



**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

BOST

SUBDIVISION

LOFLAND SUBDIVISION

LOT

6AR

BLOCK

GENERAL LOCATION

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

CURRENT ZONING

2F

CURRENT USE

PROPOSED ZONING

2F

PROPOSED USE

2F (DUPLX)

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

JFI SERIES 2 LLC

APPLICANT

JTM JOYCE

CONTACT PERSON

Jim JOYCE

CONTACT PERSON

ADDRESS

4 53 CREEK CROSSING LN

ADDRESS

SAME

CITY, STATE & ZIP

ROYSIE CITY TX 75087

CITY, STATE & ZIP

PHONE

972-849-1034

PHONE

E-MAIL

Jim@JimJoyceHomes.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

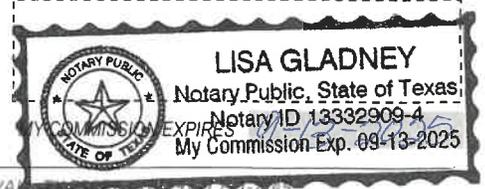
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim JOYCE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

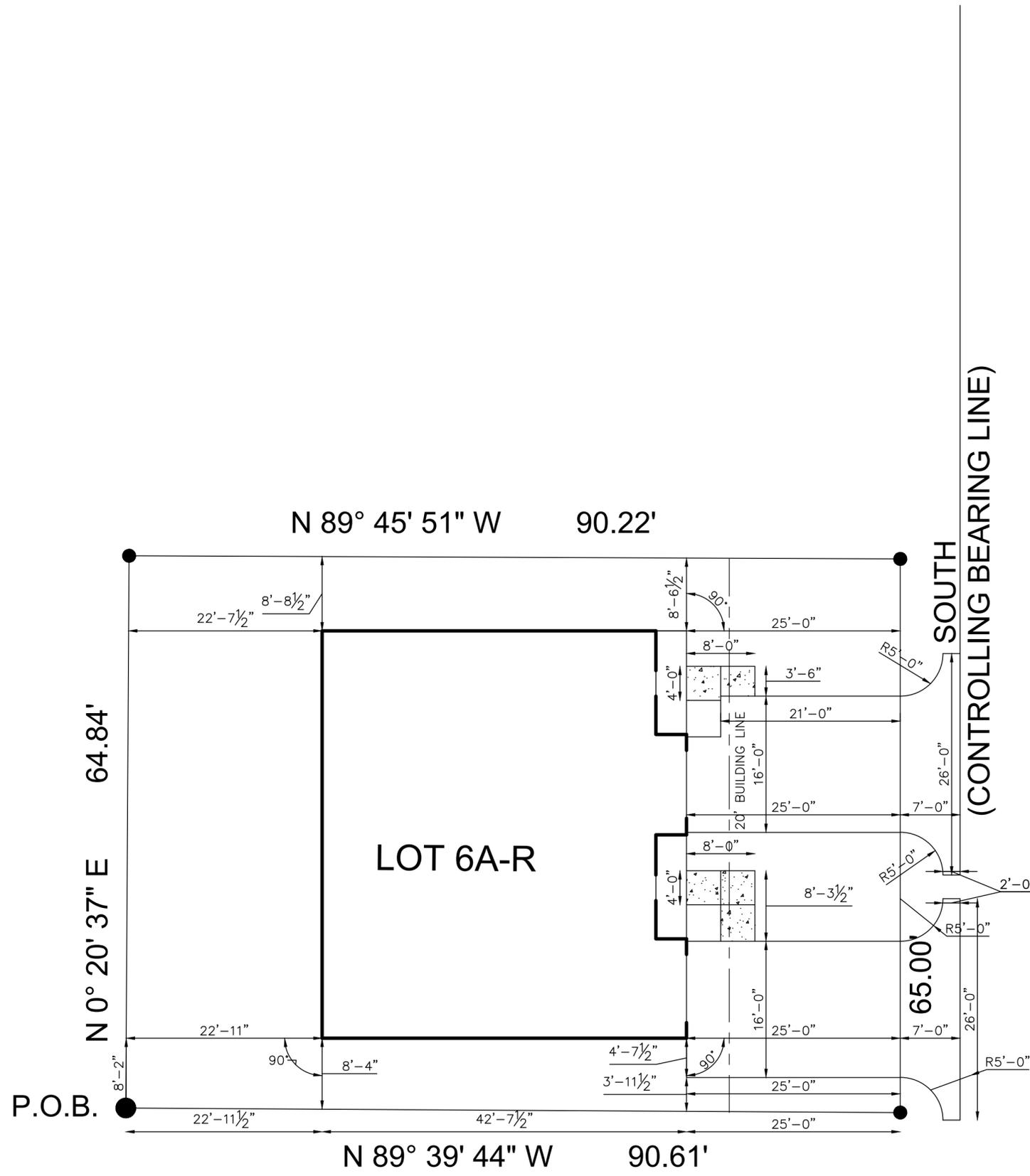
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF OCTOBER, 2024 BY SIGNING THIS APPLICATION, 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

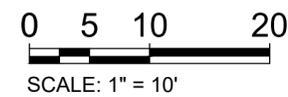
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





BOST ST.  
40' R.O.W.

FLATWORK AREA CALCULATIONS 6A-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 confirmed 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

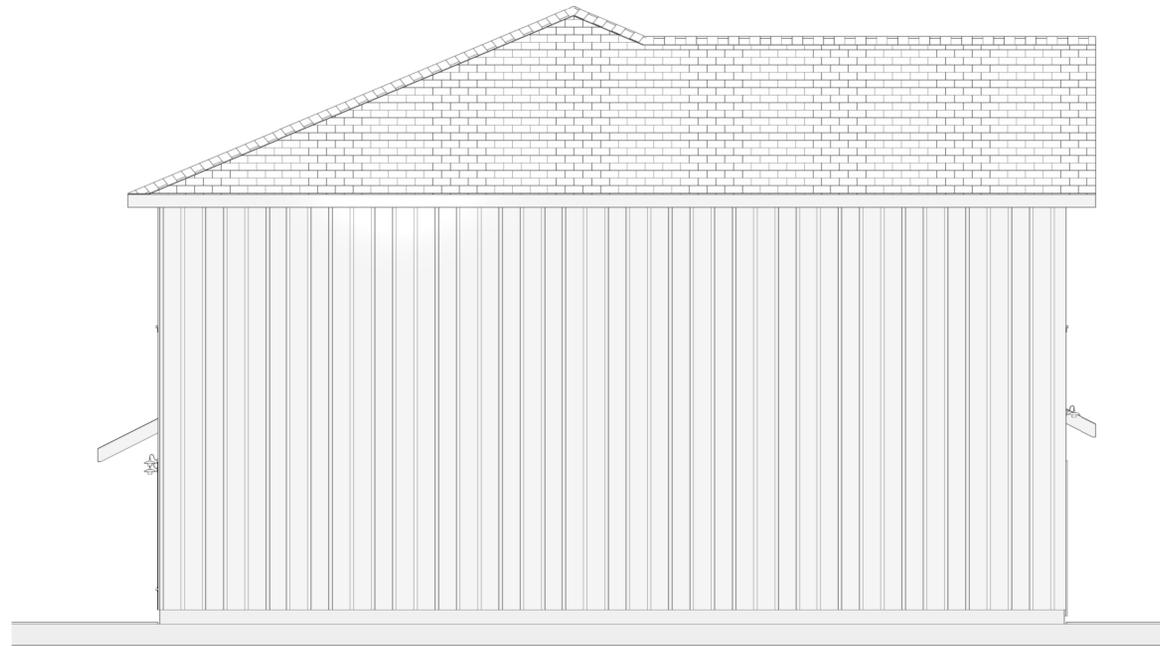
DRAFTING SERVICES	
1171 RIVER CREST DR GLEN ROSE, TX 76043	
504-251-9597	
DRAWN BY: TLG	
SCALE: AS SHOWN	
JOB NO: 241001	SHEET NO. SITE
DATE: 10/15/24	



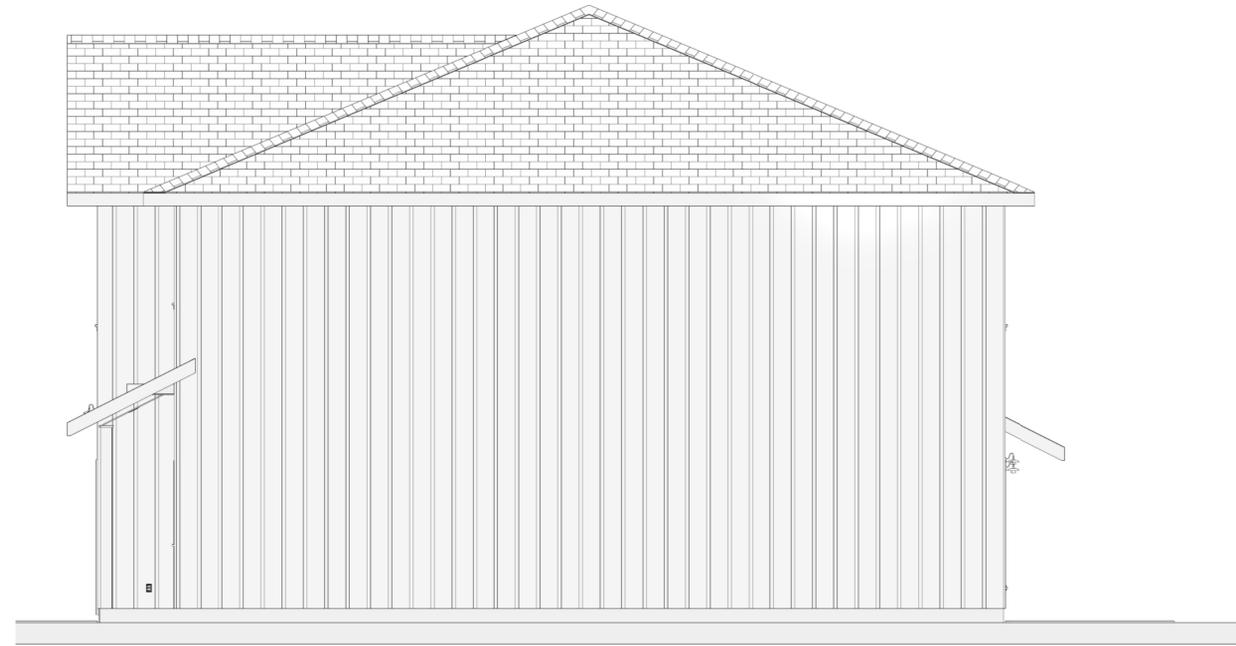
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right







# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
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LOFLAND SUBDIVISION

LOT

6AR

BLOCK

GENERAL LOCATION

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CURRENT ZONING

2F

CURRENT USE

PROPOSED ZONING

2F

PROPOSED USE

2F (DUPLX)

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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CONTACT PERSON

Jim JOYCE

CONTACT PERSON

ADDRESS

4 53 CREEK CROSSING LN

ADDRESS

SAME

CITY, STATE & ZIP

ROYSIE CITY TX 75087

CITY, STATE & ZIP

PHONE

972-849-1034

PHONE

E-MAIL

Jim@JimJoyceHomes.com

E-MAIL

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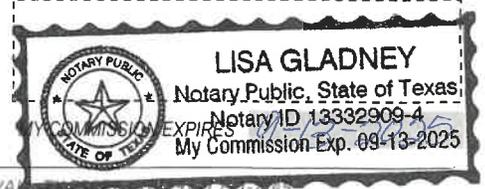
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 5 10 20 30 40 Feet

Z2024-051: Specific Use Permit (SUP) for Residential Infill Lot 6AR



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.



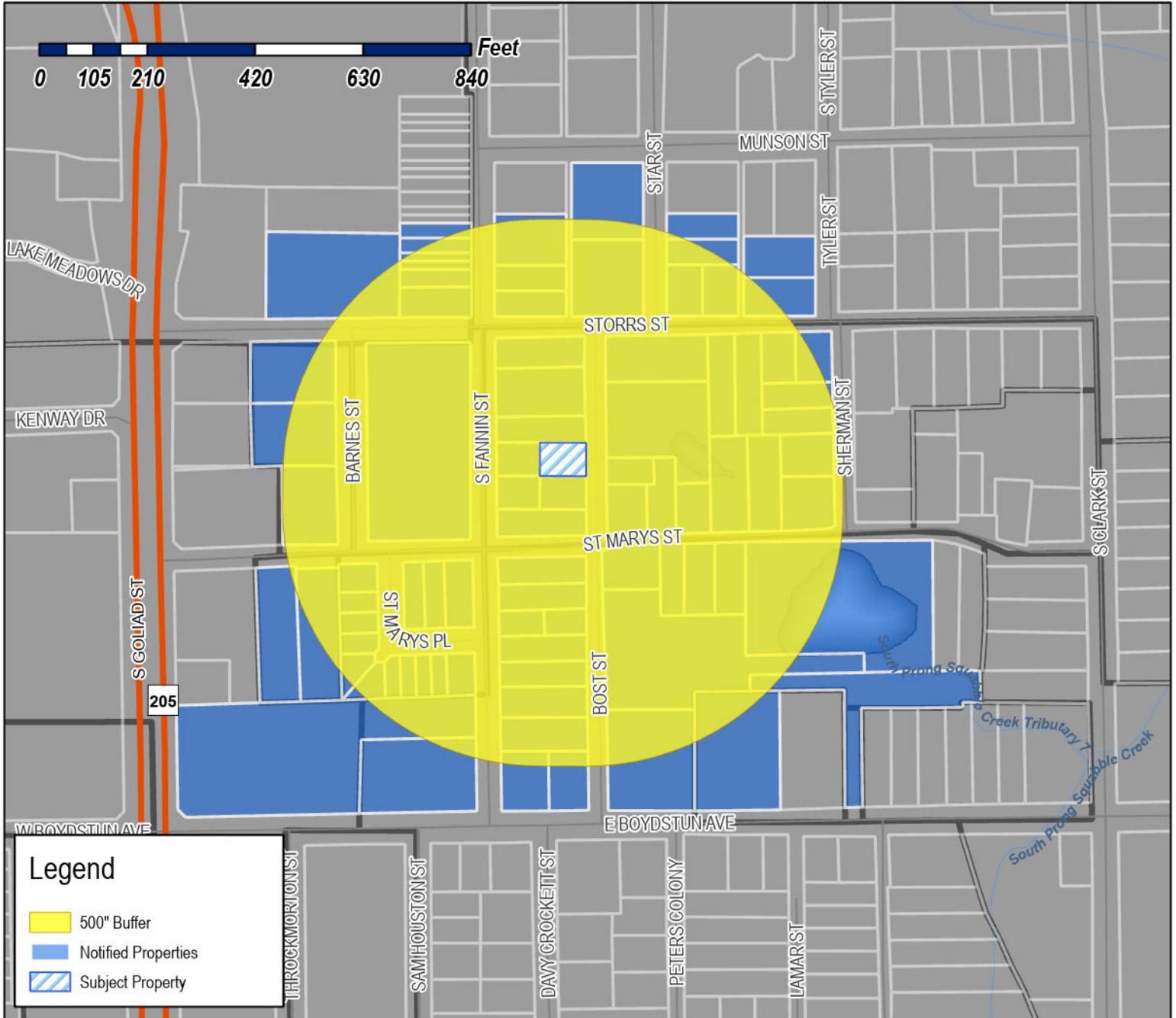




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**Case Number:** Z2024-051  
**Case Name:** Specific Use Permit (SUP) for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Two Family (2F) District  
**Case Address:** Lot 6AR

**Date Saved:** 10/18/2024

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



RESIDENT  
106 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

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

NASUFI ZIKRI  
1885 HILLCROFT DR  
ROCKWALL, TX 75087

RESIDENT  
201 STORRS ST  
ROCKWALL, TX 75087

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  
208 ST 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

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

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

RESIDENT  
305 E BOYDSTUN AVE  
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE  
308 MUNSON ST  
ROCKWALL, TX 75087

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

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
311 HIGHLAND DRIVE  
ROCKWALL, TX 75087

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

JORDAN ERICK DEAN AND LAKESHA  
401 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
403 E BOYDSTUN AVE  
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

RESIDENT  
406 S TYLER ST  
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

RESIDENT  
408 S FANNIN ST  
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 CHRYSTEEN & 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

SMITH CHARLES  
611 E BOYDSTUN  
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 FAMILLY  
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 FAMILLY  
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

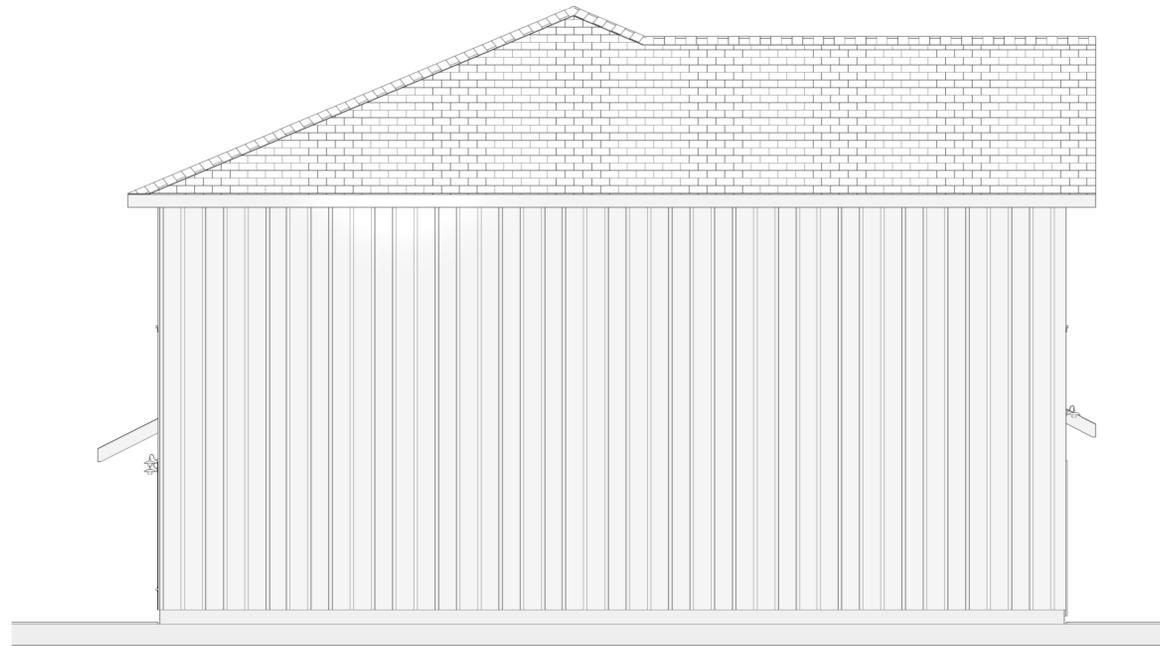
UNITED STATES POSTAL SERVICES  
PO BOX 667160  
DALLAS, TX 75266



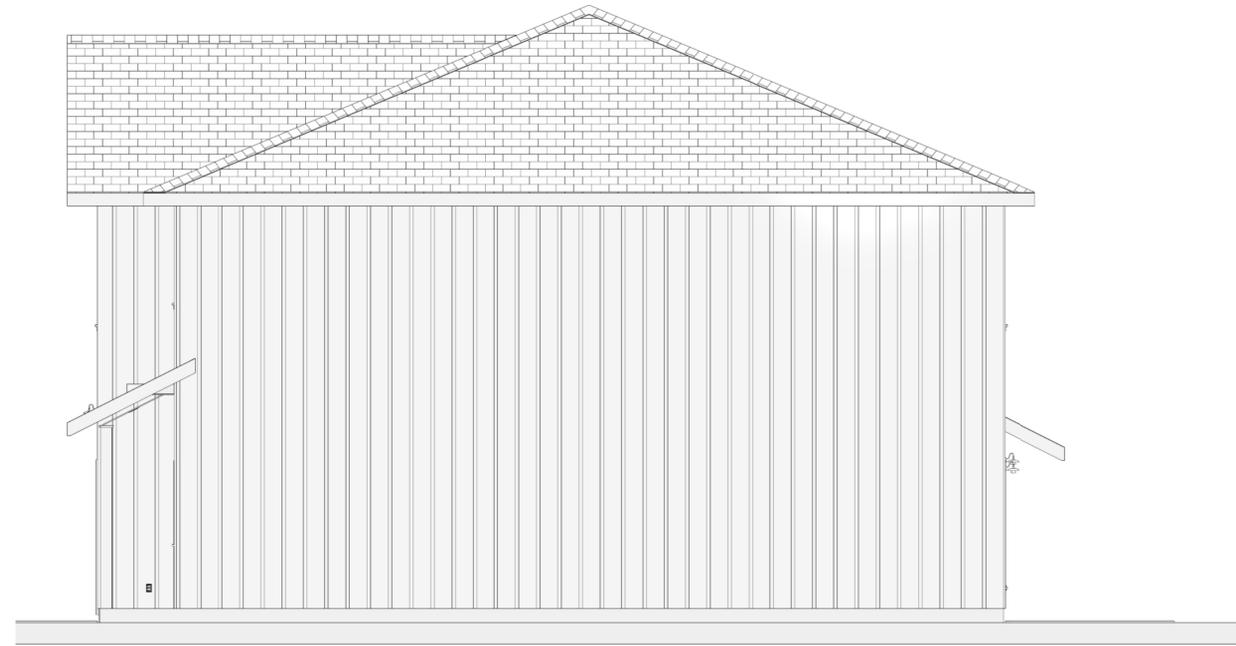
Exterior Elevation Front



Exterior Elevation Back



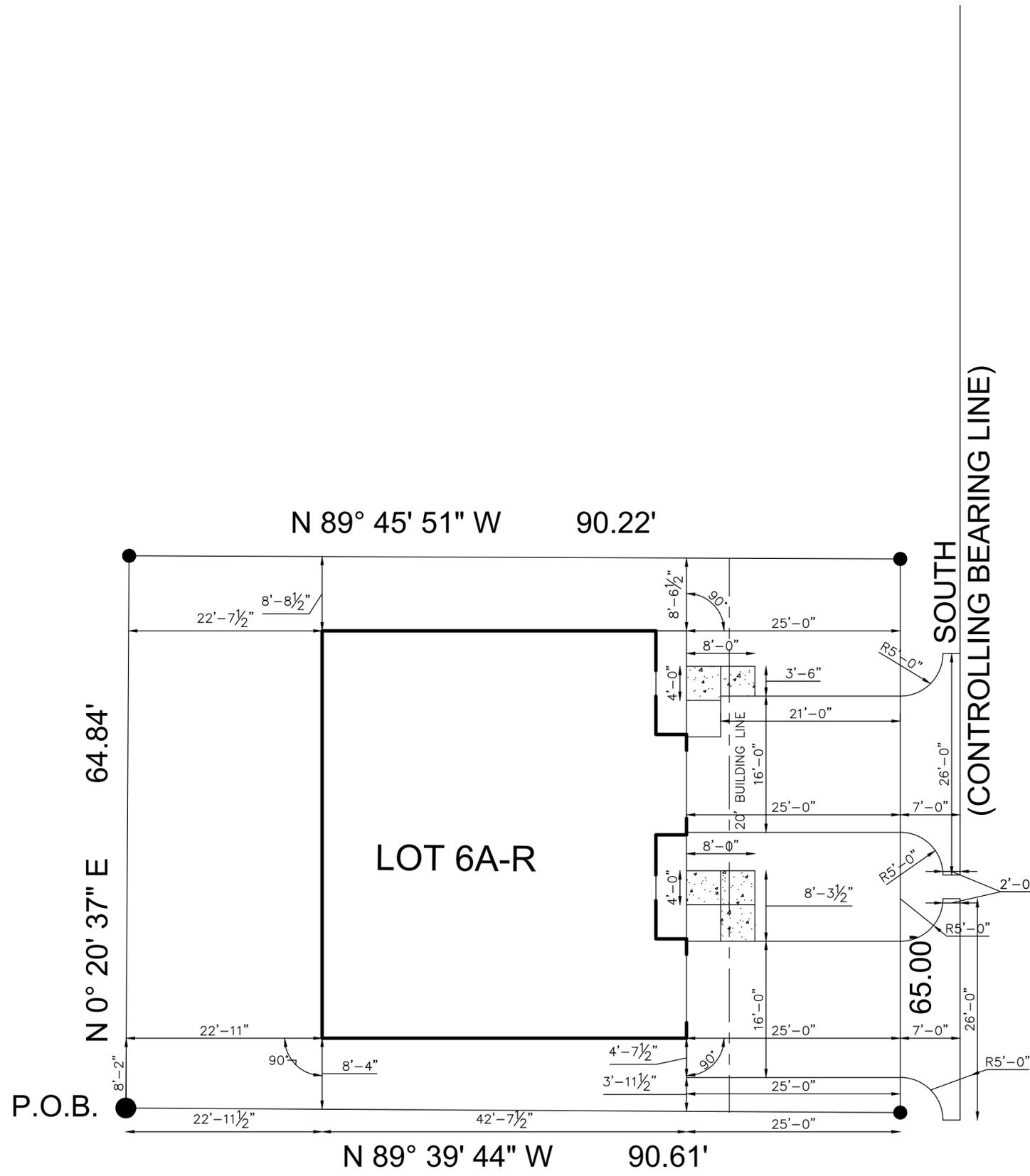
Exterior Elevation Left



Exterior Elevation Right

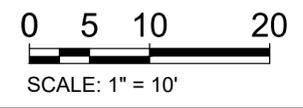






BOST ST.  
40' R.O.W.

FLATWORK AREA CALCULATIONS 6A-R	
DRIVEWAYS	781 SQ FT
APRONS	286 SQ FT
SIDEWALKS	79 SQ FT
TOTAL	1,146 SQ FT



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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	

# PROJECT COMMENTS



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

DATE: 10/24/2024

PROJECT NUMBER: Z2024-051  
PROJECT NAME: Lot 6AR  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	10/24/2024	Approved w/ Comments

10/24/2024: Z2024-051; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision  
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 Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, and generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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 (Z2024-051) 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% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within 500-feet of the Bishop Second and Eppstein Subdivisions which have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be 100% 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 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately two (2) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Anti-Monotony Standards. According to Subsection 03.01(D), Anti-Monotony, of Article 05, District Development Standards, of the Unified Development Code (UDC), the front

building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:

- (a) The number of stories of the home.
- (b) The garage location/orientation on the home.
- (c) The roof type and layout of the home.
- (d) The articulation of the front façade of the home.

In this case, the request for residential infill associated with Case No. Z2024-051 is proposing the exact same elevation as the subject property. This will not meet the anti-monotony requirements and will require an exception from the Planning and Zoning Commission.

M.8 Ordinances. Please review the attached draft ordinance prior to the November 12, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by November 5, 2024.

I.9 Revisions. 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 November 5, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 12, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 29, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on November 12, 2024.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be November 18, 2024 (1st Reading) and December 2, 2024 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2024	Approved w/ Comments

- 10/23/2024: 1. Driveway radius cannot extend past property line.  
 2. Additional comments may be provided at time of Building Permit.  
 3. Water services will have to be off of one City meter/service or two separate service to the main. Bulling heading of meters off 1 service line is not allowed. If doing 1 service line and City meter, can sub-meter after City's meter. City water main is on opposite side of the roadway.  
 4. Sewer will have to be either 1 service or two. If each unit has it's own City meter, but be two separate sewer services. City sewer main is under the road.  
 5. New services to City mains will be at owner's expense.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/24/2024	Needs Review

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2024	Approved

No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/21/2024	Approved

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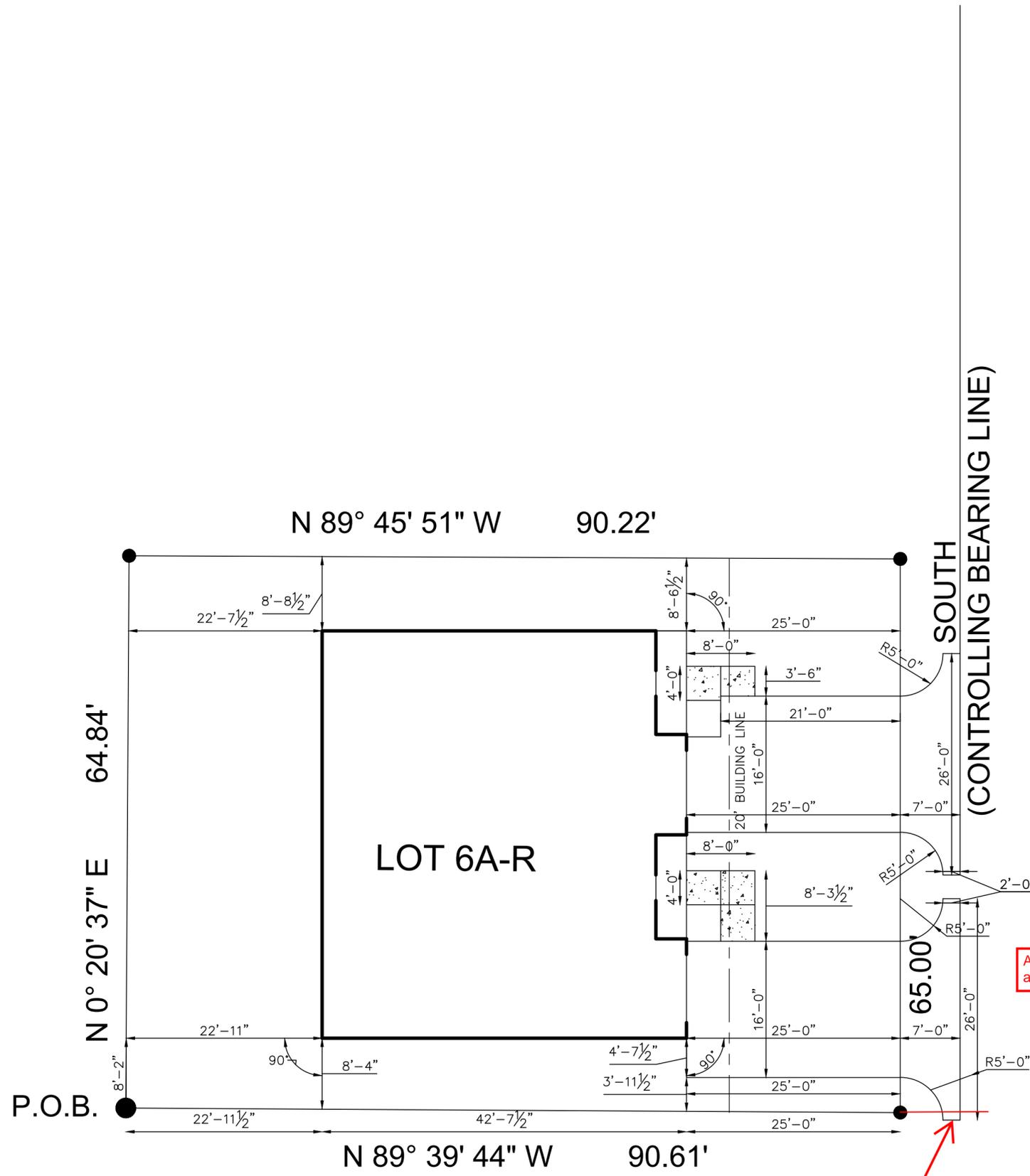
No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Chris Cleveland	10/21/2024	Approved

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No Comments



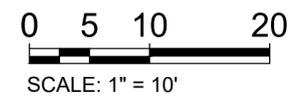
Water services will have to be off of 1 City meter/service or two separate service to the main. Building heading of meters off 1 service line is not allowed. If doing 1 service line and City meter, can sub-meter after City's meter. City water main is on opposite side of the roadway.

Sewer will have to be either 1 service or two. If each unit has it's own City meter, but be two separate sewer services. City sewer main is under the road.

New services to City mains will be at owner's expense.

FLATWORK AREA CALCULATIONS 6A-R	
DRIVEWAYS	781 SQ FT
APRONS	286 SQ FT
SIDEWALKS	79 SQ FT
TOTAL	1,146 SQ FT

Additional comments may be provided at time of Building Permit.



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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**

<b>DRAFTING SERVICES</b>	
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	



# 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

BOST

SUBDIVISION

LOFLAND SUBDIVISION

LOT

6AR

BLOCK

GENERAL LOCATION

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

CURRENT ZONING

2F

CURRENT USE

PROPOSED ZONING

2F

PROPOSED USE

2F (DUPLX)

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

JFI SERIES 2 LLC

APPLICANT

JTM JOYCE

CONTACT PERSON

Jim JOYCE

CONTACT PERSON

ADDRESS

4 53 CREEK CROSSING LN

ADDRESS

SAME

CITY, STATE & ZIP

ROYSF CITY TX 75087

CITY, STATE & ZIP

PHONE

972-849-1034

PHONE

E-MAIL

Jim@JimJoyceHomes.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

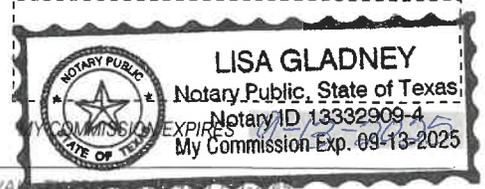
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim JOYCE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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

Z2024-051: Specific Use Permit (SUP) for Residential Infill Lot 6AR



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.





**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2024-051]  
**Date:** Wednesday, October 23, 2024 2:27:04 PM  
**Attachments:** [HOA Map \(10.23.2024\).pdf](#)  
[Public Notice \(P&Z\) \(10.22.2024\).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, October 25, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 12, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 18, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2024-051: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

Thank you,

*Melanie Zavala*

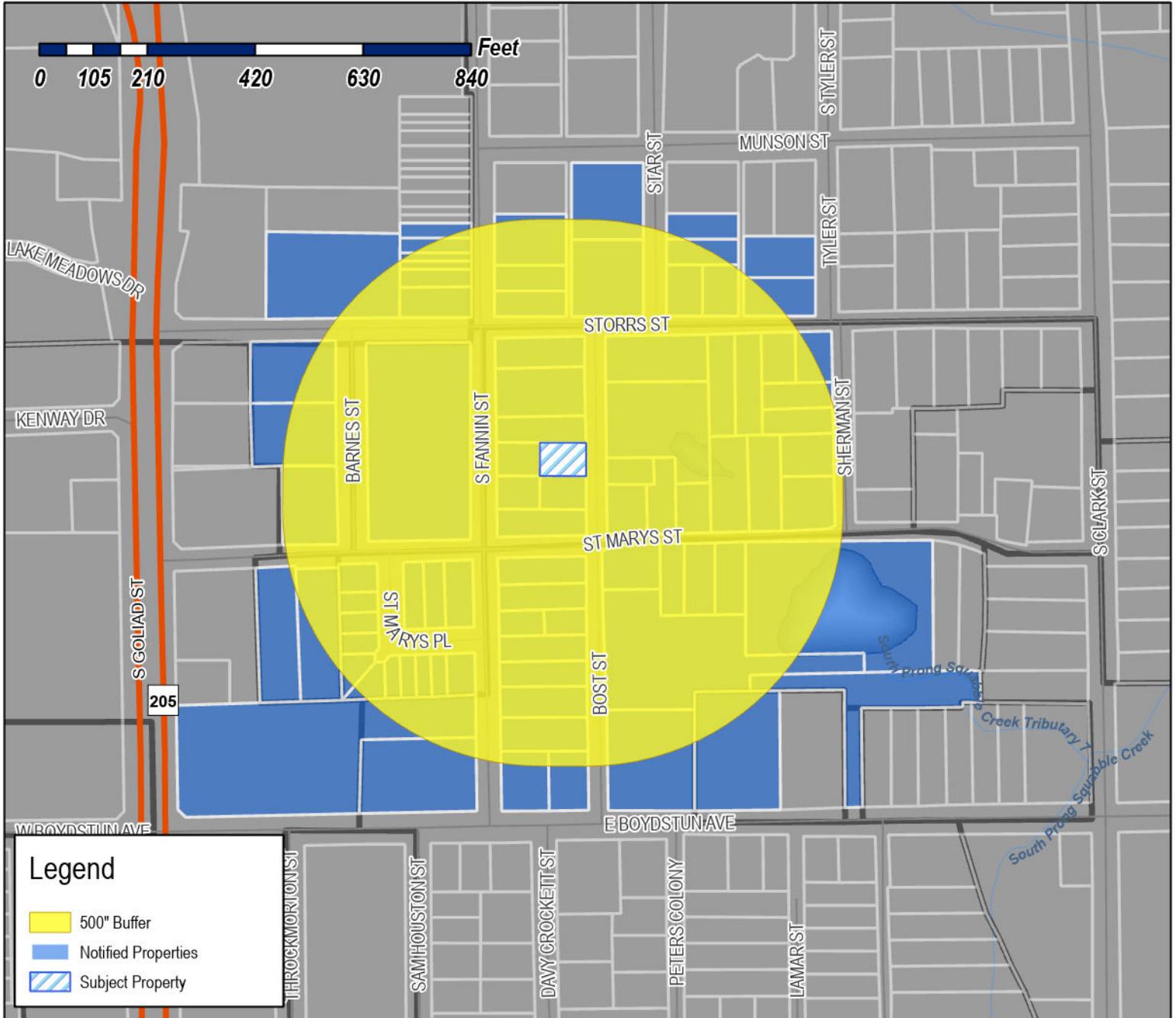
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# 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:** Z2024-051  
**Case Name:** Specific Use Permit (SUP) for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Two Family (2F) District  
**Case Address:** Lot 6AR

**Date Saved:** 10/18/2024

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



RESIDENT  
106 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

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

NASUFI ZIKRI  
1885 HILLCROFT DR  
ROCKWALL, TX 75087

RESIDENT  
201 STORRS ST  
ROCKWALL, TX 75087

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  
208 ST 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

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

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

RESIDENT  
305 E BOYDSTUN AVE  
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE  
308 MUNSON ST  
ROCKWALL, TX 75087

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

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
311 HIGHLAND DRIVE  
ROCKWALL, TX 75087

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

JORDAN ERICK DEAN AND LAKESHA  
401 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
403 E BOYDSTUN AVE  
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

RESIDENT  
406 S TYLER ST  
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

RESIDENT  
408 S FANNIN ST  
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 CHRYSTEEN & 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

SMITH CHARLES  
611 E BOYDSTUN  
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 FAMILLY  
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 FAMILLY  
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

# 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:

## Z2024-051: Specific Use Permit for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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

Sincerely,

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



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2024-051: Specific Use Permit for a Residential Infill

Please place a check mark on the appropriate line below:

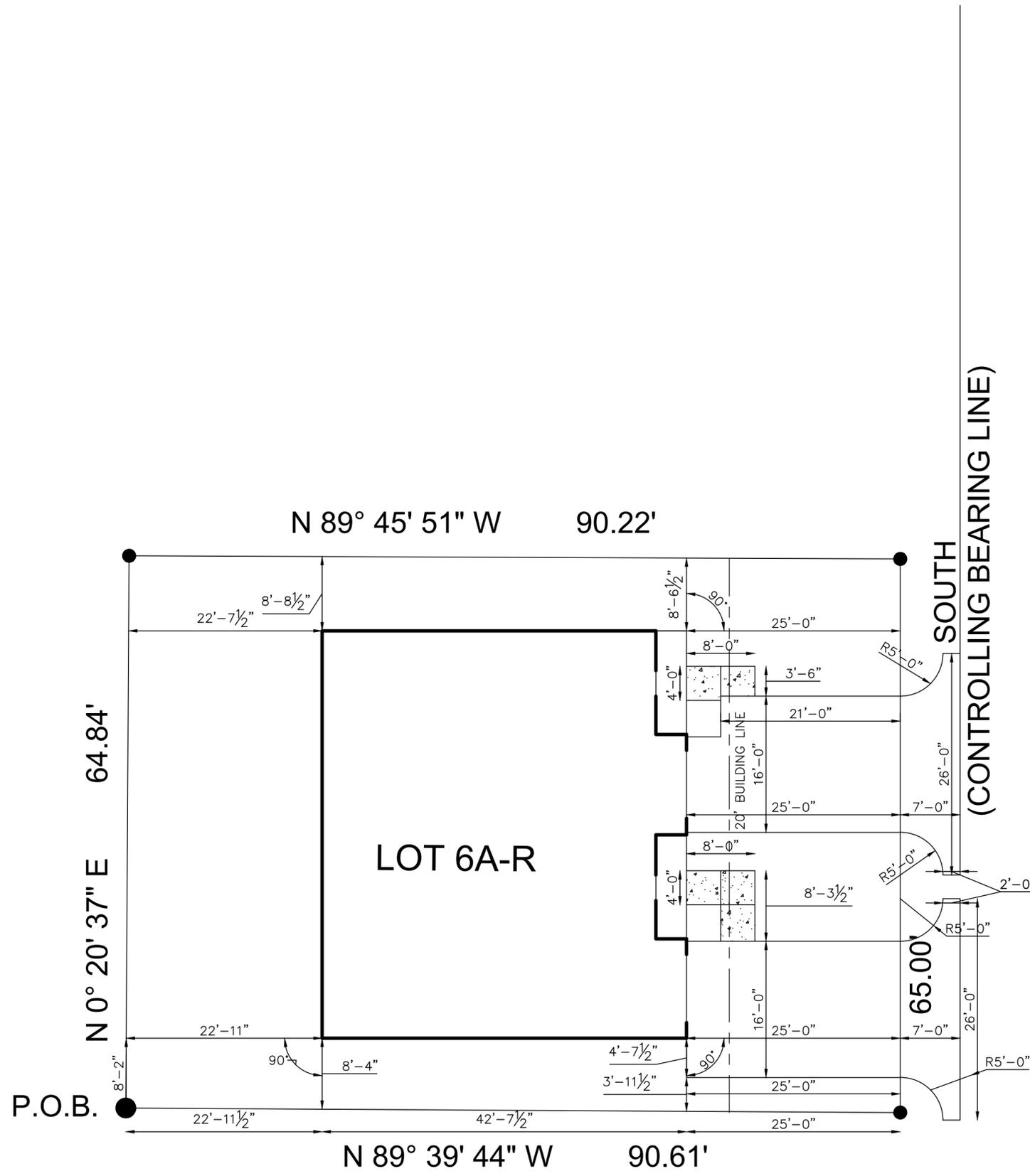
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name:   
Address:

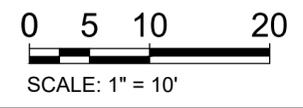
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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



BOST ST.  
40' R.O.W.

FLATWORK AREA CALCULATIONS 6A-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 confirmed 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	



E1

Exterior Elevation Front  
1/4 in = 1 ft



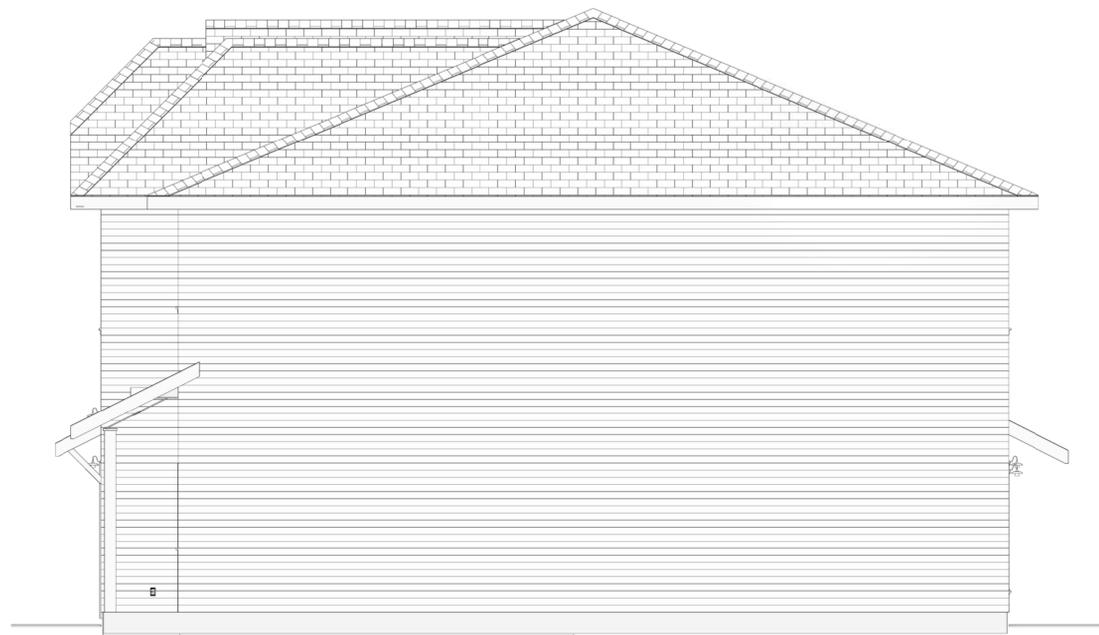
E3

Exterior Elevation Back  
1/4 in = 1 ft



E2

Exterior Elevation Left  
1/4 in = 1 ft



E4

Exterior Elevation Right  
1/4 in = 1 ft

PAGE DESCRIPTION:

Elevations

PROJECT DESCRIPTION:

Jim Joyce Homes  
Bost Duplex 2

DJP  
Home Services &  
Designs



DRAWN BY:  
D. PIERCY

DATE: 10/23/2024 REV: None

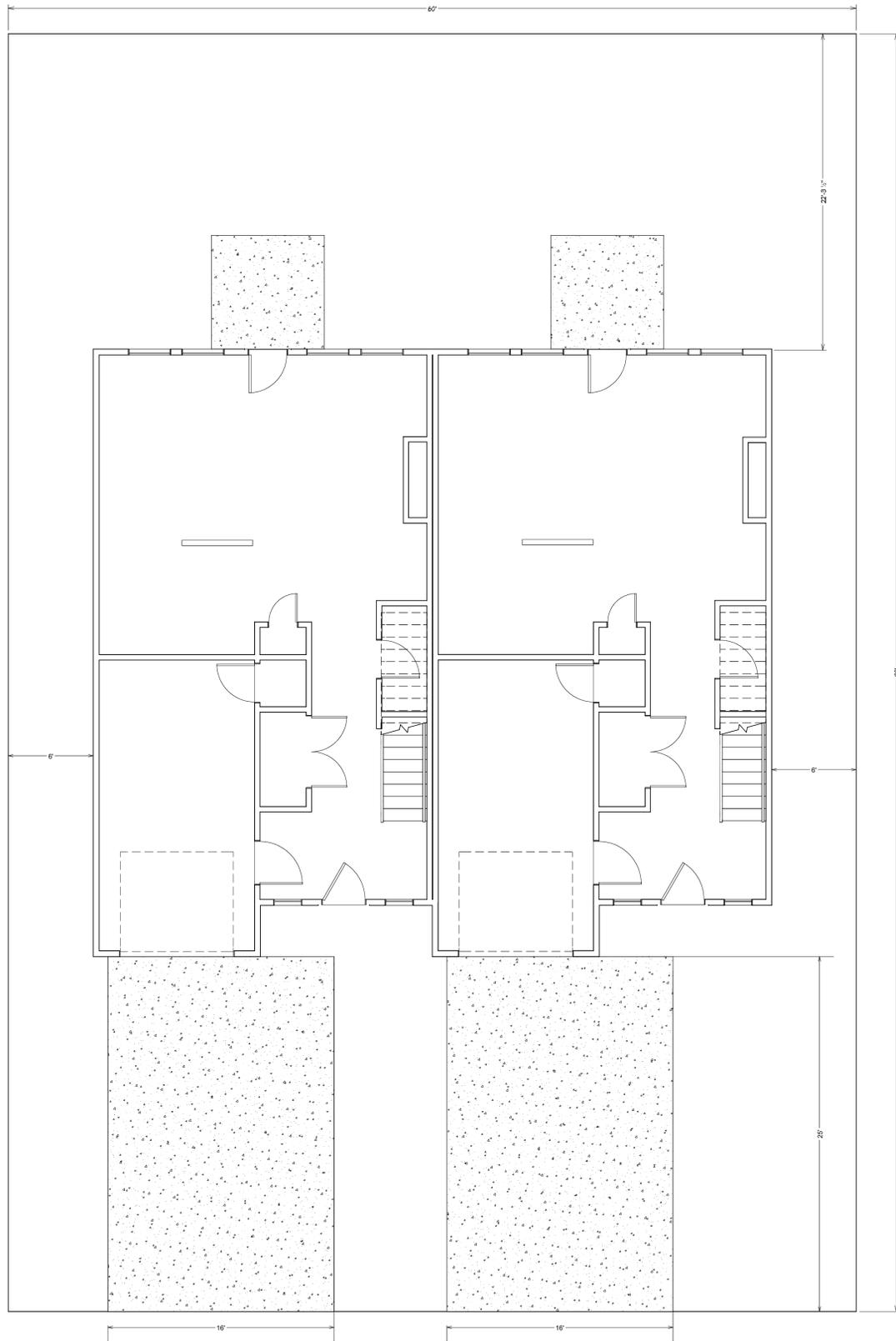
FILENAME:  
Jim Joyce Homes 240222 Bost Duplex V212

SCALE:

PAGE SIZE:  
ARCH D (24" x 36")

SHEET:

5



Front 3D View Perspective



Rear 3D View Perspective

PAGE DESCRIPTION:

Site Plan

PROJECT DESCRIPTION:

Jim Joyce Homes  
Bost Duplex 2

**DJP**  
Home Services &  
Designs



DRAWN BY:

D. PIERCY

DATE:

10/23/2024

REV:

None

FILENAME:

Jim Joyce Homes 240222 Bost Duplex V212

SCALE:

1 IN = 5 FT

PAGE SIZE:

ARCH D (24" x 36")

SHEET:

**1**



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

## 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
402-502 Storrs Street	Housing Authority	N/A	N/A	N/A	Brick and Siding
507 Bost Street	Single-Family Home	1985	1,796	144	Siding
509 Bost Street	Single-Family Home	1980	1,379	589	Siding
505 St. Mary's Street	Single-Family Home	1985	1,275	100	Siding
501 S. Fannin Street	Commercial Lot	1984	9,804	N/A	N/A
505 S. Fannin Street	Single-Family Home	1972	2,105	1032	Brick
507 S. Fannin Street	Single-Family Home	1965	958	N/A	Siding
509 A & B S. Fannin Street	Duplex	1975	2,127	N/A	Siding
511 & 513 S. Fannin Street	Duplex	1975	2,088	N/A	Siding
517 S. Fannin Street	Single-Family Home	1967	2,190	N/A	Siding
AVERAGES:		1976	2,636	466	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



402-502 Storrs Street



507 Bost Street



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



509 Bost Street



505 St. Mary's Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



501 S. Fannin Street



505 S. Fannin Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 S. Fannin Street



509 A & B S. Fannin Street



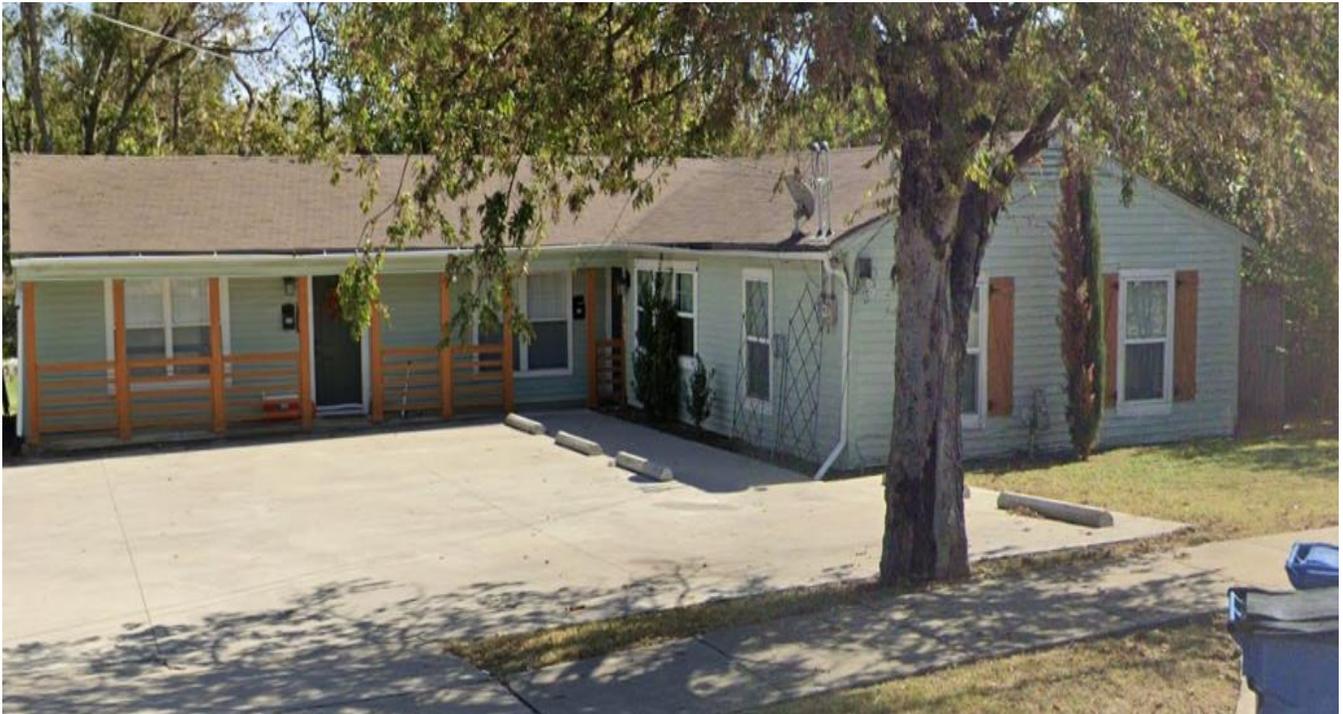
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



511 & 513 S. Fannin Street



517 S. Fannin 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6A-R OF THE LOFLAND 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 Jim Joyce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a duplex on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two Family (2F) District land uses, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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 Adjacent to an Established Subdivision* to allow for the construction of a duplex in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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 03.11, *Two-Family (2F) 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 duplex 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 duplex on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the duplex 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 2<sup>ND</sup> DAY OF DECEMBER, 2024.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

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

2<sup>nd</sup> Reading: December 2, 2024

**Exhibit 'A':  
Location Map**

Address: West side of Bost Street and North of the intersection of St. Mary's Street and Bost Street

Legal Description: Lot 6A-R of the Lofland Addition



Exhibit 'B':  
Residential Plot Plan

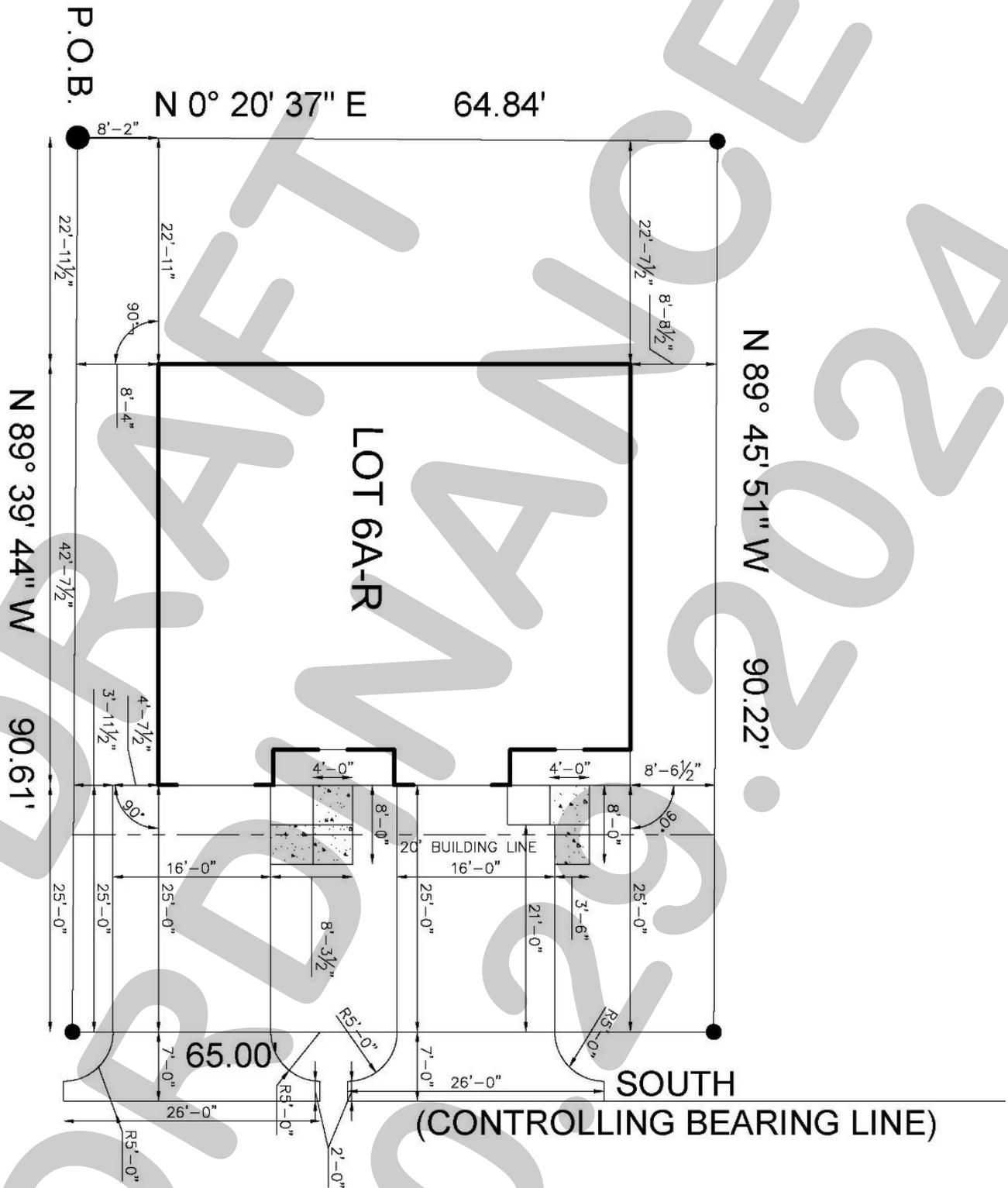
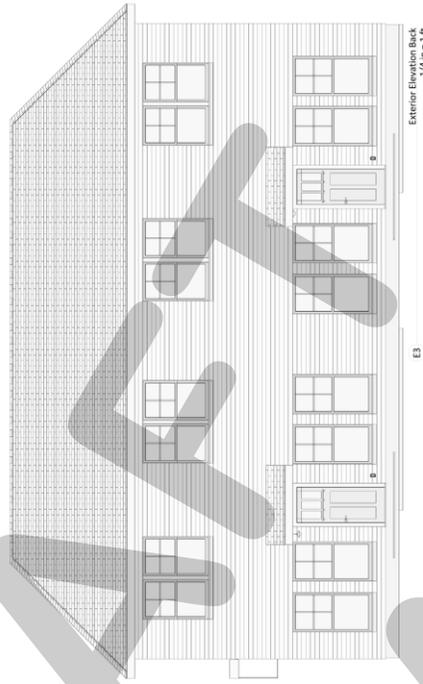


Exhibit 'C':  
Building Elevations



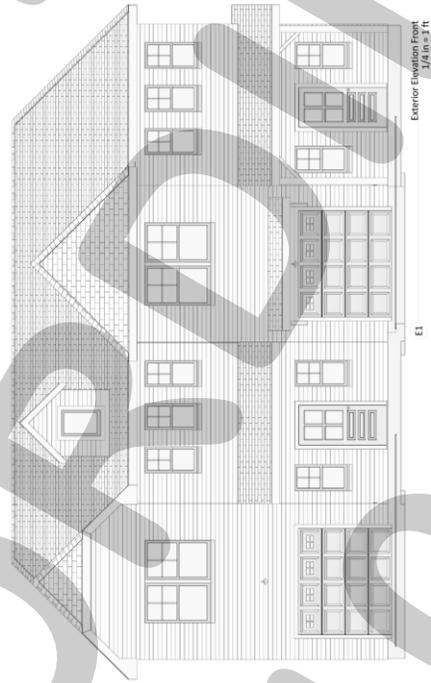
Exterior Elevation Back  
1/4" = 1' ft

E3



Exterior Elevation Right  
1/4" = 1' ft

E4



Exterior Elevation Front  
1/4" = 1' ft

E1



Exterior Elevation Left  
1/4" = 1' ft

E2

**Exhibit 'C':**  
*Building Elevations*



Front 3D View Perspective



Rear 3D View Perspective



# 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:** November 12, 2024

**APPLICANT:** Jim Joyce; *JFI Series 1, LLC.*

**CASE NUMBER:** Z2024-051; *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the R. S. Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Two-Family (2F) District as of January 3, 1972. On June 8, 2000, the subject property was platted as Lot 6A-R of the R.S. Lofland Addition. The subject property has remained vacant and zoned Two Family (2F) District.

### PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a duplex 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 located west of Bost Street north of the intersection of St. Mary's and Bost Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 6A-R of the R.S. Lofland Addition*). Beyond this is one (1) parcel of land (*i.e. 501 S. Fannin Street*) developed with a parking lot and two (2) parcels of land (*i.e. 505 & 507 S. Fannin Street*) developed with single-family homes. These properties are zoned Two Family (2F) District and are part of the R.S. Lofland Subdivision. North of this is Storrs 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: Directly south of the subject property is a parcel of land (*i.e. 517 S. Fannin Street*) which is developed with a single-family home. Both of these properties are zoned Two Family (2F) District. South of this is St. Mary's 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 is the Alexander Subdivision, which is situated on 1.22-acres, consists of six (6) homes, and is zoned Single-Family 7 (SF-7) District.

**East:** Directly east of the subject property is Bost 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 is the Bishop Second Addition, which is situated on 2.20-acres and consists of eight (8) properties. East of this is Sherman 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.

**West:** Directly west of the subject property is one (1) parcel of land (*i.e. 511 S. Fannin Street*) which is zoned Two-Family (2F) District and is developed with a single-family home. Beyond this is S. Fannin Street, which is classified as a *Minor Collector* on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a parcel of land (*i.e. Lot 1, Block A, W.E. Campbell Addition*) developed with a assisted living facility (*i.e. Rockwall Nursing Center*). This property is zoned Multi-Family 14 (MF-14) 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 situated within 500-feet of the Bishop Second Addition, the Alexander Addition, and the Eppstein Addition, all of which have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be 100.00% 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 500-feet of an established subdivision and being zoned Two Family (2F) District, 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 surrounding Bost Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing surrounding Bost Street	Proposed Housing
Building Height	One (1) 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 Bost Street
Year Built	1965 - 1985	N/A
Building SF on Property	958 SF – 9,804 SF	3,446 SF
Building Architecture	Mostly Single-Family Homes, Three (3) Duplexes, and One (1) Commercial Lot	Comparable Architecture to the Surrounding New Single-Family Homes and Duplexes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	Board & Batten Siding and Brick
Paint and Color	Red, White, Tan, Yellow, Green, and Blue	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garages will be located two (2) feet in front of the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

- (1) Anti-Monotony Standards. According to Subsection 03.01(D), *Anti-Monotony*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:
  - (a) The number of stories of the home.
  - (b) The garage location/orientation on the home.
  - (c) The roof type and layout of the home.
  - (d) The articulation of the front façade of the home.

Although the applicant's request does not fully meet the anti-monotony requirements, staff should point out that it does appear to meet the spirit and intent of the ordinance. Specifically, the applicant has chosen two (2) differentiating elements between the subject property and the adjacent lot which are the roof layouts and articulation of the front façade of the home; however, this will require discretionary approval from the City Council pending a recommendation from the Planning and Zoning Commission.

- (2) Garage. According to Subsection 04.01(B), *Lots Less Than Five Acres*, of Article 06, *Parking and Loading*, garages located in duplex districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately two (2) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these deviations from the *General Residential District Development Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC).

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 surrounding Bost Street and the proposed building elevations in the attached packet. The approval of this request 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 October 22, 2024, staff mailed 124 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Highridge Estates Homeowner's Associations (HOAs), which were the only HOAs 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 written, staff had not received any notices back regarding 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 Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this 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

BOST

SUBDIVISION

LOFLAND SUBDIVISION

LOT

6AR

BLOCK

GENERAL LOCATION

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

CURRENT ZONING

2F

CURRENT USE

PROPOSED ZONING

2F

PROPOSED USE

2F (DUPLX)

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

JFI SERIES 2 LLC

APPLICANT

JTM JOYCE

CONTACT PERSON

Jim JOYCE

CONTACT PERSON

ADDRESS

4 53 CREEK CROSSING LN

ADDRESS

SAME

CITY, STATE & ZIP

ROYSSE CITY TX 75087

CITY, STATE & ZIP

PHONE

972-849-1034

PHONE

E-MAIL

Jim@JimJoyceHomes.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

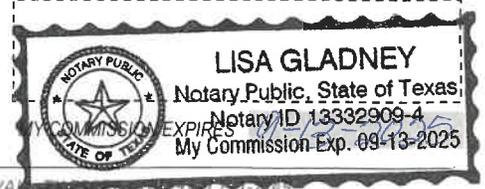
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim JOYCE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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

Z2024-051: Specific Use Permit (SUP) for Residential Infill Lot 6AR



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.





**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2024-051]  
**Date:** Wednesday, October 23, 2024 2:27:04 PM  
**Attachments:** [HOA Map \(10.23.2024\).pdf](#)  
[Public Notice \(P&Z\) \(10.22.2024\).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, October 25, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 12, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 18, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2024-051: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

Thank you,

*Melanie Zavala*

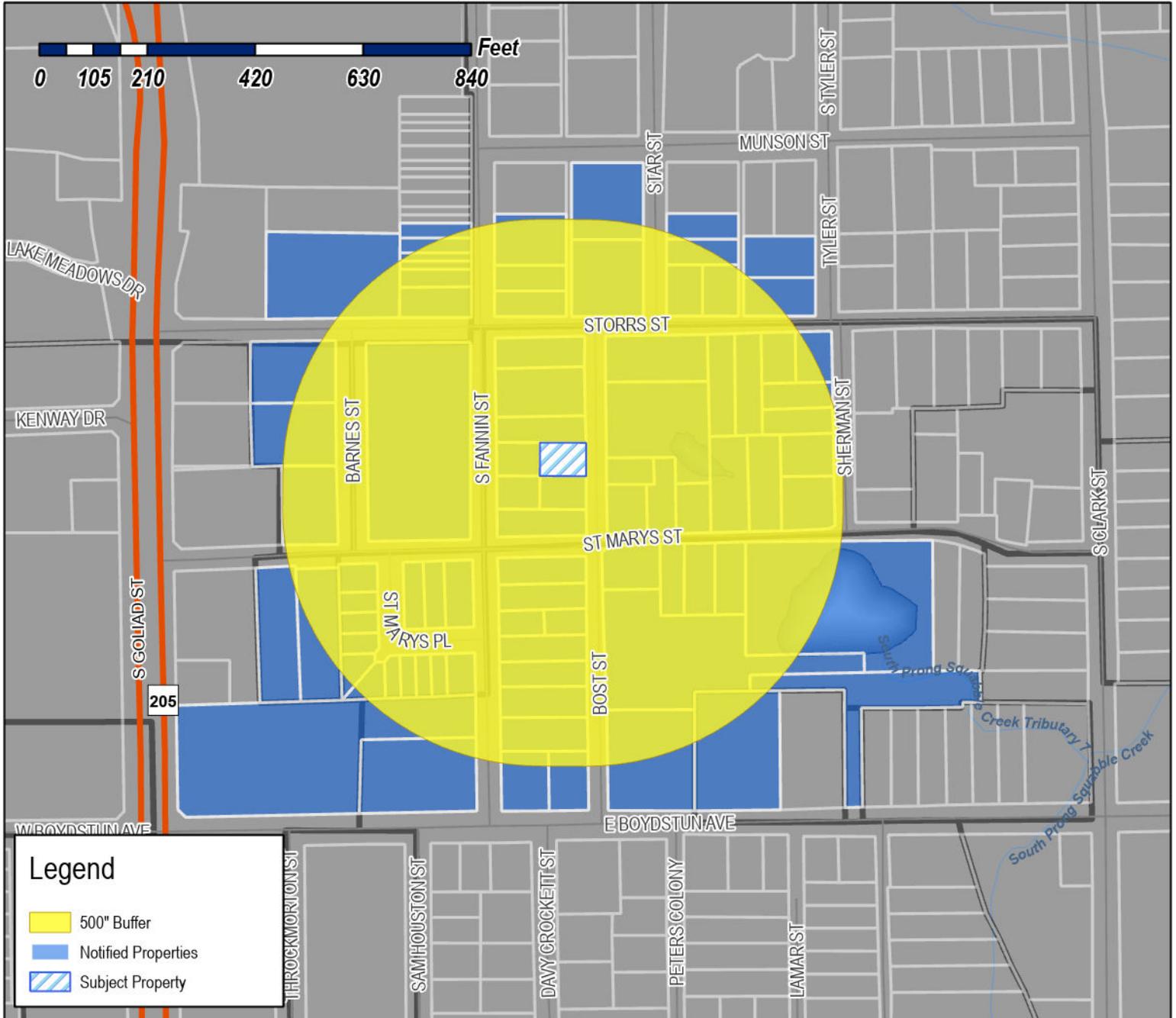
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# 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:** Z2024-051  
**Case Name:** Specific Use Permit (SUP) for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Two Family (2F) District  
**Case Address:** Lot 6AR

**Date Saved:** 10/18/2024

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



RESIDENT  
106 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

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

NASUFI ZIKRI  
1885 HILLCROFT DR  
ROCKWALL, TX 75087

RESIDENT  
201 STORRS ST  
ROCKWALL, TX 75087

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  
208 ST 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

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

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

RESIDENT  
305 E BOYDSTUN AVE  
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE  
308 MUNSON ST  
ROCKWALL, TX 75087

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

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
311 HIGHLAND DRIVE  
ROCKWALL, TX 75087

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

JORDAN ERICK DEAN AND LAKESHA  
401 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
403 E BOYDSTUN AVE  
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

RESIDENT  
406 S TYLER ST  
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

RESIDENT  
408 S FANNIN ST  
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 CHRYSTEEN & 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

SMITH CHARLES  
611 E BOYDSTUN  
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 FAMILLY  
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 FAMILLY  
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

# 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:

## Z2024-051: Specific Use Permit for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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

Sincerely,

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



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2024-051: Specific Use Permit for a 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





FRONT ELEVATION 6AR

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



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

## 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
402-502 Storrs Street	Housing Authority	N/A	N/A	N/A	Brick and Siding
507 Bost Street	Single-Family Home	1985	1,796	144	Siding
509 Bost Street	Single-Family Home	1980	1,379	589	Siding
505 St. Mary's Street	Single-Family Home	1985	1,275	100	Siding
501 S. Fannin Street	Commercial Lot	1984	9,804	N/A	N/A
505 S. Fannin Street	Single-Family Home	1972	2,105	1032	Brick
507 S. Fannin Street	Single-Family Home	1965	958	N/A	Siding
509 A & B S. Fannin Street	Duplex	1975	2,127	N/A	Siding
511 & 513 S. Fannin Street	Duplex	1975	2,088	N/A	Siding
517 S. Fannin Street	Single-Family Home	1967	2,190	N/A	Siding
	AVERAGES:	1976	2,636	466	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



402-502 Storrs Street



507 Bost Street



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

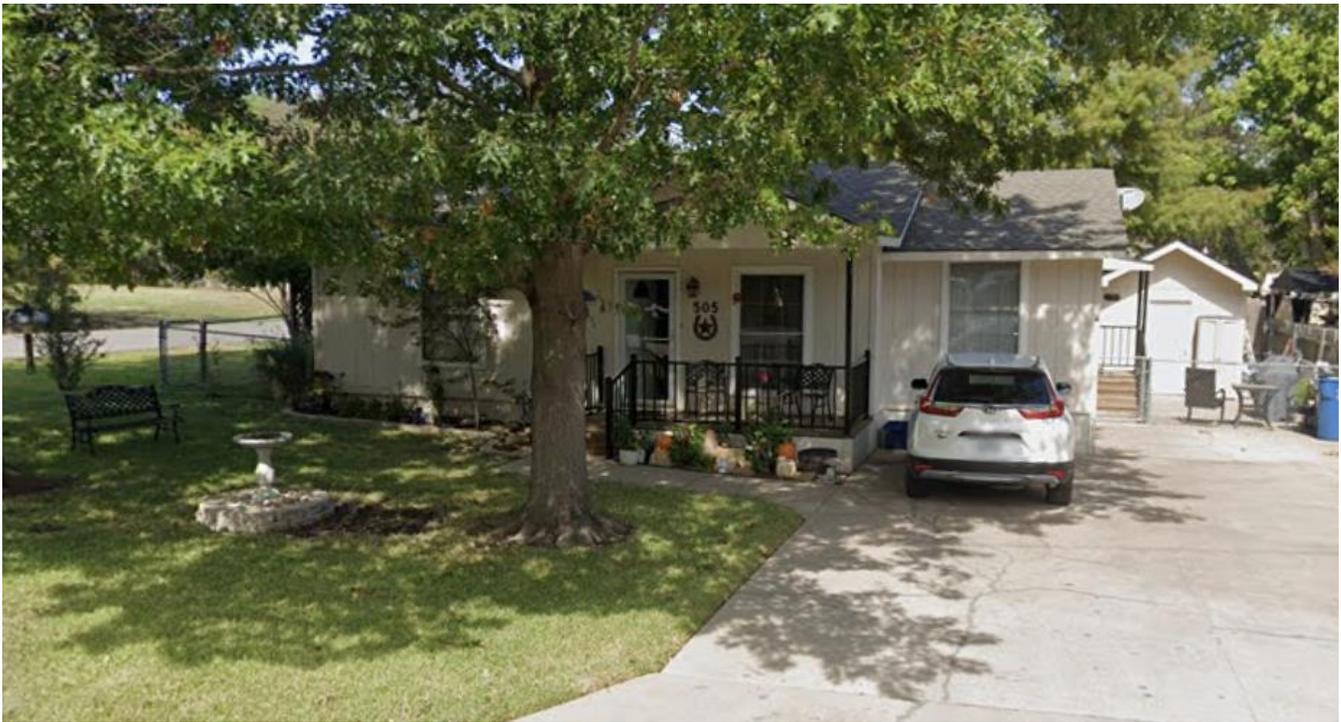
### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



509 Bost Street



505 St. Mary's Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



501 S. Fannin Street



505 S. Fannin Street



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 S. Fannin Street



509 A & B S. Fannin Street



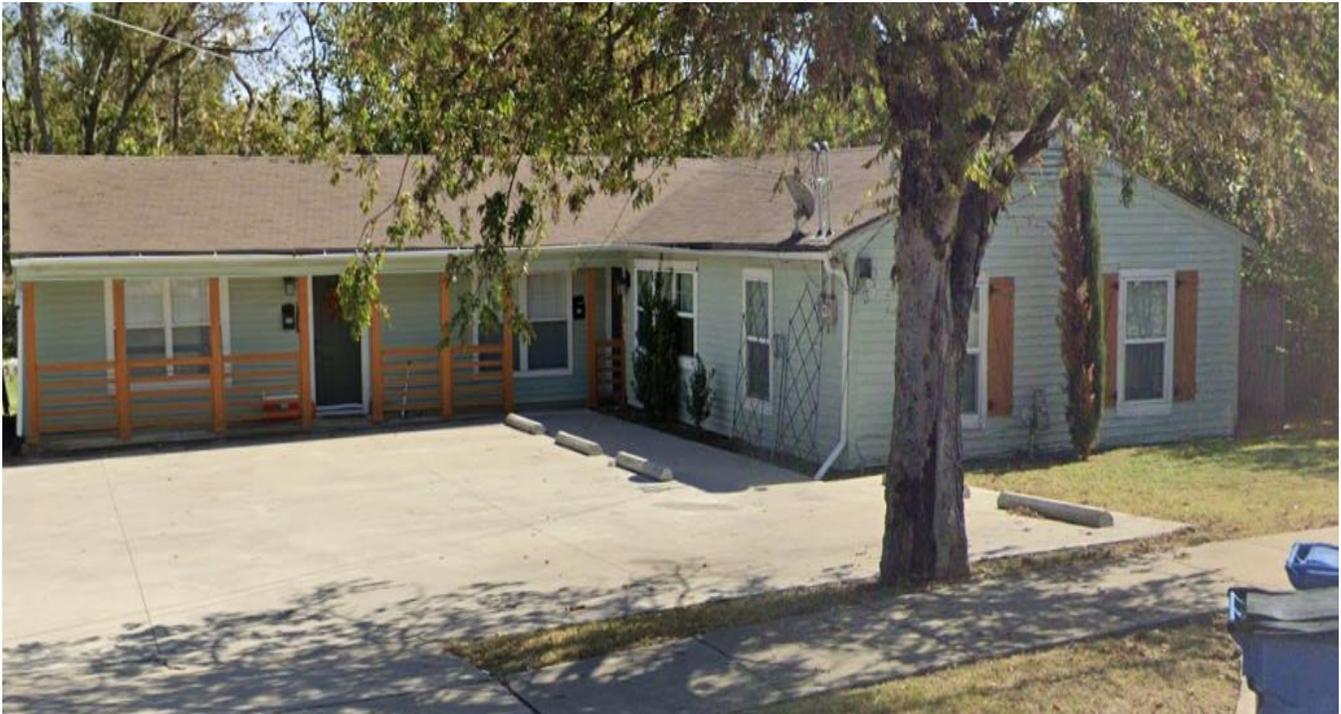
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



511 & 513 S. Fannin Street



517 S. Fannin 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6A-R OF THE LOFLAND 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 Jim Joyce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a duplex on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two Family (2F) District land uses, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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 Adjacent to an Established Subdivision* to allow for the construction of a duplex in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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 03.11, *Two-Family (2F) 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 duplex 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 duplex on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the duplex 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 2<sup>ND</sup> DAY OF DECEMBER, 2024.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

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

2<sup>nd</sup> Reading: December 2, 2024

**Exhibit 'A':  
Location Map**

Address: West side of Bost Street and North of the intersection of St. Mary's Street and Bost Street

Legal Description: Lot 6A-R of the Lofland Addition



Exhibit 'B':  
Residential Plot Plan

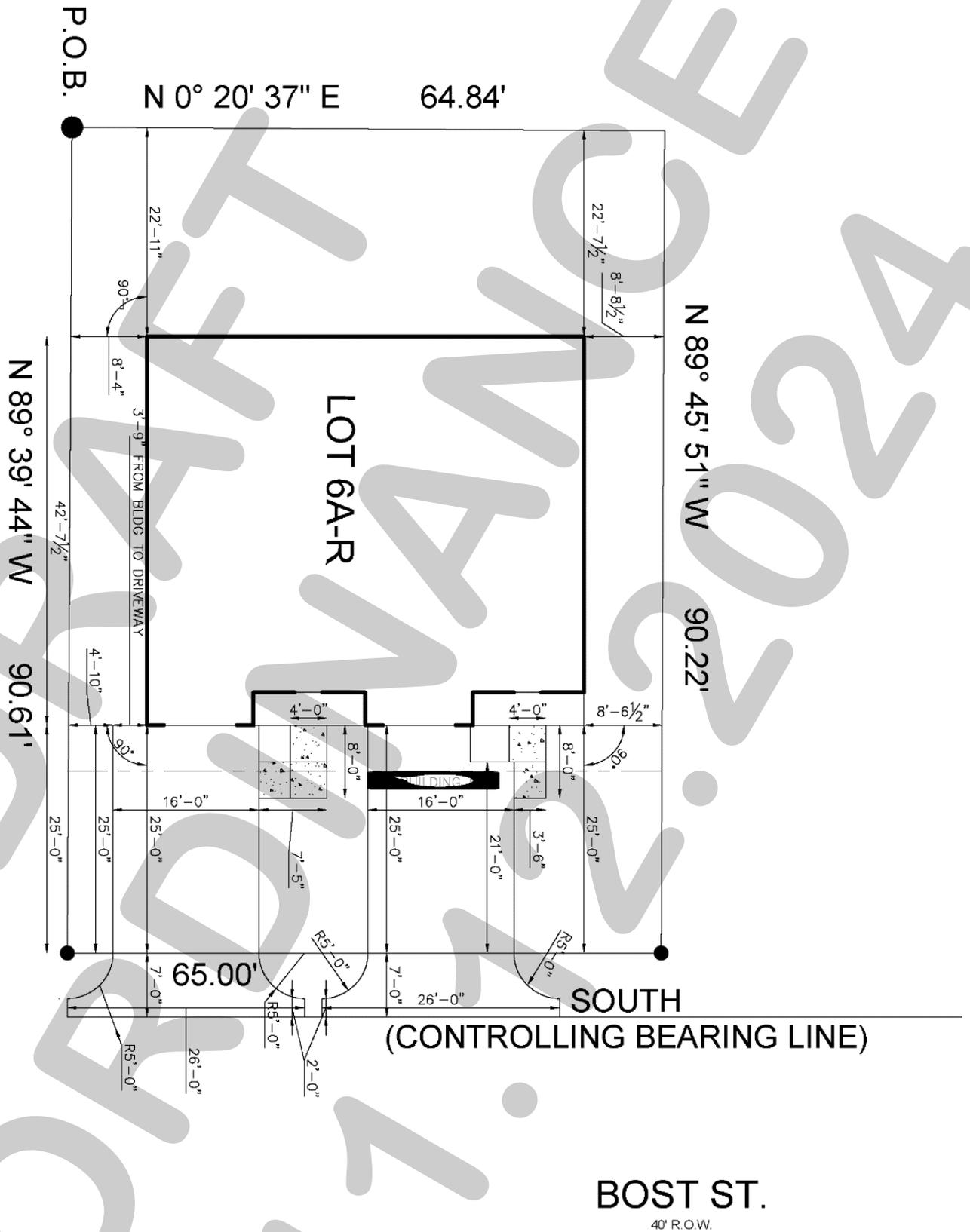
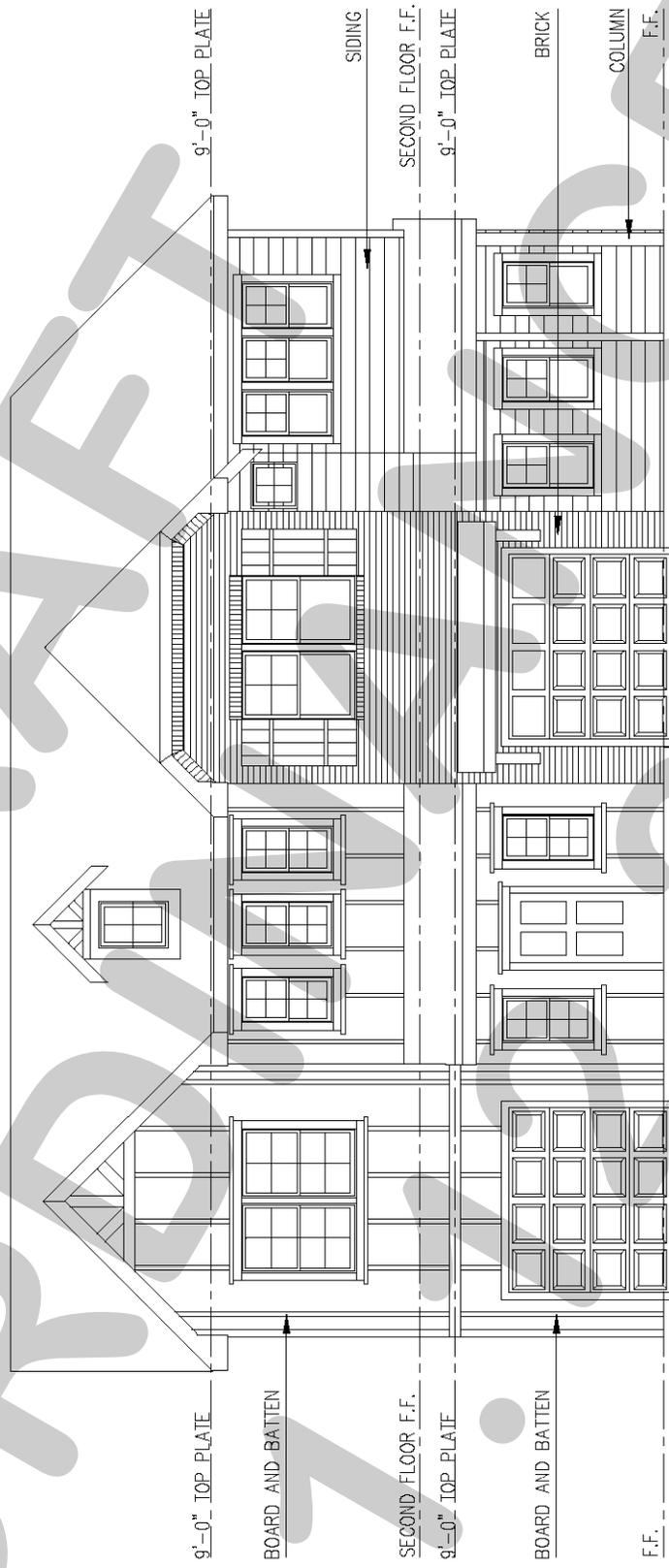


Exhibit 'C':  
Building Elevations



FRONT ELEVATION 6AR

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

---

**TO:** Mayor and City Council

**DATE:** November 18, 2024

**APPLICANT:** Jim Joyce; *JFI Series 1, LLC.*

**CASE NUMBER:** Z2024-051; *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the R. S. Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Two-Family (2F) District as of January 3, 1972. On June 8, 2000, the subject property was platted as Lot 6A-R of the R.S. Lofland Addition. The subject property has remained vacant and zoned Two Family (2F) District.

### PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a duplex 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 located west of Bost Street north of the intersection of St. Mary's and Bost Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 6A-R of the R.S. Lofland Addition*). Beyond this is one (1) parcel of land (*i.e. 501 S. Fannin Street*) developed with a parking lot and two (2) parcels of land (*i.e. 505 & 507 S. Fannin Street*) developed with single-family homes. These properties are zoned Two Family (2F) District and are part of the R.S. Lofland Subdivision. North of this is Storrs 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: Directly south of the subject property is a parcel of land (*i.e. 517 S. Fannin Street*) which is developed with a single-family home. Both of these properties are zoned Two Family (2F) District. South of this is St. Mary's 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 is the Alexander Subdivision, which is situated on 1.22-acres, consists of six (6) homes, and is zoned Single-Family 7 (SF-7) District.

**East:** Directly east of the subject property is Bost 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 is the Bishop Second Addition, which is situated on 2.20-acres and consists of eight (8) properties. East of this is Sherman 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.

**West:** Directly west of the subject property is one (1) parcel of land (*i.e. 511 S. Fannin Street*) which is zoned Two-Family (2F) District and is developed with a single-family home. Beyond this is S. Fannin Street, which is classified as a *Minor Collector* on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a parcel of land (*i.e. Lot 1, Block A, W.E. Campbell Addition*) developed with a assisted living facility (*i.e. Rockwall Nursing Center*). This property is zoned Multi-Family 14 (MF-14) 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 situated within 500-feet of the Bishop Second Addition, the Alexander Addition, and the Eppstein Addition, all of which have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be 100.00% 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 500-feet of an established subdivision and being zoned Two Family (2F) District, 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 surrounding Bost Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing surrounding Bost Street	Proposed Housing
Building Height	One (1) 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 Bost Street
Year Built	1965 - 1985	N/A
Building SF on Property	958 SF – 9,804 SF	3,446 SF
Building Architecture	Mostly Single-Family Homes, Three (3) Duplexes, and One (1) Commercial Lot	Comparable Architecture to the Surrounding New Single-Family Homes and Duplexes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	Board & Batten Siding and Brick
Paint and Color	Red, White, Tan, Yellow, Green, and Blue	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garages will be located two (2) feet in front of the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

- (1) Anti-Monotony Standards. According to Subsection 03.01(D), *Anti-Monotony*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:
  - (a) The number of stories of the home.
  - (b) The garage location/orientation on the home.
  - (c) The roof type and layout of the home.
  - (d) The articulation of the front façade of the home.

Although the applicant's request does not fully meet the anti-monotony requirements, staff should point out that it does appear to meet the spirit and intent of the ordinance. Specifically, the applicant has chosen two (2) differentiating elements between the subject property and the adjacent lot which are the roof layouts and articulation of the front façade of the home; however, this will require discretionary approval from the City Council pending a recommendation from the Planning and Zoning Commission.

- (2) Garage. According to Subsection 04.01(B), *Lots Less Than Five Acres*, of Article 06, *Parking and Loading*, garages located in duplex districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately two (2) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these deviations from the *General Residential District Development Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC).

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 surrounding Bost Street and the proposed building elevations in the attached packet. The approval of this request 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 October 22, 2024, staff mailed 124 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Highridge Estates Homeowner's Associations (HOAs), which were the only HOAs 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 written, staff had not received any notices back regarding 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 Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

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

- (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this 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 November 18, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Hustings and Womble 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

BOST

SUBDIVISION

LOFLAND SUBDIVISION

LOT

6AR

BLOCK

GENERAL LOCATION

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

CURRENT ZONING

2F

CURRENT USE

PROPOSED ZONING

2F

PROPOSED USE

2F (DUPLX)

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

JFI SERIES 2 LLC

APPLICANT

JTM JOYCE

CONTACT PERSON

Jim JOYCE

CONTACT PERSON

ADDRESS

4 53 CREEK CROSSING LN

ADDRESS

SAME

CITY, STATE & ZIP

ROYSSE CITY TX 75087

CITY, STATE & ZIP

PHONE

972-849-1034

PHONE

E-MAIL

Jim@JimJoyceHomes.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

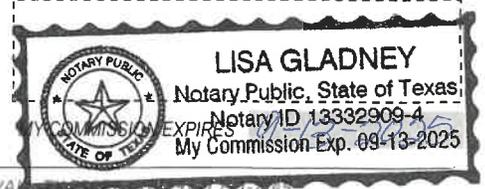
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim JOYCE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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

Z2024-051: Specific Use Permit (SUP) for Residential Infill Lot 6AR



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.





**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2024-051]  
**Date:** Wednesday, October 23, 2024 2:27:04 PM  
**Attachments:** [HOA Map \(10.23.2024\).pdf](#)  
[Public Notice \(P&Z\) \(10.22.2024\).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, October 25, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 12, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 18, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2024-051: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

Thank you,

*Melanie Zavala*

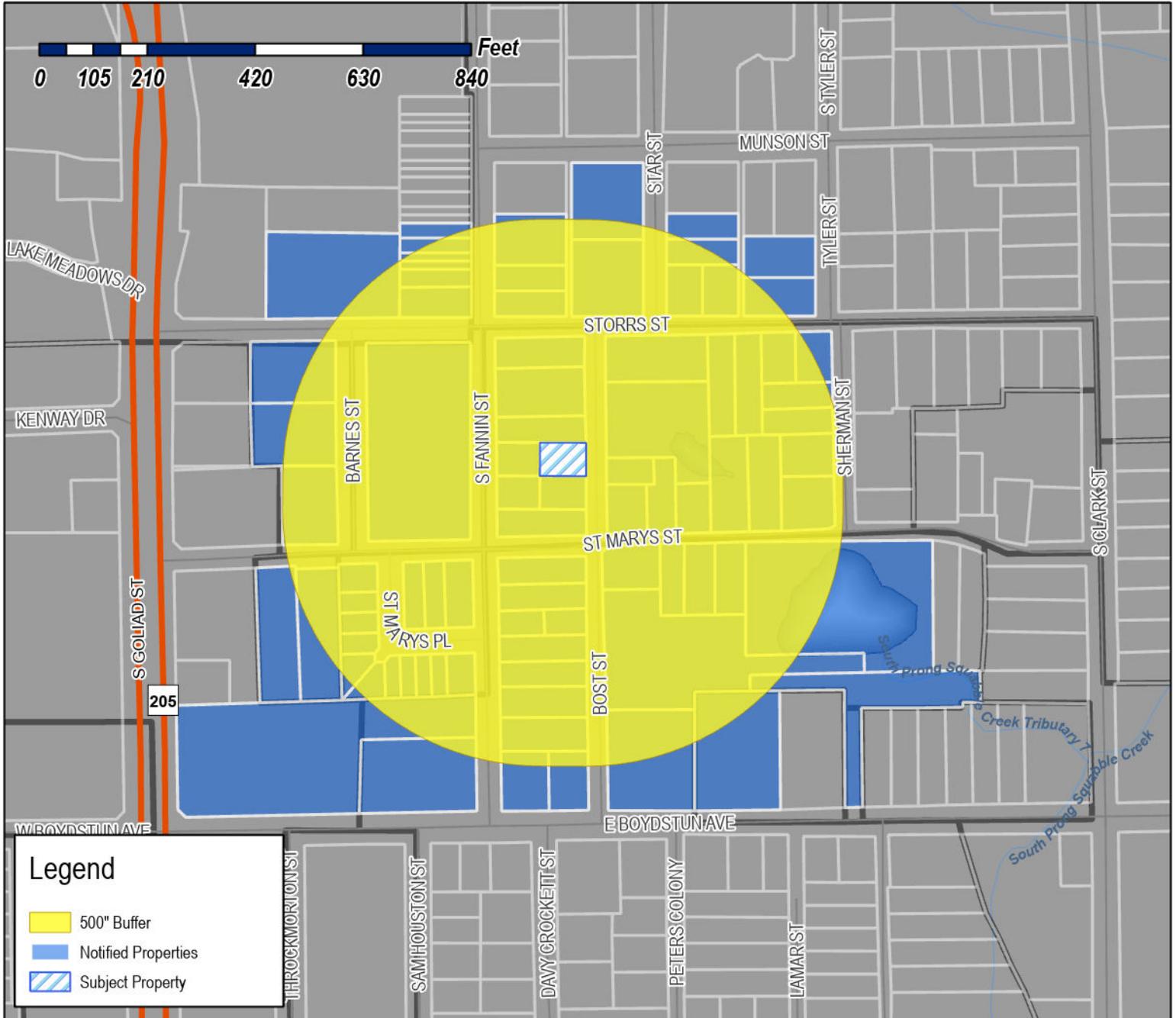
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# 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:** Z2024-051  
**Case Name:** Specific Use Permit (SUP) for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Two Family (2F) District  
**Case Address:** Lot 6AR

**Date Saved:** 10/18/2024

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



RESIDENT  
106 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

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

NASUFI ZIKRI  
1885 HILLCROFT DR  
ROCKWALL, TX 75087

RESIDENT  
201 STORRS ST  
ROCKWALL, TX 75087

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  
208 ST 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

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

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

RESIDENT  
305 E BOYDSTUN AVE  
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE  
308 MUNSON ST  
ROCKWALL, TX 75087

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

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
311 HIGHLAND DRIVE  
ROCKWALL, TX 75087

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

JORDAN ERICK DEAN AND LAKESHA  
401 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
403 E BOYDSTUN AVE  
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

RESIDENT  
406 S TYLER ST  
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

RESIDENT  
408 S FANNIN ST  
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 CHRYSTEEN & 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

SMITH CHARLES  
611 E BOYDSTUN  
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 FAMILLY  
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 FAMILLY  
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

# 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:

**Z2024-051: Specific Use Permit for a Residential Infill**

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2024-051: Specific Use Permit for a 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.

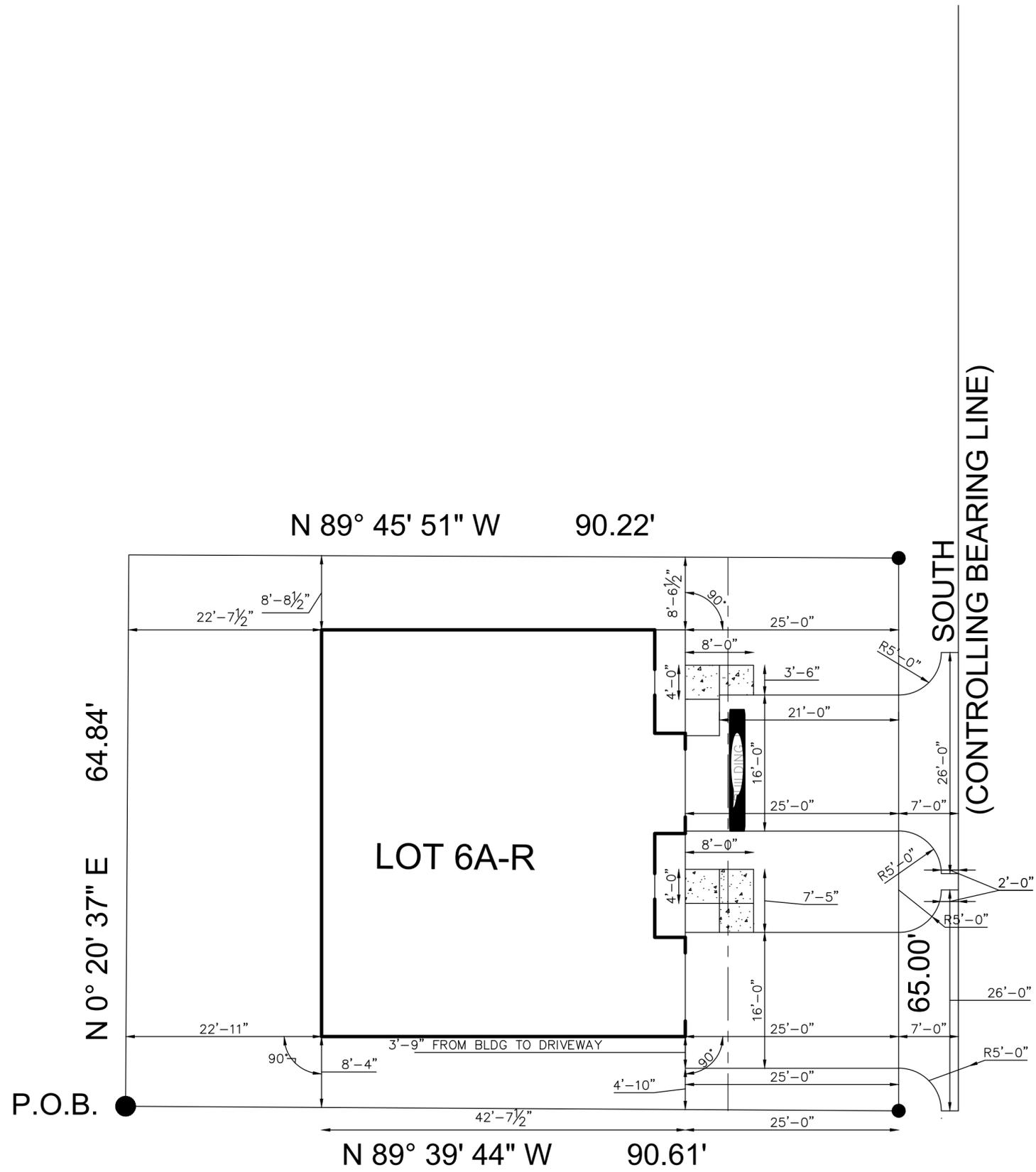
Four horizontal grey bars for providing reasons for the response.

Name:

Address:

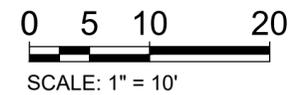
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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



**FLATWORK AREA CALCULATIONS 6A-R**

DRIVEWAYS	780 SQ FT
APRONS	286 SQ FT
SIDEWALKS	76 SQ FT
<b>TOTAL</b>	<b>1,142SQ FT</b>



ST. DUPI...

apared

BOYCE HOMES

BOYCE HOMES



FRONT ELEVATION 6AR

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



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

## 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
402-502 Storrs Street	Housing Authority	N/A	N/A	N/A	Brick and Siding
507 Bost Street	Single-Family Home	1985	1,796	144	Siding
509 Bost Street	Single-Family Home	1980	1,379	589	Siding
505 St. Mary's Street	Single-Family Home	1985	1,275	100	Siding
501 S. Fannin Street	Commercial Lot	1984	9,804	N/A	N/A
505 S. Fannin Street	Single-Family Home	1972	2,105	1032	Brick
507 S. Fannin Street	Single-Family Home	1965	958	N/A	Siding
509 A & B S. Fannin Street	Duplex	1975	2,127	N/A	Siding
511 & 513 S. Fannin Street	Duplex	1975	2,088	N/A	Siding
517 S. Fannin Street	Single-Family Home	1967	2,190	N/A	Siding
AVERAGES:		1976	2,636	466	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



402-502 Storrs Street



507 Bost Street



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



509 Bost Street



505 St. Mary's Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



501 S. Fannin Street



505 S. Fannin Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 S. Fannin Street



509 A & B S. Fannin Street



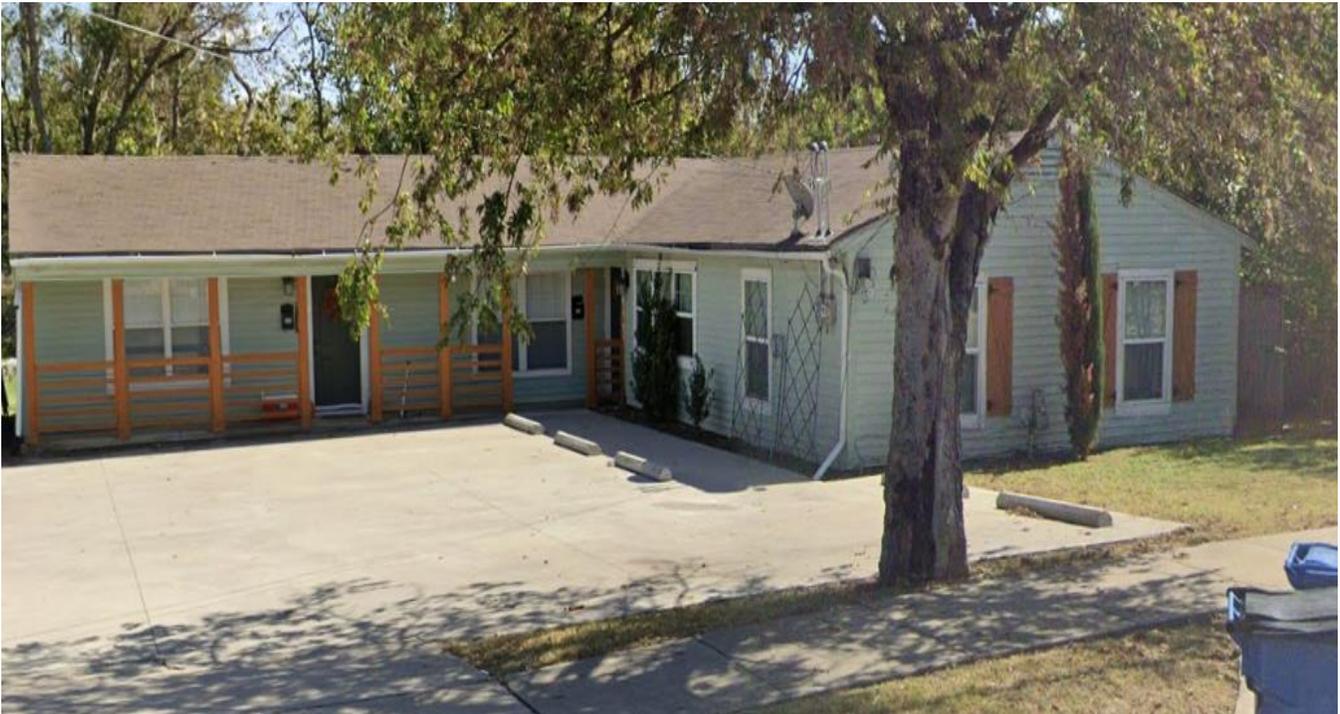
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



511 & 513 S. Fannin Street



517 S. Fannin 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6A-R OF THE LOFLAND 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 Jim Joyce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a duplex on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two Family (2F) District land uses, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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 Adjacent to an Established Subdivision* to allow for the construction of a duplex in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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 03.11, *Two-Family (2F) 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 duplex 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 duplex on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the duplex 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 2<sup>ND</sup> DAY OF DECEMBER, 2024.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

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

2<sup>nd</sup> Reading: December 2, 2024

**Exhibit 'A':  
Location Map**

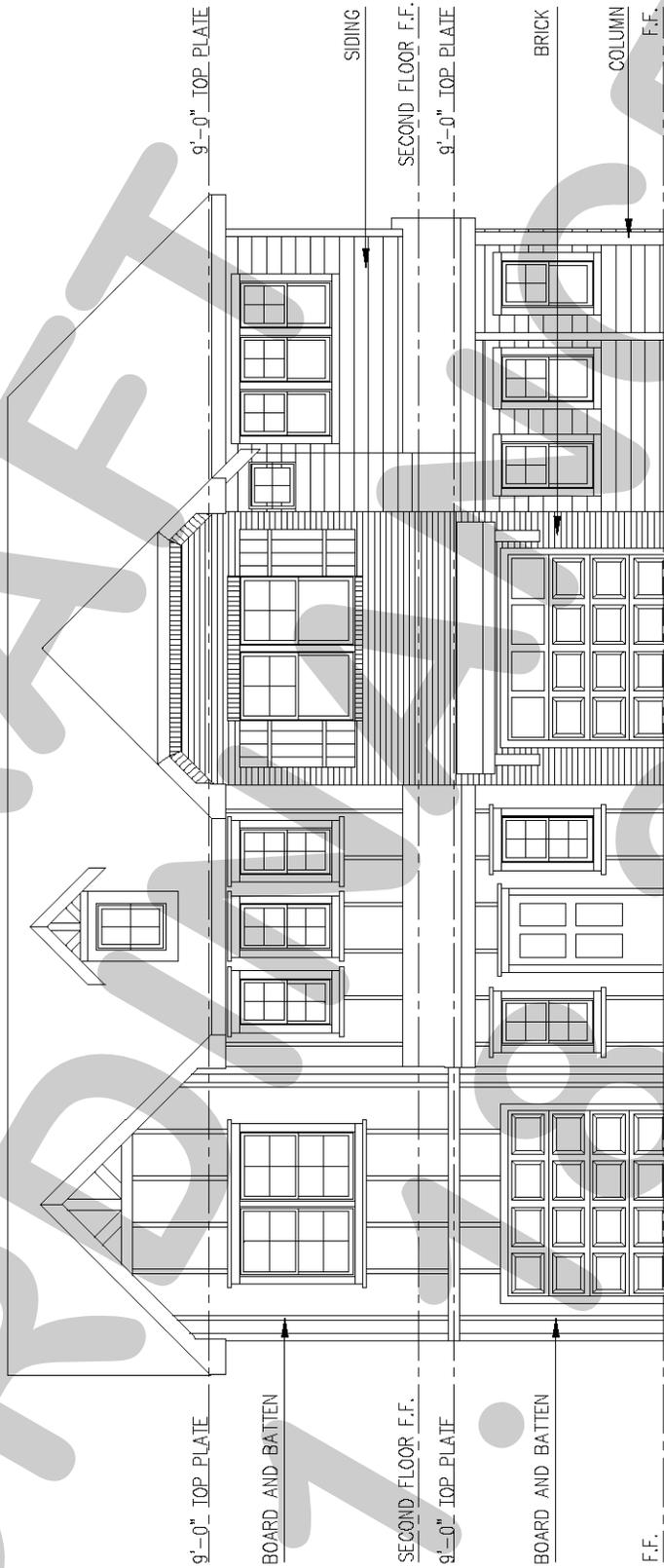
Address: West side of Bost Street and North of the intersection of St. Mary's Street and Bost Street

Legal Description: Lot 6A-R of the Lofland Addition





**Exhibit 'C':**  
*Building Elevations*



**FRONT ELEVATION 6AR**

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



December 4, 2024

TO: Jim Joyce  
453 Creek Crossing Lane  
Royse City, TX 75189

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

SUBJECT: Z2024-051; *Specific Use Permit (SUP) For Residential Infill Adjacent to an Established Subdivision*

Mr. Joyce:

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 December 2, 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 November 12, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Womble and Hustings absent.

City Council

On November 18, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On December 2, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 24-50, S-350*, 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. 24-50

SPECIFIC USE PERMIT NO. S-350

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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6A-R OF THE LOFLAND 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 Jim Joyce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a duplex on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two Family (2F) District land uses, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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:

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- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
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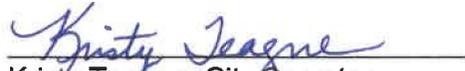
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THIS THE 2<sup>ND</sup> DAY OF DECEMBER, 2024.

  
Tracee Johannesen, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

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

2<sup>nd</sup> Reading: December 2, 2024

**Exhibit 'A':**

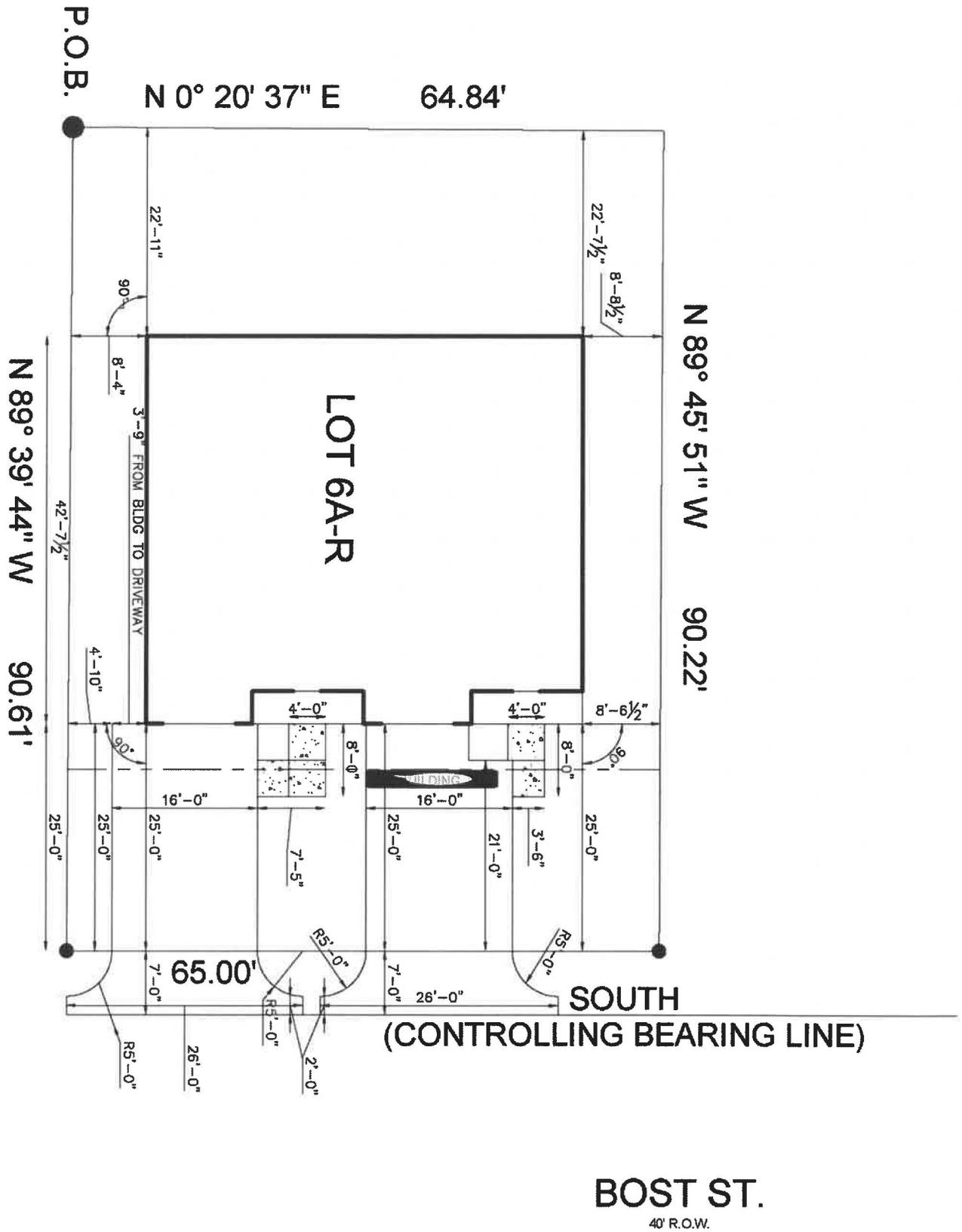
**Location Map**

Address: West side of Bost Street and North of the intersection of St. Mary's Street and Bost Street

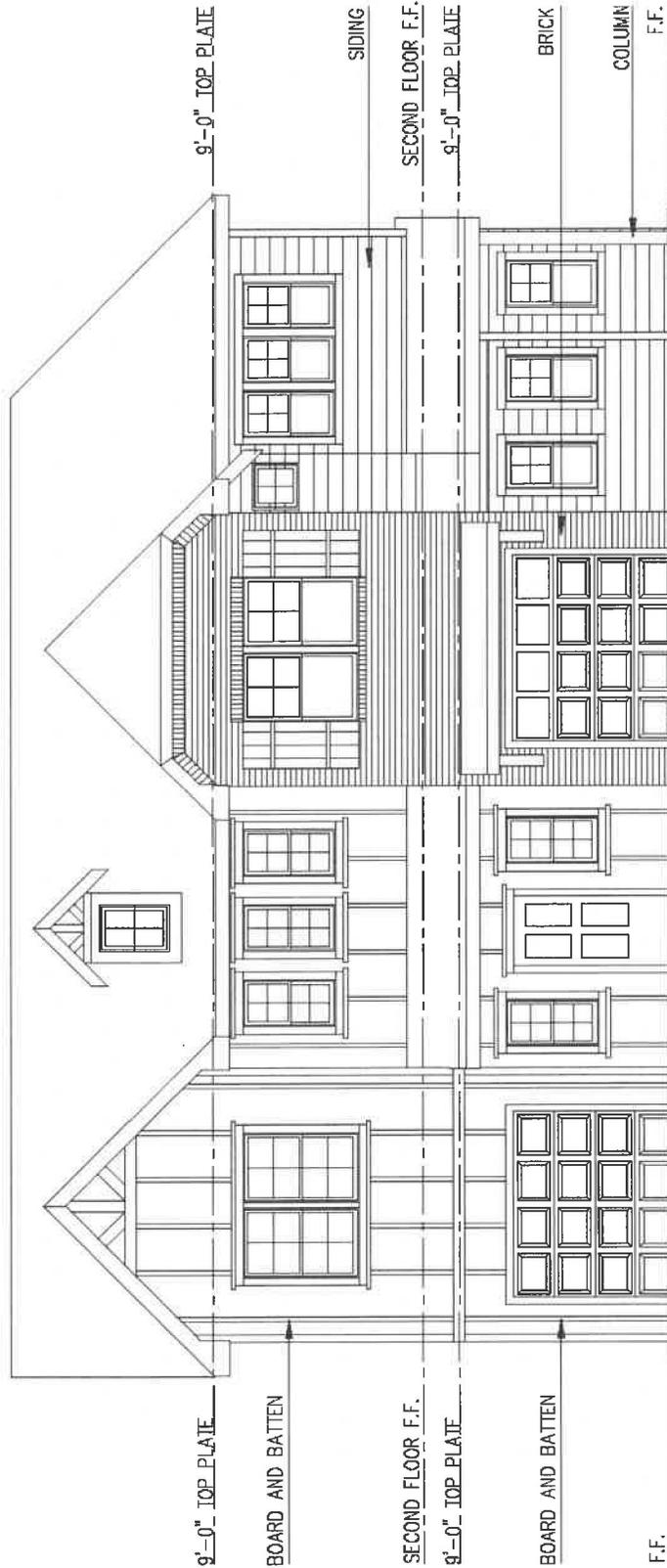
Legal Description: Lot 6A-R of the Lofland Addition



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



**Exhibit 'C':  
Building Elevations**



**FRONT ELEVATION 6AR**

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