



# 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 1796 Mystic Street Rockwall Texas 75082

SUBDIVISION Newport place

LOT

8

BLOCK

A

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 James + Mary Blocker

APPLICANT

CONTACT PERSON Mary Blocker

CONTACT PERSON

ADDRESS 1796 Mystic street

ADDRESS

CITY, STATE & ZIP Rockwall, Texas 75082

CITY, STATE & ZIP

PHONE 469-667-6310

PHONE

E-MAIL mary@blockermail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mary Blocker [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 \$ 275.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF July 20 23 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."

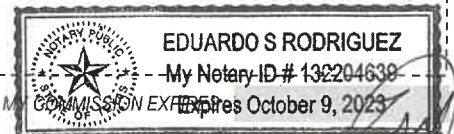
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF July 20 2023

OWNER'S SIGNATURE

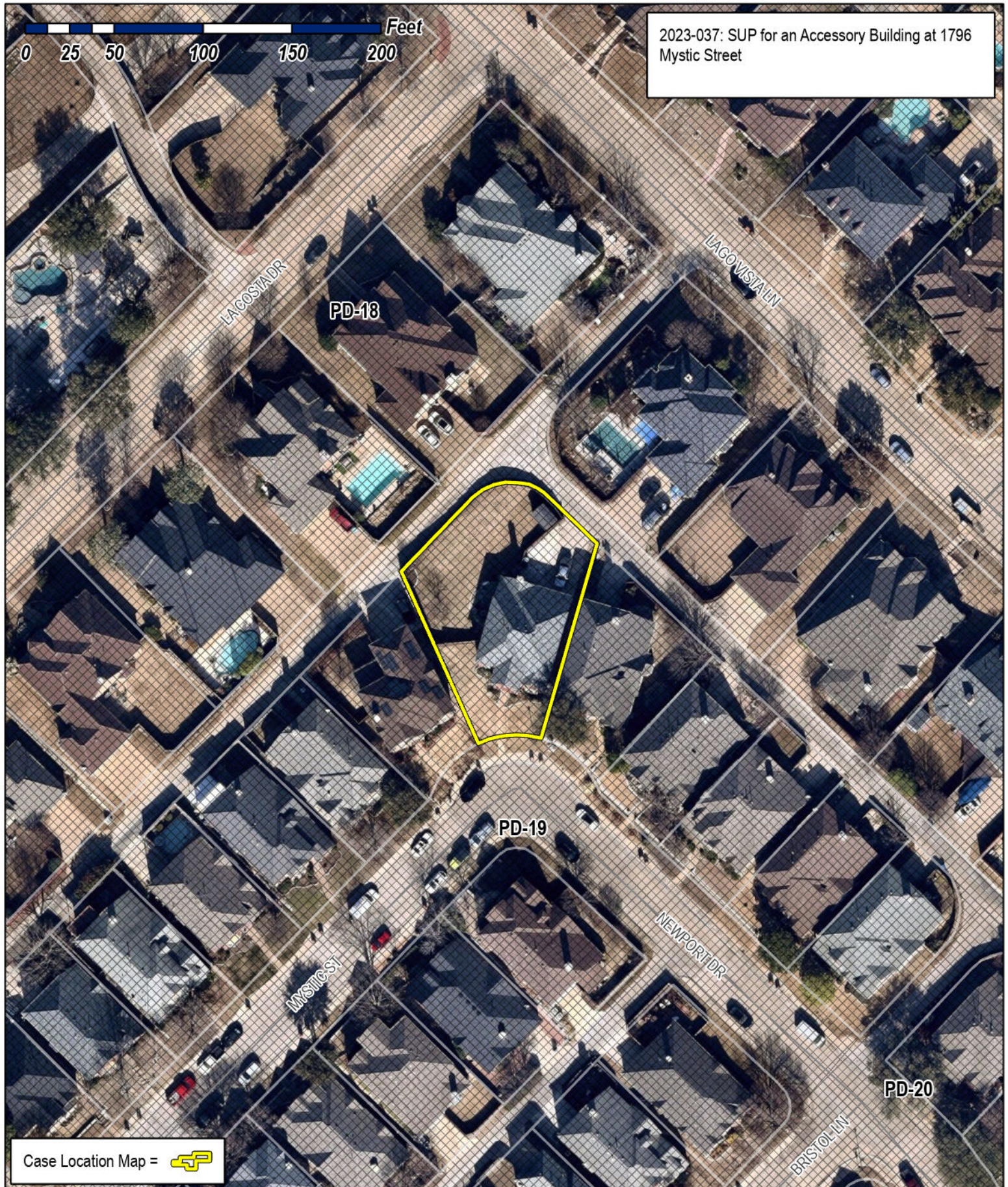
Mary Blocker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Eduardo S Rodriguez







2023-037: SUP for an Accessory Building at 1796 Mystic Street

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.



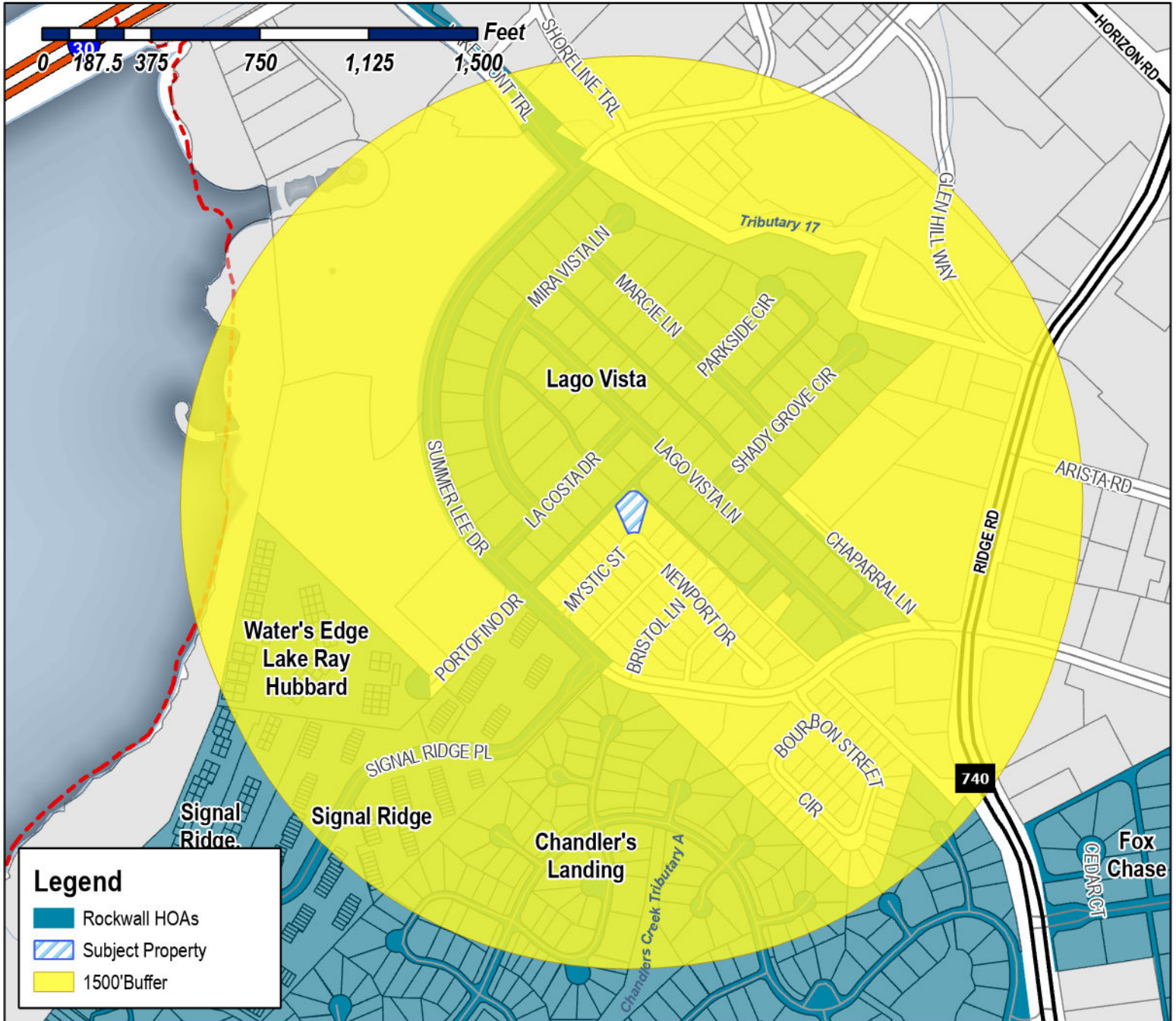




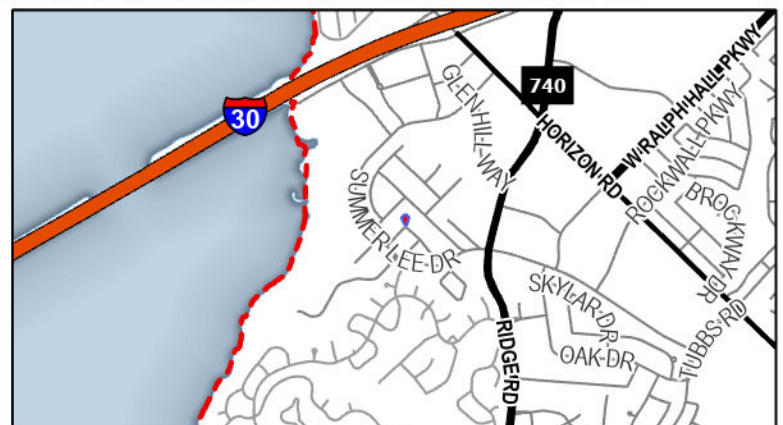
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**Case Number:** Z2023-037  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Planned Development 9 (PD-9)  
**Case Address:** 1796 Mystic Lane



**Date Saved:** 7/14/2023  
 For Questions on this Case Call (972) 771-7745

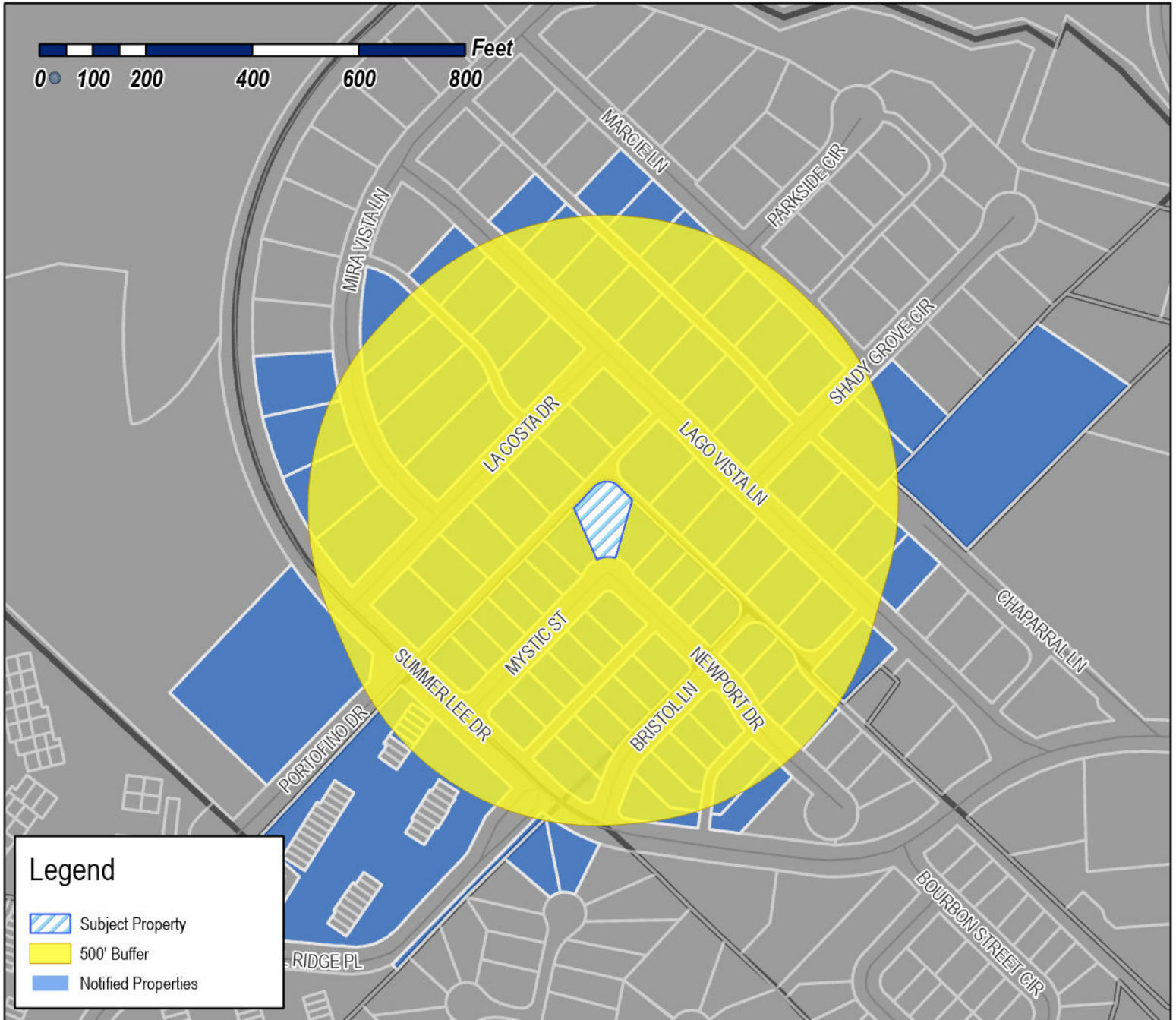




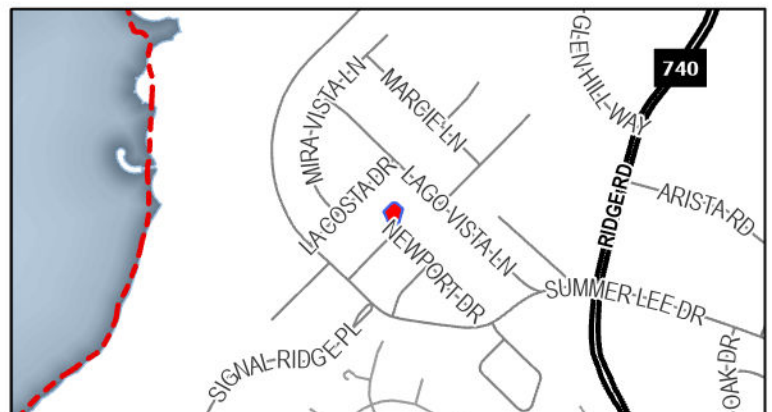
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**Case Address:** 1796 Mystic Street



**Date Saved:** 7/14/2023

For Questions on this Case Call: (972) 771-7746

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

NORTEX PROPERTIES INC  
% JOSEPH L ZEHR  
10808 LA CABREAH LN  
FORT WAYNE, IN 46845

CASTRO CRISTINA  
113 MAYFLOWER CT  
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J  
115 MAYFLOWER CT  
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC  
120 S RIVERSIDE PLZ SUITE 2000  
CHICAGO, IL 60606

NALBANDIAN SASSOUN  
12335 MCLENNAN AVENUE  
GRANADA HILLS, CA 91344

ABOUD LOUIE BRYAN AND REBEKAH E  
1543 SHADY GROVE CIR  
ROCKWALL, TX 75032

BLENK KENNETH W & LAURA E  
1553 SHADY GROVE CIR  
ROCKWALL, TX 75032

RIKE RHONDA D & GARY R  
1773 LA COSTA DR  
ROCKWALL, TX 75032

AMIN MOHAMMAD N & SAJIDA  
1781 LA COSTA DR  
ROCKWALL, TX 75032

VANG DEBBIE AND YEE  
1791 LA COSTA DR  
ROCKWALL, TX 75032

BLOCKER JAMES ROBERT & MARY KATHERINE  
TRUSTEES  
JAMES & MARY BLOCKER FAMILY TRUST  
1796 MYSTIC STREET  
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ  
1799 LA COSTA DR  
ROCKWALL, TX 75032

TEEL ALVIN AND EUAMDEUANE  
1802 MYSTIC ST  
ROCKWALL, TX 75032

REYNOLDS MICHAEL W AND STEPHANE  
1803 MYSTIC STREET  
ROCKWALL, TX 75032

RESIDENT  
1806 MYSTIC ST  
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W  
1806 BRISTOL LN  
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY  
1807 LA COSTA DR  
ROCKWALL, TX 75032

LORD DEE A  
1809 BRISTOL LN  
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J  
1809 MYSTIC STREET  
ROCKWALL, TX 75032

RESIDENT  
1810 MYSTIC ST  
ROCKWALL, TX 75032

RESIDENT  
1812 BRISTOL LN  
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY  
1813 MYSTIC ST  
ROCKWALL, TX 75032

ELVIA INV LLC  
1814 MYSTIC ST  
ROCKWALL, TX 75032

MARTIN GRAHAM S AND  
SAMANTHA M BARTELL  
1815 BRISTOL LANE  
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M  
1816 BRISTOL LN  
ROCKWALL, TX 75032

LASPE FAMILY TRUST  
FORREST ROBERT LASPE & NANCY KAY LASPE,  
TRUSTEES  
1817 LA COSTA DR  
ROCKWALL, TX 75032

ESPINOZA CARLOS DAVID AND KATIE LYNN  
1817 MYSTIC STREET  
ROCKWALL, TX 75032

FITZGERALD LARRY AND JEANA MARIE  
1818 MYSTIC STREET  
ROCKWALL, TX 75032

FLOYD LISA  
1819 BRISTOL LN  
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD  
1820 BRISTOL LANE  
ROCKWALL, TX 75032

FUENTES DANIEL & LISA  
1821 MYSTIC ST  
ROCKWALL, TX 75032

WILSON PATRICIA  
1822 MYSTIC ST  
ROCKWALL, TX 75032

RESIDENT  
1823 BRISTOL LN  
ROCKWALL, TX 75032

PATRICK JANET  
WILLIAMS PAUL KIRKLAND  
1824 BRISTOL LN  
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D  
1825 LA COSTA DR  
ROCKWALL, TX 75032

RESIDENT  
1827 MYSTIC ST  
ROCKWALL, TX 75032

WHITE LISA  
1828 MYSTIC ST  
ROCKWALL, TX 75032

TIPPS MIGUEL  
1829 BRISTOL LN  
ROCKWALL, TX 75032

PHILLIPS DEBRA  
1830 BRISTOL LN  
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY  
19185 PALM VIS  
YORBA LINDA, CA 92886

RESIDENT  
1995 SUMMER LEE DR  
ROCKWALL, TX 75032

HENDERSON DON AND MARIA  
234 BRISTOL CT  
HEATH, TX 75032

HENDERSON DON AND MARIA  
234 BRISTOL CT  
HEATH, TX 75032

SWERCINSKY CAPRICE MICHELLE  
240 WILLOWCREST  
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC  
255 ALHAMBRA CIRCLE SUITE 760  
CORAL GABLES, FL 33134

HOWELL BRIAN K  
2704 FOXCHASE LN  
ROCKWALL, TX 75032

POLGAR ROBERT PETER & MARLA  
2807 MIRA VISTA LN  
ROCKWALL, TX 75032

BRADFORD PATRICIA L  
2816 LAGO VISTA LN  
ROCKWALL, TX 75032

JOHNSTON MARK D AND LISA P  
2818 MIRA VISTA LN  
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M  
2821 LAGO VISTA LN  
ROCKWALL, TX 75032

MENG HENG AND KUYKHIM CHAN  
2823 MIRA VISTA LN  
ROCKWALL, TX 75032

NGUYEN LE MINHCHAU AND  
BRYAN NGUYEN LE AND JESSICA NGUYEN LE  
2824 LAGO VISTA LN  
ROCKWALL, TX 75032

MCBANE JANET T AND  
TRESA LEE MCBANE  
2828 MIRA VISTA LN  
ROCKWALL, TX 75032

JAMES PATRICK W & TERESA F  
2829 LAGO VISTA LN  
ROCKWALL, TX 75032

WAISNER CYNTHIA L AND GLEN R WAISNER JR  
2830 MARCIE LANE  
ROCKWALL, TX 75032

TOLBERT MELISSA RENAE  
2834 LAGO VISTA LANE  
ROCKWALL, TX 75032

POLLOCK REX L & RITA K  
2835 MIRA VISTA LN  
ROCKWALL, TX 75032

WOMBLE JOHN & GINGER  
2836 MIRA VISTA LN  
ROCKWALL, TX 75032

MYERS RYAN AND ALEJANDRA  
2837 LAGO VISTA LANE  
ROCKWALL, TX 75032

MANI KARTHICK  
2838 MARCIE LN  
ROCKWALL, TX 75032

KURIAN P K & THANKAMA  
2842 LAGO VISTA LN  
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY  
2843 MIRA VISTA LN  
ROCKWALL, TX 75032

SOLERO DANIEL J AND ANDREA  
2844 MIRA VISTA LN  
ROCKWALL, TX 75032

GIBSON KAREN R & BRUCE K  
2845 LAGO VISTA LANE  
ROCKWALL, TX 75032

WILONSKY MICHAEL F & HOLLY L HAMMOND-  
WILONSKY  
2846 MARCIE LANE  
ROCKWALL, TX 75032

MEADE BRENDA S  
2853 LAGO VISTA LN  
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA  
2854 MARCIE LN  
ROCKWALL, TX 75032

CENTER JESSICA AND BRENT DAVID  
2862 MARCIE LANE  
ROCKWALL, TX 75032

KIM YONG WOO  
2863 LAGO VISTA LN  
ROCKWALL, TX 75032

RESIDENT  
2870 MARCIE LN  
ROCKWALL, TX 75032

MILLER JIMMIE D II & KELLI R  
2871 LAGO VISTA LN  
ROCKWALL, TX 75032

BROWNING DONNA J  
2872 LAGO VISTA LN  
ROCKWALL, TX 75032

SHUPP TERRY & BETTY  
2879 LAGO VISTA LN  
ROCKWALL, TX 75032

RESIDENT  
2880 MARCIE LN  
ROCKWALL, TX 75032

RUBENSTEIN ALAN & GINA STRICKLIN  
2880 LAGO VISTA LANE  
ROCKWALL, TX 75032

HEINDEL MATTHEW A & HEATHER  
2881 NEWPORT PLACE  
ROCKWALL, TX 75032

QUINTERO BERTHA L  
2885 NEWPORT DR  
ROCKWALL, TX 75032

GILGER LIVING TRUST  
MAC J GILGER AND REBECCA L  
2888 LAGO VISTA LN  
ROCKWALL, TX 75032

RESIDENT  
2889 NEWPORT DR  
ROCKWALL, TX 75032

GWIE KIONG OEN & RONY THERESIA  
2901 NEWPORT DR  
ROCKWALL, TX 75032

WALLS DEREK P & KAREN J  
2904 LAGO VISTA LN  
ROCKWALL, TX 75032

MAILLY FAMILY TRUST  
BRUCE W AND EVE C MAILLY  
2905 LAGO VISTA LANE  
ROCKWALL, TX 75032

DEVYANI SEEMA T  
2905 NEWPORT DRIVE  
ROCKWALL, TX 75032

ENGLISH-RIEGER CAROL W  
2911 LAGO VISTA LN  
ROCKWALL, TX 75032

VEGA EMMANUEL M VILLA  
2911 NEWPORT DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2912 LAGO VISTA LN  
ROCKWALL, TX 75032

RESIDENT  
2917 NEWPORT DR  
ROCKWALL, TX 75032

MASSEY CHARLES A & ROYCE A  
2919 LAGO VISTA LN  
ROCKWALL, TX 75032

WAFFER DANNY KAY  
2920 LAGO VISTA LANE  
ROCKWALL, TX 75032

RESIDENT  
2923 NEWPORT DR  
ROCKWALL, TX 75032

MACIVOR ZARAH  
2927 LAGO VISTA LANE  
ROCKWALL, TX 75032

CRIBARI JAMES & DEBBIE  
2928 NEWPORT DRIVE  
ROCKWALL, TX 75032

HAGOS SELAMAWIT AND  
EMANUELE DI STEFANO  
2929 NEWPORT PLACE  
ROCKWALL, TX 75032

SMITH JAY E & KRISTY A  
2932 LAGO VISTA LN  
ROCKWALL, TX 75032

MONSERATE NIDA S & MACARIO  
2934 NEWPORT DR  
ROCKWALL, TX 75032

NAIDOO PAUL  
3904 ASPEN DR #3123  
ROWLETT, TX 75088

RESIDENT  
400 CHAPARRAL LN  
ROCKWALL, TX 75032

YANO SHINYA  
C/O OPEN HOUSE CO., LTD,  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

KING LINDA D REV LIVING TR  
LINDA D KING TRUSTEE  
519 E INTERSTATE 30  
ROCKWALL, TX 75087

ABARCA CARLOS ALBERTO RIVERS  
7709 BRIARCREST CT  
IRVING, TX 75063

RESIDENT  
801 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

CRUZ WILLIAM  
820 FAITH TRL  
HEATH, TX 75032

RESIDENT  
901 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

LOYCE HOPKINS 2017 REVOCABLE TRUST  
LOYCE ANN HOPKINS TRUSTEE  
902 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

TURANO DEBRA SUE  
903 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

RESIDENT  
904 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L  
905 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

KRUGER KARIN  
P O BOX 1388  
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM  
PO BOX 6952  
HUNTSVILLE, AL 35813

PARAMOUNT LAURELS LLC  
PO BOX 786  
WYLIE, TX 75098



