



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 104 Glenn Ave

SUBDIVISION: Lawhorn & Williams Addition LOT: 5 BLOCK: 1

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential CURRENT USE: Residential

PROPOSED ZONING: New Construction PROPOSED USE: Residential

ACREAGE: .24 LOTS [CURRENT]: vacant LOTS [PROPOSED]: New Construction

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

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

<input checked="" type="checkbox"/> OWNER	<u>RSR Capital LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JMS Custom Homes LLC</u>
CONTACT PERSON	<u>Ruben Fragoso</u>	CONTACT PERSON	<u>Javier Silva</u>
ADDRESS	<u>1321 Crescent Cove Dr.</u>	ADDRESS	<u>58 Windsor Dr.</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>214-471-2302</u>	PHONE	<u>972-814-9462</u>
E-MAIL	<u>ruben.fragoso@gmail.com</u>	E-MAIL	<u>support@jmscustomhomes.net</u>

NOTARY VERIFICATION [REQUIRED]

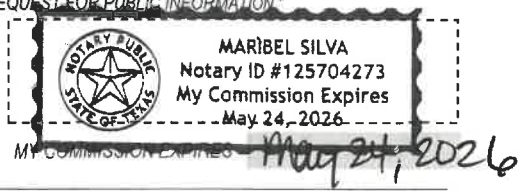
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RSR Capital LLC [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF February, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2023

OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____

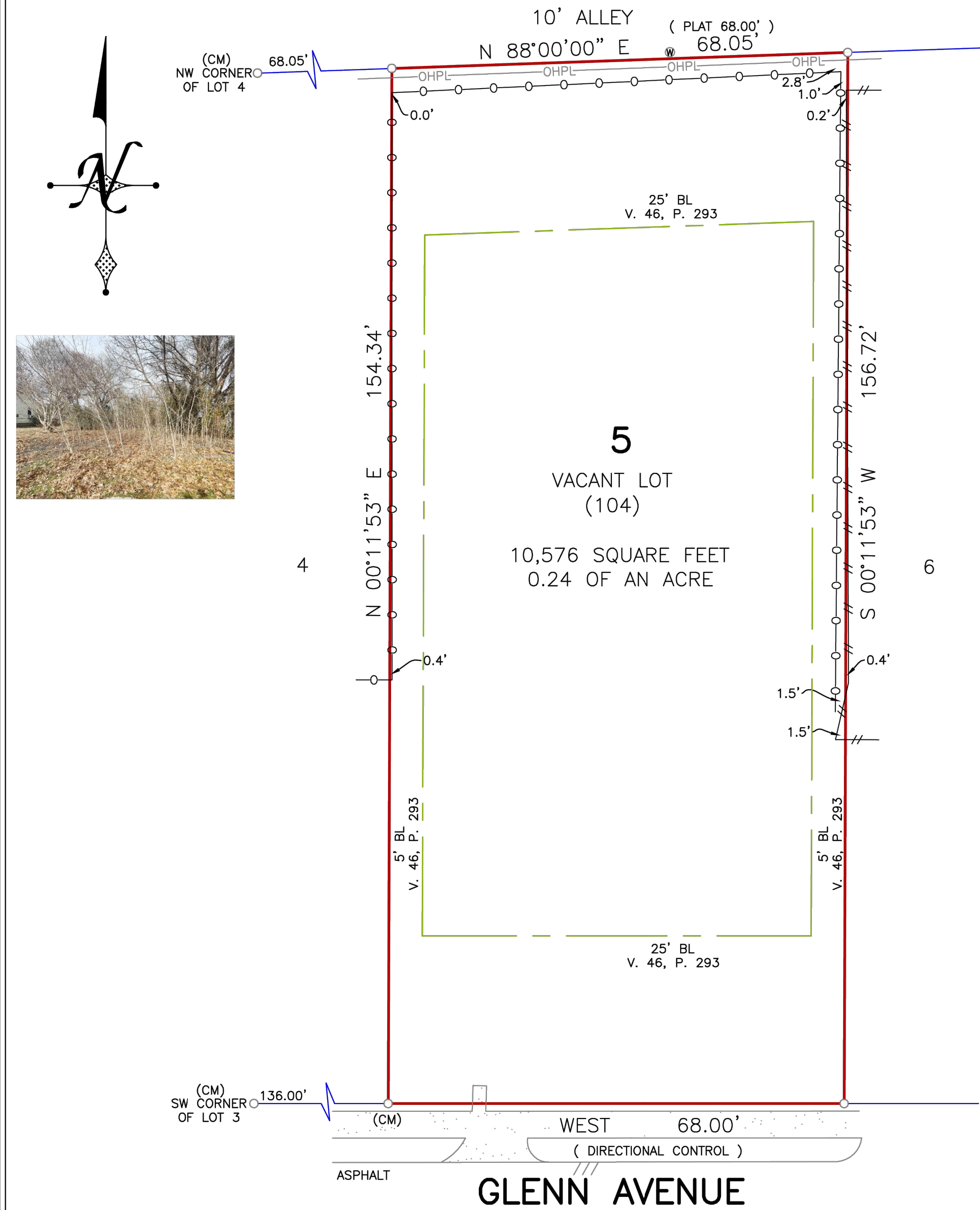


1529 E I-30, STE. 103
GARLAND, TEXAS 75043
FIRM REGISTRATION NO. 10194366

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 104 GLENN AVENUE, in the City of ROCKWALL, Texas.
Being Lot 5 in Block 1 of LAWHORN & WILLIAMS ADDITION to the city of Rockwall, according to the Map of said Addition recorded in Volume 46, Page 209, Deed Recods of Rockwall County Texas.



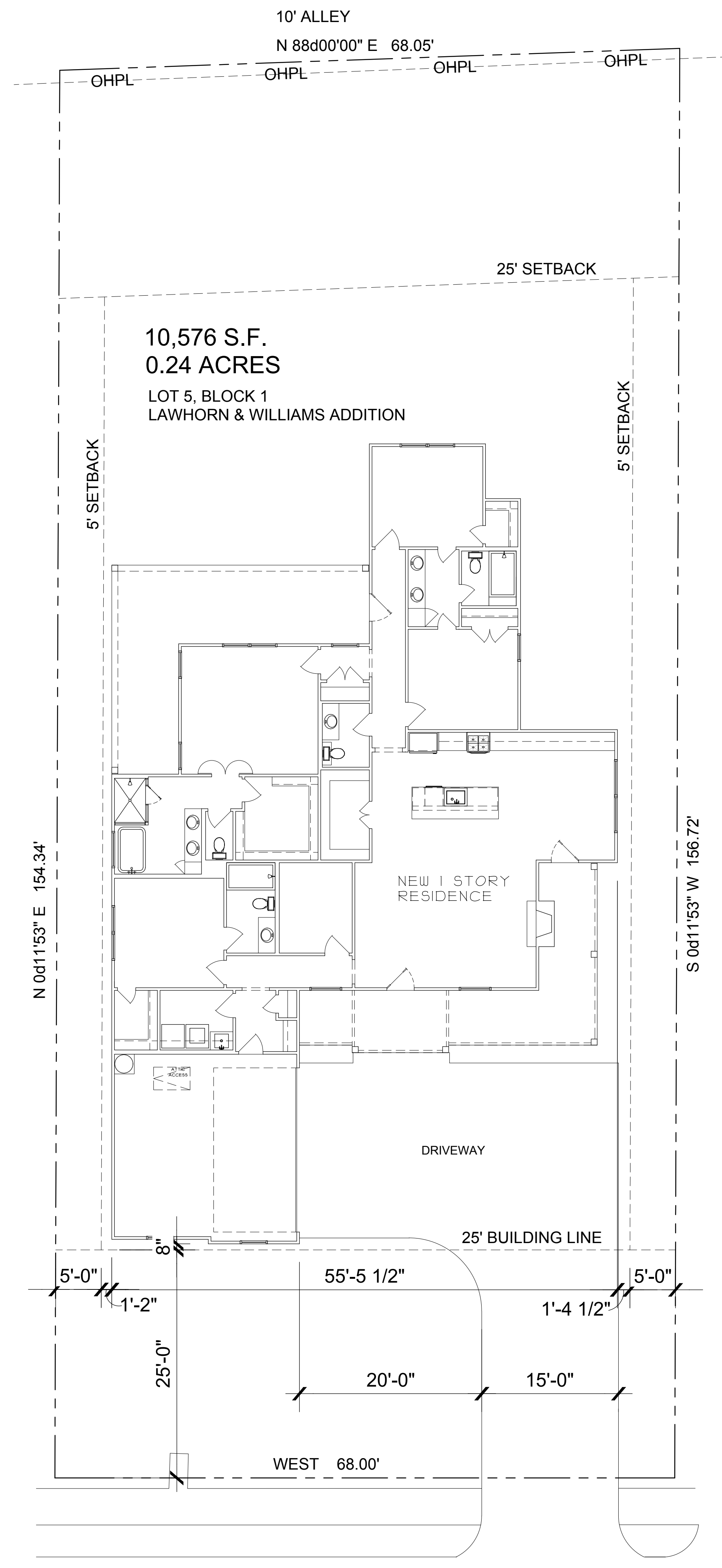
PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
Volume 46 Page 276
Volume 46 Page 293
ACCEPTED BY: _____
Scale: 1" = 20'
Date: 1/17/23
G. F. No.: ET0002699
Job no.: 202300263
Drawn by: CS
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SECURED TITLE OF TEXAS

LEGEND

- WOOD FENCE --- IRON FENCE ---
- CHAIN LINK --- WIRE FENCE ---
- BOUNDARY LINE
- CM - CONTROLLING MONUMENT
- MRD - MONUMENTS OF RECORD DIGNITY
- 1/2" IRON ROD FOUND
- 1/2" YELLOW-CAPPED IRON ROD SET
- SET "X" FOUND "X"
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- PK NAIL FOUND
- C - CABLE
- CO - CLEAN OUT
- GM - GAS METER
- FP - FIRE HYDRANT
- LP - LIGHT POLE
- MP - MANHOLE
- E - ELECTRIC
- PE - POOL EQUIP
- PP - POWER POLE
- TE - TELEPHONE
- WM - WATER METER
- WV - WATER VALVE
- (UNLESS OTHERWISE NOTED)

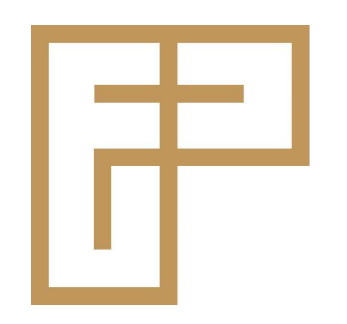
SECURED TITLE of TEXAS
STATE OF TEXAS REGISTERED LAND SURVEYOR BARRY S. RHODES 3691

02 SURVEY
NO SCALE
NORTH



GLENN AVENUE

01 ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"
NORTH



NEW RESIDENCE
JMS CUSTOM HOMES
104 GLENN AVENUE
ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

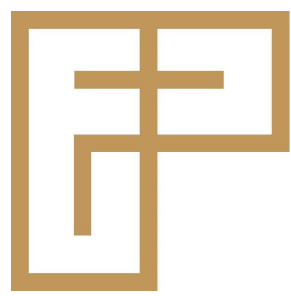
- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: JAVIER SILVA
CONTRACTOR: support@jmscustomhomes.net 972-814-9462
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com 214-284-8734

ARCH. PROJ. # 23102
SCALE REF. DRAWING

SHEET NO.
A2.1
ARCHITECTURAL SITE PLAN / SURVEY



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

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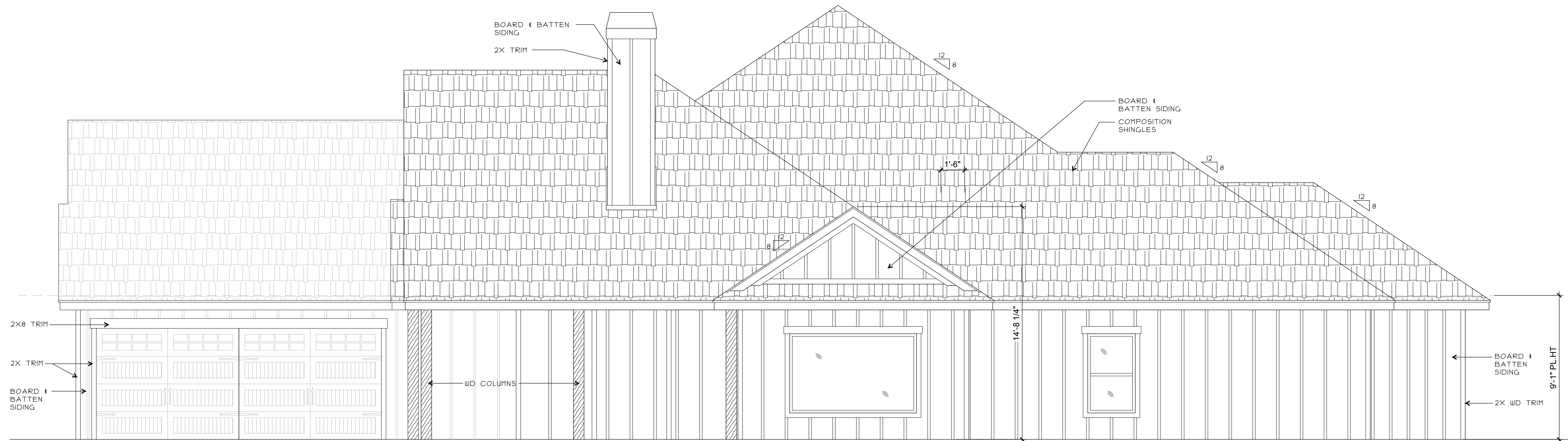
OWNER: JAVIER SILVA
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972-814-9482
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

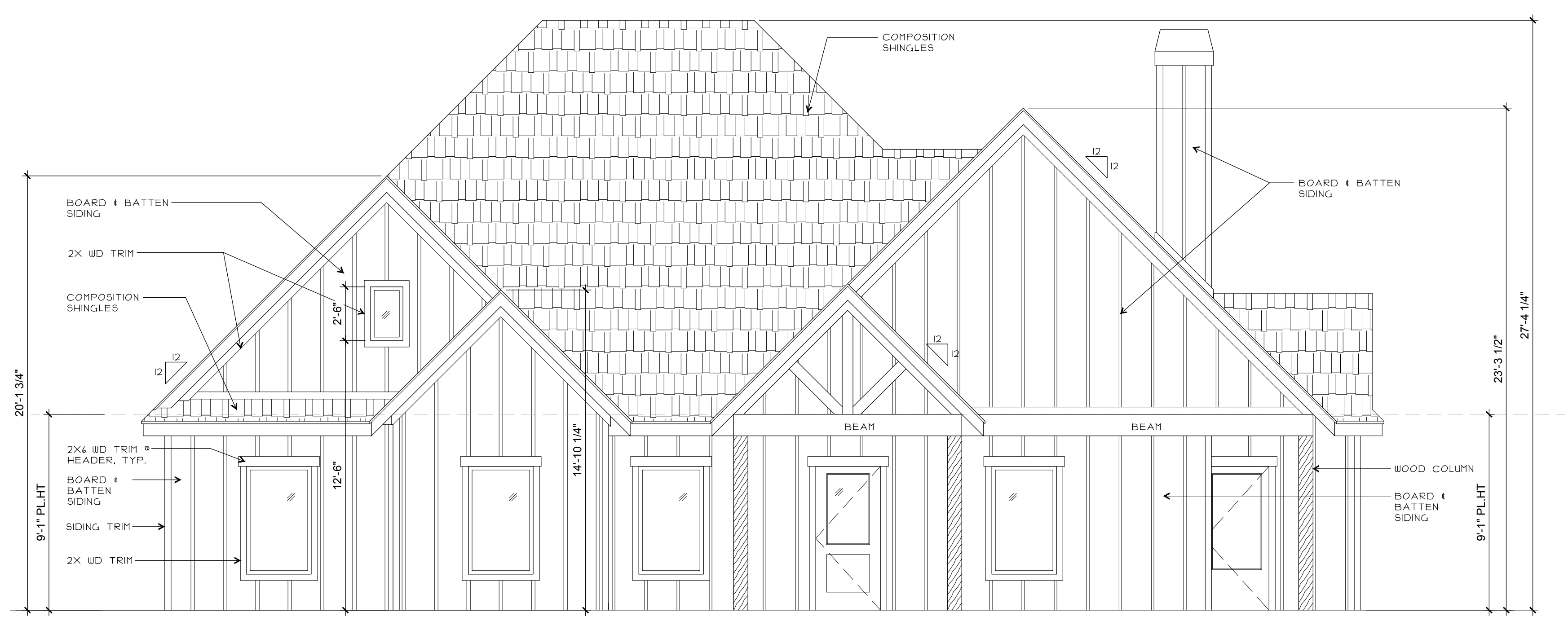
SHEET NO.

A5.1

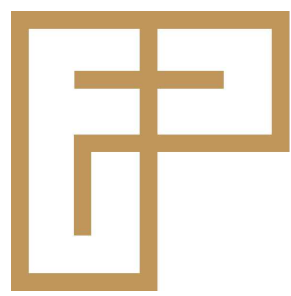
ELEVATIONS



02 EAST ELEVATION
SCALE: 1/4"=1'-0"



01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NEW
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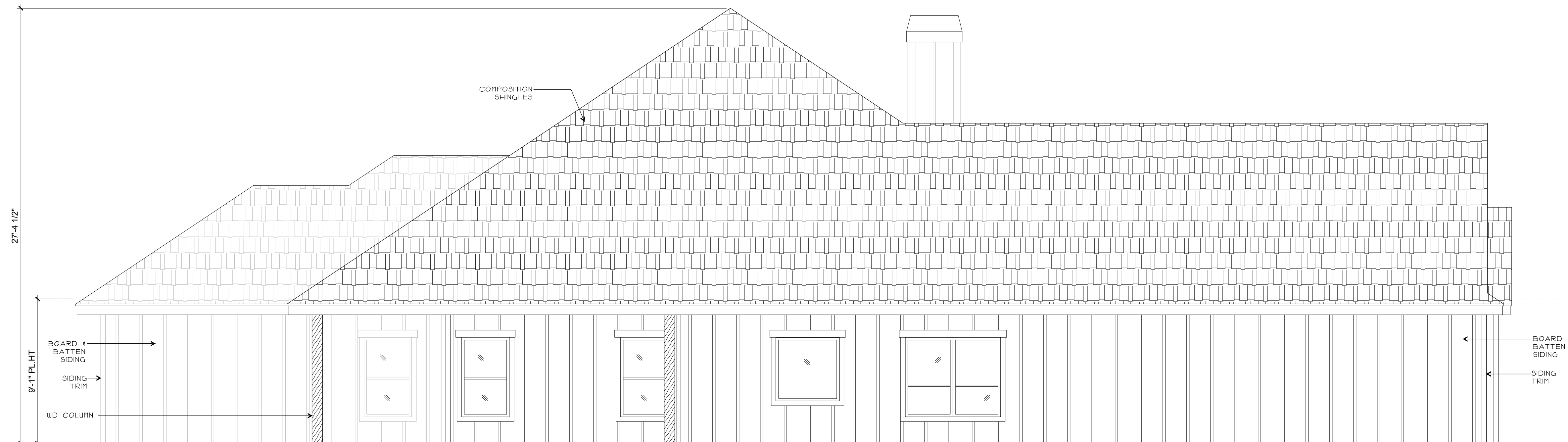
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ARCH. PROJ. # 23102 SCALE: REF. DRAWING

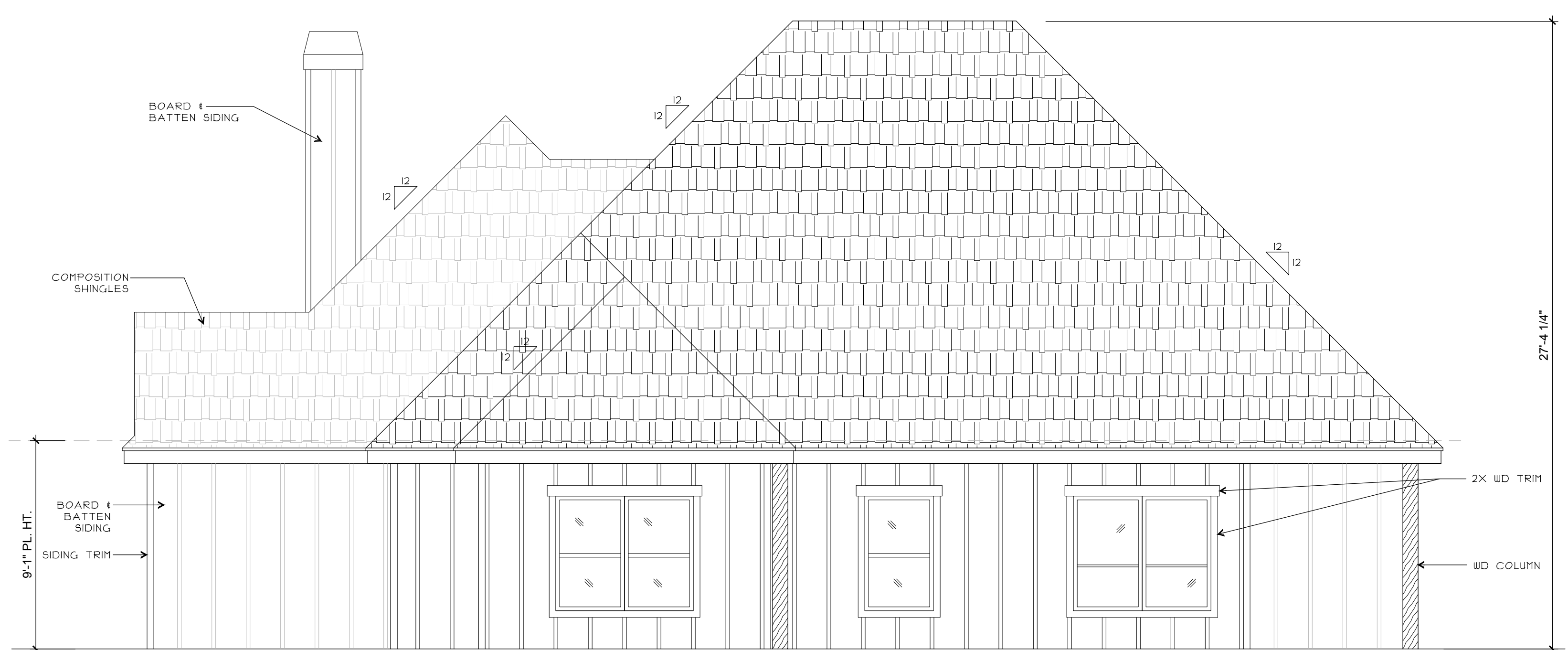
SHEET NO.

A5.2

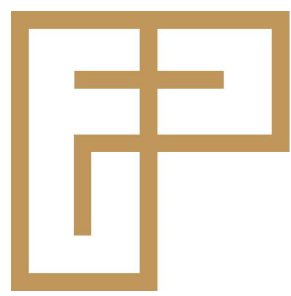
ELEVATIONS



02 WEST ELEVATION
SCALE: 1/4"=1'-0"



01 NORTH ELEVATION
SCALE: 1/4"=1'-0"



NEW
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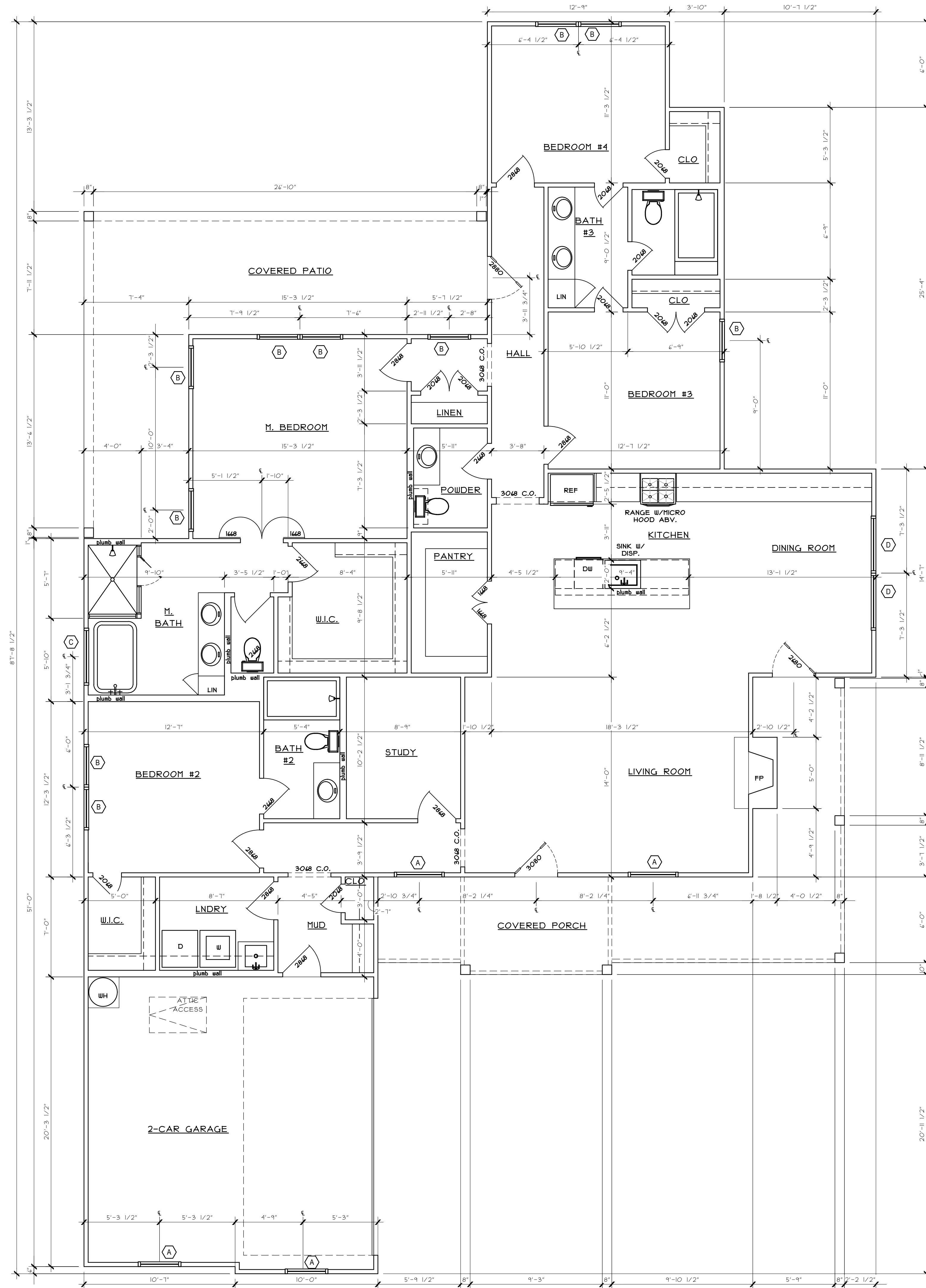
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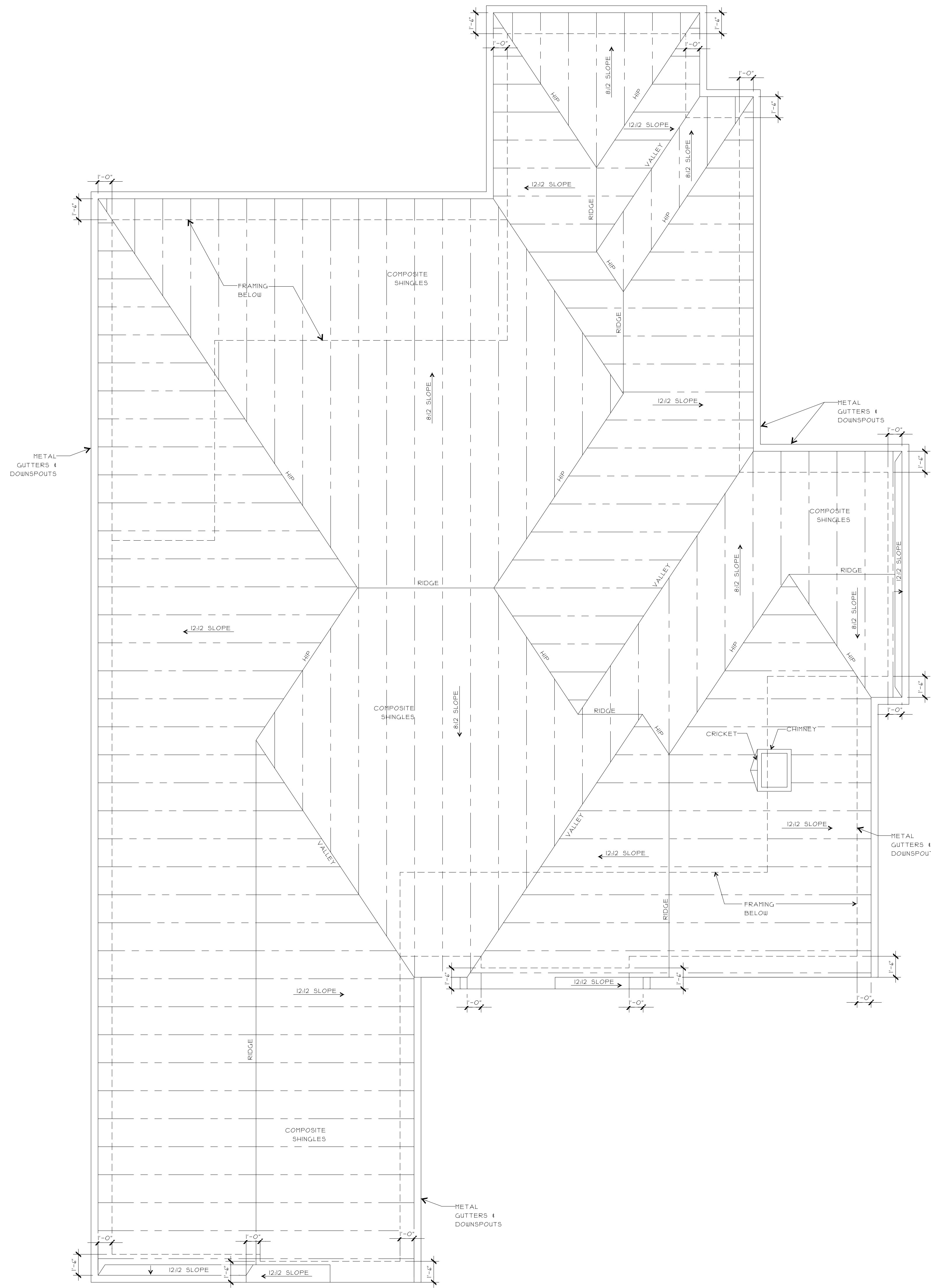
SHEET NO.

A3.2

FLOOR PLAN



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



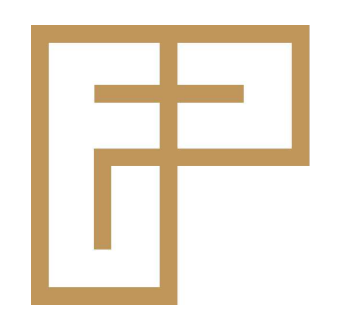
FRAMING AND LUMBER NOTES:

- 1.) ALL SAW LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY
- 2.) ROOF JOIST, FLOOR JOIST, LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
- 3.) ALL STUDS TO DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
- 4.) ROOF PLYWOOD SHEATHING TO 5/8" STANDARD 5-PLY WITH EXTERIOR GLUE WITH STAMP OF APPROVED TESTING AGENCY OR AS NOTED ON TYPICAL WALL SHEET
- 5.) FRAMING CONNECTIONS OR BE SIMPSON OR EQUIVALENT
- 6.) ALL BEARING STUD WALLS TO BE 2X6 AT 16" O.C. UNLESS NOTED OTHERWISE.
- 7.) ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES
- 8.) ALL INTERIOR HEADERS TO BE (2)2X12'S UNLESS NOTED OTHERWISE
- 9.) ALL EXTERIOR HEADERS TO BE (3)2X12'S UNLESS NOTED OTHERWISE
- 10.) CUTTING, NOTCHING, AND DRILLING OF WOOD MEMBERS SHALL COMPLY TO THE UNIFORM BUILDING CODE AND LOCAL AND STATE BUILDING CODES
- 11.) ALL CONVENTIONAL FRAMING SHALL COMPLY TO ALL LOCAL CODES
- 12.) ROOF TRUSSES TO BE MANUFACTURED BY AN APPROVED FABRICATOR
- 13.) ALL LUMBER SHALL BE F=1400 KILN DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
- 14.) ALL EXTERIOR DOORS SHALL BE 1 3/4" THICK SOLID CORE 1 1/2" PR. BUTTS OR METAL INSULATION AS SHOWN ON DRAWINGS

ALL HEADERS SHALL BE (3) 2X12 EXTERIOR & INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.
 MIN.-1-JACK STUD EA. SIDE OF OPG. TO 6' WIDE
 MIN.-2-JACK STUD EA. SIDE OF OPG. TO 8' WIDE
 MIN.-3 JACK STUD EA. SIDE OF OPG. TO 12' WIDE
 ALL HEADERS (ANY SIZE) SHALL BE 1/2" PLYWOOD FILLERS. GLUE & NAILED W/ 16D NAILS

ROOF CONSTRUCTION NOTES:

1. ROOF OVERHANG TO BE 12" U.N.O.
2. ROOF PITCH TO BE 12:12 U.N.O.
3. PROVIDE ATTIC & SOFFIT VENTS AS REQUIRED
4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED BY STRUCTURAL ENGINEER
5. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER
6. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN



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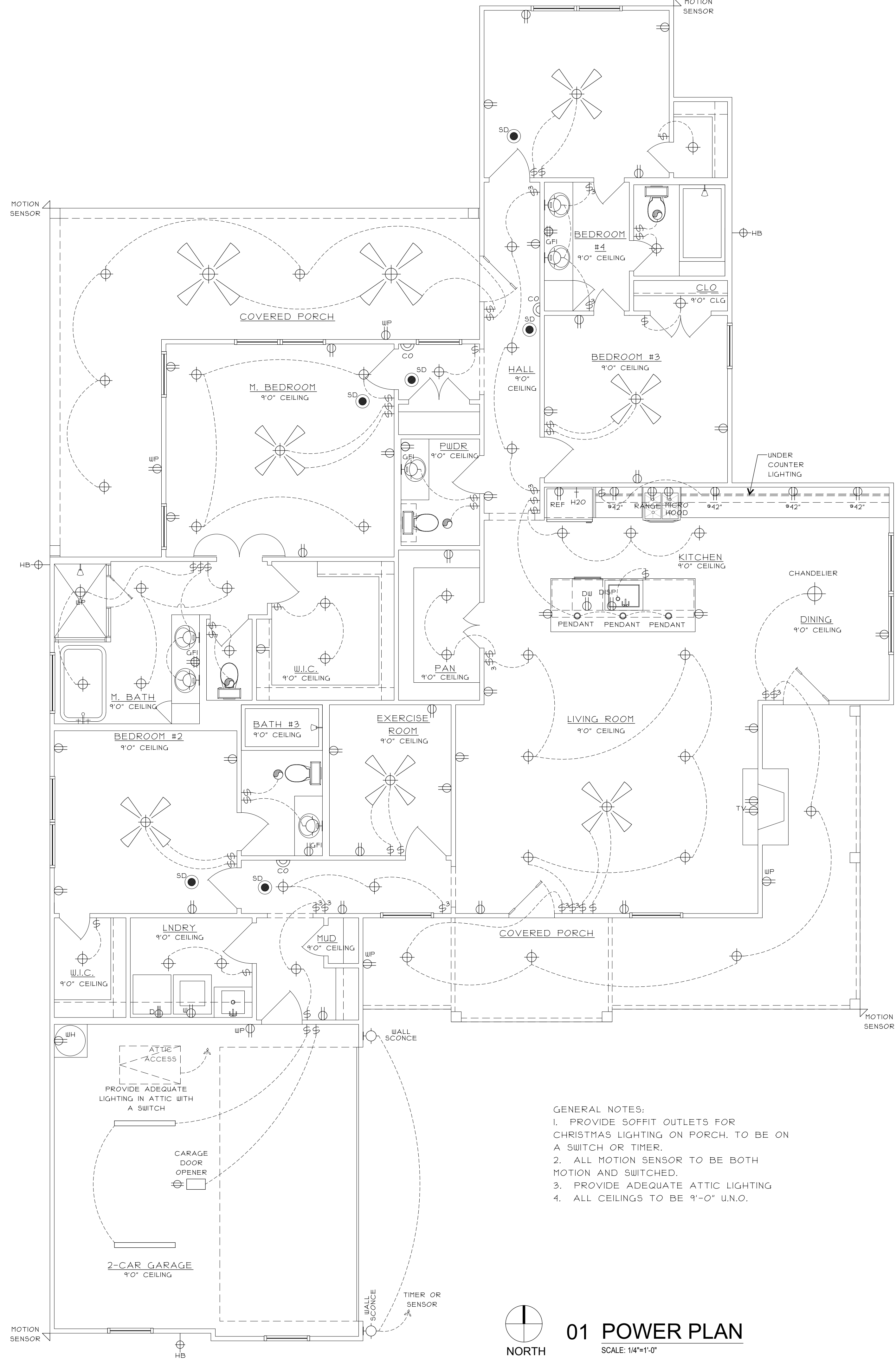
OWNER:
 CONTRACTOR: JAVIER SILVA
 support@jmscustomhomes.net
 972-814-9482
 DESIGNER: PATRA PHILIPS
 patra@fanningphilips.com
 214-284-8734

ARCH. PROJ. #: 23102 SCALE: REF. DRAWING

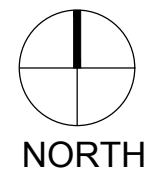
SHEET NO.

A4.1

ROOF PLAN



GENERAL NOTES:
 1. PROVIDE SOFFIT OUTLETS FOR CHRISTMAS LIGHTING ON PORCH. TO BE ON A SWITCH OR TIMER.
 2. ALL MOTION SENSOR TO BE BOTH MOTION AND SWITCHED.
 3. PROVIDE ADEQUATE ATTIC LIGHTING
 4. ALL CEILINGS TO BE 9'-0" U.N.O.



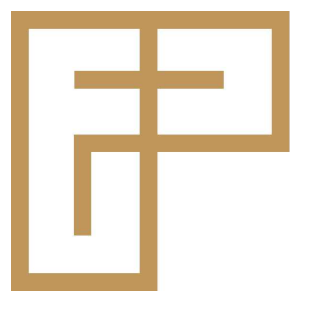
01 POWER PLAN
 SCALE: 1/4"=1'-0"

ELECTRICAL NOTES:

- 1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
- 2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
- 3.) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
- 4.) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
- 5.) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
- 6.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
- 7.) AT LEAST TWO 20 AMP SMALL APPLIANCES CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
- 8.) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
- 9.) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
- 10.) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
- 11.) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR FUTURE WHIRLPOOL HOOK UP.

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
⊡	SINGLE POLE SWITCH
⊡	3 WAY SWITCH
⊡	110V OUTLET
⊡	110V OUTLET - 4 PLEX
⊡	220V OUTLET
⊡	RECESSED CAN FIXTURE
⊡	PENDANT FIXTURE
⊡	SCONCE
⊡	EXHAUST FAN
⊡	OVER OR UNDERCOUNTER LIGHTING
⊡	SMOKE DETECTOR
⊡	CO DETECTOR
VP	VAPOR PROOF
WP	WEATHER PROOF
GFI	GROUND FAULT INTERCEPTOR
LV	LOW VOLTAGE
OS	OUTSIDE
GD	GARAGE DISPOSAL
DW	DIRECT WIRE
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.	



**NEW RESIDENCE
 JMS CUSTOM HOMES**

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 ROCKWALL, TX 75087

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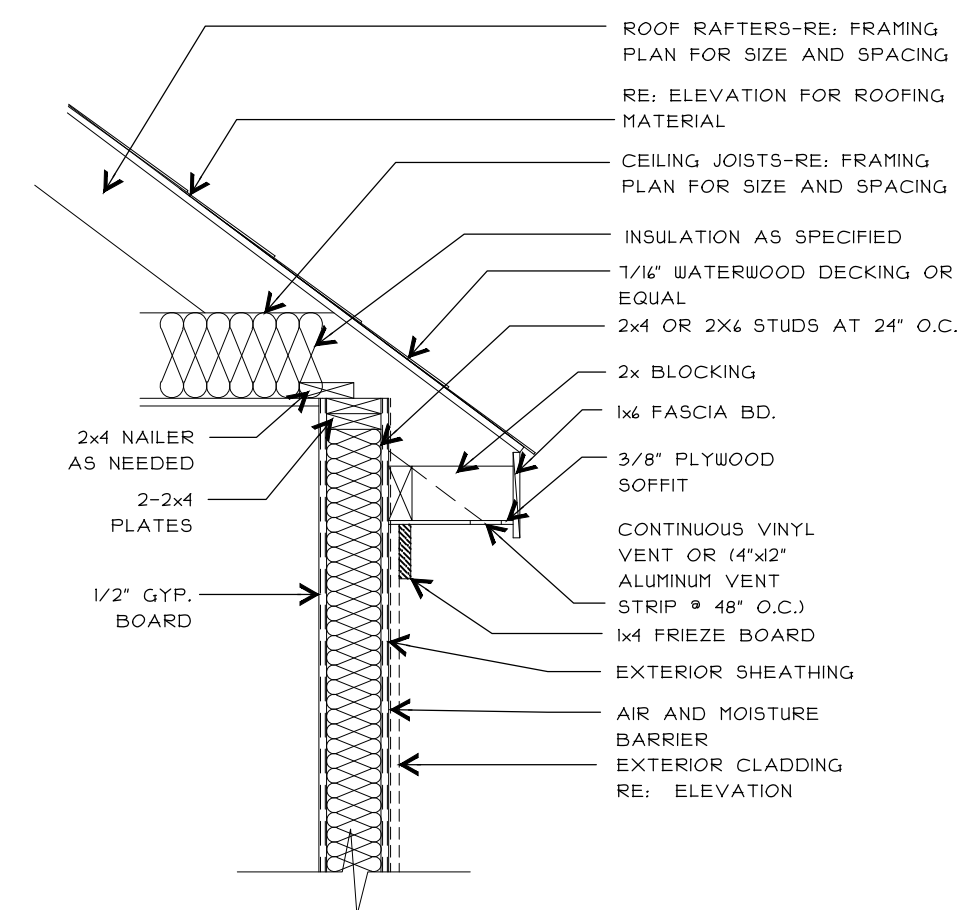
ARCH. PROJ. #: 23102 SCALE: REF. DRAWING

SHEET NO.

A6.1

POWER PLAN

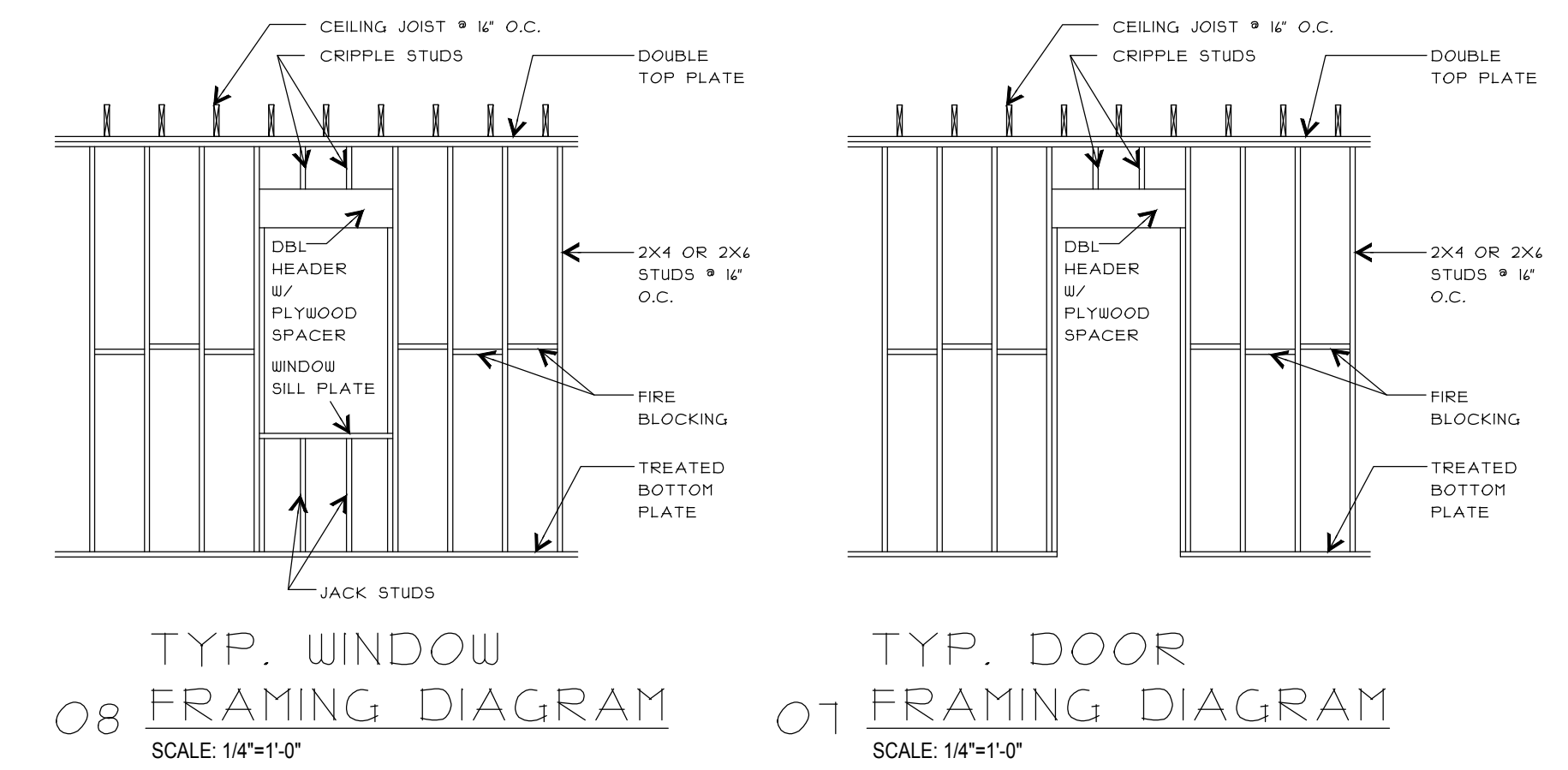
GENERAL NOTES:
 1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
 2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
 3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
 4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
 5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER. 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.
 6.) 1/2" MIN. DRYWALL THROUGHOUT, 5/8" TYPE "X" AT GARAGE CEILING AT WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLANS.
 7.) GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREAS, LAUNDRY SPACES AND OTHER WET AREAS TO TYPE W.R. IDENTIFIED AND REFERRED TO AS "GREEN BOARD" OR EQUIVALENT.
 8.) ALL EXTERIOR AND INTERIOR GLAZING TO COMPLY WITH LOCAL CODES.



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

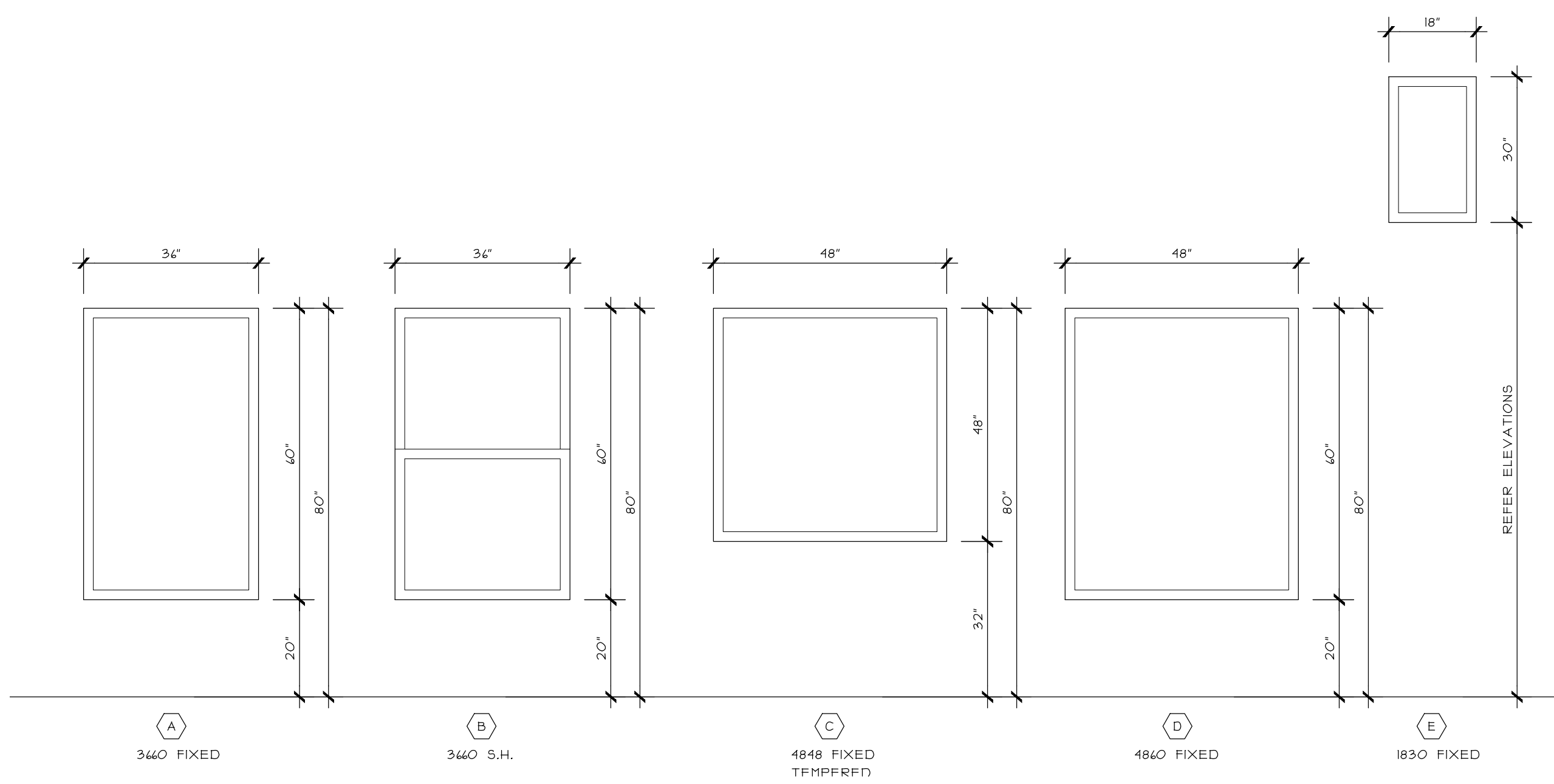
NOTE:
 1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
 2. FINAL MULLION DESIGN TO BE BY OWNER.

SQUARE FOOTAGE	AREAS
2266	FLOOR PLAN
423	2-CAR GARAGE
295	COVERED PORCH
349	COVERED PATIO
3333	TOTAL UNDER ROOF

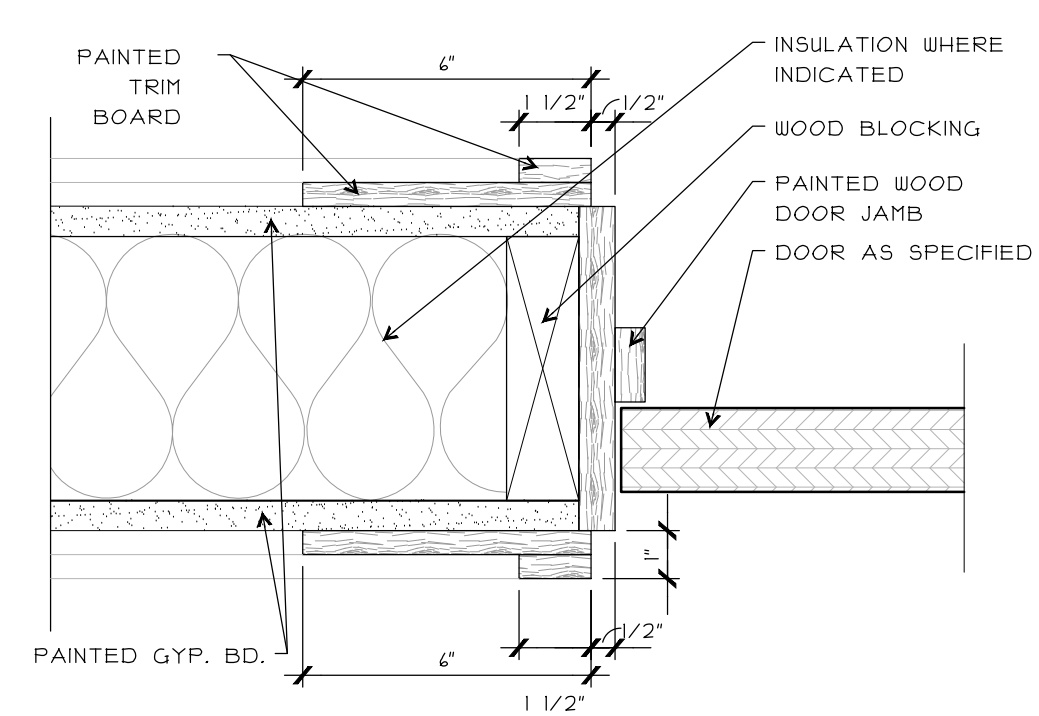


08 TYP. WINDOW FRAMING DIAGRAM
 SCALE: 1/4"=1'-0"
 07 TYP. DOOR FRAMING DIAGRAM
 SCALE: 1/4"=1'-0"

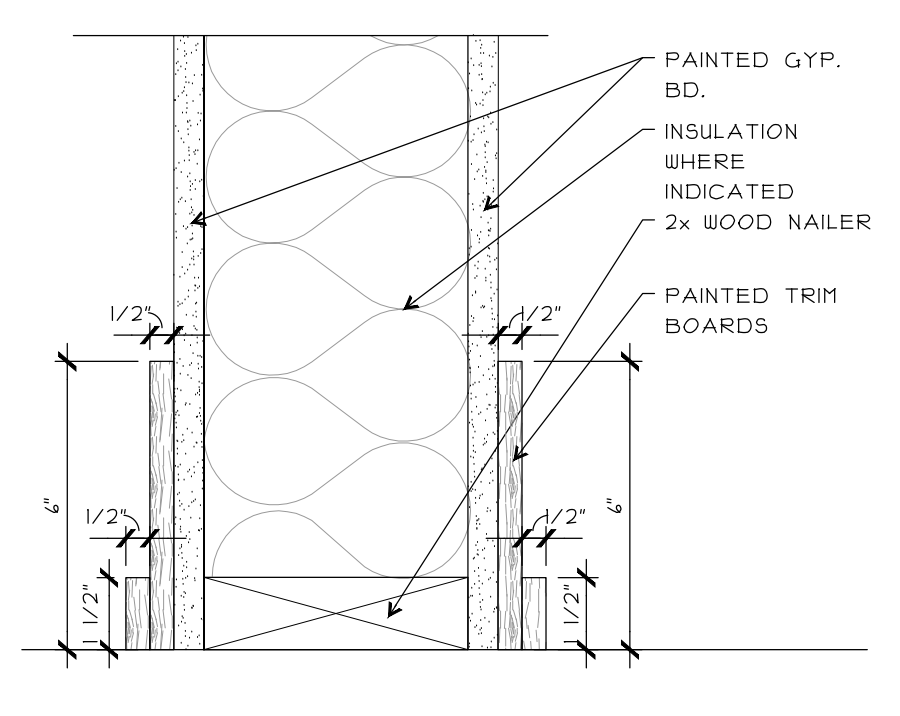
GENERAL NOTE:
 SLAB PLAN AND DIMENSIONS ARE PROVIDED AS A COURTESY AND SHOULD NOT BE USED IN PLACE OF AN ENGINEERED FOUNDATION PLAN. ALL SLAB AND BRICK LEDGE DIMENSIONS MUST BE VERIFIED BY GC TO THE FOUNDATION PLAN PROVIDED BY A LICENSED STRUCTURAL ENGINEER.



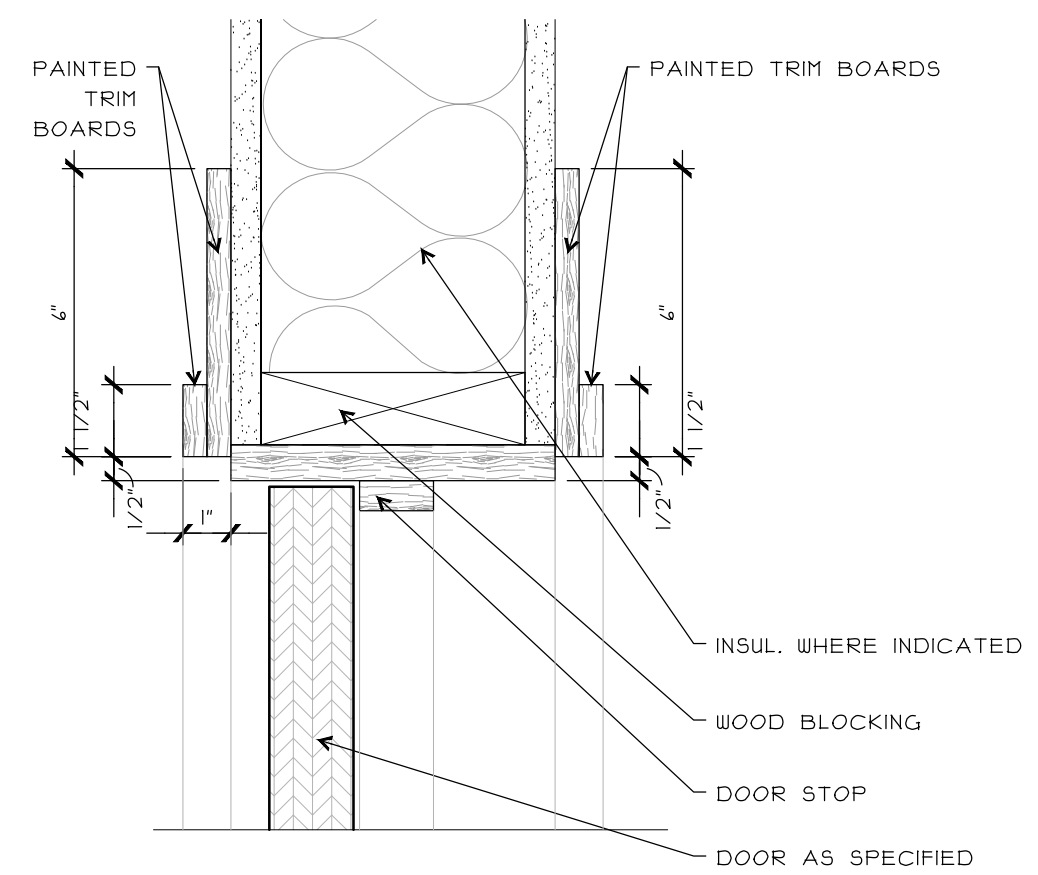
WINDOW TYPES



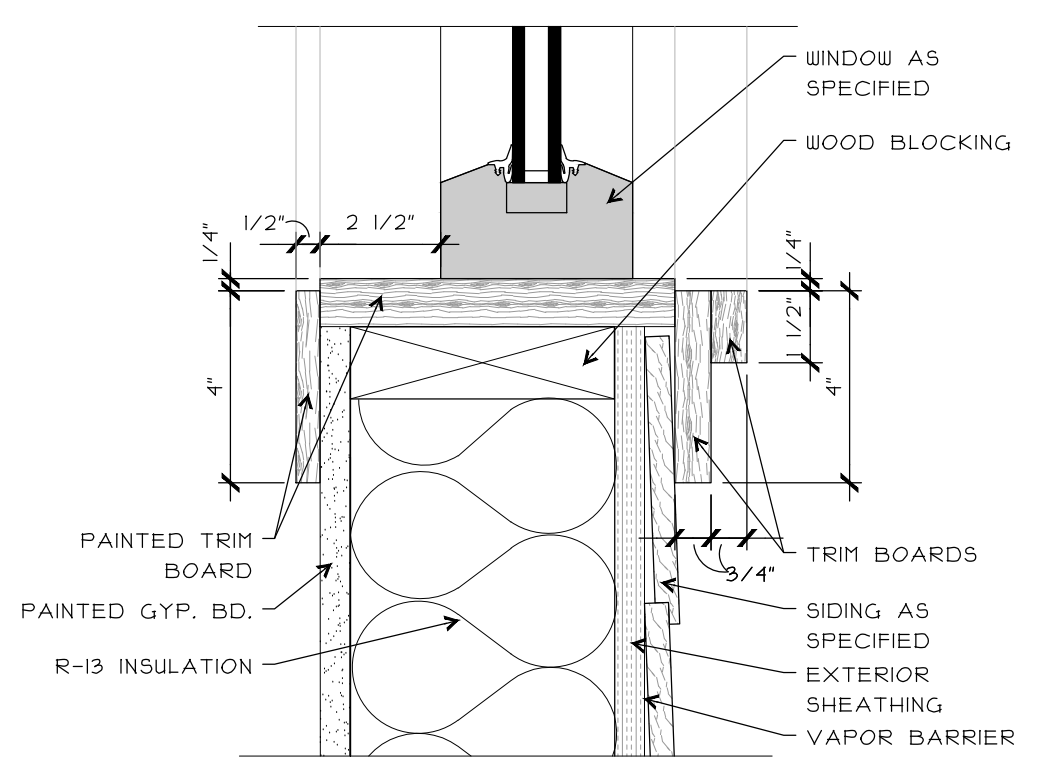
06 DOOR JAMB DETAIL
 SCALE: 3/4"=1'-0"



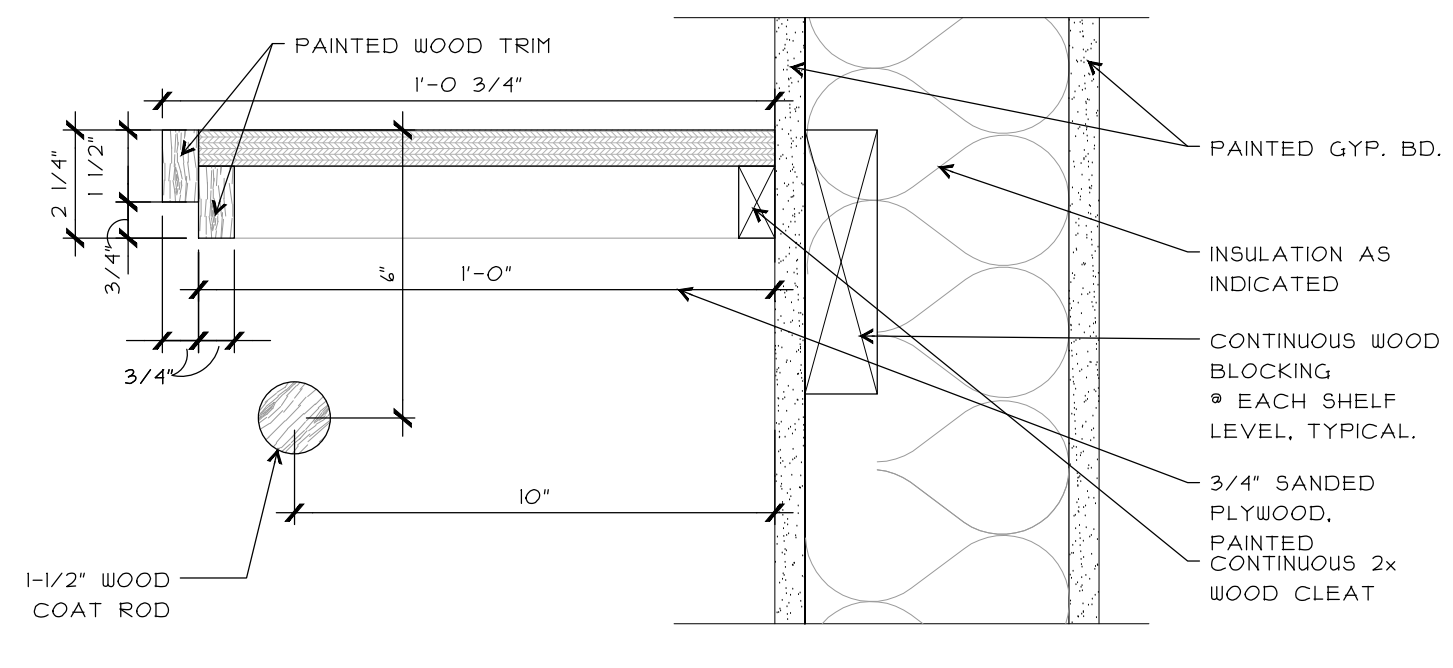
05 BASEBOARD DETAIL
 SCALE: 3/4"=1'-0"



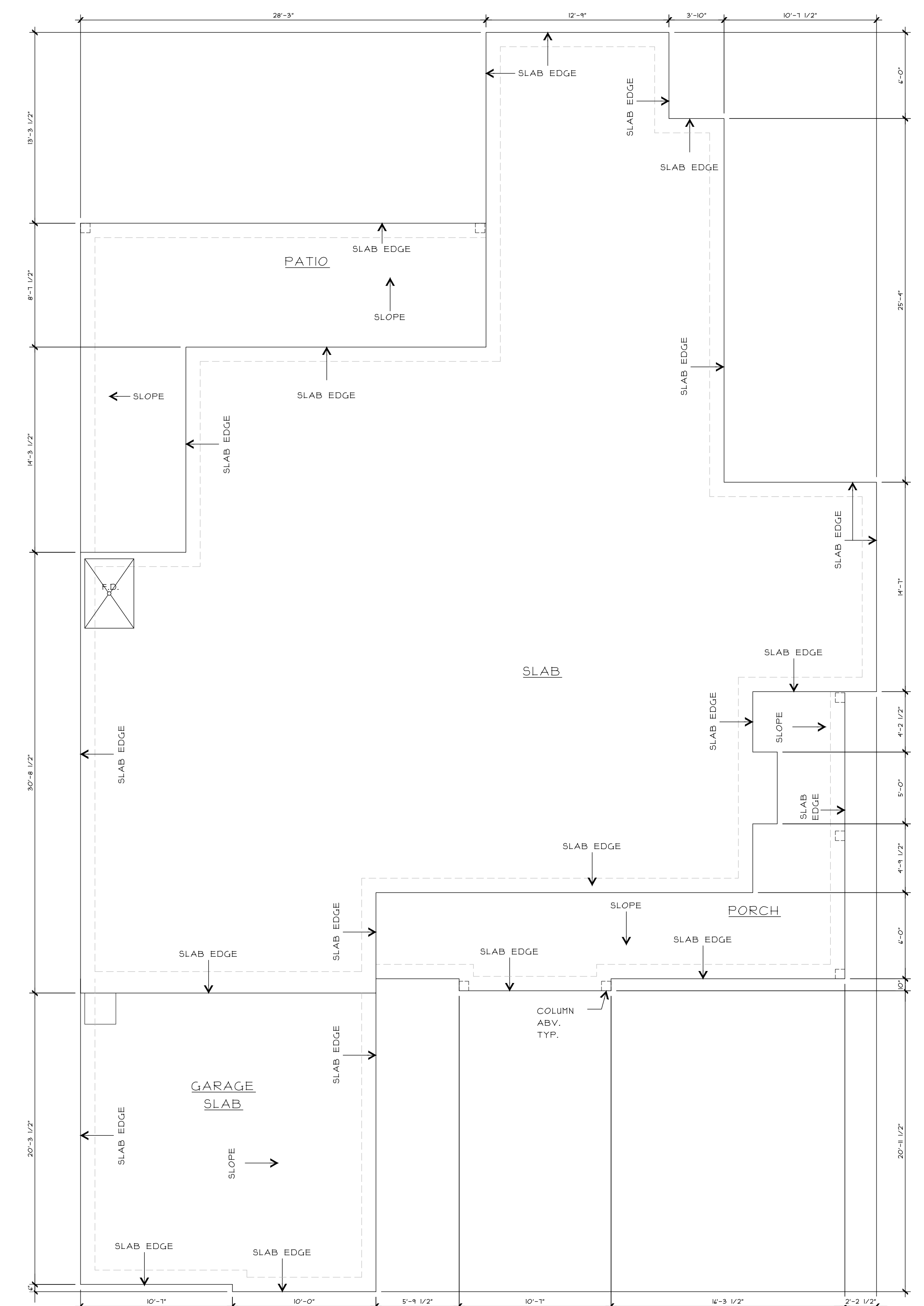
04 DOOR HEAD DETAIL
 SCALE: 3/4"=1'-0"
TYPICAL DETAILS



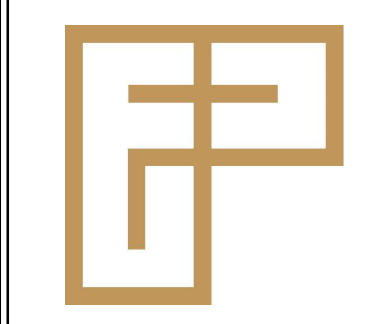
03 WINDOW SILL
 SCALE: 3/4"=1'-0"



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



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



NEW RESIDENCE
JMS CUSTOM HOMES
 104 GLENN AVENUE
 ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:
 PRELIMINARY -
 BIDDING / PERMIT
 REVISION
 FOR CONSTRUCTION



OWNER: JAVIER SILVA
 support@jmscustomhomes.net
 972-514-9482
 DESIGNER: PATRA PHILIPS
 patra@fanningphilips.com
 214-284-8734

ARCH. PROJ. #: 23102
 SCALE: REF. DRAWING
 SHEET NO.
A3.1
 NOTES, DETAILS
 SCHEDULE, SLAB PLAN



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

104 Glenn Ave

SUBDIVISION

Lawhorn & Williams Addition

LOT

5

BLOCK

1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Residential

PROPOSED ZONING

New Construction

PROPOSED USE

Residential

ACREAGE

.24

LOTS [CURRENT]

vacant

LOTS [PROPOSED]

New Construction

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

RSR Capital LLC

APPLICANT

JMS Custom Homes LLC

CONTACT PERSON

Ruben Fragoso

CONTACT PERSON

Javier Silva

ADDRESS

1321 Crescent Cove Dr.

ADDRESS

58 Windsor Dr.

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214-471-2302

PHONE

972-814-9462

E-MAIL

ruben.fragoso@gmail.com

E-MAIL

support@jmscustomhomes.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RSR Capital LLC [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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF February, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

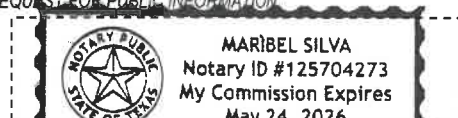
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2023

OWNER'S SIGNATURE

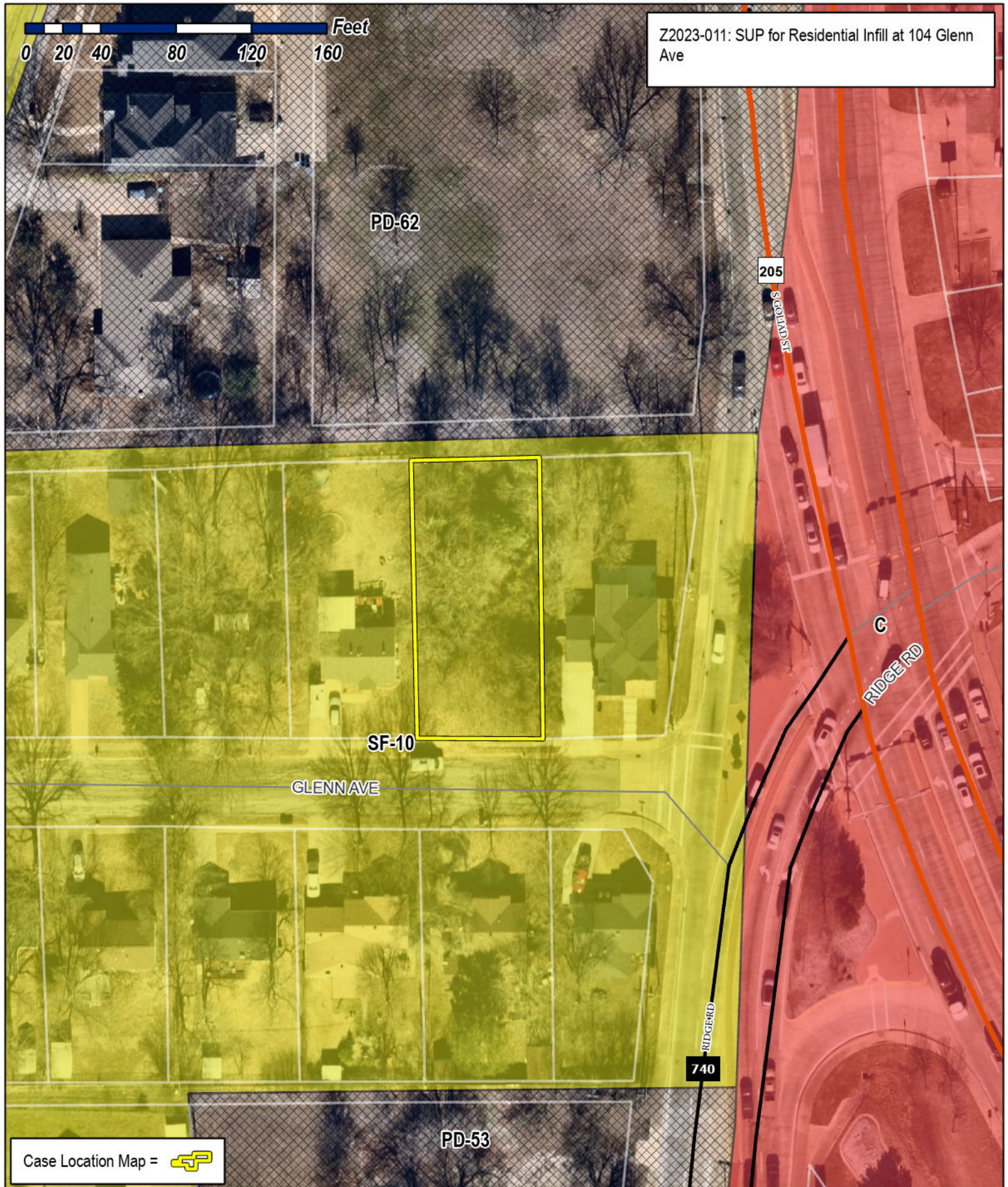
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES May 24, 2026



Z2023-011: SUP for Residential Infill at 104 Glenn Ave

PD-62

205

S GOLIAD ST

C

RIDGE RD

SF-10

GLENN AVE

740

RIDGE RD

PD-53

Case Location Map = 



City of Rockwall

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

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

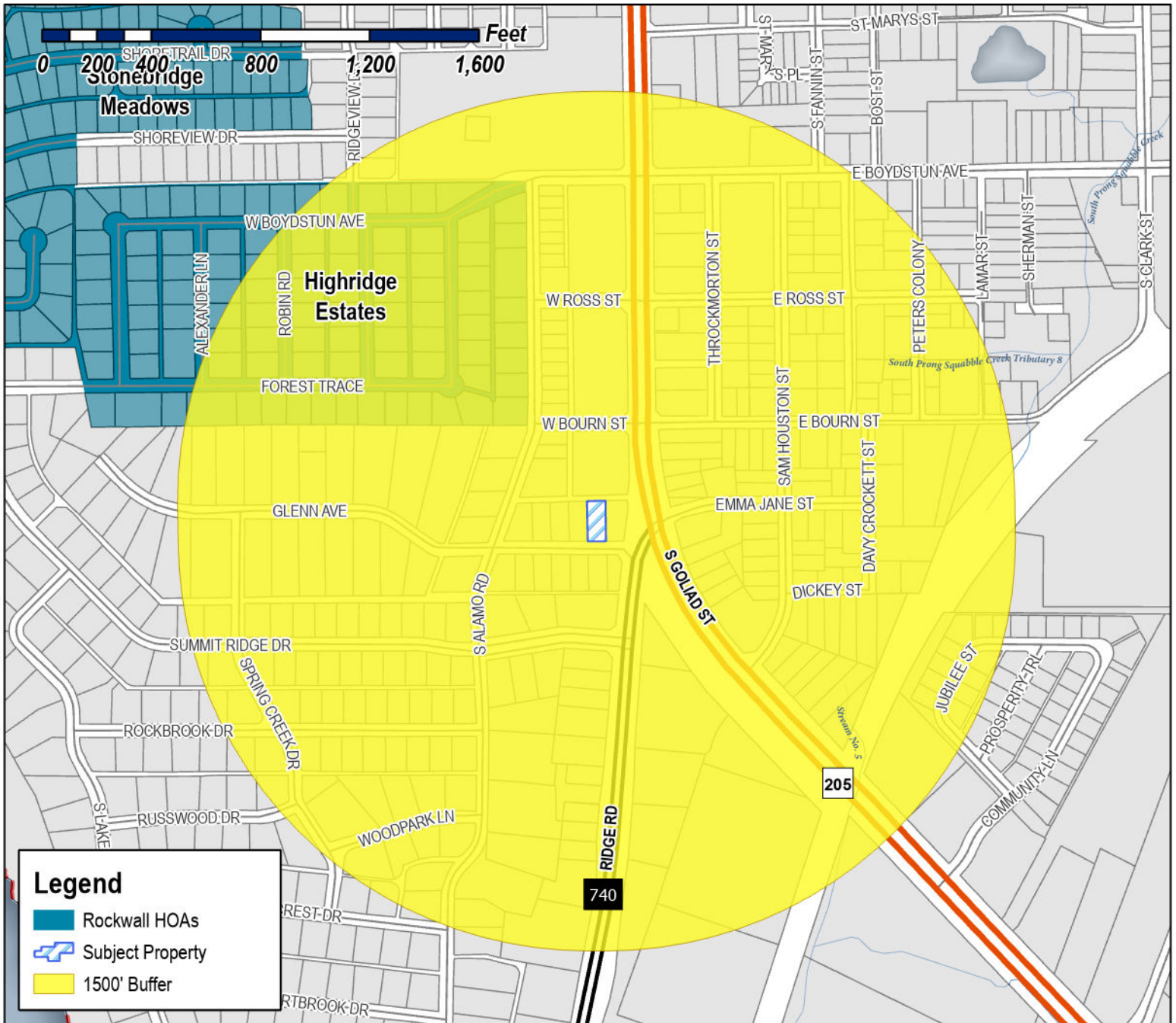




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745

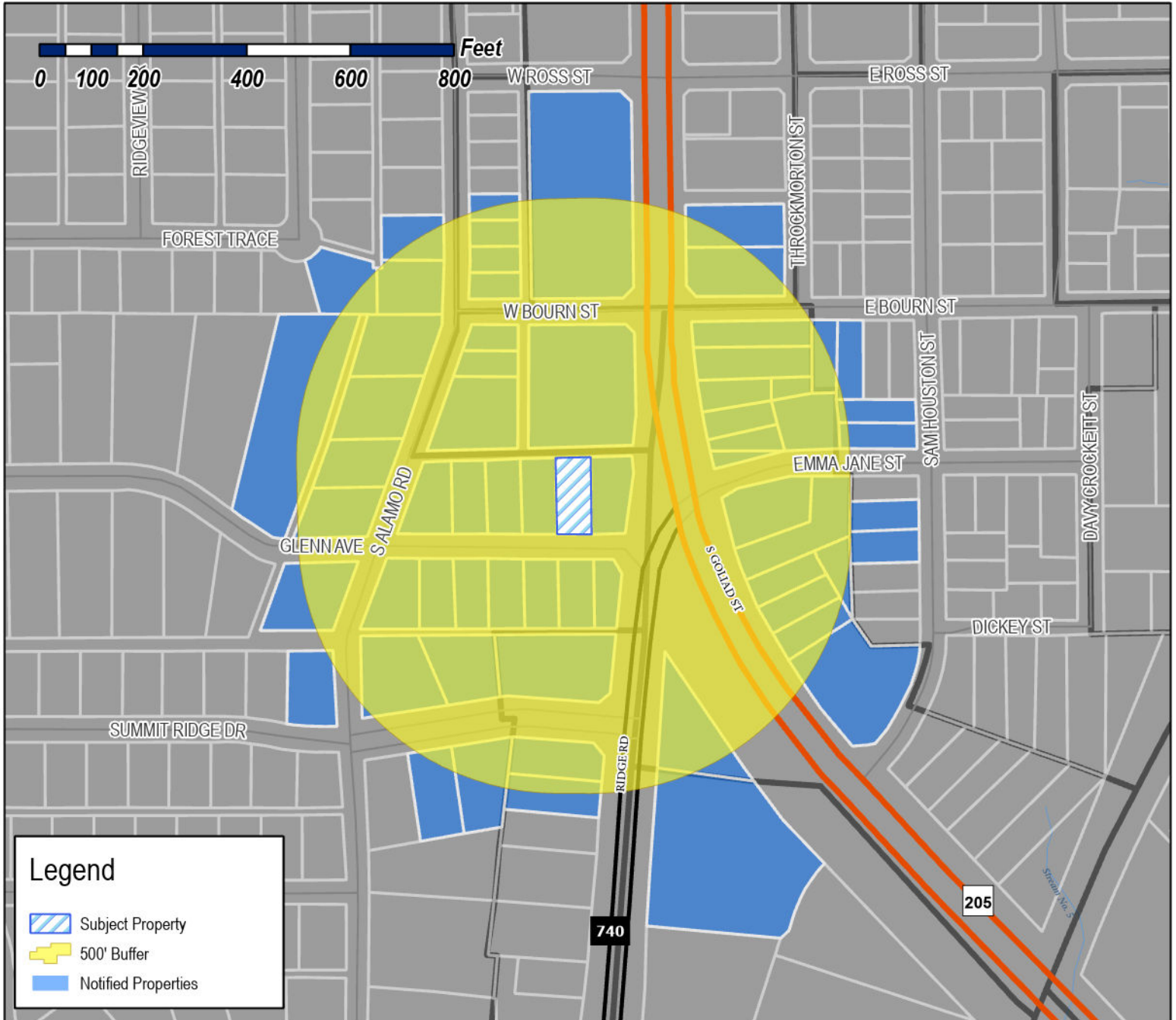




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
 For Questions on this Case Call: (972) 771-7746



BRISTOW JAMES & CHARLOTTE
908 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1004 S ALAMO
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A
4349 S PENINSULA DR
PONCE INLET, FL 32127

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
104 GLENN AVE
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

RIVERA JAIME & MARIA
204 E BOURN
ROCKWALL, TX 75087

STATE OF TEXAS
907 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

COMPTON EARL D AND BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO RD
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

HOOVER JERRY H
110 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
108 GLENN AVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

OCCUPANT
106 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
109 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
901 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
903 S GOLIAD
ROCKWALL, TX 75087

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

NEWMAN JOANNA N
111 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
902 S ALAMO
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

GATES TED AND SARAH
904 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
809 S GOLIAD
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

OCCUPANT
811 S GOLIAD
ROCKWALL, TX 75087

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

OCCUPANT
906 S ALAMO
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO DR
ROCKWALL, TX 75087

KELLY RYAN AND LACEY WALLACE
808 S ALAMO DR
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO DR
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
107 GLENN AVE
ROCKWALL, TX 75087

BARBARA J PFENNING TRUSTEE
210 WILLOWCREEK RD
CHICKASHA, OK 73018

FEAZELL DEANNE
105 GLENN AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND JAMES R HOWARD
103 GLENN AVE
ROCKWALL, TX 75087

GIBSON CHARLES D AND LINDSAY K
201 FOREST TRACE
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1011 S GOLIAD ST
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1009 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

BIRE NEGASSI M
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

OCCUPANT
905 S GOLIAD
ROCKWALL, TX 75087

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

BATRES MARIA DELL REFUGIO
202 E BOURN AVE
ROCKWALL, TX 75087

PINEAS ERIK & WENDI
202 SUMMIT RIDGE DR
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
1007 RIDGE RD
ROCKWALL, TX 75087

QCSI FIVE LLC C/O IEQ MANAGEMENT INC
300 DELAWAARE AVE SUITE 210
WILMINGTON, DE 19801

OCCUPANT
1006 RIDGE RD
ROCKWALL, TX 75087

1007 RIDGE ROAD LLC
5800 E CAMPUS CIRCLE SUITE 114A
IRVING, TX 75063

OCCUPANT
1008 RIDGE RD
ROCKWALL, TX 75087

CORRIGANCOWAN LLC
PO BOX 2256
ROCKWALL, TX 75087

OCCUPANT
1101 RIDGE RD
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET SUITE 200
ROCKWALL, TX 75087

OCCUPANT
101 GLENN AVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

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

MALAVE BRENDA L
1006 SAM HOUSTON
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1013 S GOLIAD
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1003 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
1101 S GOLIAD
ROCKWALL, TX 75087

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

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

OCCUPANT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

WILLIS VICTOR & PHUONG
1101 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1002 RIDGE RD
ROCKWALL, TX 75087

RB CAPITAL LTD
2305 COUNTY RD 3210
MT. PLEASANT, TX 75455

OCCUPANT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
802 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
208 EMMA JANE ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

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

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
813 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
809 ALAMO RD
ROCKWALL, TX 75087

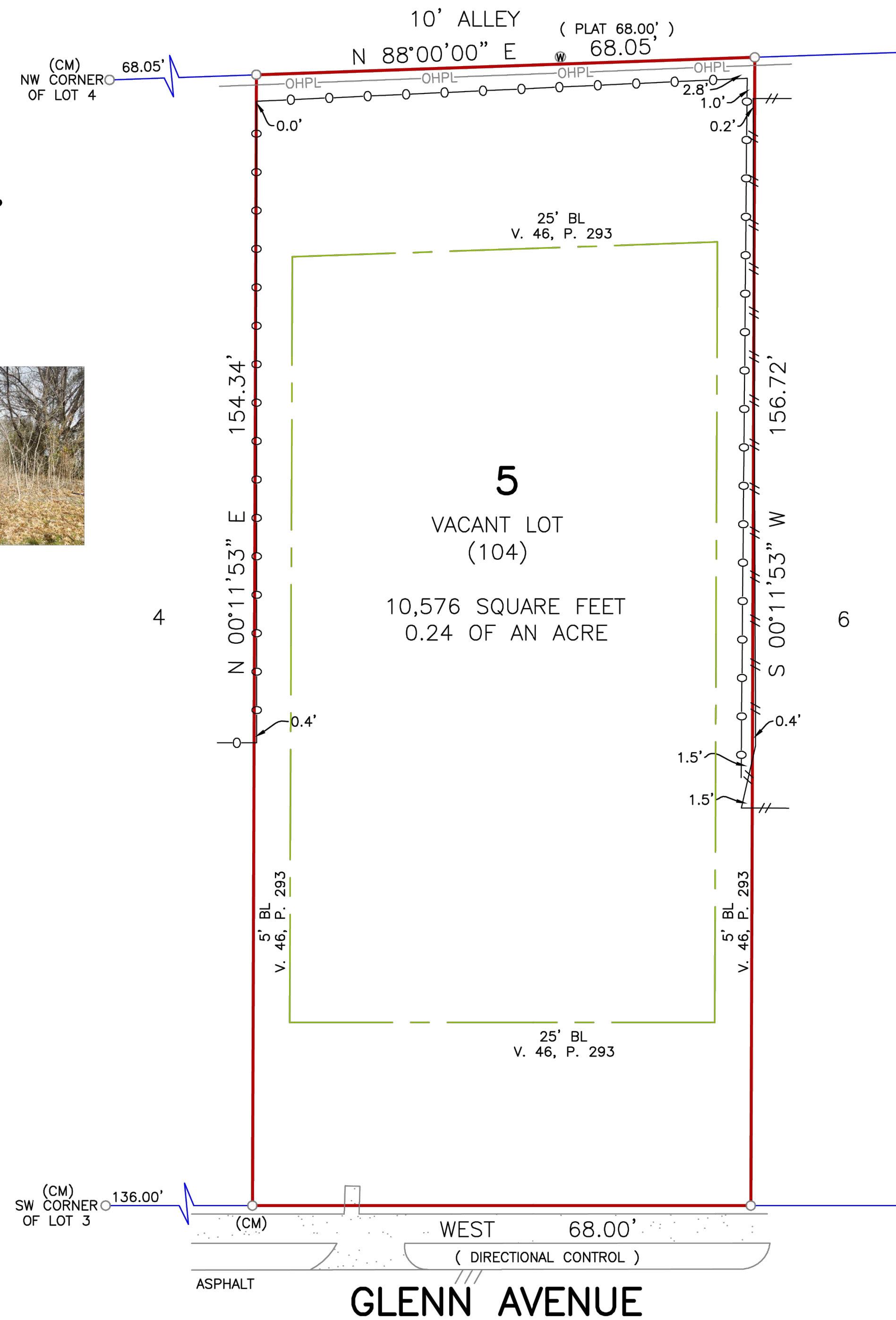
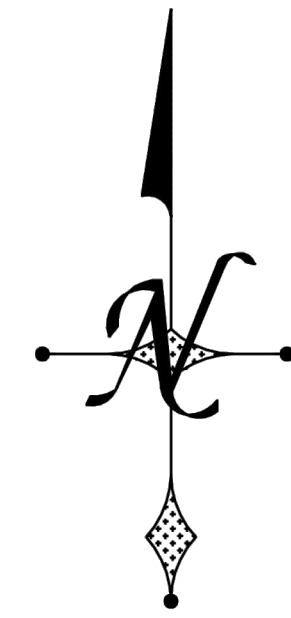
LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 104 GLENN AVENUE, in the City of ROCKWALL Texas.
Being Lot 5 in Block 1 of LAWHORN & WILLIAMS ADDITION to the city of Rockwall, according to the Map of said Addition recorded in Volume 46, Page 209, Deed Recods of Rockwall County Texas.

SURVEY PLAT



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
Volume 46 Page 276
Volume 46 Page 293

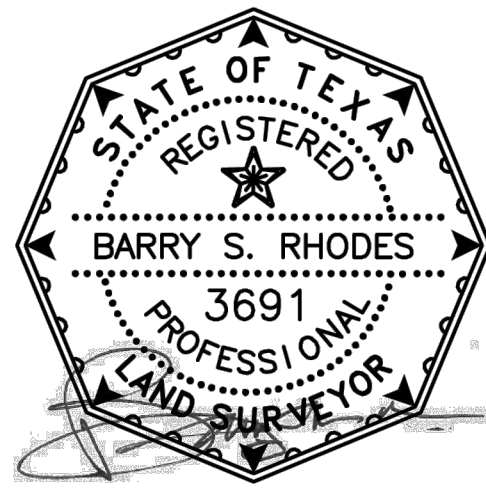
ACCEPTED BY: _____



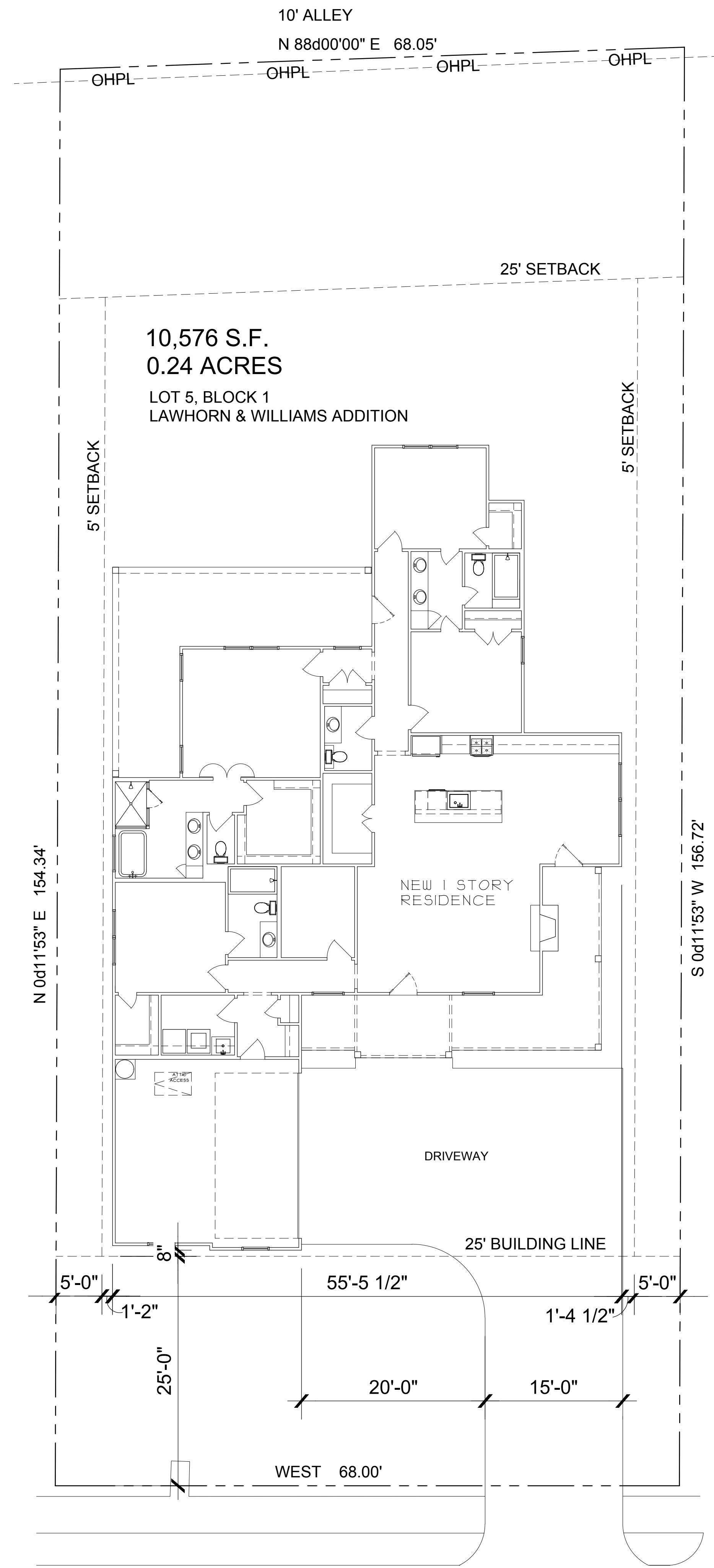
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY SECURED TITLE OF TEXAS. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 1/17/23
G. F. No.: ET0002699
Job no.: 202300263
Drawn by: CS

- LEGEND**
- WOOD FENCE --- IRON FENCE ---
 - CHAIN LINK --- WIRE FENCE ---
 - BOUNDARY LINE
 - CM - CONTROLLING MONUMENT
 - MRD - MONUMENTS OF RECORD DIGNITY
 - 1/2" IRON ROD FOUND
 - 1/2" YELLOW-CAPPED IRON ROD SET
 - SET "X" FOUND "X"
 - 3/8" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - PK NAIL FOUND
 - C - CABLE
 - CO - CLEAN OUT
 - GM - GAS METER
 - HP - FIRE HYDRANT
 - LP - LIGHT POLE
 - MANHOLE
 - E - ELECTRIC
 - PE - POOL EQUIP
 - PP - POWER POLE
 - TEL - TELEPHONE
 - WM - WATER METER
 - WV - WATER VALVE
 - (UNLESS OTHERWISE NOTED)

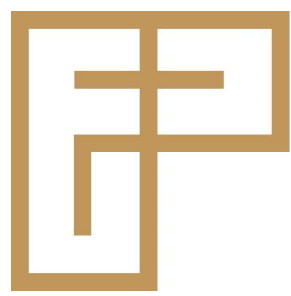


02 SURVEY
NO SCALE
NORTH



GLENN AVENUE

01 ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"
NORTH



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

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

ISSUED FOR:

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



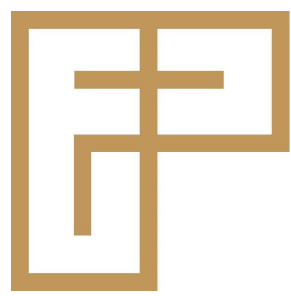
OWNER: JAVIER SILVA
CONTRACTOR: support@jmscustomhomes.net
DESIGNER: PATRICK PHILIPS
patra@fanningphilips.com

ARCH. PROJ. # 23102
SCALE: REF. DRAWING

SHEET NO.

A2.1

ARCHITECTURAL SITE PLAN / SURVEY



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

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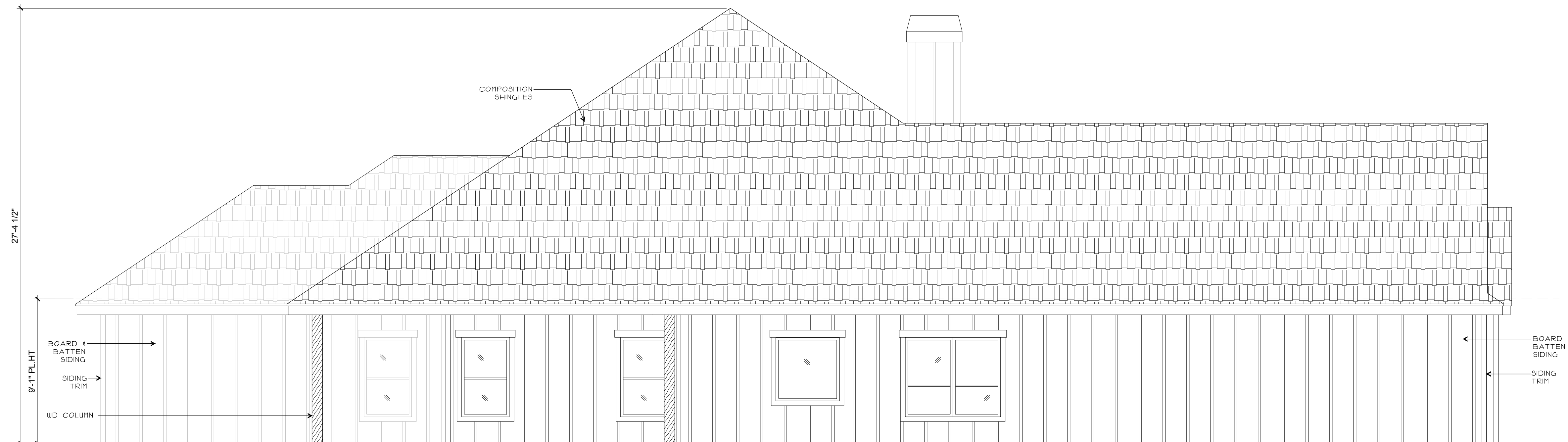
OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9482
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

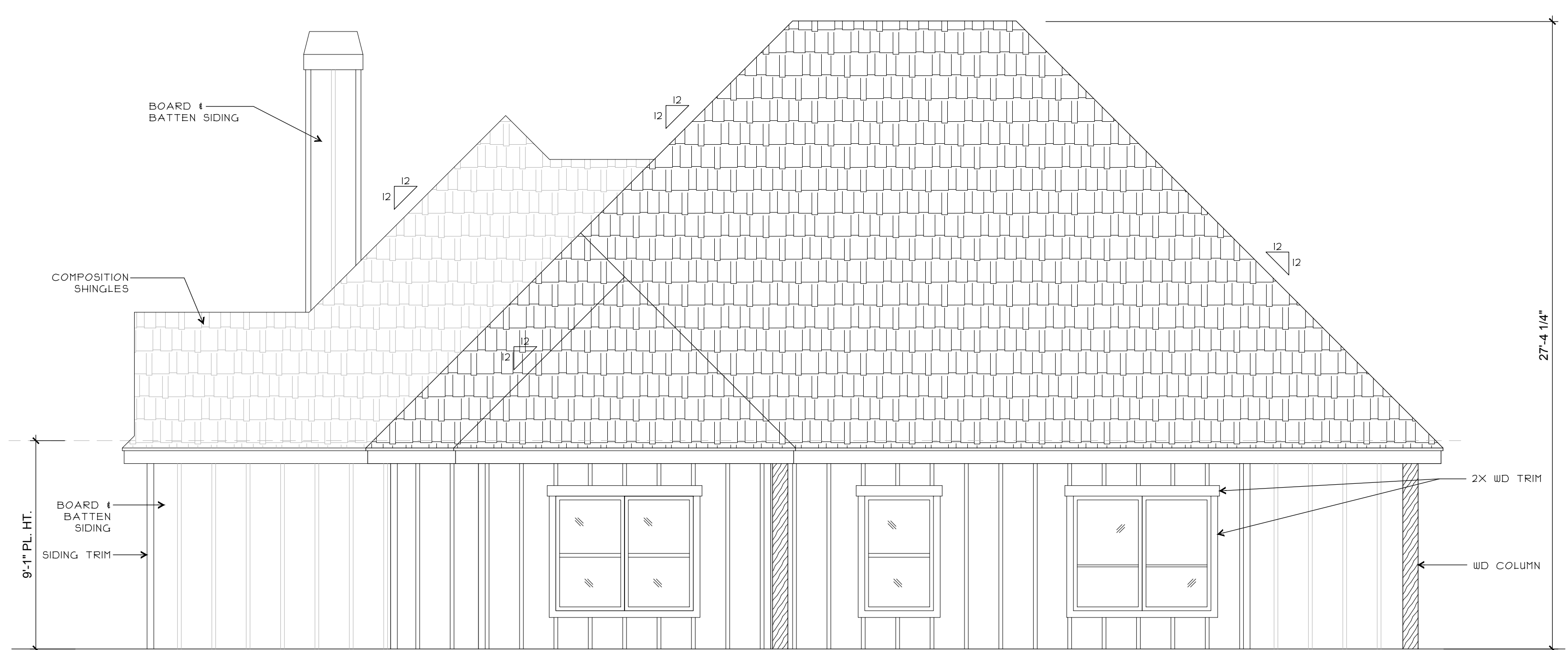
SHEET NO.

A5.2

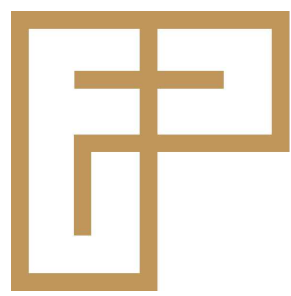
ELEVATIONS



02 WEST ELEVATION
SCALE: 1/4"=1'-0"



01 NORTH ELEVATION
SCALE: 1/4"=1'-0"



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

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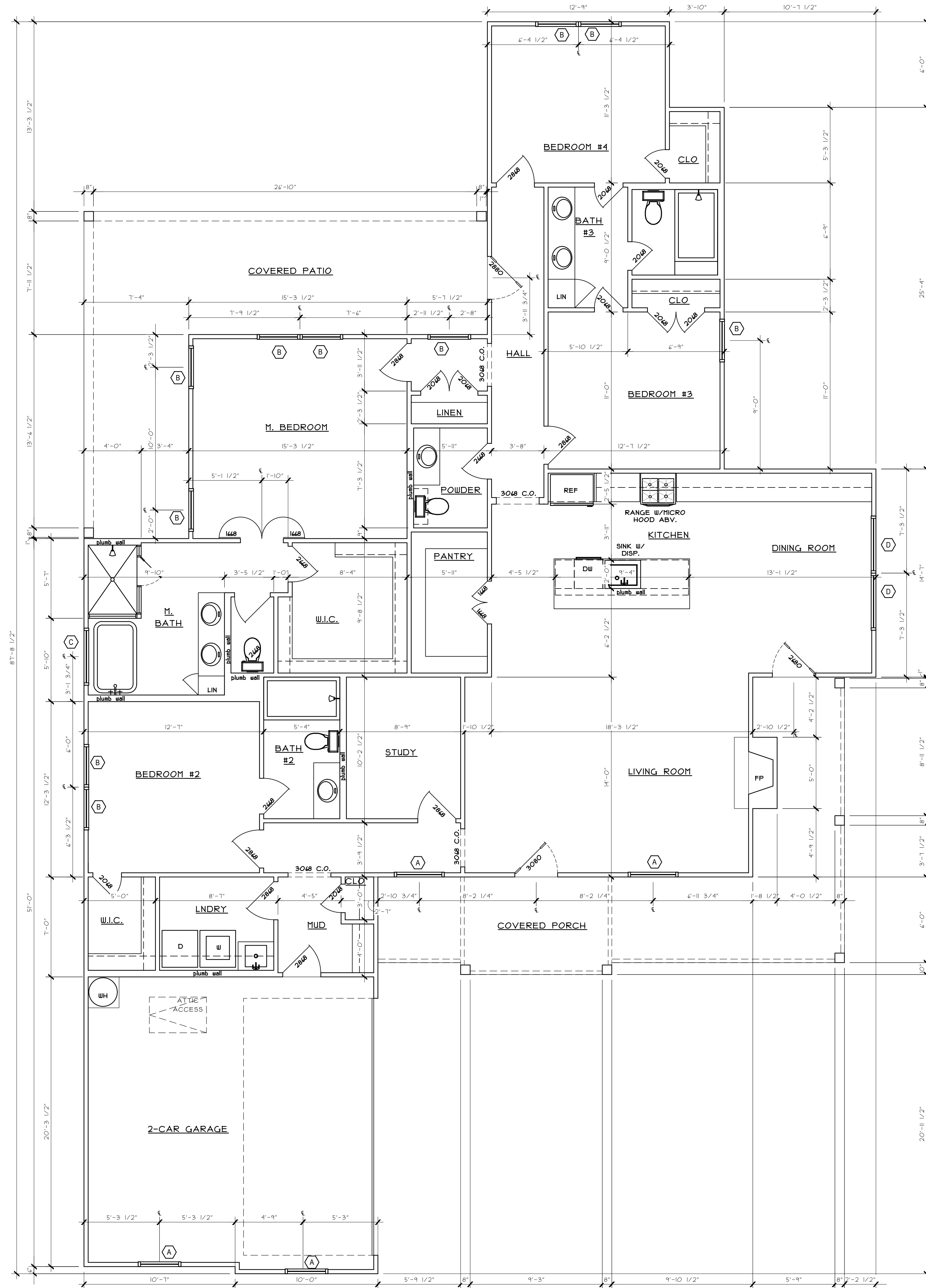
OWNER: JAVIER SILVA
CONTRACTOR: support@jmscustomhomes.net
DESIGNER: PATRA PHILIPS

ARCH. PROJ. # 23102
SCALE: REF. DRAWING

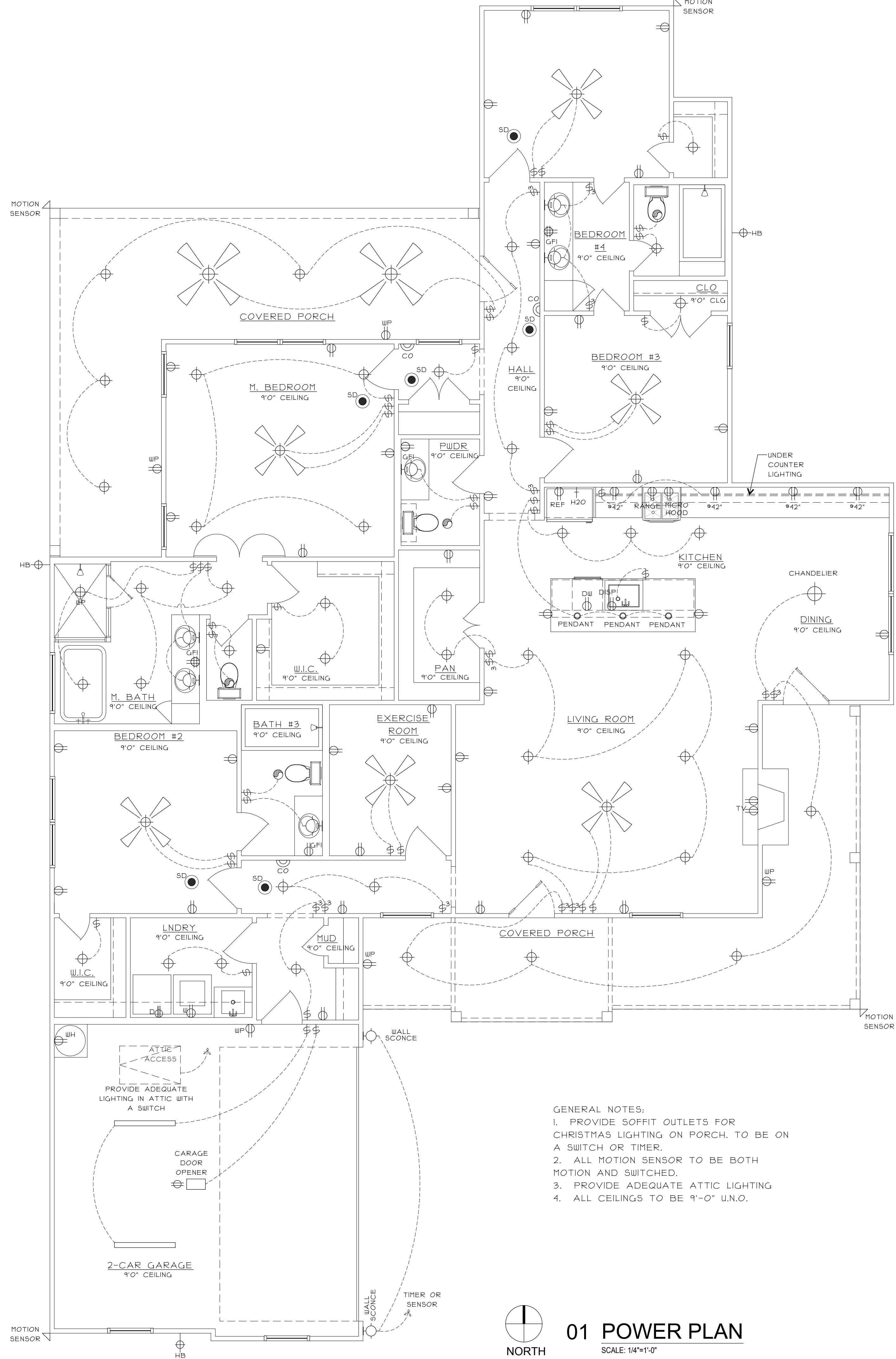
SHEET NO.

A3.2

FLOOR PLAN



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

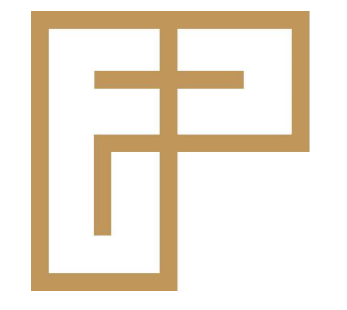


ELECTRICAL NOTES:
 1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
 2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12" UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
 3.) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
 4.) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
 5.) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
 6.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
 7.) AT LEAST TWO 20 AMP SMALL APPLIANCES CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
 8.) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 9.) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
 10.) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
 11.) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR FUTURE WHIRLPOOL HOOK UP.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⚡	SINGLE POLE SWITCH
⚡	3 WAY SWITCH
⚡	110V OUTLET
⚡	110V OUTLET - 4 PLEX
⚡	220V OUTLET
⚡	RECESSED CAN FIXTURE
⚡	PENDANT FIXTURE
⚡	SCONCE
⚡	EXHAUST FAN
⚡	OVER OR UNDERCOUNTER LIGHTING
⚡	SMOKE DETECTOR
⚡	CO DETECTOR
⚡	VP ----VAPOR PROOF
⚡	WP----WEATHER PROOF
⚡	GFI----GROUND FAULT INTERCEPTOR
⚡	LV ----LOW VOLTAGE
⚡	OS ----OUTSIDE
⚡	GD----GARAGE DISPOSAL
⚡	DW----DIRECT WIRE
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.	

GENERAL NOTES:
 1. PROVIDE SOFFIT OUTLETS FOR CHRISTMAS LIGHTING ON PORCH. TO BE ON A SWITCH OR TIMER.
 2. ALL MOTION SENSOR TO BE BOTH MOTION AND SWITCHED.
 3. PROVIDE ADEQUATE ATTIC LIGHTING
 4. ALL CEILINGS TO BE 9'-0" U.N.O.

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



NEW RESIDENCE
JMS CUSTOM HOMES

104 GLENN AVENUE
 ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

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

ISSUED FOR:

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



OWNER:
 CONTRACTOR: JAVIER SILVA
 support@jmscustomhomes.net
 972-814-9482
 DESIGNER: PATRA PHILIPS
 patra@fanningphilips.com
 214-284-8734

ARCH. PROJ. #: 23102 SCALE: REF. DRAWING

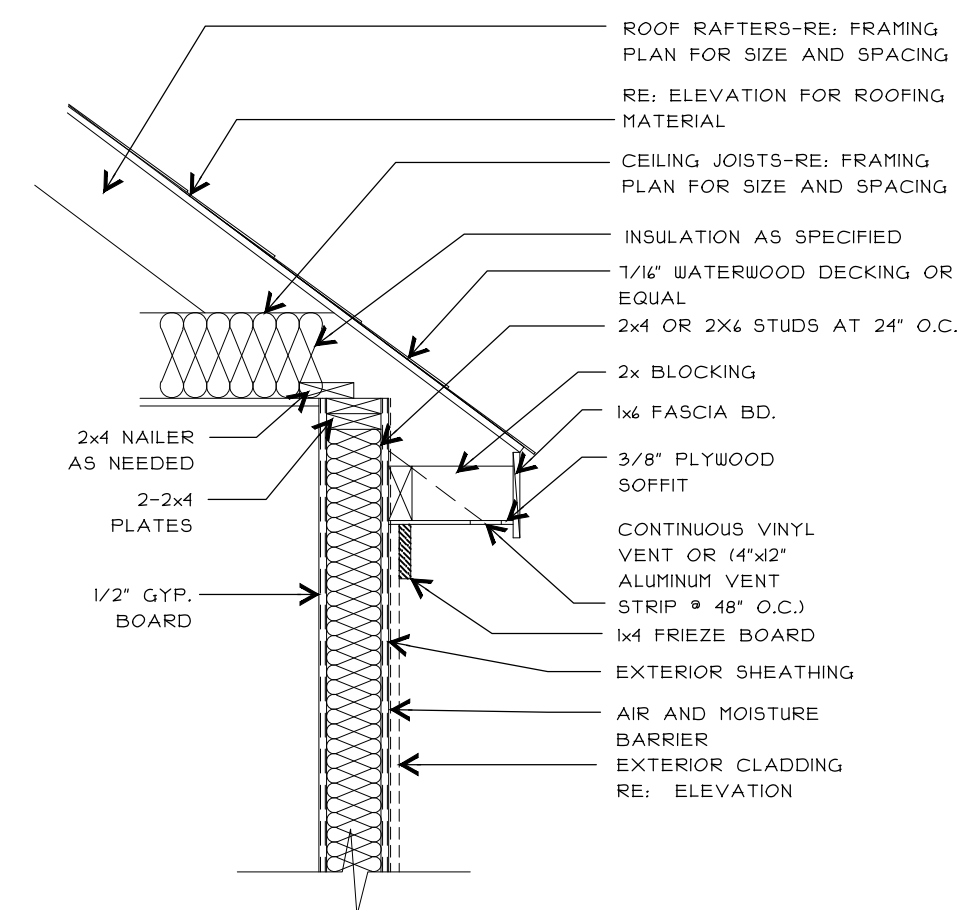
SHEET NO.

A6.1

POWER PLAN

GENERAL NOTES:

- 1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
- 2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
- 3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
- 4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
- 5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER. 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.
- 6.) 1/2" MIN. DRYWALL THROUGHOUT, 5/8" TYPE "X" AT GARAGE CEILING AT WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLANS.
- 7.) GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREAS, LAUNDRY SPACES AND OTHER WET AREAS TO TYPE W.R. IDENTIFIED AND REFERRED TO AS "GREEN BOARD" OR EQUIVALENT.
- 8.) ALL EXTERIOR AND INTERIOR GLASS GLAZING TO COMPLY WITH LOCAL CODES.

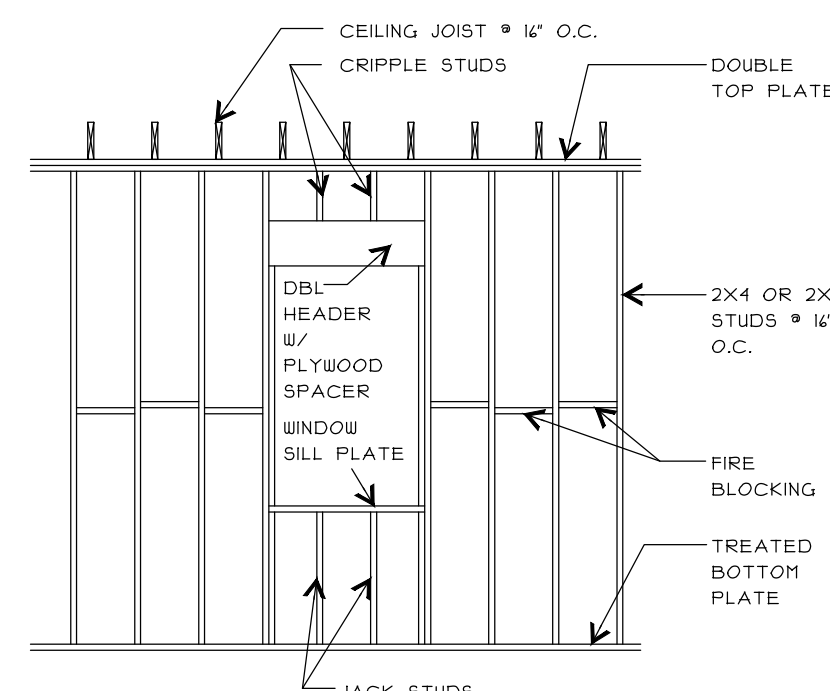


09 TYP. SOFFIT DETAIL
SCALE: 1/4"=1'-0"

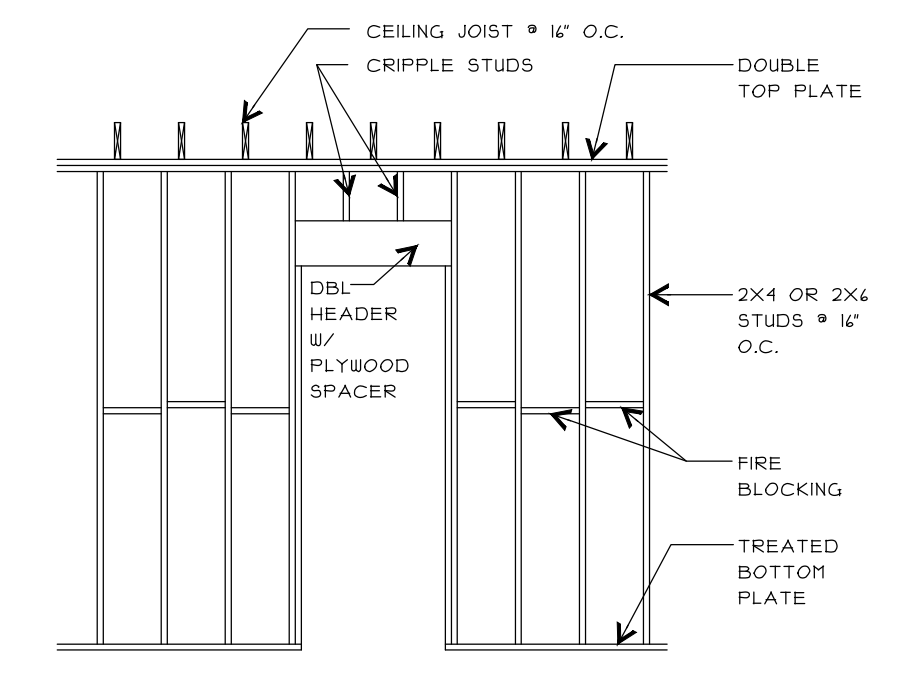
NOTE:

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

SQUARE FOOTAGE	AREAS
2266	FLOOR PLAN
423	2-CAR GARAGE
295	COVERED PORCH
349	COVERED PATIO
3333	TOTAL UNDER ROOF

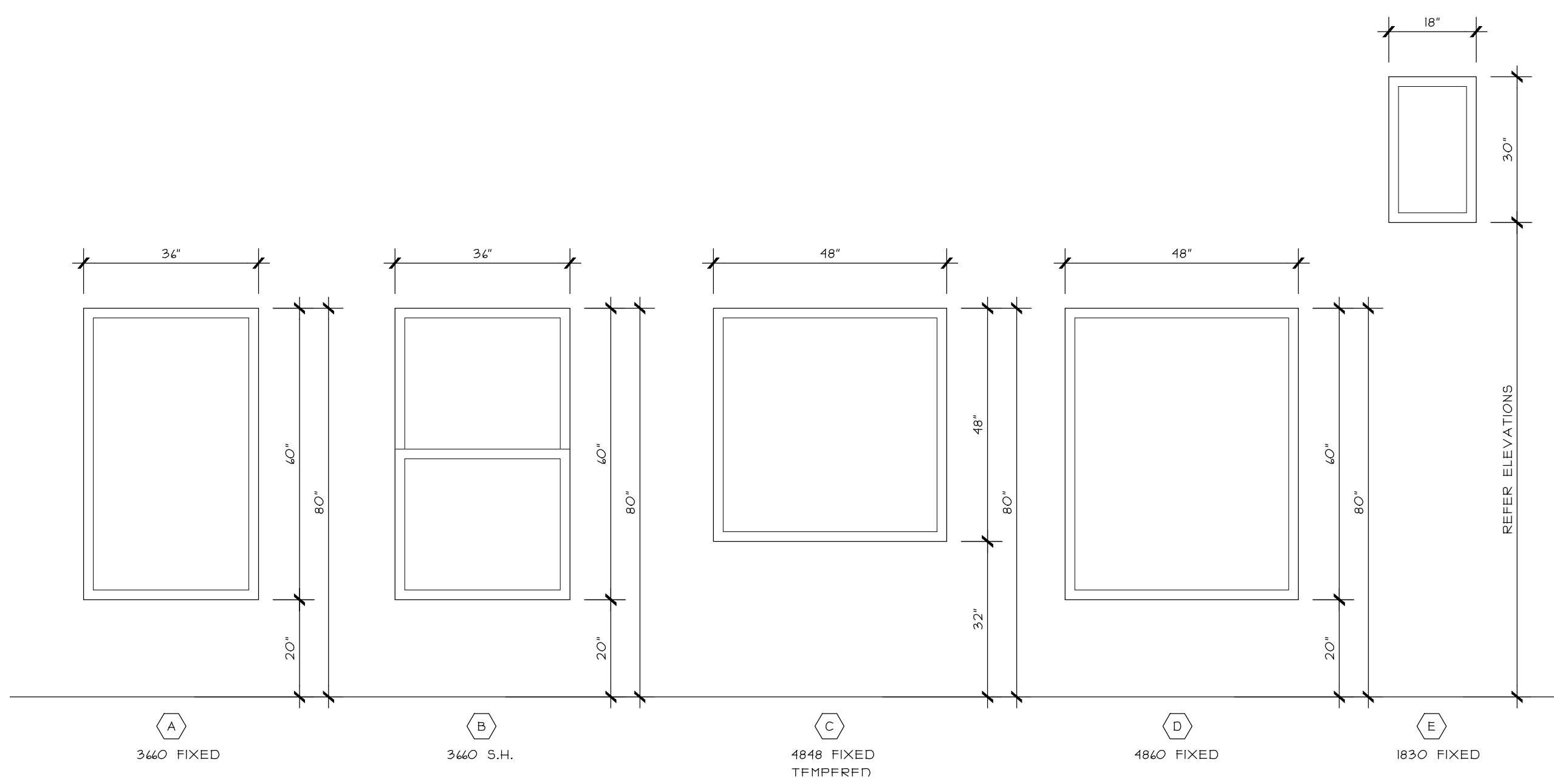


08 TYP. WINDOW FRAMING DIAGRAM
SCALE: 1/4"=1'-0"

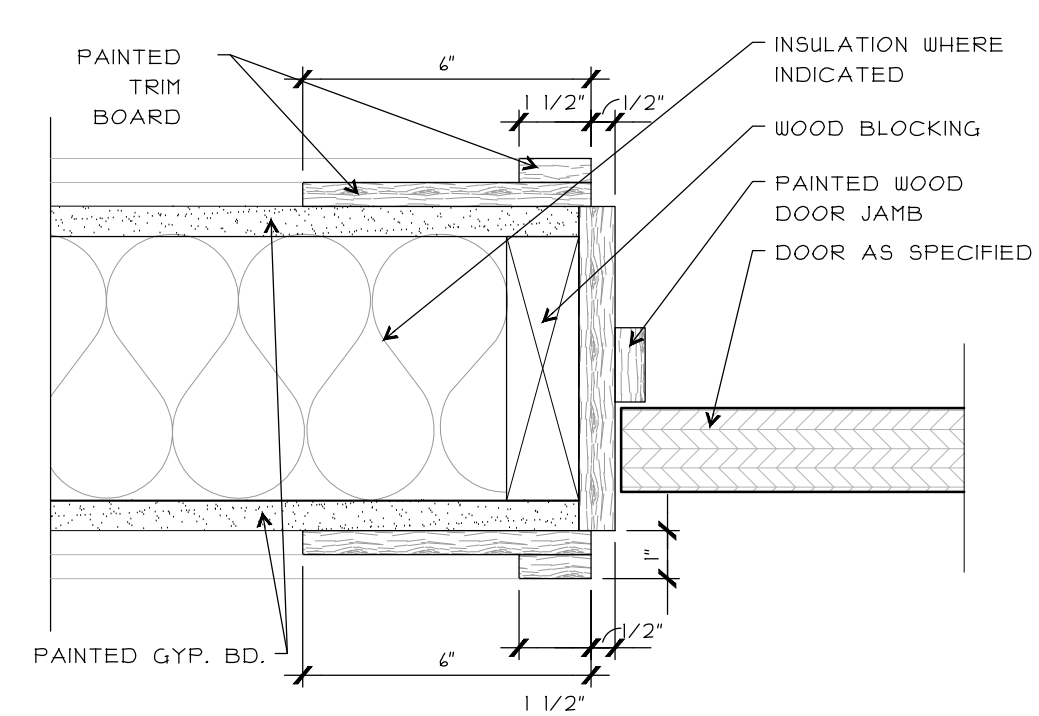


07 TYP. DOOR FRAMING DIAGRAM
SCALE: 1/4"=1'-0"

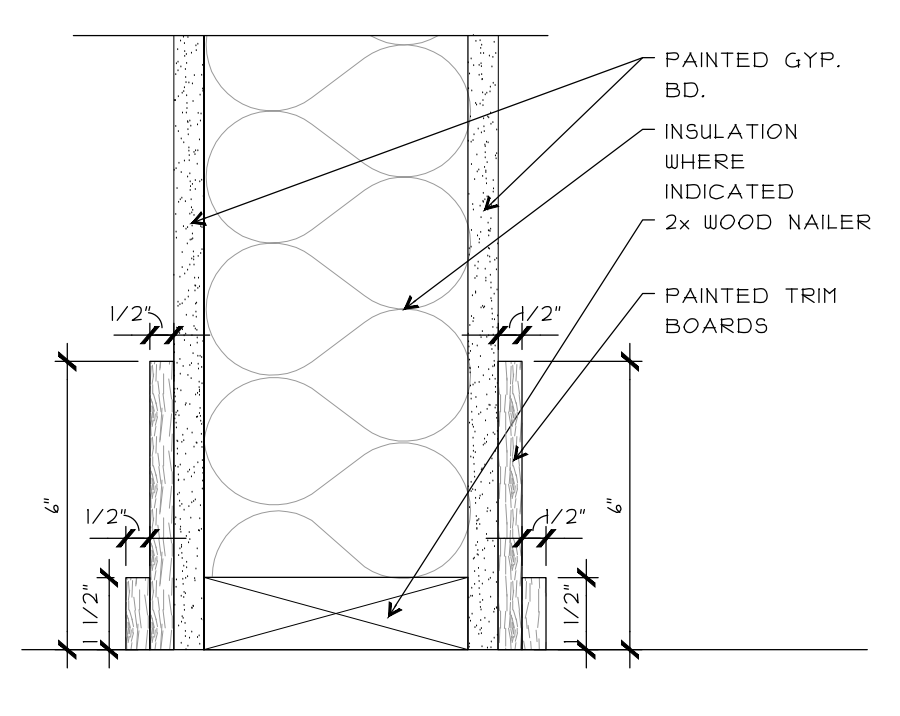
GENERAL NOTE:
SLAB PLAN AND DIMENSIONS ARE PROVIDED AS A COURTESY AND SHOULD NOT BE USED IN PLACE OF AN ENGINEERED FOUNDATION PLAN. ALL SLAB AND BRICK LEDGE DIMENSIONS MUST BE VERIFIED BY GC TO THE FOUNDATION PLAN PROVIDED BY A LICENSED STRUCTURAL ENGINEER.



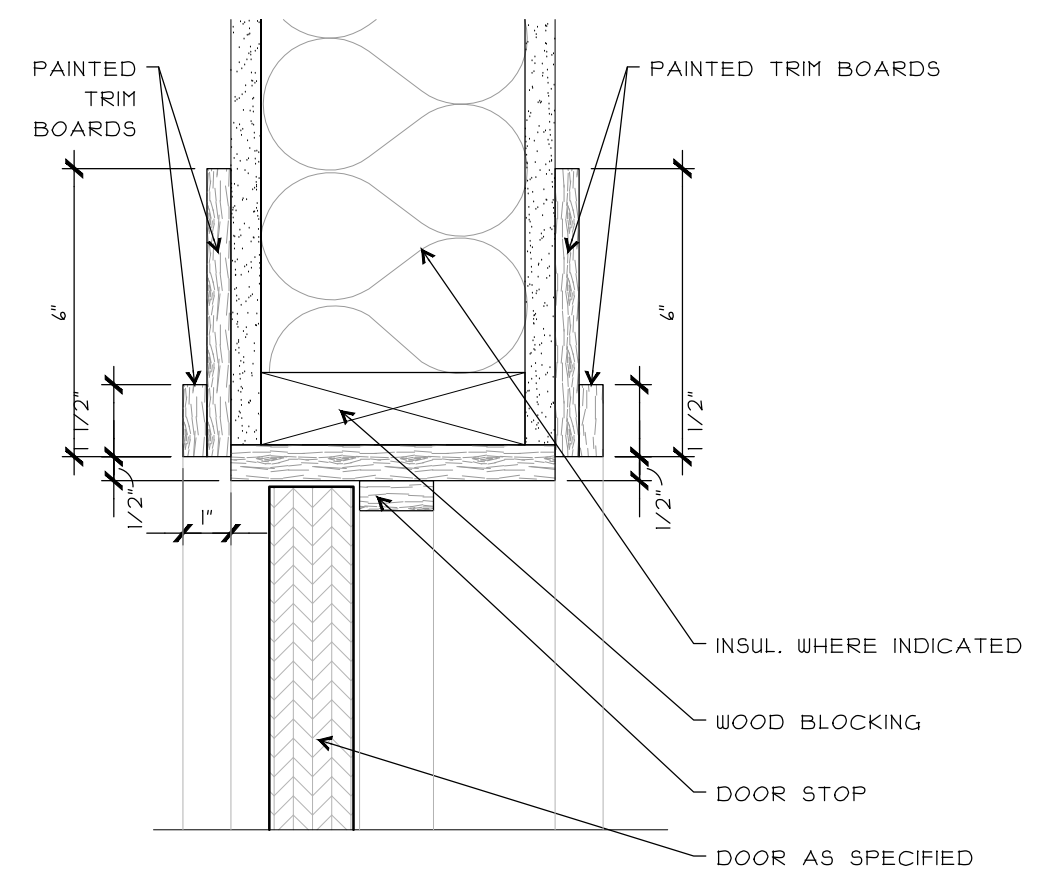
WINDOW TYPES



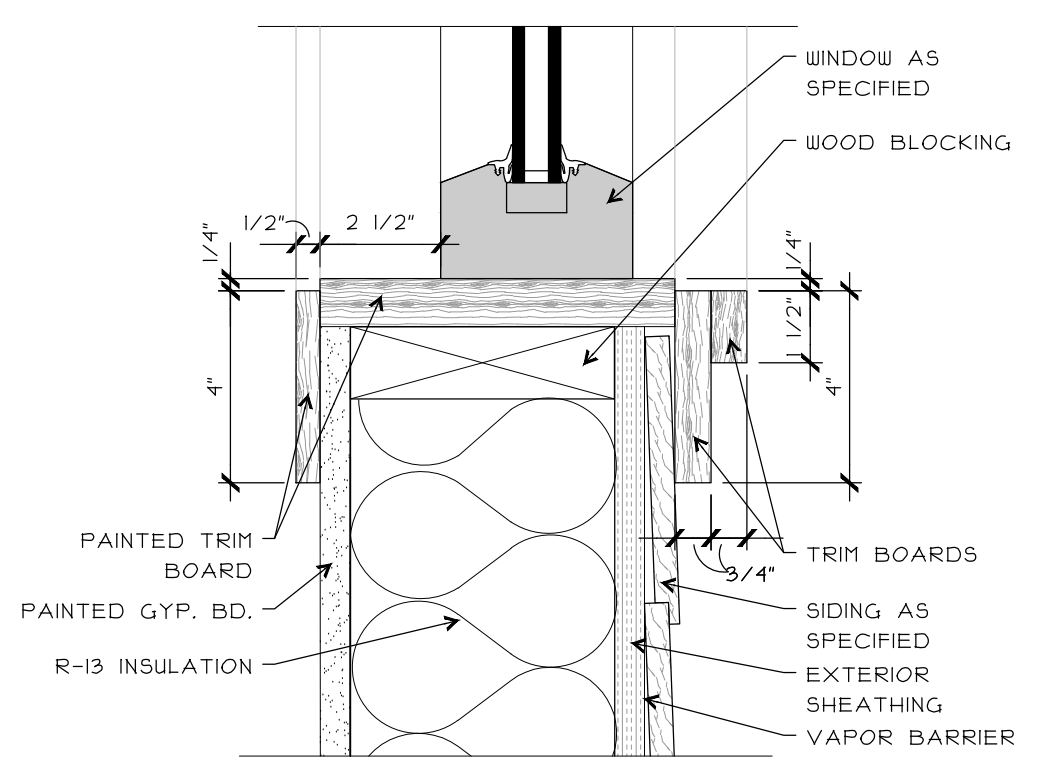
06 DOOR JAMB DETAIL
SCALE: 3/4"=1'-0"



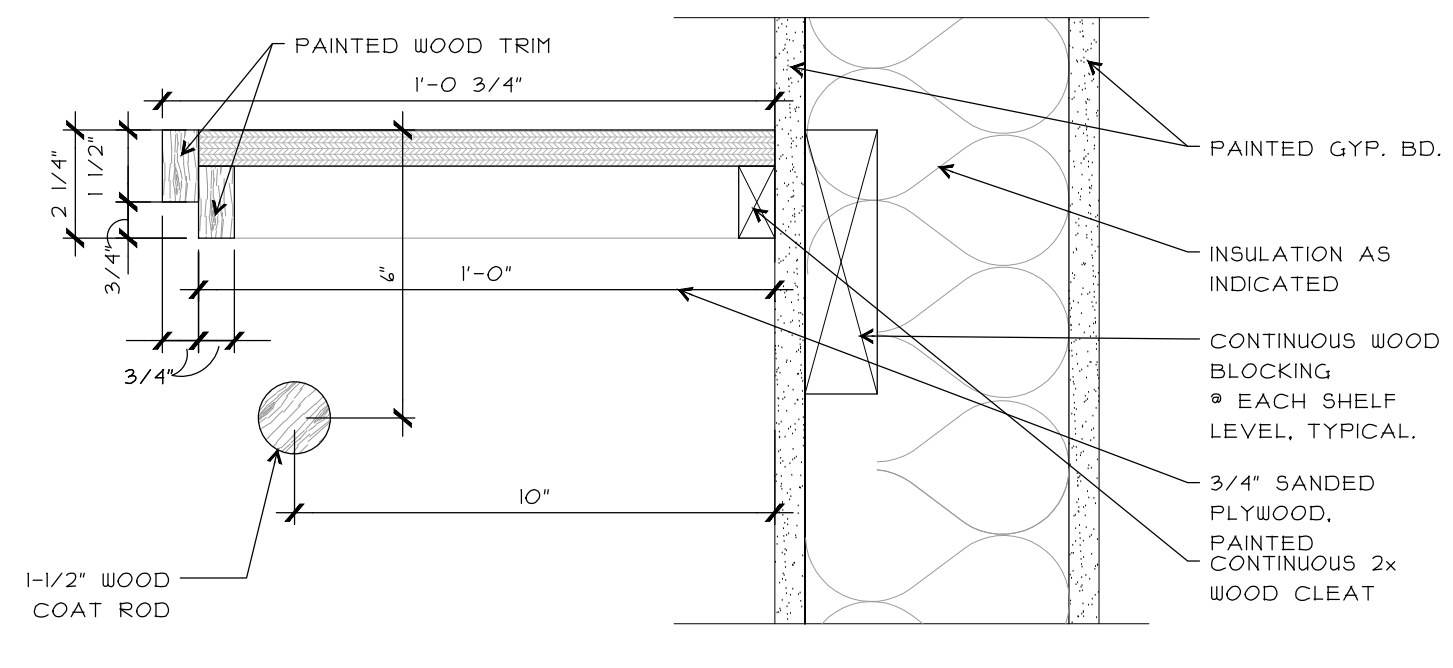
05 BASEBOARD DETAIL
SCALE: 3/4"=1'-0"



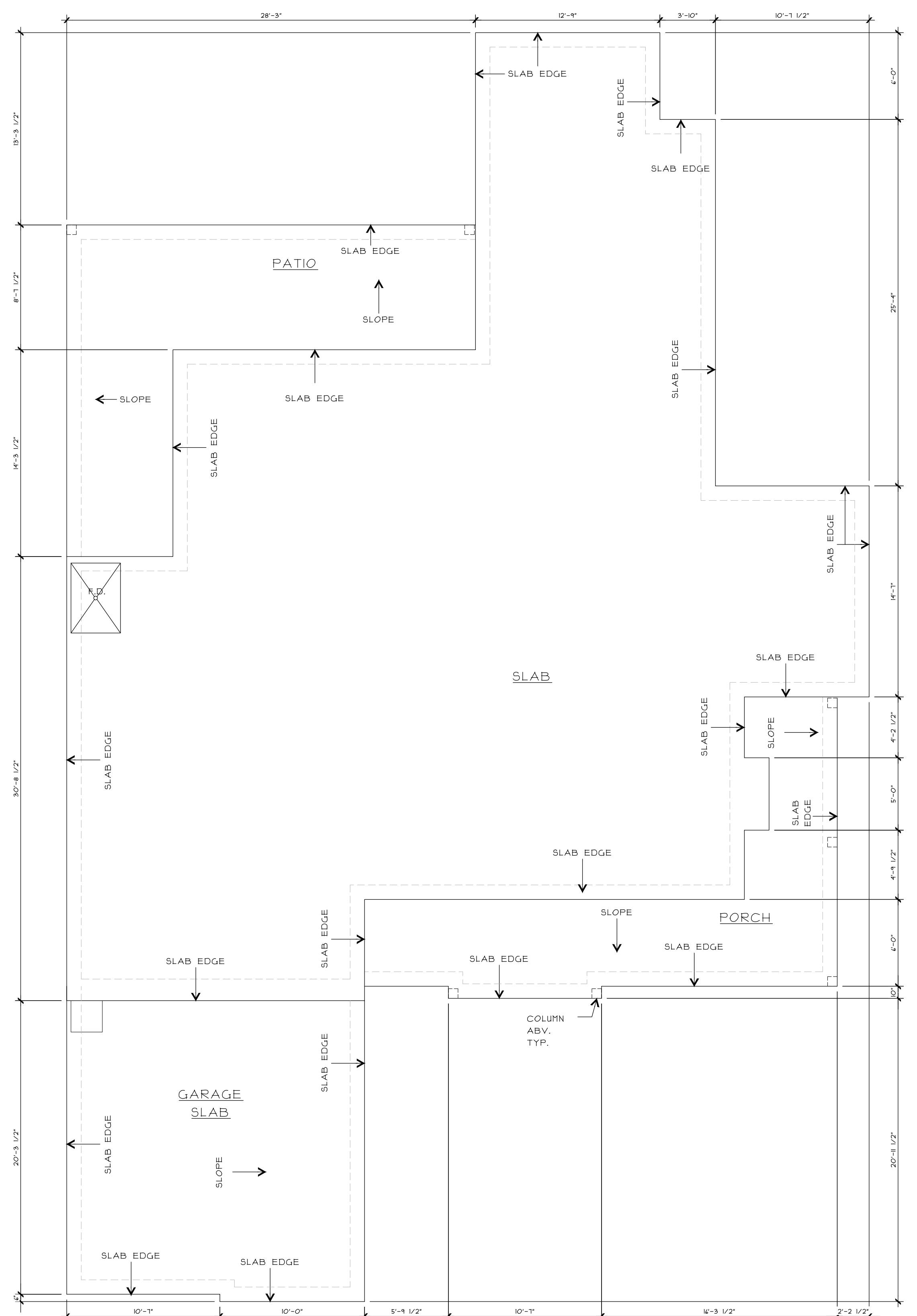
04 DOOR HEAD DETAIL
SCALE: 3/4"=1'-0"
TYPICAL DETAILS



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



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



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

JMS CUSTOM HOMES

NEW RESIDENCE

104 GLENN AVENUE
ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

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

ISSUED FOR:

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

Fanning Philips DESIGN

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

ARCH. PROJ. #	SCALE:
23102	REF. DRAWING

SHEET NO.

A3.1

NOTES, DETAILS
SCHEDULE, SLAB PLAN

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-011
PROJECT NAME: Specific Use Permit for Residential Infill for 104 Glenn Ave
SITE ADDRESS/LOCATIONS: 104 GLENN AVE

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single- Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-011; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1 of the L and W Addition, City of Rockwall, Rockwall County, Texas, zoned Single- Family 10 (SF-10) District, and addressed as 104 Glenn Avenue.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2023-011) 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 located within the L and W Addition, which is 92% developed, consists of 13 residential lots (one [1] of which is vacant), and has been in existence since 1949.

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."

M.6 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2023.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments

02/22/2023: Note: Grading plan will be required with building permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

104 Glenn Ave

SUBDIVISION

Lawhorn & Williams Addition

LOT

5

BLOCK

1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Residential

PROPOSED ZONING

New Construction

PROPOSED USE

Residential

ACREAGE

.24

LOTS [CURRENT]

vacant

LOTS [PROPOSED]

New Construction

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

RSR Capital LLC

APPLICANT

JMS Custom Homes LLC

CONTACT PERSON

Ruben Fragoso

CONTACT PERSON

Javier Silva

ADDRESS

1321 Crescent Cove Dr.

ADDRESS

58 Windsor Dr.

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214-471-2302

PHONE

972-814-9462

E-MAIL

ruben.fragoso@gmail.com

E-MAIL

support@jmscustomhomes.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RSR Capital LLC [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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF February, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

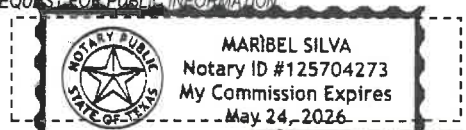
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2023

OWNER'S SIGNATURE

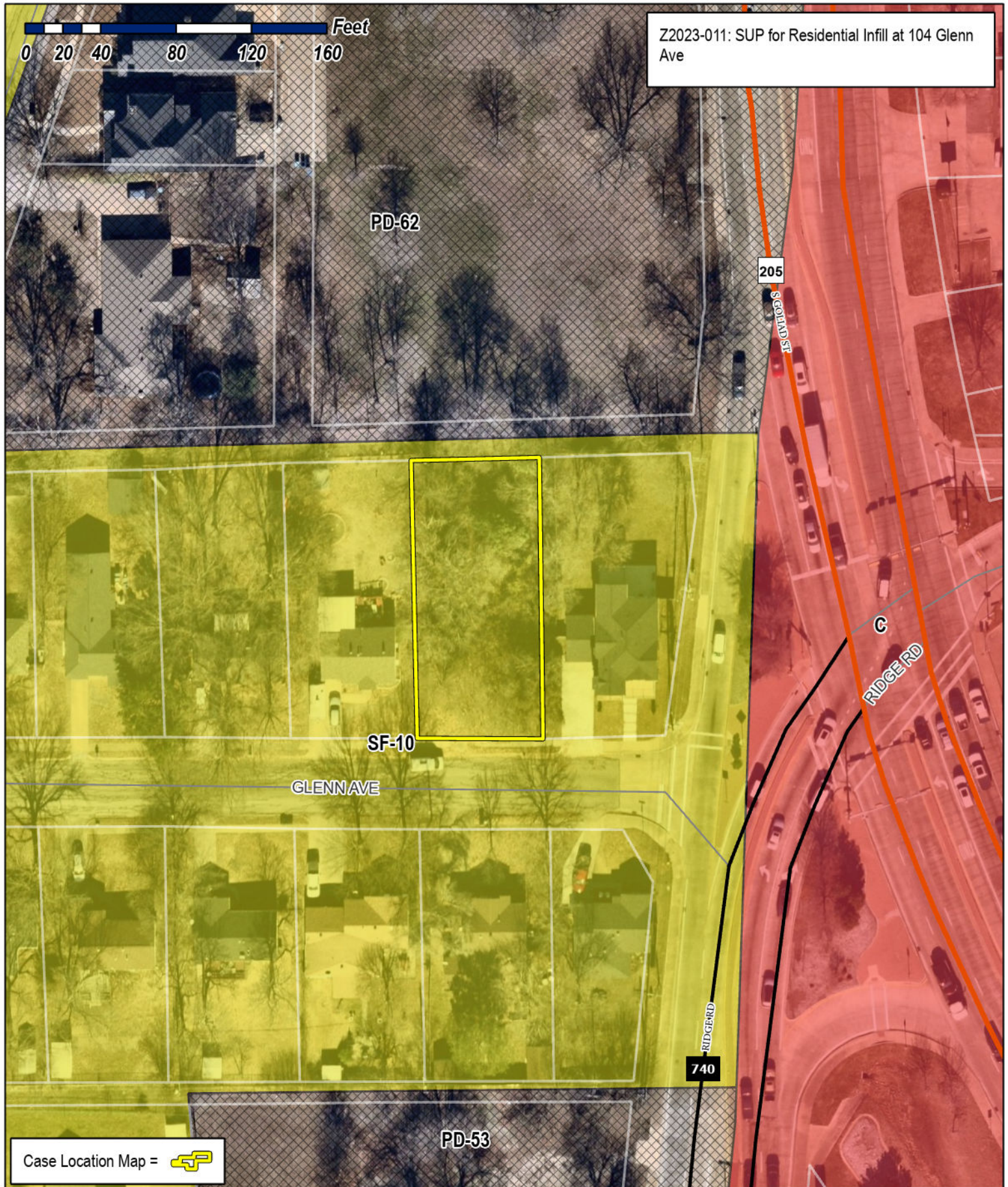
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES May 24, 2026



Z2023-011: SUP for Residential Infill at 104 Glenn Ave

0 20 40 80 120 160 Feet

PD-62

205

S GOLIAD ST

C

RIDGE RD

SF-10

GLENN AVE

740

RIDGE RD

PD-53

Case Location Map =



City of Rockwall

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

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

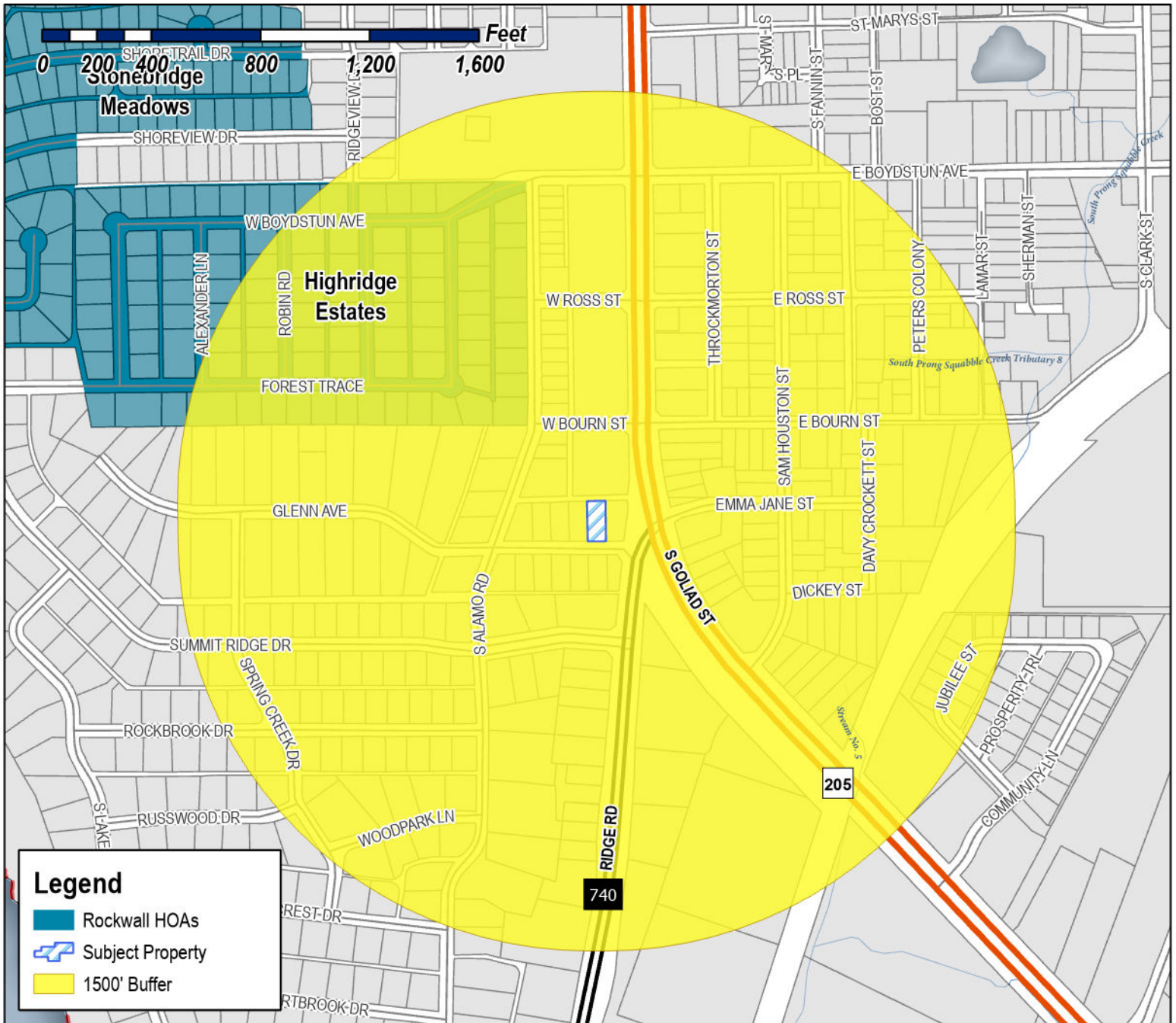




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-011]
Date: Friday, February 17, 2023 4:37:05 PM
Attachments: [HOA Map \(02.23.2023\).pdf](#)
[Public Notice \(02.17.2023\).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 February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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 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>.

Z2023-011: SUP for Residential Infill at 104 Glenn Avenue

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

Thank you,



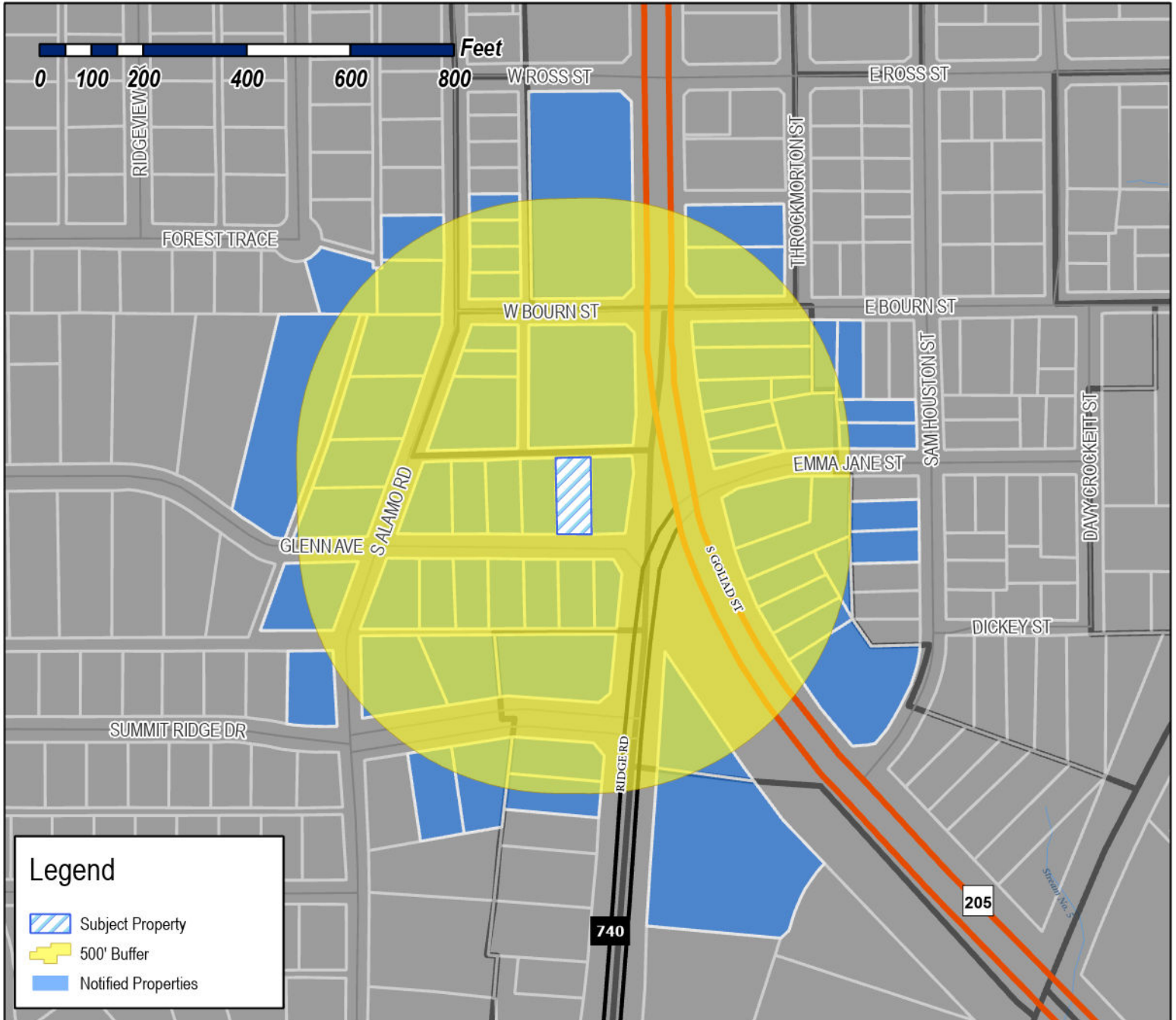
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
 For Questions on this Case Call: (972) 771-7746



BRISTOW JAMES & CHARLOTTE
908 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1004 S ALAMO
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A
4349 S PENINSULA DR
PONCE INLET, FL 32127

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
104 GLENN AVE
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

RIVERA JAIME & MARIA
204 E BOURN
ROCKWALL, TX 75087

STATE OF TEXAS
907 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

COMPTON EARL D AND BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO RD
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

HOOVER JERRY H
110 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
108 GLENN AVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

OCCUPANT
106 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
109 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
901 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
903 S GOLIAD
ROCKWALL, TX 75087

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

NEWMAN JOANNA N
111 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
902 S ALAMO
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

GATES TED AND SARAH
904 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
809 S GOLIAD
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

OCCUPANT
811 S GOLIAD
ROCKWALL, TX 75087

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

OCCUPANT
906 S ALAMO
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO DR
ROCKWALL, TX 75087

KELLY RYAN AND LACEY WALLACE
808 S ALAMO DR
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO DR
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
107 GLENN AVE
ROCKWALL, TX 75087

BARBARA J PFENNING TRUSTEE
210 WILLOWCREEK RD
CHICKASHA, OK 73018

FEAZELL DEANNE
105 GLENN AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND JAMES R HOWARD
103 GLENN AVE
ROCKWALL, TX 75087

GIBSON CHARLES D AND LINDSAY K
201 FOREST TRACE
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1011 S GOLIAD ST
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1009 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

BIRE NEGASSI M
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

OCCUPANT
905 S GOLIAD
ROCKWALL, TX 75087

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

BATRES MARIA DELL REFUGIO
202 E BOURN AVE
ROCKWALL, TX 75087

PINEAS ERIK & WENDI
202 SUMMIT RIDGE DR
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
1007 RIDGE RD
ROCKWALL, TX 75087

QCSI FIVE LLC C/O IEQ MANAGEMENT INC
300 DELAWAARE AVE SUITE 210
WILMINGTON, DE 19801

OCCUPANT
1006 RIDGE RD
ROCKWALL, TX 75087

1007 RIDGE ROAD LLC
5800 E CAMPUS CIRCLE SUITE 114A
IRVING, TX 75063

OCCUPANT
1008 RIDGE RD
ROCKWALL, TX 75087

CORRIGANCOWAN LLC
PO BOX 2256
ROCKWALL, TX 75087

OCCUPANT
1101 RIDGE RD
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET SUITE 200
ROCKWALL, TX 75087

OCCUPANT
101 GLENN AVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

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

MALAVE BRENDA L
1006 SAM HOUSTON
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1013 S GOLIAD
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1003 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
1101 S GOLIAD
ROCKWALL, TX 75087

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

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

OCCUPANT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

WILLIS VICTOR & PHUONG
1101 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1002 RIDGE RD
ROCKWALL, TX 75087

RB CAPITAL LTD
2305 COUNTY RD 3210
MT. PLEASANT, TX 75455

OCCUPANT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
802 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
208 EMMA JANE ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

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

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
813 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
809 ALAMO RD
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

Bethany Ross
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 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. Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

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.

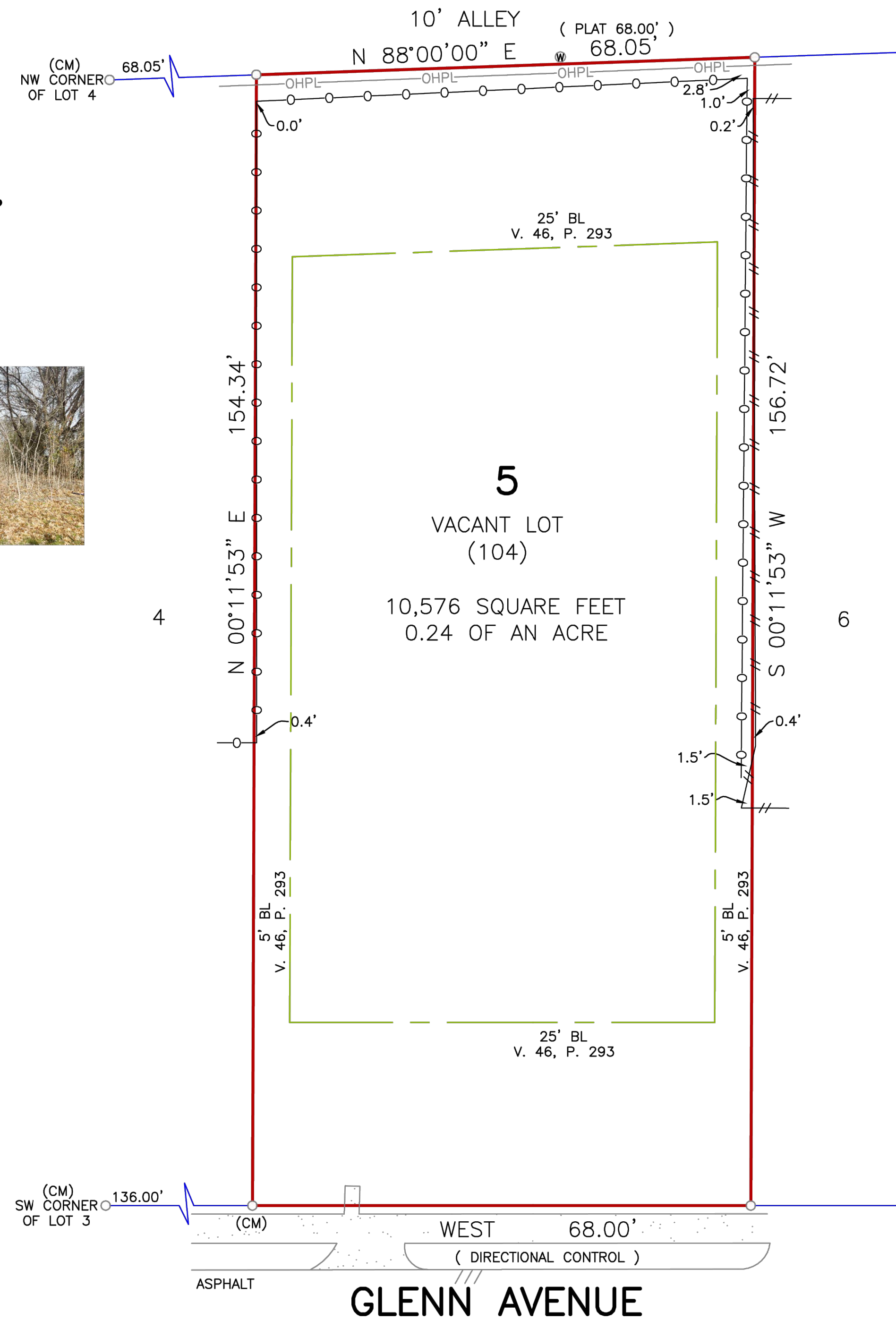
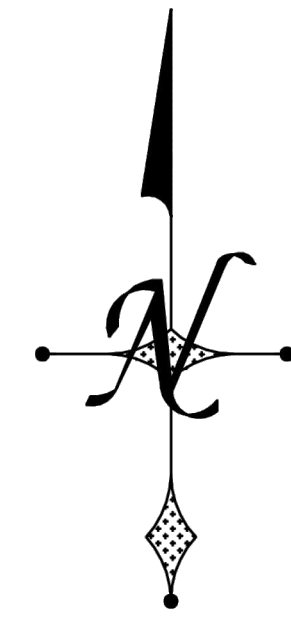
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 104 GLENN AVENUE, in the City of ROCKWALL Texas.
Being Lot 5 in Block 1 of LAWHORN & WILLIAMS ADDITION to the city of Rockwall, according to the Map of said Addition recorded in Volume 46, Page 209, Deed Recods of Rockwall County Texas.

SURVEY PLAT



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
Volume 46 Page 276
Volume 46 Page 293

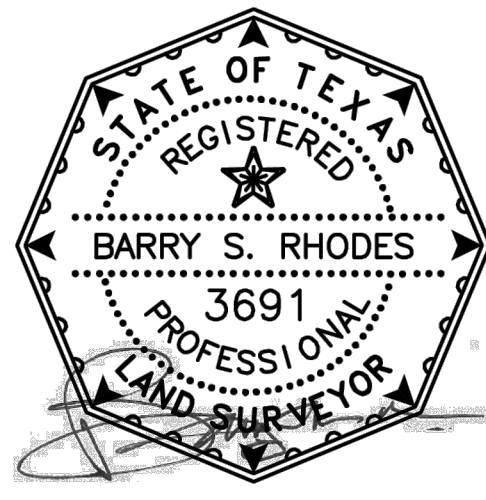
ACCEPTED BY: _____



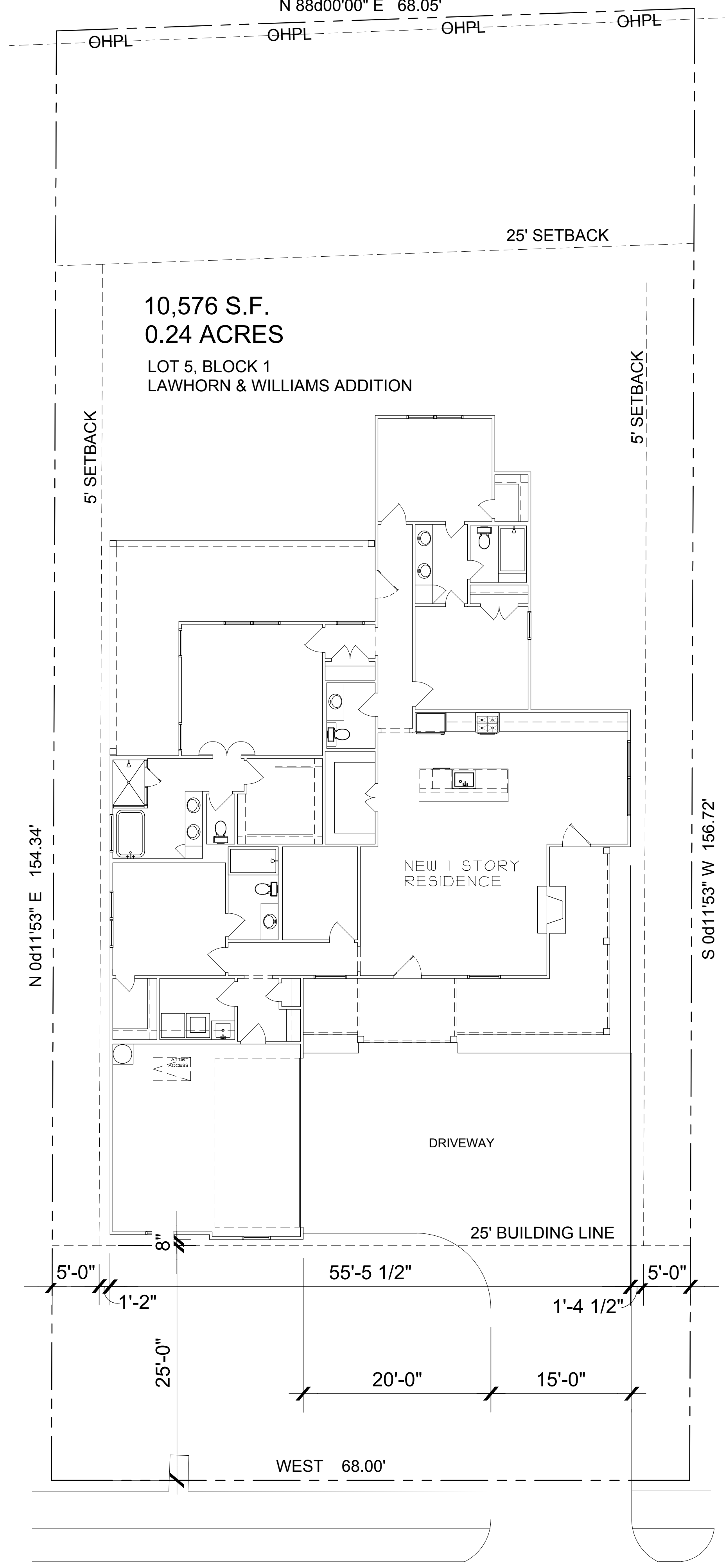
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY SECURED TITLE OF TEXAS. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 1/17/23
G. F. No.: ET0002699
Job no.: 202300263
Drawn by: CS

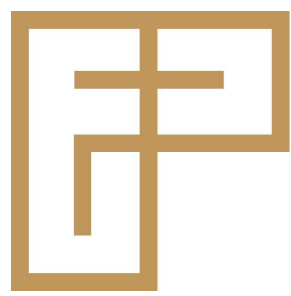
- LEGEND**
- WOOD FENCE --- IRON FENCE ---
 - CHAIN LINK --- WIRE FENCE ---
 - BOUNDARY LINE
 - EASEMENT SETBACK
 - CM - CONTROLLING MONUMENT
 - MRD - MONUMENTS OF RECORD DIGNITY
 - 1/2" IRON ROD FOUND
 - 1/2" YELLOW-CAPPED IRON ROD SET
 - SET "X" FOUND "X"
 - 3/8" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - PK NAIL FOUND
 - C - CABLE
 - CO - CLEAN OUT
 - GM - GAS METER
 - HP - FIRE HYDRANT
 - LP - LIGHT POLE
 - MANHOLE
 - E - ELECTRIC
 - PE - POOL EQUIP
 - PP - POWER POLE
 - TEL - TELEPHONE
 - WM - WATER METER
 - WV - WATER VALVE
 - (UNLESS OTHERWISE NOTED)



10' ALLEY
N 88d00'00" E 68.05'



GLENN AVENUE



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

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

ISSUED FOR:

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



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

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

SHEET NO.

A2.1

ARCHITECTURAL SITE PLAN / SURVEY



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

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



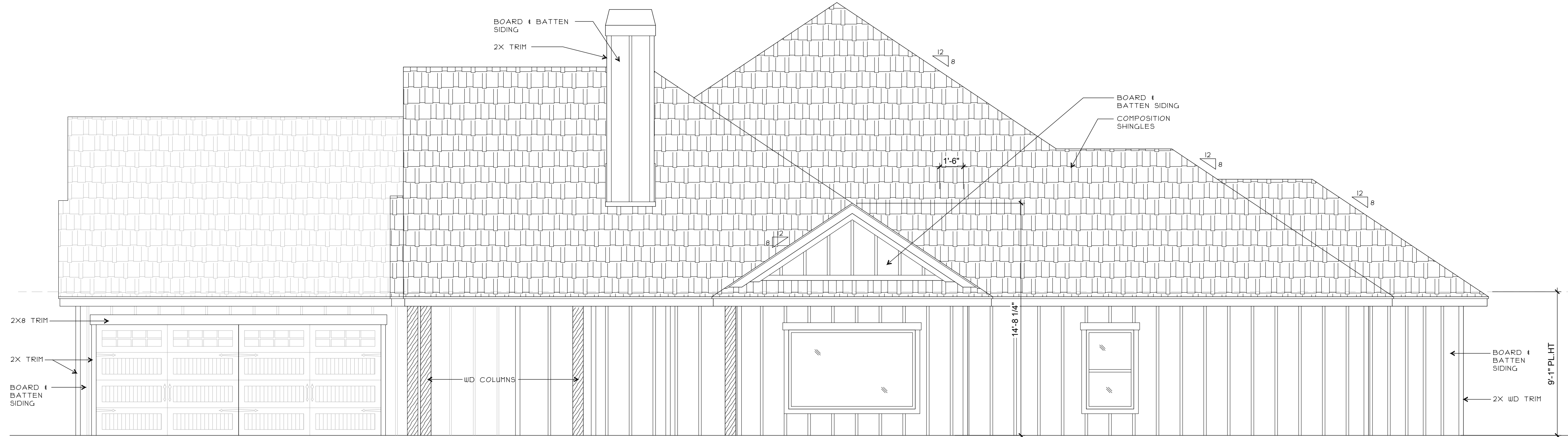
OWNER: JAVIER SILVA
CONTRACTOR: support@jmscustomhomes.net
972-814-9462
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

SHEET NO.

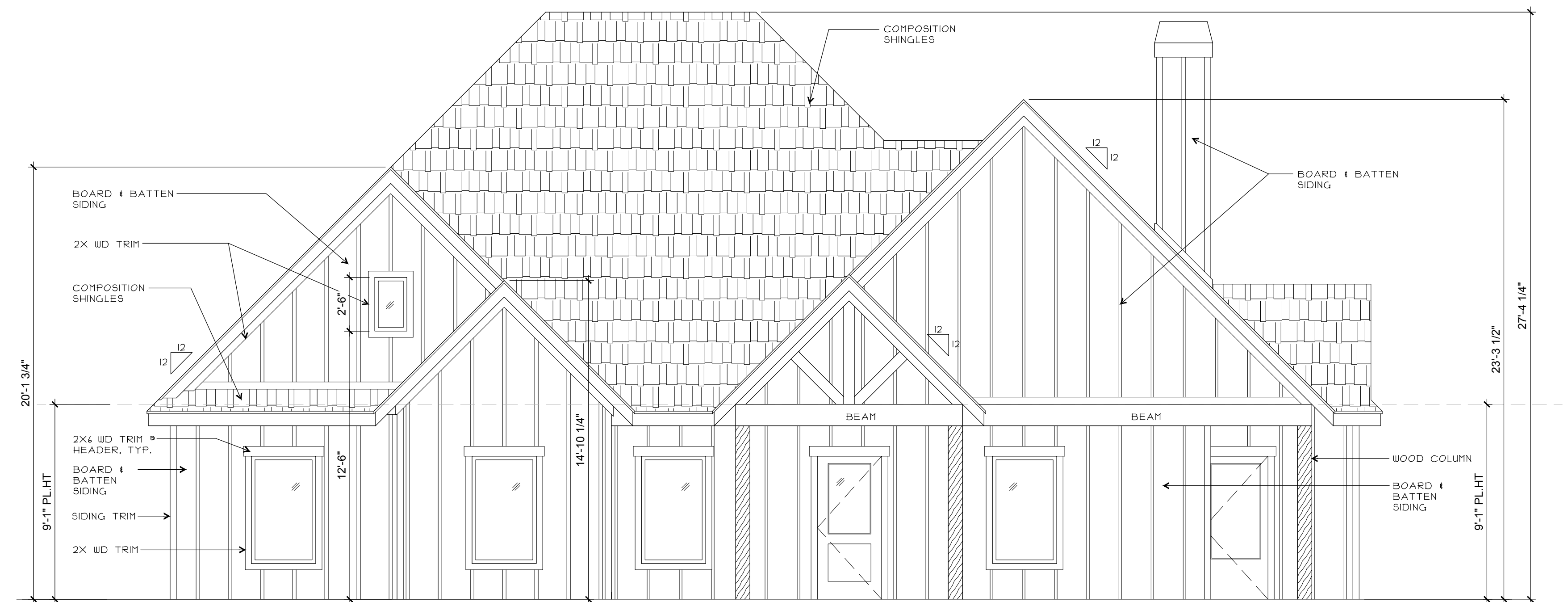
A5.1

ELEVATIONS



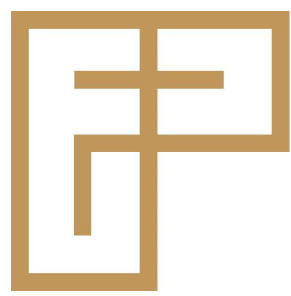
02 EAST ELEVATION

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



01 SOUTH ELEVATION

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



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

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



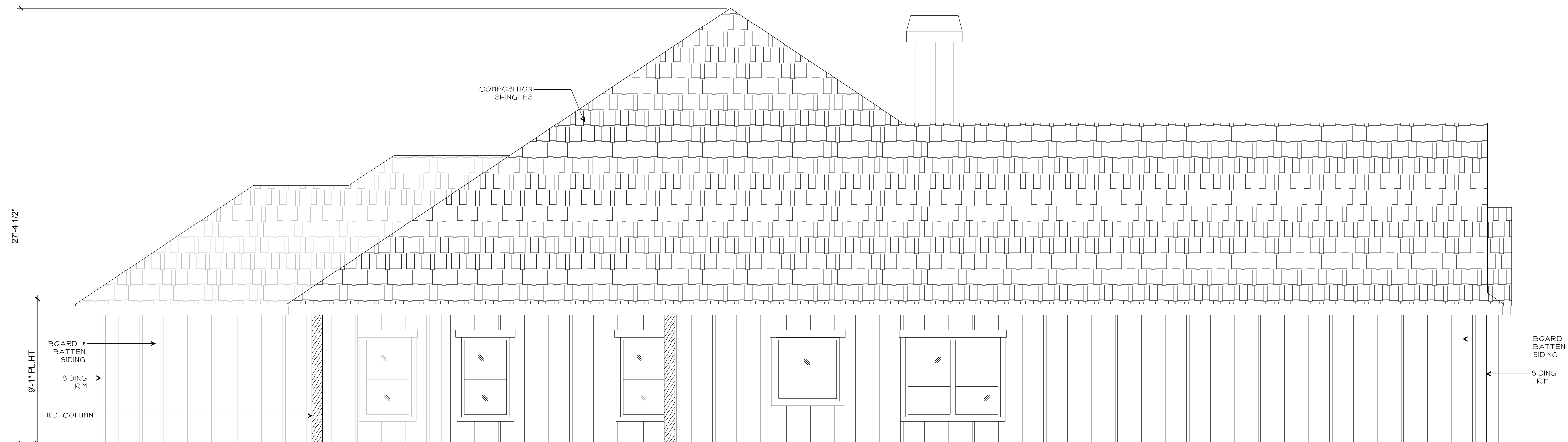
OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9482
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

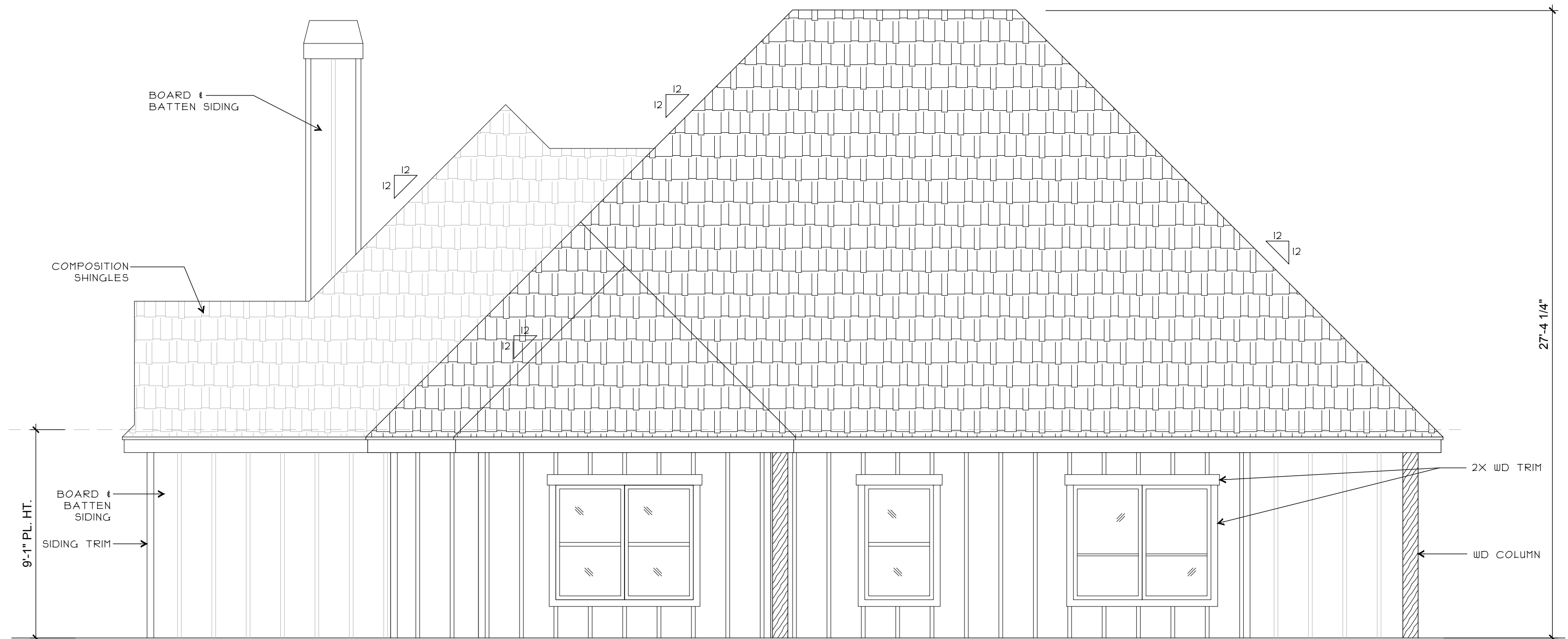
SHEET NO.

A5.2

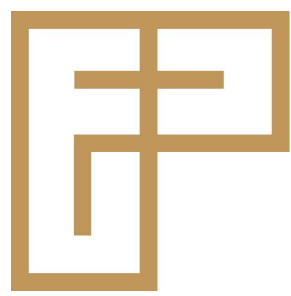
ELEVATIONS



02 WEST ELEVATION
SCALE: 1/4"=1'-0"



01 NORTH ELEVATION
SCALE: 1/4"=1'-0"



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

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



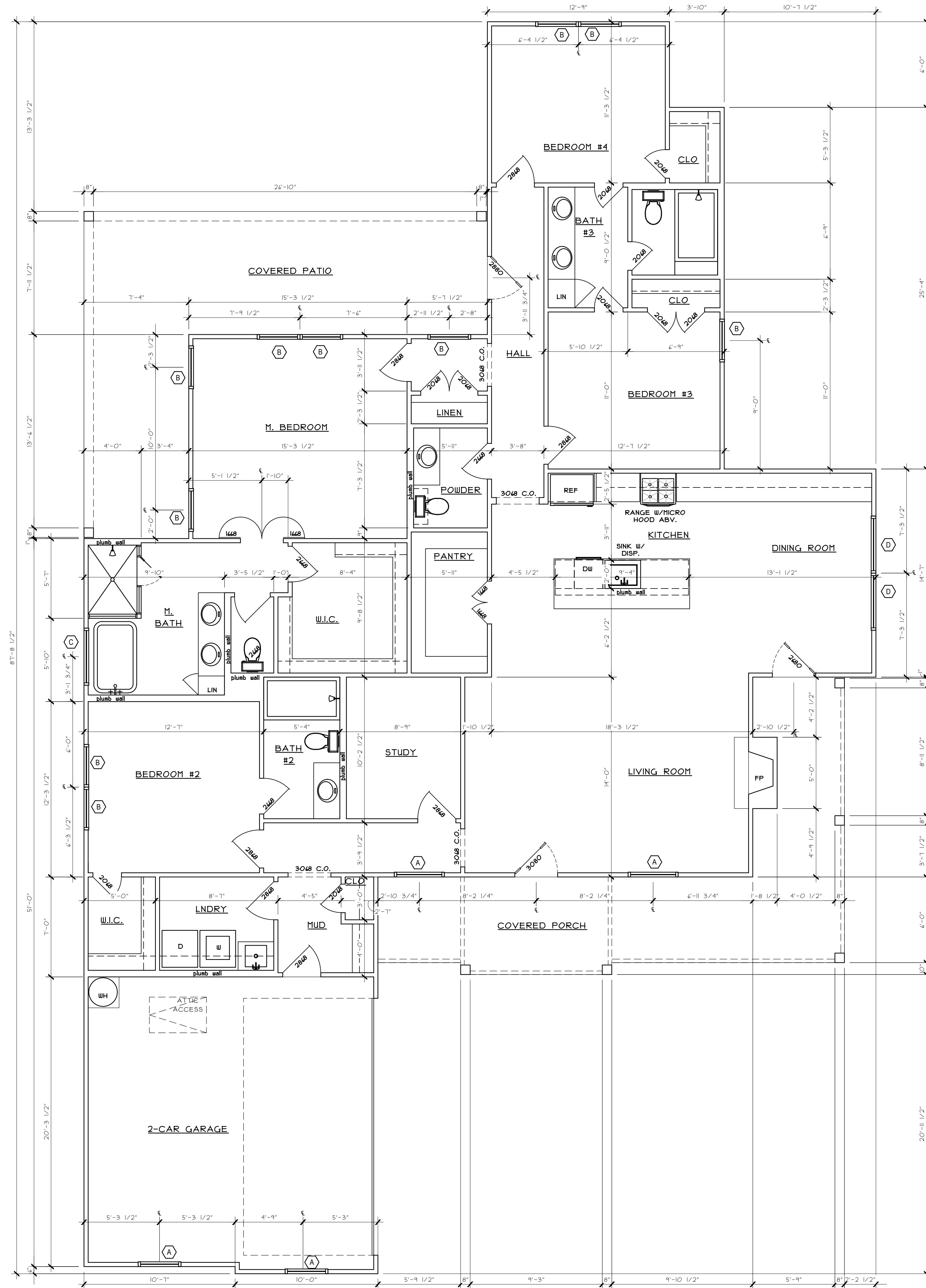
OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-514-9482
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102
SCALE: REF. DRAWING

SHEET NO.

A3.2

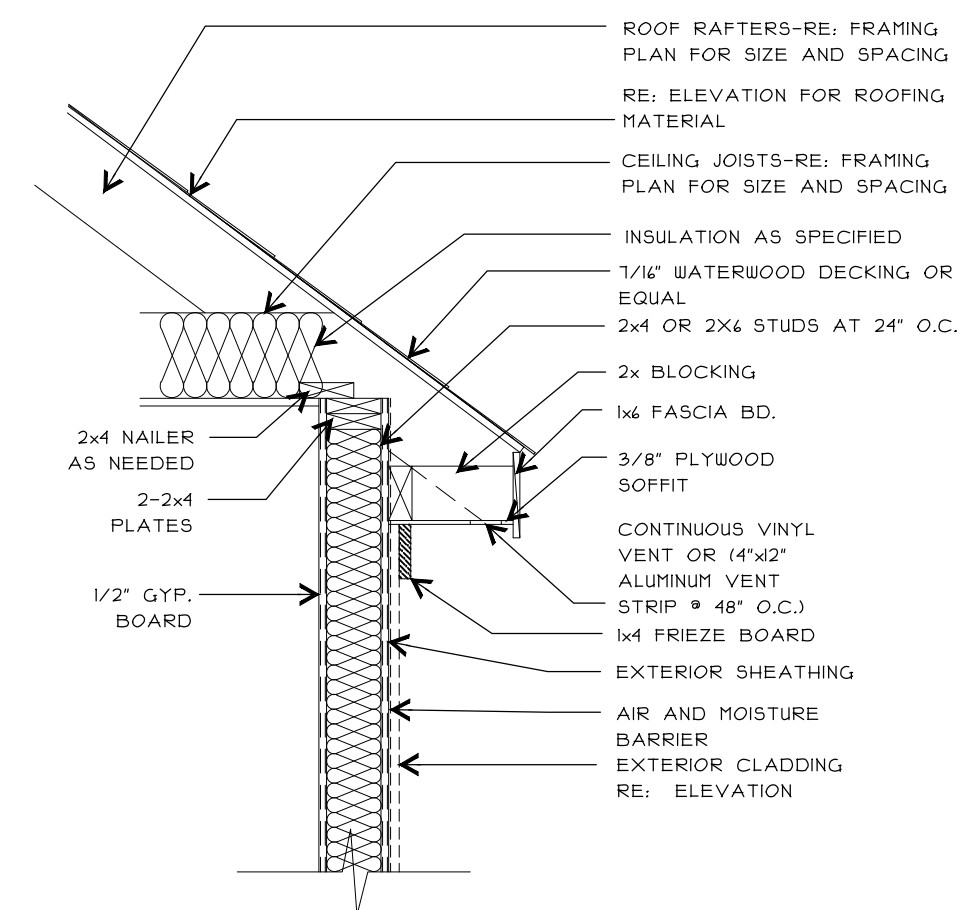
FLOOR PLAN



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

GENERAL NOTES:

- 1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
- 2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
- 3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
- 4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
- 5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER. 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.
- 6.) 1/2" MIN. DRYWALL THROUGHOUT, 5/8" TYPE "X" AT GARAGE CEILING AT WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLANS.
- 7.) GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREAS, LAUNDRY SPACES AND OTHER WET AREAS TO TYPE W.R. IDENTIFIED AND REFERRED TO AS "GREEN BOARD" OR EQUIVALENT.
- 8.) ALL EXTERIOR AND INTERIOR GLASS GLAZING TO COMPLY WITH LOCAL CODES.

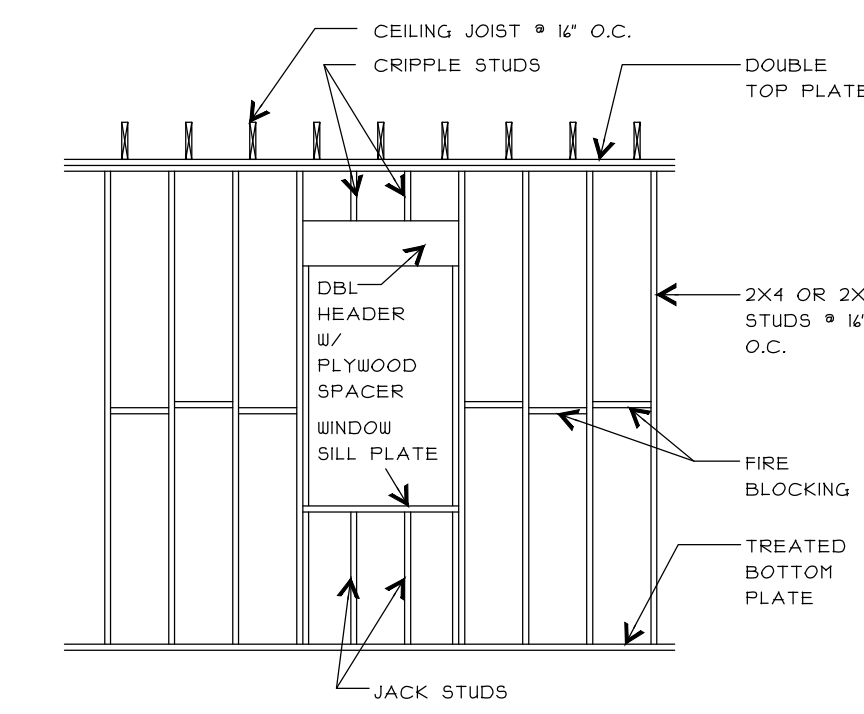


09 TYP. SOFFIT DETAIL
SCALE: 1/4"=1'-0"

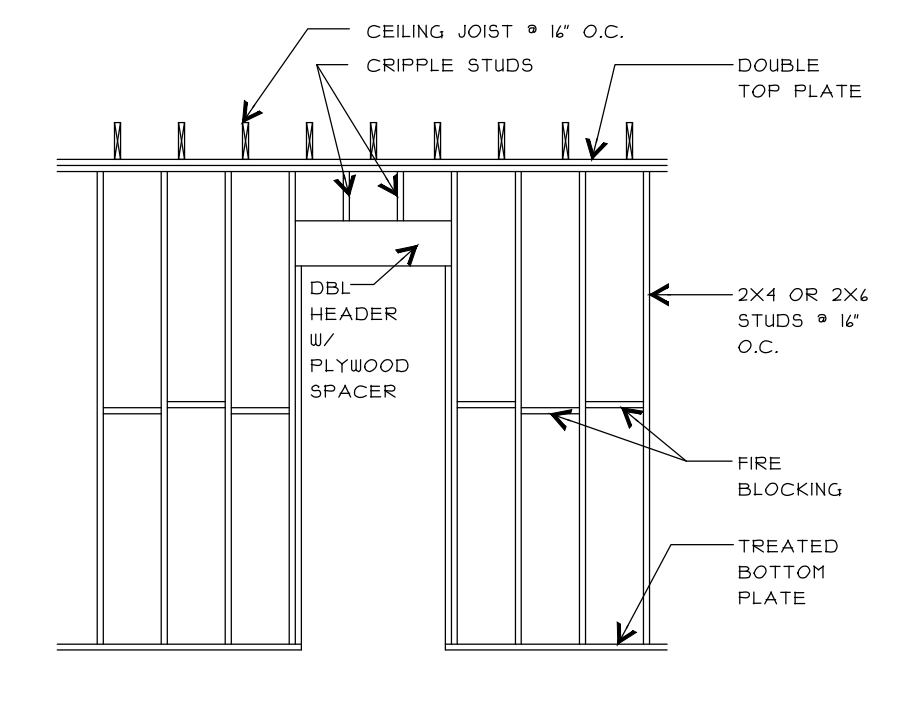
NOTE:

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

SQUARE FOOTAGE	AREAS
2266	FLOOR PLAN
423	2-CAR GARAGE
295	COVERED PORCH
349	COVERED PATIO
3333	TOTAL UNDER ROOF

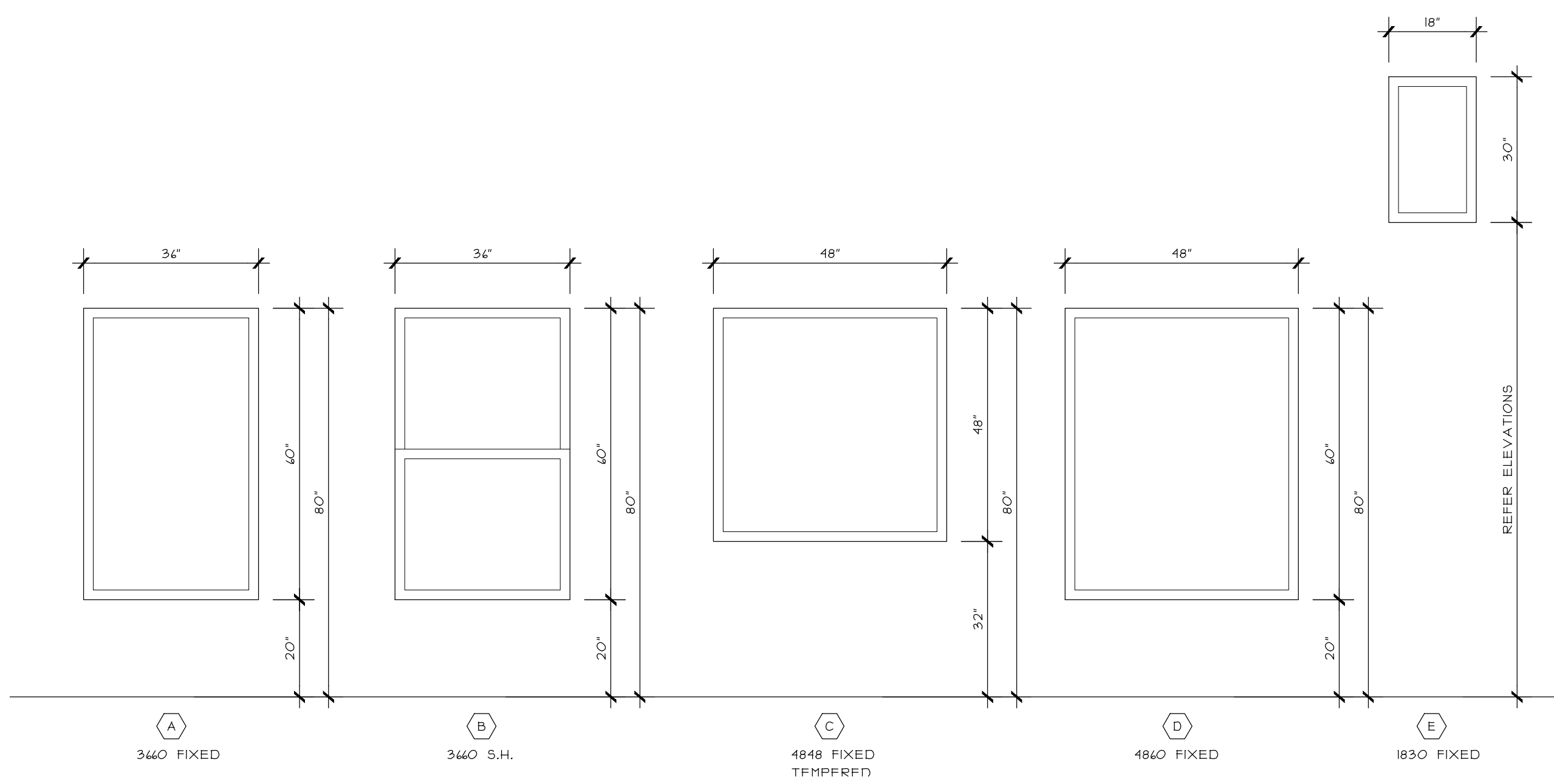


08 TYP. WINDOW FRAMING DIAGRAM
SCALE: 1/4"=1'-0"

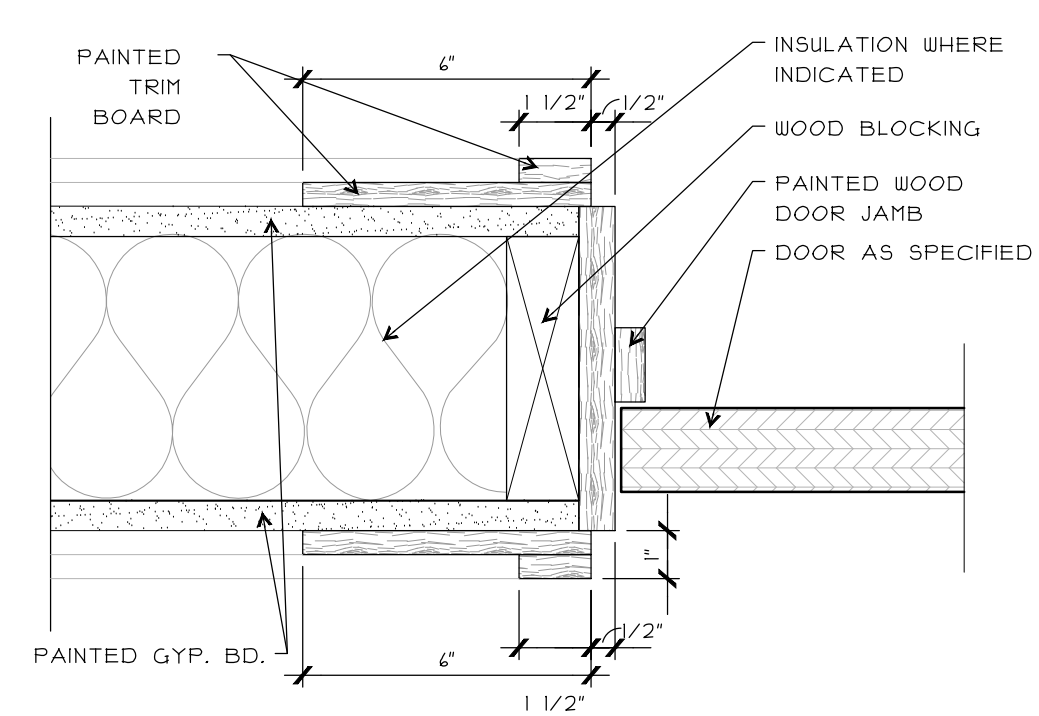


07 TYP. DOOR FRAMING DIAGRAM
SCALE: 1/4"=1'-0"

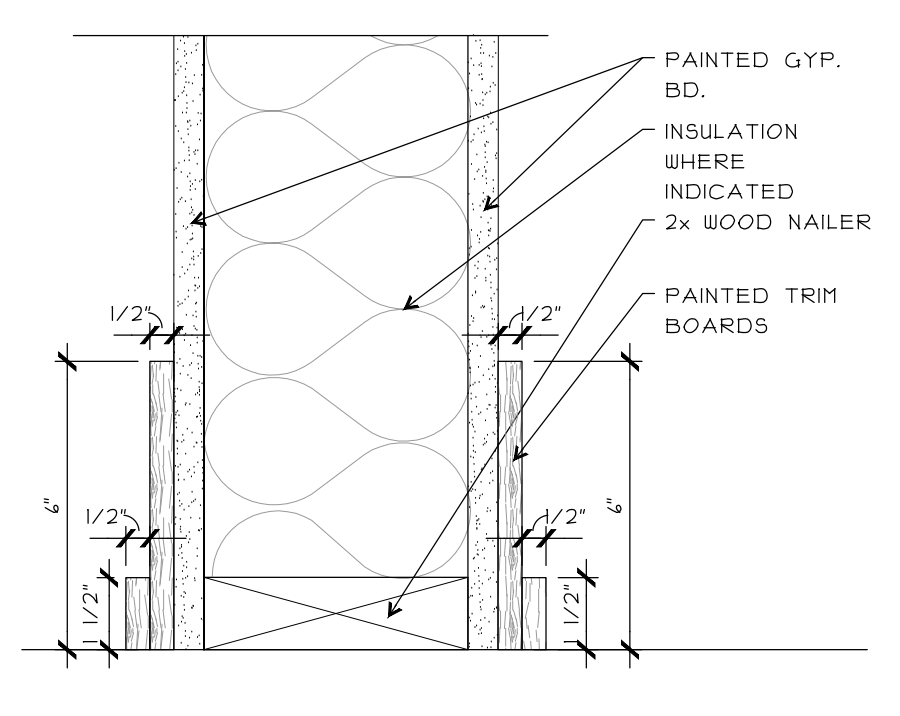
GENERAL NOTE:
SLAB PLAN AND DIMENSIONS ARE PROVIDED AS A COURTESY AND SHOULD NOT BE USED IN PLACE OF AN ENGINEERED FOUNDATION PLAN. ALL SLAB AND BRICK LEDGE DIMENSIONS MUST BE VERIFIED BY GC TO THE FOUNDATION PLAN PROVIDED BY A LICENSED STRUCTURAL ENGINEER.



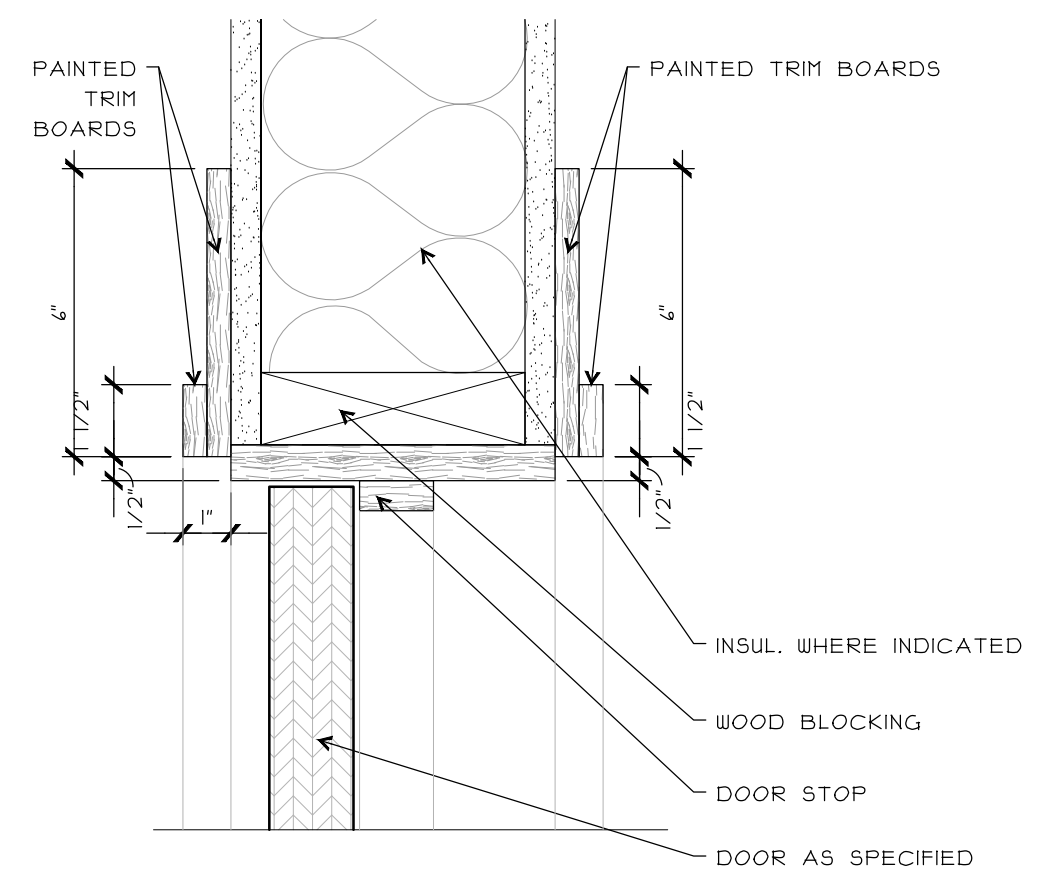
WINDOW TYPES



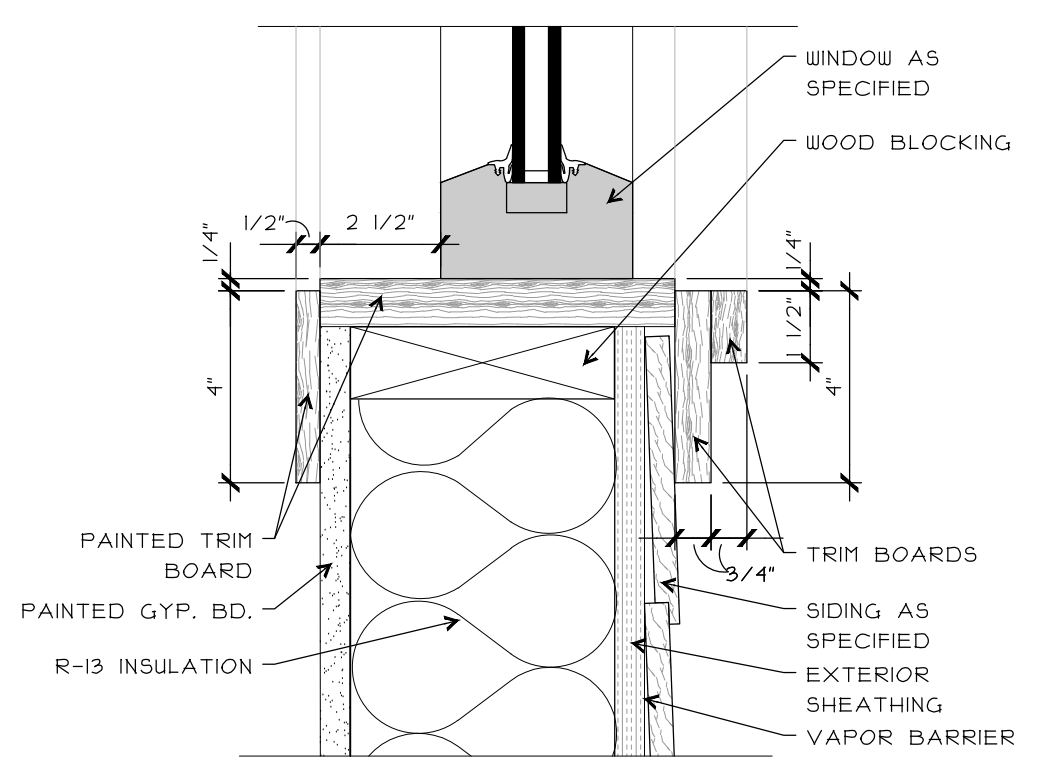
06 DOOR JAMB DETAIL
SCALE: 3/8"=1'-0"



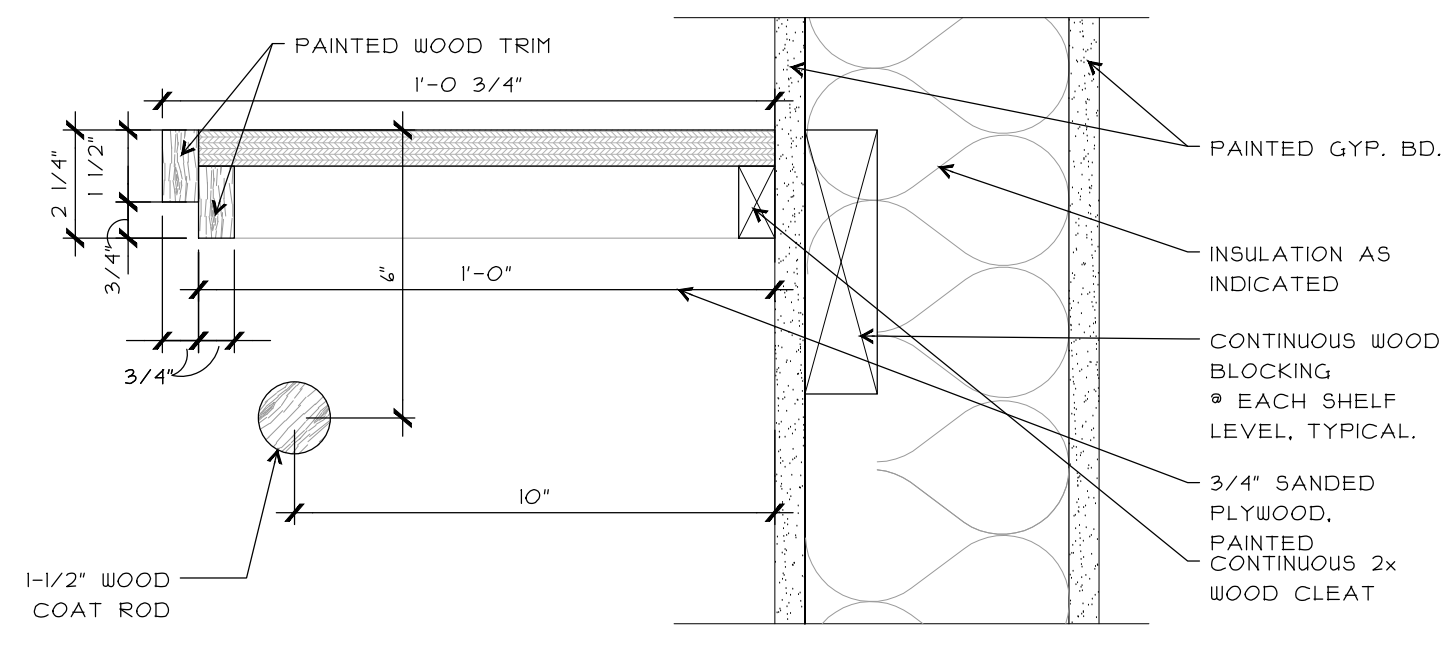
05 BASEBOARD DETAIL
SCALE: 3/8"=1'-0"



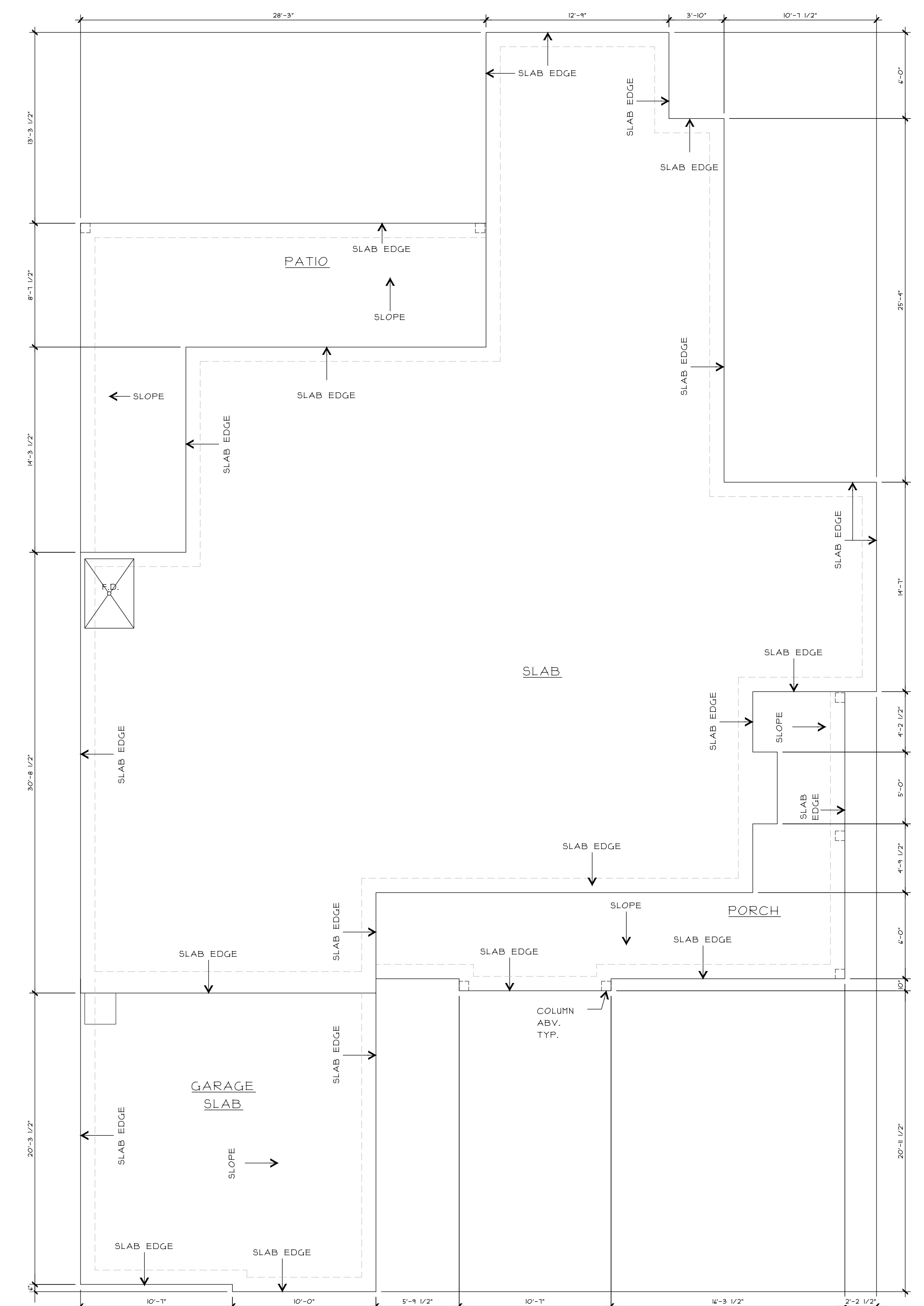
04 DOOR HEAD DETAIL
SCALE: 3/8"=1'-0"
TYPICAL DETAILS



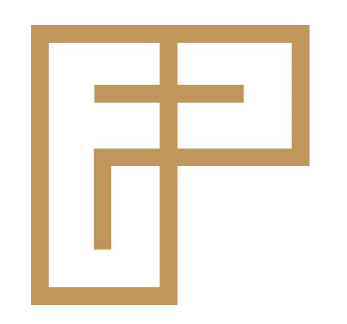
03 WINDOW SILL
SCALE: 3/8"=1'-0"



02 TYPICAL SHELF DETAIL
SCALE: 3/8"=1'-0"



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



NEW RESIDENCE
JMS CUSTOM HOMES
104 GLENN AVENUE
ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

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

Fanning Philips
DESIGN

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

ARCH. PROJ. #	SCALE:
23102	REF. DRAWING

SHEET NO.
A3.1
NOTES, DETAILS
SCHEDULE, SLAB PLAN

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK 1, L & W 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 Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1 of the L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

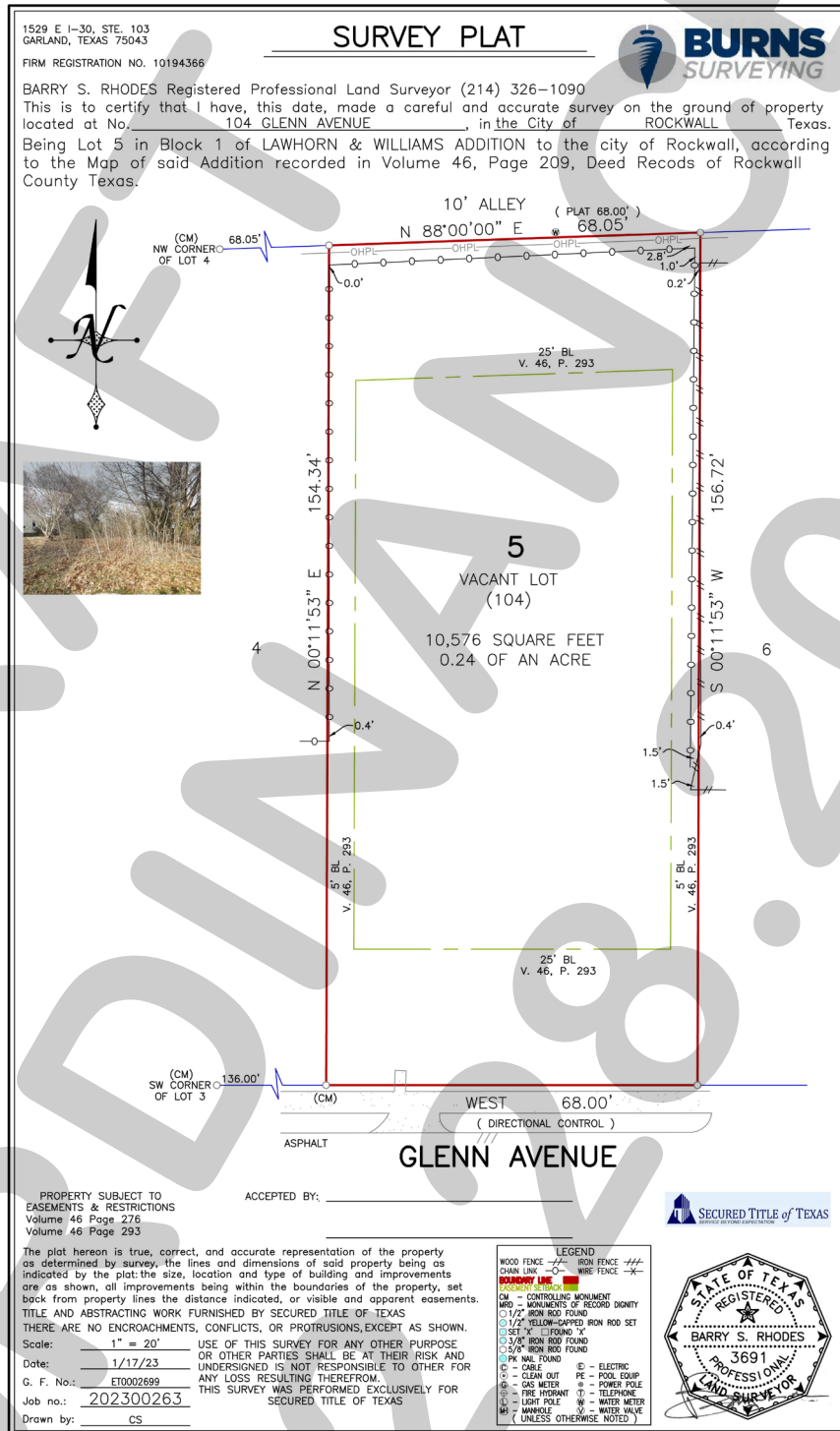
1st Reading: March 20, 2023

2nd Reading: April 3, 2023

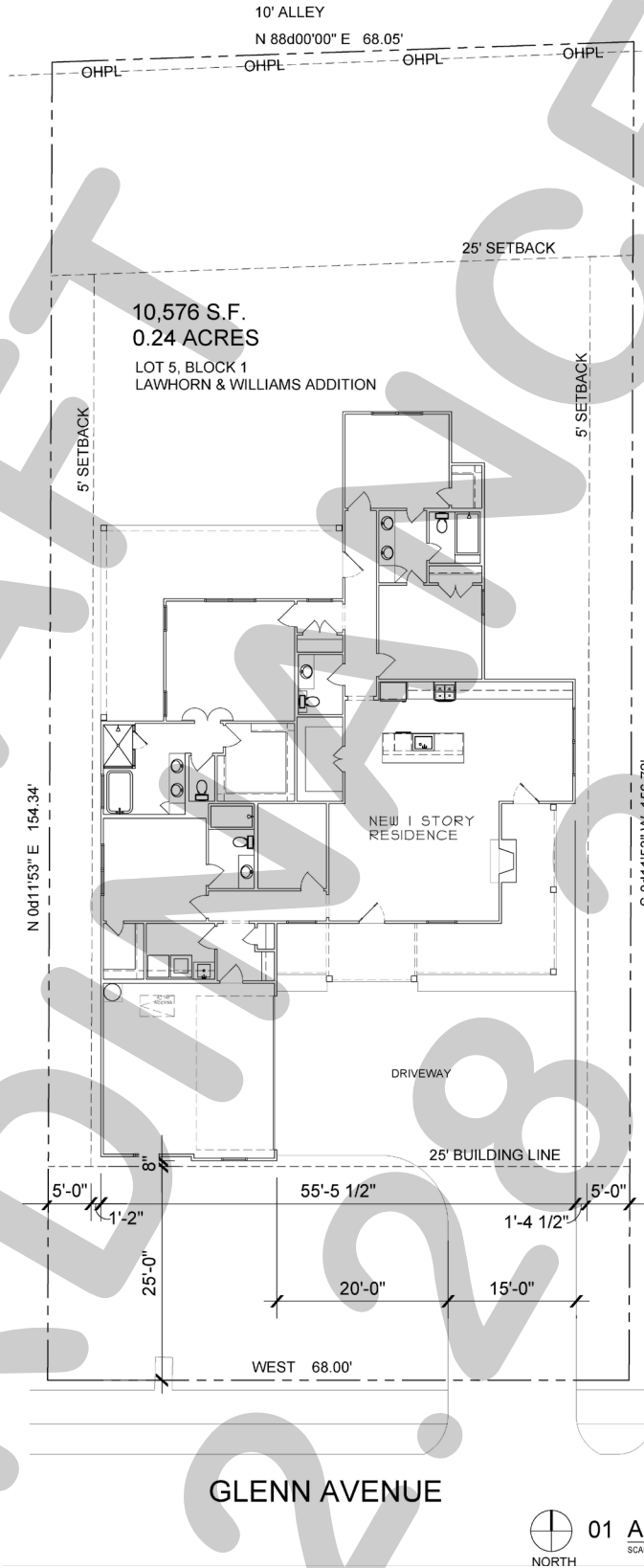
**Exhibit 'A':
Legal Description**

Address: 104 Glenn Avenue

Legal Description: Lot 5, Block 1, L and W Addition



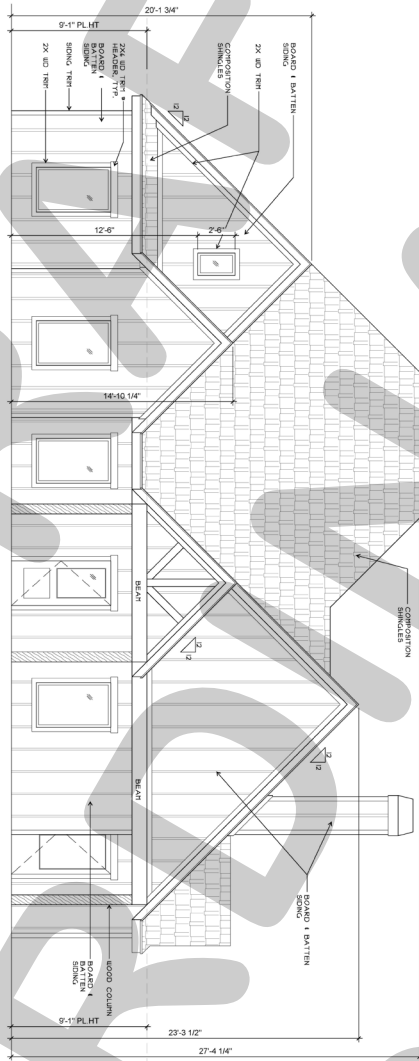
**Exhibit 'B':
Residential Plot Plan**



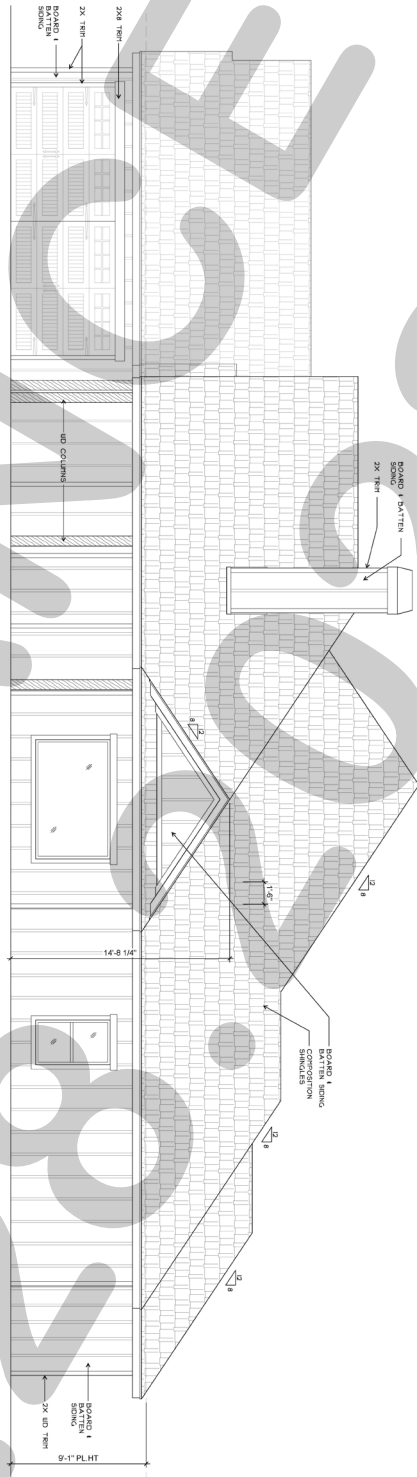
01 ARCHITECTURAL SITE PLAN

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

Exhibit 'C':
Building Elevations

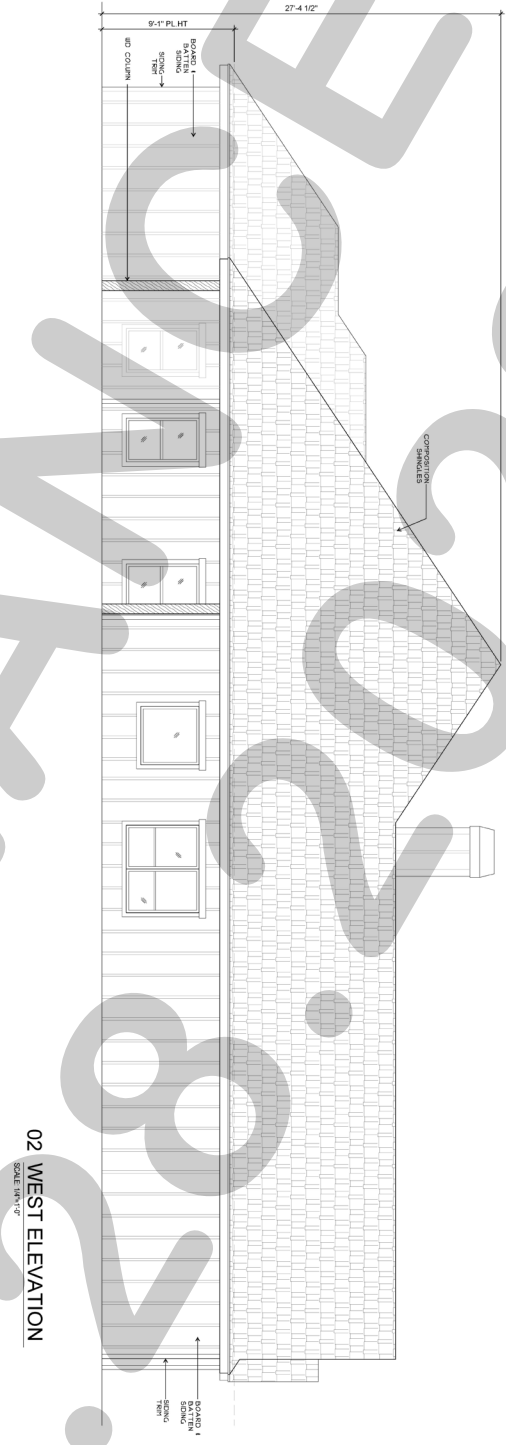
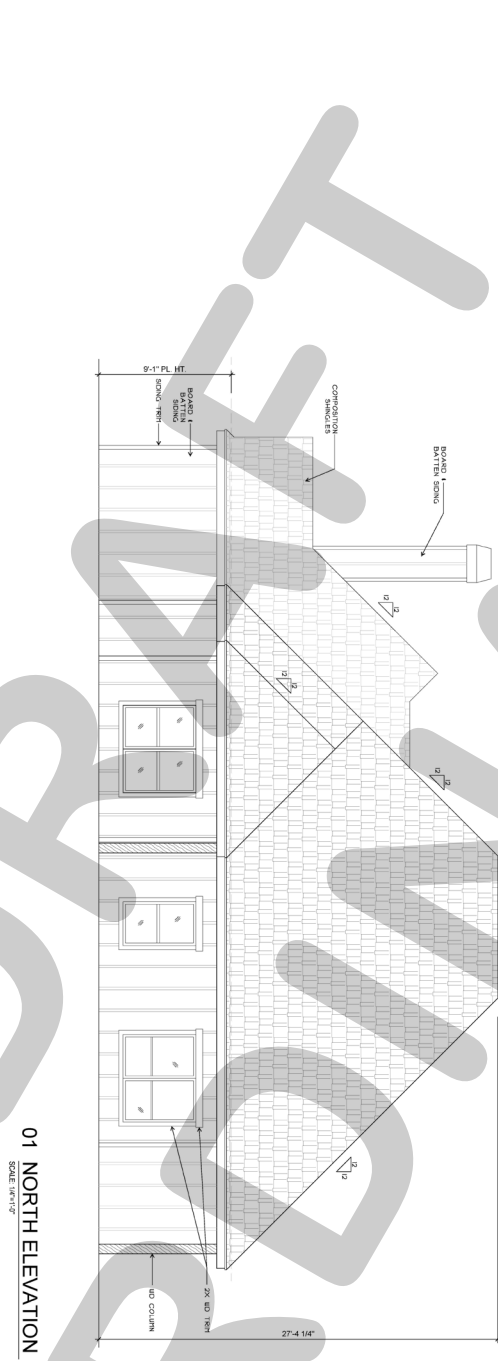


01 SOUTH ELEVATION
SCALE 1/8"=1'-0"



02 EAST ELEVATION
SCALE 1/8"=1'-0"

**Exhibit 'C':
Building Elevations**





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: March 14, 2023

APPLICANT: Javier Silva; *JMS Custom Homes, LLC*

CASE NUMBER: Z2023-011; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 104 Glenn Avenue*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed after August 25, 1934. According to the to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 10 (SF-10) District. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 104 Glenn Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.13-acre vacant parcel of land (*i.e. Lot 1, Block B, Jack Canup Addition*), zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses. North of this is W. Bourne Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the rest of the L & W Addition, which was established in 1949, consists of 13 residential lots, and is zoned Single-Family 10 (SF-10) District. Beyond this is a 0.651-acre vacant parcel of land (*i.e. Lot 3, Block A, Lee Rhoades Subdivision*) zoned Planned Development 53 (PD-53) for Residential Office (RO) District land uses. Beyond that is Summit Ridge Drive which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 0.2664-acre parcel of land (*i.e. Lot 6, Block 1, L & W Addition*), zoned Single-Family 10 (SF-10) District, and which is developed with a single-family home that is addressed as 102 Glenn Avenue. Beyond this is S. Goliad Street, which is identified as a *P6D (i.e. a principal arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the rest of the L & W Addition, which was established in 1949, consists of 13 residential lots, and is zoned Single-Family 10 (SF-10) District. Beyond this is S. Alamo Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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.” The subject property is part of the L & W Addition, which has been in existence since 1949, consists of 13 residential lots (*one [1] of which is vacant*), and is 92.31% 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 zoned Single-Family 10 (SF-10) 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 on Glenn Avenue compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Glenn Avenue	Proposed Housing
Building Height	One (1) & Two (2) Story.	One (1) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Glenn Avenue
Year Built	1983	N/A
Building SF on Property	812 SF – 3,216 SF	2,266 SF
Building Architecture	Traditional Horizontal Lap-Siding Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	~37-Feet
Building Materials	Horizontal Wood Lap-Siding, Stone, Stucco	Hardi-Board Siding
Paint and Color	Blue, Red, Tan, Brown, Grey	Brown, White
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front with the orientations of existing garages being <i>flat front entry</i> .	The garage is proposed to be situated as a ' <i>J</i> ' or <i>tradition swing entry</i> .

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 10 (SF-10) District as 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 along Glenn Avenue, and the proposed building elevations in the attached packet.

NOTIFICATIONS

On February 21, 2023, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Highridge Estates and Stoneridge Meadows Homeowner's Associations (HOAs), which are the only HOAs or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) response from a property owner indicating they were in favor of this request and one (1) response from a property owner in opposition of the 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) to construct a single-family home as a *Residential Infill within 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) The 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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 104 Glenn Ave

SUBDIVISION: Lawhorn & Williams Addition LOT: 5 BLOCK: 1

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential CURRENT USE: Residential

PROPOSED ZONING: New Construction PROPOSED USE: Residential

ACREAGE: .24 LOTS [CURRENT]: vacant LOTS [PROPOSED]: New Construction

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

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

<input checked="" type="checkbox"/> OWNER	<u>RSR Capital LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JMS Custom Homes LLC</u>
CONTACT PERSON	<u>Ruben Fragoso</u>	CONTACT PERSON	<u>Javier Silva</u>
ADDRESS	<u>1321 Crescent Cove Dr.</u>	ADDRESS	<u>58 Windsor Dr.</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>214-471-2302</u>	PHONE	<u>972-814-9462</u>
E-MAIL	<u>ruben.fragoso@gmail.com</u>	E-MAIL	<u>support@jmscustomhomes.net</u>

NOTARY VERIFICATION [REQUIRED]

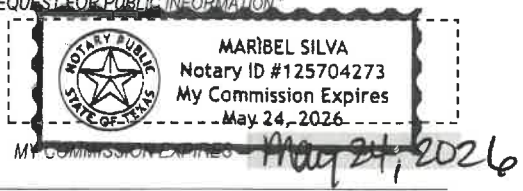
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RSR Capital LLC [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

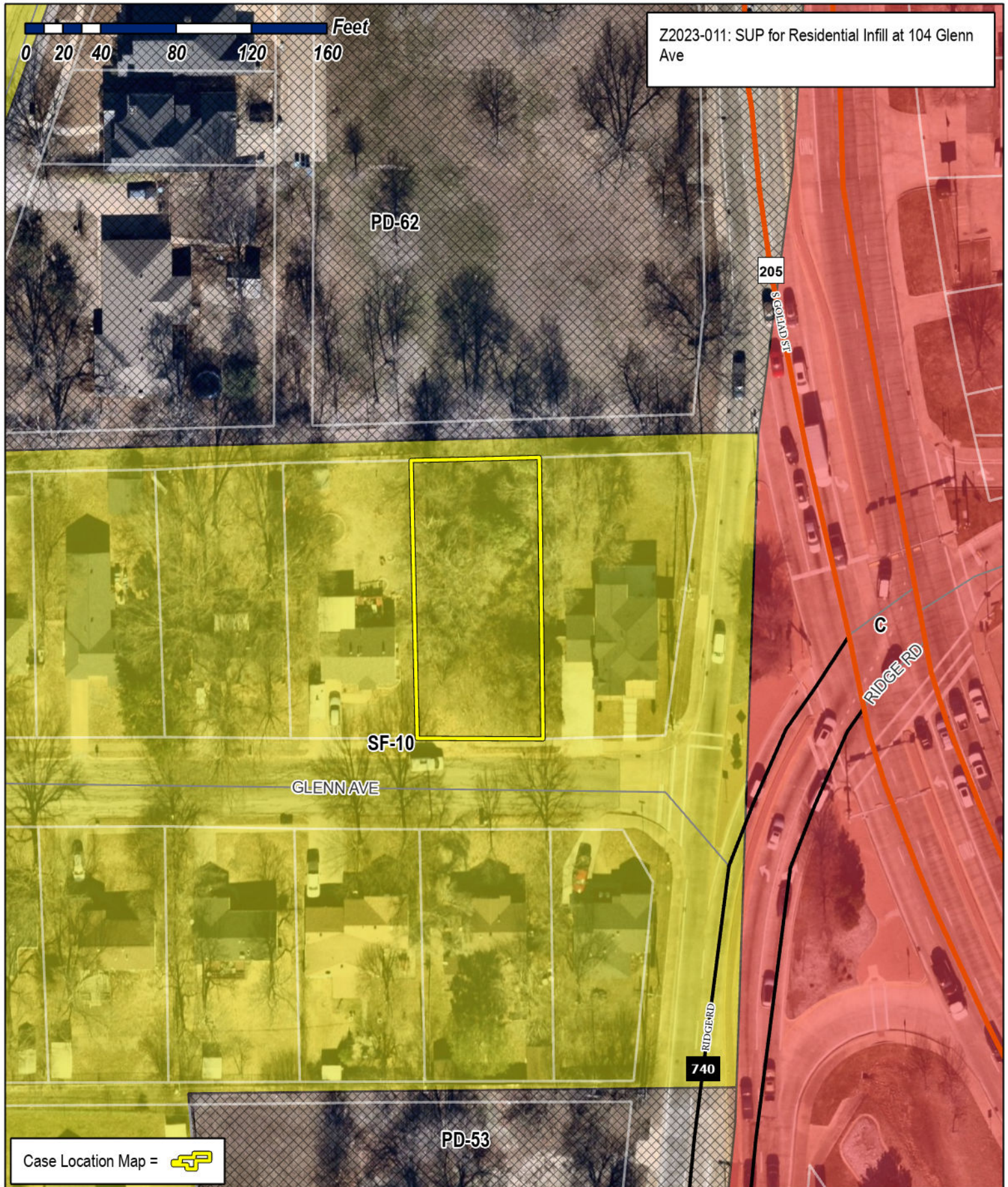
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF February, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2023

OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____





Z2023-011: SUP for Residential Infill at 104 Glenn Ave

PD-62

205

S GOLIAD ST

C

RIDGE RD

SF-10

GLENN AVE

740

RIDGE RD

PD-53

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.

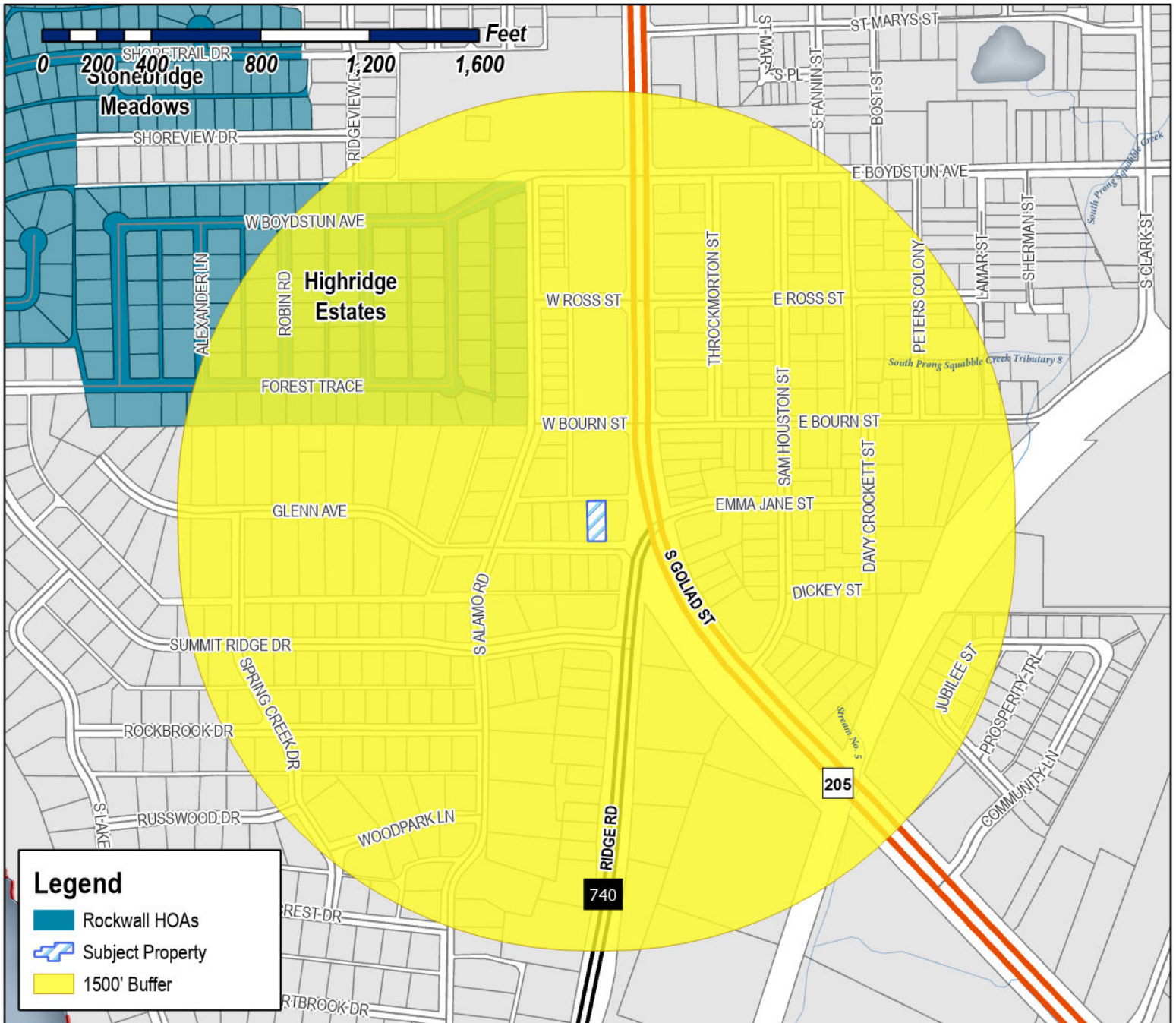




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Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-011]
Date: Friday, February 17, 2023 4:37:05 PM
Attachments: [HOA Map \(02.23.2023\).pdf](#)
[Public Notice \(02.17.2023\).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 February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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 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>.

Z2023-011: SUP for Residential Infill at 104 Glenn Avenue

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

Thank you,



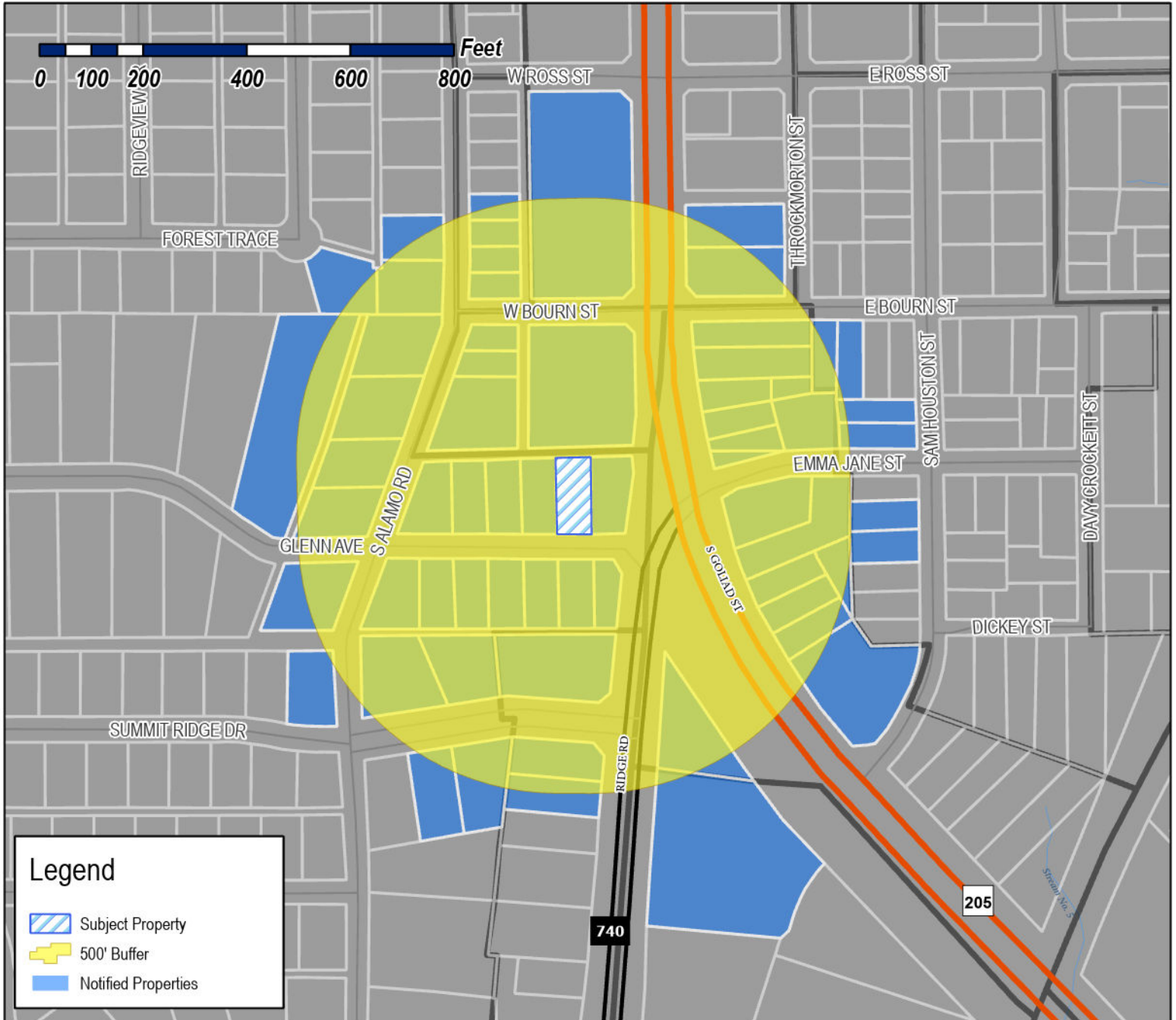
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
 For Questions on this Case Call: (972) 771-7746



BRISTOW JAMES & CHARLOTTE
908 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1004 S ALAMO
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A
4349 S PENINSULA DR
PONCE INLET, FL 32127

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
104 GLENN AVE
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

RIVERA JAIME & MARIA
204 E BOURN
ROCKWALL, TX 75087

STATE OF TEXAS
907 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

COMPTON EARL D AND BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO RD
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

HOOVER JERRY H
110 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
108 GLENN AVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

OCCUPANT
106 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
109 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
901 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
903 S GOLIAD
ROCKWALL, TX 75087

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

NEWMAN JOANNA N
111 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
902 S ALAMO
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

GATES TED AND SARAH
904 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
809 S GOLIAD
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

OCCUPANT
811 S GOLIAD
ROCKWALL, TX 75087

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

OCCUPANT
906 S ALAMO
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND LACEY WALLACE
808 S ALAMO DR
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO DR
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
107 GLENN AVE
ROCKWALL, TX 75087

BARBARA J PFENNING TRUSTEE
210 WILLOWCREEK RD
CHICKASHA, OK 73018

FEAZELL DEANNE
105 GLENN AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND JAMES R HOWARD
103 GLENN AVE
ROCKWALL, TX 75087

GIBSON CHARLES D AND LINDSAY K
201 FOREST TRACE
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1011 S GOLIAD ST
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1009 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

BIRE NEGASSI M
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

OCCUPANT
905 S GOLIAD
ROCKWALL, TX 75087

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

BATRES MARIA DELL REFUGIO
202 E BOURN AVE
ROCKWALL, TX 75087

PINEAS ERIK & WENDI
202 SUMMIT RIDGE DR
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
1007 RIDGE RD
ROCKWALL, TX 75087

QCSI FIVE LLC C/O IEQ MANAGEMENT INC
300 DELAWAARE AVE SUITE 210
WILMINGTON, DE 19801

OCCUPANT
1006 RIDGE RD
ROCKWALL, TX 75087

1007 RIDGE ROAD LLC
5800 E CAMPUS CIRCLE SUITE 114A
IRVING, TX 75063

OCCUPANT
1008 RIDGE RD
ROCKWALL, TX 75087

CORRIGANCOWAN LLC
PO BOX 2256
ROCKWALL, TX 75087

OCCUPANT
1101 RIDGE RD
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET SUITE 200
ROCKWALL, TX 75087

OCCUPANT
101 GLENN AVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

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

MALAVE BRENDA L
1006 SAM HOUSTON
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1013 S GOLIAD
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1003 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
1101 S GOLIAD
ROCKWALL, TX 75087

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

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

OCCUPANT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

WILLIS VICTOR & PHUONG
1101 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1002 RIDGE RD
ROCKWALL, TX 75087

RB CAPITAL LTD
2305 COUNTY RD 3210
MT. PLEASANT, TX 75455

OCCUPANT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
802 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
208 EMMA JANE ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

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

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
813 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
809 ALAMO RD
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

Bethany Ross
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 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. Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

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

Ross, Bethany

From: Dee Fezell <[REDACTED]>
Sent: Monday, February 27, 2023 9:37 AM
To: Planning
Subject: Z2023-011 for 104 Glenn Ave

Good morning I am writing to protest this development. In the last few years there has been entirely too many of these things trying to destroy our neighborhood. I am at 105 Glenn Ave, and in recent years they have put that 2 story monstrosity on the corner, that does not belong in this quiet neighborhood of young families and elderly people. It would not bother me if the intent was to put a house that belonged there and helped the neighborhood stay homey. I am sick and tired of people trying to destroy old town Rockwall that people used to want to live in and raise families. If JMS Custom Homes wants to build houses go find places where they belong! Not on Glenn Ave!!!! I am pretty sure you will get as much push back as I am giving also. Please leave this neighborhood alone! Thank you.

*Thank
you*

Dee Fezell
Lobby Services



This e-mail message (and attachments) may contain confidential HomeBank Texas information. If you are not the intended recipient, you cannot use, distribute or copy the message or attachments. In such a case, please notify the sender by return e-mail immediately and erase all copies of the message and attachments. Opinions, conclusions and other information in this message and attachments that do not relate to official business are neither given nor endorsed by HomeBank Texas. In order to help prevent identity theft and fraud, HomeBank Texas will never request you to provide personal or financial information via unsecured e-mail. Please report to us any suspicious e-mails you receive claiming to be HomeBank Texas and requesting personal or financial information.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

[Redacted comment area]

Name:

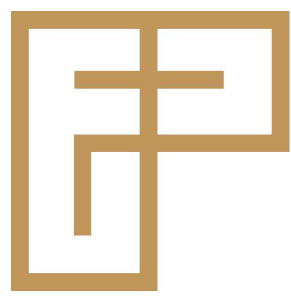
Wm. Thomas Bennett

Address:

109 SUMMIT RIDGE ROCKWALL, TX

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



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.
02/28/23	REVISIONS	

ISSUED FOR:

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



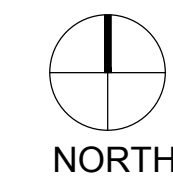
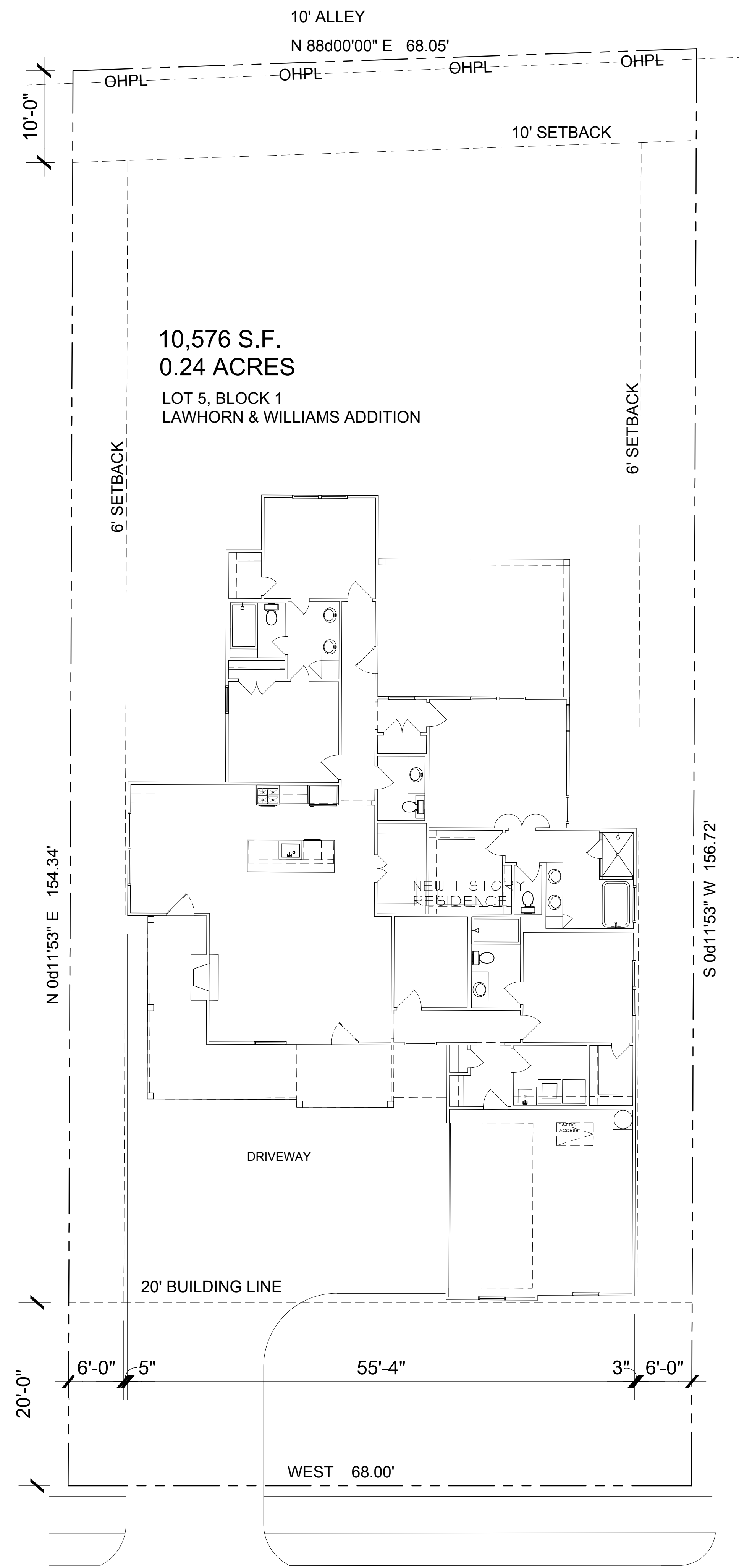
OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-514-9482
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

SHEET NO.

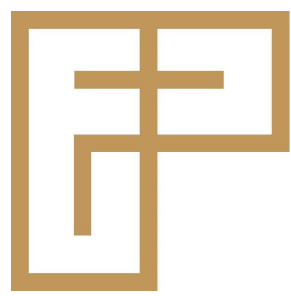
A2.1

ARCHITECTURAL SITE
PLAN / SURVEY



01 ARCHITECTURAL SITE PLAN

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



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.
02/28/23	REVISIONS	

ISSUED FOR:

- PRELIMINARY -
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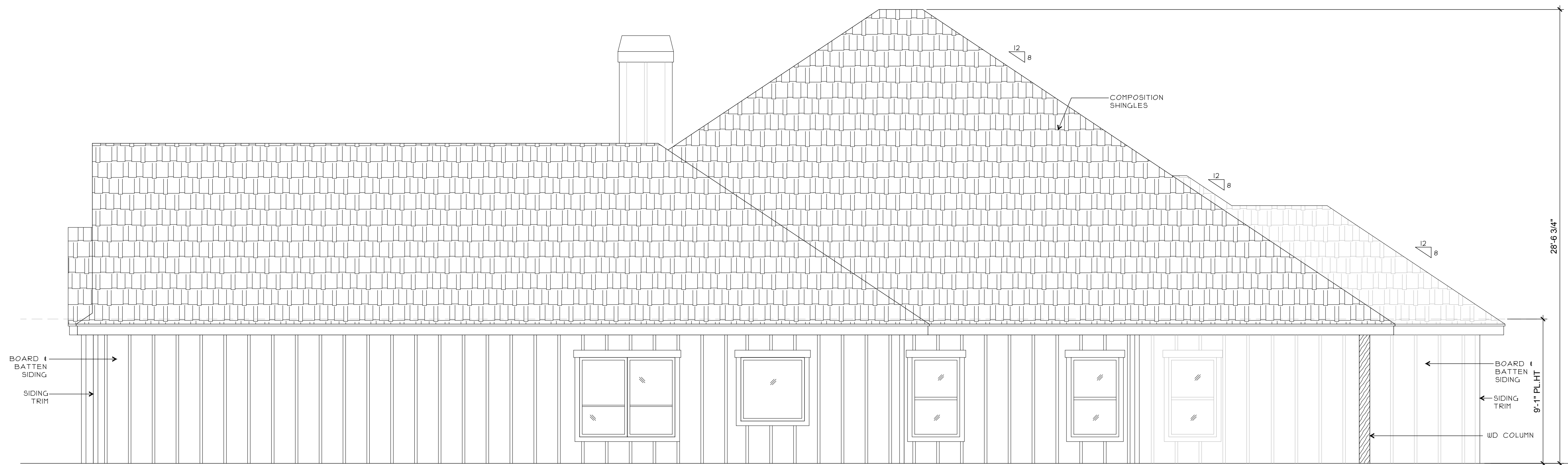
OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9482
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

SHEET NO.

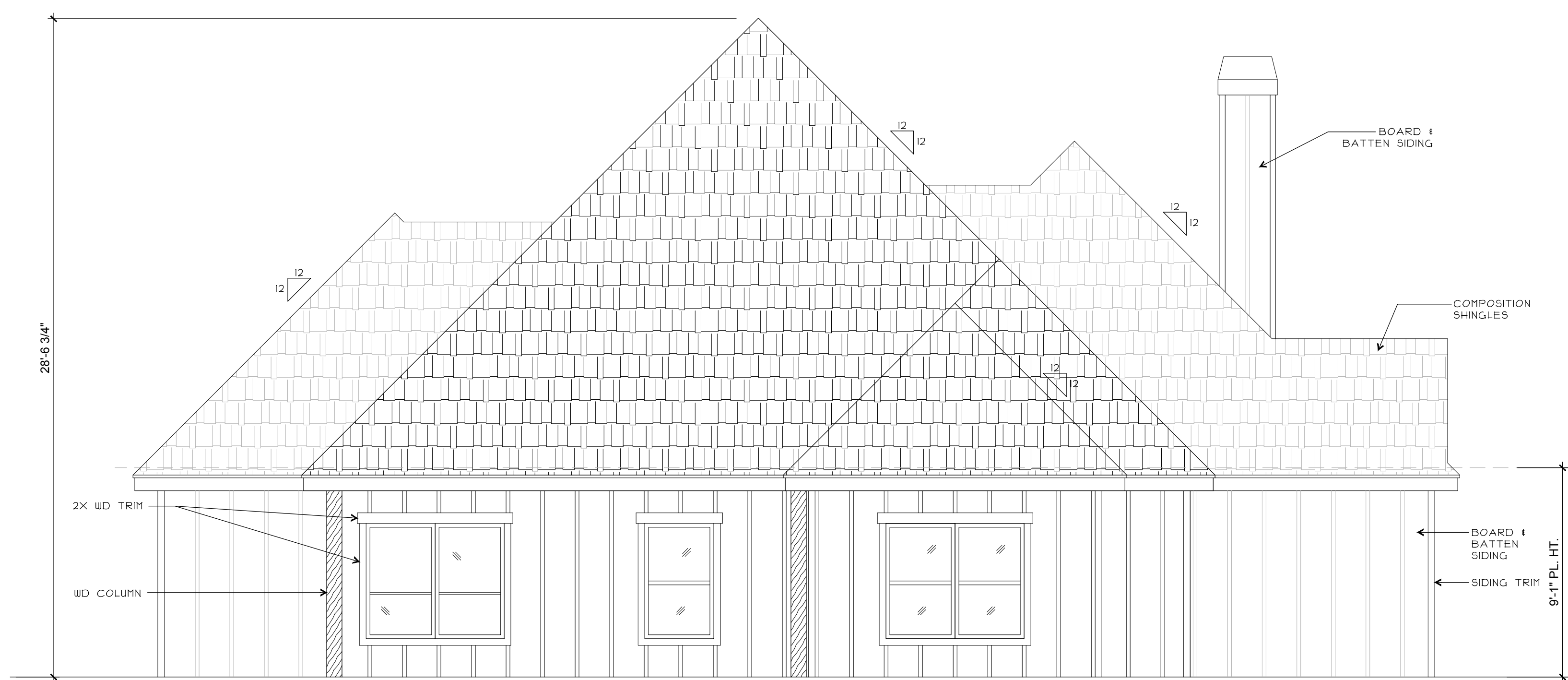
A5.2

ELEVATIONS



02 WEST ELEVATION

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



01 NORTH ELEVATION

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



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-011

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
101 Glenn Avenue	Single-Family home	1990	1509	Wood Lap-Siding	N/A
102 Glenn Avenue	Single-Family home	2019	3216	Stucco	N/A
103 Glenn Avenue	Single-Family home	2008	1776	Wood Lap-Siding	209; 144
104 Glenn Avenue	Subject Property	N/A	2266	Hardie Board Siding	N/A
105 Glenn Avenue	Single-Family home	1980	1346	Wood Lap-Siding	N/A
106 Glenn Avenue	Single-Family home	1988	812	Wood Lap-Siding	N/A
107 Glenn Avenue	Single-Family home	1970	912	Wood Lap-Siding	48
108 Glenn Avenue	Single-Family home	1982	1119	Wood Lap-Siding	100
109 Glenn Avenue	Single-Family home	1970	894	Wood Lap-Siding	120
110 Glenn Avenue	Single-Family home	1957	1636	Wood Lap-Siding	255
111 Glenn Avenue	Single-Family home	1985	1169	Wood Lap-Siding	N/A
112 Glenn Avenue	Single-Family home	1967	1711	Wood Lap-Siding	120
113 Glenn Avenue	Single-Family home	Not Found	Not Found	Brick	N/A
Averages		1983	1531		142



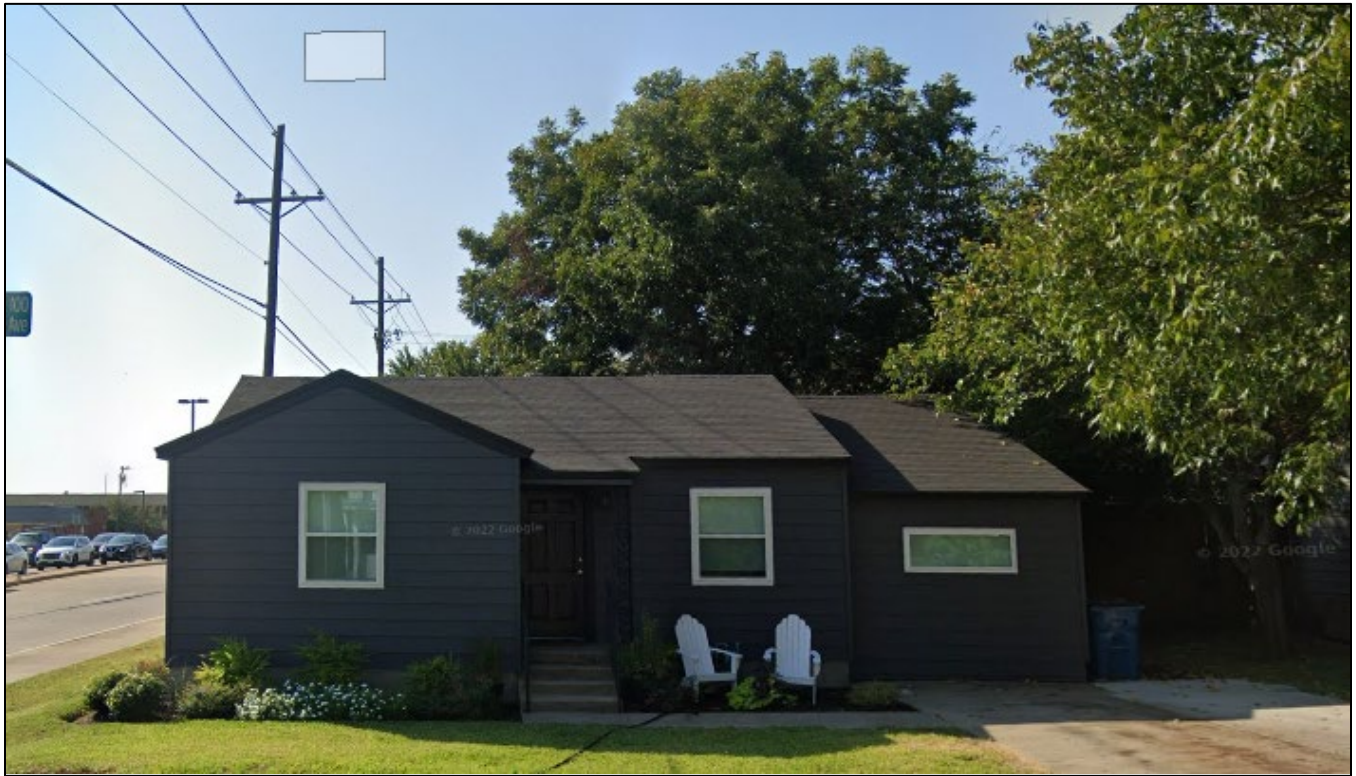
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-011

PLANNING AND ZONING DEPARTMENT

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101 Glenn Avenue



102 Glenn Avenue



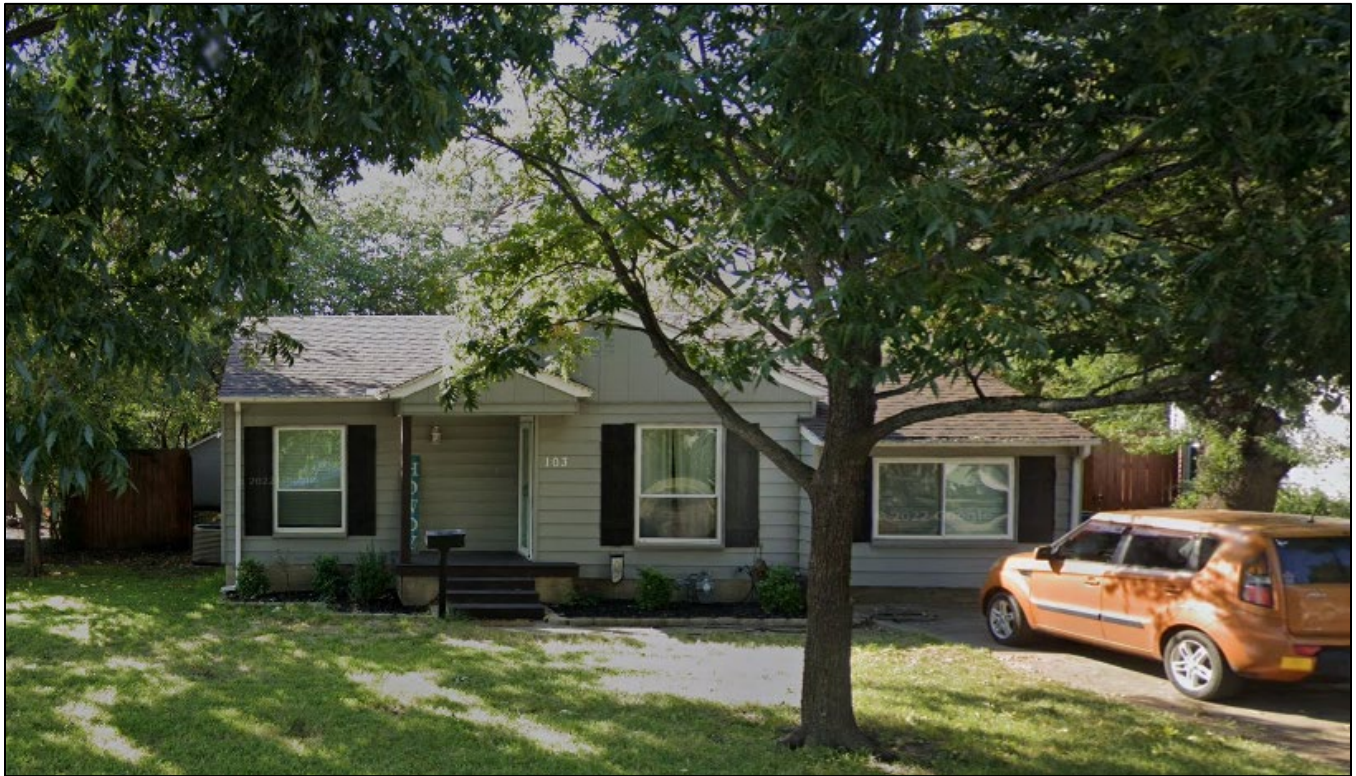
CITY OF ROCKWALL

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103 Glenn Avenue



104 Glenn Avenue



CITY OF ROCKWALL

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105 Glenn Avenue



106 Glenn Avenue



CITY OF ROCKWALL

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



107 Glenn Avenue



108 Glenn Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-011

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



109 Glenn Avenue



110 Glenn Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-011

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



111 Glenn Avenue



112 Glenn Avenue



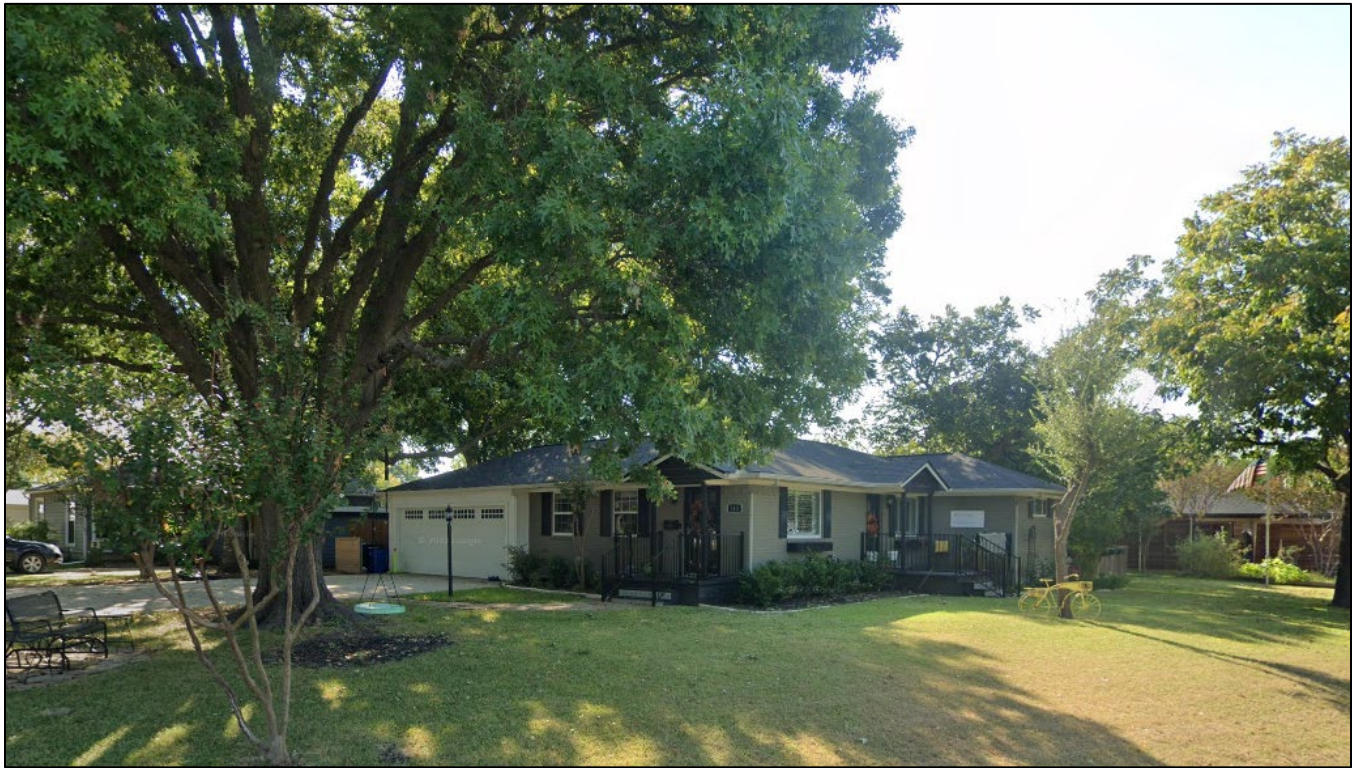
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-011

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



113 Glenn Avenue

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK 1, L & W 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 Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1 of the L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

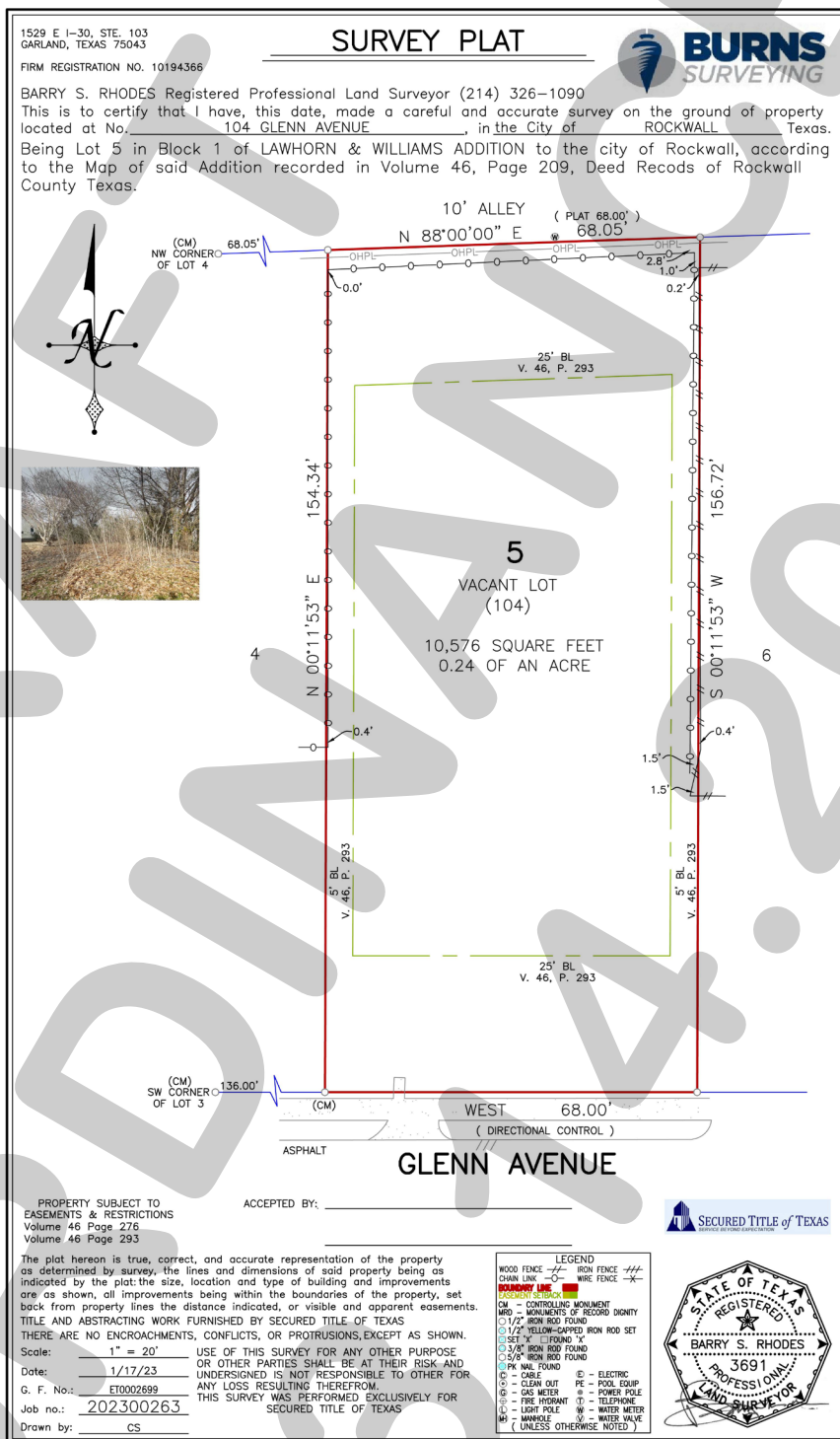
1st Reading: March 20, 2023

2nd Reading: April 3, 2023

**Exhibit 'A':
Legal Description**

Address: 104 Glenn Avenue

Legal Description: Lot 5, Block 1, L and W Addition



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

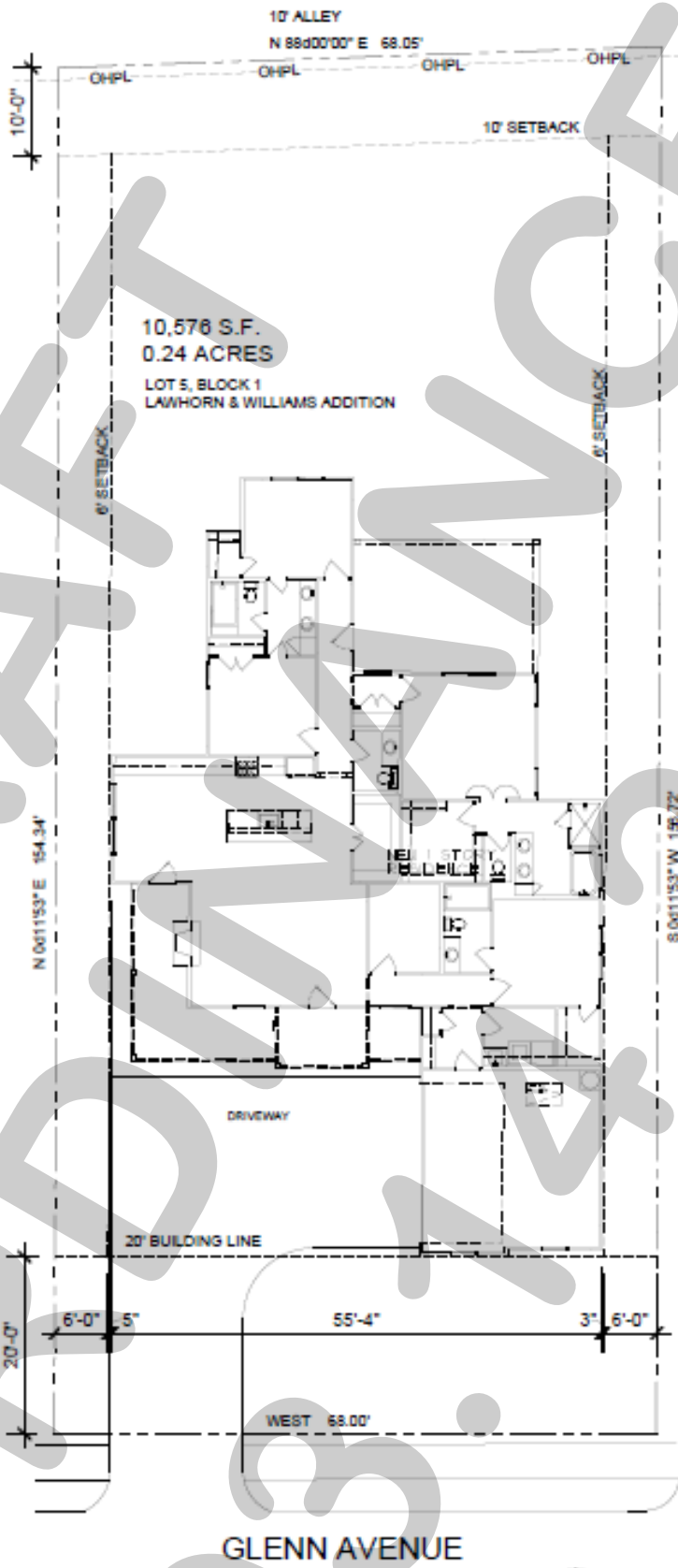
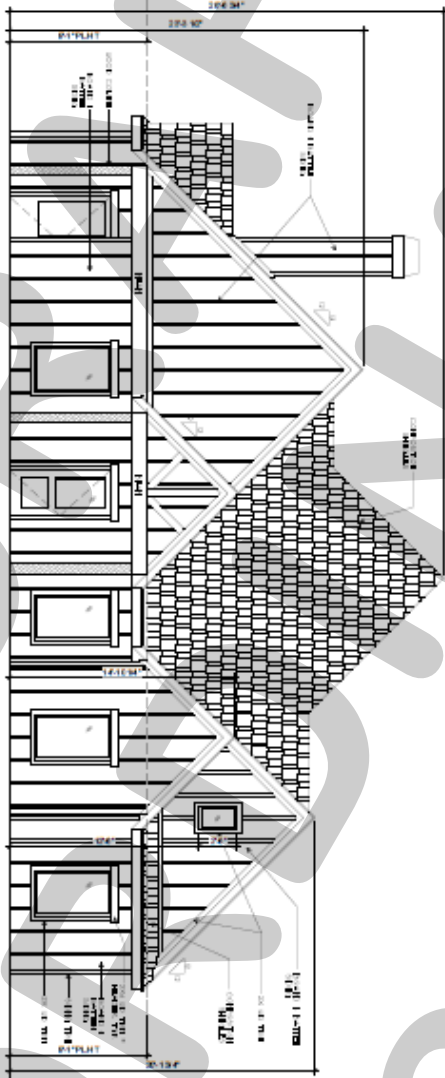


Exhibit 'C':
Building Elevations

01 SOUTH ELEVATION



02 EAST ELEVATION

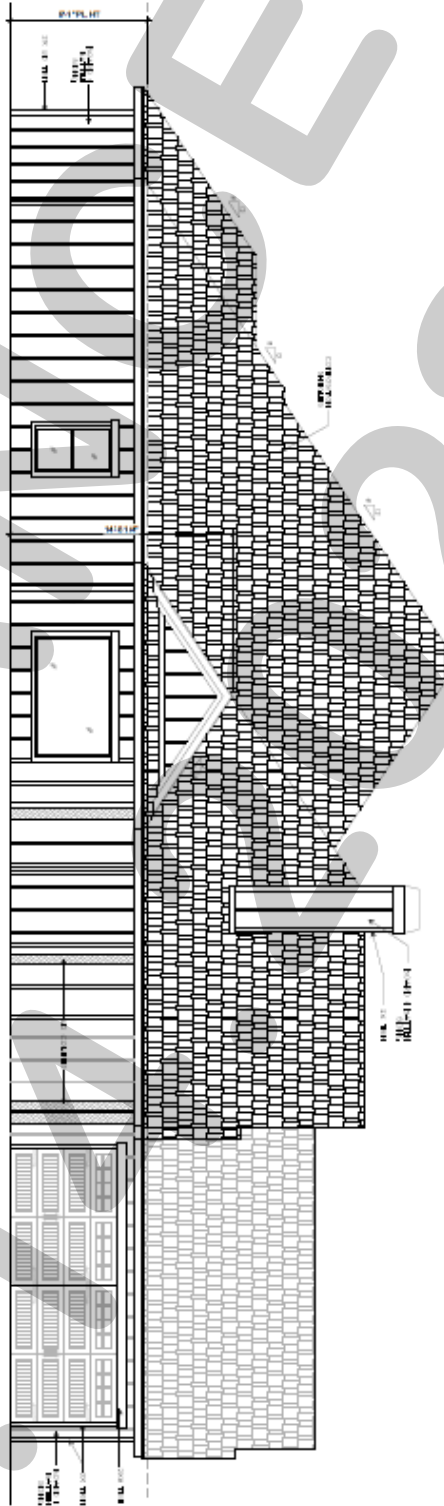
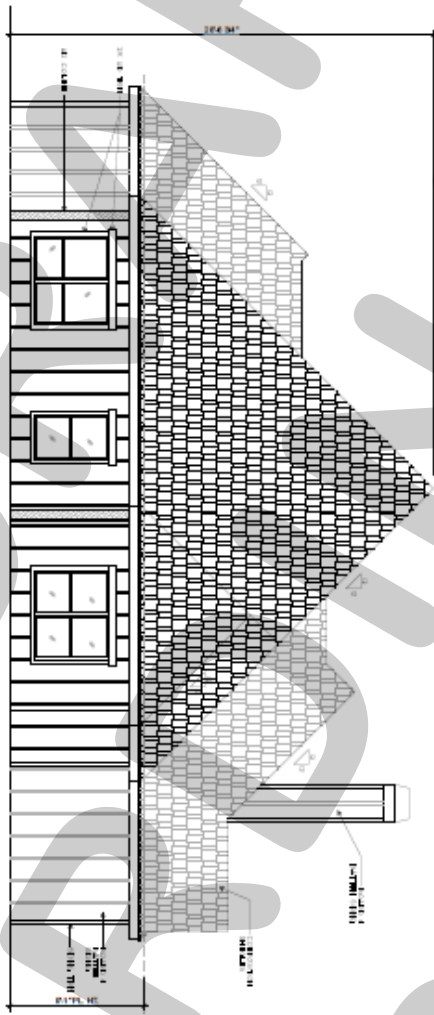
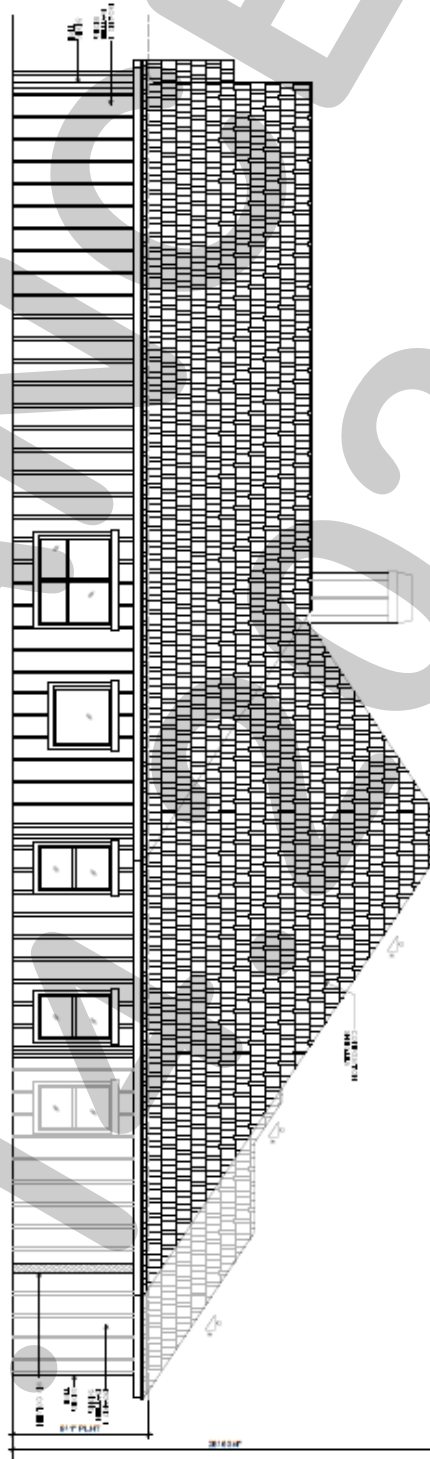


Exhibit 'C':
Building Elevations

01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: March 20, 2023

APPLICANT: Javier Silva; *JMS Custom Homes, LLC*

CASE NUMBER: Z2023-011; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 104 Glenn Avenue*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed after August 25, 1934. According to the to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 10 (SF-10) District. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 104 Glenn Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.13-acre vacant parcel of land (*i.e. Lot 1, Block B, Jack Canup Addition*), zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses. North of this is W. Bourne Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the rest of the L & W Addition, which was established in 1949, consists of 13 residential lots, and is zoned Single-Family 10 (SF-10) District. Beyond this is a 0.651-acre vacant parcel of land (*i.e. Lot 3, Block A, Lee Rhoades Subdivision*) zoned Planned Development 53 (PD-53) for Residential Office (RO) District land uses. Beyond that is Summit Ridge Drive which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 0.2664-acre parcel of land (*i.e. Lot 6, Block 1, L & W Addition*), zoned Single-Family 10 (SF-10) District, and which is developed with a single-family home that is addressed as 102 Glenn Avenue. Beyond this is S. Goliad Street, which is identified as a *P6D (i.e. a principal arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the rest of the L & W Addition, which was established in 1949, consists of 13 residential lots, and is zoned Single-Family 10 (SF-10) District. Beyond this is S. Alamo Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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.” The subject property is part of the L & W Addition, which has been in existence since 1949, consists of 13 residential lots (*one [1] of which is vacant*), and is 92.31% 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 zoned Single-Family 10 (SF-10) 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 on Glenn Avenue compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Glenn Avenue	Proposed Housing
Building Height	One (1) & Two (2) Story.	One (1) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Glenn Avenue
Year Built	1983	N/A
Building SF on Property	812 SF – 3,216 SF	2,266 SF
Building Architecture	Traditional Horizontal Lap-Siding Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	~37-Feet
Building Materials	Horizontal Wood Lap-Siding, Stone, Stucco	Hardi-Board Siding
Paint and Color	Blue, Red, Tan, Brown, Grey	Brown, White
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front with the orientations of existing garages being <i>flat front entry</i> .	The garage is proposed to be situated as a <i>‘J’ or tradition swing entry</i> .

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 10 (SF-10) District as 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 along Glenn Avenue, and the proposed building elevations in the attached packet.

NOTIFICATIONS

On February 21, 2023, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Highridge Estates and Stoneridge Meadows Homeowner's Associations (HOAs), which are the only HOAs or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) response from a property owner indicating they were in favor of this request and one (1) response from a property owner in opposition of the request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within 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) The 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 March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 6-0, with Commissioner Welch 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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

104 Glenn Ave

SUBDIVISION

Lawhorn & Williams Addition

LOT

5

BLOCK

1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Residential

PROPOSED ZONING

New Construction

PROPOSED USE

Residential

ACREAGE

.24

LOTS [CURRENT]

vacant

LOTS [PROPOSED]

New Construction

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

RSR Capital LLC

APPLICANT

JMS Custom Homes LLC

CONTACT PERSON

Ruben Fragoso

CONTACT PERSON

Javier Silva

ADDRESS

1321 Crescent Cove Dr.

ADDRESS

58 Windsor Dr.

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214-471-2302

PHONE

972-814-9462

E-MAIL

ruben.fragoso@gmail.com

E-MAIL

support@jmscustomhomes.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RSR Capital LLC [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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF February, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

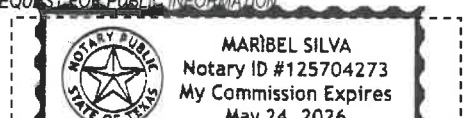
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2023

OWNER'S SIGNATURE

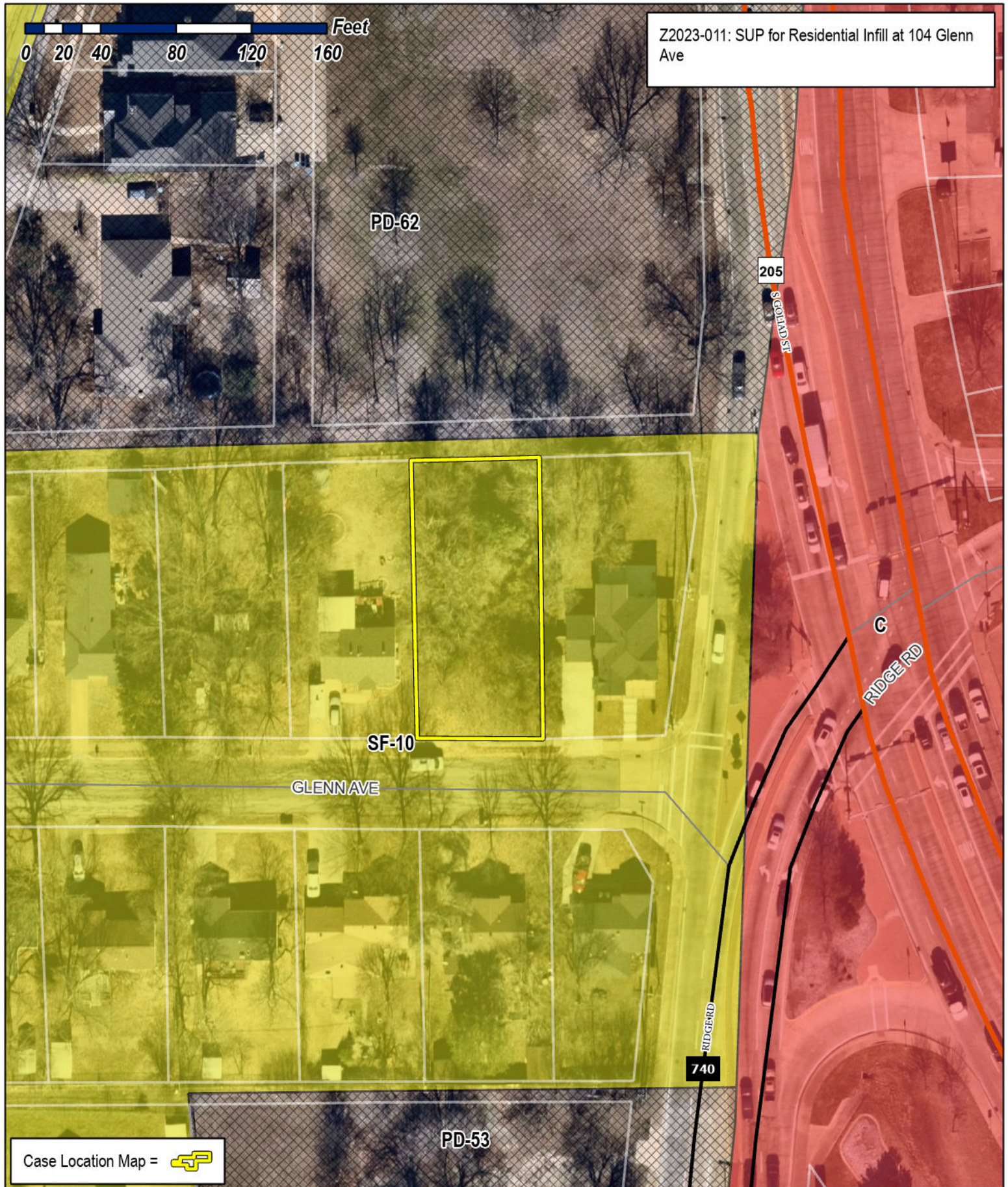
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES May 24, 2026



Z2023-011: SUP for Residential Infill at 104 Glenn Ave

PD-62

205

S GOLIAD ST

C

RIDGE RD

SF-10

GLENN AVE

740

RIDGE RD

PD-53

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.

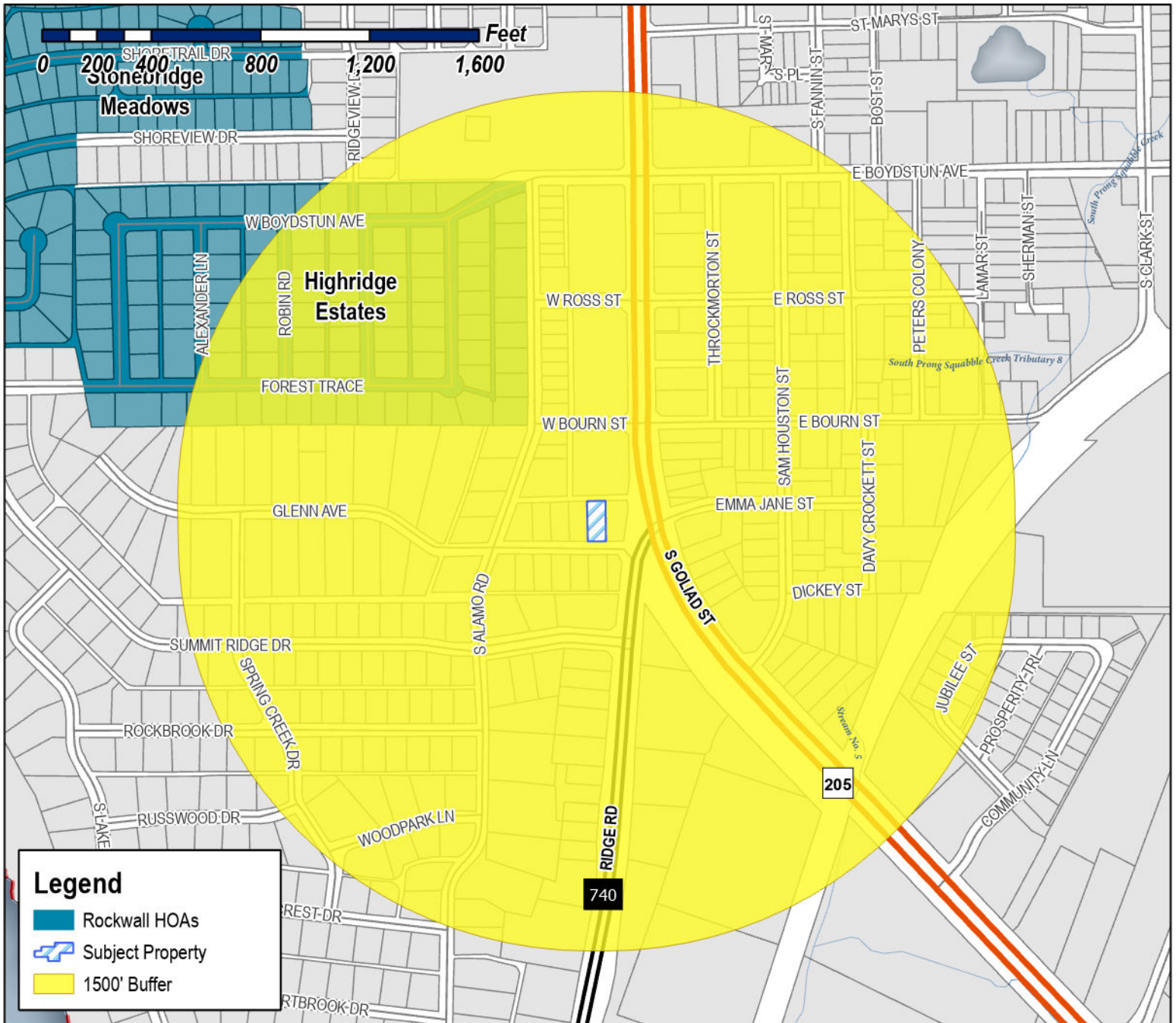




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Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-011]
Date: Friday, February 17, 2023 4:37:05 PM
Attachments: [HOA Map \(02.23.2023\).pdf](#)
[Public Notice \(02.17.2023\).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 February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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 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>.

Z2023-011: SUP for Residential Infill at 104 Glenn Avenue

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

Thank you,



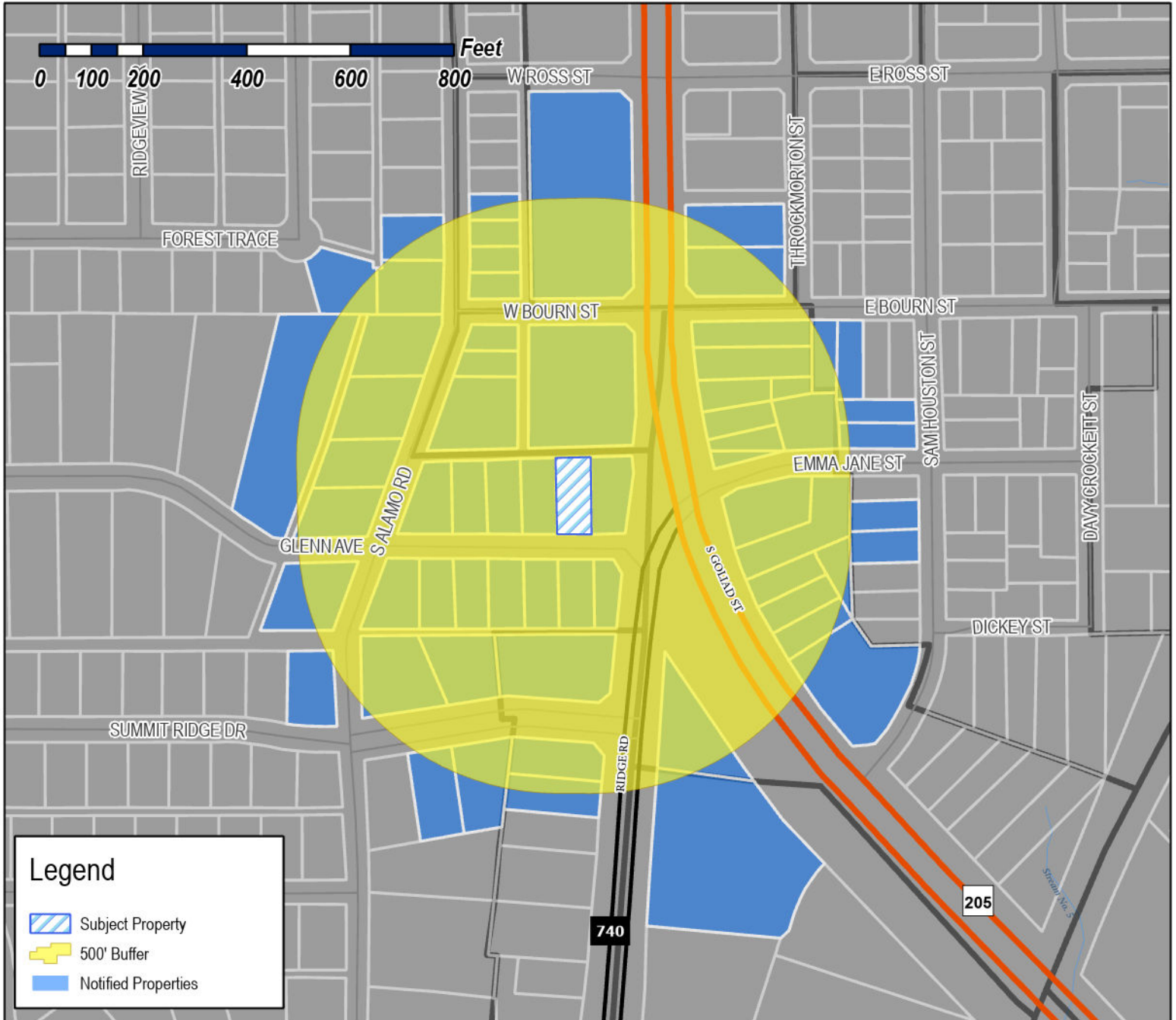
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



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: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
 For Questions on this Case Call: (972) 771-7746



BRISTOW JAMES & CHARLOTTE
908 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1004 S ALAMO
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A
4349 S PENINSULA DR
PONCE INLET, FL 32127

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
104 GLENN AVE
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

RIVERA JAIME & MARIA
204 E BOURN
ROCKWALL, TX 75087

STATE OF TEXAS
907 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

COMPTON EARL D AND BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO RD
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

HOOVER JERRY H
110 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
108 GLENN AVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

OCCUPANT
106 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
109 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
901 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
903 S GOLIAD
ROCKWALL, TX 75087

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

NEWMAN JOANNA N
111 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
902 S ALAMO
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

GATES TED AND SARAH
904 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
809 S GOLIAD
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

OCCUPANT
811 S GOLIAD
ROCKWALL, TX 75087

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

OCCUPANT
906 S ALAMO
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO DR
ROCKWALL, TX 75087

KELLY RYAN AND LACEY WALLACE
808 S ALAMO DR
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO DR
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
107 GLENN AVE
ROCKWALL, TX 75087

BARBARA J PFENNING TRUSTEE
210 WILLOWCREEK RD
CHICKASHA, OK 73018

FEAZELL DEANNE
105 GLENN AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND JAMES R HOWARD
103 GLENN AVE
ROCKWALL, TX 75087

GIBSON CHARLES D AND LINDSAY K
201 FOREST TRACE
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1011 S GOLIAD ST
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1009 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

BIRE NEGASSI M
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

OCCUPANT
905 S GOLIAD
ROCKWALL, TX 75087

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

BATRES MARIA DELL REFUGIO
202 E BOURN AVE
ROCKWALL, TX 75087

PINEAS ERIK & WENDI
202 SUMMIT RIDGE DR
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
1007 RIDGE RD
ROCKWALL, TX 75087

QCSI FIVE LLC C/O IEQ MANAGEMENT INC
300 DELAWAARE AVE SUITE 210
WILMINGTON, DE 19801

OCCUPANT
1006 RIDGE RD
ROCKWALL, TX 75087

1007 RIDGE ROAD LLC
5800 E CAMPUS CIRCLE SUITE 114A
IRVING, TX 75063

OCCUPANT
1008 RIDGE RD
ROCKWALL, TX 75087

CORRIGANCOWAN LLC
PO BOX 2256
ROCKWALL, TX 75087

OCCUPANT
1101 RIDGE RD
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET SUITE 200
ROCKWALL, TX 75087

OCCUPANT
101 GLENN AVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

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

MALAVE BRENDA L
1006 SAM HOUSTON
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1013 S GOLIAD
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1003 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
1101 S GOLIAD
ROCKWALL, TX 75087

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

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

OCCUPANT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

WILLIS VICTOR & PHUONG
1101 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1002 RIDGE RD
ROCKWALL, TX 75087

RB CAPITAL LTD
2305 COUNTY RD 3210
MT. PLEASANT, TX 75455

OCCUPANT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
802 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
208 EMMA JANE ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

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

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
813 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
809 ALAMO RD
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

Bethany Ross
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 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. Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

Please place a check mark on the appropriate line below:

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

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

Name: [Grey bar]
Address: [Grey bar]

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

Ross, Bethany

From: Dee Fezell <[REDACTED]>
Sent: Monday, February 27, 2023 9:37 AM
To: Planning
Subject: Z2023-011 for 104 Glenn Ave

Good morning I am writing to protest this development. In the last few years there has been entirely too many of these things trying to destroy our neighborhood. I am at 105 Glenn Ave, and in recent years they have put that 2 story monstrosity on the corner, that does not belong in this quiet neighborhood of young families and elderly people. It would not bother me if the intent was to put a house that belonged there and helped the neighborhood stay homey. I am sick and tired of people trying to destroy old town Rockwall that people used to want to live in and raise families. If JMS Custom Homes wants to build houses go find places where they belong! Not on Glenn Ave!!!! I am pretty sure you will get as much push back as I am giving also. Please leave this neighborhood alone! Thank you.

*Thank
you*

Dee Fezell
Lobby Services



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Case No. Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

[Redacted comment area]

Name:

Wm. Thomas Bennett

Address:

109 SUMMIT RIDGE ROCKWALL, TX

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.

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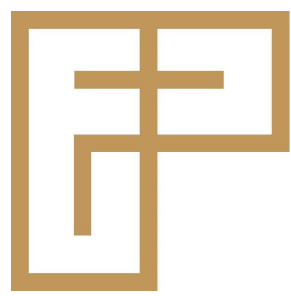
Name: *Barbara Pfenning*

Address: *107 Glenn Ave, Rockwall 75087*

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.

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*all mail:
210 Willowcreek Rd., Chickasha, OK 73018*



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.
02/28/23	REVISIONS	

ISSUED FOR:

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



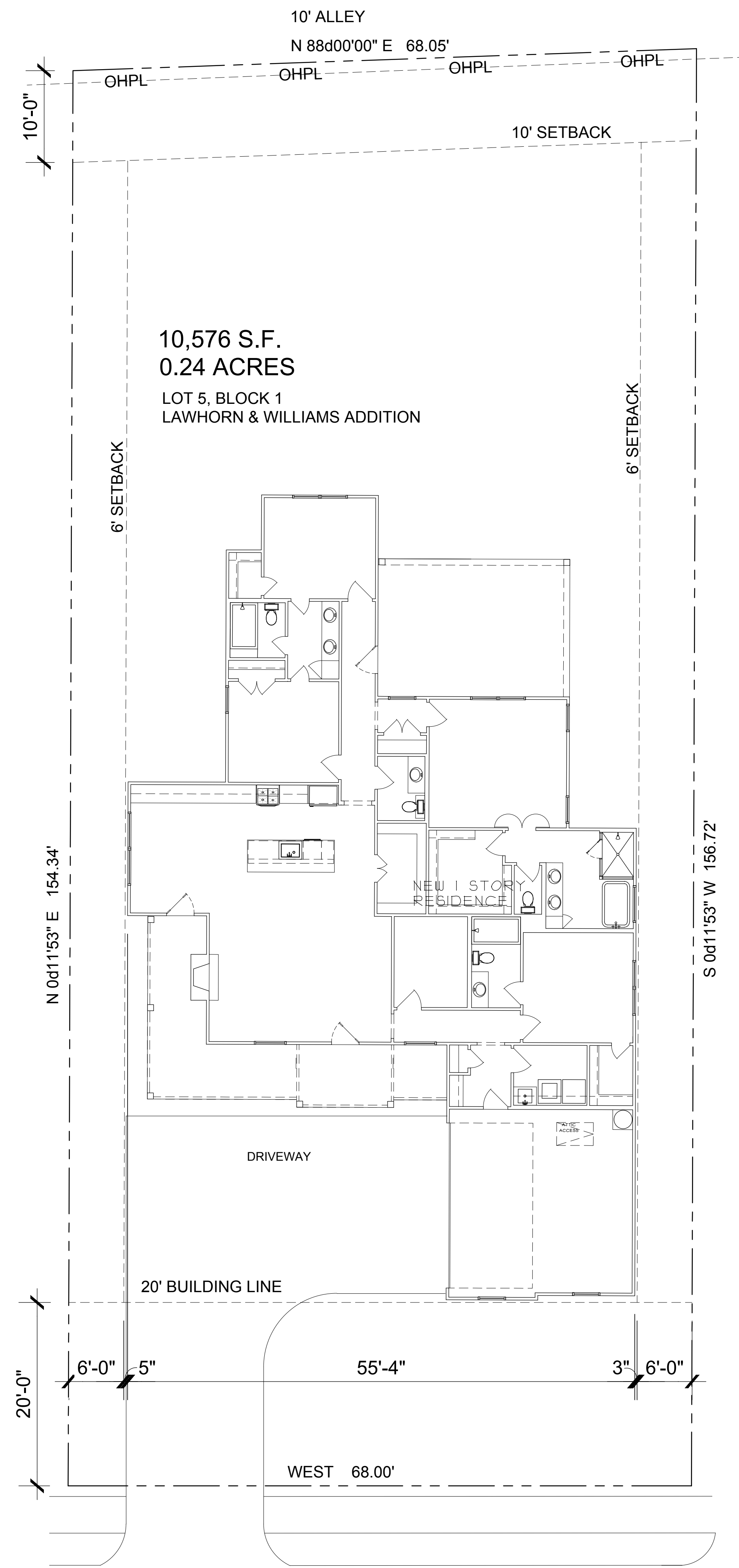
OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-514-9482
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102	SCALE: REF. DRAWING
------------------------	------------------------

SHEET NO.

A2.1

ARCHITECTURAL SITE
PLAN / SURVEY



GLENN AVENUE



01 ARCHITECTURAL SITE PLAN

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



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-011

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
101 Glenn Avenue	Single-Family home	1990	1509	Wood Lap-Siding	N/A
102 Glenn Avenue	Single-Family home	2019	3216	Stucco	N/A
103 Glenn Avenue	Single-Family home	2008	1776	Wood Lap-Siding	209; 144
104 Glenn Avenue	Subject Property	N/A	2266	Hardie Board Siding	N/A
105 Glenn Avenue	Single-Family home	1980	1346	Wood Lap-Siding	N/A
106 Glenn Avenue	Single-Family home	1988	812	Wood Lap-Siding	N/A
107 Glenn Avenue	Single-Family home	1970	912	Wood Lap-Siding	48
108 Glenn Avenue	Single-Family home	1982	1119	Wood Lap-Siding	100
109 Glenn Avenue	Single-Family home	1970	894	Wood Lap-Siding	120
110 Glenn Avenue	Single-Family home	1957	1636	Wood Lap-Siding	255
111 Glenn Avenue	Single-Family home	1985	1169	Wood Lap-Siding	N/A
112 Glenn Avenue	Single-Family home	1967	1711	Wood Lap-Siding	120
113 Glenn Avenue	Single-Family home	Not Found	Not Found	Brick	N/A
Averages		1983	1531		142



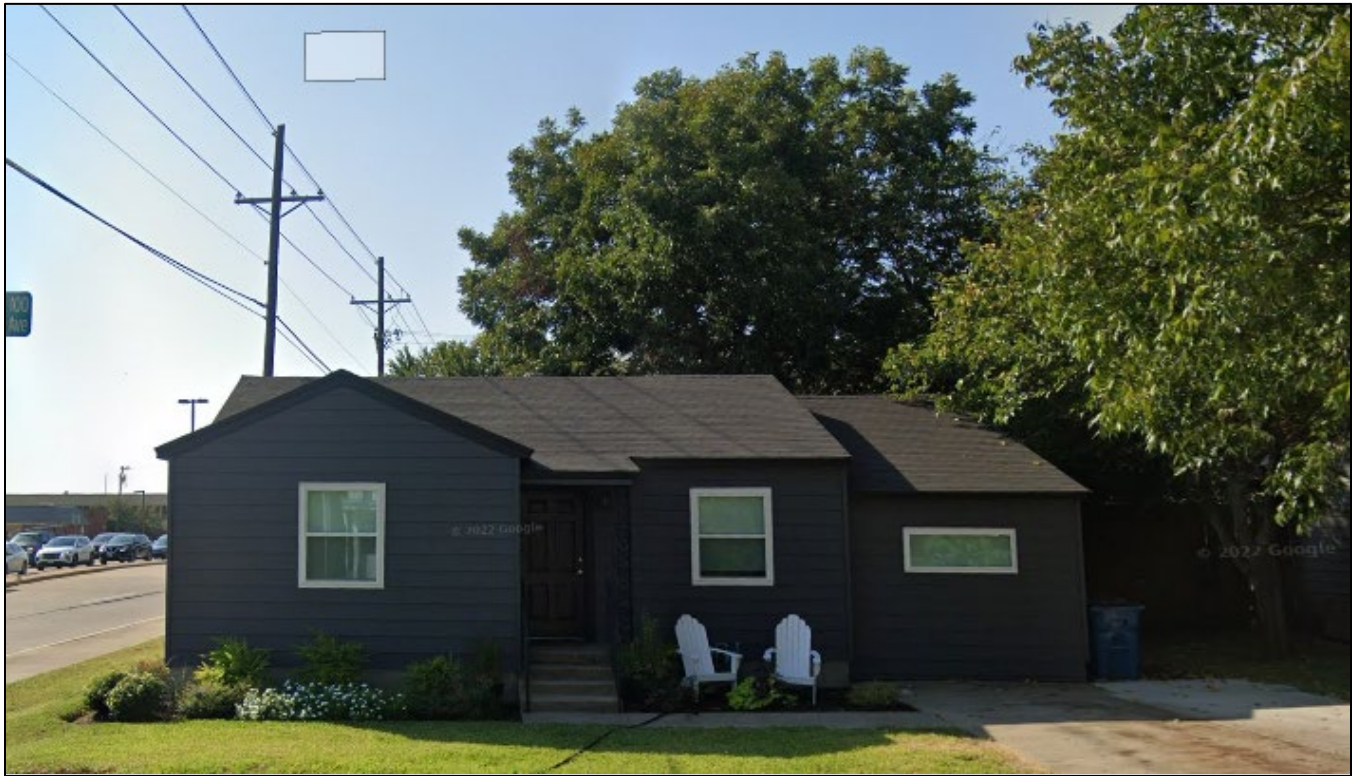
CITY OF ROCKWALL

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101 Glenn Avenue



102 Glenn Avenue



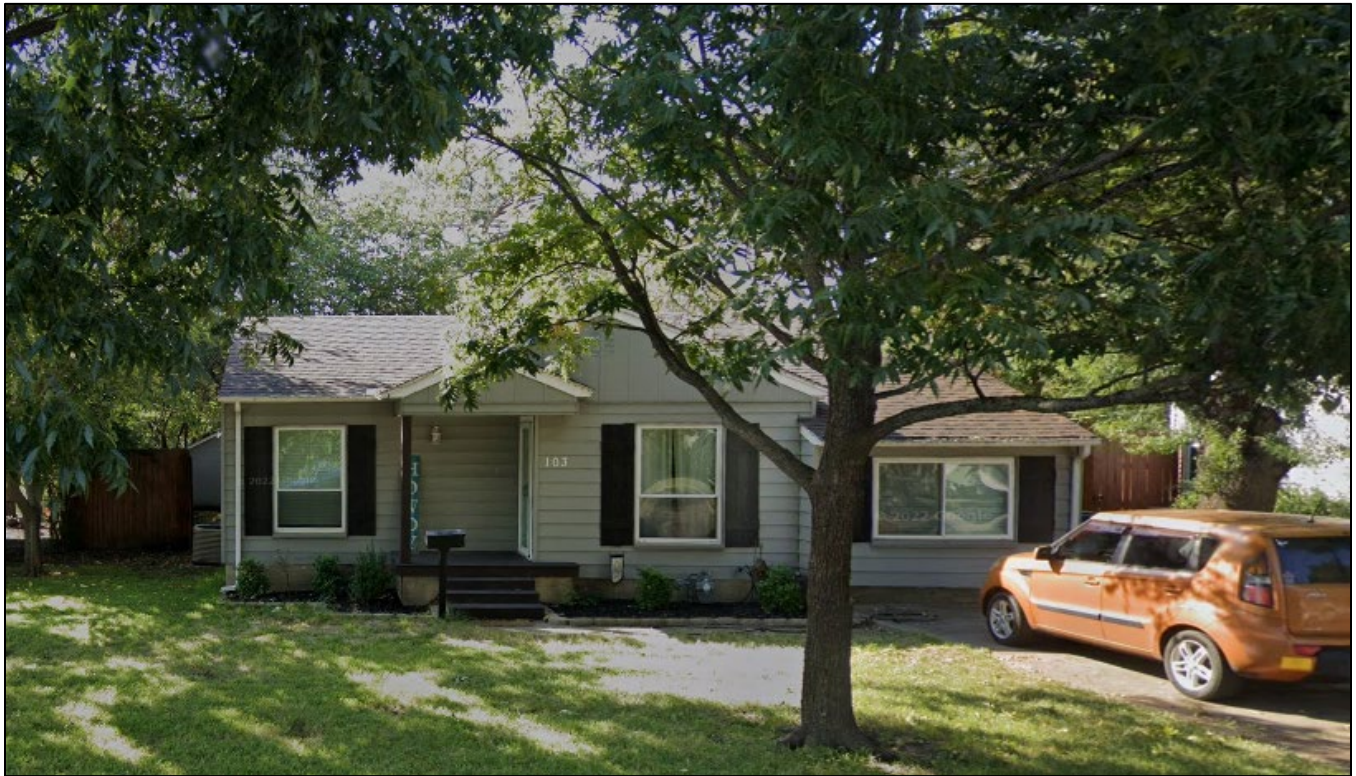
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103 Glenn Avenue



104 Glenn Avenue



CITY OF ROCKWALL

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105 Glenn Avenue



106 Glenn Avenue



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107 Glenn Avenue



108 Glenn Avenue



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109 Glenn Avenue



110 Glenn Avenue



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111 Glenn Avenue



112 Glenn Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-011

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



113 Glenn Avenue

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK 1, L & W 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 Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1 of the L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

**Exhibit 'A':
Legal Description**

Address: 104 Glenn Avenue

Legal Description: Lot 5, Block 1, L and W Addition

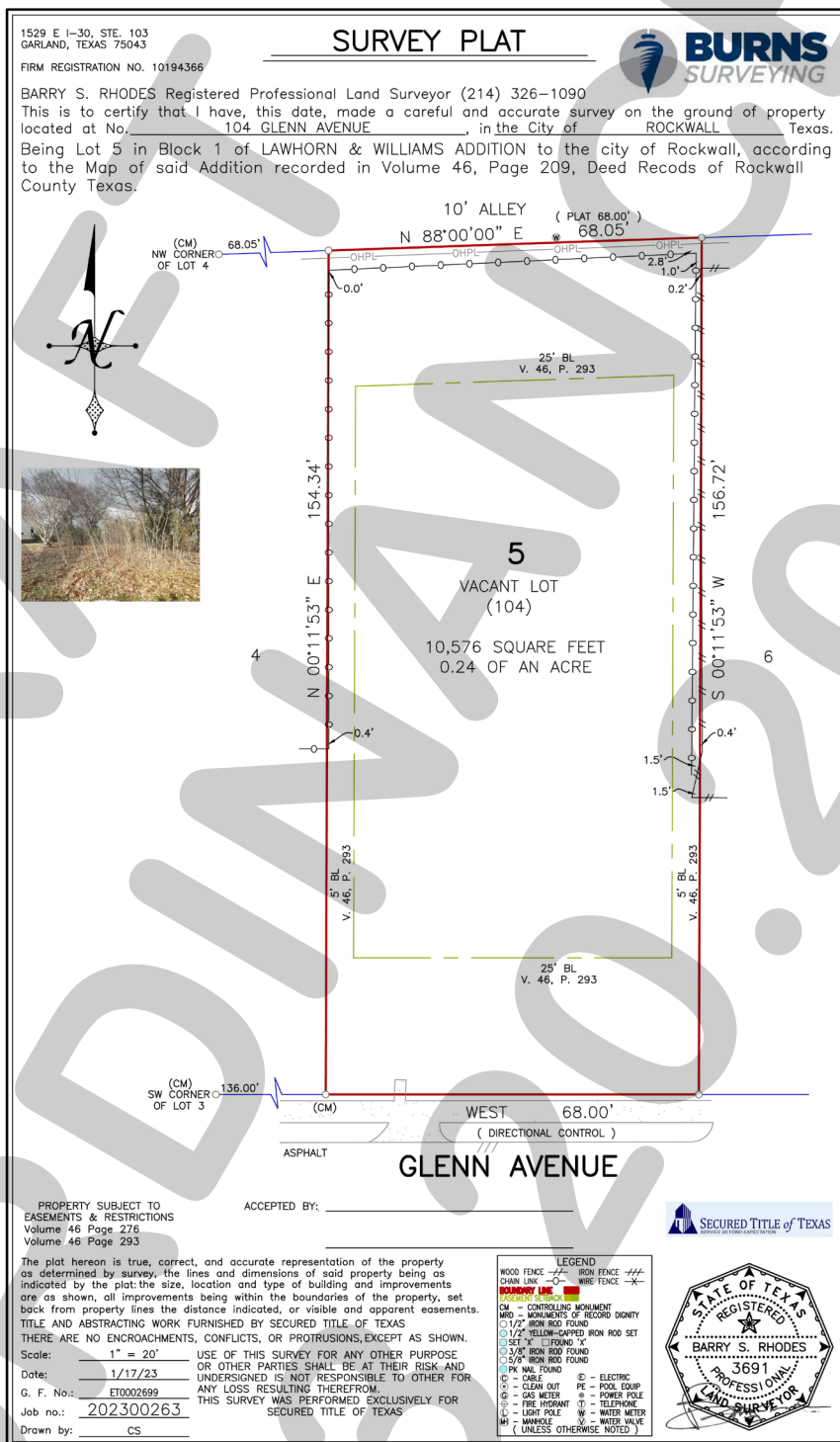


Exhibit 'B':
Residential Plot Plan

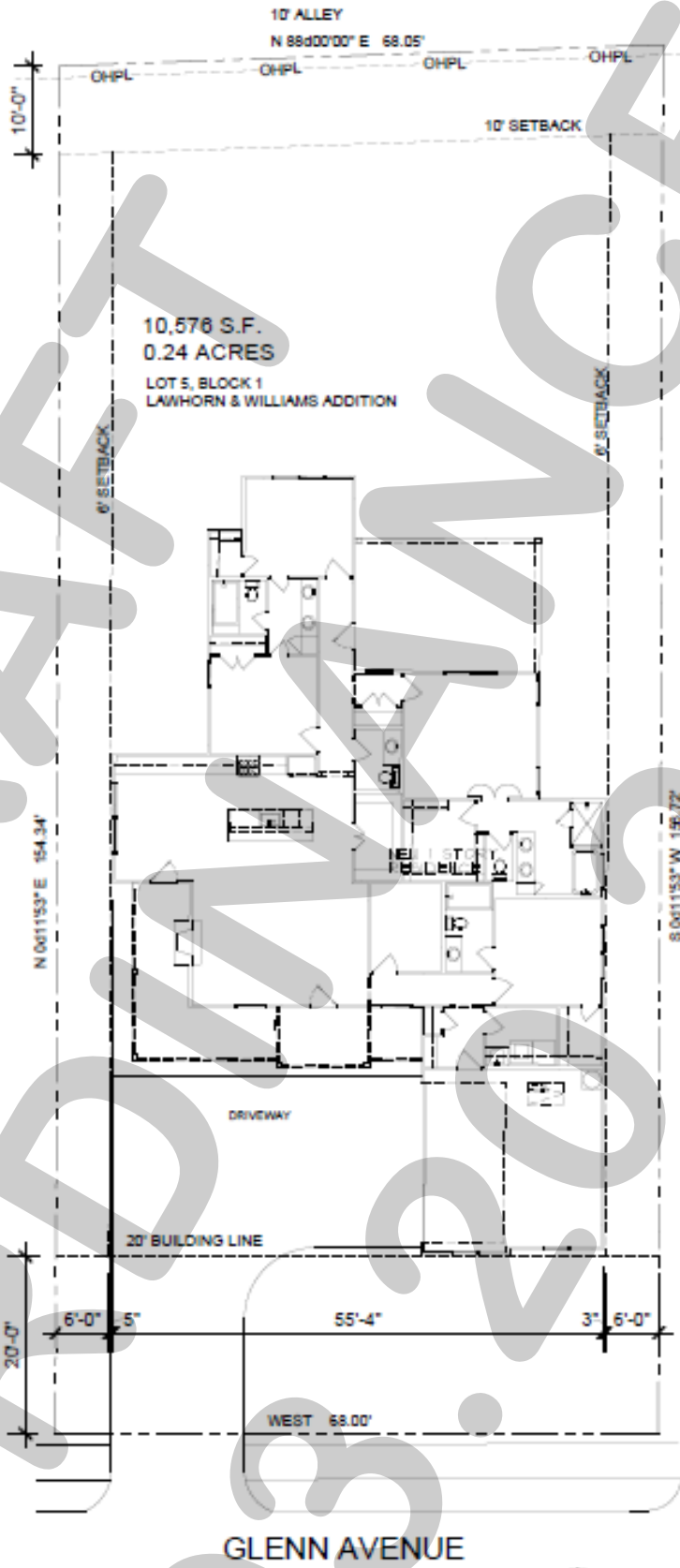
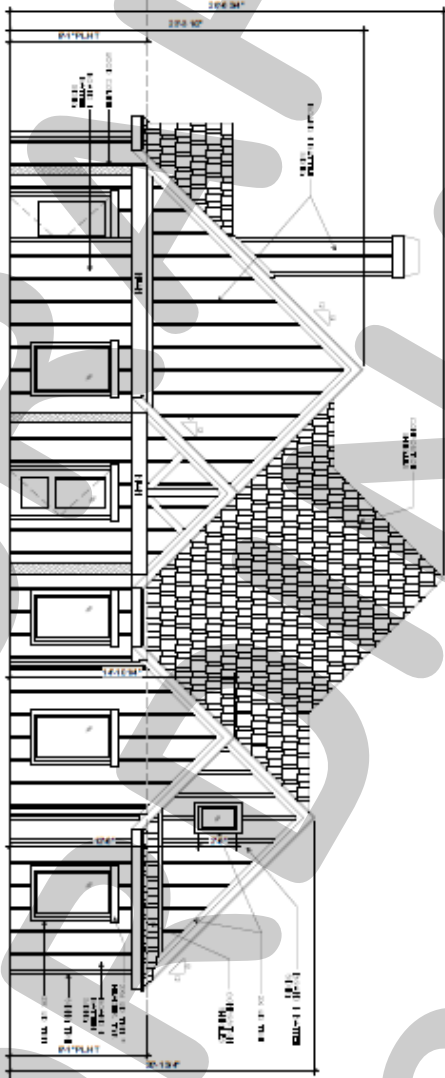


Exhibit 'C':
Building Elevations

01 SOUTH ELEVATION



02 EAST ELEVATION

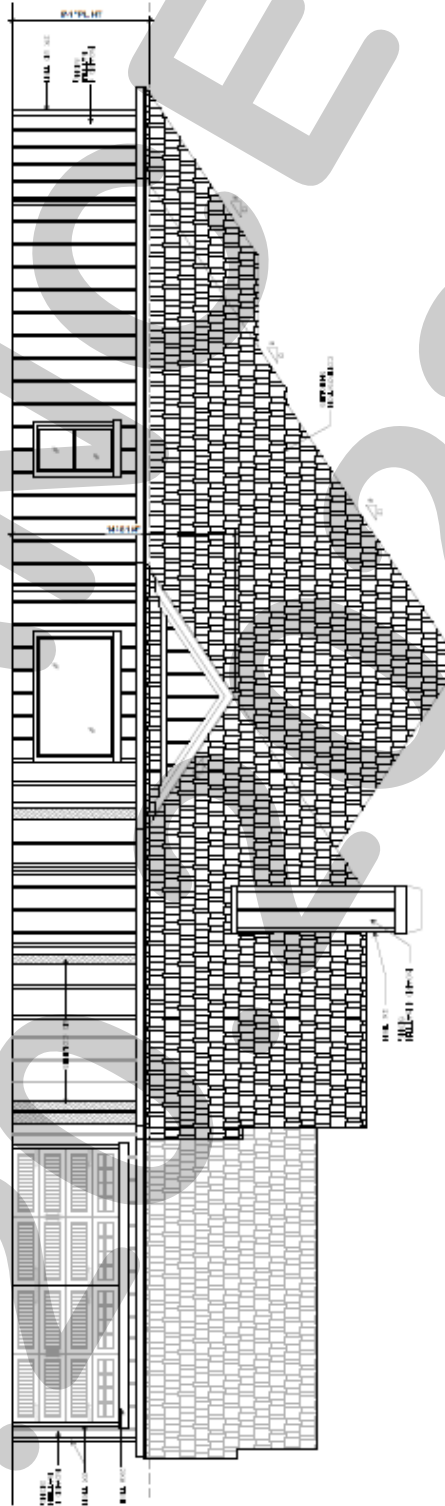
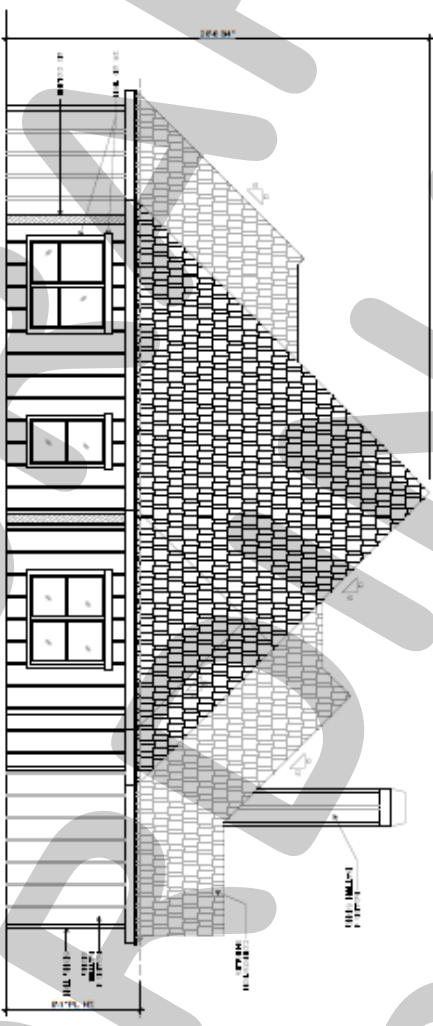
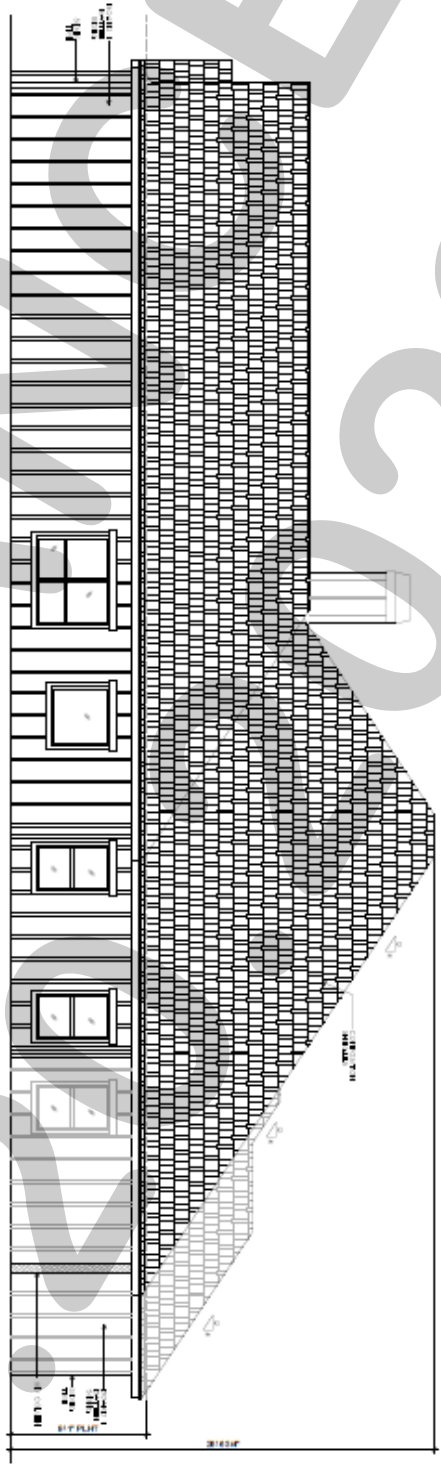


Exhibit 'C':
Building Elevations

01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"





April 4, 2023

TO: Javier Silva
58 Windsor Drive
Rockwall, Texas 75032

CC: Ruben Fragoso
1321 Crescent Cove Drive
Rockwall, Texas 75087

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

SUBJECT: Z2023-011; *Specific Use Permit (SUP) For Residential Infill within an Established Subdivision*

Javier:

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 April 3, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Planning and Zoning Commission

On March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Welch absent.

City Council

On March 20, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0.

On April 3, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent.

Included with this letter is a copy of Ordinance No. 23-18, S-299, 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) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department