



**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]:

### 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 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]

OWNER Ricardo Alonso

APPLICANT Marisol ortiz

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS 2435 N central expressway

ADDRESS 2435 N central expressway  
suite #1270

CITY, STATE & ZIP Richardson, TX, 75080

CITY, STATE & ZIP Richardson TX, 75080

PHONE 214-307-4120

PHONE 469-881-2416

E-MAIL ricardo.alonso@confiahomes.com

E-MAIL marisol.ortiz@confiahomes.com

## NOTARY VERIFICATION [REQUIRED]

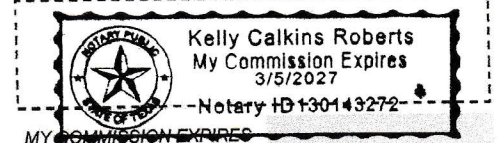
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ALONSO CARRILLO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Apr. 2024.

OWNER'S SIGNATURE \_\_\_\_\_

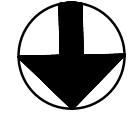
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



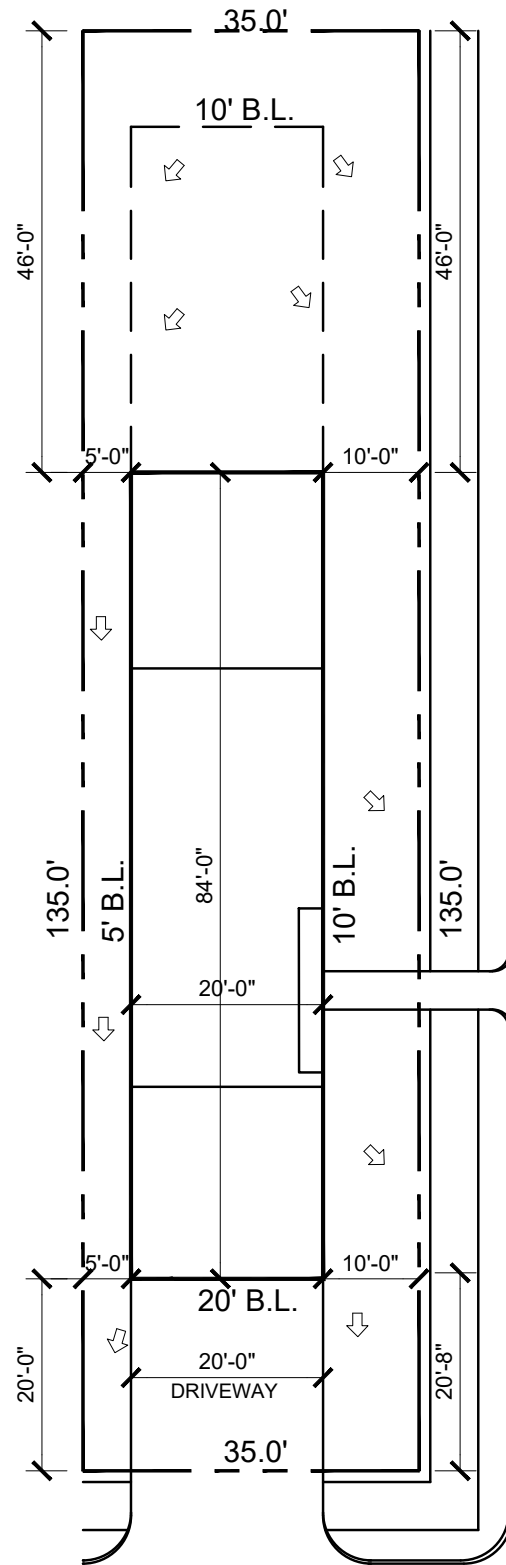
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



302 BOURN AVE

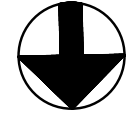
HOUSTON ST

Type " B " Drainage

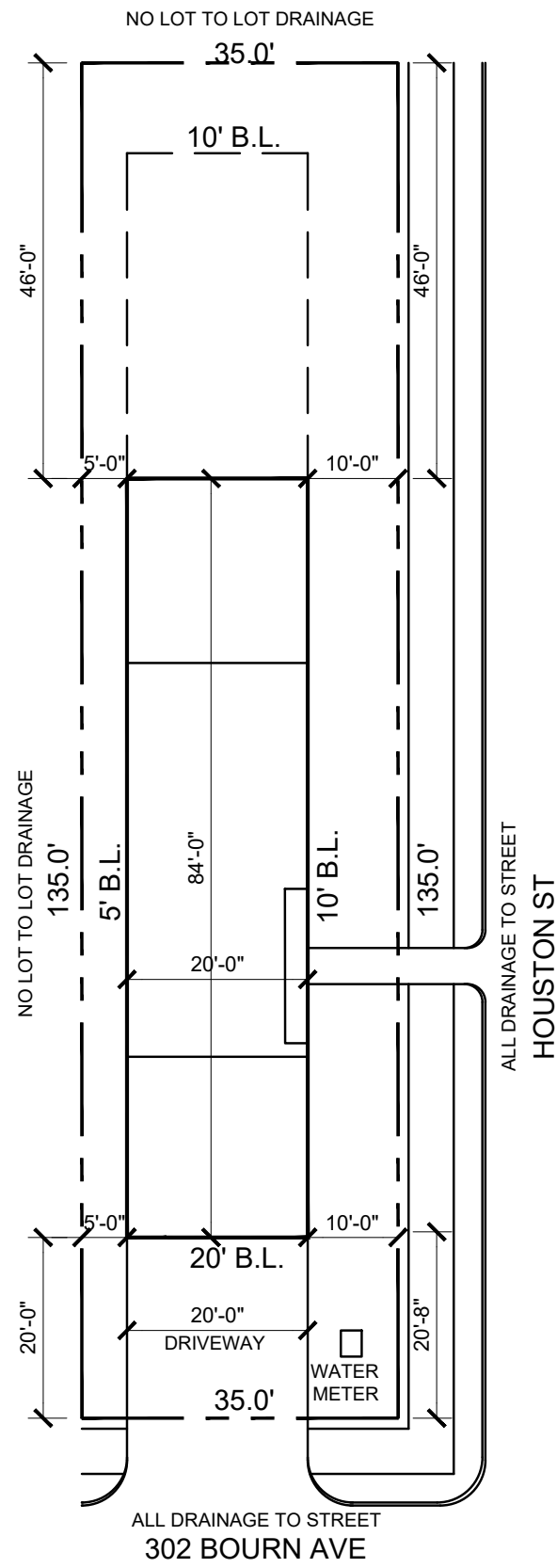
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK

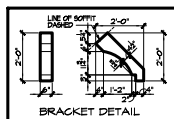


NORTH  
SCALE: 1"=20'



Type " B " Drainage





**FRONT ELEVATION**

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

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

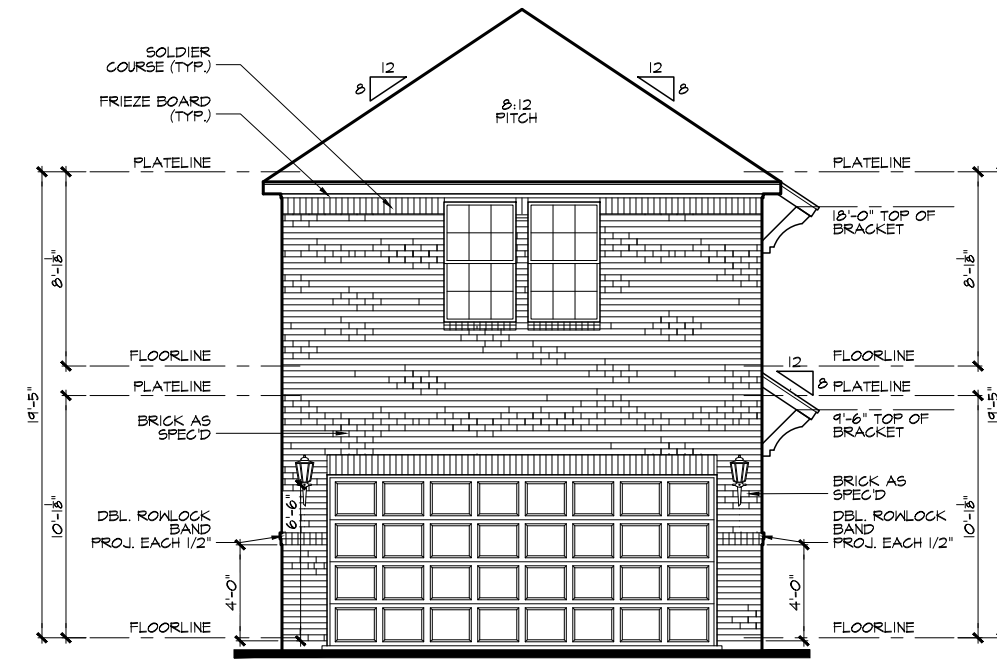
REVISIONS:  
PRR #

Drawn By:  
AW

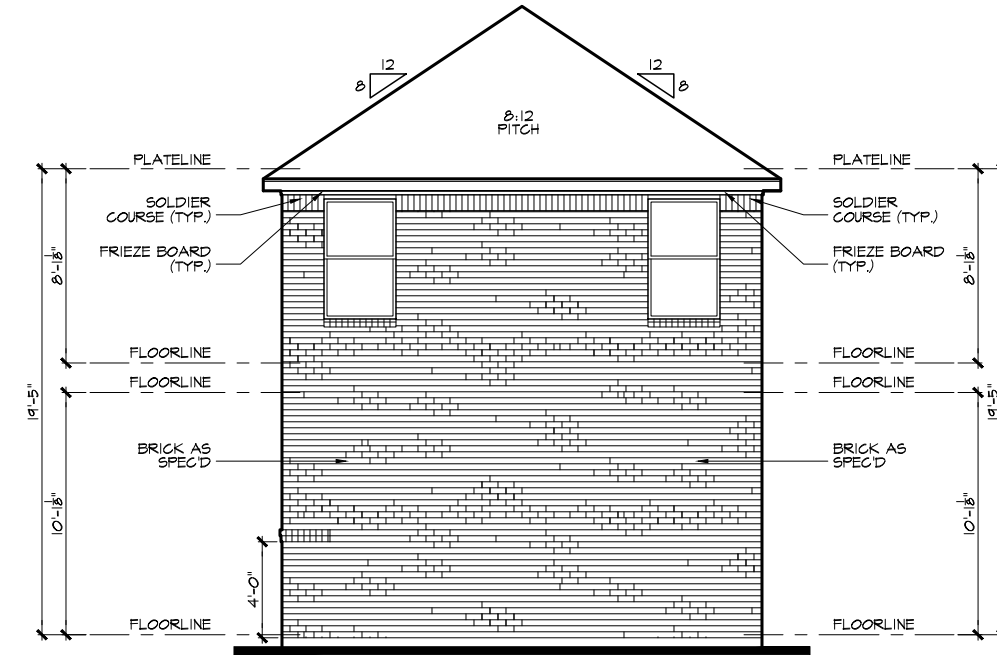
Plan Number  
2876

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

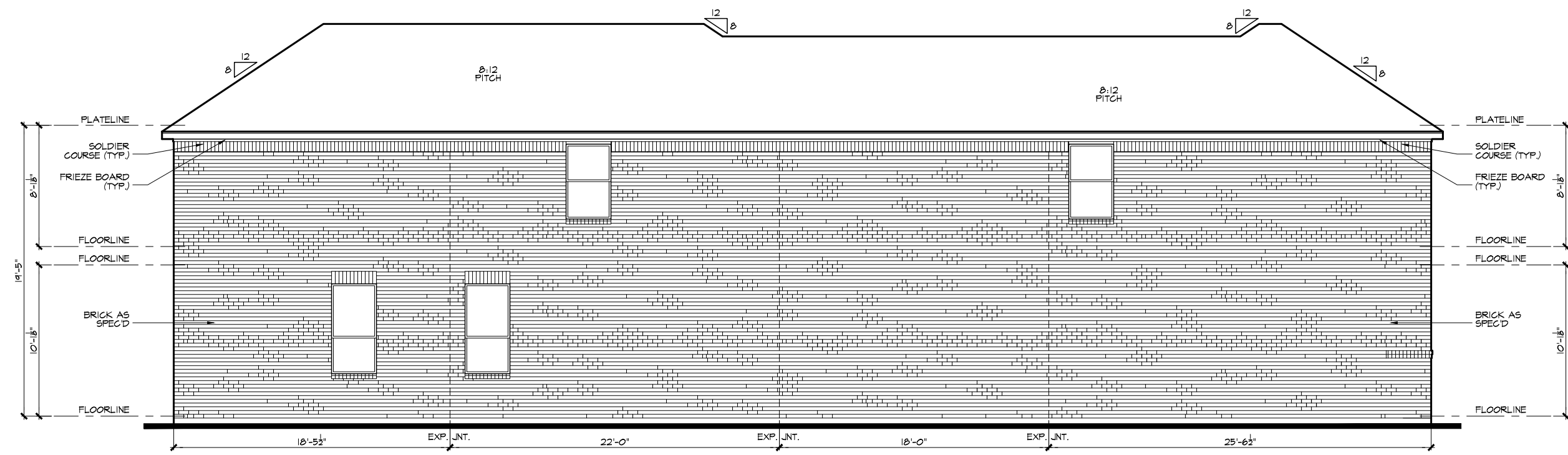
REVISIONS:  
PRR #

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

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2876

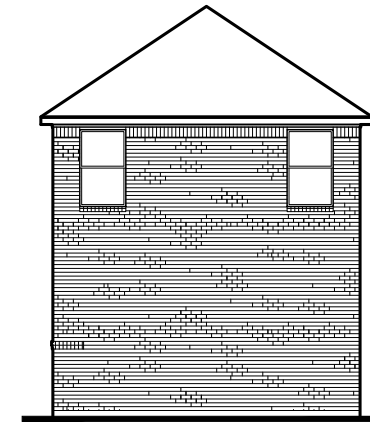
A3  
4 of 11





**FRONT ELEVATION**

SCALE: NTS

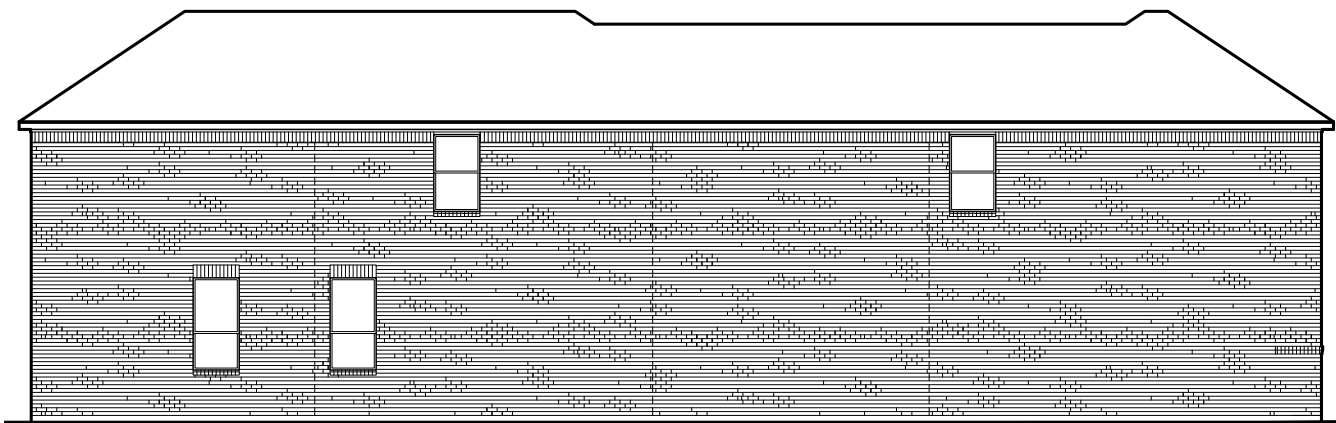


**RIGHT ELEVATION**

SCALE: NTS

BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	678 S.F.	0 S.F.	100%
FRONT	2nd FLR.	463 S.F.	0 S.F.	100%
REAR	1st FLR.	822 S.F.	0 S.F.	100%
REAR	2nd FLR.	661 S.F.	0 S.F.	100%
LEFT	1st FLR.	92 S.F.	0 S.F.	100%
LEFT	2nd FLR.	134 S.F.	0 S.F.	100%
RIGHT	1st FLR.	205 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	133 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1797 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1391 S.F.	0 S.F.	100%
GRAND TOTAL AREA		3188 S.F.	0 S.F.	100%

\*WALL AREAS EXCLUDE DOORS & WINDOWS



**REAR ELEVATION**

SCALE: NTS



**LEFT ELEVATION**

SCALE: NTS

PLAN NO. 2876

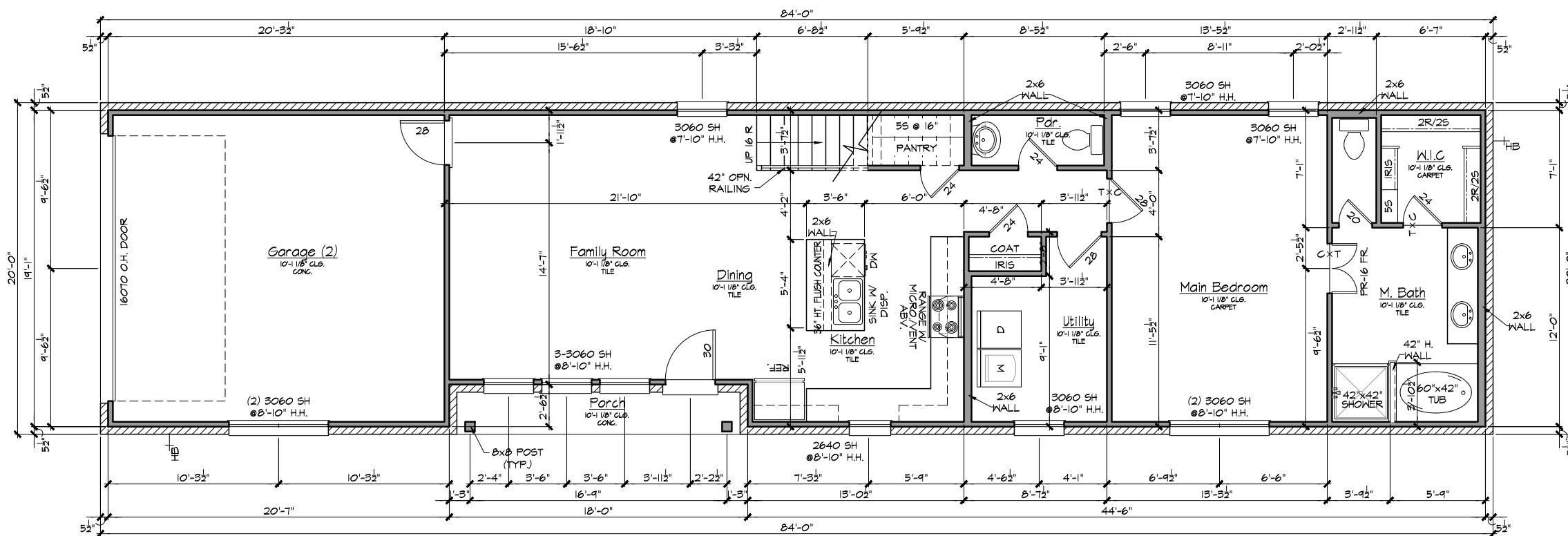
CONFIA HOMES  
305 BOURN ST

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2876

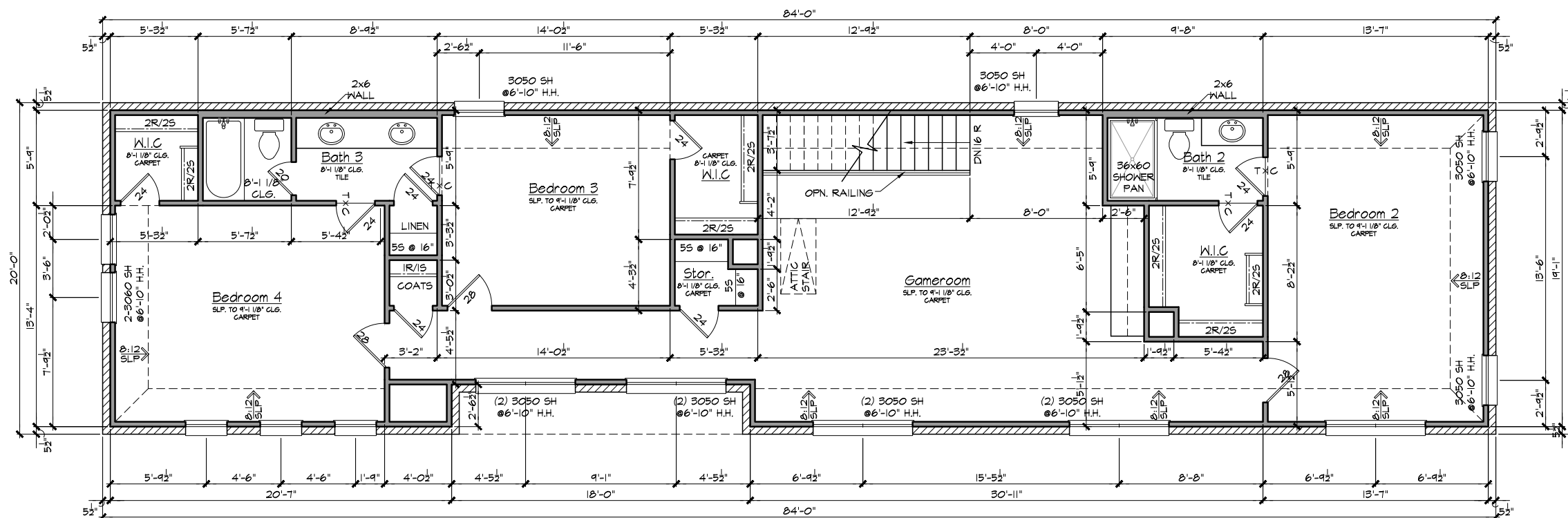
BCI  
11 of 11



**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".

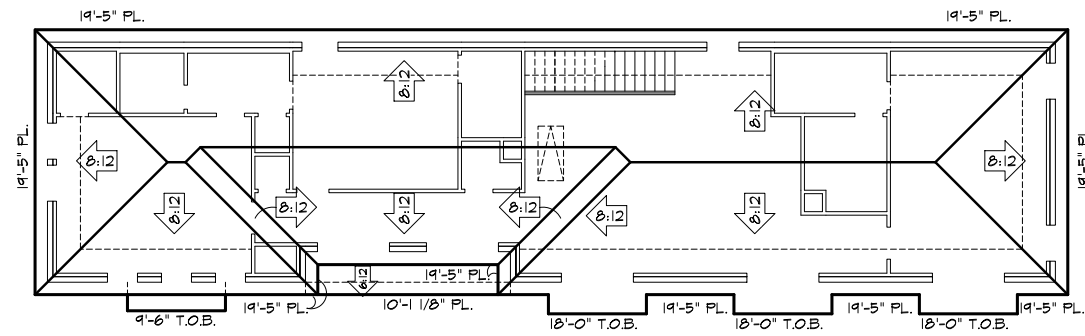
AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1220 S.F.
SECOND FLOOR	1569 S.F.
<b>TOTAL AREA</b>	<b>2789 S.F.</b>
GARAGE	417 S.F.
COVERED PORCH	43 S.F.
OUTDOOR LIVING	0 S.F.
<b>TOTAL UNDER ROOF</b>	<b>3249 S.F.</b>
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"



**SECOND FLOOR PLAN**

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



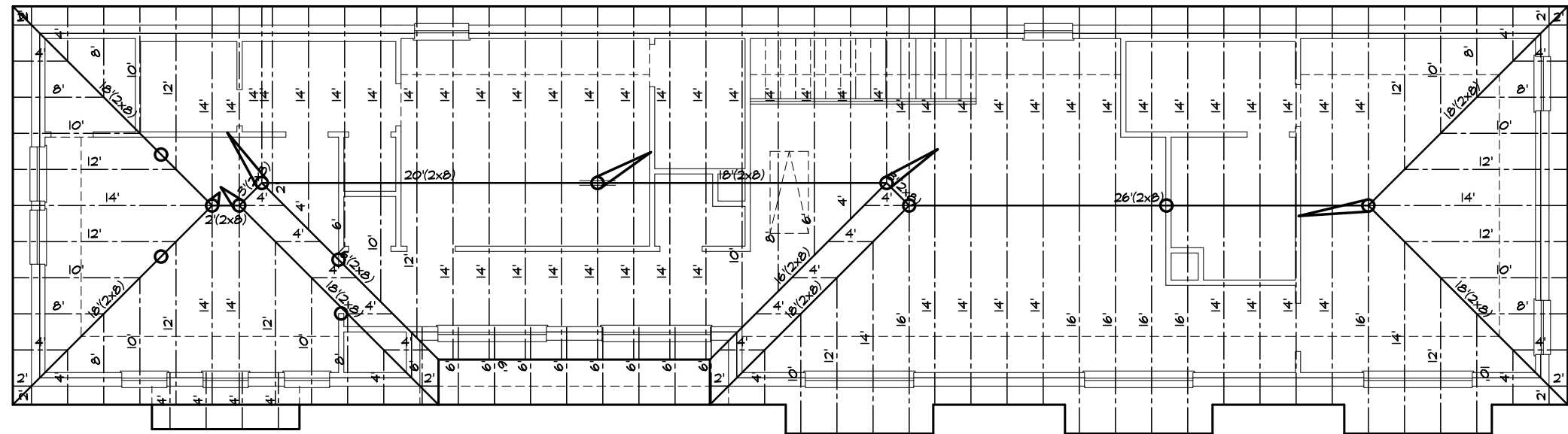


**ROOF PLAN**

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

- ROOF NOTES:**
1. ROOF PITCH 8:12. UNLESS NOTED OTHERWISE.
  2. ARROWS INDICATE DRAINAGE.

ATTIC VENT CALCULATIONS	
2876	
TOTAL ROOF AREA (INCLD. OVERHANG)	1948 S.F.
TOTAL MINIMUM VENTED FREE AREA REQ'D=(ROOF AREA / 300)	6.49 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

Plan Number  
2876

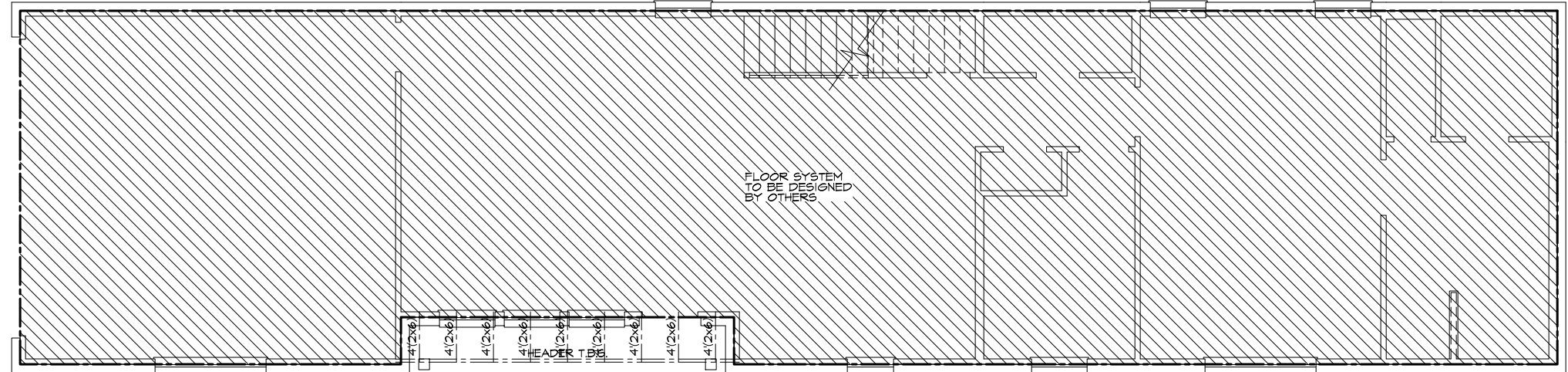
A6  
7 of 11

**GENERAL NOTES:**

- All roof rafters shall be 2x6's @ 24" o.c. unless noted otherwise.
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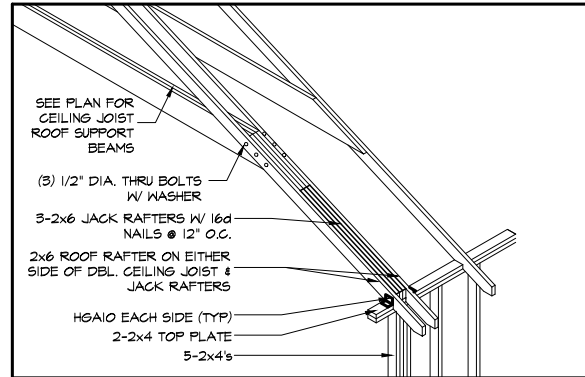
**FRAMING NOTES:**

- ALL BEAMS ABOVE THE PLATE TO BEAR DIRECTLY ON FULL HEIGHT STUDS. THE MINIMUM NUMBER OF STUDS SHOULD BE ENOUGH TO GIVE THE WIDTH OF THE BEAM FULL BEARING. STUDS SHALL BE FULL HT AND CARRY THE LOAD TO BEARING BELOW.
- WHEN WALL BEARING FOR SECOND FLOOR CEILING BEAMS FALLS BETWEEN FLOOR SYSTEM MEMBERS, VERTICAL BLOCKING MUST BE PROVIDED BETWEEN PLATES TO CARRY THE LOAD THROUGH THE FLOOR SYSTEM AND THE SAME NO. OF FULL HT. STUDS PROVIDED AT THE FIRST FLOOR WALL BELOW TO CARRY THE LOAD TO THE SLAB.
- WHEN WALL BEARING FOR SECOND FLOOR CEILING BEAMS FALLS BETWEEN FLOOR SYSTEM MEMBERS AND THERE IS NO WALL DIRECTLY UNDERNEATH, MINIMUM 2x6 HORIZONTAL BLOCKING MUST BE APPLIED BETWEEN THE FLOOR SYSTEM MEMBERS UNDER THE BEARING.

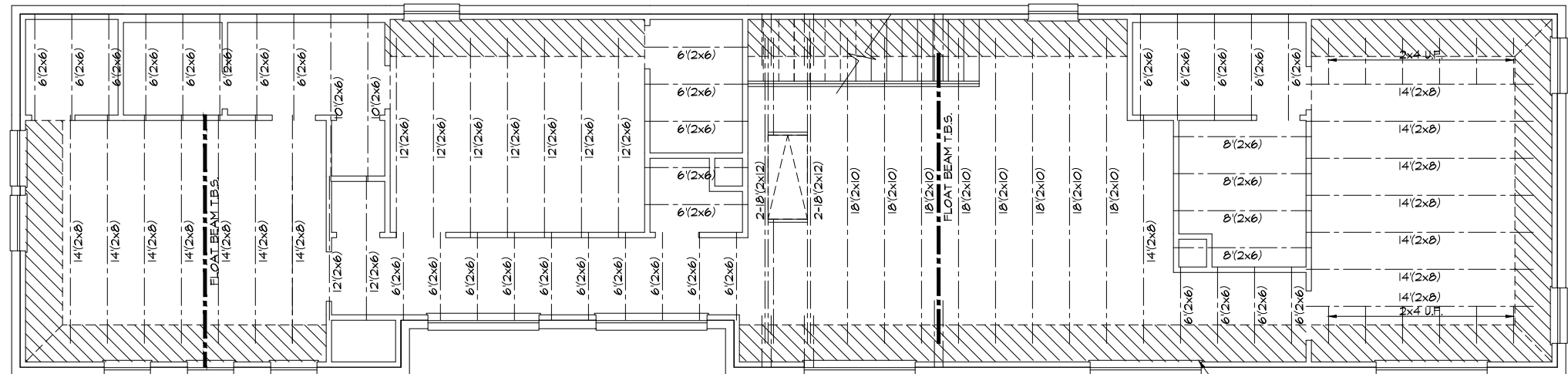


**1ST FLR. CEILING FRAMING**

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



**FRAMING DETAIL**  
SCALE: NOT TO SCALE



**2ND FLR. CEILING FRAMING**

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

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

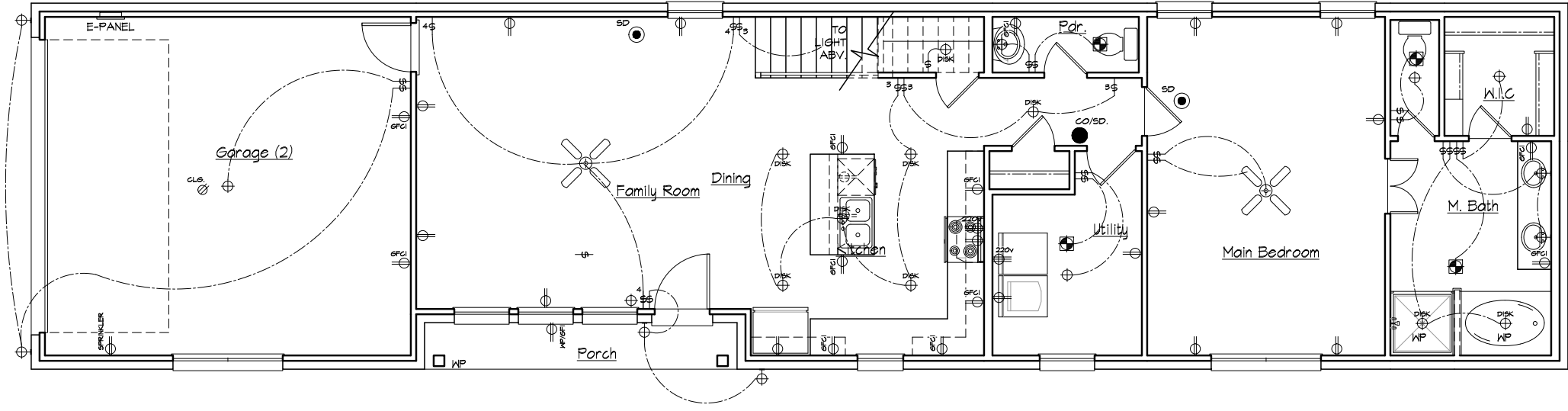
Plan Number  
2876

A7  
8 of 11

**ELECTRICAL LEGEND**

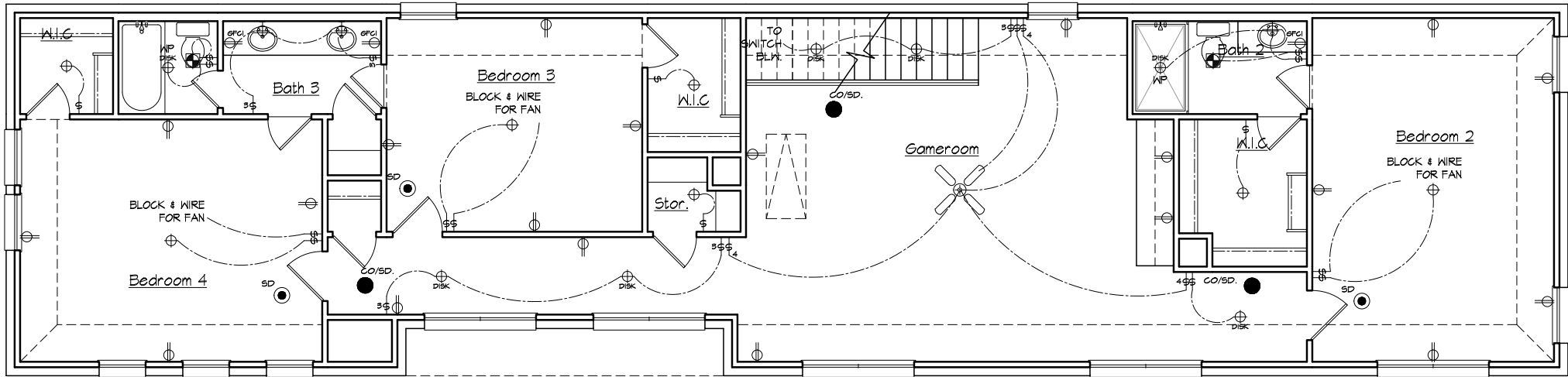
SYMBOL	FIXTURE
	120V RECEPTACLE
	220V RECEPTACLE
	120V RECEPTACLE GROUND FAULT INTERRUPT
	WEATHERPROOF OUTLET
	RECESSED CAN FIXTURE
	DIRECTIONAL RECESSED CAN FIXTURE
	WALL MOUNTED FIXTURE
	CEILING MOUNTED FIXTURE
	CEILING MOUNTED DISK LIGHT
	J-BOX
	EXHAUST FAN
	SWITCH
	3-WAY SWITCH
	ELECTRICAL PANEL
	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

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EI  
10 of 11





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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CITY ENGINEER: \_\_\_\_\_

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#### 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.  
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## 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]

OWNER Ricardo Alonso

APPLICANT Marisol ortiz

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS 2435 N central expressway

ADDRESS 2435 N central expressway  
suite #1270

CITY, STATE & ZIP Richardson, TX, 75080

CITY, STATE & ZIP Richardson TX, 75080

PHONE 214-307-4120

PHONE 469-881-2416

E-MAIL ricardo.alonso@confiahomes.com

E-MAIL marisol.ortiz@confiahomes.com

## NOTARY VERIFICATION [REQUIRED]

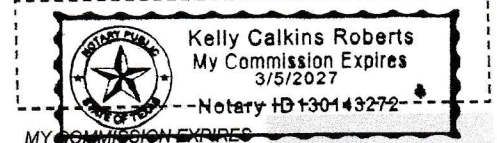
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ALONSO CARRILLO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Apr. 2024.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2024-018: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 302 E. Bourn Avenue

MF-14

EBOURN ST

SF-7

SAM HOUSTON ST

DAVE CROCKETT ST

EMMA-JANE ST

PD-52

C

Case Location Map = 



# City of Rockwall

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

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



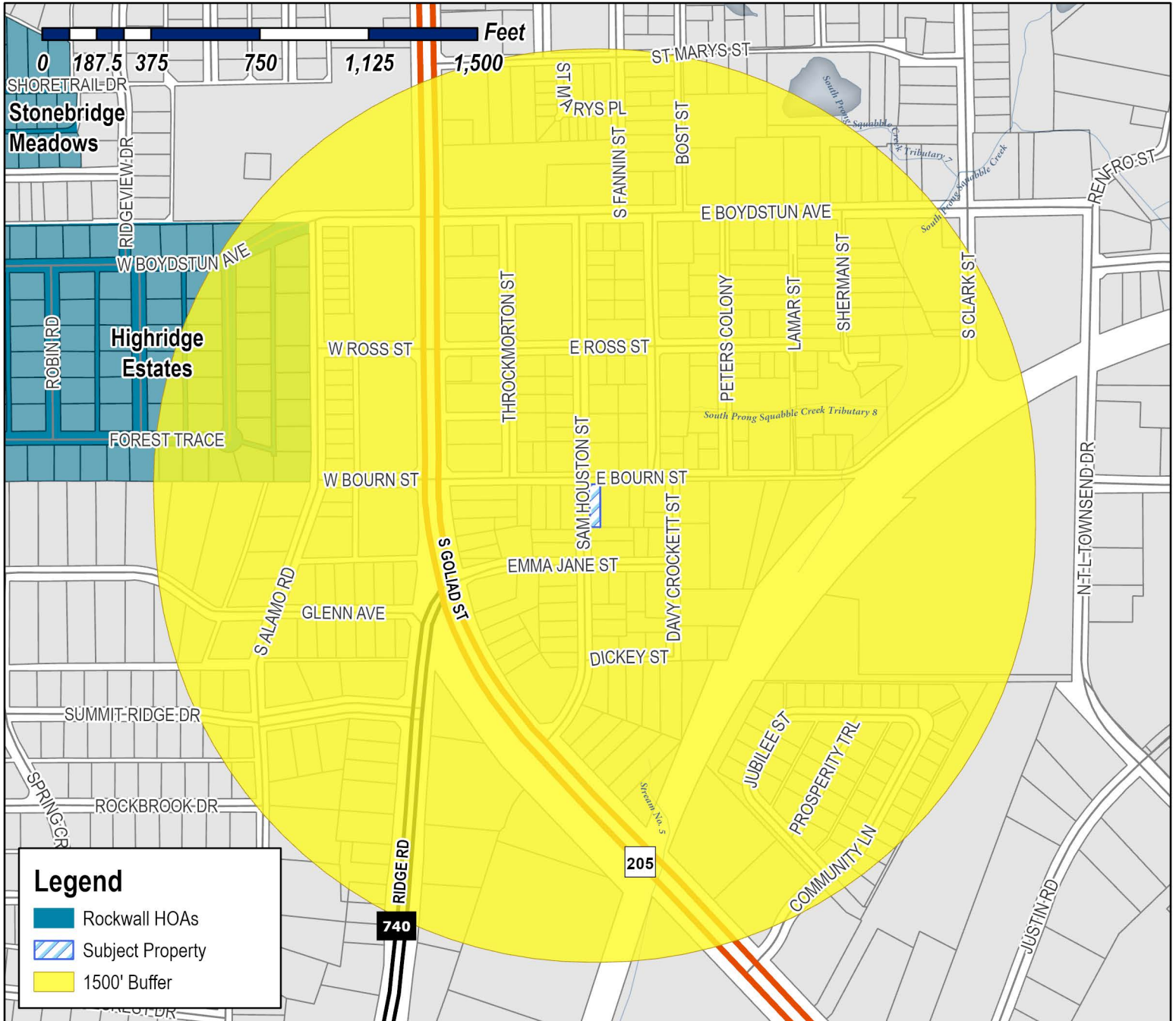




# City of Rockwall

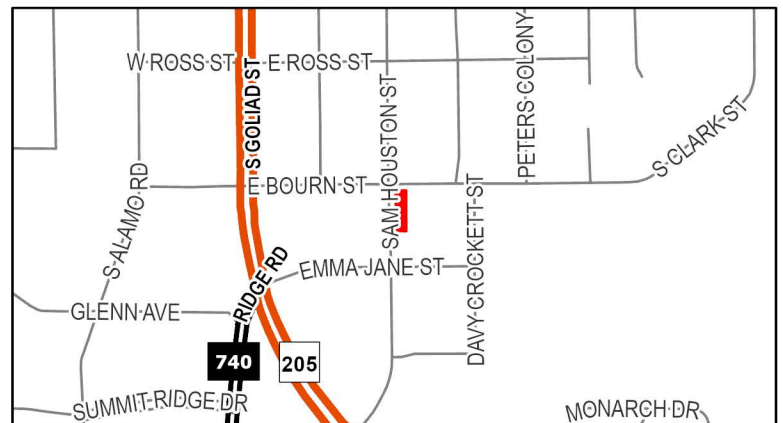
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Rockwall, Texas 75087  
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**Case Number:** Z2024-018  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 4/18/2024  
 For Questions on this Case Call (972) 771-7745



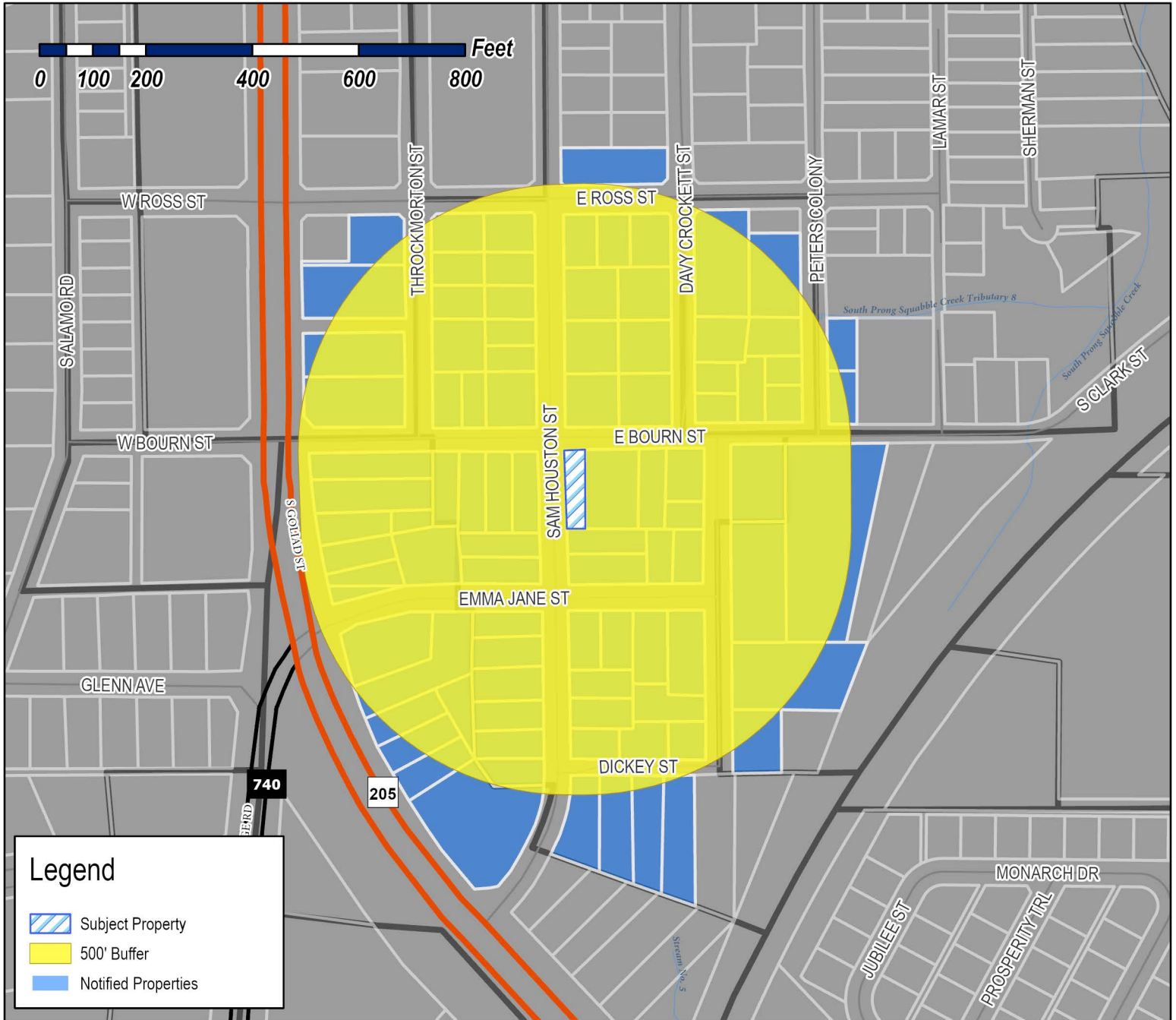




# City of Rockwall

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**Date Saved:** 4/18/2024

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

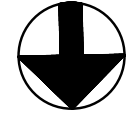
NEW CALDONIA BAPTIST CHURCH  
PO BOX 481  
ROCKWALL, TX 75087

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

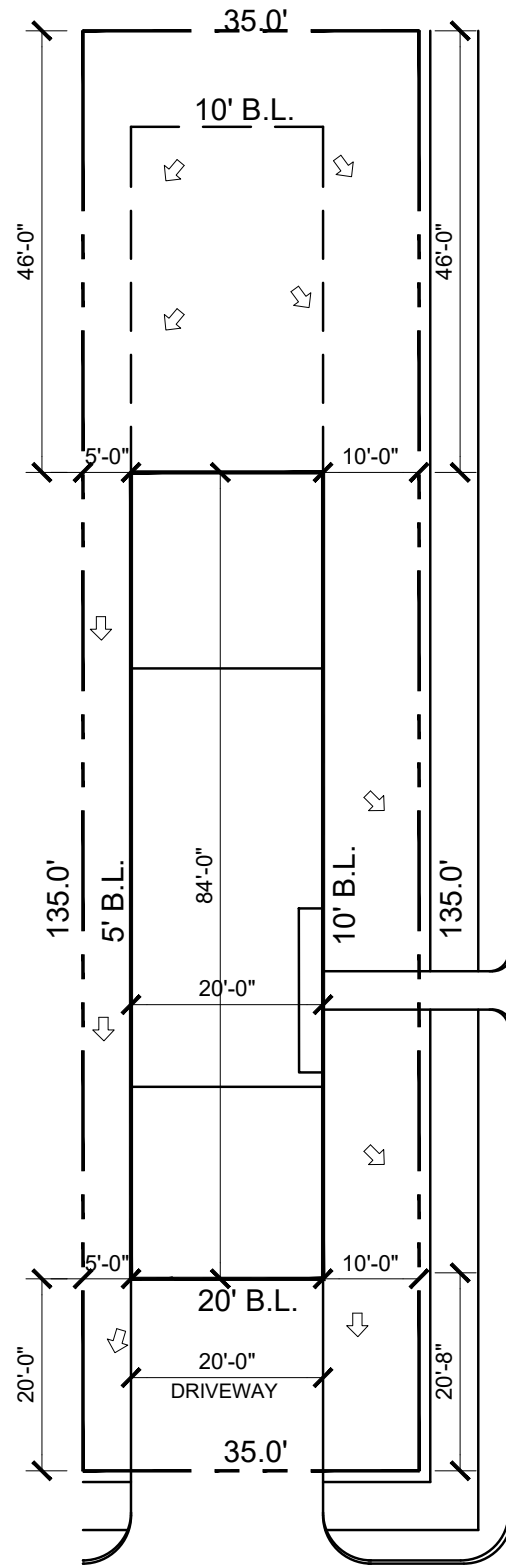
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



302 BOURN AVE

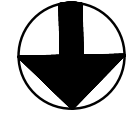
HOUSTON ST

Type " B " Drainage

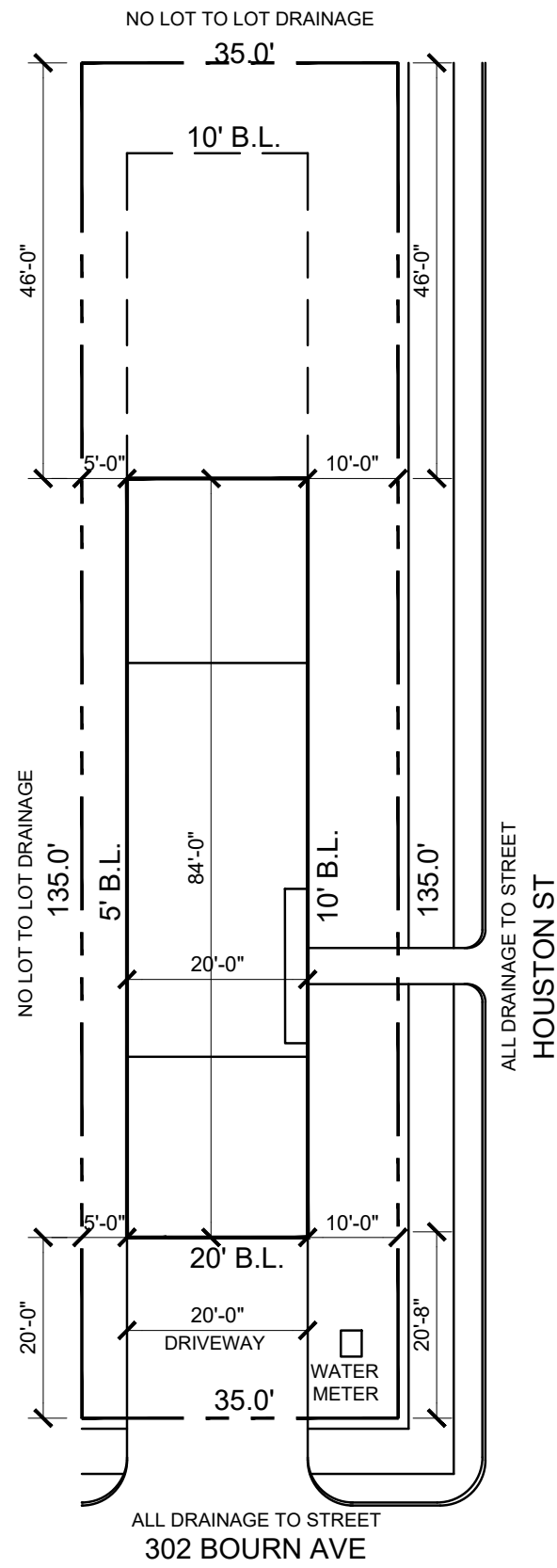
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'

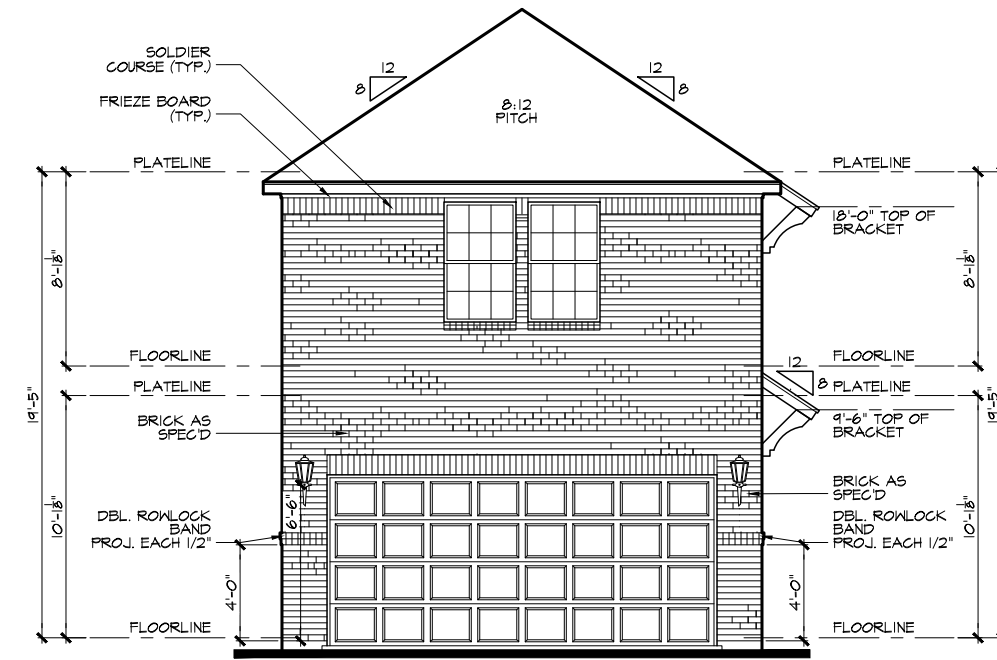


Type " B " Drainage

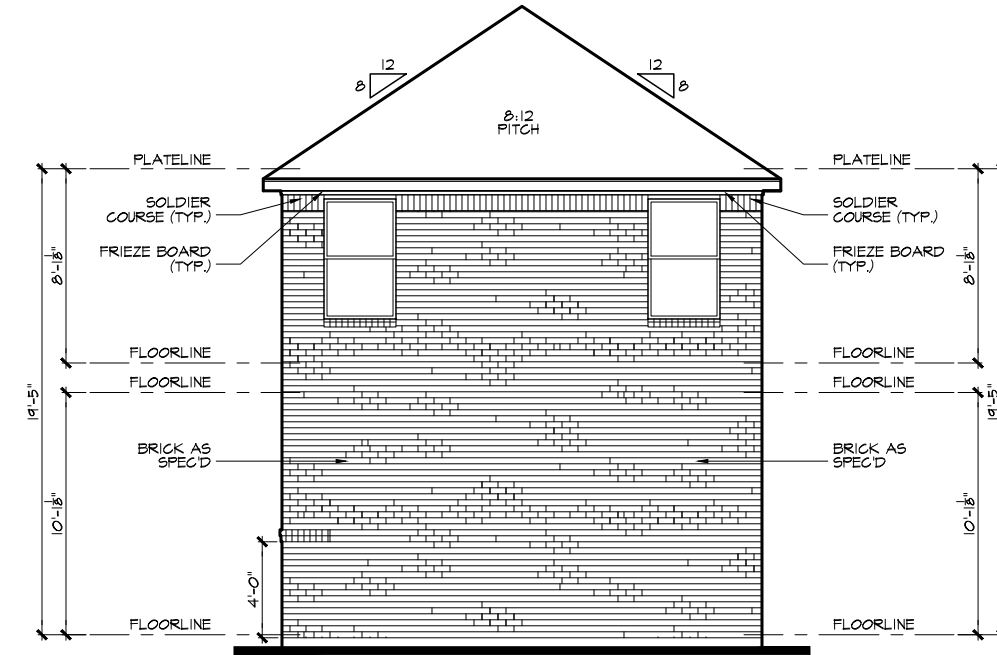




NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



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



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

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

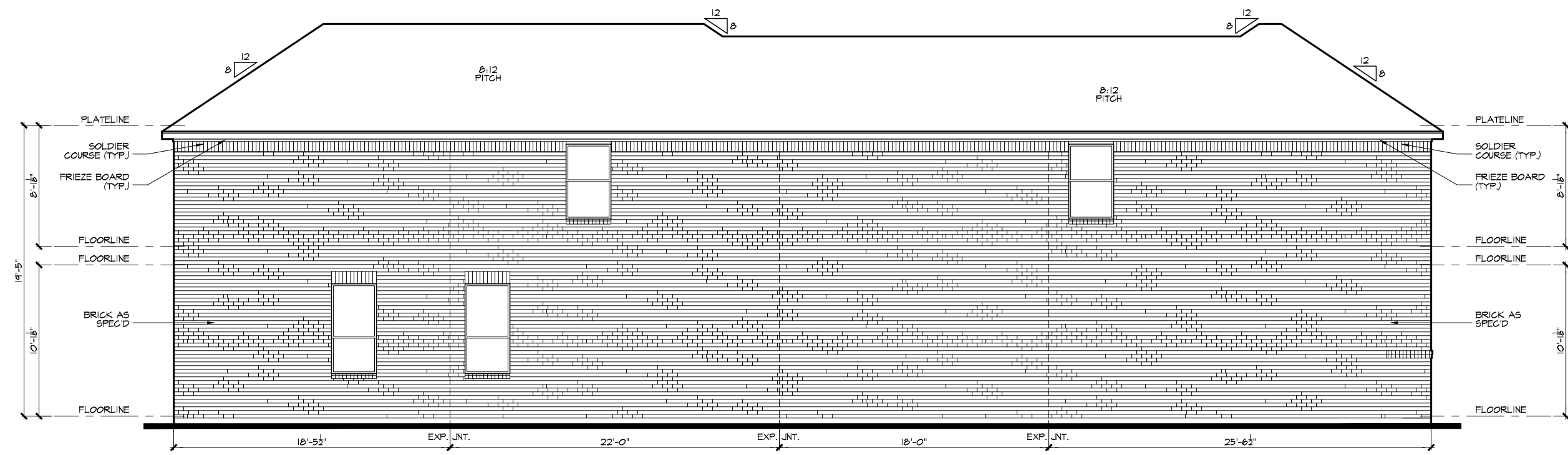
REVISIONS:  
PRR #

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

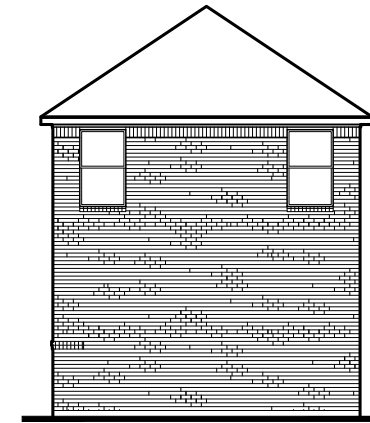
Plan Number  
2876

A3  
4 of 11



**FRONT ELEVATION**

SCALE: NTS

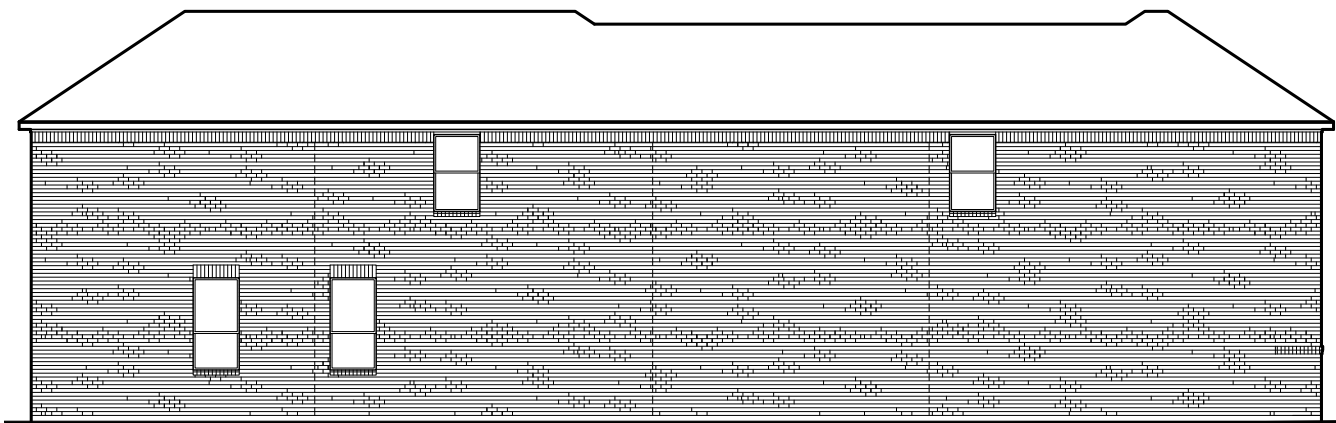


**RIGHT ELEVATION**

SCALE: NTS

BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	678 S.F.	0 S.F.	100%
FRONT	2nd FLR.	463 S.F.	0 S.F.	100%
REAR	1st FLR.	822 S.F.	0 S.F.	100%
REAR	2nd FLR.	661 S.F.	0 S.F.	100%
LEFT	1st FLR.	92 S.F.	0 S.F.	100%
LEFT	2nd FLR.	134 S.F.	0 S.F.	100%
RIGHT	1st FLR.	205 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	133 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1797 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1391 S.F.	0 S.F.	100%
GRAND TOTAL AREA		3188 S.F.	0 S.F.	100%

\*WALL AREAS EXCLUDE DOORS & WINDOWS



**REAR ELEVATION**

SCALE: NTS



**LEFT ELEVATION**

SCALE: NTS

PLAN NO. 2876

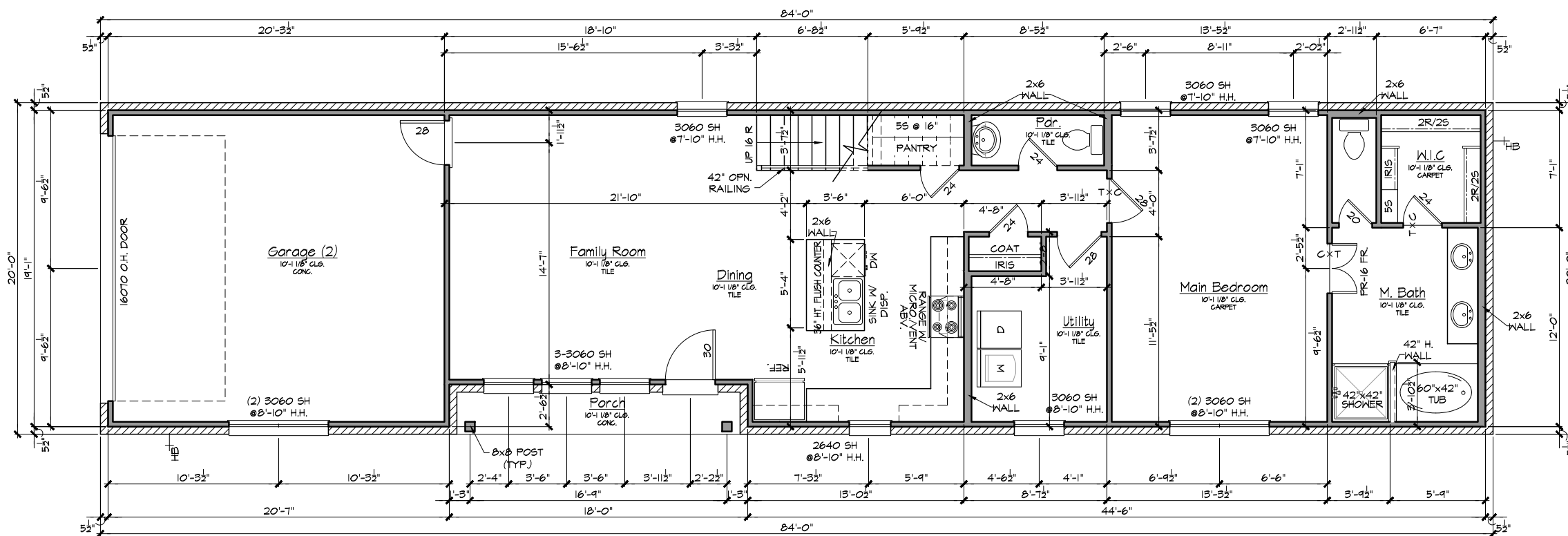
CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number:  
2876

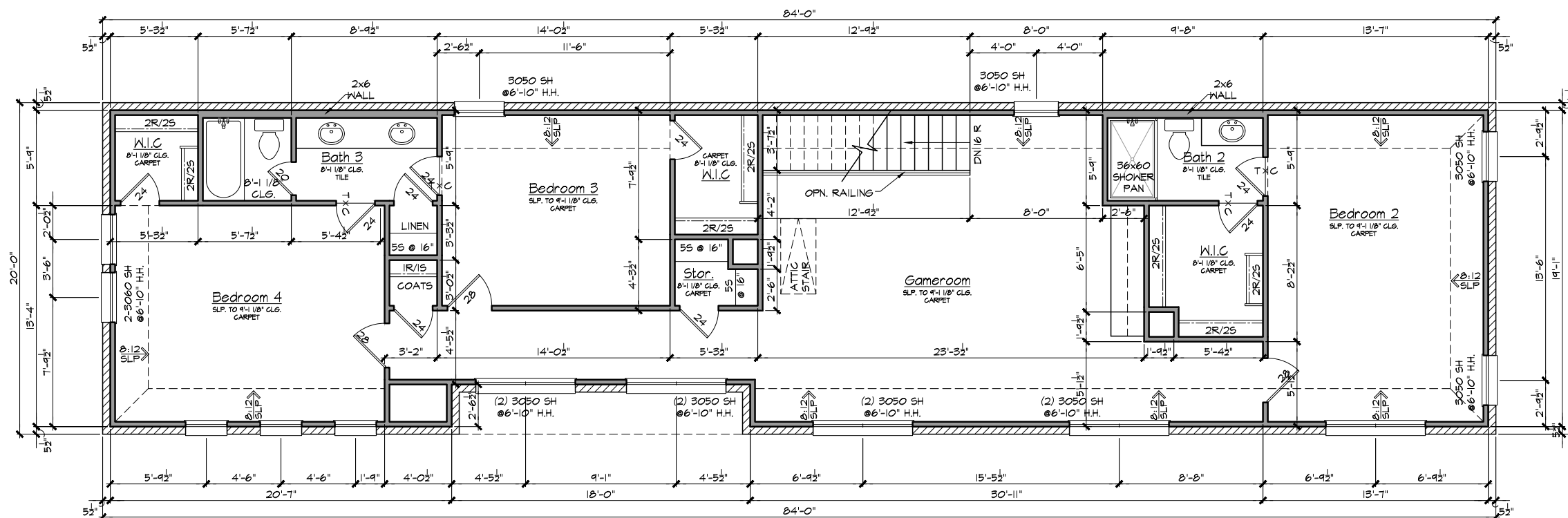
BCI  
11 of 11



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

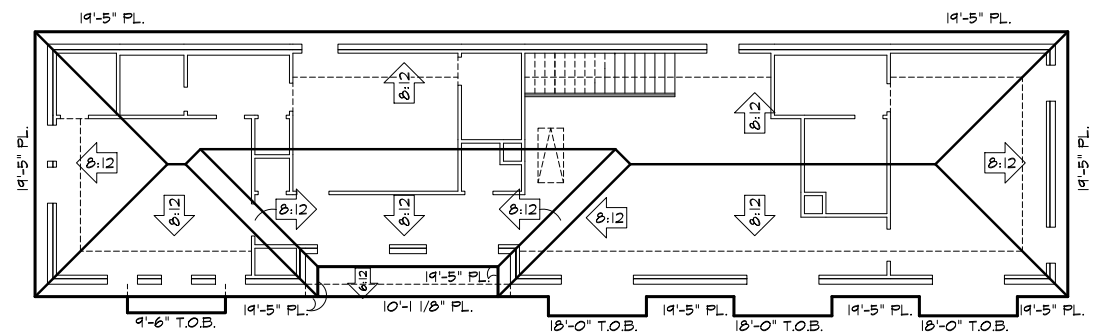
**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.  
 2. ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.  
 3. ALL PLUMBING WALLS TO BE 5 1/2".

AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1220 S.F.
SECOND FLOOR	1569 S.F.
<b>TOTAL AREA</b>	<b>2789 S.F.</b>
GARAGE	417 S.F.
COVERED PORCH	43 S.F.
OUTDOOR LIVING	0 S.F.
<b>TOTAL UNDER ROOF</b>	<b>3249 S.F.</b>
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"



**SECOND FLOOR PLAN**

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

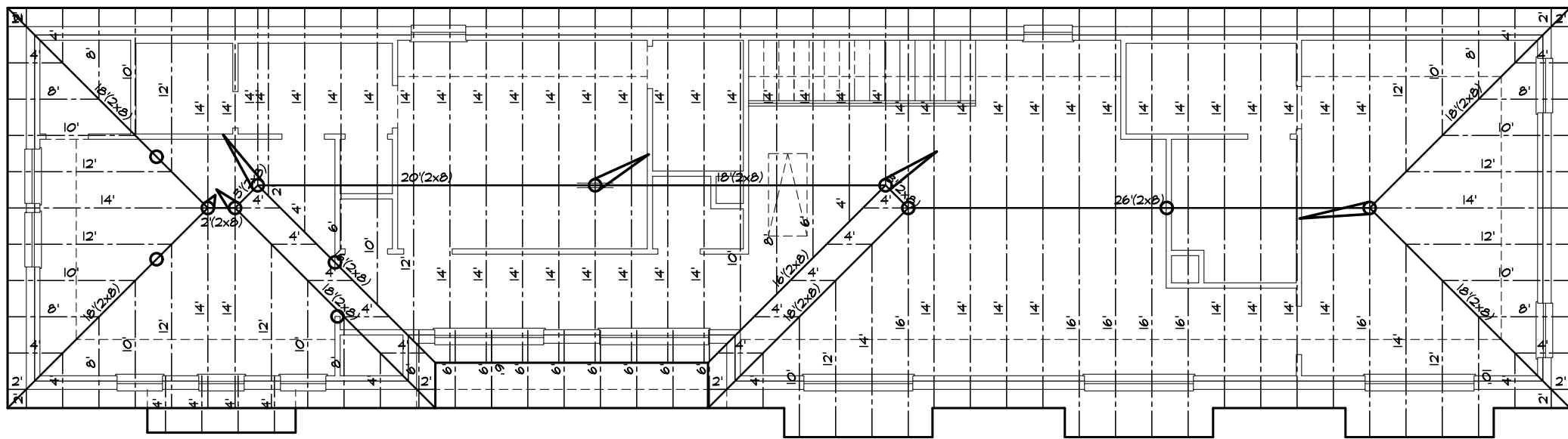


**ROOF PLAN**

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

- ROOF NOTES:**
1. ROOF PITCH 8:12. UNLESS NOTED OTHERWISE.
  2. ARROWS INDICATE DRAINAGE.

ATTIC VENT CALCULATIONS	
2876	
TOTAL ROOF AREA (INCLD. OVERHANG)	1948 S.F.
TOTAL MINIMUM VENTED FREE AREA REQ'D=(ROOF AREA / 300)	6.49 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

Plan Number  
2876

A6  
7 of 11

# PROJECT COMMENTS



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

DATE: 4/25/2024

PROJECT NUMBER: Z2024-018  
PROJECT NAME: SUP for Residential Infill at 302 E. Bourn Street  
SITE ADDRESS/LOCATIONS: 901 SAM HOUSTON ST, ROCKWALL, TX 75087

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'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 take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/25/2024	Approved w/ Comments

04/25/2024: Z2024-018; 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 (Z2024-018) 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 oriented towards Bourn Street and will make up the entire front elevation of the proposed home. Therefore, it does not meet the requirements as stated in the Unified Development Code (UDC).

M.7 Please review the attached Draft Ordinance prior to the April 30, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 7, 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 May 7, 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 May 14, 2024, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 30, 2024.

I.9 The projected City Council meeting dates for this case will be May 20, 2024 (1st Reading) and June 3, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved w/ Comments

04/23/2024: 1. Full steel reinforced concrete panel replacement to tie into sewer per City requirements.

2. No sidewalk ramp/curb cut.

3. Water meter to be within ROW or easement.

4. Variance required for driveway spacing to intersection.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/25/2024	Needs Review

04/25/2024: APPROVED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved w/ Comments

04/22/2024: Newly assigned address will be 901 SAM HOUSTON ST, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved

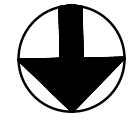
No Comments



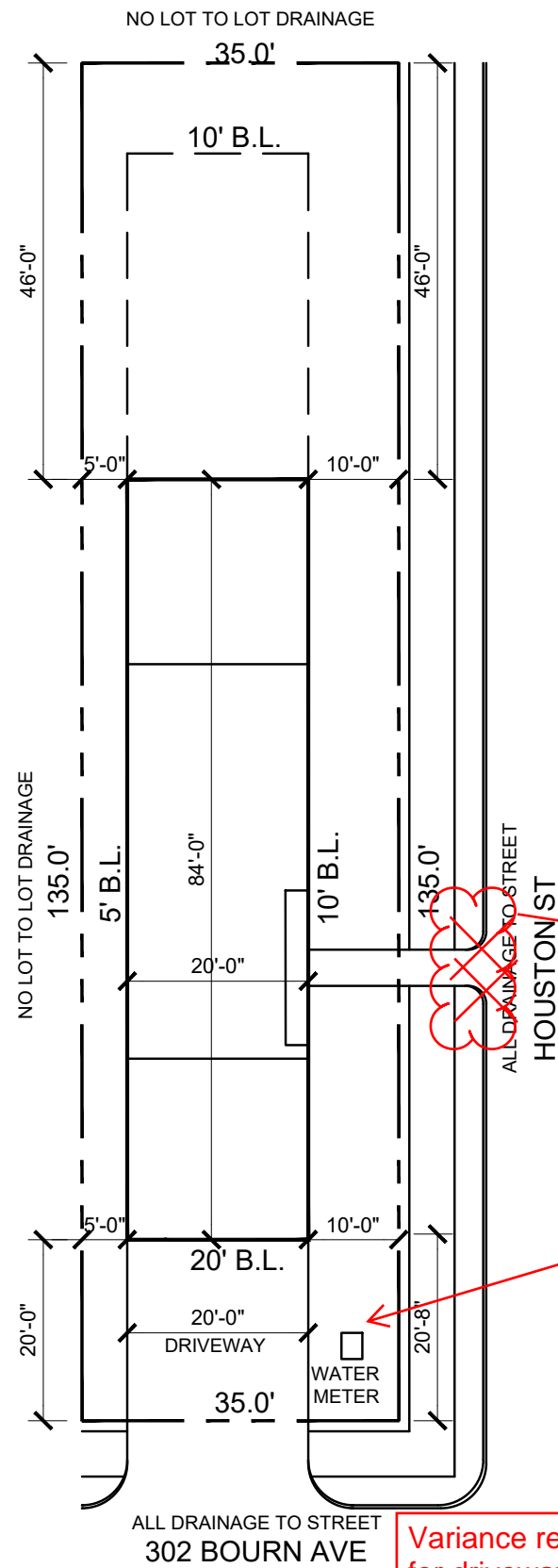
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



Full steel reinforced concrete panel replacement to tie into sewer per City requirements

No sidewalk ramp/curb cut.

Water meter to be within ROW or easement.

Variance required for driveway spacing to intersection.

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

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]

OWNER Ricardo Alonso

APPLICANT Marisol ortiz

CONTACT PERSON ADDRESS 2435 N central expressway

CONTACT PERSON ADDRESS 2435 N central expressway suite #1270

CITY, STATE & ZIP Richardson, TX, 75080

CITY, STATE & ZIP Richardson TX, 75080

PHONE 214-307-4120

PHONE 469-881-2416

E-MAIL ricardo.alonso@confiahomes.com

E-MAIL marisol.ortiz@confiahomes.com

## NOTARY VERIFICATION [REQUIRED]

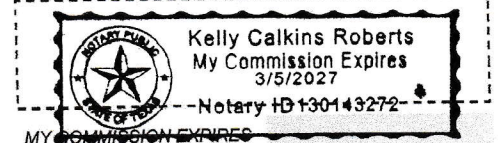
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ALONSO CARRILLO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Apr. 2024.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2024-018: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 302 E. Bourn Avenue

MF-14

EBOURN ST

SF-7

SAM HOUSTON ST

DAVE CROCKETT ST

EMMA-JANE ST

PD-52

C

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.



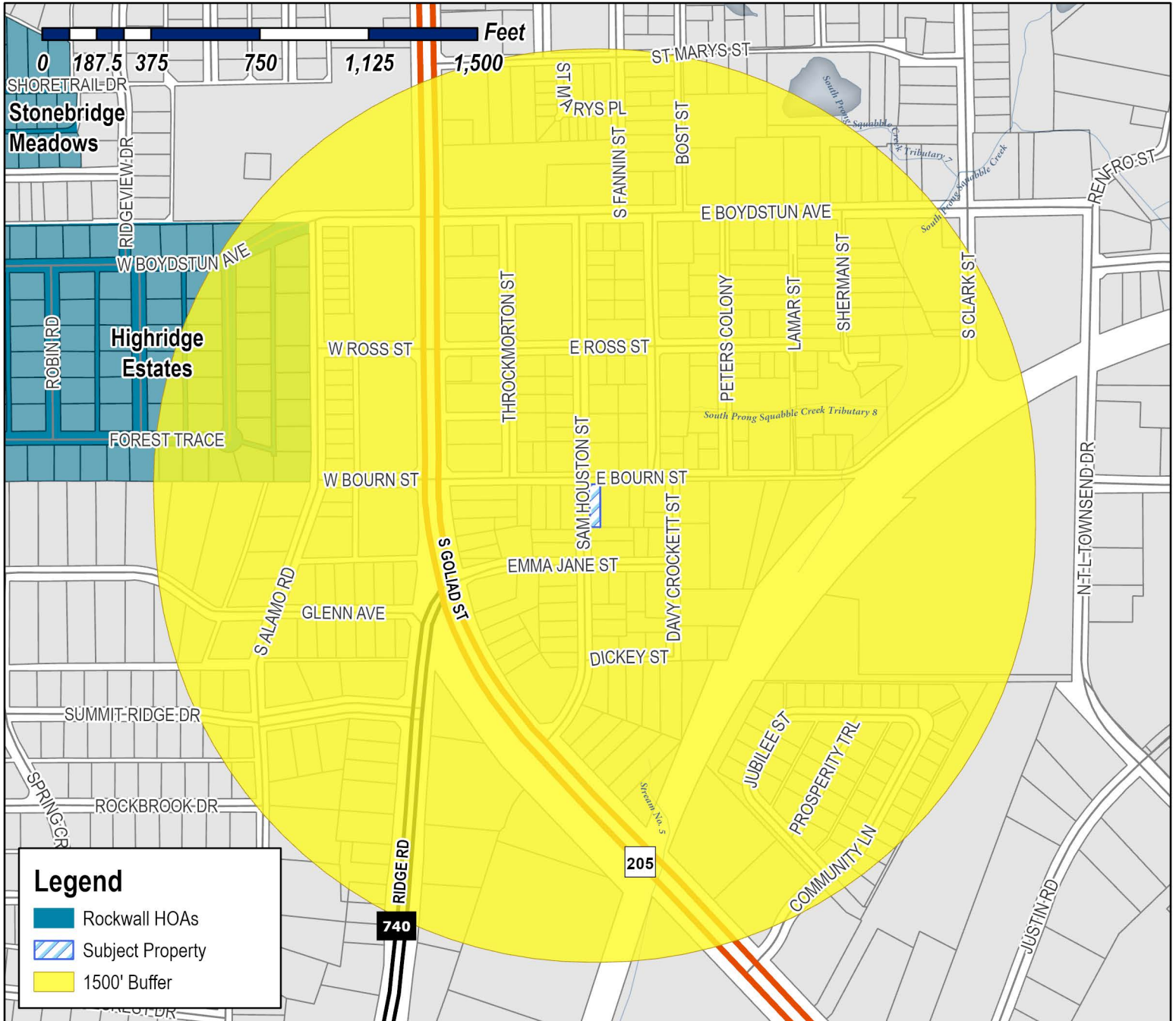




# City of Rockwall

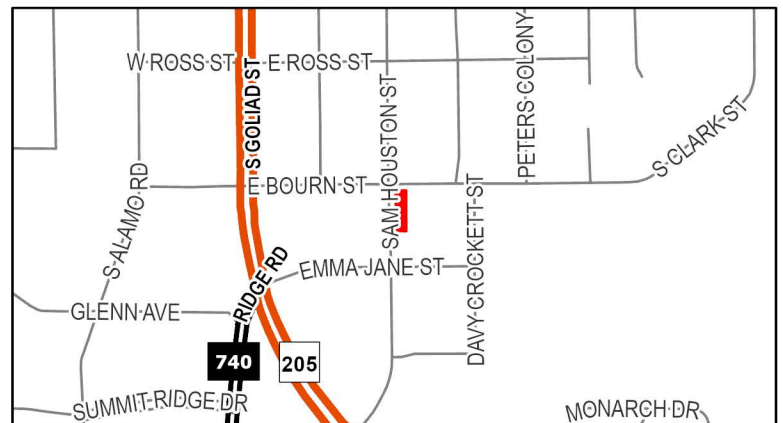
Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2024-018  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 4/18/2024  
 For Questions on this Case Call (972) 771-7745



## Guevara, Angelica

---

**From:** Zavala, Melanie  
**Sent:** Thursday, April 25, 2024 12:20 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2024-018]  
**Attachments:** HOA Map (04.18.2024).pdf; Public Notice (P&Z) (04.23.2024).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 April 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 14, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 20, 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>.

### **Z2024-018: 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'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 take any action necessary.

Thank You,

***Melanie Zavala***

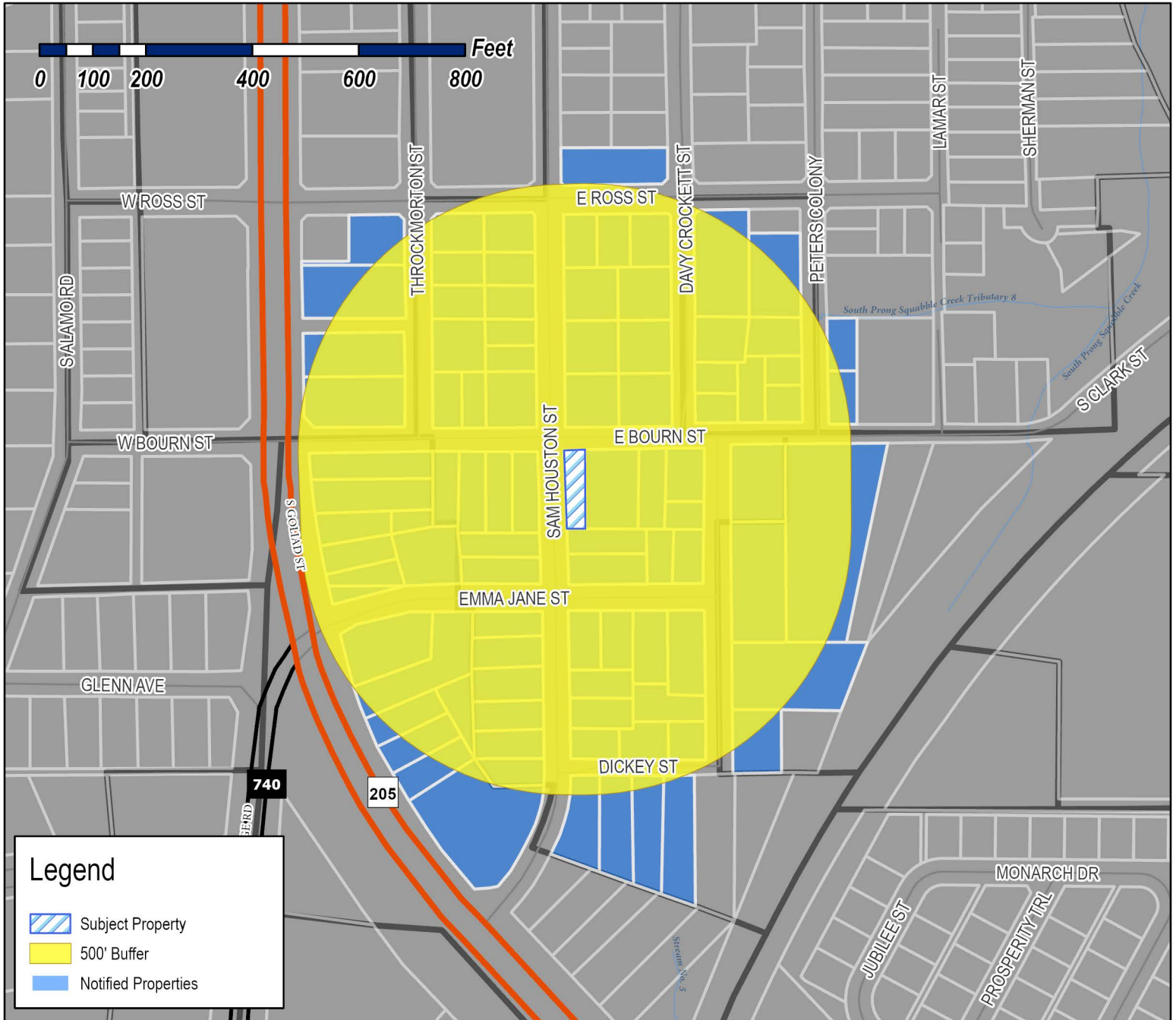
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

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

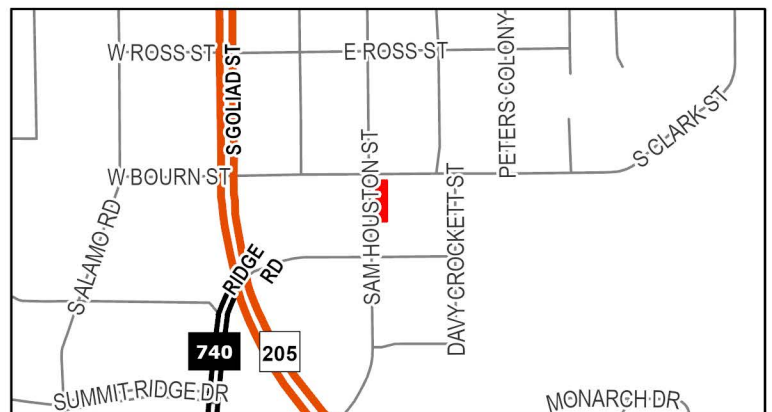
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**Case Number:** Z2024-018  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 4/18/2024

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](mailto: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:

## Z2024-018: 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'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 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, May 14, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 20, 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, May 20 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. Z2024-018: 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:

Address:

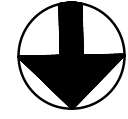
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

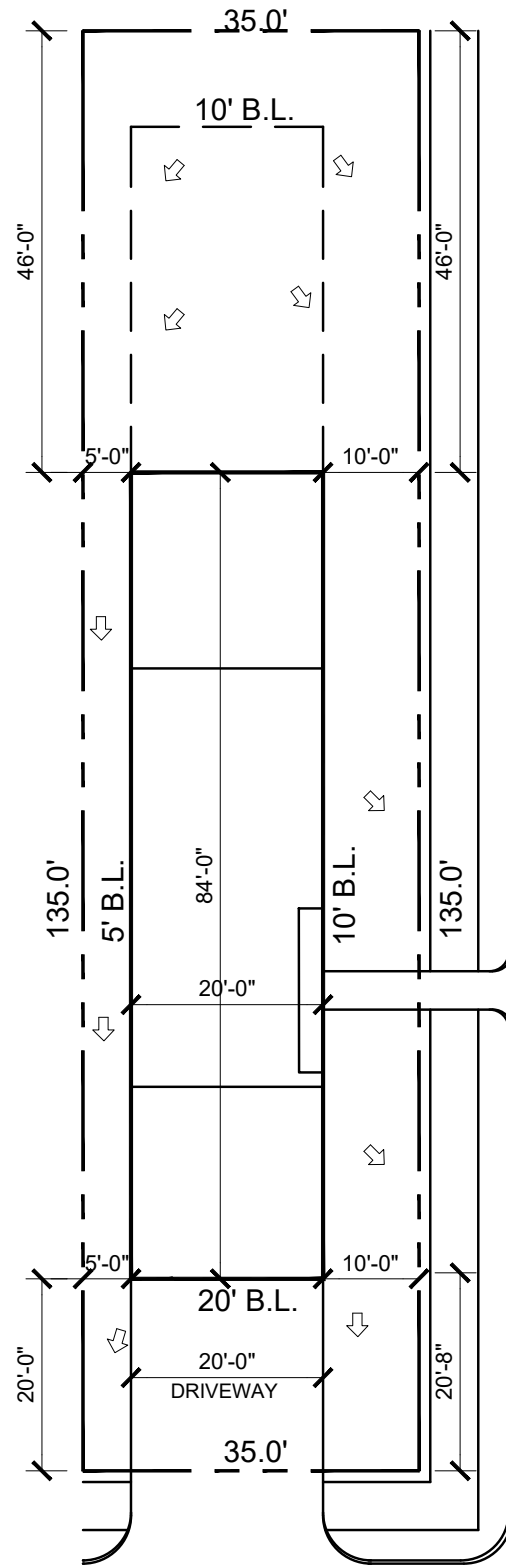
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



302 BOURN AVE

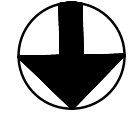
HOUSTON ST

Type " B " Drainage

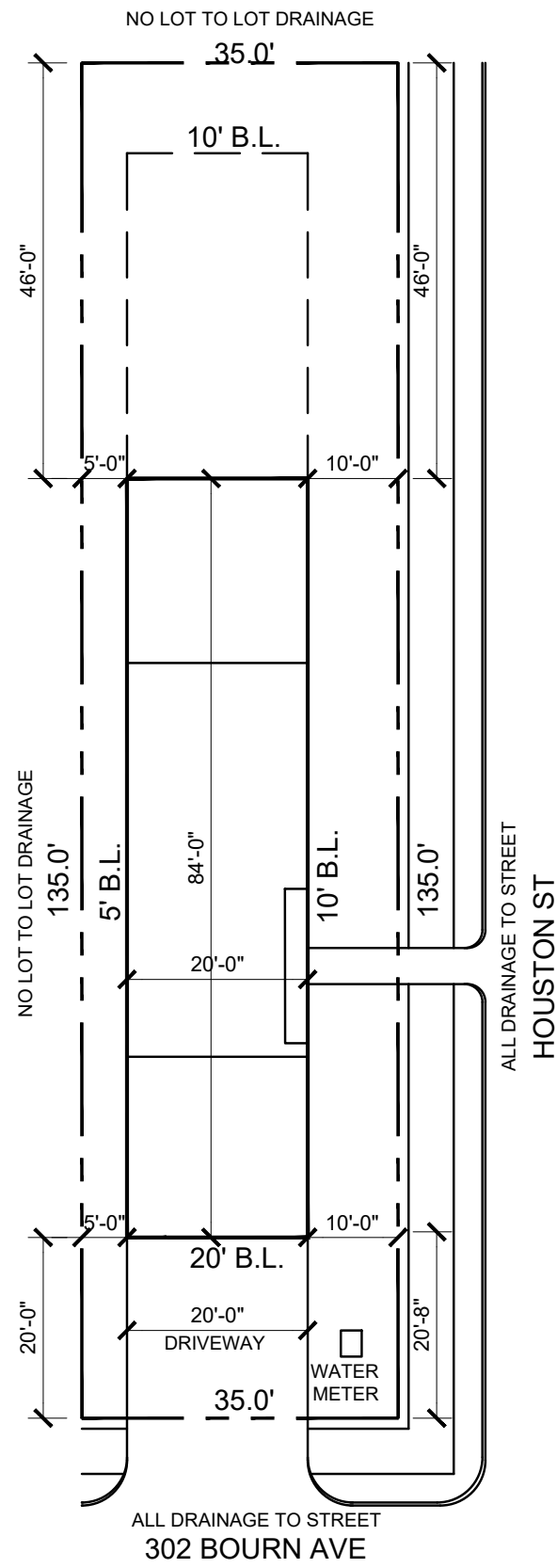
CONFIA HOMES

PLOT PLAN

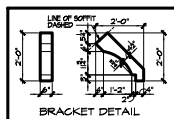
SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



Type " B " Drainage



**FRONT ELEVATION**

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

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number

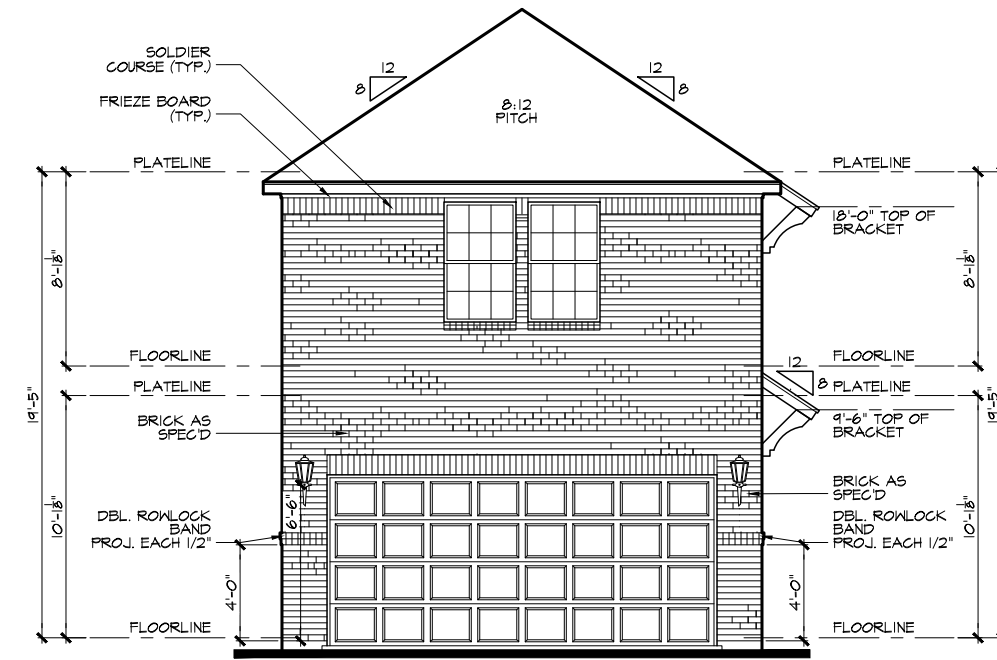
2876

AI

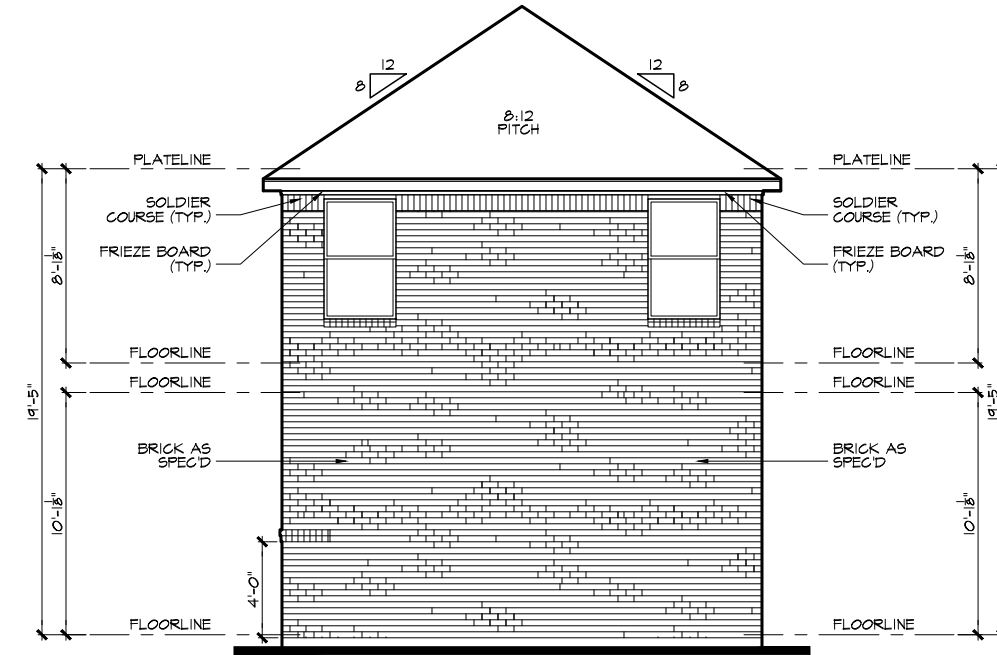
2 of 11



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

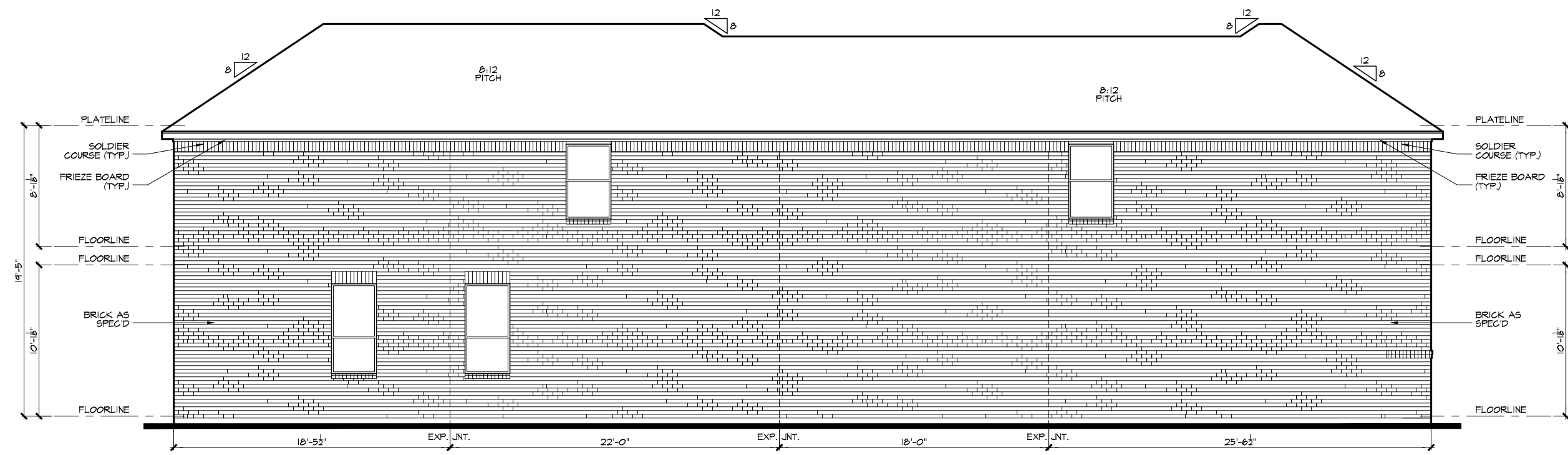
REVISIONS:  
PRR #

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

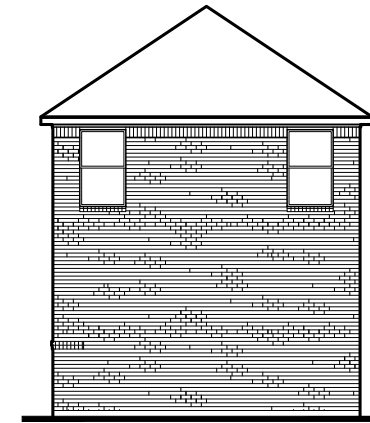
Plan Number  
2876

A3  
4 of 11



**FRONT ELEVATION**

SCALE: NTS

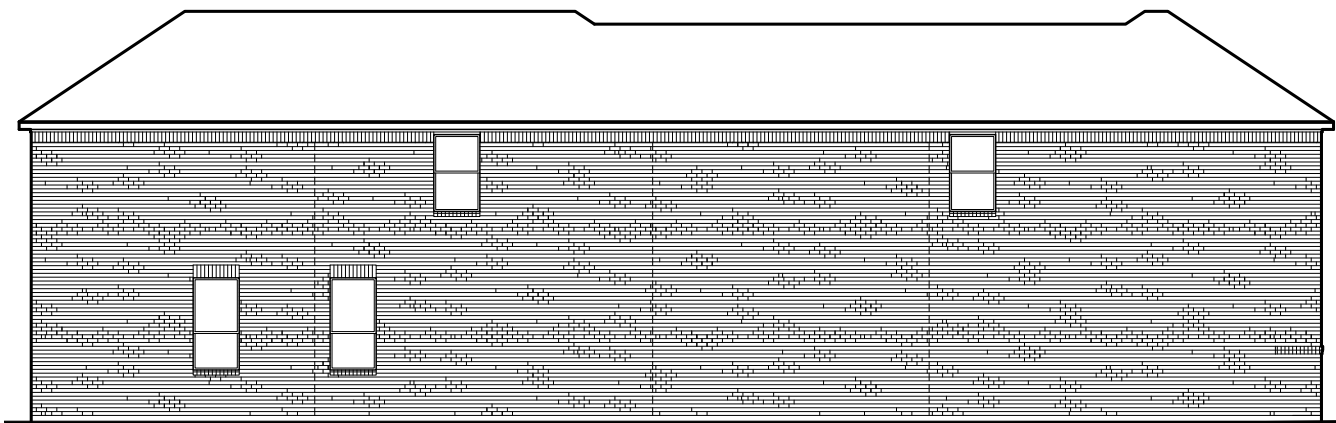


**RIGHT ELEVATION**

SCALE: NTS

BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	678 S.F.	0 S.F.	100%
FRONT	2nd FLR.	463 S.F.	0 S.F.	100%
REAR	1st FLR.	822 S.F.	0 S.F.	100%
REAR	2nd FLR.	661 S.F.	0 S.F.	100%
LEFT	1st FLR.	92 S.F.	0 S.F.	100%
LEFT	2nd FLR.	134 S.F.	0 S.F.	100%
RIGHT	1st FLR.	205 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	133 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1797 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1391 S.F.	0 S.F.	100%
GRAND TOTAL AREA		3188 S.F.	0 S.F.	100%

\*WALL AREAS EXCLUDE DOORS & WINDOWS



**REAR ELEVATION**

SCALE: NTS



**LEFT ELEVATION**

SCALE: NTS

PLAN NO. 2876

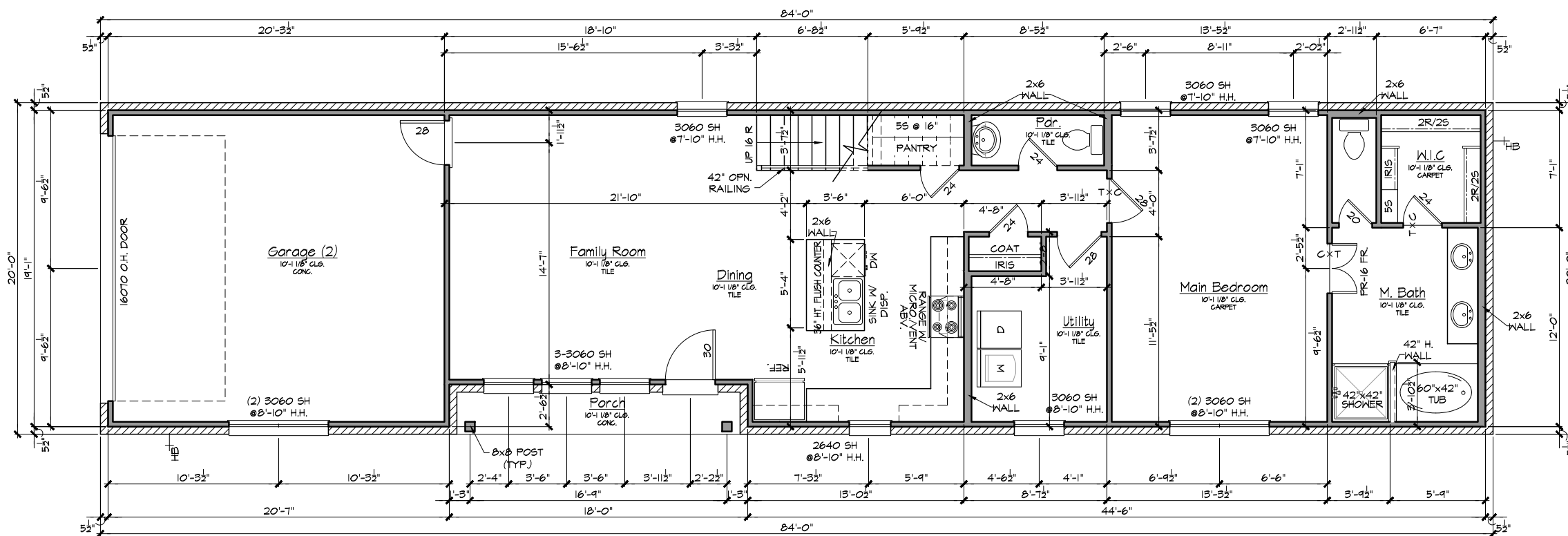
CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number:  
2876

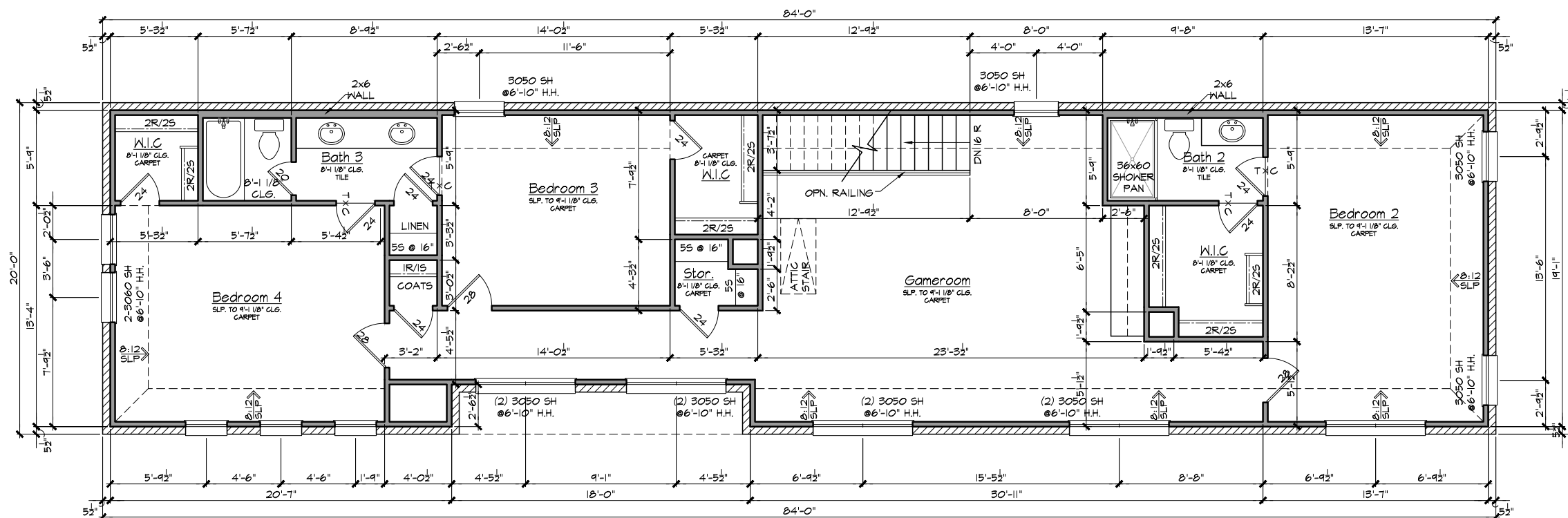
BCI  
11 of 11



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

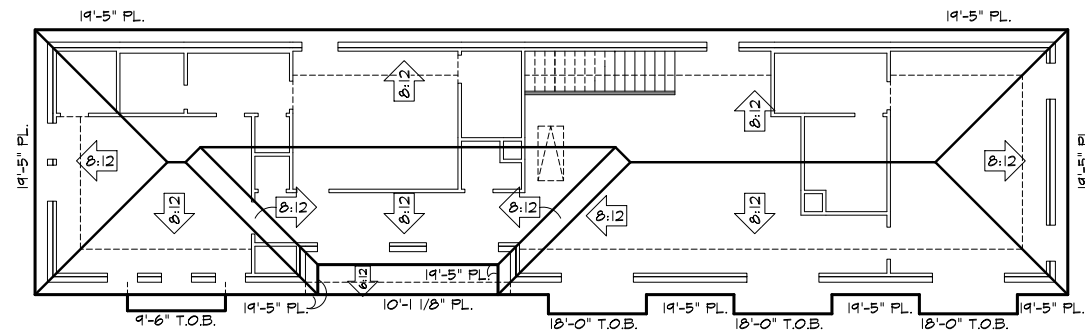
**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.  
 2. ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.  
 3. ALL PLUMBING WALLS TO BE 5 1/2".

AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1220 S.F.
SECOND FLOOR	1569 S.F.
<b>TOTAL AREA</b>	<b>2789 S.F.</b>
GARAGE	417 S.F.
COVERED PORCH	43 S.F.
OUTDOOR LIVING	0 S.F.
<b>TOTAL UNDER ROOF</b>	<b>3249 S.F.</b>
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"



**SECOND FLOOR PLAN**

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



**ROOF PLAN**

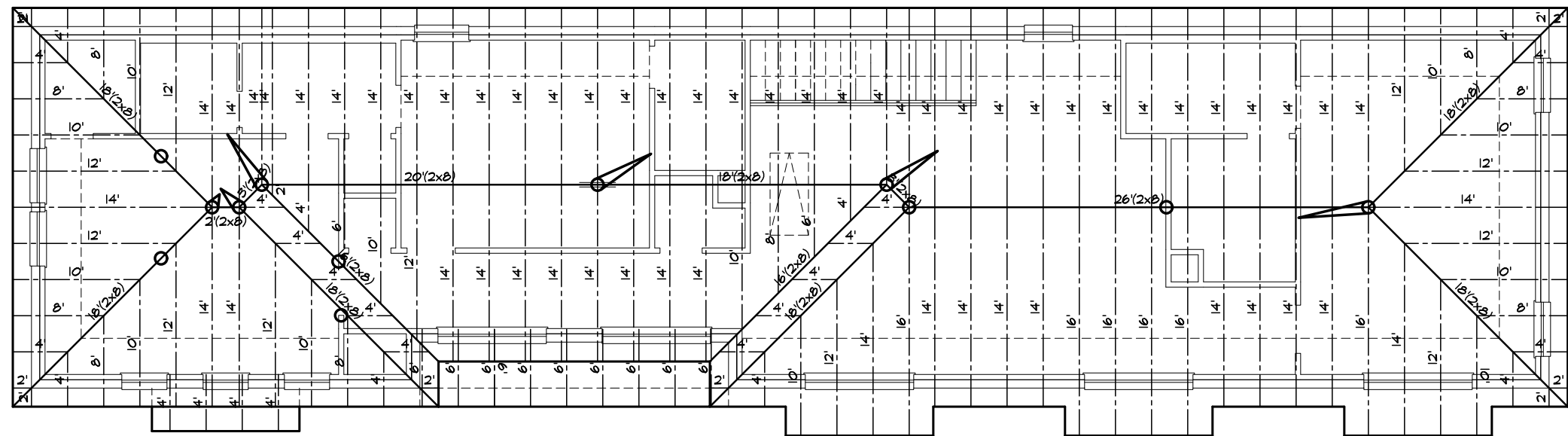
SCALE: 1/16" = 1'-0"

**ROOF NOTES:**

1. ROOF PITCH 8:12. UNLESS NOTED OTHERWISE.
2. ARROWS INDICATE DRAINAGE.

**ATTIC VENT CALCULATIONS**

2876	
TOTAL ROOF AREA (INCLD. OVERHANG)	1948 S.F.
TOTAL MINIMUM VENTED FREE AREA REQ'D=(ROOF AREA / 300)	6.49 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.





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
206 E. Bourn Street	Single-Family Home	1996	1,320	N/A	Birck and Siding
208 E. Bourn Street	Single-Family Home	2003	1,798	160	Siding
906 Sam Houston	Single-Family Home	2004	2,076	N/A	Brick and Siding
208 Emma Jane	Single-Family Home	2019	2,430	N/A	Brick
905 Sam Houston	Single-Family Home	1967	902	120	Siding
907 Sam Houston	Single-Family Home	1997	960	120	Siding
302 E. Bourn Street	Vacant	N/A	N/A	N/A	N/A
304 E. Bourn Street	Single-Family Home	2021	3,431	N/A	Stucco
301 E. Bourn Street	Church	N/A	N/A	N/A	Siding
207 E. Bourn Street	Single-Family Home	1995	1,700	N/A	Brick and Siding
203 E. Bourn Street	Single-Family Home	1960	1,464	60	Brick and Metal
815 Throckmorton Street	Single-Family Home	2004	1,756	N/A	Brick and Siding
	AVERAGES:	1997	1,784	115	



# CITY OF ROCKWALL

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206 E. Bourn Street



208 E. Bourn Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



906 Sam Houston



208 Emma Jane





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



905 Sam Houston



907 Sam Houston





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



302 E. Bourn Street



304 E. Bourn Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



301 E. Bourn Street



207 E. Bourn Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



203 E. Bourn Street



815 Throckmorton Street

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 3<sup>rd</sup> DAY OF JUNE, 2024.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 20, 2024

2<sup>nd</sup> Reading: June 3, 2024

**Exhibit 'A':**  
*Location Map*

Address: 302 E. Bourn Street

Legal Description: Lot 49 of the Canup's Addition

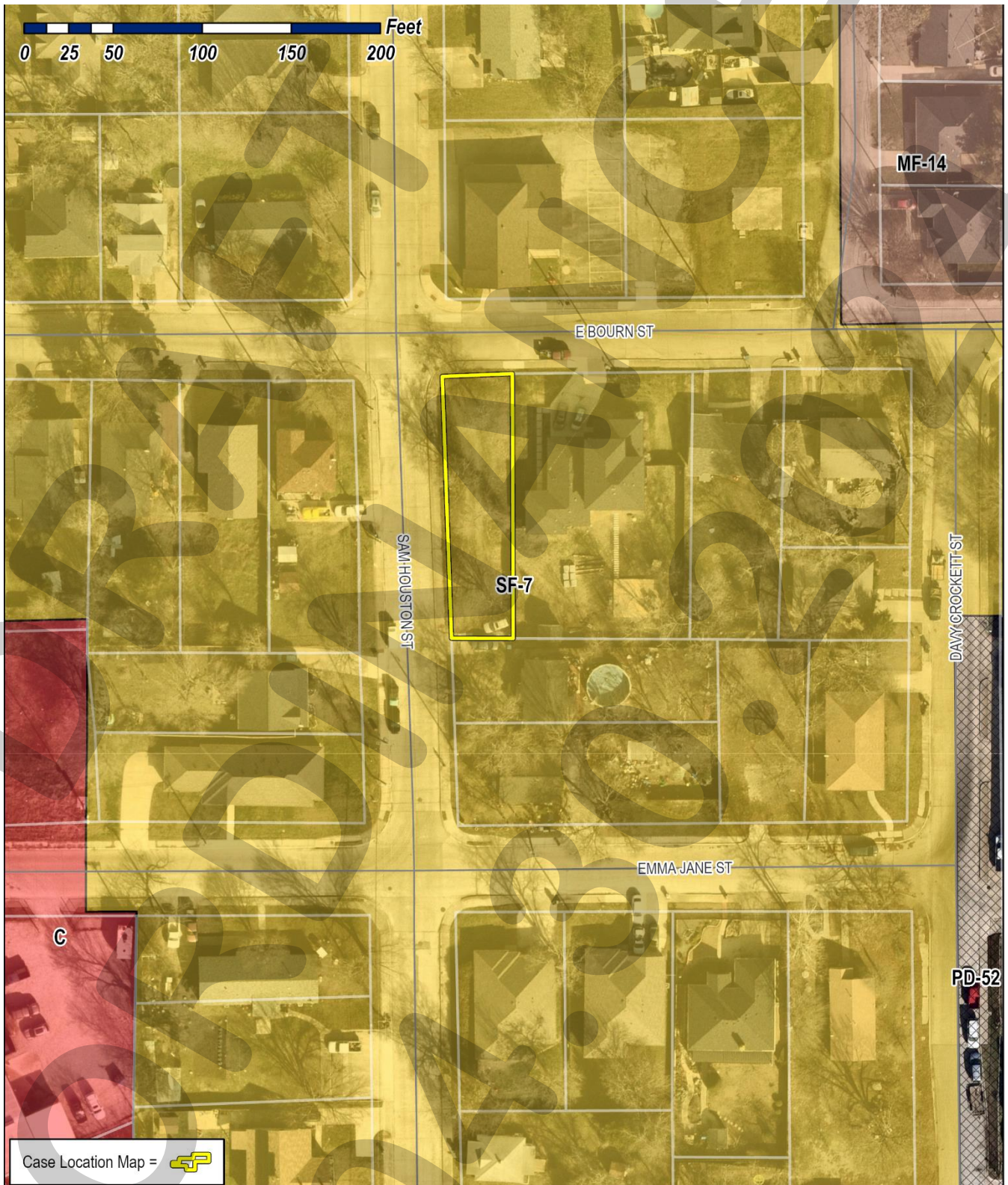




Exhibit 'B':  
Residential Plot Plan

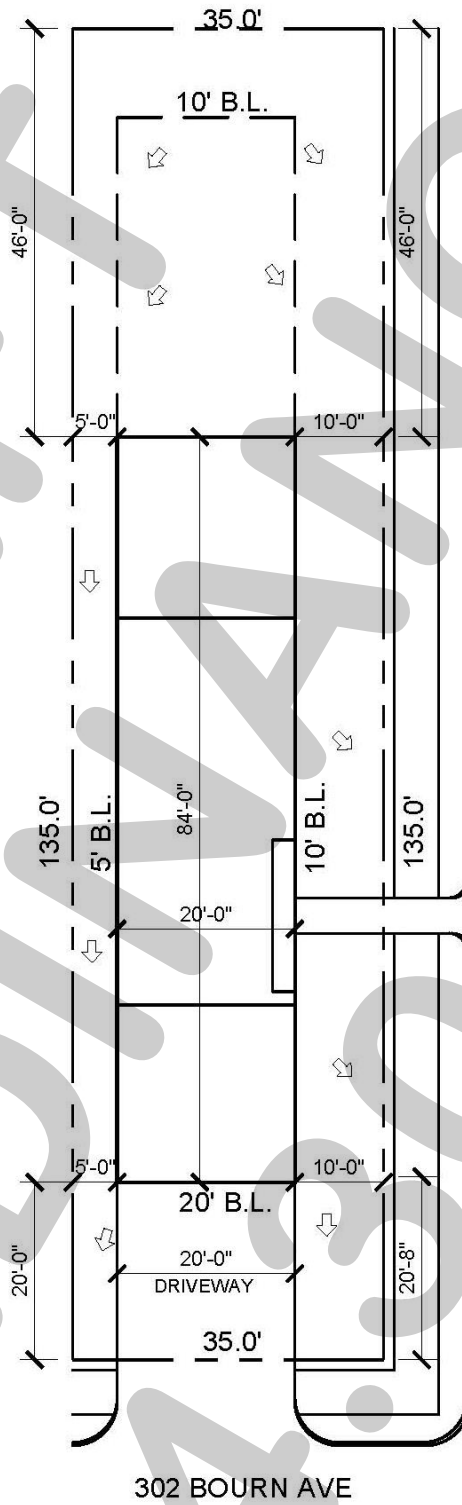


Exhibit 'C':  
Building Elevations

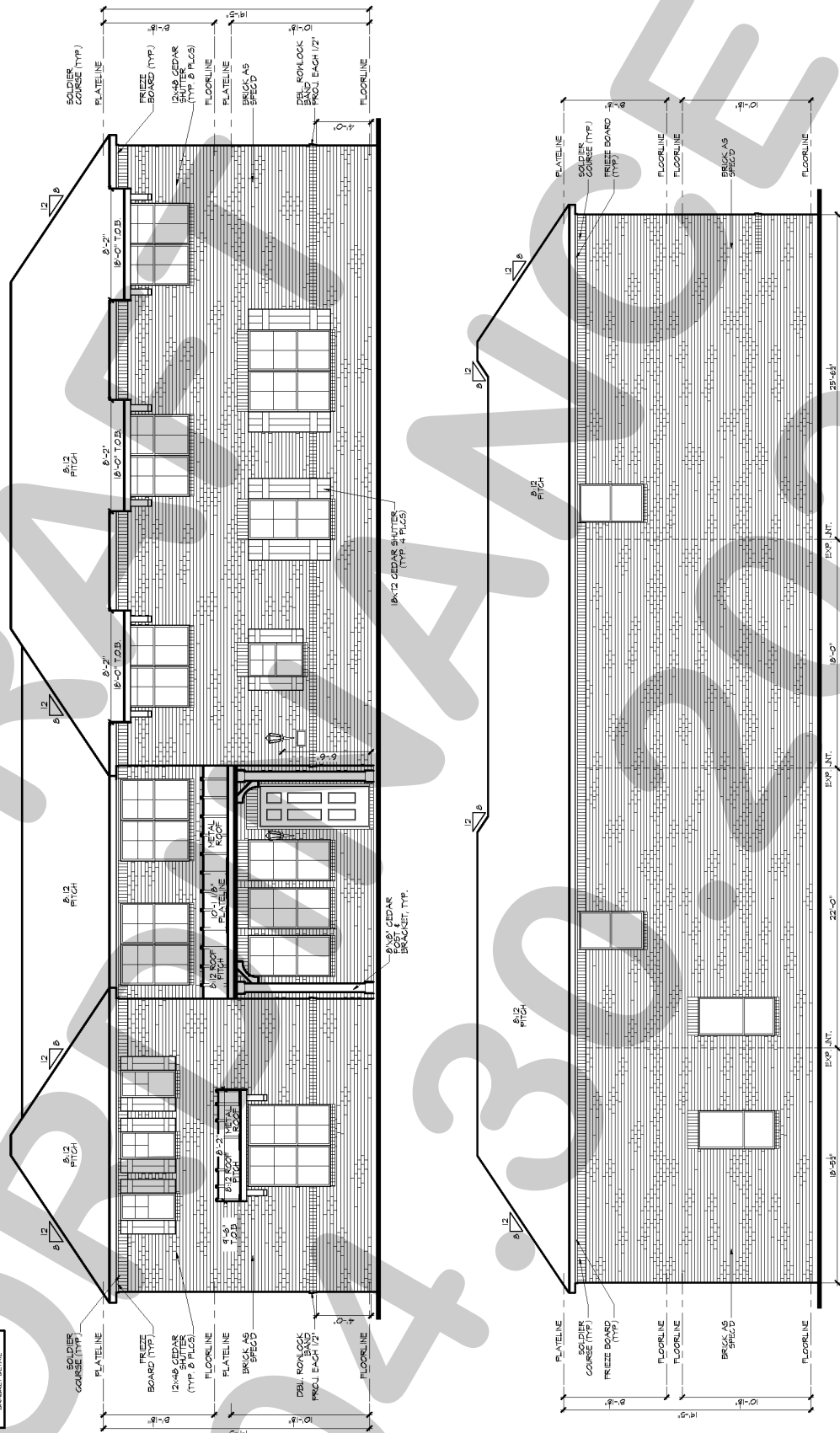
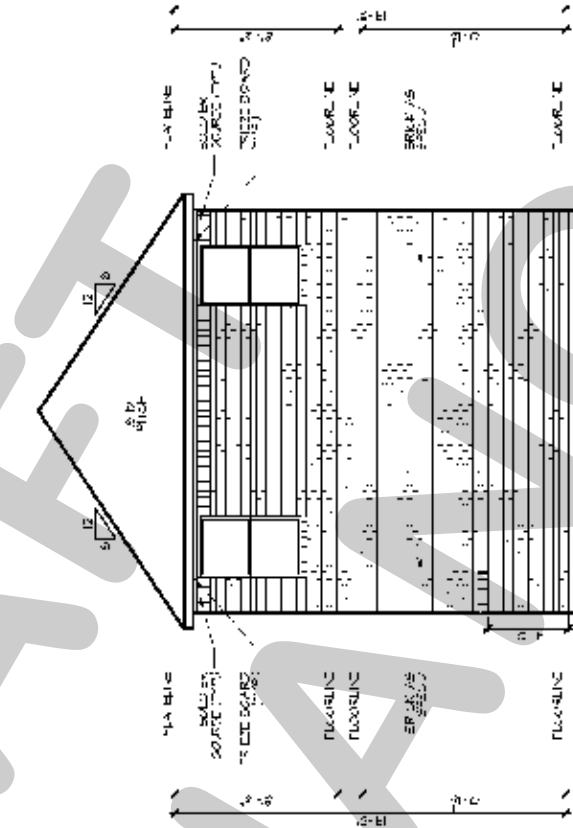
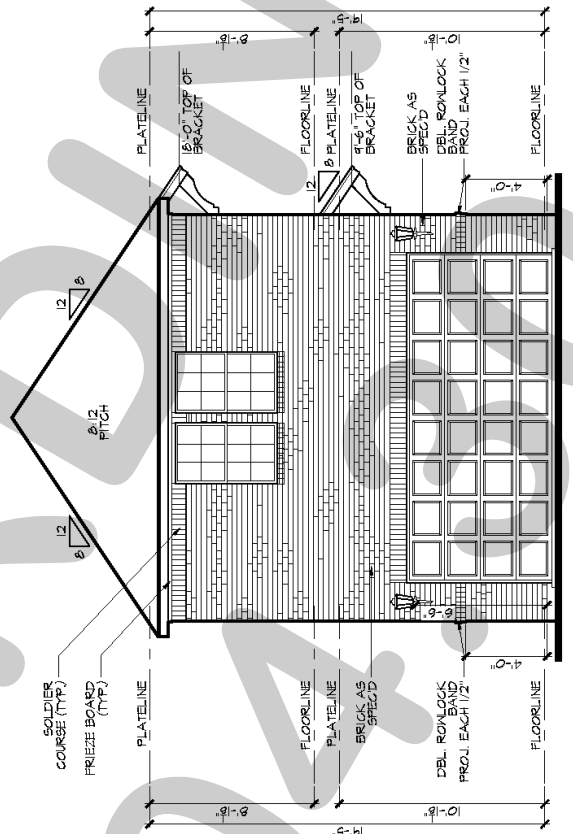


Exhibit 'C':  
Building Elevations



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



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



# 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:** May 14, 2024

**APPLICANT:** Marisol Ortiz

**CASE NUMBER:** Z2024-018; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 302 E. Bourn Street*

---

### SUMMARY

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'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 take any action necessary.

### BACKGROUND

According to the *Dedication Deed* for the Canup Addition and *Ordinance No. 59-02*, the subject property was annexed sometime after December 4, 1944 and before July 6, 1959. The subject property was originally platted as Lot 49 of the Canup's Subdivision on December 1, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned to a Single-Family 7 (SF-7) District. On February 1, 2016, the City Council approved a special request (*i.e. Case No. MIS2016-001*) that would reduce the front building setback adjacent to Sam Houston Street from 20-feet to ten (10) feet and the internal side yard setback from six (6) feet to five (5) feet. Based on the reviewed information the subject property has remained vacant since its annexation into the City of Rockwall.

### PURPOSE

The applicant -- *Marisol Ortiz* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property 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 addressed as 302 E. Bourn Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a house of worship (*i.e. New Caledonia Baptist Church; 301 E. Bourn Street*) that is zoned Single-Family 7 (SF-7) District. North of this is a duplex (*i.e. 807 & 809 Sam Houston Street*) which is owned by the US Housing Authority and is also zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) lots (*i.e. Lot 44 and Lot 45 of the Canup Addition*) developed with single-family homes. Both of these lots are zoned Single-Family 7 (SF-7) District. Beyond this is Emma Jane Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Kayce Lynn Addition, No. 1, which was established on June 29, 2018, and consists of two (2) lots. Both of these lots (*i.e. 302 & 304 Emma Jane*) are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are four (4) homes (i.e. 304, 306 & 308 E. Bourn Avenue and 902 Davey Crockett Street) zoned Single-Family 7 (SF-7) District. Directly east of the subject property are three (3) homes (i.e. 306 & 308 E. Bourn Avenue and 902 Davey Crockett Street) that are zoned Single-Family 7 (SF-7) District. East of this is a 0.25-acre tract of land (i.e. Tract 35, B.J.T. Lewis Survey, Abstract No. 255) developed with a single-family home and zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Sam Houston Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) single-homes on four (4) parcels of land (i.e. 202, 204, 206 & 208 E. Bourn Street) that are zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land with two (2) commercial buildings situated on them (i.e. Sonic Drive-In and Mattress Depot). These properties front on to S. Goliad Street [SH-205], and are zoned Commercial (C) District.

**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.” In this case, the subject property is located within the Canup’s Subdivision, which has been in existence since December 6, 1944, consists of 57 residential lots, and is more than 90.00% 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 property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, 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 within close proximity of E. Bourn Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Bourn Street, Emma Jane, Sam Houston, Throckmorton Street and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Sam Houston Street
Year Built	1960-2021	N/A
Building SF on Property	902 SF – 3,431 SF	1,299 SF
Building Architecture	Single Family Homes, One (1) House of Worship	Not Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	Estimated Between 20-Feet and 30-Feet	10-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	5- Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	36-Feet
Building Materials	Brick, Siding, Metal, and Stucco	Brick
Paint and Color	Red, Yellow, White, Blue	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and front facing towards Bourn Street.

According to 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 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 applicant’s proposed garage is considered to be a front-facing garage and does not meet the requirements as stated in the Unified Development Code (UDC). Specifically, the garage will be oriented towards Bourn Street and will make up the entire front elevation of the proposed home.

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 E. Bourn Street, Sam Houston, Emma Jane, and Throckmorton Street along with the proposed building elevations in the attached packet. Staff should note that the proposed home is *not* architecturally similar to other homes in the surrounding area due to the full brick exterior façade; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On April 26, 2024, staff mailed 109 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in favor of the applicant’s request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a Specific Use Permit (SUP) for *Residential Infill in 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 ‘A’* 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 ‘B’* 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 Specific Use Permit (SUP) 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.





# 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

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]

OWNER Ricardo Alonso

APPLICANT Marisol ortiz

CONTACT PERSON \_\_\_\_\_  
ADDRESS 2435 N central expressway

CONTACT PERSON \_\_\_\_\_  
ADDRESS 2435 N central expressway  
suite #1270

CITY, STATE & ZIP Richardson, TX, 75080

CITY, STATE & ZIP Richardson TX, 75080

PHONE 214-307-4120

PHONE 469-881-2416

E-MAIL ricardo.alonso@confiahomes.com

E-MAIL marisol.ortiz@confiahomes.com

## NOTARY VERIFICATION [REQUIRED]

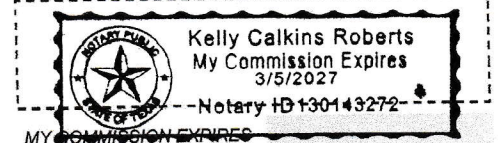
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ALONSO CARRILLO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Apr. 2024.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2024-018: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 302 E. Bourn Avenue

MF-14

EBOURN ST

SF-7

SAM HOUSTON ST

DAVE CROCKETT ST

EMMA-JANE ST

PD-52

C

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.



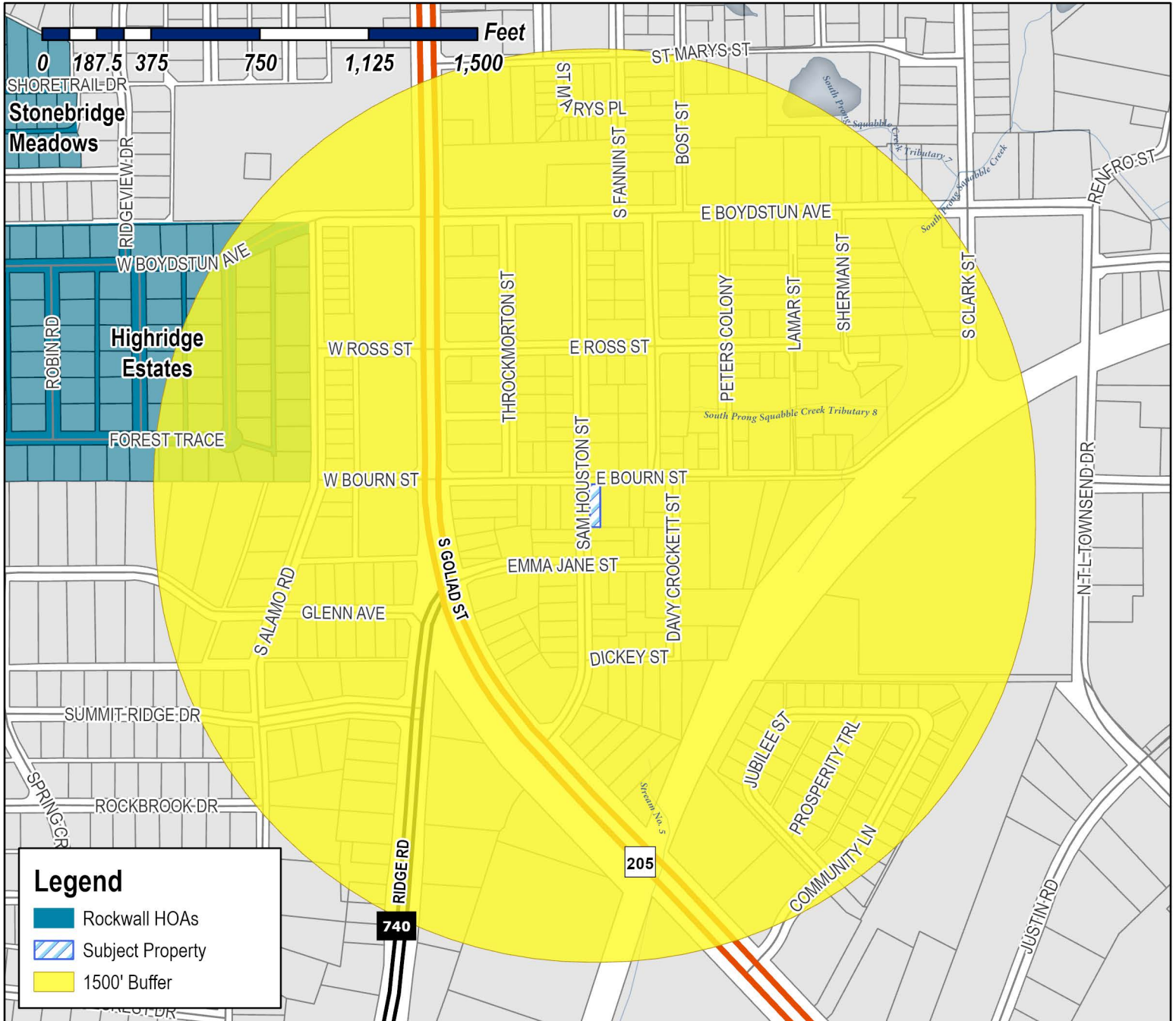




# City of Rockwall

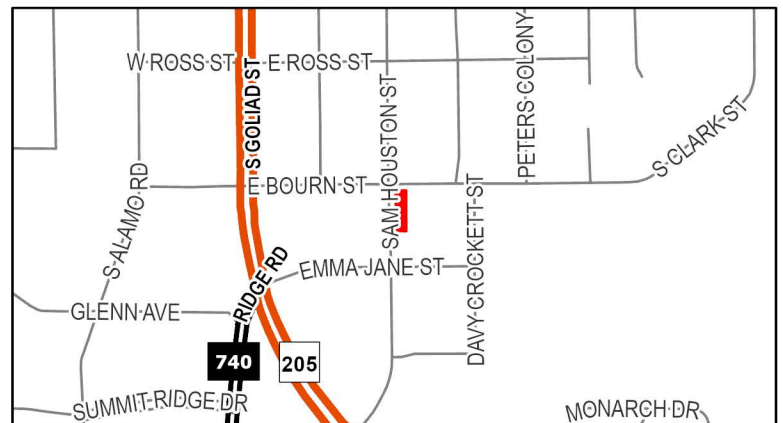
Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2024-018  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 4/18/2024  
 For Questions on this Case Call (972) 771-7745



## Guevara, Angelica

---

**From:** Zavala, Melanie  
**Sent:** Thursday, April 25, 2024 12:20 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2024-018]  
**Attachments:** HOA Map (04.18.2024).pdf; Public Notice (P&Z) (04.23.2024).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 April 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 14, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 20, 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>.

### **Z2024-018: 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'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 take any action necessary.

Thank You,

***Melanie Zavala***

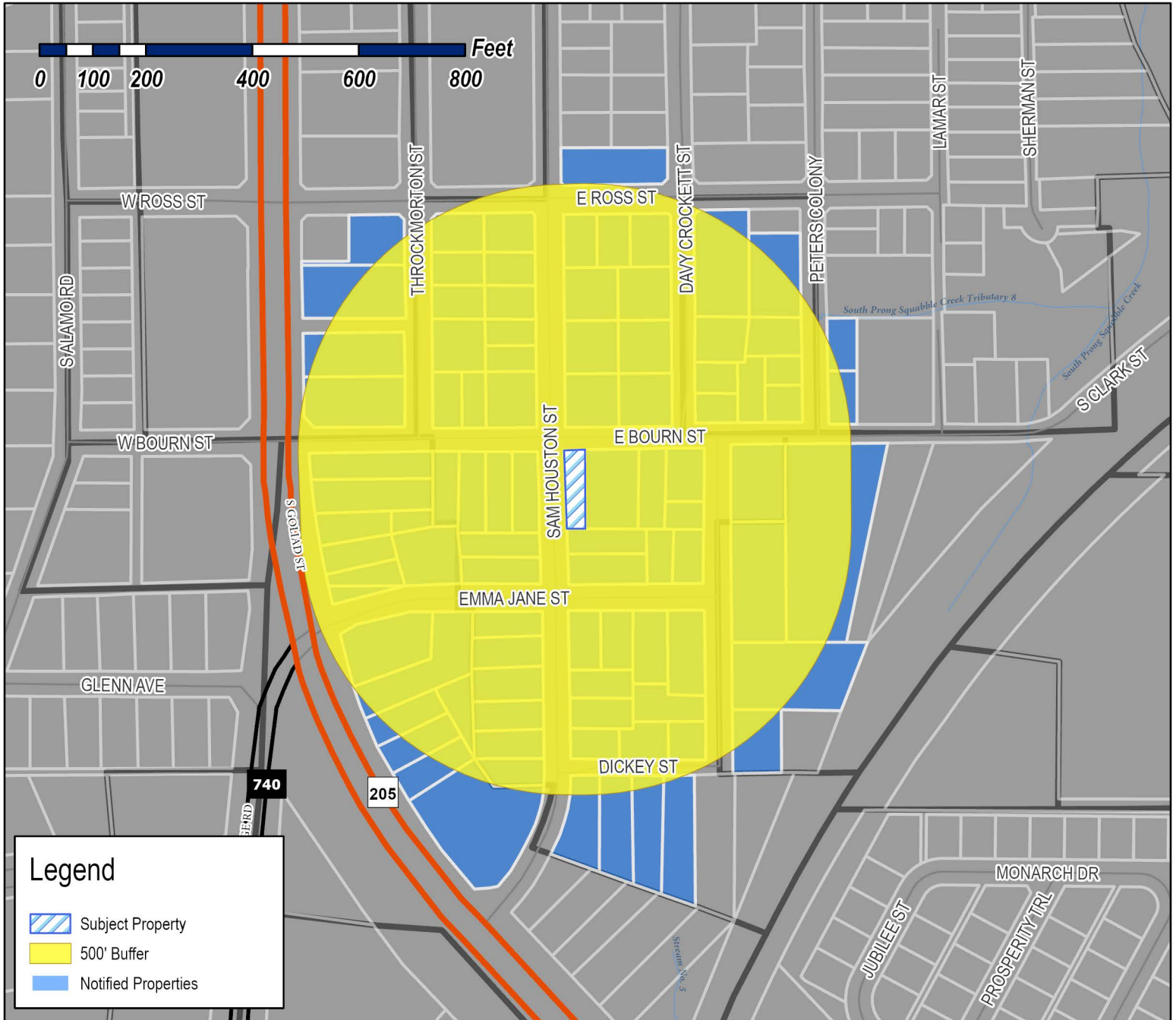
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# 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:** Z2024-018  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 4/18/2024

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](mailto: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:

**Z2024-018: 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'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 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, May 14, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 20, 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, May 20 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. Z2024-018: 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:

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



**Case No. Z2024-018: 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.

[Redacted area]

Name:

*J. Jean Sonia*

Address:

[Redacted address]

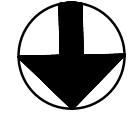
Tex. Loc. Gov. Code Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

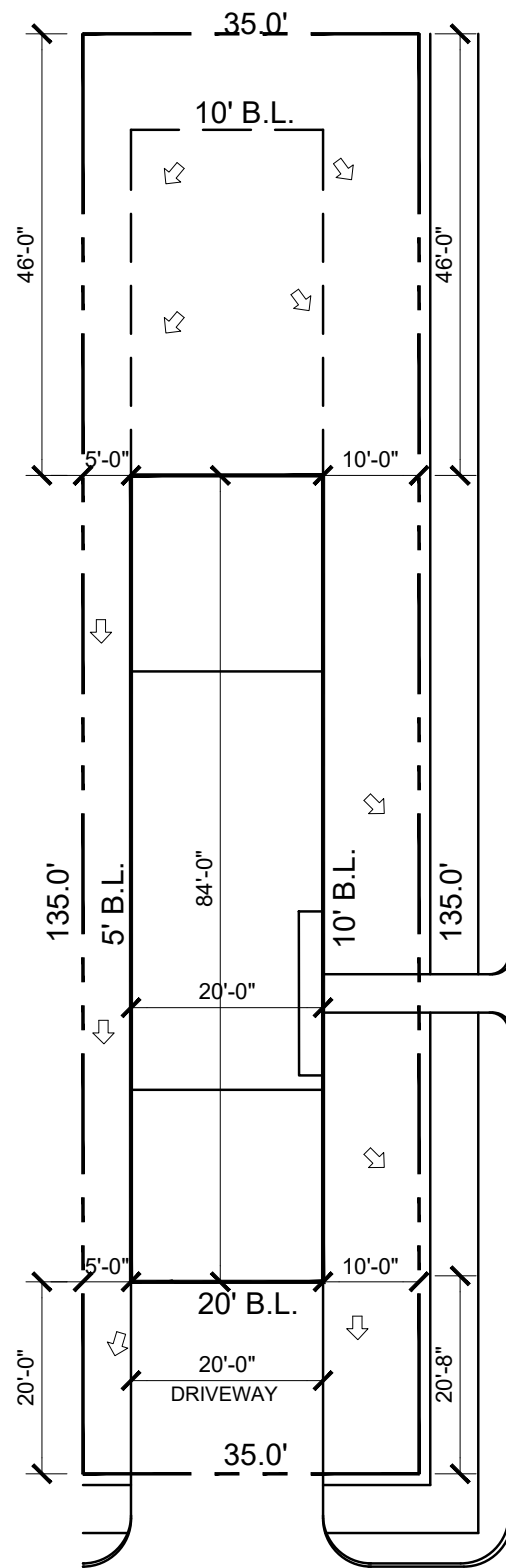
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



302 BOURN AVE

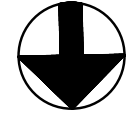
HOUSTON ST

Type " B " Drainage

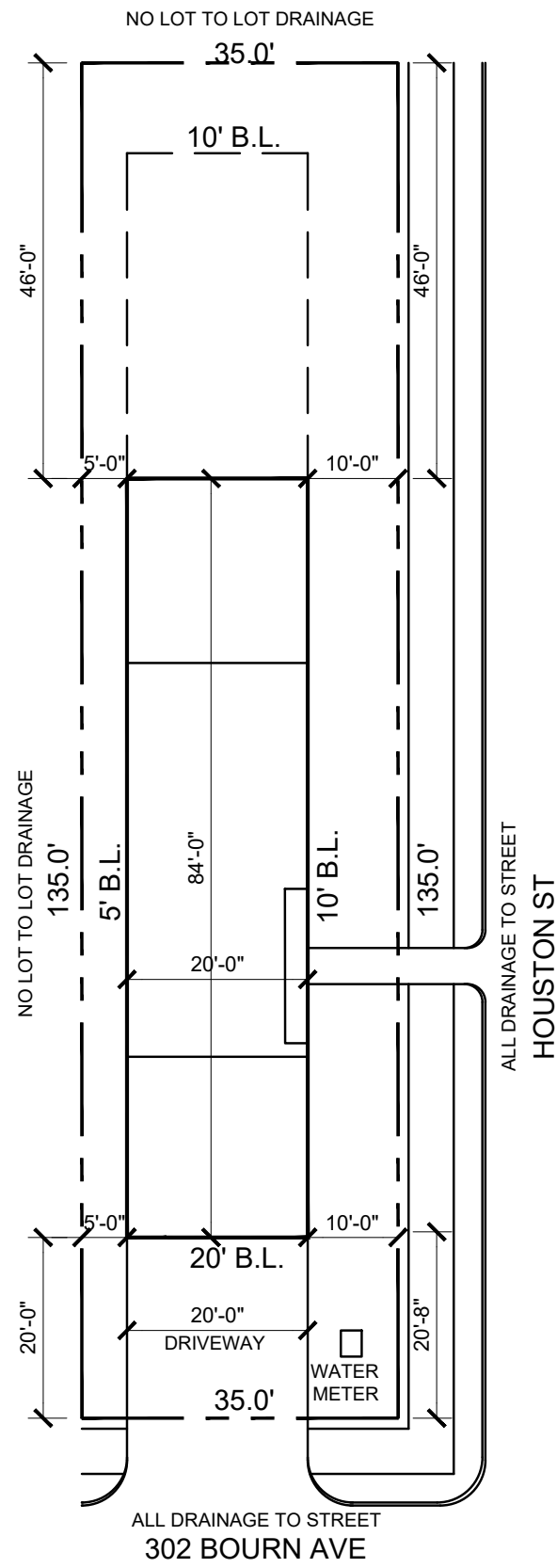
CONFIA HOMES

PLOT PLAN

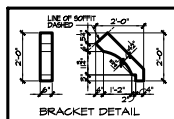
SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



Type " B " Drainage



**FRONT ELEVATION**

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

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number

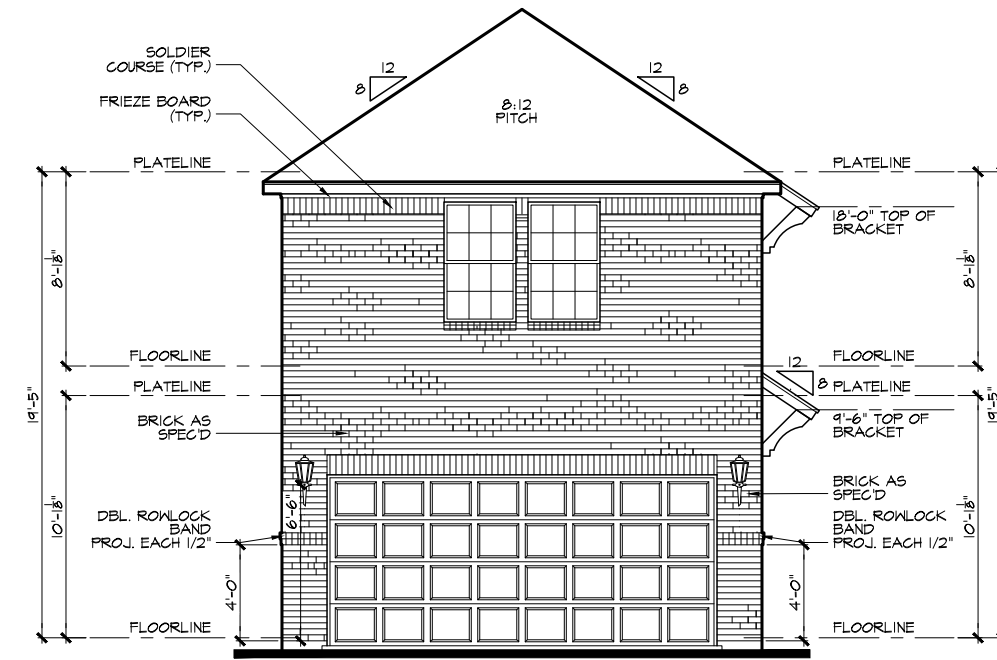
2876

AI

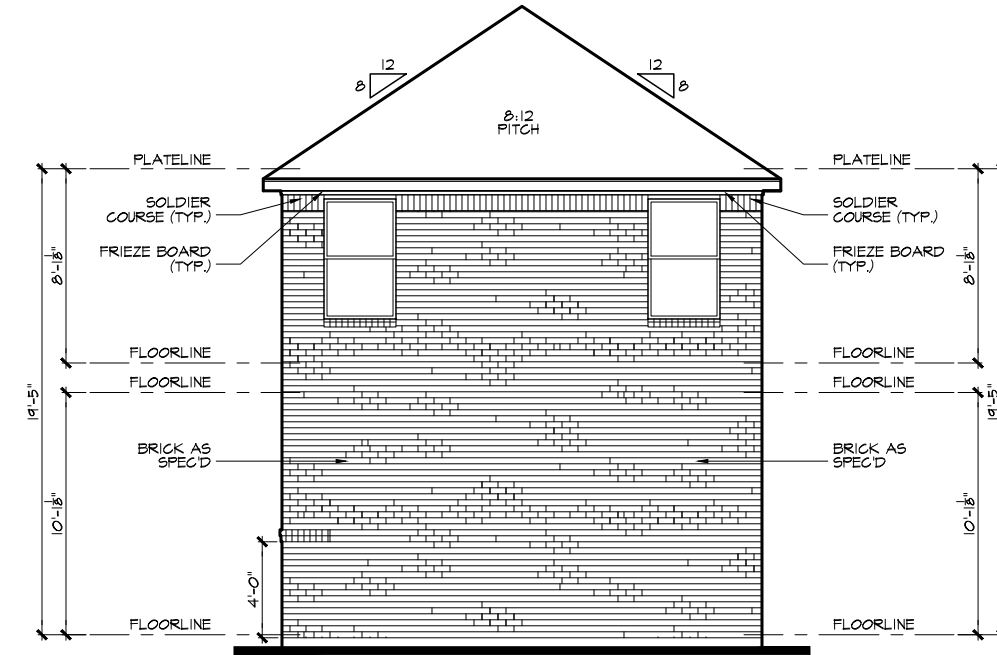
2 of 11



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

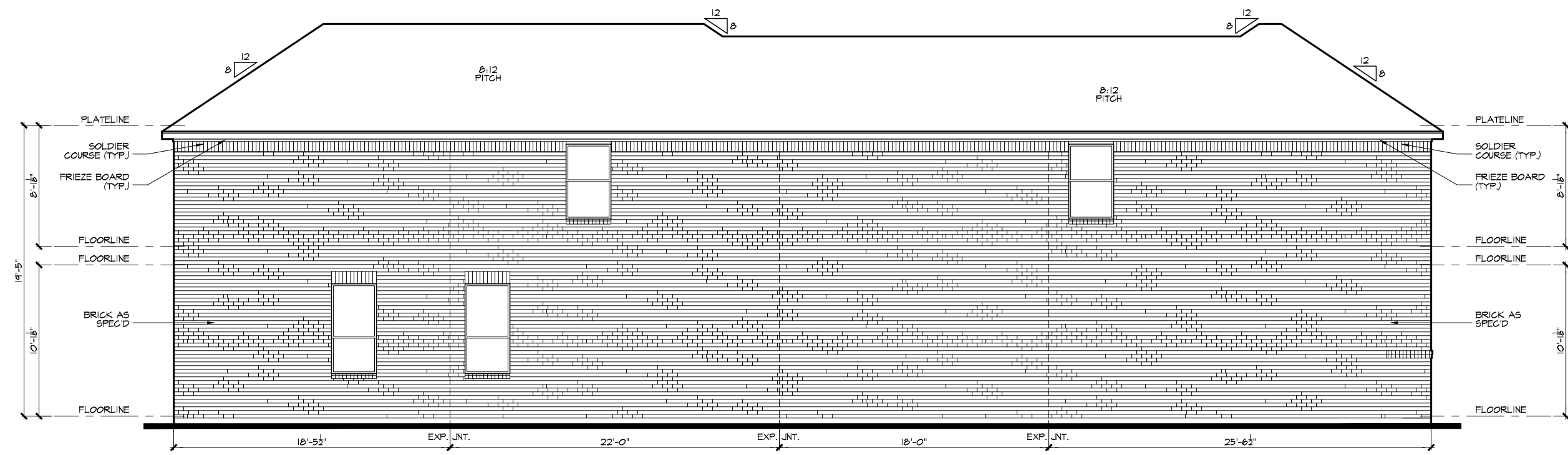
REVISIONS:  
PRR #

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

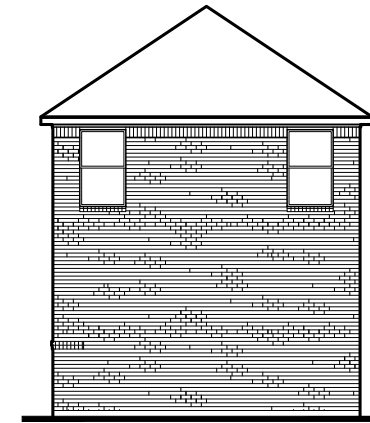
Plan Number  
2876

A3  
4 of 11



**FRONT ELEVATION**

SCALE: NTS

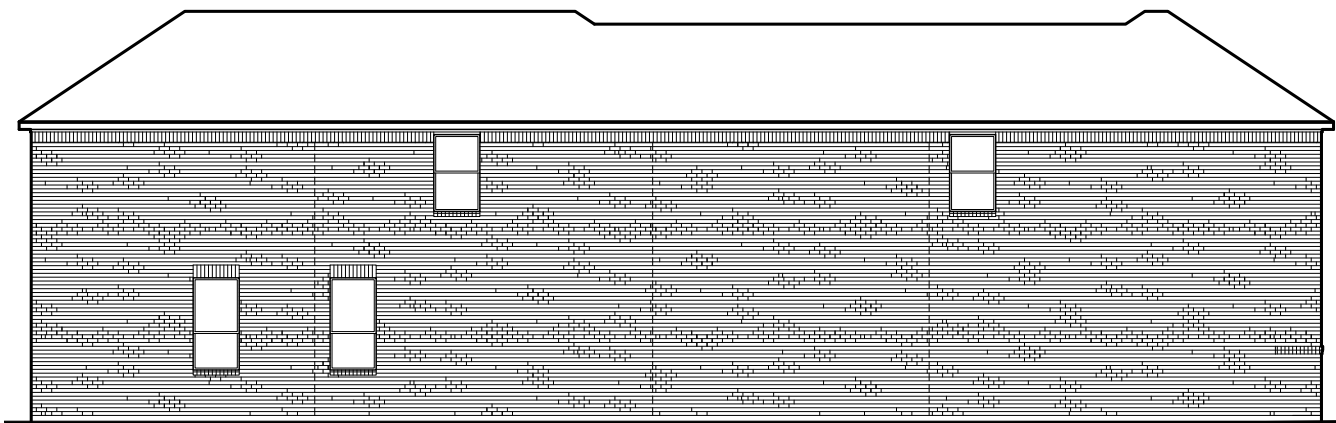


**RIGHT ELEVATION**

SCALE: NTS

BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	678 S.F.	0 S.F.	100%
FRONT	2nd FLR.	463 S.F.	0 S.F.	100%
REAR	1st FLR.	822 S.F.	0 S.F.	100%
REAR	2nd FLR.	661 S.F.	0 S.F.	100%
LEFT	1st FLR.	92 S.F.	0 S.F.	100%
LEFT	2nd FLR.	134 S.F.	0 S.F.	100%
RIGHT	1st FLR.	205 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	133 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1797 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1391 S.F.	0 S.F.	100%
GRAND TOTAL	AREA	3188 S.F.	0 S.F.	100%

\*WALL AREAS EXCLUDE DOORS & WINDOWS



**REAR ELEVATION**

SCALE: NTS



**LEFT ELEVATION**

SCALE: NTS

PLAN NO. 2876

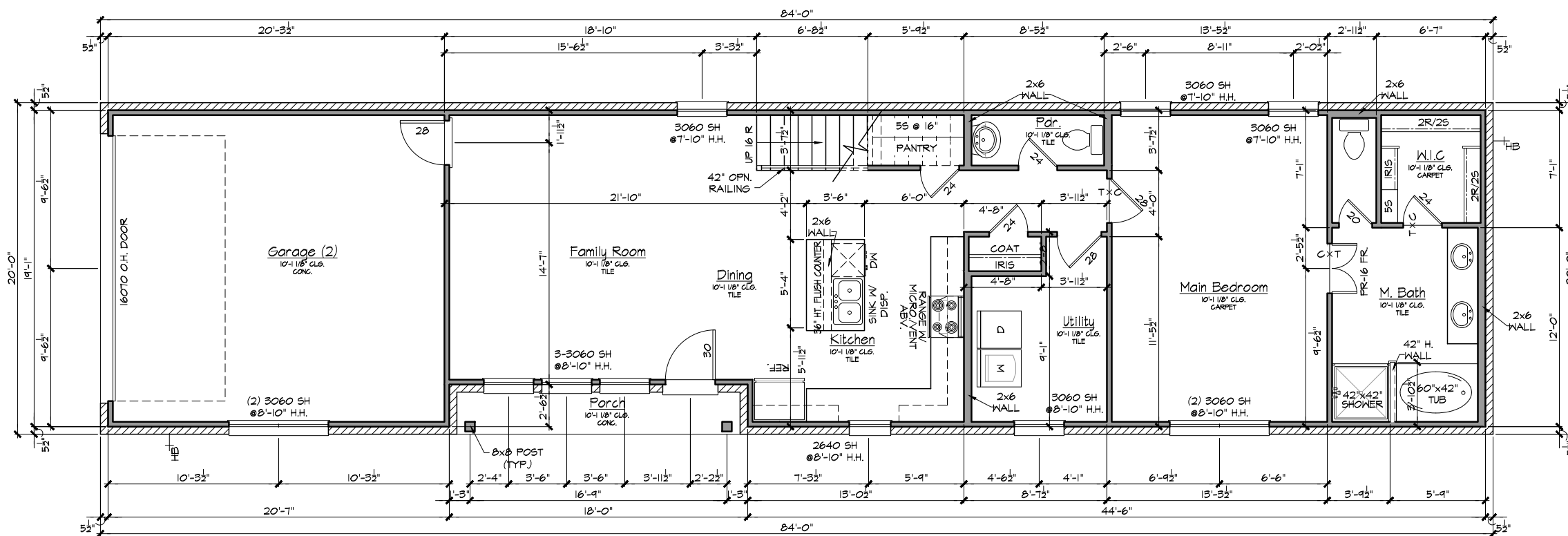
CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number:  
2876

BCI  
11 of 11

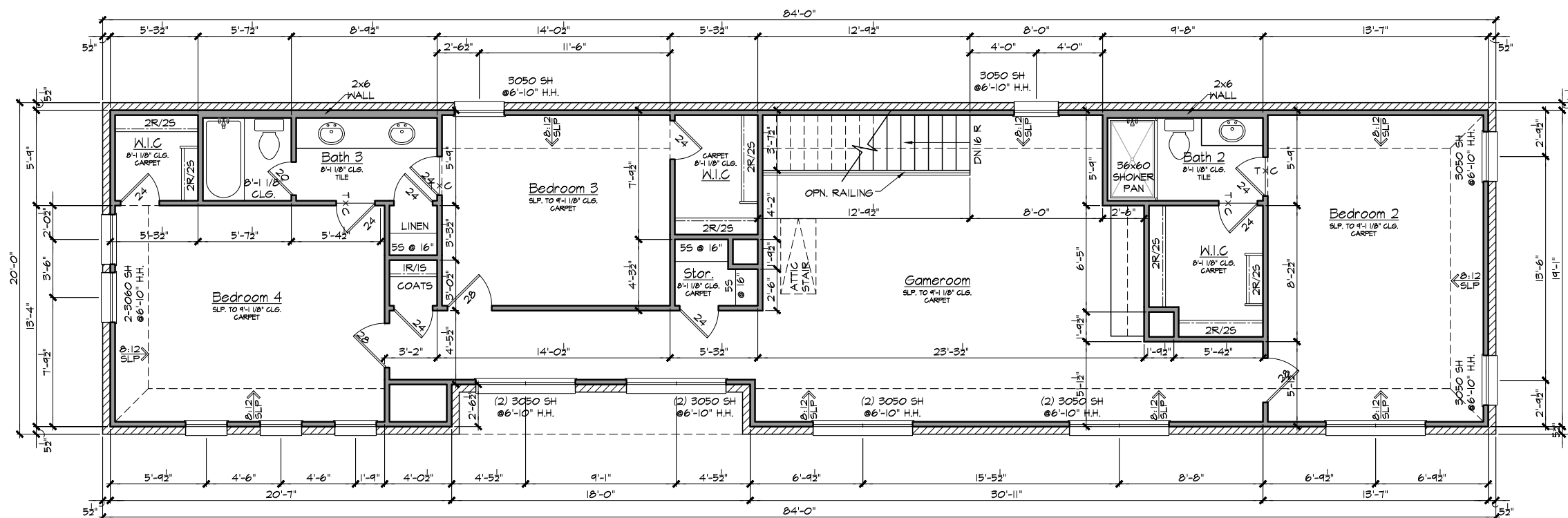


**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**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".

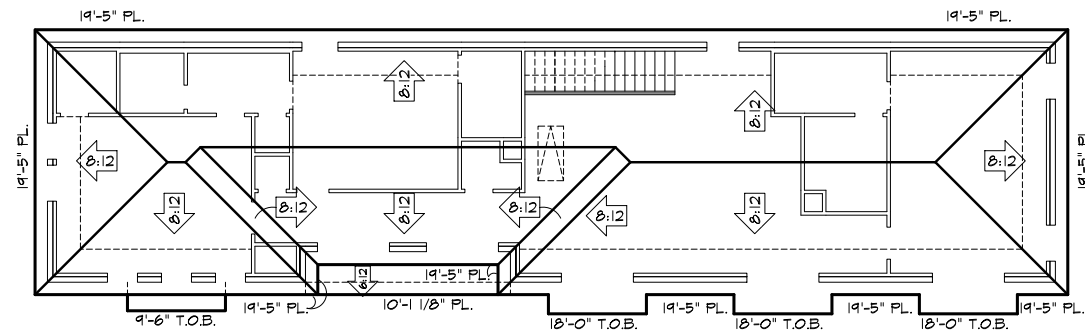
AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1220 S.F.
SECOND FLOOR	1569 S.F.
<b>TOTAL AREA</b>	<b>2789 S.F.</b>
GARAGE	417 S.F.
COVERED PORCH	43 S.F.
OUTDOOR LIVING	0 S.F.
<b>TOTAL UNDER ROOF</b>	<b>3249 S.F.</b>
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"





**SECOND FLOOR PLAN**

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



**ROOF PLAN**

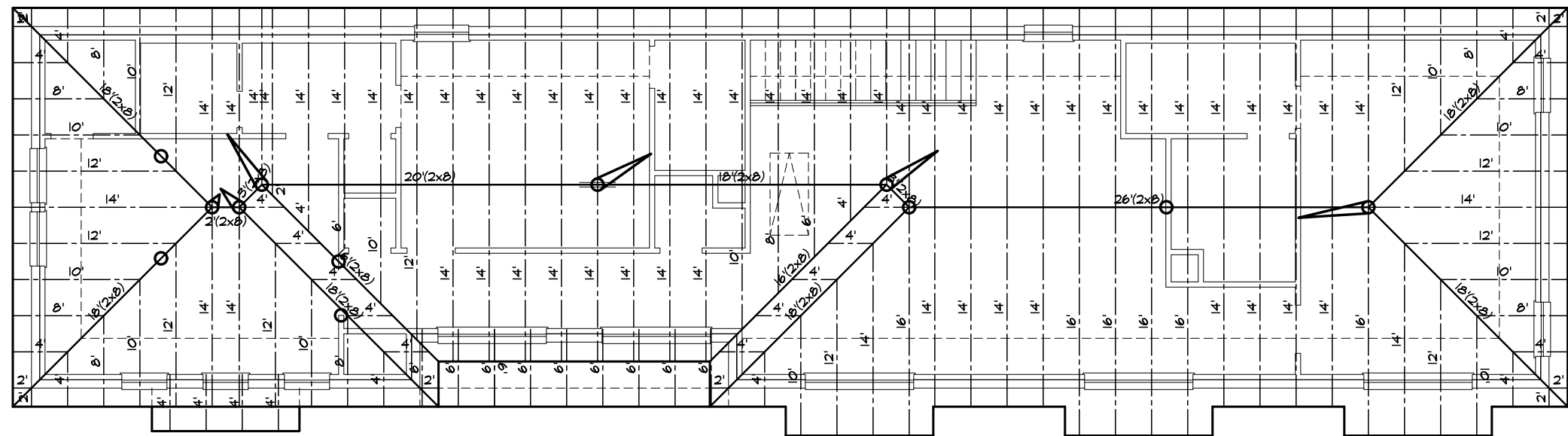
SCALE: 1/16" = 1'-0"

**ROOF NOTES:**

1. ROOF PITCH 8:12. UNLESS NOTED OTHERWISE.
2. ARROWS INDICATE DRAINAGE.

**ATTIC VENT CALCULATIONS**

2876	
TOTAL ROOF AREA (INCLD. OVERHANG)	1948 S.F.
TOTAL MINIMUM VENTED FREE AREA REQ'D=(ROOF AREA / 300)	6.49 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.



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
206 E. Bourn Street	Single-Family Home	1996	1,320	N/A	Birck and Siding
208 E. Bourn Street	Single-Family Home	2003	1,798	160	Siding
906 Sam Houston	Single-Family Home	2004	2,076	N/A	Brick and Siding
208 Emma Jane	Single-Family Home	2019	2,430	N/A	Brick
905 Sam Houston	Single-Family Home	1967	902	120	Siding
907 Sam Houston	Single-Family Home	1997	960	120	Siding
302 E. Bourn Street	Vacant	N/A	N/A	N/A	N/A
304 E. Bourn Street	Single-Family Home	2021	3,431	N/A	Stucco
301 E. Bourn Street	Church	N/A	N/A	N/A	Siding
207 E. Bourn Street	Single-Family Home	1995	1,700	N/A	Brick and Siding
203 E. Bourn Street	Single-Family Home	1960	1,464	60	Brick and Metal
815 Throckmorton Street	Single-Family Home	2004	1,756	N/A	Brick and Siding
AVERAGES:		1997	1,784	115	



# CITY OF ROCKWALL

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206 E. Bourn Street



208 E. Bourn Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

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906 Sam Houston



208 Emma Jane





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

### PLANNING AND ZONING DEPARTMENT

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PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



905 Sam Houston



907 Sam Houston





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



302 E. Bourn Street



304 E. Bourn Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



301 E. Bourn Street



207 E. Bourn Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



203 E. Bourn Street



815 Throckmorton Street

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 3<sup>rd</sup> DAY OF JUNE, 2024.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 20, 2024

2<sup>nd</sup> Reading: June 3, 2024



**Exhibit 'A':**  
*Location Map*

Address: 302 E. Bourn Street

Legal Description: Lot 49 of the Canup's Addition

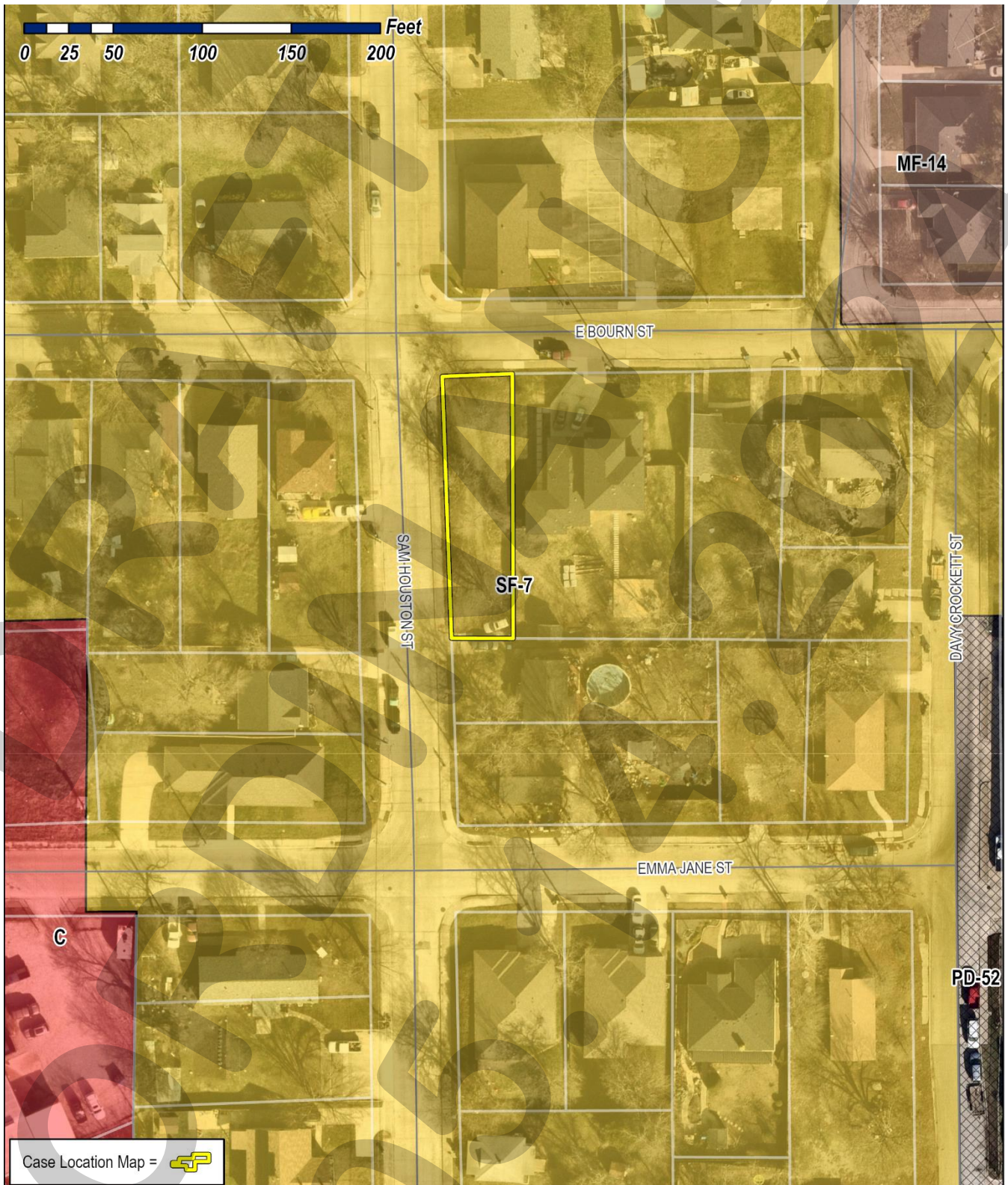


Exhibit 'B':  
Residential Plot Plan

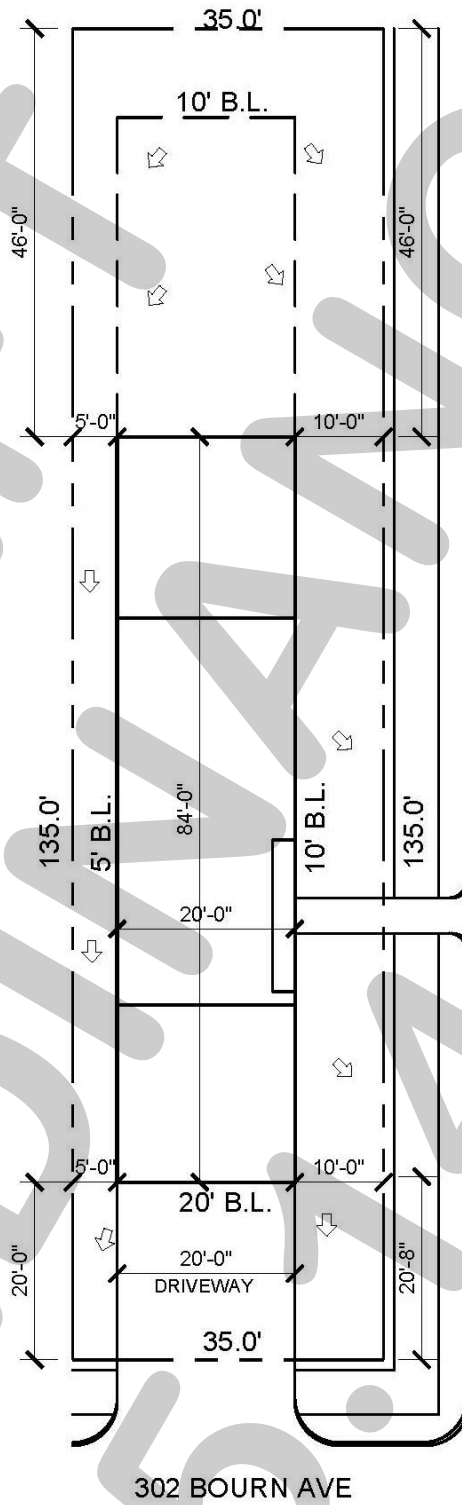


Exhibit 'C':  
Building Elevations

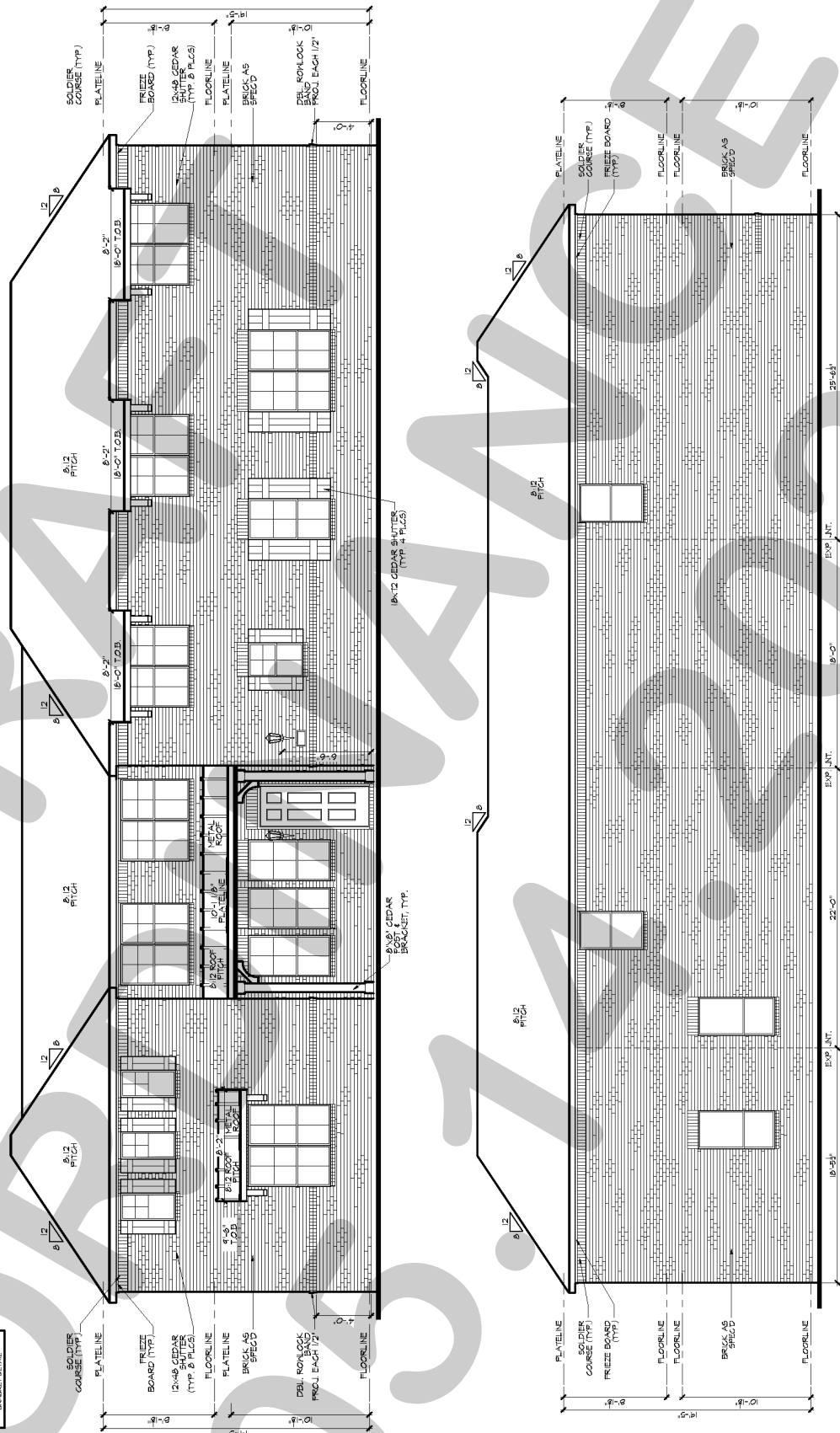
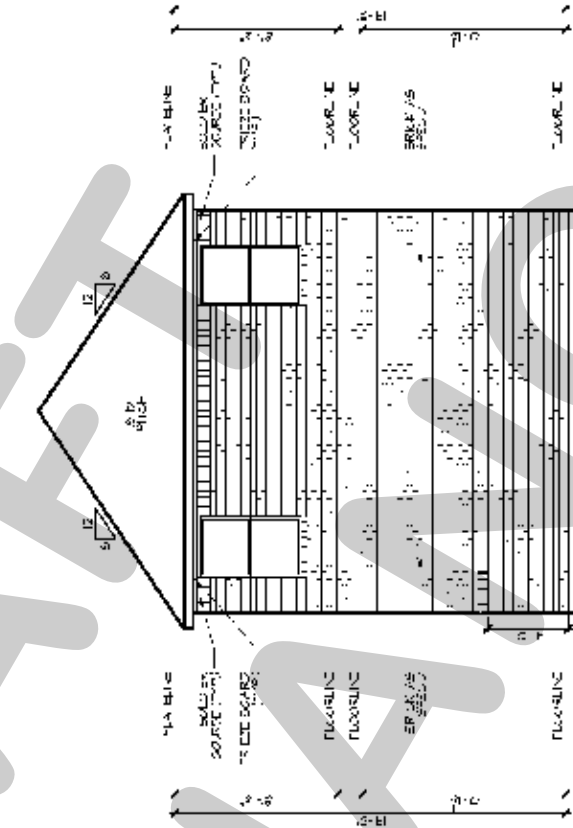
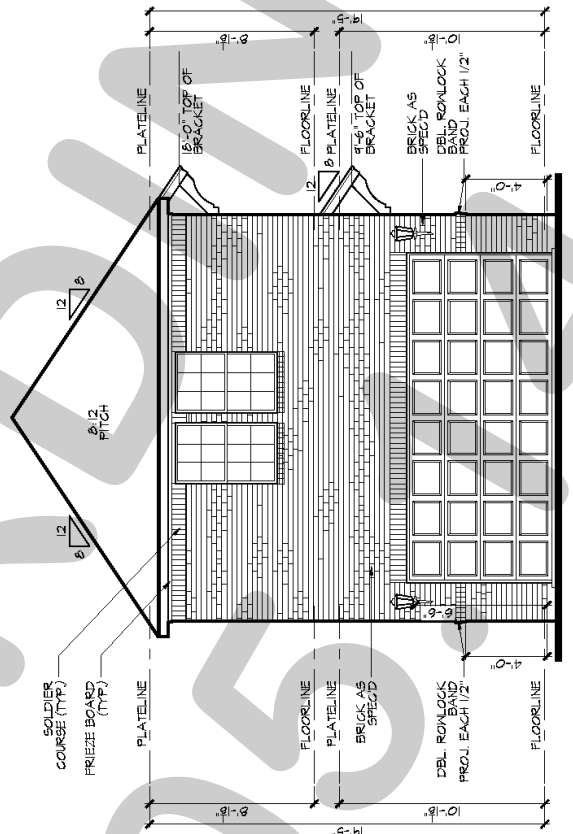




Exhibit 'C':  
Building Elevations



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



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





# 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

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**TO:** Mayor and City Council

**DATE:** May 20, 2024

**APPLICANT:** Marisol Ortiz

**CASE NUMBER:** Z2024-018; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 302 E. Bourn Street*

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### SUMMARY

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'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 take any action necessary.

### BACKGROUND

According to the *Dedication Deed* for the Canup Addition and *Ordinance No. 59-02*, the subject property was annexed sometime after December 4, 1944 and before July 6, 1959. The subject property was originally platted as Lot 49 of the Canup's Subdivision on December 1, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned to a Single-Family 7 (SF-7) District. On February 1, 2016, the City Council approved a special request (*i.e. Case No. MIS2016-001*) that would reduce the front building setback adjacent to Sam Houston Street from 20-feet to ten (10) feet and the internal side yard setback from six (6) feet to five (5) feet. Based on the reviewed information the subject property has remained vacant since its annexation into the City of Rockwall.

### PURPOSE

The applicant -- *Marisol Ortiz* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property 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 addressed as 302 E. Bourn Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a house of worship (*i.e. New Caledonia Baptist Church; 301 E. Bourn Street*) that is zoned Single-Family 7 (SF-7) District. North of this is a duplex (*i.e. 807 & 809 Sam Houston Street*) which is owned by the US Housing Authority and is also zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) lots (*i.e. Lot 44 and Lot 45 of the Canup Addition*) developed with single-family homes. Both of these lots are zoned Single-Family 7 (SF-7) District. Beyond this is Emma Jane Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Kayce Lynn Addition, No. 1, which was established on June 29, 2018, and consists of two (2) lots. Both of these lots (*i.e. 302 & 304 Emma Jane*) are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are four (4) homes (i.e. 304, 306 & 308 E. Bourn Avenue and 902 Davey Crockett Street) zoned Single-Family 7 (SF-7) District. Directly east of the subject property are three (3) homes (i.e. 306 & 308 E. Bourn Avenue and 902 Davey Crockett Street) that are zoned Single-Family 7 (SF-7) District. East of this is a 0.25-acre tract of land (i.e. Tract 35, B.J.T. Lewis Survey, Abstract No. 255) developed with a single-family home and zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Sam Houston Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) single-homes on four (4) parcels of land (i.e. 202, 204, 206 & 208 E. Bourn Street) that are zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land with two (2) commercial buildings situated on them (i.e. Sonic Drive-In and Mattress Depot). These properties front on to S. Goliad Street [SH-205], and are zoned Commercial (C) District.

**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.” In this case, the subject property is located within the Canup’s Subdivision, which has been in existence since December 6, 1944, consists of 57 residential lots, and is more than 90.00% 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 property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, 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 within close proximity of E. Bourn Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Bourn Street, Emma Jane, Sam Houston, Throckmorton Street and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Sam Houston Street
Year Built	1960-2021	N/A
Building SF on Property	902 SF – 3,431 SF	1,299 SF
Building Architecture	Single Family Homes, One (1) House of Worship	Not Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	Estimated Between 20-Feet and 30-Feet	10-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	5- Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	36-Feet
Building Materials	Brick, Siding, Metal, and Stucco	Brick
Paint and Color	Red, Yellow, White, Blue	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and front facing towards Bourn Street.

According to 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 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 applicant’s proposed garage is considered to be a front-facing garage and does not meet the requirements as stated in the Unified Development Code (UDC). Specifically, the garage will be oriented towards Bourn Street and will make up the entire front elevation of the proposed home.

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 E. Bourn Street, Sam Houston, Emma Jane, and Throckmorton Street along with the proposed building elevations in the attached packet. Staff should note that the proposed home is *not* architecturally similar to other homes in the surrounding area due to the full brick exterior façade; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On April 26, 2024, staff mailed 109 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in favor of the applicant’s request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant’s request for a Specific Use Permit (SUP) for *Residential Infill in 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 ‘A’* 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 ‘B’* 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 Specific Use Permit (SUP) 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 May 14, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Chairman Deckard absent.





# 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 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]

OWNER Ricardo Alonso

APPLICANT Marisol ortiz

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS 2435 N central expressway

ADDRESS 2435 N central expressway  
suite #1270

CITY, STATE & ZIP Richardson, TX, 75080

CITY, STATE & ZIP Richardson TX, 75080

PHONE 214-307-4120

PHONE 469-881-2416

E-MAIL ricardo.alonso@confiahomes.com

E-MAIL marisol.ortiz@confiahomes.com

## NOTARY VERIFICATION [REQUIRED]

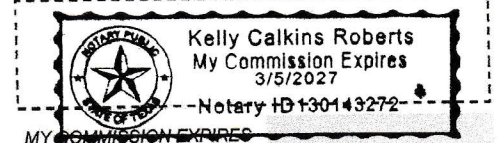
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ALONSO CARRILLO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Apr. 2024.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2024-018: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 302 E. Bourn Avenue

MF-14

EBOURN ST

SF-7

SAM HOUSTON ST

DAVE CROCKETT ST

EMMA-JANE ST

PD-52

C

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.



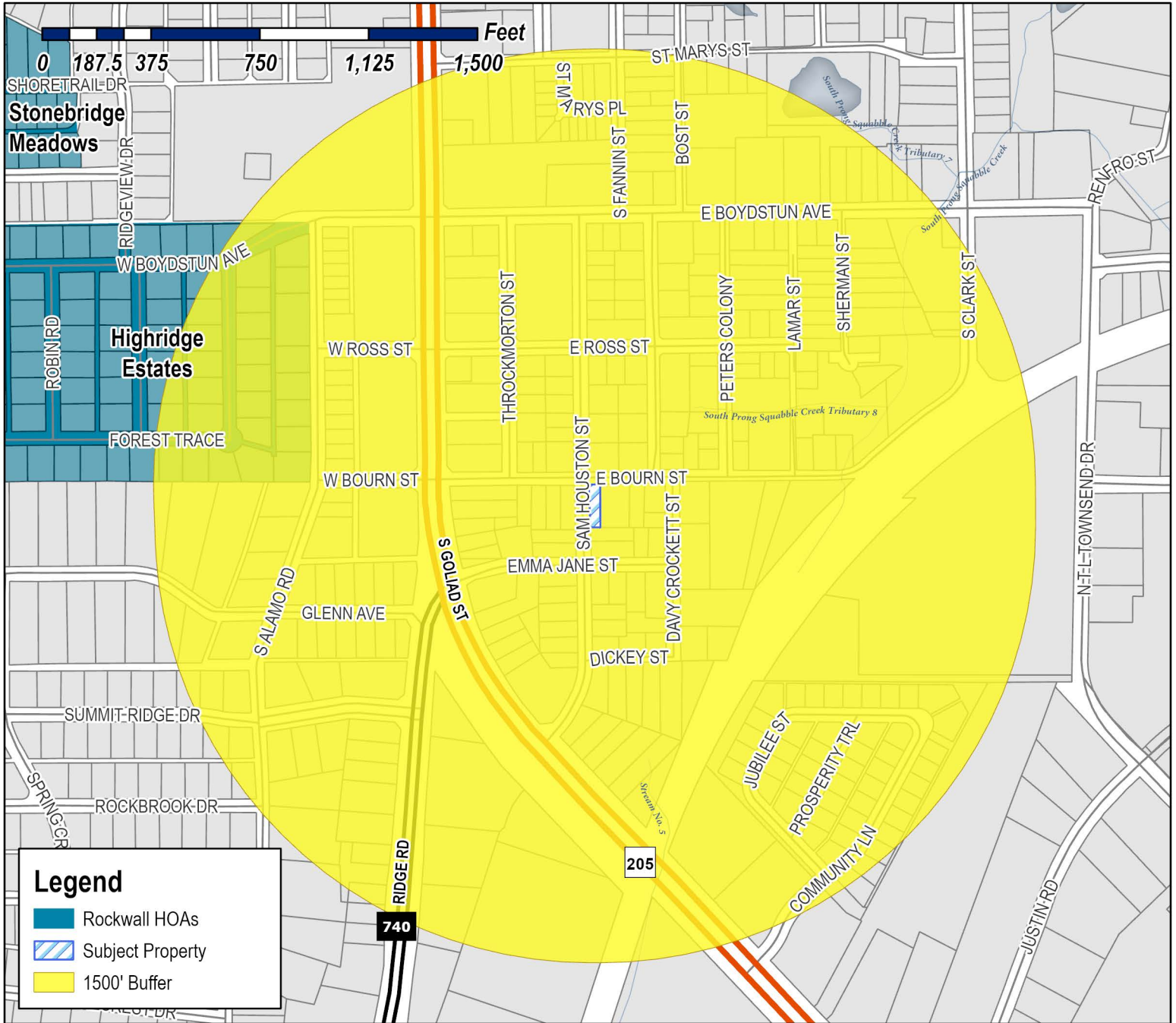




# City of Rockwall

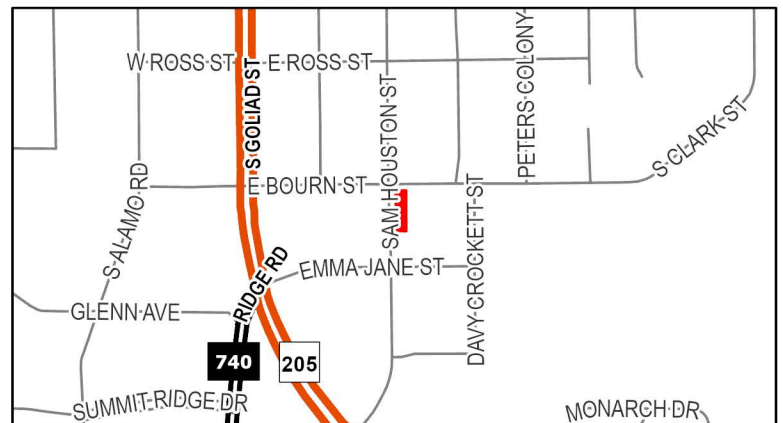
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2024-018  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 302 E. Bourn Street

**Date Saved:** 4/18/2024  
 For Questions on this Case Call (972) 771-7745



## Guevara, Angelica

---

**From:** Zavala, Melanie  
**Sent:** Thursday, April 25, 2024 12:20 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2024-018]  
**Attachments:** HOA Map (04.18.2024).pdf; Public Notice (P&Z) (04.23.2024).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 April 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 14, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 20, 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>.

### **Z2024-018: 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'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 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





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:

## Z2024-018: 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'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 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, May 14, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 20, 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, May 20 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. Z2024-018: 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:   
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

**Case No. Z2024-018: 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.

[Redacted area]

Name:

*J. Jean Sonia*

Address:

[Redacted address]

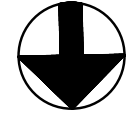
Tex. Loc. Gov. Code Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

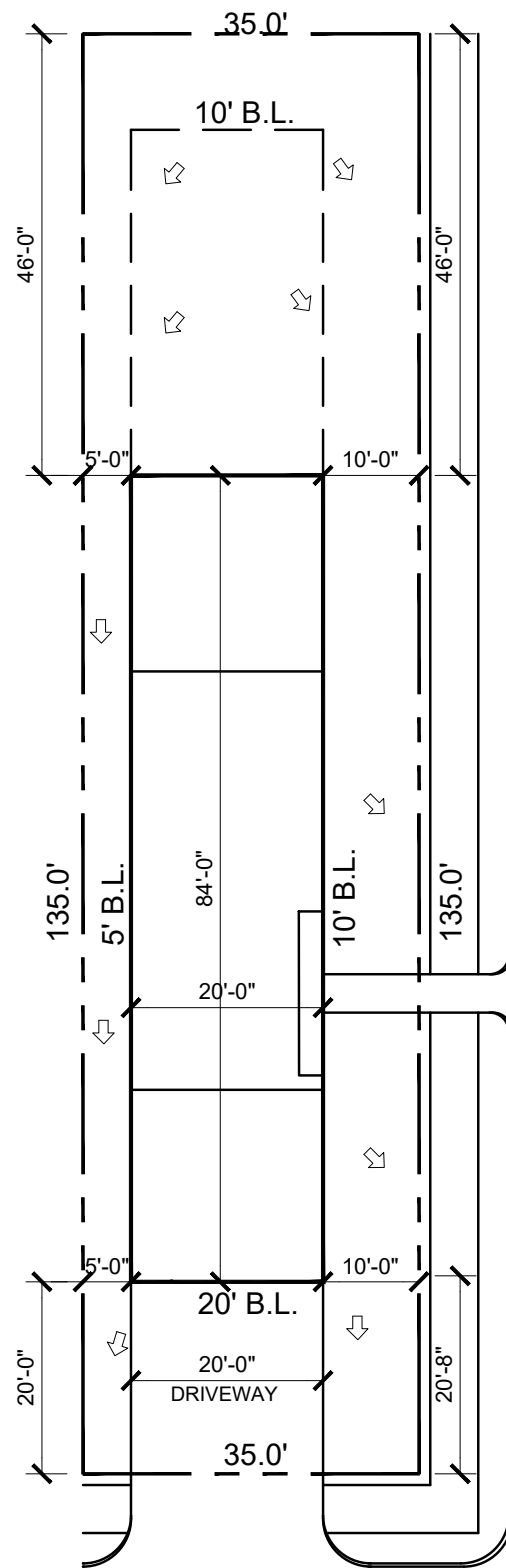
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH  
SCALE: 1"=20'



302 BOURN AVE

HOUSTON ST

Type " B " Drainage

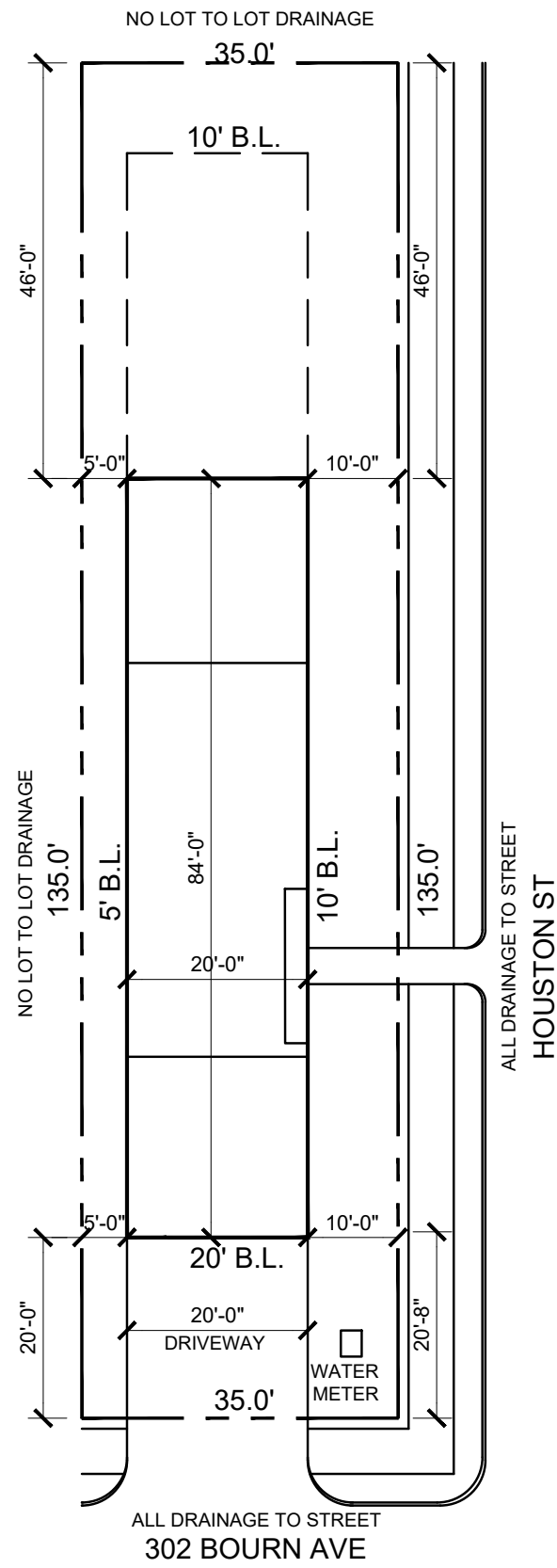
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK

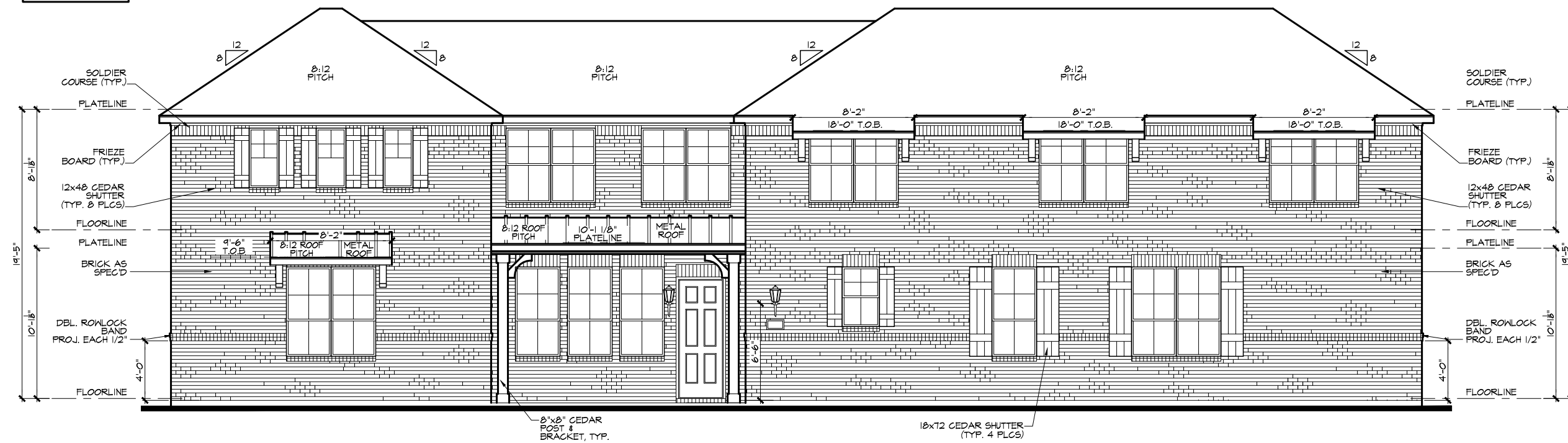
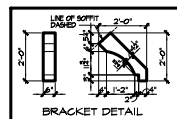


NORTH  
SCALE: 1"=20'



Type " B " Drainage





**FRONT ELEVATION**

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

PLAN NO. 2876

CONFIA HOMES  
305 BOURN ST

REVISIONS:  
PRR #

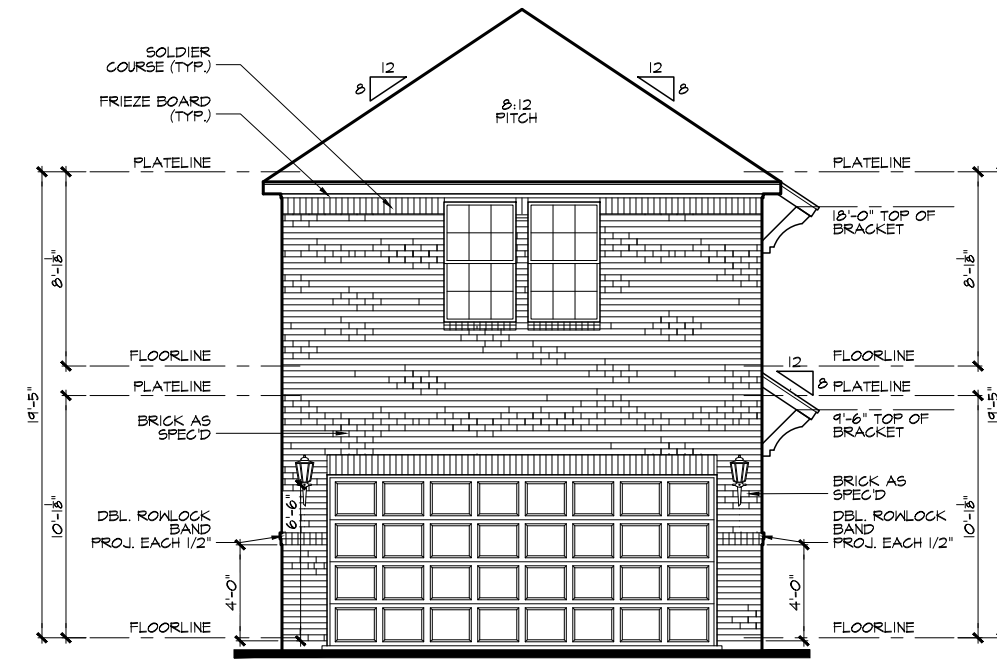
Drawn By:  
AW

Plan Number

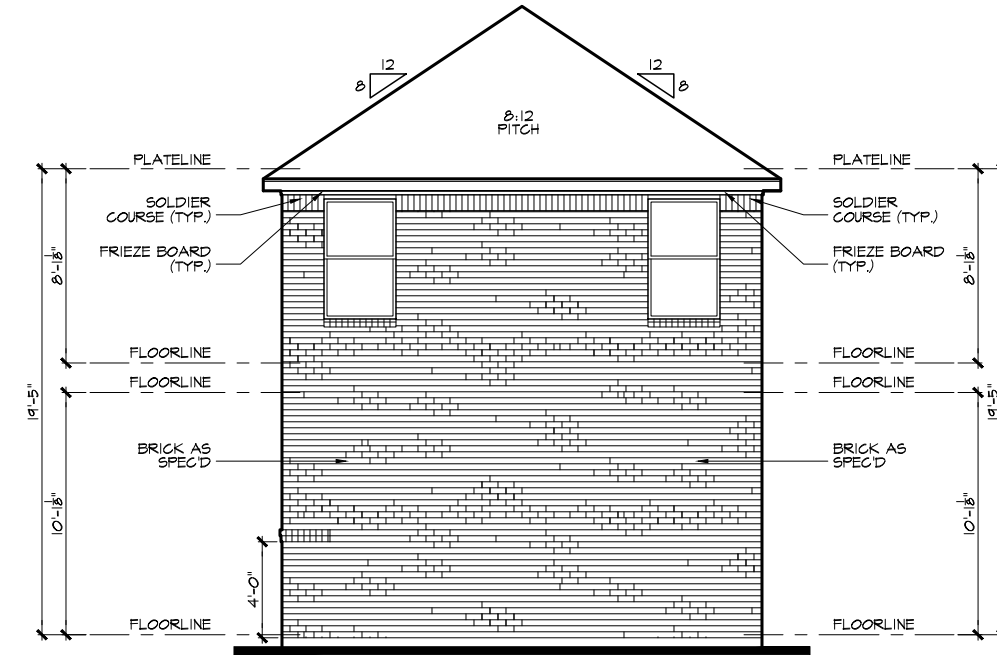
2876

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

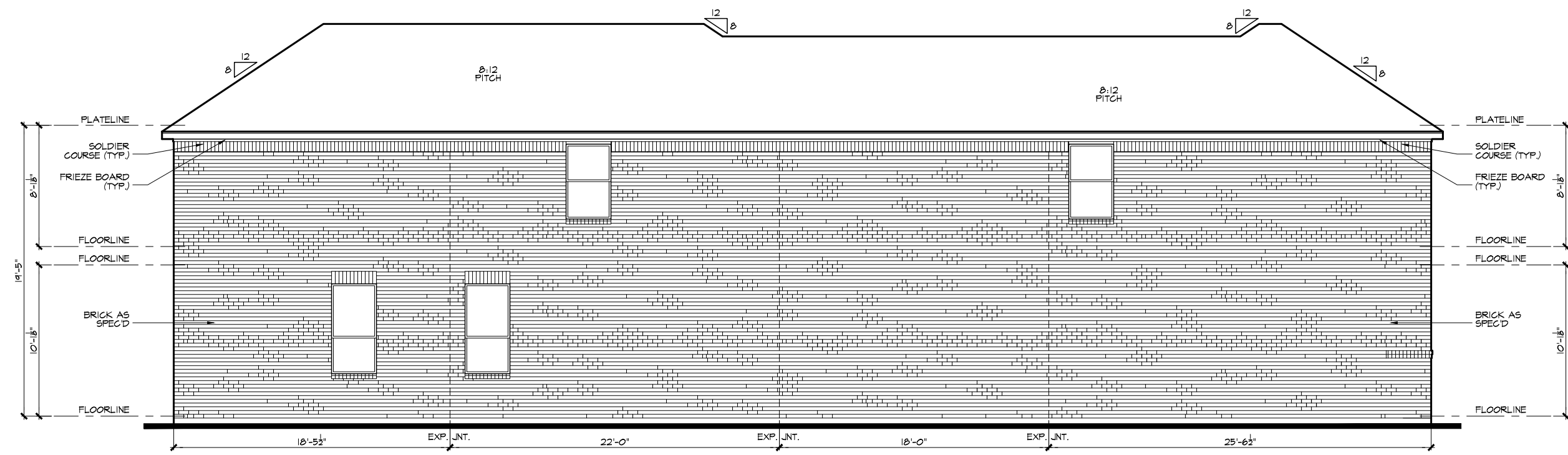
REVISIONS:  
PRR #

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

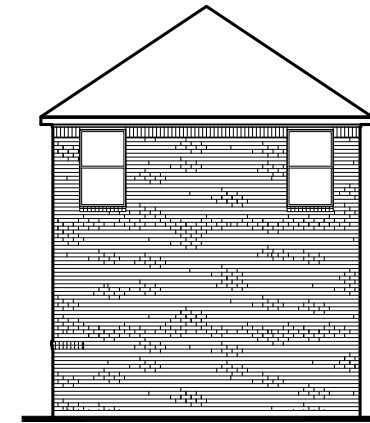
Plan Number  
2876

A3  
4 of 11



**FRONT ELEVATION**

SCALE: NTS

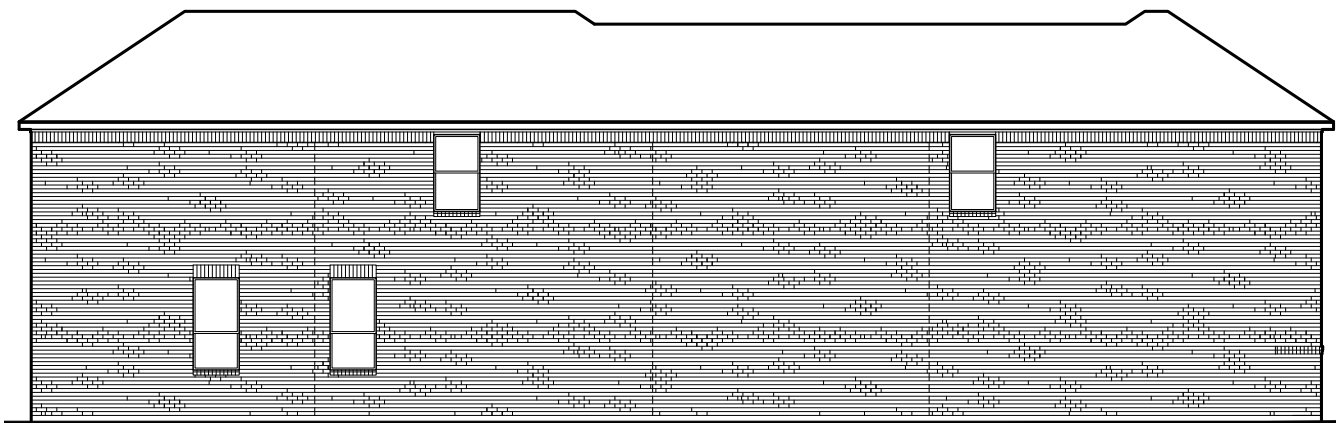


**RIGHT ELEVATION**

SCALE: NTS

BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	678 S.F.	0 S.F.	100%
FRONT	2nd FLR.	463 S.F.	0 S.F.	100%
REAR	1st FLR.	822 S.F.	0 S.F.	100%
REAR	2nd FLR.	661 S.F.	0 S.F.	100%
LEFT	1st FLR.	92 S.F.	0 S.F.	100%
LEFT	2nd FLR.	134 S.F.	0 S.F.	100%
RIGHT	1st FLR.	205 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	133 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1797 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1391 S.F.	0 S.F.	100%
GRAND TOTAL AREA		3188 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

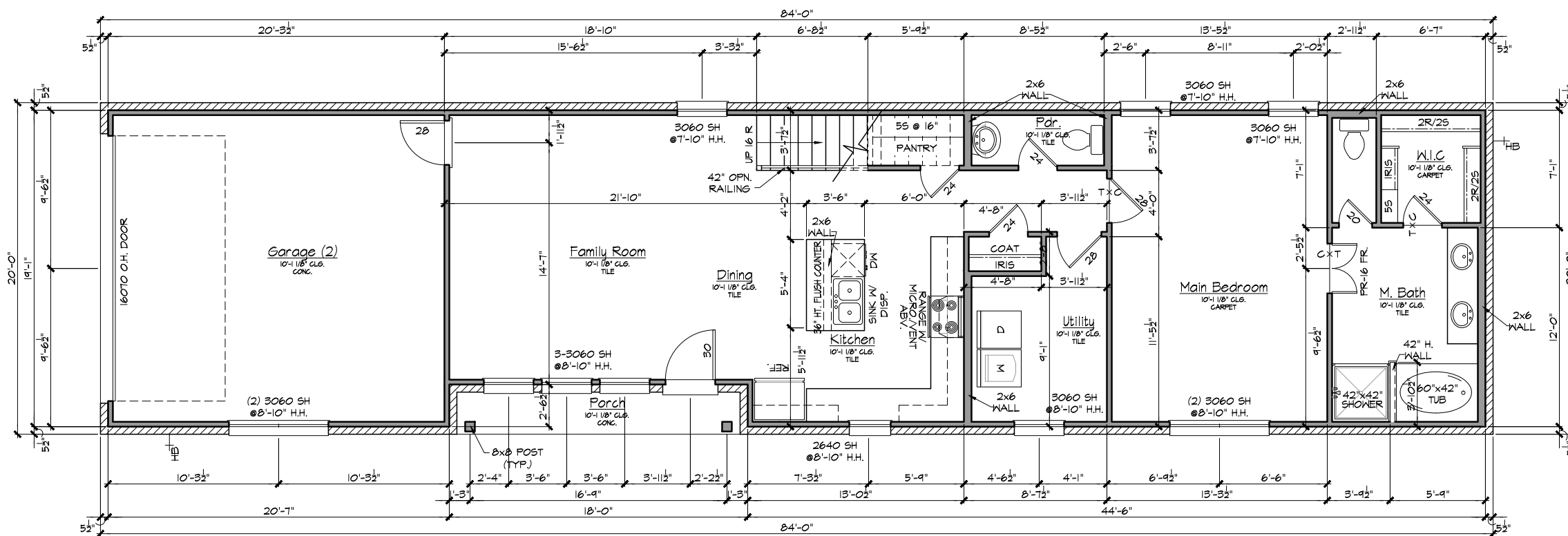
REVISIONS:  
PRR #

Drawn By:  
AW

Plan Number:  
2876

BCI  
11 of 11

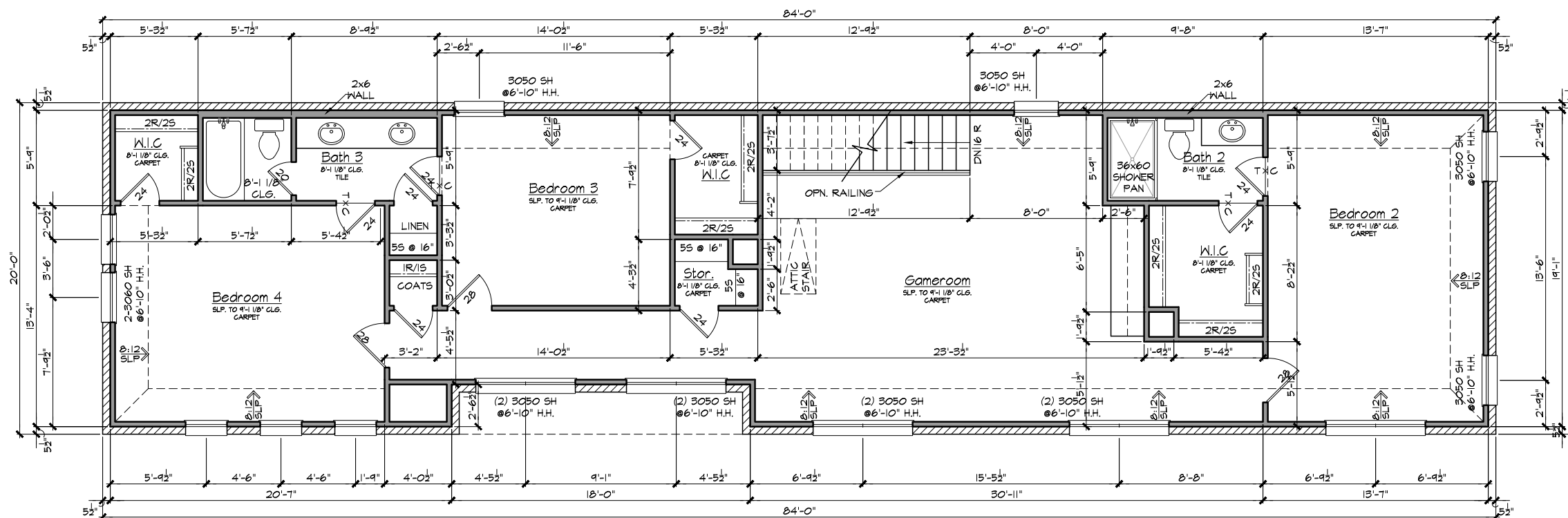




**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

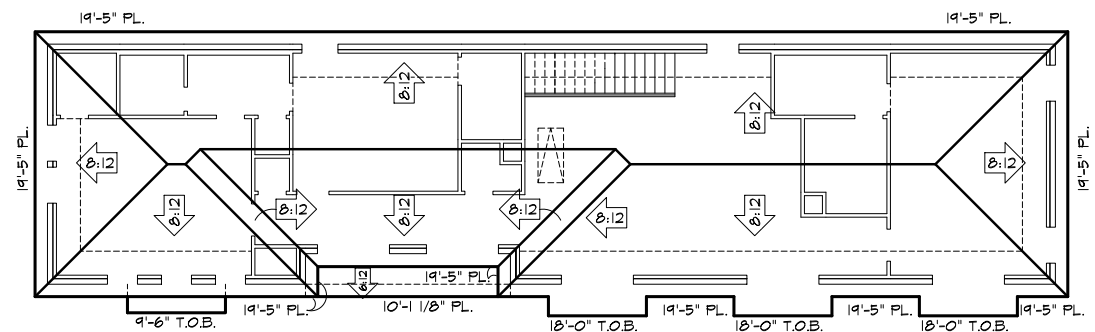
**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.  
 2. ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.  
 3. ALL PLUMBING WALLS TO BE 5 1/2".

AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1220 S.F.
SECOND FLOOR	1569 S.F.
<b>TOTAL AREA</b>	<b>2789 S.F.</b>
GARAGE	417 S.F.
COVERED PORCH	43 S.F.
OUTDOOR LIVING	0 S.F.
<b>TOTAL UNDER ROOF</b>	<b>3249 S.F.</b>
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"



**SECOND FLOOR PLAN**

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

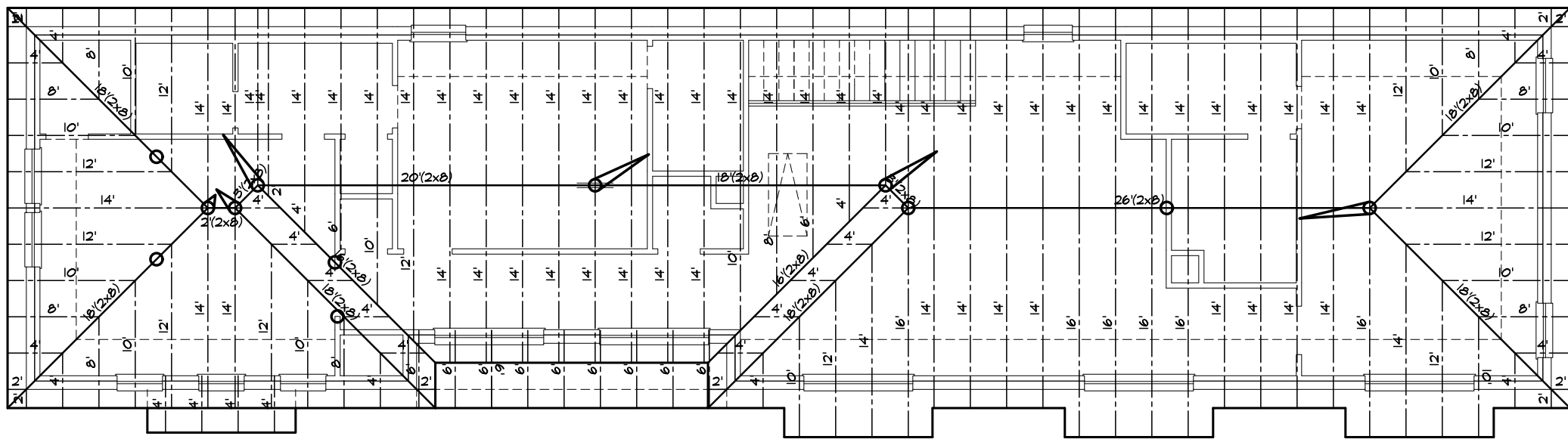


**ROOF PLAN**

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

- ROOF NOTES:**
1. ROOF PITCH 8:12. UNLESS NOTED OTHERWISE.
  2. ARROWS INDICATE DRAINAGE.

ATTIC VENT CALCULATIONS	
2876	
TOTAL ROOF AREA (INCLD. OVERHANG)	1948 S.F.
TOTAL MINIMUM VENTED FREE AREA REQ'D=(ROOF AREA / 300)	6.49 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

Plan Number  
2876

A6  
7 of 11



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
206 E. Bourn Street	Single-Family Home	1996	1,320	N/A	Birck and Siding
208 E. Bourn Street	Single-Family Home	2003	1,798	160	Siding
906 Sam Houston	Single-Family Home	2004	2,076	N/A	Brick and Siding
208 Emma Jane	Single-Family Home	2019	2,430	N/A	Brick
905 Sam Houston	Single-Family Home	1967	902	120	Siding
907 Sam Houston	Single-Family Home	1997	960	120	Siding
302 E. Bourn Street	Vacant	N/A	N/A	N/A	N/A
304 E. Bourn Street	Single-Family Home	2021	3,431	N/A	Stucco
301 E. Bourn Street	Church	N/A	N/A	N/A	Siding
207 E. Bourn Street	Single-Family Home	1995	1,700	N/A	Brick and Siding
203 E. Bourn Street	Single-Family Home	1960	1,464	60	Brick and Metal
815 Throckmorton Street	Single-Family Home	2004	1,756	N/A	Brick and Siding
AVERAGES:		1997	1,784	115	





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



206 E. Bourn Street



208 E. Bourn Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



906 Sam Houston



208 Emma Jane





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



905 Sam Houston



907 Sam Houston





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



302 E. Bourn Street



304 E. Bourn Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



301 E. Bourn Street



207 E. Bourn Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



203 E. Bourn Street



815 Throckmorton Street

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 3<sup>rd</sup> DAY OF JUNE, 2024.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 20, 2024

2<sup>nd</sup> Reading: June 3, 2024

**Exhibit 'A':**  
*Location Map*

Address: 302 E. Bourn Street

Legal Description: Lot 49 of the Canup's Addition

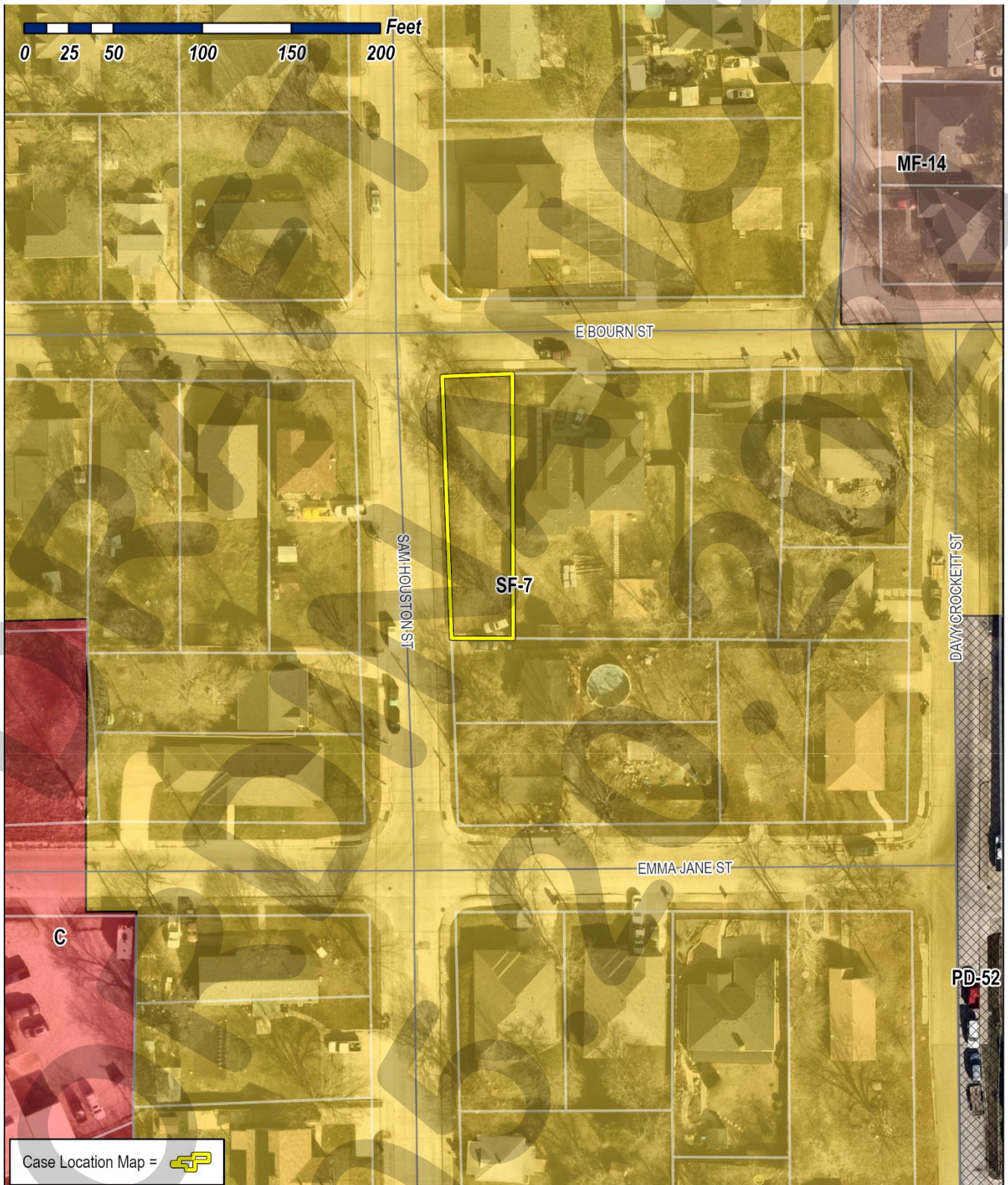


Exhibit 'B':  
Residential Plot Plan

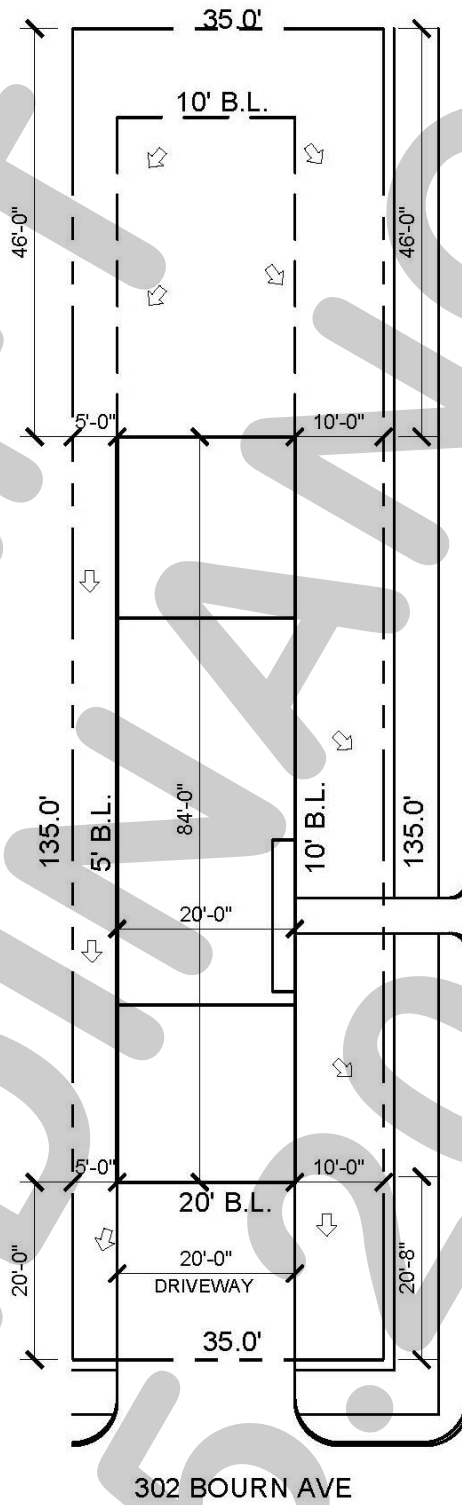
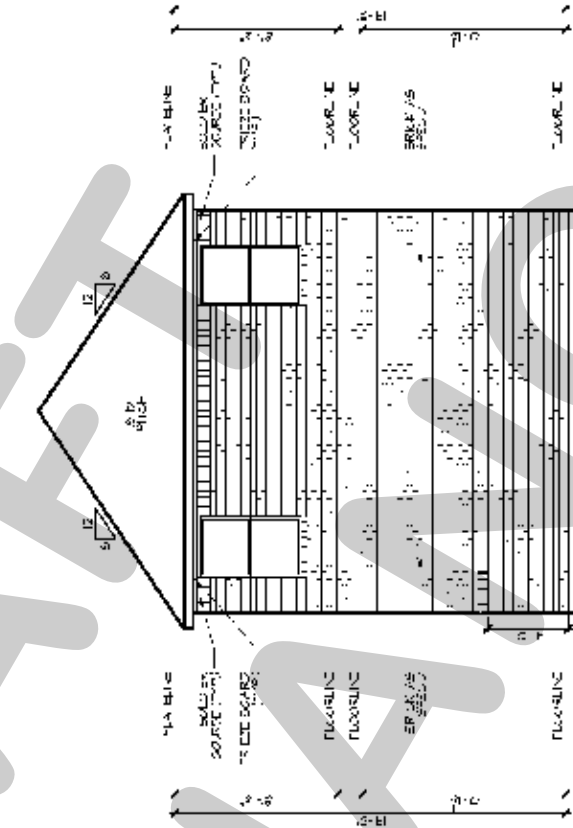


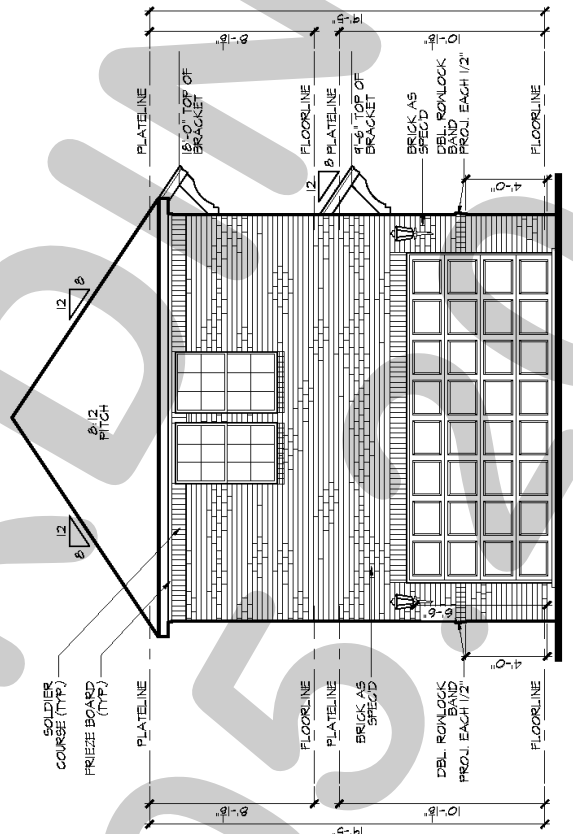




Exhibit 'C':  
Building Elevations



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



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



June 4, 2024

TO: Marisol Ortiz  
2435 N. Central Expressway  
Suite #1270  
Richardson, TX 75080

CC: Ricardo Alonso  
2435 N. Central Expressway  
Suite #1270  
Richardson, TX 75080

FROM: Angelica Guevara  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2024-018; *Specific Use Permit (SUP) For Residential Infill in an Established Subdivision at 302 E. Bourm Street*

Ms. Ortiz:

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 June 3, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
  - (b) 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.
  - (c) 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.

Planning and Zoning Commission

On May 14, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Chairman Deckard absent.

City Council

On May 20, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On June 3, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Campbell absent.

Included with this letter is a copy of *Ordinance No. 24-22, S-333*, 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) 772-6438.

Sincerely,



Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 24-22

SPECIFIC USE PERMIT NO. S-333

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.

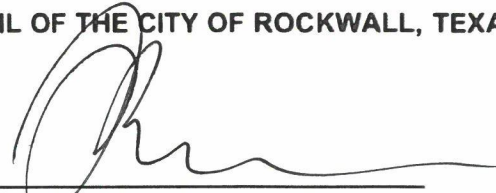
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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.

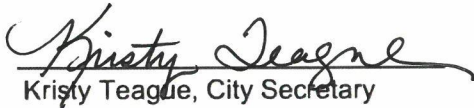
**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>rd</sup> DAY OF JUNE, 2024.

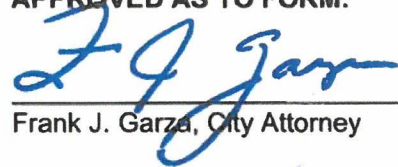


Trace Johannesen, Mayor

ATTEST:

  
Kristy Teague, City Secretary

APPROVED AS TO FORM:

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: May 20, 2024

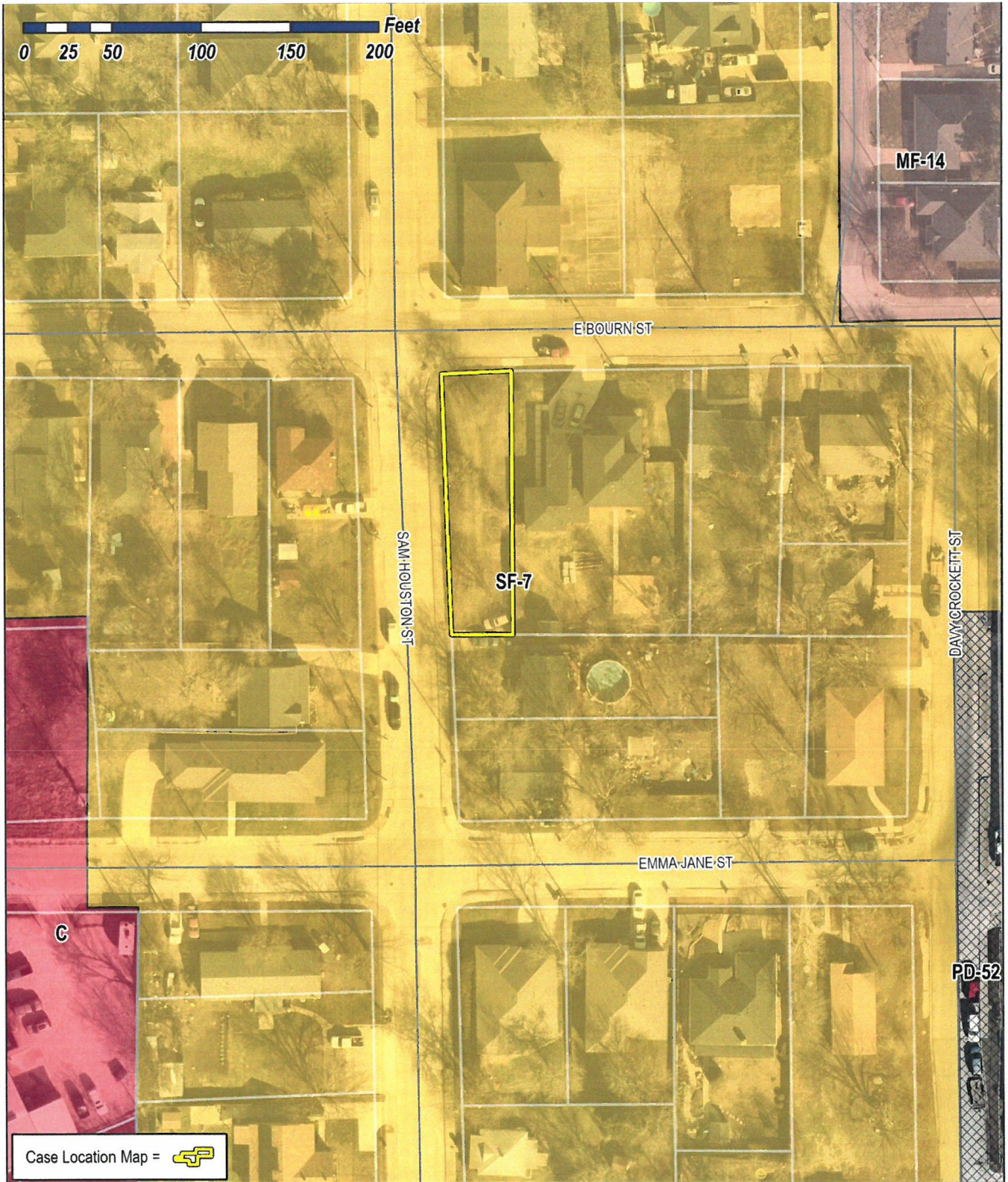
2<sup>nd</sup> Reading: June 3, 2024



**Exhibit 'A':  
Location Map**

Address: 302 E. Bourn Street

Legal Description: Lot 49 of the Canup's Addition



**Exhibit 'B':**  
*Residential Plot Plan*

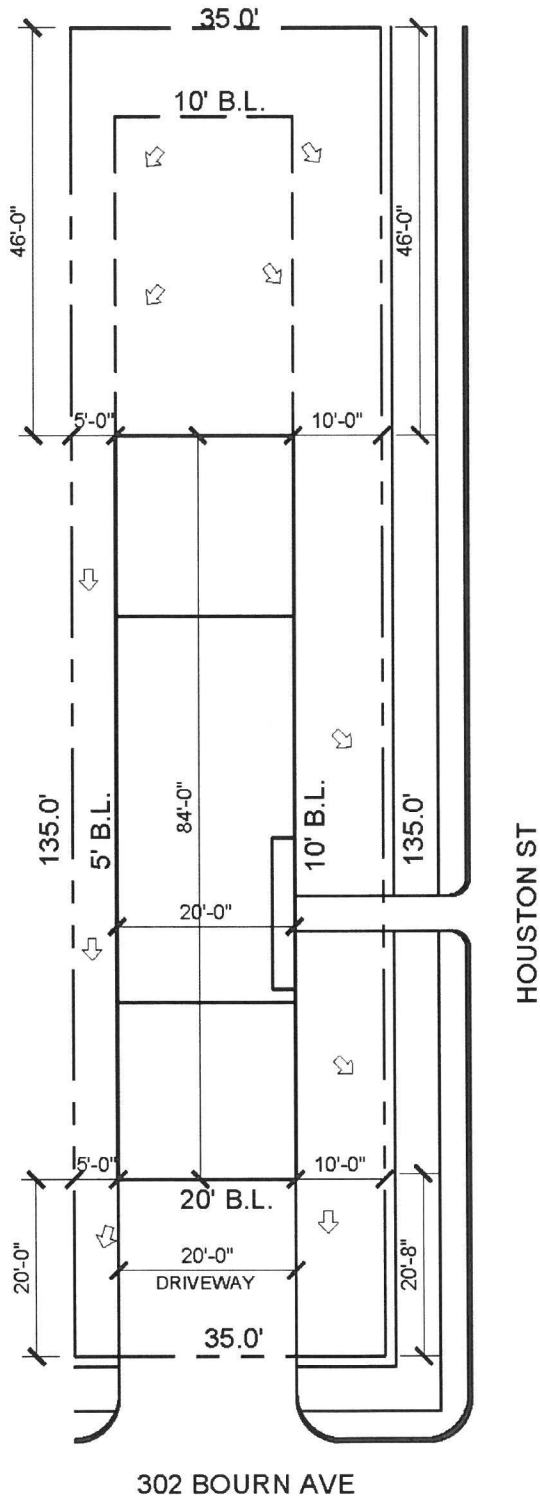
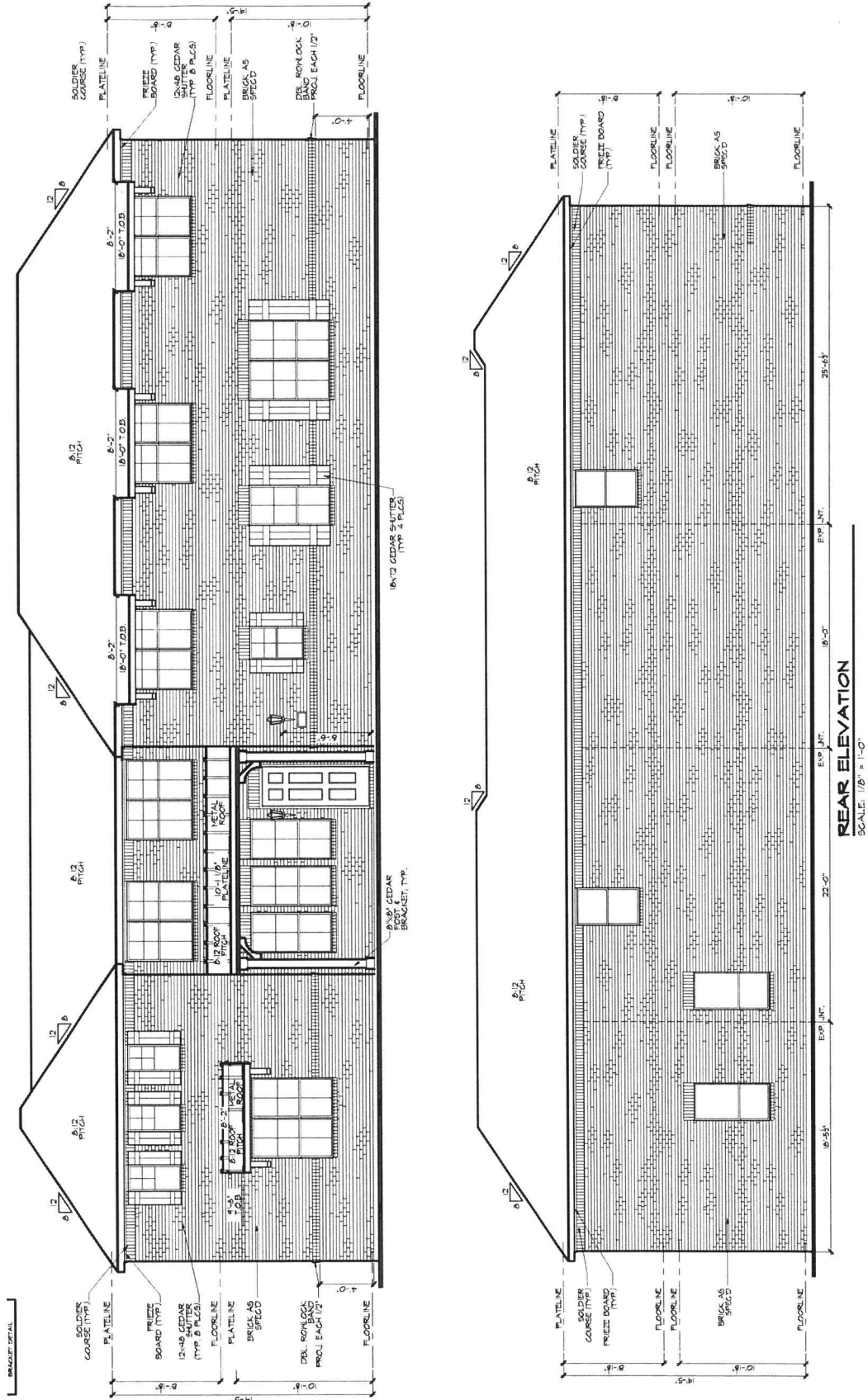


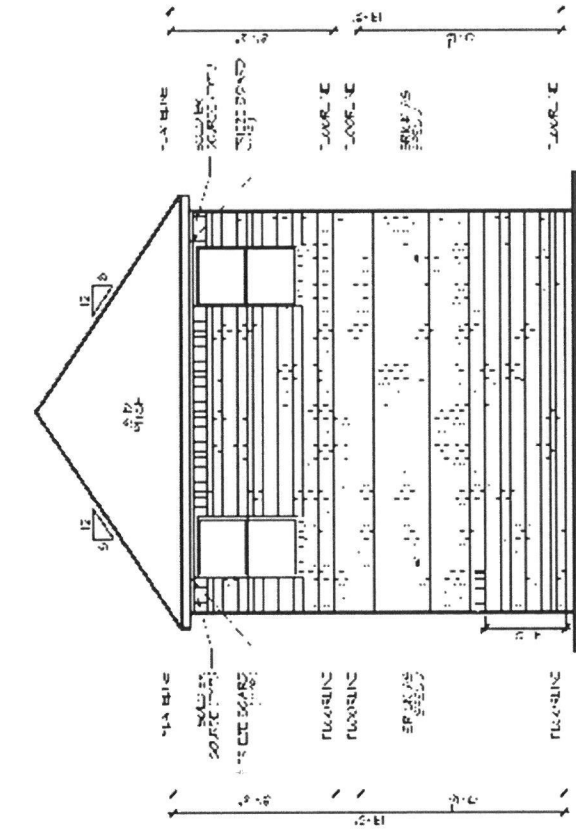


Exhibit 'C':  
Building Elevations

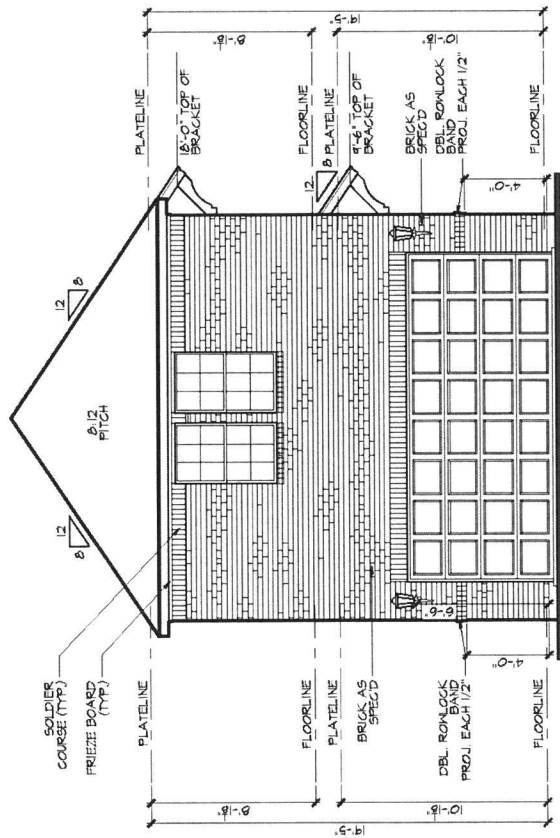


REAR ELEVATION  
SCALE: 1/8" = 1'-0"

**Exhibit 'C':  
Building Elevations**



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



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