



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

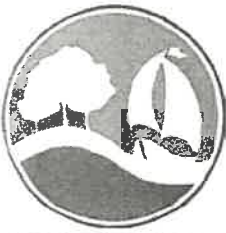
**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.  
**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.  
**DIRECTOR OF PLANNING:**  
**CITY ENGINEER:**

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

<b>PLATTING APPLICATION FEES:</b> <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup> <input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup> <input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup> <input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup> <input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00) <input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)  <b>SITE PLAN APPLICATION FEES:</b> <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup> <input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	<b>ZONING APPLICATION FEES:</b> <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> <input checked="" type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 &amp; 2</sup> <input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>  <b>OTHER APPLICATION FEES:</b> <input type="checkbox"/> TREE REMOVAL (\$75.00) <input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>  <b>NOTES:</b> <sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. <sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
--	--

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 302 E Bourn St Rockwall, TX 75087  
SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_  
GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING SS7 CURRENT USE SS7  
PROPOSED ZONING Vacant Lot PROPOSED USE Residential  
ACREAGE .121 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**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]

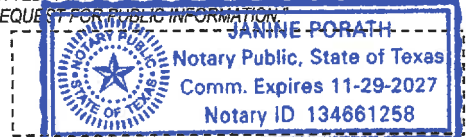
<input type="checkbox"/> OWNER <u>Ricardo Alonso</u>	<input type="checkbox"/> APPLICANT <u>Marisol ortiz</u>
CONTACT PERSON	CONTACT PERSON
ADDRESS <u>2435 N central expressway</u>	ADDRESS <u>2435 N central expressway suite #1270</u>
CITY, STATE & ZIP <u>Richardson, TX, 75080</u>	CITY, STATE & ZIP <u>Richardson TX, 75080</u>
PHONE <u>214-307-4120</u>	PHONE <u>469-881-2416</u>
E-MAIL <u>ricardo.alonso@confiahomes.com</u>	E-MAIL <u>marisol.ortiz@confiahomes.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ALONSO CARRILLO [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 \$ 15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February, 2024. 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 15 DAY OF February, 2024.  
OWNER'S SIGNATURE R. Alonso

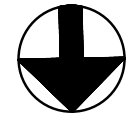


MY COMMISSION EXPIRES 11-29-2027

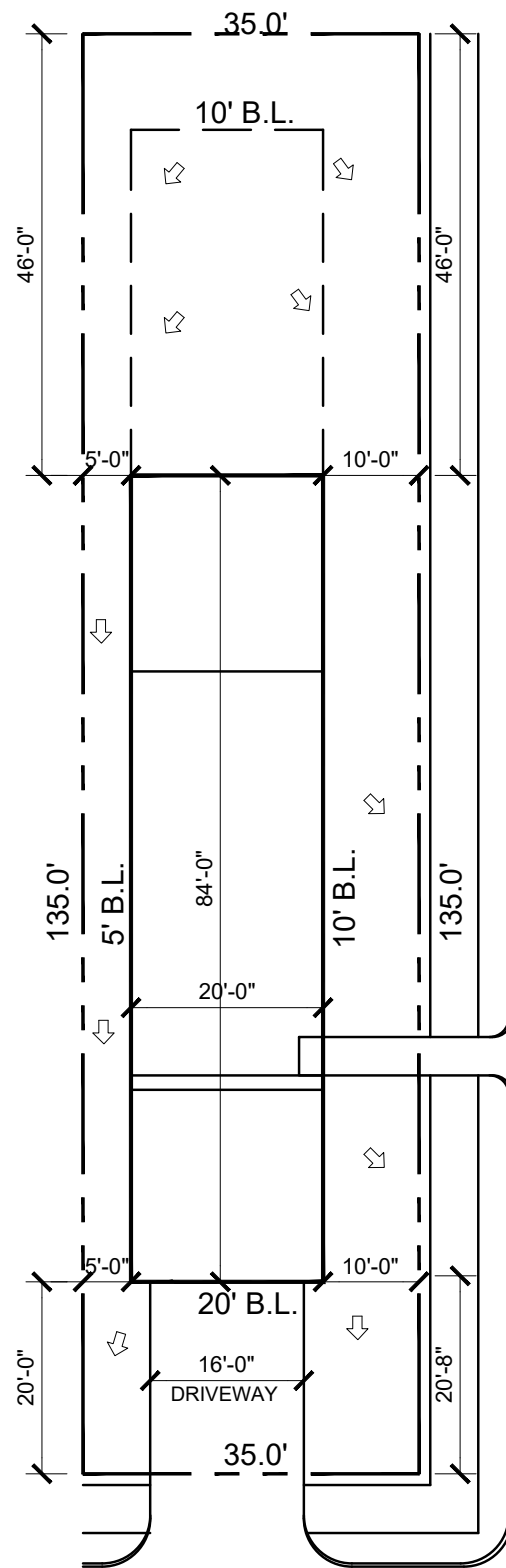
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1299	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



HOUSTON ST

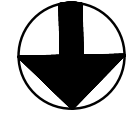
302 BOURN AVE

Type " B " Drainage

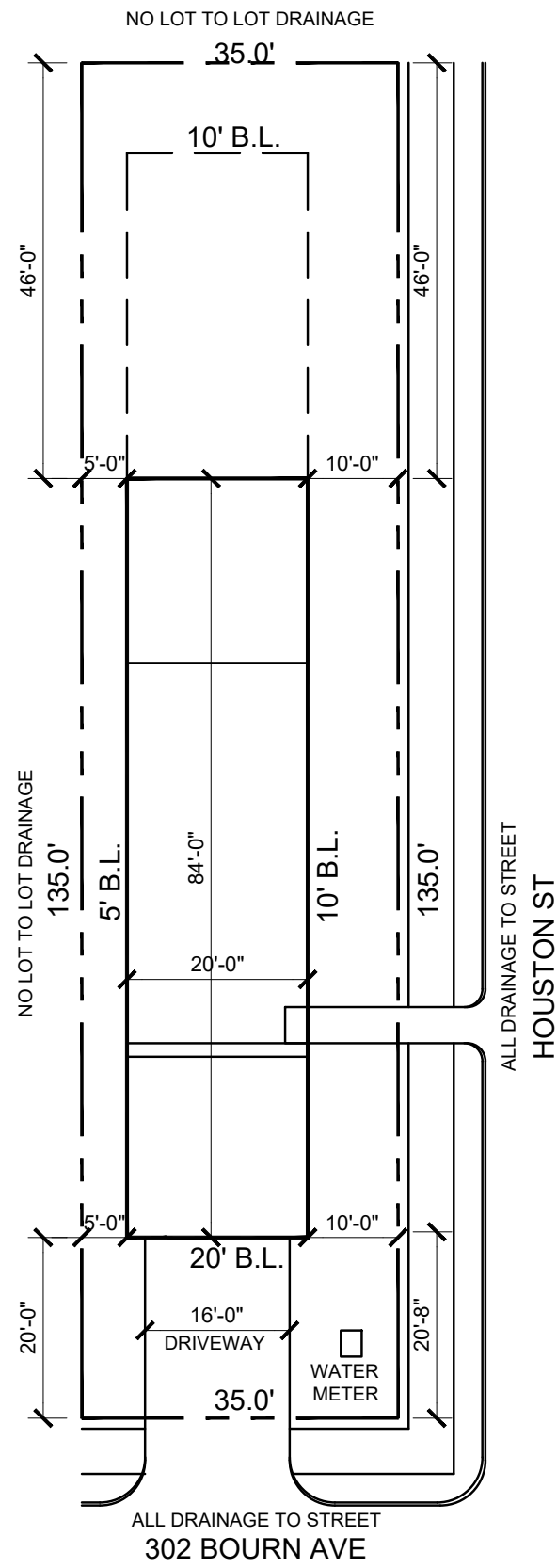
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1299	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



Type " B " Drainage



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

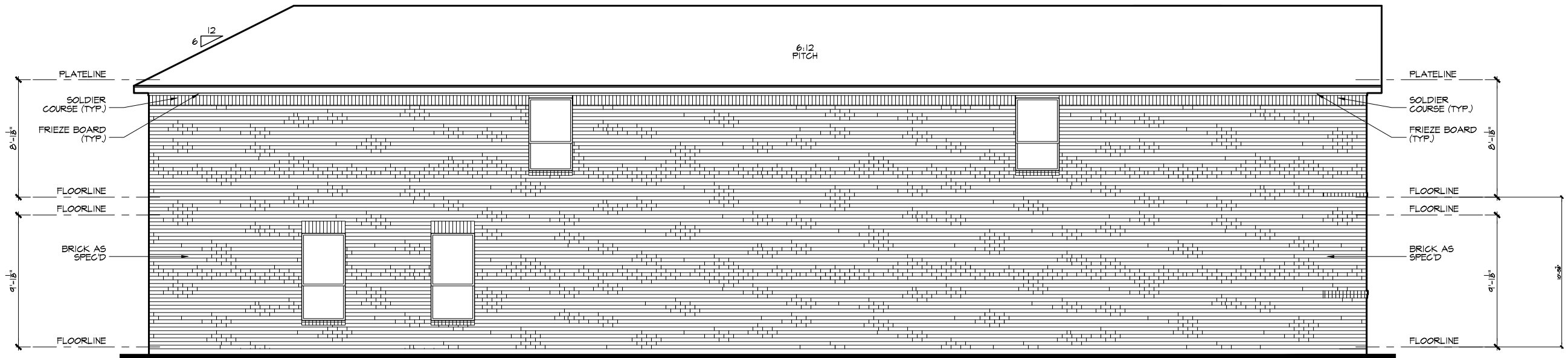
REVISIONS:  
PRR #

Drawn By:  
AW

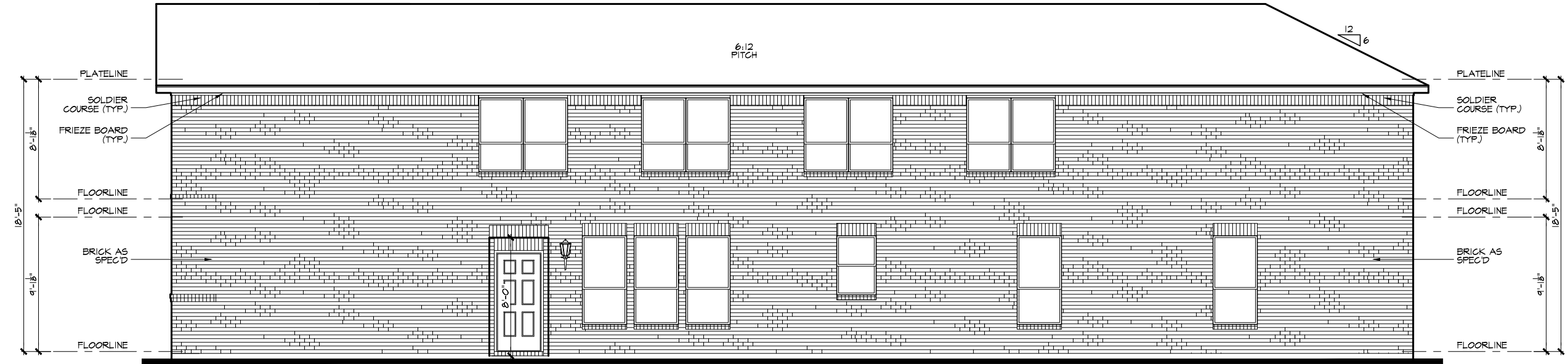
Plan Number:  
2876

AI  
2 of 11

NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

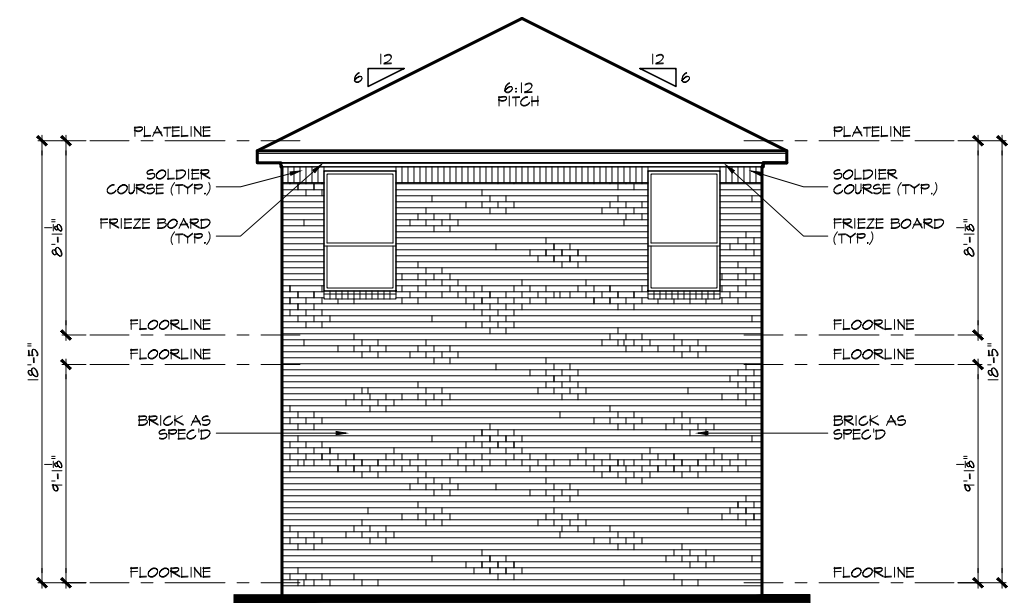
REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number  
2876

A2  
3 of 11

NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



**REAR ELEVATION**

SCALE: 1/8" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

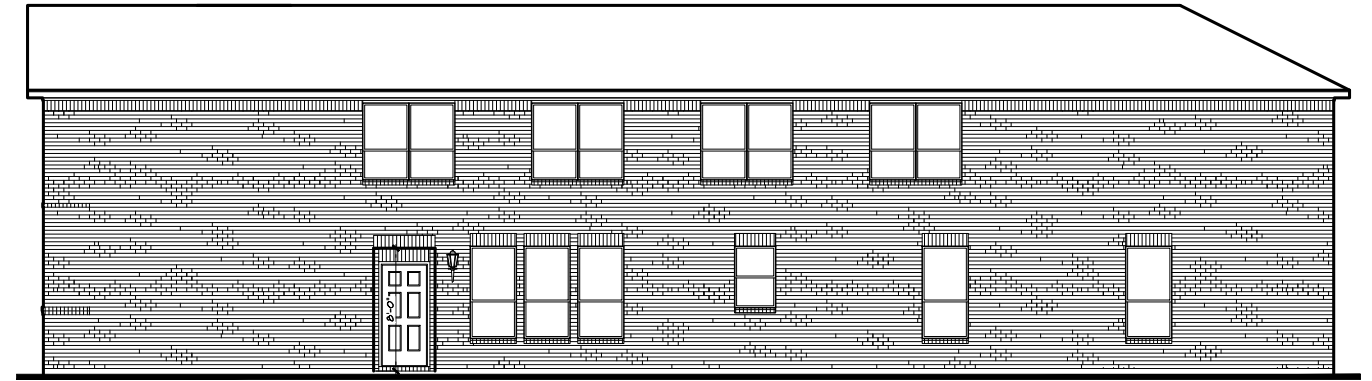
Plan Number  
2876

A3  
4 of 11



**FRONT ELEVATION**

SCALE: NTS

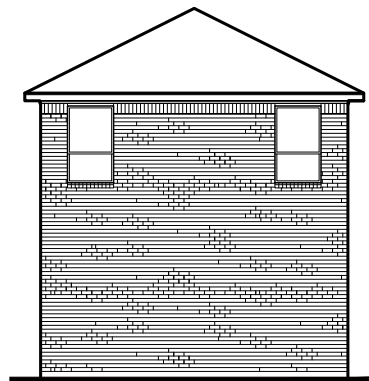


**RIGHT ELEVATION**

SCALE: NTS

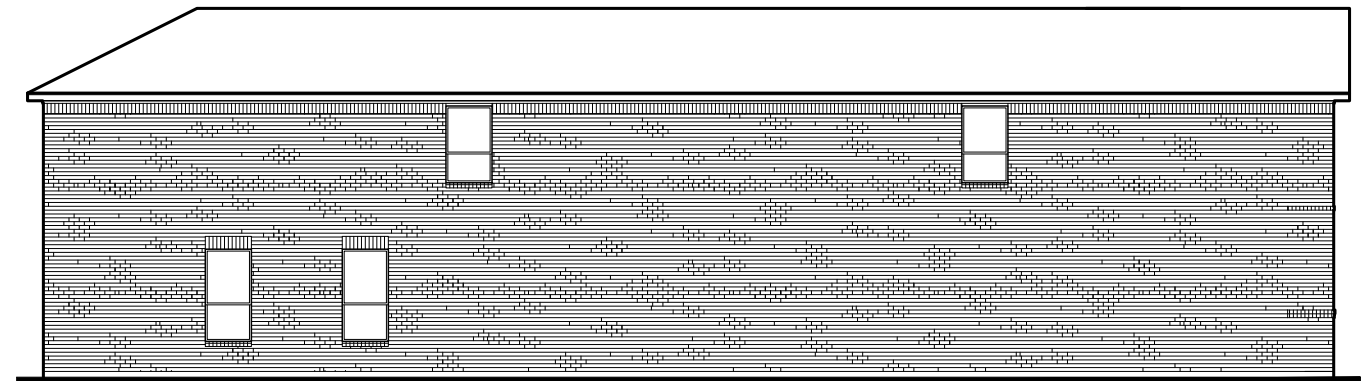
BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	72 S.F.	0 S.F.	100%
FRONT	2nd FLR.	192 S.F.	0 S.F.	100%
REAR	1st FLR.	184 S.F.	0 S.F.	100%
REAR	2nd FLR.	134 S.F.	0 S.F.	100%
LEFT	1st FLR.	738 S.F.	0 S.F.	100%
LEFT	2nd FLR.	661 S.F.	0 S.F.	100%
RIGHT	1st FLR.	650 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	568 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1644 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1555 S.F.	0 S.F.	100%
GRAND TOTAL AREA		3199 S.F.	0 S.F.	100%

\*WALL AREAS EXCLUDE DOORS & WINDOWS



**REAR ELEVATION**

SCALE: NTS



**LEFT ELEVATION**

SCALE: NTS

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

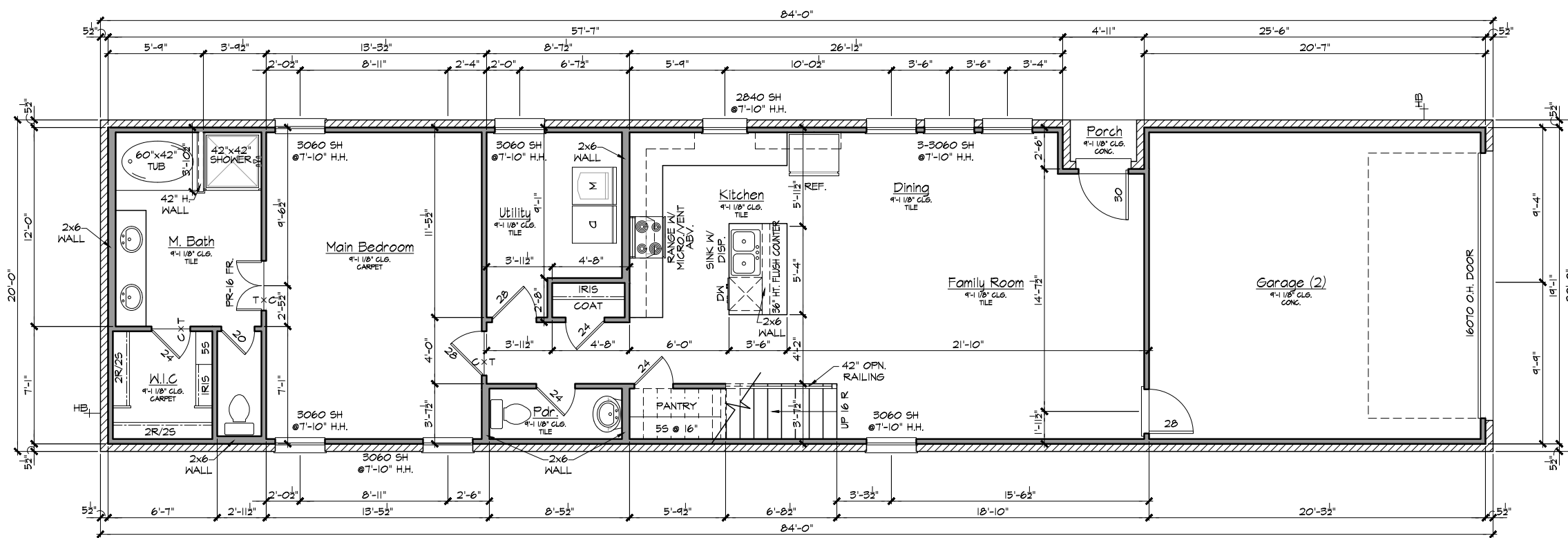
REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number:  
2876

BCI  
11 of 11

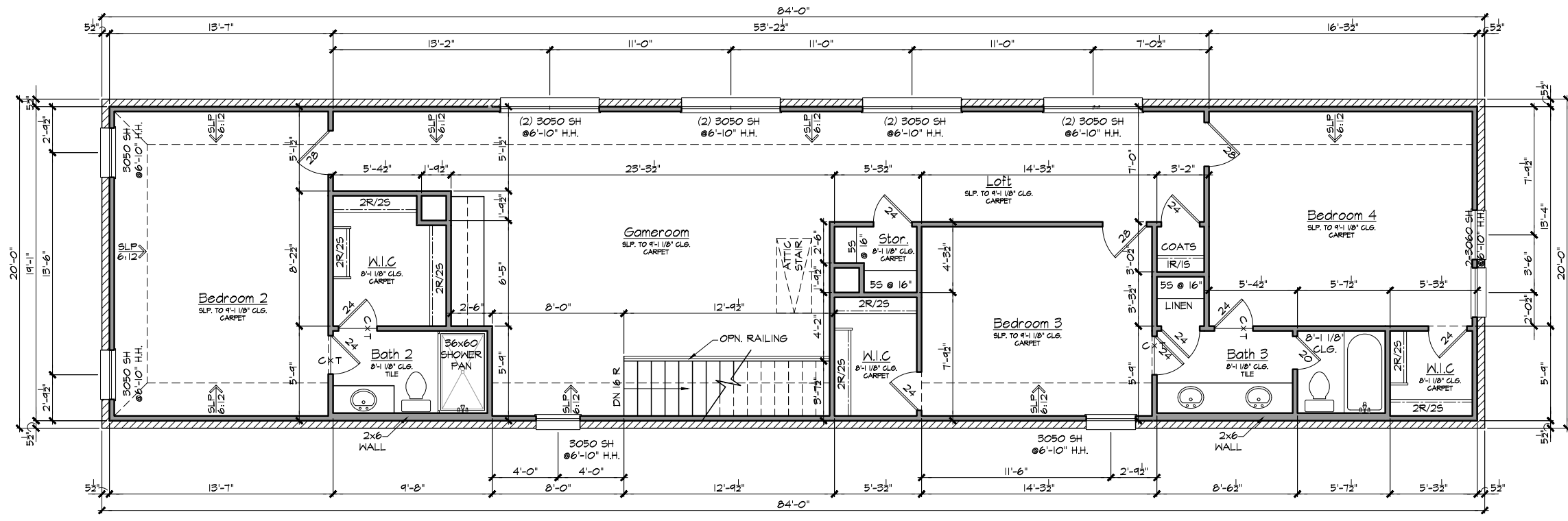




**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.  
 2. ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.  
 3. ALL PLUMBING WALLS TO BE 5 1/2".

AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1251 S.F.
SECOND FLOOR	1625 S.F.
<b>TOTAL AREA</b>	<b>2876 S.F.</b>
GARAGE	417 S.F.
COVERED PORCH	12 S.F.
OUTDOOR LIVING	0 S.F.
<b>TOTAL UNDER ROOF</b>	<b>3305 S.F.</b>
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

PLAN NO. 2876

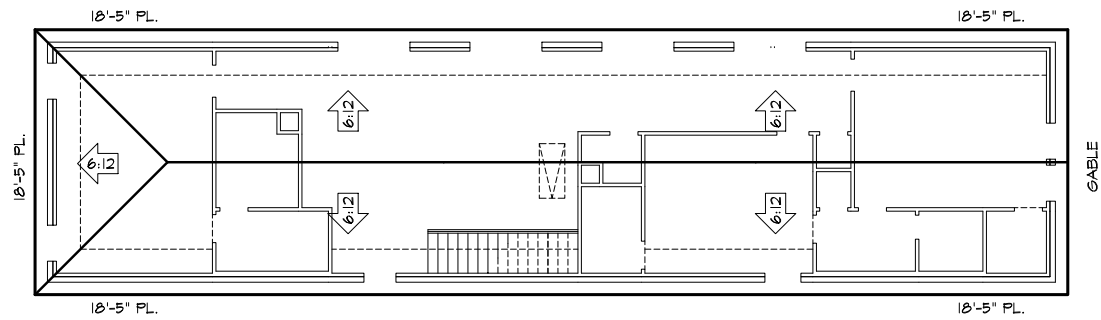
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A5  
6 of 11

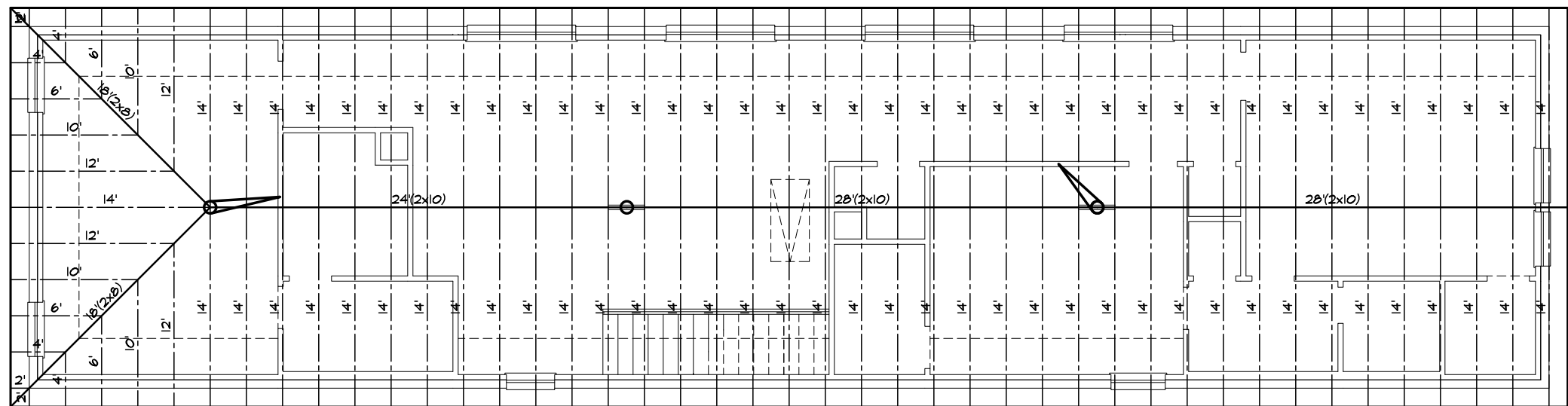


### ROOF PLAN

SCALE: 1/16" = 1'-0"

- ROOF NOTES:**
1. ROOF PITCH 6:12. UNLESS NOTED OTHERWISE.
  2. ARROWS INDICATE DRAINAGE.

ATTIC VENT CALCULATIONS	
2876	
TOTAL ROOF AREA (INCLD. OVERHANG)	1899 S.F.
TOTAL MINIMUM VENTED FREE AREA REQ'D=(ROOF AREA / 300)	6.33 S.F.
LAMANCO RV135 VENTS REQ'D. (TOTAL FREE AREA S.F. / 2 / 10)	3
TOTAL # OF SOFFIT VENTS REQ'D. (TOTAL FREE AREA S.F. / 2 / 34)	8
TOTAL VENT AREA	6.12 S.F.



### ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. All roof rafters shall be 2x6's @ 24" o.c. unless noted otherwise.
  2. All ridges and valleys shall be 2x8's unless noted otherwise.
  3. Purlins shall be placed to reduce rafter spans per applicable span charts.
  4. Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" in length or less may be #3 S.Y. Pine
  5. Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3 1/2" screws @ 6" o.c.
  6. Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns of 2-2x6's.
  7. Collar ties shall be placed @ 48" o.c. max at ridges.
  8. Struts shall be 2-2x4's at an angle greater than 46 degrees.
  9. All ceiling joists to be 2x6's @ 24" o.c. unless noted otherwise.
  10. Ceiling joists spans for #2 S.Y. Pine or equal and shall not exceed the following:
    - 2x6 - 11'-0" @ 24" o.c.
    - 2x8 - 14'-2" @ 24" o.c.
    - 2x10 - 17'-0" @ 24" o.c., 20'-9" @ 16" o.c.
  11. Ceiling joists spans for #3 S.Y. Pine or equal shall not exceed the the following:
    - 2x6 - 8'-6" @ 24" o.c.
    - 2x8 - 10'-10" @ 24" o.c.
    - 2x10 - 12'-10" @ 24" o.c., 15'-8" @ 16" o.c.

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

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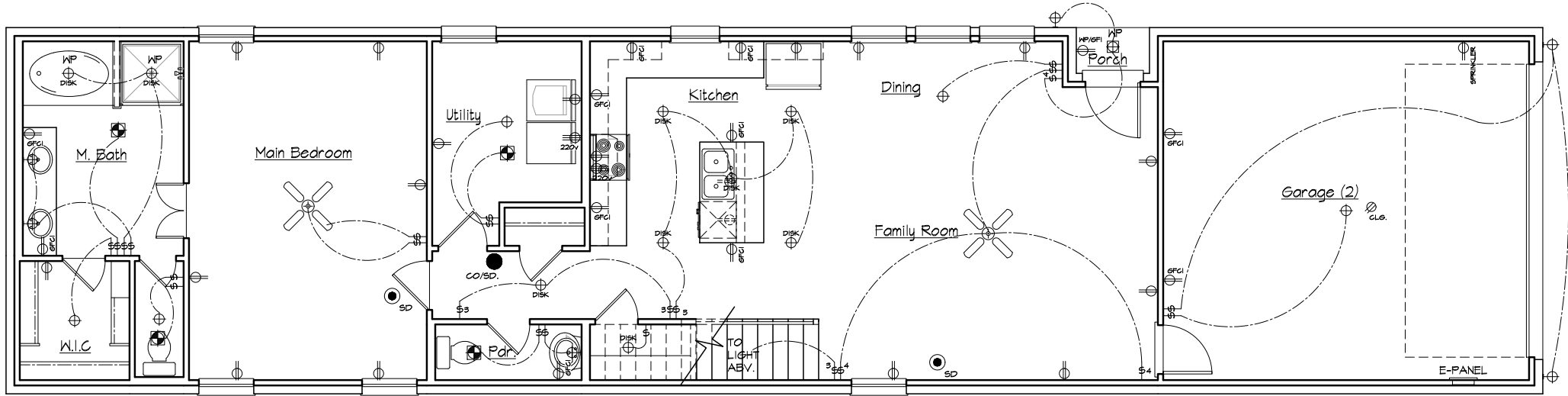
A6  
7 of 11



**ELECTRICAL LEGEND**

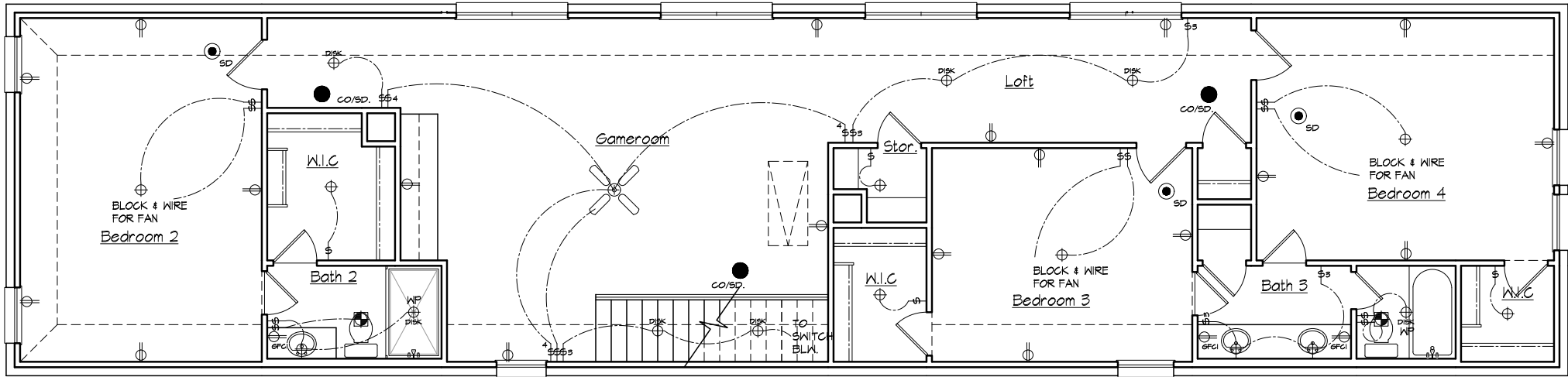
SYMBOL	FIXTURE
	120V RECEPTACLE
	220V RECEPTACLE
	120V RECEPTACLE GROUND FAULT INTERRUPT
	WEATHERPROOF OUTLET
	RECESSED CAN FIXTURE
	DIRECTIONAL RECESSED CAN FIXTURE
	WALL MOUNTED FIXTURE
	CEILING MOUNTED FIXTURE
	CEILING MOUNTED DISK LIGHT
	J-BOX
	EXHAUST FAN
	SWITCH
	3 - WAY SWITCH
	ELECTRICAL PANEL
	EMERGENCY DISCONNECT
	SMOKE /CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	FLOOD LIGHTS
	WALL SCONCE
	CEILING FAN

NOTE:  
VERIFY ALL FIXTURES AND OUTLETS WITH COMMUNITY SPECIFICATIONS.



**1ST FLR. ELECTRICAL PLAN**

SCALE: 1/8" = 1'-0"



**2ND FLR. ELECTRICAL PLAN**

SCALE: 1/8" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number  
2876

EI  
10 of 11



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.  
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SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_  
GENERAL LOCATION \_\_\_\_\_

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PROPOSED ZONING Vacant Lot PROPOSED USE Residential  
ACREAGE .121 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2024.  
OWNER'S SIGNATURE R. Alonso  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Janine Porath

**JANINE PORATH**  
Notary Public, State of Texas  
Comm. Expires 11-29-2027  
Notary ID 134861258  
MY COMMISSION EXPIRES 11-29-2027



Z2024-008: Specific Use Permit (SUP) for Residential Infill at 302 E. Bourn Street



Case Location Map =



# City of Rockwall

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

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

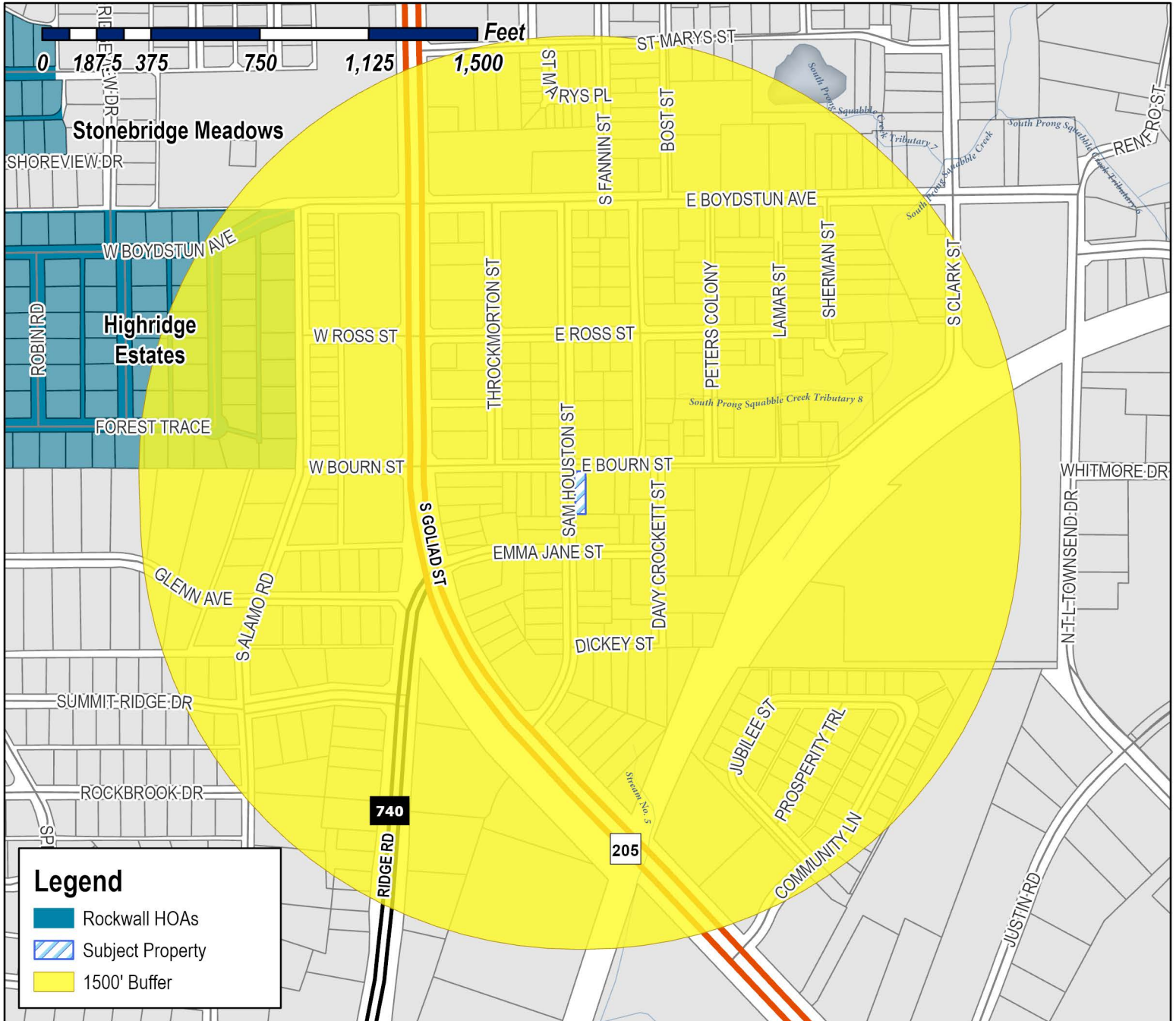




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(W): www.rockwall.com

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**Case Number:** Z2024-008  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 2/16/2024  
 For Questions on this Case Call (972) 771-7745



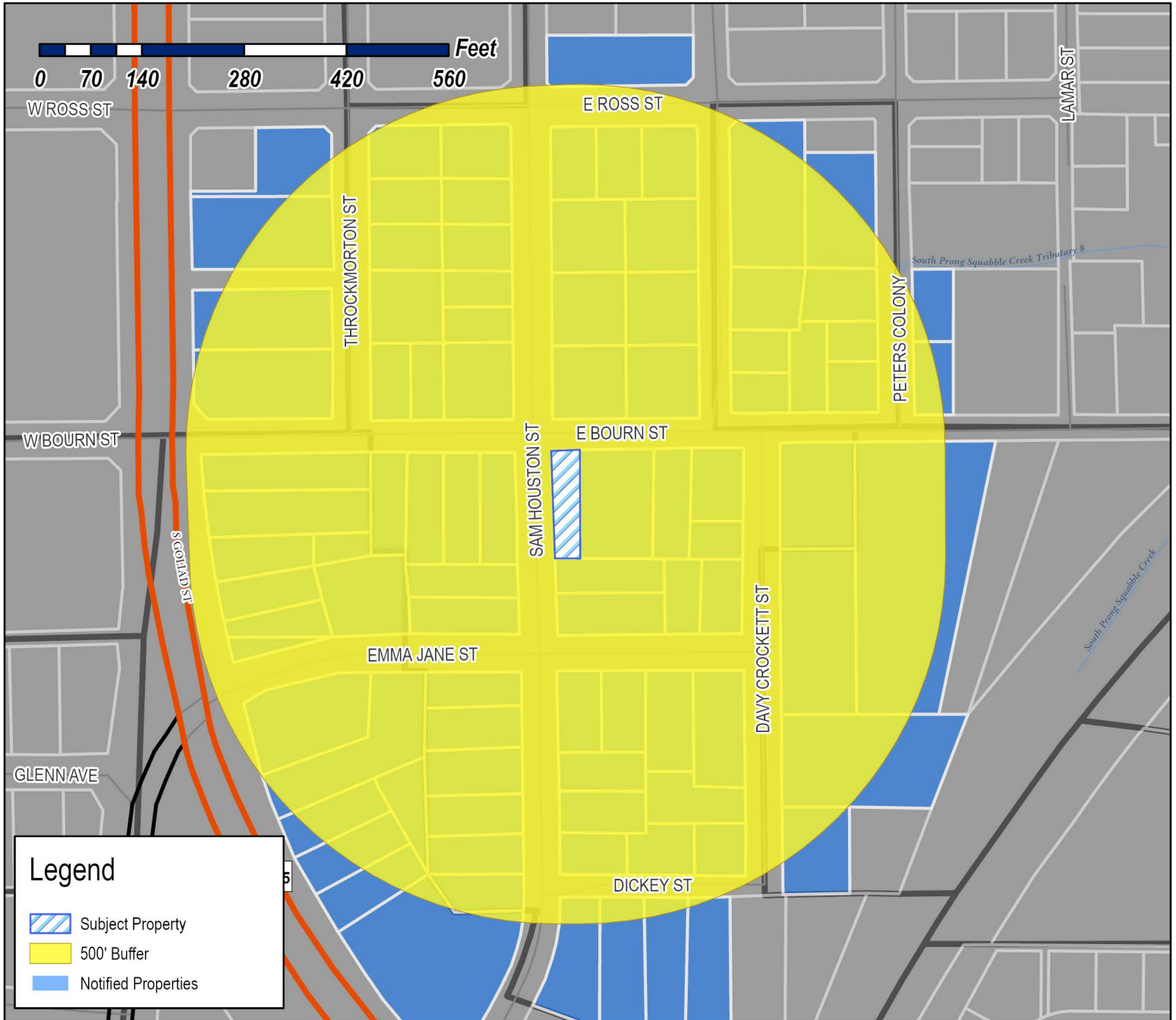







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(P): (972) 771-7745  
(W): www.rockwall.com

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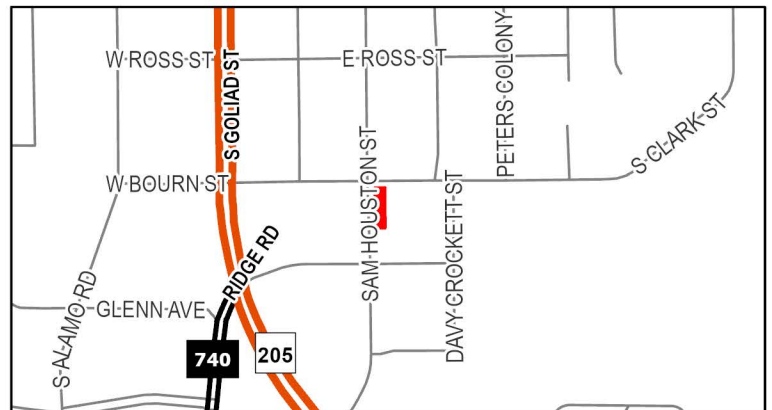
**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

**Case Number:** Z2024-008  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 2/16/2024

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



EDWARDS JASON  
10 DANCING WATERS  
ROCKWALL, TX 75032

RESIDENT  
1001 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1003 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1005 SAM HOUSTON  
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE  
1006 DAVY CROCKETT ST  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1007 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1008 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

LIVAY LLC  
1009 HOT SPRINGS DR  
ALLEN, TX 75013

RESIDENT  
1009 S GOLIAD  
ROCKWALL, TX 75087

CASTILLO PEDRO  
1009 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1010 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1012 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1013 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
102 E ROSS AVE  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

GE QIQING AND  
JINGJING ZHANG  
105 COYOTE BRUSH  
IRVINE, CA 92618

ERVIN PROPERTIES LLC  
1155 W WALL STREET SUITE 101  
GRAPEVINE, TX 76051

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
15771 RED HILL AVE  
TUSTN, CA 92780

BATRES MARIA DELL REFUGIO  
202 BOURN STREET  
ROCKWALL, TX 75087

LRG GROUP LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

MOTON R T  
203 E BOURN ST  
ROCKWALL, TX 75087

RIVERA JAIME & MARIA  
204 E BOURN ST  
ROCKWALL, TX 75087

MIMS KATHY  
206 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
206-207 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
207 BOURN AVE  
ROCKWALL, TX 75087

RESIDENT  
208 EMMA JANE ST  
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE  
208 E BOURN ST  
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH  
301 E BOURNE AVE  
ROCKWALL, TX 75087

RESIDENT  
302 EMMA JANE  
ROCKWALL, TX 75087

CONFIA HOMES LLC  
302 BOURN  
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA  
302 E ROSS  
ROCKWALL, TX 75087

RESIDENT  
304 EMMA JANE  
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-  
HERNANDEZ  
304 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
304 E ROSS AVE  
ROCKWALL, TX 75087

RESIDENT  
306 BOURN AVE  
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES  
308 E BOURN ST  
ROCKWALL, TX 75087

ELLERD TERESA  
308 EMMA JANE ST  
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI  
308 STONEBRIDGE DR  
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N  
309 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
310 EMMA JANE  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
313 STONEBRIDGE DR  
ROCKWALL, TX 75087

RESIDENT  
403 E BOURN ST  
ROCKWALL, TX 75087

JONES LENA EST  
C/O CHARLES R HUMPHREY  
405 ER ELLIS  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA  
414 E. COACHLIGHT TRAIL  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

HECKARD ALLEN  
4906 FREEMAN DR  
ROWLETT, TX 75088

TEXAN MUTUAL LLC  
5000 RIVERSIDE DR STE 100W BLDG 5  
IRVING, TX 75039

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

MATHIS DEBRA L  
504 DICKEY ST  
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E  
506 DICKEY STREET  
ROCKWALL, TX 75087

RODRIGUEZ MARIA  
507 DICKEY ST  
ROCKWALL, TX 75087

BROWN GEORGIA  
508 DICKEY ST  
ROCKWALL, TX 75087

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

BRANNON ERMA LEE EST AND  
MARVIN RAY BRANNON ETAL  
6819 CLIFFWOOD DR  
DALLAS, TX 75237

ESTATE OF RHODA MAE HEARD  
710 DAVY CROCKETT ST  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

BENNETT A L EST  
C/O OLIVER LINVELL  
712 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

RESIDENT  
800 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
801 DAVY CROCKETT  
ROCKWALL, TX 75087

LAFAYETTE ESTELLE  
801 THROCKMORTON ST  
ROCKWALL, TX 75087

JACKSON CALVIN  
802 SAM HOUSTON ST  
ROCKWALL, TX 75087

DANIELS ANNIE L  
803 THROCKMORTON ST  
ROCKWALL, TX 75087

DIXON ALMA  
804 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
805 SAM HOUSTON  
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN  
805 THROCKMORTON  
ROCKWALL, TX 75087

RESIDENT  
806 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
807 THROCKMORTON  
ROCKWALL, TX 75087

RESIDENT  
808 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
809 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
809 SAM HOUSTON  
ROCKWALL, TX 75087

JOHNSON MELDRIA  
809 DAVY CROCKETT  
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA  
810 DAVY CROCKETT ST  
ROCKWALL, TX 75087

BARRON BLAKELEIGH  
811 DAVY CROCKETT ST  
ROCKWALL, TX 75087

RESIDENT  
811 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
812 PETERS COLONY  
ROCKWALL, TX 75087

HALL WILLA O  
815 DAVY CROCKETT ST  
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA  
815 THROCKMORTON ST  
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

RESIDENT  
901 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
902 DAVY CROCKETT  
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
903 DAVY CROCKETT  
ROCKWALL, TX 75087

G O A T GENERAL CONTRACTING LLC  
903 DAVY CROCKETT ST  
ROCKWALL, TX 75087

RESIDENT  
903 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
905 S GOLIAD  
ROCKWALL, TX 75087

DIXON MARSHALL WADE  
905 SAM HOUSTON  
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO  
906 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 S GOLIAD  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC  
PO BOX 1137  
ROCKWALL, TX 75087

JCK CONCRETE INC  
PO BOX 311  
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

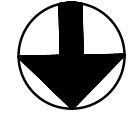
NEW CALDONIA BAPTIST CHURCH  
PO BOX 481  
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD  
PO BOX 850  
ROCKWALL, TX 75087

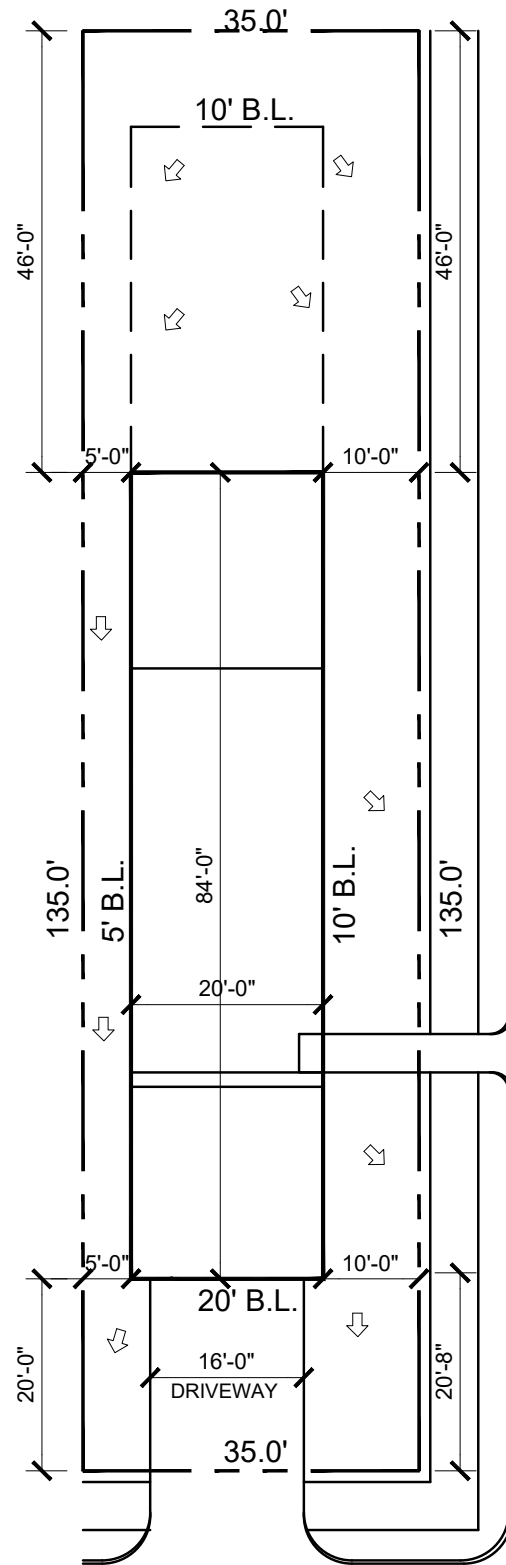
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1299	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



HOUSTON ST

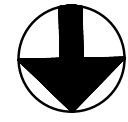
302 BOURN AVE

Type " B " Drainage

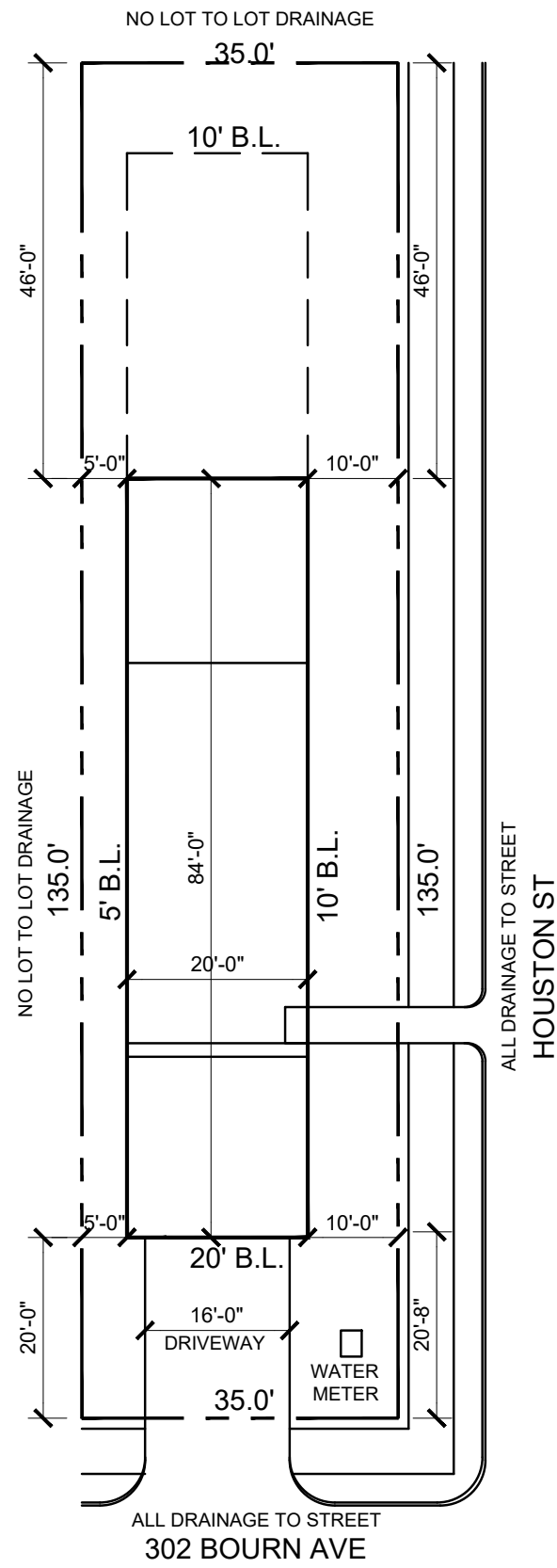
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1299	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



Type " B " Drainage



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

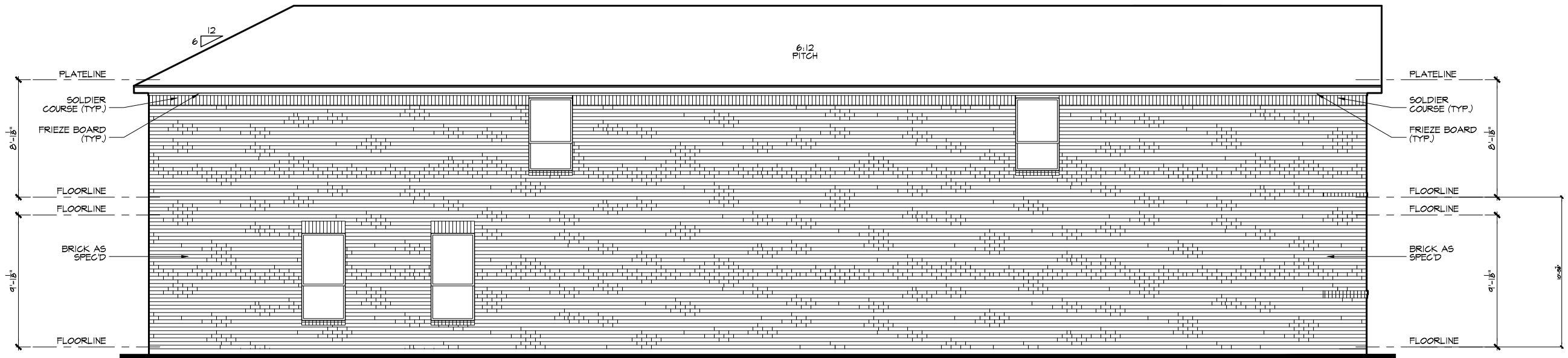
Drawn By:  
AW

Plan Number:  
2876

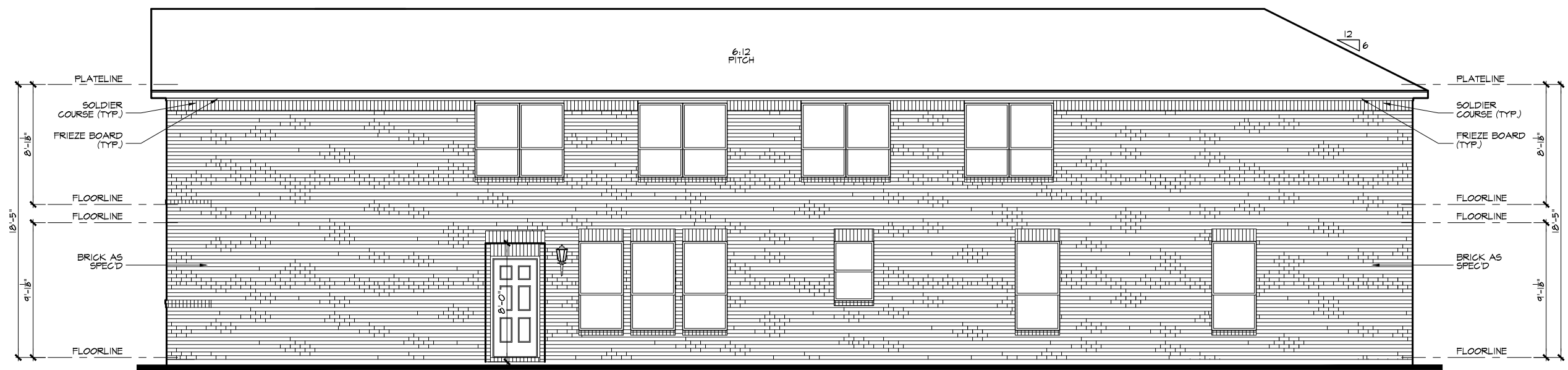
AI  
2 of 11



NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

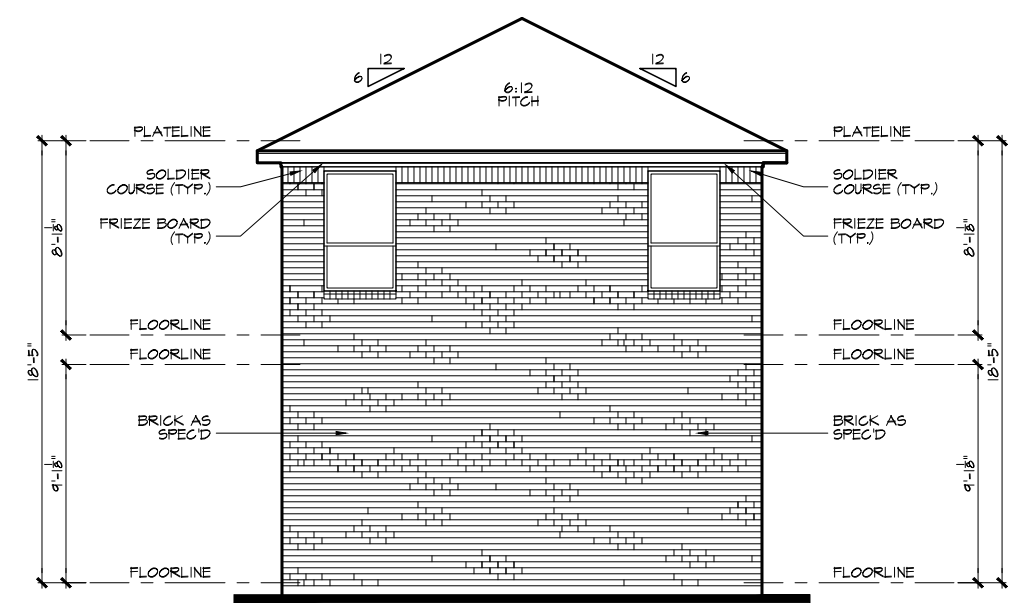
REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number  
2876

A2  
3 of 11

NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



**REAR ELEVATION**

SCALE: 1/8" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

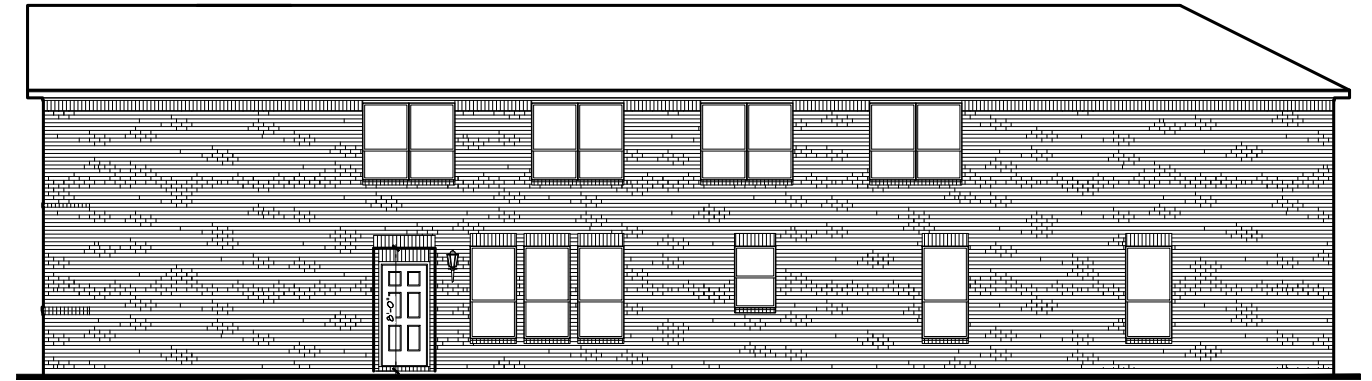
Plan Number  
2876

A3  
4 of 11



**FRONT ELEVATION**

SCALE: NTS

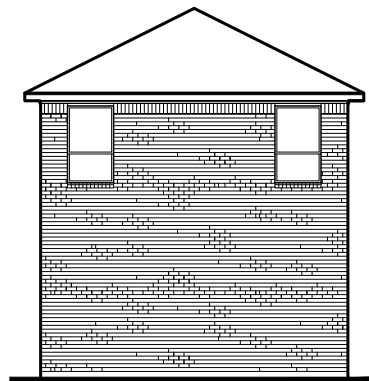


**RIGHT ELEVATION**

SCALE: NTS

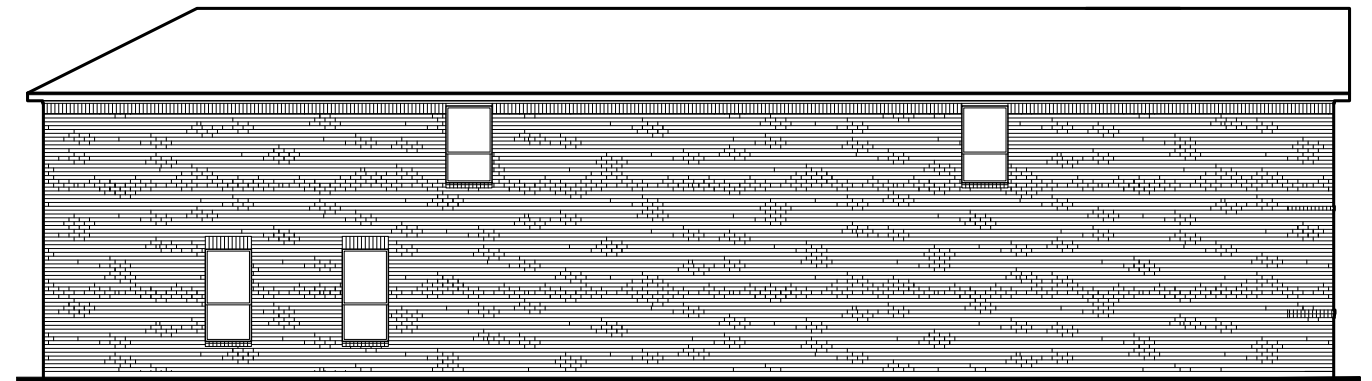
BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	72 S.F.	0 S.F.	100%
FRONT	2nd FLR.	192 S.F.	0 S.F.	100%
REAR	1st FLR.	184 S.F.	0 S.F.	100%
REAR	2nd FLR.	134 S.F.	0 S.F.	100%
LEFT	1st FLR.	738 S.F.	0 S.F.	100%
LEFT	2nd FLR.	661 S.F.	0 S.F.	100%
RIGHT	1st FLR.	650 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	568 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1644 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1555 S.F.	0 S.F.	100%
GRAND TOTAL AREA		3199 S.F.	0 S.F.	100%

\*WALL AREAS EXCLUDE DOORS & WINDOWS



**REAR ELEVATION**

SCALE: NTS



**LEFT ELEVATION**

SCALE: NTS

PLAN NO. 2876

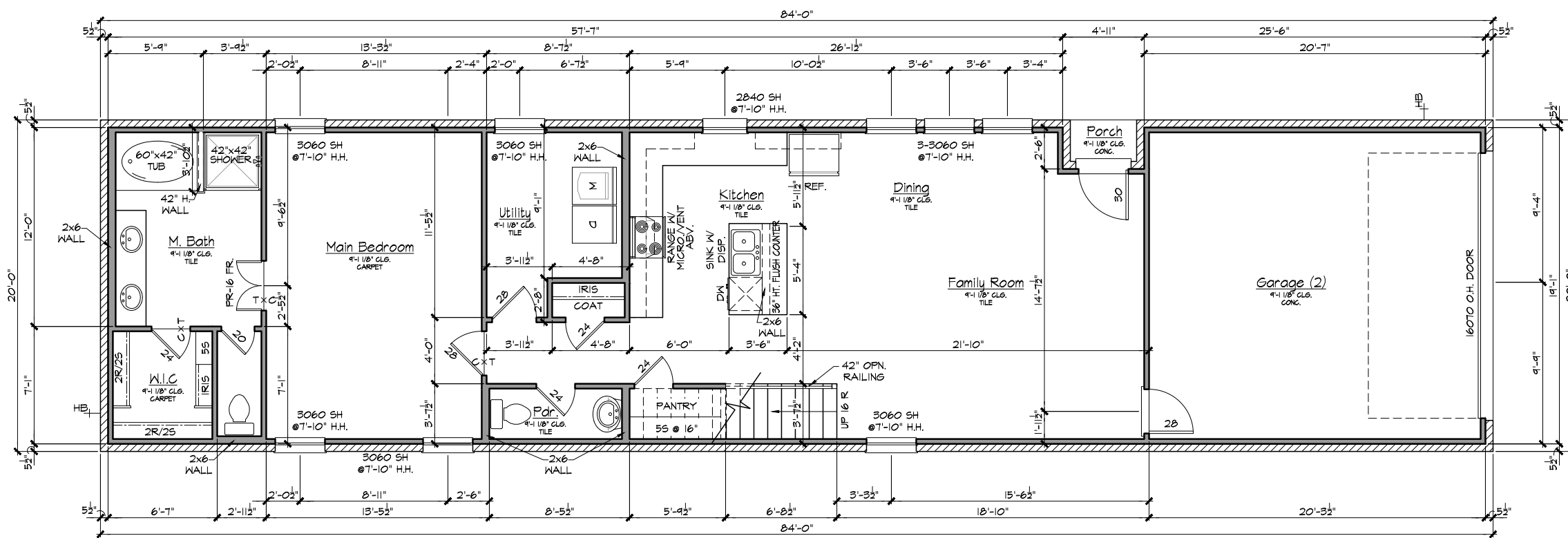
CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number:  
2876

BCI  
11 of 11



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.  
 2. ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.  
 3. ALL PLUMBING WALLS TO BE 5 1/2".

AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1251 S.F.
SECOND FLOOR	1625 S.F.
<b>TOTAL AREA</b>	<b>2876 S.F.</b>
GARAGE	417 S.F.
COVERED PORCH	12 S.F.
OUTDOOR LIVING	0 S.F.
<b>TOTAL UNDER ROOF</b>	<b>3305 S.F.</b>
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"

PLAN NO. 2876

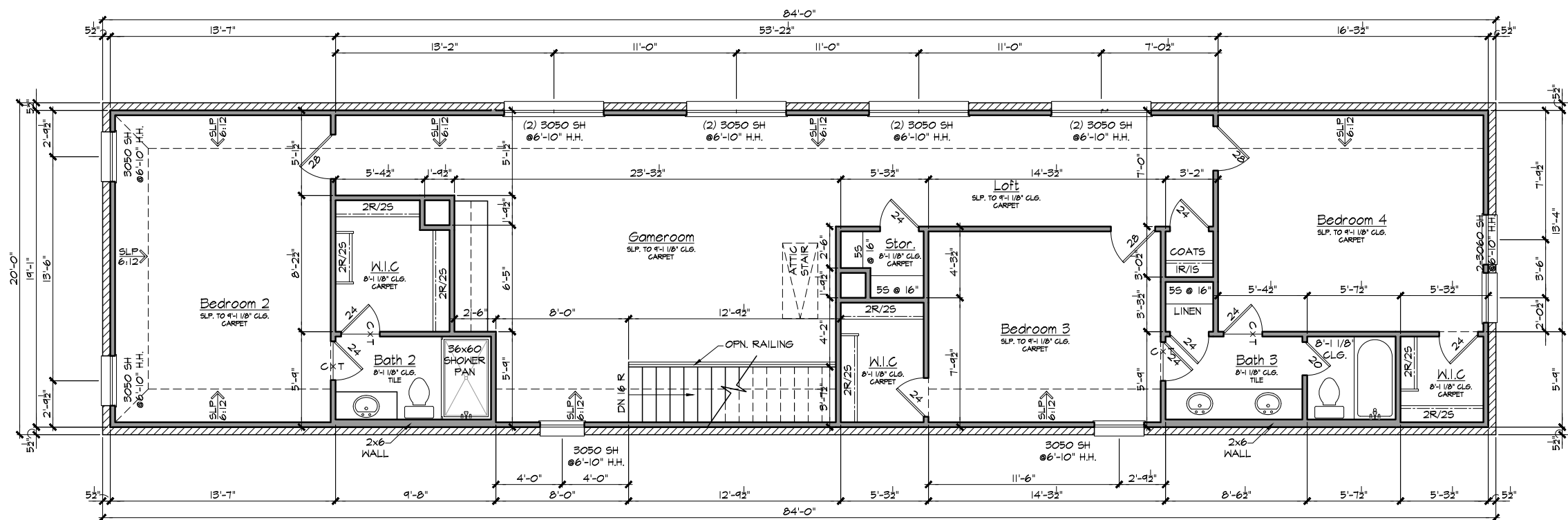
CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number:  
**2876**

**A4**  
5 of 11



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 2/23/2024

PROJECT NUMBER: Z2024-008  
PROJECT NAME: SUP for 302 E Bourn Street  
SITE ADDRESS/LOCATIONS: 302 E BOURN ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	02/23/2024	Approved w/ Comments

02/23/2024: Z2024-008; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 302 E. Bourn Street  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup's Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2024-008) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90.00% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is the situated within the Canup's Subdivision has been in existence since December 6, 1944, consists of 57 lots, and is considered to be more than 90.00% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 According to Subsection 04.01(B) of Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street." In this case, the proposed garage is a J-Swing garage meeting the requirements as stated in the Unified Development Code (UDC).

M.7 Please review the attached Draft Ordinance prior to the February 27, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no

later than March 5, 2024.

I.8 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 March 5, 2024; 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 March 12, 2024, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 27, 2024.

I.9 The projected City Council meeting dates for this case will be March 18, 2024 (1st Reading) and April 1, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/23/2024	Approved w/ Comments

02/23/2024: 1. Full panel replacement required to City Standard for sewer service.

2. Need variance for driveway spacing from Houston (min 50').

3. Impact fees will be due at Building permit.

4. 2 car garage require 18' minimum driveway width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/22/2024	Approved w/ Comments

02/22/2024: DRIVEWAY WILL NEED TO BE A MINIMUM OF 18' WIDE FOR THE TWO CAR GARAGE

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/21/2024	Approved

No Comments

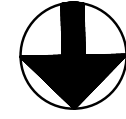
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/23/2024	Approved

No Comments

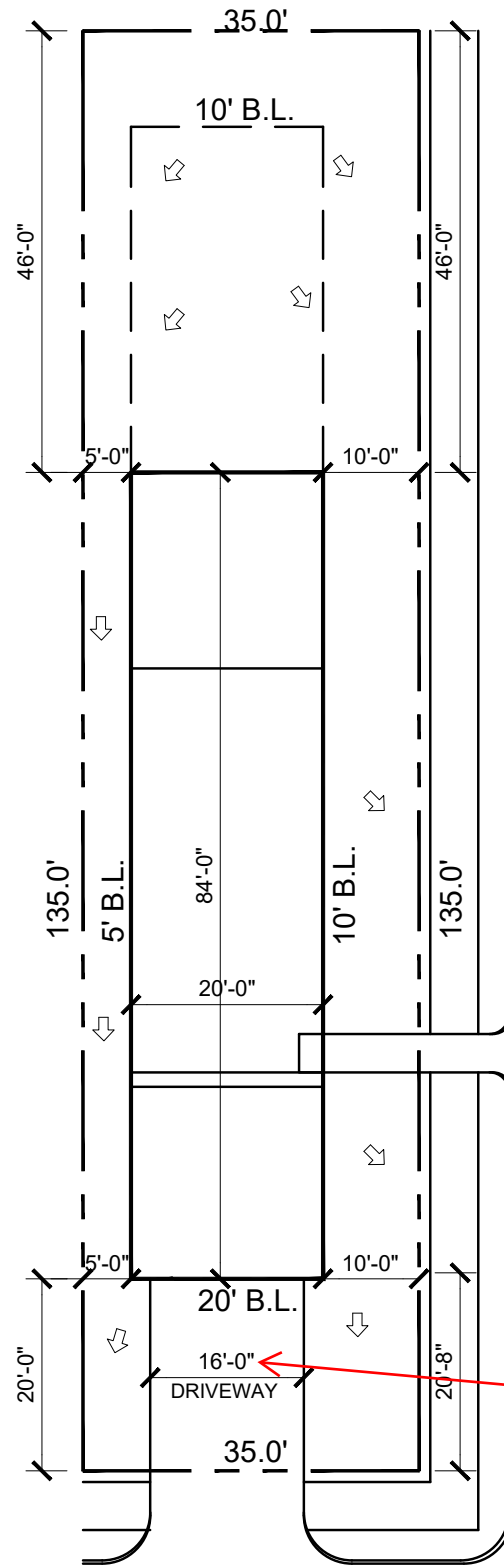
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1299	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



- Full panel replacement required to City Standard for sewer service  
- Need variance for driveway spacing from Houston (min 50')  
- Impact fees will be due at Building permit

2 car garage require 18' minimum driveway width.

Type " B " Drainage





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 302 E Bourn St Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING SS7  
PROPOSED ZONING Vacant Lot  
ACREAGE .121

CURRENT USE SS7  
PROPOSED USE Residential  
LOTS [PROPOSED]

LOTS [CURRENT]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Ricardo Alonso  
CONTACT PERSON  
ADDRESS 2435 N central expressway  
CITY, STATE & ZIP Richardson, TX, 75080  
PHONE 214-307-4120  
E-MAIL ricardo.alonso@confiahomes.com

APPLICANT Marisol ortiz  
CONTACT PERSON  
ADDRESS 2435 N central expressway suite #1270  
CITY, STATE & ZIP Richardson TX, 75080  
PHONE 469-881-2416  
E-MAIL marisol.ortiz@confiahomes.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ALONSO CARRILLO [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 \$ 15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February, 2024. 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 15 DAY OF February, 2024.

OWNER'S SIGNATURE

R. Alonso

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Janine Porath



MY COMMISSION EXPIRES 11-29-2027



Z2024-008: Specific Use Permit (SUP) for Residential Infill at 302 E. Bourn Street



Case Location Map =



# City of Rockwall

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

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

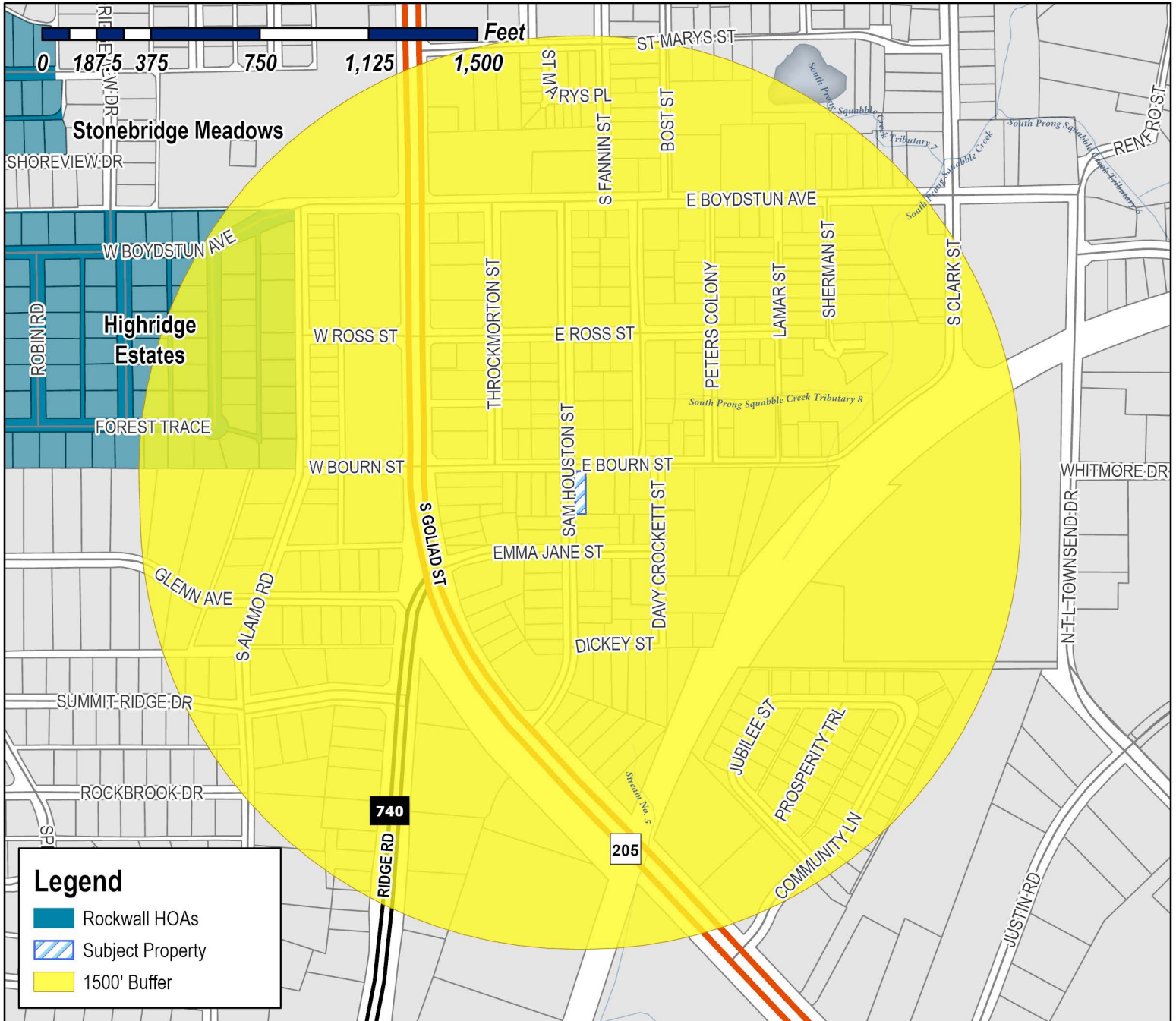




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2024-008  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 2/16/2024  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2024-008]  
**Date:** Wednesday, February 21, 2024 11:30:09 AM  
**Attachments:** [HOA Map \(02.16.2024\).pdf](#)  
[Public Notice \(P&Z\) \(02.20.2024\).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 case that will be published in the Rockwall Herald Banner on [Friday February 23, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 12, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 18, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto: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. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and take any action necessary.

Thank you,

*Melanie Zavala*

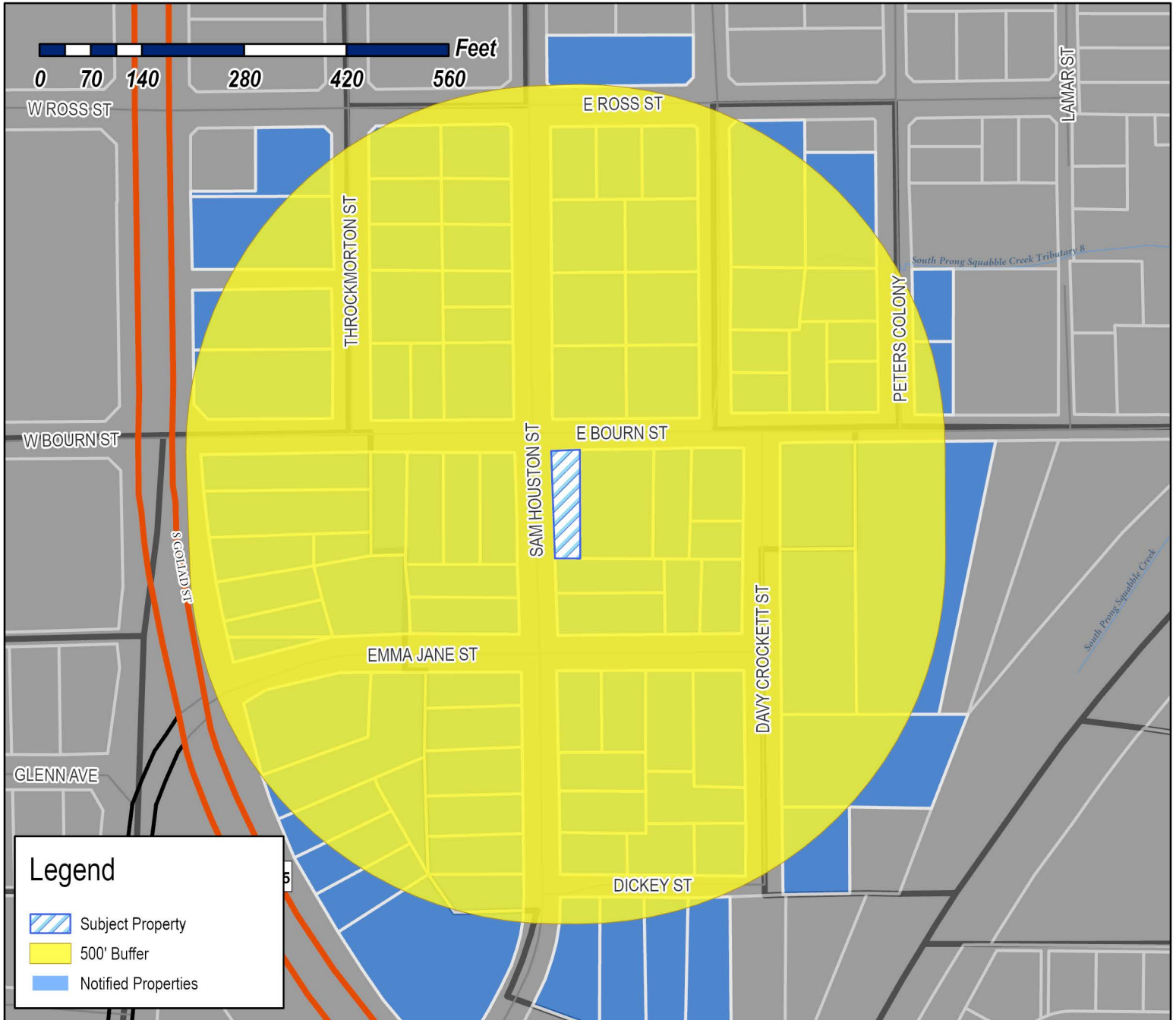
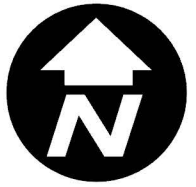
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568






# 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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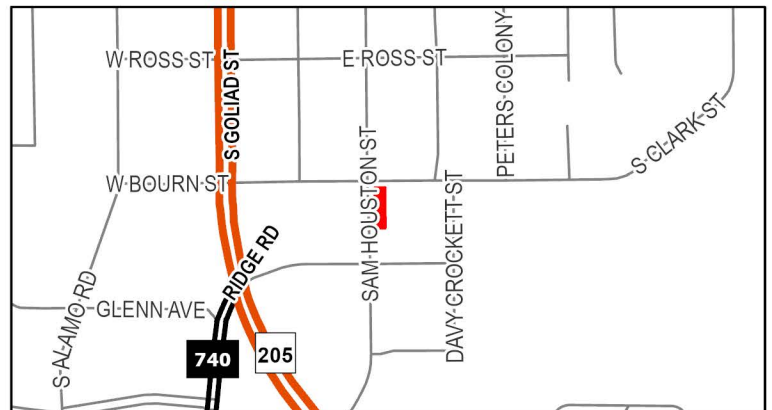
**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

**Case Number:** Z2024-008  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 2/16/2024

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



EDWARDS JASON  
10 DANCING WATERS  
ROCKWALL, TX 75032

RESIDENT  
1001 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1003 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1005 SAM HOUSTON  
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE  
1006 DAVY CROCKETT ST  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1007 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1008 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

LIVAY LLC  
1009 HOT SPRINGS DR  
ALLEN, TX 75013

RESIDENT  
1009 S GOLIAD  
ROCKWALL, TX 75087

CASTILLO PEDRO  
1009 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1010 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1012 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1013 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
102 E ROSS AVE  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

GE QIQING AND  
JINGJING ZHANG  
105 COYOTE BRUSH  
IRVINE, CA 92618

ERVIN PROPERTIES LLC  
1155 W WALL STREET SUITE 101  
GRAPEVINE, TX 76051

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
15771 RED HILL AVE  
TUSTN, CA 92780

BATRES MARIA DELL REFUGIO  
202 BOURN STREET  
ROCKWALL, TX 75087

LRG GROUP LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

MOTON R T  
203 E BOURN ST  
ROCKWALL, TX 75087

RIVERA JAIME & MARIA  
204 E BOURN ST  
ROCKWALL, TX 75087

MIMS KATHY  
206 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
206-207 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
207 BOURN AVE  
ROCKWALL, TX 75087

RESIDENT  
208 EMMA JANE ST  
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE  
208 E BOURN ST  
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH  
301 E BOURNE AVE  
ROCKWALL, TX 75087

RESIDENT  
302 EMMA JANE  
ROCKWALL, TX 75087

CONFIA HOMES LLC  
302 BOURN  
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA  
302 E ROSS  
ROCKWALL, TX 75087

RESIDENT  
304 EMMA JANE  
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-  
HERNANDEZ  
304 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
304 E ROSS AVE  
ROCKWALL, TX 75087

RESIDENT  
306 BOURN AVE  
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES  
308 E BOURN ST  
ROCKWALL, TX 75087

ELLERD TERESA  
308 EMMA JANE ST  
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI  
308 STONEBRIDGE DR  
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N  
309 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
310 EMMA JANE  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
313 STONEBRIDGE DR  
ROCKWALL, TX 75087

RESIDENT  
403 E BOURN ST  
ROCKWALL, TX 75087

JONES LENA EST  
C/O CHARLES R HUMPHREY  
405 ER ELLIS  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA  
414 E. COACHLIGHT TRAIL  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

HECKARD ALLEN  
4906 FREEMAN DR  
ROWLETT, TX 75088

TEXAN MUTUAL LLC  
5000 RIVERSIDE DR STE 100W BLDG 5  
IRVING, TX 75039

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

MATHIS DEBRA L  
504 DICKEY ST  
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E  
506 DICKEY STREET  
ROCKWALL, TX 75087

RODRIGUEZ MARIA  
507 DICKEY ST  
ROCKWALL, TX 75087

BROWN GEORGIA  
508 DICKEY ST  
ROCKWALL, TX 75087

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

BRANNON ERMA LEE EST AND  
MARVIN RAY BRANNON ETAL  
6819 CLIFFWOOD DR  
DALLAS, TX 75237

ESTATE OF RHODA MAE HEARD  
710 DAVY CROCKETT ST  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

BENNETT A L EST  
C/O OLIVER LINVELL  
712 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

RESIDENT  
800 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
801 DAVY CROCKETT  
ROCKWALL, TX 75087

LAFAYETTE ESTELLE  
801 THROCKMORTON ST  
ROCKWALL, TX 75087

JACKSON CALVIN  
802 SAM HOUSTON ST  
ROCKWALL, TX 75087

DANIELS ANNIE L  
803 THROCKMORTON ST  
ROCKWALL, TX 75087

DIXON ALMA  
804 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
805 SAM HOUSTON  
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN  
805 THROCKMORTON  
ROCKWALL, TX 75087

RESIDENT  
806 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
807 THROCKMORTON  
ROCKWALL, TX 75087

RESIDENT  
808 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
809 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
809 SAM HOUSTON  
ROCKWALL, TX 75087

JOHNSON MELDRIA  
809 DAVY CROCKETT  
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA  
810 DAVY CROCKETT ST  
ROCKWALL, TX 75087

BARRON BLAKELEIGH  
811 DAVY CROCKETT ST  
ROCKWALL, TX 75087

RESIDENT  
811 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
812 PETERS COLONY  
ROCKWALL, TX 75087

HALL WILLA O  
815 DAVY CROCKETT ST  
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA  
815 THROCKMORTON ST  
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087



JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

RESIDENT  
901 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
902 DAVY CROCKETT  
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

RESIDENT  
903 DAVY CROCKETT  
ROCKWALL, TX 75087

G O A T GENERAL CONTRACTING LLC  
903 DAVY CROCKETT ST  
ROCKWALL, TX 75087

RESIDENT  
903 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
905 S GOLIAD  
ROCKWALL, TX 75087

DIXON MARSHALL WADE  
905 SAM HOUSTON  
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO  
906 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 S GOLIAD  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC  
PO BOX 1137  
ROCKWALL, TX 75087

JCK CONCRETE INC  
PO BOX 311  
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH  
PO BOX 481  
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD  
PO BOX 850  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

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

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

**Z2024-008: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, 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, March 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, March 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2024-008: SUP for Residential Infill**

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]  
Address: [Grey box]

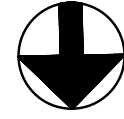
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

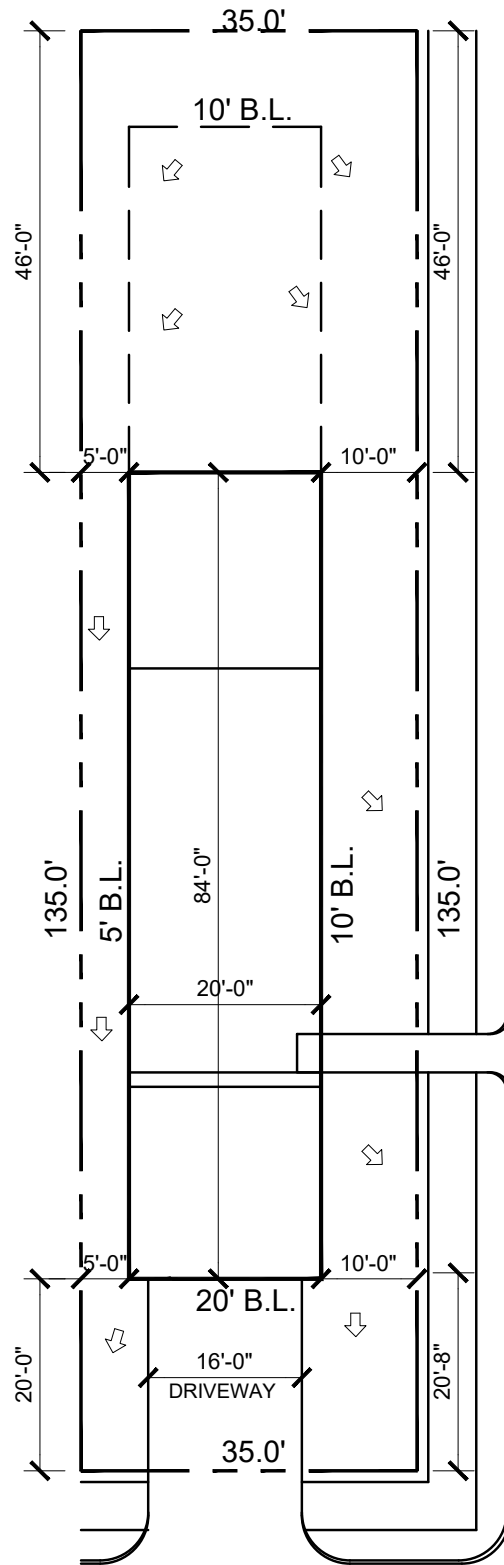
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1299	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



HOUSTON ST

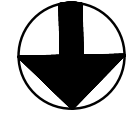
302 BOURN AVE

Type " B " Drainage

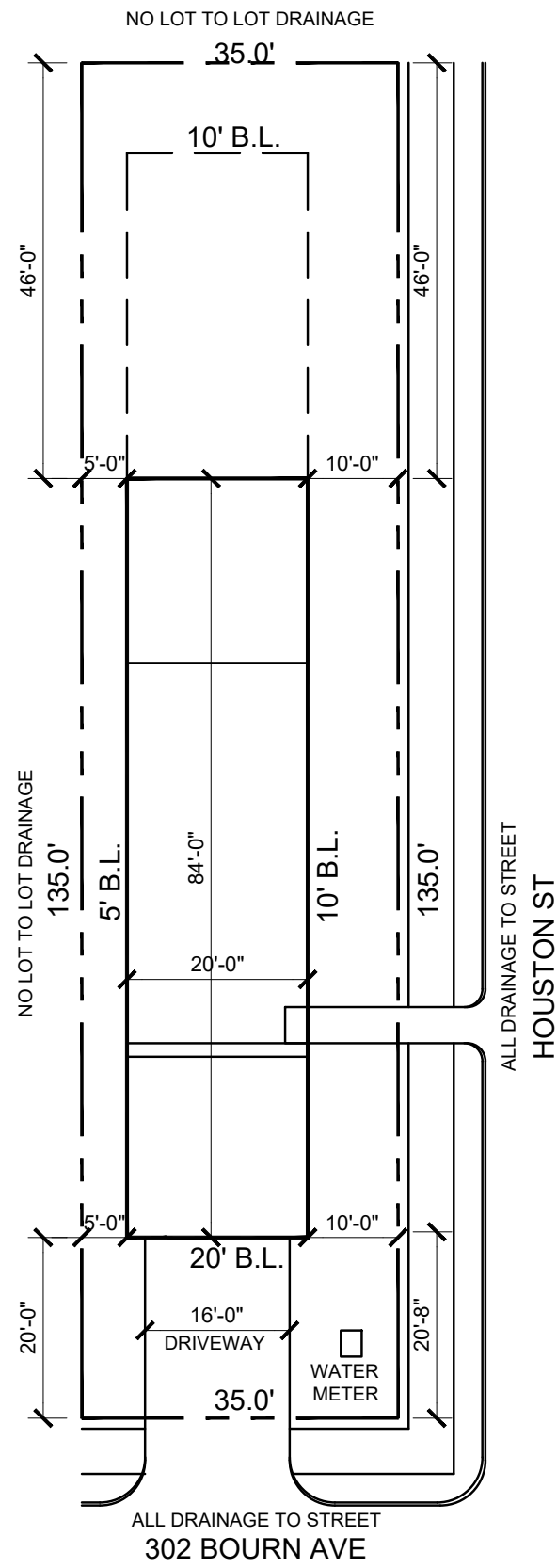
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1299	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



Type " B " Drainage



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

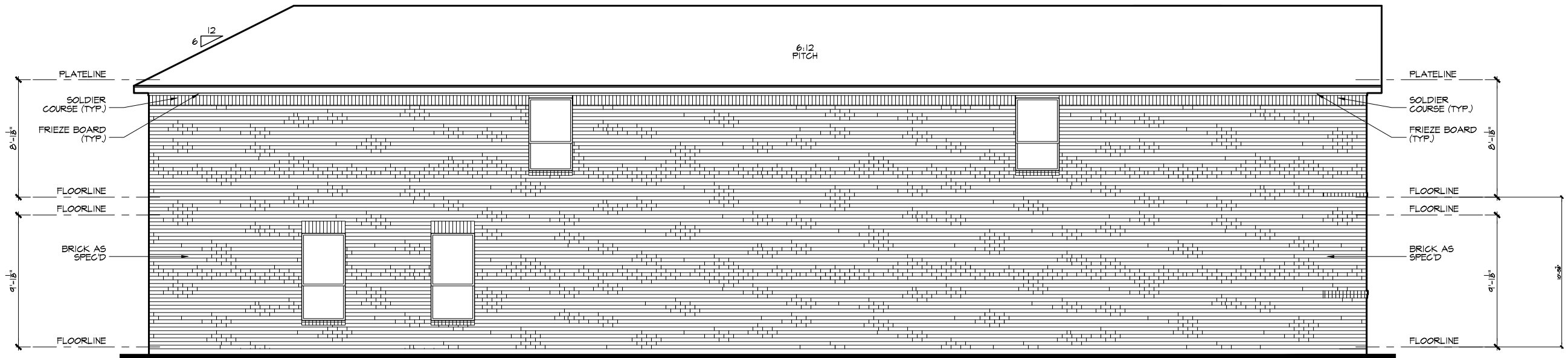
REVISIONS:  
PRR #

Drawn By:  
AW

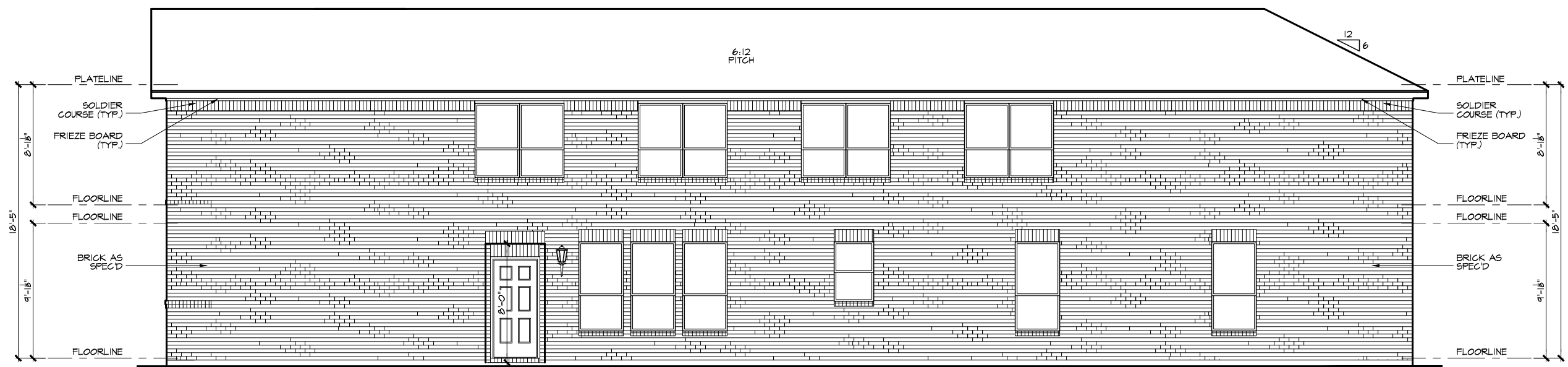
Plan Number:  
2876

AI  
2 of 11

NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

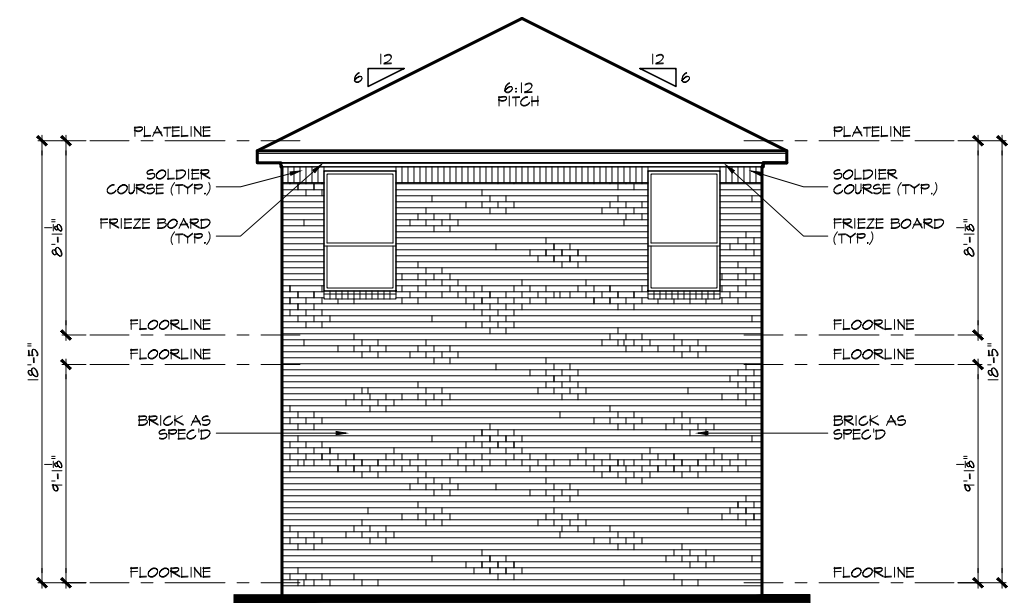
REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number  
2876

A2  
3 of 11

NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



**REAR ELEVATION**

SCALE: 1/8" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

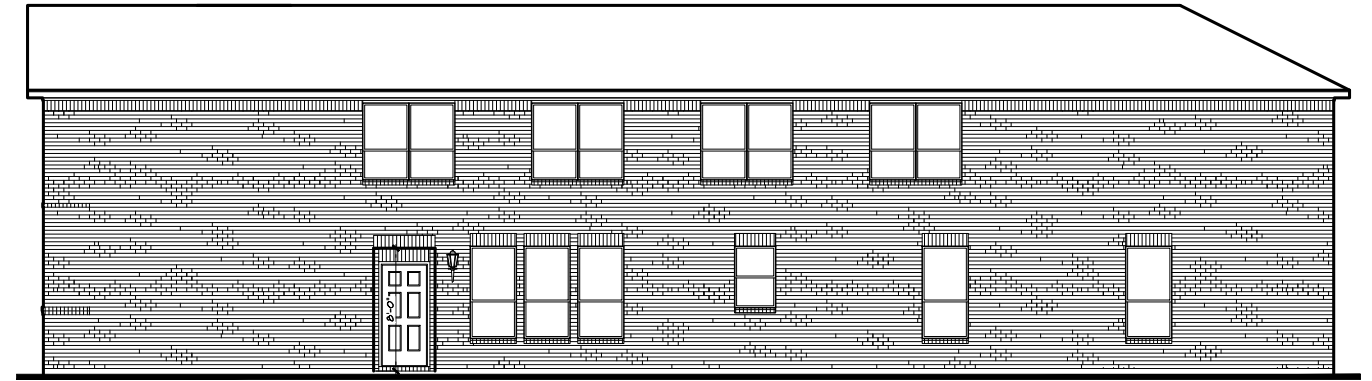
Plan Number  
2876

A3  
4 of 11



**FRONT ELEVATION**

SCALE: NTS

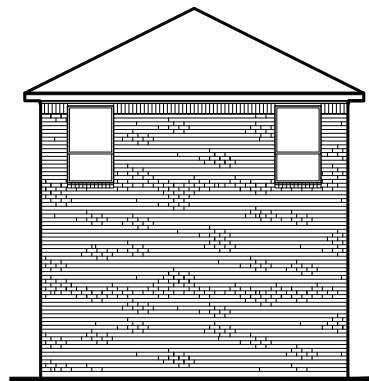


**RIGHT ELEVATION**

SCALE: NTS

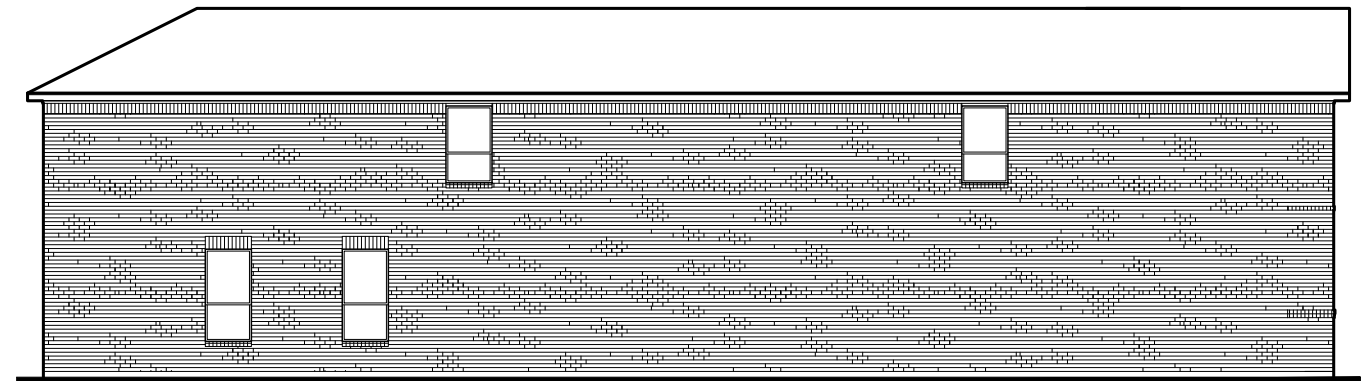
BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	72 S.F.	0 S.F.	100%
FRONT	2nd FLR.	192 S.F.	0 S.F.	100%
REAR	1st FLR.	184 S.F.	0 S.F.	100%
REAR	2nd FLR.	134 S.F.	0 S.F.	100%
LEFT	1st FLR.	738 S.F.	0 S.F.	100%
LEFT	2nd FLR.	661 S.F.	0 S.F.	100%
RIGHT	1st FLR.	650 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	568 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1644 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1555 S.F.	0 S.F.	100%
GRAND TOTAL AREA		3199 S.F.	0 S.F.	100%

\*WALL AREAS EXCLUDE DOORS & WINDOWS



**REAR ELEVATION**

SCALE: NTS



**LEFT ELEVATION**

SCALE: NTS

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

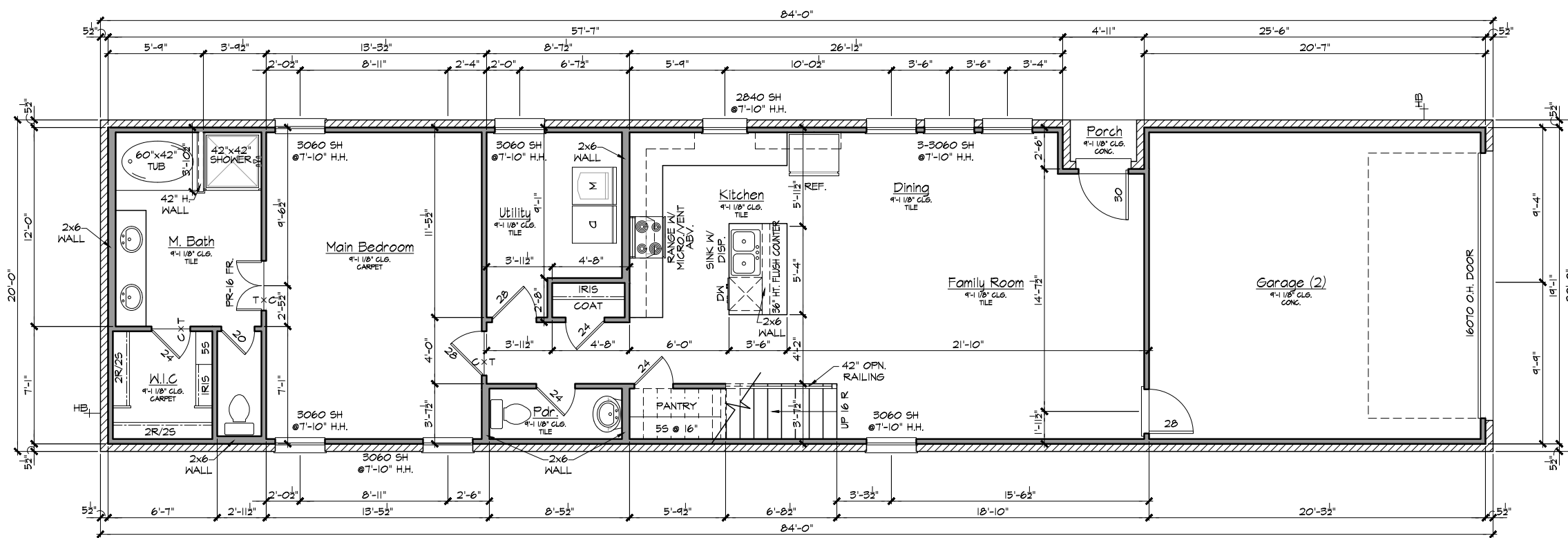
REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number  
2876

BCI  
11 of 11





**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

- ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.
- ALL WALLS SHALL BE 3 1/2" UNLESS NOTED OTHERWISE.
- ALL PLUMBING WALLS TO BE 5 1/2".

AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1251 S.F.
SECOND FLOOR	1625 S.F.
<b>TOTAL AREA</b>	<b>2876 S.F.</b>
GARAGE	417 S.F.
COVERED PORCH	12 S.F.
OUTDOOR LIVING	0 S.F.
<b>TOTAL UNDER ROOF</b>	<b>3305 S.F.</b>
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"

PLAN NO. 2876

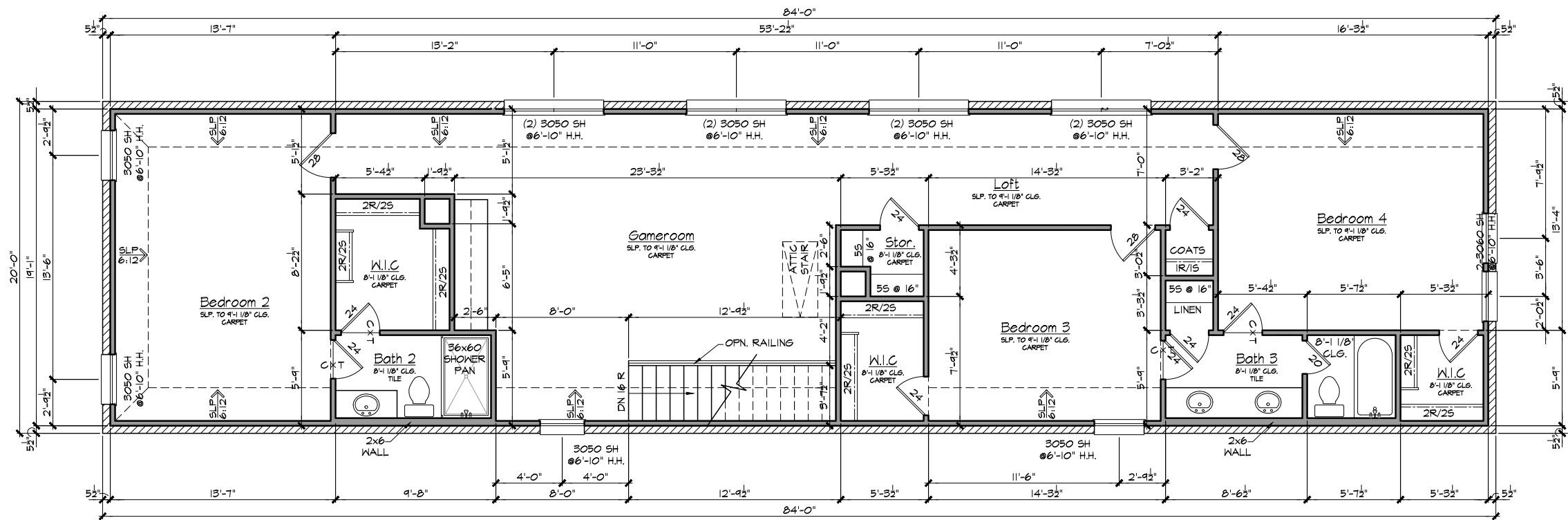
CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number:  
**2876**

**A4**  
5 of 11



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number  
2876

A5  
6 of 11

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

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 SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.121-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 49 OF THE CANUP'S ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 by Marisol Ortiz for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.121-acre parcel of land identified as Lot 49 of the Canup's Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and being more specifically described and 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 (UDC) [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 for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, 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) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the 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 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 Revision 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 1<sup>ST</sup> DAY OF APRIL, 2024.

\_\_\_\_\_  
Trace Johannesen, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: March 18, 2024

2<sup>nd</sup> Reading: April 1, 2024

**Exhibit 'A':  
Location Map**

Address: 302 E. Bourn Street

Legal Description: Lot 49 of the Canup's Addition



Exhibit 'B':  
Residential Plot Plan

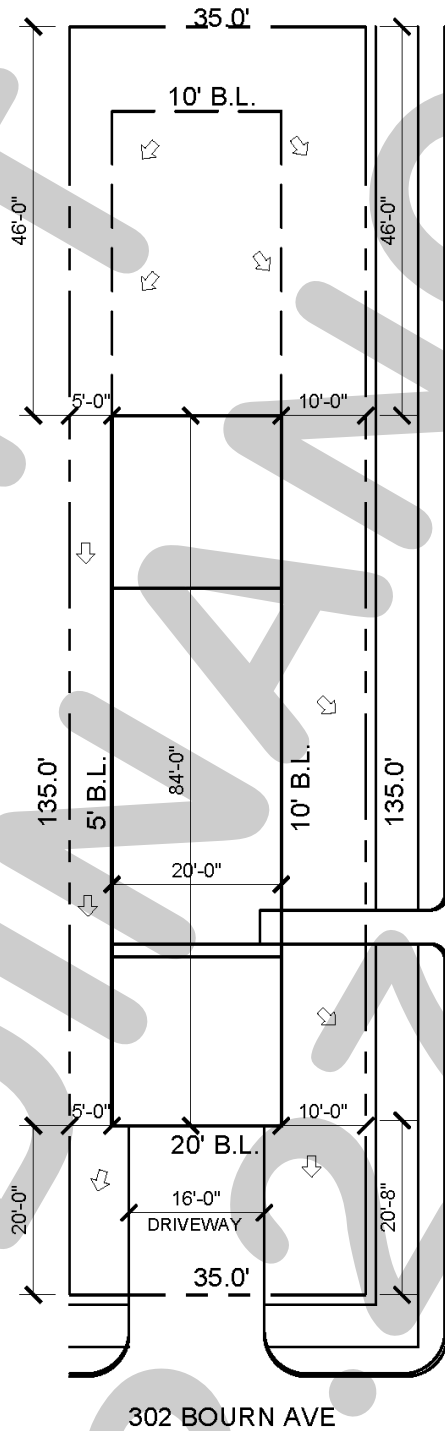


Exhibit 'C':  
Building Elevations

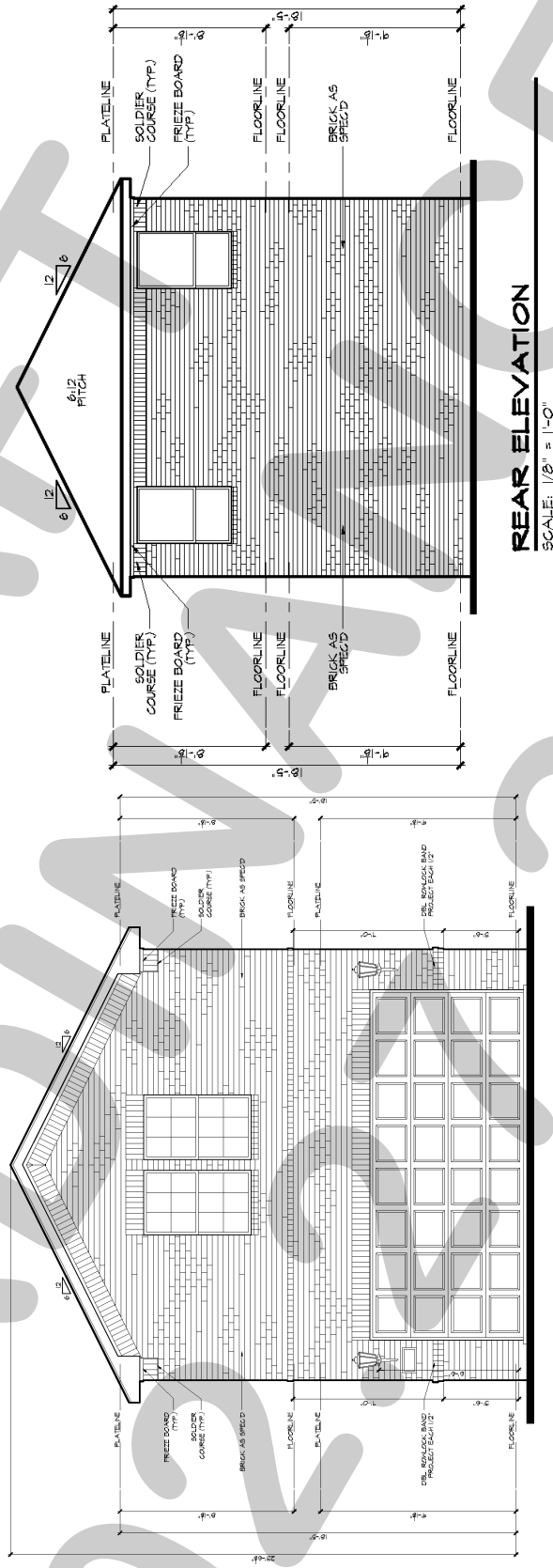
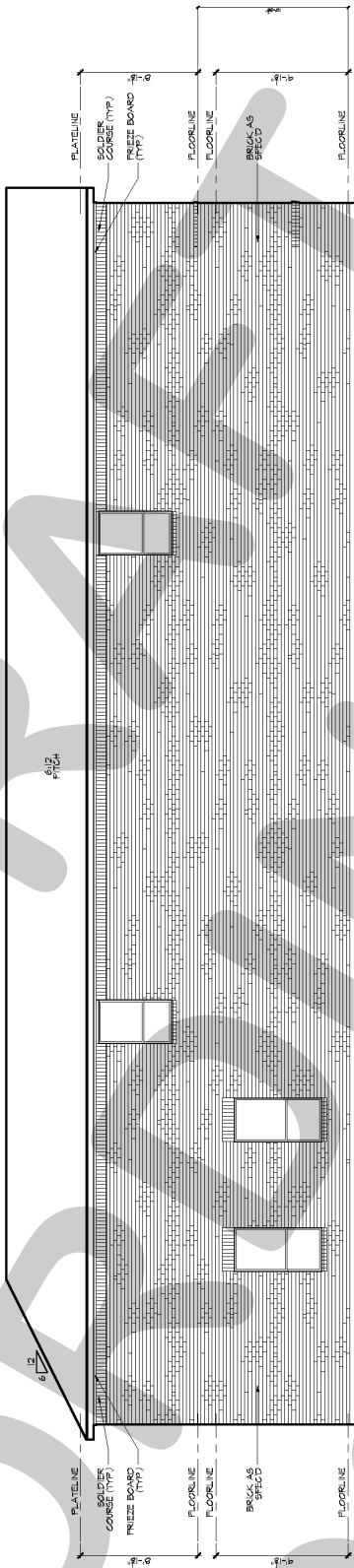
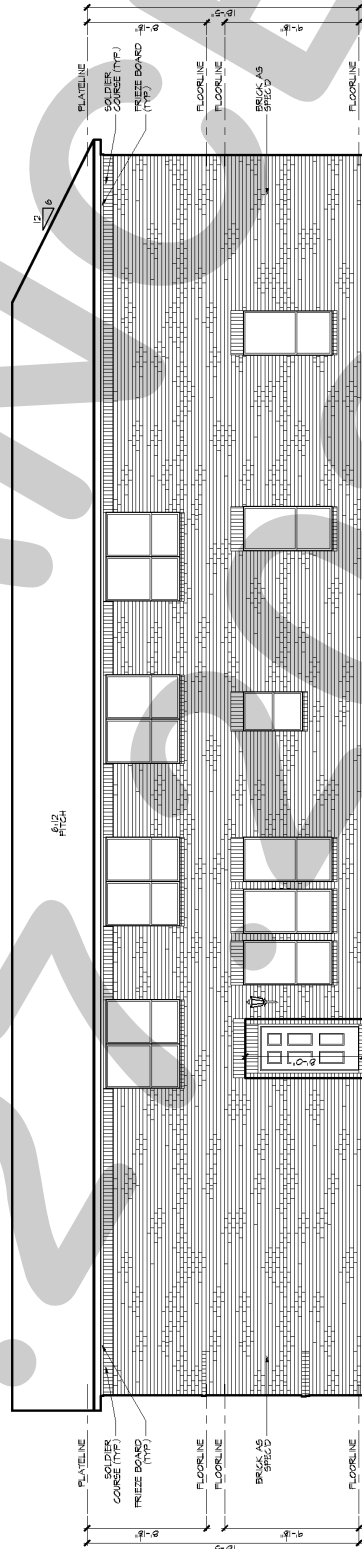




Exhibit 'C':  
Building Elevations



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

April 2,2024

Ricardo Alonso  
CEO  
Confia Homes  
2435 N Central Expressway  
Richardson, TX 75080

Marisol Ortiz  
Administrative Assistant  
Confia Homes  
2435 N Central Expressway  
Richardson, TX 75080

Dear Planning and Zoning Commission and City Council,

I hope this letter finds you well. My name is Marisol Ortiz, and I am reaching out to you on behalf of Ricardo Alonso for property 302 Bourn St.

We had previously requested to table this project on March 12,2024 while we figure out the details of the elevation and Design plan. We were told this would be tabled for 30 days. I wasn't aware it was tabled till the next meeting we had with the city. We are still not done with the design we thought we had more time but I just found out the deadline was for today April 2,2024. We would like to request to withdraw this case and resubmit for April 19,2024.

Thank you for taking the time.

Sincerely,

Marisol Ortiz