



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 104 Glenn Ave

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

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential CURRENT USE: Residential

PROPOSED ZONING: New Construction PROPOSED USE: Residential

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

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

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

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

NOTARY VERIFICATION [REQUIRED]

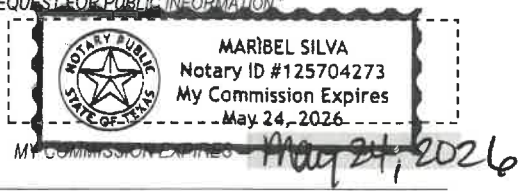
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RSR Capital LLC [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

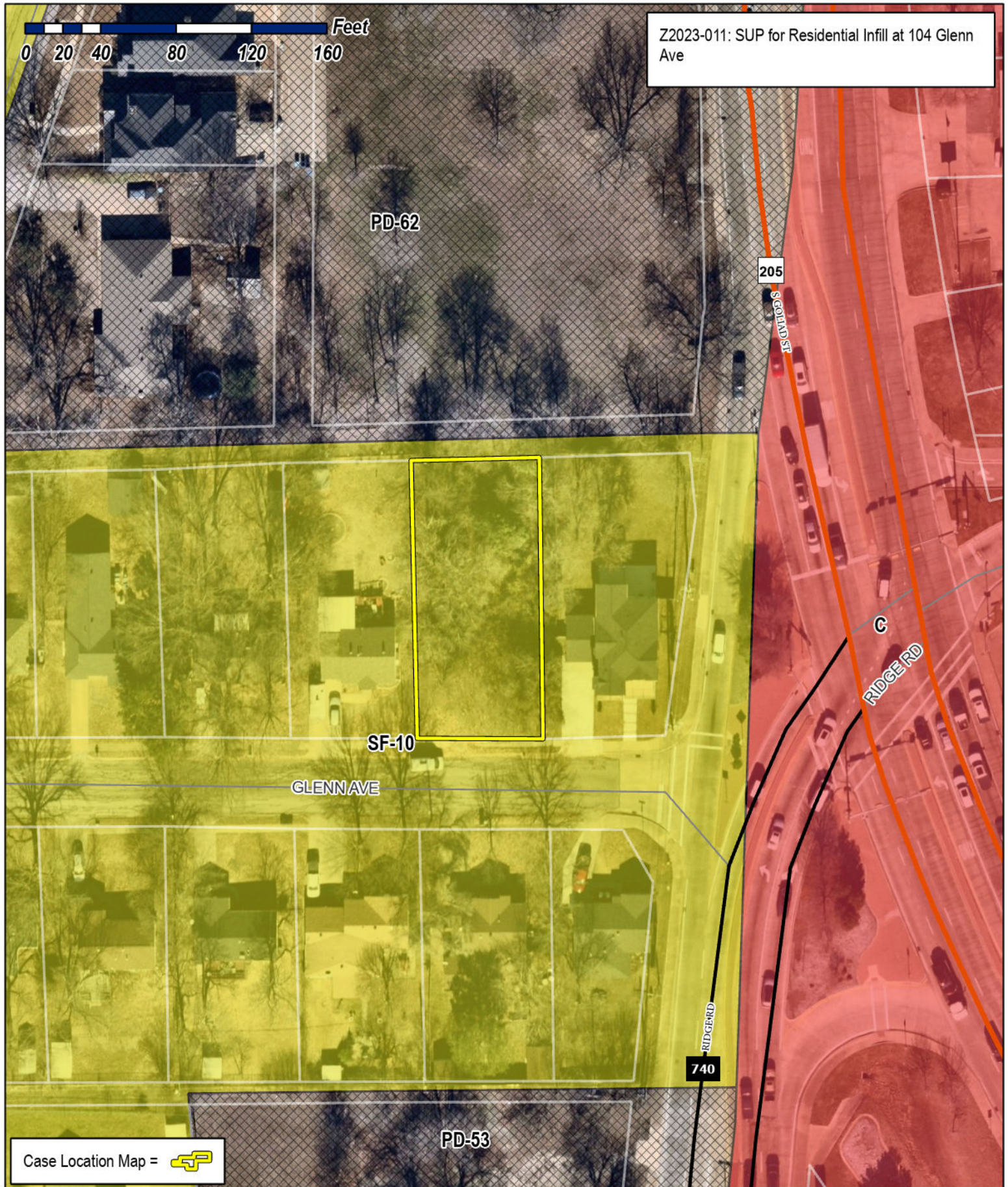
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF February, 2023. BY SIGNING THIS APPLICATION,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

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

OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____





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

0 20 40 80 120 160 Feet

PD-62

205

S GOLIAD ST

C

RIDGE RD

SF-10

GLENN AVE

RIDGE RD

740

PD-53

Case Location Map =



City of Rockwall

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

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

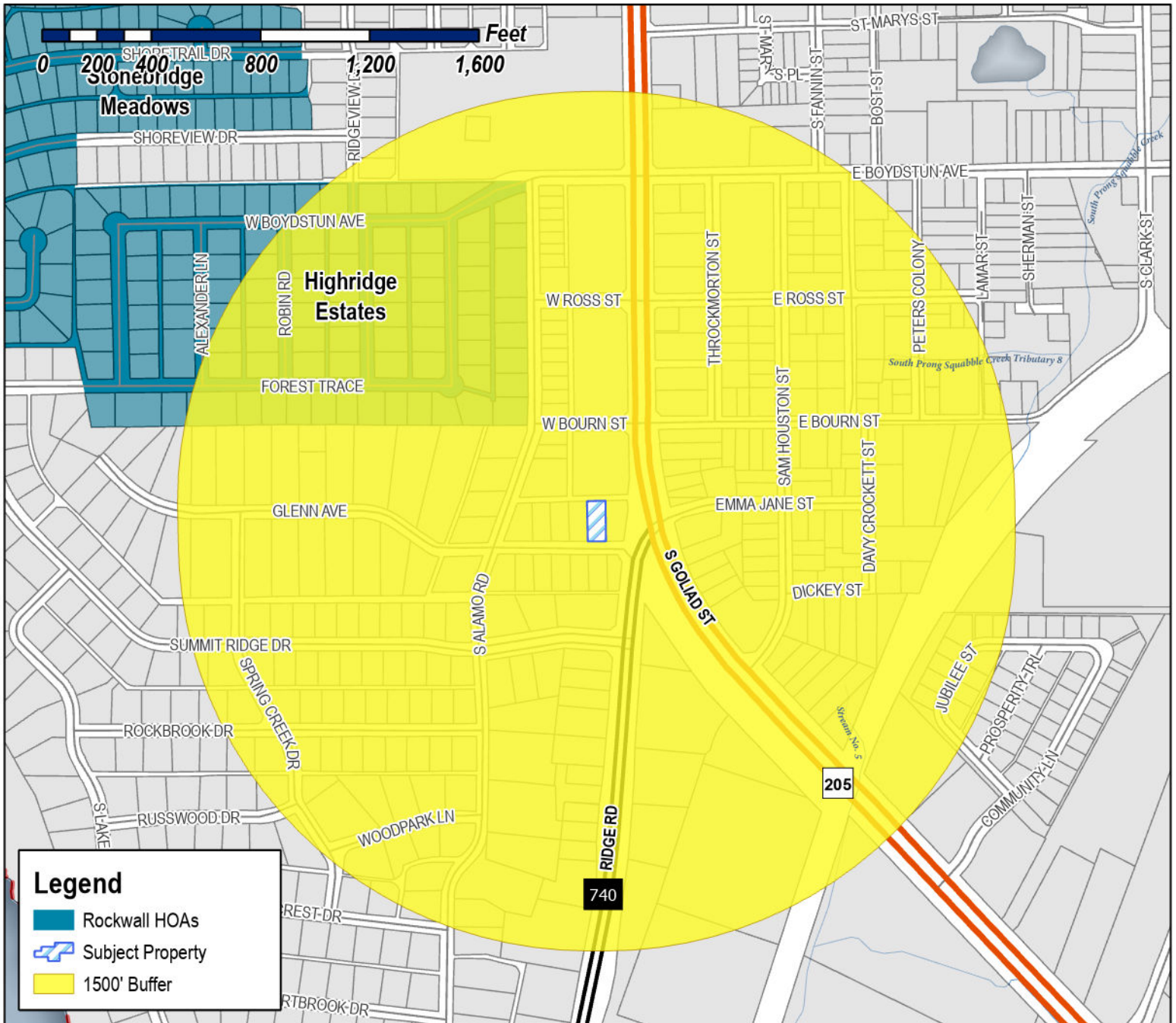




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Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

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

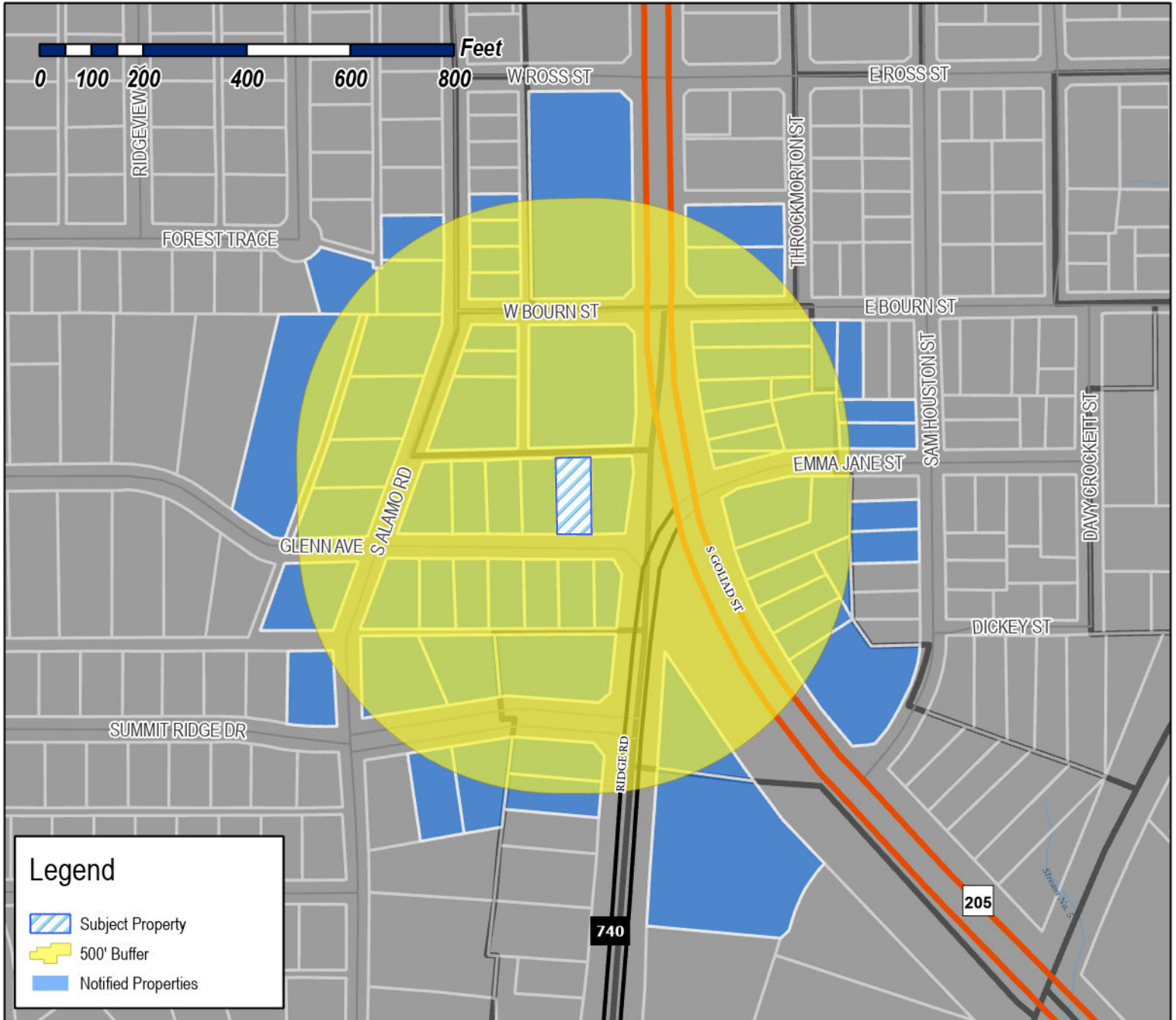




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 For Questions on this Case Call: (972) 771-7746



BRISTOW JAMES & CHARLOTTE
908 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1004 S ALAMO
ROCKWALL, TX 75087

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

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
104 GLENN AVE
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

RIVERA JAIME & MARIA
204 E BOURN
ROCKWALL, TX 75087

STATE OF TEXAS
907 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

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

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

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

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

HOOVER JERRY H
110 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
108 GLENN AVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

OCCUPANT
106 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
109 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
901 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
903 S GOLIAD
ROCKWALL, TX 75087

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

NEWMAN JOANNA N
111 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
902 S ALAMO
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

GATES TED AND SARAH
904 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
809 S GOLIAD
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

OCCUPANT
811 S GOLIAD
ROCKWALL, TX 75087

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

OCCUPANT
906 S ALAMO
ROCKWALL, TX 75087

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

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

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

PFENNING BARBARA J TRUST
107 GLENN AVE
ROCKWALL, TX 75087

BARBARA J PFENNING TRUSTEE
210 WILLOWCREEK RD
CHICKASHA, OK 73018

FEAZELL DEANNE
105 GLENN AVE
ROCKWALL, TX 75087

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

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

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

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

OCCUPANT
1009 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

BIRE NEGASSI M
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

OCCUPANT
905 S GOLIAD
ROCKWALL, TX 75087

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

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

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

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

OCCUPANT
1007 RIDGE RD
ROCKWALL, TX 75087

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

OCCUPANT
1006 RIDGE RD
ROCKWALL, TX 75087

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

OCCUPANT
1008 RIDGE RD
ROCKWALL, TX 75087

CORRIGANCOWAN LLC
PO BOX 2256
ROCKWALL, TX 75087

OCCUPANT
1101 RIDGE RD
ROCKWALL, TX 75087

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

OCCUPANT
101 GLENN AVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

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

MALAVE BRENDA L
1006 SAM HOUSTON
ROCKWALL, TX 75087

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

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

OCCUPANT
1003 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
1101 S GOLIAD
ROCKWALL, TX 75087

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

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

OCCUPANT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

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

WILLIS VICTOR & PHUONG
1101 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1002 RIDGE RD
ROCKWALL, TX 75087

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

OCCUPANT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

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

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

OCCUPANT
802 S GOLIAD
ROCKWALL, TX 75087

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

OCCUPANT
208 EMMA JANE ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

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

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

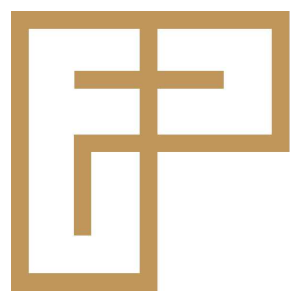
OCCUPANT
813 S ALAMO RD
ROCKWALL, TX 75087

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

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

OCCUPANT
809 ALAMO RD
ROCKWALL, TX 75087

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



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

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



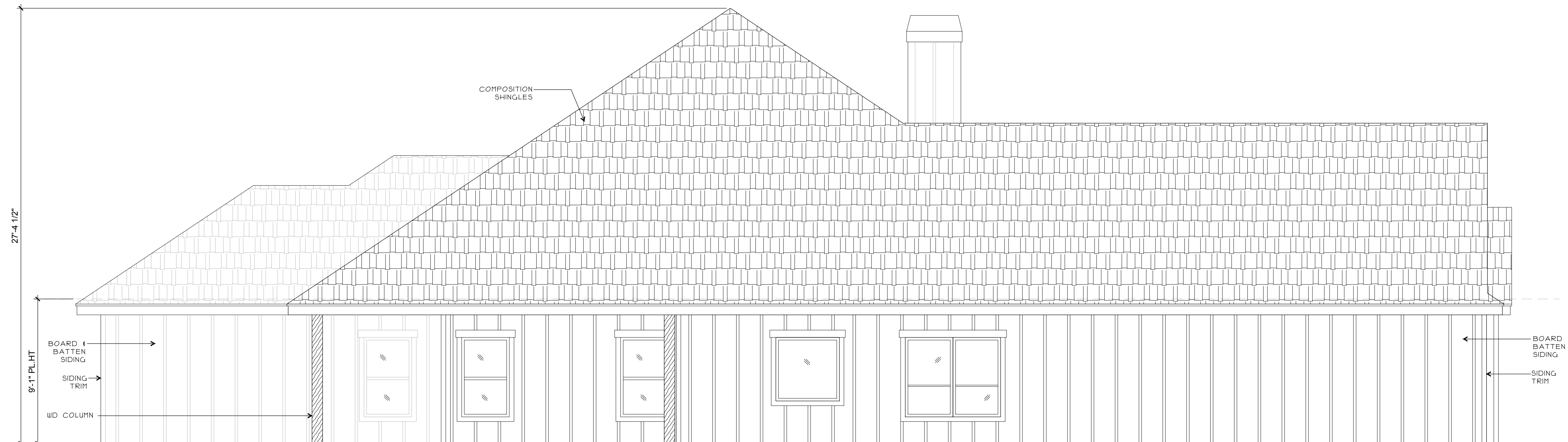
OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9482
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

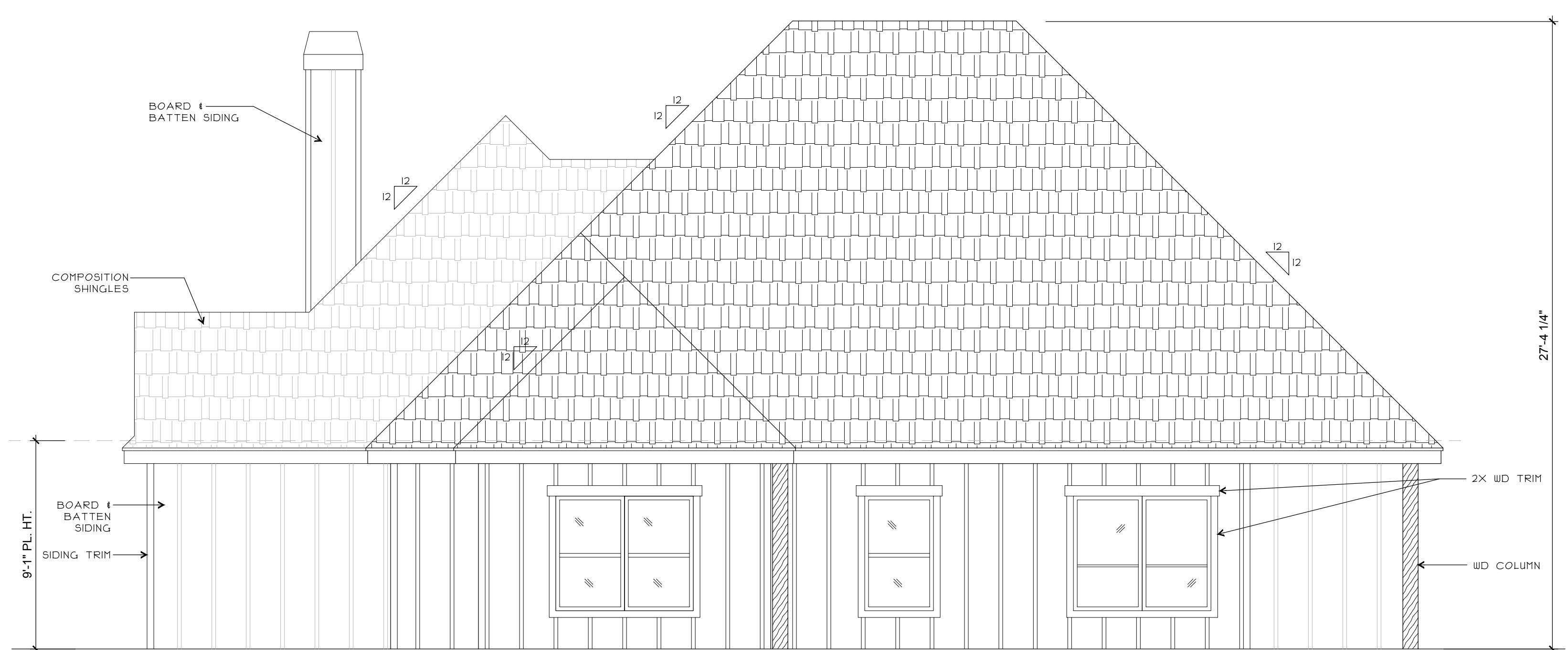
SHEET NO.

A5.2

ELEVATIONS



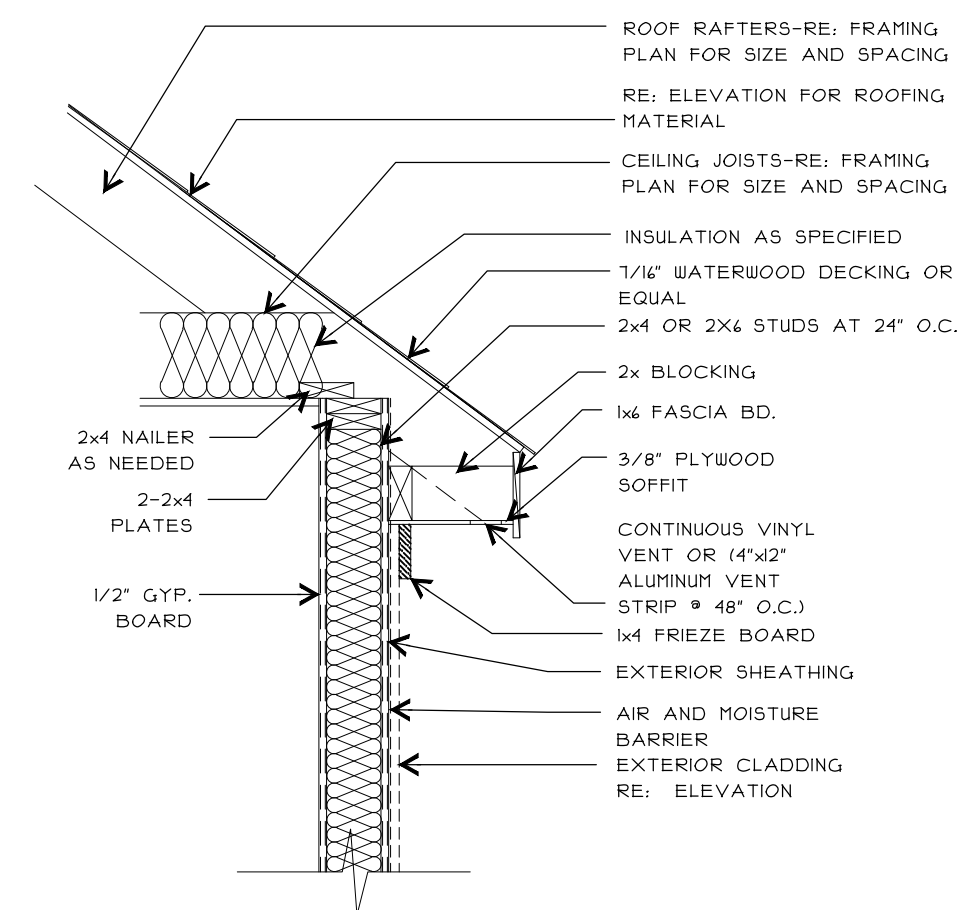
02 WEST ELEVATION
SCALE: 1/4"=1'-0"



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

GENERAL NOTES:

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

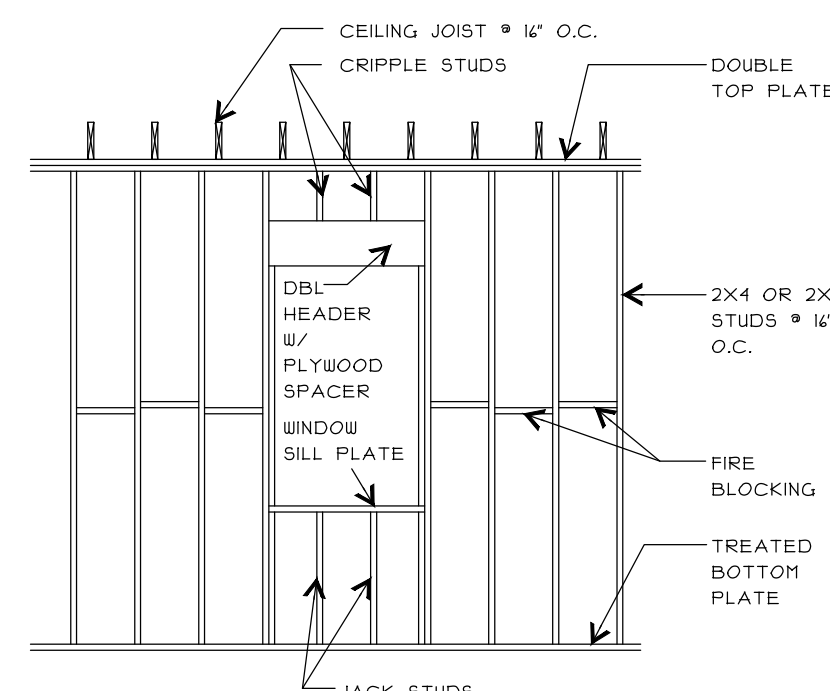


09 TYP. SOFFIT DETAIL
SCALE: 1/4"=1'-0"

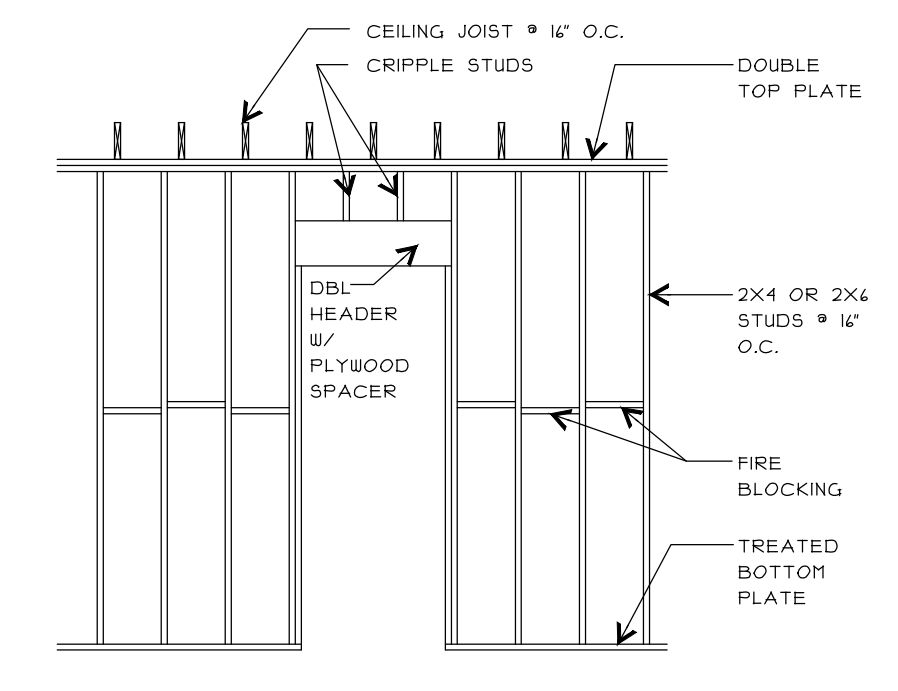
NOTE:

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

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

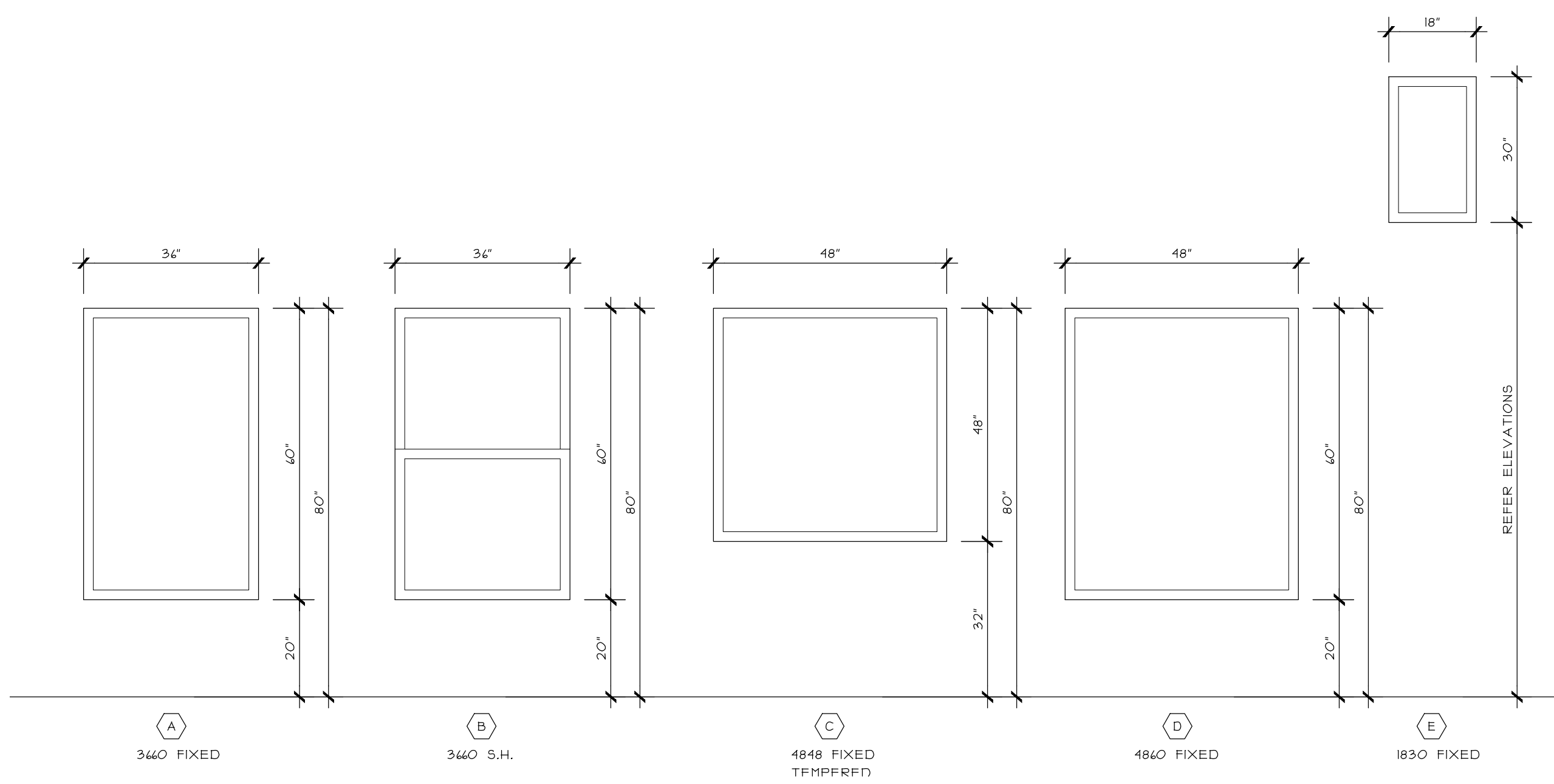


08 TYP. WINDOW FRAMING DIAGRAM
SCALE: 1/4"=1'-0"

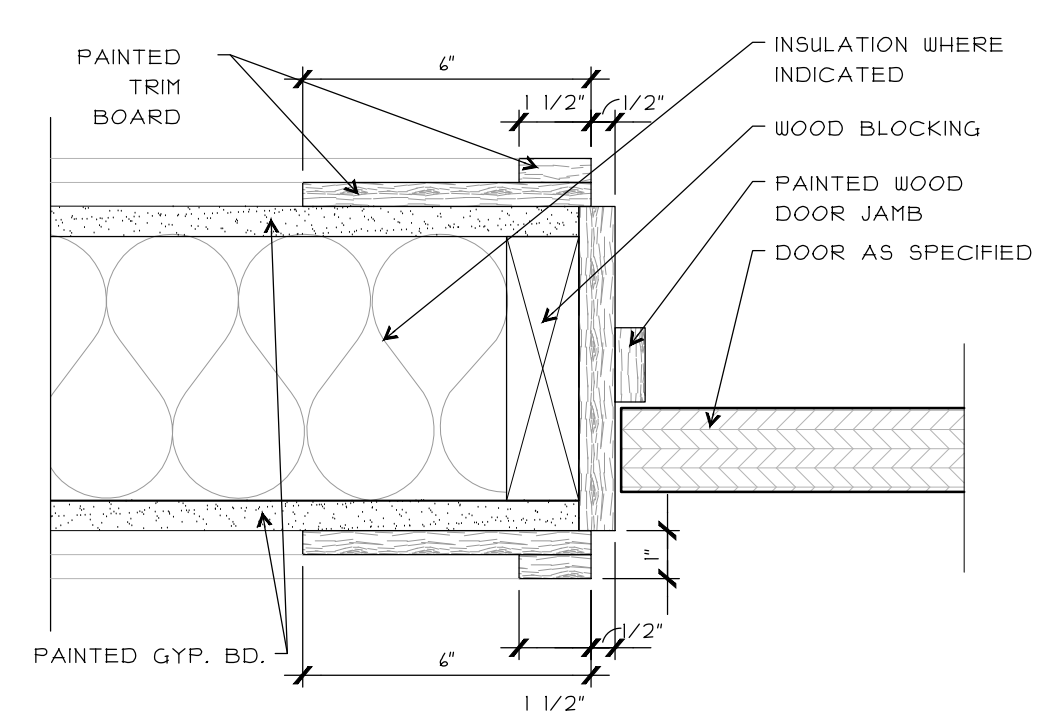


07 TYP. DOOR FRAMING DIAGRAM
SCALE: 1/4"=1'-0"

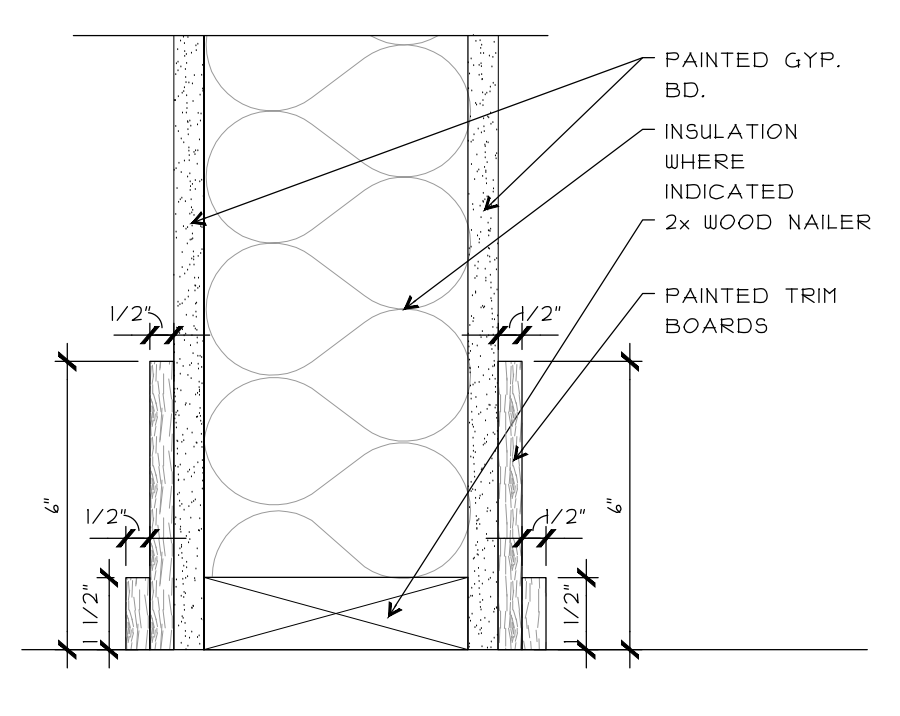
GENERAL NOTE:
SLAB PLAN AND DIMENSIONS ARE PROVIDED AS A COURTESY AND SHOULD NOT BE USED IN PLACE OF AN ENGINEERED FOUNDATION PLAN. ALL SLAB AND BRICK LEDGE DIMENSIONS MUST BE VERIFIED BY GC TO THE FOUNDATION PLAN PROVIDED BY A LICENSED STRUCTURAL ENGINEER.



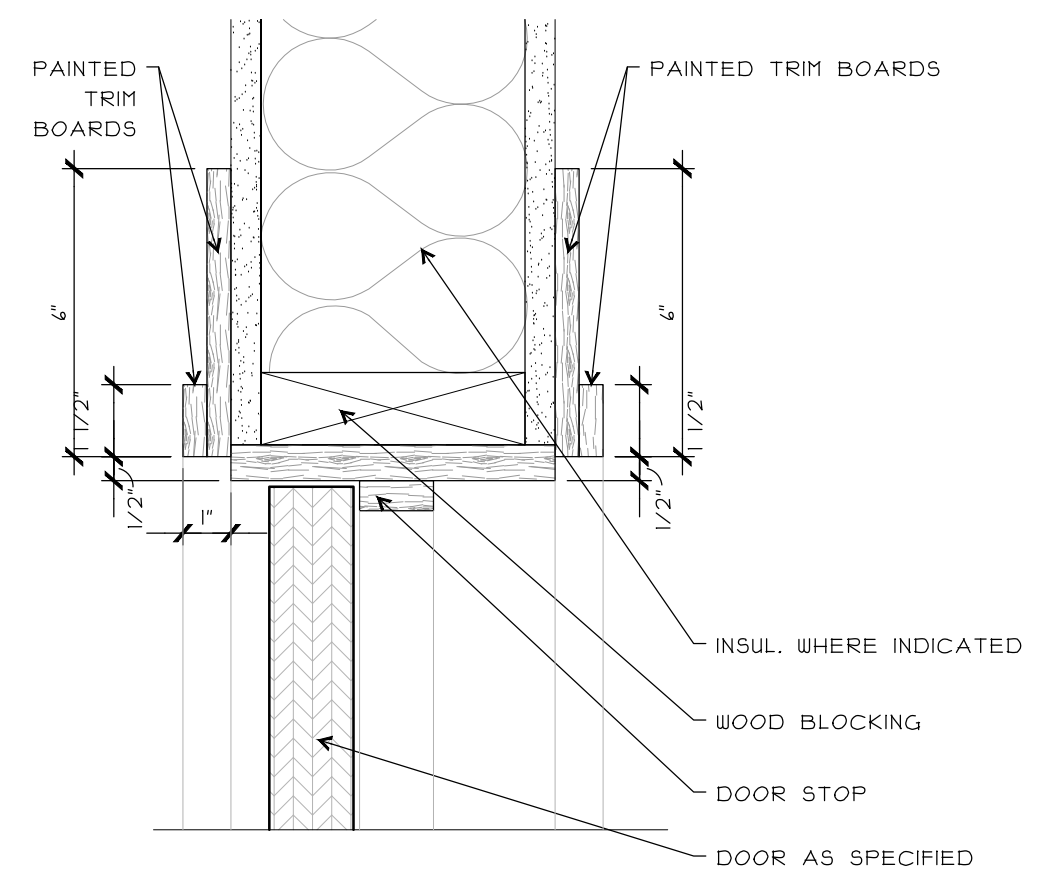
WINDOW TYPES



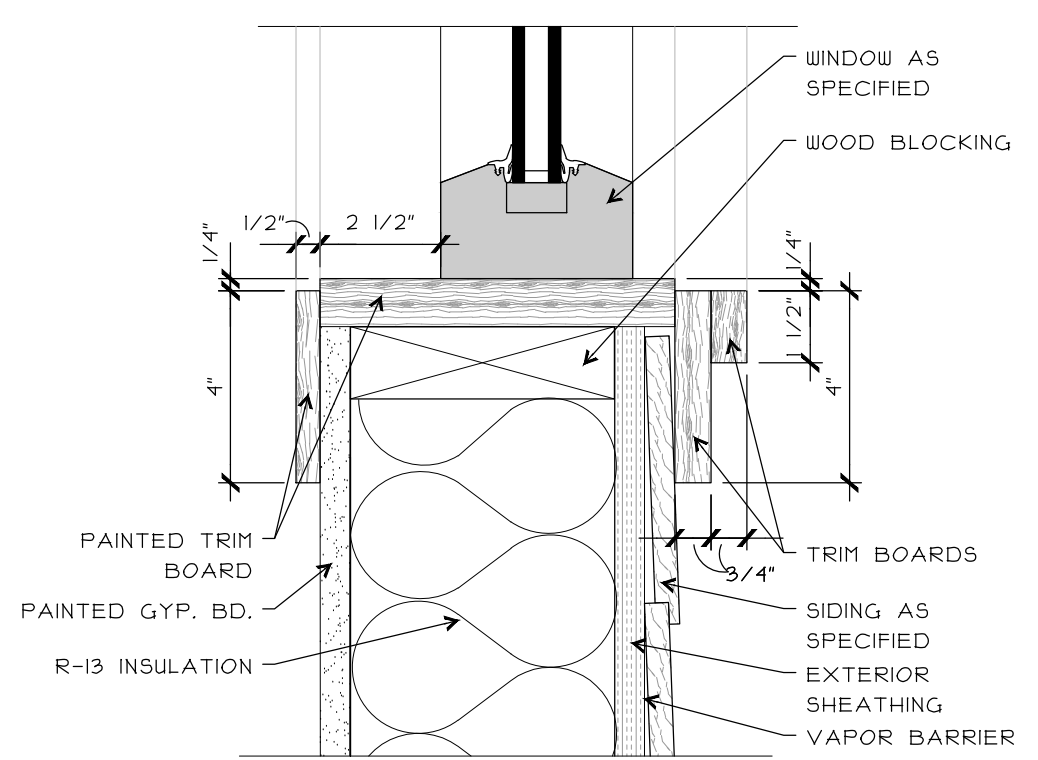
06 DOOR JAMB DETAIL
SCALE: 3/4"=1'-0"



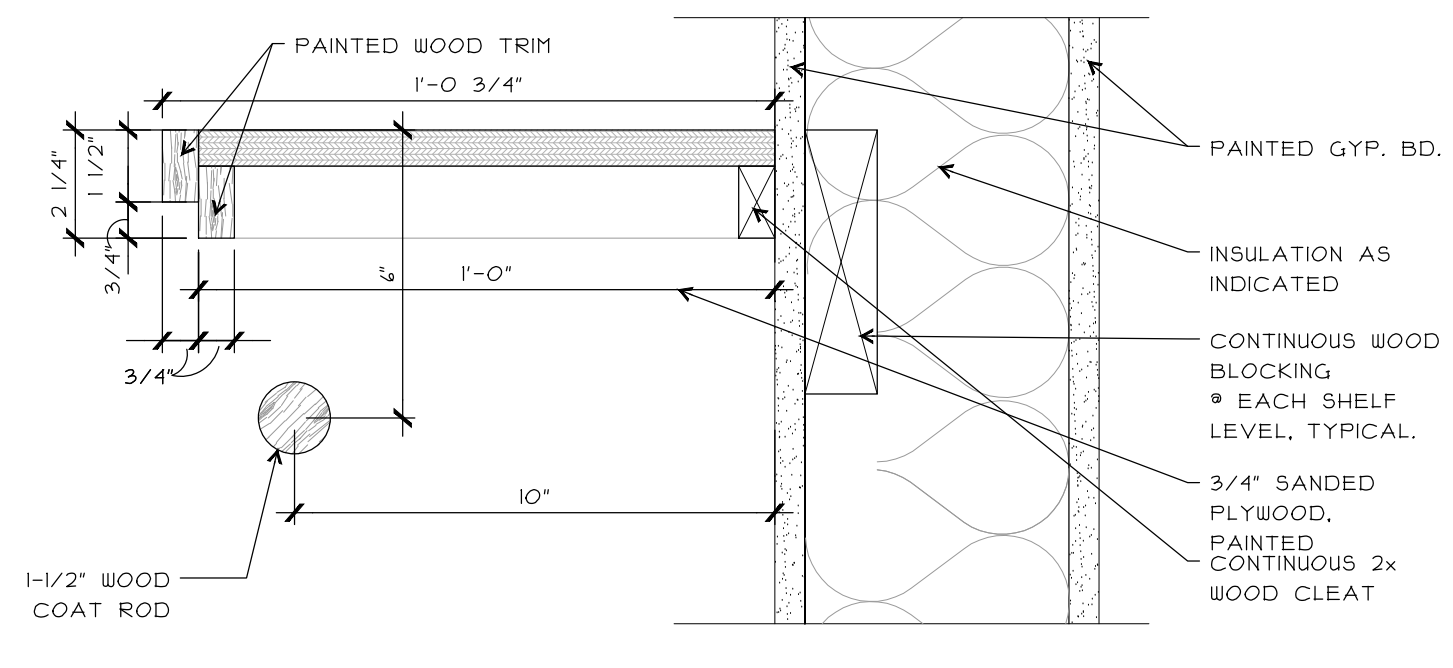
05 BASEBOARD DETAIL
SCALE: 3/4"=1'-0"



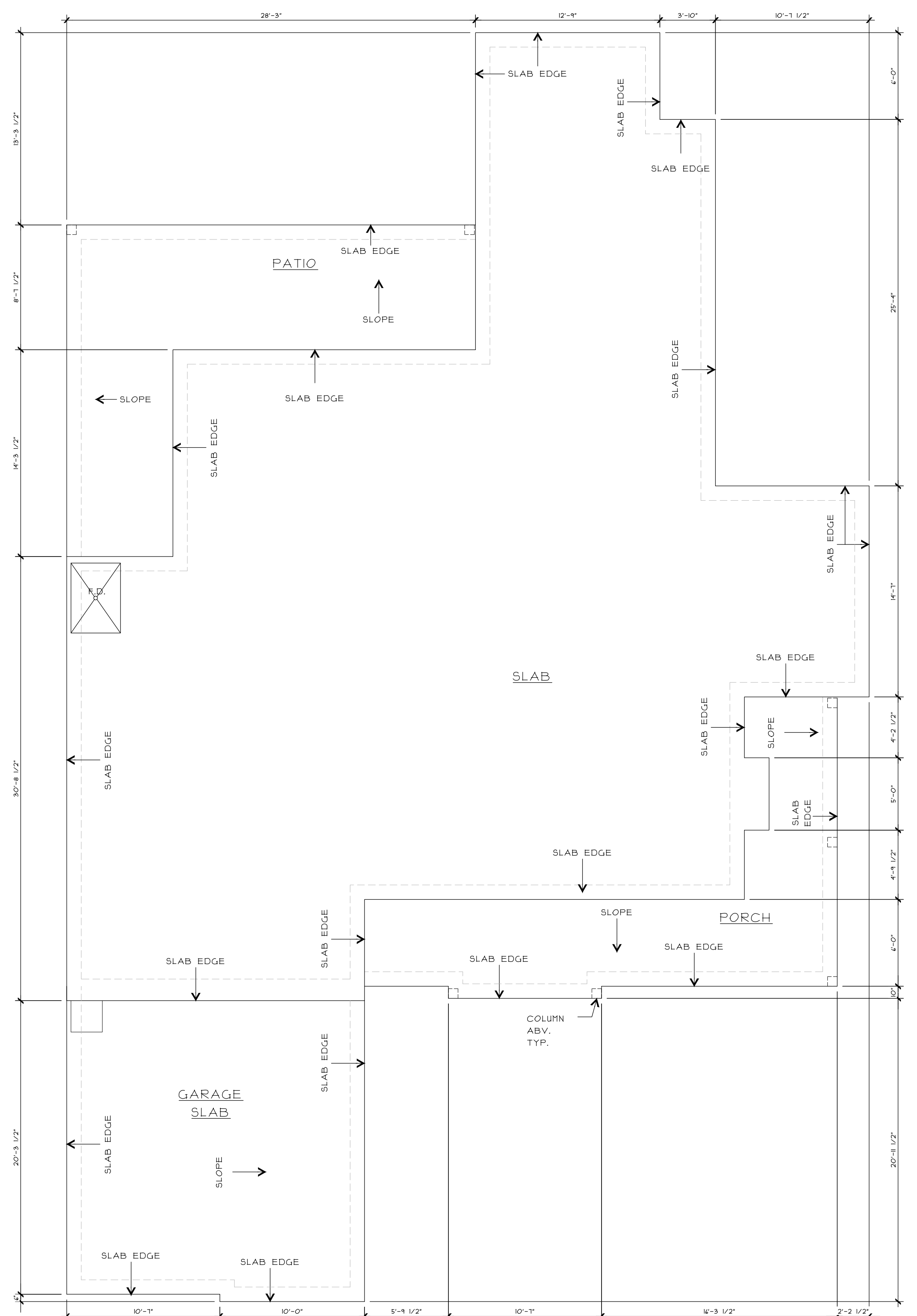
04 DOOR HEAD DETAIL
SCALE: 3/4"=1'-0"



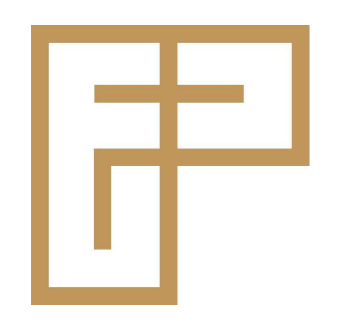
03 WINDOW SILL
SCALE: 3/4"=1'-0"



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



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



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

ISSUE LOG

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DATE	DESCRIPTION	REV. NO.
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- FOR CONSTRUCTION



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

ARCH. PROJ. # 23102 SCALE: REF. DRAWING

SHEET NO.

A3.1

NOTES, DETAILS SCHEDULE, SLAB PLAN