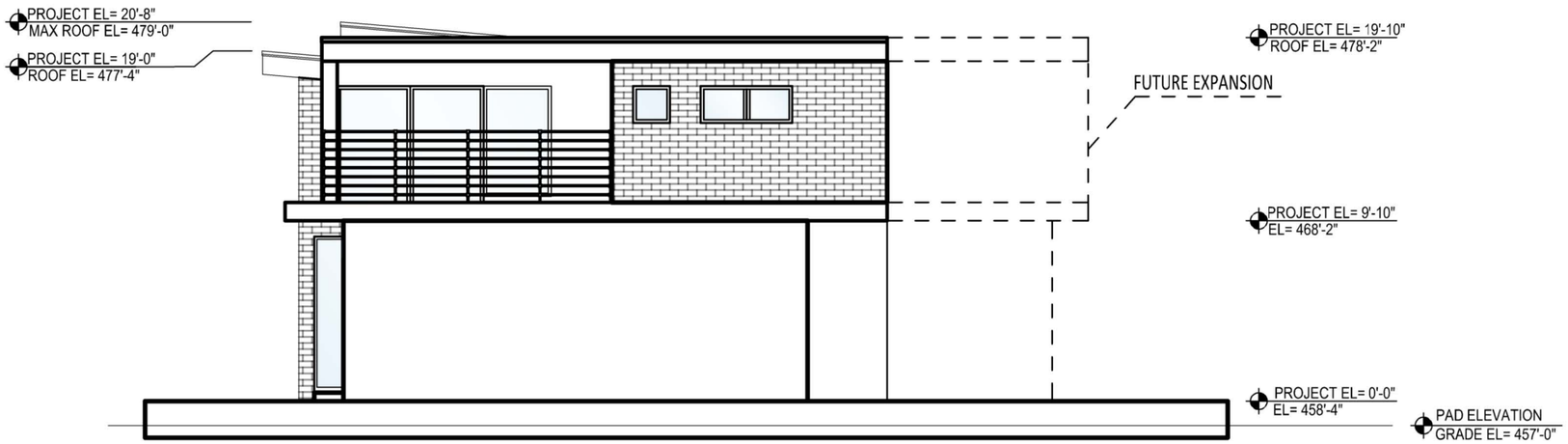
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APROVED BY

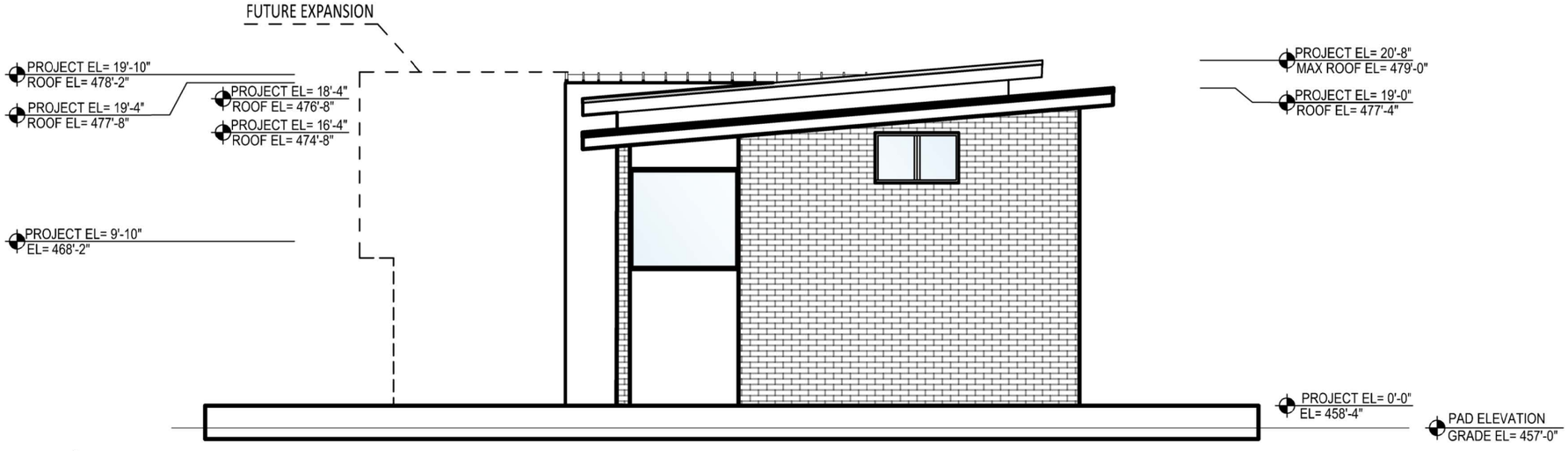
DRAWING NO.
OF

A0.4



ELEVATION 1/A.05

SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.05

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
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ROCKWALL TX

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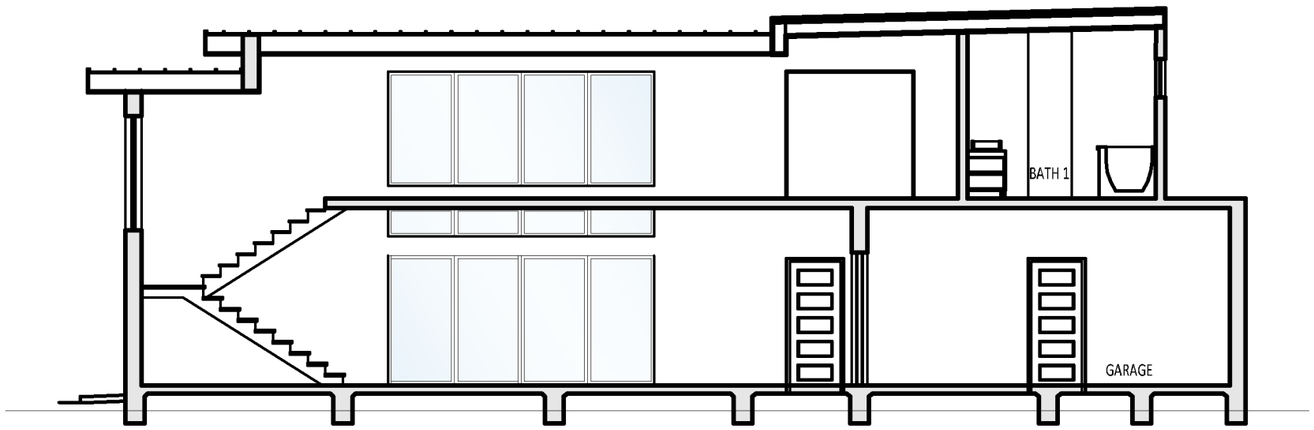
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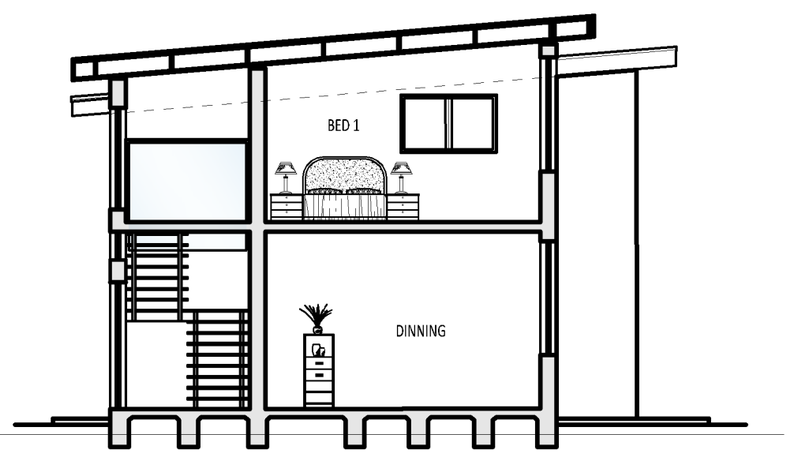
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OF

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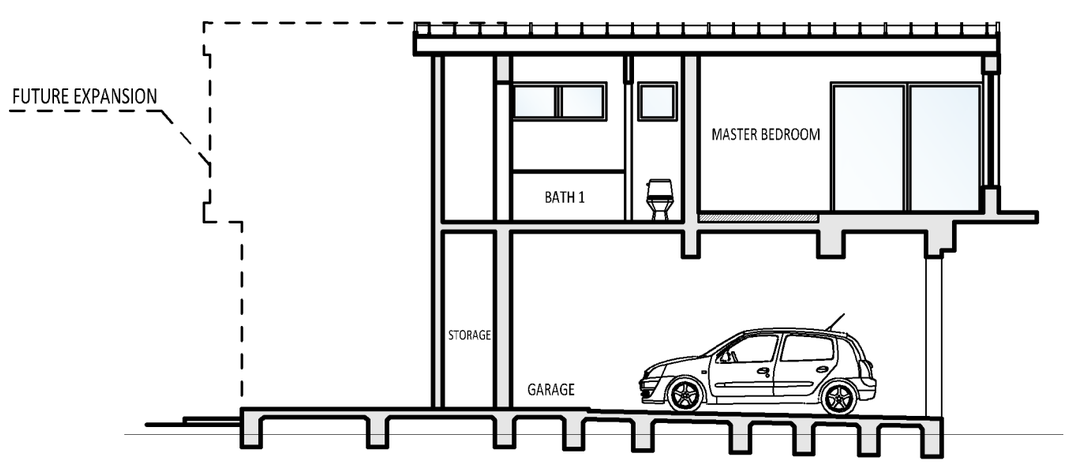
SECTION 1/A.06

SCALE $\frac{1}{8}$"=1'-0"



SECTION 2/A.06

SCALE $\frac{1}{8}$"=1'-0"



SECTION 3/A.06

SCALE $\frac{1}{8}$"=1'-0"

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5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

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ROCKWALL TX

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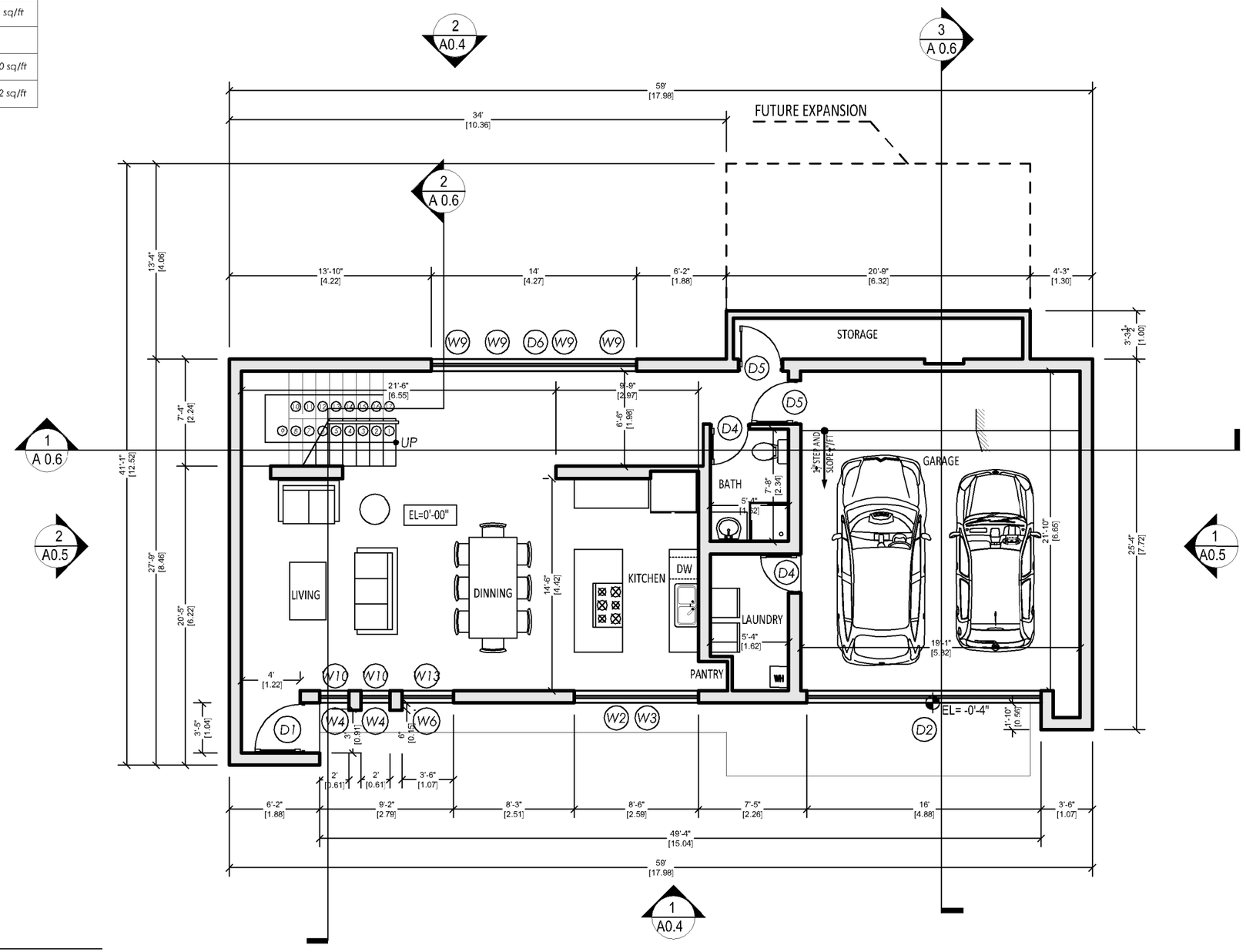
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DRAWING NO.
OF

A0.6

LIVING AREA 1ST FLOOR	871 sq/ft
LIVING AREA 2nd FLOOR	1144 sq/ft
TOTAL LIVING AREA	2015 sq/ft
PORCHE	0 sq/ft
GARAGE	434 sq/ft
BALCONY	121 sq/ft
TOTAL U/R (under roof)	2570 sq/ft
FOUNDATION/SLAB	1692 sq/ft



LEVEL 1

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

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Magnolia, Texas 77354

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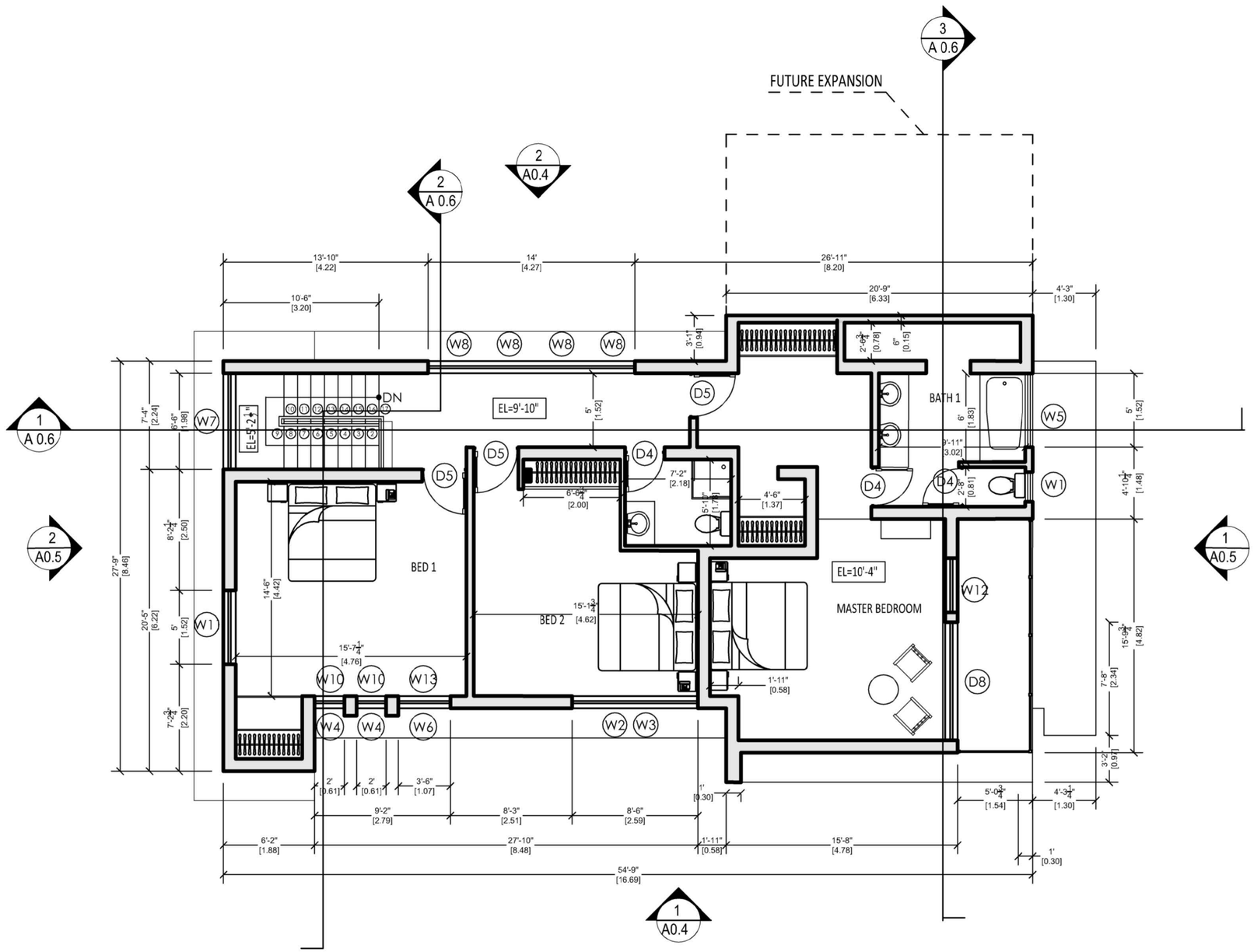
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12/14/2019

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OF

A0.1



LEVEL 2

SCALE $\frac{1}{8}$"=1'-0"

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Magnolia Texas 77354

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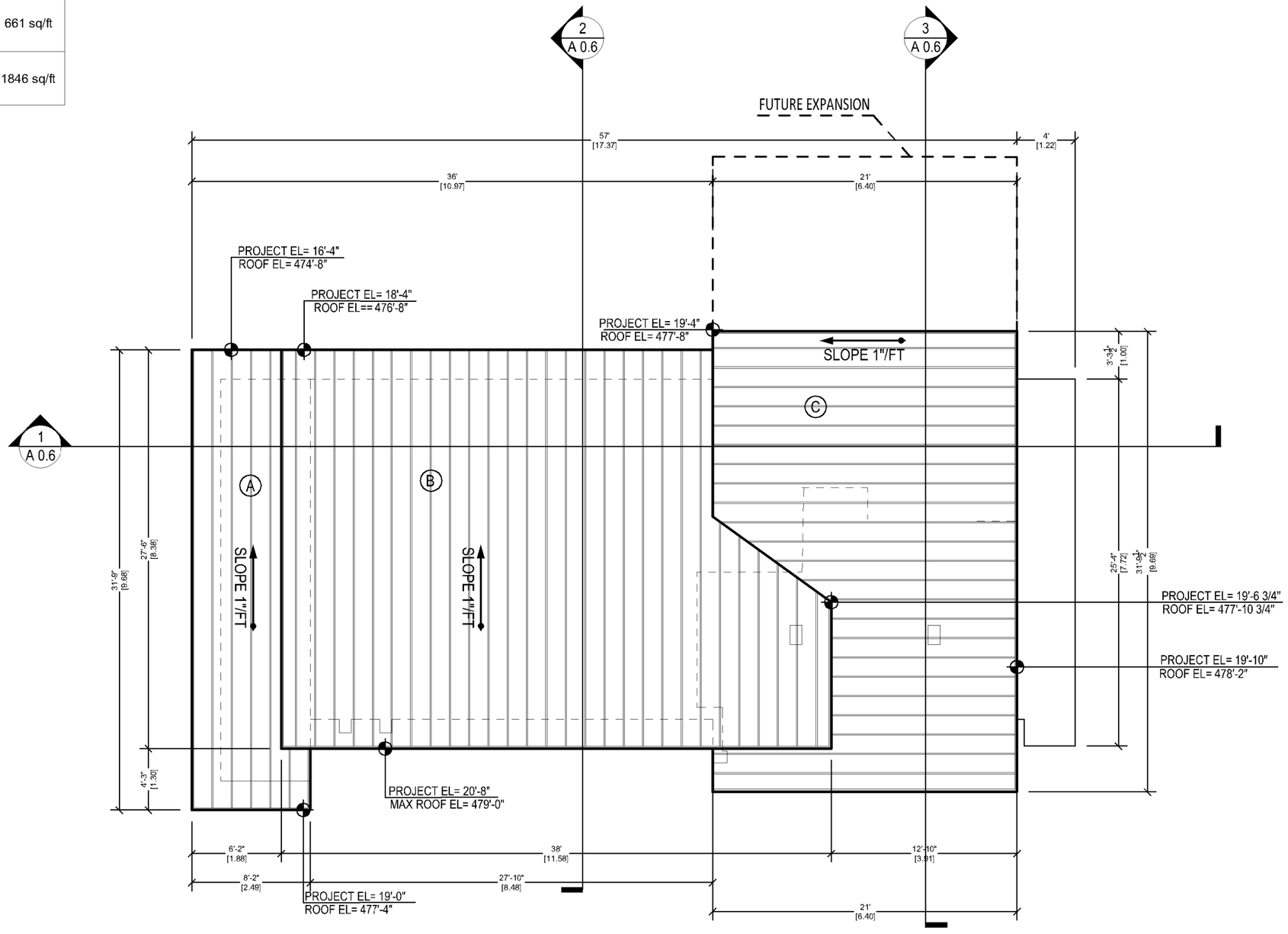
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APROVED BY

DRAWING NO.
OF

A0.2

ROOF A: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	266 sq/ft
ROOF B: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	919 sq/ft
ROOF C: *16" WIDE MECHANICALLY SEAMED PANELS: BLACK*	661 sq/ft
TOTAL ROOF	1846 sq/ft



ROOF

SCALE $\frac{1}{8}$"=1'-0"

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Magnolia, Texas 77354

ARQUITECTURA

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12/14/2019

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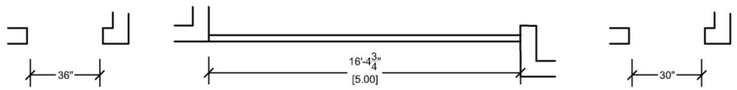
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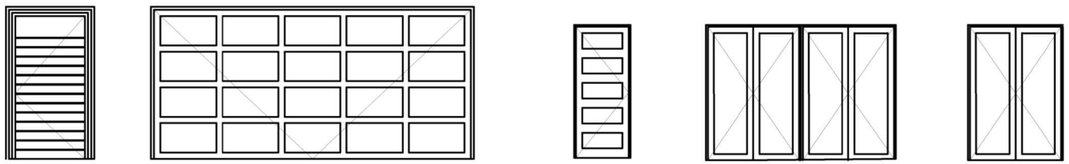
DRAWING NO.
OF

A0.3

DOORS

TYPE MARK	WIDTH	HIGH	QUANTITY	MATERIAL	DESCRIPTION	OBSERVATIONS
D1	3'-0"	8'-0"	1	WOOD DOOR	EXTERIOR GLASS DOOR	
D2	16'-0"	8'-0"	1	ALUMINUM DOOR	GARAGE DOOR	
D3	-	-	0	ALUMINUM DOOR	2 PANEL SLIDNG DOOR	
D4	2'-8"	7'-0"	5	WOOD DOOR	INTERIOR DOOR	
D5	3'-0"	7'-0"	5	WOOD DOOR	INTERIOR DOOR	
D6	14'-0"	6'-10"	1	ALUMINUM DOOR	4 PANEL SLIDNG DOOR	
D7	-	-	0	WOOD DOOR	INTERIOR SLIDING DOOR	
D8	8'-0"	6'-10"	1	ALUMINUM DOOR	2 PANEL SLIDNG DOOR	

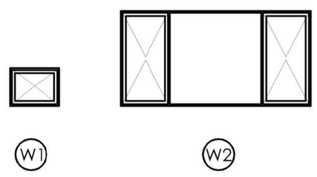




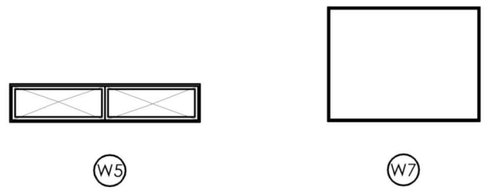
D1 D2 D4 D5 D6 D8

WINDOWS

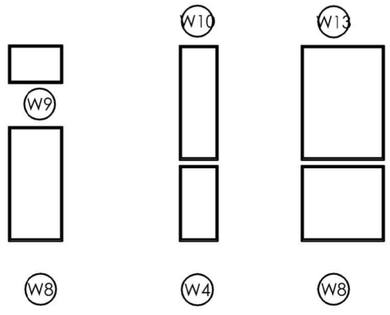
TYPE MARK	WIDTH	HIGH	QUANTITY	MATERIAL	DESCRIPTION	OBSERVATIONS
W1	2'-0"	2'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W2	8'-6	5'-0"	2	ALUMINUM WINDOW	DOUBLE HORIZONTAL SLIDER	
W3	8'-6"	3'-8"	2	ALUMINUM WINDOW	PICTURE	
W4	2'-0"	3'-8"	4	ALUMINUM WINDOW	PICTURE	
W5	5'-0"	2'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W6	3'-6"	3'-8"	2	ALUMINUM WINDOW	PICTURE	
W7	6'-6"	6'-0"	1	ALUMINUM WINDOW	PICTURE	
W8	3'-6"	6'-0"	4	ALUMINUM WINDOW	PICTURE	
W9	3'-6"	1'-6"	4	ALUMINUM WINDOW	PICTURE	
W10	2'-0"	5'-0"	4	ALUMINUM WINDOW	PICTURE	
W11	5'-0"	3'-0"	1	ALUMINUM WINDOW	HORIZONTAL SLIDER	
W12	3'-8"	6'-0"	1	ALUMINUM WINDOW	PICTURE	
W13	3'-6"	5'-0"	1	ALUMINUM WINDOW	PICTURE	



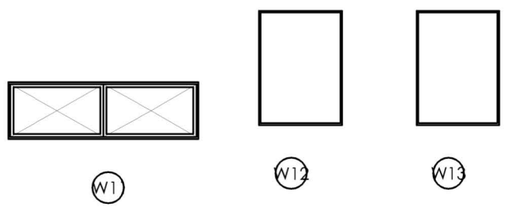
W1 W2



W5 W7



W9 W10 W13 W8 W4 W8



W1 W12 W13

SQUARE FOOTAGE

LEVEL 1 SQUARE FOOTAGE	SQF	LEVEL 2 SQUARE FOOTAGE	SQF
LIVING/DINNING/KITCHEN	480	MASTER BEDROOM	342
LAUNDRY	49	MASTER BATHROOM	121
BATHROOM	41	BEDROOM 1	248
HALLWAY	243	BEDROOM 2	212
STORAGE	58	BATHROOM 2	44
		STAIR	65
		HALLWAY	112
Total Area Level 1= 871 SQF		Total Area Level 2= 1144 SQF	

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia Texas 77354



PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

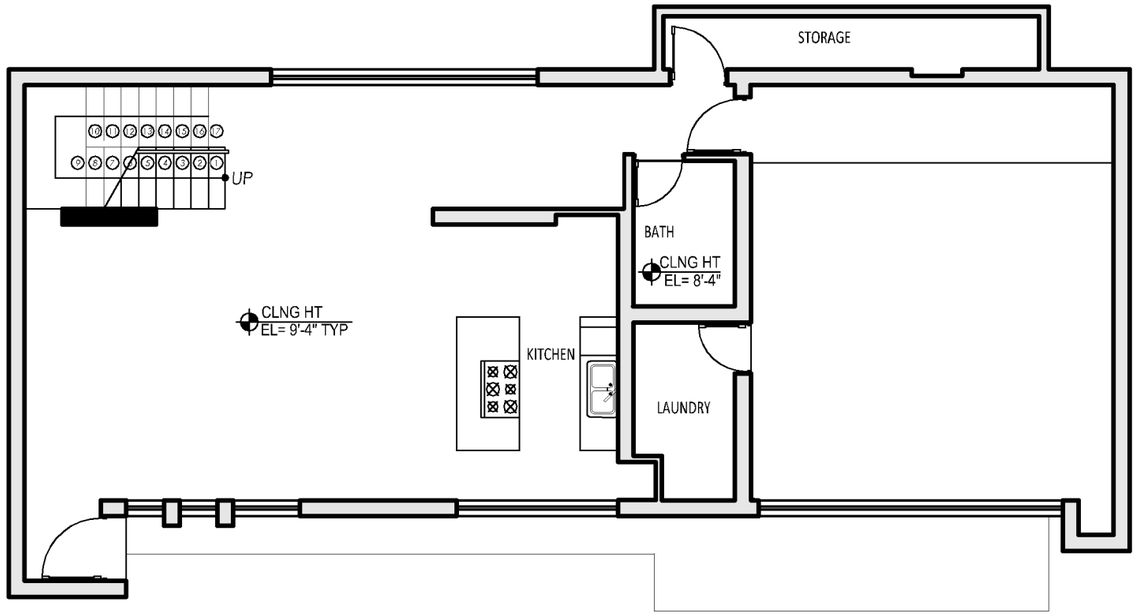
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

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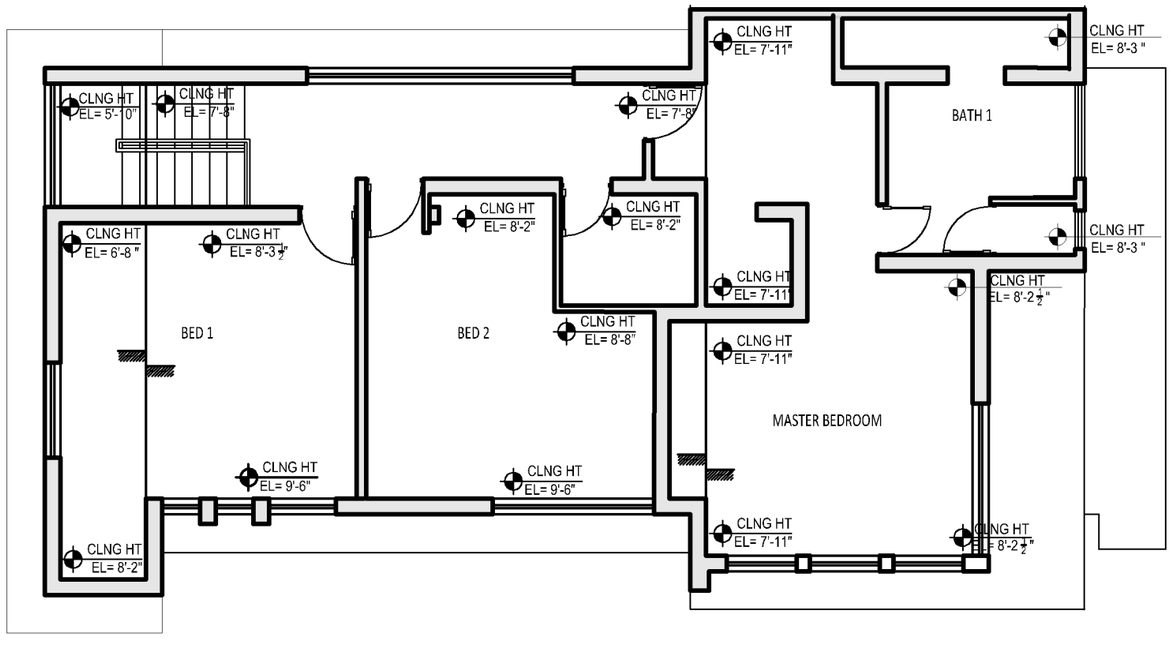
DRAWING NO.
OF

A0.7



REFLECTED CEILING LEVEL 1

SCALE $\frac{1}{8}$"=1'-0"



REFLECTED CEILING LEVEL 2

SCALE $\frac{1}{8}$"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:
Owner Built Custom Homes Inc.

5327 FM 1488 Rd. Suite F2
Magnolia, Texas 77354

ARQUITECTURA

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

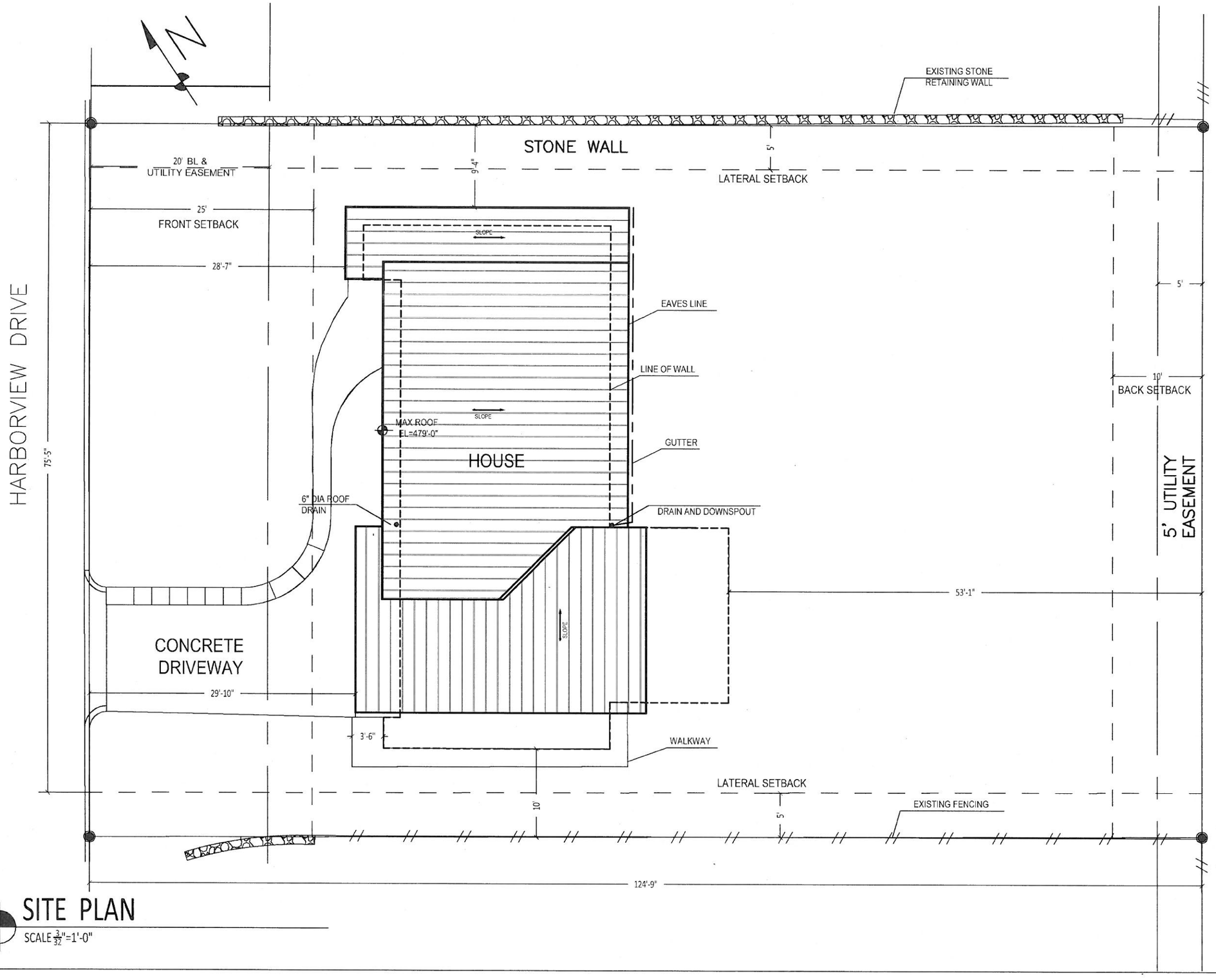
ISSUE DATE
12/14/2019

DRAWN BY /CHECKED BY

APROVED BY

DRAWING NO.
OF

A0.8



SITE PLAN

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/25/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

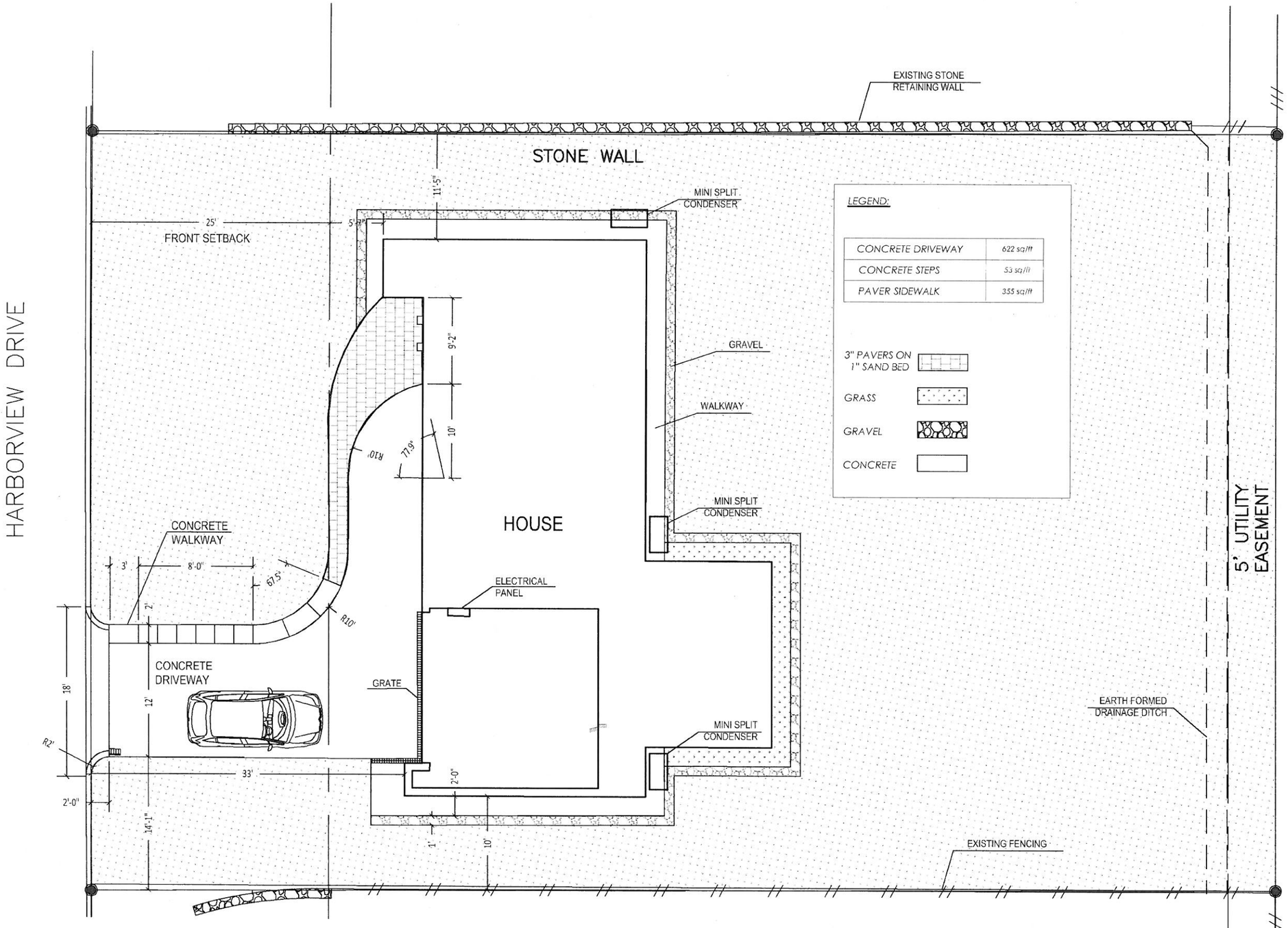
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.1



LANDSCAPE

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

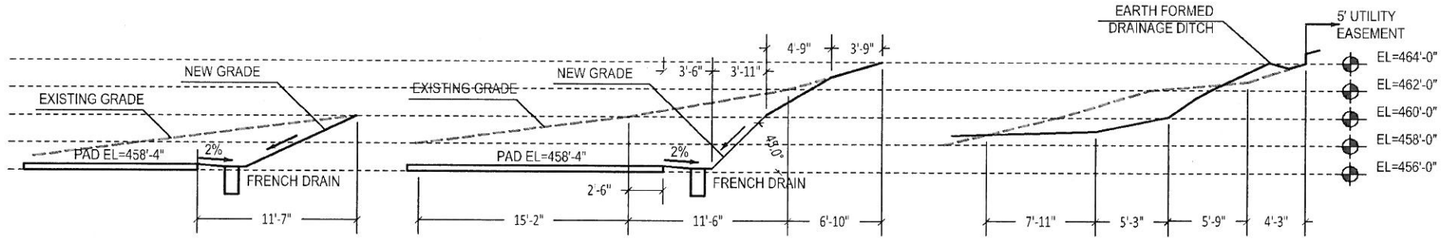
ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

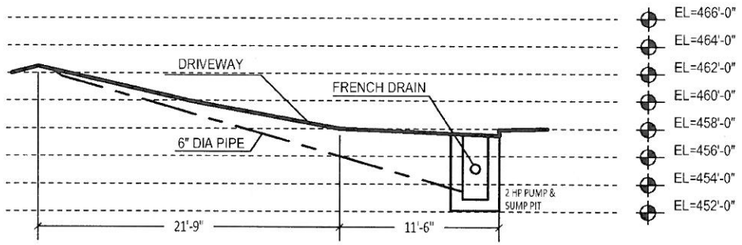
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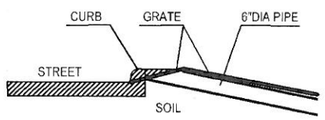
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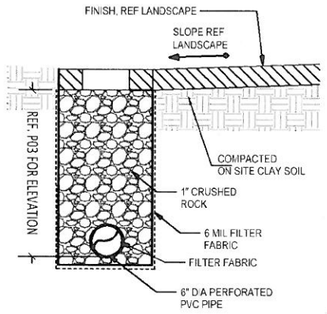
1/L0.4 2/L0.4 3/L0.4



4/L1.0

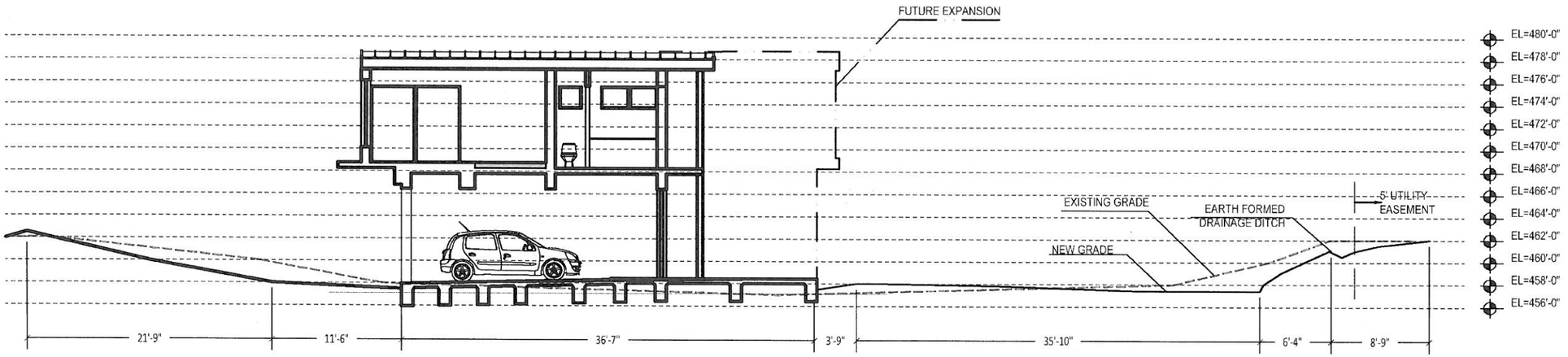


6/L0.4



TYPICAL FRENCH DRAIN

(REF GEOTECH REPORT)



5/L0.4

DETAILS

SCALE $\frac{3}{32}$"=1'-0"

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.5

REF. RHODES SURVEYING JOB No 100349

N

HARBORVIEW DRIVE

VACANT LOT
328 HARBORVIEW DR
LOT 24
BLOK C

FINISH FLOOR EL=458'-4"

GARAGE EL=458'-0"

DRIVEWAY EL=457'-6"

TRENCH DRAIN

CONCRETE DRIVEWAY

CONCRETE WALKWAY

WALKWAY

2' HIGH EXISTING RETAINING WALL

EXISTING STONE RETAINING WALL

20' BL & UTILITY EASEMENT

10'

5'

5' UTILITY EASEMENT

6" MAIN SEWER 8% SLOPE

EARTH FORMED DRAINAGE DITCH

EXISTING FENCING

NEIGBOR'S FRENCH DRAIN

FRENCH DRAIN REF. PLUMBING

2'-6" MIN FROM EDGE OF FOUNDATION

PROPOSED GRADE

EXISTING GRADE

LEGEND:
EXISTING GRADE
NEW GRADE

CATCH BASIN

CURB EL=466'-3"
CURB EL=465'-0"
CURB EL=464'-2"
CURB EL=463'-2"
CURB EL=461'-8"
CURB EL=461'-6"
CURB EL=462'-0"
CURB EL=461'-3"

T/WALL=465'-0"

EL=465'-0"
EL=459'-0"
EL=457'-8"
EL=457'-10"
EL=457'-5"
EL=458'-6"
EL=458'-3"
EL=458'-0"
EL=457'-6"
EL=457'-3"
EL=457'-0"
EL=457'-9"
EL=457'-1"
EL=463'-0"
EL=462'-0"
EL=461'-0"
EL=460'-0"
EL=457'-10½"

465.00
464.00
463.00
462.00
461.00
460.00
459.00
458.00
462.00 E
460.00 E
458.00 E

2%

DRAIN TO STREET

PUMP & SUMP PIT

1 L0.4
2 L0.4
3 L0.4
4 L0.4
5 L0.4

GRADING AND DRAINAGE PLAN

SCALE $\frac{3}{32}$"=1'-0"

NEIGBOR'S FRENCH DRAIN CONNECTS TO STREET DRAIN

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
ALEJANDRO PORTOCARRERO VELASCO
129421
LICENSED
PROFESSIONAL ENGINEER
03/20/2020

PROJECT:
328 HARBOR VIEW DR
HARBOR LANDING PHASE 2
ROCKWALL TX

03 ARQUITECTURA

NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RD

DRAWING TITLE:

PROJECT NO.

ISSUE DATE
12/14/2019

DRAWN BY RO /CHECKED BY AP

APROVED BY AP

DRAWING NO.
OF

L0.3

March 20th, 2020

City Of Rockwall
385 S Goliad
Rockwall TX, 75087

Reference: Drainage Hold Harmless Letter 328 Harborview Dr Rockwall, TX 75032

In response to the requirements of the City of Rockwall's Engineering department, I am submitting this letter as requested and as a requirement to obtain the City residential permit for my house located in the above address.

As a brief description of my property, the maximum pad elevation was set as 457 feet and the maximum roof elevation as 479 feet. The North-East and the South-East neighbor properties are approximately 6ft higher that Elevation 457'. The Harborview Dr Street located at the front of the property (North-West) is approximately 4ft higher than Elevation 457'. The South-West neighbor property (lot 23) is sharing the same pad elevation of 457'. Per the above brief explanation of my property topography I bring to your attention the following:

It is of my understanding that the pad elevation used to be higher and it was lowered for Chandlers Landing Phase 2.

It is of my understanding that my neighbor's property has a French drain around her house which drains rainfall water to the street's storm inlet located on Harborview Dr and said storm inlet is connected to "Line A" drainage storm pipe.

It is of my understanding that the neighbor in lot 23 has a wood fence supported by tubes and the tubes apparently fixed to a concrete curb.

It is of my understanding that the curve in between my lot and lot 23 currently is not allowing the water to flow from my property to lot 23 and therefore to the street's storm inlet located on Harborview Dr.

It is my understanding that per the Texas Water Code Sec. 11.086 (a) "No person may divert or impound the natural flow of surface water.

alejandro_portocarrero@hotmail.com 7205 Stone Meadow Cir, Rowlett TX, 75088

It is my understanding that per the City of Rockwall Standards of Design and Construction 1.10 Easements and Row, " No structure (buildings, walls, fences decks, swimming pools, signage/monuments, etc.) are allowed in or over any easement or right-of ways".

Due to all the exposed above and the topography of my lot, the drainage design intent for my house consist of a french drain around the house draining the water into a sum pit and a pump to pump the rainfall water out and into the Harborview dr street located in the front of my property.

Having explained my understanding of the situation, I as the owner, agree to hold harmless the City of Rockwall and I assume the flood risk in my property due to rainfall only due to pump malfunction, and/or under-design drainage component, pipe settlements and any other distress in the drainage system and, release the City of Rockwall from liability or responsibility for flooding and the damage caused inside the boundaries of my lot.

Sincerely,

Alejandro Portocarrero Velasco, P.E.
3/20/2020

3/20/2020

TANYA BUEHLER
Notary Public, State of Texas
Comm. Expires 02-02-2021
Notary ID 130991925

alejandro_portocarrero@hotmail.com 7205 Stone Meadow Cir, Rowlett TX, 75088


315
315
315
NO


319


Psalm 91
320


PORTVIEW PLACE
Psalm 91
FIRE LANE


321
Celebrating
RHHS
Class of 2020
#WHERCLASSOF2020
ROCKWALL-HEATH
HAWKS


321
HARBORVIEW


323
325


325

325
HARBORVIEW


326




327
HARBORVIEW


330
33


331
331


333
333


335



Adjacent Housing Attributes

Address	Year Built	House SF	Exterior Materials
315 Harborview Drive	2015	3,433	Stone/Stucco/Wood
319 Harborview Drive	2010	3,415	Stone
320 Portview Place	2012	5,679	Brick
321 Harbor Landing Drive	1998	3,541	Brick/Stone
321 Harborview Drive	2012	4,780	Brick/Stone
323 Harbor Landing Drive	1994	4,184	Brick
325 Harbor Landing Drive	1994	3,367	Stucco
325 Harborview Drive	2018	4,747	Brick/Stone
326 Harborview Drive	2007	3,548	Siding/Brick
327 Harborview Drive	2018	3,860	Stone
330 Harborview Drive	2016	3,131	Brick/Stone
331 Harborview Drive	2015	4,095	Brick/Stone
333 Harborview Drive	2002	2,325	Siding/Brick
335 Harborview Drive	1995	3,334	Siding/Brick
337 Harborview Drive	2018	3,860	Stone
Average:	2008	3,819.93	

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBSIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.23-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK C, HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.23-acre parcel of land being described as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family uses, addressed as 328 Harborview Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with *Subsection* 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and the following conditions:

DRAFT 05.07.2020

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property*, and conformance to these operational conditions is required:

1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require the *Subject Property* to comply with the following:

1) Upon obtaining or maintaining a Building Permit and should any contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

DRAFT ORDINANCE 05.04.2020

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2020.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 4, 2020*

2nd Reading: *May 18, 2020*

DRAFT ORDINANCE 05.04.2020

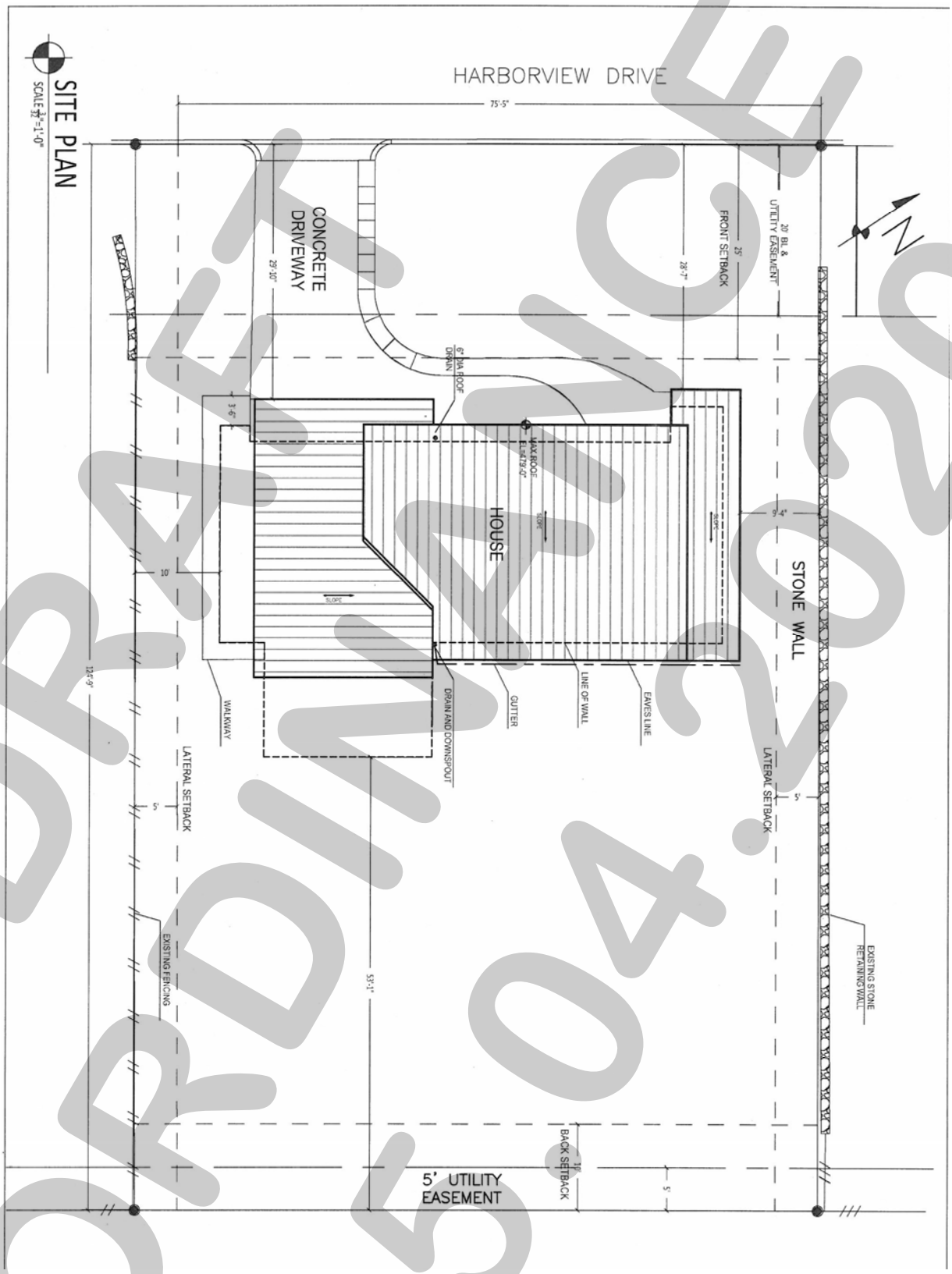
Exhibit 'A':
Legal Description

Location: *328 Harborview Drive*
Legal Description: *Lot 24, Block C, Harbor Landing, Phase 2 Addition*



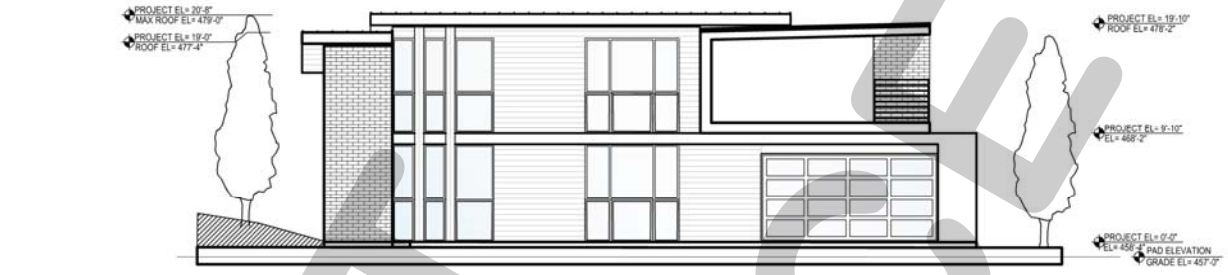
DRAFT
05.05.20

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 05.04.2020

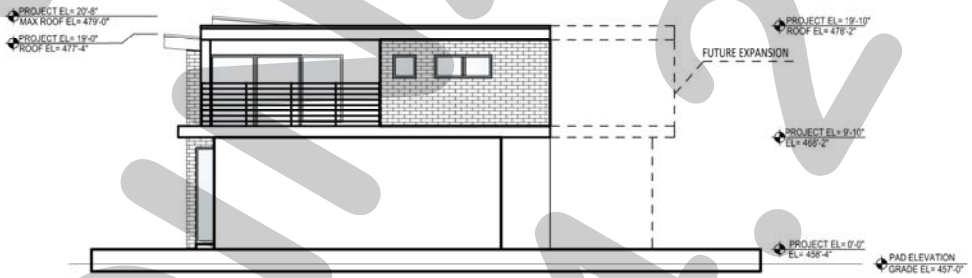
Exhibit 'C':
Building Elevations



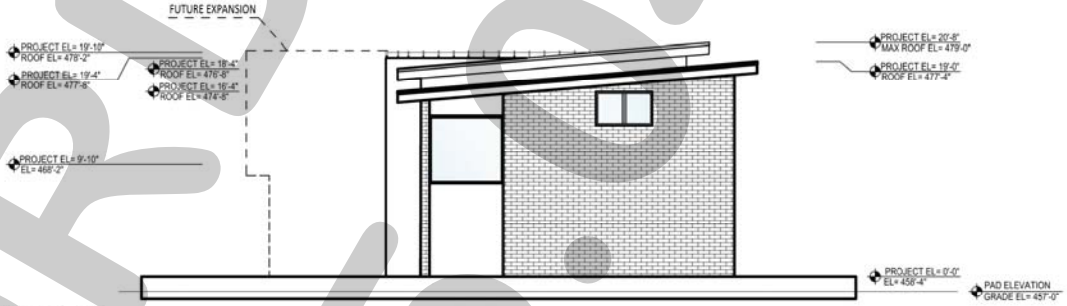
ELEVATION 1/A.04
SCALE $\frac{1}{8}$"=1'-0"



ELEVATION 2/A.04
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ELEVATION 1/A.05
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DRAFT
ORDINANCE
05.04.2020

May 22, 2020

TO: Alejandro Portocarrero
7205 Stone Meadow Circle
Rowlett, TX 75088

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2020-014; *Specific Use Permit (SUP) for a Residential Infill for 328 Harborview Drive*

Alejandro Portocarrero:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 18, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations
If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of the draft ordinance; and,

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission
On April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

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On May 18, 2020, the City Council made a motion to approve the Specific Use Permit (SUP) with staff conditions. The motion was approved by a vote of 4-2, with Mayor Pruitt and Councilmember Macalik dissenting, and one (1) seat vacant. [2nd Reading]

Included with this letter is a copy of Ordinance No. 20-18, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager

CITY OF ROCKWALL

ORDINANCE NO. 20-18

SPECIFIC USE PERMIT NO. S-221

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBSIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.23-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK C, HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Alejandro Portocarrero for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.23-acre parcel of land being described as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family uses, addressed as 328 Harborview Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with *Subsection* 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property*, and conformance to these operational conditions is required:

1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require the *Subject Property* to comply with the following:

1) Upon obtaining or maintaining a Building Permit and should any contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF MAY, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

CITY OF ROCKWALL TEXAS SEAL

1st Reading: May 4, 2020

2nd Reading: May 18, 2020

Exhibit 'A':
Legal Description

Location: *328 Harborview Drive*
Legal Description: *Lot 24, Block C, Harbor Landing, Phase 2 Addition*



Exhibit 'B':
Residential Plot Plan

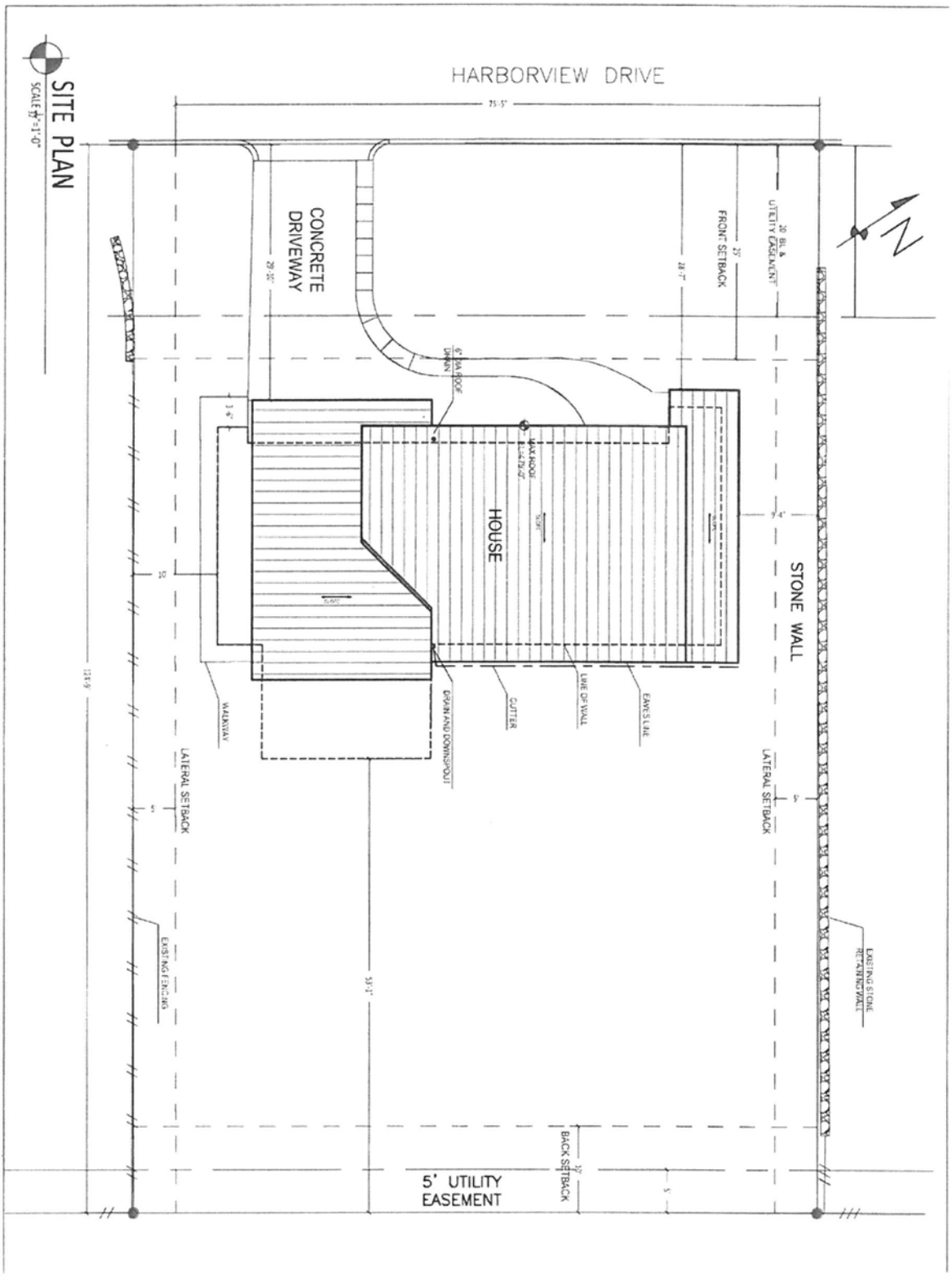
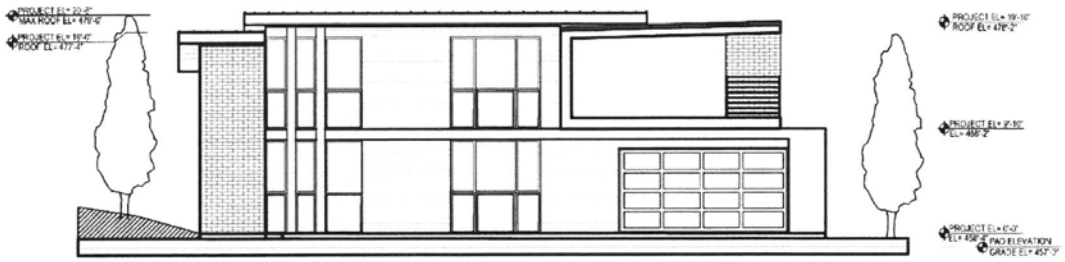
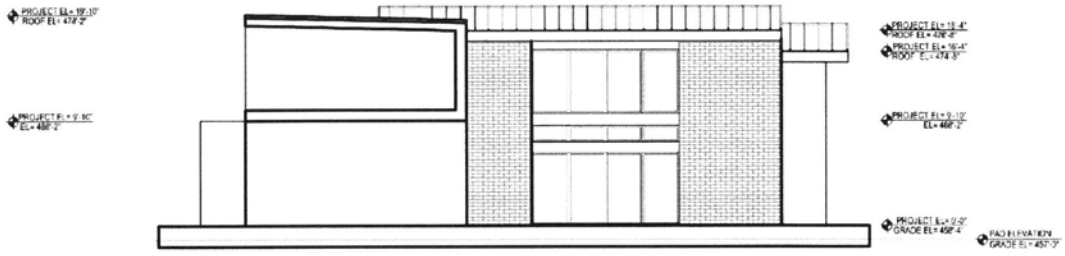


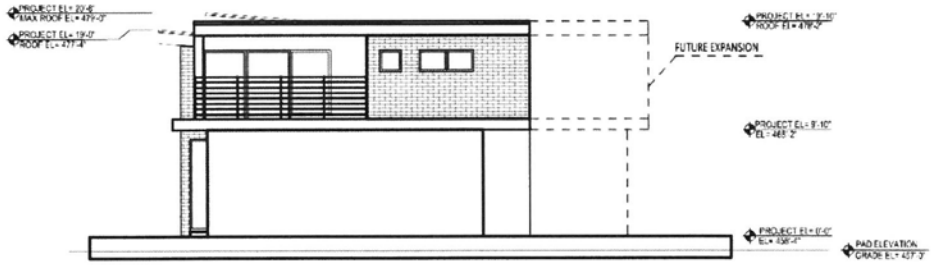
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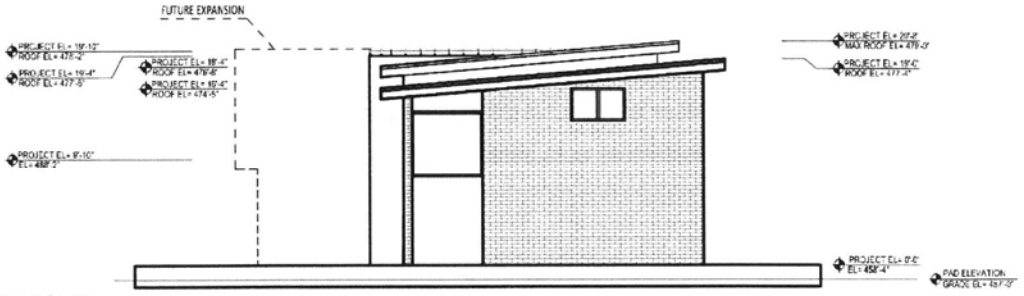
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