



# 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

408 Munson Street Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

Intersection of Munson Street

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

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

Matthew Moses

APPLICANT

"

CONTACT PERSON

CONTACT PERSON

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 Matthew Moses [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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF January, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

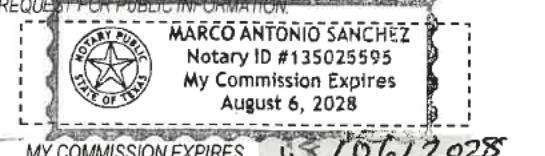
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF January, 2026

OWNER'S SIGNATURE

Matthew Moses

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Matthew Moses



MY COMMISSION EXPIRES

08/06/2028



## City of Rockwall

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



## Project Description:

my wife and I just moved into the 408 house. We just got married in May of 2025, this is our first house. The house currently does not have a fence. The neighbors do have 6', 7' and 8' fences that run along the back yard. We would like to install an 8' fence to match the neighbors so we can have privacy in the back yard. In addition, we have a dog that loves to be outside. We are having to take her on a leash to go pee, etc. so we would like to get the fence built asap. The fence will be a 213' Cedar Bob 8' tall fence. The fence in the front will cover our kitchen and shower windows for privacy. I have sent photos in the portal to show our house and where the fence will be.

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 408 MUNSON STREET, in the City of ROCKWALL, ROCKWALL  
County, Texas.

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

BEING a portion of Lots 4, 5 and 6, Block A of Eppstein Addition, an Addition to the  
City of Rockwall, Texas, according to the Plat thereof recorded in Volume L, Page 386,  
Plat Records, Rockwall County, Texas, being the same land described in deed to Robert G.  
Norbury and wife, Rita M. Norbury, recorded in Volume 4977, Page 190, Deed Records,  
Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

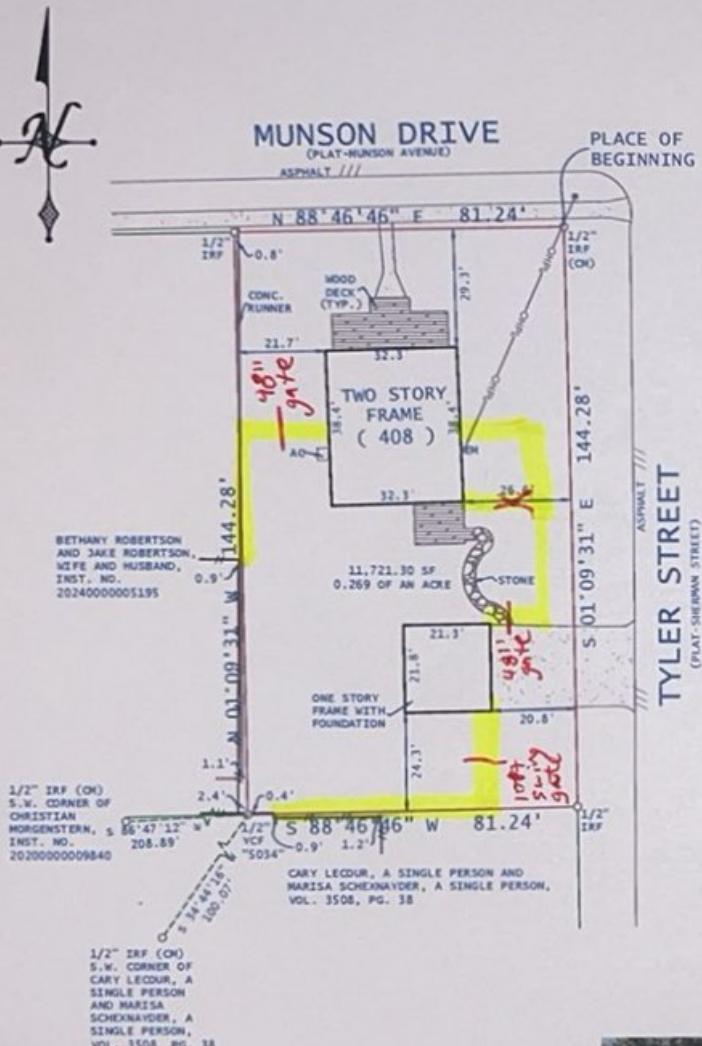
BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the South line  
of Munson Drive and the West line of Tyler Street, being at the Northeast corner of the  
said Norbury tract;

THENCE South 01 degrees 09 minutes 31 seconds East, with the said East line of Tyler  
Street, a distance of 144.28 feet to a 1/2 inch iron rod found at the Northeast corner of  
a tract of land described in deed to Cary Lecour, a single person and Marisa  
Schexnayder, a single person, recorded in Volume 3508, Page 38 (D.R.R.C.T.);

THENCE South 88 degrees 46 minutes 46 seconds West, a distance of 81.24 feet to a 1/2  
inch yellow capped iron rod stamped "5034" found for corner in the Northline of the said  
Lecour/Schexnayder tract, at the Southeast corner of a tract of land described in deed  
to Bethany Robertson and Jake Robertson, husband and wife, recorded in Instrument No.  
20240000005195 (D.R.R.C.T.);

THENCE North 01 degrees 09 minutes 31 seconds West, a distance of 144.28 feet to a 1/2  
inch iron rod found for corner in the said South line of Munson Drive, at the Northeast  
corner of the said Robertson tract;

THENCE North 88 degrees 46 minutes 46 seconds East, with the said South line of Munson  
drive, a distance of 81.24 feet to the PLACE OF BEGINNING and containing 11,721.30  
square feet or 0.269 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.



ALLEGIANCE  
TITLE COMPANY

