



# 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]

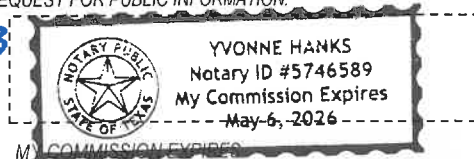
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragoso [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

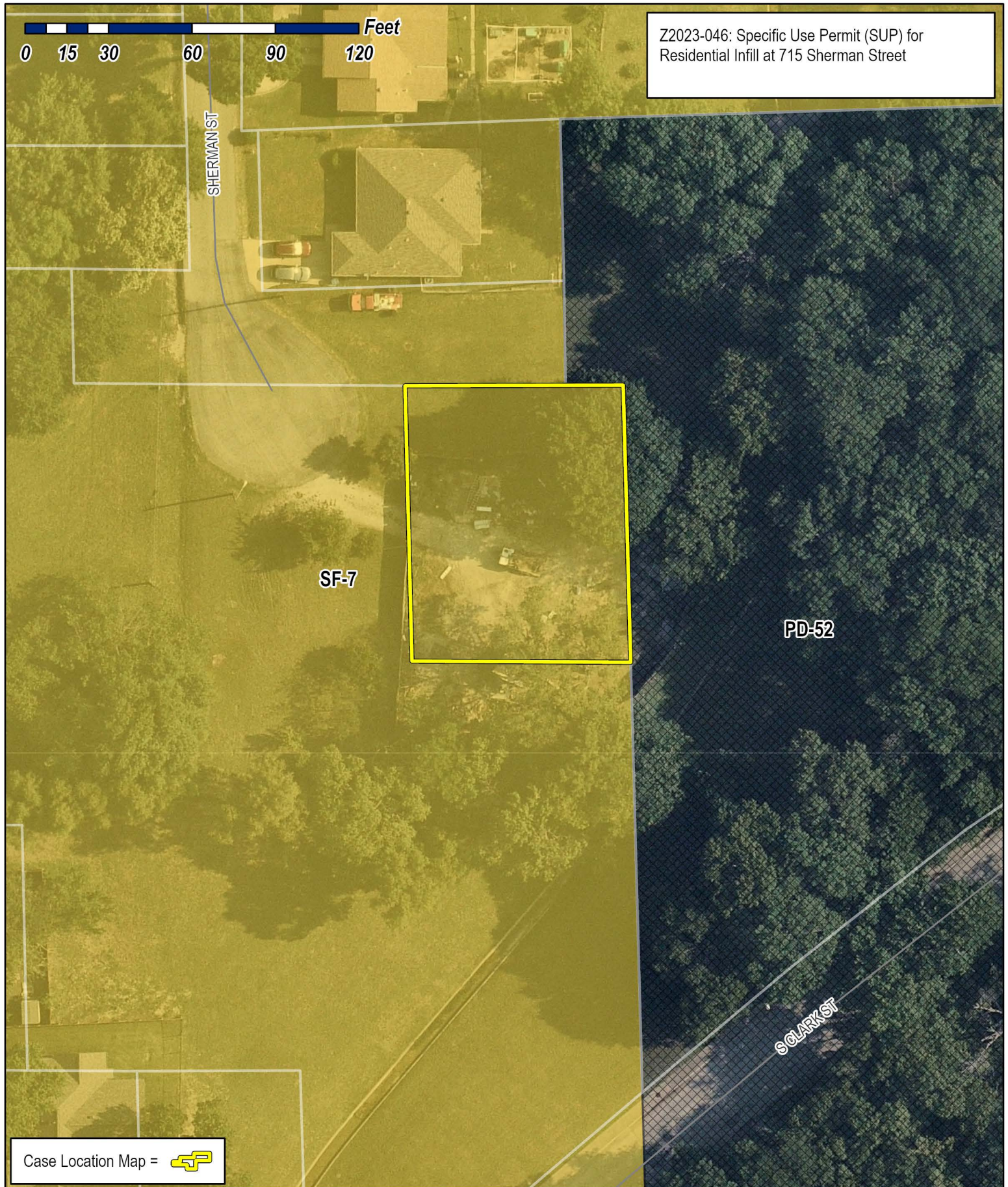
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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.

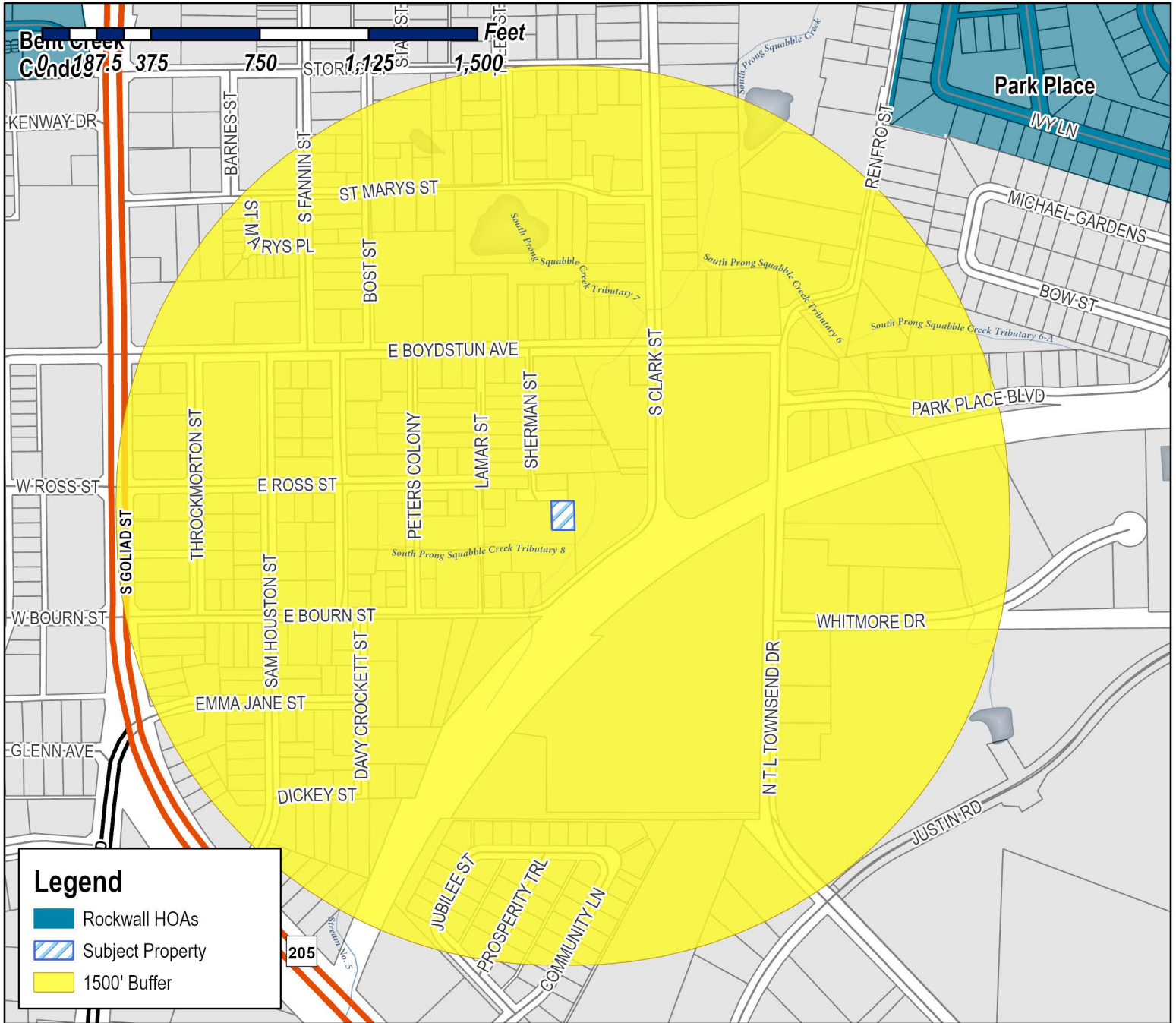




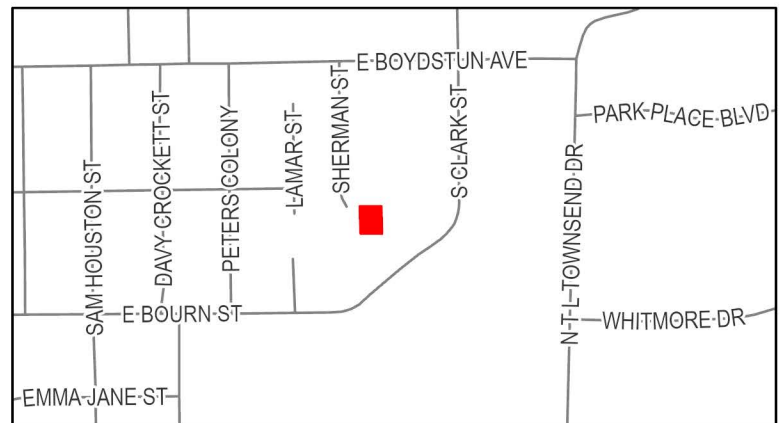
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**Case Number:** Z2023-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 715 Sherman Street



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

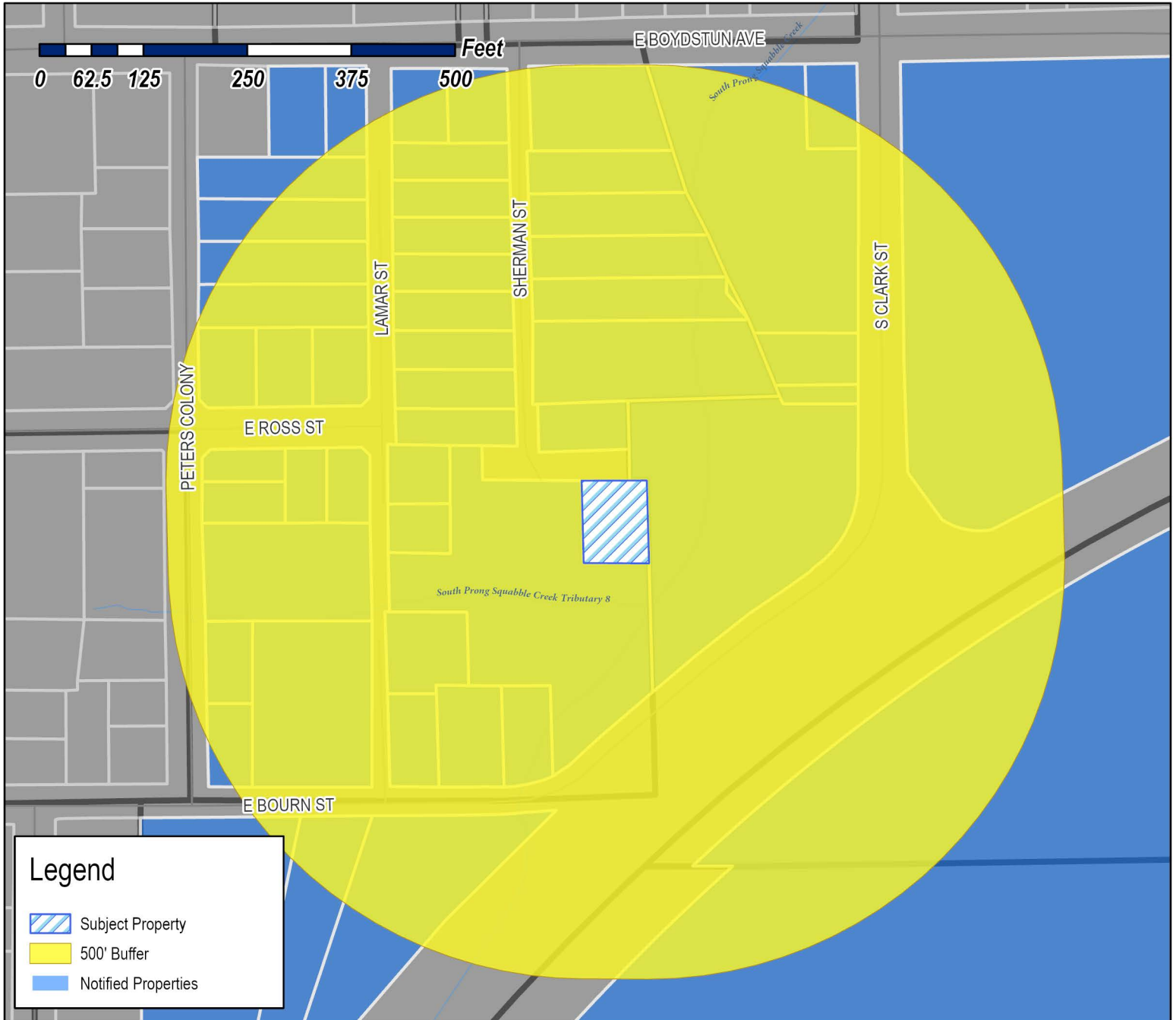
For Questions on this Case Call (972) 771-7745



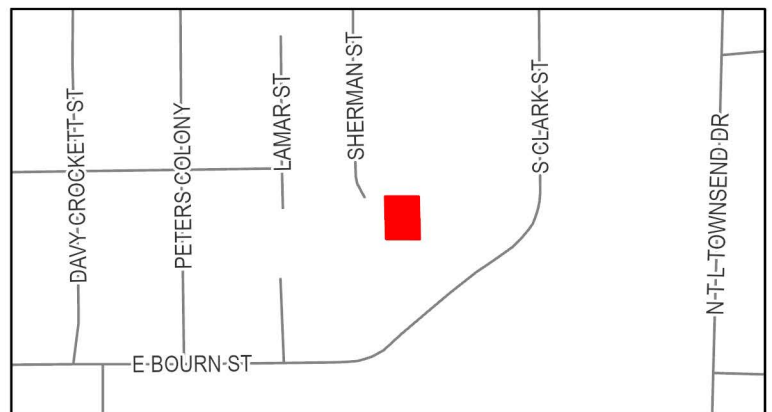
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For Questions on this Case Call: (972) 771-7746

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

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EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

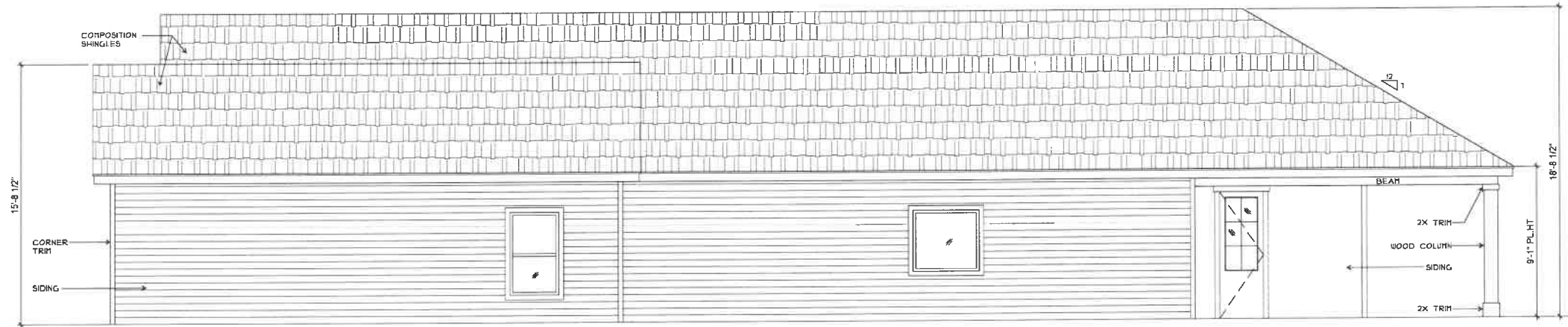
RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

HILLMAN HOUSING LLC  
9706 HEARTSTONE LANE  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

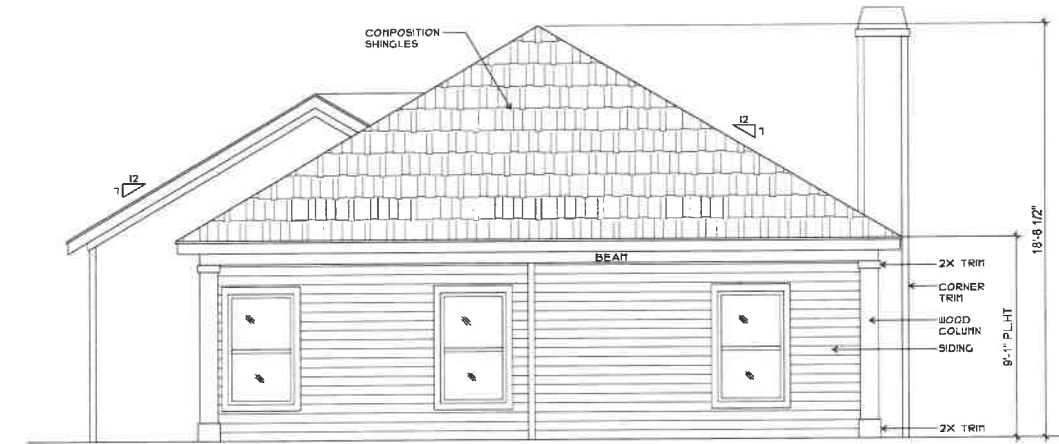






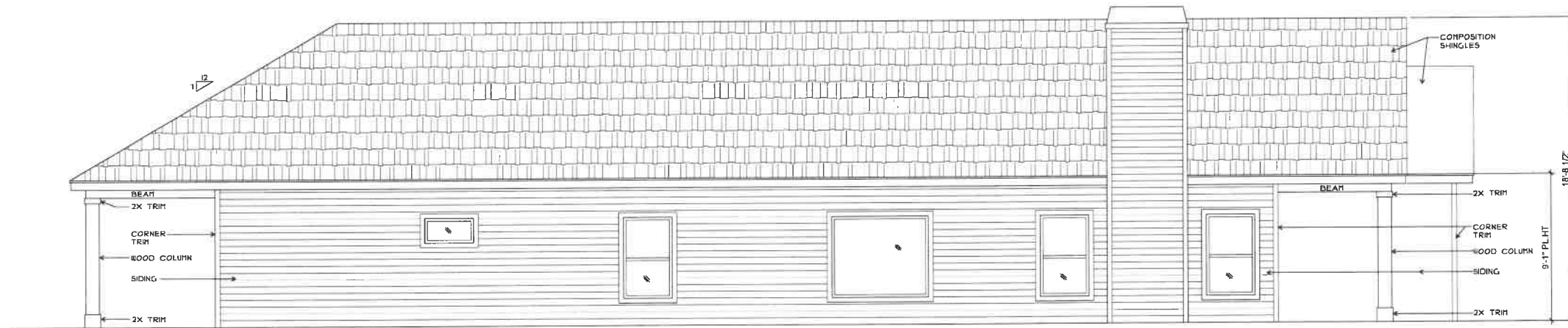
04 SOUTH ELEVATION

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

*Fanning Philips*  
DESIGN

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

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 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  
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TEXAS  
75087

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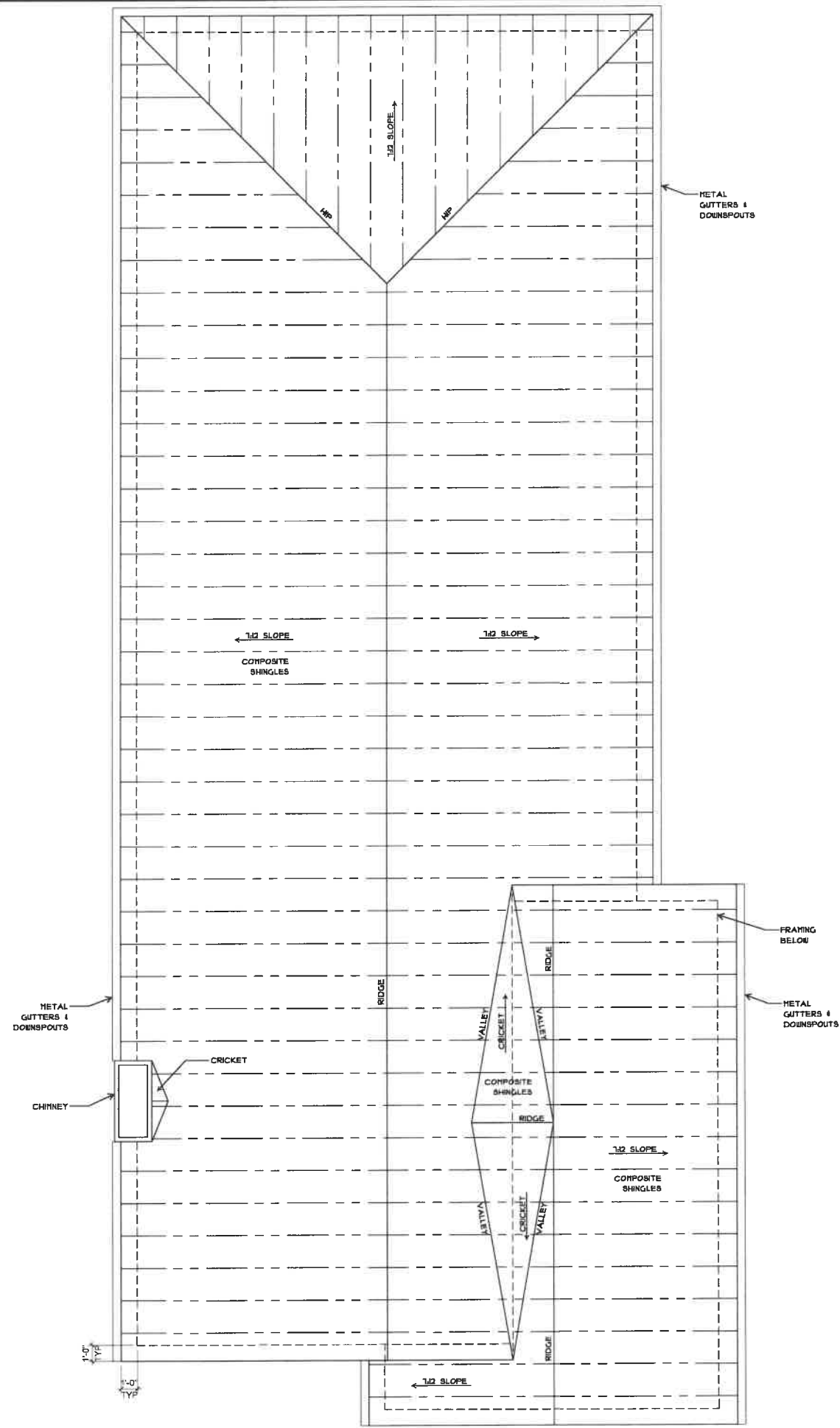
CONTRACTOR: JAVIER SILVA  
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572-514-8462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-264-1724

ARCH. PROJ. #	SCALE
23087	REF DRAWING

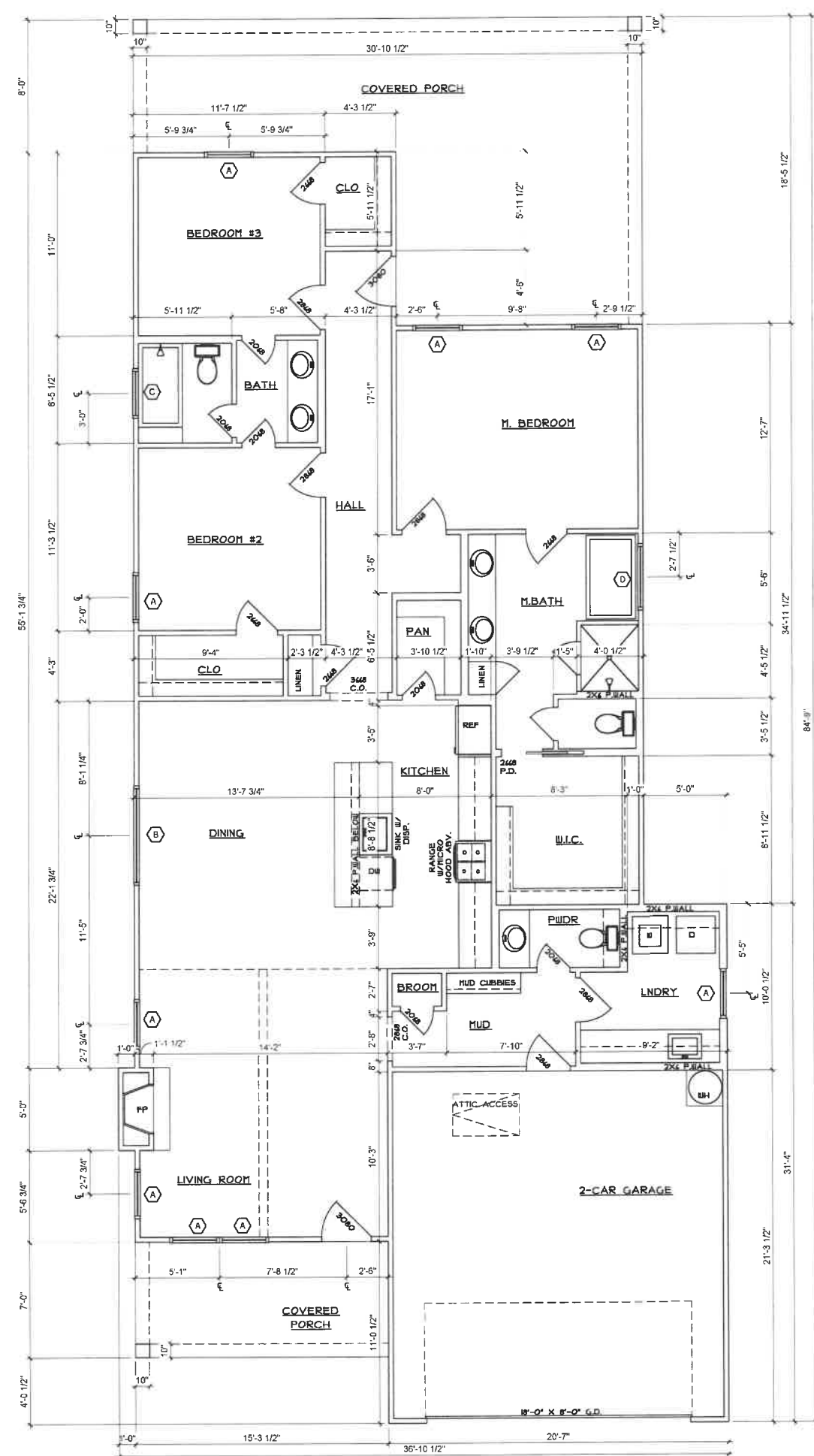
SHEET NO.

**A3.2**

FLOOR & ROOF PLAN



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



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