



# 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 1827 Mystic Street

SUBDIVISION Newport Place

LOT 1 BLOCK B

GENERAL LOCATION walking distance to the harbor

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

CURRENT ZONING Residential

CURRENT USE Rental Property

PROPOSED ZONING Residential

PROPOSED USE

ACREAGE .1237

LOTS [CURRENT] 5388.37

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 Pink Rockwall LLC

APPLICANT Caprice Michelle

CONTACT PERSON Caprice Michelle

CONTACT PERSON

ADDRESS 240 willowcrest

ADDRESS 240 Willowcrest

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall TX 75032

PHONE 214-789-7364

PHONE 214-789-7364

E-MAIL Pinkrockwall1111c@gmail.com

E-MAIL Caprice.michelle@gmail.com

**NOTARY VERIFICATION [REQUIRED]**

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

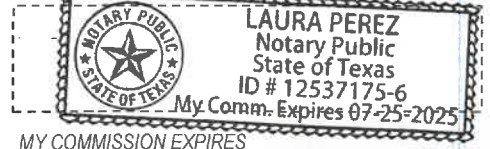
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF February, 2025. BY SIGNING 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 14<sup>th</sup> DAY OF February, 2025

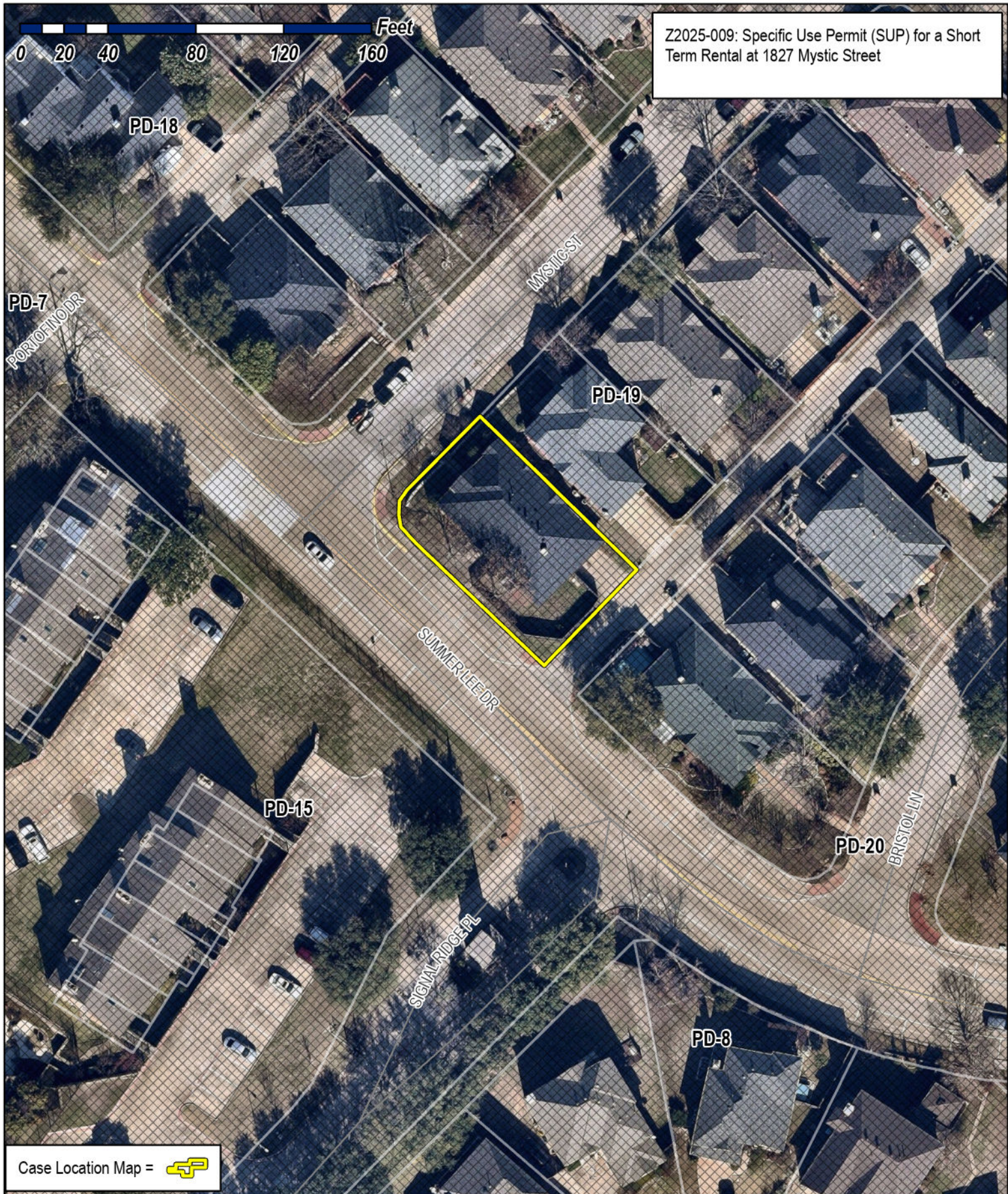
OWNER'S SIGNATURE Caprice Michelle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Laura Perez







Z2025-009: Specific Use Permit (SUP) for a Short Term Rental at 1827 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.



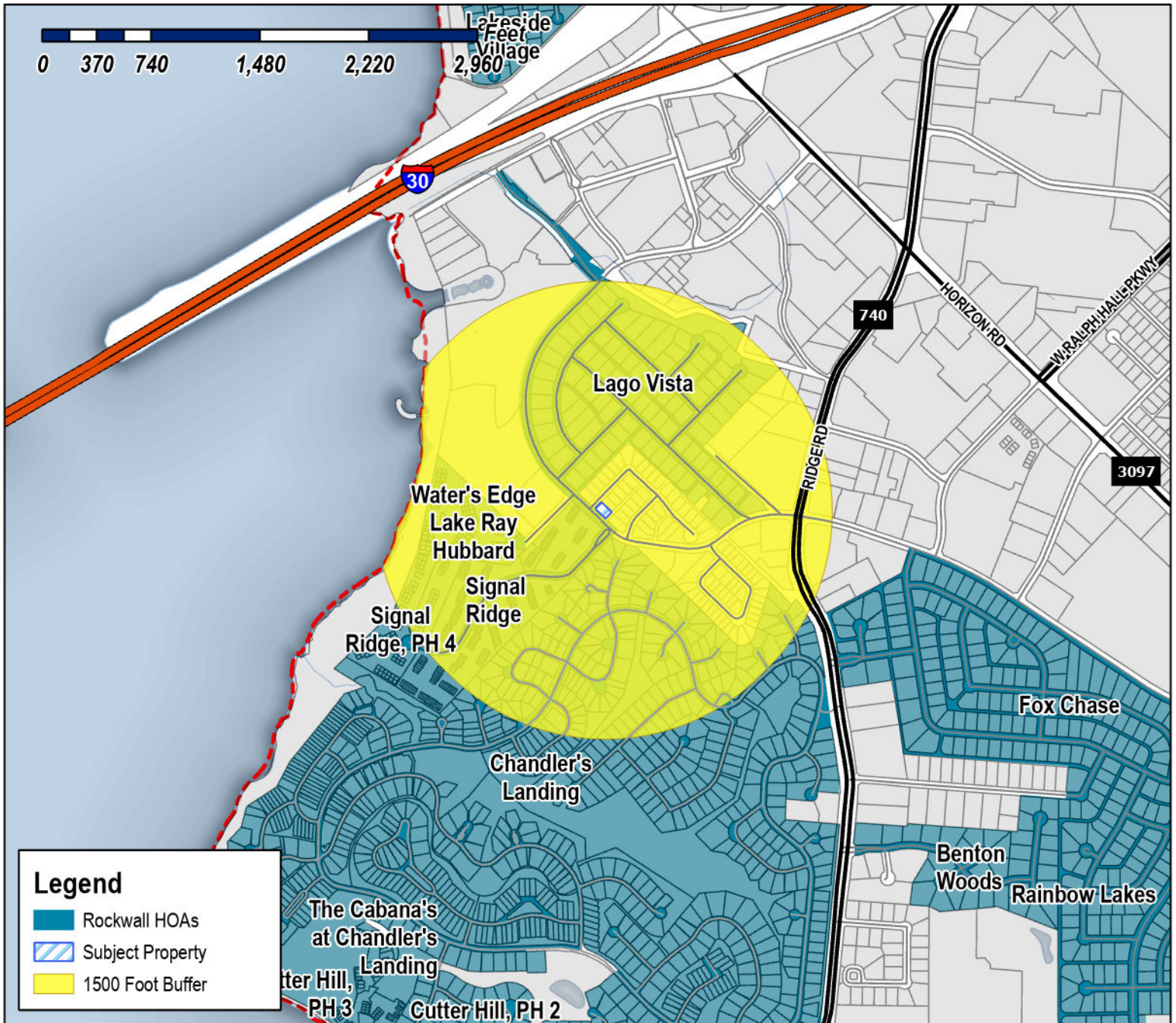




# City of Rockwall

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.



### Legend

-  Rockwall HOAs
-  Subject Property
-  1500 Foot Buffer

**Case Number:** Z2025-009  
**Case Name:** Specific Use Permit (SUP) for a Short Term Rental  
**Case Type:** Zoning  
**Zoning:** Planned Development District 19 (PD-19)  
**Case Address:** 1827 Mystic Street

**Date Saved:** 2/14/2025

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



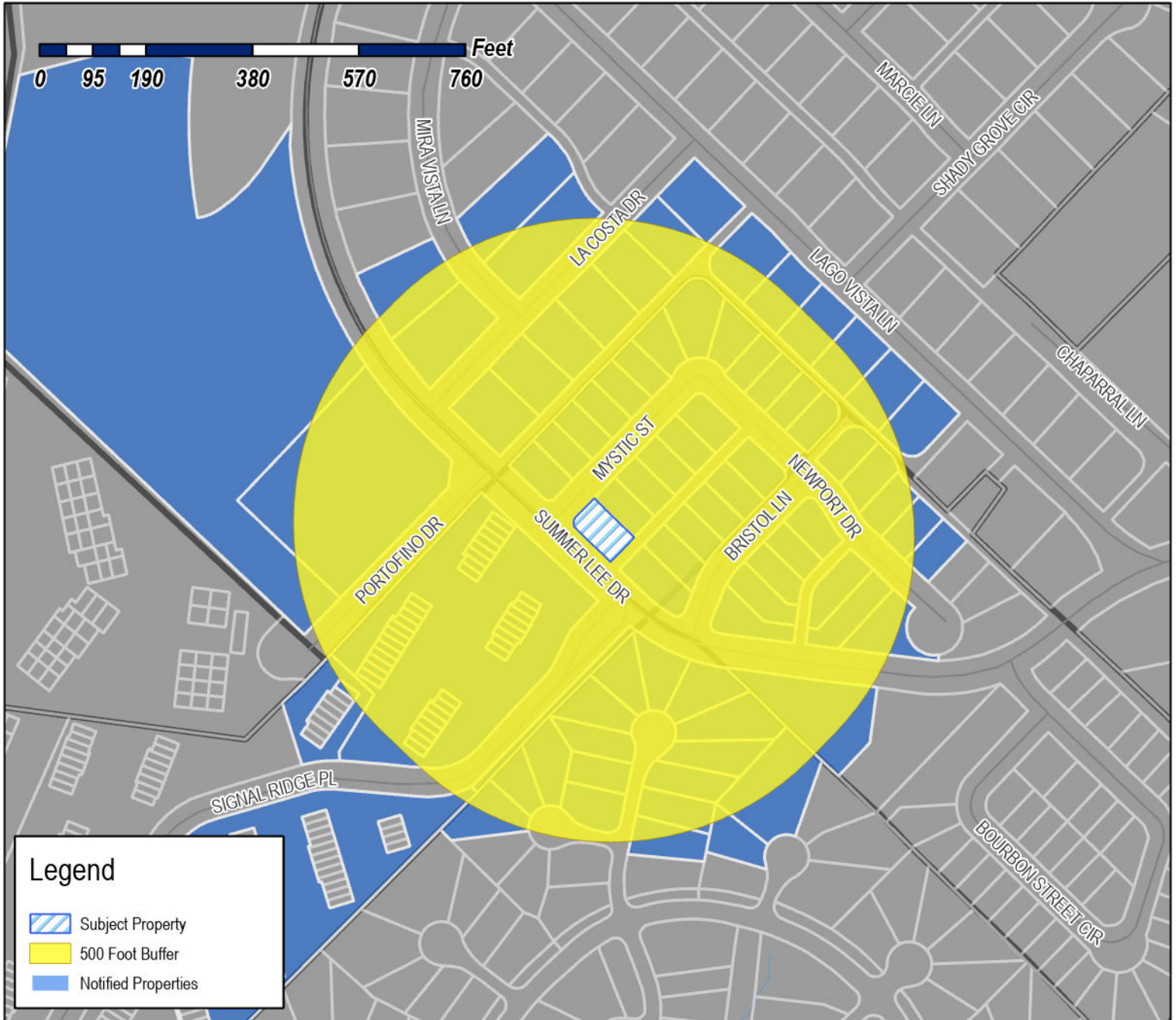




# City of Rockwall

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.



**Case Number:** Z2025-009  
**Case Name:** Specific Use Permit (SUP) for a Short Term Rental  
**Case Type:** Zoning  
**Zoning:** Planned Development District 19 (PD-19)  
**Case Address:** 1827 Mystic Street

**Date Saved:** 2/14/2025

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



HALAMA STEFAN & ANN  
103 VALKYRIE PL  
ROCKWALL, TX 75032

SMITH BRYAN  
104 MAYFLOWER CT  
ROCKWALL, TX 75032

O'CONNOR MICHAEL AND HEATHER DAWN  
105 MAYFLOWER CT  
ROCKWALL, TX 75032

RESIDENT  
106 MAYFLOWER CT  
ROCKWALL, TX 75087

ROPER JOHN & JENNIFER  
107 MAYFLOWER CT  
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D  
107 VALKYRIE PL  
ROCKWALL, TX 75032

SLATER THOMAS EVERETT  
108 MAYFLOWER CT  
ROCKWALL, TX 75032

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

LYONS ELIZABETH  
109 MAYFLOWER COURT  
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J  
110 MAYFLOWER CT  
ROCKWALL, TX 75032

CONFIDENTIAL OWNER  
111 MAYFLOWER CT  
ROCKWALL, TX 75032

SHERMAN THREASA L AND DOYLE  
112 MAYFLOWER COURT  
ROCKWALL, TX 75032

CASTRO CRISTINA  
113 MAYFLOWER CT  
ROCKWALL, TX 75032

EDAR-ALLRED CHRISTOPHER & CHERRYL  
114 MAYFLOWER CT  
ROCKWALL, TX 75032

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

GONZALEZ KEITH R & DEANNA J  
120 PURITAN CT  
ROCKWALL, TX 75032

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

HORTON TREVOR L AND MEGAN  
122 PURITAN COURT  
ROCKWALL, TX 75032

POTISKA PATRICIA AND ANDREA  
124 PURITAN CT  
ROCKWALL, TX 75032

MORRIS NICOLE E  
13724 Cordary Ave Unit 7  
Hawthorne, CA 90250

SANTIAGO ABRAHAM  
1715 Summer Lee Dr  
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

MEDINA ALEJANDRO  
1800 DALROCK #100  
ROWLETT, TX 75088

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 75087

MOSS WILLIAM B  
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 75087

RESIDENT  
1812 BRISTOL LN  
ROCKWALL, TX 75087

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

RODRIGUEZ ELVIA  
1814 MYSTIC ST  
ROCKWALL, TX 75032

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

GATSON 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

WATERS KEESTON GLENN &  
GLENN & TERESA WATERS  
1819 BRISTOL LN  
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD  
1820 BRISTOL LANE  
ROCKWALL, TX 75032

FUENTES DANIEL TREVINO  
1821 MYSTIC STREET  
ROCKWALL, TX 75032

WILSON PATRICIA  
1822 MYSTIC ST  
ROCKWALL, TX 75032

RESIDENT  
1823 BRISTOL LN  
ROCKWALL, TX 75087

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 75087

WHITE LISA  
1828 MYSTIC ST  
ROCKWALL, TX 75032

TIPPS MIGUEL  
1829 BRISTOL LN  
ROCKWALL, TX 75032

PHILLIPS DEBRA  
1830 BRISTOL LN  
ROCKWALL, TX 75032

1806 MYSTIC LLC  
19185 PALM VIS  
YORBA LINDA, CA 92886

RESIDENT  
1995 SUMMER LEE DR  
ROCKWALL, TX 75087

DASILVA JOHN M  
2009 TOUCH GOLD CT  
ROWLETT, TX 75088

RESIDENT  
2055 SUMMER LEE DR  
ROCKWALL, TX 75087

HENDERSON DON AND MARIA  
234 BRISTOL CT  
HEATH, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
23975 Park Sorrento Ste 300  
Calabasas, CA 91302

SWERCINSKY CAPRICE MICHELLE  
240 WILLOWCREST  
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC  
255 Alhambra Cir Ste 760  
Coral Gables, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC  
255 Alhambra Cir Ste 760  
Coral Gables, FL 33134

CARPENTER REVOCABLE LIVING TRUST  
2752 E FM 552  
ROCKWALL, TX 75087

ROCHA GUADALUPE  
2835 Mira Vista Ln  
Rockwall, TX 75032

WOMBLE JOHN & GINGER  
2836 MIRA 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

SHANNON C BROWNING AND DONNA J  
BROWNING JOINT REVOCABLE LIVING TRUST  
DONNA J BROWNING - TRUSTEE  
2872 LAGO VISTA LANE  
ROCKWALL, TX 75032

STRICKLIN GINA LEIGH  
2880 LAGO VISTA LN  
ROCKWALL, TX 75032

SMITH MATTHEW PATRICK &  
JESSIE LAINE NELSON  
2881 Newport Dr  
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 75087

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

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

DEVYANI SEEMA T  
2905 NEWPORT DRIVE  
ROCKWALL, TX 75032

VEGA EMANUEL M VILLA  
2911 NEWPORT DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2912 LAGO VISTA LN  
ROCKWALL, TX 75087

RESIDENT  
2917 NEWPORT DR  
ROCKWALL, TX 75087

WAFFER DANNY KAY  
2920 LAGO VISTA LANE  
ROCKWALL, TX 75032

RESIDENT  
2923 NEWPORT DR  
ROCKWALL, TX 75087

HABERSTOCK CHRISTA & WILLIAM MAYER  
2928 NEWPORT DR  
ROCKWALL, TX 75032

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

MONSERATE REVOCABLE LIVING TRUST  
2934 NEWPORT DR  
ROCKWALL, TX 75032

NORTON MONICA JEAN  
2935 NEWPORT DR  
ROCKWALL, TX 75032

RESIDENT  
2944 NEWPORT DR  
ROCKWALL, TX 75087

LIECHTY SHIRLEY JEAN  
C/O MRS AMY JENSEN  
331 MOCKINGBIRD LN  
AUBURN, AL 36830

LIECHTY SHIRLEY JEAN  
C/O MRS AMY JENSEN  
331 MOCKINGBIRD LN  
AUBURN, AL 36830

NAIDOO PAUL  
3904 Aspen Dr Apt 3123  
Rowlett, TX 75088

YANO SHINYA  
C/O OPEN HOUSE CO., LTD,  
5050 Quorum Dr Ste 610  
Dallas, TX 75254

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

KIBBY ROAD LLC  
559 W MAIN ST  
MERCED, CA 95340

ABARCA CARLOS A RIVERS AND TATIANA  
CHAMORRO GARCIA  
7709 Briarcrest Ct  
Irving, TX 75063

ABARCA CARLOS ALBERTO RIVERS  
7709 BRIARCREST CT  
IRVING, TX 75063

BENTON EMILY AND  
LORI BENTON  
785 WINDING RIDGE LN  
ROCKWALL, TX 75032

RESIDENT  
801 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

LONON DEBORAH J  
802 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

KILLGORE LEE A  
803 Signal Ridge Pl  
Rockwall, TX 75032

RESIDENT  
804 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

BRYANT BLAIR WILLIAM JR  
805 Signal Ridge Pl  
Rockwall, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE  
TRUST  
RAYMOND B & PHYLLIS F WALKER TRUSTEES  
806 Signal Ridge Pl Unit 806  
Rockwall, TX 75032

POPP LEILA  
807 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R  
808 SIGNAL RIDGE  
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-  
BRAY  
809 SIGNAL RIDGE  
ROCKWALL, TX 75032

GERAULT JANET  
810 Signal Ridge Pl  
Rockwall, TX 75032

RESIDENT  
811 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

RESIDENT  
812 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

THOMPSON JOHN R AND REGINA B  
813 SIGNAL RIDGE PLACE UNIT 813  
ROCKWALL, TX 75032

BRASHEARS KARI  
814 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ANDREW JONATHON  
815 SIGNAL RIDGE  
ROCKWALL, TX 75032

RESIDENT  
816 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

RESIDENT  
901 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

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

IHSAN ISRAA  
904 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

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

GOODALL JOYCE ANN & JILL NICOLE COOPER  
906 SIGNAL RIDGE PLACE 5  
ROCKWALL, TX 75032

BARRERA ALEXIS &  
SETH LINGERFELT  
907 SIGNAL RIDGE PL UNIT 907  
ROCKWALL, TX 75032

EFFLE MANDY E  
908 SIGNAL RIDGE PL  
ROCKWALL, TX 75032



ADAMS GARY ALAN  
909 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

RESIDENT  
910 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

BAIRD-SMIT JULIA GRAYSON  
911 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

WHITE DEBORAH  
912 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

DISMUKE JAMIE M  
913 Signal Ridge Pl # 913  
Rockwall, TX 75032

YANG JIE &  
CHANGYUN LI  
914 Signal Ridge Pl Unit 914  
Rockwall, TX 75032

TUNNELL MEREDITH MICHELLE  
915 Signal Ridge Pl  
Rockwall, TX 75032

RESIDENT  
916 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

DEZEE GENENE  
917 SIGNAL  
ROCKWALL, TX 75032

RESIDENT  
918 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

LARAMORE ALLISON AND  
KIMBERLY LARAMORE & BAYLIS H  
919 SIGNAL RIGE PLACE  
ROCKWALL, TX 75032

INZILLO FRANCA  
920 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

RESIDENT  
921 SIGNAL RIDGE PL  
ROCKWALL, TX 75087

ROMACK JEFFREY T AND KELLY R  
M/R  
ROCKWALL, TX

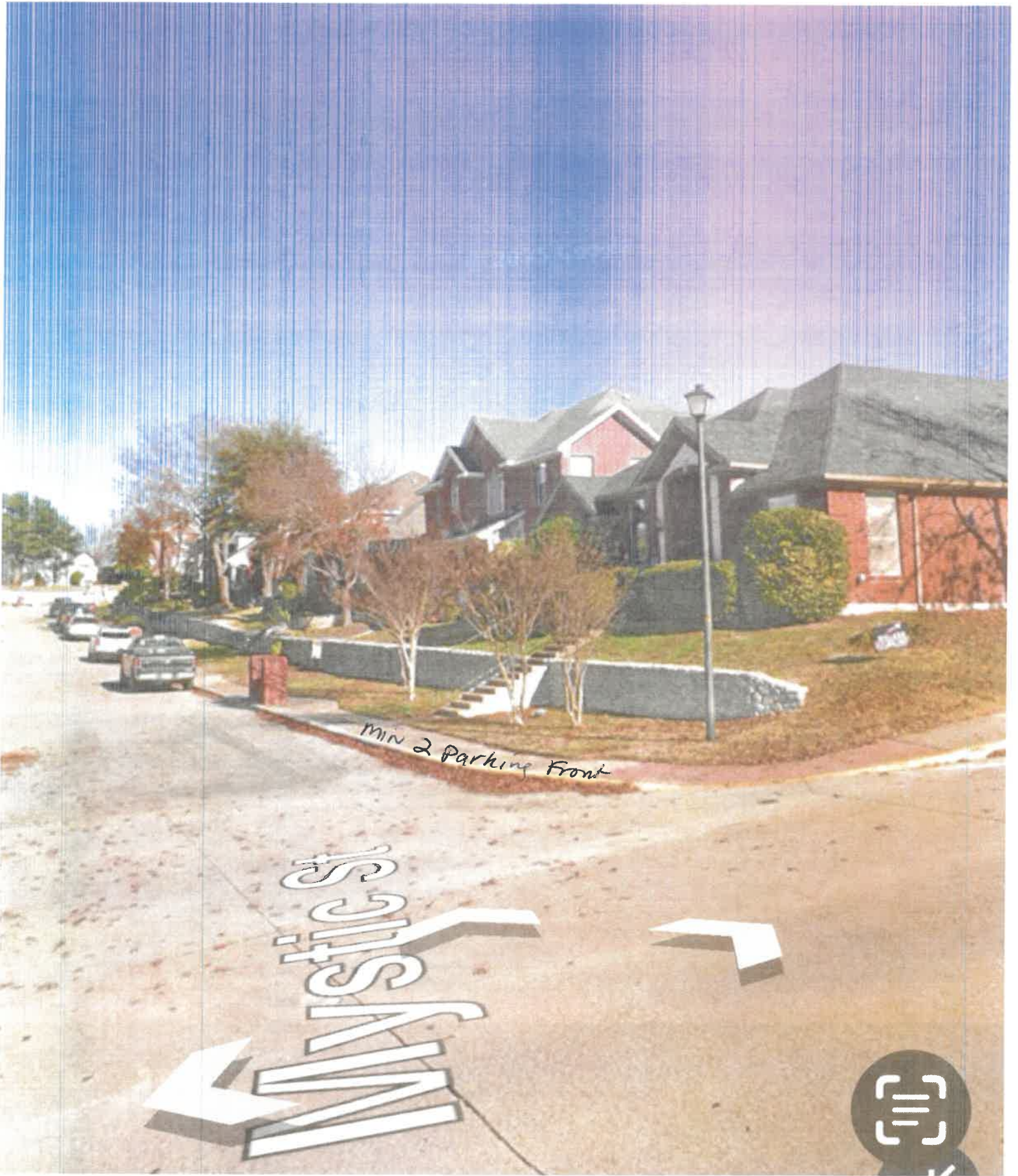
LOGAN PAULINE K  
P.O. BOX 2198  
ROCKWALL, TX 75087

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

PARAMOUNT LAURELS LLC  
PO BOX 786  
WYLIE, TX 75098







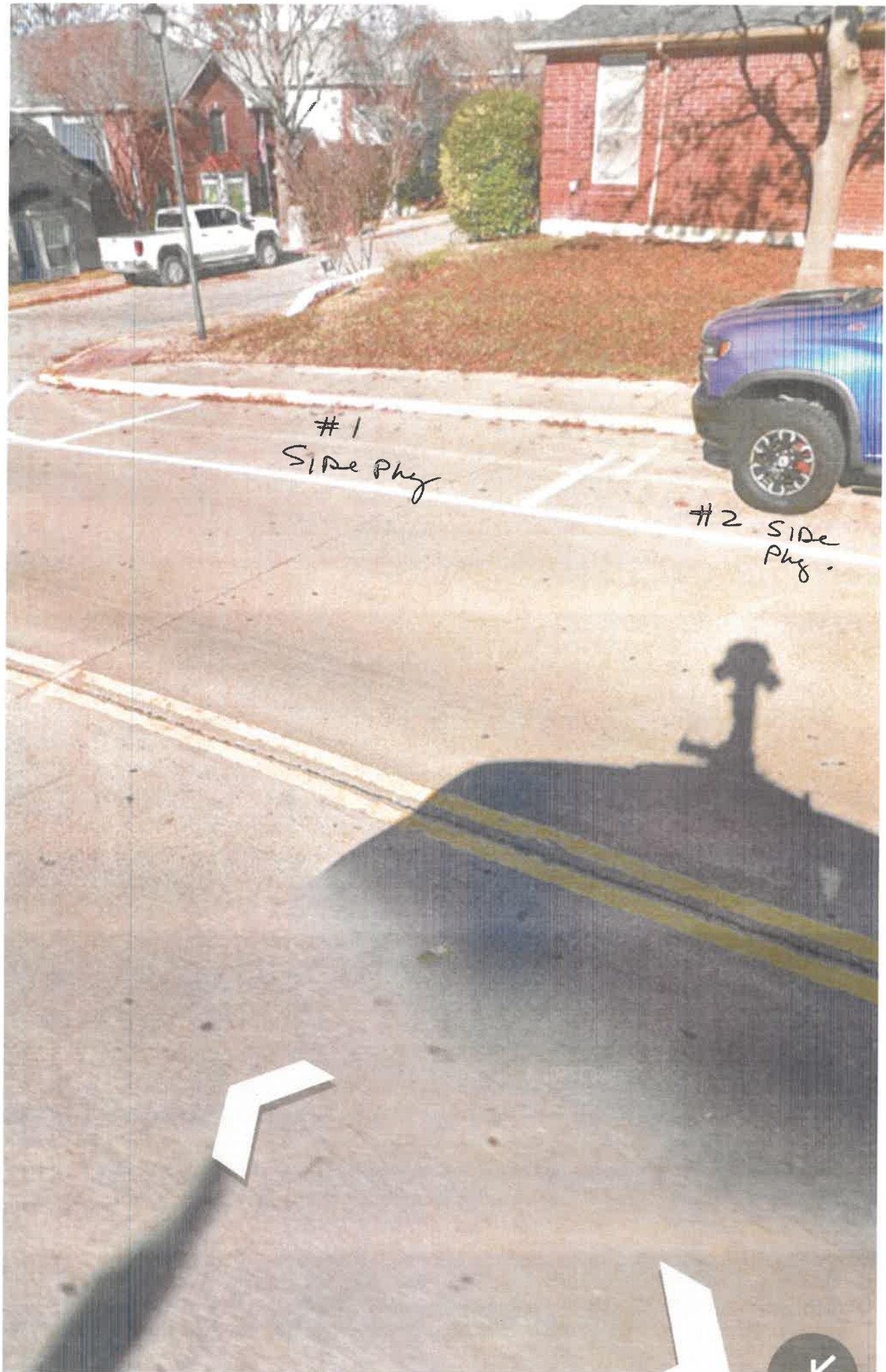




#3rd parking spot.







#1  
SIDE Phys

#2 SIDE  
Phys.

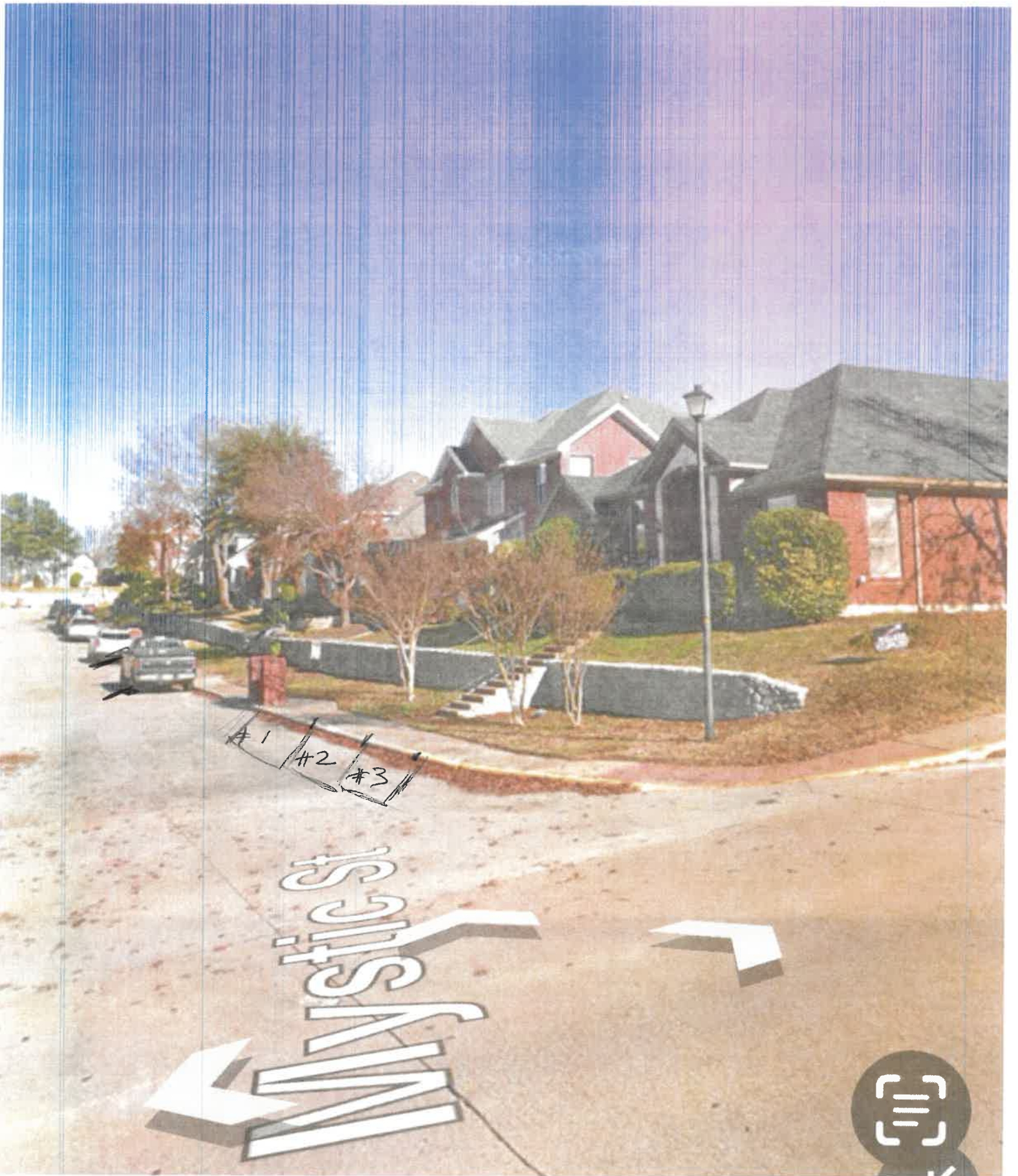
11:22



Done







#1 #2 #3

Mystic

