



# 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 508 Munson ST Rockwall TX 75087

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

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

**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

JMS Custom Homes LLC

APPLICANT

Javier Silva

CONTACT PERSON

Javier Silva

CONTACT PERSON

ADDRESS

[REDACTED]

ADDRESS

Same

CITY, STATE & ZIP

PHONE

E-MAIL

CITY, STATE & ZIP

PHONE

E-MAIL

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [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 (IT, CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND DISSEMINATE ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."  
**SUSAN BURT**  
INSTRUMENT NO. 4585390  
My Commission Expires January 31, 2030

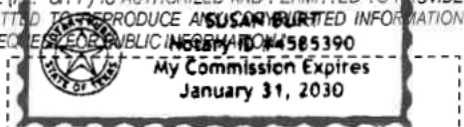
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF April 2020

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES 1-31-2030


0 15 30 60 90 120 Feet

Z2026-020: Specific Use Permit (SUP) for Residential Infill at 508 Munson Street



SF-7

MUNSON ST

Case Location Map = 



# City of Rockwall

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

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

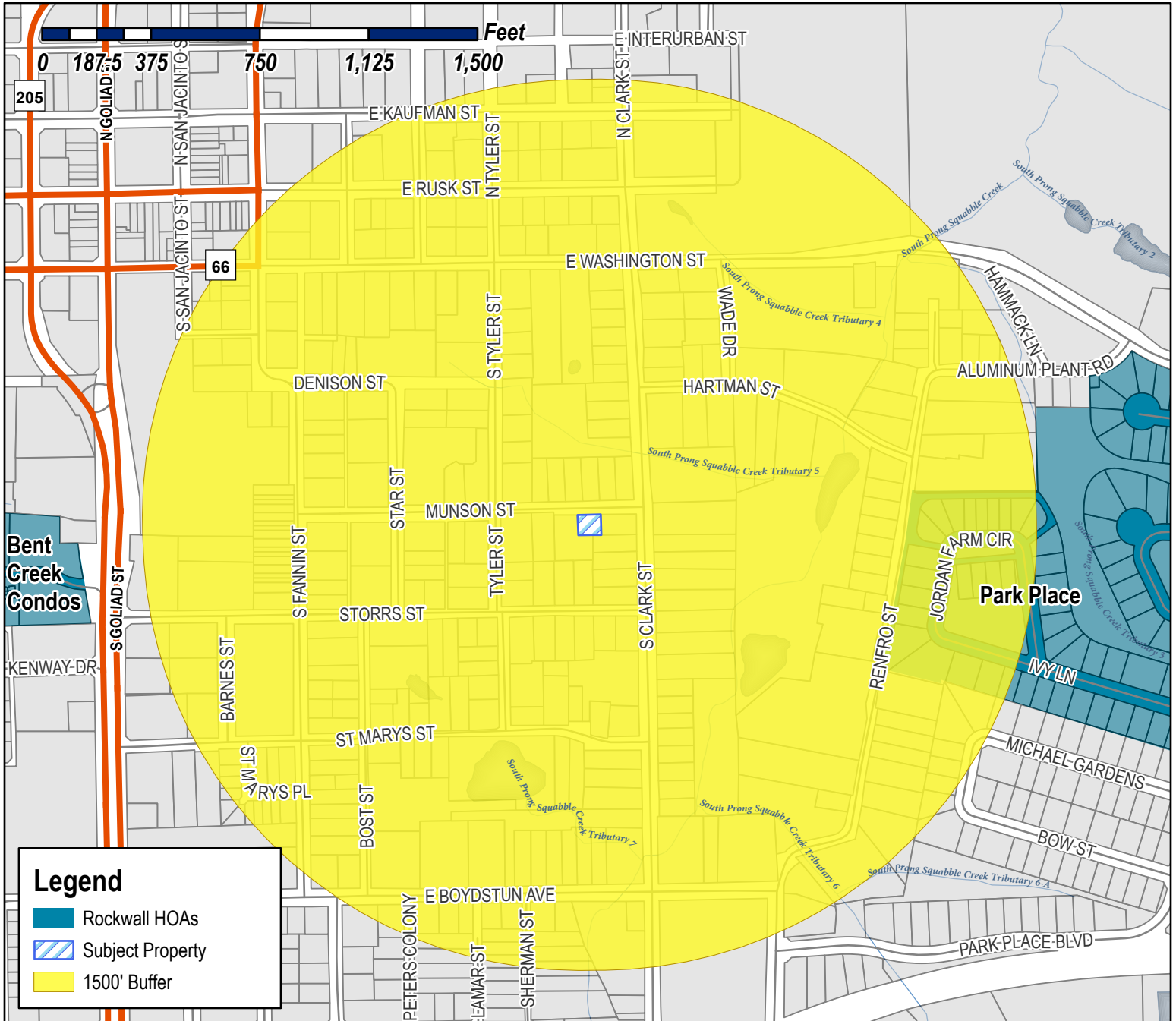




# City of Rockwall

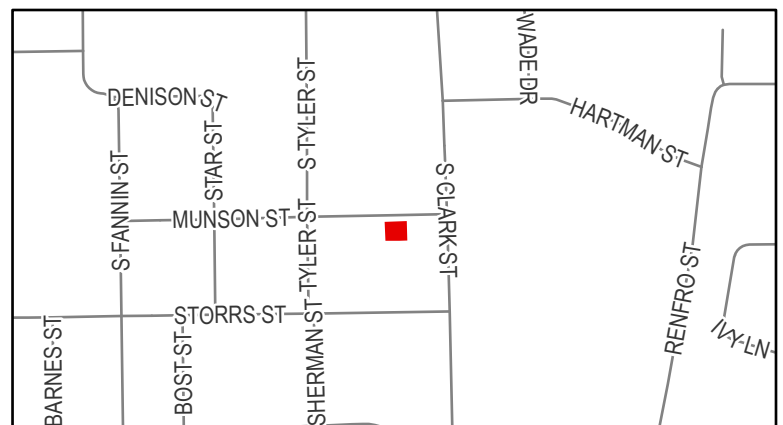
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**Case Number:** Z2026-020  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 508 Munson Street

**Date Saved:** 4/16/2026  
 For Questions on this Case Call (972) 771-7745

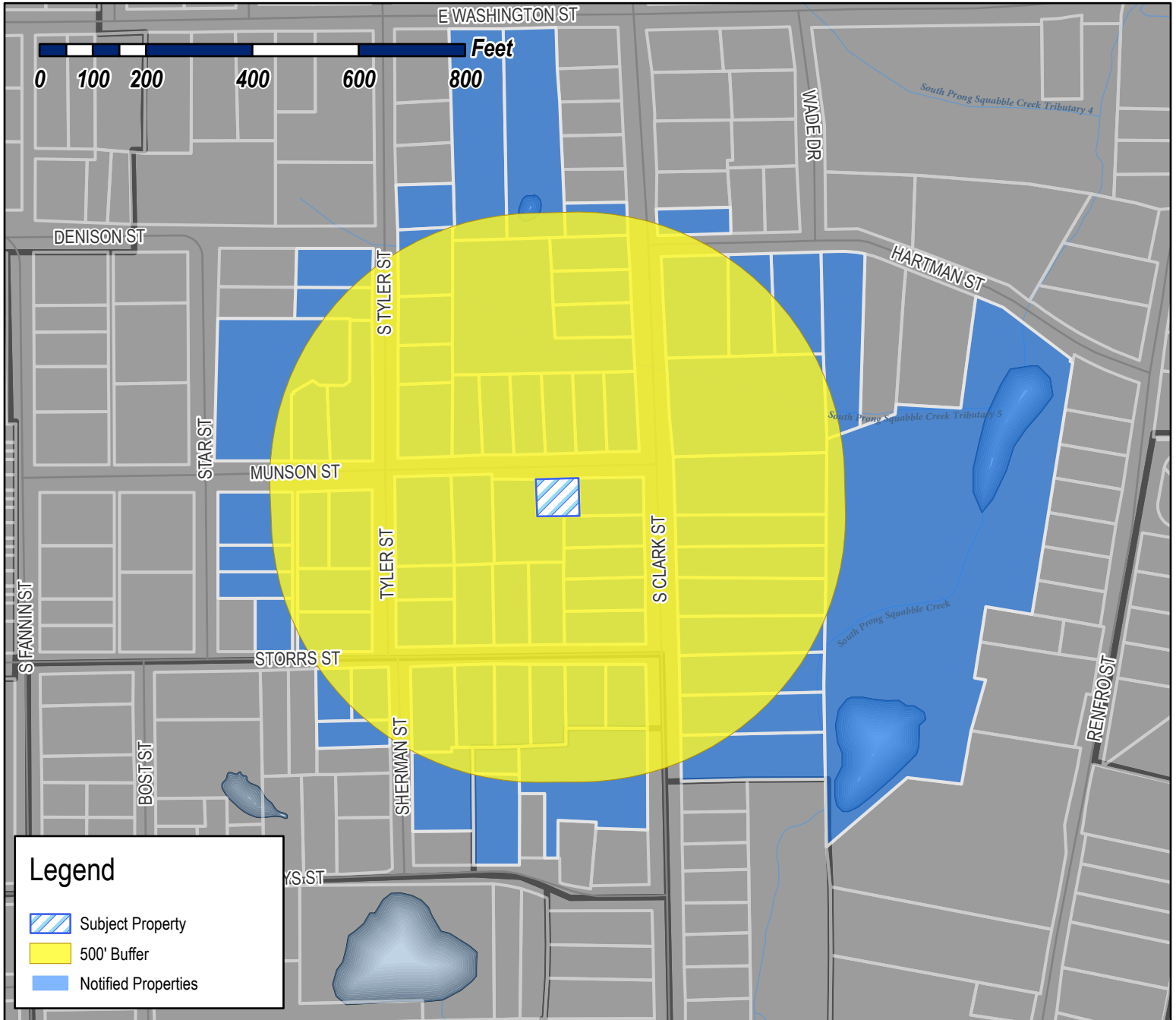
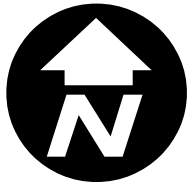




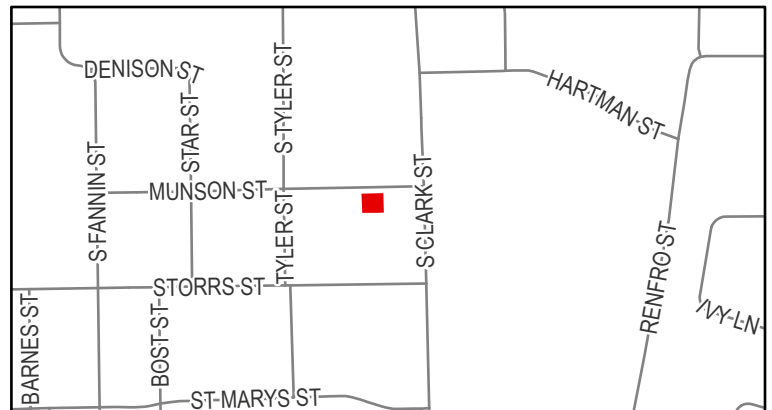
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**Date Saved:** 4/16/2026

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

HALL BLAKELEY AND CATHERINE  
1006 TIMBERLINE DRIVE  
ROCKWALL, TX 75032

CROW SHERRY AND  
DWAYNE RHEA  
11507 WICKCHESTER LANE  
ROCKWALL, TX 75087

GADDIS DANNY E  
12922 EPPS FIELD RD  
FARMERS BRANCH, TX 75234

SIXFOLD VENTURES LLC  
1321 CRESCENT COVE DR  
DALLAS, TX 75214

HOGUE MIKE  
1498 HUBBARD DRIVE  
FORNEY, TX 75126

TRES PUERTAS LLC  
2002 Primrose Dr  
Richardson, TX 75082

HALL BLAKELEY AND CATHERINE  
207 EAST RUSK STREET  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
207 GNARLY OAKS WAY  
LTL RVR ACAD, TX 76554

LOWREY SUSAN  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RICHARD HARRIS LIVING TRUST  
RICHARD HARRIS - TRUSTEE  
210 GLENN AVE  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
213 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
214 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
215 TYLER ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

CONFIDENTIAL  
2420 Conrad Cir  
Heath, TX 75032

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
302 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
302 S CLARK ST  
ROCKWALL, TX 75087

YANEZ MARIA ISaura  
304 TYLER STREET  
ROCKWALL, TX 75087

FLINCHUM RITA  
305 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
306 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
307 S CLARK ST  
ROCKWALL, TX 75087

TWOMEY ELIZABETH  
307 TYLER STREET  
ROCKWALL, TX 75087

RESIDENT  
309 TYLER ST  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

STARK ROBERT SCOTT  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH  
401 SOUTH CLARK STREET  
ROCKWALL, TX 75087

ALLEGRETTO RICHARD JR & SARAH ANN  
402 MUNSON ST  
ROCKWALL, TX 75032

SADLER LESLIE A  
402 S CLARK ST  
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER  
4020 WINCREST DR  
ROCKWALL, TX 75032

LIVINGSTON JUSTIN AND BROOKE  
403 S CLARK STREET  
ROCKWALL, TX 75087

COOK RENE COMPTON  
403 STAR ST  
ROCKWALL, TX 75087

RESIDENT  
404 S CLARK ST  
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE  
405 S CLARK ST  
ROCKWALL, TX 75087

COOK KASHONDRA RENE  
405 Star St  
Rockwall, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

ROBERTSON BETHANY & JAKE  
406 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
406 S CLARK ST  
ROCKWALL, TX 75087

LECOUR CARY &  
MARISA SCHEXNAYDER  
406 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
407 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
407 S CLARK ST  
ROCKWALL, TX 75087

MOSES MATTHEW & KENDRA  
408 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
408 S CLARK ST  
ROCKWALL, TX 75087

GADDIS CAMILLE D  
408 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
409 MUNSON ST  
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA  
410 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
500-502 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
501 SHERMAN ST  
ROCKWALL, TX 75087

HUDSON KATIE  
501 MUNSON ST  
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN  
501 S CLARK ST  
ROCKWALL, TX 75087

HOLLAND TRENTON A AND  
ROD HOLLAND  
502 MUNSON STREET  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

RICHARDSON JEANETTE  
503 MUNSON ST  
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA  
503 SOUTH CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
504 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
505 MUNSON ST  
ROCKWALL, TX 75087

MECA PHILIPPE  
505 STORRS ST  
ROCKWALL, TX 75087

EARNHEART JOHN L  
506 MUNSON ST  
ROCKWALL, TX 75087

WYCKOFF MICHELE M  
507 MUNSON ST  
ROCKWALL, TX 75087

LECOUR DAVID & RENEE  
507 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
508 MUNSON ST  
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1  
508 HIGHVIEW LANE  
ROCKWALL, TX 75087

RESIDENT  
509 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
509 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
510 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
510-512 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
511 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
513 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
514-516 STORRS ST  
ROCKWALL, TX 75087

JMS CUSTOM HOMES, LLC  
58 WINDSOR DR  
ROCKWALL, TX 75032

RESIDENT  
601 STORRS ST  
ROCKWALL, TX 75087

LEE STEPHANIE  
602 Storrs St  
Rockwall, TX 75087

JONES PEGGY  
604 STORRS ST  
ROCKWALL, TX 75087

DAVIS JIMMY JACK  
605 STORRS ST  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D  
606 STORRS STREET  
ROCKWALL, TX 75087

RESIDENT  
607 ST MARY  
ROCKWALL, TX 75087

HALDEMAN MICHAEL  
607 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
608 STORRS ST  
ROCKWALL, TX 75087

WALLACE KATHERINE  
608 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
609 STORRS ST  
ROCKWALL, TX 75087

JOHNSTON SHERRI A  
610 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
612 STORRS ST  
ROCKWALL, TX 75087

ROBINSON MARK A  
DBA MARKS LAWN AND LANDSCAPING  
6217 LOCUST ST  
ROWLETT, TX 75089

RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON  
708 HARTMAN ST  
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
710 AGAPE CIR  
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK  
710 AGAPE CIR  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

SHIPMAN CLAY  
742 Ridge Hollow Rd  
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M  
802 AGAPE CIR  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

TUTTLE LEON ETUX  
963 W Yellowjacket Ln Apt 122  
Rockwall, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIRCLE  
ROCKWALL, TX 75087

RESIDENT  
N/A  
ROCKWALL, TX 75087

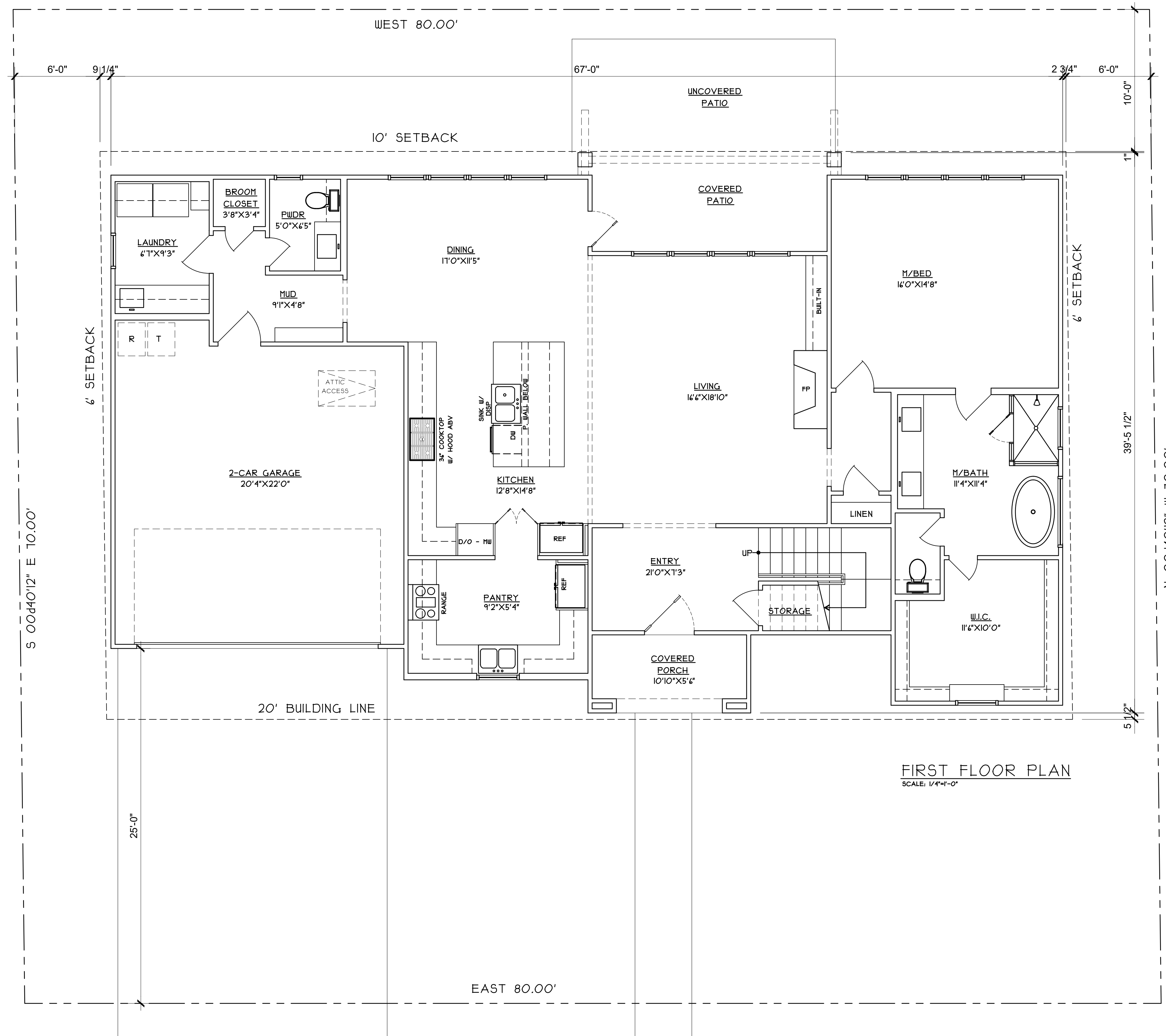
POPE JOSHUA  
P.O. BOX 2107  
FORNEY, TX 75126

DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

AUBE JEAN-PAUL III  
PO BOX 868  
ROCKWALL, TX 75087

**MUNSON AVE**  
 NEW CONSTRUCTION

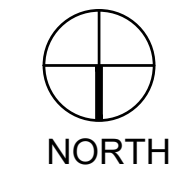
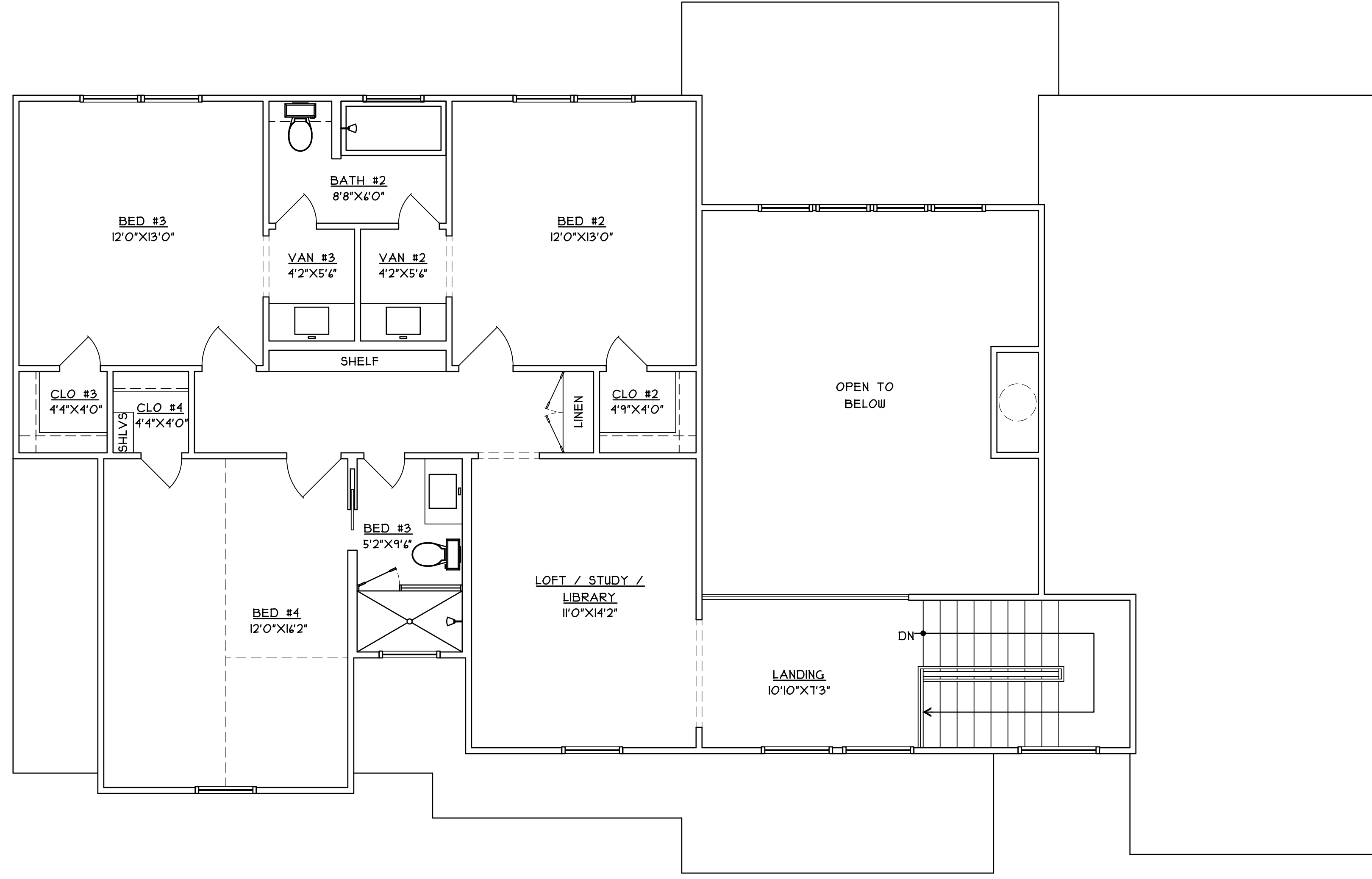
Rockwall, TX 75078



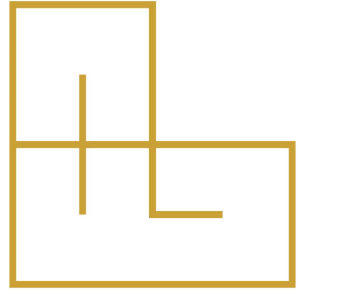
FIRST FLOOR PLAN  
 SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCS

SF	AREAS
1150	FIRST FLOOR PLAN
1120	SECOND FLOOR PLAN
2870	TOTAL CONDITIONED
452	2-CAR GARAGE
62	COVERED PORCH
118	COVERED PATIO
632	TOTAL
3502	TOTAL UNDER ROOF



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



FANNINGPHILLIPS DESIGN  
patra@fanningphillips.com  
214.284.8734

**MUNSON AVE**  
NEW CONSTRUCTION

Rockwall, TX 75078

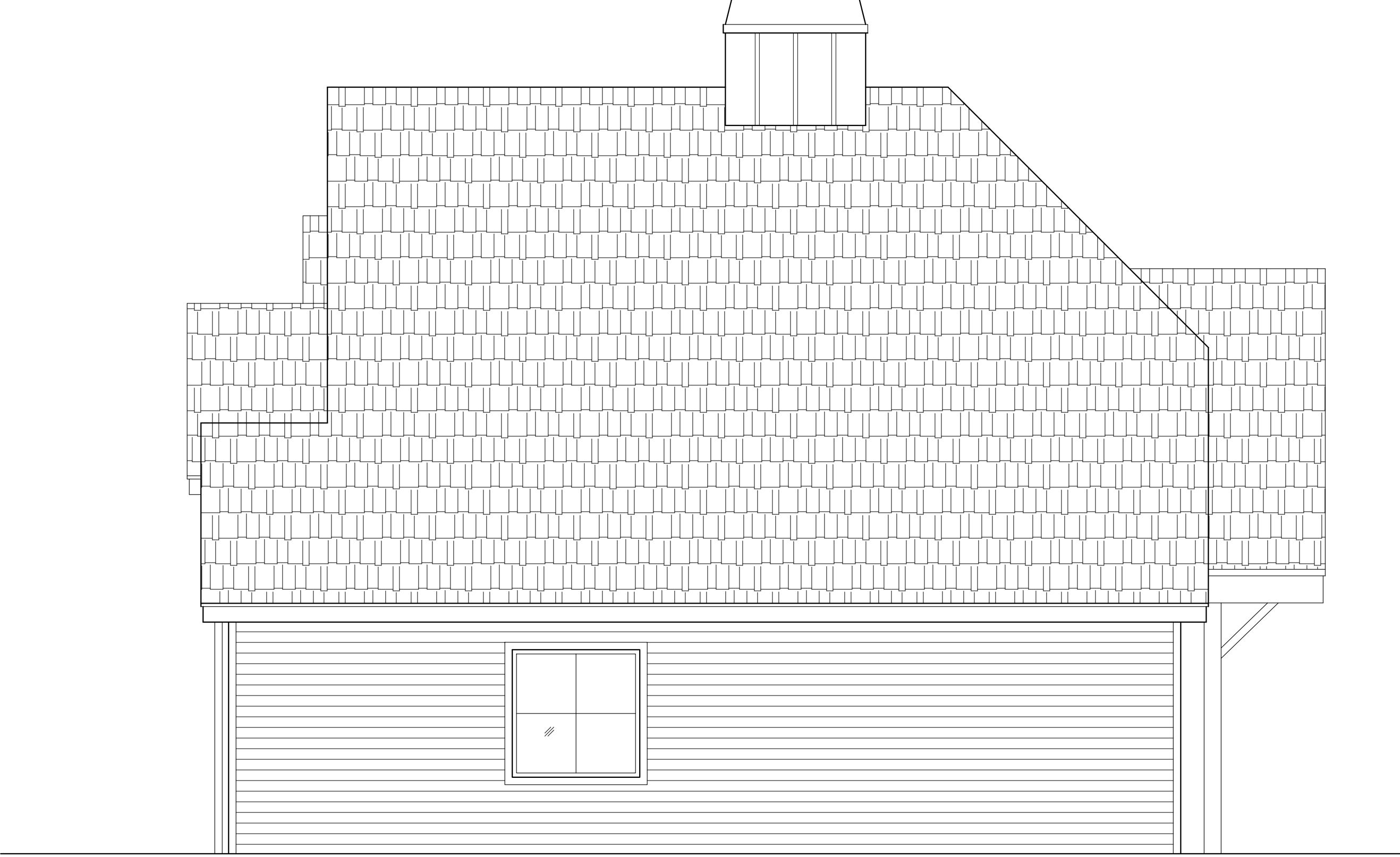
Job Number: 26103

Date: 4/16/2026

Sheet Number:

**A2**

SECOND FLOOR PLAN



2 RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



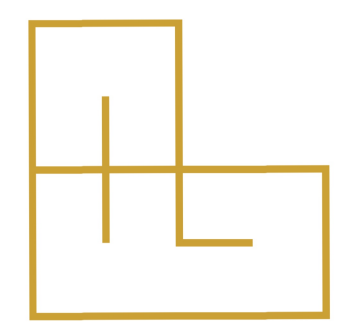
1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"

Job Number: 26103  
Date: 4/16/2026  
Sheet Number:

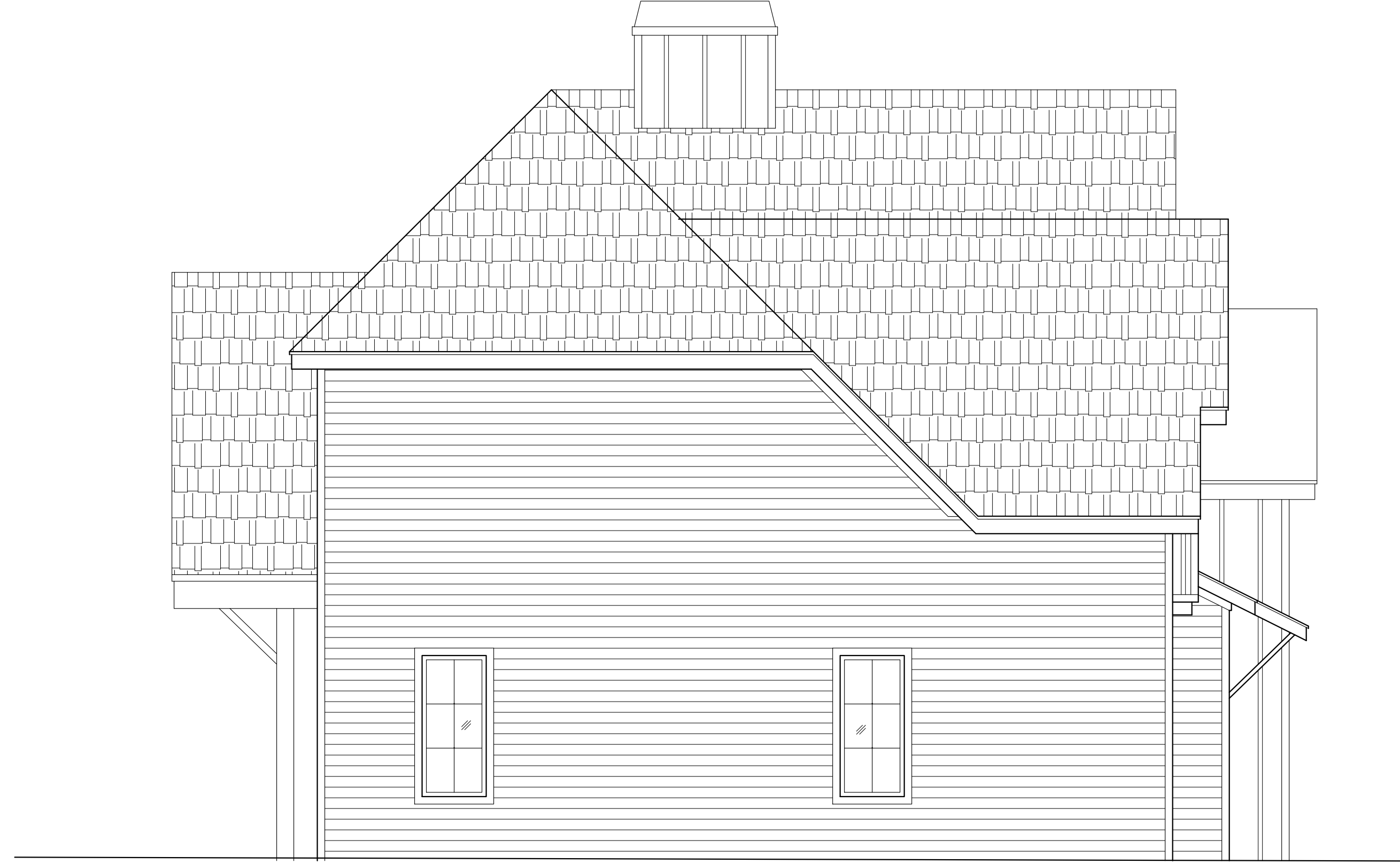
**E1**  
ELEVATIONS

**MUNSON AVE**  
NEW CONSTRUCTION

ROCKWALL, TX 75078



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214.284.8734

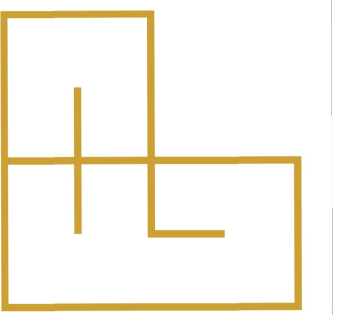


2 LEFT ELEVATION  
Scale: 1/4" = 1'-0"



1 REAR ELEVATION  
Scale: 1/4" = 1'-0"

MUNSON AVE  
NEW CONSTRUCTION



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patra@fanningphillips.com  
214.284.8734

ROCKWALL, TX 75078

Job Number: 26103

Date: 4/16/2026

Sheet Number:

E2

ELEVATIONS