



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

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

SUBDIVISION **SANGER ADDITION**

LOT **1** BLOCK **G**

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING **SF7**

CURRENT USE **SINGLE FAMILY**

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE **SINGLE FAMILY**

ACREAGE **0.1150**

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER **MBA CUSTOM HOMES**

APPLICANT **KEVIN OSORNIO**

CONTACT PERSON **KEVIN OSORNIO**

CONTACT PERSON **KEVIN OSORNIO**

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

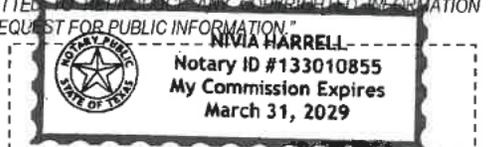
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF Feb, 2021

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES March 31, 2029

0 5 10 20 30 40 Feet

MIS2026-003: Special Request to Reduce the Front Yard Building Setback at 606 Ross Street

E ROSS ST

LAMAR ST

SF-7

Case Location Map = 



# City of Rockwall

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

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



February 12, 2026

To whom it may concern,

I am writing to formally apologize for constructing the recent addition to the build on 606 Ross St, prior to receiving final permit approval. It was never our intention to bypass the proper procedures, and we sincerely regret moving forward before the approval process was complete.

When we applied for the covered patio, the approval from the city was granted quickly and without issue. Based on that, we mistakenly assumed the process for this addition would proceed the same way. In our eagerness to move forward, we added the dining room extension before obtaining the approval. We recognize that this was an oversight on our part, and we take full responsibility.

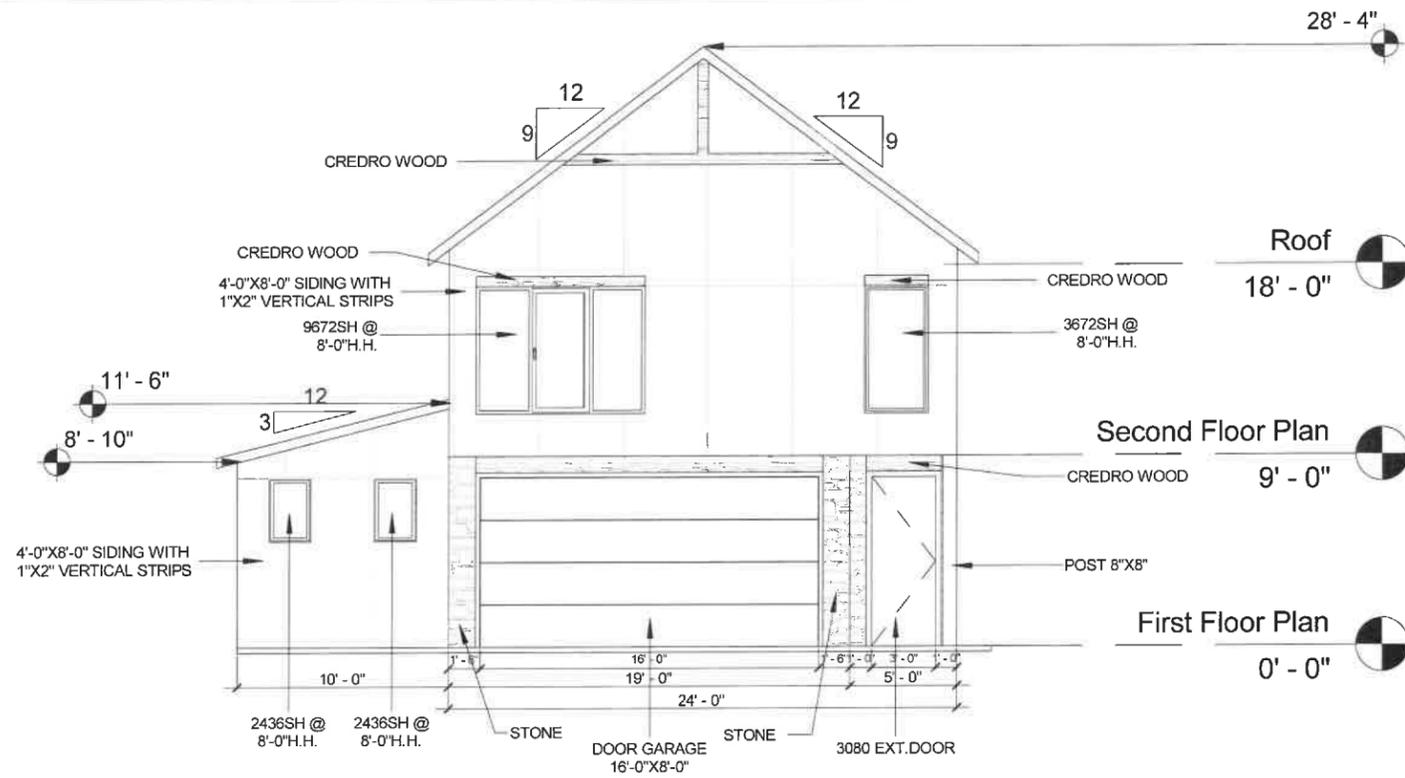
The reason for extending the dining area was based on feedback from potential buyers who toured the home who for the most part pointed out that the existing dining space appeared small or almost nonexistent. Our intention in making this improvement was to enhance the functionality and overall appeal of the home.

We fully respect the city's regulations and authority in this matter. If it is determined that the addition must be removed, we will comply promptly and without hesitation. Our goal is to resolve this situation in a cooperative and responsible manner.

Thank you for your time, understanding, and consideration. Please let us know if there are any further steps we should take.

Sincerely,

Kevin Osornio  
972-672-7978  
oskevest95@yahoo.com



# 1 Front Elevation

1/8" = 1'-0"



# 2 Right Elevation

1/8" = 1'-0"

*J.S. Barton PE*



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

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

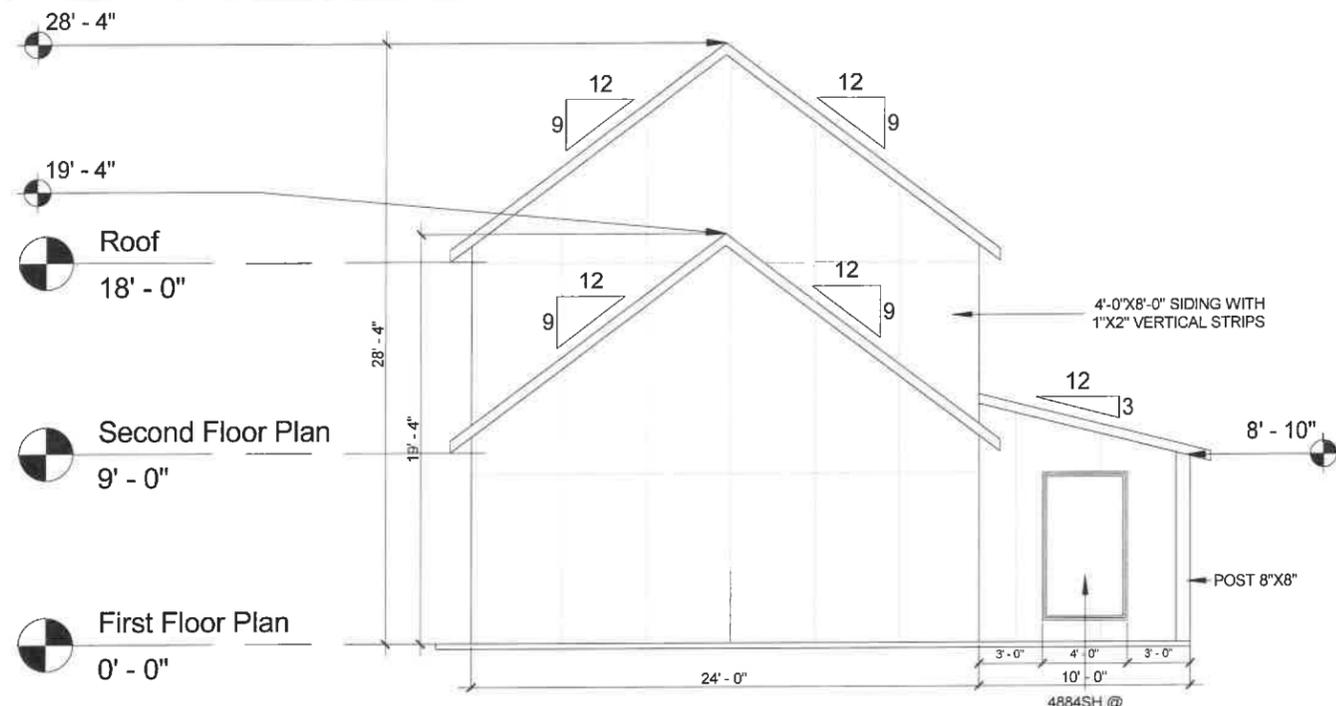
**Project Name & Address**  
 606 ROSS ST  
 ROCKWALL, TX 75087

**Legal Description**  
 LOT 1, BLOCK G

## ELEVATIONS

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

Drawn by: Projects & Construction Araque



# 1 Rear Elevation

1/8" = 1'-0"  
28'-4"



# 2 Left Elevation

1/8" = 1'-0"

*J.S. Barton PE*



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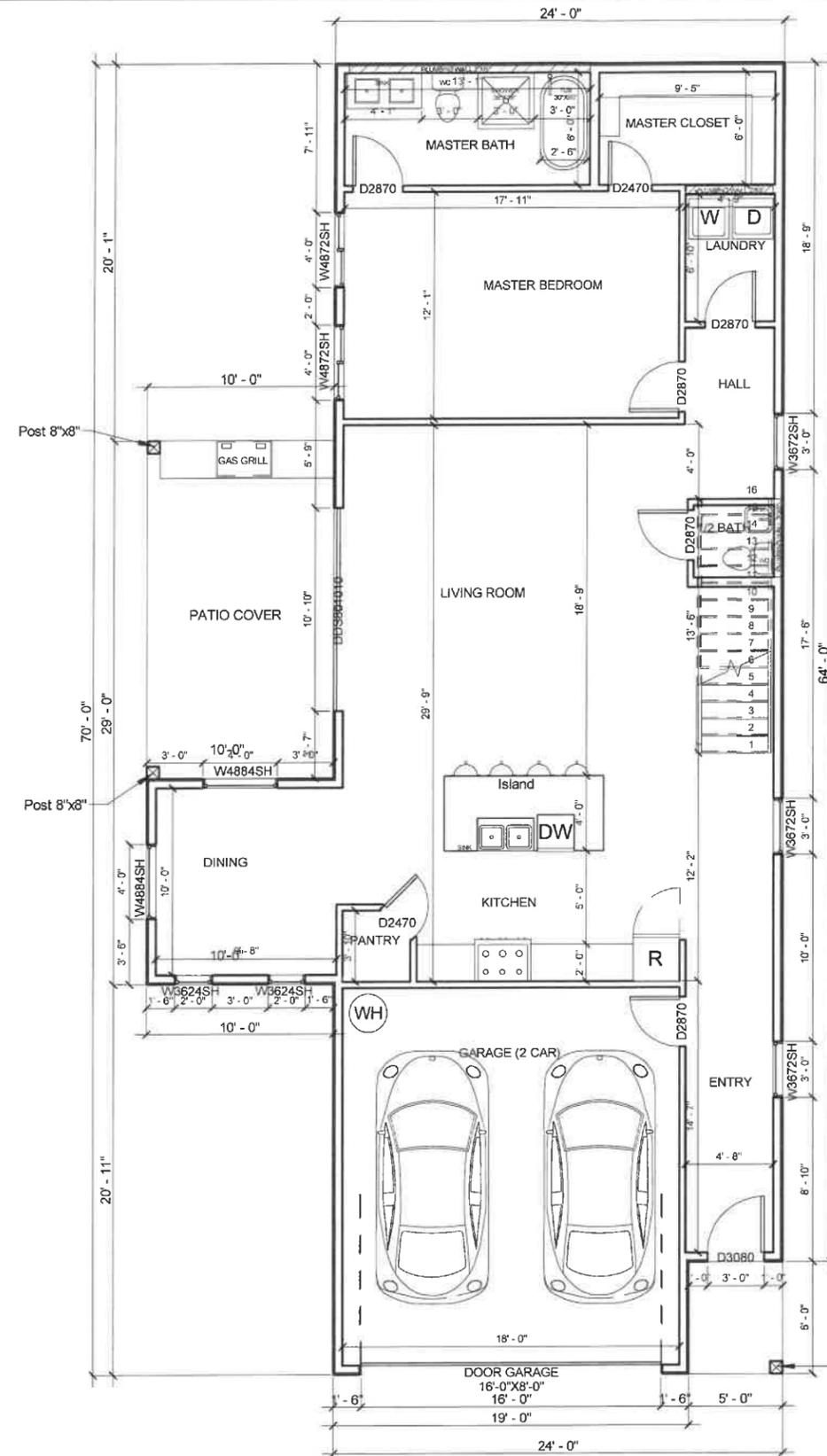
## ELEVATIONS

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

10.1



**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"	7' - 0"	2
First Floor Plan	D2870	2' - 8"	7' - 0"	5
First Floor Plan	D3080	3' - 0"	8' - 0"	1
First Floor Plan	DDS801010	10' - 10"	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	W3624SH	2' - 0"	3' - 0"	2
First Floor Plan	W3672SH	3' - 0"	6' - 0"	3
First Floor Plan	W4872SH	4' - 0"	6' - 0"	2
First Floor Plan	W4884SH	4' - 0"	7' - 0"	2
Grand Total: 9				

# Proposed First Floor

1/8" = 1'-0"

J.S. Bartoe PE



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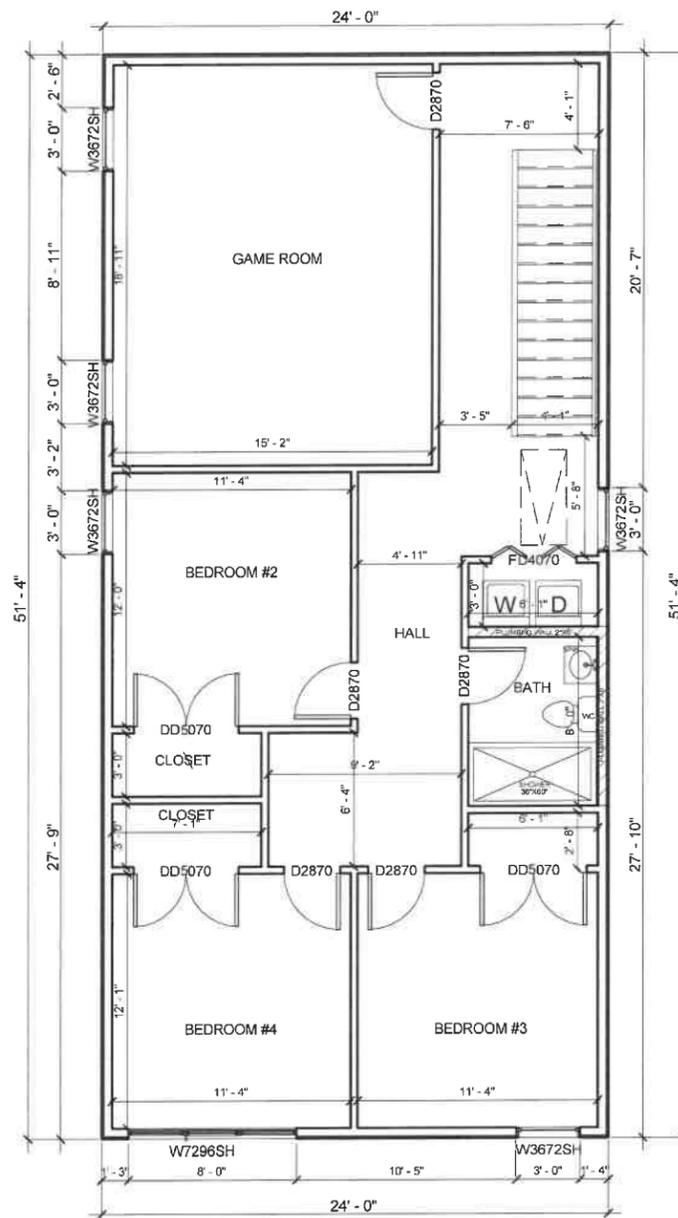
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**Legal Description**  
 LOT 1, BLOCK G

**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"	5
Second Floor Plan	DD5070	5' - 0"	7' - 0"	3
Second Floor Plan	FD4070	4' - 0"	7' - 0"	1
Grand total: 9				

Window Schedule Second Floor				
Level	Mark	Width	Height	Count
Second Floor Plan	W3672SH	3' - 0"	6' - 0"	5
Second Floor Plan	W7296SH	8' - 0"	6' - 0"	1
Grand Total: 6				

# 1 Proposed Second Floor

1/8" = 1'-0"

*J.S. Barton*  
 J.S. Barton PE  
 STATE OF TEXAS  
 J.S. BARTON  
 58124  
 LICENSED PROFESSIONAL ENGINEER



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**Legal Description**  
 LOT 1, BLOCK G

## PROPOSED SECOND FLOOR

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

Drawn by: Projects & Construction Araque

4.1