# 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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

***SITE PLAN APPLICATION FEES:***
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

***OTHER APPLICATION FEES:***
- ☐ TREE REMOVAL ($200.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

***ZONING APPLICATION FEES:***
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

***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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

*GENERAL NOTE:* THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ***ONLY***, EITHER IN PERSON OR BY MAIL. *THE CITY OF ROCKWALL WILL **NEVER** REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.*

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 601 Parks Avenue | | | | |
| SUBDIVISION | Foree | LOT | 1-3, south 20' of 4 | BLOCK | C |
| GENERAL LOCATION | NW corner of intersection with Lillian | | | | |

## 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 | | ☒ APPLICANT | |
| CONTACT PERSON | Chris Eich | CONTACT PERSON | Dani Mitchell |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| 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 Christopher Eich [*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 $ [illegible] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July 20 26 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 17th DAY OF July 2026*

*OWNER'S SIGNATURE* Chris Eich

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

*MY COMMISSION EXPIRES* 12-08-2028

**City of Rockwall**
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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(W): www.rockwall.com

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**Chris Eich**
601 Parks Ave
Rockwall, TX 75087
707-843-6217
ceich62@gmail.com

July 17, 2026

**City of Rockwall**
Planning and Zoning Department
385 S. Goliad St
Rockwall, TX 75087

Subject: Exception for a Front Yard Fence at 601 Parks Ave
Reference: RES2026-2537

My wife and I would like to provide more distinction and privacy for the large side yard of our house, which functions as our back yard.

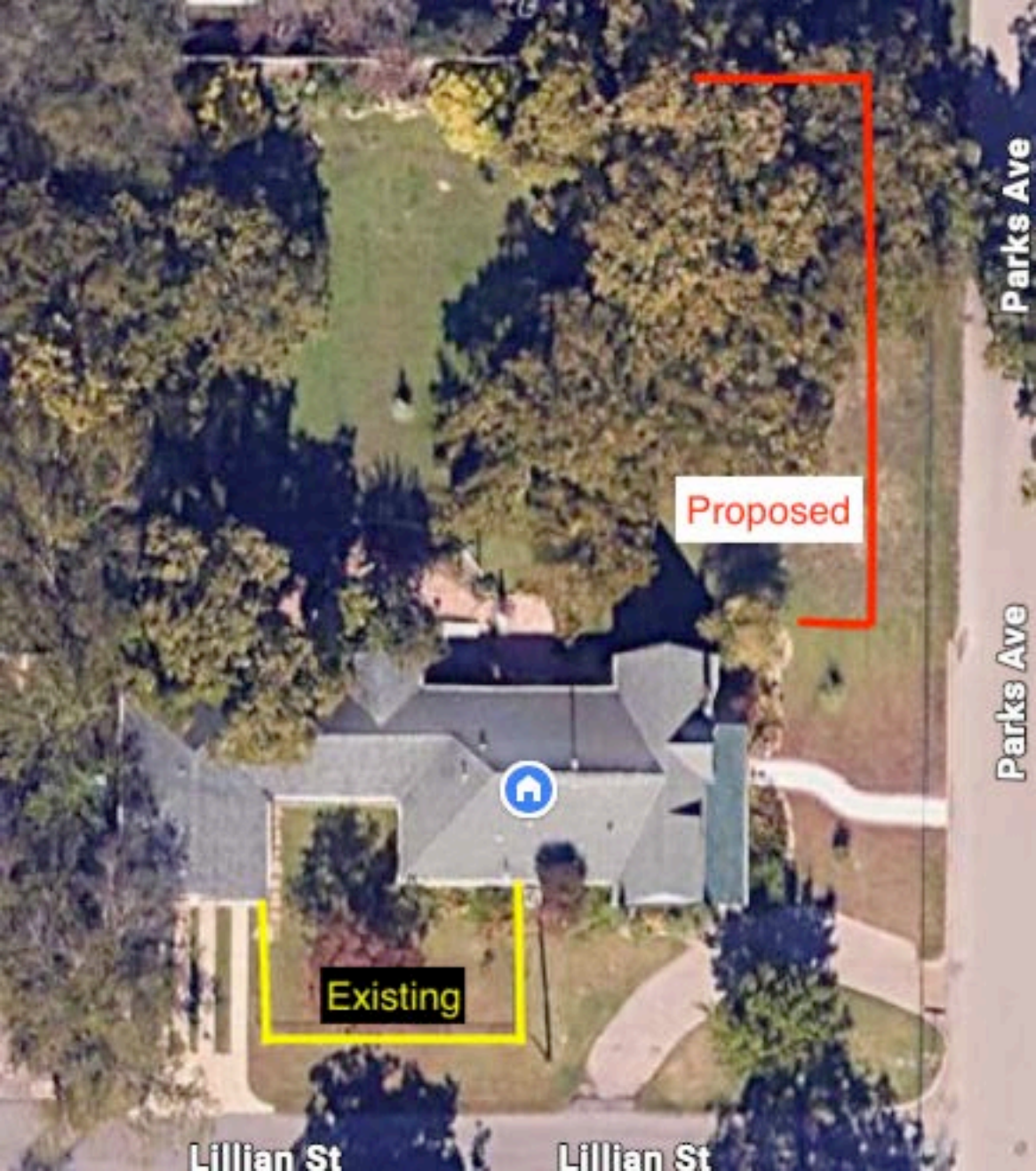
We propose a painted metal fence with 42" posts, 3' x 8' panels, and a gate for landscaper access. Its location is indicated on the attached **Front Yard with Fence outline** photo.

The section parallel to Parks Ave would be *at or near* the property line, rather than 20' back (which corresponds to the base of the first front porch step), so that the walkway from the front porch reaches the fenced side yard.

The design and color of this fence would match the existing side fence on Lillian St, as shown in the three **Existing Fence** photos. That fence is 12' from the pavement.

Sincerely,

**Chris Eich**


Proposed
Existing
Parks Ave
Parks Ave
Lillian St
Lillian St

STOP