



**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. \_\_\_\_\_

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DIRECTOR OF PLANNING: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 715 Sherman ST Rockwall TX 75087  
 SUBDIVISION B F BOYDSTON LOT C BLOCK 112  
 GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING SF-7 CURRENT USE \_\_\_\_\_  
 PROPOSED ZONING SF-7 PROPOSED USE Residential Infill  
 ACREAGE .22 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER <u>MSH 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 75032</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]

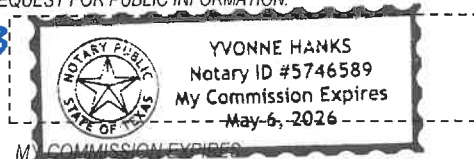
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

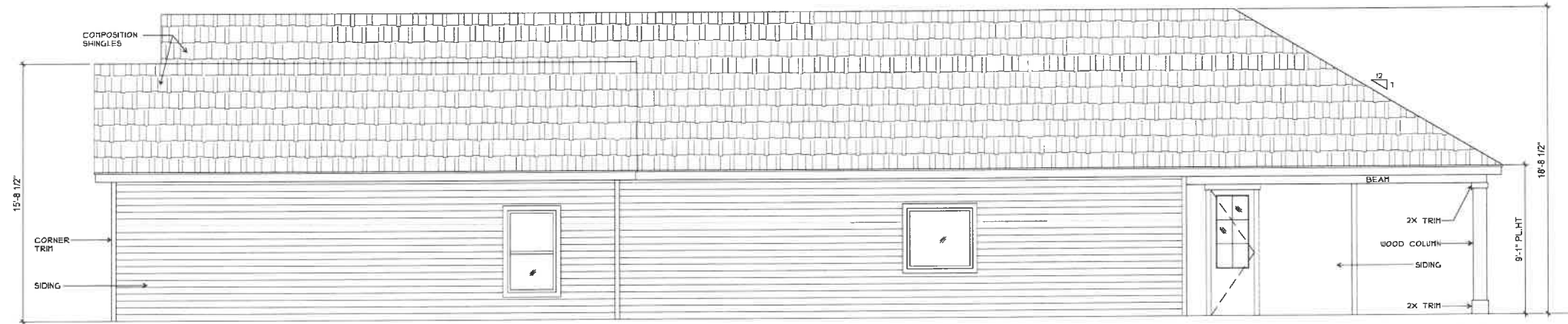
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF September 2003

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

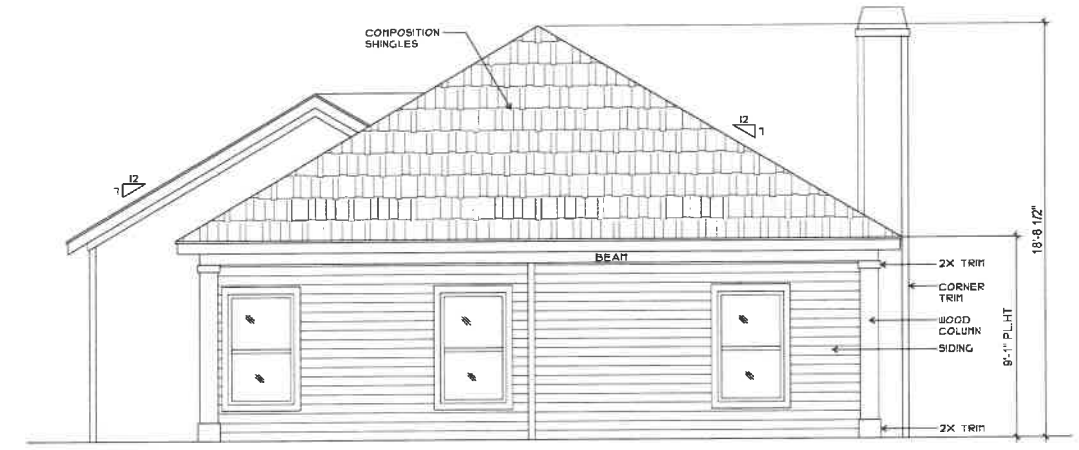
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



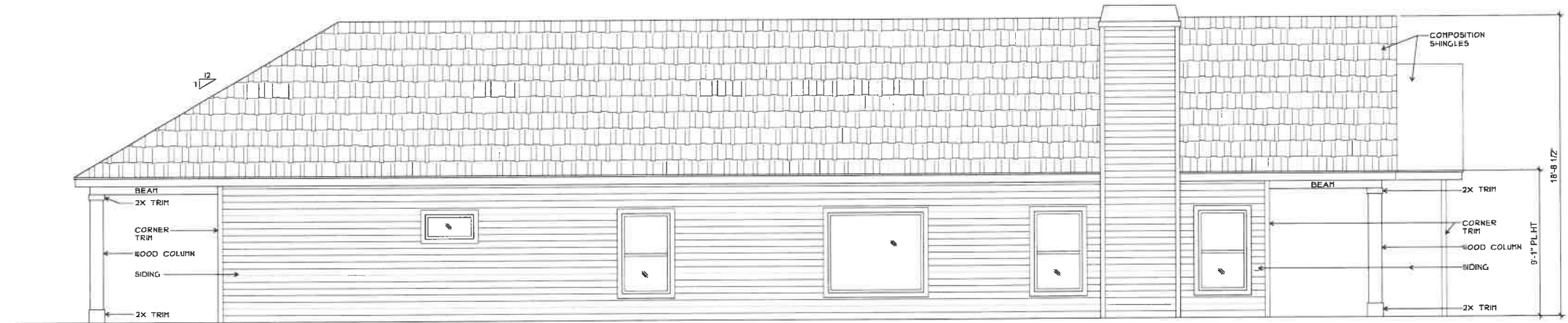




**04 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



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



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



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

**NEW ONE  
STORY  
RESIDENCE**  
  
715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087  
  
JMS CUSTOM  
HOMES

**ISSUE LOG**

DATE	DESCRIPTION	ISSUE
09/08/23	FOR PERMIT	

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.

**ISSUED FOR:**

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



CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-814-8462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-8724

ARCH. PROJ #: 23097 SCALE: REF. DRAWING

SHEET NO.

**A5.1**  
ELEVATIONS





FRONT ELEVATION  
**NEW RESIDENCE**

715 SHERMAN ST.  
 ROCKWALL TX

SHEET INDEX		REV	DATE
A-1.0	COVER SHEET		
A-2.1	ARCHITECTURAL SITE PLAN		
A-3.1	NOTES, DETAILS, SCHEDULES		
A-3.2	FLOOR & ROOF PLANS		
A-5.1	ELEVATIONS		
A-6.1	POWER PLAN		

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 STORY  
 RESIDENCE

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 ST.  
 ROCKWALL  
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 75087

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 972-616-9462

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 214-264-9724

ARCH. PROJ. #: 23097      SCALE: REF. DRAWING

SHEET NO.  
**A1.0**  
 COVER SHEET

NEW ONE  
STORY  
RESIDENCE

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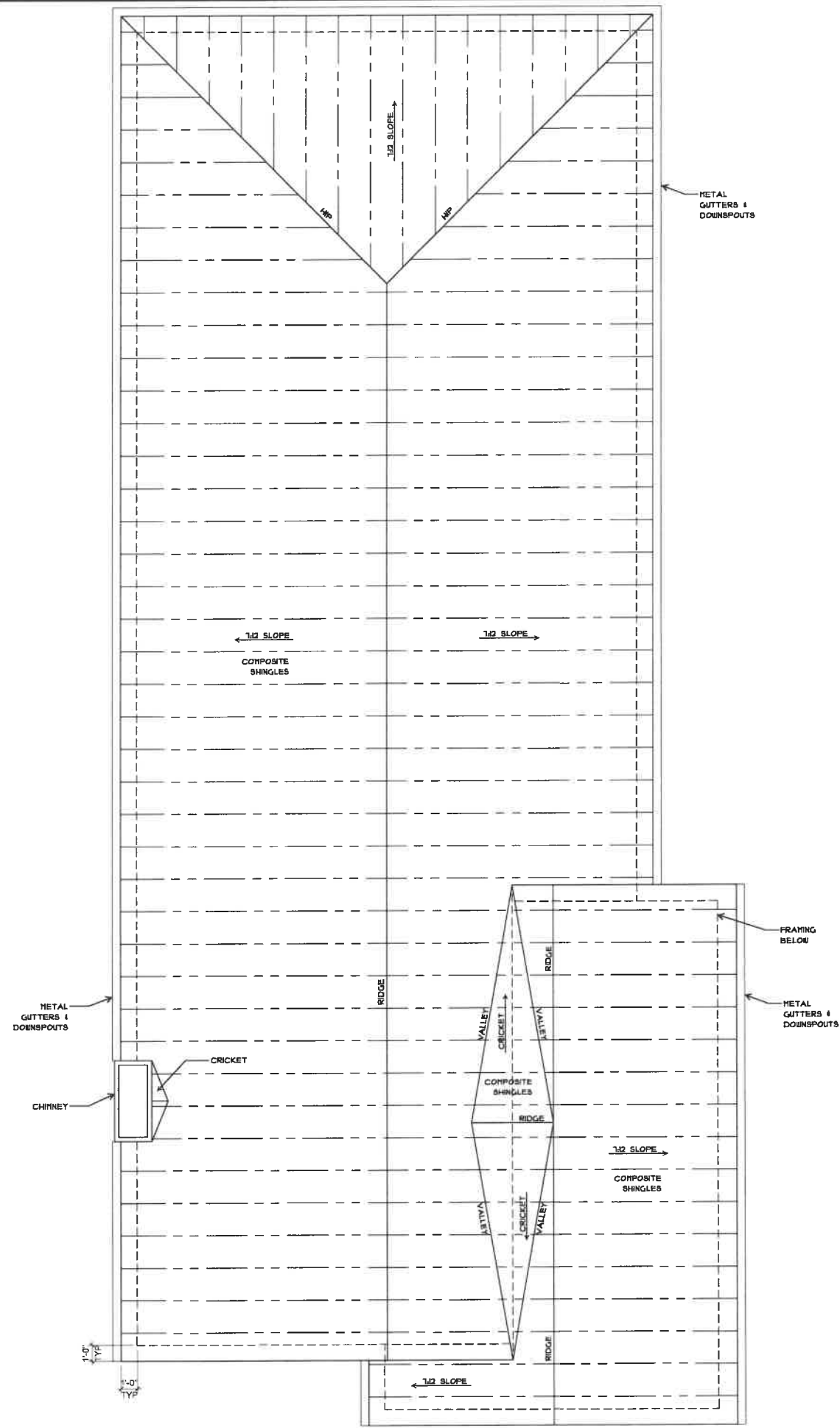
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572-514-8462  
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214-264-1724

ARCH. PROJ. #	SCALE
23087	REF DRAWING

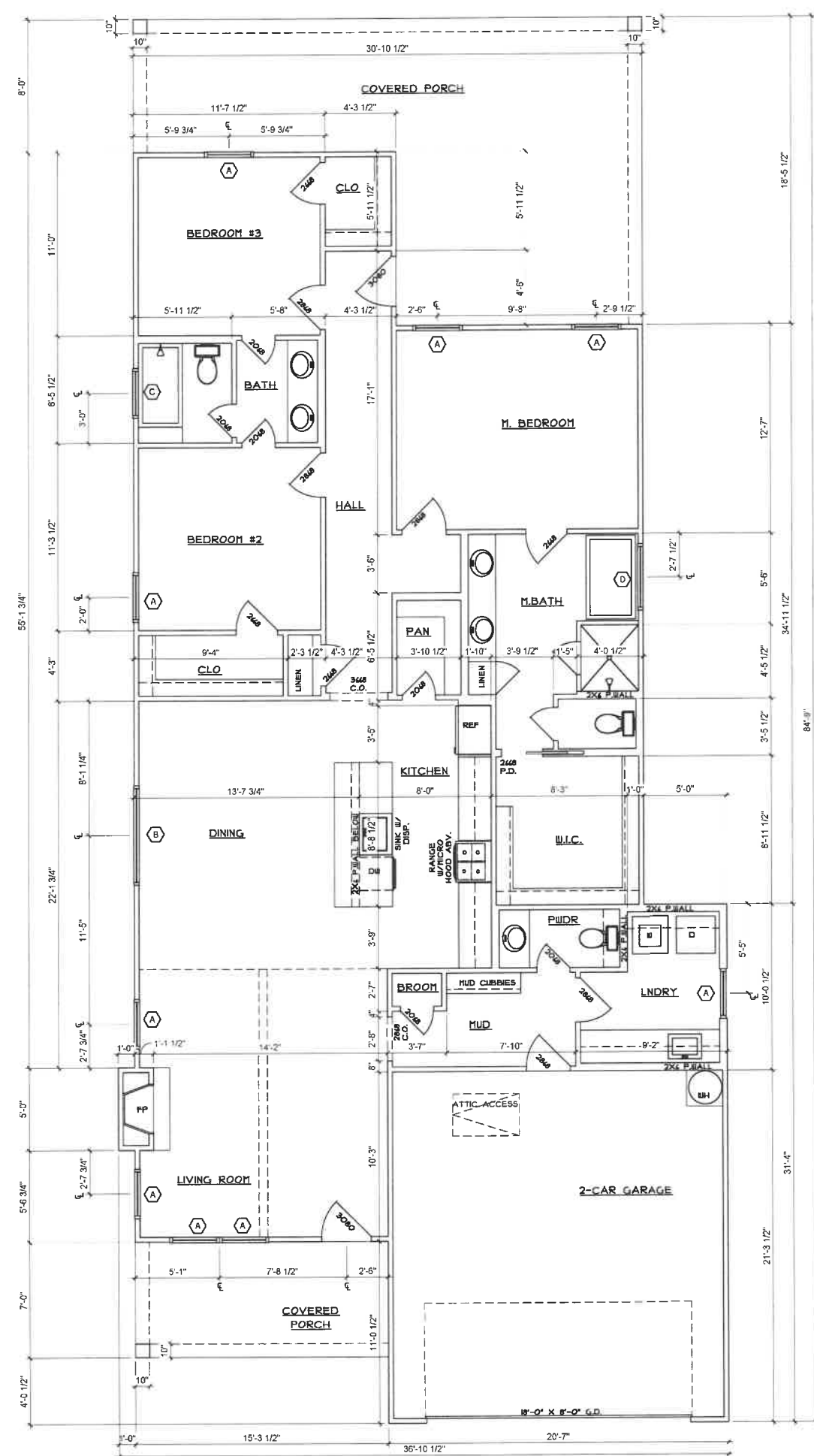
SHEET NO.

A3.2

FLOOR & ROOF PLAN



02 ROOF PLAN  
SCALE: 1/4"=1'-0"



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



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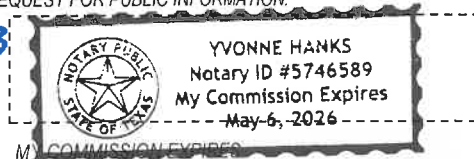
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2023-046: Specific Use Permit (SUP) for Residential Infill at 715 Sherman Street


0 15 30 60 90 120 Feet

SHERMAN ST

SF-7

PD-52

SOLARK ST

Case Location Map = 



# City of Rockwall

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

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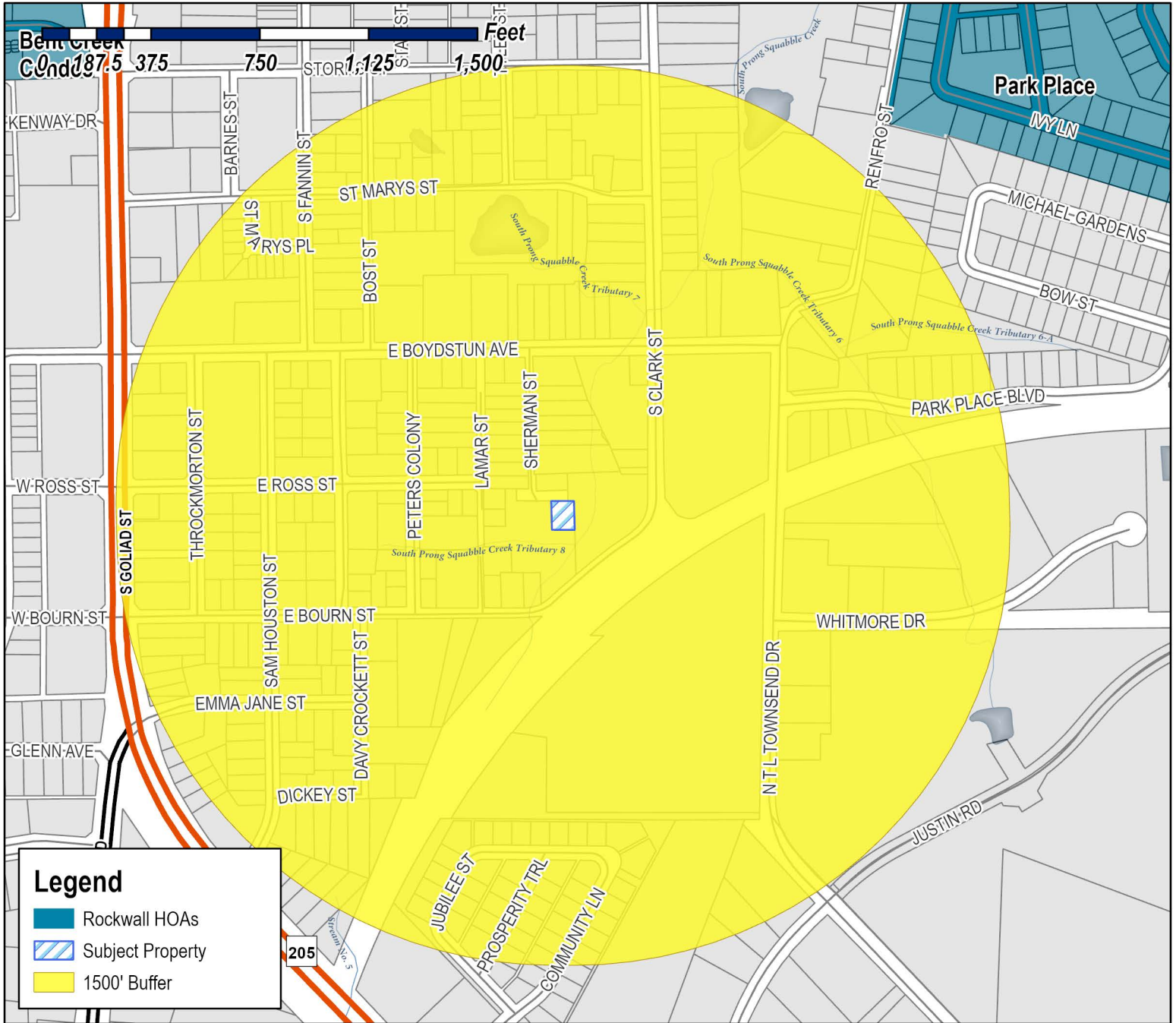




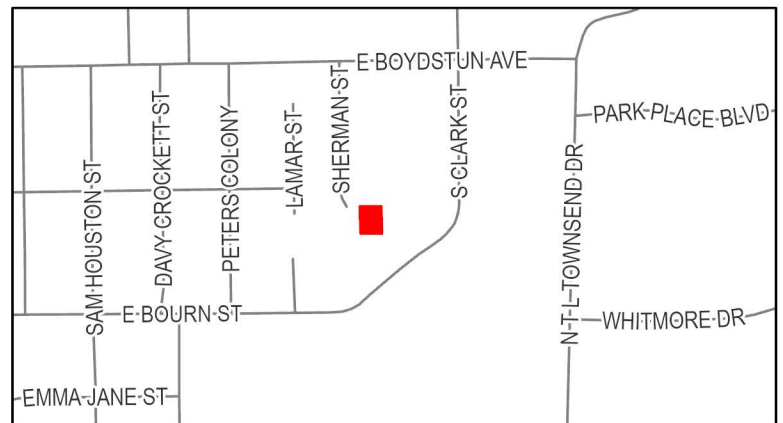
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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

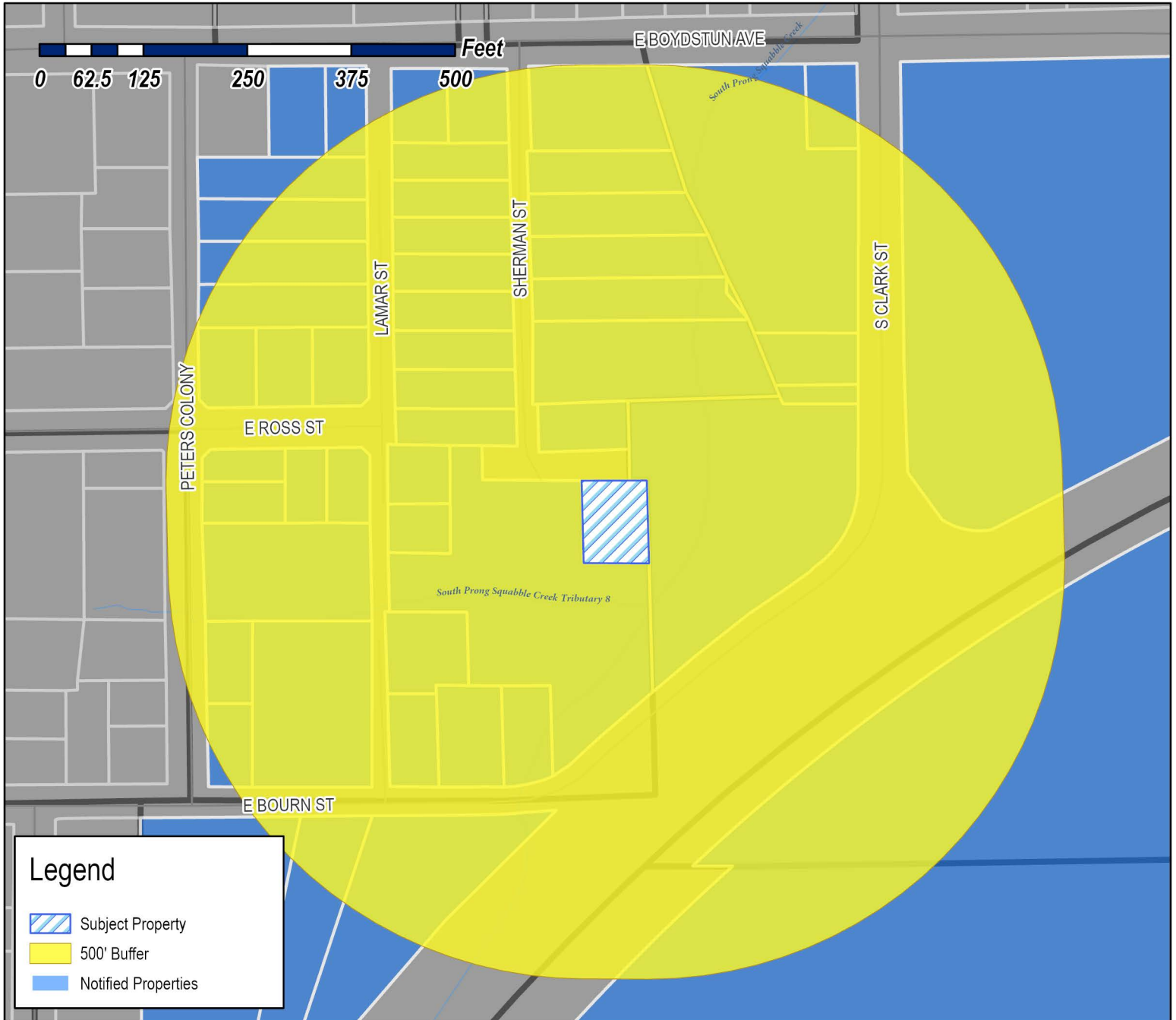
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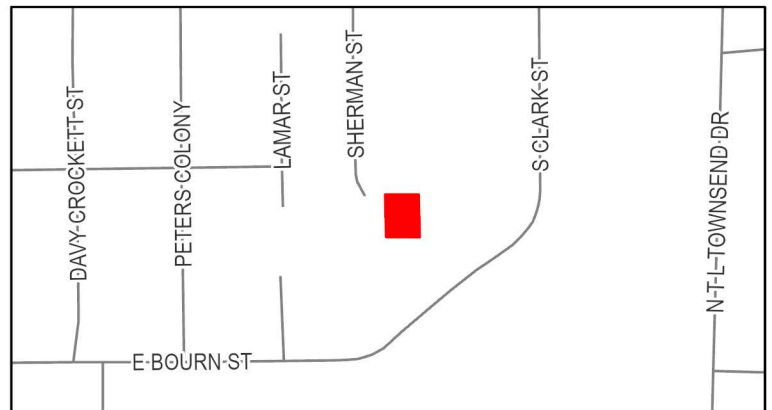
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**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

For Questions on this Case Call: (972) 771-7746



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

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040

HOGUE MIKE & VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

STRANGE EMERSON JR  
1521 NOVEL CT  
GARLAND, TX 75040

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

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE  
2521 LOUDON ST W  
ROCKWALL, TX 75032

OFF MARKET LLC  
DBA BIG STATE HOME BUYERS  
2800 N LOOP WEST #925  
HOUSTON, TX 77092

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

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

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

RESIDENT  
501 E BOURN AVE  
ROCKWALL, TX 75087

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
505 E BOURN ST  
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75087

SILVA JAVIER AND  
BERNARDO LAWRENCE  
58 WINDSOR DRIVE  
FATE, TX 75474

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

RESIDENT  
604 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
604 S ROSS  
ROCKWALL, TX 75087

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

RESIDENT  
606 ROSS  
ROCKWALL, TX 75087

GAMEZ DAVID & PETRA  
606 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
608 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

SCHUMANN LAURIE A  
610 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

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

KAUFMANN DOUGLAS A  
627 SORITA CIRCLE  
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN  
633 STILLMEADOW DR  
RICHARDSON, TX 75081

RESIDENT  
702 S CLARK ST  
ROCKWALL, TX 75087

EBY JENNIFER  
703 PETERS COLONY  
ROCKWALL, TX 75087

ROSS LESLIE  
703 SHERMAN ST  
ROCKWALL, TX 75087

SCROGGINS MURRAY  
704 SHERMAN ST  
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D  
705 N SHERMAN  
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER  
705 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
706 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
707 S CLARK  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE  
708 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
709 N SHERMAN ST  
ROCKWALL, TX 75087

HEJI PAUL M  
709 PETERS COLONY  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
711 LAMAR  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
712 CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
712 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
713 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
715 SHERMAN ST  
ROCKWALL, TX 75087

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

RESIDENT  
716 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
725 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL  
DISTRICT PUBLIC FACILITY CORP  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

HASS DANIEL & AMBER  
801 PETERS COLONY  
ROCKWALL, TX 75087

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

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

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

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

HILLMAN HOUSING LLC  
9706 HEARTSTONE LANE  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

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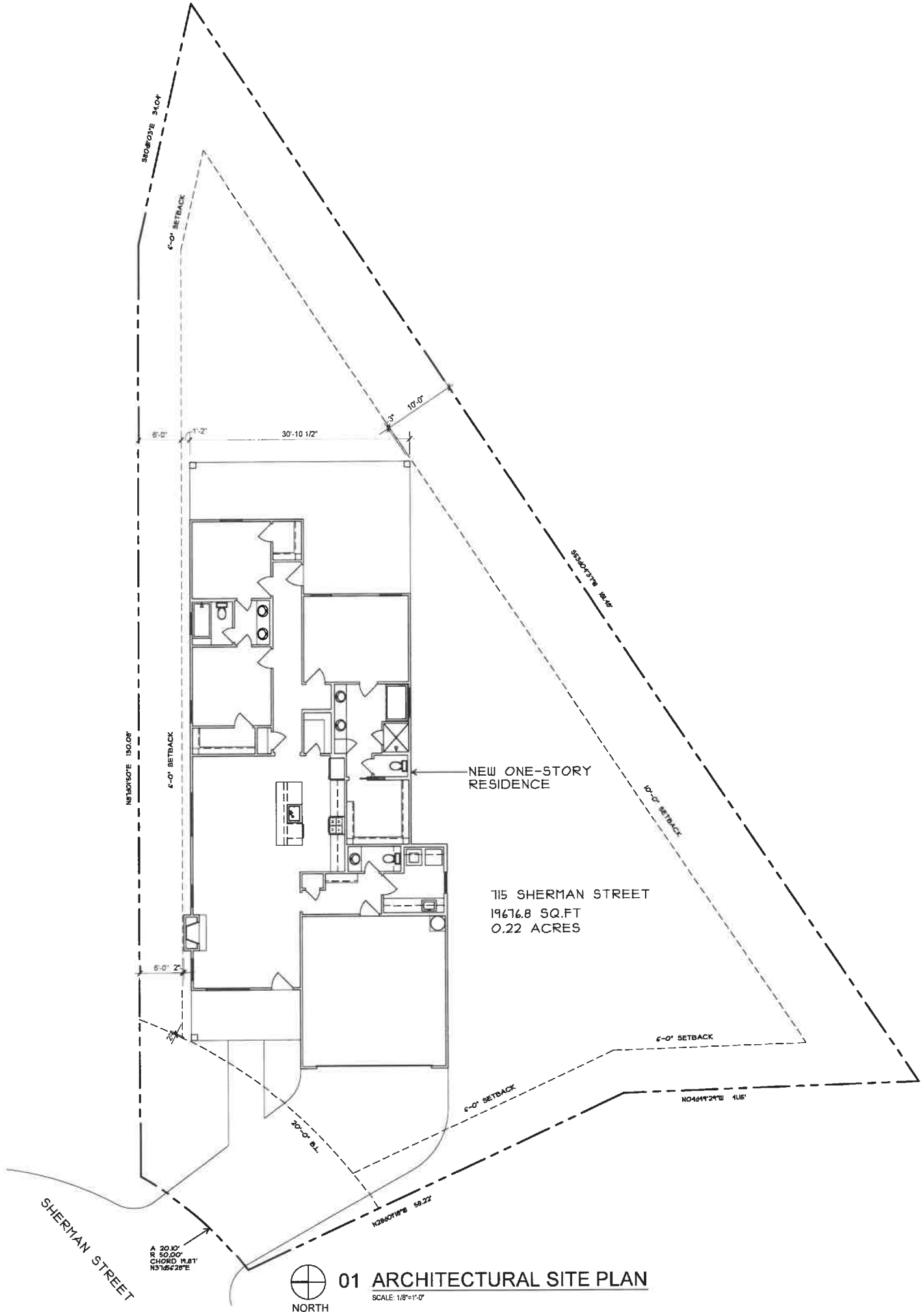
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214-294-8724

ARCH. PROJ. #:	SCALE:
23067	REF. DRAWING

SHEET NO.

**A2.1**

ARCHITECTURAL  
SITE PLAN



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

A 20.10'  
R 50.00'  
CHORD 14.81'  
N31°56'28"E

SHERMAN STREET

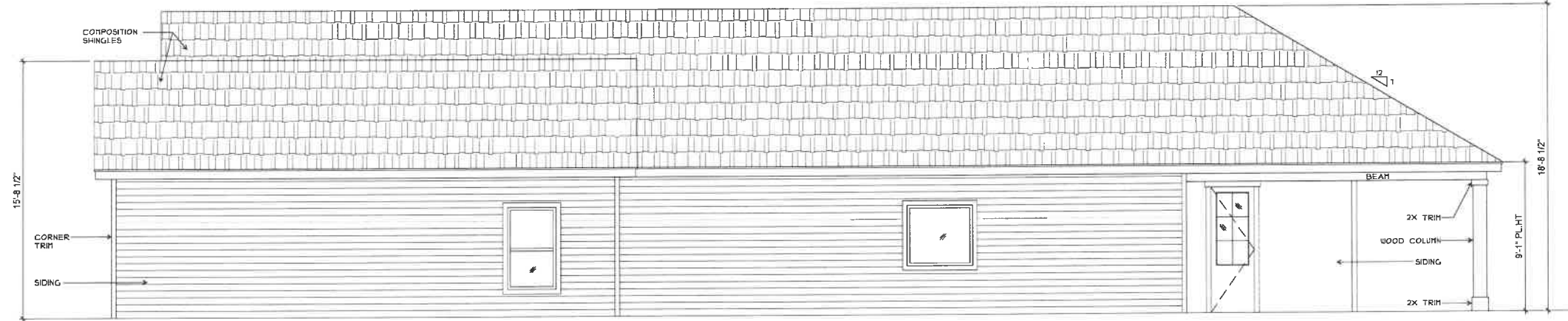
715 SHERMAN STREET  
19676.8 SQ.FT  
0.22 ACRES

NEW ONE-STORY  
RESIDENCE

NEW ONE  
STORY  
RESIDENCE

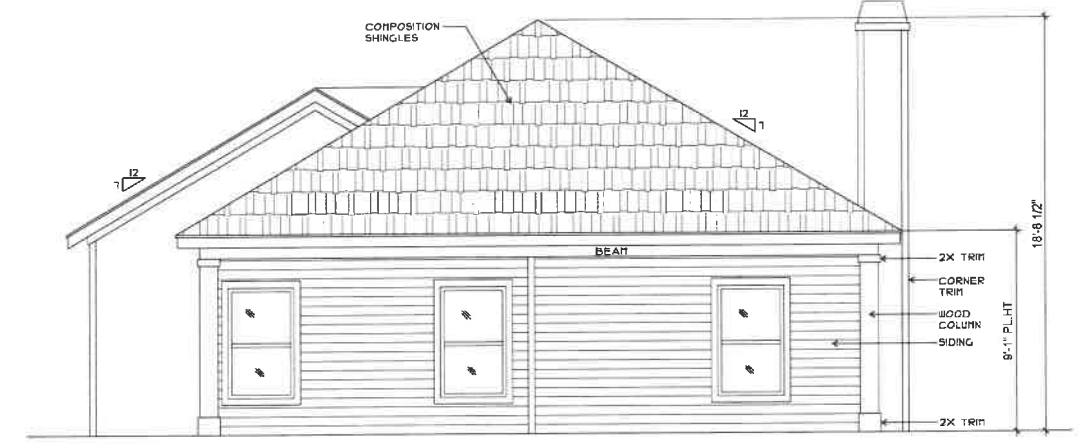
715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES



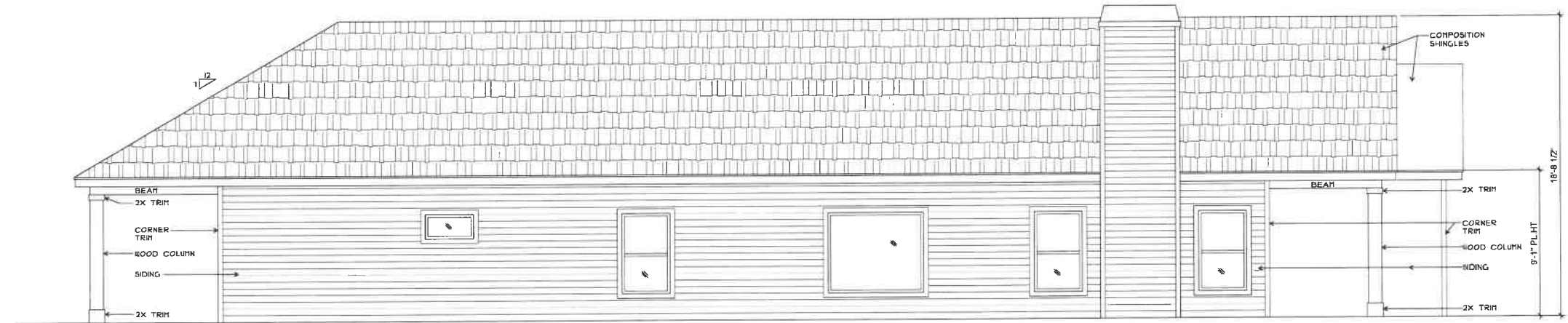
**04 SOUTH ELEVATION**

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



**03 EAST ELEVATION**

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



**02 NORTH ELEVATION**

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



**01 WEST ELEVATION**

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

**ISSUE LOG**

DATE DESCRIPTION  
ISSUE

09/08/23 FOR PERMIT

**REVISION LOG**

DATE DESCRIPTION REV  
ISSUE NO.

**ISSUED FOR:**

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



CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-814-8462

DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-8724

ARCH. PROJ #: 23097 SCALE: REF. DRAWING

SHEET NO.

**A5.1**

ELEVATIONS



FRONT ELEVATION  
**NEW RESIDENCE**

715 SHERMAN ST.  
 ROCKWALL TX

SHEET INDEX		REV	DATE
A-1.0	COVER SHEET		
A-2.1	ARCHITECTURAL SITE PLAN		
A-3.1	NOTES, DETAILS, SCHEDULES		
A-3.2	FLOOR & ROOF PLANS		
A-5.1	ELEVATIONS		
A-6.1	POWER PLAN		

NEW ONE  
 STORY  
 RESIDENCE

715 SHERMAN  
 ST.  
 ROCKWALL  
 TEXAS  
 75087

JMS CUSTOM  
 HOMES

**ISSUE LOG**

DATE	DESCRIPTION
09/08/23	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.

**ISSUED FOR:**

PRELIMINARY -

BIDDING / PERMIT

REVISION

FOR CONSTRUCTION



CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-616-9462

DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-264-9724

ARCH. PROJ. #: 23097      SCALE: REF. DRAWING

SHEET NO.  
**A1.0**  
 COVER SHEET



NEW ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

ISSUE LOG

DATE	DESCRIPTION	ISSUE
09/08/23	FOR PERMIT	

REVISION LOG

DATE	DESCRIPTION	REV NO.
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ISSUED FOR:

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



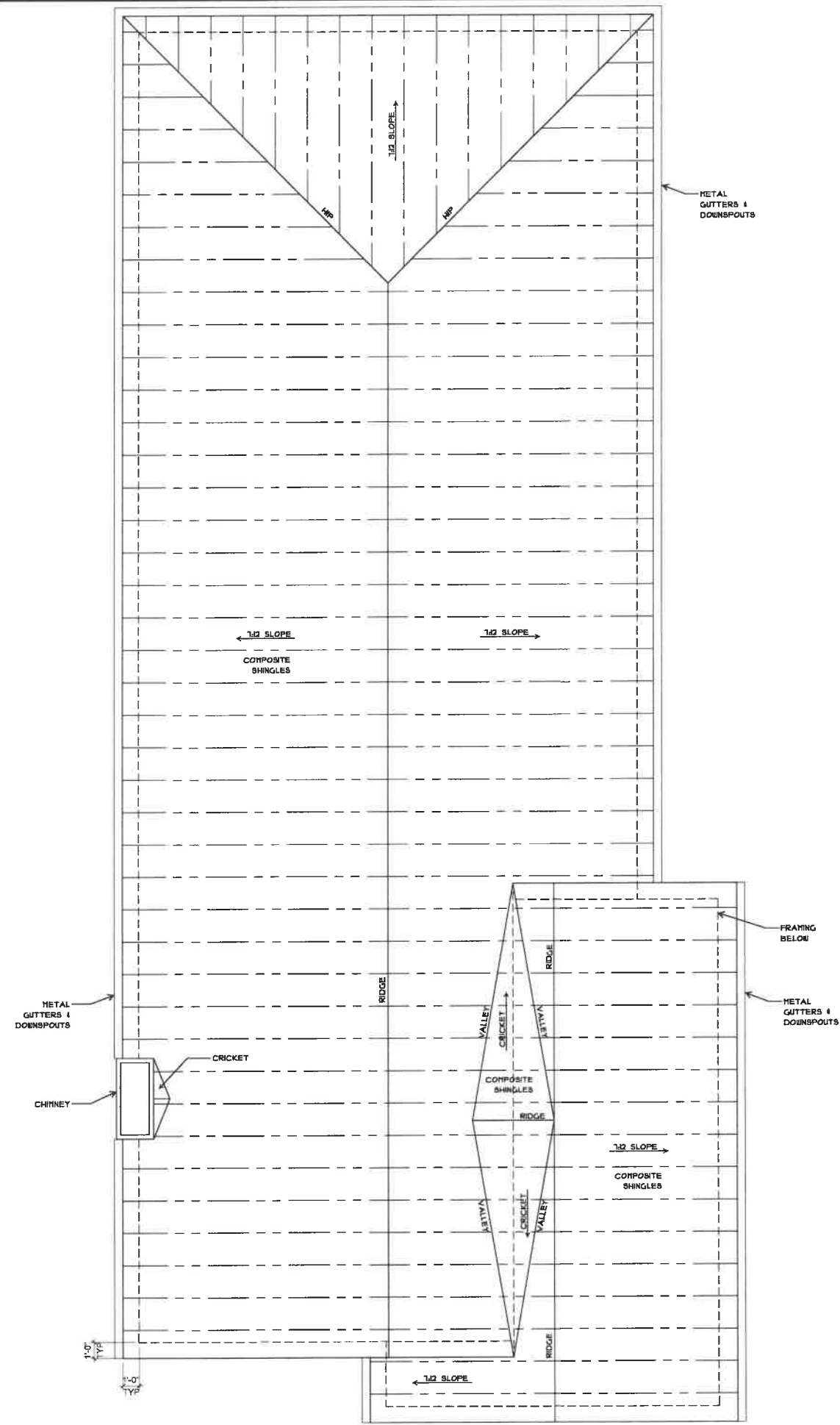
CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-514-8462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-1724

ARCH. PROJ. #	SCALE
23087	REF DRAWING

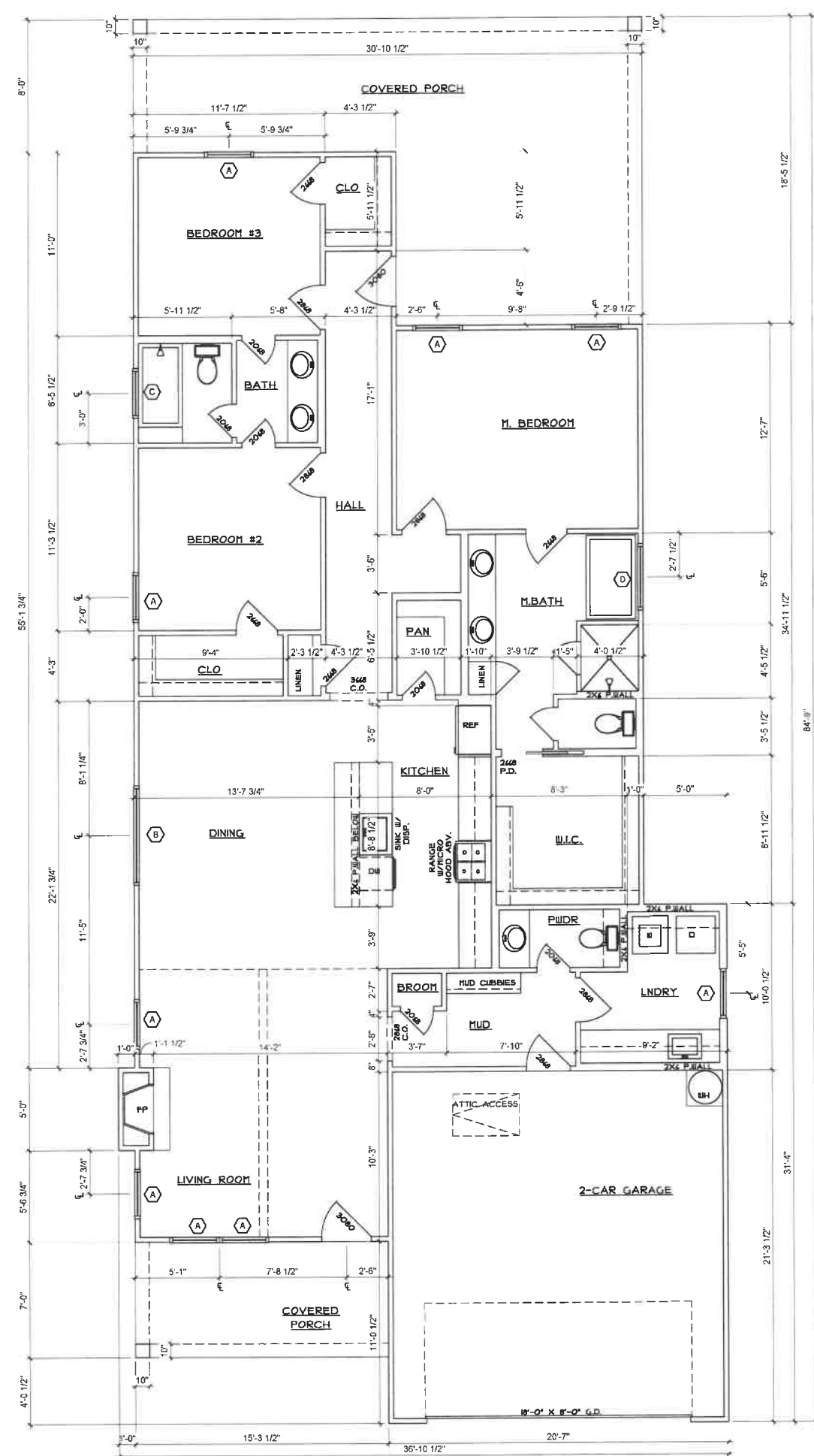
SHEET NO.

A3.2

FLOOR & ROOF PLAN



02 ROOF PLAN  
SCALE: 1/4"=1'-0"



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

# PROJECT COMMENTS



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

DATE: 9/22/2023

PROJECT NUMBER: Z2023-046  
PROJECT NAME: SUP for Residential Infill at 715 Sherman Street  
SITE ADDRESS/LOCATIONS: 715 SHERMAN ST

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 Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/19/2023	Approved w/ Comments

09/19/2023: General Items:

- Must meet City 2023 Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Show existing floodplain and 100yr water elevation.
- No structures or fill may be placed within the floodplain without a study and approval by the City.
- Proposed driveway must be concrete.
- Additional comments may come with more detailed plans.

Water and Wastewater Items:

- Show existing/proposed utility lines (Water, Sewer, etc.)
- Water and sewer are on the other side of Sherman

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/21/2023	Approved w/ Comments

09/21/2023: SETBACKS FOR SF-7 AS FOLLOWS

FRONT = 20'  
SIDES = 6 '  
REAR = 10'

NO CONSTRUCTION IN FLOODPLAIN ALLOWED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/18/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/18/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	09/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	09/19/2023	Approved w/ Comments

09/19/2023: Z2023-046; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 715 Sherman Street  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2023-046) 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 the situated within the B. F. Boydston Addition and situated within 500-feet of the Ridgell and Robbins Additions. All of these subdivisions have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be more than 90% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is setback approximately 11 ½ feet from the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

I.7 In this case, the proposed request appears to meet most of the requirements for Residential Infill Adjacent to an Established Subdivision, the zoning requirements for a property in a Single-Family 7 (SF-7) District, and the requirements for the Southside Residential Neighborhood Overlay (SRO) District.

M.8 Please review the attached Draft Ordinance prior to the September 26, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by

no later than October 3, 2023.

I.9 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 October 3, 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 October 10, 2023, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 26, 2023.

I.10 The projected City Council meeting dates for this case will be October 16, 2023 (1st Reading) and November 6, 2023 (2nd Reading).

**General Items:**

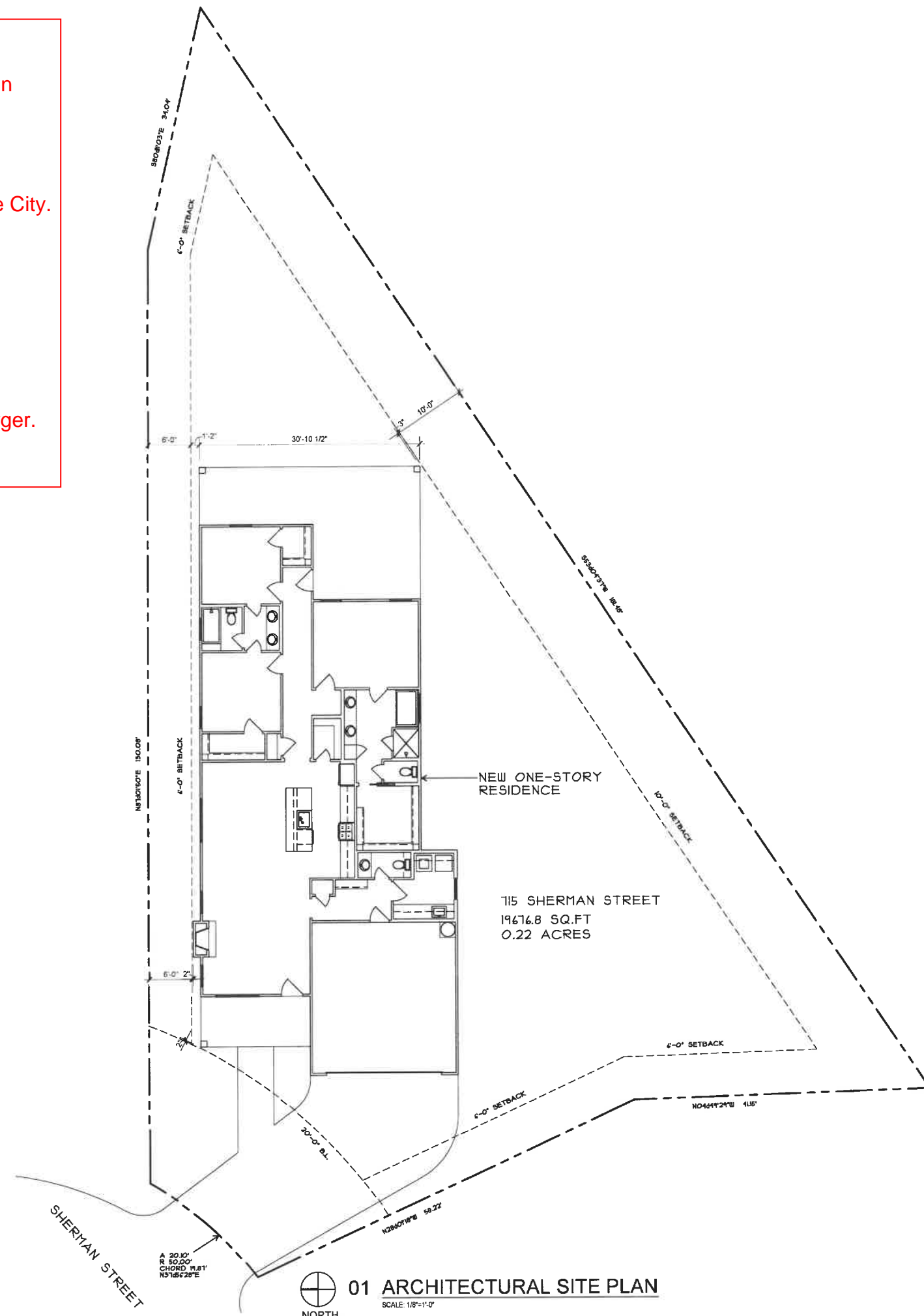
- Must meet City 2023 Standards of Design and Construction
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



NEW ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

**ISSUE LOG**

DATE ISSUE	DESCRIPTION
09/06/23	FOR PERMIT

**REVISION LOG**

DATE ISSUE	DESCRIPTION	REV NO.

**ISSUED FOR:**

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



CONTRACTOR: JAMER SILVA  
support@jmacustomhomes.net  
972-814-8462

DESIGNER: PATRA PHILIPS  
pala@fanningphilips.com  
214-254-8724

ARCH. PROJ. #: 23067	SCALE: REF. DRAWING
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SHEET NO.

**A2.1**

ARCHITECTURAL  
SITE PLAN

**01 ARCHITECTURAL SITE PLAN**

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 715 Sherman ST Rockwall TX 75087  
 SUBDIVISION B F BOYDSTON LOT C BLOCK 112  
 GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING SF-7 CURRENT USE \_\_\_\_\_  
 PROPOSED ZONING SF-7 PROPOSED USE Residential Infill  
 ACREAGE .22 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER <u>MSH 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 75032</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]

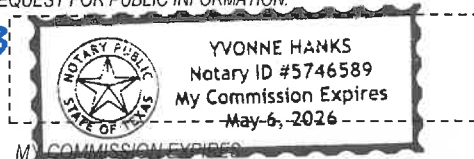
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF September 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2023-046: Specific Use Permit (SUP) for Residential Infill at 715 Sherman Street


0 15 30 60 90 120 Feet

SHERMAN ST

SF-7

PD-52

SOLARK ST

Case Location Map = 



# City of Rockwall

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

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



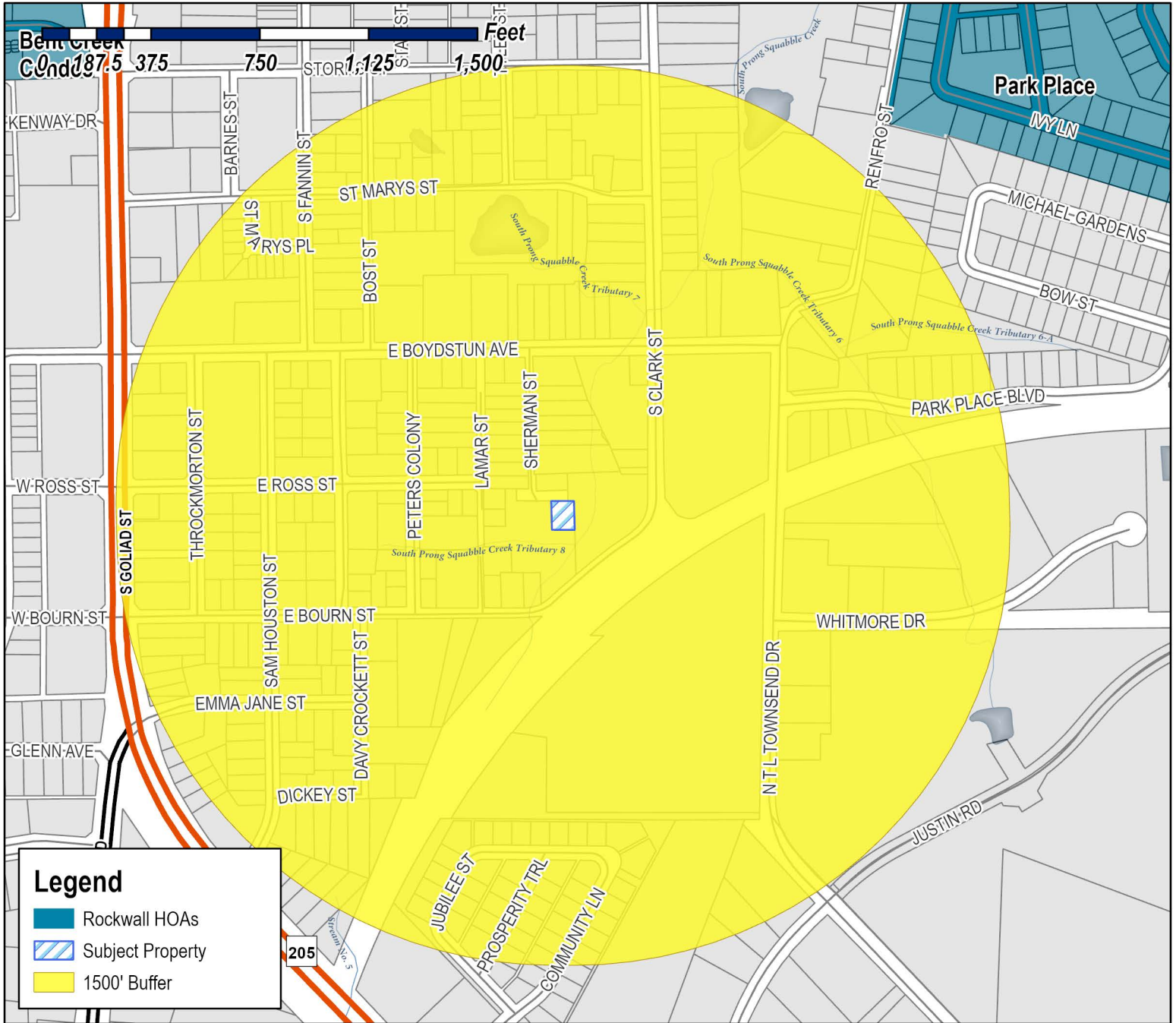




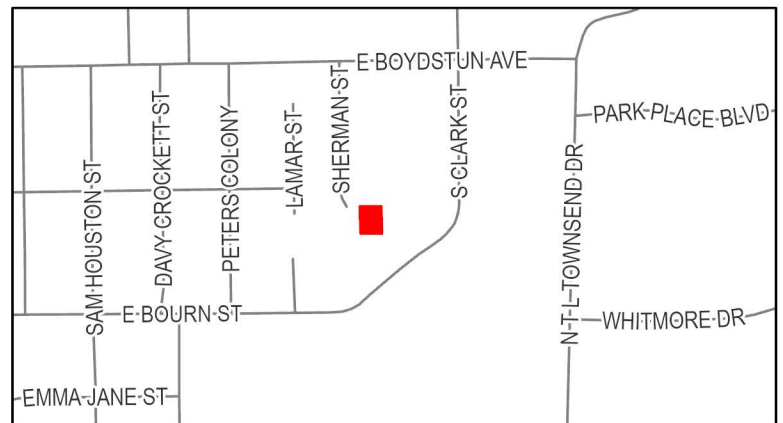
# City of Rockwall

Planning & Zoning Department  
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Rockwall, Texas 75087  
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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

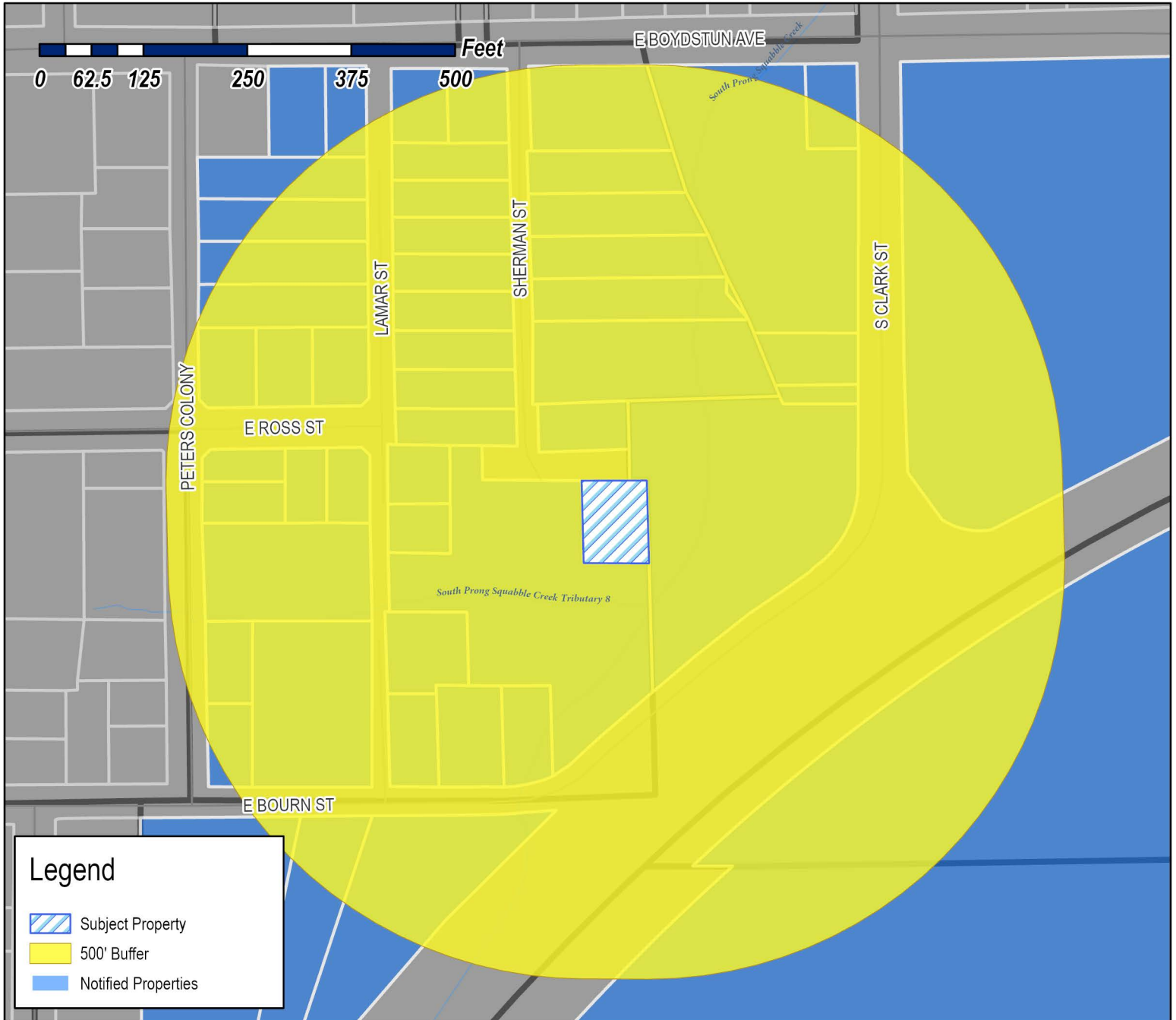
For Questions on this Case Call (972) 771-7745






# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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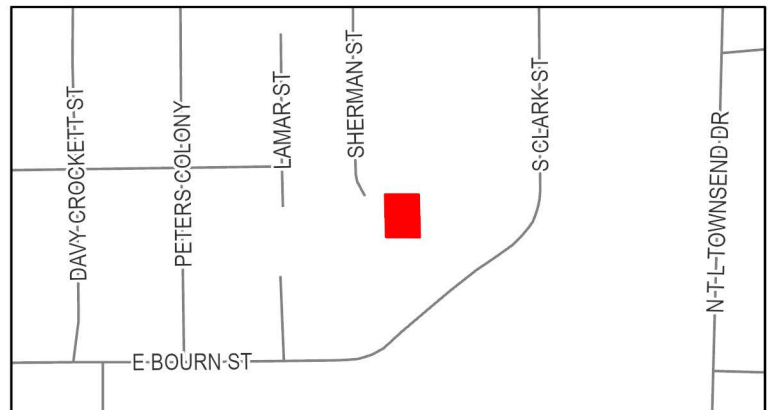
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**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

For Questions on this Case Call: (972) 771-7746

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

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040

HOGUE MIKE & VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

STRANGE EMERSON JR  
1521 NOVEL CT  
GARLAND, TX 75040

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

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE  
2521 LOUDON ST W  
ROCKWALL, TX 75032

OFF MARKET LLC  
DBA BIG STATE HOME BUYERS  
2800 N LOOP WEST #925  
HOUSTON, TX 77092

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

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

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

RESIDENT  
501 E BOURN AVE  
ROCKWALL, TX 75087

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
505 E BOURN ST  
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75087

SILVA JAVIER AND  
BERNARDO LAWRENCE  
58 WINDSOR DRIVE  
FATE, TX 75474

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

RESIDENT  
604 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
604 S ROSS  
ROCKWALL, TX 75087

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

RESIDENT  
606 ROSS  
ROCKWALL, TX 75087

GAMEZ DAVID & PETRA  
606 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
608 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

SCHUMANN LAURIE A  
610 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

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

KAUFMANN DOUGLAS A  
627 SORITA CIRCLE  
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN  
633 STILLMEADOW DR  
RICHARDSON, TX 75081

RESIDENT  
702 S CLARK ST  
ROCKWALL, TX 75087

EBY JENNIFER  
703 PETERS COLONY  
ROCKWALL, TX 75087

ROSS LESLIE  
703 SHERMAN ST  
ROCKWALL, TX 75087

SCROGGINS MURRAY  
704 SHERMAN ST  
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D  
705 N SHERMAN  
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER  
705 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
706 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
707 S CLARK  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE  
708 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
709 N SHERMAN ST  
ROCKWALL, TX 75087

HEJI PAUL M  
709 PETERS COLONY  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
711 LAMAR  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
712 CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
712 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
713 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
715 SHERMAN ST  
ROCKWALL, TX 75087

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

RESIDENT  
716 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
725 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL  
DISTRICT PUBLIC FACILITY CORP  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

HASS DANIEL & AMBER  
801 PETERS COLONY  
ROCKWALL, TX 75087

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

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

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

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

HILLMAN HOUSING LLC  
9706 HEARTSTONE LANE  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
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:

**Z2023-046: SUP for Residential Infill**

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 Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 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:

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

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

Your comments must be received by Monday, October 16, 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. Z2023-046: SUP for Residential Infill**

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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 ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

**ISSUE LOG**

DATE ISSUE	DESCRIPTION
09/06/23	FOR PERMIT

**REVISION LOG**

DATE ISSUE	DESCRIPTION	REV NO.

**ISSUED FOR:**

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

*Fanning Phillips*  
DESIGN

CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-814-8462

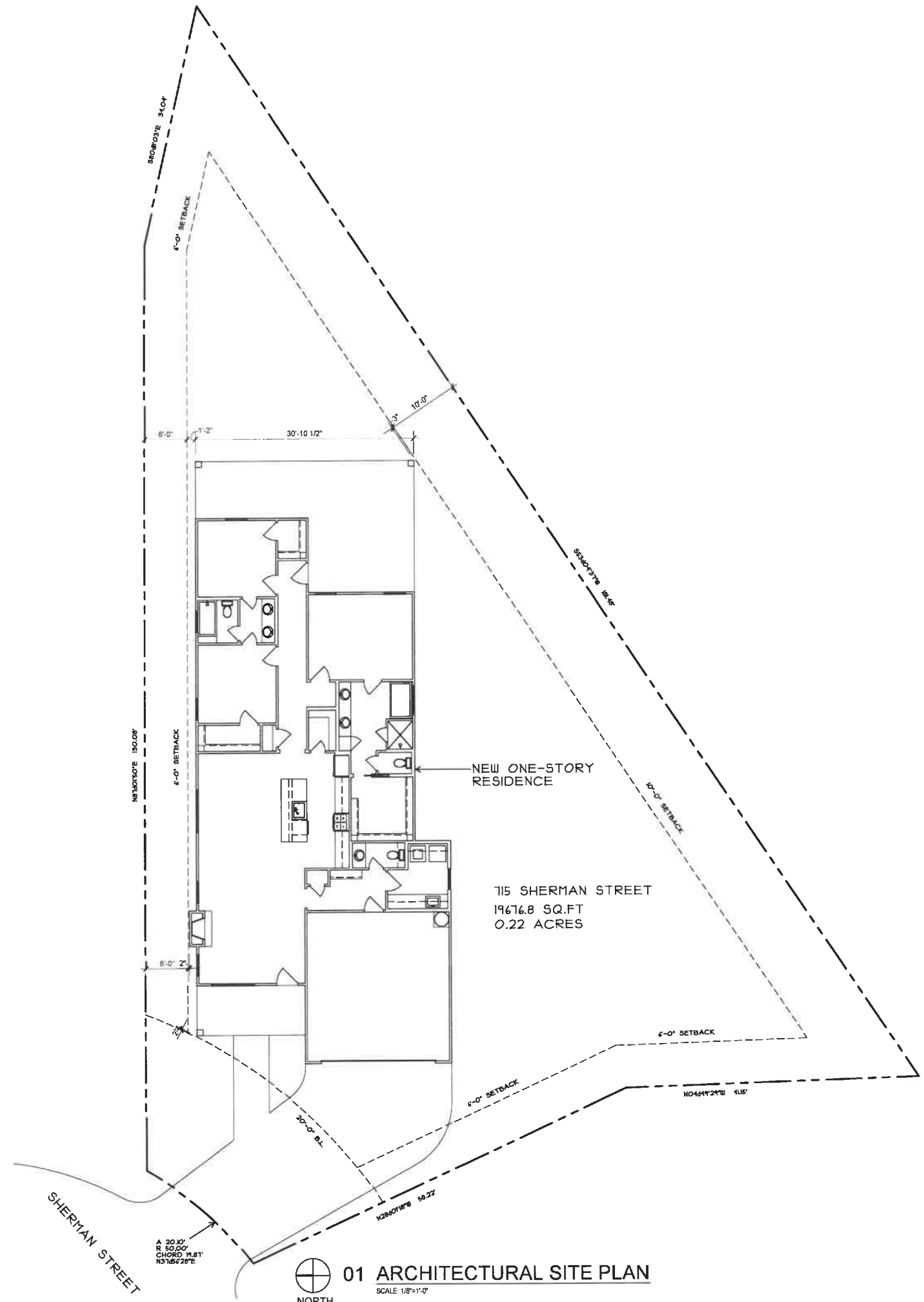
DESIGNER: PATRA PHILIPS  
patra@fanningphillips.com  
214-254-8724

ARCH. PROJ. #: 23067      SCALE: REF. DRAWING

SHEET NO.

**A2.1**

ARCHITECTURAL  
SITE PLAN



**01 ARCHITECTURAL SITE PLAN**

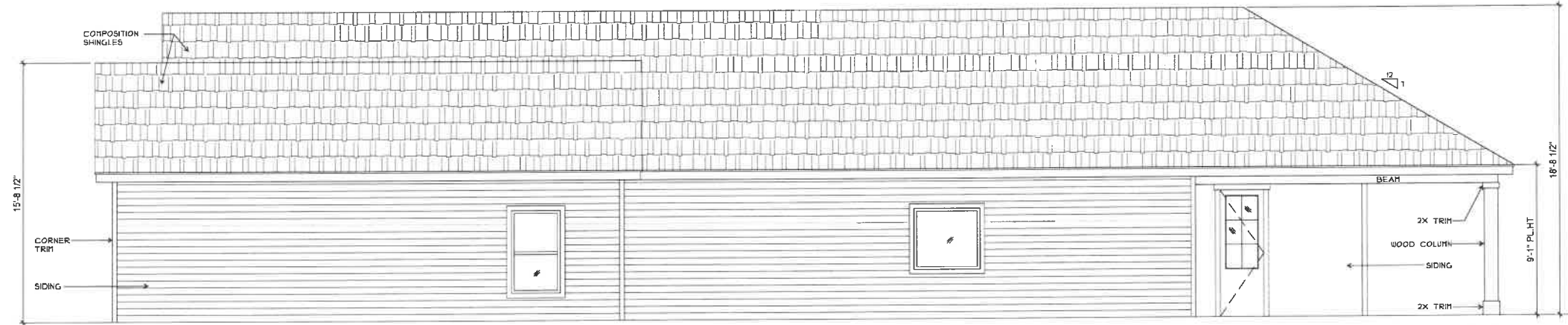
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SHERMAN STREET

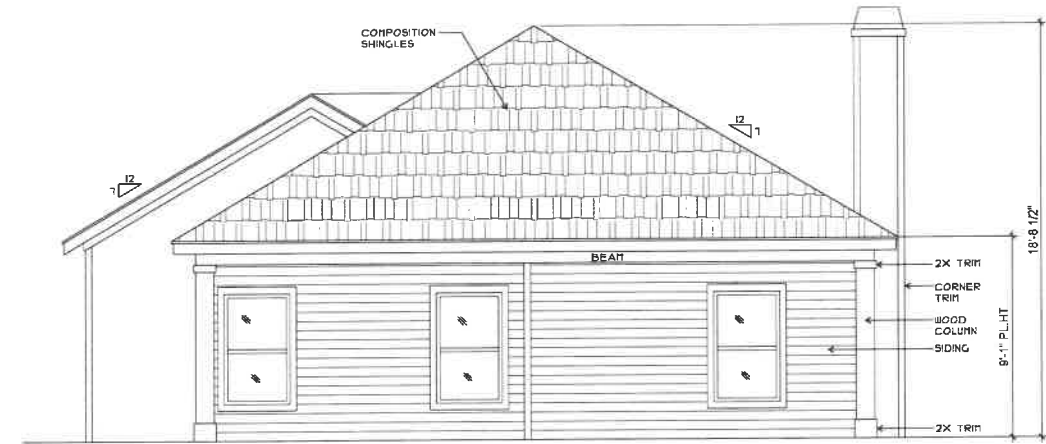
A 20.10'  
R 50.00'  
CHORD 14.81'  
N31°56'28"E

N28°07'19"W 58.22'

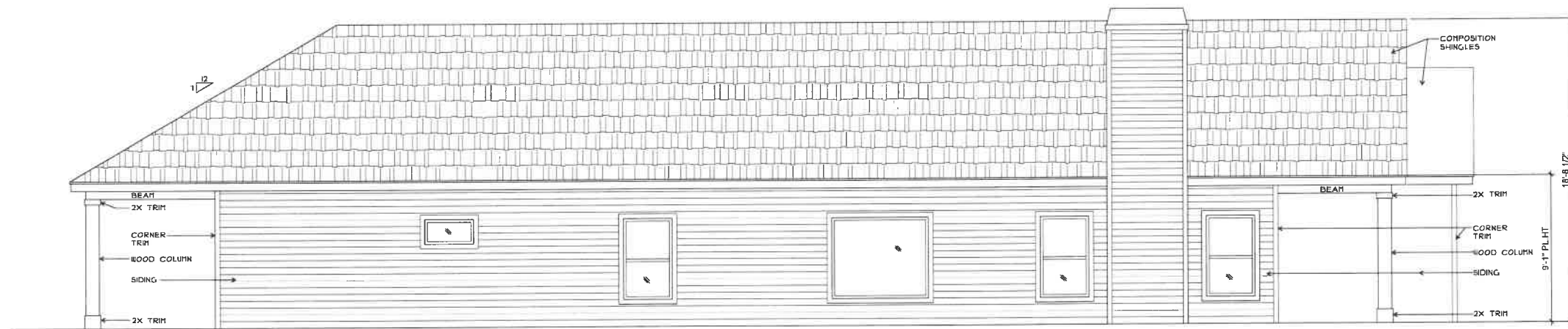
N04°44'24"W 41.85'



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



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



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



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

NEW ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

**ISSUE LOG**

DATE DESCRIPTION  
ISSUE

09/08/23 FOR PERMIT

**REVISION LOG**

DATE DESCRIPTION REV  
ISSUE NO.

**ISSUED FOR:**

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



CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-814-8462

DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-8724

ARCH. PROJ #: 23097 SCALE:  
REF. DRAWING

SHEET NO.

**A5.1**

ELEVATIONS



FRONT ELEVATION  
**NEW RESIDENCE**

715 SHERMAN ST.  
 ROCKWALL TX

SHEET INDEX		REV	DATE
A-1.0	COVER SHEET		
A-2.1	ARCHITECTURAL SITE PLAN		
A-3.1	NOTES, DETAILS, SCHEDULES		
A-3.2	FLOOR & ROOF PLANS		
A-5.1	ELEVATIONS		
A-6.1	POWER PLAN		

NEW ONE  
 STORY  
 RESIDENCE

715 SHERMAN  
 ST.  
 ROCKWALL  
 TEXAS  
 75087

JMS CUSTOM  
 HOMES

**ISSUE LOG**

DATE	DESCRIPTION
09/08/23	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.

**ISSUED FOR:**

PRELIMINARY -

BIDDING / PERMIT

REVISION

FOR CONSTRUCTION



CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-616-9452

DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-264-9724

ARCH. PROJ. #: 23097      SCALE: REF. DRAWING

SHEET NO.  
**A1.0**  
 COVER SHEET

NEW ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

ISSUE LOG

DATE	DESCRIPTION	ISSUE
09/08/23	FOR PERMIT	

REVISION LOG

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

ISSUED FOR:

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



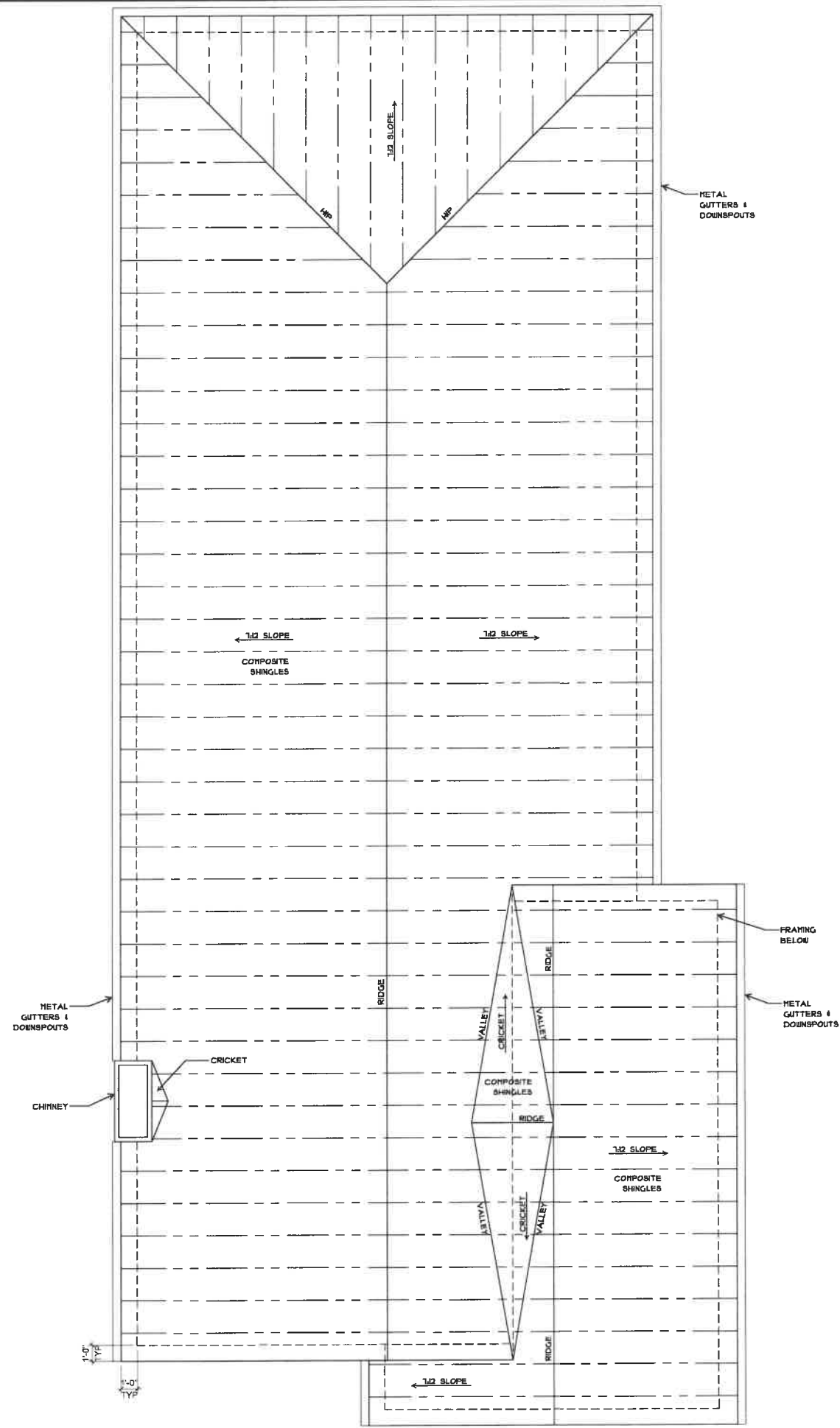
CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
572-514-8462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-1724

ARCH. PROJ. #	SCALE
23087	REF DRAWING

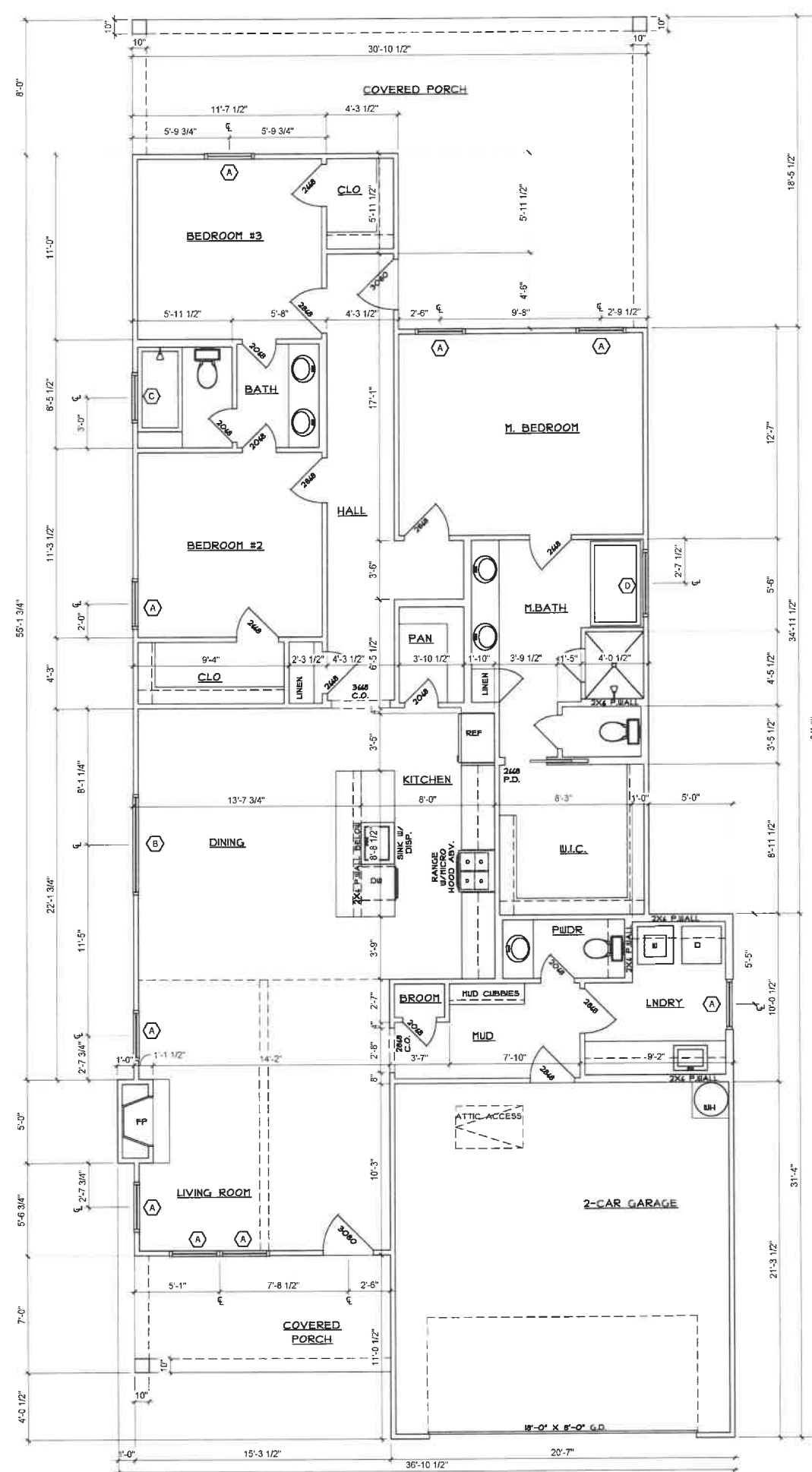
SHEET NO.

**A3.2**

FLOOR & ROOF PLAN



02 ROOF PLAN  
SCALE: 1/4"=1'-0"



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



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
704 Sherman Street	Single-Family Home	1980	980	N/A	Siding
705 Sherman Street	Single-Family Home	1994	1,350	117	Brick and Siding
706 Sherman Street	Single-Family Home	2020	2,538	N/A	Siding
707 Sherman Street	Single-Family Home	2007	1,494	N/A	Brick and Siding
708 Sherman Street	Single-Family Home	1974	1,400	480	Siding
709 Sherman Street	Single-Family Home	2007	1,494	40	Brick and Siding
710 Sherman Street	Single-Family Home	1994	1,200	N/A	Siding
711 Sherman Street	Single-Family Home	1982	2,942	N/A	Siding
712 Sherman Street	Vacant	N/A	N/A	N/A	N/A
713 Sherman Street	Single-Family Home	1990	1,896	N/A	Brick
715 Sherman Street	Vacant	N/A	N/A	N/A	N/A
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
	AVERAGES:	1994	1,699	212	





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

### PLANNING AND ZONING DEPARTMENT

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704 Sherman Street



705 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

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706 Sherman Street



707 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

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708 Sherman Street



709 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

## PLANNING AND ZONING DEPARTMENT

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710 Sherman Street



711 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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712 Sherman Street



713 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



715 Sherman Street



716 Sherman Street



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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS LOT C, BLOCK 112, B.F. BOYDSTUN 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 for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.22-acre parcel of land identified as Lot C, Block 112, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

## 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 6<sup>th</sup> DAY OF NOVEMBER, 2023.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 16, 2023

2<sup>nd</sup> Reading: November 6, 2023



**Exhibit 'A':  
Location Map**

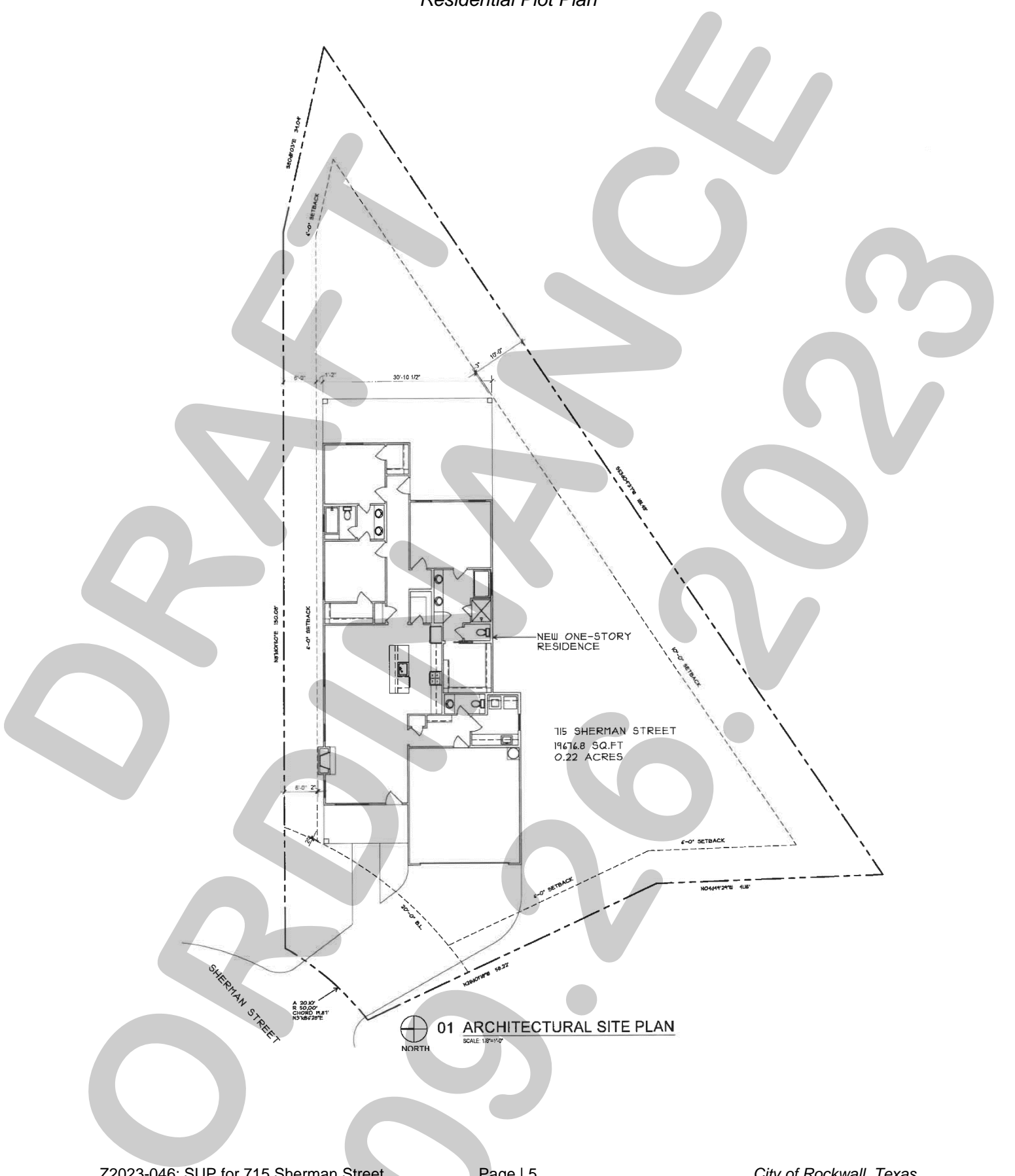
Address: 715 Sherman Street

Legal Description: Lot C, Block 112, B.F. Boydston Addition





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



SHERMAN STREET

NEW ONE-STORY  
 RESIDENCE

115 SHERMAN STREET  
 1967.6 SQ.FT  
 0.22 ACRES



**01 ARCHITECTURAL SITE PLAN**

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

**Exhibit 'C':  
Building Elevations**



**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:** October 10, 2023  
**APPLICANT:** Javier Silva; *JMS Custom Homes, LLC.*  
**CASE NUMBER:** Z2023-046; *Specific Use Permit (SUP) for a Residential Infill for 715 Sherman Street*

---

### 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 Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

### BACKGROUND

According to the City's annexation ordinances and the 1934 Sanborn Maps, the subject property was platted as part of the B.F. Boydston Addition prior to 1959 and after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. The subject property is currently vacant.

### PURPOSE

The applicant -- *Javier Silva* -- 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 715 Sherman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) single-family residential lots (*i.e. 614, 703, 705, 707, 709, 711 & 713 Sherman Street*) that are zoned Single-Family 7 (SF-7) District. Beyond this is E. Boydston Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 1.1209-acre parcel of land (*i.e. Lot G, Block 112, B.F. Boydston Addition*) that is vacant and owned by Rockwall Habitat for Humanity. Beyond that is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 7.00-acre tract of land owned by the Dallas-Garland & Northeastern Railroad. Beyond that is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.1209-acre parcel of land (i.e. Lot G, Block 112, B.F. Boydston Addition) that is vacant and owned by Rockwall Habitat for Humanity. Beyond this is a vacant 0.11-acre parcel of land (i.e. Lot 2, Block 1, Lamar Street Habitat No. 1 Addition) also owned by Rockwall Habitat for Humanity. West of this is a 0.459-acre parcel of land (i.e. Lot 2, Block G, Sanger Addition) owned by the St. Paul African Methodist.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the B. F. Boydston Subdivision, which has been in existence more than ten (10) years, consists of 137 residential lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of Sherman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sherman Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward Sherman Street.	The front elevation of the home will face Sherman Street.
Year Built	1974-2020	N/A
Building SF on Property	980 SF – 2,942 SF	2,712 SF
Building Architecture	Single Family Homes	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet
Rear	10-Feet	30-Feet
Building Materials	Brick and Siding	Siding
Paint and Color	Red, Yellow, White, Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located approximately 11 ½ feet in front of the front façade.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented approximately 11½ feet in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.



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 Sherman Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On September 28, 2023, staff mailed 67 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowners Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 715 Sherman ST Rockwall TX 75087  
 SUBDIVISION B F BOYDSTON LOT C BLOCK 112  
 GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING SF-7 CURRENT USE \_\_\_\_\_  
 PROPOSED ZONING SF-7 PROPOSED USE Residential Infill  
 ACREAGE .22 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER <u>MSH 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 75032</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]

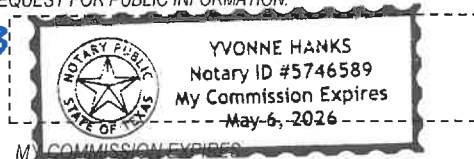
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF September 2003

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2023-046: Specific Use Permit (SUP) for Residential Infill at 715 Sherman Street


0 15 30 60 90 120 Feet

SHERMAN ST

SF-7

PD-52

SOLARK ST

Case Location Map = 



# City of Rockwall

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

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



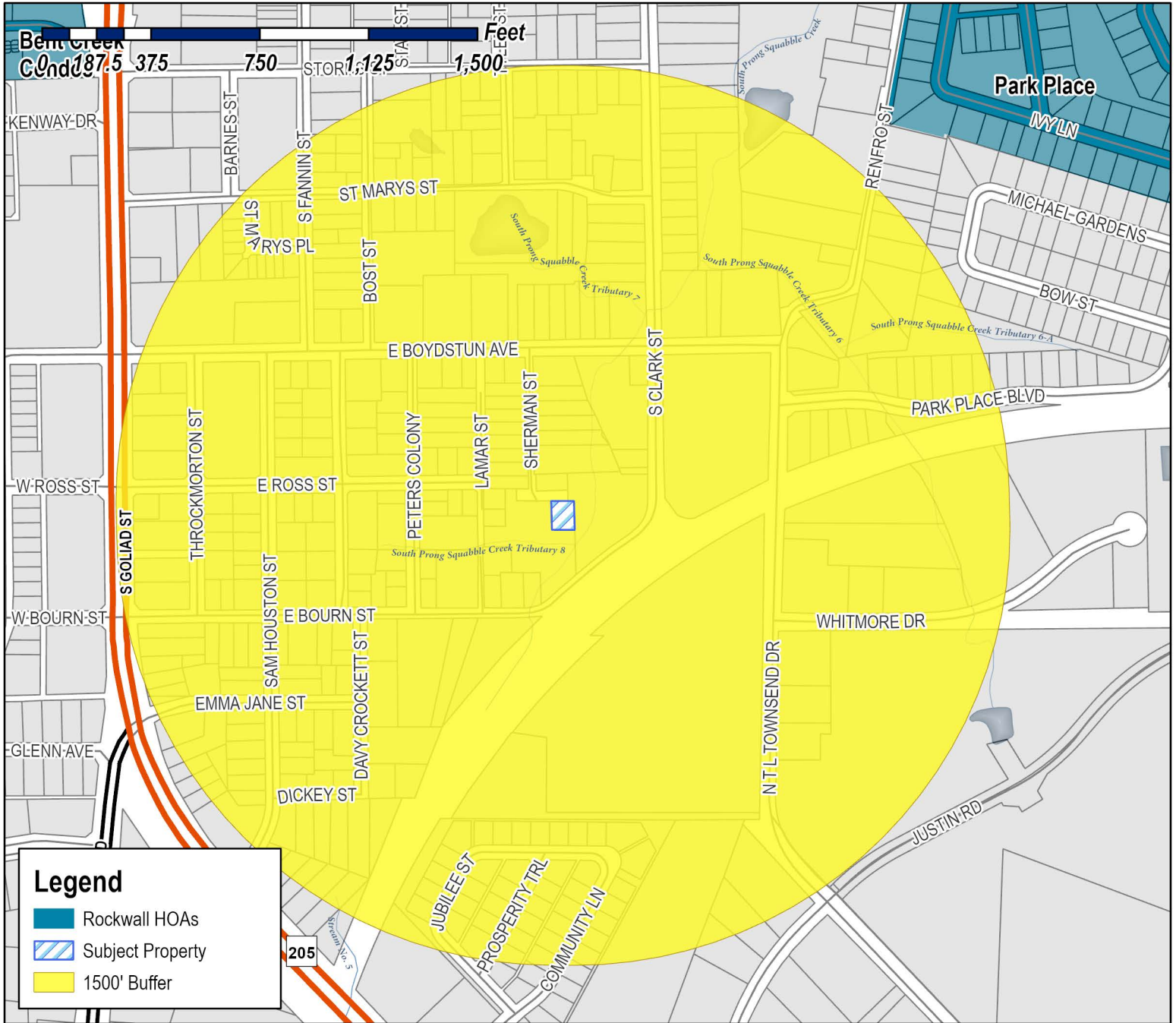




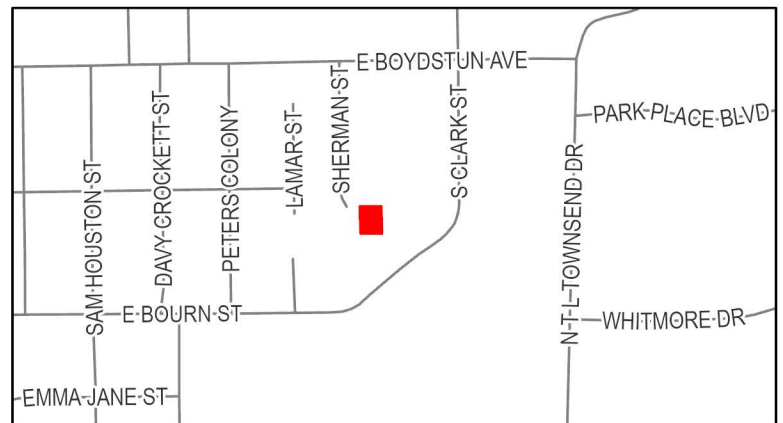
# City of Rockwall

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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

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

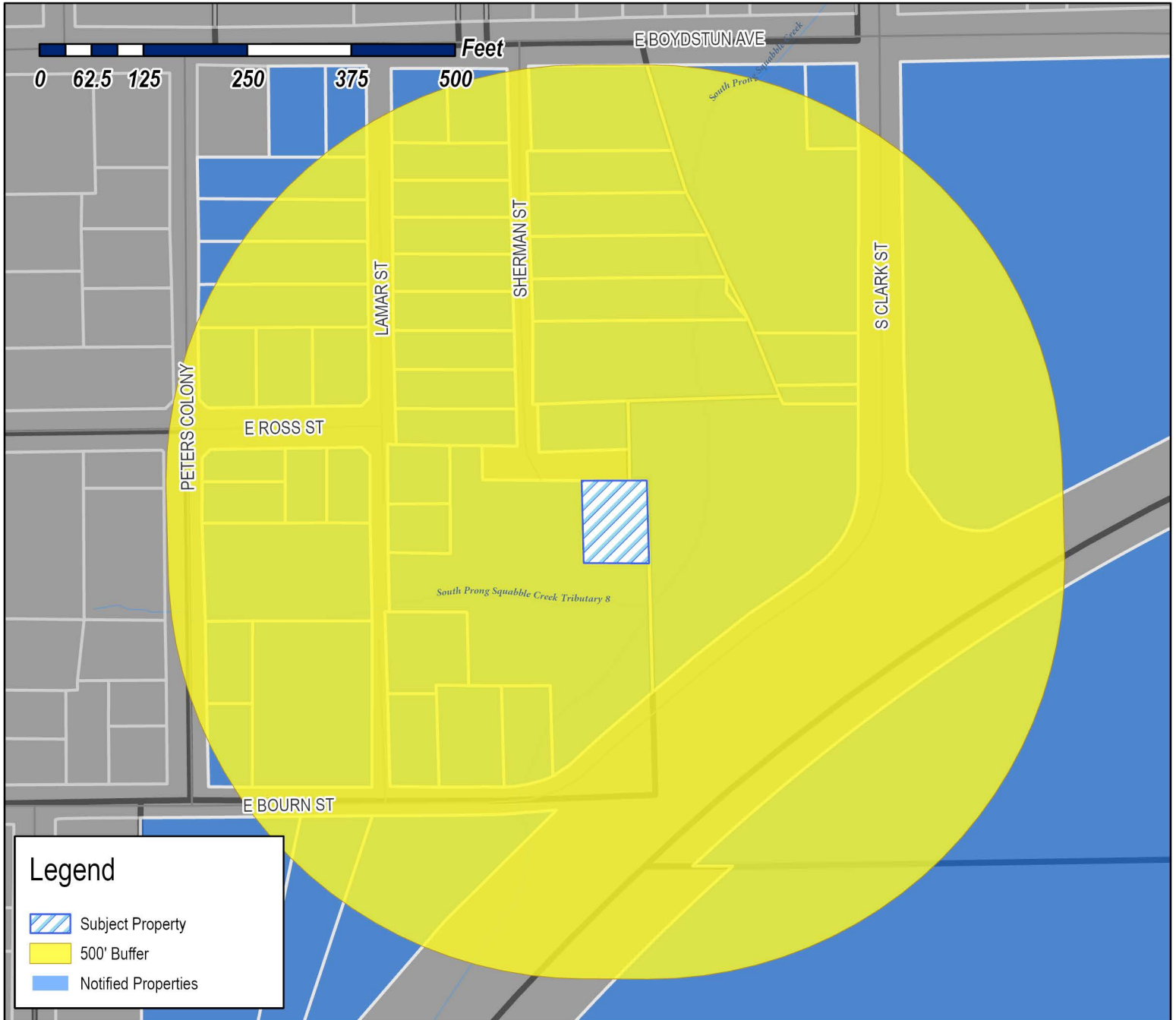




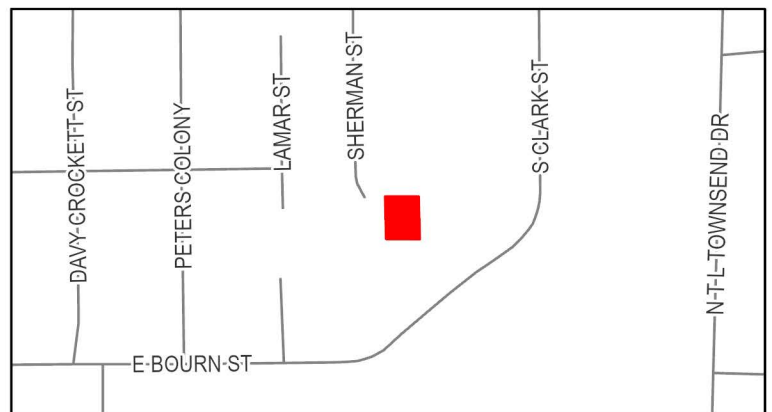
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

For Questions on this Case Call: (972) 771-7746

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

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040

HOGUE MIKE & VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

STRANGE EMERSON JR  
1521 NOVEL CT  
GARLAND, TX 75040

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

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE  
2521 LOUDON ST W  
ROCKWALL, TX 75032

OFF MARKET LLC  
DBA BIG STATE HOME BUYERS  
2800 N LOOP WEST #925  
HOUSTON, TX 77092

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

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

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

RESIDENT  
501 E BOURN AVE  
ROCKWALL, TX 75087

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
505 E BOURN ST  
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75087

SILVA JAVIER AND  
BERNARDO LAWRENCE  
58 WINDSOR DRIVE  
FATE, TX 75474

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

RESIDENT  
604 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
604 S ROSS  
ROCKWALL, TX 75087

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

RESIDENT  
606 ROSS  
ROCKWALL, TX 75087

GAMEZ DAVID & PETRA  
606 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
608 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

SCHUMANN LAURIE A  
610 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

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

KAUFMANN DOUGLAS A  
627 SORITA CIRCLE  
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN  
633 STILLMEADOW DR  
RICHARDSON, TX 75081

RESIDENT  
702 S CLARK ST  
ROCKWALL, TX 75087

EBY JENNIFER  
703 PETERS COLONY  
ROCKWALL, TX 75087

ROSS LESLIE  
703 SHERMAN ST  
ROCKWALL, TX 75087

SCROGGINS MURRAY  
704 SHERMAN ST  
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D  
705 N SHERMAN  
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER  
705 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
706 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
707 S CLARK  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE  
708 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
709 N SHERMAN ST  
ROCKWALL, TX 75087

HEJI PAUL M  
709 PETERS COLONY  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
711 LAMAR  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
712 CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
712 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
713 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
715 SHERMAN ST  
ROCKWALL, TX 75087

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

RESIDENT  
716 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
725 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL  
DISTRICT PUBLIC FACILITY CORP  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

HASS DANIEL & AMBER  
801 PETERS COLONY  
ROCKWALL, TX 75087

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

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

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

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

HILLMAN HOUSING LLC  
9706 HEARTSTONE LANE  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

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

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

**Z2023-046: SUP for Residential Infill**

*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 Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 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:

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

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

Your comments must be received by Monday, October 16, 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. Z2023-046: SUP for Residential Infill**

Please place a check mark on the appropriate line below:

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

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

NEW ONE STORY RESIDENCE

715 SHERMAN ST.  
ROCKWALL TEXAS  
75087

JMS CUSTOM HOMES

ISSUE LOG

DATE	DESCRIPTION
09/06/23	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV NO.

ISSUED FOR:

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



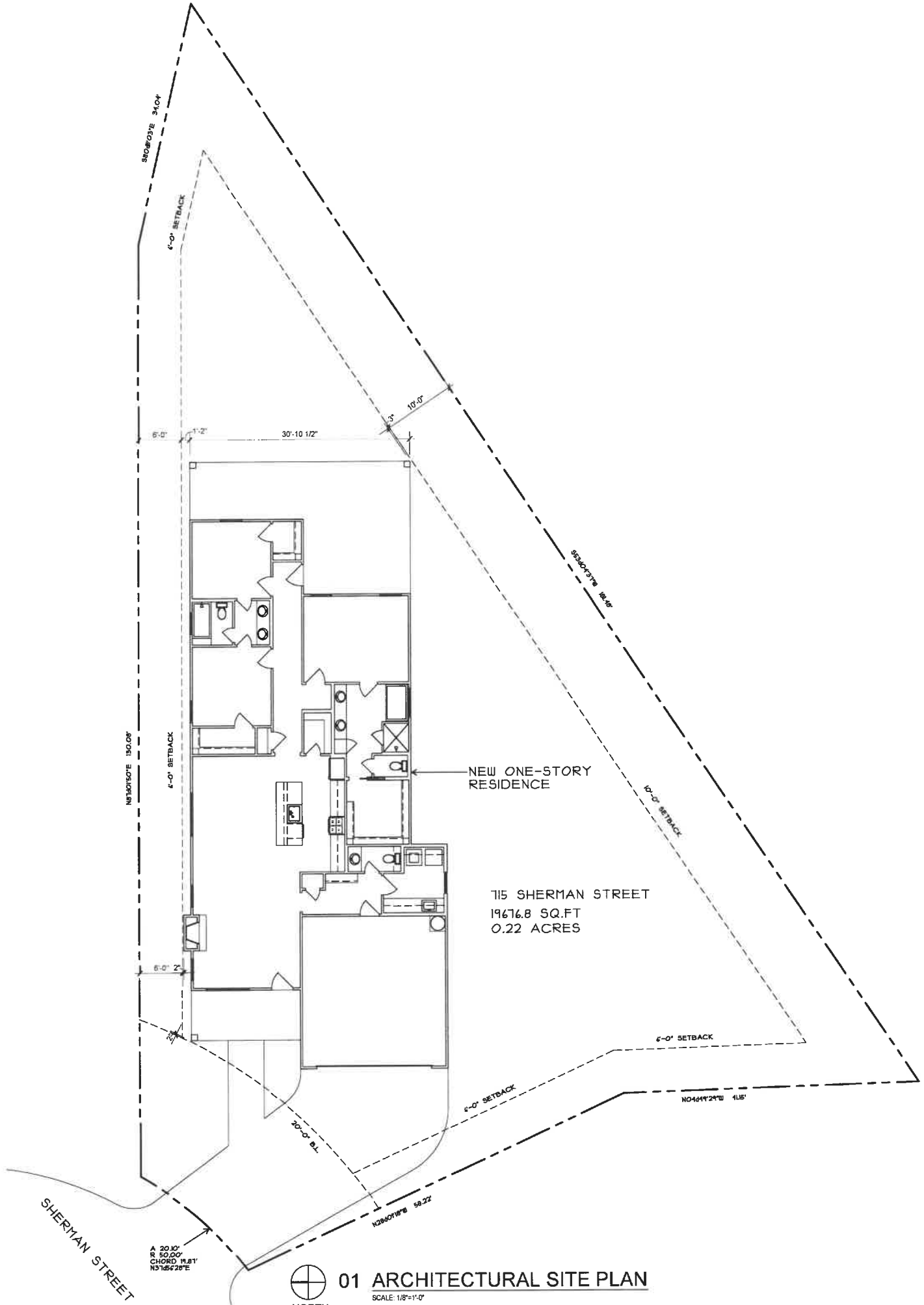
CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-814-8462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-254-8724

ARCH. PROJ. #: 23067 SCALE: REF. DRAWING

SHEET NO.

A2.1

ARCHITECTURAL SITE PLAN



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

SHERMAN STREET

A 20.10'  
R 50.00'  
CHORD 14.81'  
N31°56'28"E

NEW ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

**ISSUE LOG**

DATE ISSUE	DESCRIPTION
09/08/23	FOR PERMIT

**REVISION LOG**

DATE ISSUE	DESCRIPTION	REV NO.

**ISSUED FOR:**

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

*Fanning Philips*  
 DESIGNER

CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-814-8462

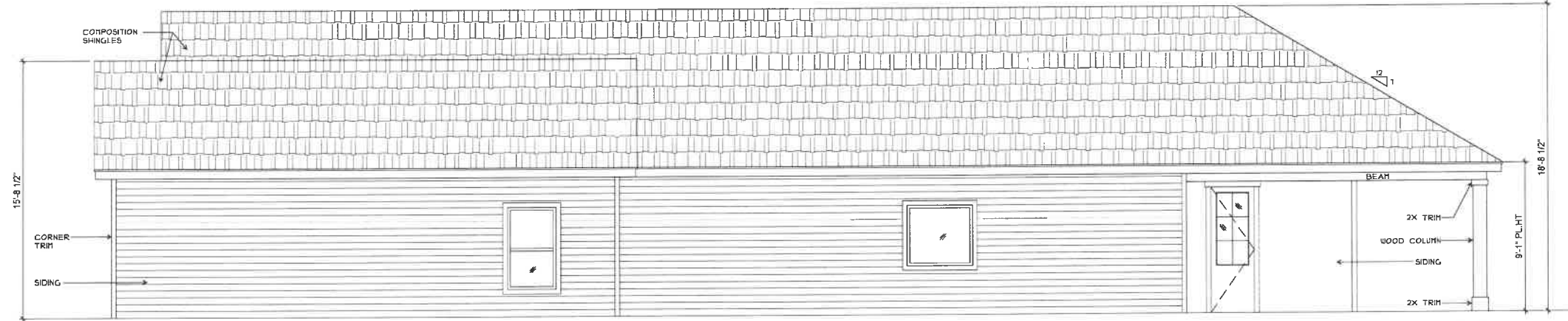
DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-264-8724

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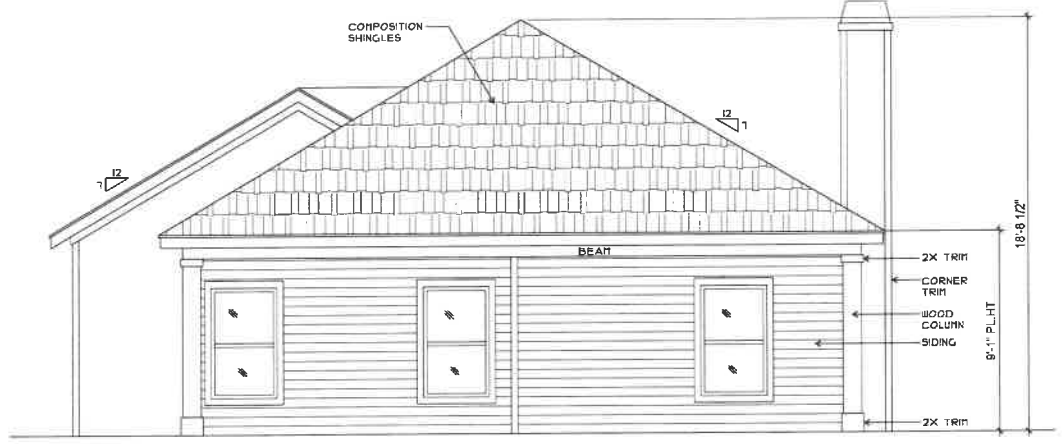
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**A5.1**

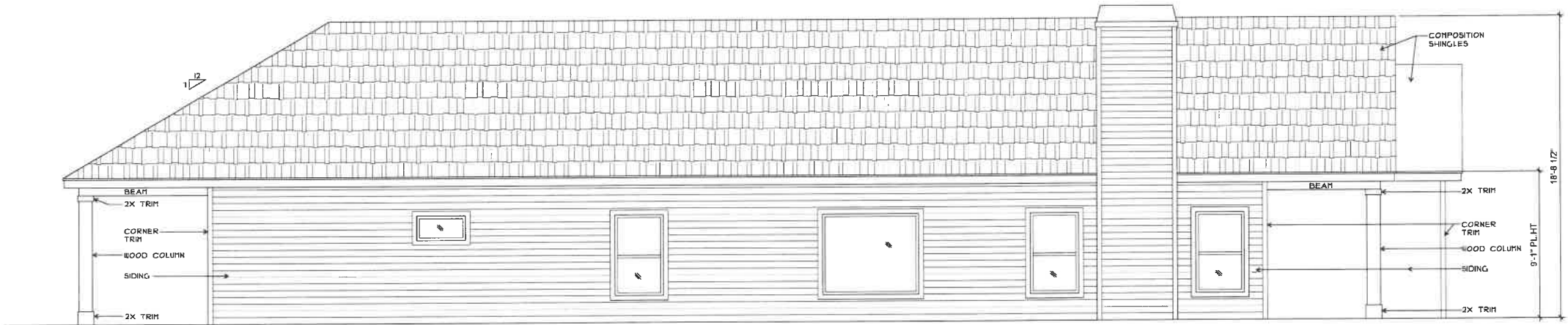
ELEVATIONS



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



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



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



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



FRONT ELEVATION  
**NEW RESIDENCE**

715 SHERMAN ST.  
 ROCKWALL TX

SHEET INDEX		REV	DATE
A-1.0	COVER SHEET		
A-2.1	ARCHITECTURAL SITE PLAN		
A-3.1	NOTES, DETAILS, SCHEDULES		
A-3.2	FLOOR & ROOF PLANS		
A-5.1	ELEVATIONS		
A-6.1	POWER PLAN		

NEW ONE  
 STORY  
 RESIDENCE

715 SHERMAN  
 ST.  
 ROCKWALL  
 TEXAS  
 75087

JMS CUSTOM  
 HOMES

**ISSUE LOG**

DATE	DESCRIPTION
09/08/23	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.

- ISSUED FOR:**
- PRELIMINARY -
  - BIDDING / PERMIT
  - REVISION
  - FOR CONSTRUCTION



CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-616-9462

DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-264-9724

ARCH. PROJ. #: 23097      SCALE: REF. DRAWING

SHEET NO.  
**A1.0**  
 COVER SHEET

NEW ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

ISSUE LOG

DATE	DESCRIPTION	ISSUE
09/08/23	FOR PERMIT	

REVISION LOG

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

ISSUED FOR:

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



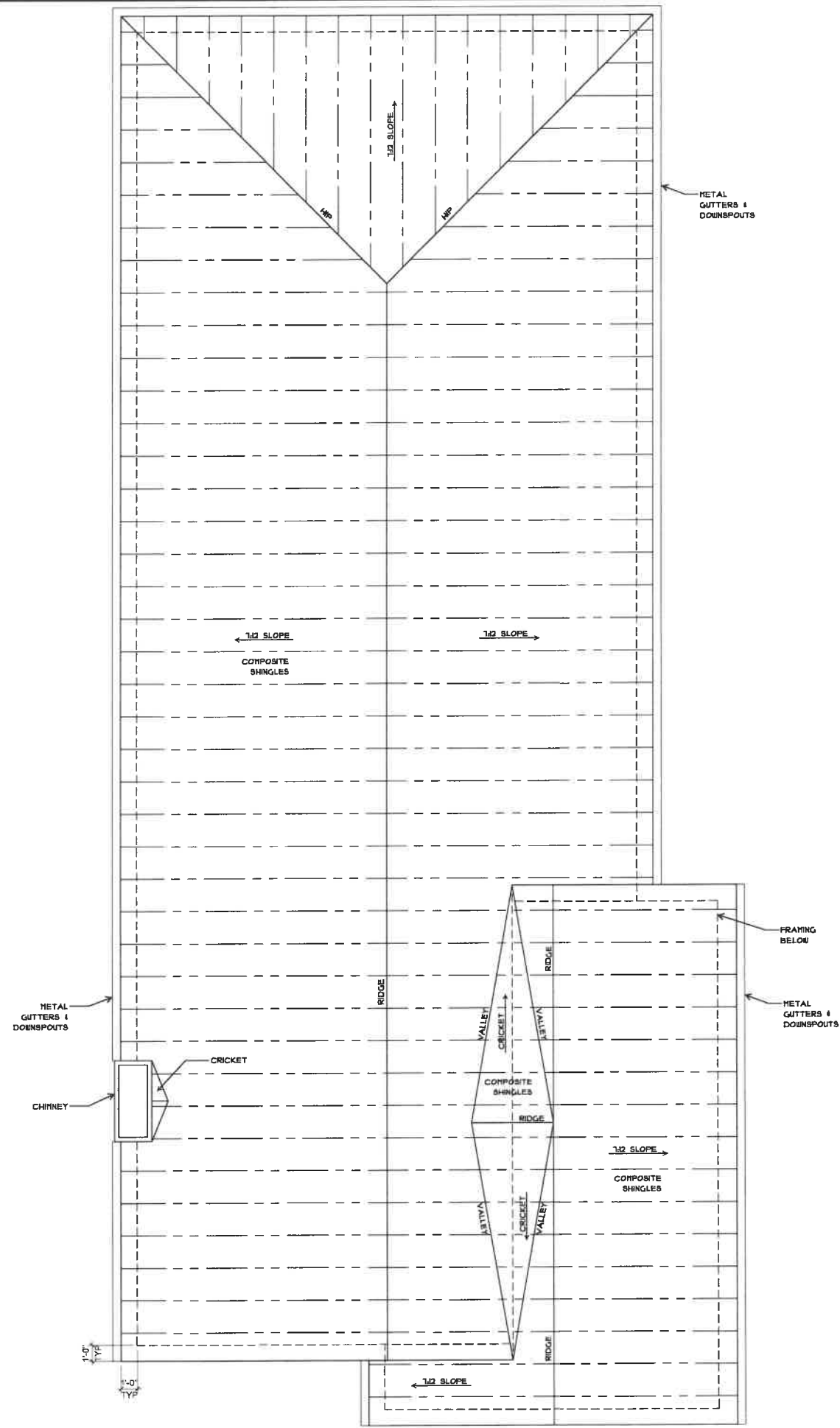
CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
572-514-8462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-1724

ARCH. PROJ. #	SCALE
23087	REF DRAWING

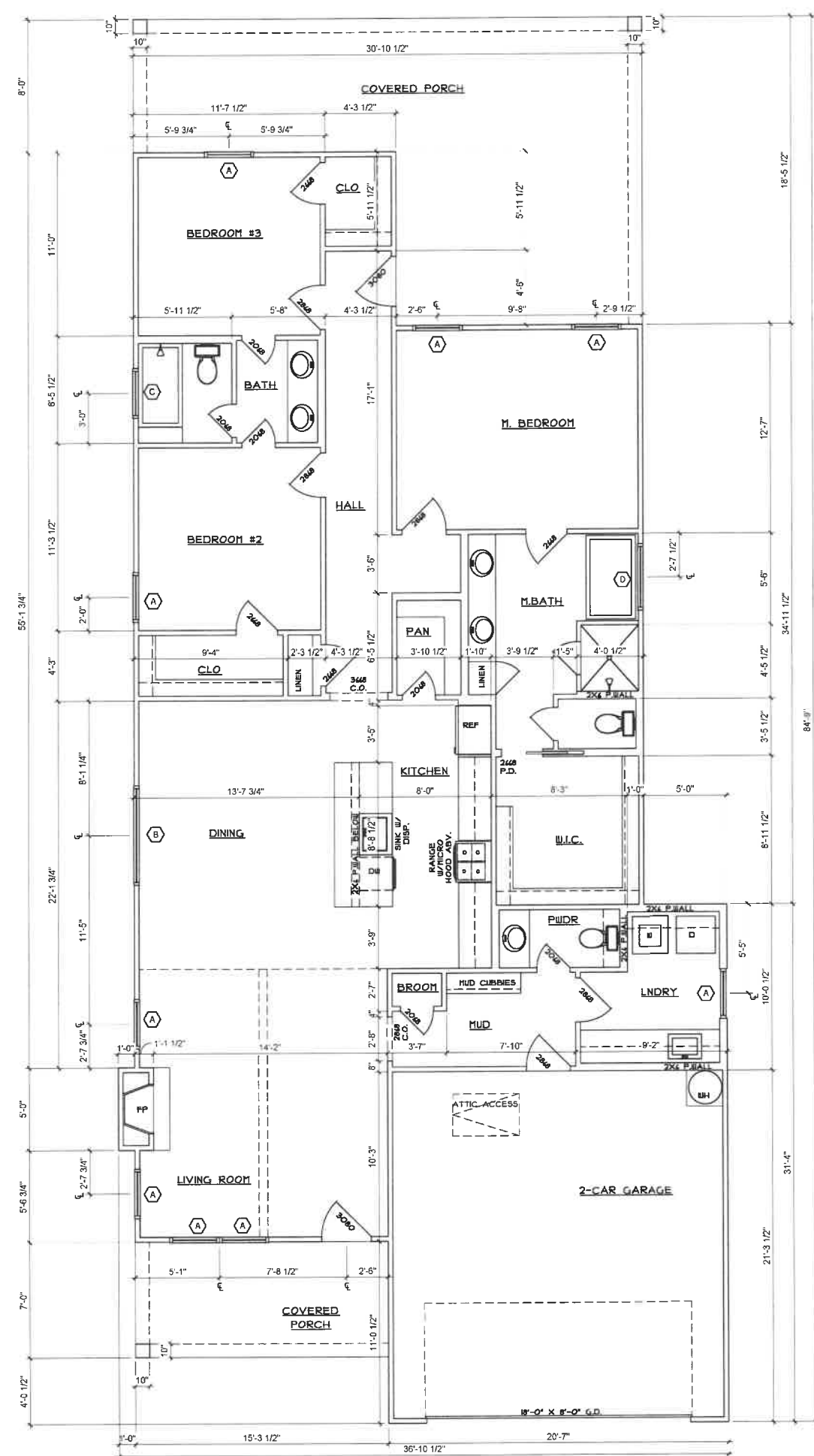
SHEET NO.

A3.2

FLOOR & ROOF PLAN



02 ROOF PLAN  
SCALE: 1/4"=1'-0"



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





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
704 Sherman Street	Single-Family Home	1980	980	N/A	Siding
705 Sherman Street	Single-Family Home	1994	1,350	117	Brick and Siding
706 Sherman Street	Single-Family Home	2020	2,538	N/A	Siding
707 Sherman Street	Single-Family Home	2007	1,494	N/A	Brick and Siding
708 Sherman Street	Single-Family Home	1974	1,400	480	Siding
709 Sherman Street	Single-Family Home	2007	1,494	40	Brick and Siding
710 Sherman Street	Single-Family Home	1994	1,200	N/A	Siding
711 Sherman Street	Single-Family Home	1982	2,942	N/A	Siding
712 Sherman Street	Vacant	N/A	N/A	N/A	N/A
713 Sherman Street	Single-Family Home	1990	1,896	N/A	Brick
715 Sherman Street	Vacant	N/A	N/A	N/A	N/A
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
AVERAGES:		1994	1,699	212	





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

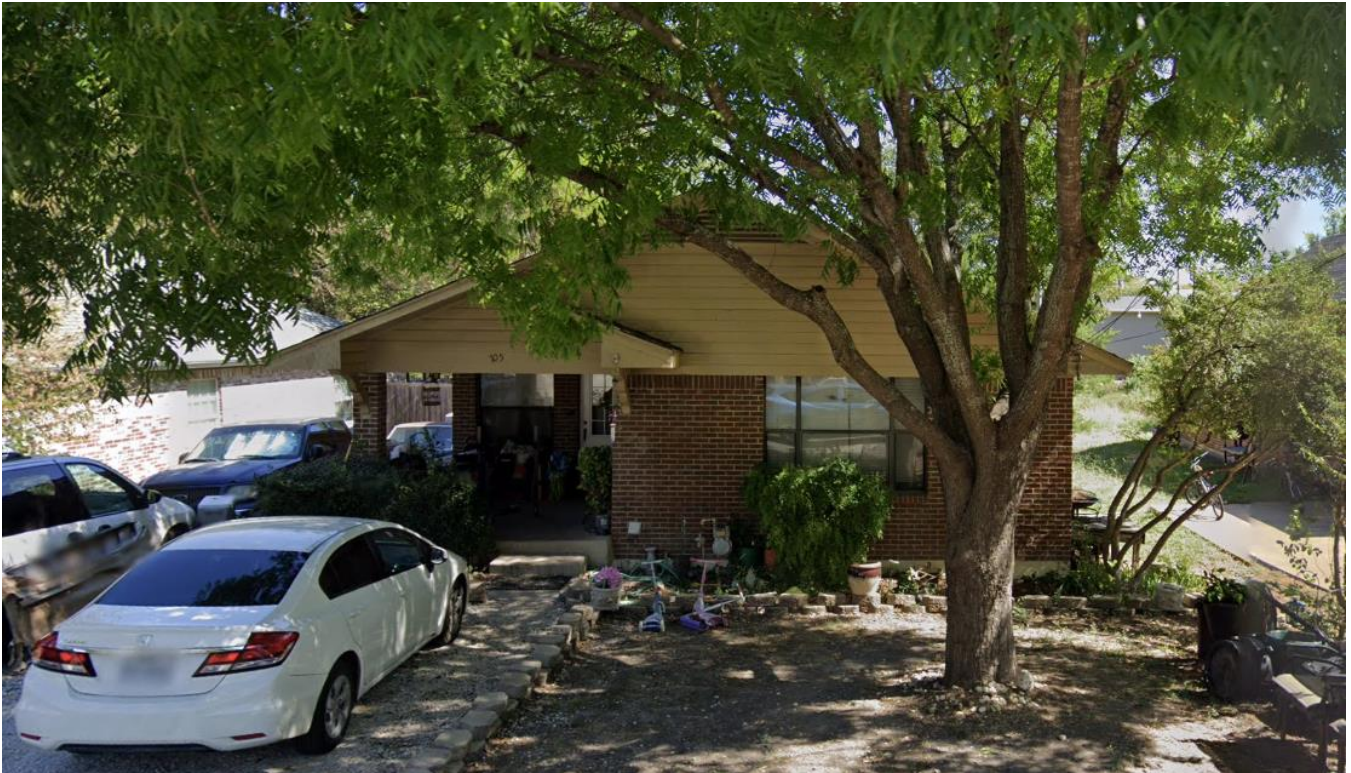
**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



704 Sherman Street



705 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

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706 Sherman Street



707 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

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708 Sherman Street



709 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

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710 Sherman Street



711 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

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712 Sherman Street



713 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

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715 Sherman Street



716 Sherman Street



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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS LOT C, BLOCK 112, B.F. BOYDSTUN 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 for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.22-acre parcel of land identified as Lot C, Block 112, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in



Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

## 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 6<sup>th</sup> DAY OF NOVEMBER, 2023.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 16, 2023

2<sup>nd</sup> Reading: November 6, 2023



**Exhibit 'A':  
Location Map**

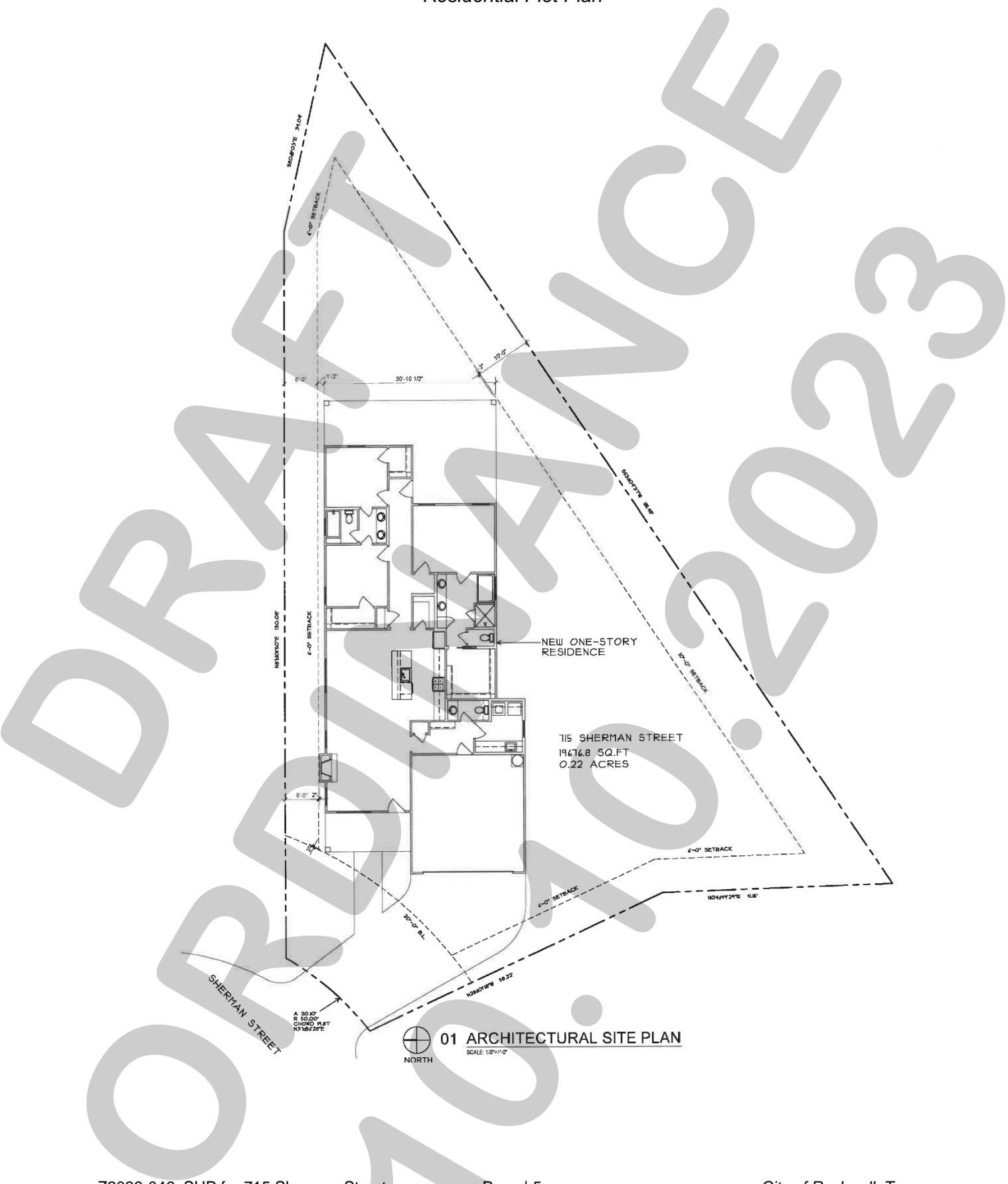
Address: 715 Sherman Street

Legal Description: Lot C, Block 112, B.F. Boydston Addition





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



**Exhibit 'C':  
Building Elevations**



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







# 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:** October 16, 2023  
**APPLICANT:** Javier Silva; *JMS Custom Homes, LLC.*  
**CASE NUMBER:** Z2023-046; *Specific Use Permit (SUP) for a Residential Infill for 715 Sherman Street*

---

### 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 Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

### BACKGROUND

According to the City's annexation ordinances and the 1934 Sanborn Maps, the subject property was platted as part of the B.F. Boydston Addition prior to 1959 and after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. The subject property is currently vacant.

### PURPOSE

The applicant -- *Javier Silva* -- 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 715 Sherman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) single-family residential lots (*i.e. 614, 703, 705, 707, 709, 711 & 713 Sherman Street*) that are zoned Single-Family 7 (SF-7) District. Beyond this is E. Boydston Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 1.1209-acre parcel of land (*i.e. Lot G, Block 112, B.F. Boydston Addition*) that is vacant and owned by Rockwall Habitat for Humanity. Beyond that is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 7.00-acre tract of land owned by the Dallas-Garland & Northeastern Railroad. Beyond that is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.1209-acre parcel of land (i.e. Lot G, Block 112, B.F. Boydston Addition) that is vacant and owned by Rockwall Habitat for Humanity. Beyond this is a vacant 0.11-acre parcel of land (i.e. Lot 2, Block 1, Lamar Street Habitat No. 1 Addition) also owned by Rockwall Habitat for Humanity. West of this is a 0.459-acre parcel of land (i.e. Lot 2, Block G, Sanger Addition) owned by the St. Paul African Methodist.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the B. F. Boydston Subdivision, which has been in existence more than ten (10) years, consists of 137 residential lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of Sherman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sherman Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward Sherman Street.	The front elevation of the home will face Sherman Street.
Year Built	1974-2020	N/A
Building SF on Property	980 SF – 2,942 SF	2,712 SF
Building Architecture	Single Family Homes	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet
Rear	10-Feet	30-Feet
Building Materials	Brick and Siding	Siding
Paint and Color	Red, Yellow, White, Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located approximately 11 ½ feet in front of the front façade.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented approximately 11½ feet in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

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 Sherman Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On September 28, 2023, staff mailed 67 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowners Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On October 10, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 715 Sherman ST Rockwall TX 75087  
 SUBDIVISION B F BOYDSTON LOT C BLOCK 112  
 GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING SF-7 CURRENT USE \_\_\_\_\_  
 PROPOSED ZONING SF-7 PROPOSED USE Residential Infill  
 ACREAGE .22 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER <u>MSH 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 75032</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]

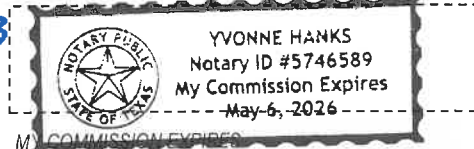
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF September 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2023-046: Specific Use Permit (SUP) for Residential Infill at 715 Sherman Street


0 15 30 60 90 120 Feet

SHERMAN ST

SF-7

PD-52

SOLARK ST

Case Location Map = 



# City of Rockwall

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

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



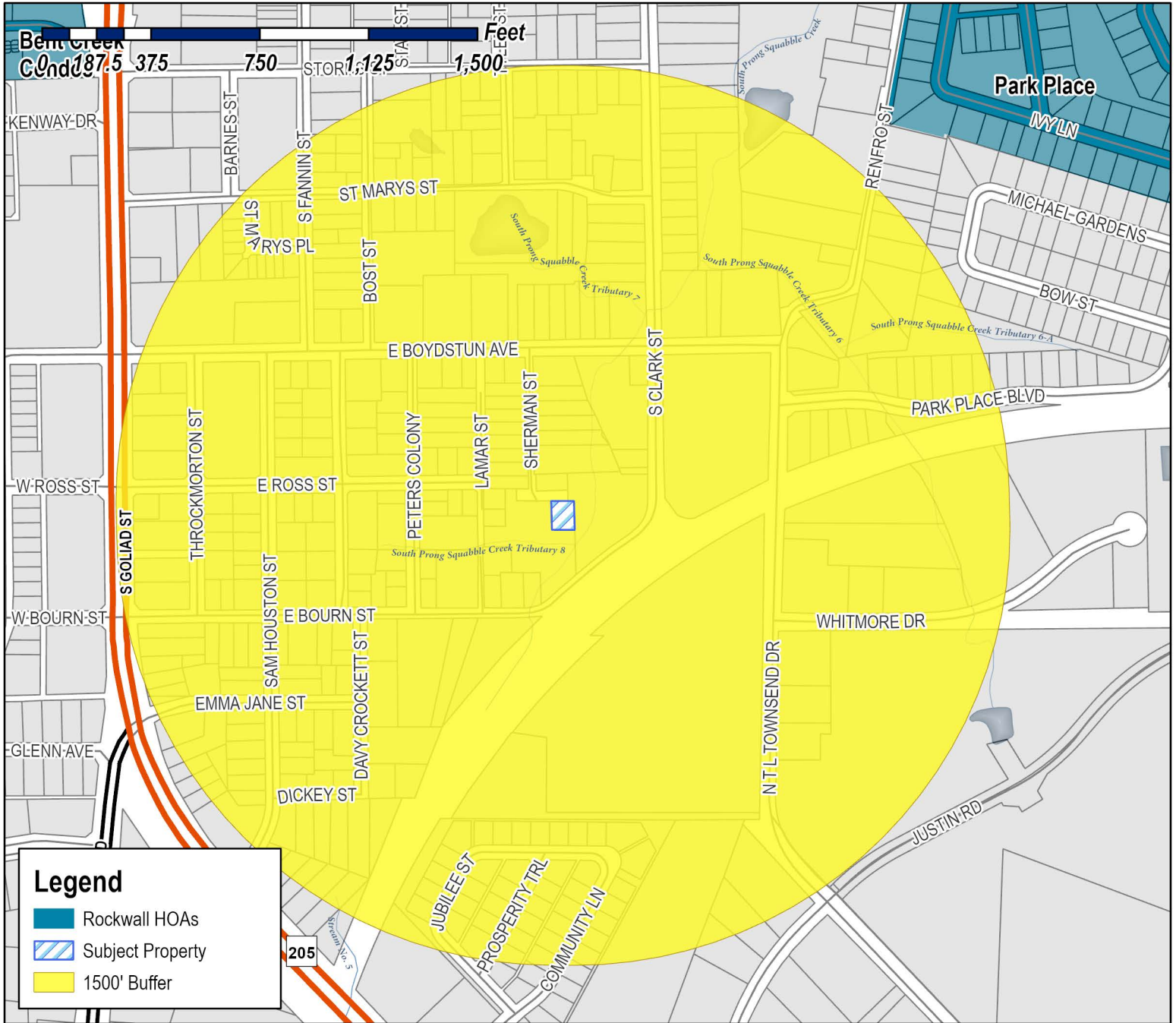




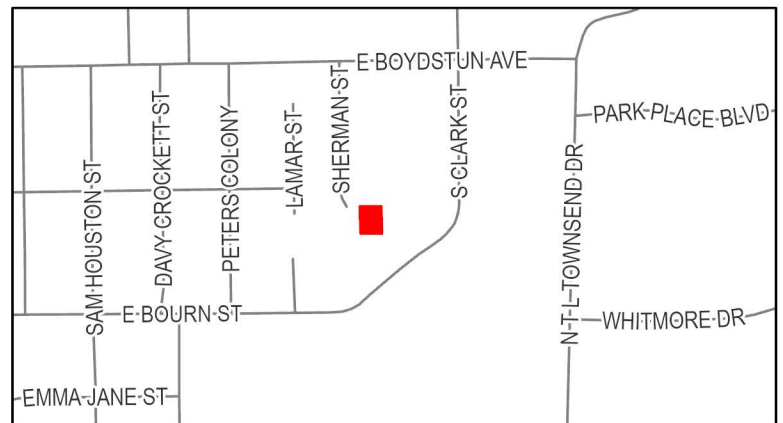
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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

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

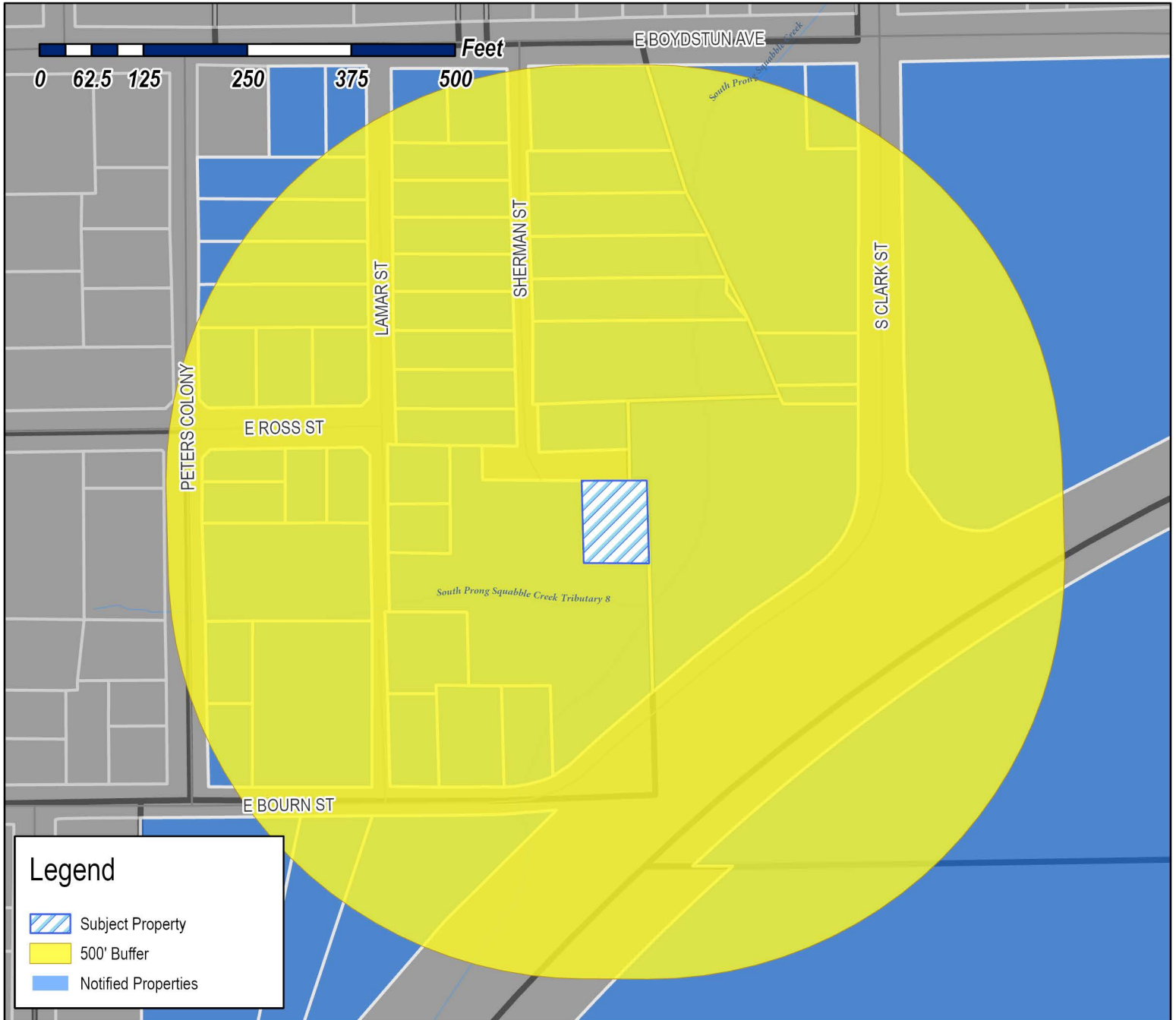




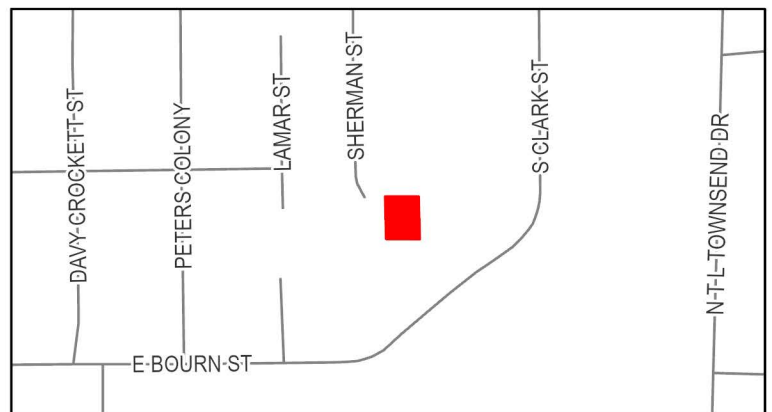
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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



**Date Saved:** 9/15/2023

For Questions on this Case Call: (972) 771-7746

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

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040

HOGUE MIKE & VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

STRANGE EMERSON JR  
1521 NOVEL CT  
GARLAND, TX 75040

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

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE  
2521 LOUDON ST W  
ROCKWALL, TX 75032

OFF MARKET LLC  
DBA BIG STATE HOME BUYERS  
2800 N LOOP WEST #925  
HOUSTON, TX 77092

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

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

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

RESIDENT  
501 E BOURN AVE  
ROCKWALL, TX 75087

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
505 E BOURN ST  
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75087

SILVA JAVIER AND  
BERNARDO LAWRENCE  
58 WINDSOR DRIVE  
FATE, TX 75474

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

RESIDENT  
604 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
604 S ROSS  
ROCKWALL, TX 75087

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

RESIDENT  
606 ROSS  
ROCKWALL, TX 75087

GAMEZ DAVID & PETRA  
606 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
608 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

SCHUMANN LAURIE A  
610 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

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

KAUFMANN DOUGLAS A  
627 SORITA CIRCLE  
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN  
633 STILLMEADOW DR  
RICHARDSON, TX 75081

RESIDENT  
702 S CLARK ST  
ROCKWALL, TX 75087

EBY JENNIFER  
703 PETERS COLONY  
ROCKWALL, TX 75087

ROSS LESLIE  
703 SHERMAN ST  
ROCKWALL, TX 75087

SCROGGINS MURRAY  
704 SHERMAN ST  
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D  
705 N SHERMAN  
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER  
705 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
706 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
707 S CLARK  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE  
708 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
709 N SHERMAN ST  
ROCKWALL, TX 75087

HEJI PAUL M  
709 PETERS COLONY  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
711 LAMAR  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
712 CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
712 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
713 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
715 SHERMAN ST  
ROCKWALL, TX 75087

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

RESIDENT  
716 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
725 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL  
DISTRICT PUBLIC FACILITY CORP  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

HASS DANIEL & AMBER  
801 PETERS COLONY  
ROCKWALL, TX 75087

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

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

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



RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

HILLMAN HOUSING LLC  
9706 HEARTSTONE LANE  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
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:

**Z2023-046: SUP for Residential Infill**

*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 Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 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:

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

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

Your comments must be received by Monday, October 16, 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. Z2023-046: SUP for Residential Infill**

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]

Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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









FRONT ELEVATION  
**NEW RESIDENCE**

715 SHERMAN ST.  
 ROCKWALL TX

SHEET INDEX		REV	DATE
A-1.0	COVER SHEET		
A-2.1	ARCHITECTURAL SITE PLAN		
A-3.1	NOTES, DETAILS, SCHEDULES		
A-3.2	FLOOR & ROOF PLANS		
A-5.1	ELEVATIONS		
A-6.1	POWER PLAN		

NEW ONE  
 STORY  
 RESIDENCE

715 SHERMAN  
 ST.  
 ROCKWALL  
 TEXAS  
 75087

JMS CUSTOM  
 HOMES

**ISSUE LOG**

DATE	DESCRIPTION
09/08/23	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.

**ISSUED FOR:**

PRELIMINARY -

BIDDING / PERMIT

REVISION

FOR CONSTRUCTION



CONTRACTOR: JAVIER SILVA  
 support@jmscustomhomes.net  
 972-616-6462

DESIGNER: PATRA PHILIPS  
 patra@fanningphilips.com  
 214-264-8724

ARCH. PROJ. #: 23097      SCALE: REF. DRAWING

SHEET NO.  
**A1.0**  
 COVER SHEET

NEW ONE  
STORY  
RESIDENCE

715 SHERMAN  
ST.  
ROCKWALL  
TEXAS  
75087

JMS CUSTOM  
HOMES

ISSUE LOG

DATE	DESCRIPTION	ISSUE
09/08/23	FOR PERMIT	

REVISION LOG

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

ISSUED FOR:

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



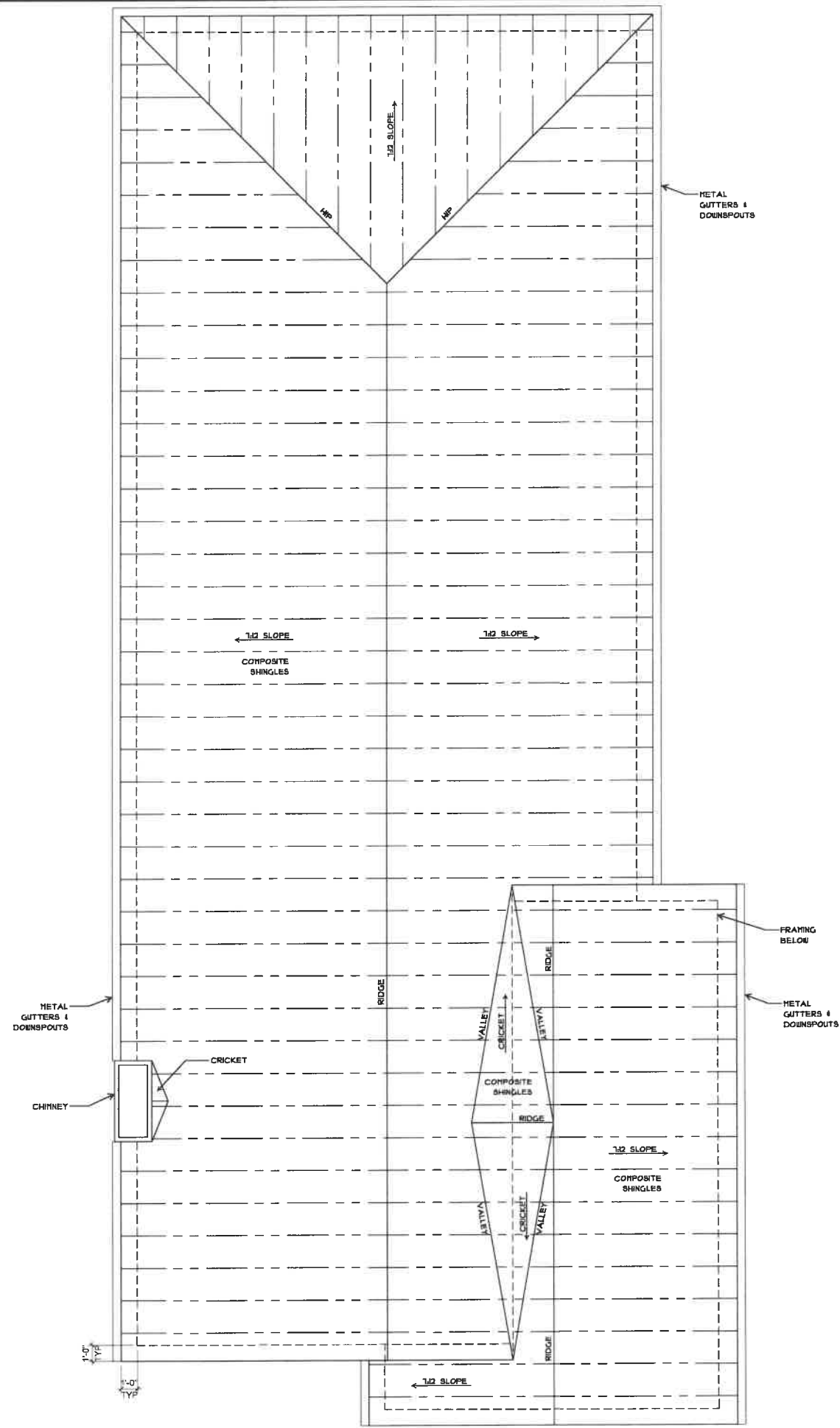
CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
572-514-8462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-1724

ARCH. PROJ. #	SCALE
23087	REF DRAWING

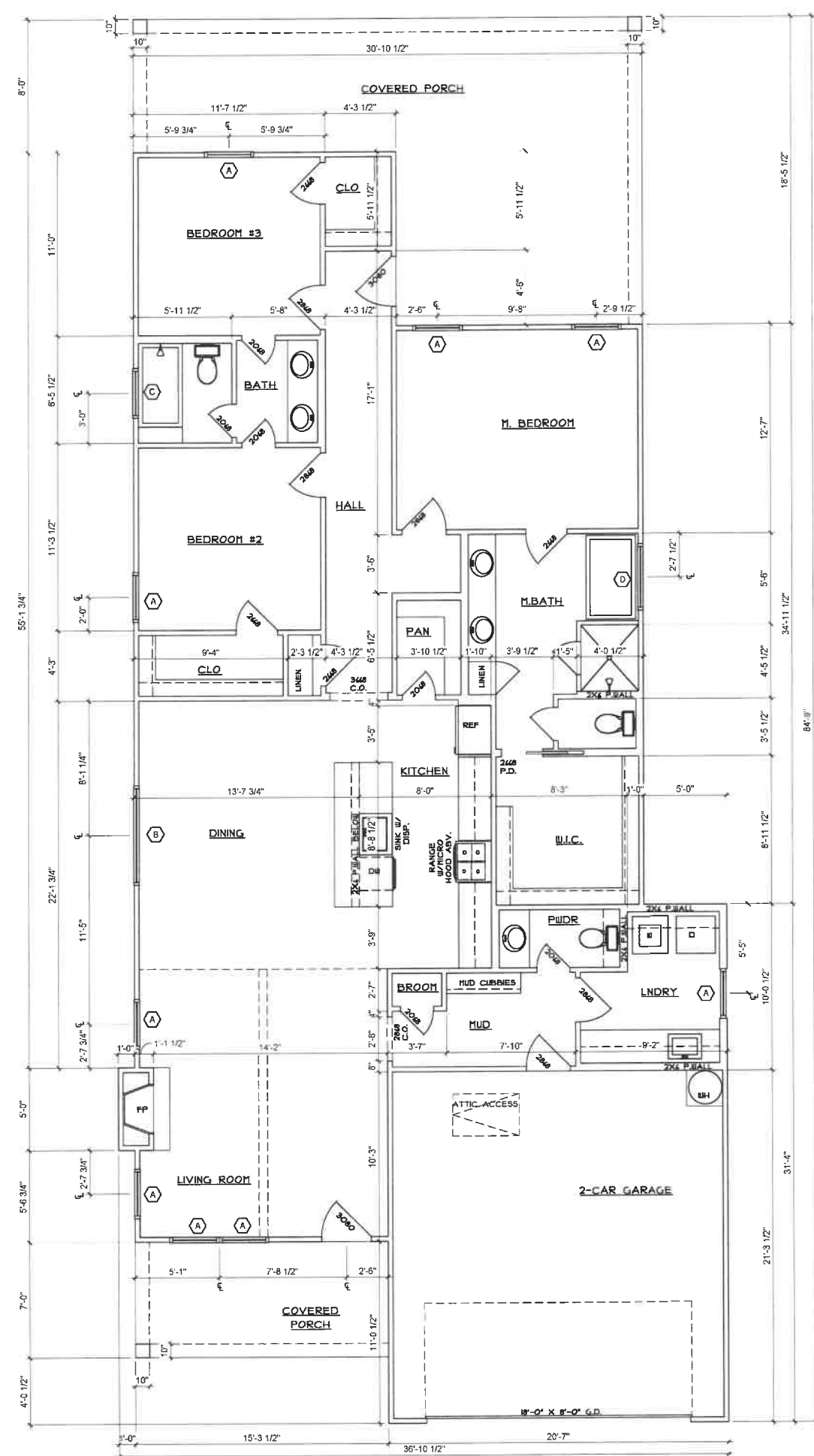
SHEET NO.

A3.2

FLOOR & ROOF PLAN



02 ROOF PLAN  
SCALE: 1/4"=1'-0"



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





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
704 Sherman Street	Single-Family Home	1980	980	N/A	Siding
705 Sherman Street	Single-Family Home	1994	1,350	117	Brick and Siding
706 Sherman Street	Single-Family Home	2020	2,538	N/A	Siding
707 Sherman Street	Single-Family Home	2007	1,494	N/A	Brick and Siding
708 Sherman Street	Single-Family Home	1974	1,400	480	Siding
709 Sherman Street	Single-Family Home	2007	1,494	40	Brick and Siding
710 Sherman Street	Single-Family Home	1994	1,200	N/A	Siding
711 Sherman Street	Single-Family Home	1982	2,942	N/A	Siding
712 Sherman Street	Vacant	N/A	N/A	N/A	N/A
713 Sherman Street	Single-Family Home	1990	1,896	N/A	Brick
715 Sherman Street	Vacant	N/A	N/A	N/A	N/A
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
AVERAGES:		1994	1,699	212	





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



704 Sherman Street



705 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



706 Sherman Street



707 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



708 Sherman Street



709 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



710 Sherman Street



711 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



712 Sherman Street



713 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-046

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



715 Sherman Street



716 Sherman Street



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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS LOT C, BLOCK 112, B.F. BOYDSTUN 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 for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.22-acre parcel of land identified as Lot C, Block 112, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

## 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 6<sup>th</sup> DAY OF NOVEMBER, 2023.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 16, 2023

2<sup>nd</sup> Reading: November 6, 2023

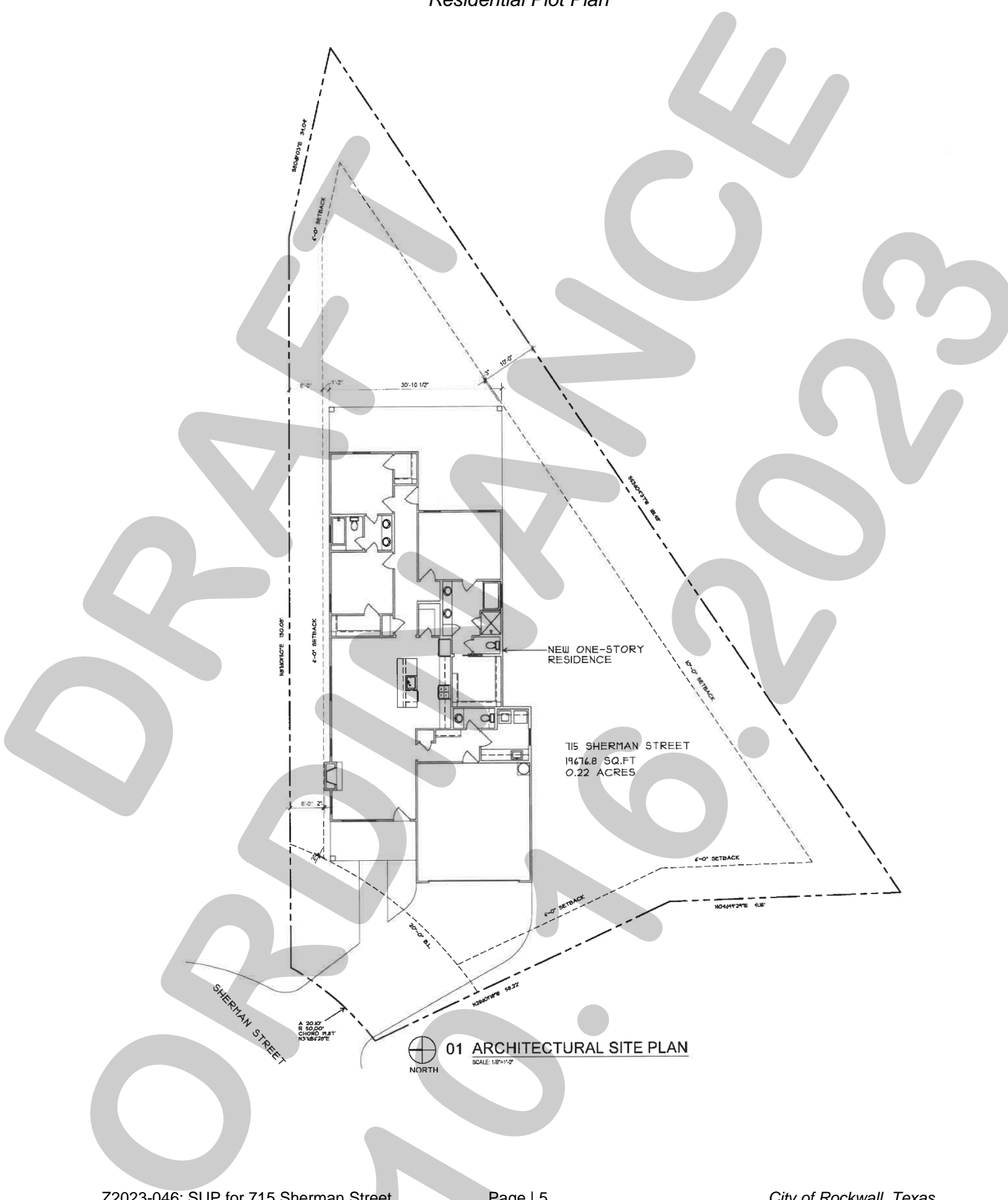
**Exhibit 'A':  
Location Map**

Address: 715 Sherman Street

Legal Description: Lot C, Block 112, B.F. Boydston Addition



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



SHERMAN STREET

NEW ONE-STORY  
 RESIDENCE

115 SHERMAN STREET  
 1967.6 SQ.FT  
 0.22 ACRES



**01 ARCHITECTURAL SITE PLAN**

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





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





November 7, 2023

TO: Javier Silva  
58 Windsor Drive  
Rockwall, TX 75032

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

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

SUBJECT: Z2023-046; *Specific Use Permit (SUP) For Residential Infill Adjacent to an Established Subdivision*

Mr. Silva:

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 November 6, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
  - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.

Planning and Zoning Commission

On October 10, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On October 16, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On November 6, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 23-61, S-318*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

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



CITY OF ROCKWALL

ORDINANCE NO. 23-61

SPECIFIC USE PERMIT NO. S-318

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [*ORDINANCE NO. 02-14*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS LOT C, BLOCK 112, B.F. BOYDSTUN 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 for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.22-acre parcel of land identified as Lot C, Block 112, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) AND Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That Planned Development District 52 (PD-52) [*Ordinance No. 02-14*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a single-family home adjacent to 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*, Planned Development District 52 (PD-52) [Ordinance No. 02-14] and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### **2.1 OPERATIONAL CONDITIONS**

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

### **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.

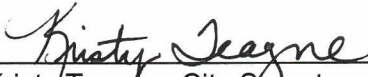
**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 6<sup>th</sup> DAY OF NOVEMBER, 2023.**

  
Trace Johannesen, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: October 16, 2023

2<sup>nd</sup> Reading: November 6, 2023



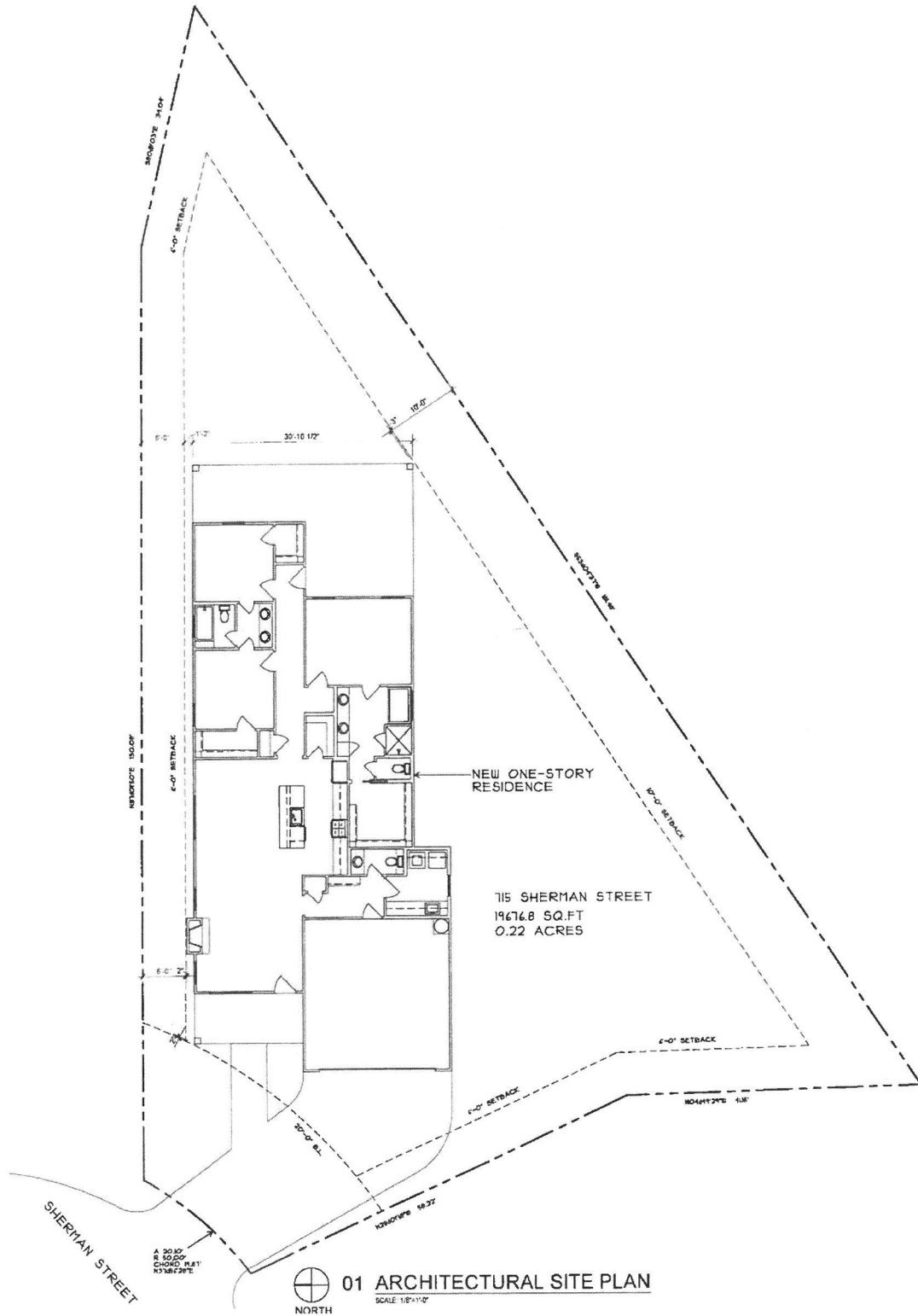
**Exhibit 'A':  
Location Map**

Address: 715 Sherman Street

Legal Description: Lot C, Block 112, B.F. Boydston Addition

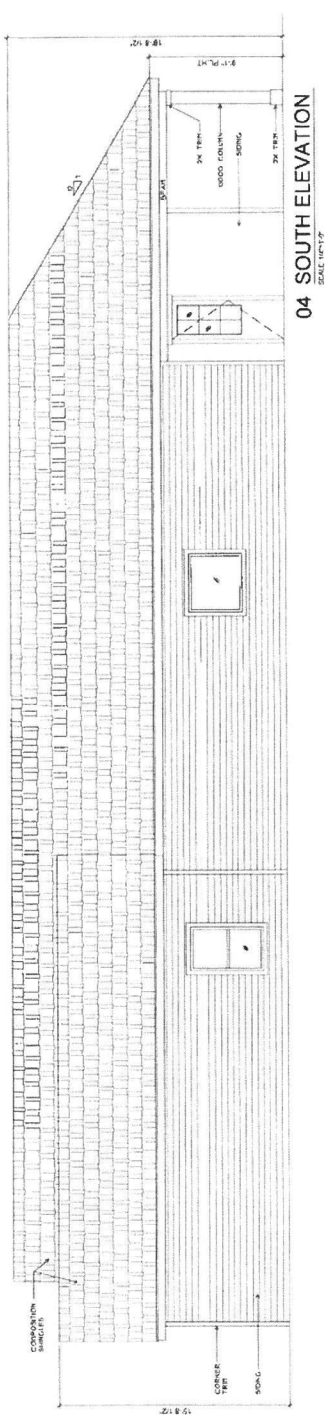


**Exhibit 'B':**  
*Residential Plot Plan*

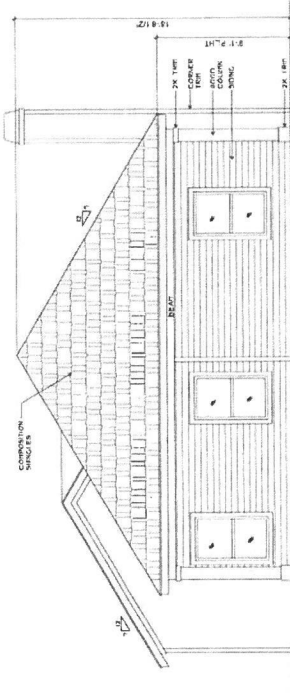




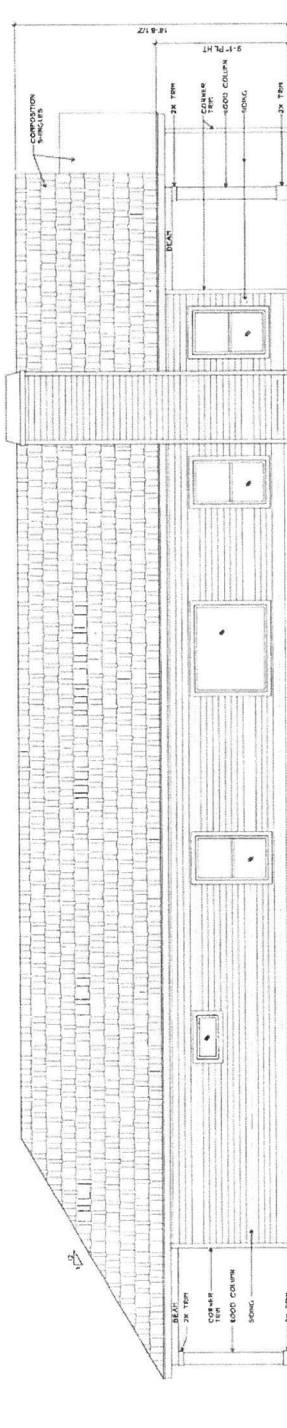
# Exhibit 'C': Building Elevations



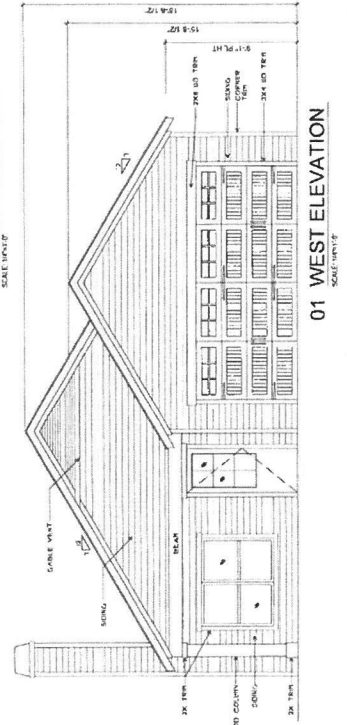
**04 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



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



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



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



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

