

# 215 # 219. 30



# 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 511 Bourn St Rockwall TX 75087

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE <u>0.240</u>	LOTS [CURRENT] _____
	LOTS [PROPOSED] _____

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

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

<input checked="" type="checkbox"/> OWNER <u>Javier Silva</u>	<input type="checkbox"/> APPLICANT <u>Javier Silva</u>
CONTACT PERSON <u>Javier Silva</u>	CONTACT PERSON <u>Javier Silva</u>
ADDRESS <u>511 Bourn St.</u>	ADDRESS <u>58. Windsor Rockwall TX 75082</u>
CITY, STATE & ZIP <u>Rockwall TX 75087</u>	CITY, STATE & ZIP _____
PHONE <u>972-814 9462</u>	PHONE <u>9</u>
E-MAIL <u>support@JMS Custom Homes.net</u>	E-MAIL <u>Support@JMS Custom Homes.net</u>

**NOTARY VERIFICATION [REQUIRED]**

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

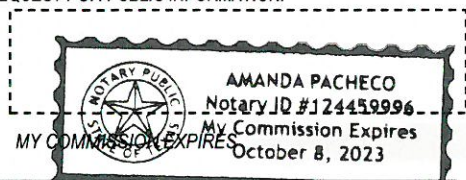
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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."

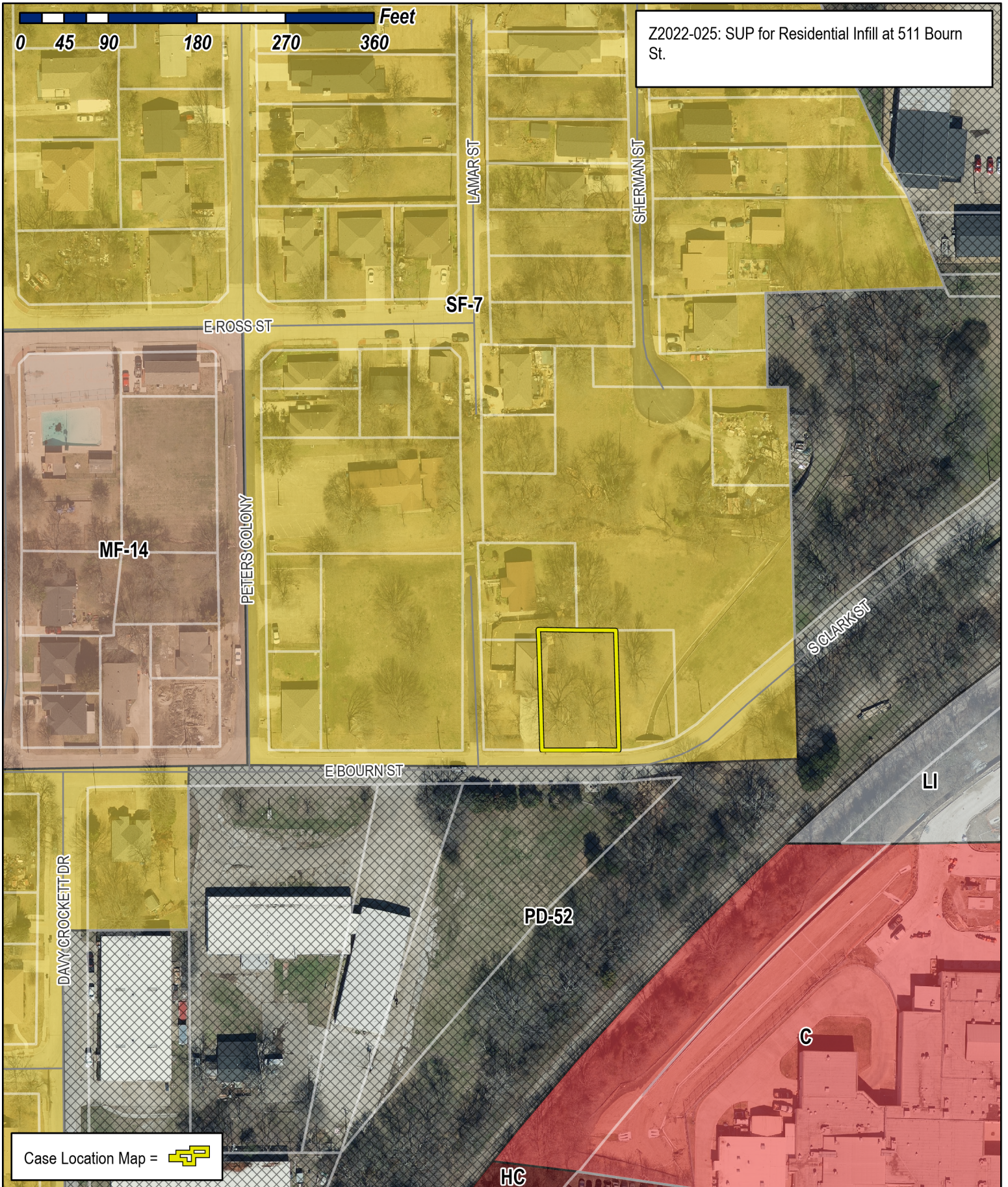
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature: Amanda Pacheco]*





# City of Rockwall

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

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

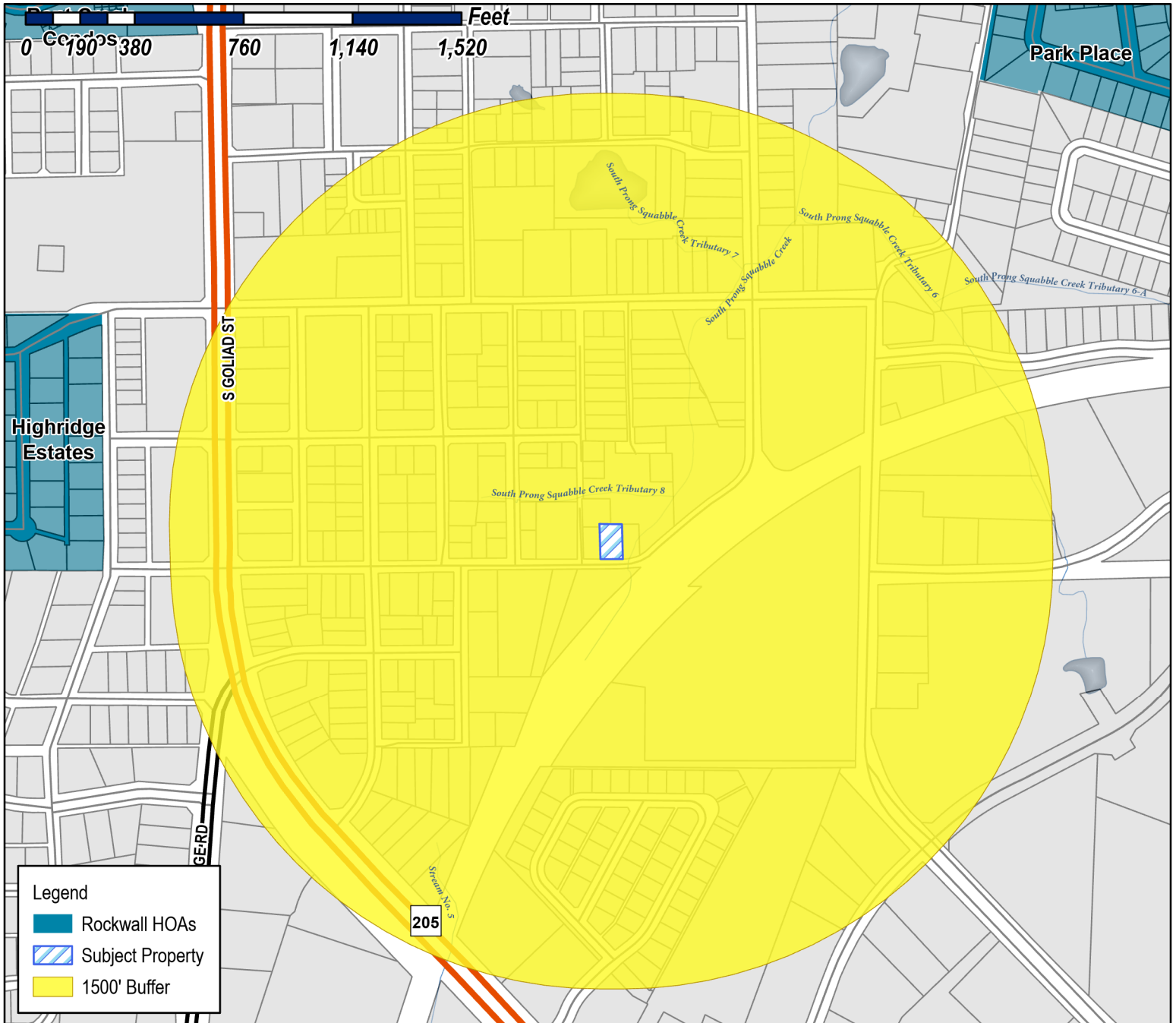




# City of Rockwall

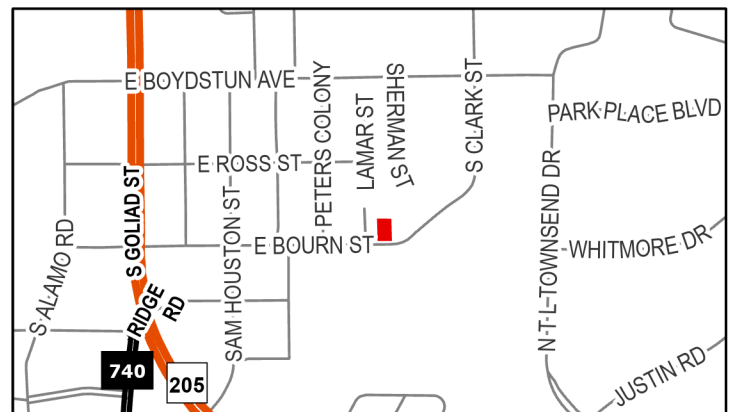
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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



**Case Number:** Z2022-025  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single Family 7 (SF-7) District  
**Case Address:** 511 Bourn St.

**Date Saved:** 5/20/2022  
 For Questions on this Case Call (972) 771-7745

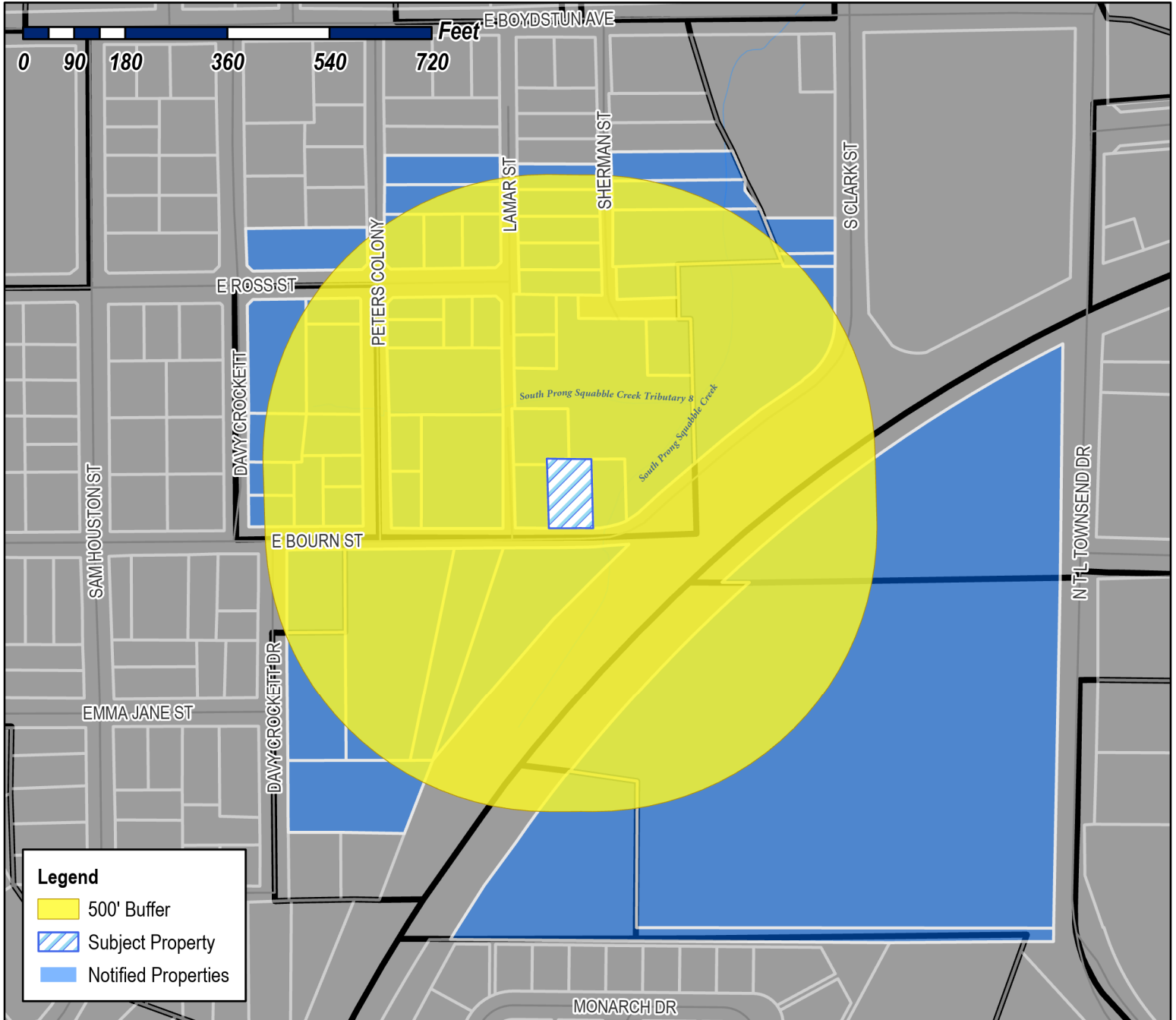




# City of Rockwall

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

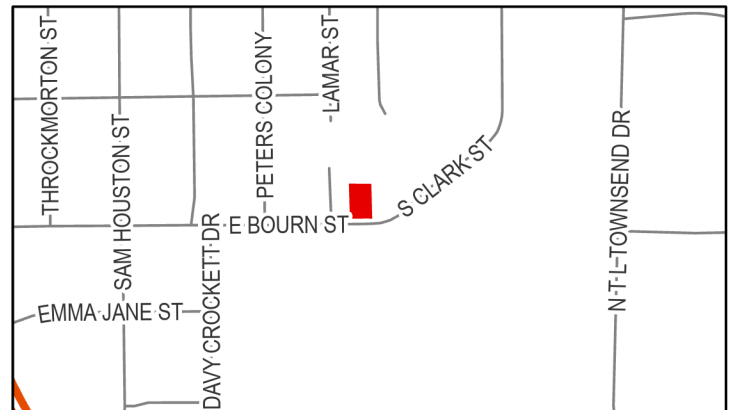
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Legend**

- 500' Buffer
- Subject Property
- Notified Properties

**Case Number:** Z2022-025  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single Family 7 (SF-7) District  
**Case Address:** 511 Bourn St.



**Date Saved:** 5/20/2022  
 For Questions on this Case Call (972) 771-7745

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

KAUFMANN PROPERTIES LLC  
DOUGLAS A KAUFMANN  
627 SORITA CIR  
HEATH, TX 75032

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC  
DOUGLAS A KAUFMANN  
627 SORITA CIR  
HEATH, TX 75032

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

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

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75032

JOHNSON SCOTT  
709 STILLWATER DR  
ROCKWALL, TX 75087

STRANGE EMERSON JR  
1521 NOVEL CT  
GARLAND, TX 75040

DENSON PATRICIA STRANGE  
713 SHERMAN ST  
ROCKWALL, TX 75087

HALL WILLA O  
815 DAVY CROCKETT ST  
ROCKWALL, TX 75087

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

ALLEN DONNA ANETTE AND  
JACQUELINE YVETTE JACOBS AND JEFFREY  
DWAYNE JACOBS  
5961 CONNIE LANE  
ROCKWALL, TX 75032

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

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

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

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

ESPINOZA SYLVIA AND  
JOSEPH FABIAN PEREZ  
604 ROSS STREET  
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE  
712 PETERS COLONY  
ROCKWALL, TX 75087

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

HASS DANIEL & AMBER  
801 PETERS COLONY  
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS  
CHURCH  
423 WILLOW RIDGE CIRCLE  
ROCKWALL, TX 75032

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

CONLON MICHAEL SHAWN  
708 SHERMAN ST  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040

HEJI PAUL M  
709 PETERS COLONY  
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E  
715 PETERS COLONY  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD  
C/O GENESEE & WYOMING RAILROAD  
1940 ENCHANTED WAY 201  
GRAPEVINE, TX 76051

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

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

BARRON BLAKELEIGH  
811 DAVY CROCKETT ST  
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI  
308 STONEBRIDGE DR  
ROCKWALL, TX 75087

CANALES ZAMORA FAMILY TRUST  
ROMAN FRANCISCO CANALES & ROSA MARIA  
ZAMORA MIRANDA-TRUSTEE  
P O BOX 291  
FATE, TX 75132

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

JOHNSON MELDRIA  
809 DAVY CROCKETT  
ROCKWALL, TX 75087

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

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

POTTS DANNY & VONDA  
1100 T L TOWNSEND DR  
ROCKWALL, TX 75087

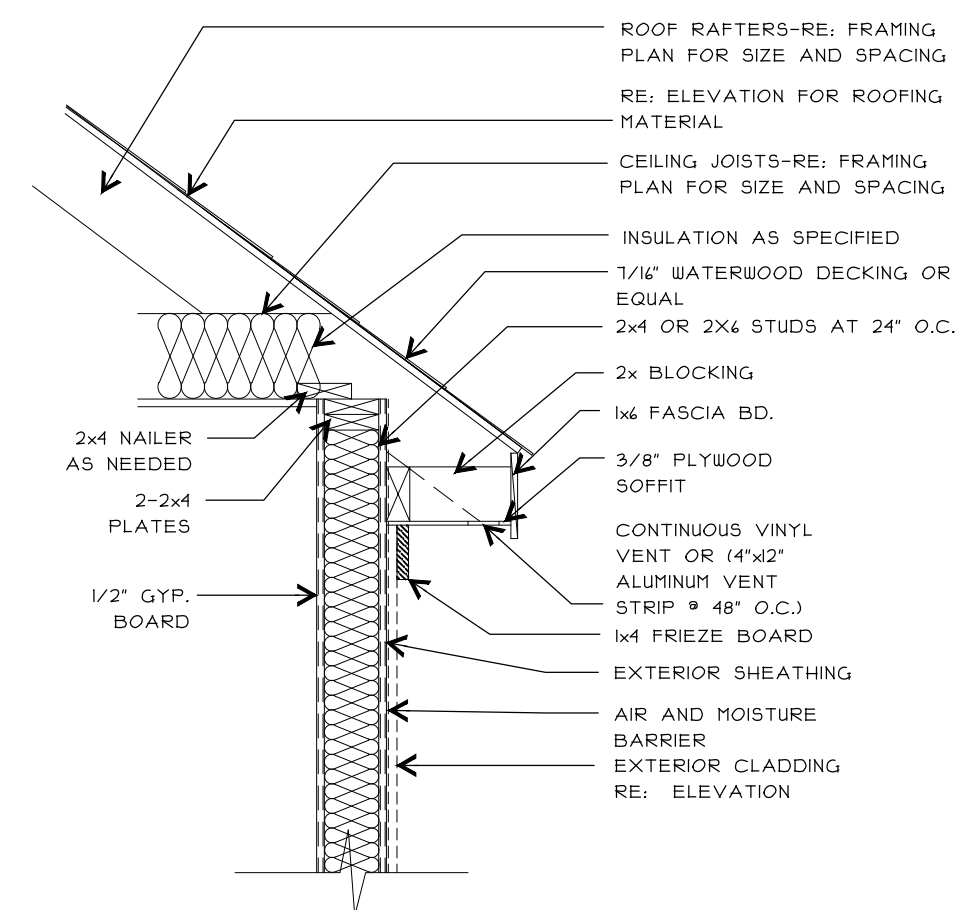
ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E RUSK ST SUITE 101  
ROCKWALL, TX 75087

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



**GENERAL NOTES:**

- 1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
- 2.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
- 3.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
- 4.) 1/2" MIN. DRYWALL THROUGHOUT, 5/8" TYPE "X" AT GARAGE CEILING AT WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLANS.
- 5.) GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREAS, LAUNDRY SPACES AND OTHER WET AREAS TO TYPE W.R. IDENTIFIED AND REFERRED TO AS "GREEN BOARD" OR EQUIVALENT.
- 6.) ALL EXTERIOR AND INTERIOR GLASS GLAZING TO COMPLY WITH LOCAL CODES.

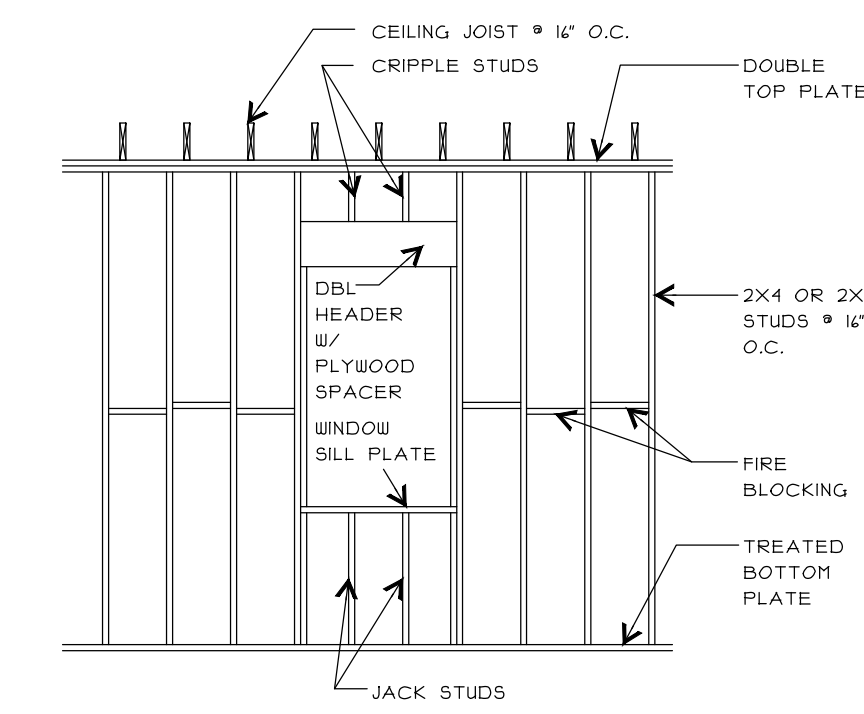


09 TYP. SOFFIT DETAIL  
SCALE: 1/4"=1'-0"

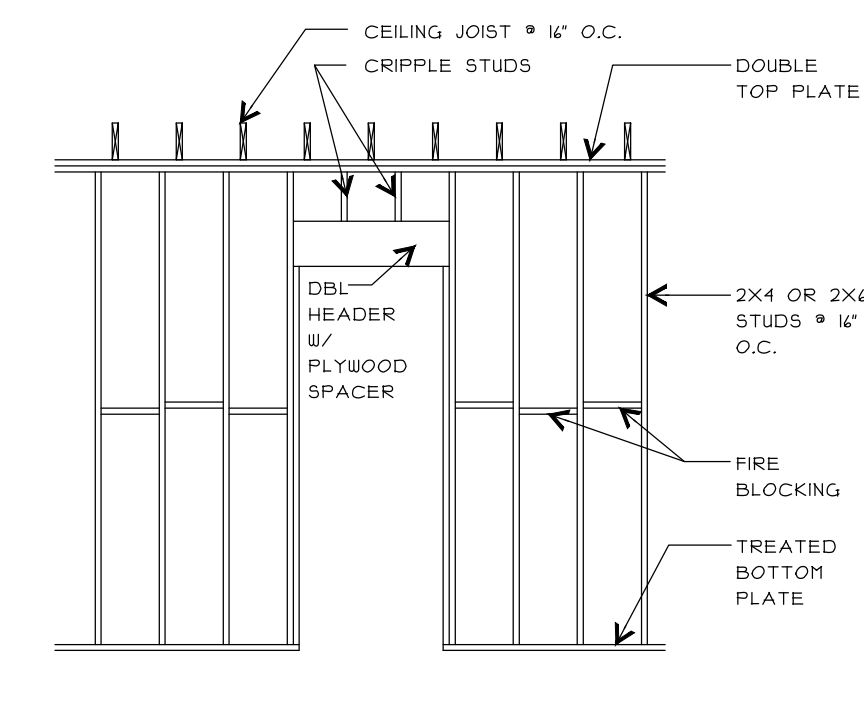
**NOTE:**

1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
2. FINAL MULLION DESIGN TO BE BY OWNER.

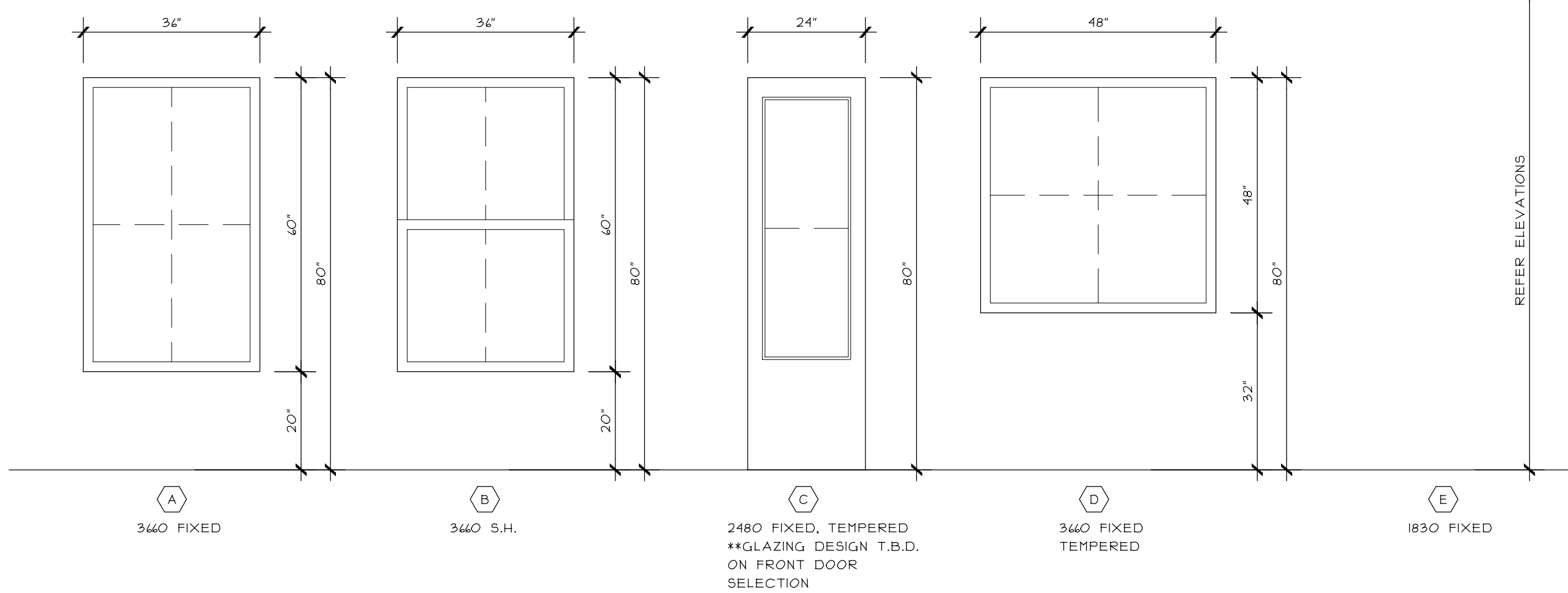
SQUARE FOOTAGE	AREAS
1989	FLOOR PLAN
439	2-CAR GARAGE
741	COVERED PORCH
97	COVERED PATIO
3266	TOTAL UNDER ROOF



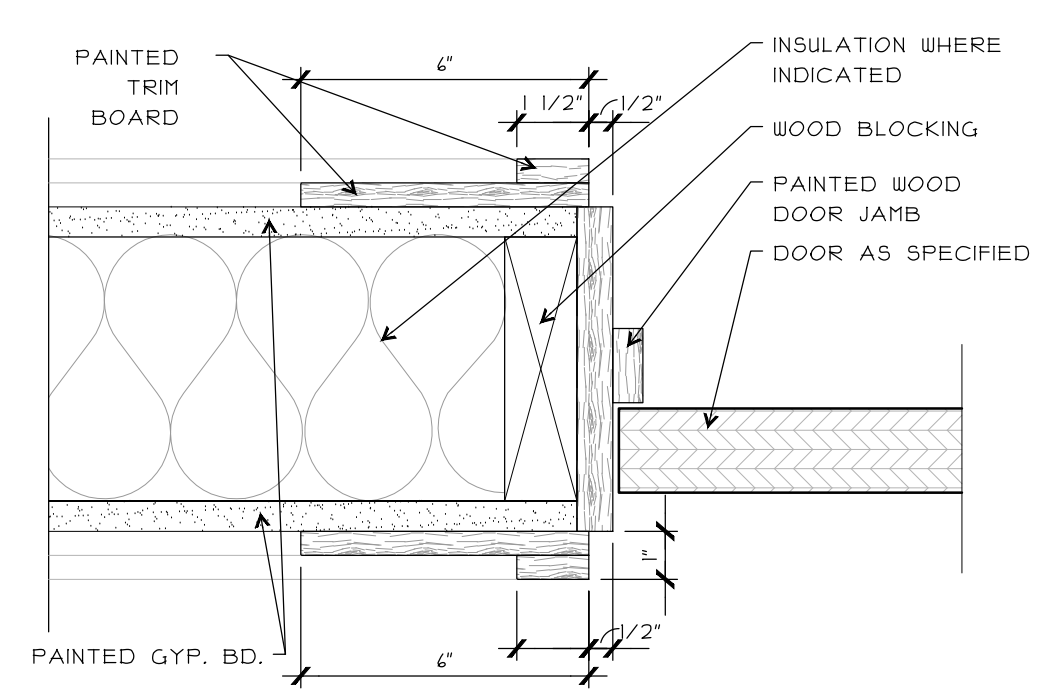
08 TYP. WINDOW FRAMING DIAGRAM  
SCALE: 1/4"=1'-0"



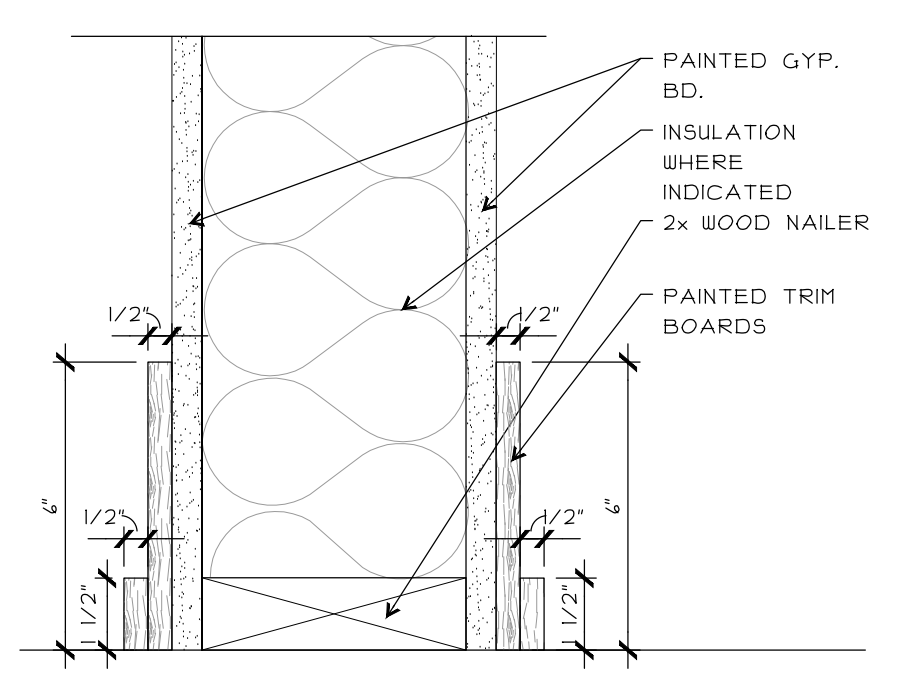
01 TYP. DOOR FRAMING DIAGRAM  
SCALE: 1/4"=1'-0"



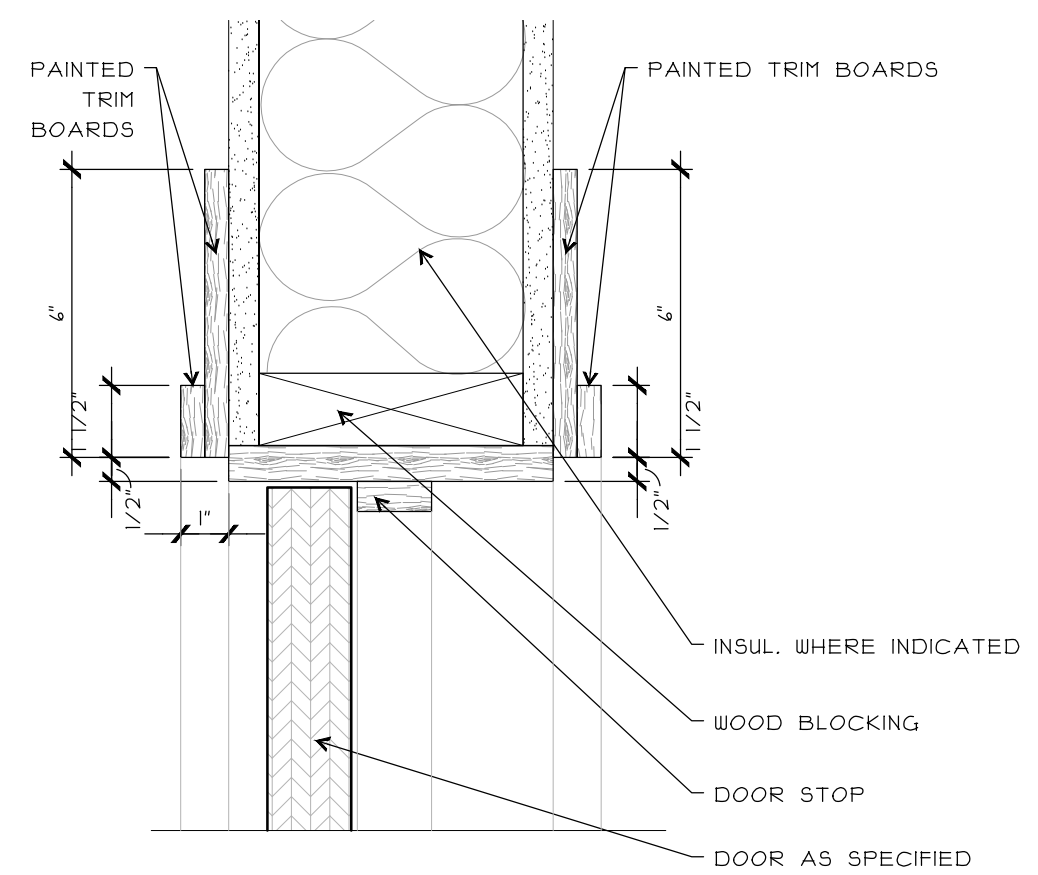
**WINDOW TYPES**



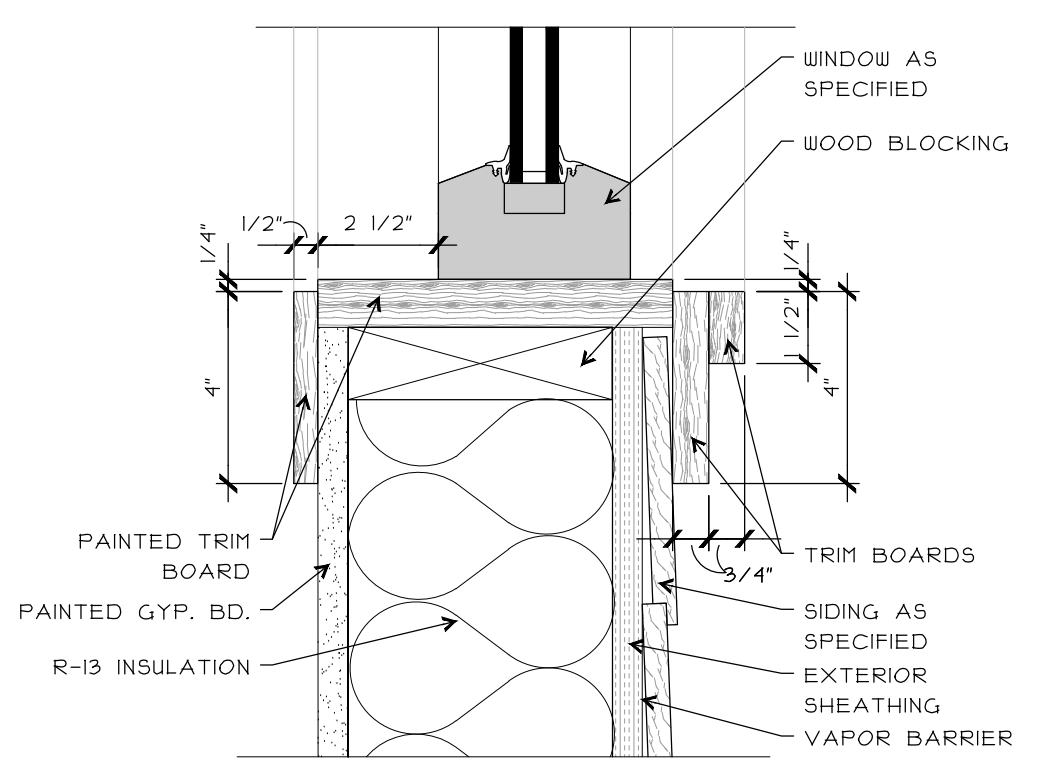
06 DOOR JAMB DETAIL  
SCALE: 3/4"=1'-0"



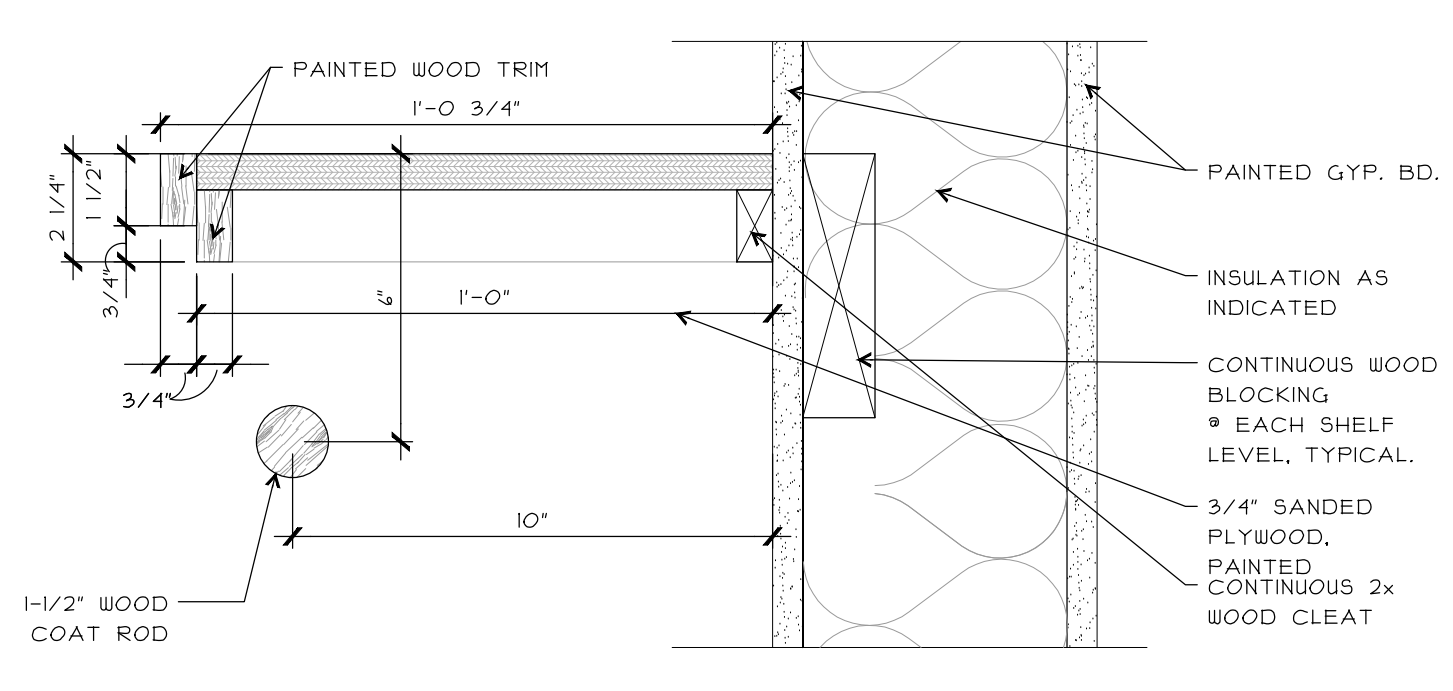
05 BASEBOARD DETAIL  
SCALE: 3/4"=1'-0"



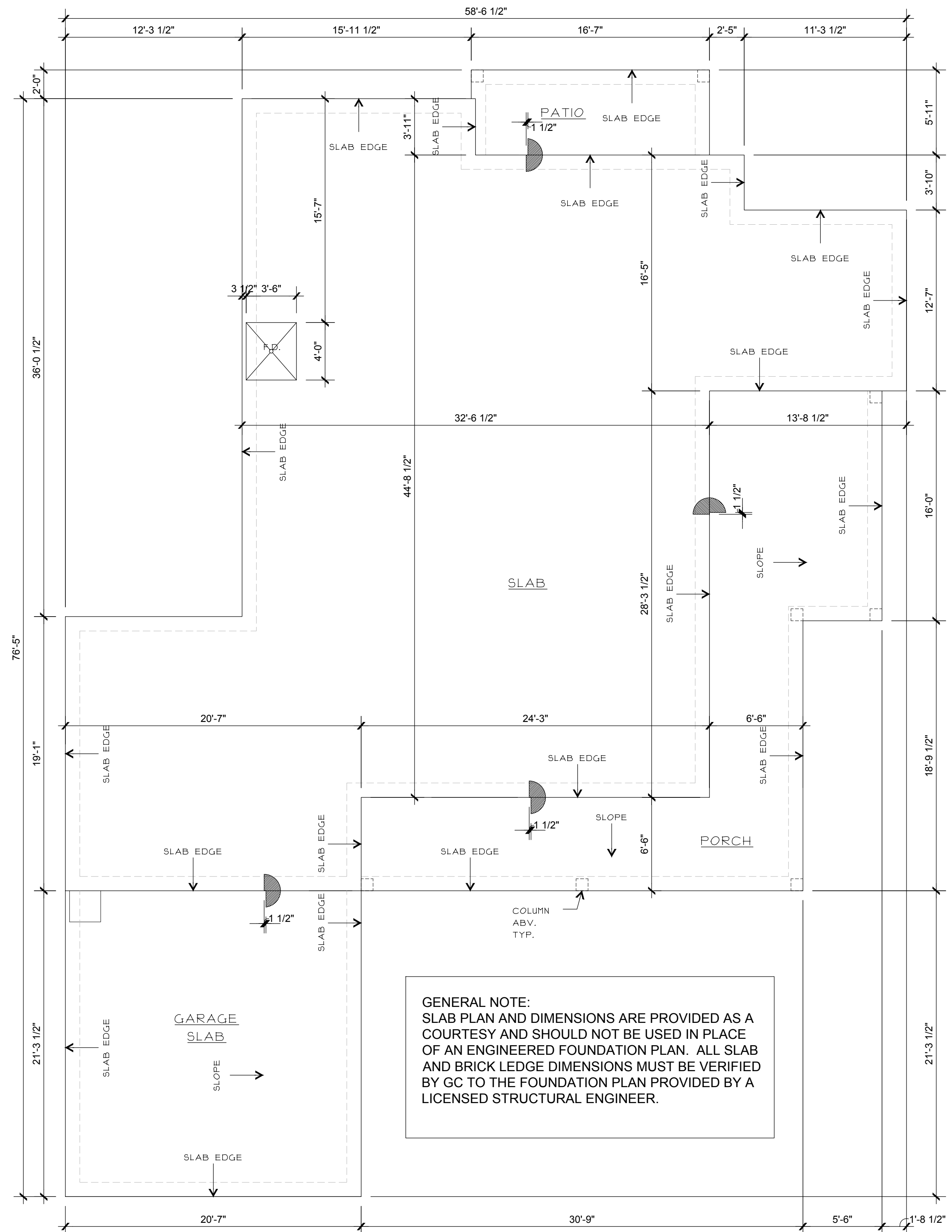
04 DOOR HEAD DETAIL  
SCALE: 3/4"=1'-0"



03 WINDOW SILL  
SCALE: 3/4"=1'-0"



02 TYPICAL SHELF DETAIL  
SCALE: 3/4"=1'-0"



01 ARCHITECTURAL SLAB PLAN  
SCALE: 3/16"=1'-0"



**NEW RESIDENCE**  
JMS CUSTOM HOMES

511 BOURN ST,  
ROCKWALL,  
TEXAS 75087

**ISSUE LOG**

DATE	DESCRIPTION
05/11/22	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

**ISSUED FOR:**

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: JAVIER SILVA  
CONTRACTOR: support@jmscustomhomes.net  
DESIGNER: PATRA PHILIPS

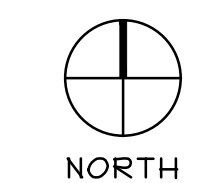
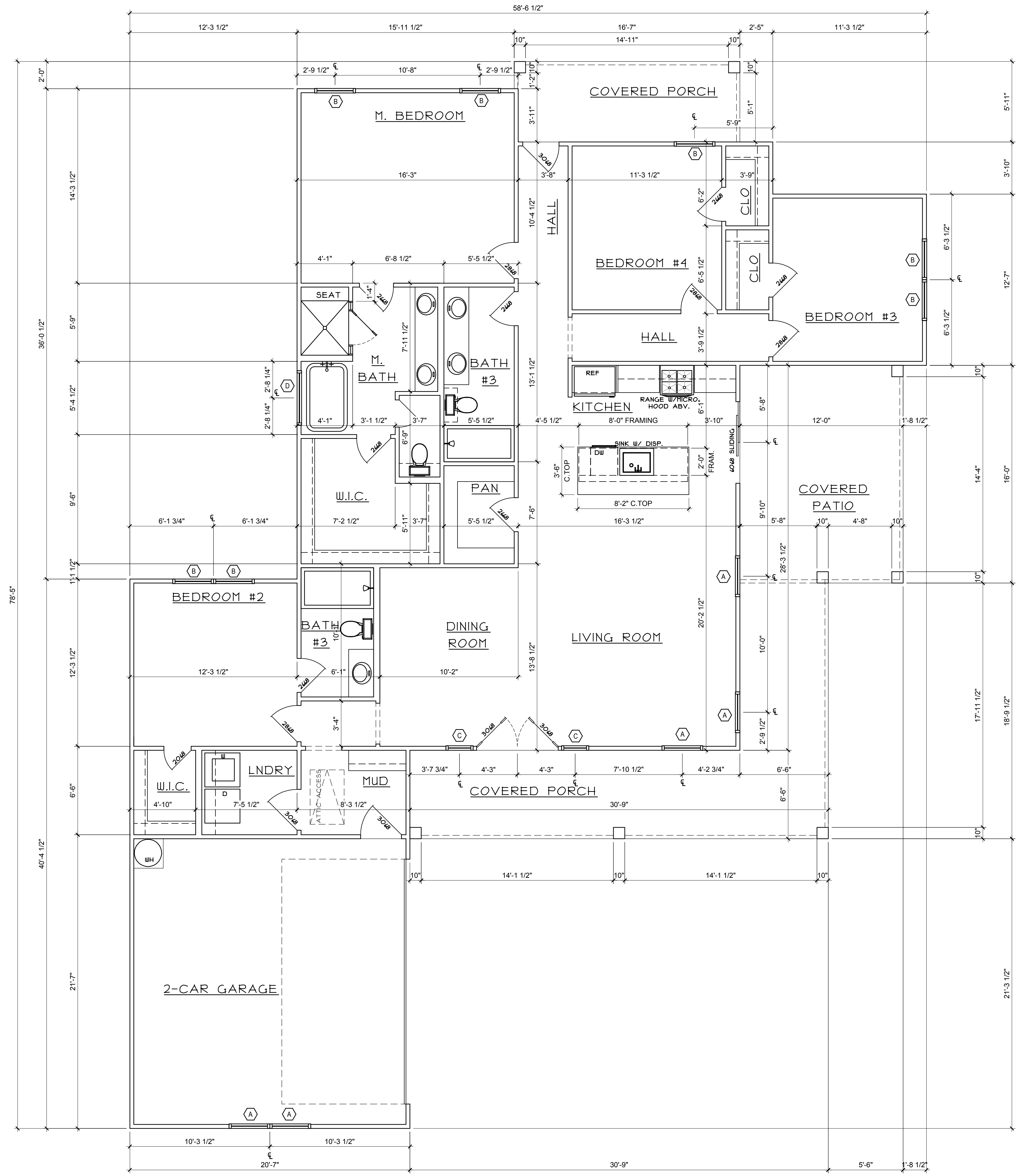
ARCH. PROJ. #	SCALE
21502	REF. DRAWING

SHEET NO.

**A3.1**

NOTES, DETAILS  
SCHEDULE, SLAB PLAN





01 FLOOR PLAN  
SCALE: 1/4"=1'-0"



NEW  
RESIDENCE  
JMS CUSTOM  
HOMES

511 BOURN ST,  
ROCKWALL,  
TEXAS 75087

**ISSUE LOG**

DATE	DESCRIPTION
05/11/22	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.

**ISSUED FOR:**

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER:  
CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-514-9452  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-284-8734

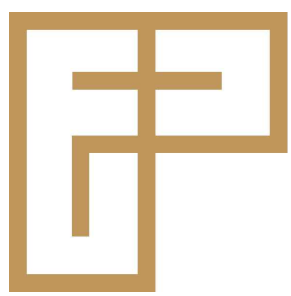
ARCH. PROJ. # 21502 SCALE: REF. DRAWING

SHEET NO.

**A3.2**

FLOOR PLAN





NEW  
RESIDENCE  
JMS CUSTOM  
HOMES

511 BOURN ST,  
ROCKWALL,  
TEXAS 75087

**ISSUE LOG**

DATE ISSUE	DESCRIPTION
05/11/22	FOR PERMIT

**REVISION LOG**

DATE ISSUE	DESCRIPTION	REV NO.

**ISSUED FOR:**

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER:  
CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-914-9462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-284-8734

ARCH. PROJ. #: 21502 SCALE:  
REF. DRAWING

SHEET NO.

**A1.0**  
COVER SHEET



FRONT ELEVATION  
**NEW RESIDENCE**

511 BOURN STREET  
ROCKWALL, TX 75087

SHEET INDEX		DATE	REV	DATE
A-1.0	COVER SHEET	05/11/22		
A-2.1	ARCHITECTURAL SITE PLAN	05/11/22		
A-3.1	NOTES, DETAILS, SCHEDULES & SLAB PLAN	05/11/22		
A-3.2	FLOOR PLAN	05/11/22		
A-4.1	ROOF PLAN	05/11/22		
A-5.1	ELEVATIONS	05/11/22		
A-5.2	ELEVATIONS	05/11/22		
A-6.1	POWER PLAN	05/11/22		





