



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **606 E ROSS ST, ROCKWALL TX 75087**

SUBDIVISION **SANGER ADDITION**

LOT

1

BLOCK

G

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF7**

CURRENT USE **SINGLE FAMILY**

PROPOSED ZONING

PROPOSED USE **SINGLE FAMILY**

ACREAGE **0.1150**

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER **MBA CUSTOM HOMES**

APPLICANT **KEVIN OSORNIO**

CONTACT PERSON **KEVIN OSORNIO**

CONTACT PERSON **KEVIN OSORNIO**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

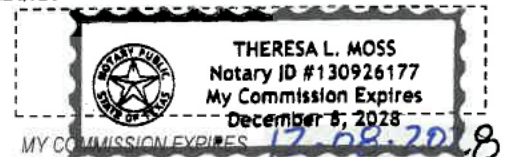
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 2026 BY SIGNING THIS APPLICATION, 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."

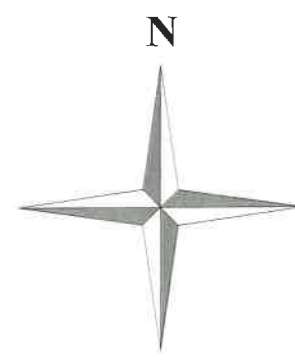
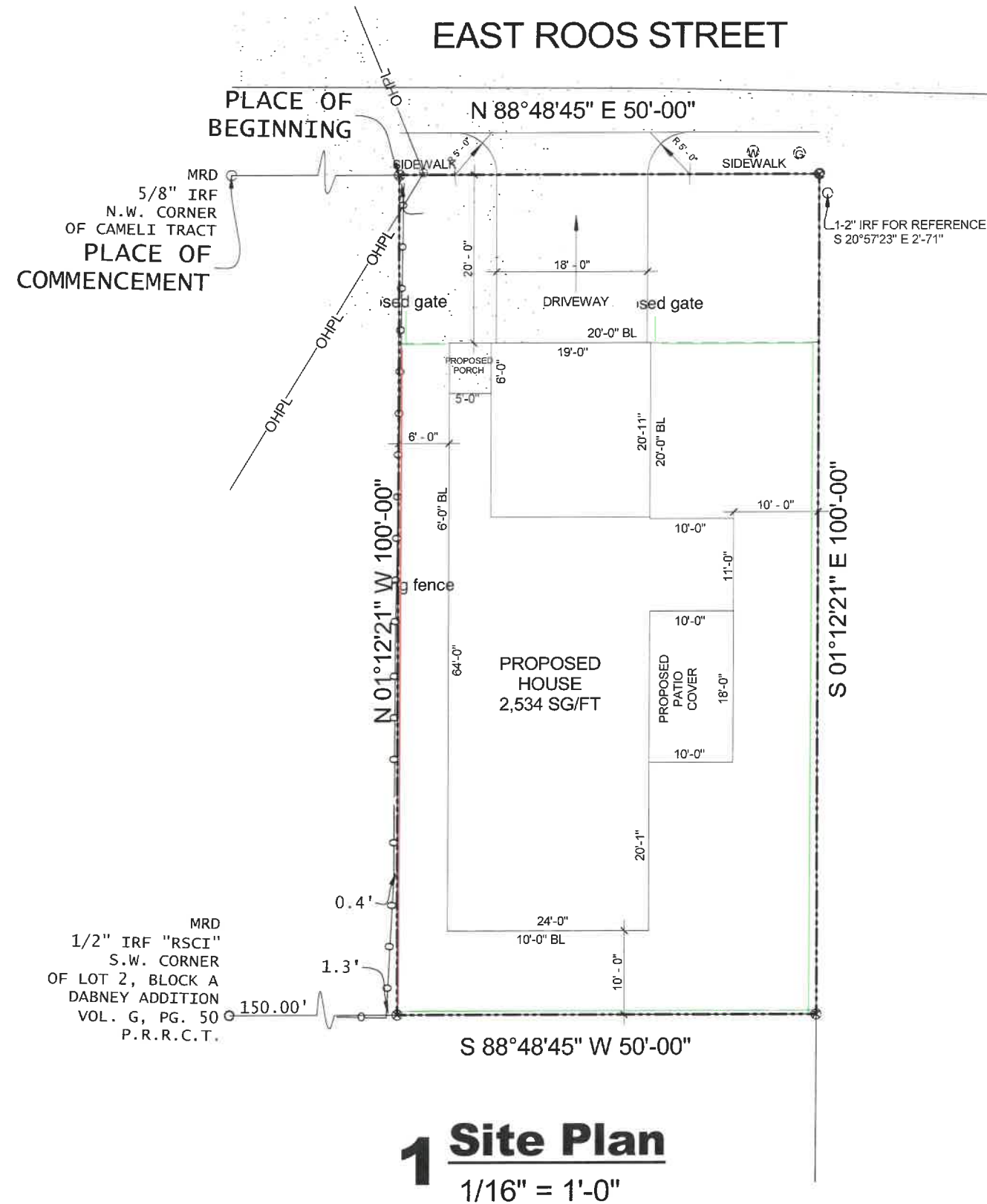
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2026.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kevin Osornio
Theresa L. Moss





VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,364 SQFT
PROPOSED SECOND FLOOR PLAN	1,170 SQFT
TOTAL A/C	2,534 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
PROPOSED PATIO COVER	180 SQFT
TOTAL NEW CONSTRUCTION	3,140 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

J.S. Barton PE

1 Site Plan
1/16" = 1'-0"



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GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

SITE PLAN

Date: 07/02/2025 Scale: 1/16" = 1'-0"

Drawn by: Projects & Construction Araque



DEVELOPMENT APPLICATION

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Planning and Zoning Department
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LOT

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BLOCK

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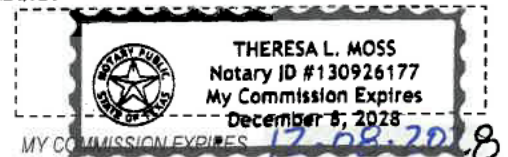
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Theresa L. Moss



0 5 10 20 30 40 Feet

MIS2026-008: Exception for a Front Yard Fence at 606 Ross Street

E ROSS ST

LAMAR ST

SF-7

Case Location Map = 

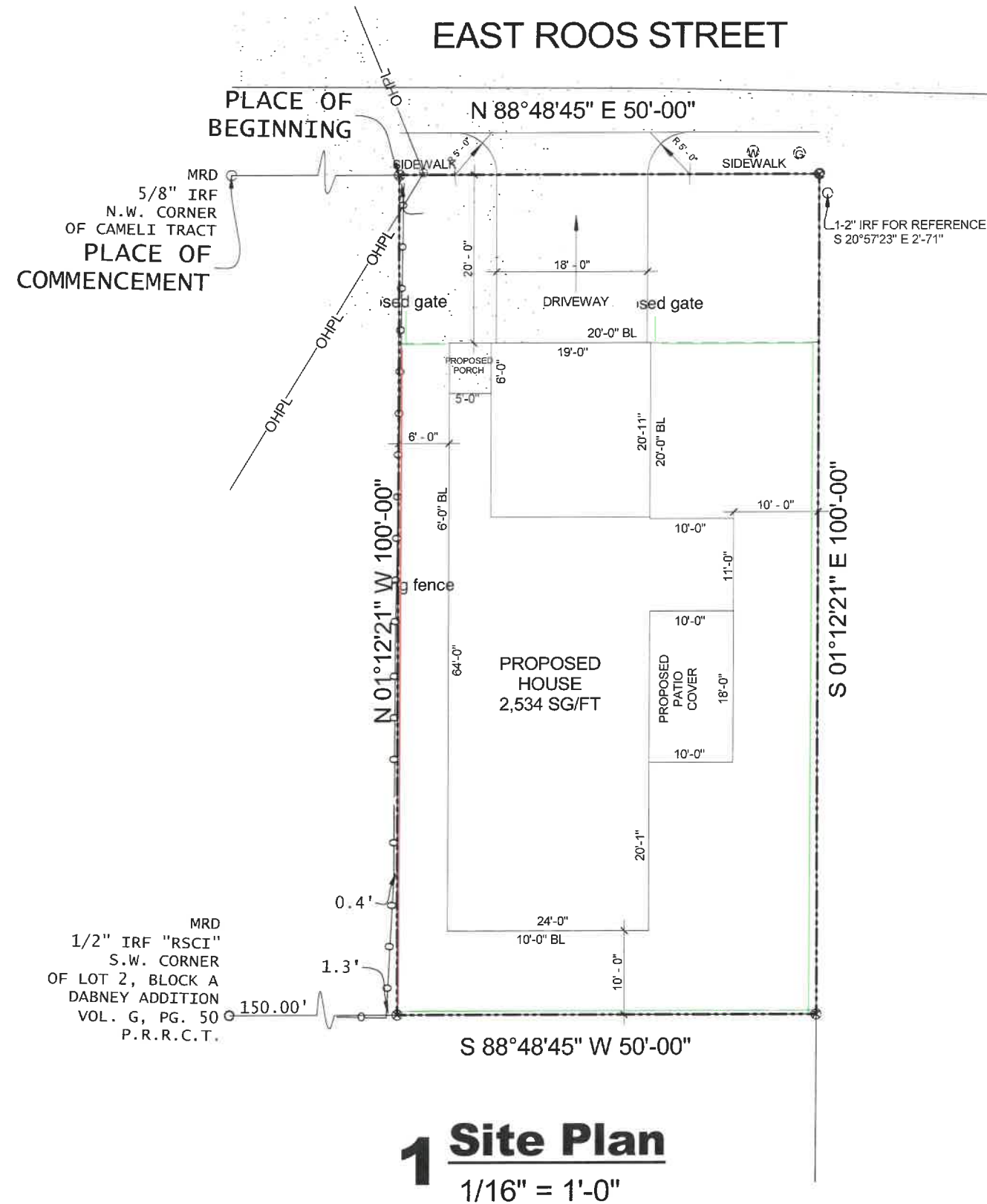


City of Rockwall

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.





1 Site Plan
1/16" = 1'-0"

J.S. Barton PE



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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

SITE PLAN

Date: 07/02/2025 Scale: 1/16" = 1'-0"

Drawn by: Projects & Construction Araque



TO: Planning and Zoning Commission
FROM: Angelica Guevara, *Planning Technician*
DATE: April 28, 2026
SUBJECT: MIS2026-008; *Exception for a Front Yard Fence at 606 E. Ross Street*

The applicant, Kevin Osornio, is requesting the approval of an *Exception* for a *Front Yard Fence* adjacent to Lamar Street on a corner lot. The subject property is located on a 0.1150-acre tract of land (*i.e. Lot 1, Block G, Sanger Addition*) and is addressed as 606 E. Ross Street. On September 2, 2025, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2025-045*] to allow the construction of a single-family residence on the subject property. Following this, staff was informed by the Building Inspections Department that the applicant had begun construction on a covered patio (*i.e. 180 SF*) and dining room addition (*i.e. 414 SF*) that were not included with the approved Specific Use Permit (SUP) ordinance. It should be noted that the building permit for the single-family home included plans for the covered patio, and that the permit [*RES2025-5684*] was issued in error on December 1, 2025; however, the permit did *not* include the plans for the dining room addition. This led to the applicant requesting a *Special Exception* from City Council and the Planning and Zoning Commission. On March 2, 2026, the City Council approved the *Special Exception* by a vote of 5-1 (*Council Member Lewis dissented and Mayor McCallum was absent*), to allow the reduced side setback from 20-feet to ten (10) feet. On March 16, 2026, the Building Inspections Department received a building permit application [*i.e. RES2026-908*] from the applicant requesting an eight (8) foot cedar fence extending 20-feet beyond the front façade of the home. Additionally, the proposal would result in the fence encroaching into the previously approved, reduced side setback, extending up to the property line. The request would then be considered a front yard fence which would require approval of an *Exception* from the Planning and Zoning Commission.

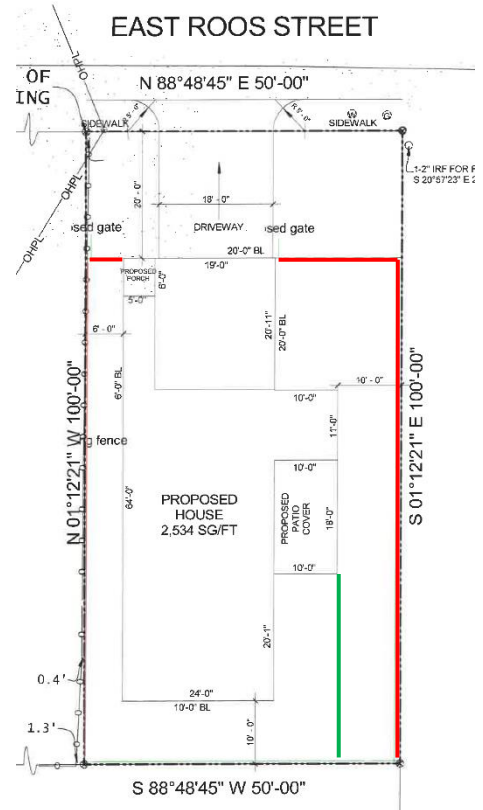


FIGURE 1: RESIDENTIAL PLOT PLAN
GREEN: PERMITTED FENCE PLACEMENT
RED: REQUESTED FENCE PLACEMENT

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, “(u)nless otherwise provided for in this section [*i.e. Section 08, Fence Standards*], the following material requirements shall apply to all residential and non-residential fences: ... (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ...” With regard to the *Front Yard Fence*, Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission...” This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for wood picket front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. As mentioned above, the proposed front yard fence is an eight (8) foot tall wooden fence that is proposed to extend twenty (20) feet in front of the front façade of the home (*see Figure 1*). Additionally, the proposed fence would run along Lamar Street; however, only a portion of this roadway has been constructed.

With this being said, approval of an *Exception* is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on April 28, 2026.

PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: MIS2026-008
PROJECT NAME: Special Request to Reduce the Front Yard Building Setback
SITE ADDRESS/LOCATIONS: 606 E Ross Street

CASE CAPTION: Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger 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 606 Ross Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	04/23/2026	Approved w/ Comments

04/23/2026: MIS2026-008; Exception for a Front Yard Fence at 606 E. Ross Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger 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 606 Ross 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.

I.3 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.”

I.4 According to Subsection 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, “(u)nless otherwise provided for in this section [i.e. Section 08, Fence Standards], the following material requirements shall apply to all residential and non-residential fences: ... (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ...”

I.5 According to Subsection 08.03, Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), states that “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission...” This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited.

I.6 The applicant proposes to construct an 8-foot cedar fence extending 20 feet beyond the front façade of the home. Additionally, the subject property has an existing reduced side setback of 10 feet. The proposal would result in the fence encroaching into the side setback, extending up to the property line.

I.7 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: April 28, 2026

I.8 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission and/or City Council may have regarding your request.



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E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

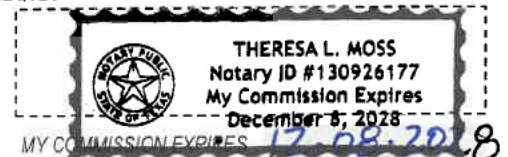
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 2026 BY SIGNING THIS APPLICATION, 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 17th DAY OF April, 2026.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kevin Osornio
Theresa L. Moss




0 5 10 20 30 40 Feet

MIS2026-008: Exception for a Front Yard Fence at 606 Ross Street

E ROSS ST

LAMAR ST

SF-7

Case Location Map = 

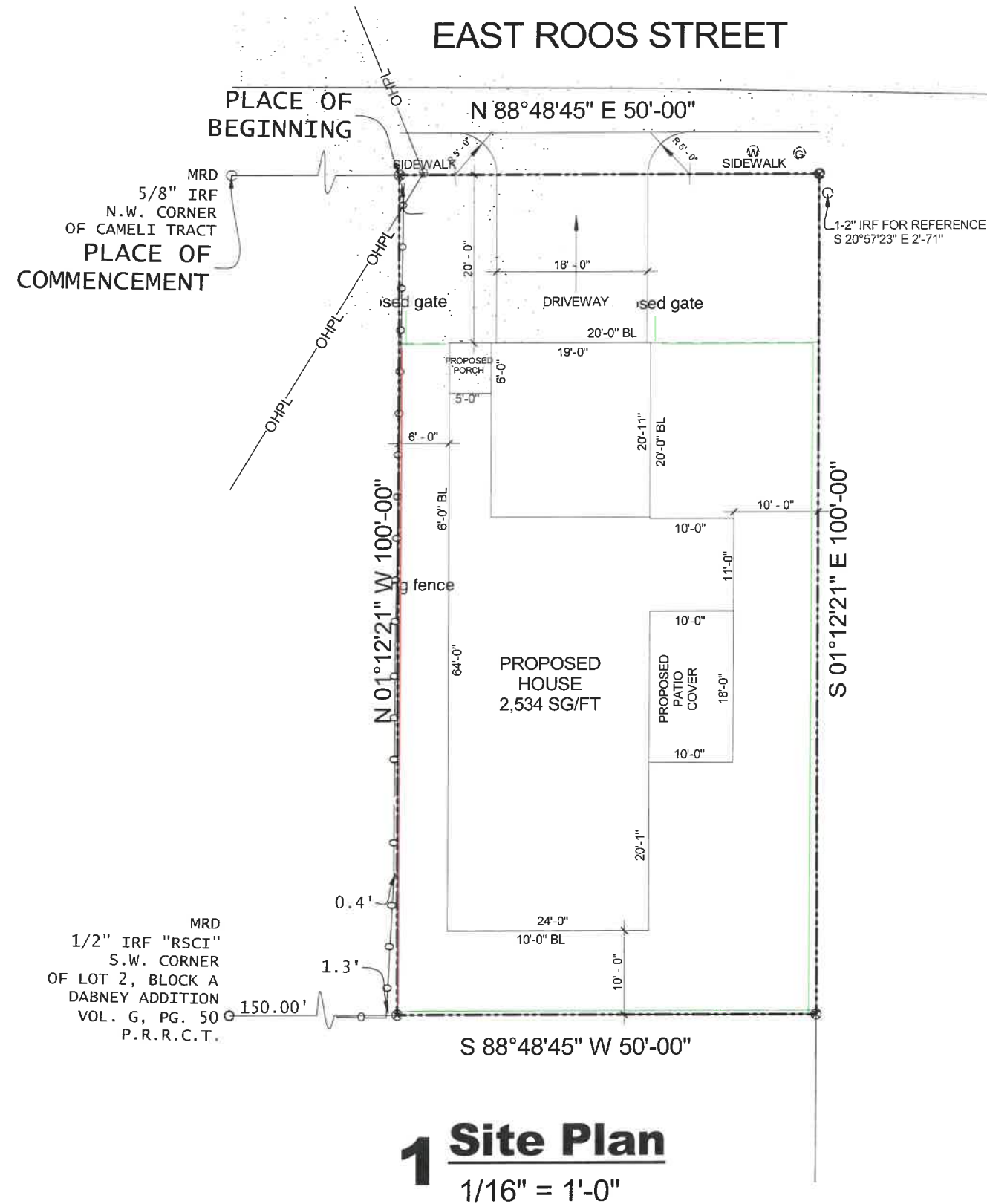


City of Rockwall

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.





1 Site Plan
1/16" = 1'-0"

J.S. Barton PE



VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,364 SQFT
PROPOSED SECOND FLOOR PLAN	1,170 SQFT
TOTAL A/C	2,534 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
PROPOSED PATIO COVER	180 SQFT
TOTAL NEW CONSTRUCTION	3,140 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

SITE PLAN

Date: 07/02/2025 Scale: 1/16" = 1'-0"

Drawn by: Projects & Construction Araque



DATE: April 29, 2026

TO: Kevin Osornio
286 Smith Acres
Royse City, TX 75189

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

SUBJECT: MIS2026-008; *Exception for a Front Yard Fence at 606 E. Ross Street*

Mr. Osornio:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 28, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this *Miscellaneous Case* 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 April 28, 2026, the Planning and Zoning Commission approved a motion to approve of the *Miscellaneous Case* allowing the applicant to construct a six (6) foot wooden fence. This motion passed by a vote of 6-1, with Commissioner Hagaman dissenting.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6438.

Sincerely,

A handwritten signature in black ink, appearing to read 'AG', is placed below the word 'Sincerely,'.

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