



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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 \$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 25 wayne Dr Rockwall, tx 75032

SUBDIVISION Rockwall Lake estates LOT 1208/209 BLOCK 1410

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]

<input type="checkbox"/> OWNER	<u>Luis + Elsa Cervantes</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Luis Cervantes</u>	CONTACT PERSON	_____
ADDRESS	<u>251 wayne Dr</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>	CITY, STATE & ZIP	_____
PHONE	<u>469-446-8783</u>	PHONE	_____
E-MAIL	<u>lcaconstruction1980@gmail.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

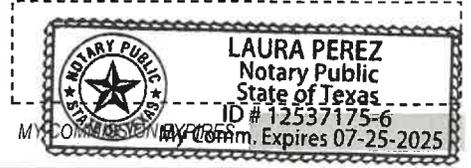
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 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 (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 11 DAY OF April 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



04/14/2025

City of Rockwall Planning and Zoning Board

385 S. Goliad St

Rockwall, TX 75087

RE: Shed Renovation and Expansion Approval Request 251 Wayne Dr

Dear Planning and Zoning Board,

We are writing to inform you of our intent to renovate and expand the outdoor shed located on our residential property. Our current shed has significantly deteriorated over time and is no longer suitable for storing our personal belongings. As a result, we have had to keep many items on our backyard covered porch, where they remain exposed to weather conditions.

To address this issue, we plan to construct a new and improved shed with a width of 25 feet and a length of 40 feet, placed on a concrete foundation. The new structure will not only provide secure storage for our household belongings but will also be large enough to accommodate our vehicles, which have suffered exterior damage due to prolonged exposure to the elements. We also want to ensure we have a suitable space to protect any future vehicles we may purchase.

Additionally, we have been victims of theft in the past, which makes secure storage a priority for our family. I work in interior trim work and carpentry and own several valuable tools and machines that are essential to my trade. Having a secure, weather-protected structure is critical for both protecting these items and supporting our livelihood.

We hope for your consideration and approval of this renovation and expansion project so that we can better secure our property and maintain the integrity of our home environment.

Thank you for your time and attention to this matter. Please feel free to contact me if you require any additional information.

Sincerely, Luis Cervantes



700sf - 1000sf



DEVELOPMENT APPLICATION

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Planning and Zoning Department
385 S. Goliad Street
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PHONE	<u>469-446-8783</u>	PHONE	_____
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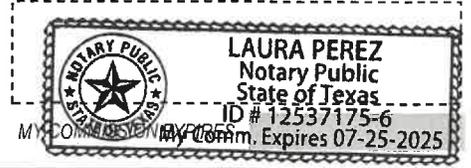
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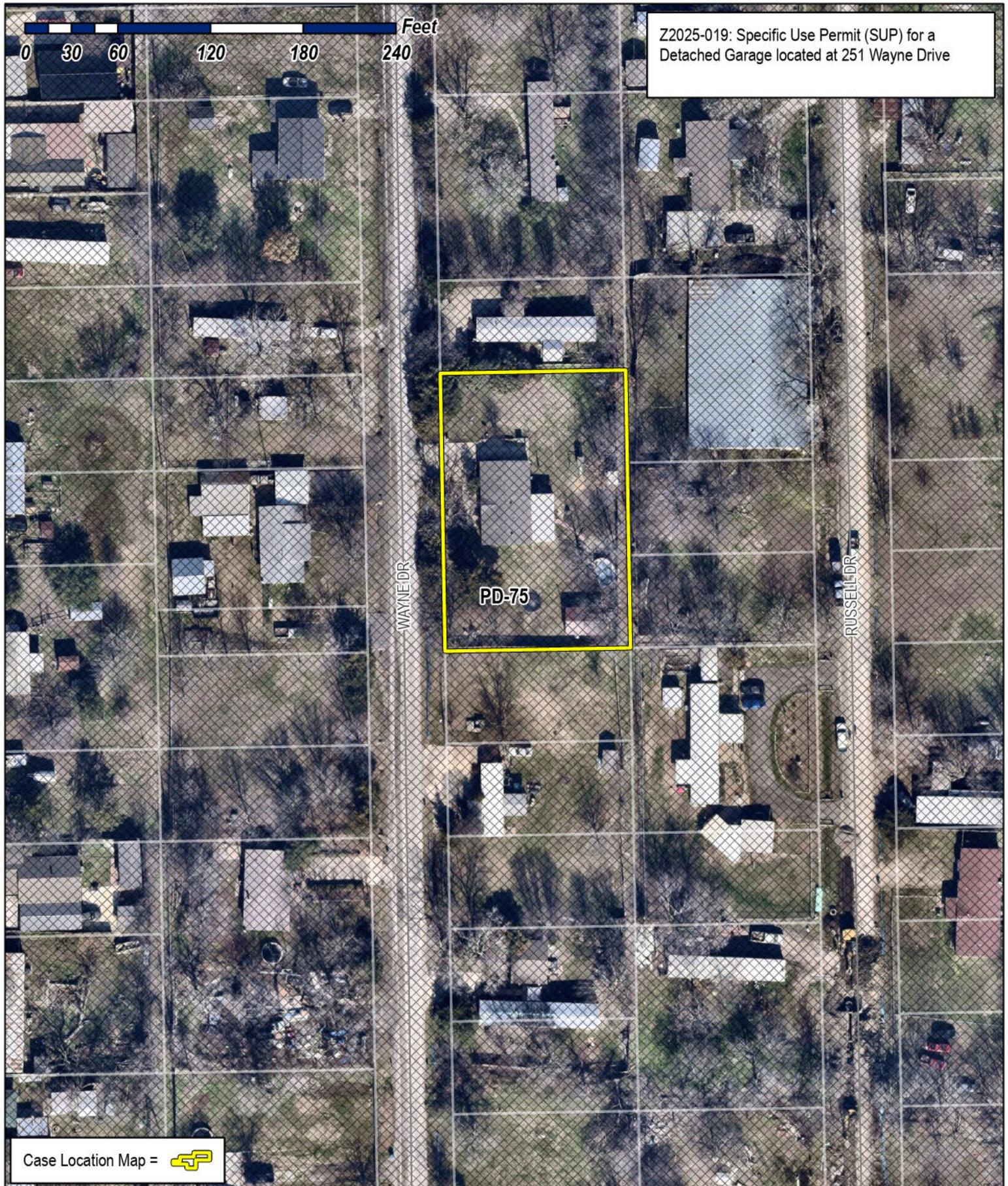
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2025-019: Specific Use Permit (SUP) for a Detached Garage located at 251 Wayne Drive

PD-75

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.

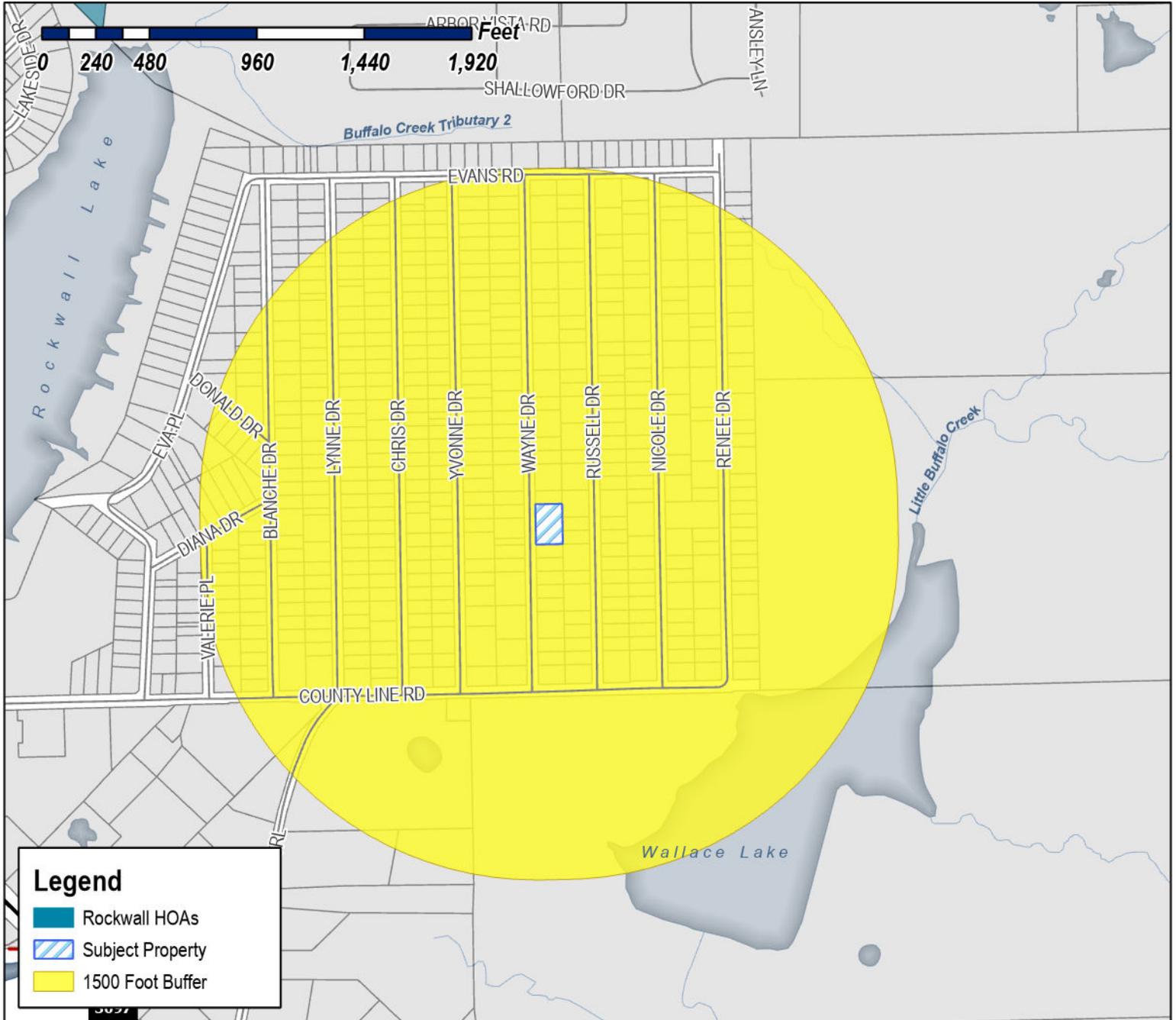




City of Rockwall

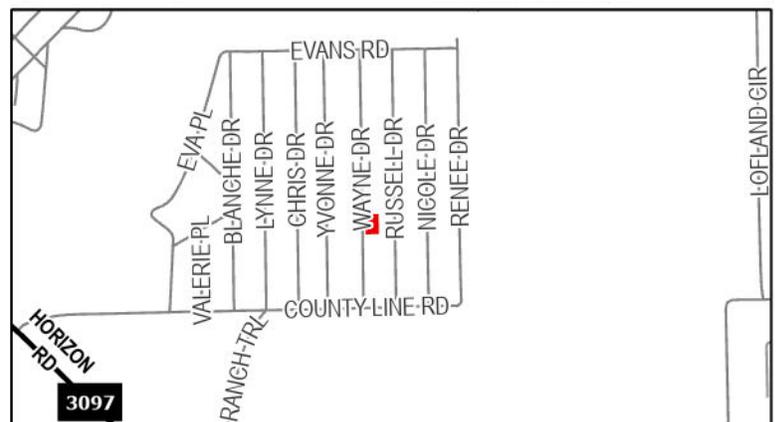
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Rockwall, Texas 75087
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Case Number: Z2025-019
Case Name: Specific Use Permit (SUP) for a Detached Garage
Case Type: Planned Development District 75
Zoning: (PD-75)
 251 Wayne Drive
Case Address:

Date Saved: 4/21/2025
 For Questions on this Case Call (972) 771-7745

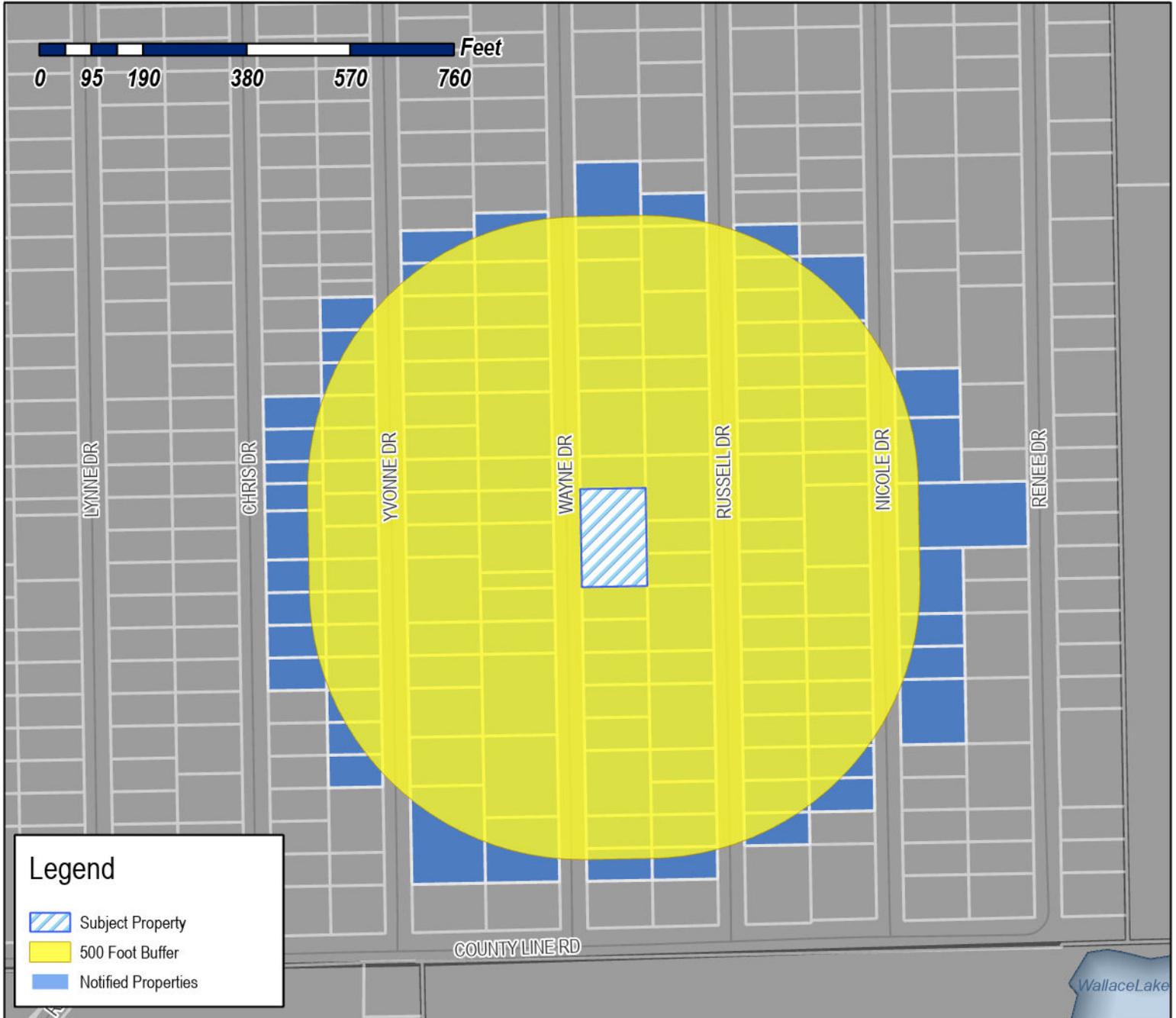




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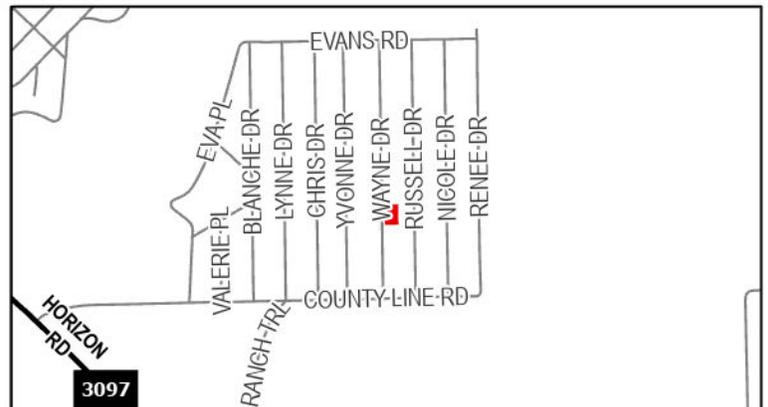
Legend

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

Case Number: Z2025-019
Case Name: Specific Use Permit (SUP) for a Detached Garage
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 251 Wayne Drive

Date Saved: 4/21/2025

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



PUENTES VICENTE & REINA CARDONA
1006 DOVE DRIVE
GARLAND, TX 75040

GONZALES JOSE & INES
1059 LOCAL VISTA DR
DALLAS, TX 75217

SALAS MARIA
109 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HABITAT FOR HUMANITY
1101 RIDGE RD
ROCKWALL, TX 75087

GAMBOA SOCORRO
114 W RIDGEWOOD DR
GARLAND, TX 75041

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY RD 2278
QUINLAN, TX 75474

RESIDENT
125 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
128 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
132 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
133 RUSSELLDR
ROCKWALL, TX 75087

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

RUIZ CECILIA HOLGUIN-
140 YVONNE DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

JONES CHARLES WILLARD
141 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
142 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
143 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
143 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
152 NICOLEDR
ROCKWALL, TX 75087

JUAREZ MARIA GUADALUPE SANDOVAL &
JAIME ALEJANDRO ROMAN ESTRADA
154 DIANA DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
155 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
157 WAYNEDR
ROCKWALL, TX 75087

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA
160 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
164 NICOLEDR
ROCKWALL, TX 75087

MARTINEZ JOSE G
165 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
167 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
168 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
169 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
176 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
180 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
181 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
182 RUSSELLDR
ROCKWALL, TX 75087

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

YANEZ FERNANDO AND
JUAN A YANEZ
183 YVONNE
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &
KARLA CAMACHO
190 YVONNE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

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1924 DEVONSHIRE
GARLAND, TX 75041

RESIDENT
193 CHRISDR
ROCKWALL, TX 75087

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

RESIDENT
195 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
195 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
195 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
196 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
198 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
198 RUSSELLDR
ROCKWALL, TX 75087

RAMIREZ RUBIN & MARTHA
200 CHAMBERLAIN DR
FATE, TX 75189

YANEZ JUAN
201 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
203 CHRISDR
ROCKWALL, TX 75087

RESIDENT
204 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
204 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
207 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
208 NICOLEDR
ROCKWALL, TX 75087

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
210 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
211 WAYNEDR
ROCKWALL, TX 75087

CRUZ MARIA D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO MARTINEZ
212 LYNNE DR ROCKWALL
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ
PEREZ
213 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
215 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
216 WAYNEDR
ROCKWALL, TX 75087

GALAVIZ JANICE MAYRET ORTEGA & EDGAR
MARGARITO SORIANO BECERRA
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
223 RUSSELLDR
ROCKWALL, TX 75087

MAZARIEGOS ROMULO AND ESTELA
224 YVONNE DR
ROCKWALL, TX 75032

GURRUSQUIETA CELIA
225 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
226 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
227 WAYNEDR
ROCKWALL, TX 75087

KENDALL LEAH T
227 YVONNE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
2308 WHITE RD
HEATH, TX 75032

HERNANDEZ GUILLERMINA
231 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
235 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
236 WAYNEDR
ROCKWALL, TX 75087

RAMIREZ MELESIO
236 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
238 RUSSELLDR
ROCKWALL, TX 75087

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

RESIDENT
247 RUSSELLDR
ROCKWALL, TX 75087

GUARDIOLA GUADALUPE J
247 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
248 RUSSELLDR
ROCKWALL, TX 75087

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

SMITH ROY
248 WAYNE DR
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ
249 YVONNE
ROCKWALL, TX 75032

RESIDENT
250 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
250 RENEEDR
ROCKWALL, TX 75087

RESIDENT
250 YVONNEDR
ROCKWALL, TX 75087

CERVANTES LUIS & ELSA
251 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
259 CHRISDR
ROCKWALL, TX 75087

RESIDENT
259 YVONNEDR
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DODSON CHARLES & GLENDA
260 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
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ROCKWALL, TX 75087

RESIDENT
264 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
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ROCKWALL, TX 75087

RESIDENT
269 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
271 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
274 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
274 YVONNEDR
ROCKWALL, TX 75087

LINDOP JOYCE ANN
274 WAYNE DR
ROCKWALL, TX 75032

MORENO RICARDO
275 CHRIS DR
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA
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ROCKWALL, TX 75032

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281 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
283 NICOLEDR
ROCKWALL, TX 75087

JIMENEZ RICARDO & ALMA
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
285 RUSSELLDR
ROCKWALL, TX 75087

RICO ANTONIO
286 YVONNE DR
ROCKWALL, TX 75032

SLEDGE PATTI RENE
287 CHRIS DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

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JESUS SANCHEZ
293 YVONNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
296 RUSSELL DR
ROCKWALL, TX 75032

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298 YVONNEDR
ROCKWALL, TX 75087

GARCIA RICARDO
298 WAYNE DR
ROCKWALL, TX 75032

GUERRERO JUAN
299 RUSSELL DR
ROCKWALL, TX 75032

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299 RUSSELL DR
ROCKWALL, TX 75032

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302 NICOLEDR
ROCKWALL, TX 75087

MACIEL JENNIFER E
303 WAYNE DR
ROCKWALL, TX 75032

ROMERO JOSE ALEJANDRO GONZALES AND
MAYRANI MARTINEZ
307 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
308 YVONNEDR
ROCKWALL, TX 75087

ARCINIEGA D ODIN A
310 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
311 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
312 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
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RESIDENT
314 WAYNEDR
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RESIDENT
318 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
321 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
321 WAYNEDR
ROCKWALL, TX 75087

CARRILLO GERARDO AND MARIA GUADALUPE
ENRIQUEZ VEGA
321 Yvonne Dr
Rockwall, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I
322 RUSSELL DR
ROCKWALL, TX 75032

VILLALBA-MARTINEZ EDUARDO AND KARINA
LILIANA ZUBIA-FLORES
3225 MOON DR
MESQUITE, TX 75150

HERNANDEZ YERICA V CARRIZALES
326 WAYNE
ROCKWALL, TX 75032

RESIDENT
331 YVONNEDR
ROCKWALL, TX 75087

GODINEZ INOCENTE AND
CORDELIA ESPERANZA MONROY TUMIN
334 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
335 RUSSELLDR
ROCKWALL, TX 75087

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RUBIO LORENA & ALEJANDRO
3371 STATE HIGHWAY 276
ROCKWALL, TX 75032

SOSA LORENA
338 WAYNE DR
ROCKWALL, TX 75032

MOLINA JAIME
340 YVONNE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

SAAVEDRA SILVIA
343 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
345 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
346 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
347 RUSSELLDR
ROCKWALL, TX 75087

ESTRADA ARMANDO AND
ERIKA DIAZ DE LEON
349 YVONNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
359 RUSSELLDR
ROCKWALL, TX 75087

BRYANT JERRY LYNN
366 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
370 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
371 WAYNEDR
ROCKWALL, TX 75087

CARRENZA ALEJANDRO AND MARIA
GUADALUPE
382 PERCH RD
ROCKWALL, TX 75032

RESENDIZ ESTELA
385 WAYNE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL
4427 FM 550
ROYSE CITY, TX 75189

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

ALVAREZ JORGE L GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

M6 HOME LLC
SEWDAT PERSAUD
521 Cove Ridge Rd W
Rockwall, TX 75032

VELASQUEZ JORGE AND
JUANA VELASQUEZ
543 BASS RD
ROCKWALL, TX 75032

GALICIA VANESSA
5801 LAKE HUBBARD PKWY APT 103
GARLAND, TX 75043

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

QUEZADA ANA
800 LAKE CAROLYN PKWY APT 130
IRVING, TX 75039

EMZ REAL ESTATE SERIES 2
9110 TAMPAS LN
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

BARRON GILDARDO
P.O. BOX 2044
ROCKWALL, TX 75087

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

04/14/2025

City of Rockwall Planning and Zoning Board

385 S. Goliad St

Rockwall, TX 75087

RE: Shed Renovation and Expansion Approval Request 251 Wayne Dr

Dear Planning and Zoning Board,

We are writing to inform you of our intent to renovate and expand the outdoor shed located on our residential property. Our current shed has significantly deteriorated over time and is no longer suitable for storing our personal belongings. As a result, we have had to keep many items on our backyard covered porch, where they remain exposed to weather conditions.

To address this issue, we plan to construct a new and improved shed with a width of 25 feet and a length of 40 feet, placed on a concrete foundation. The new structure will not only provide secure storage for our household belongings but will also be large enough to accommodate our vehicles, which have suffered exterior damage due to prolonged exposure to the elements. We also want to ensure we have a suitable space to protect any future vehicles we may purchase.

Additionally, we have been victims of theft in the past, which makes secure storage a priority for our family. I work in interior trim work and carpentry and own several valuable tools and machines that are essential to my trade. Having a secure, weather-protected structure is critical for both protecting these items and supporting our livelihood.

We hope for your consideration and approval of this renovation and expansion project so that we can better secure our property and maintain the integrity of our home environment.

Thank you for your time and attention to this matter. Please feel free to contact me if you require any additional information.

Sincerely, Lois Cervantes



251 Wayne Dr. Rockwall, TX 75087
Show search results for 251 Wayne D...

20X35

100

700sf - 1000sf

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/24/2025

PROJECT NUMBER: Z2025-019
PROJECT NAME: SUP for an Accessory Building
SITE ADDRESS/LOCATIONS: 251 WAYNE DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a Specific Use Permit (SUP) for an Accessory Building that does not meet the minimum requirements on a 0.165-acre parcel of land identified Lot 1219 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 251 Wayne Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/22/2025	Approved w/ Comments

04/22/2025: Z2025-019; Specific Use Permit (SUP) for a Detached Garage at 251 Wayne Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Detached Garage that does not meet the minimum requirements on a 0.4950-acre parcel of land identified Lots 1208, 1209, 1210 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and addressed as 251 Wayne Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2025-019) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Planned Development District 75 (PD-75) and is subject to the requirements for a Single-Family 7 (SF-7) District. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), detached garages in a Single-Family 7 (SF-7) District shall meet the following requirements:

- (1) Number of Accessory Structures Permitted per Lot: 1
- (2) Maximum SF of Accessory Building: 625 SF
- (3) Minimum Rear Yard Setback: 10-Feet
- (4) Minimum Side Yard Setback: 5-Feet
- (5) Distance Between Buildings: 10-Feet
- (6) Maximum Building Height: 15-Feet

In addition, if the accessory building does not have garage doors facing the alleyway then the setback is the same as the base zoning district.

I.5 The proposed Detached Garage is a total of 1,000 SF (i.e. 25-feet x 40-feet), will have a maximum height of 12-feet, and be set on a concrete slab. Based on this, the applicant is requesting a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum permissible size of 625 SF.

I.6 According to Subsection, 07.04: Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), detached garages shall include a minimum of one (1) garage bay door large enough to pull and park a standard size motor vehicle (i.e. a vehicle that is a minimum of nine [9] feet by 18-feet) inside the structure.

In addition, a detached garage must be accessible from the front, rear, or side yard by a standard width, concrete driveway that has a minimum length of 20-feet of driveway pavement. Detached garages accessible from the front shall be a minimum of 20-feet behind the front façade of the primary structure. In this case, the applicant is not incorporating a concrete driveway for the proposed detached garage. This will require a variance from the Planning and Zoning Commission.

I.7 Exterior Materials. According to Subsection 3.(b), Exterior Materials, of Exhibit 'C' of Planned Development District 75 (PD-75) "(b)uildings 120-SF or greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standards masonry construction, excluding windows and doors ... Hardi-Board or similar cementitious materials may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance." In this case, the applicant will be incorporating metal panels for the proposed building. This will require a variance from the Planning and Zoning Commission.

I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Detached Garage shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The Detached Garage shall not exceed a maximum size of 1,000 SF.
- (3) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (4) No additional Detached Garages or Accessory Buildings may be constructed on the Subject Property.

M.9 Ordinances. Please review the attached draft ordinance prior to the May 13, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by May 6, 2025.

I.10 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 6, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 13, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.11 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 13, 2025.

I.12 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.13 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Need to show ex. 10' easement in rear of the lot.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved w/ Comments

04/23/2025: * Setbacks are 5 feet from the side property line, 10 feet from the rear property line and 10 feet from any other structure

* Maximum height is 15 feet

* Detached garage will require a concrete driveway to be installed to the new garage

* If approved a separate permit is required to the Building Inspection Department

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	04/24/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved
No Comments			



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

MP - No Comments
JB - No Comments
AW- Need to show ex. 10'
easement in rear of the lot

ED BY THE
ER HAVE

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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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 \$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 25 wayne Dr Rockwall, tx 75032
 SUBDIVISION Rockwall Lake estates LOT 1208/209 BLOCK 1410
 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]

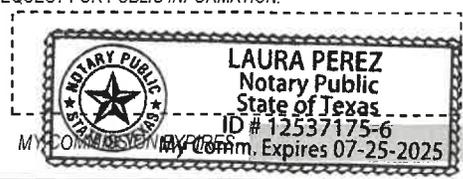
<input type="checkbox"/> OWNER	<u>Luis + Elsa Cervantes</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Luis Cervantes</u>	CONTACT PERSON	_____
ADDRESS	<u>251 wayne Dr</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>	CITY, STATE & ZIP	_____
PHONE	<u>469-446-8783</u>	PHONE	_____
E-MAIL	<u>lcaconstruction1980@gmail.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] [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 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 (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 11 DAY OF April, 2025
 OWNER'S SIGNATURE [Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





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]:

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- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION Rockwall Lake estates LOT 1208/209 BLOCK 1410

GENERAL LOCATION _____

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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	<u>Luis + Elsa Cervantes</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Luis Cervantes</u>	CONTACT PERSON	_____
ADDRESS	<u>251 wayne Dr</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>	CITY, STATE & ZIP	_____
PHONE	<u>469-446-8783</u>	PHONE	_____
E-MAIL	<u>lcaconstruction1980@gmail.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

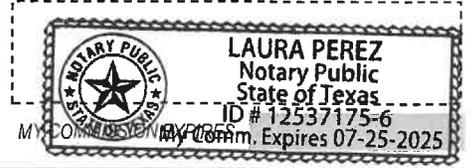
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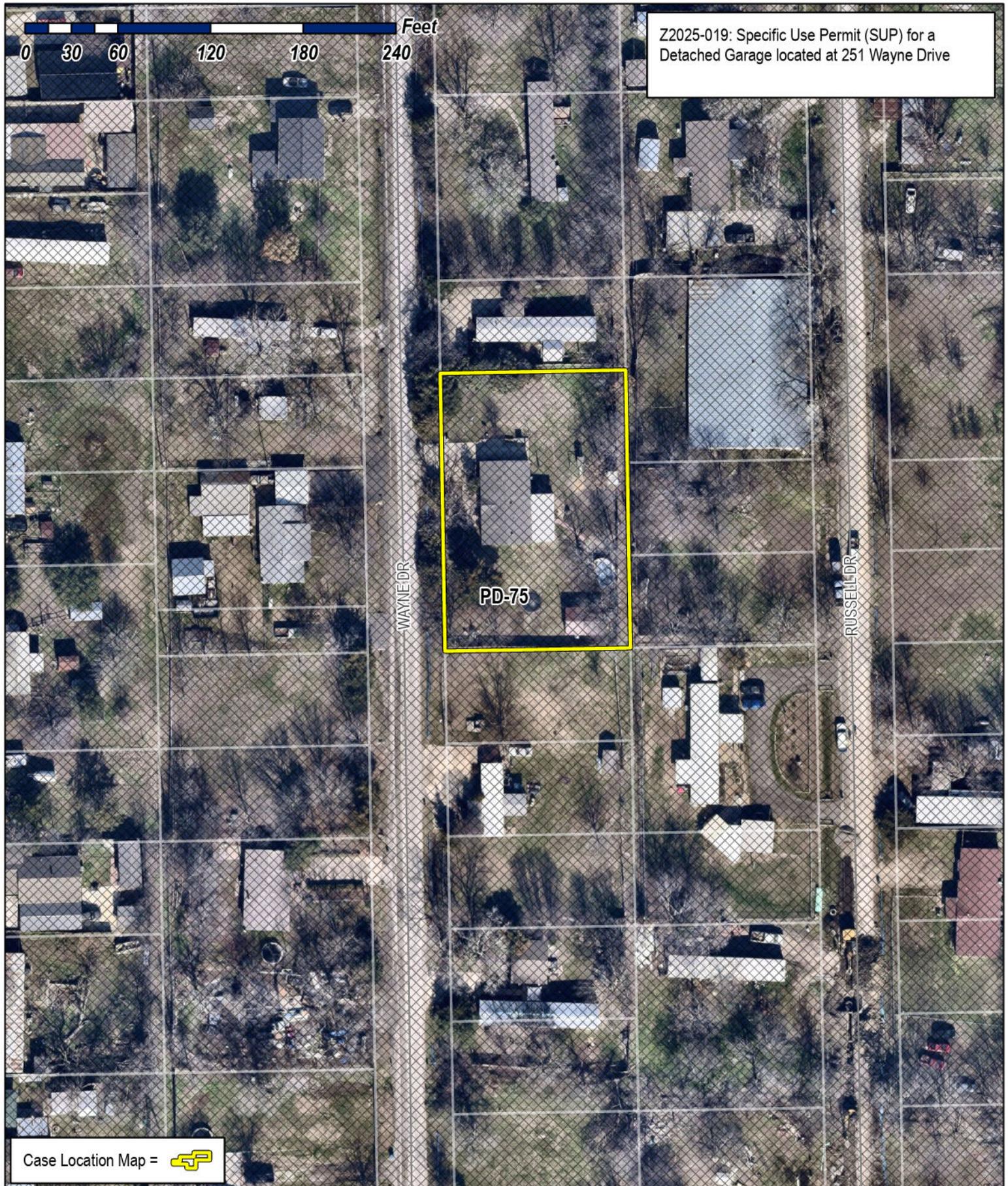
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF April 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2025-019: Specific Use Permit (SUP) for a Detached Garage located at 251 Wayne Drive

0 30 60 120 180 240 Feet

PD-75

WAYNE DR

RUSSELL DR

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.

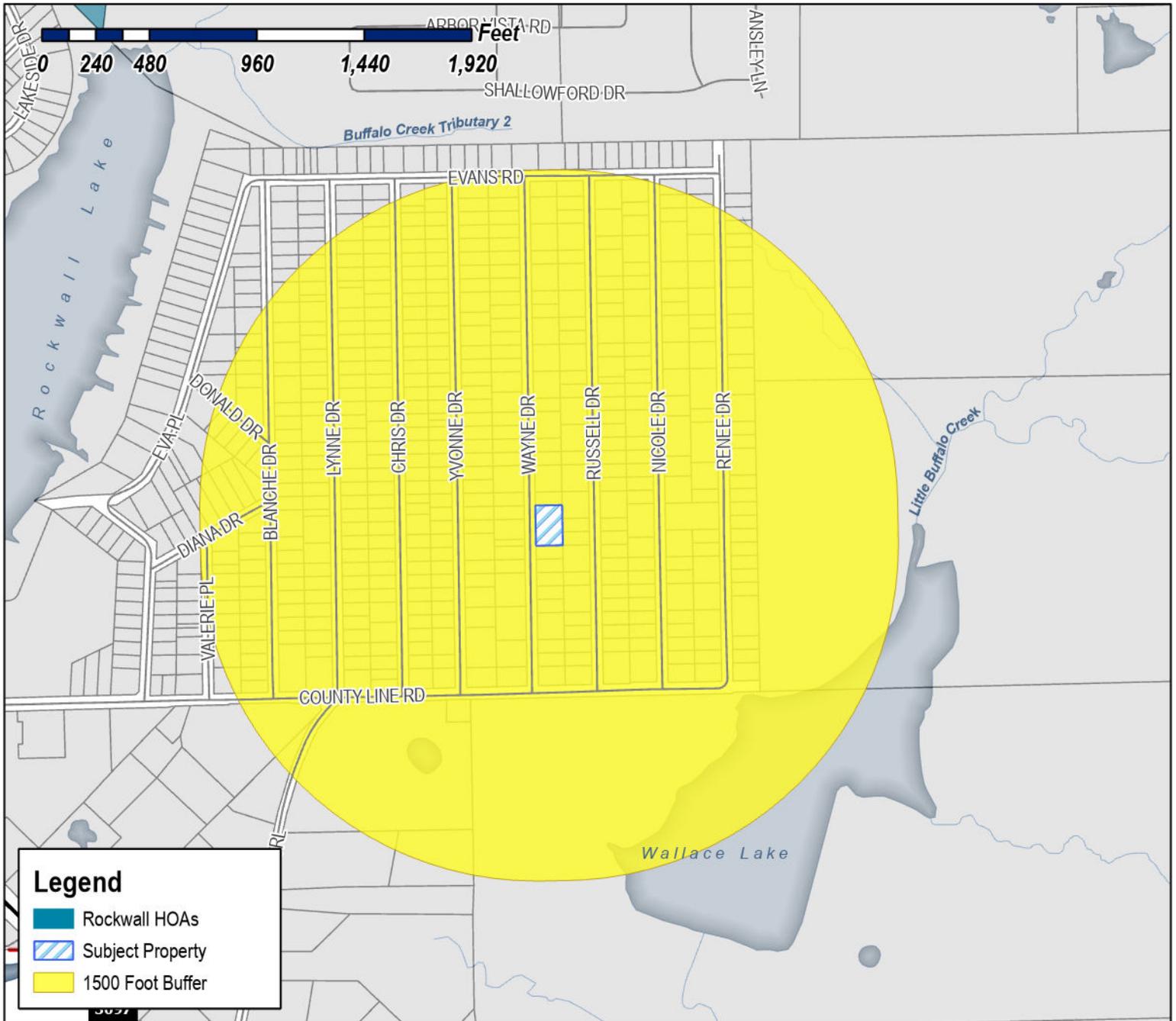




City of Rockwall

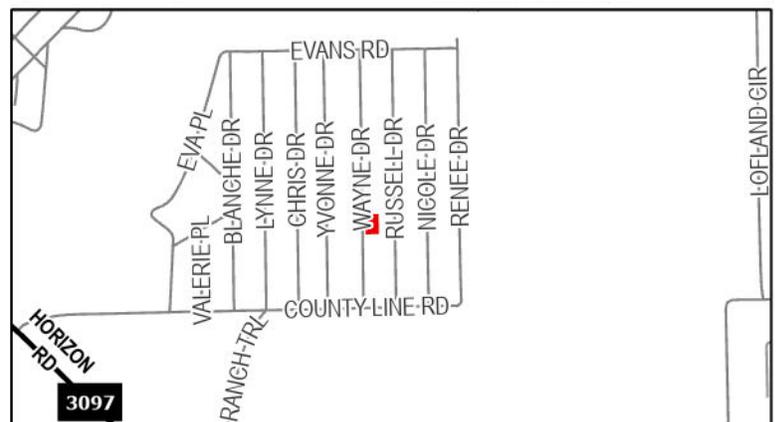
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2025-019
Case Name: Specific Use Permit (SUP) for a Detached Garage
Case Type: Planned Development District 75
Zoning: (PD-75)
 251 Wayne Drive
Case Address:

Date Saved: 4/21/2025
 For Questions on this Case Call (972) 771-7745

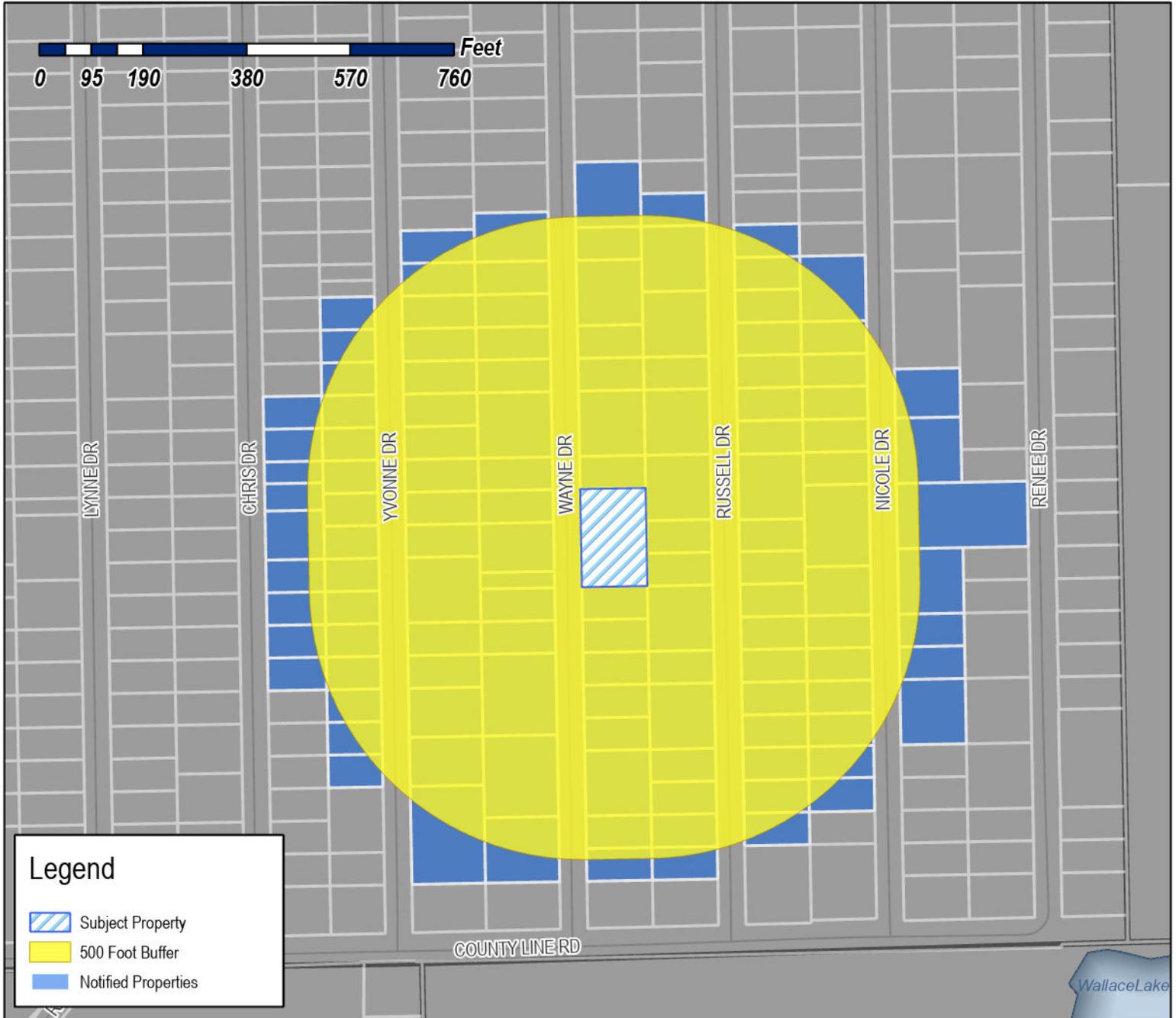




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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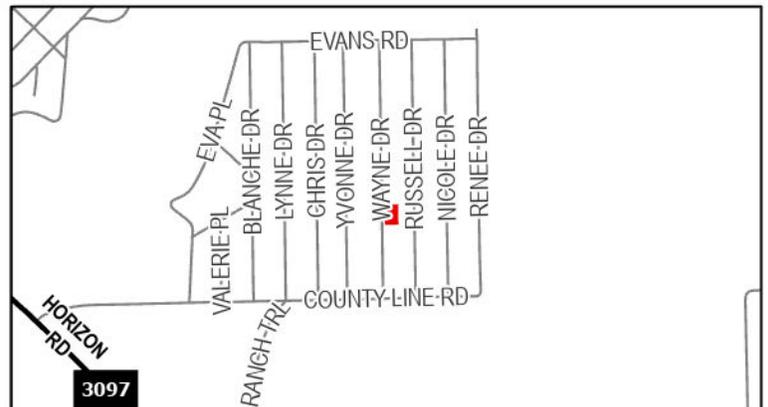
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Case Number: Z2025-019
Case Name: Specific Use Permit (SUP) for a Detached Garage
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 251 Wayne Drive

Date Saved: 4/21/2025

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



PUENTES VICENTE & REINA CARDONA
1006 DOVE DRIVE
GARLAND, TX 75040

GONZALES JOSE & INES
1059 LOCAL VISTA DR
DALLAS, TX 75217

SALAS MARIA
109 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HABITAT FOR HUMANITY
1101 RIDGE RD
ROCKWALL, TX 75087

GAMBOA SOCORRO
114 W RIDGEWOOD DR
GARLAND, TX 75041

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY RD 2278
QUINLAN, TX 75474

RESIDENT
125 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
128 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
132 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
133 RUSSELLDR
ROCKWALL, TX 75087

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

RUIZ CECILIA HOLGUIN-
140 YVONNE DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

JONES CHARLES WILLARD
141 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
142 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
143 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
143 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
152 NICOLEDR
ROCKWALL, TX 75087

JUAREZ MARIA GUADALUPE SANDOVAL &
JAIME ALEJANDRO ROMAN ESTRADA
154 DIANA DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
155 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
157 WAYNEDR
ROCKWALL, TX 75087

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA
160 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
164 NICOLEDR
ROCKWALL, TX 75087

MARTINEZ JOSE G
165 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
167 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
168 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
169 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
176 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
180 YVONNEDR
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RESIDENT
181 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
182 RUSSELLDR
ROCKWALL, TX 75087

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

YANEZ FERNANDO AND
JUAN A YANEZ
183 YVONNE
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &
KARLA CAMACHO
190 YVONNE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

RESIDENT
193 CHRISDR
ROCKWALL, TX 75087

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

RESIDENT
195 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
195 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
195 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
196 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
198 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
198 RUSSELLDR
ROCKWALL, TX 75087

RAMIREZ RUBIN & MARTHA
200 CHAMBERLAIN DR
FATE, TX 75189

YANEZ JUAN
201 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
203 CHRISDR
ROCKWALL, TX 75087

RESIDENT
204 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
204 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
207 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
208 NICOLEDR
ROCKWALL, TX 75087

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
210 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
211 WAYNEDR
ROCKWALL, TX 75087

CRUZ MARIA D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO MARTINEZ
212 LYNNE DR ROCKWALL
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ
PEREZ
213 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
215 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
216 WAYNEDR
ROCKWALL, TX 75087

GALAVIZ JANICE MAYRET ORTEGA & EDGAR
MARGARITO SORIANO BECERRA
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
223 RUSSELLDR
ROCKWALL, TX 75087

MAZARIEGOS ROMULO AND ESTELA
224 YVONNE DR
ROCKWALL, TX 75032

GURRUSQUIETA CELIA
225 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
226 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
227 WAYNEDR
ROCKWALL, TX 75087

KENDALL LEAH T
227 YVONNE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
2308 WHITE RD
HEATH, TX 75032

HERNANDEZ GUILLERMINA
231 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
235 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
236 WAYNEDR
ROCKWALL, TX 75087

RAMIREZ MELESIO
236 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
238 RUSSELLDR
ROCKWALL, TX 75087

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

RESIDENT
247 RUSSELLDR
ROCKWALL, TX 75087

GUARDIOLA GUADALUPE J
247 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
248 RUSSELLDR
ROCKWALL, TX 75087

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

SMITH ROY
248 WAYNE DR
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ
249 YVONNE
ROCKWALL, TX 75032

RESIDENT
250 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
250 RENEEDR
ROCKWALL, TX 75087

RESIDENT
250 YVONNEDR
ROCKWALL, TX 75087

CERVANTES LUIS & ELSA
251 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
259 CHRISDR
ROCKWALL, TX 75087

RESIDENT
259 YVONNEDR
ROCKWALL, TX 75087

DODSON CHARLES & GLENDA
260 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
262 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
264 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
267 CHRISDR
ROCKWALL, TX 75087

RESIDENT
269 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
271 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
274 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
274 YVONNEDR
ROCKWALL, TX 75087

LINDOP JOYCE ANN
274 WAYNE DR
ROCKWALL, TX 75032

MORENO RICARDO
275 CHRIS DR
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA
275 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
281 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
283 NICOLEDR
ROCKWALL, TX 75087

JIMENEZ RICARDO & ALMA
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
285 RUSSELLDR
ROCKWALL, TX 75087

RICO ANTONIO
286 YVONNE DR
ROCKWALL, TX 75032

SLEDGE PATTI RENE
287 CHRIS DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &
JESUS SANCHEZ
293 YVONNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
296 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
298 YVONNEDR
ROCKWALL, TX 75087

GARCIA RICARDO
298 WAYNE DR
ROCKWALL, TX 75032

GUERRERO JUAN
299 RUSSELL DR
ROCKWALL, TX 75032

GUERRERO JUAN
299 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLEDR
ROCKWALL, TX 75087

MACIEL JENNIFER E
303 WAYNE DR
ROCKWALL, TX 75032

ROMERO JOSE ALEJANDRO GONZALES AND
MAYRANI MARTINEZ
307 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
308 YVONNEDR
ROCKWALL, TX 75087

ARCINIEGA D ODIN A
310 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
311 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
312 NICOLEDR
ROCKWALL, TX 75087

RESIDENT
313 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
314 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
318 YVONNEDR
ROCKWALL, TX 75087

RESIDENT
321 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
321 WAYNEDR
ROCKWALL, TX 75087

CARRILLO GERARDO AND MARIA GUADALUPE
ENRIQUEZ VEGA
321 Yvonne Dr
Rockwall, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I
322 RUSSELL DR
ROCKWALL, TX 75032

VILLALBA-MARTINEZ EDUARDO AND KARINA
LILIANA ZUBIA-FLORES
3225 MOON DR
MESQUITE, TX 75150

HERNANDEZ YERICA V CARRIZALES
326 WAYNE
ROCKWALL, TX 75032

RESIDENT
331 YVONNEDR
ROCKWALL, TX 75087

GODINEZ INOCENTE AND
CORDELIA ESPERANZA MONROY TUMIN
334 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
335 RUSSELLDR
ROCKWALL, TX 75087

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RUBIO LORENA & ALEJANDRO
3371 STATE HIGHWAY 276
ROCKWALL, TX 75032

SOSA LORENA
338 WAYNE DR
ROCKWALL, TX 75032

MOLINA JAIME
340 YVONNE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

SAAVEDRA SILVIA
343 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
345 WAYNEDR
ROCKWALL, TX 75087

RESIDENT
346 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
347 RUSSELLDR
ROCKWALL, TX 75087

ESTRADA ARMANDO AND
ERIKA DIAZ DE LEON
349 YVONNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
359 RUSSELLDR
ROCKWALL, TX 75087

BRYANT JERRY LYNN
366 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
370 RUSSELLDR
ROCKWALL, TX 75087

RESIDENT
371 WAYNEDR
ROCKWALL, TX 75087

CARRENZA ALEJANDRO AND MARIA
GUADALUPE
382 PERCH RD
ROCKWALL, TX 75032

RESENDIZ ESTELA
385 WAYNE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL
4427 FM 550
ROYSE CITY, TX 75189

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

ALVAREZ JORGE L GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

M6 HOME LLC
SEWDAT PERSAUD
521 Cove Ridge Rd W
Rockwall, TX 75032

VELASQUEZ JORGE AND
JUANA VELASQUEZ
543 BASS RD
ROCKWALL, TX 75032

GALICIA VANESSA
5801 LAKE HUBBARD PKWY APT 103
GARLAND, TX 75043

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

QUEZADA ANA
800 LAKE CAROLYN PKWY APT 130
IRVING, TX 75039

EMZ REAL ESTATE SERIES 2
9110 TAMPAS LN
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

BARRON GILDARDO
P.O. BOX 2044
ROCKWALL, TX 75087

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-019: Specific Use Permit (SUP) for an Accessory Building at 251 Wayne Drive

Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* that does not meet the minimum requirements on a 0.165-acre parcel of land identified Lot 1219 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 251 Wayne Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM -----

Case No. Z2025-019: Specific Use Permit (SUP) for an Accessory Building at 251 Wayne Drive

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

04/14/2025

City of Rockwall Planning and Zoning Board

385 S. Goliad St

Rockwall, TX 75087

RE: Shed Renovation and Expansion Approval Request 251 Wayne Dr

Dear Planning and Zoning Board,

We are writing to inform you of our intent to renovate and expand the outdoor shed located on our residential property. Our current shed has significantly deteriorated over time and is no longer suitable for storing our personal belongings. As a result, we have had to keep many items on our backyard covered porch, where they remain exposed to weather conditions.

To address this issue, we plan to construct a new and improved shed with a width of 25 feet and a length of 40 feet, placed on a concrete foundation. The new structure will not only provide secure storage for our household belongings but will also be large enough to accommodate our vehicles, which have suffered exterior damage due to prolonged exposure to the elements. We also want to ensure we have a suitable space to protect any future vehicles we may purchase.

Additionally, we have been victims of theft in the past, which makes secure storage a priority for our family. I work in interior trim work and carpentry and own several valuable tools and machines that are essential to my trade. Having a secure, weather-protected structure is critical for both protecting these items and supporting our livelihood.

We hope for your consideration and approval of this renovation and expansion project so that we can better secure our property and maintain the integrity of our home environment.

Thank you for your time and attention to this matter. Please feel free to contact me if you require any additional information.

Sincerely, Luis Cervantes



251 Wayne Dr. Rockwall, TX 75087
Show search results for 251 Wayne D...

20X35

110
116

700sf - 1000sf

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A 0.4950-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS 1208, 1209, AND 1210 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Luis and Elsa Cervantes for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.4950-acre parcel of land identified as Lots 1208, 1209, and 1210 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 251 Wayne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] and Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Detached Garage* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Detached Garage* shall not exceed a maximum size of 1,000 SF.
- 3) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 4) No additional *Detached Garages* or *Accessory Buildings* may be constructed on the *Subject Property*.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF JUNE, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 19, 2025

2nd Reading: June 2, 2025

Exhibit 'A':
Location Map

Address: 251 Wayne Drive

Legal Description: Lots 1208, 1209, and 1210 of the Rockwall Lake Estates #2 Addition

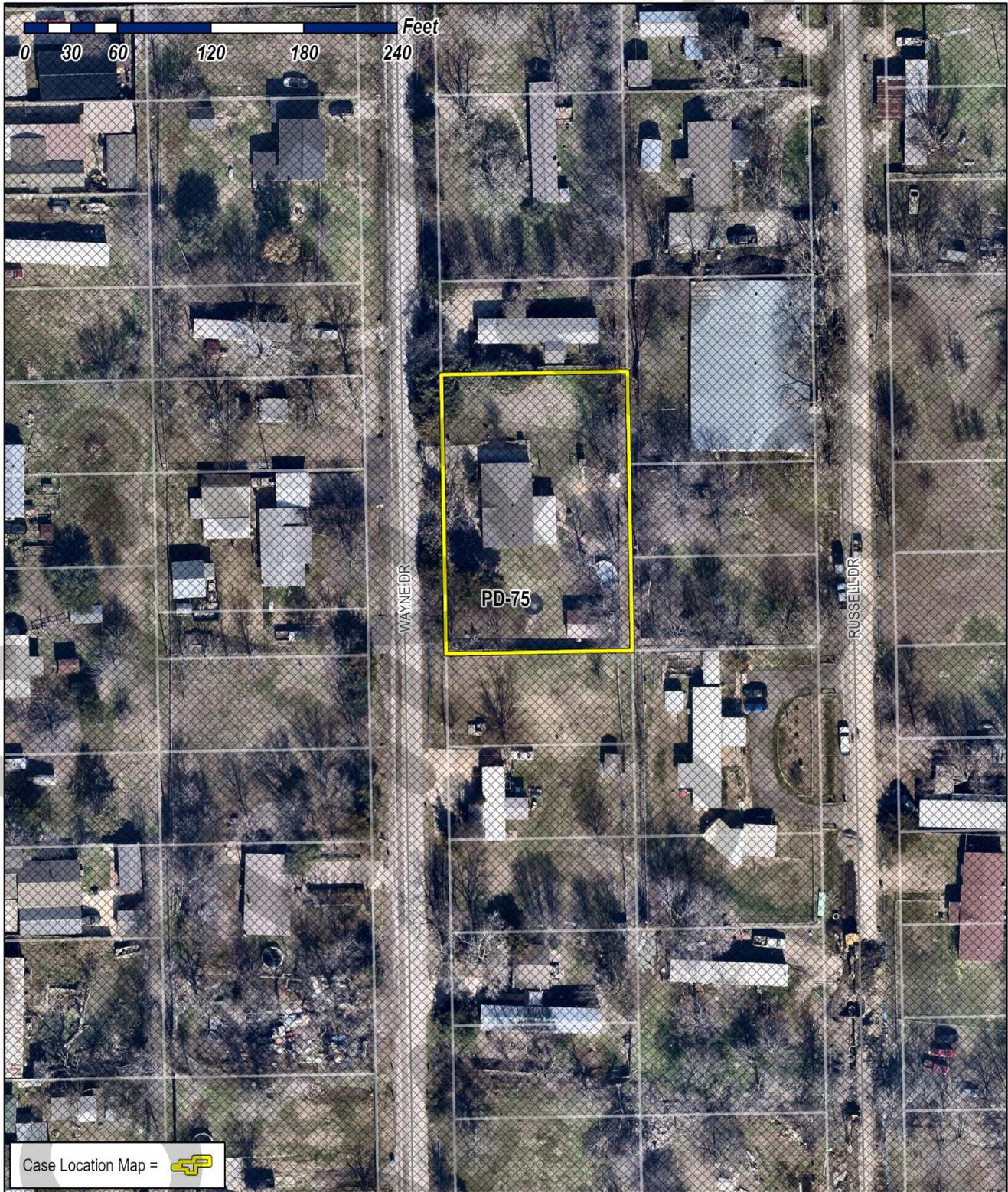


Exhibit 'B':
Site Plan



700sf - 1000sf



CITY OF ROCKWALL

PLANNING AND ZONING MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 13, 2025
APPLICANT: Luis and Elsa Cervantes
SUBJECT: Z2025-019; *Specific Use Permit (SUP) for an Accessory Building at 251 Wayne Drive*

On April 29, 2025, the applicants -- *Luis and Elsa Cervantes* -- sent an email to staff requesting to withdraw *Case No. Z2025-019 (see Exhibit 'A')*. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw. Should the Planning and Zoning Commission have any questions, staff will be available at the May 13, 2025 meeting.

Exhibit 'A': Applicant's Letter

From: [Luis Cervantes](#)
To: [Guevara, Angelica](#)
Subject: Luis & Elsa Cervantes
Date: Tuesday, April 29, 2025 10:43:45 AM

To whom it may concern

I am the owner at 251 Wayne Dr, Rockwall, TX 75032 i had requested a permit to be able to build a storage/ garge on my property, I am informing that I no longer will our want to continue with the build. I want to cancel the permit and want to say thank you for your time. We want to cancel it completely.

Sincerely
Luis & Elsa Cervantes



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 19, 2025
APPLICANT: Luis and Elsa Cervantes
SUBJECT: Z2025-019; *Specific Use Permit (SUP) for a Detached Garage at 251 Wayne Drive*

On April 29, 2025, the applicants – *Luis and Elsa Cervantes* -- sent an email to staff requesting to withdraw *Case No. Z2025-019*. On May 13, 2025, the Planning and Zoning Commission held a public hearing on *Case No. Z2025-019*, and approved a motion to accept the applicant's request to withdraw. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the City Council will need to vote on the applicant's request to withdraw. Should the City Council have any questions, staff will be available at the May 9, 2025 meeting.

Exhibit 'A': Applicant's Letter

From: [Luis Cervantes](#)
To: [Guevara, Angelica](#)
Subject: Luis & Elsa Cervantes
Date: Tuesday, April 29, 2025 10:43:45 AM

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Sincerely
Luis & Elsa Cervantes

From: [Luis Cervantes](#)
To: [Guevara, Angelica](#)
Subject: Luis & Elsa Cervantes
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Luis & Elsa Cervantes