



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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

BOST

SUBDIVISION

LOFLAND SUBDIVISION BF BOYD SR

LOT

5AR

BLOCK

GENERAL LOCATION

SURVY ABSTRACT 14

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

2F

CURRENT USE

PROPOSED ZONING

2F

PROPOSED USE

2F DUALFD

ACREAGE

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

JIM JOYCE JFI SERVICES LLC

APPLICANT

JIM JOYCE

CONTACT PERSON

JIM JOYCE

CONTACT PERSON

SAME

ADDRESS

453 CREEK CROSSING LN

ADDRESS

CITY, STATE & ZIP

ROYSE CITY TX 75189

CITY, STATE & ZIP

PHONE

972-849-1034

PHONE

E-MAIL

Jim@JimJoyceHomes.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

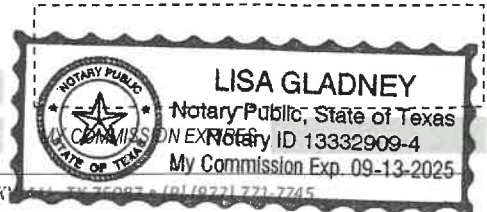
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Joyce [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF OCTOBER 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 5 10 20 30 40 Feet

Z2024-050: Specific Use Permit (SUP) for a Residential Infill Lot 5AR



2F

BOST ST

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.

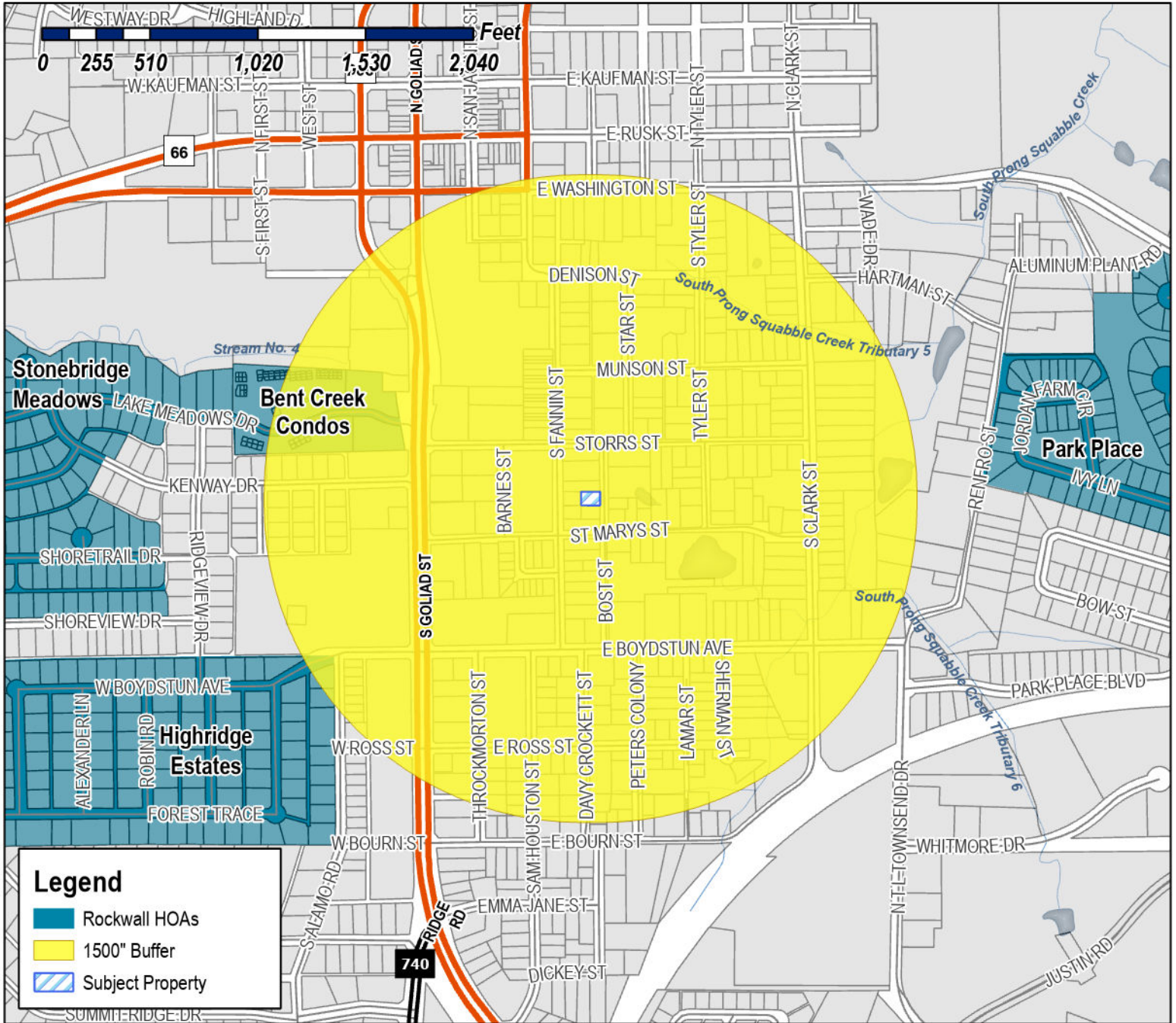




City of Rockwall

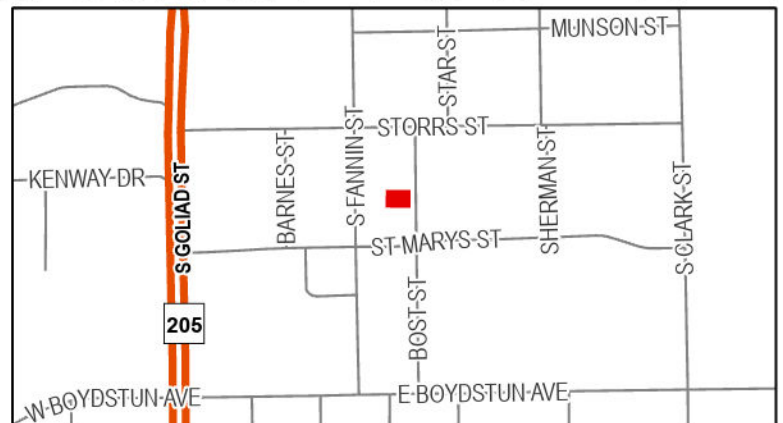
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Case Number: Z2024-050
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 5AR

Date Saved: 10/18/2024
 For Questions on this Case Call (972) 771-7745

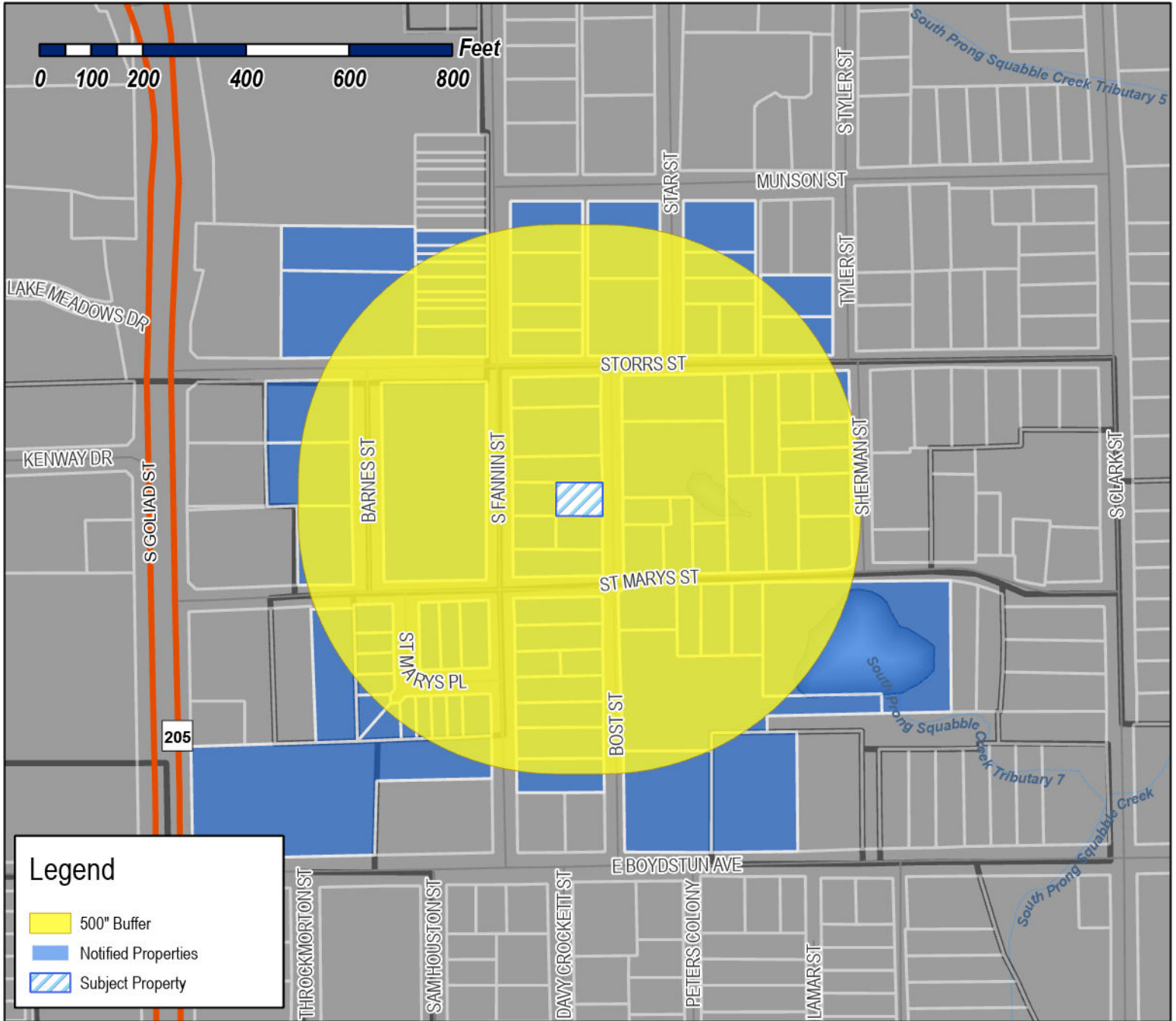




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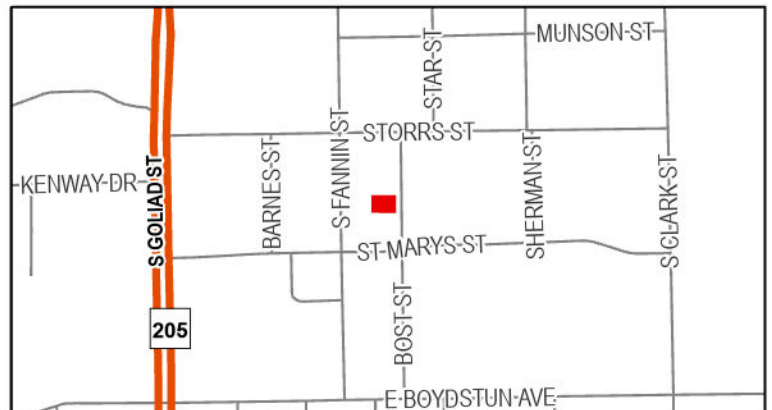


Legend

- 500' Buffer
- Notified Properties
- Subject Property

Case Number: Z2024-050
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 5AR

Date Saved: 10/18/2024
 For Questions on this Case Call: (972) 771-7745



RESIDENT
108 ST MARY
ROCKWALL, TX 75087

EGAN ASHLEY
109 ST MARY ST
ROCKWALL, TX 75087

LINDLEY ROBERT AND SHERRY
109 ST MARYS STREET
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC
1309 MORAIN PL
HEATH, TX 75032

LAKEPOINTE ENTERPRISES LLC
1309 MORAIN PL
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAIN PLACE
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAIN PLACE
HEATH, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

ROGERS JOE FRANK
1829 KELLY LN
ROCKWALL, TX 75087

HEAD TIM
1884 TAHOE DRIVE
ROCKWALL, TX 75087

MORGENSTERN CHRISTIAN
1957 E. FM 550
ROCKWALL, TX 75032

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
214 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CHANNELL ALEXANDER B & LEYLA M BATTISTA-
CHANNELL
218 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE
22710 1ST DRIVE SE
BOTHELL, WA 98021

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

ZYLKA JOE AND
RAY SPERRING
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
3042 LONGHORN LN
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE
308 MUNSON ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RESIDENT
402 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
402-502 STORRS ST
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 STAR ST
ROCKWALL, TX 75087

RESIDENT
406 S FANNIN ST
ROCKWALL, TX 75087

DAFFRON JORDAN RENICK
406 S FANNIN STREET #B
ROCKWALL, TX 75087

BKN REALTY LLC
406 STAR ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

JFI SERIES 1 (BOST 5A-R), LLC A SERIES OF JFI JFI
SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

JFI SERIES 1 (BOST 6A-R), LLC A SERIES OF JFI
SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES LLC
501 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
504 STORRS ST
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

RESIDENT
504-506 SHERMAN ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

HARBISON LLOYD
505 SAINT MARY ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE
506 BARNES STREET
ROCKWALL, TX 75087

RESIDENT
507 ST MARYS ST
ROCKWALL, TX 75087

MCDONALD MICHAEL & CARA
507 BOST STREET
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L
508 ST MARY ST
ROCKWALL, TX 75087

RESIDENT
509 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

COLEMAN FREDY ORLANDO & SILVIA A
HERNANDEZ
509 BOST ST
ROCKWALL, TX 75087

RESIDENT
509 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
510 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

WILLET CAROLINE G
511 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
512 ST MARYS ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
518-520 STORRS ST
ROCKWALL, TX 75087

WALDON CHRYSSTEEN & DAVID
601 BOST ST
ROCKWALL, TX 75087

RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

NONUS SHELLY REYNA AND THOMAS
611 FANNIN STREET
ROCKWALL, TX 75087

TANNER TRUDY LEANN
613 S FANNIN
ROCKWALL, TX 75087

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

TOVAR MARIO & HORTENCIA
8861 CR 2474
ROYSE CITY, TX 75189

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

518-520 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

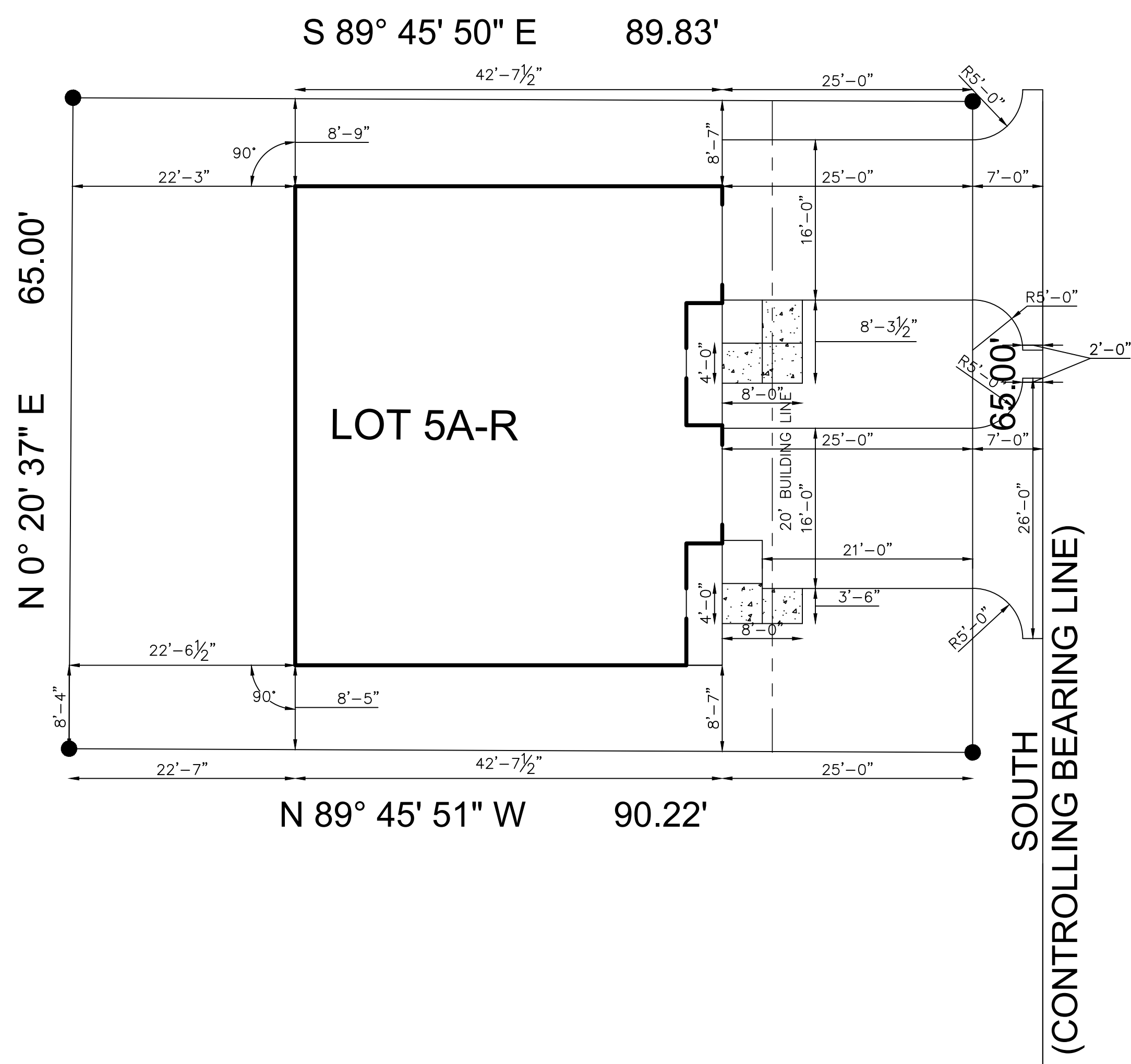
510-512 STORRS, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

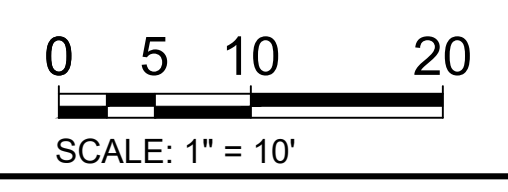
JUICEBOX HOLDINGS, LLC - SERIES 509A S
FANNIN
PO BOX 1835
ROWLETT, TX 75030

JUICEBOX HOLDINGS LLC- SERIES 511 S FANNIN
PO BOX 1835
ROWLETT, TX 75088

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266



FLATWORK AREA CALCULATIONS 5A-R	
DRIVEWAYS	781 SQ FT
APRONS	286 SQ FT
SIDEWALKS	79 SQ FT
TOTAL	1,146 SQ FT



These architectural drawings have been prepared for use by the client and are for architectural design only. Civil, structural, mechanical, and other related engineering design and specifications are the responsibility of the respective engineer. Compliance to these drawings will be the responsibility of the owner or his appointed general contractor. Local building codes should be conformed to. All measurements shall be verified by the contractor performing the respective work.

LOT 5A-R & LOT 6A-R
LOFLAND SUBDIVISION
B.F. BOYDSTRUM SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TX

BOST ST. DUPLEXES
Prepared for:
JIM JOYCE HOMES, LLC

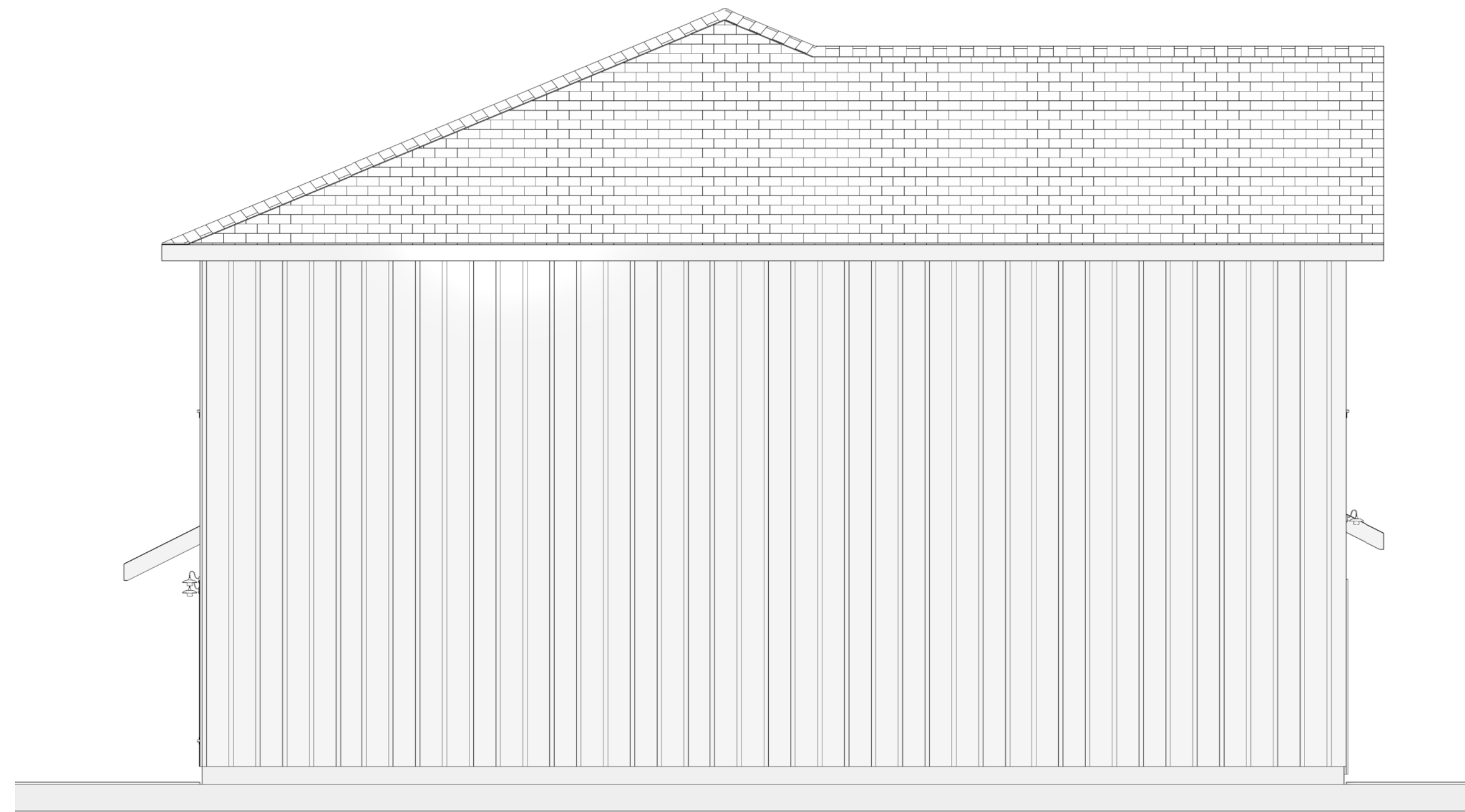
DRAFTING SERVICES	
1171 RIVER CREST DR GLEN ROSE, TX 76043	
504-251-9597	
DRAWN BY: TLG	
SCALE: AS SHOWN	
JOB NO: 241001	SHEET NO. SITE
DATE: 10/15/24	



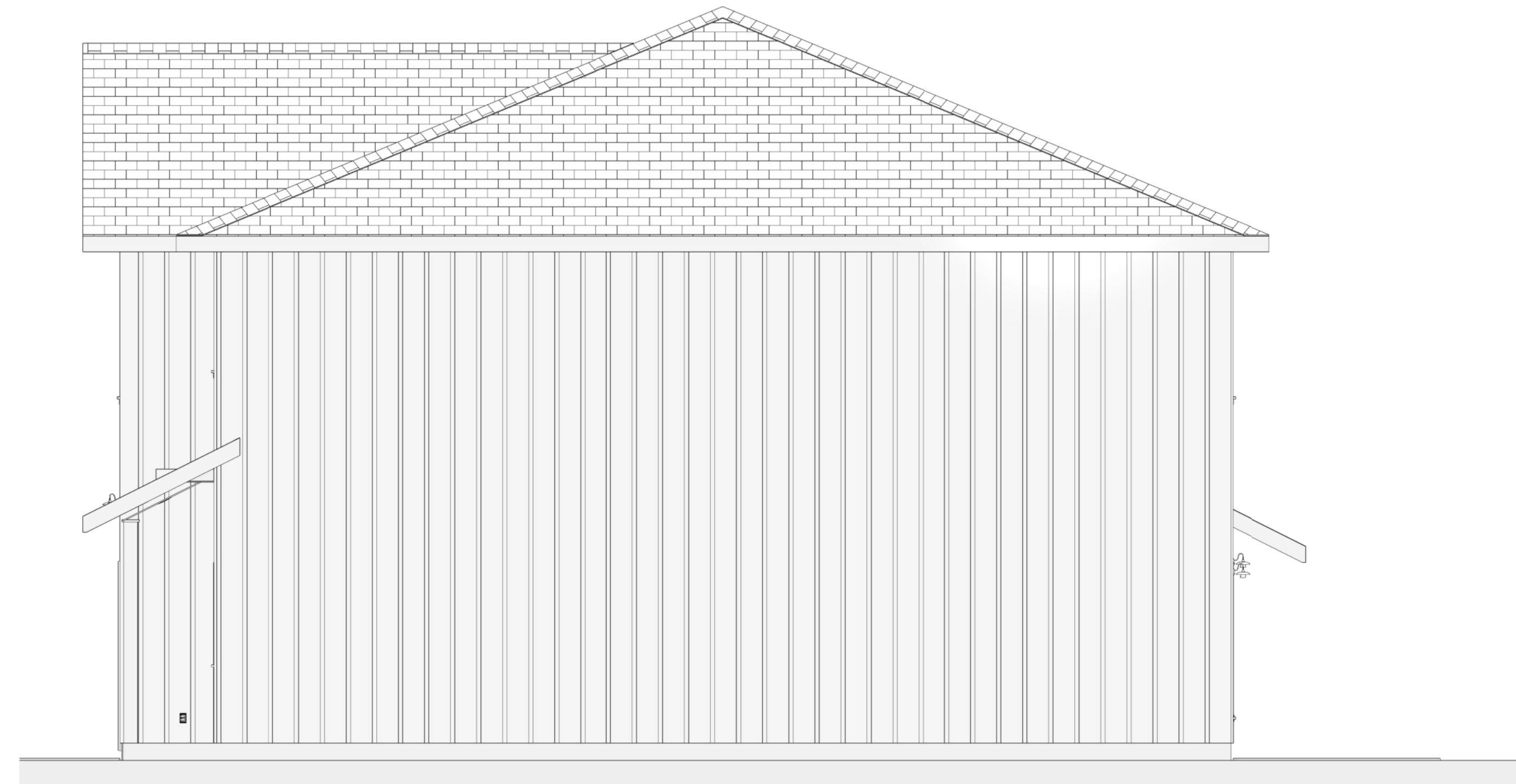
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right



