



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 606 E Ross St Rockwall TX 75087

SUBDIVISION Sanger Bros. Addition LOT 1 BLOCK G

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Single family

CURRENT USE _____

PROPOSED ZONING Single fam, new construction

PROPOSED USE _____

ACREAGE 5,000 SQFT

LOTS [CURRENT] 1

1

LOTS [PROPOSED] 1

1

- ☐ **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 MBA Custom Homes

CONTACT PERSON Kevin Osornio

CONTACT PERSON Kevin Osornio

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

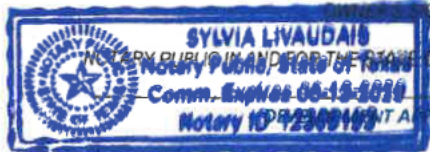
NOTARY VERIFICATION [REQUIRED]

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 16 DAY OF July, 20 25 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 16 DAY OF July, 20 25

SIGNATURE



[Signature]



06-13-2029

NOTARY PUBLIC IN THE STATE OF TEXAS • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 606 EAST ROSS STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

BEING all that certain lot, tract, or parcel of land situated in the Burwell JT Lewis Survey, Abstract No. 255 and Neely M Ballard Survey, Abstract No. 48, and being the east 1/2 of the east 1/2 of Lot 1, Block G, Sanger Bros. Addition, an addition to the Town of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Volume 'Q', Page 100, Map Records of Rockwall County, Texas, and being that same tract of land described in deed to Rosa Alba Hernandez recorded under Instrument Number 20240000020950, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8" iron rod found in the South line of East Ross Street, at the Northeast corner of a tract of land described in deed to Aul Properties LLC, recorded under instrument Number 20230000018187, (O.P.R.R.C.T.), same point being the Northwest corner of a tract of land described in deed to Chaz Cristian Necola Cameli and Lauren Cameli recorded under Instrument Number 20250000000826, (O.P.R.R.C.T.);

THENCE North 88 degrees 48 minutes 45 seconds East, with the south line of East Ross Street, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of said Cameli tract, the Northwest corner of that tract herein described, and being the PLACE OF BEGINNING;

THENCE North 88 degrees 48 minutes 45 seconds East, continuing with the south line of said East Ross Street, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the intersection of the South line of East Ross Street and the West line of Lamar Street, from which a 1/2 inch iron rod found for reference bears South 20 degrees 57 minutes 23 seconds East, a distance of 2.71 feet;

THENCE South 01 degrees 12 minutes 21 seconds East, with the West line of said Lamar Street, a distance of 100.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of a tract of land described in deed to St Paul African Methodist, recorded in Volume 6, Page 185, Deed Records of Rockwall County, Texas;

THENCE South 88 degrees 48 minutes 45 seconds West, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner in the North line of said Methodist tract, at the Southeast corner of said Cameli tract;

THENCE North 01 degrees 12 minutes 21 Seconds West, a distance of 100.00 feet to the PLACE OF BEGINNING and containing a total of 5,000 square feet or 0.115 of an acre of land.

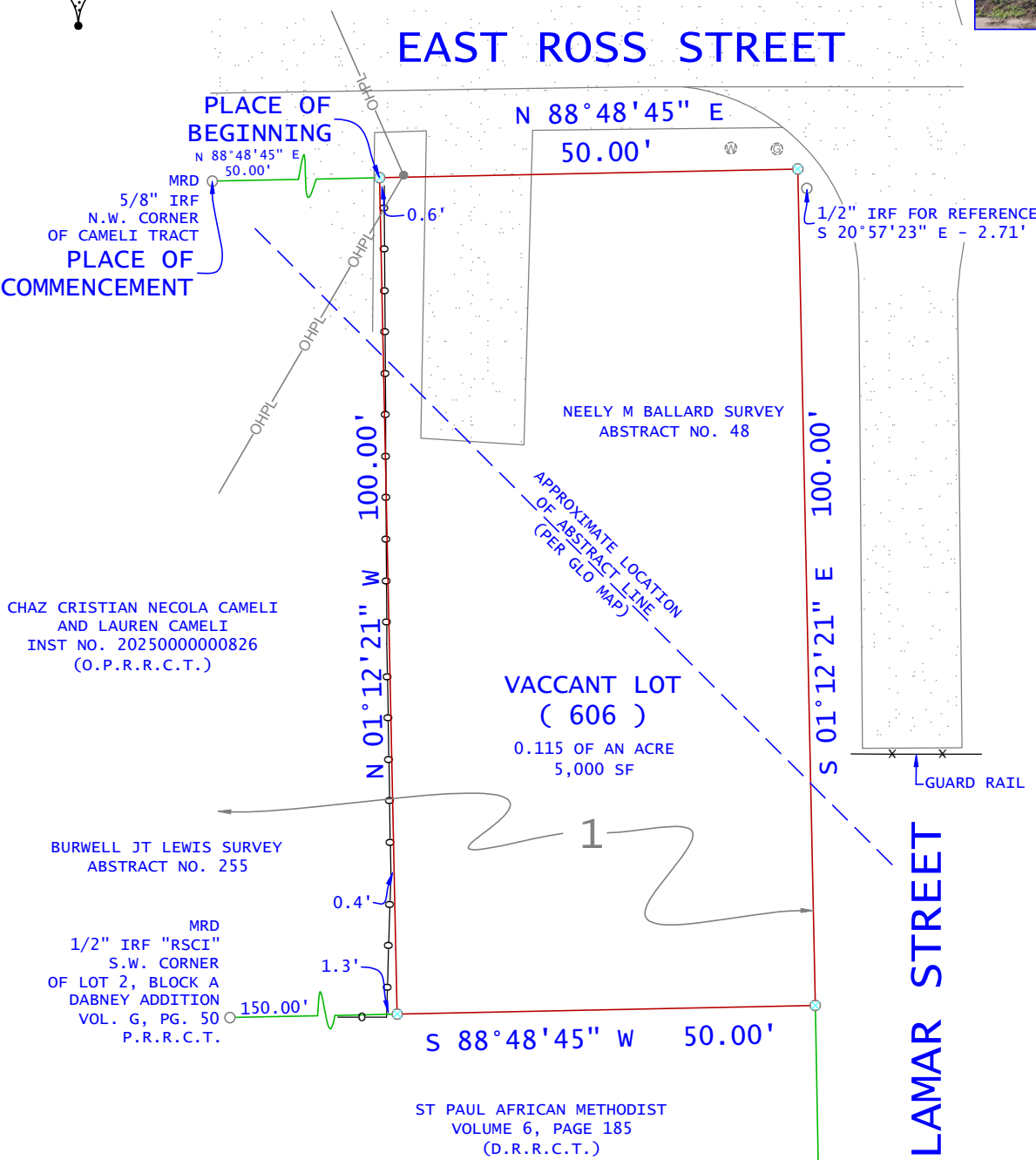
Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

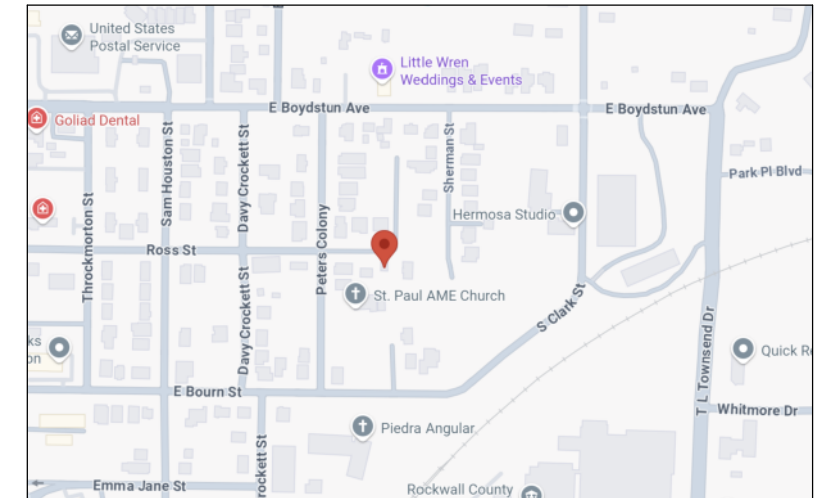
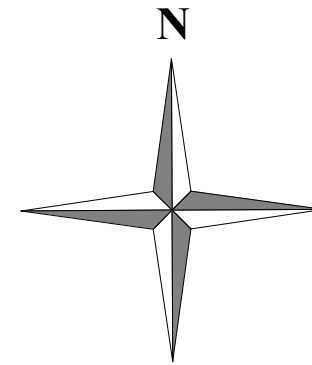
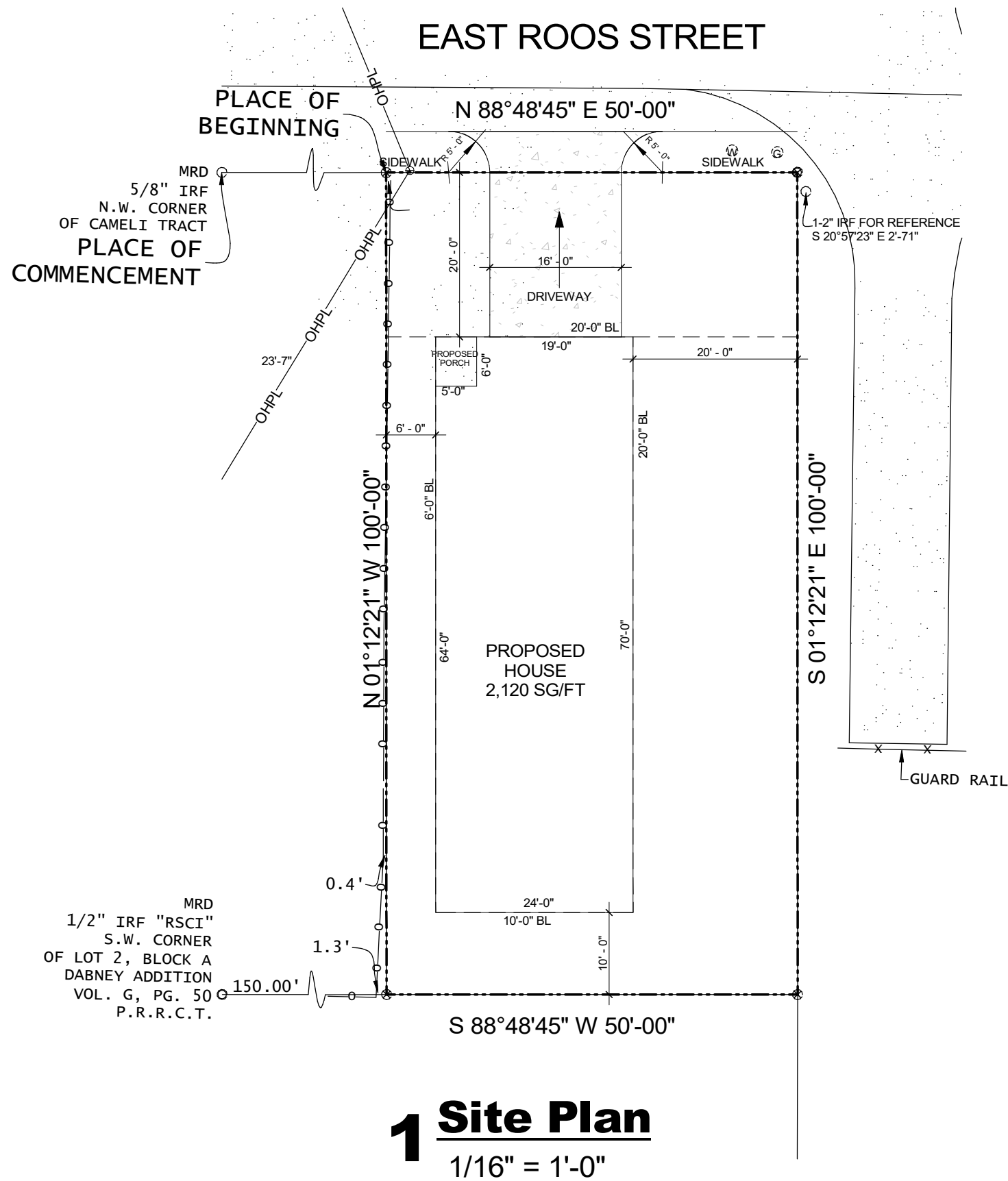
TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 05/30/25
G. F. No.: N/A
Job no.: 202504551
Drawn by: NM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ROSA HERNANDEZ



LEGEND			
WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	---	WIRE FENCE	---
BOUNDARY LINE	---	EASEMENT SETBACK	---
CM - CONTROLLING MONUMENT			
MRD - MONUMENT OF RECORD DIGNITY			
POINT FOR CORNER			
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET			
X-CUT FOUND OR SET (AS NOTED)			
FENCE POST FOR CORNER			
MONUMENT FOUND		EM - ELECTRIC METER	
- CABLE		EM - ELECTRIC	
- CLEAN OUT		PE - POOL EQUIP	
- GAS METER		- POWER POLE	
- FIRE HYDRANT		- TELEPHONE	
- LIGHT POLE		- WATER METER	
- MANHOLE		- WATER VALVE	
(UNLESS OTHERWISE NOTED)			



VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 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, 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.

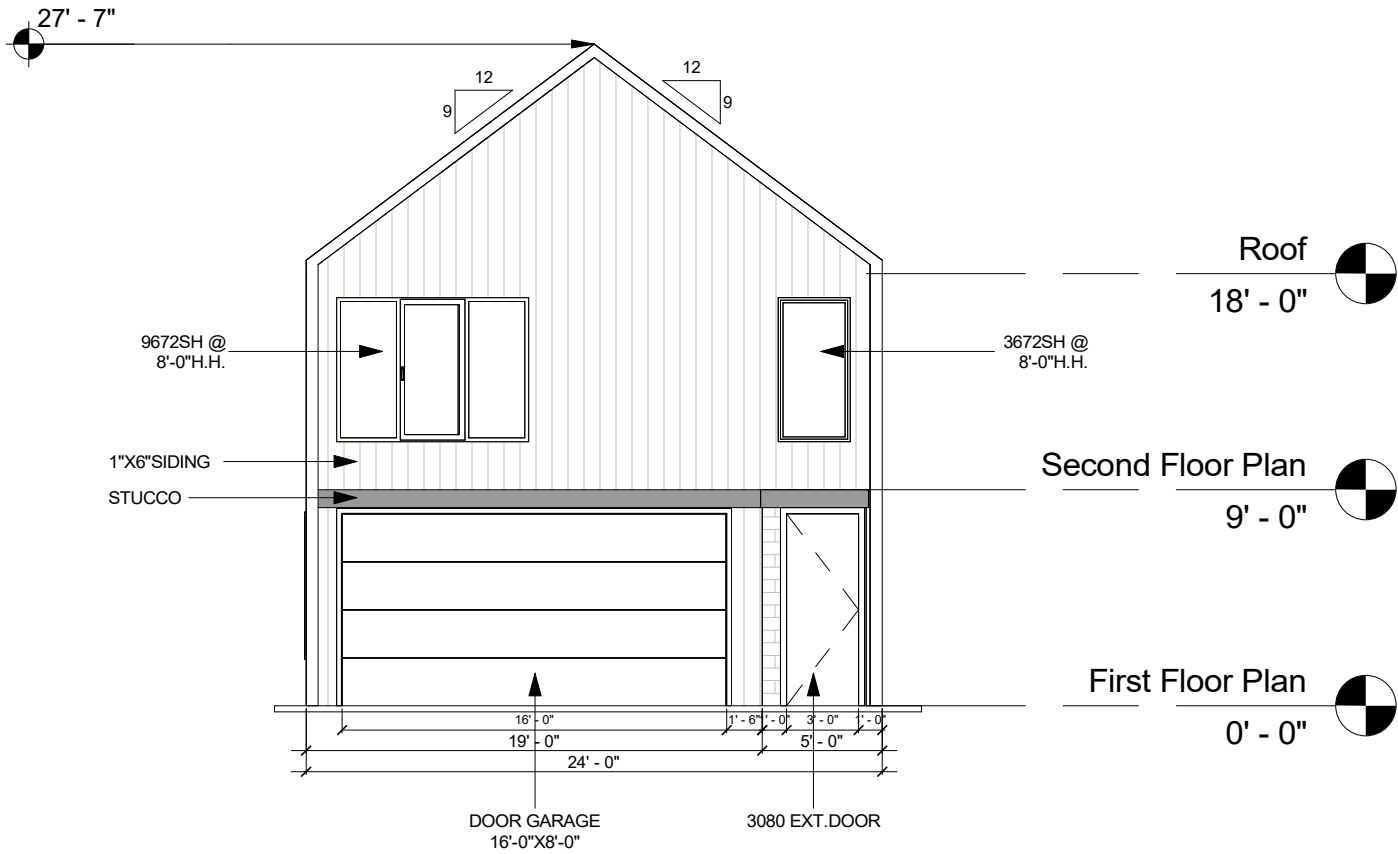
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

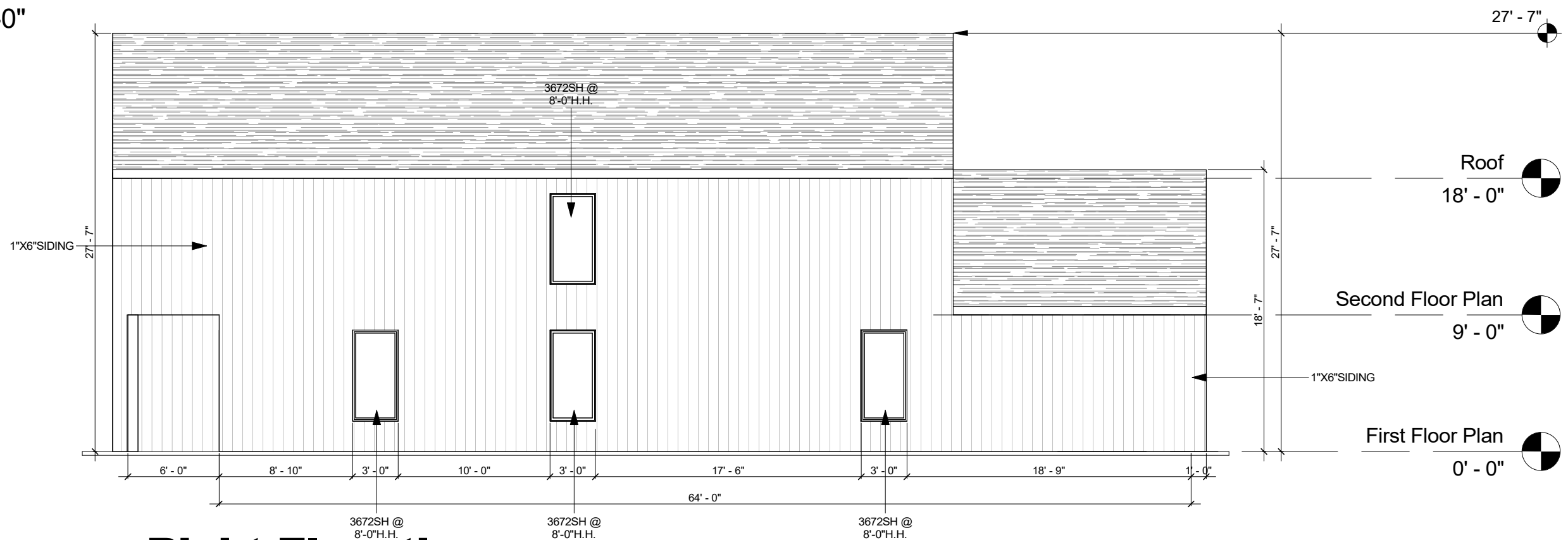
SITE PLAN

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

Drawn by: Projects & Construction Araque



1 Front Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



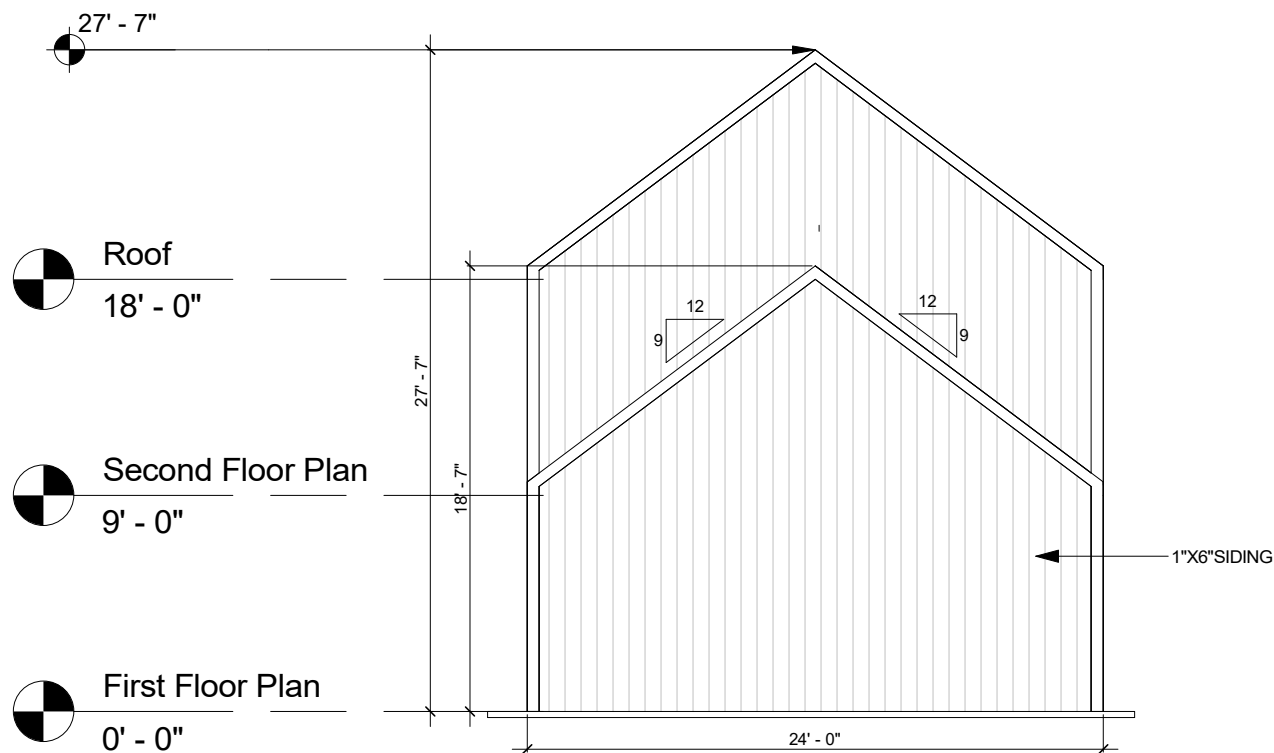
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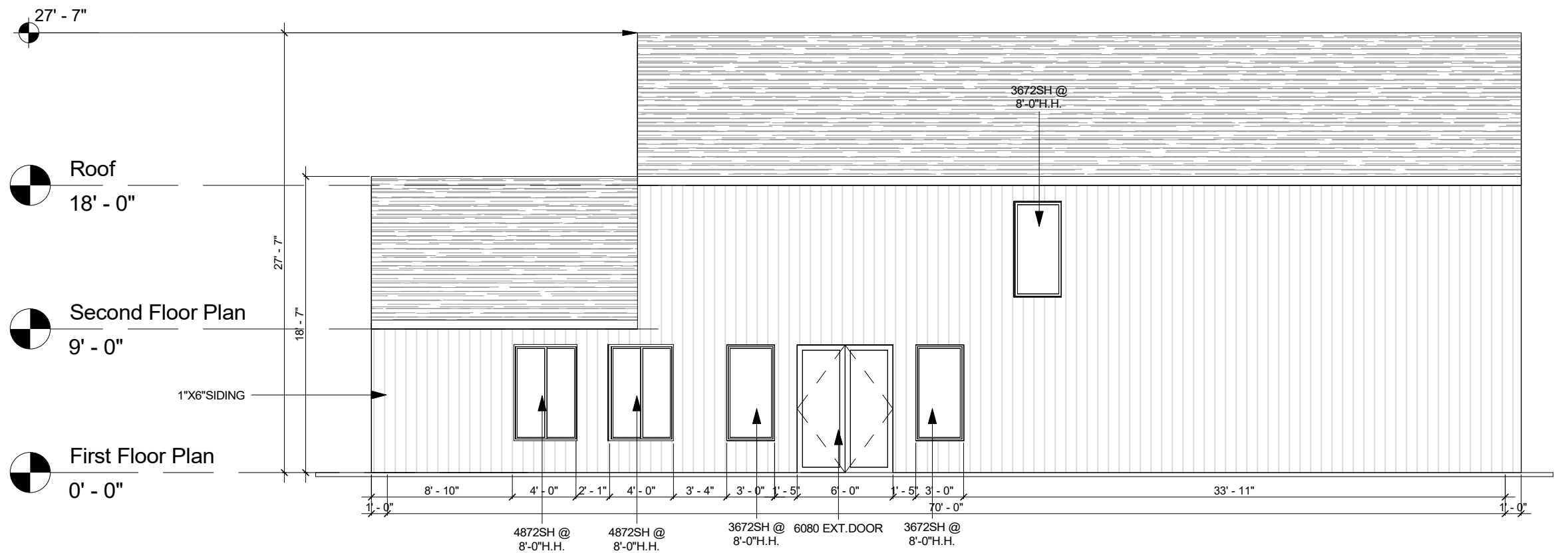
Legal Description
LOT 1, BLOCK G

ELEVATIONS		9
Date:	07/02/2025	
Scale	1/8" = 1'-0"	
Drawn by: Projects & Construction Araque		



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



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Project Name & Address

606 ROSS ST
ROCKWALL, TX 75087

Legal Description

LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

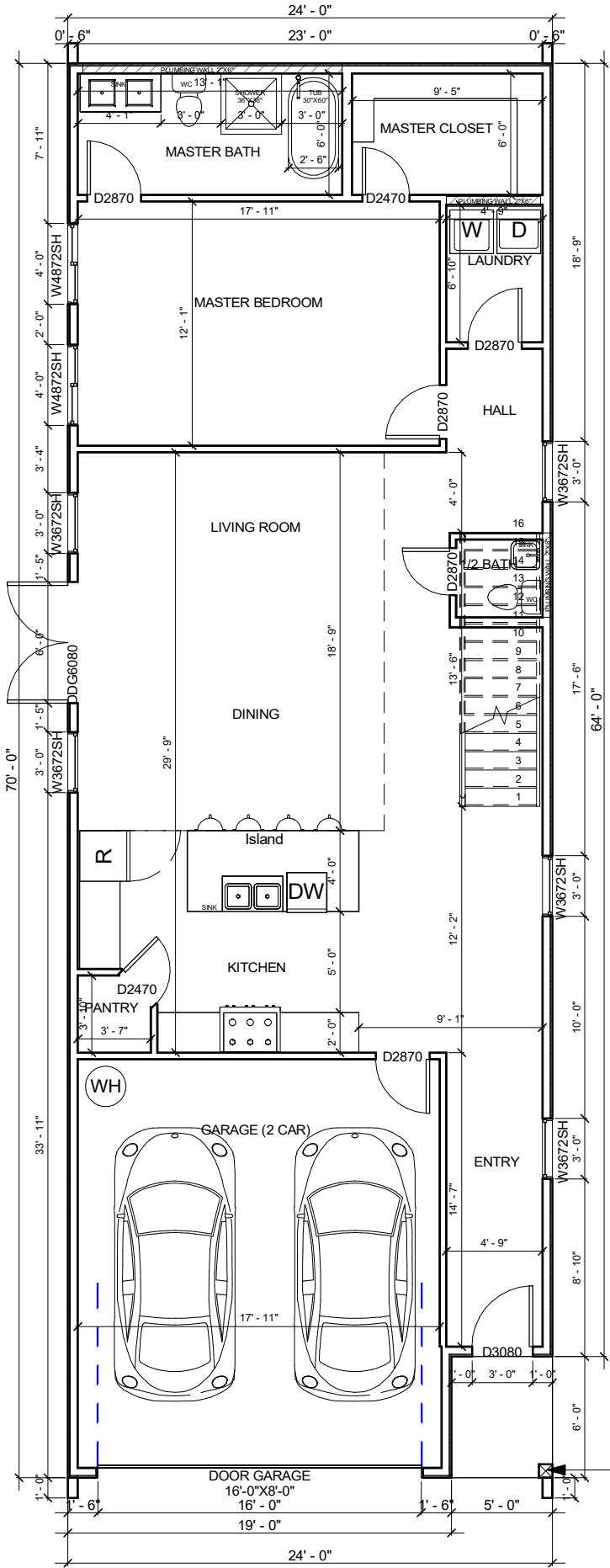
Drawn by: Projects & Construction Araque

9.1

WINDOW SPECIFICATIONS:

W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone ENERGY STAR Southern Zone

- Classic double-hung wood window best suited for traditional architectural styles
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
- The frame is crafted with Auralast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Hybrid spiral balance system supports the vertical operation of the sash in singlehung and double-hung styles, for easy opening and to hold the top sash in place
- Weatherstripping creates a tight seal against outdoor elements
- Matching fiberglass mesh screen to protect against insects
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement



Door Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	<varies>	2
First Floor Plan	D2870	<varies>	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDG6080	6' - 0"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1

Grand total: 10

Window Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	W3672SH	3' - 0"	6' - 0"	5
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2

Grand Total: 7

1 Proposed First Floor
1/8" = 1'-0"



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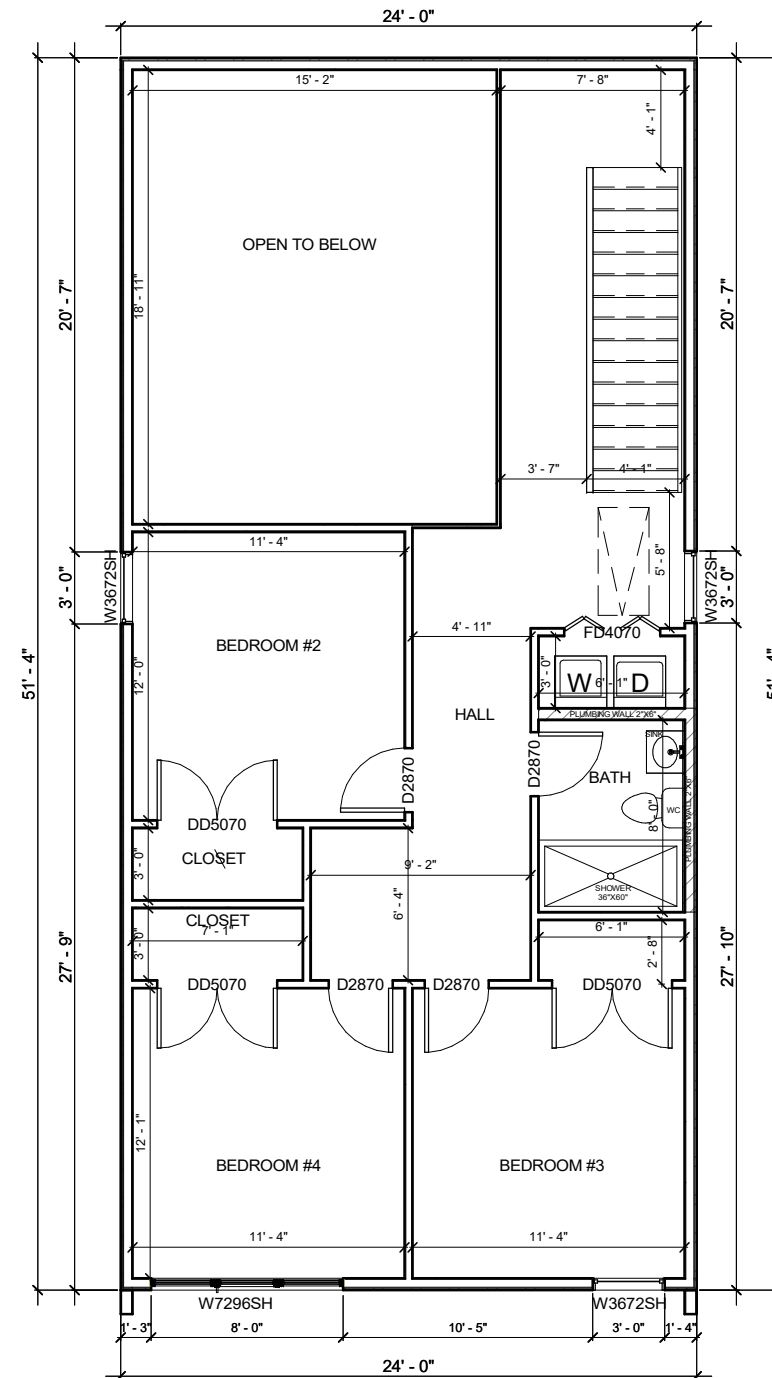
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



Door Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	4
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1

Grand total: 8

Window Schedule Second Floor				
Level	Mark	Witdh	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	3
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1

Grand Total: 4

1 Proposed Second Floor

1/8" = 1'-0"

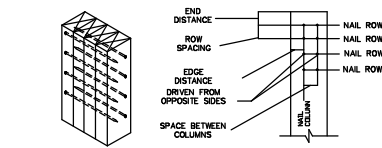
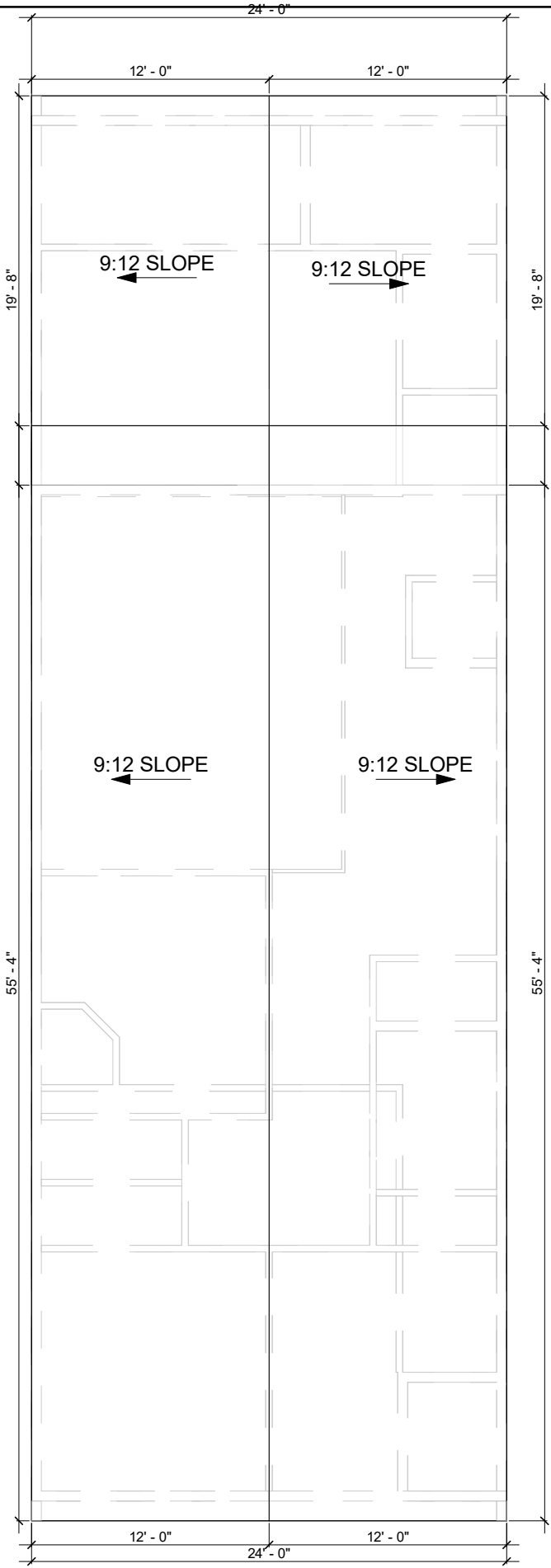


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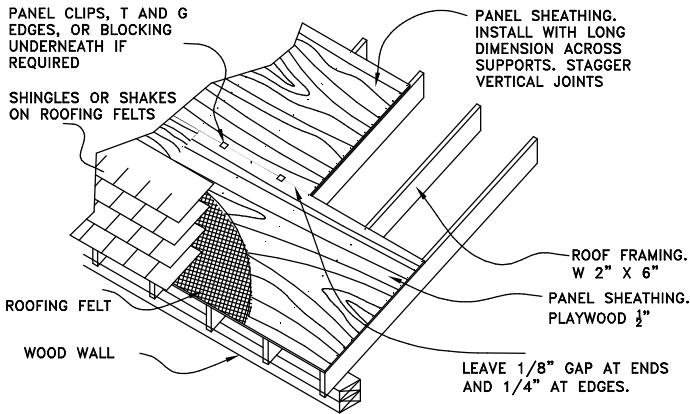
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

PROPOSED SECOND FLOOR		3.1	
Date:	07/02/2025		Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque			



# NAILS PER ROW	(3)-2x4	(4)-2x4	(3)-2x6	(4)-2x6
	1	1	2	2
NAIL SIZE	300	300	500	500
END DISTANCE	3.5"	3.75"	3.5"	3.75"
EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
SPACE BETWEEN ROWS	8	9	8	9
SPACE BETWEEN COLUMNS	0.5"	2.5"	0.5"	2.5"

STUD PACK CONNECTION DETAIL
NOT TO SCALE



NOTES:
Roofing material shall be composition shingles placed on double layer of 30 lb. felt.
Type and color of shingles shall be selected by owner.
All roofing to be installed and anchored over 1/2" thick plywood.
Roof pitch shall be 6.5 & 10 in 12 pitch.
Shingle exposure shall be 16"

1 Roof Plan

1/8" = 1'-0"



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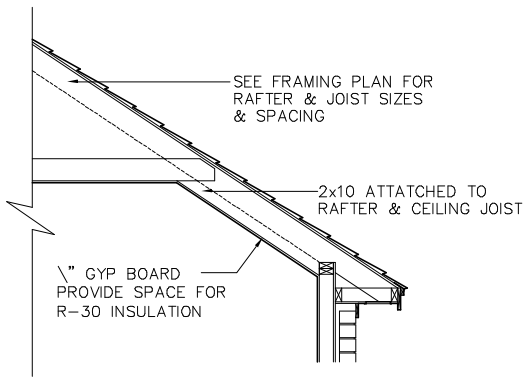
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ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

ROOF PLAN

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

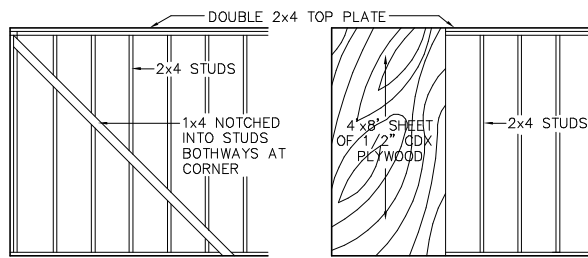


TYPICAL VAULT CEILING

SCALE: N.T.S.

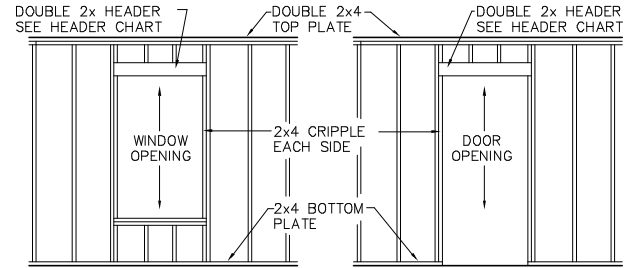
NOTES:

1. CONTRACTOR TO BE RESPONSIBLE TO SEE THAT ALL STRUCTURE COMPLIES TO ALL CODES
2. LAMINATED BEAMS TO BE SIZED BY MANUFACTURES ENGINEER
3. SEE HEADER SCHEDULE FOR ALL SUGGESTED HEADER SIZE SPANS LONGER OR WITH CONCENTRATED LOADS TO BE ENGINEERED
4. ALL RAFTERS TO BE 2"x6" @ 24" O.C. UNLESS INCREASED FOR STRUCTURAL PURPOSES
5. CEILING JOIST TO BE 2"x6" @ 16" O.C. UNLESS INCREASED FOR STRUCTURAL PURPOSES
6. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION



TYPICAL WIND BRACING

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



TYPICAL OPENING FRAMING

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

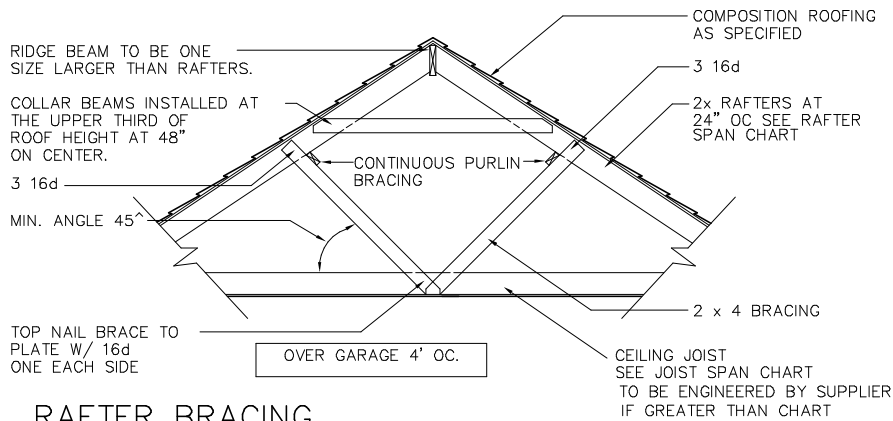
MAXIMUM CLEAR SPAN FOR RAFTERS – WITH NO GYP BOARD			
SIZES	24" O.C.	18" O.C.	12" O.C.
2 x 6	10' – 0"	12' – 4"	14' – 2"
2 x 8	13' – 3"	16' – 3"	16' – 8"
2 x 10	18' – 11"	20' – 8"	23' – 11"
For material with E=1.6 Fb=1400 L=#2KDYP Design loads 20 p.s.f. Live 7 p.s.f. Dead Complies with CABO(1969), UBC(1988), SPMC(1987)			

MAXIMUM CLEAR SPAN FOR CEILING JOIST – LIMITED ATTIC STOARGE			
SIZES	24" O.C.	18" O.C.	12" O.C.
2 x 6	10' – 0"	12' – 4"	14' – 2"
2 x 8	13' – 3"	16' – 3"	16' – 8"
2 x 10	18' – 11"	20' – 8"	23' – 11"
For material with E=1.6 Fb=1400 L=#2KDYP Design loads 20 p.s.f. Live 10 p.s.f. Dead Complies with CABO(1969), UBC(1988), SPMC(1987)			

HEADER CHART

DOUBLE HEADERS ONLY

NOMINAL LUMBER SIZE	MAXIMUM OPENING
2 x 4	2' – 6"
2 x 6	4' – 6"
2 x 8	6' – 0"
2 x 10	8' – 0"
2 x 12	9' – 6"



RAFTER BRACING

SCALE: N.T.S.

HEADERS & EXTERIOR OPENINGS

ROOF CONSTRUCTION		
WDTH OF STRUCTURE	HEADER SIZE (ON EDGE)	RAFTER WITH BEARING PARTITION
		HABITABLE SPACE
UP TO 25' WIDE	1 STORY OR SECOND FLOOR OF 2 STORY	
	2 – 2" x 4"s	2' – 6"
	2 – 2" x 6"s	4' – 6"
	2 – 2" x 8"s	6' – 0"
	2 – 2" x 10"s	18' – 0"
	2 – 2" x 12"s	19' – 6"
	1 & \ OR 2 STORY	
	2 – 2" x 4"s	-----
	2 – 2" x 6"s	3' – 6"
	2 – 2" x 8"s	5' – 0"
	2 – 2" x 10"s	6' – 0"
	2 – 2" x 12"s	7' – 6"



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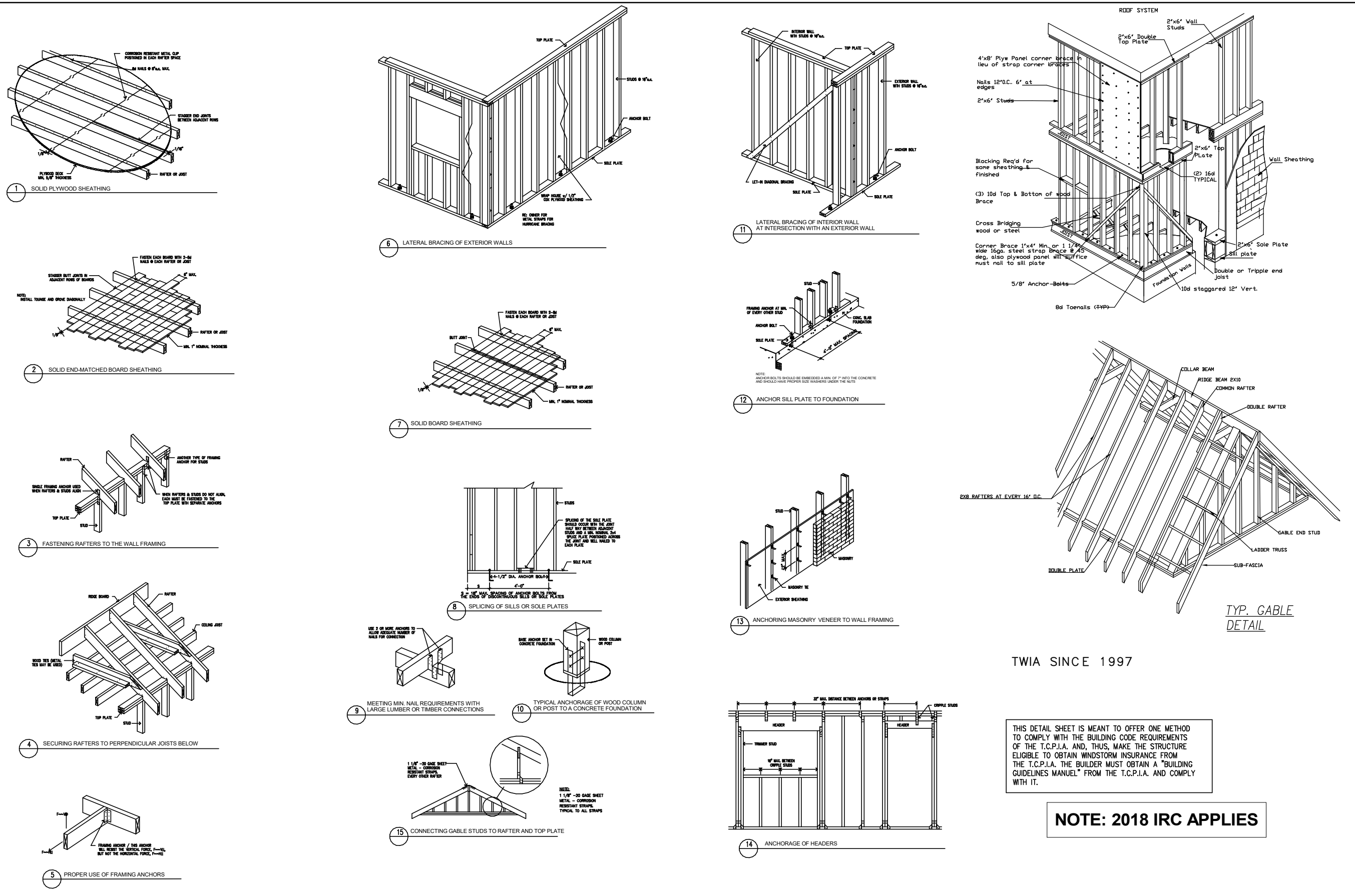
Legal Description

LOT 1, BLOCK G

FRAMING DETAILS

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



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Legal Description
LOT 1, BLOCK G

FRAMING NOTES

Date: 07/02/2025 Scale 1/4" = 1'-0"

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GENERAL NOTES

- ALL TENDONS SHALL BE FABRICATED FROM 1/2" DIAMETER, 270 KSI LOW RELAXATION STRANDS IN ACCORDANCE WITH ASTM A416. TENDONS SHALL BE GREASED WITH A CORROSION INHIBITOR AND PROTECTED WITH A PLASTIC SHEATH.
- STRAND LENGTHS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER.
- CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94. TENDONS SHOULD BE STRESSED WITHIN 7 TO 10 DAYS AFTER CONCRETE PLACEMENT.
- WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE.
- ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615.
- CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
- FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E., PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

SITE PREPARATION NOTES

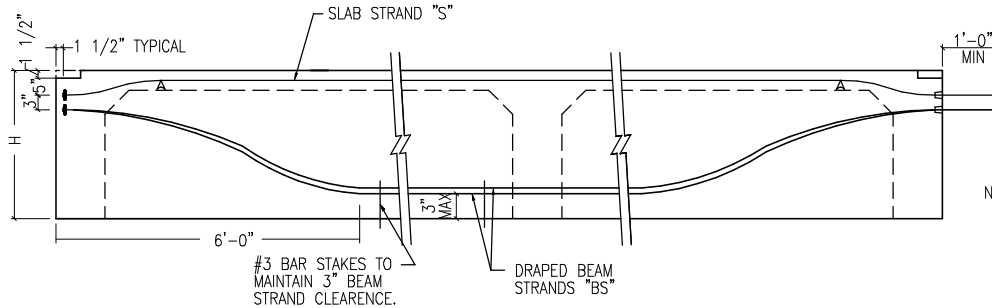
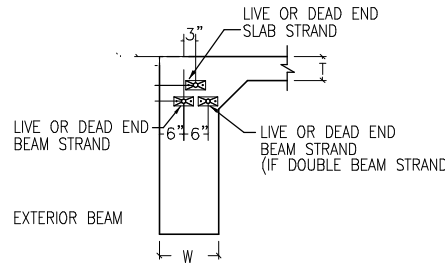
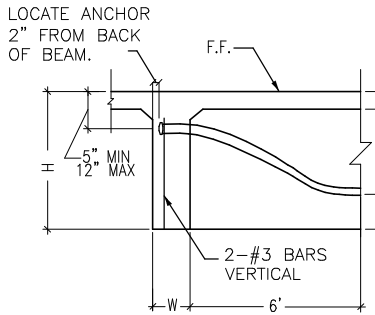
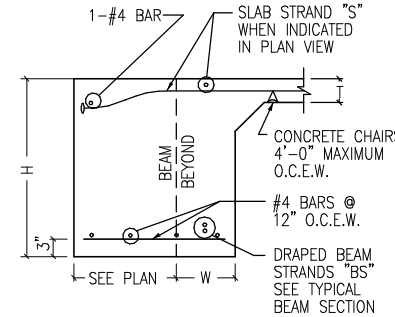
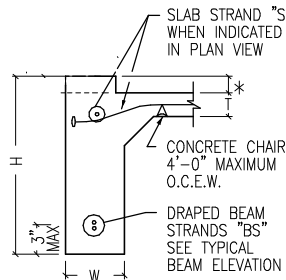
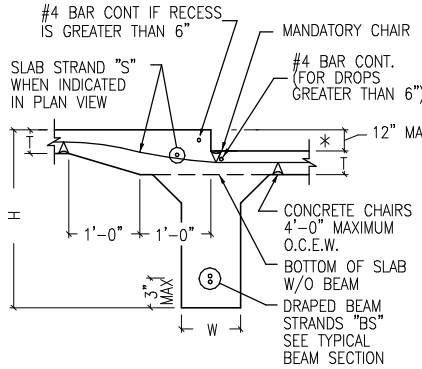
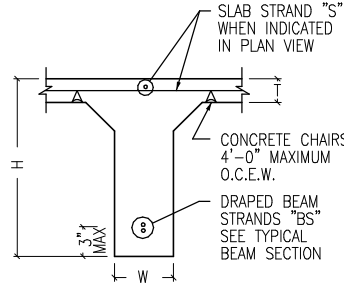
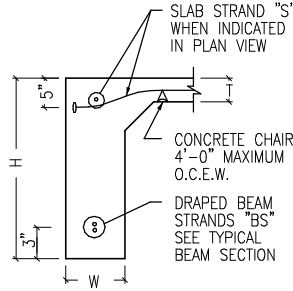
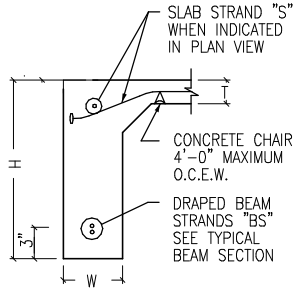
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
- FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
- EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
- SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.

CONSTRUCTION NOTES

- SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 5% (5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
- FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
- BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED.
- AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
- A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
- TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
- CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES.
- SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE.
- WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
- IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
- PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
- SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
- WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITH 5' OF FOUNDATION EDGE.
- IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
- SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT.
- LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.

STRESSING NOTES

- EACH STRAND DURING STRESSING OPERATIONS SHALL BE INITIALLY STRESSED TO 33.0 KIPS AND SEATED AT 28.9 KIPS.



NOTE: BEAM STRANDS (BS) SHALL BE TIED TOGETHER AS IF THEY ARE ONE STRAND. ANCHORS OF BEAM STRANDS (BS) SHALL BE PLACED SIDE BY SIDE DIRECTLY UNDERNEATH THE SLAB STRAND (S).
SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 5" CLEARANCE FROM THE LOWEST EDGE FROM THE TOP OF THE SLAB TO THE CENTER OF THE ANCHOR.
SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 3" CLEARANCE.



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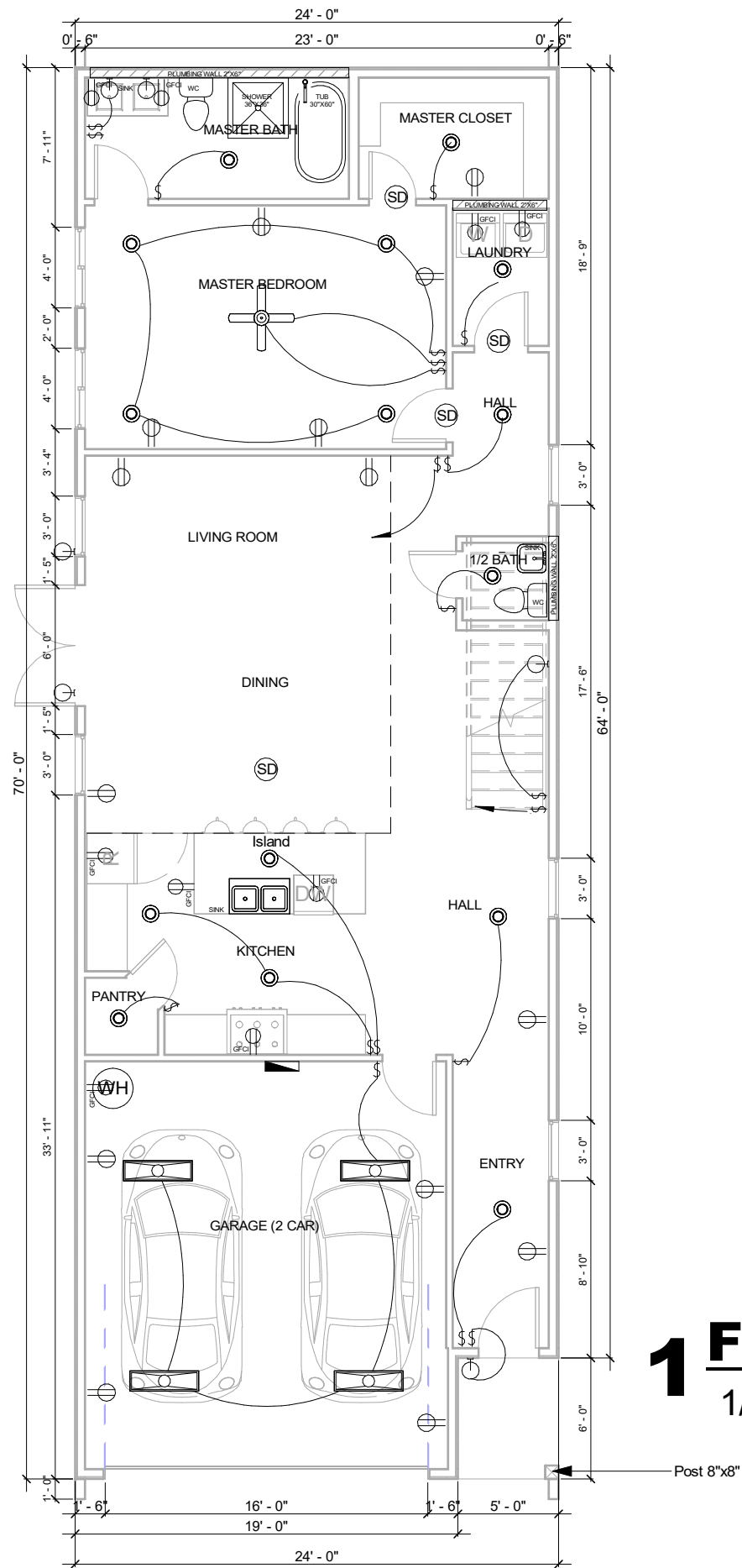
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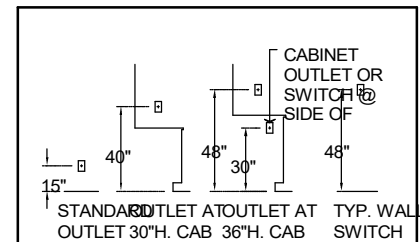
FOUNDATION DETAILS

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



Legend		
110 VOLT RECEPTACLE	SINGLE POLE SWITCH	
WP WATERPROOF RECEPTACLE	3 THREE WAY SWITCH	
CLG 110 VOLT IN CEILING	4 FOUR WAY SWITCH	
GFI 110 VOLT WITH GROUND FAULT INTERRUPTER	DM DIMMER SWITCH	
FLR 110 VOLT IN FLOOR	RHED RHEOSTAT SWITCH	
220V 220 VOLT RECEPTACLE	CEILING MOUNTED LIGHT	
110 VOLT DIRECT HARD WIRE	HANGING LIGHT	
TV ANTENNA/CABLE/SATELLITE, ETC. (VERIFY WITH OWNER)	WP WATERPROOF RECESSED ADJUSTABLE CAN LIGHT	
HOSE BIBBS	WALL MOUNTED LIGHT	
TELEPHONE OUTLET W/ CAT5 VOICE & DATA	24" UNDER-CABINET FLOOR, FIXTURE	
PUSH BUTTON (DOORBELL OR GARAGE DOOR OPENER)	TRACK LIGHTING (LENGTH PER PLAN)	
SD SMOKE DETECTOR	EXHAUST FAN (50 cfm MIN.)	
Fire Exit	EXHAUST FAN (50 cfm MIN.) W/ LIGHT	
CHIMES (FOR DOOR BELL)	2x4 FLUORESCENT FIXTURE	
THERMOSTAT	2x2 FLUORESCENT FIXTURE	
ELEC. PANEL	EMERGENCY LIGHT, BATTERY TYPE WITH CHARGER	
WALL PAK		
Garage Lighting Quad Tap		



- GENERAL ELECTRICAL NOTES
1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
 2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
 3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
 4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
 5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.

1 First Floor Electrical

1/8" = 1'-0"

Post 8"x8"



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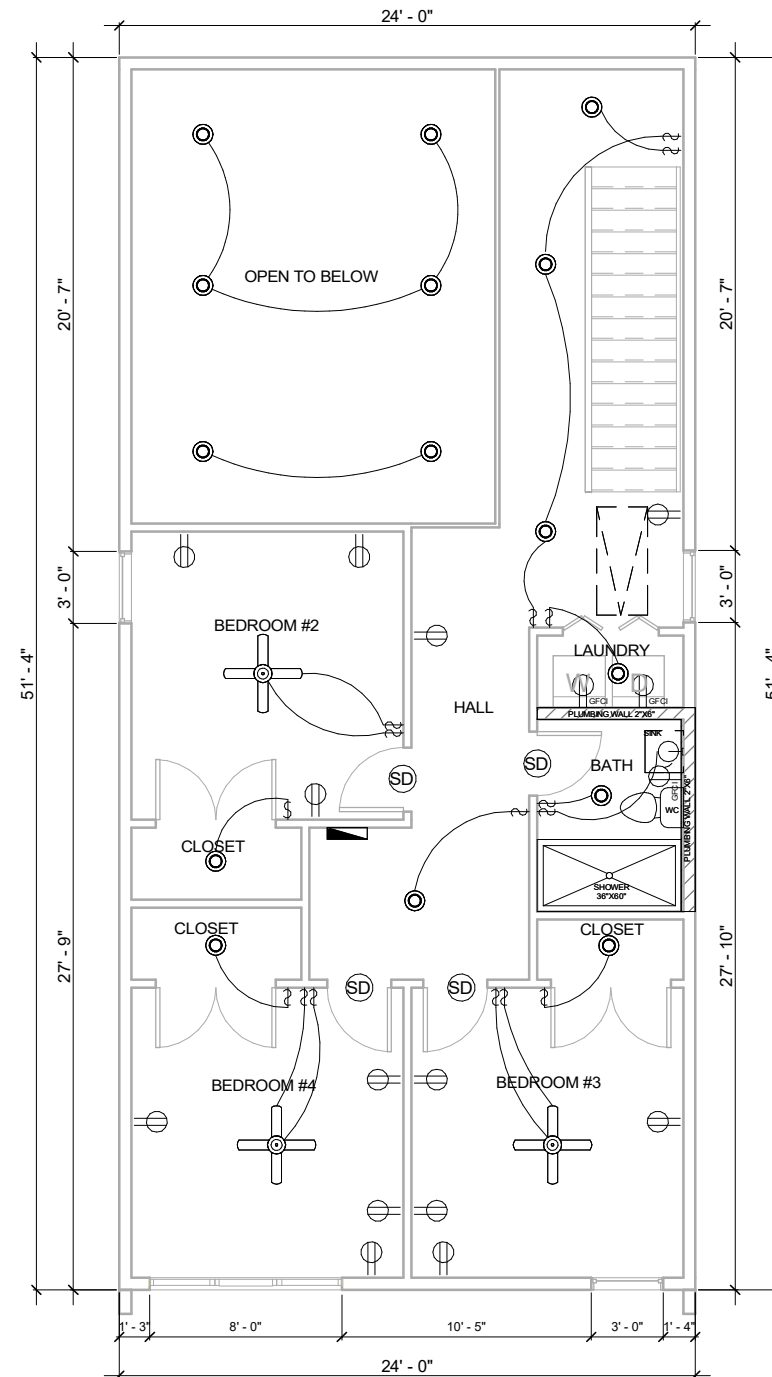
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FIRST FLOOR ELECTRICAL

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



1 Second Floor Electrical

1/8" = 1'-0"



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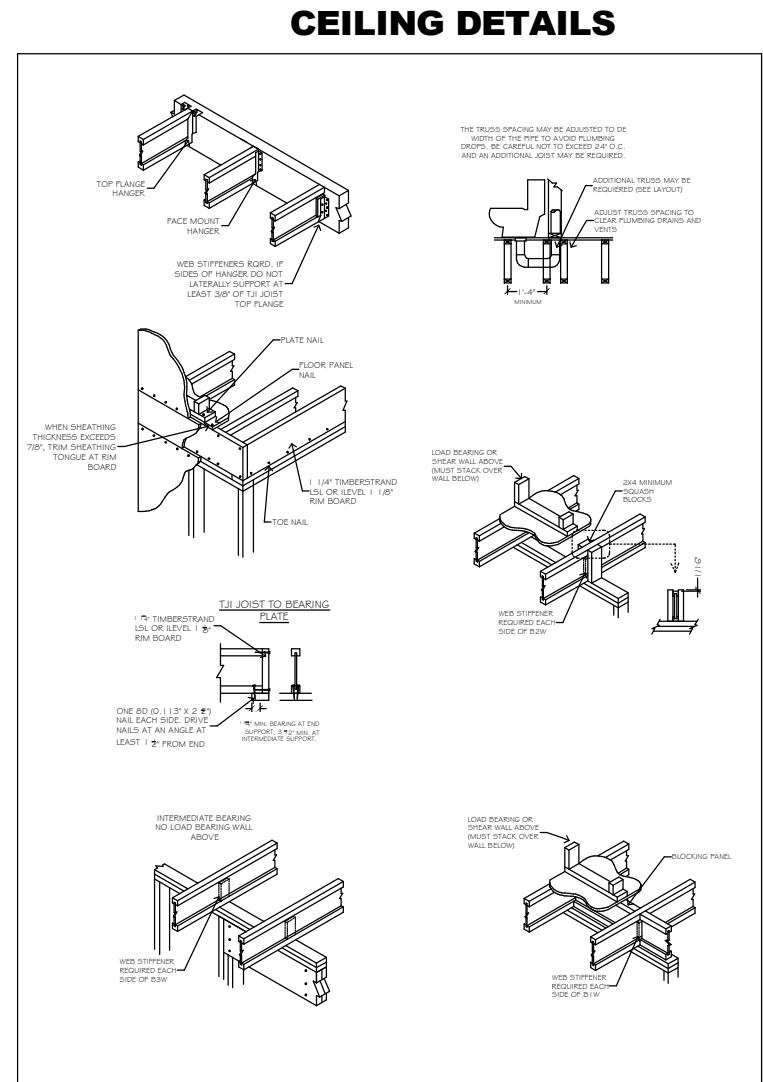
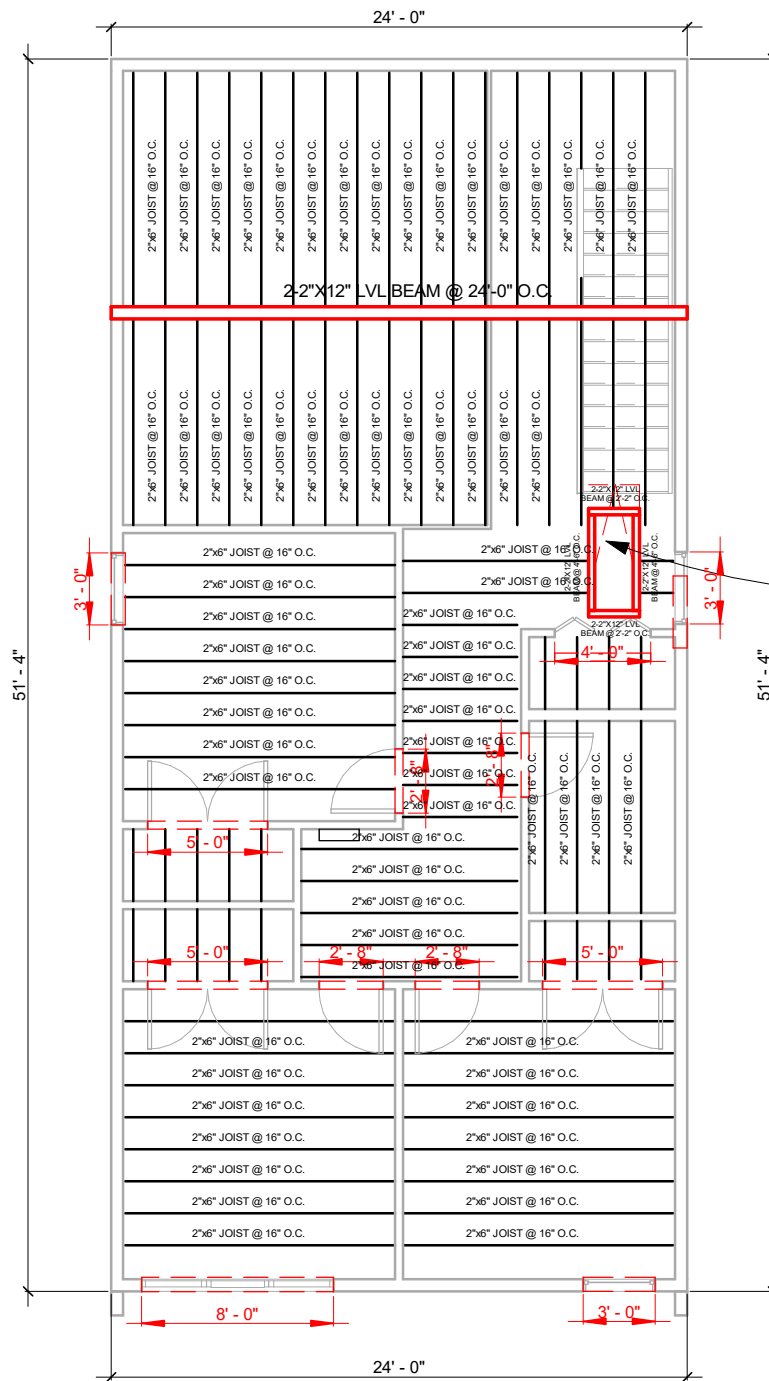
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Legal Description
LOT 1, BLOCK G

SECOND FLOOR ELECTRICAL

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



1 Second Floor Ceiling

1/8" = 1'-0"



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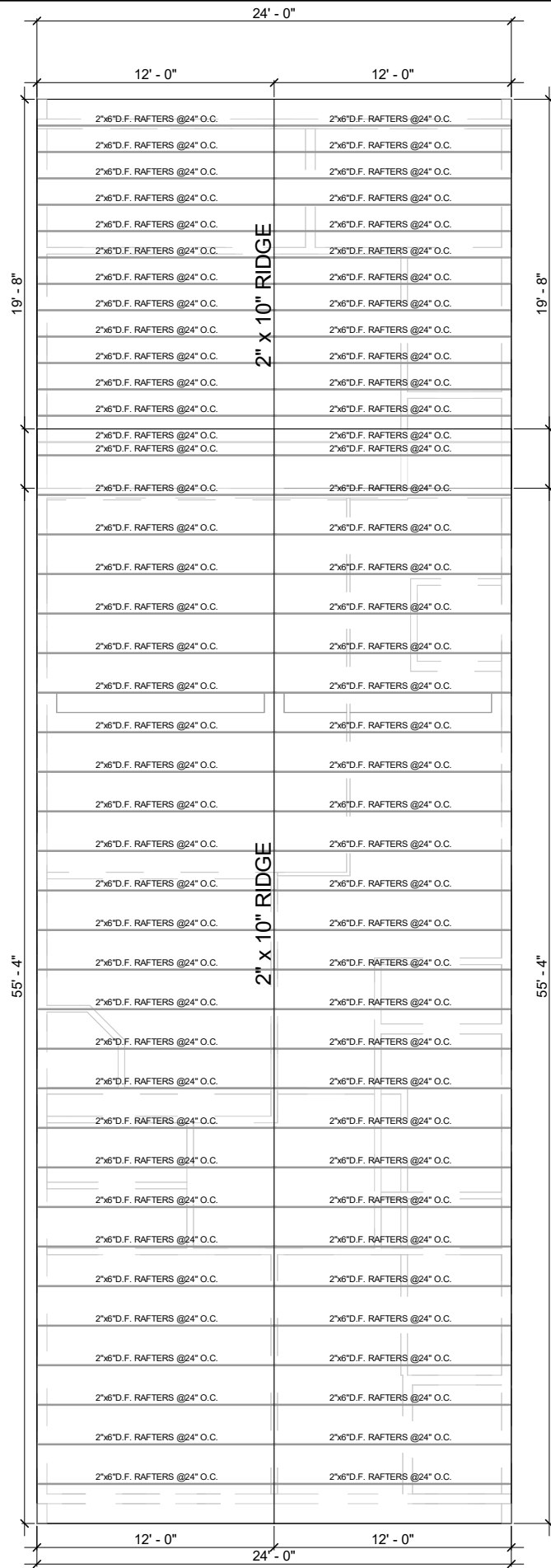
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CEILING FLOOR PLAN

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

5.1



1 Rafter Roof

1/8" = 1'-0"



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LOT 1, BLOCK G

RAFTER ROOF				4.1
Date:	07/02/2025	Scale	1/8" = 1'-0"	
Drawn by: Projects & Construction Araque				

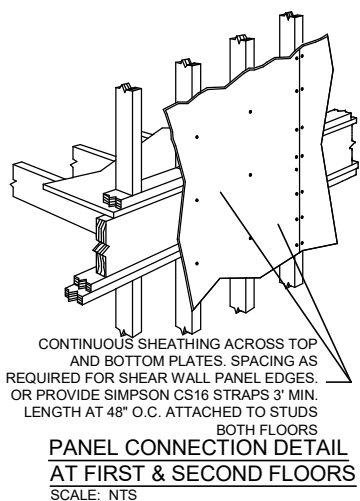
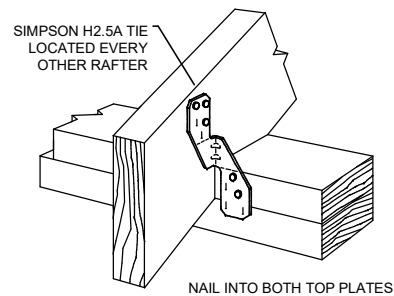
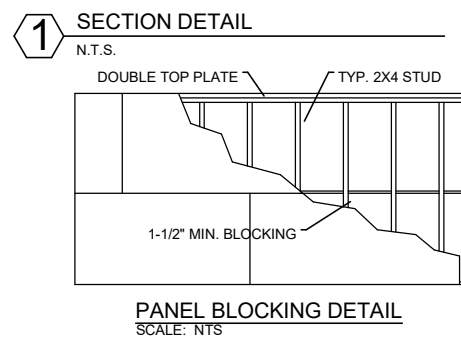
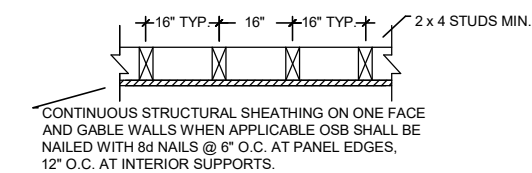
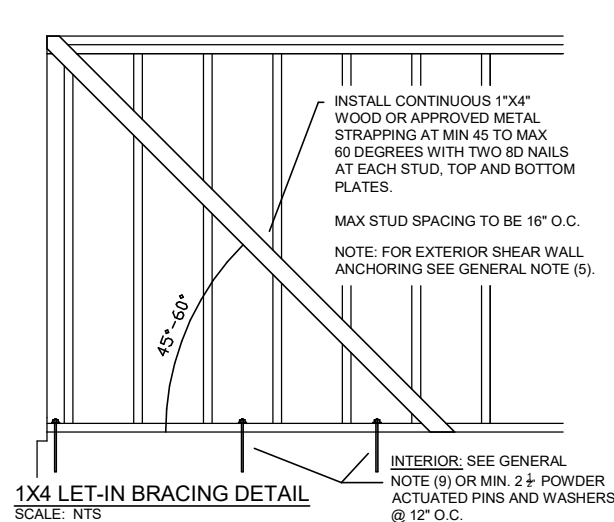
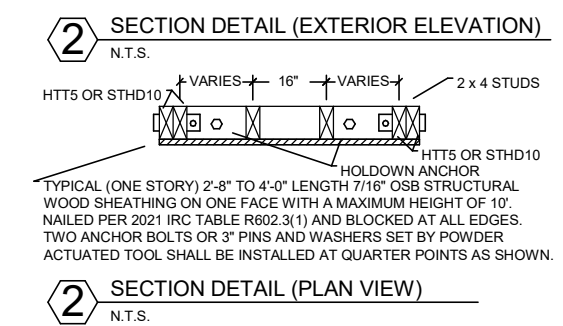
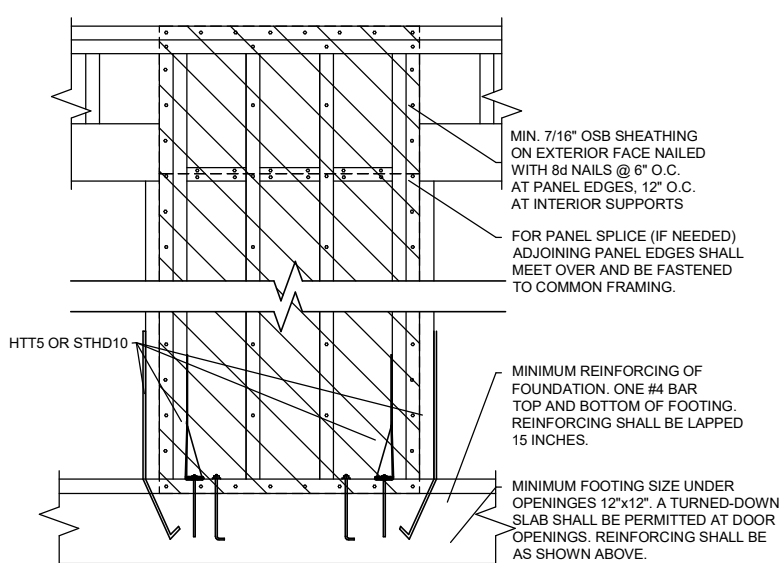


TABLE R602.10.6.4					
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS) ^a	RECOMMENDED OR APPROVED EQUAL SIMPSON STRAP MODEL No. ^b
				V ₅ 115 mph EXPOSURE B	
2x4 No. 2 Grade	0	10	18	1000	(1) CS16
			9	1000	
			16	1025	
			18	1275	
	1	10	9	1000	(2) CS16
			16	2175	
			18	2500	
			9	1500	
	2	10	16	3375	(1) CS16
			18	3975	
			18	2750	
			12	3775	
2	12	9	2750	(2) CS16	
		16	3375		
		18	3975		
		18	3775		
4	12	9	2750	MSTC52 w/44-16d SINKERS	
		12	3775		
		18	3775		
		18	3775		
2x6 Stud Grade	2	12	9	1000	(1) CS16
			16	2150	
			18	2550	
			9	1750	
	4	12	16	2400	(2) CS16
			18	2550	
			18	1750	
			18	3800	

For Sl: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
b. STRAP MODEL MAY BE SUBSTITUTED W/ APPROVED EQUAL.

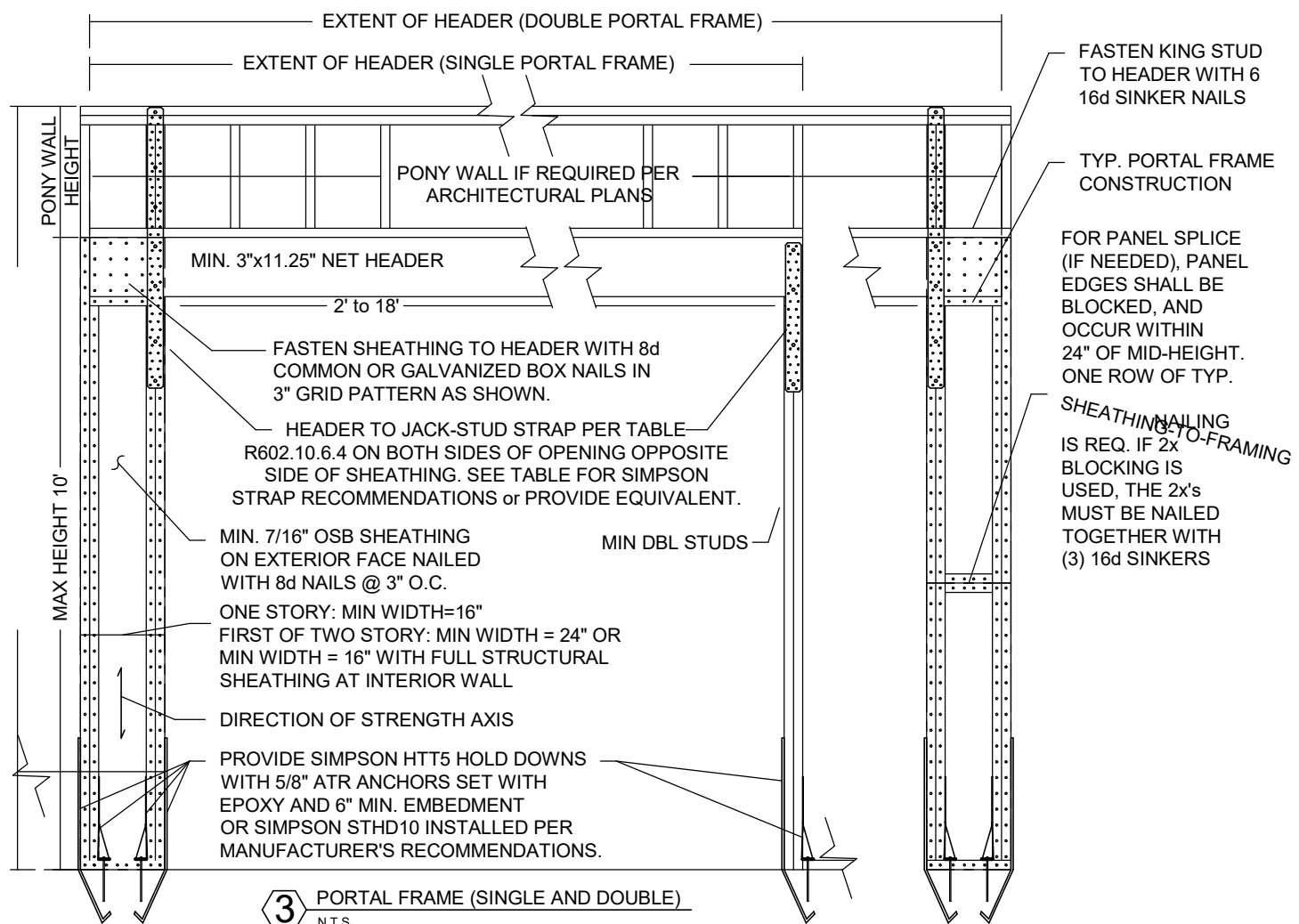


STRUCTURAL SHEATHING
IS CONSIDERED ONE OF THE FOLLOWING:
- MIN 7/16" OSB
- RED THERMOPLY
- BLUE THERMOPLY

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL

- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
- ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
- SHEARWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUSSILL THROUGH THE DOUBLE TOP PLATE.
- BRACE WALLS LESS THAN 2" IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
- MUSSILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUSSILL ANCHORS @ 6'-0" O.C.
- WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
- ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2021 IRC.
- LET-IN BRACING MAY BE SUBSTITUTED WITH 4X8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR CS16 X-BRACING.
- ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
- INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION. MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.
-
-



3 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.



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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.

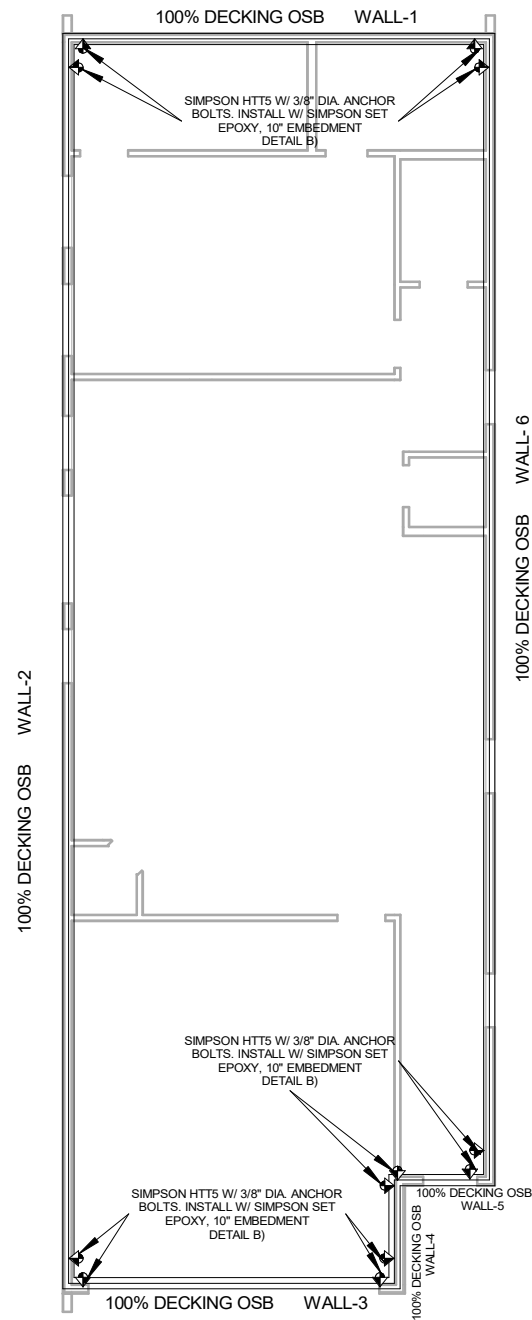
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

SHEARWALL DETAIL

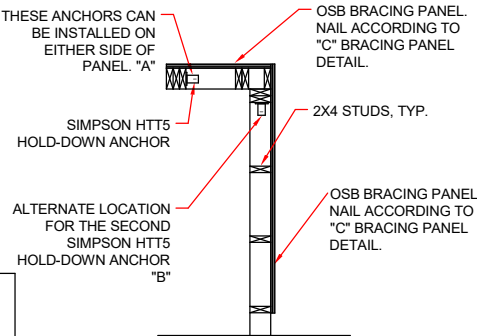
Date: 07/02/2025 Scale

Drawn by: Projects & Construction Araque

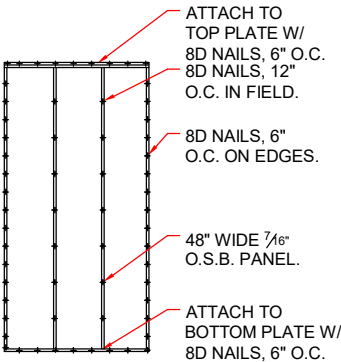
DETAILS WALL BRACING



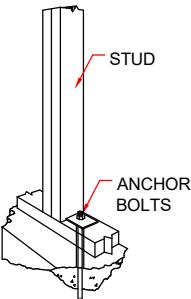
CONTINUOUS DECKING OSB		
MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA
WOOD STRUCTURAL PANEL	7/16"	COVERED ALL AREA EXTERIOR WALLS W/ DECKING OSB AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS).



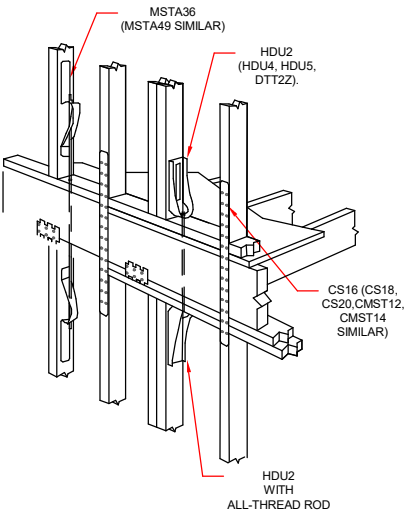
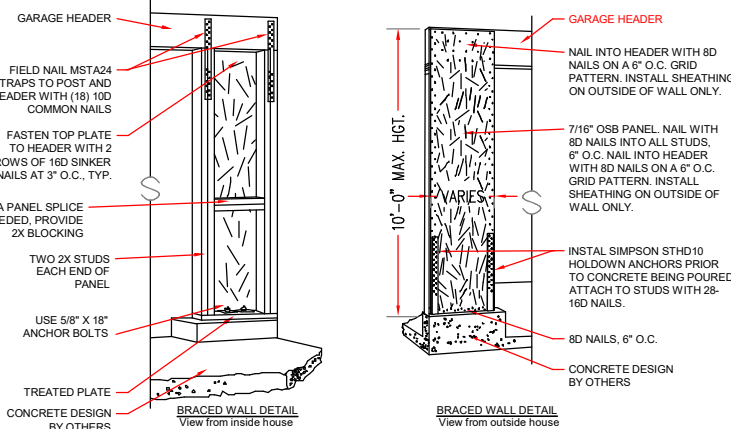
ALTERNATE CORNER BRACING



C- BRACING PANEL DETAIL



SECTION AT SLAB



1 Wall Bracing

3/32" = 1'-0"



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Project Name & Address

606 ROSS ST
ROCKWALL, TX 75087

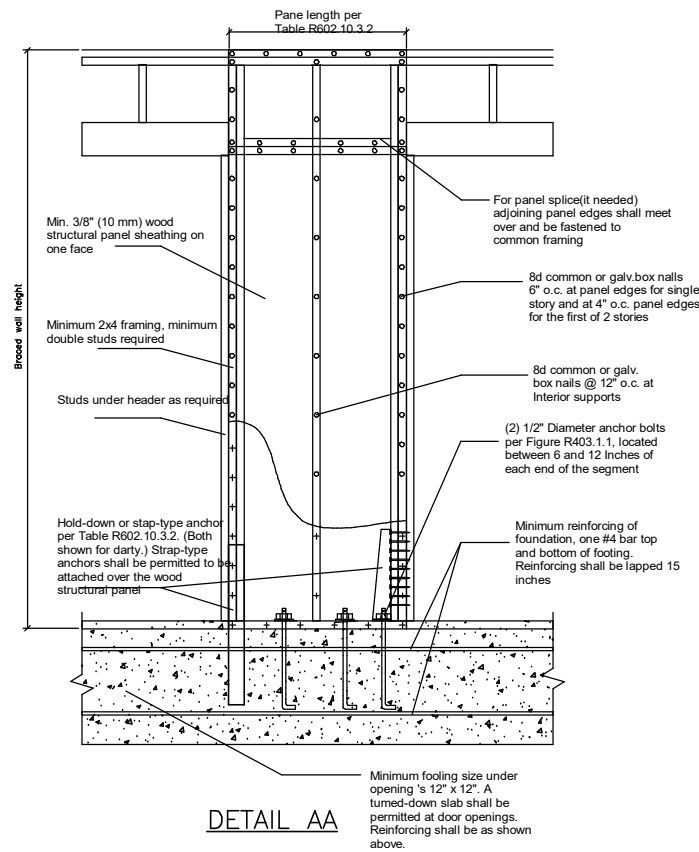
Legal Description

LOT 1, BLOCK G

WALL BRACING

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



DETAIL AA

DESIGN SPECS:

1-WIND SPEEDS <115 MPH, 1-STORY, 8FT WALL HEIGHT

2-METHOD USED: CS-WSP (CONTINUOUSLY SHEATED WOOD STRUCTURAL PANEL

3-MIN. WSP: 3/8".

4-DESIGN COMPLIES WITH 2018 IRC REQUIREMENTS

5-IF TOP PLATE HEIGHT IS 12', PROVIDE 2X4 CONTINUOUS STUDS @16 O.C. ABOVE 12' TOP PLATE HEIGHT, USE 2X6 STUDS @16 O.C

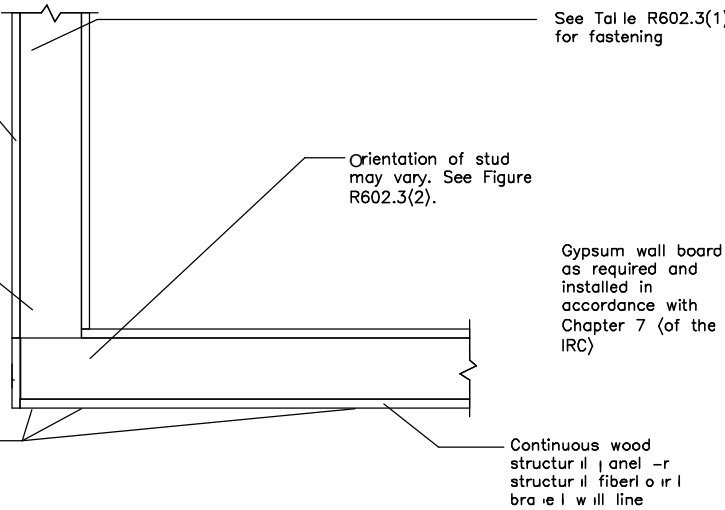
6-1/4" DIAMETER CONCRETE ANCHOR SHALL BE USED AT 3' SPACING TO SECURE SILL PLATE FOR STUD WALLS EMBEDMENT 6" INTO CONCRETE

OUTSIDE CORNER DETAIL

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 6 in. o.c.

See Table R602.3(1) for fastening

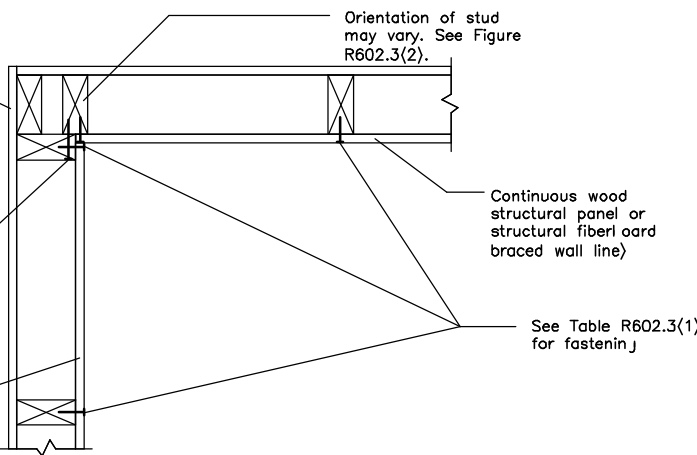


INSIDE CORNER DETAIL

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

16d nail (3-1/2" x 0.131") at 6 in. o.c.

Minimum 24" wood structural panel or 32" structural fiberboard sheathing corner return



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Project Name & Address
 606 ROSS ST
 ROCKWALL, TX 75087
Legal Description
 LOT 1, BLOCK G

WALL BRACING DETAILS

Date: 07/02/2025 Scale 3/16" = 1'-0"

Drawn by: Projects & Construction Araque



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

606 E Ross St Rockwall TX 75087

SUBDIVISION

Sanger Bros. Addition

LOT

1

BLOCK

G

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Single family

CURRENT USE

PROPOSED ZONING

Single fam, new construction

PROPOSED USE

ACREAGE

5,000 SQFT

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **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

MBA Custom Homes

CONTACT PERSON

Kevin Osornio

CONTACT PERSON

Kevin Osornio

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

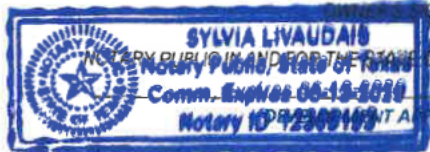
NOTARY VERIFICATION [REQUIRED]

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 \$ 16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF July, 20 25 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 16 DAY OF July, 20 25

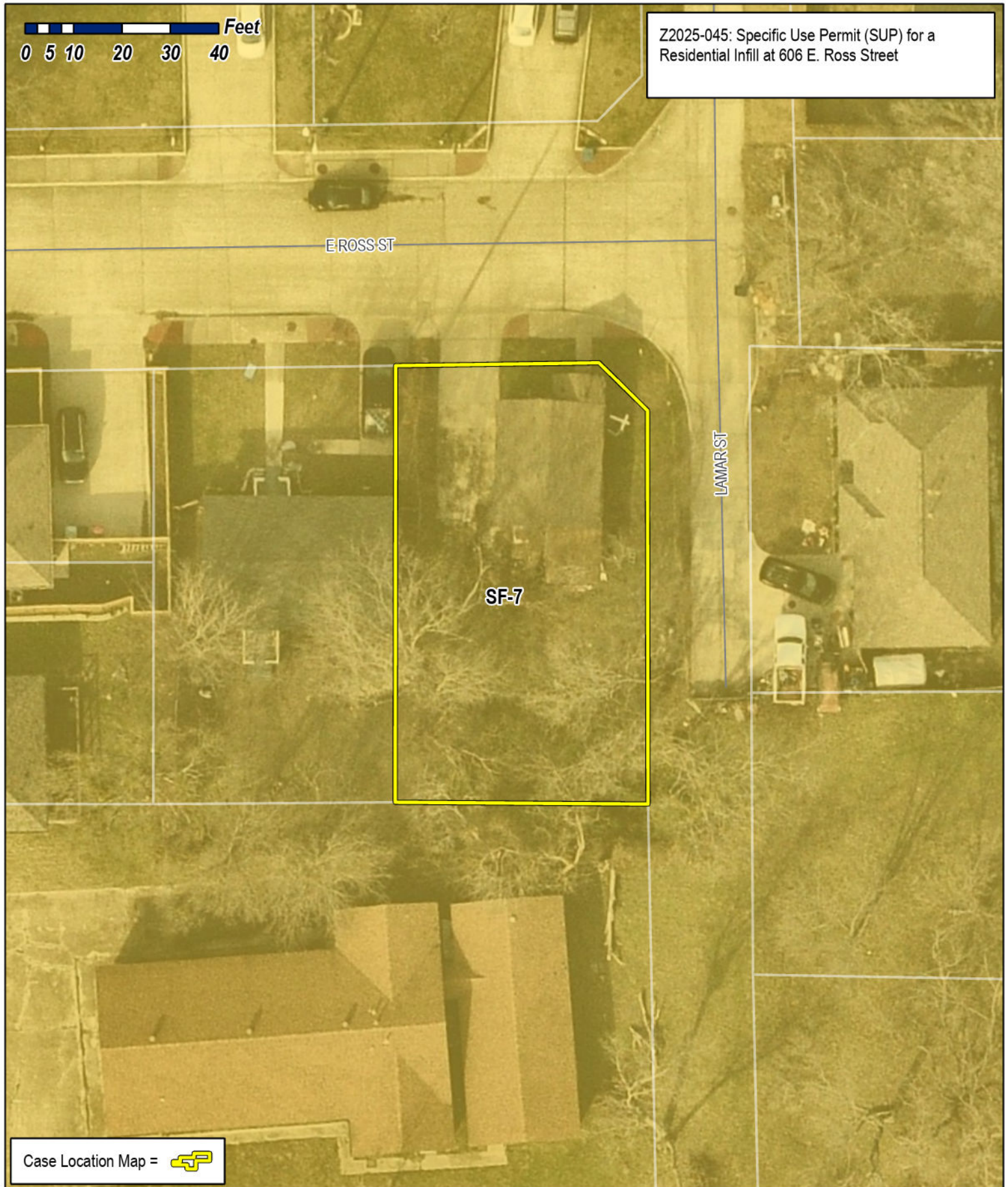
SIGNATURE



[Signature]



06-13-2029



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.

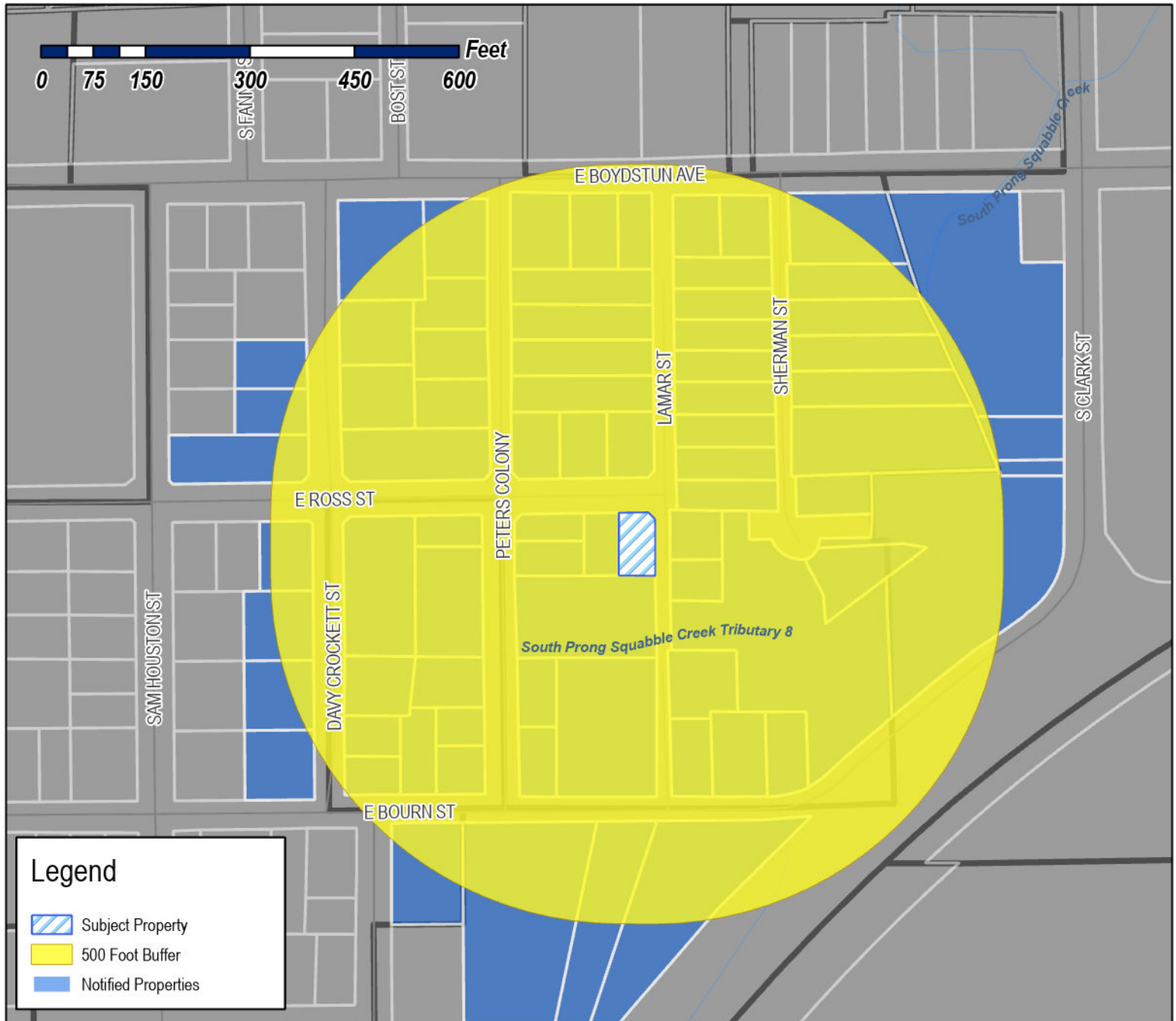




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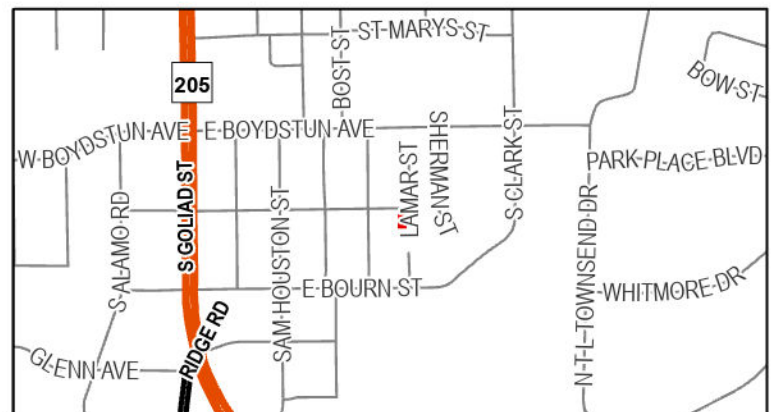
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Case Number: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street

Date Saved: 7/17/2025

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



PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDEPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

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308 STONEBRIDGE DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

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

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

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

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

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

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604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
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ROCKWALL, TX 75087

KRONLAGE HOLLIE
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ROCKWALL, TX 75087

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606 ROSS
ROCKWALL, TX 75087

RESIDENT
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

SCHUMANN LAURIE A
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ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

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

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

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ROCKWALL, TX 75087

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703 PETERS COLONY
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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LEE
709 PETERS COLONY
ROCKWALL, TX 75087

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709 SHERMAN STREET
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

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712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

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C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA 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 HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

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801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
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

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

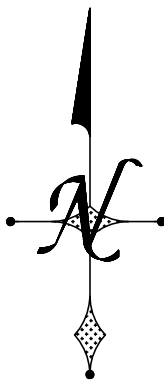
JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618



2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 606 EAST ROSS STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

BEING all that certain lot, tract, or parcel of land situated in the Burwell JT Lewis Survey, Abstract No. 255 and Neely M Ballard Survey, Abstract No. 48, and being the east 1/2 of the east 1/2 of Lot 1, Block G, Sanger Bros. Addition, an addition to the Town of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Volume 'Q', Page 100, Map Records of Rockwall County, Texas, and being that same tract of land described in deed to Rosa Alba Hernandez recorded under Instrument Number 20240000020950, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8" iron rod found in the South line of East Ross Street, at the Northeast corner of a tract of land described in deed to Aul Properties LLC, recorded under instrument Number 20230000018187, (O.P.R.R.C.T.), same point being the Northwest corner of a tract of land described in deed to Chaz Cristian Necola Cameli and Lauren Cameli recorded under Instrument Number 20250000000826, (O.P.R.R.C.T.);

THENCE North 88 degrees 48 minutes 45 seconds East, with the south line of East Ross Street, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of said Cameli tract, the Northwest corner of that tract herein described, and being the PLACE OF BEGINNING;

THENCE North 88 degrees 48 minutes 45 seconds East, continuing with the south line of said East Ross Street, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the intersection of the South line of East Ross Street and the West line of Lamar Street, from which a 1/2 inch iron rod found for reference bears South 20 degrees 57 minutes 23 seconds East, a distance of 2.71 feet;

THENCE South 01 degrees 12 minutes 21 seconds East, with the West line of said Lamar Street, a distance of 100.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of a tract of land described in deed to St Paul African Methodist, recorded in Volume 6, Page 185, Deed Records of Rockwall County, Texas;

THENCE South 88 degrees 48 minutes 45 seconds West, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner in the North line of said Methodist tract, at the Southeast corner of said Cameli tract;

THENCE North 01 degrees 12 minutes 21 Seconds West, a distance of 100.00 feet to the PLACE OF BEGINNING and containing a total of 5,000 square feet or 0.115 of an acre of land.

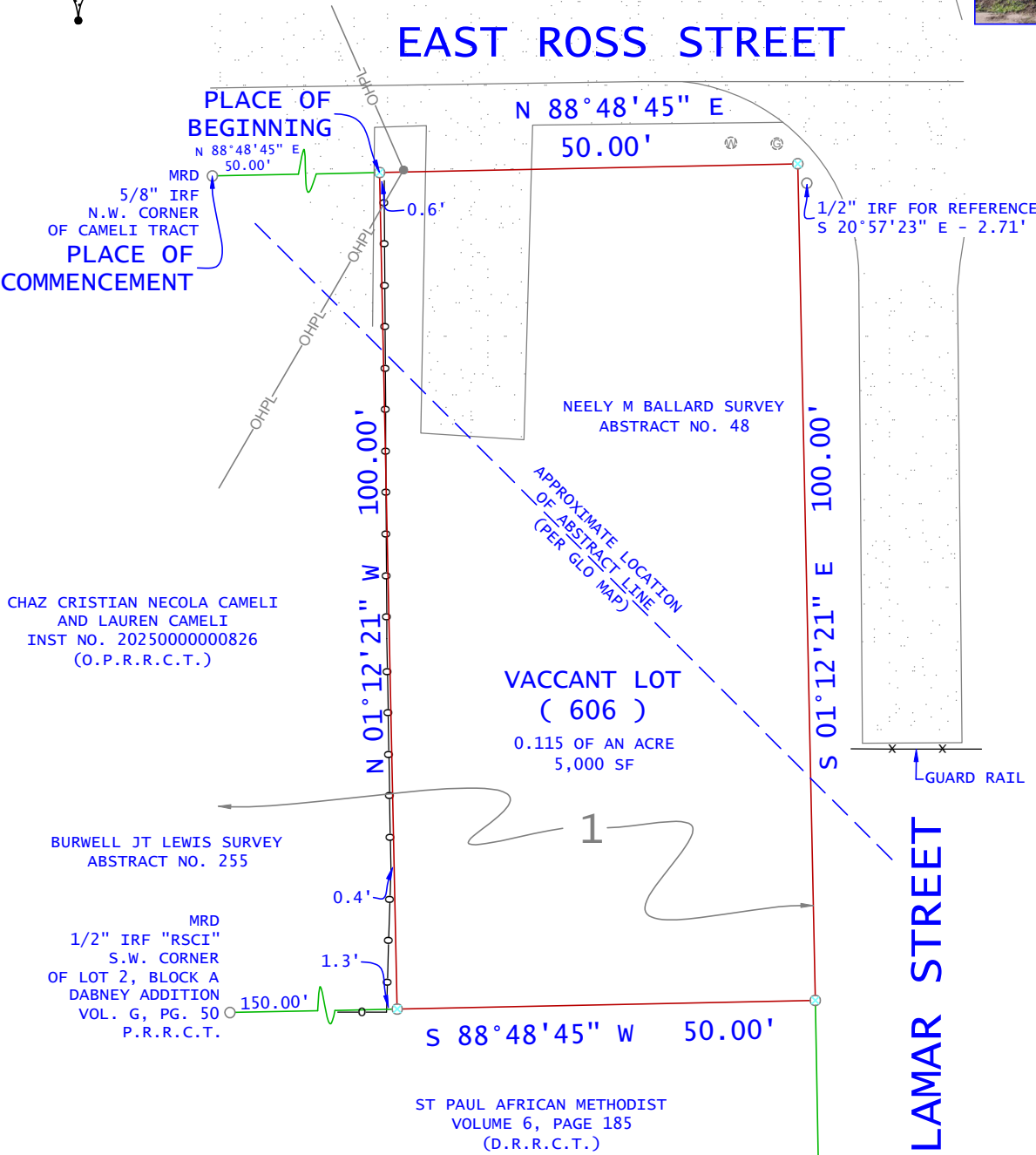
Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

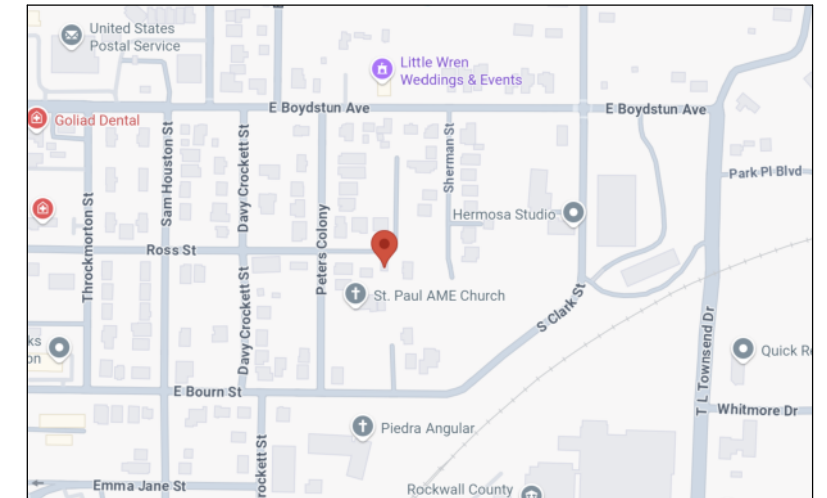
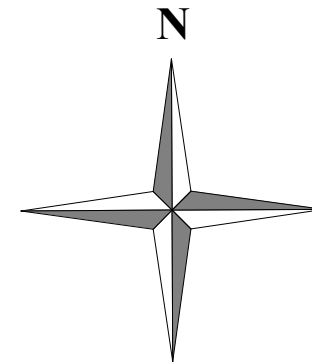
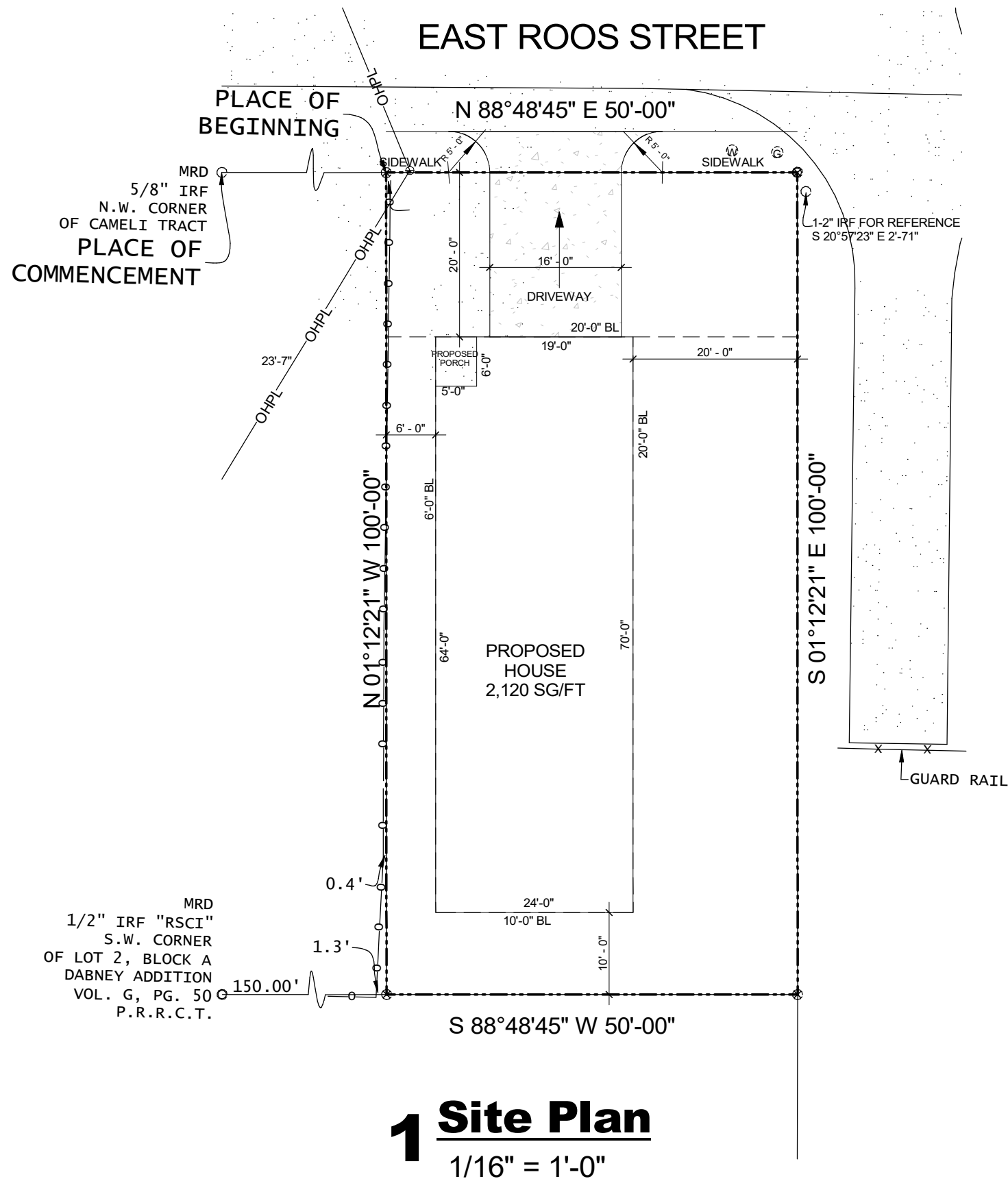
This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 05/30/25
G. F. No.: N/A
Job no.: 202504551
Drawn by: NM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ROSA HERNANDEZ





VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

1 Site Plan

1/16" = 1'-0"



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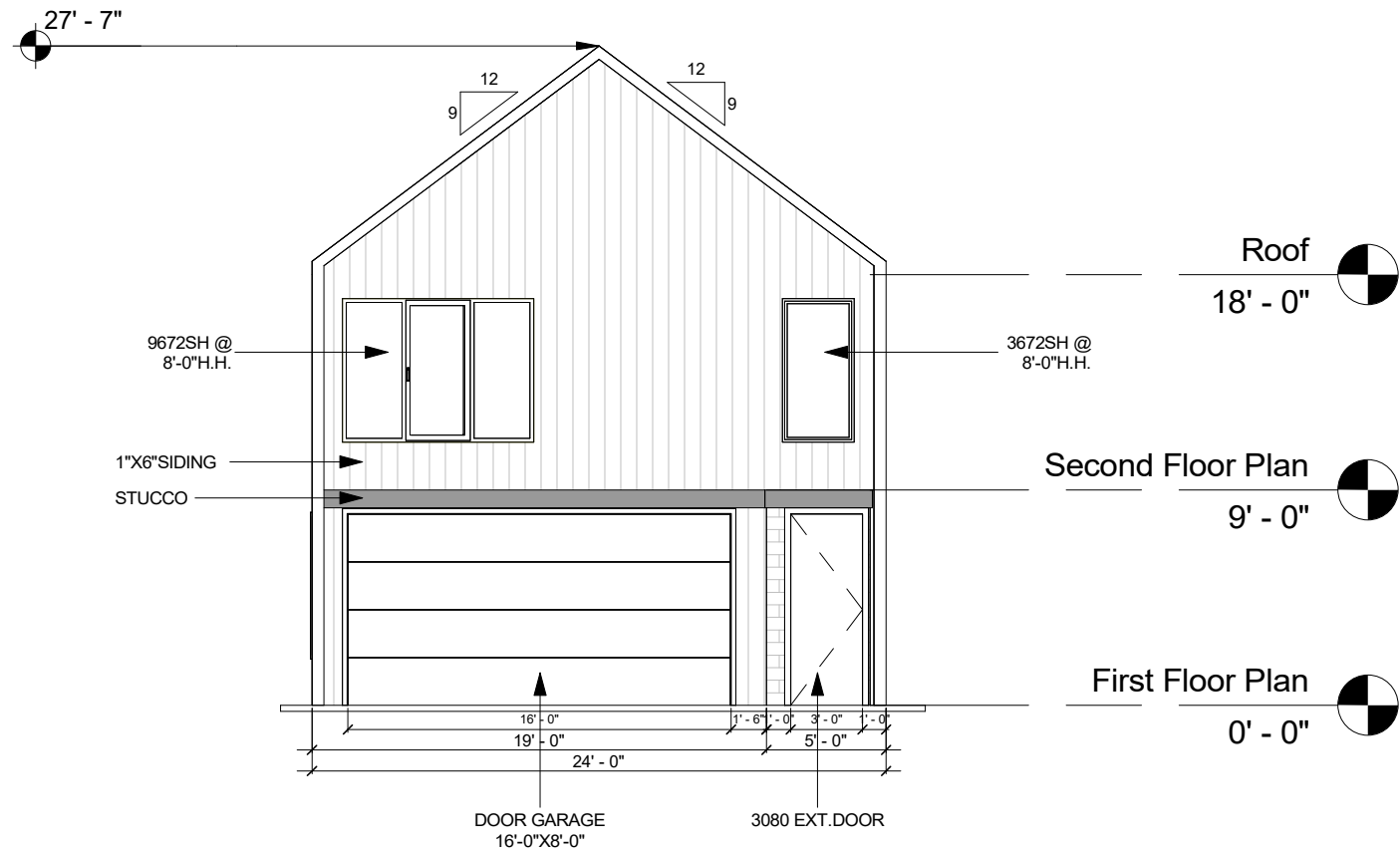
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT 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

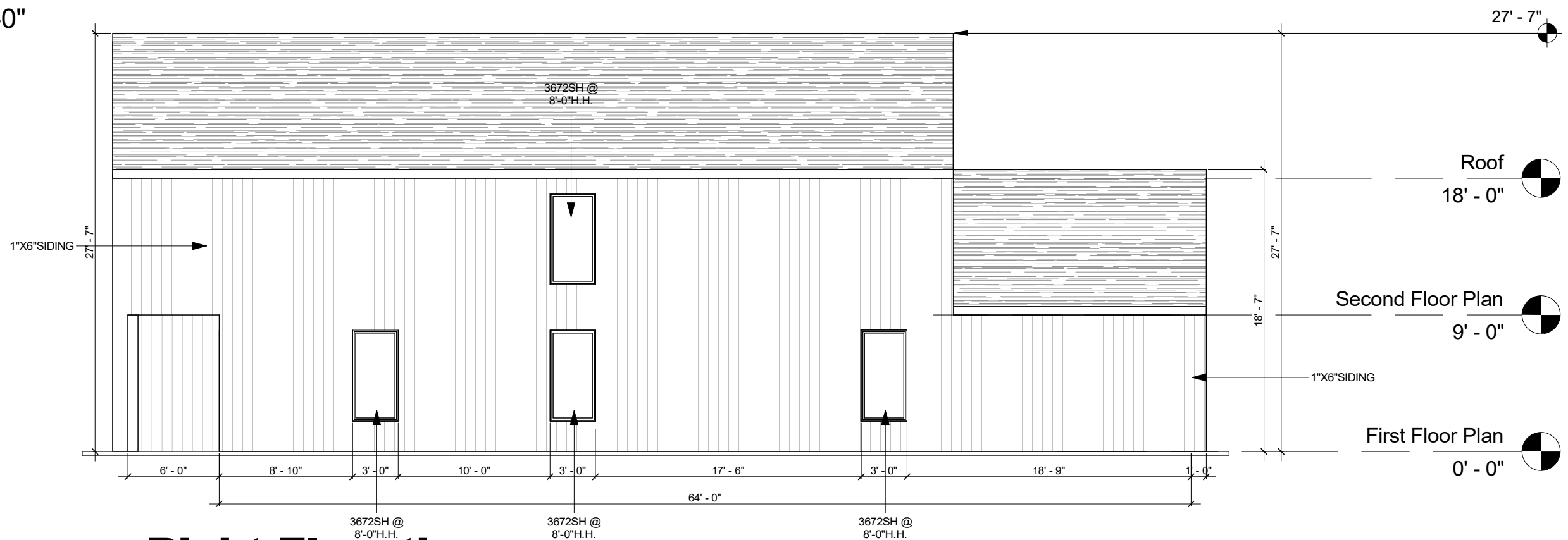
SITE PLAN

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

Drawn by: Projects & Construction Araque



1 Front Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



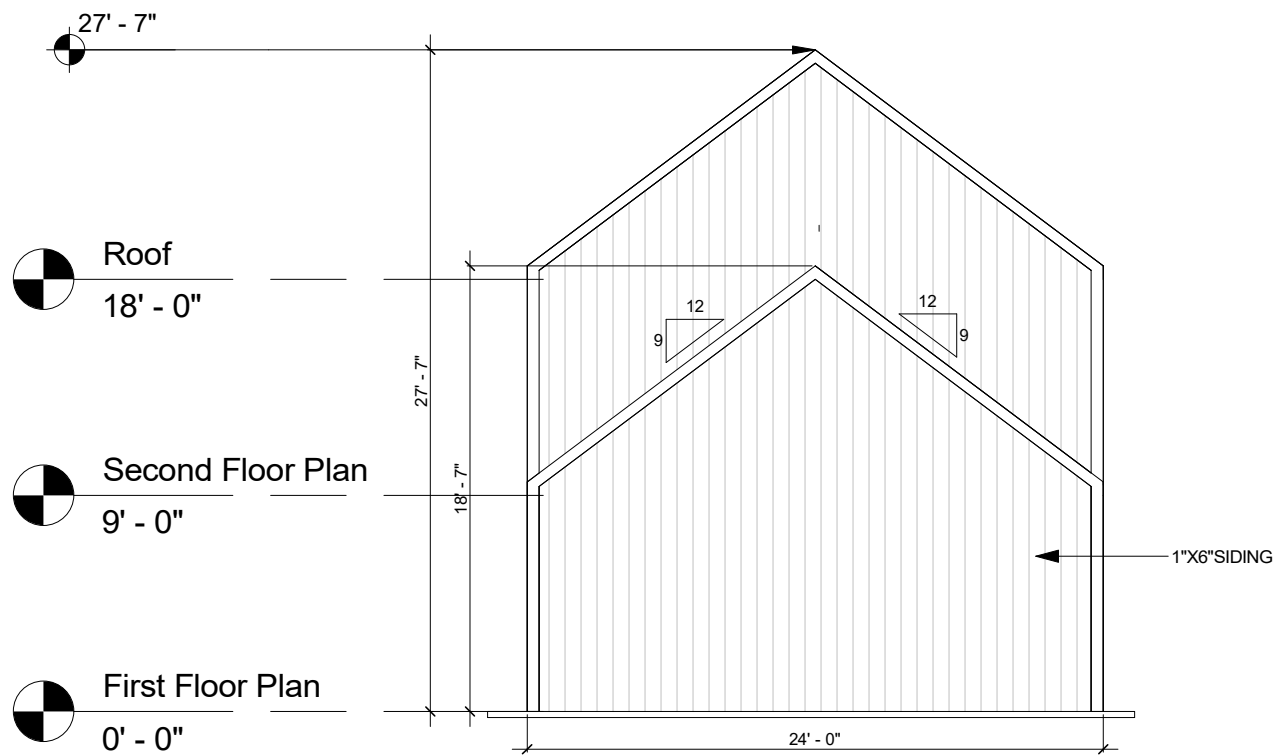
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ROCKWALL, TX 75087

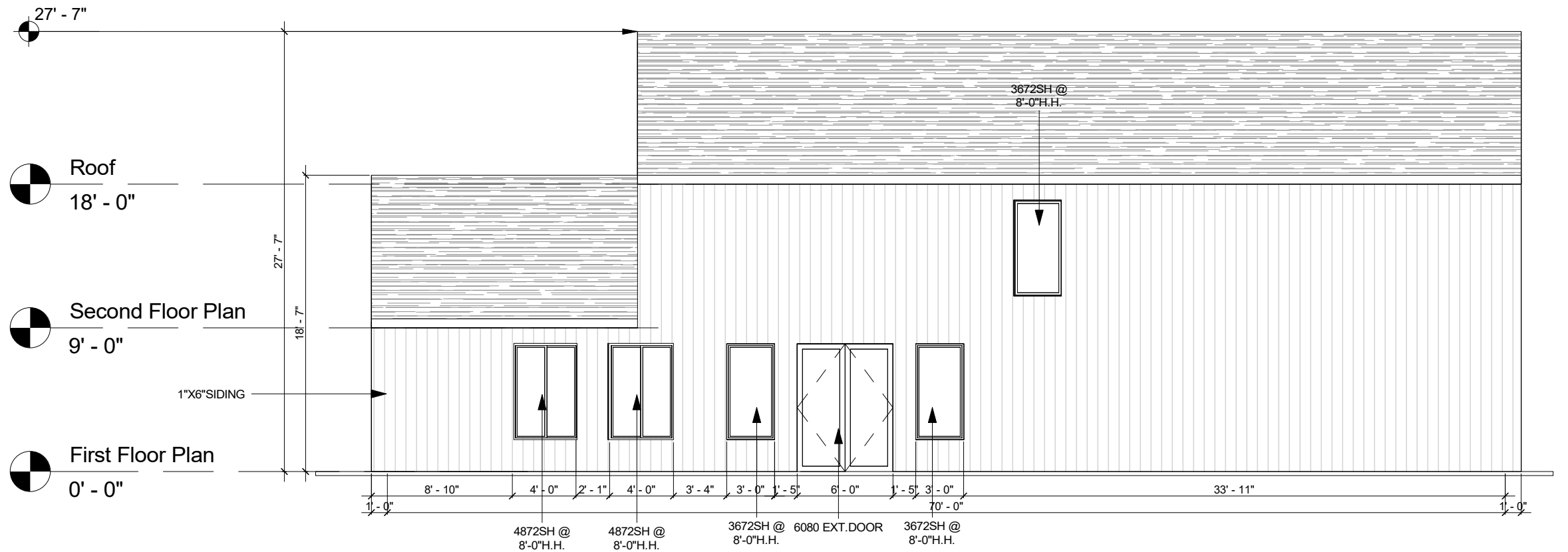
Legal Description
LOT 1, BLOCK G

ELEVATIONS		9
Date:	07/02/2025	
Scale	1/8" = 1'-0"	
Drawn by: Projects & Construction Araque		



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



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606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ELEVATIONS

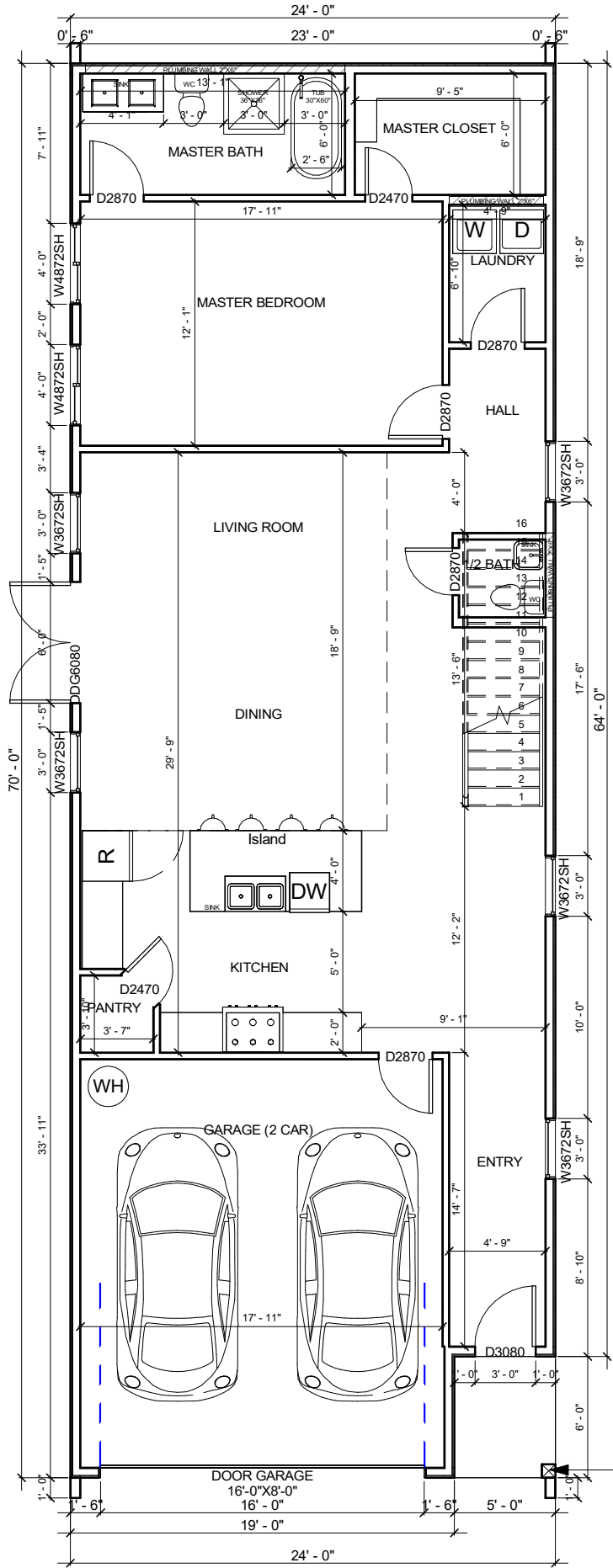
Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

WINDOW SPECIFICATIONS:

W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone ENERGY STAR Southern Zone

- Classic double-hung wood window best suited for traditional architectural styles
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
- The frame is crafted with Auralast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Hybrid spiral balance system supports the vertical operation of the sash in singlehung and double-hung styles, for easy opening and to hold the top sash in place
- Weatherstripping creates a tight seal against outdoor elements
- Matching fiberglass mesh screen to protect against insects
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement



Door Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	<varies>	2
First Floor Plan	D2870	<varies>	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDG6080	6' - 0"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1

Grand total: 10

Window Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	W3672SH	3' - 0"	6' - 0"	5
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2

Grand Total: 7

1 Proposed First Floor
1/8" = 1'-0"



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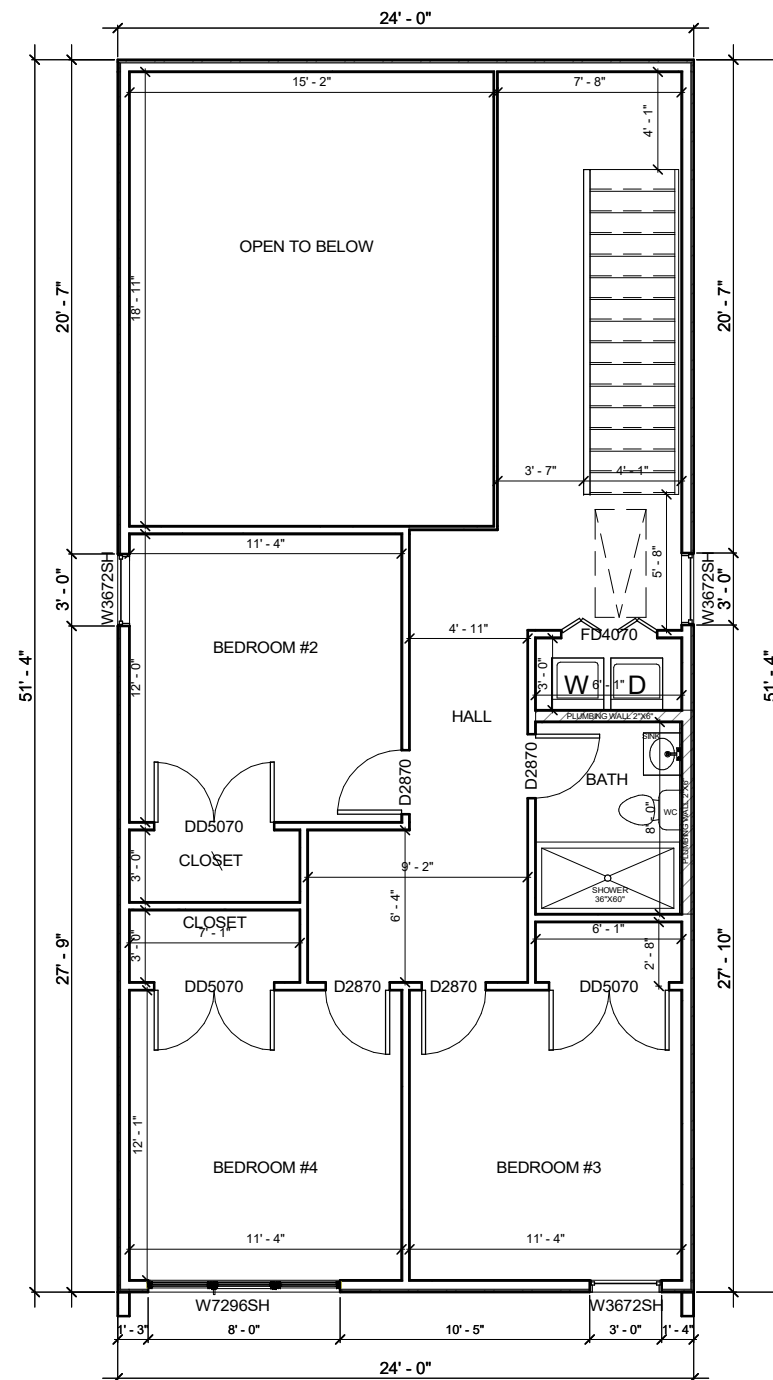
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



Door Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	4
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1

Grand total: 8

Window Schedule Second Floor				
Level	Mark	Witdh	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	3
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1

Grand Total: 4

1 Proposed Second Floor

1/8" = 1'-0"



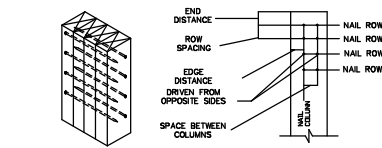
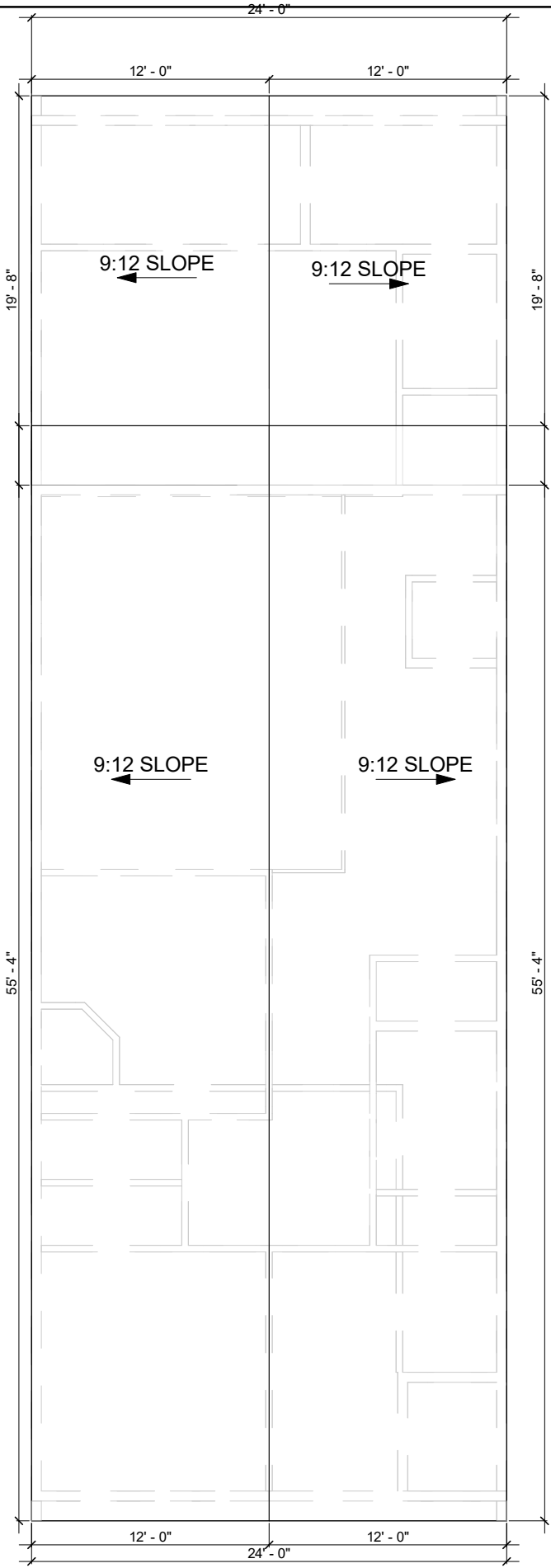
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Project Name & Address
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ROCKWALL, TX 75087

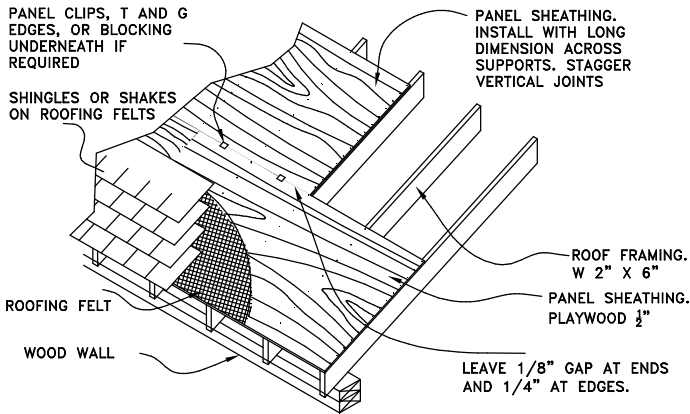
Legal Description
LOT 1, BLOCK G

PROPOSED SECOND FLOOR		
Date:	07/02/2025	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque		



# NAILS PER ROW	(3)-2x4	(4)-2x4	(3)-2x6	(4)-2x6
	1	1	2	2
NAIL SIZE	300	300	500	500
END DISTANCE	3.5"	3.75"	3.5"	3.75"
EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
SPACE BETWEEN ROWS	8	9	8	9
SPACE BETWEEN COLUMNS	0.5"	2.5"	0.5"	2.5"

STUD PACK CONNECTION DETAIL
NOT TO SCALE



NOTES:
Roofing material shall be composition shingles placed on double layer of 30 lb. felt.
Type and color of shingles shall be selected by owner.
All roofing to be installed and anchored over 1/2" thick plywood.
Roof pitch shall be 6.5 & 10 in 12 pitch.
Shingle exposure shall be 16"

1 Roof Plan

1/8" = 1'-0"



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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ROOF PLAN

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

PROJECT COMMENTS



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

DATE: 7/25/2025

PROJECT NUMBER: Z2025-045
PROJECT NAME: SUP for a Residential Infill at 606 E. Ross Street
SITE ADDRESS/LOCATIONS: 606 E ROSS ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home 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
	Angelica Guevara	07/25/2025	Approved w/ Comments

07/25/2025: Z2025-045; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 606 E. Ross 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 in an Established Subdivision for the purpose of constructing a single-family home 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.

M.3 For reference, include the case number (Z2025-045) 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 situated within the Sanger Subdivision which has been in existence since March 11, 2004, consists of 90 lots, and is considered to be more than 90.00% 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." In this case, the proposed home does not seem to be architecturally similar to the surrounding properties.

M.6 Garage Requirements. 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 proposed garage is located six (6) feet in front of the front façade of the home. This will require a variance from the Planning and Zoning Commission.

M.7 Ordinances. Please review the attached draft ordinance prior to the August 12, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by August 5, 2025.

I.8 Revisions. 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 August 5, 2025; 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 August 12, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 12, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 18, 2025 (1st Reading) and September 2, 2025 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/22/2025	Approved w/ Comments

07/22/2025: 1. ROSS

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Culverts (If needed) must be engineered.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 8" sewer main along the eastern property line available for use.
- There is an existing 8" water main on the other side of E Ross St available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/25/2025	Needs Review

07/25/2025: MINIMUM DRIVEWAY WIDTH IS 18 FEET FOR A TWO CAR GARAGE

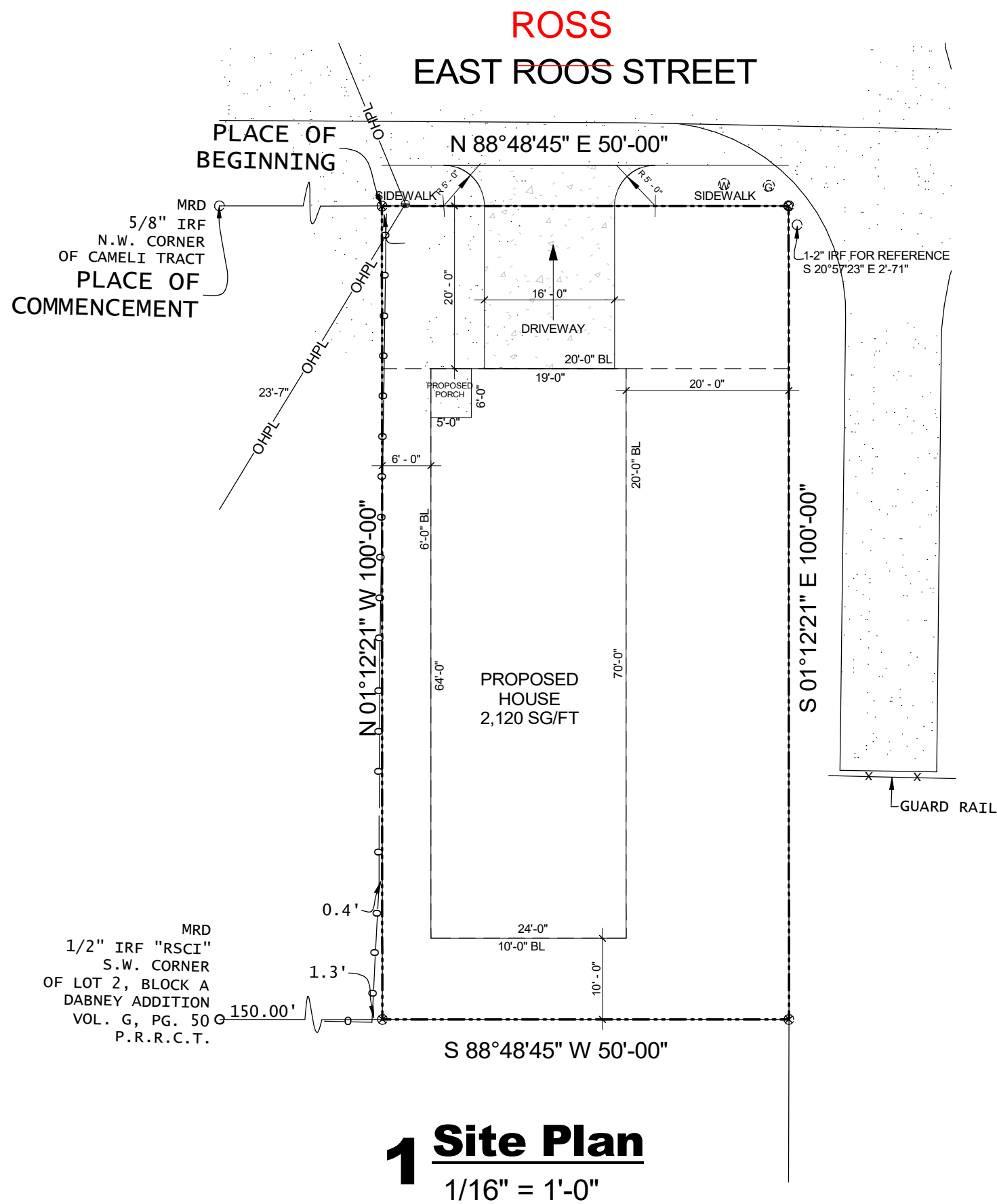
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2025	Approved

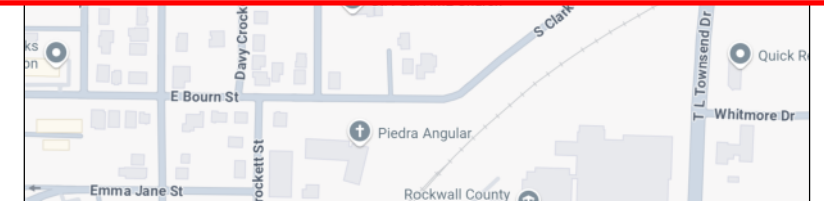
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Travis Sales	07/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/23/2025	Approved
No Comments			



General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Culverts (If needed) must be engineered.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 8" sewer main along the eastern property line available for use.
- There is an existing 8" water main on the other side of E Ross St available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.



VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 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, 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

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

606 E Ross St Rockwall TX 75087

SUBDIVISION

Sanger Bros. Addition

LOT

1

BLOCK

G

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Single family

CURRENT USE

PROPOSED ZONING

Single fam, new construction

PROPOSED USE

ACREAGE

5,000 SQFT

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **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

MBA Custom Homes

CONTACT PERSON

Kevin Osornio

CONTACT PERSON

Kevin Osornio

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

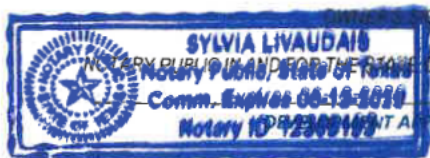
NOTARY VERIFICATION [REQUIRED]

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:

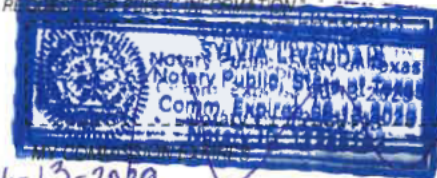
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF July, 20 25 BY SIGNING THIS APPLICATION, 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 16 DAY OF July, 20 25

NOTARY SIGNATURE

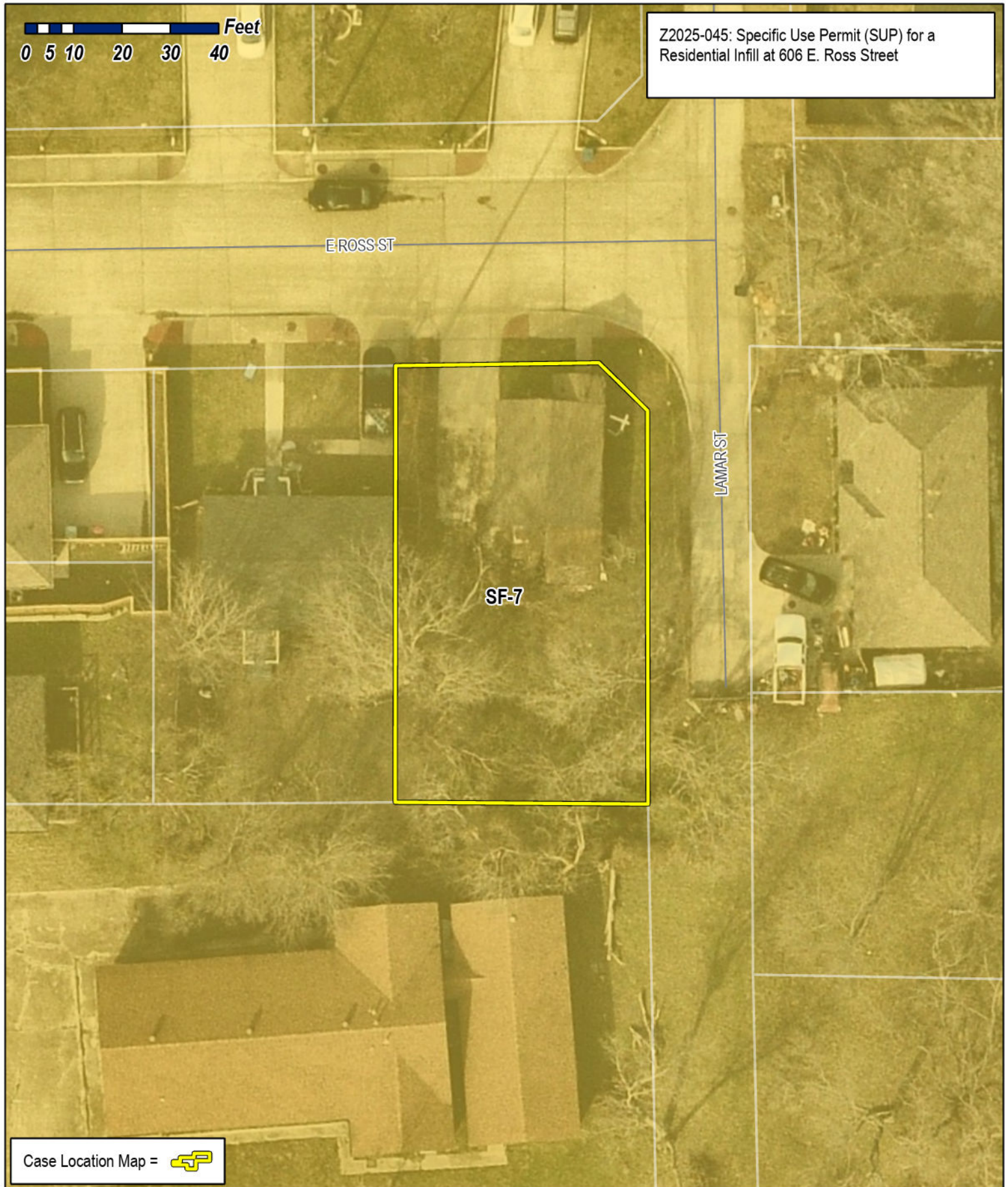


[Signature]



06-13-2029

NOTARY PUBLIC STATE OF TEXAS • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



City of Rockwall

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

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

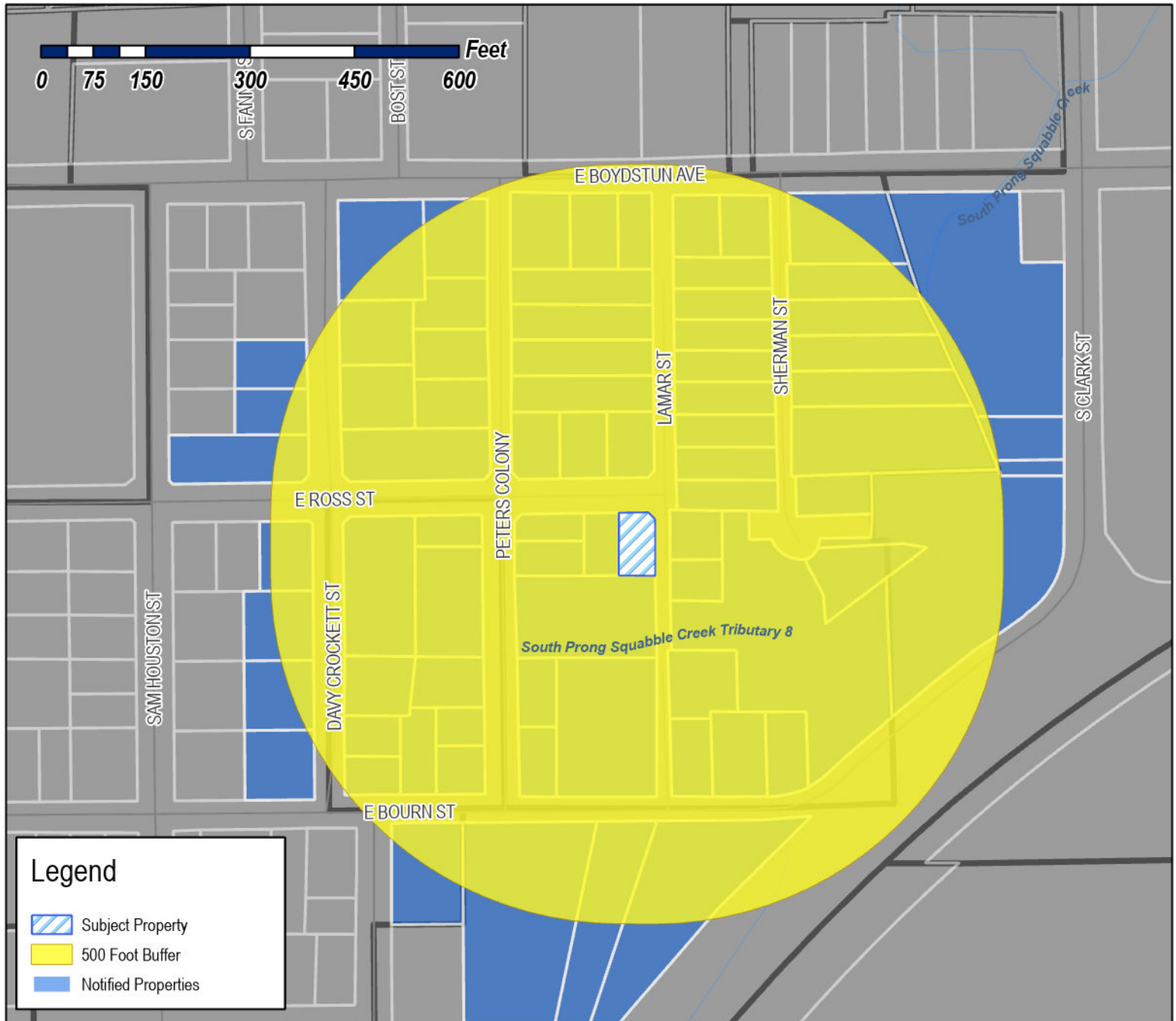




City of Rockwall

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

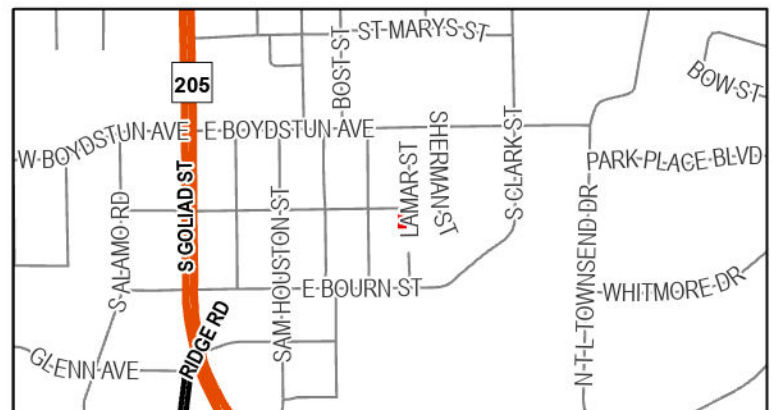
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Case Number: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street

Date Saved: 7/17/2025

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



PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDEPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

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

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

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

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

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
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

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
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

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN
LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
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

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA 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 HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
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

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

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:

Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 18, 2025 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. Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

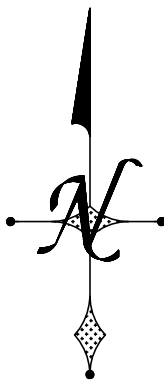
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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](#)



2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 606 EAST ROSS STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

BEING all that certain lot, tract, or parcel of land situated in the Burwell JT Lewis Survey, Abstract No. 255 and Neely M Ballard Survey, Abstract No. 48, and being the east 1/2 of the east 1/2 of Lot 1, Block G, Sanger Bros. Addition, an addition to the Town of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Volume 'Q', Page 100, Map Records of Rockwall County, Texas, and being that same tract of land described in deed to Rosa Alba Hernandez recorded under Instrument Number 20240000020950, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8" iron rod found in the South line of East Ross Street, at the Northeast corner of a tract of land described in deed to Aul Properties LLC, recorded under instrument Number 20230000018187, (O.P.R.R.C.T.), same point being the Northwest corner of a tract of land described in deed to Chaz Cristian Necola Cameli and Lauren Cameli recorded under Instrument Number 20250000000826, (O.P.R.R.C.T.);

THENCE North 88 degrees 48 minutes 45 seconds East, with the south line of East Ross Street, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of said Cameli tract, the Northwest corner of that tract herein described, and being the PLACE OF BEGINNING;

THENCE North 88 degrees 48 minutes 45 seconds East, continuing with the south line of said East Ross Street, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the intersection of the South line of East Ross Street and the West line of Lamar Street, from which a 1/2 inch iron rod found for reference bears South 20 degrees 57 minutes 23 seconds East, a distance of 2.71 feet;

THENCE South 01 degrees 12 minutes 21 seconds East, with the West line of said Lamar Street, a distance of 100.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of a tract of land described in deed to St Paul African Methodist, recorded in Volume 6, Page 185, Deed Records of Rockwall County, Texas;

THENCE South 88 degrees 48 minutes 45 seconds West, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner in the North line of said Methodist tract, at the Southeast corner of said Cameli tract;

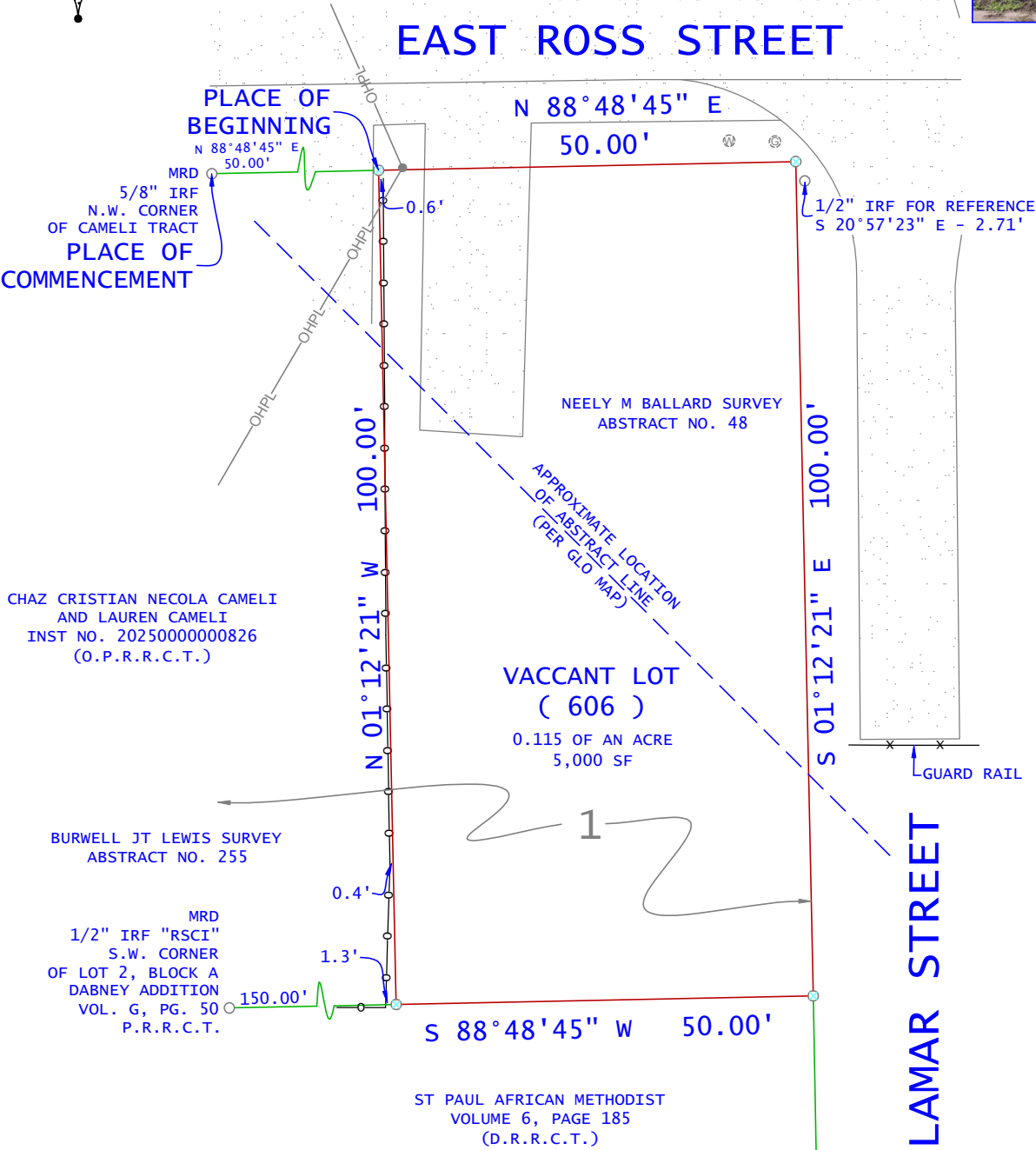
THENCE North 01 degrees 12 minutes 21 Seconds West, a distance of 100.00 feet to the PLACE OF BEGINNING and containing a total of 5,000 square feet or 0.115 of an acre of land.

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

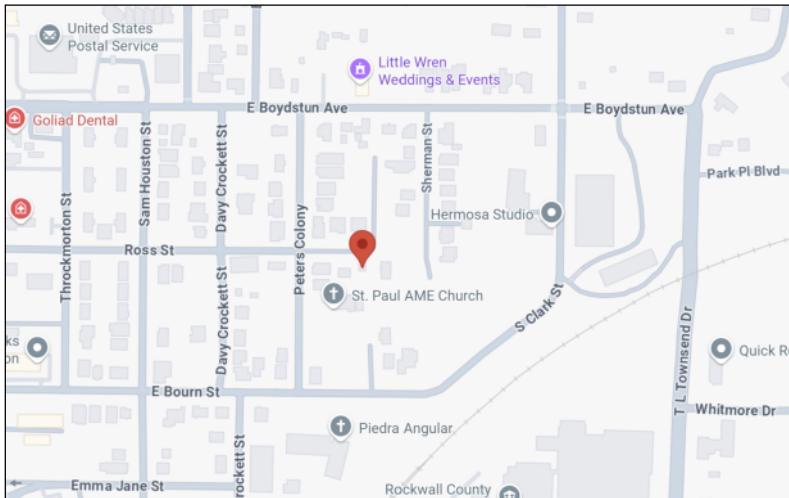
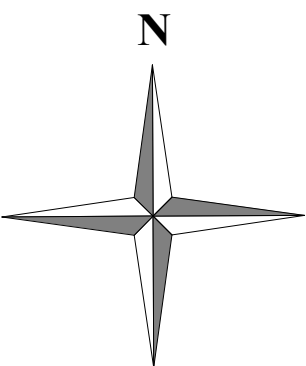
This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.
TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 05/30/25
G. F. No.: N/A
Job no.: 202504551
Drawn by: NM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ROSA HERNANDEZ



LEGEND			
WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	---	WIRE FENCE	---
BOUNDARY LINE	---	EASEMENT SETBACK	---
CM - CONTROLLING MONUMENT			
MRD - MONUMENT OF RECORD DIGNITY			
POINT FOR CORNER			
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET			
X-CUT FOUND OR SET (AS NOTED)			
FENCE POST FOR CORNER			
MONUMENT FOUND		EM - ELECTRIC METER	
- CABLE		EE - ELECTRIC	
- CLEAN OUT		PE - POOL EQUIP	
- GAS METER		- POWER POLE	
- FIRE HYDRANT		- TELEPHONE	
- LIGHT POLE		- WATER METER	
- MANHOLE		- WATER VALVE	
(UNLESS OTHERWISE NOTED)			



VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 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 USED IN CONJUNCTION WITH THE SPECIFICATIONS 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.

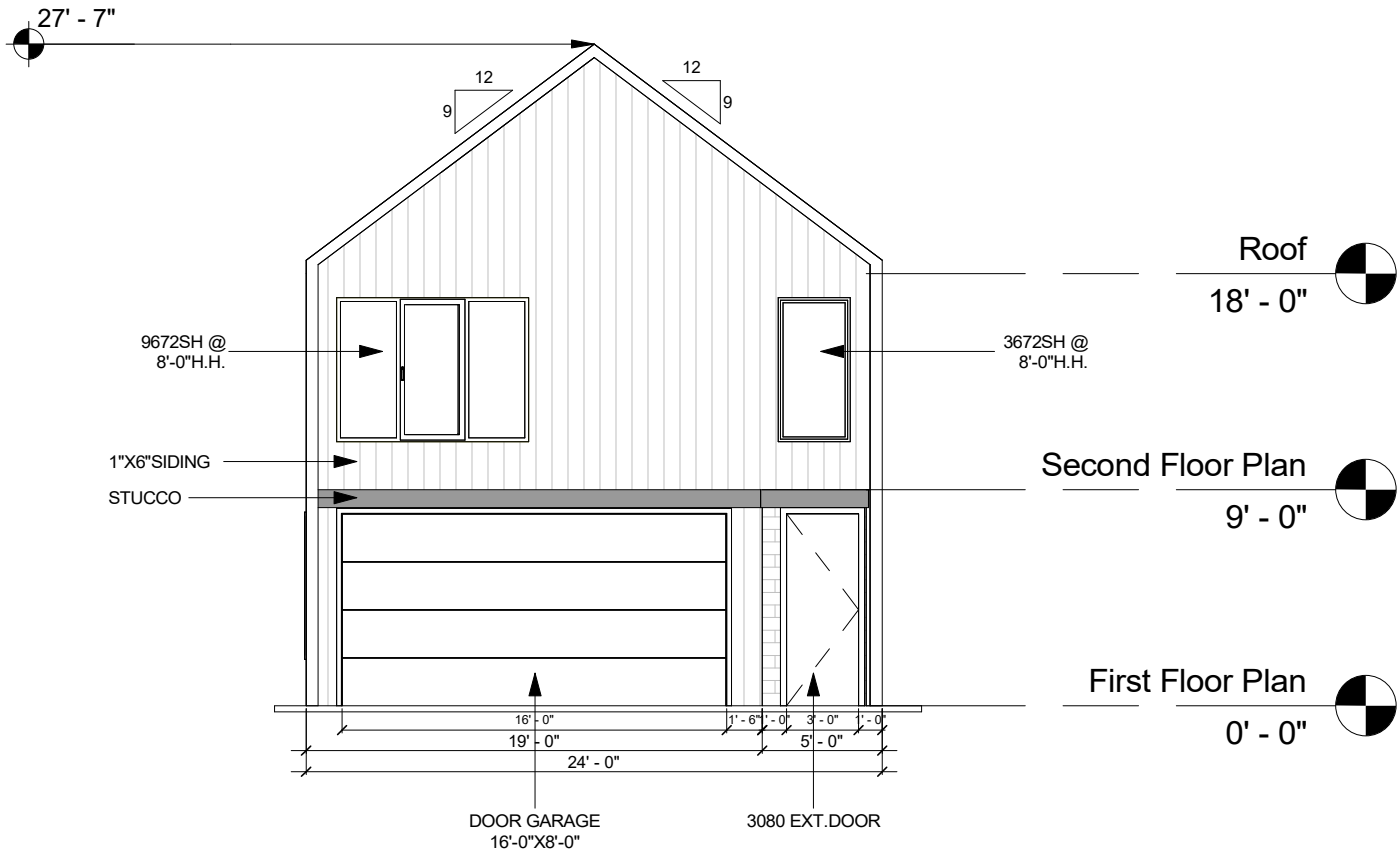
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE ARCHITECT DOES NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT DOES NOT RELATE TO ANY LIABILITY FOR DAMAGE TO HOUSE. ONLY OWNED. 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	<u>Legal Description</u> LOT 1, BLOCK G
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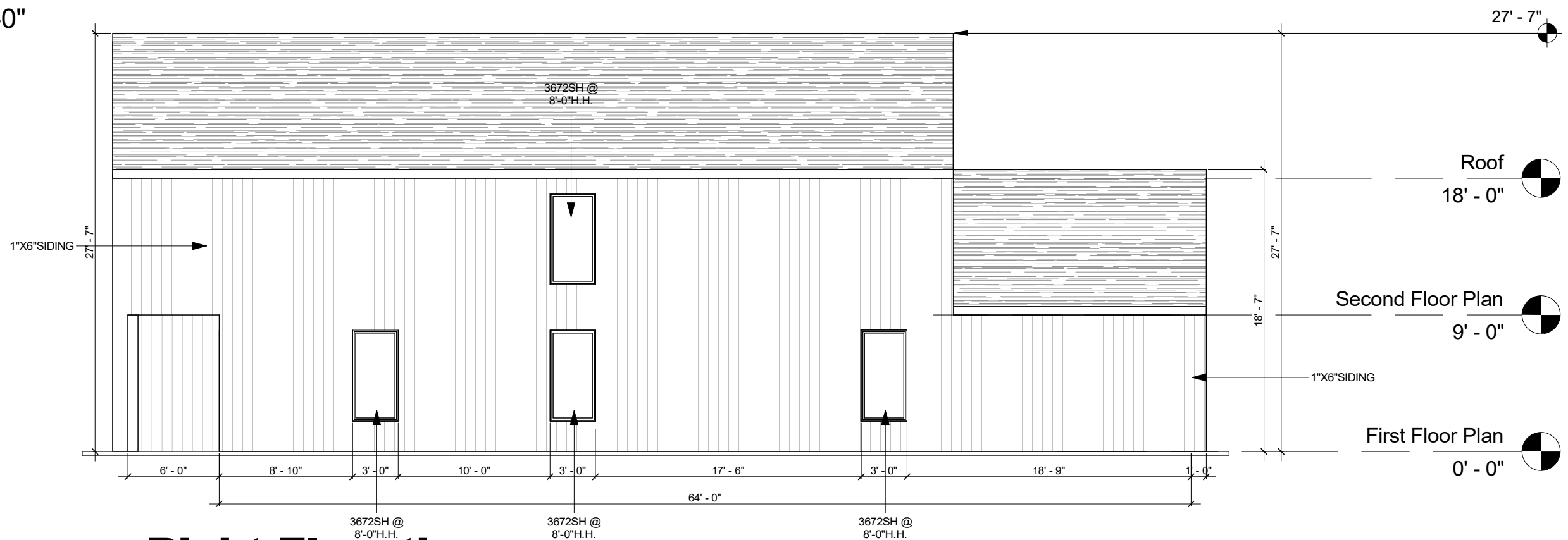
SITE PLAN

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

Drawn by: Projects & Construction Araque



1 Front Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



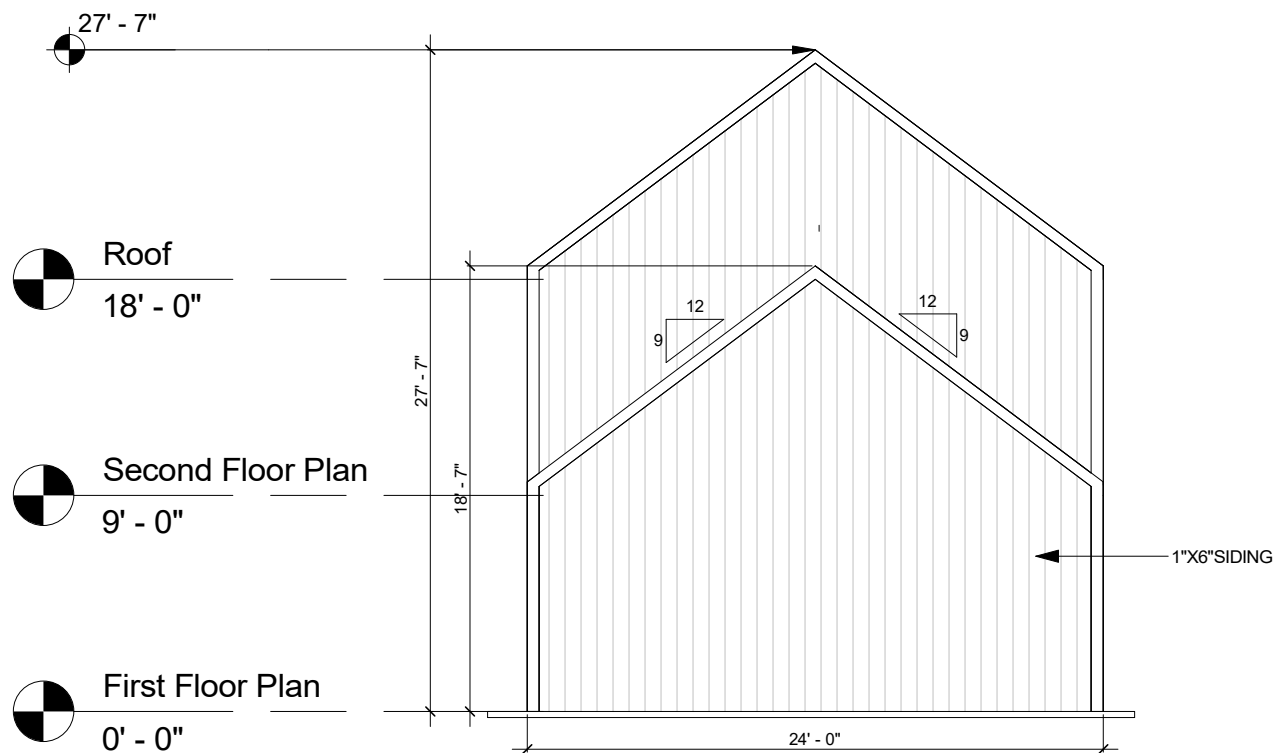
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606 ROSS ST
ROCKWALL, TX 75087

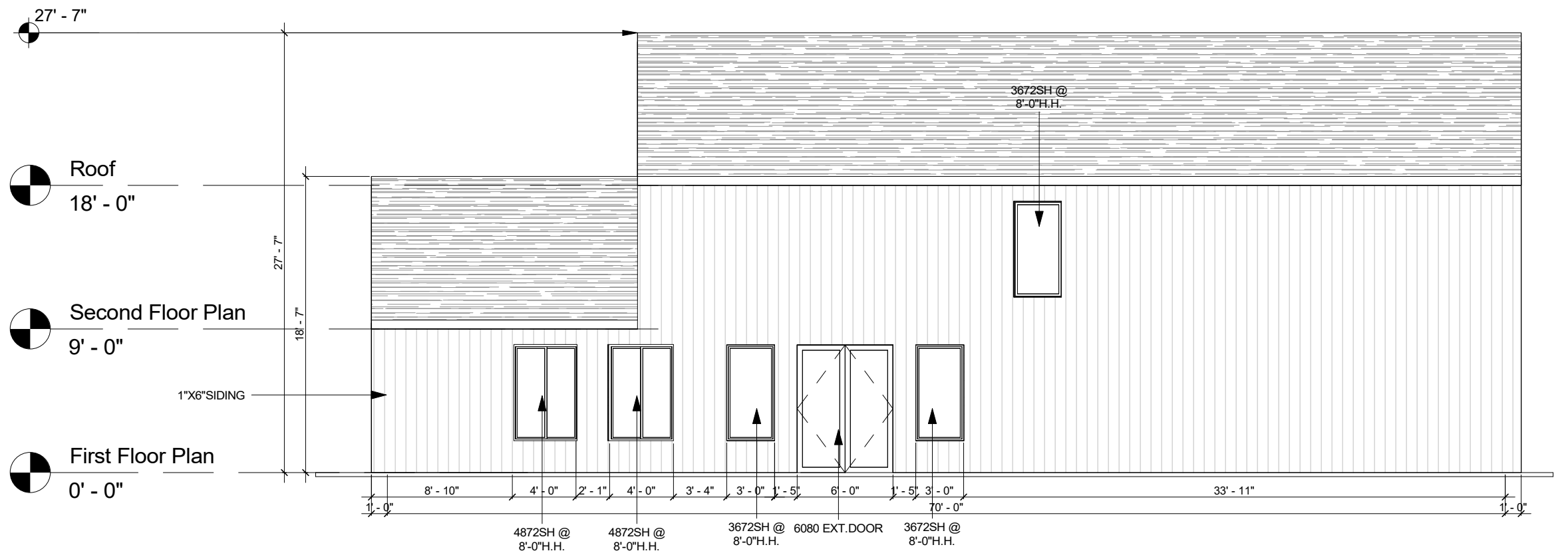
Legal Description
LOT 1, BLOCK G

ELEVATIONS		9
Date:	07/02/2025	
Scale	1/8" = 1'-0"	
Drawn by: Projects & Construction Araque		



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

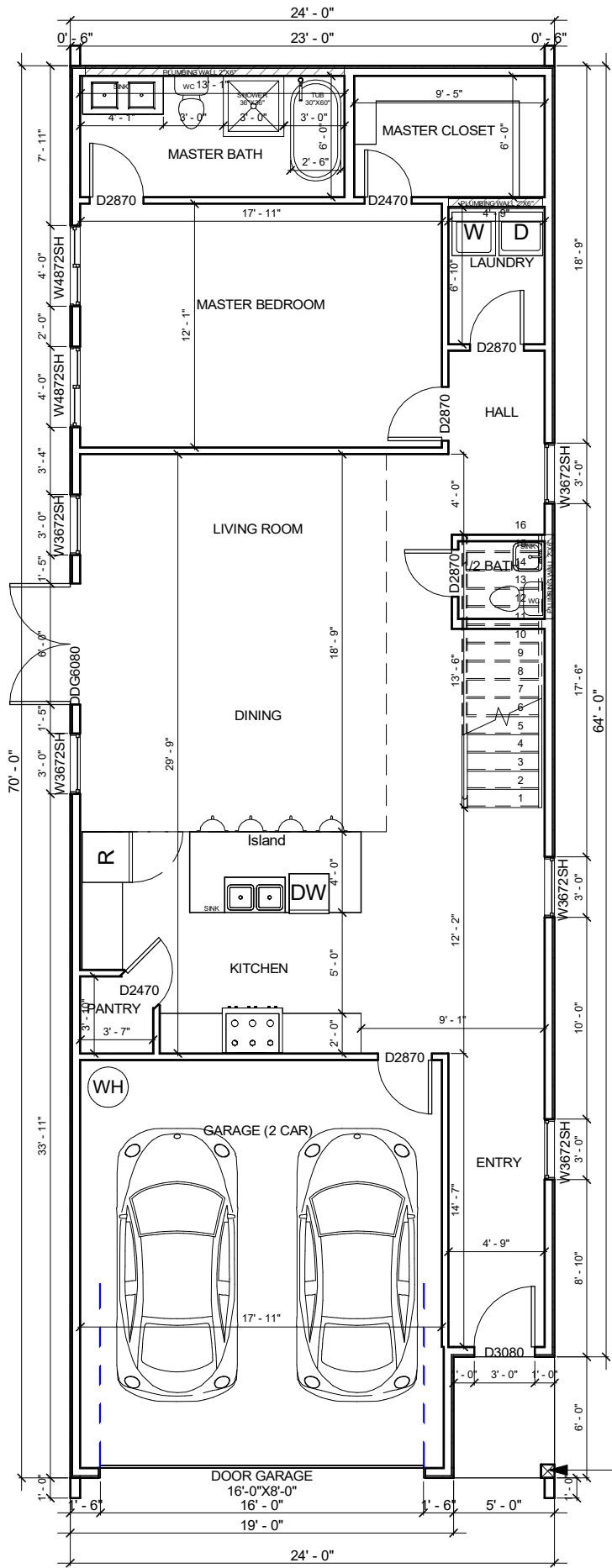
Drawn by: Projects & Construction Araque

9.1

WINDOW SPECIFICATIONS:

W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone ENERGY STAR Southern Zone

- Classic double-hung wood window best suited for traditional architectural styles
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
- The frame is crafted with Auralast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Hybrid spiral balance system supports the vertical operation of the sash in singlehung and double-hung styles, for easy opening and to hold the top sash in place
- Weatherstripping creates a tight seal against outdoor elements
- Matching fiberglass mesh screen to protect against insects
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement



1 Proposed First Floor
1/8" = 1'-0"

Door Schedule First Floor

Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	<varies>	2
First Floor Plan	D2870	<varies>	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDG6080	6' - 0"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1

Grand total: 10

Window Schedule First Floor

Level	Mark	Width	Height	Count
First Floor Plan	W3672SH	3' - 0"	6' - 0"	5
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2

Grand Total: 7



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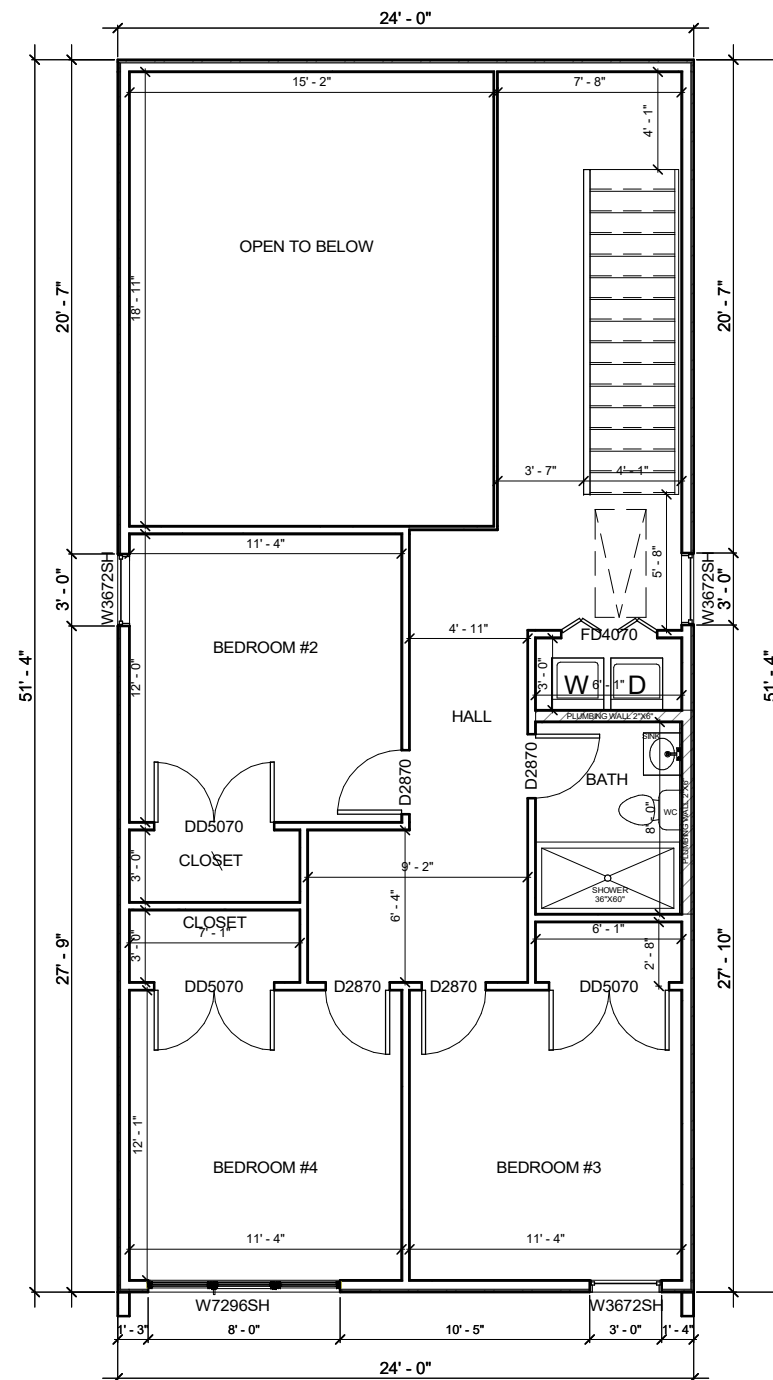
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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



Door Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	4
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1

Grand total: 8

Window Schedule Second Floor				
Level	Mark	Witdh	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	3
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1

Grand Total: 4

1 Proposed Second Floor

1/8" = 1'-0"

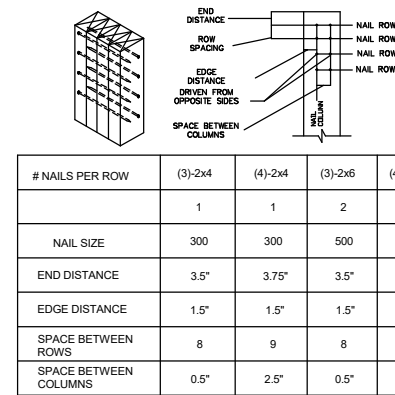
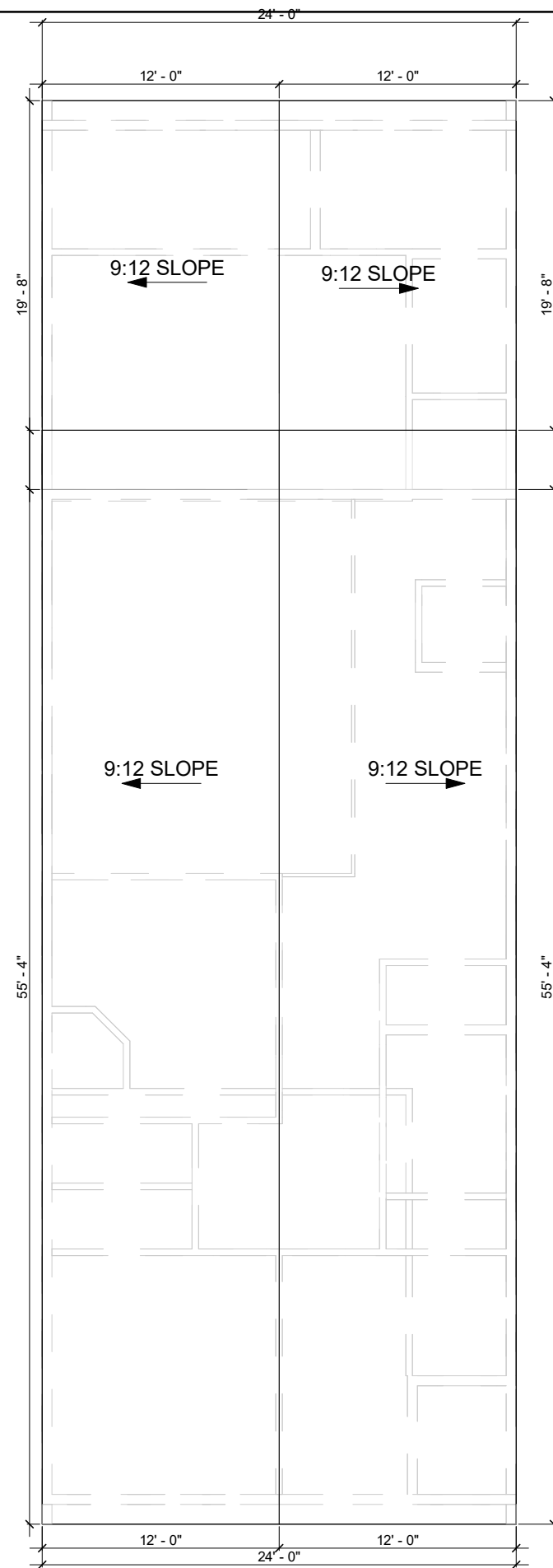


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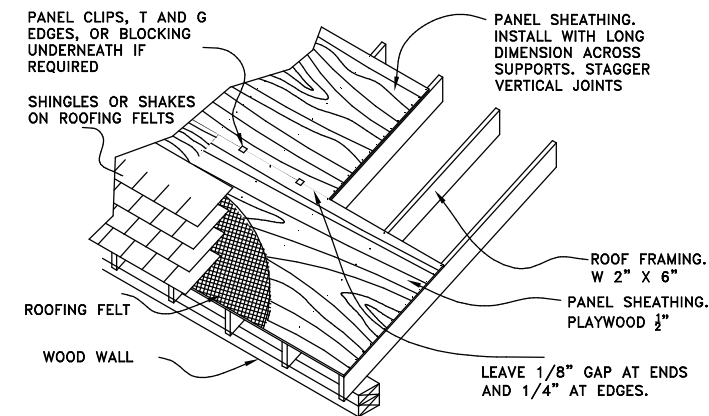
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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

PROPOSED SECOND FLOOR		3.1
Date: 07/02/2025	Scale 1/8" = 1'-0"	
Drawn by: Projects & Construction Araque		



STUD PACK CONNECTION DETAIL
NOT TO SCALE



NOTES:
Roofing material shall be composition shingles placed on double layer of 30 lb. felt.
Type and color of shingles shall be selected by owner.
All roofing to be installed and anchored over 1/2" thick plywood.
Roof pitch shall be 6.5 & 10 in 12 pitch.
Shingle exposure shall be 16"

1 Roof Plan

1/8" = 1'-0"



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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ROOF PLAN

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, SANGER 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 Kevin Osornio of MBA Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 606 E. Ross 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 and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

Exhibit 'A':
Location Map

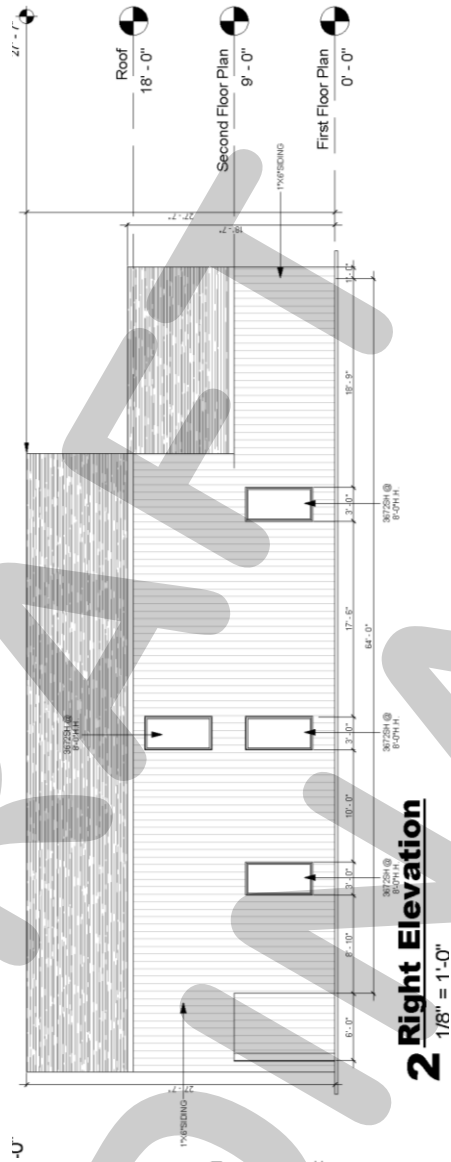
Address: 606 E. Ross Street

Legal Description: Lot 1, Block G, Sanger Addition



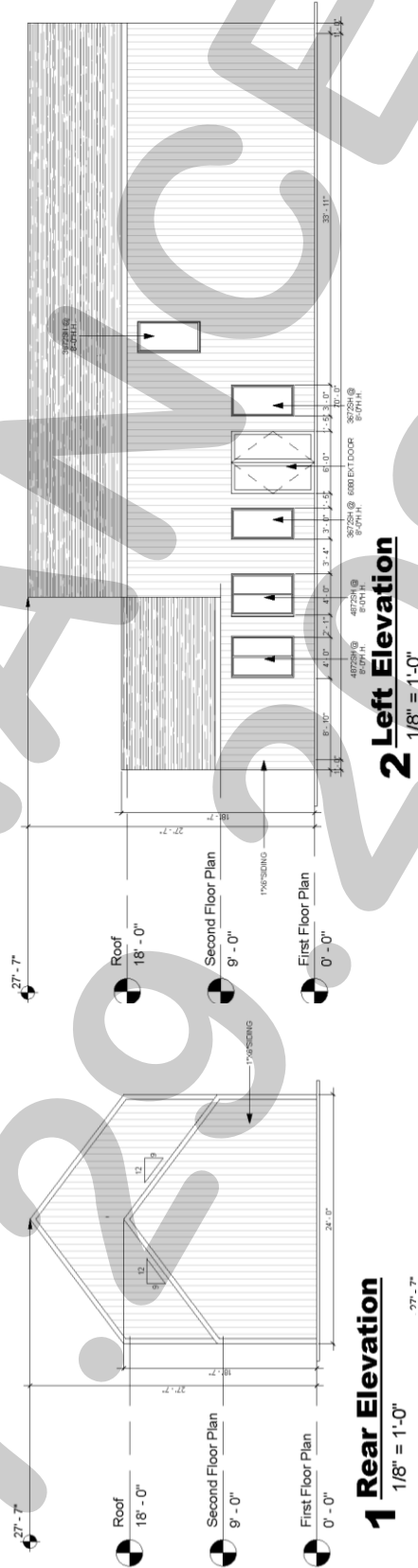
City of Rockwall, Texas

Exhibit 'C':
Building Elevations



2 Right Elevation
1/8" = 1'-0"

1 Front Elevation
1/8" = 1'-0"



1 Rear Elevation
1/8" = 1'-0"

2 Left Elevation
1/8" = 1'-0"



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: August 12, 2025

APPLICANT: Kevin Osornio: *MBA Custom Homes*

CASE NUMBER: Z2025-045; *Specific Use Permit (SUP) for a Residential Infill for 606 Ross Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home 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.

BACKGROUND

According to the 1934 Sanborn Maps, the subject property was established 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 July 11, 1985, 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*. According to the Rockwall Central Appraisal District (RCAD), there was a 624 SF structure on the subject property that was constructed in 1975; however, that building was deemed hazardous prompting the Building Inspections Department to issue a Demolition Permit [*i.e. RES2025-1969*] to allow the demolition and removal of the structure. The subject property is currently vacant.

PURPOSE

The applicant - *Kevin Osornio* -- 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 606 E. Ross Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property E. Ross 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. Beyond this is the Robbins Addition, which consists of five (5) residential lots [*i.e. 605, 609, & 725 E. Ross Street and 709 & 715 Peters Colony*] that have been in existence since August 30, 2005. North of this is the Ne & Jo Addition, which consists of two (2) residential lots [*i.e. 703 & 705 Peters Colony*] that have been in existence since March 11, 2004. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 0.459-acre parcel of land (*i.e. Lot 2, Block G, Sanger Addition*) that is developed with a house of worship [*i.e. St. Paul African Methodist Church*]. Beyond this is a vacant 0.6660-acre parcel of land [*i.e. Lot E, Block G, Sanger Addition*]. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is E. Bourn 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 Lamar 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. Beyond this is the Lamar Street Habitat No. 1 Addition, which consists of two (2) residential lots that have been in existence since March 13, 2018. East of this is a vacant 1.1209-acre parcel of land [*i.e. Lot G, Block 112, B.F. Boydston Addition*] that is owned by the Rockwall Habitat for Humanity. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) lots [*i.e. 604 E. Ross Street and 801 & 803 Peters Colony*] that are developed with single-family homes and are zoned Single-Family 7 (SF-7) District. Beyond this is Peters Colony, 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 of this is a parcel of land [*i.e. Lot 1B, Block H, Sanger Addition*] that is developed with a duplex. This parcel of land is owned by the Rockwall Housing Development Corporation and is zoned Multi-Family 14 (MF-14) District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



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, and situated within 500-feet of the Robbins Addition, which has been in existence for more than ten (10) years, consists of more than five (5) residential lots, and is more than 90.00% 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 adjacent to 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 E. Ross Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Ross Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they front on.	The front elevation of the home will face E. Ross Street.
Year Built	1953-2024	N/A
Building SF on Property	942 SF – 2,580 SF	2,120 SF
Building Architecture	Single Family Homes and Three (3) Vacant Lots	Not Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet, 20-Feet
Rear	10-Feet	10-Feet
Building Materials	Brick, Stone, and Siding	Siding
Paint and Color	Red, Blue, White, Gray and 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 6-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 six (6) 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 E. Ross 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 July 22, 2025, staff mailed 122 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 received one (1) notice in favor of 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 'B'* 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 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 606 E Ross St Rockwall TX 75087

SUBDIVISION Sanger Bros. Addition LOT 1 BLOCK G

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Single family

CURRENT USE _____

PROPOSED ZONING Single fam, new construction

PROPOSED USE _____

ACREAGE 5,000 SQFT LOTS [CURRENT] 1 LOTS [PROPOSED] 1

- ☐ **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 MBA Custom Homes

CONTACT PERSON Kevin Osornio

CONTACT PERSON Kevin Osornio

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

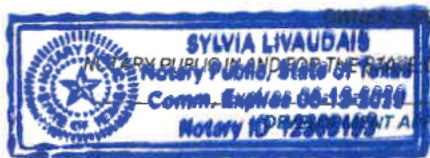
NOTARY VERIFICATION [REQUIRED]

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 16 DAY OF July, 20 25 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 16 DAY OF July, 20 25

Signature

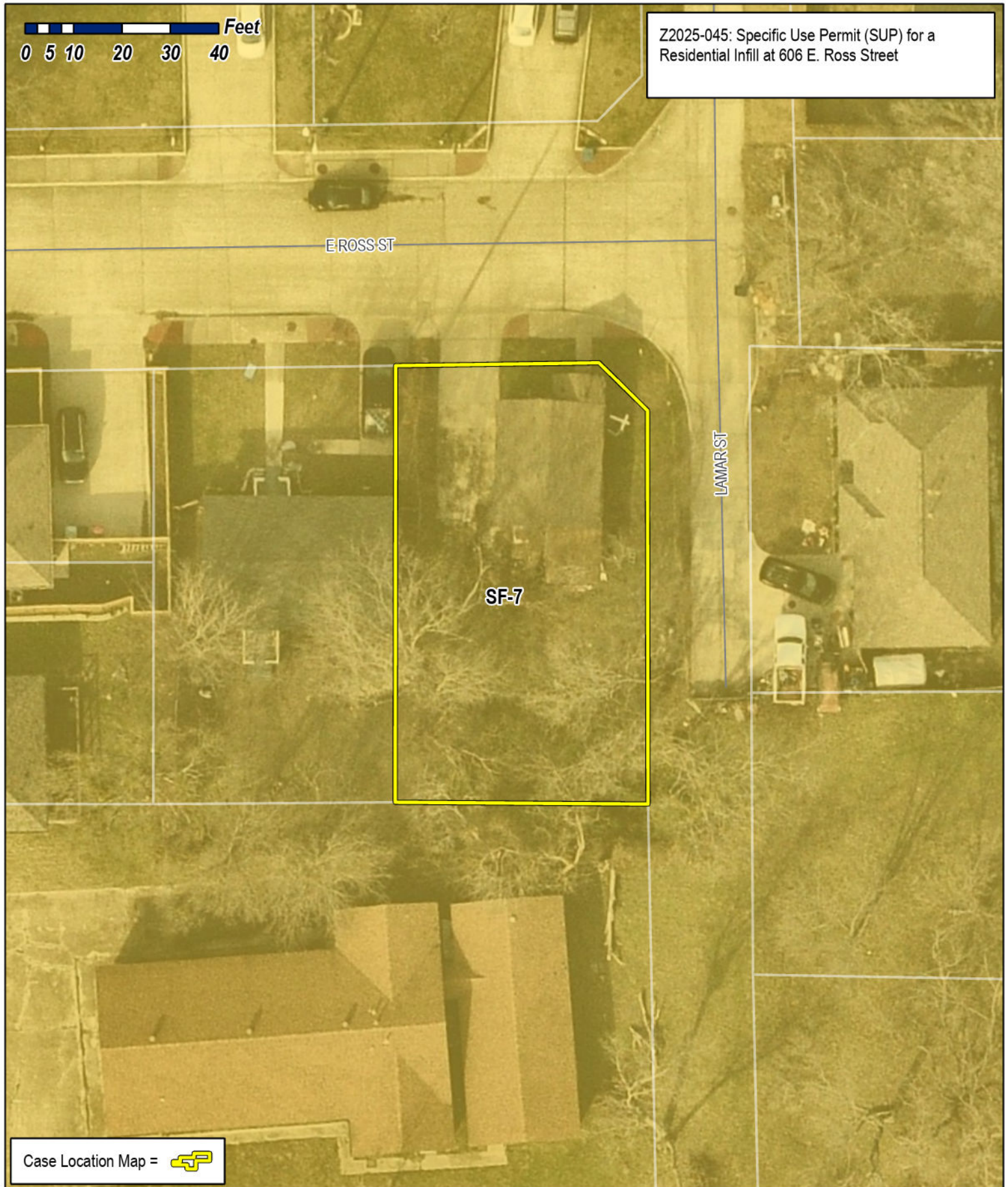


[Signature]



06-13-2029

NOTARY PUBLIC, STATE OF TEXAS • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



Z2025-045: Specific Use Permit (SUP) for a Residential Infill at 606 E. Ross Street

E ROSS ST

LAMAR ST

SF-7

Case Location Map = 

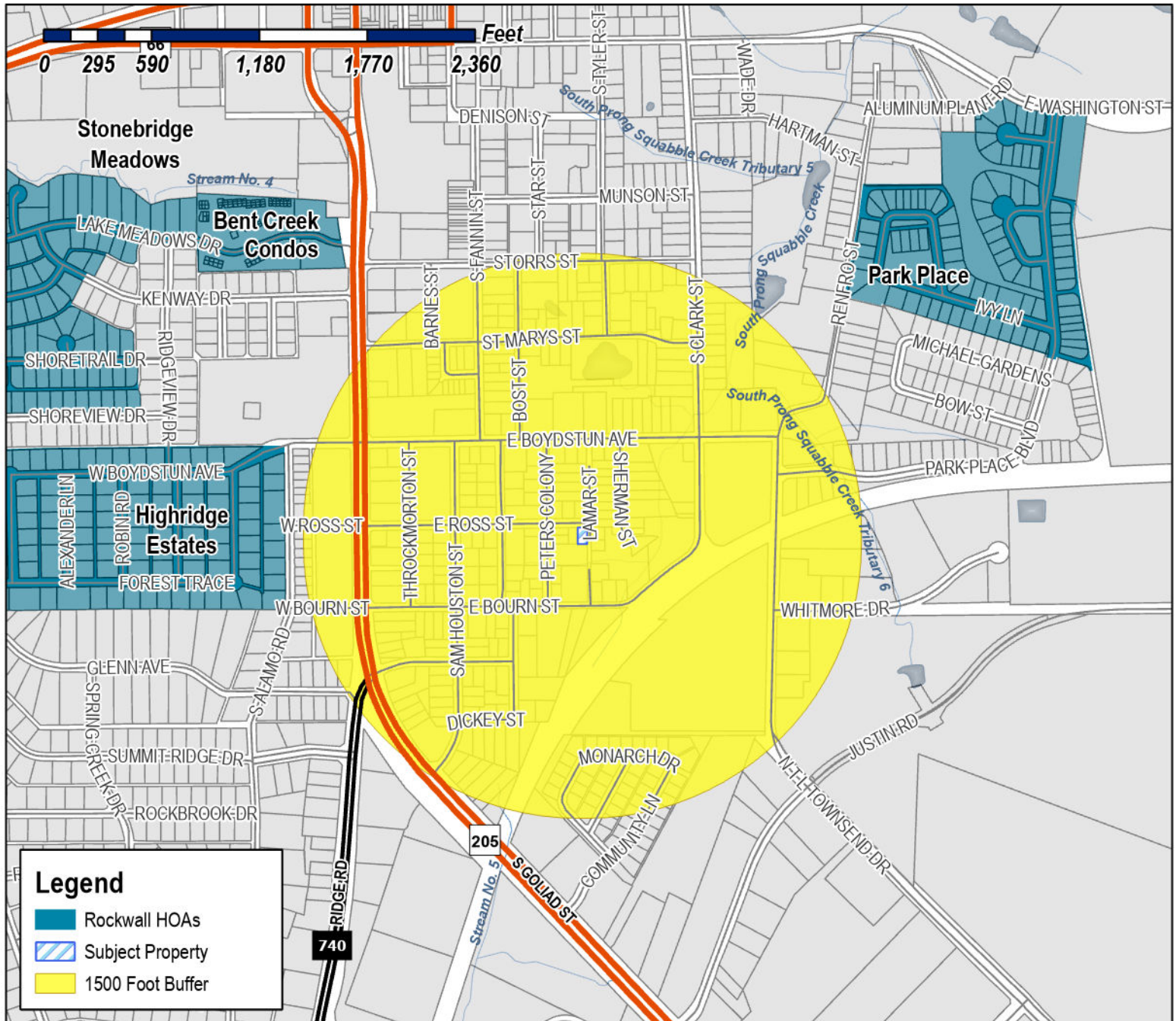


City of Rockwall

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

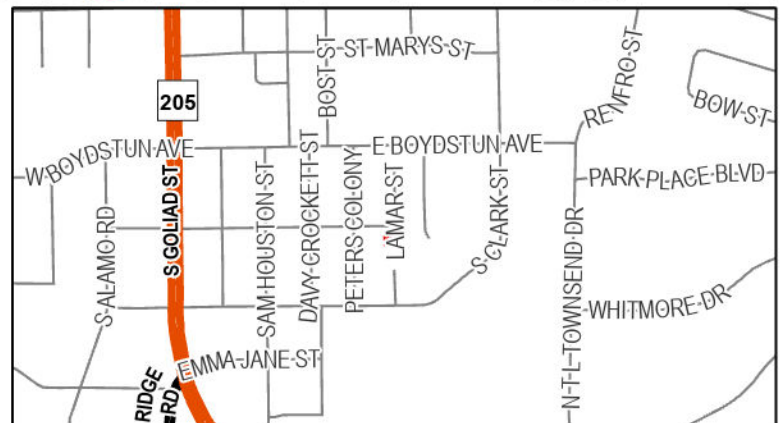
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





Case Number: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street

Date Saved: 7/17/2025
For Questions on this Case Call (972) 771-7745

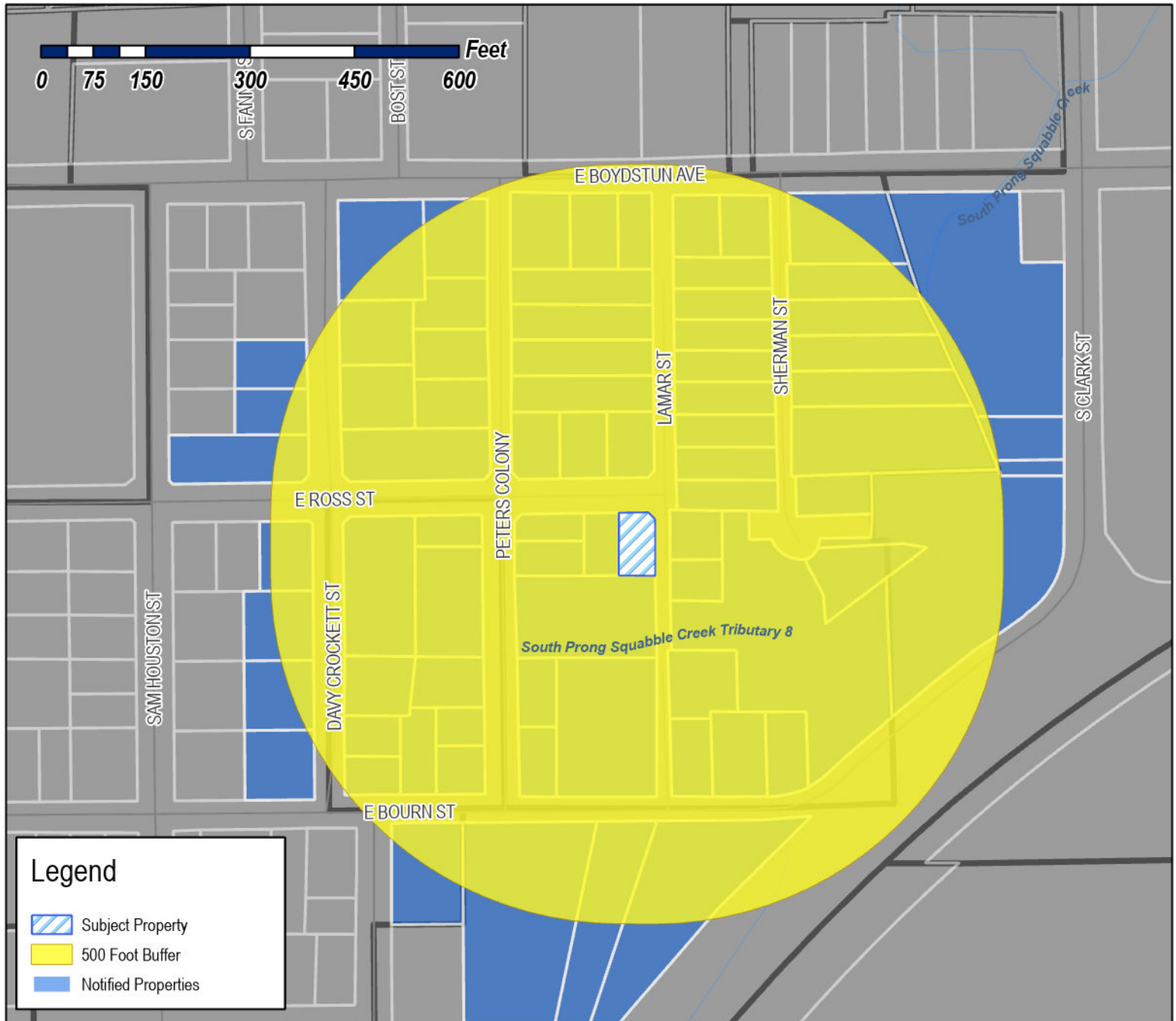




City of Rockwall

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

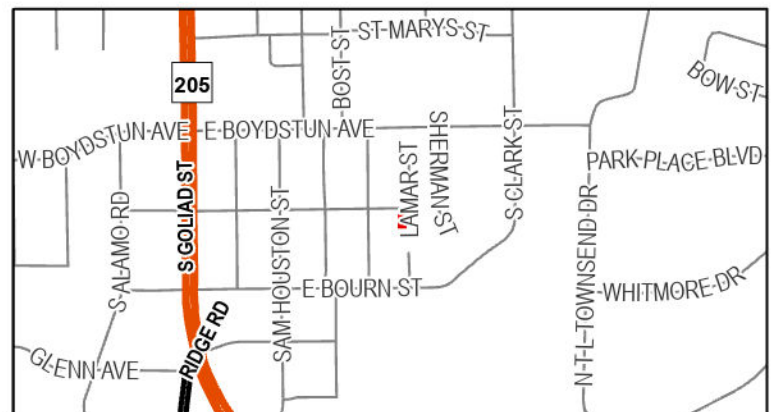
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Case Number: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street

Date Saved: 7/17/2025

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



PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDEPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

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

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

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

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

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
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

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
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

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN
LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
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

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA 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 HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
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

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

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:

Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 18, 2025 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. Z2025-045: Specific Use Permit (SUP) for a 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](#)

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:

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

Case No. Z2025-045: Specific Use Permit (SUP) for a 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.

NEIGHBORHOOD ENHANCEMENT

Name:

JEAN ALLEN 8/4/2025

Address:

711 SHERMAN ST. ROCKWALL, TX 75087

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

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



3 BOUNDARY SURVEY



This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 606 EAST ROSS STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

BEING all that certain lot, tract, or parcel of land situated in the Burwell JT Lewis Survey, Abstract No. 255 and Neely M Ballard Survey, Abstract No. 48, and being the east 1/2 of the east 1/2 of Lot 1, Block G, Sanger Bros. Addition, an addition to the Town of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Volume 'Q', Page 100, Map Records of Rockwall County, Texas, and being that same tract of land described in deed to Rosa Alba Hernandez recorded under Instrument Number 20240000020950, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8" iron rod found in the South line of East Ross Street, at the Northeast corner of a tract of land described in deed to Aul Properties LLC, recorded under instrument Number 20230000018187, (O.P.R.R.C.T.), same point being the Northwest corner of a tract of land described in deed to Chaz Cristian Necola Cameli and Lauren Cameli recorded under Instrument Number 20250000000826, (O.P.R.R.C.T.);

THENCE North 88 degrees 48 minutes 45 seconds East, with the south line of East Ross Street, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of said Cameli tract, the Northwest corner of that tract herein described, and being the PLACE OF BEGINNING;

THENCE North 88 degrees 48 minutes 45 seconds East, continuing with the south line of said East Ross Street, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the intersection of the South line of East Ross Street and the West line of Lamar Street, from which a 1/2 inch iron rod found for reference bears South 20 degrees 57 minutes 23 seconds East, a distance of 2.71 feet;

THENCE South 01 degrees 12 minutes 21 seconds East, with the West line of said Lamar Street, a distance of 100.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of a tract of land described in deed to St Paul African Methodist, recorded in Volume 6, Page 185, Deed Records of Rockwall County, Texas;

THENCE South 88 degrees 48 minutes 45 seconds west, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner in the North line of said Methodist tract, at the Southeast corner of said Cameli tract;

THENCE North 01 degrees 12 minutes 21 Seconds West, a distance of 100.00 feet to the PLACE OF BEGINNING and containing a total of 5,000 square feet or 0.115 of an acre of land.

Bearings shown hereon are referenced to the Texas
Coordinate System of 1983, North Central Zone (4202),
and are based upon the North American Datum of 1983
(NAD 83), 2011 Adjustment, Epoch 2010.

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

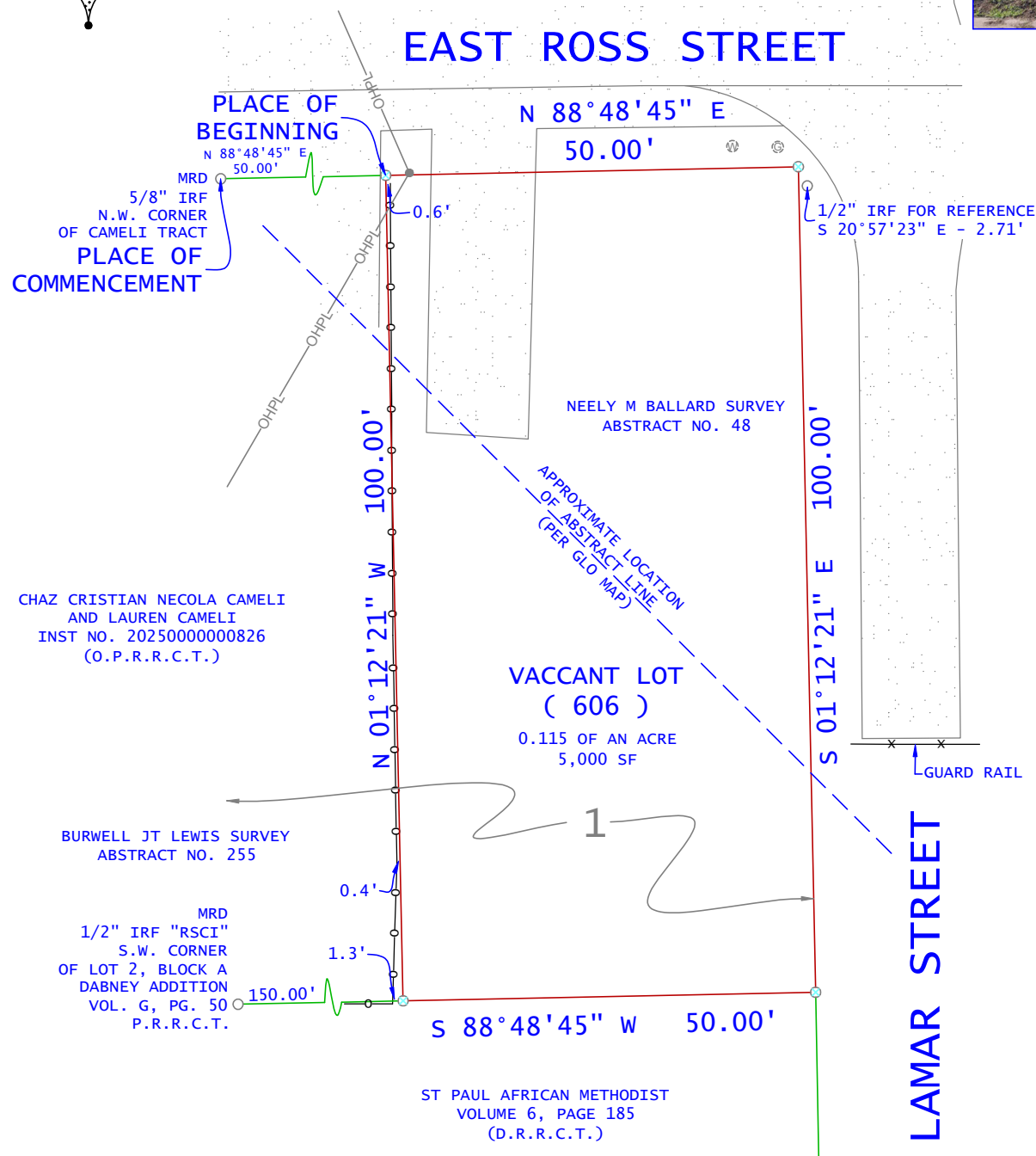
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G. F. No.: N/A







Job no.: 202504551

Drawn by: NM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK
AND UNDERSTGND IS NOT RESPONSIBLE TO
OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
ROSA HERNANDEZ

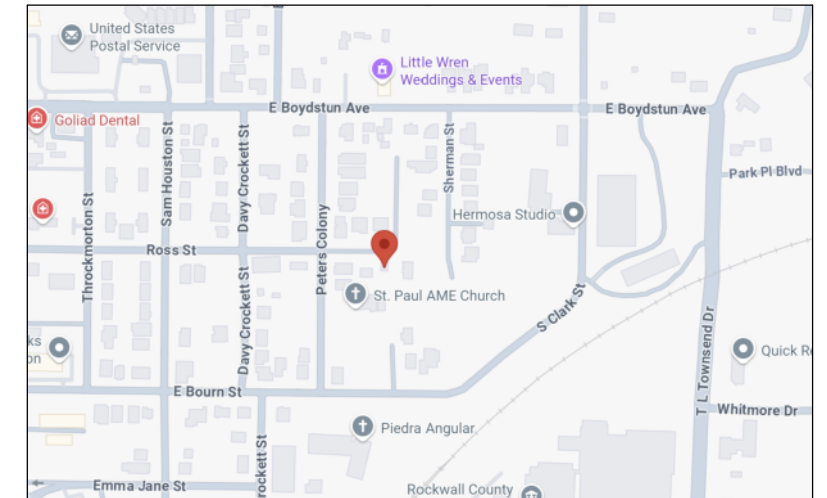
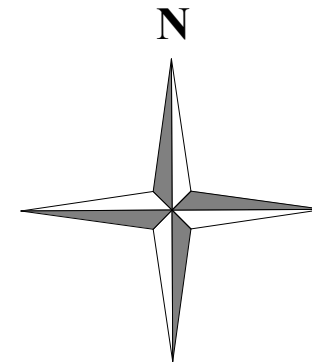
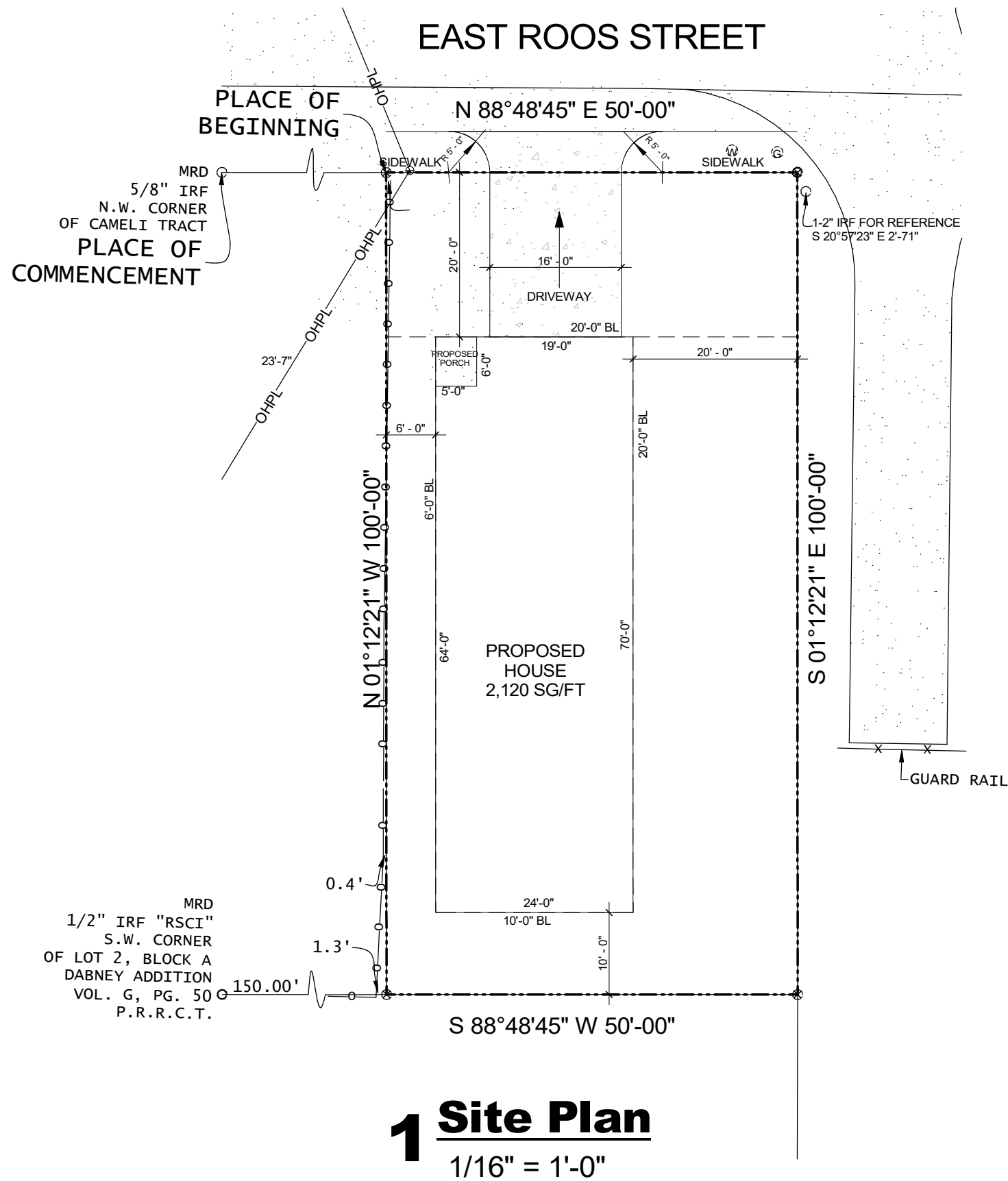


LEGEND

WOOD FENCE 	IRON FENCE 
CHAIN LINK 	WIRE FENCE 
BOUNDARY LINE 	
EASEMENT SETBACK 	

CM - CONTROLLING MONUMENT
 MD - MONUMENT OF RECORD DIGNITY
 * POINT FOR CORNER
 1/2" IRON ROD WITH CAP STAMPED
 "RRS SURVING" SET
☒ X-CUT FOUND OR SET (AS NOTED)
☐ FENCE POST FOR CORNER
☐ MONUMENT FOUND EM - ELECTRIC METER
☐ CABLE EE - ELECTRIC
☐ CLEAN OUT PE - POOL EQUIP
☐ GAS METER PP - POWER POLE
☐ FIRE HYDRANT TT - TELEPHONE
☐ LIGHT POLE WW - WATER METER
☐ MANHOLE VV - WATER VALVE

(UNLESS OTHERWISE NOTED)



VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

1 Site Plan

1/16" = 1'-0"



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, 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.

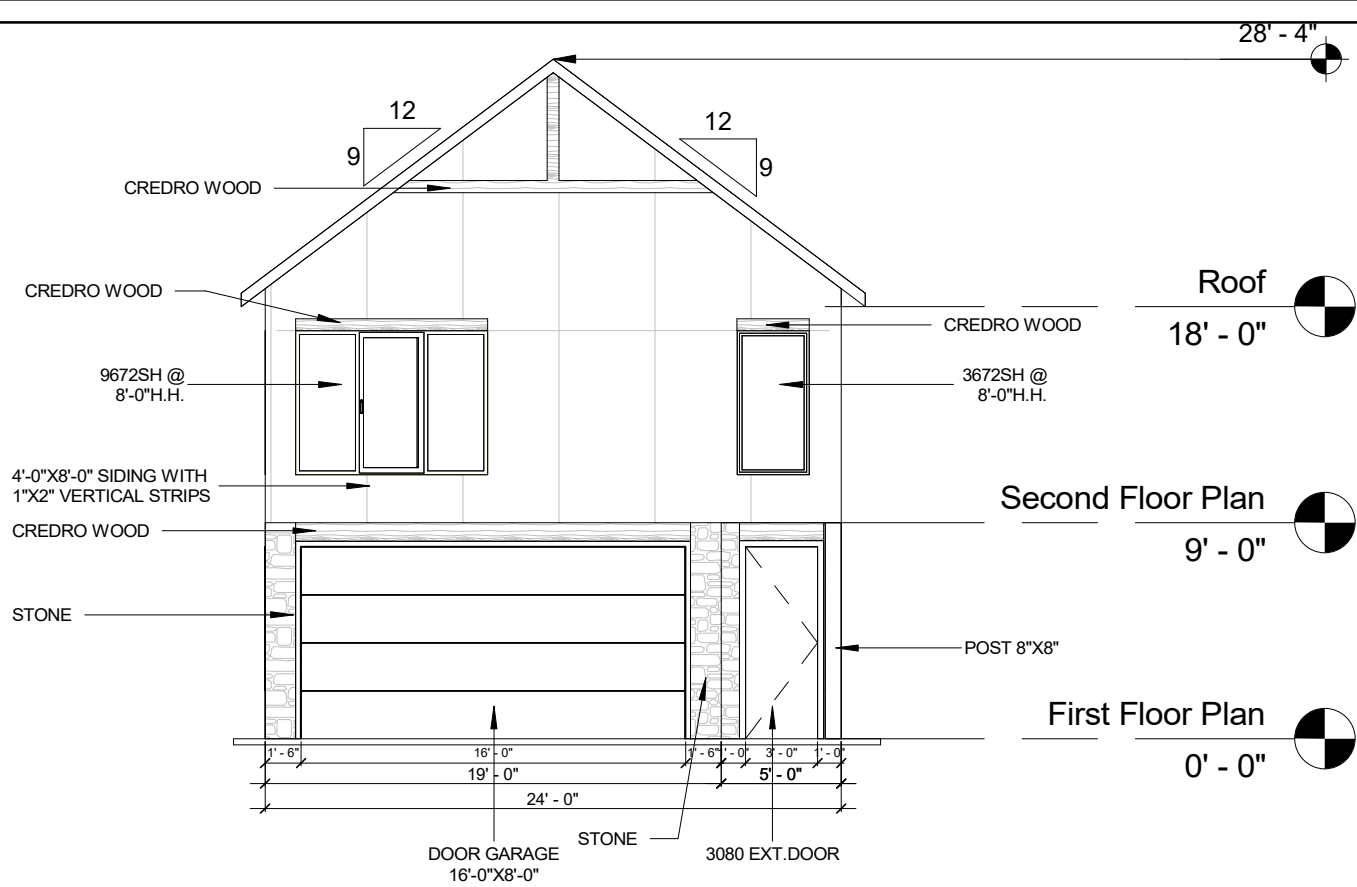
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

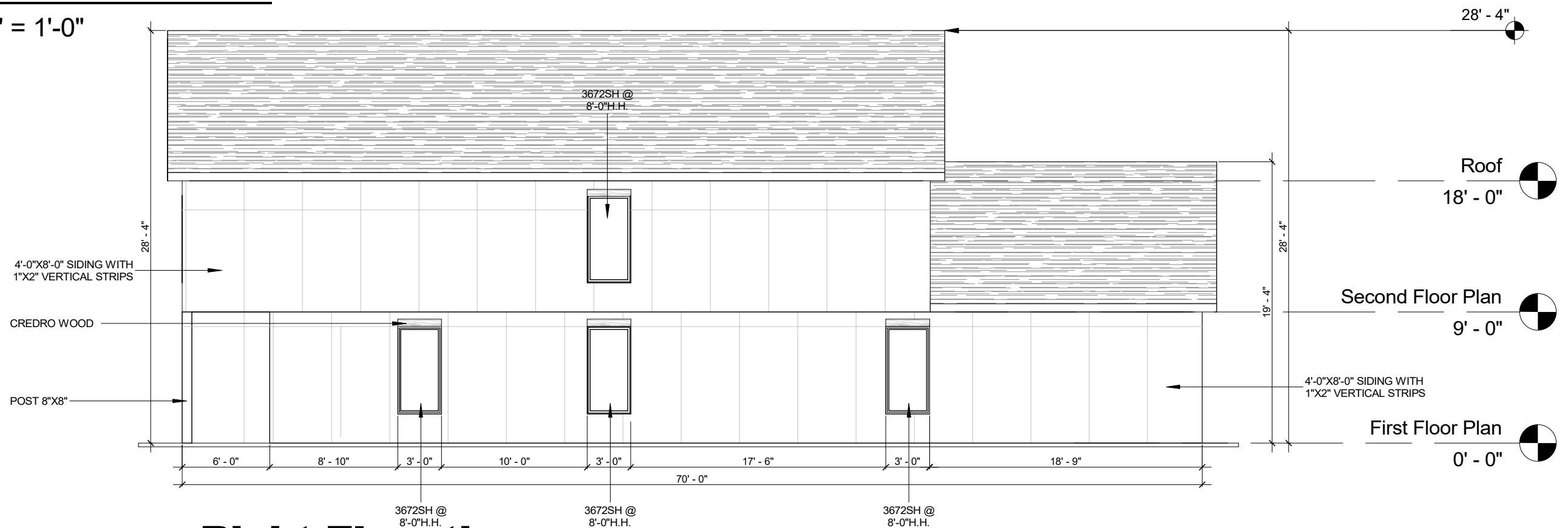
SITE PLAN

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

Drawn by: Projects & Construction Araque



1 Front Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



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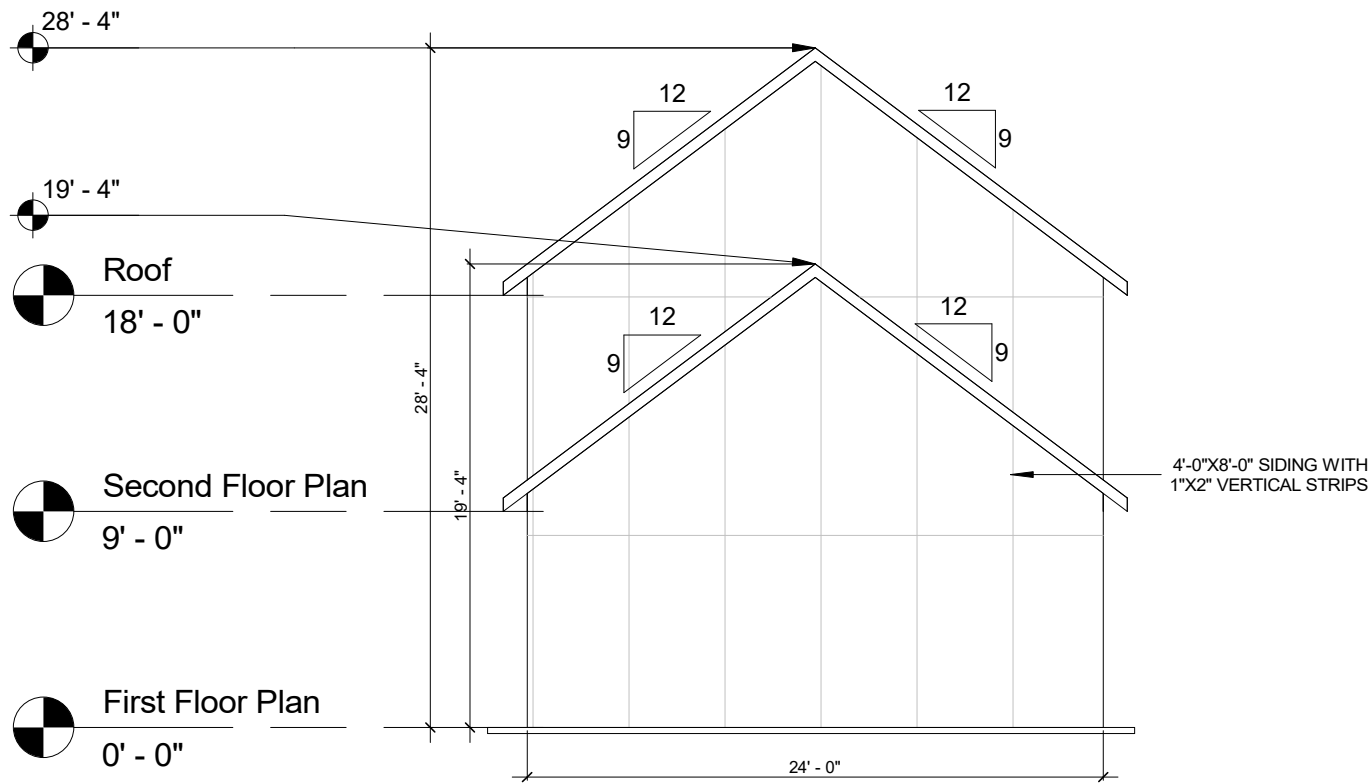
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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

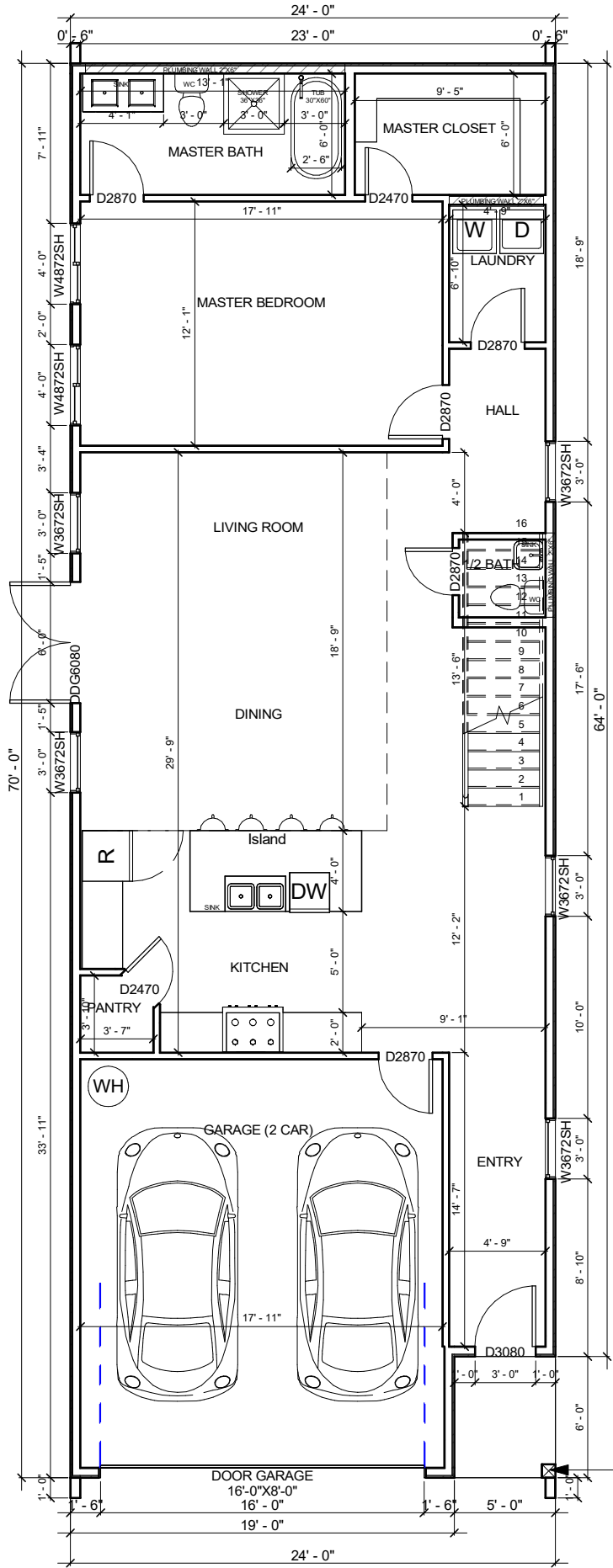
Drawn by: Projects & Construction Araque

9.1

WINDOW SPECIFICATIONS:

W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone ENERGY STAR Southern Zone

- Classic double-hung wood window best suited for traditional architectural styles
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
- The frame is crafted with Auralast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Hybrid spiral balance system supports the vertical operation of the sash in singlehung and double-hung styles, for easy opening and to hold the top sash in place
- Weatherstripping creates a tight seal against outdoor elements
- Matching fiberglass mesh screen to protect against insects
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement



Door Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	<varies>	2
First Floor Plan	D2870	<varies>	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDG6080	6' - 0"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1

Grand total: 10

Window Schedule First Floor				
Level	Mark	Width	Height	Count
First Floor Plan	W3672SH	3' - 0"	6' - 0"	5
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2

Grand Total: 7

1 Proposed First Floor
1/8" = 1'-0"



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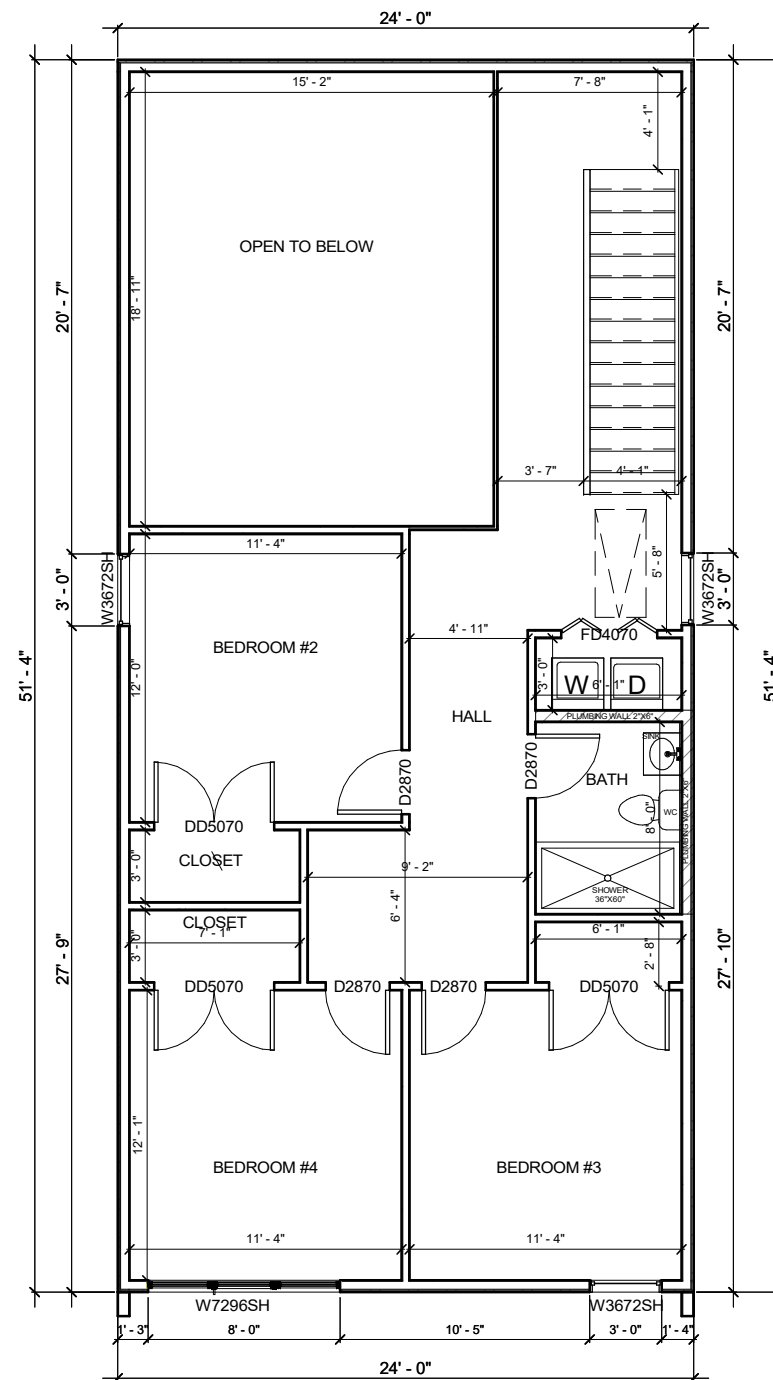
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



Door Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	4
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1

Grand total: 8

Window Schedule Second Floor				
Level	Mark	Witdh	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	3
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1

Grand Total: 4

1 Proposed Second Floor

1/8" = 1'-0"

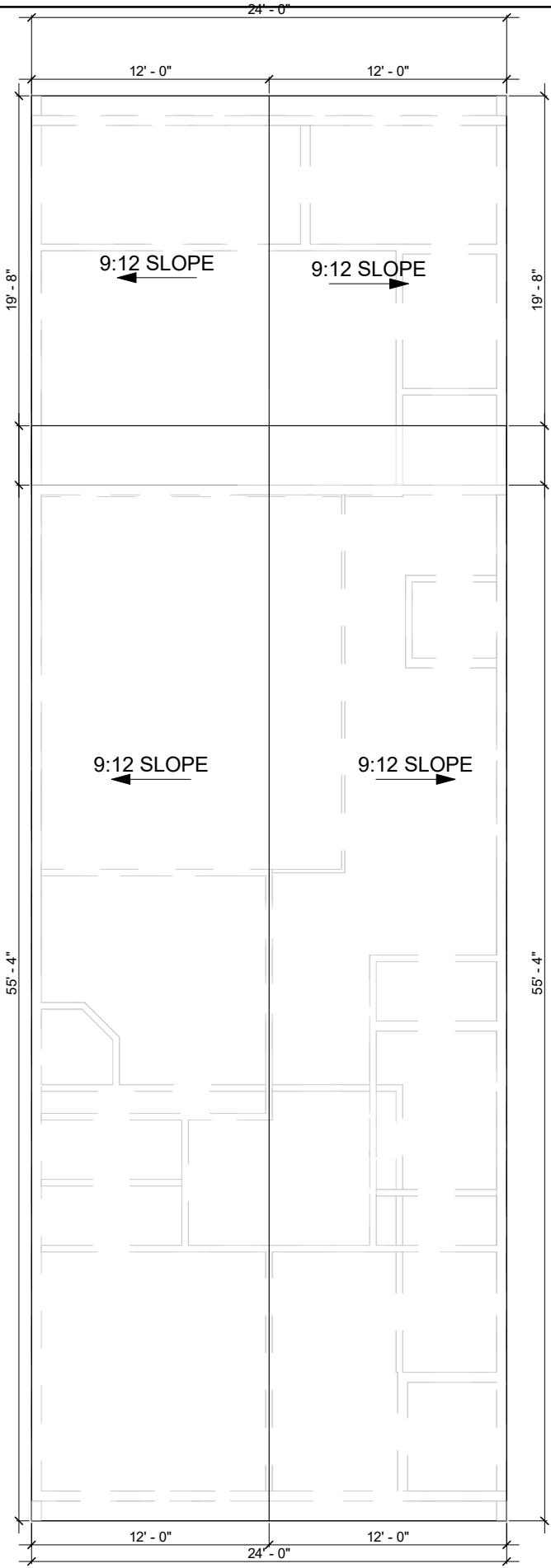


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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

PROPOSED SECOND FLOOR		
Date:	07/02/2025	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque		



# NAILS PER ROW	(3)-2x4	(4)-2x4	(3)-2x6	(4)-2x6
	1	1	2	2
NAIL SIZE	300	300	500	500
END DISTANCE	3.5"	3.75"	3.5"	3.75"
EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
SPACE BETWEEN ROWS	8	9	8	9
SPACE BETWEEN COLUMNS	0.5"	2.5"	0.5"	2.5"

STUD PACK CONNECTION DETAIL
NOT TO SCALE

PANEL CLIPS, T AND G EDGES, OR BLOCKING UNDERNEATH IF REQUIRED

SHINGLES OR SHAKES ON ROOFING FELTS

PANEL SHEATHING. INSTALL WITH LONG DIMENSION ACROSS SUPPORTS. STAGGER VERTICAL JOINTS

ROOF FRAMING. W 2" X 6"

PANEL SHEATHING. PLAYWOOD 1/2"

LEAVE 1/8" GAP AT ENDS AND 1/4" AT EDGES.

WOOD WALL

ROOFING FELT

NOTES:

Roofing material shall be composition shingles placed on double layer of 30 lb. felt. Type and color of shingles shall be selected by owner.

All roofing to be installed and anchored over 1/2" thick plywood.

Roof pitch shall be 6.5 & 10 in 12 pitch.

Shingle exposure shall be 16"

1

Roof Plan

1/8" = 1'-0"



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
604 E. Ross Street	Single-Family Home	1975	942	N/A	Siding
605 E. Ross Street	Single-Family Home	2006	1,899	N/A	Brick
606 E. Ross Street	Vacant	N/A	N/A	N/A	N/A
609 E. Ross Street	Single-Family Home	2006	1,899	N/A	Brick
712 Peters Colony	Single-Family Home	1953	2,048	128	Siding
725 Peters Colony	Single-Family Home	2006	2,231	N/A	Brick and Stone
801 Peters Colony	Single-Family Home	2011	1,597	N/A	Brick
803 Peters Colony	Single-Family Home	2010	1,505	N/A	Brick
711 Lamar Street	Vacant	N/A	N/A	N/A	N/A
714 Sherman Street	Single-Family Home	2024	2,580	N/A	Stone and Siding
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
801 Lamar Street	Single-Family Home	2017	1,616	216	Brick
AVERAGES:		2001	1,813	N/A	



CITY OF ROCKWALL

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604 E. Ross Street



605 E. Ross Street



CITY OF ROCKWALL

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606 E. Ross Street



609 E. Ross Street



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712 Peters Colony



725 Peters Colony



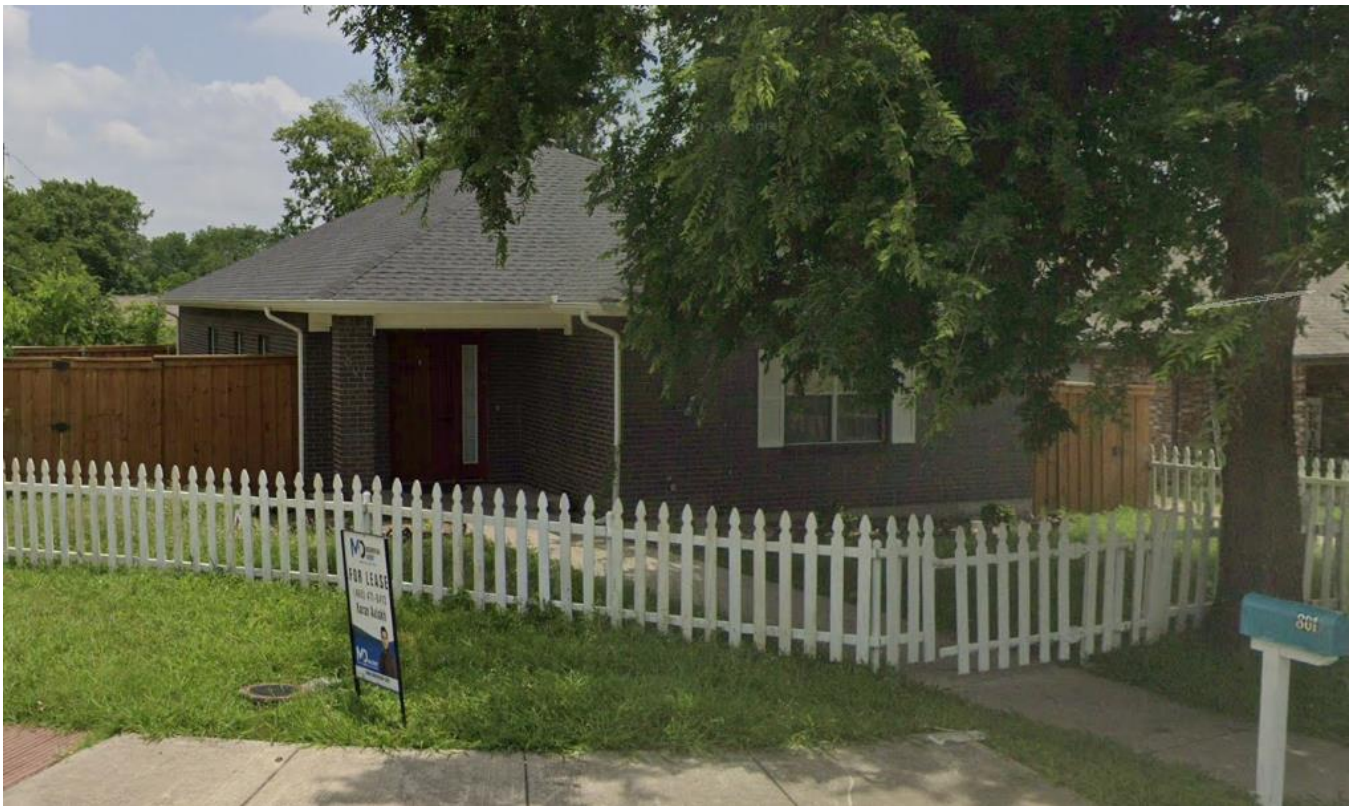
CITY OF ROCKWALL

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801 Peters Colony



803 Peters Colony



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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711 Lamar Street



714 Sherman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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716 Sherman Street



801 Lamar Street

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, SANGER 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 Kevin Osornio of MBA Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 606 E. Ross 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 and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

Exhibit 'A':
Location Map

Address: 606 E. Ross Street

Legal Description: Lot 1, Block G, Sanger Addition

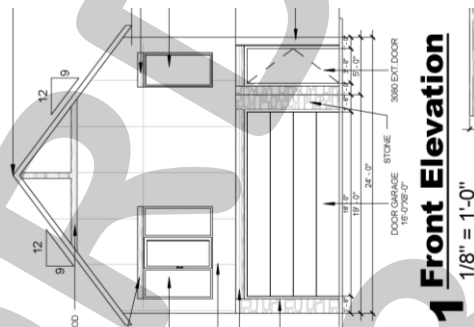


City of Rockwall, Texas

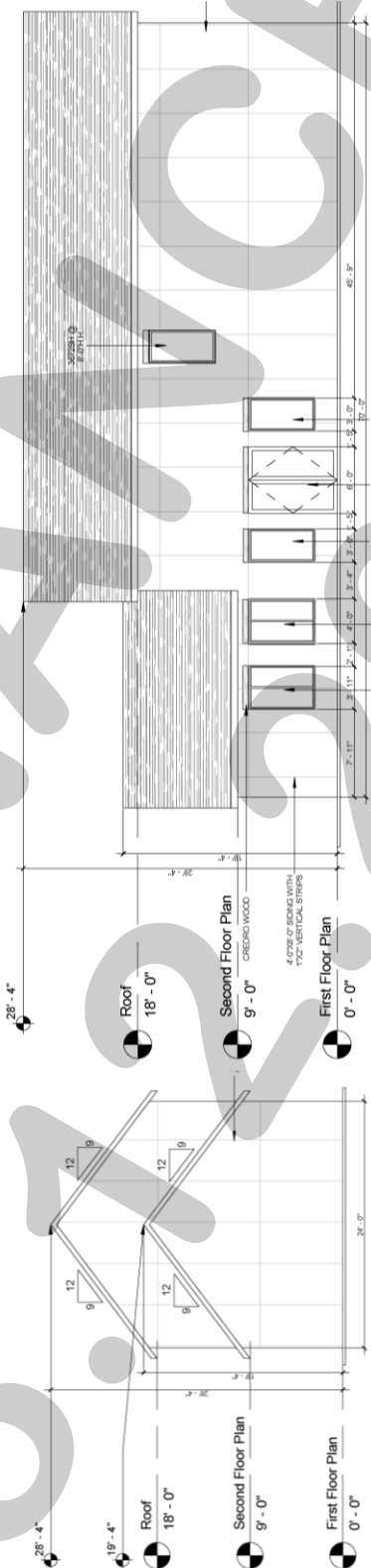
**Exhibit 'C':
Building Elevations**



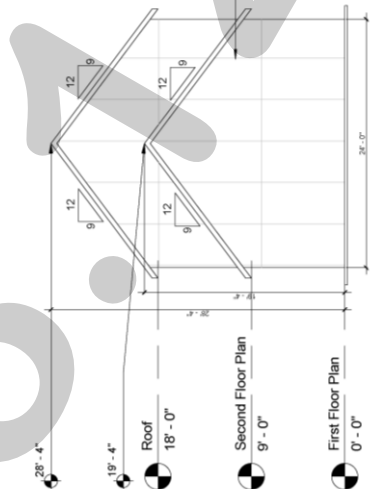
2 Right Elevation
1/8" = 1'-0"



1 Front Elevation
1/8" = 1'-0"



2 Left Elevation
1/8" = 1'-0"



1 Rear Elevation
1/8" = 1'-0"



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: August 18, 2025

APPLICANT: Kevin Osornio: *MBA Custom Homes*

CASE NUMBER: Z2025-045; *Specific Use Permit (SUP) for a Residential Infill for 606 Ross Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home 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.

BACKGROUND

According to the 1934 Sanborn Maps, the subject property was established 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 July 11, 1985, 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*. According to the Rockwall Central Appraisal District (RCAD), there was a 624 SF structure on the subject property that was constructed in 1975; however, that building was deemed hazardous prompting the Building Inspections Department to issue a Demolition Permit [*i.e. RES2025-1969*] to allow the demolition and removal of the structure. The subject property is currently vacant.

PURPOSE

The applicant - *Kevin Osornio* -- 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 606 E. Ross Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property E. Ross 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. Beyond this is the Robbins Addition, which consists of five (5) residential lots [*i.e. 605, 609, & 725 E. Ross Street and 709 & 715 Peters Colony*] that have been in existence since August 30, 2005. North of this is the Ne & Jo Addition, which consists of two (2) residential lots [*i.e. 703 & 705 Peters Colony*] that have been in existence since March 11, 2004. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 0.459-acre parcel of land (*i.e. Lot 2, Block G, Sanger Addition*) that is developed with a house of worship [*i.e. St. Paul African Methodist Church*]. Beyond this is a vacant 0.6660-acre parcel of land [*i.e. Lot E, Block G, Sanger Addition*]. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is E. Bourn 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 Lamar 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. Beyond this is the Lamar Street Habitat No. 1 Addition, which consists of two (2) residential lots that have been in existence since March 13, 2018. East of this is a vacant 1.1209-acre parcel of land [*i.e. Lot G, Block 112, B.F. Boydston Addition*] that is owned by the Rockwall Habitat for Humanity. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) lots [*i.e. 604 E. Ross Street and 801 & 803 Peters Colony*] that are developed with single-family homes and are zoned Single-Family 7 (SF-7) District. Beyond this is Peters Colony, 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 of this is a parcel of land [*i.e. Lot 1B, Block H, Sanger Addition*] that is developed with a duplex. This parcel of land is owned by the Rockwall Housing Development Corporation and is zoned Multi-Family 14 (MF-14) District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



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, and situated within 500-feet of the Robbins Addition, which has been in existence for more than ten (10) years, consists of more than five (5) residential lots, and is more than 90.00% 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 adjacent to 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 E. Ross Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Ross Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they front on.	The front elevation of the home will face E. Ross Street.
Year Built	1953-2024	N/A
Building SF on Property	942 SF – 2,580 SF	2,120 SF
Building Architecture	Single Family Homes and Three (3) Vacant Lots	Not Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet, 20-Feet
Rear	10-Feet	10-Feet
Building Materials	Brick, Stone, and Siding	Siding
Paint and Color	Red, Blue, White, Gray and 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 6-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 six (6) 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 E. Ross 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 July 22, 2025, staff mailed 122 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 received one (1) notice in favor of 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 'B'* 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 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

606 E Ross St Rockwall TX 75087

SUBDIVISION

Sanger Bros. Addition

LOT

1

BLOCK

G

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Single family

CURRENT USE

PROPOSED ZONING

Single fam, new construction

PROPOSED USE

ACREAGE

5,000 SQFT

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **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

CONTACT PERSON

Kevin Osornio

ADDRESS

[REDACTED]

CITY, STATE & ZIP

PHONE

[REDACTED]

E-MAIL

[REDACTED]

☐ APPLICANT

MBA Custom Homes

CONTACT PERSON

Kevin Osornio

ADDRESS

[REDACTED]

CITY, STATE & ZIP

PHONE

[REDACTED]

E-MAIL

[REDACTED]

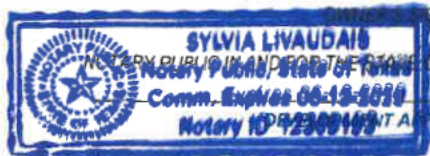
NOTARY VERIFICATION [REQUIRED]

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 \$ 16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF July, 20 25 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 16 DAY OF July, 20 25

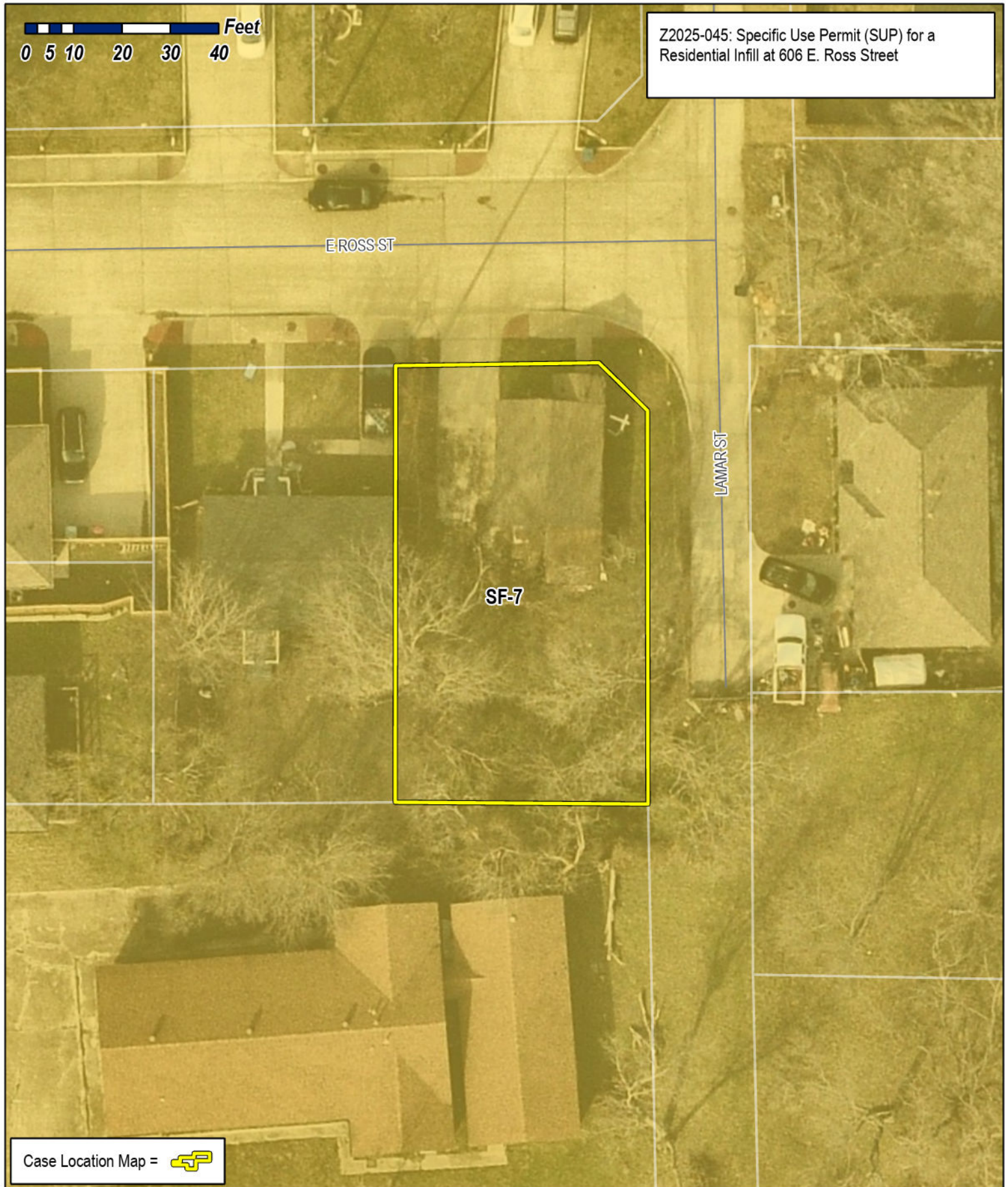
SIGNATURE



[Signature]



06-13-2029



0 5 10 20 30 40 Feet

Z2025-045: Specific Use Permit (SUP) for a Residential Infill at 606 E. 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.

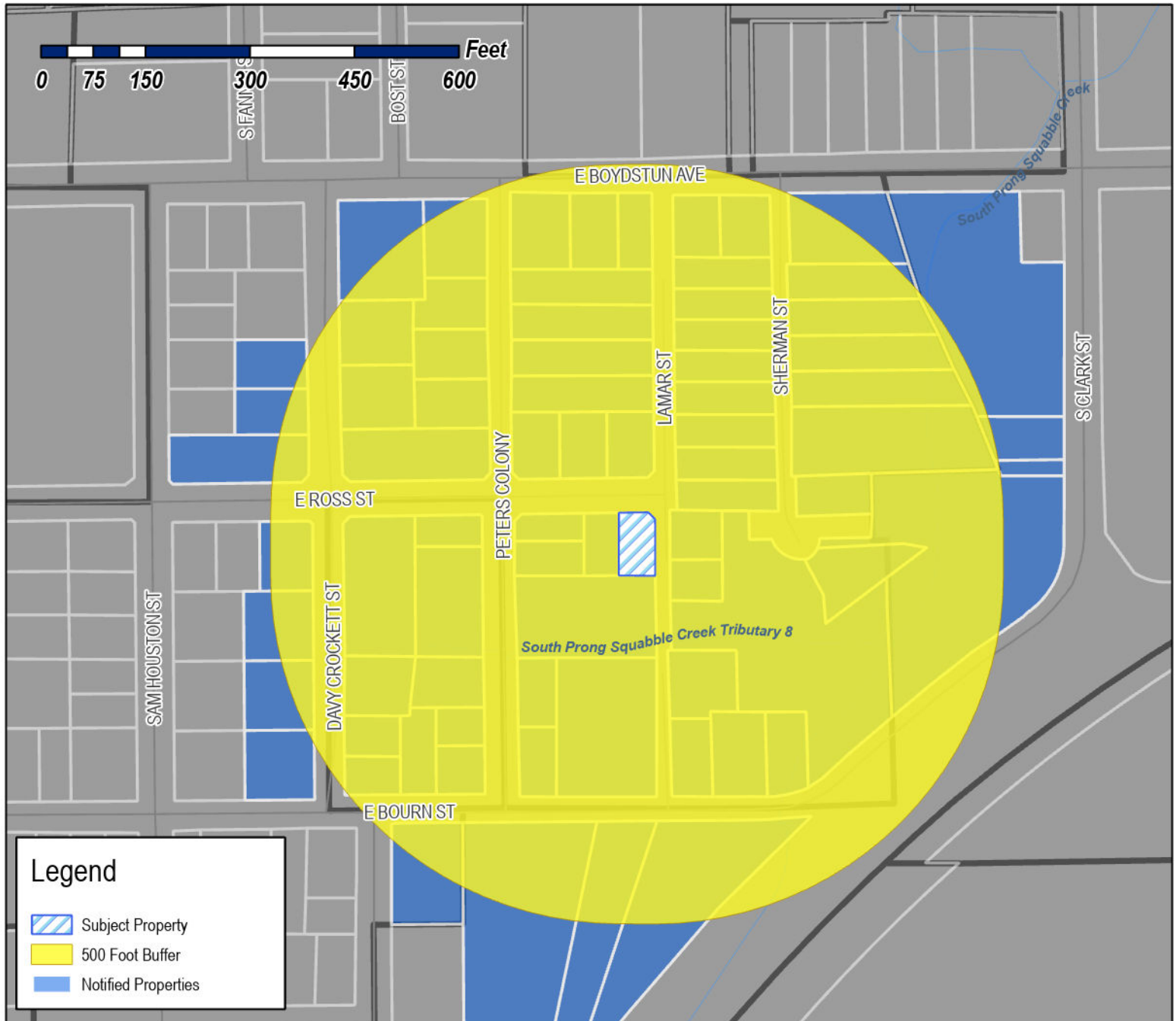




City of Rockwall

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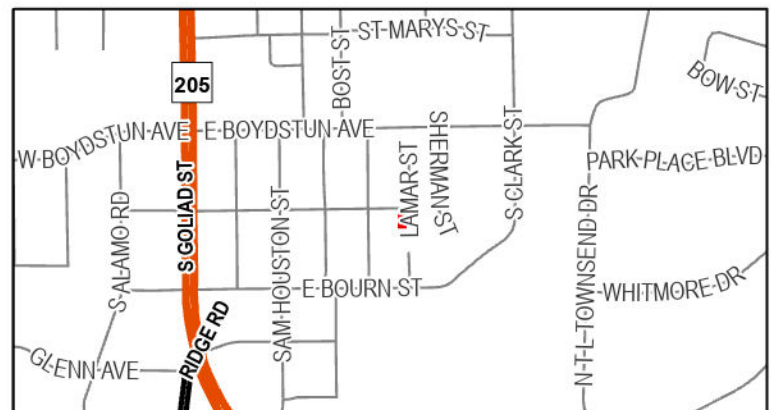
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Case Number: Z2025-045
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 606 E. Ross Street

Date Saved: 7/17/2025

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



PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDEPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

WELCH CHRISTOPHER & HAZEL
1212 Clifftop Ln
Dallas, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

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

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

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

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

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
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

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
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

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN
LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
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

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA 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 HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
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

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

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:

Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 18, 2025 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. Z2025-045: Specific Use Permit (SUP) for a 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](#)

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:

Z2025-045: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Kevin Osorio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 18, 2025 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. Z2025-045: Specific Use Permit (SUP) for a 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.

NEIGHBORHOOD ENHANCEMENT

Name: JEAN ALLEN 8/4/2025
Address: 711 SHERMAN ST. ROCKWALL, TX 75087

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

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



2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 606 EAST ROSS STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

BEING all that certain lot, tract, or parcel of land situated in the Burwell JT Lewis Survey, Abstract No. 255 and Neely M Ballard Survey, Abstract No. 48, and being the east 1/2 of the east 1/2 of Lot 1, Block G, Sanger Bros. Addition, an addition to the Town of Rockwall, Rockwall County, Texas, according to the map or plat thereof, recorded in Volume 'Q', Page 100, Map Records of Rockwall County, Texas, and being that same tract of land described in deed to Rosa Alba Hernandez recorded under Instrument Number 20240000020950, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8" iron rod found in the South line of East Ross Street, at the Northeast corner of a tract of land described in deed to Aul Properties LLC, recorded under instrument Number 20230000018187, (O.P.R.R.C.T.), same point being the Northwest corner of a tract of land described in deed to Chaz Cristian Necola Cameli and Lauren Cameli recorded under Instrument Number 20250000000826, (O.P.R.R.C.T.);

THENCE North 88 degrees 48 minutes 45 seconds East, with the south line of East Ross Street, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of said Cameli tract, the Northwest corner of that tract herein described, and being the PLACE OF BEGINNING;

THENCE North 88 degrees 48 minutes 45 seconds East, continuing with the south line of said East Ross Street, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the intersection of the South line of East Ross Street and the West line of Lamar Street, from which a 1/2 inch iron rod found for reference bears South 20 degrees 57 minutes 23 seconds East, a distance of 2.71 feet;

THENCE South 01 degrees 12 minutes 21 seconds East, with the West line of said Lamar Street, a distance of 100.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Northeast corner of a tract of land described in deed to St Paul African Methodist, recorded in Volume 6, Page 185, Deed Records of Rockwall County, Texas;

THENCE South 88 degrees 48 minutes 45 seconds West, a distance of 50.00 feet to 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set for corner in the North line of said Methodist tract, at the Southeast corner of said Cameli tract;

THENCE North 01 degrees 12 minutes 21 Seconds West, a distance of 100.00 feet to the PLACE OF BEGINNING and containing a total of 5,000 square feet or 0.115 of an acre of land.

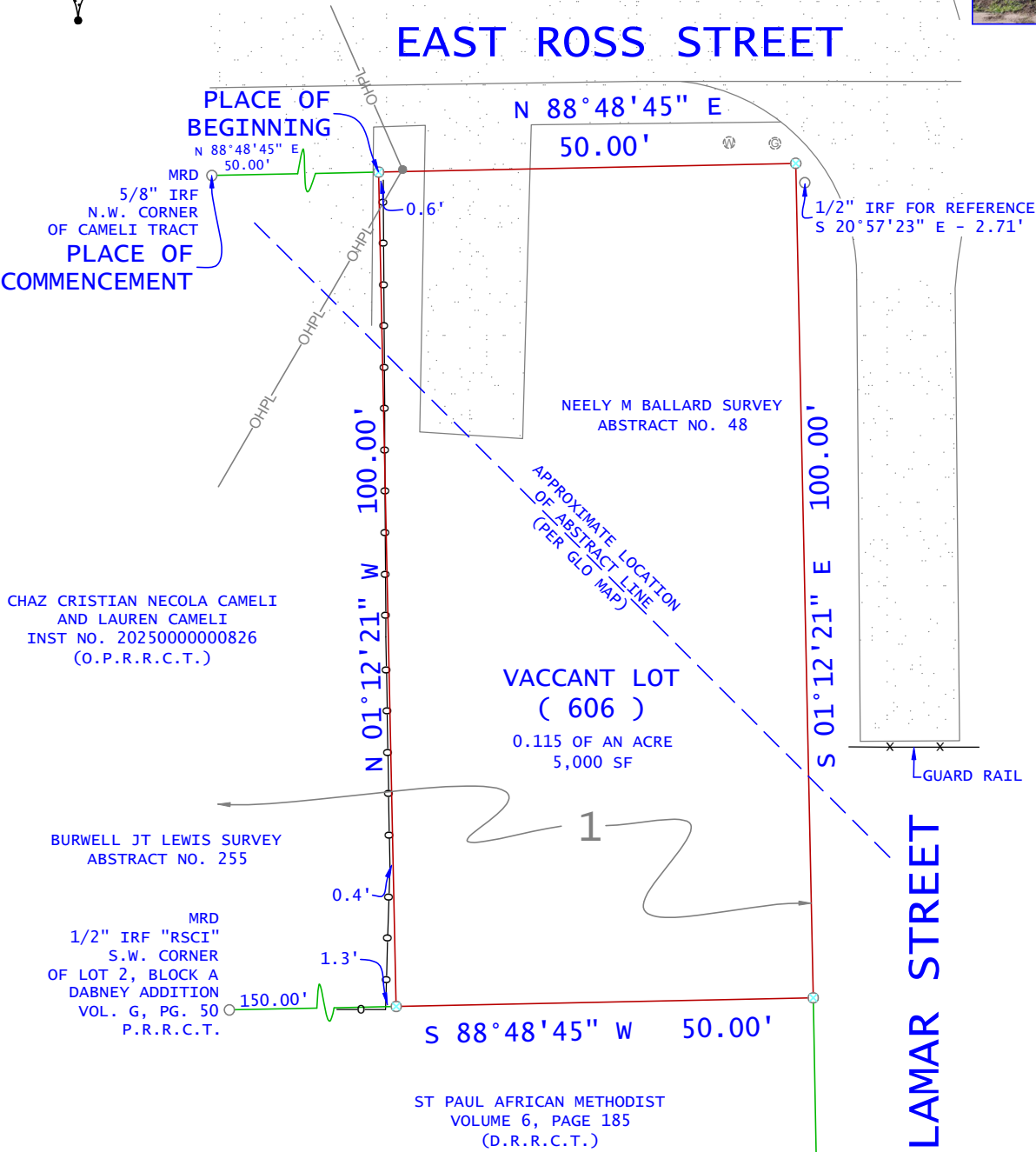
Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

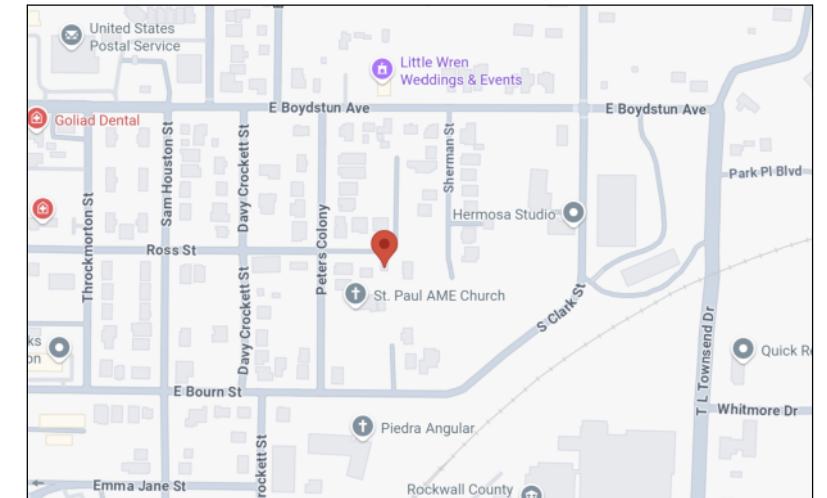
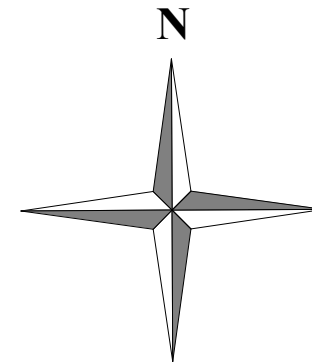
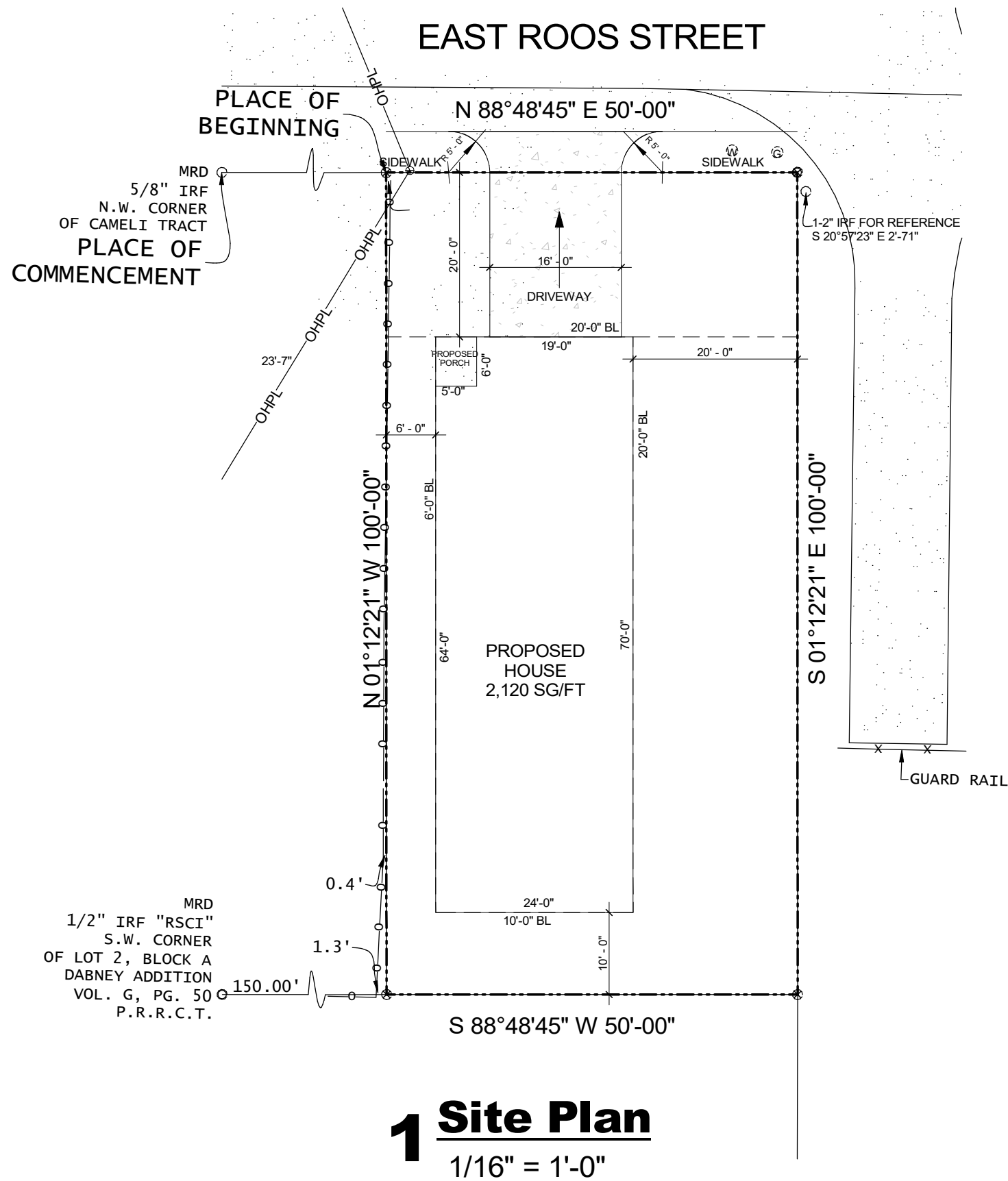
TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 05/30/25
G. F. No.: N/A
Job no.: 202504551
Drawn by: NM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ROSA HERNANDEZ



LEGEND			
WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	---	WIRE FENCE	---
BOUNDARY LINE	---	EASEMENT SETBACK	---
CM - CONTROLLING MONUMENT			
MRD - MONUMENT OF RECORD DIGNITY			
POINT FOR CORNER			
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET			
X-CUT FOUND OR SET (AS NOTED)			
FENCE POST FOR CORNER			
MONUMENT FOUND		EM - ELECTRIC METER	
- CABLE		EM - ELECTRIC	
- CLEAN OUT		PE - POOL EQUIP	
- GAS METER		- POWER POLE	
- FIRE HYDRANT		- TELEPHONE	
- LIGHT POLE		- WATER METER	
- MANHOLE		- WATER VALVE	
(UNLESS OTHERWISE NOTED)			



VICINITY MAP
for reference only

606 ROSS ST
ROCKWALL, TX 75087

PROPOSED FIRST FLOOR PLAN	1,254 SQFT
PROPOSED SECOND FLOOR PLAN	866 SQFT
TOTAL A/C	2,120 SQFT
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

1 Site Plan

1/16" = 1'-0"



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, 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.

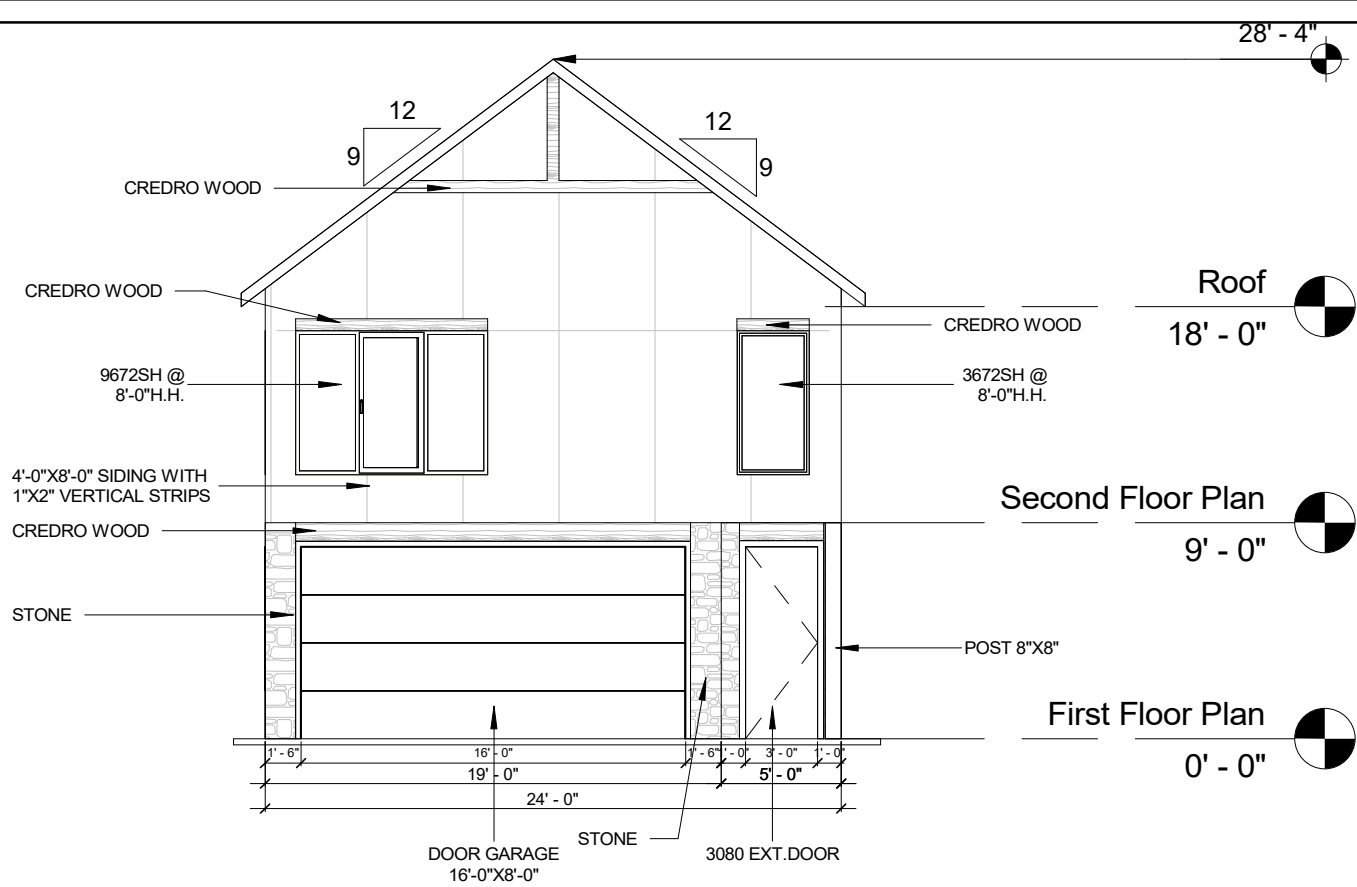
Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

SITE PLAN

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

Drawn by: Projects & Construction Araque



1 Front Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"



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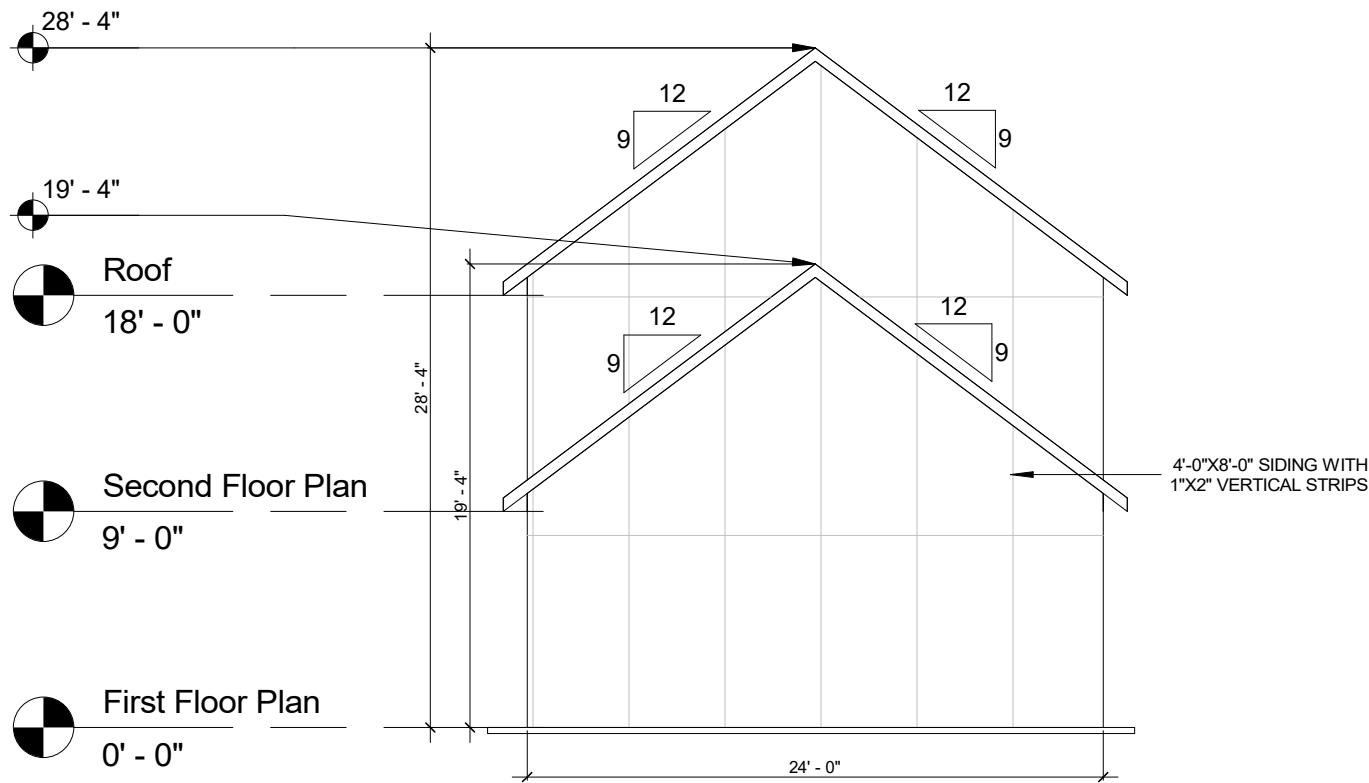
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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

ELEVATIONS

Date: 07/02/2025 Scale 1/8" = 1'-0"

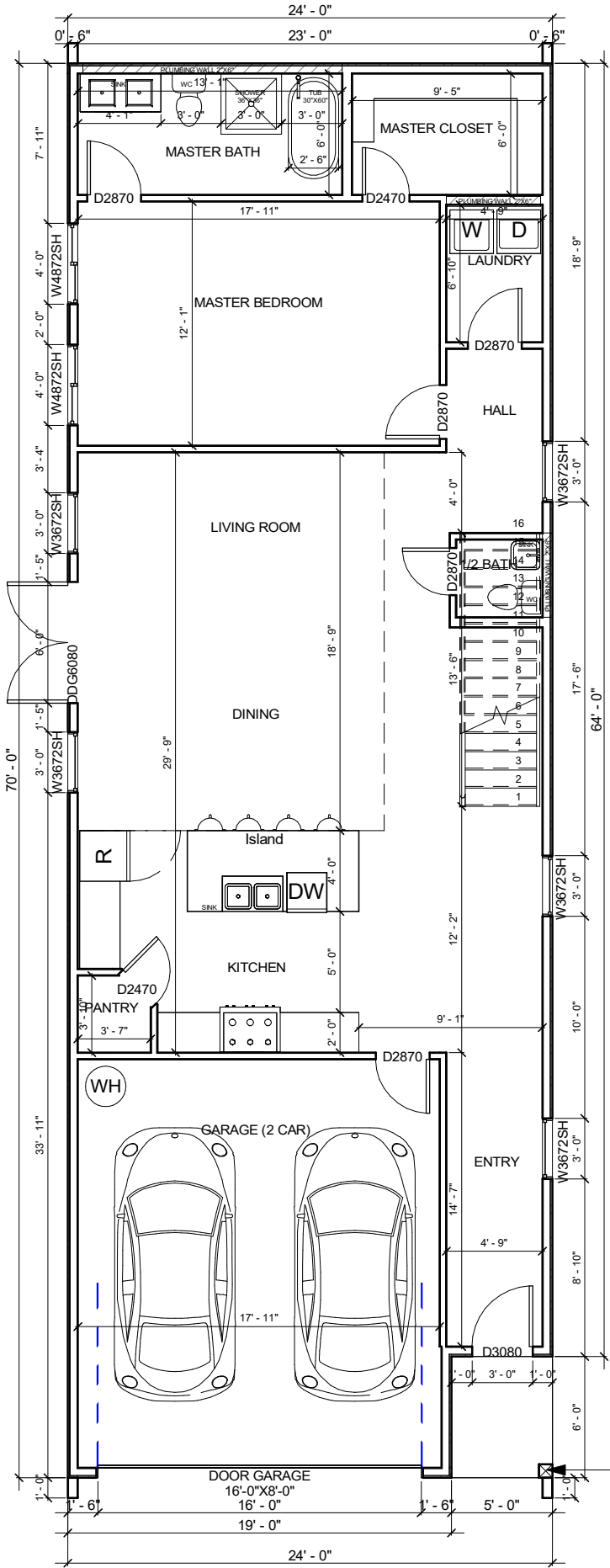
Drawn by: Projects & Construction Araque

9.1

WINDOW SPECIFICATIONS:

W-48-in x 60-in Jamb Aluminum-clad New Construction White Double Hung Window ENERGY STAR North/Central Zone ENERGY STAR South/Central Zone ENERGY STAR Southern Zone

- Classic double-hung wood window best suited for traditional architectural styles
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
- The frame is crafted with Auralast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Hybrid spiral balance system supports the vertical operation of the sash in singlehung and double-hung styles, for easy opening and to hold the top sash in place
- Weatherstripping creates a tight seal against outdoor elements
- Matching fiberglass mesh screen to protect against insects
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement



Door Schedule First Floor

Level	Mark	Width	Height	Count
First Floor Plan	D2470	2' - 4"	<varies>	2
First Floor Plan	D2870	<varies>	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDG6080	6' - 0"	8' - 0"	1
First Floor Plan	DOOR GARAGE 16'-0"X8'-0"	16' - 0"	8' - 0"	1

Grand total: 10

Window Schedule First Floor

Level	Mark	Width	Height	Count
First Floor Plan	W3672SH	3' - 0"	6' - 0"	5
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2

Grand Total: 7

1 Proposed First Floor
1/8" = 1'-0"



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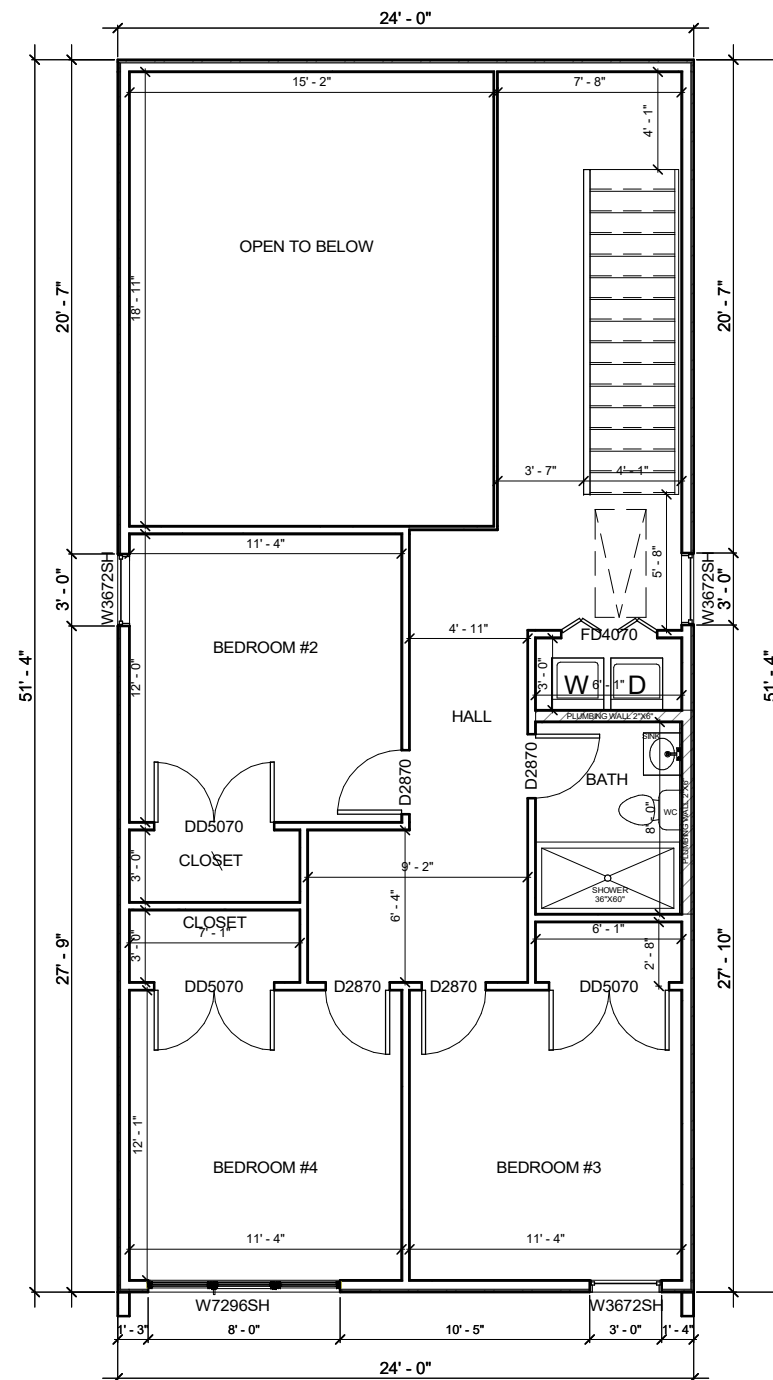
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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087
Legal Description
LOT 1, BLOCK G

PROPOSED FIRST FLOOR

Date: 07/02/2025 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



Door Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	D2870	2' - 8"	7' - 0"	4
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1

Grand total: 8

Window Schedule Second Floor				
Level	Mark	Witdh	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	3
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1

Grand Total: 4

1 Proposed Second Floor

1/8" = 1'-0"



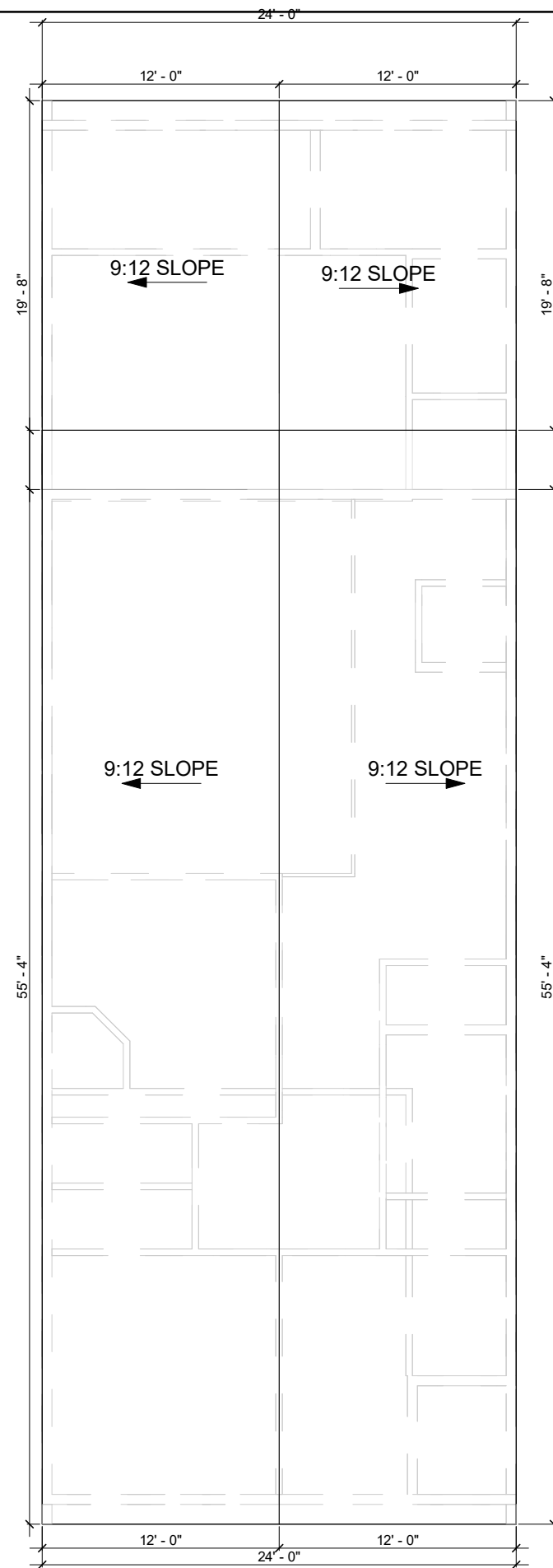
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Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

PROPOSED SECOND FLOOR		
Date:	07/02/2025	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque		



# NAILS PER ROW	(3)-2x4	(4)-2x4	(3)-2x6	(4)-2x6
	1	1	2	2
NAIL SIZE	300	300	500	500
END DISTANCE	3.5"	3.75"	3.5"	3.75"
EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
SPACE BETWEEN ROWS	8	9	8	9
SPACE BETWEEN COLUMNS	0.5"	2.5"	0.5"	2.5"

STUD PACK CONNECTION DETAIL
NOT TO SCALE

NOTES:
Roofing material shall be composition shingles placed on double layer of 30 lb. felt.
Type and color of shingles shall be selected by owner.
All roofing to be installed and anchored over 1/2" thick plywood.
Roof pitch shall be 6.5 & 10 in 12 pitch.
Shingle exposure shall be 16"

1 Roof Plan

1/8" = 1'-0"



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
604 E. Ross Street	Single-Family Home	1975	942	N/A	Siding
605 E. Ross Street	Single-Family Home	2006	1,899	N/A	Brick
606 E. Ross Street	Vacant	N/A	N/A	N/A	N/A
609 E. Ross Street	Single-Family Home	2006	1,899	N/A	Brick
712 Peters Colony	Single-Family Home	1953	2,048	128	Siding
725 Peters Colony	Single-Family Home	2006	2,231	N/A	Brick and Stone
801 Peters Colony	Single-Family Home	2011	1,597	N/A	Brick
803 Peters Colony	Single-Family Home	2010	1,505	N/A	Brick
711 Lamar Street	Vacant	N/A	N/A	N/A	N/A
714 Sherman Street	Single-Family Home	2024	2,580	N/A	Stone and Siding
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
801 Lamar Street	Single-Family Home	2017	1,616	216	Brick
AVERAGES:		2001	1,813	N/A	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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604 E. Ross Street



605 E. Ross Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

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606 E. Ross Street



609 E. Ross Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



712 Peters Colony



725 Peters Colony



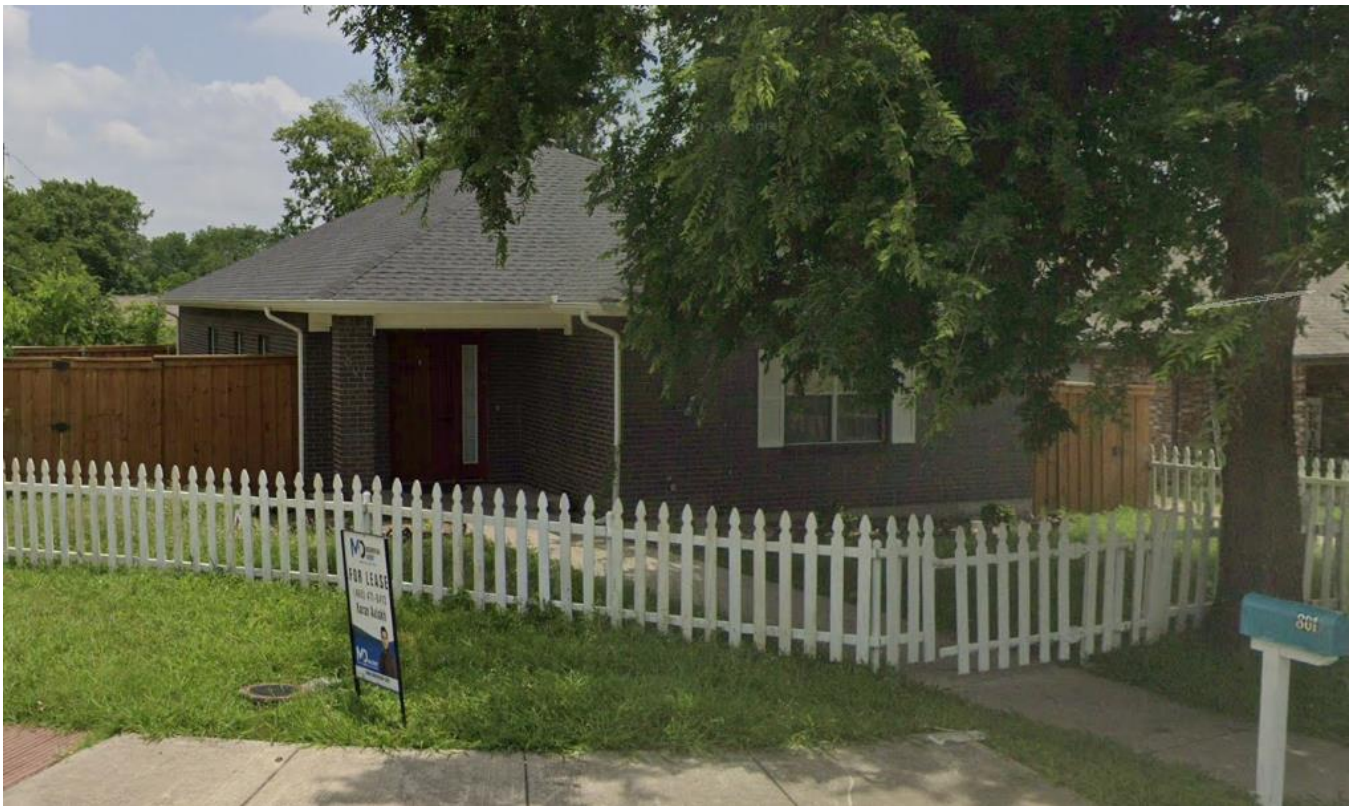
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



801 Peters Colony



803 Peters Colony



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



711 Lamar Street



714 Sherman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-045

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



716 Sherman Street



801 Lamar Street

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, SANGER 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 Kevin Osornio of MBA Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 606 E. Ross 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 and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025


2nd Reading: September 2, 2025

Exhibit 'A':
Location Map

Address: 606 E. Ross Street

Legal Description: Lot 1, Block G, Sanger Addition



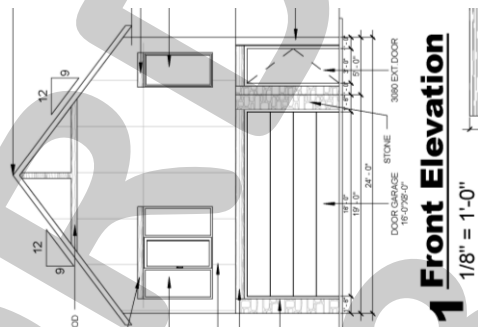
Case Location Map = 

City of Rockwall, Texas

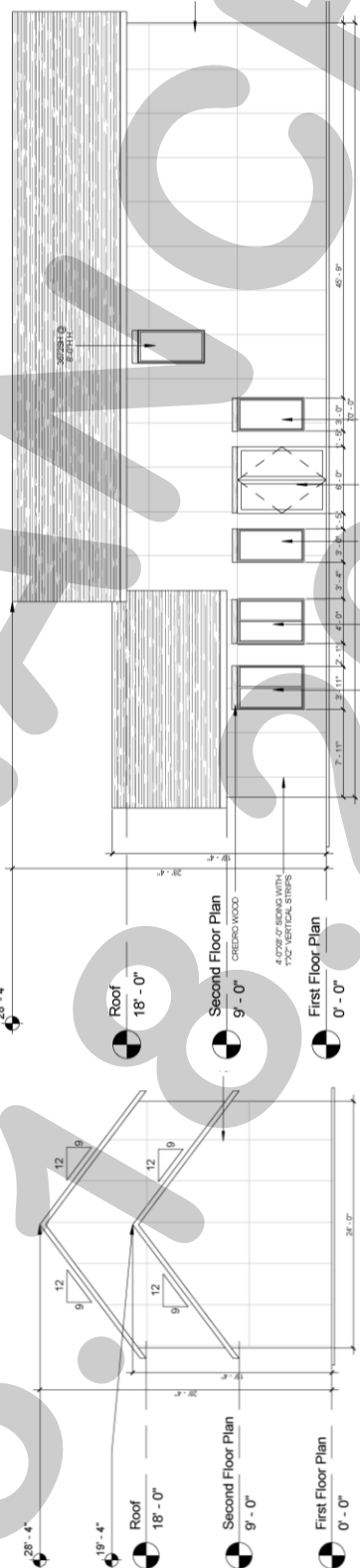
Exhibit 'C':
Building Elevations



2 Right Elevation
1/8" = 1'-0"



1 Front Elevation
1/8" = 1'-0"



1 Rear Elevation
1/8" = 1'-0"

2 Left Elevation
1/8" = 1'-0"



September 3, 2025

TO: Kevin Osornio
430 Renee Drive
Rockwall, TX 75032

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

SUBJECT: Z2025-045; *Specific Use Permit (SUP) for Residential Infill at 606 E. Ross Street*

Mr. Osornio:

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 September 2, 2025. 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.
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

Planning and Zoning Commission

On August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.

City Council

On August 18, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Lewis absent.

On September 2, 2025, 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. 25-53, S-378*, 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 at (972) 772-6438.

Sincerely,

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

CITY OF ROCKWALL

ORDINANCE NO. 25-53

SPECIFIC USE PERMIT NO. S-378

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, SANGER 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 Kevin Osornio of MBA Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 606 E. Ross 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 and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

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

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Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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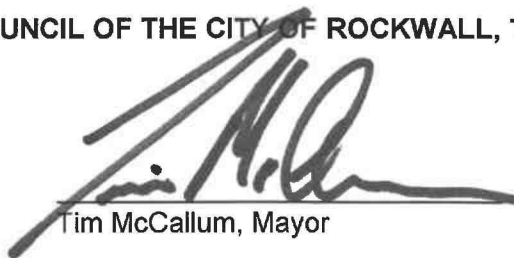
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SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section 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 2ND DAY OF SEPTEMBER, 2025.

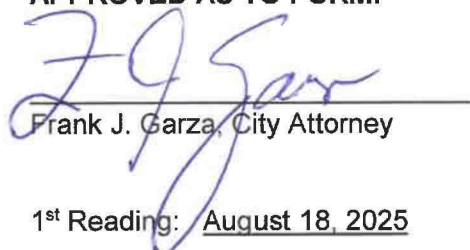

Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

**Exhibit 'A':
Location Map**

Address: 606 E. Ross Street

Legal Description: Lot 1, Block G, Sanger Addition



EAST ROOS STREET



**Exhibit 'C':
Building Elevations**

