



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 PLAN/ELEVATIONS/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 340 Evans Rd. Rockwall TX 75032
SUBDIVISION Lake Rockwall States East Addition LOT 1 BLOCK 1
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>Shirley Soto</u>	<input type="checkbox"/> APPLICANT	<u>PAUL ARLE</u>
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>453 Lynne Dr</u>	ADDRESS	<u>5807 Ranger Dr</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX 75032</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

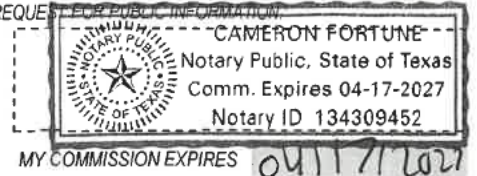
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto H [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 2021. 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 INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June, 2021.

OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune



MY COMMISSION EXPIRES 04/17/2027

0 20 40 80 120 160 Feet

Z2025-034: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road

PD-101

EVANS RD

PD-75

WAYNE 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.

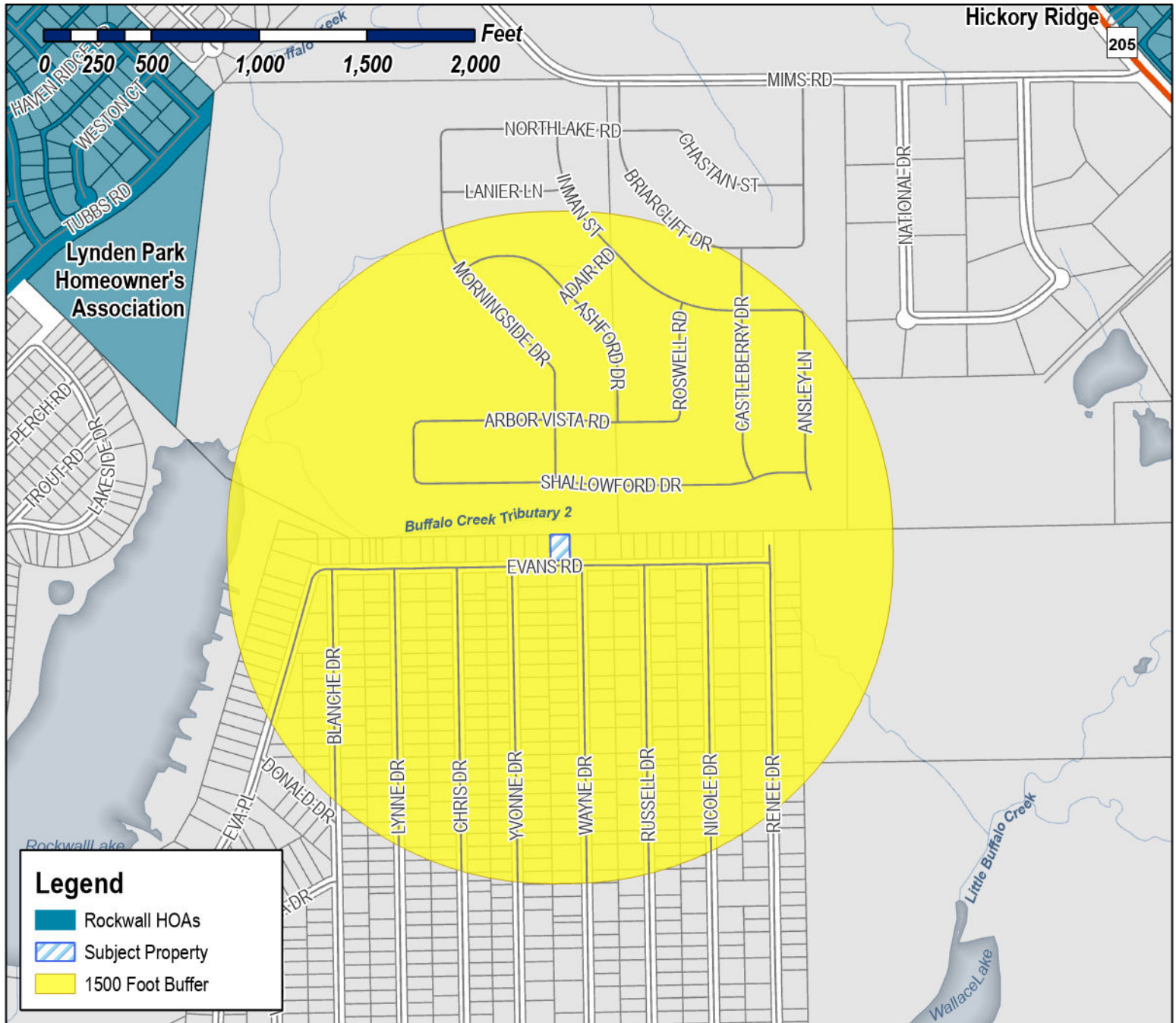




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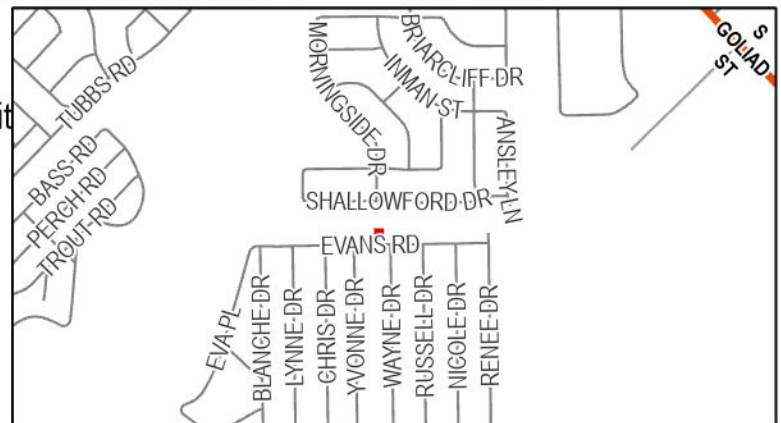
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Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 340 Evans Road

Date Saved: 6/12/2025

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

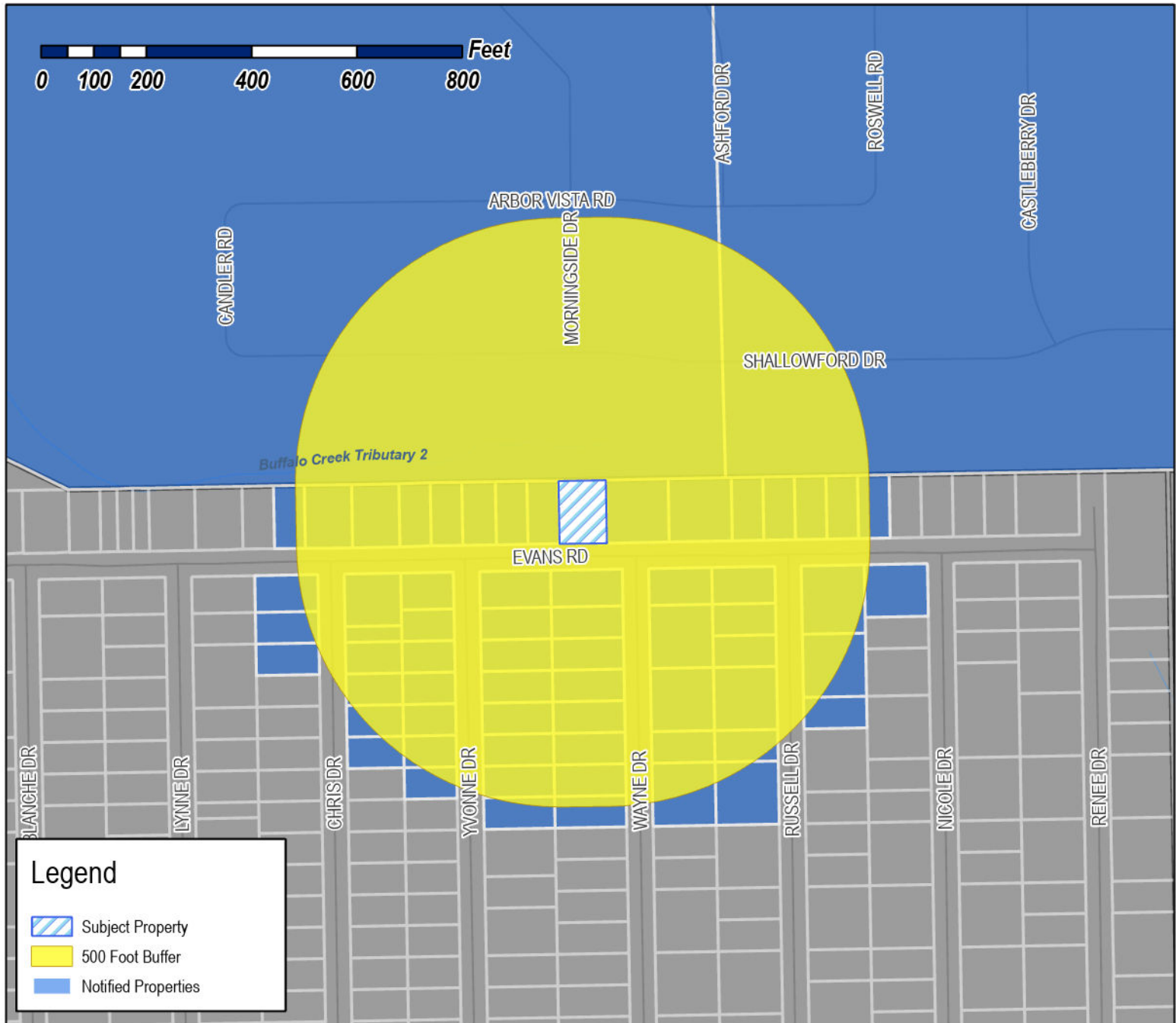




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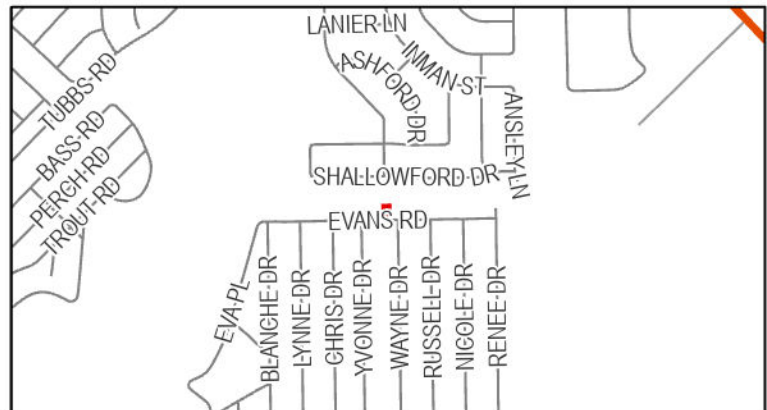
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SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 The Lakes Blvd Ste 200 Bldg C
Pflugerville, TX 78660

QUEST TRUST COMPANY FBO SUNITHA REPALA
IRA # 3577221
17171 PARK ROW STE 100
HOUSTON, TX 77084

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

RODRIGUEZ ROMAN
220 EVANS RD
ROCKWALL, TX 75032

LOS PINOS CUSTOM HOMES LLC
2313 LA COSTA DR
ROWLETT, TX 75088

RESIDENT
234 EVANS RD
ROCKWALL, TX 75087

MEJIA RAMIRO
244 EVANS RD
ROCKWALL, TX 75032

RESIDENT
266 EVANS RD
ROCKWALL, TX 75087

SAULS AND BROS COMPANY LLC
2716 GREENHILL DRIVE
MESQUITE, TX 75150

PEREZ MARCOS AND MARIA ELVA GACHUZO
VELAZQUEZ
290 EVANS
ROCKWALL, TX 75032

RESIDENT
302 EVANS RD
ROCKWALL, TX 75087

SILVA JORGE & ELIZABETH
3078 S FM 551
ROYSE CITY, TX 75189

BALDERAS GREGORY
310 EVANS RD
ROCKWALL, TX 75032

ACOSTA FABIAN AND GLADYS CELENE
QUINONEZ
322 EVANS RD
ROCKWALL, TX 75032

MAZARIEGOS EDGAR A AND SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

RESIDENT
340 EVANS RD
ROCKWALL, TX 75087

RESIDENT
358 EVANS RD
ROCKWALL, TX 75087

LUMPKINS JOHN E & STEPHANIE L
376 EVANS RD
ROCKWALL, TX 75032

GONZALEZ NORMA PATRICIA SOLIS
388 EVANS RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO
397 CHRIS DR
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA
400 EVANS RD
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA
400 EVANS RD
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ
406 EVANS
ROCKWALL, TX 75032

RESIDENT
412 EVANS RD
ROCKWALL, TX 75087

RESIDENT
418 EVANS RD
ROCKWALL, TX 75087

GREENVILLE E-Z RENT LLC
430 Renee Dr
Rockwall, TX 75032

HERNANDEZ SHIRLEY SOTO
433 LYNNE DR
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES
441 LYNNE DRIVE
ROCKWALL, TX 75032

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

MARTINEZ MARIO CRUZ
461 YVONNE DR
ROCKWALL, TX 75032

CRUZ MARIO
461 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
466 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
470 RUSSELL DR
ROCKWALL, TX 75087

RESIDENT
470 YVONNE DR
ROCKWALL, TX 75087

RESIDENT
471 YVONNE DR
ROCKWALL, TX 75087

POWERS JOHNNY M AND
STACEY T POWERS
471 WAYNE DR
ROCKWALL, TX 75032

MORENO LUIS NOE
474 BASS ROAD
ROCKWALL, TX 75032

MORENO KEVIN ALEGANDRO & HEATHER
ALYSSA MICHELLE
474 WAYNE DR
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA
479 CHRIS DR
ROCKWALL, TX 75032

ALONSO ELEASAR &
BENITO GAMEZ
482 WAYNE DR
ROCKWALL, TX 75032

GUEVARA MARIA
482 YVONNE DRIVE
ROCKWALL, TX 75032

VIERA EUSEVIO ZAPATA AND FELICITAS
MARTINEZ-AGUILAR
485 YVONNE DR
ROCKWALL, TX 75032

PAYNE MILDRED IRENE
487 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
488 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
491 YVONNE DR
ROCKWALL, TX 75087

CASTILLO SIXTO & MARIA
491 CHRIS DR
ROCKWALL, TX 75032

GONZALEZ HIPOLITO CANTU AND
FANIA GARCIA
494 RUSSELL LOT 1252
ROCKWALL, TX 75032

ARROYO REYES
499 RUSSELL DR
ROCKWALL, TX 75032

PARRISH KENNETH LEE JR AND
JUDITH GAIL WOOD
499 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ CARMELITA NOEMI
500 YVONNE DR
ROCKWALL, TX 75032

VELASQUEZ LORENA
501 CHRIS DRIVE
ROCKWALL, TX 75033

MARTINEZ PEDRO & MARIA CELIA
506 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN
509 YVONNE DR
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA
5112 WOLVERTON CT
GARLAND, TX 75043

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75087

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75087

AYALA FRANCISCO & MARIA
513 RUSSELL DR
ROCKWALL, TX 75032

LEON VANESSA RANGEL
514 YVONNE DR
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA
GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

MARTINEZ DAVID
516 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
518 RUSSELL DR
ROCKWALL, TX 75087

JIMENEZ LEONARDO
5201 KELSO LN
GARLAND, TX 75043

RESIDENT
521 YVONNE DR
ROCKWALL, TX 75087

VASQUEZ JAVIER AND LILIANA
524 YVONNE DR
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ
525 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
528 CHRIS DR
ROCKWALL, TX 75087

DIAZ MANUEL & ROSARIO
528 WAYNE DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
531 YVONNE DR
ROCKWALL, TX 75087

RESIDENT
534 YVONNE DR
ROCKWALL, TX 75087

RETANA JUAN &
YENY RUBIO
535 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
536 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
537 RUSSELL DR
ROCKWALL, TX 75087

RODRIGUEZ ROMAN
540 CHRIS DR
ROCKWALL, TX 75032

DELGADO JUAN E & MARIA L
541 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
544 YVONNE DR
ROCKWALL, TX 75087

ANDREWS TRESIA AND KENNETH
547 WAYNE DR
ROCKWALL, TX 75032

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

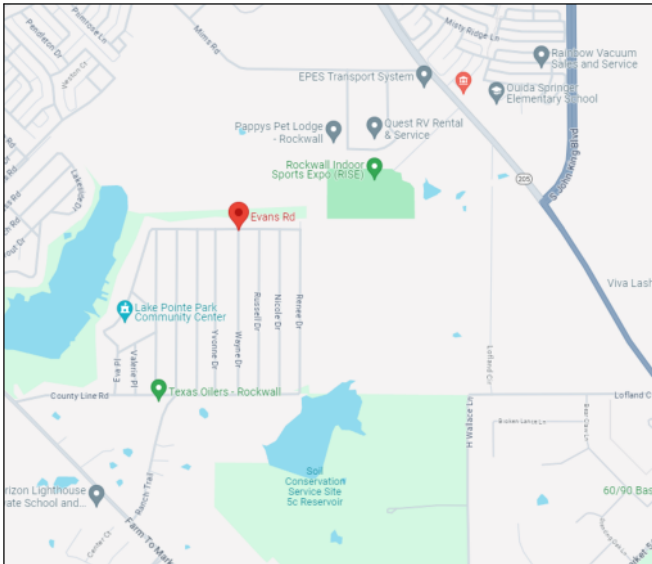
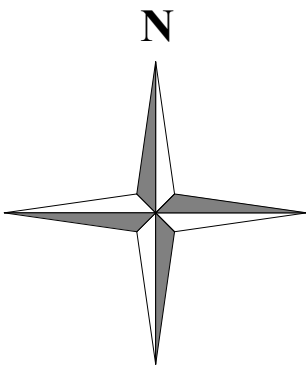
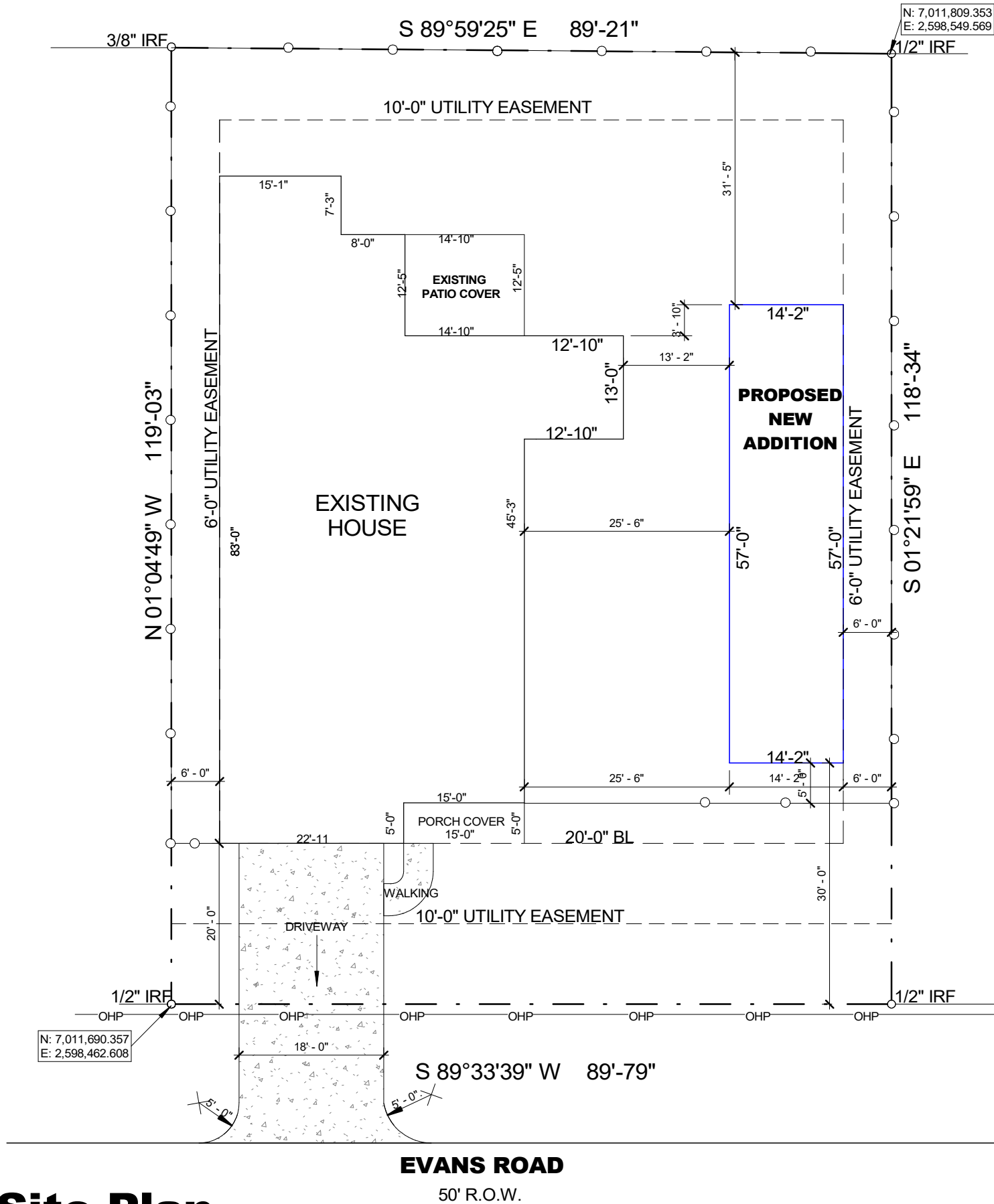
ARRIAGA GREGORIA
548 WAYNE ST
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS
552 RUSSELL DR
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA
600 POETRY RD
ROYSE CTY, TX 75189

HUERTA JOSE AND MARIA
848 SMITH ACRES DR
ROYSE CITY, TX 75189

SAFRA PROPERTIES INC
PO BOX 69
ROCKWALL, TX 75087



VICINITY MAP

**340 EVANS RD
ROCKWALL, TX 75032**

Existing Floor Plan	2,417.5 SG/FT
Existing Garage	469.4 SG/FT
Existing Porch Cover	75 SG/FT
Existing Patio Cover	344.1 SG/FT
Proposed New Addition First Floor	808 SG/FT
Proposed New Addition Second Floor	753 SG/FT
Total New Construction	1,561 SG/FT
Country	Rockwall
City	Rockwall
Lot Area	0.24 ACRES
Max Lot Coverage	45%
Lot Coverage	38.7%

1 Site Plan

1/16" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

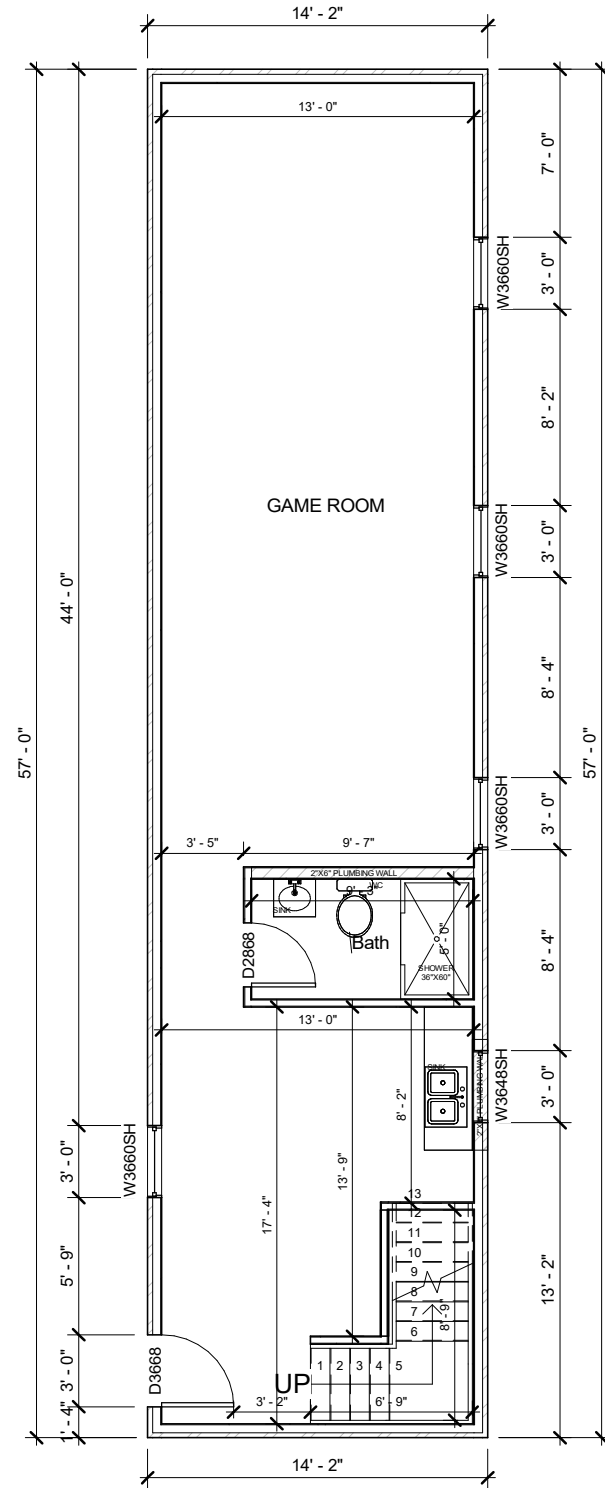
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1,BLOCK 1

SITE PLAN

Project number:
Date: 06/10/2025
Scale: 1/16" = 1'-0"
Drawn by: Projects & Construction Araque



Door Schedule First Floor			
Level	Mark	Width	Height
First Floor	D2868	2' - 8"	6' - 8"
First Floor	D3668	3' - 0"	6' - 8"
Grand total: 2			

Window Schedule First Floor			
Level	Mark	Height	Width
First Floor	W3648SH	6' - 0"	3' - 0"
First Floor	W3660SH	6' - 0"	3' - 0"
Grand total: 5			

1

Proposed First Floor

1/8" = 1'-0"



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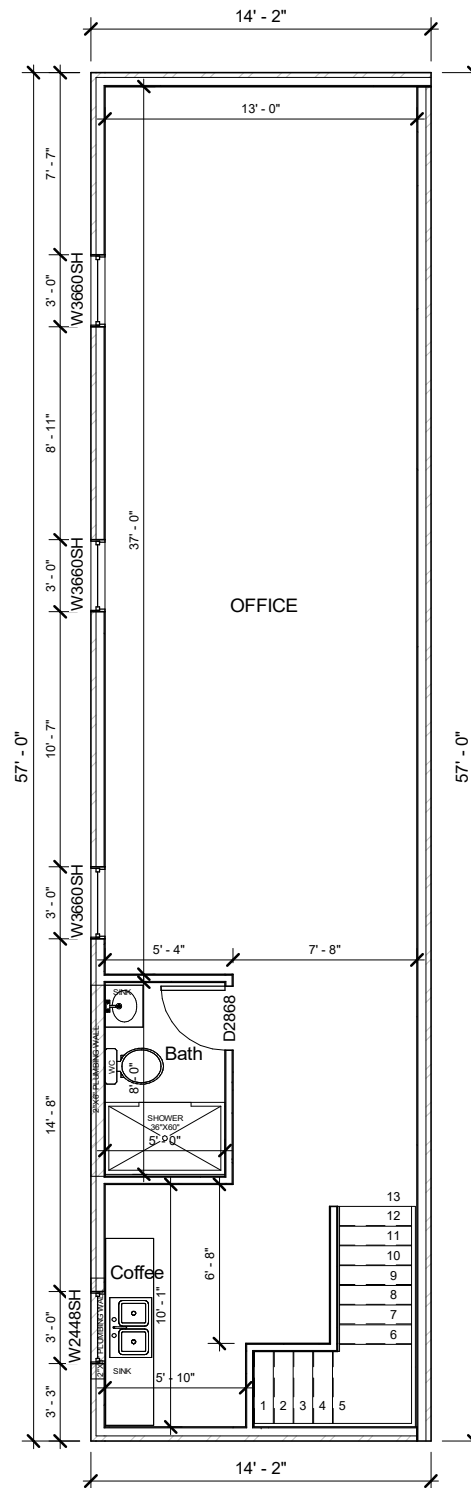
Project Name & Address

340 EVANS RD
ROCKWALL, TX 75032

Legal Description

LOT 1179

FIRST FLOOR PLAN	
Project number:	
Date:	06/10/2025
Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque	



1 Proposed Second Floor

1/8" = 1'-0"

Door Schedule Second Floor			
Level	Mark	Width	Height

Second Floor	D2868	2' - 8"	6' - 8"
Grand total: 1			

Window Schedule Second Floor			
Level	Mark	Height	Width

Second Floor	W2448SH	6' - 0"	3' - 0"
Second Floor	W3660SH	6' - 0"	3' - 0"
Grand total: 4			



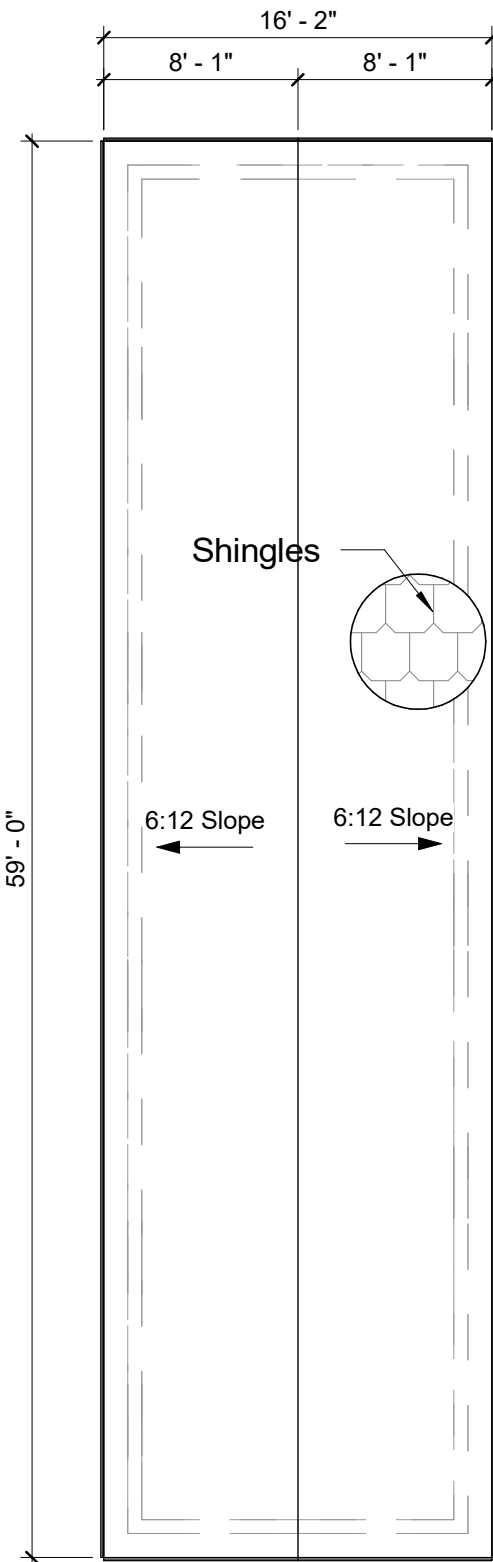
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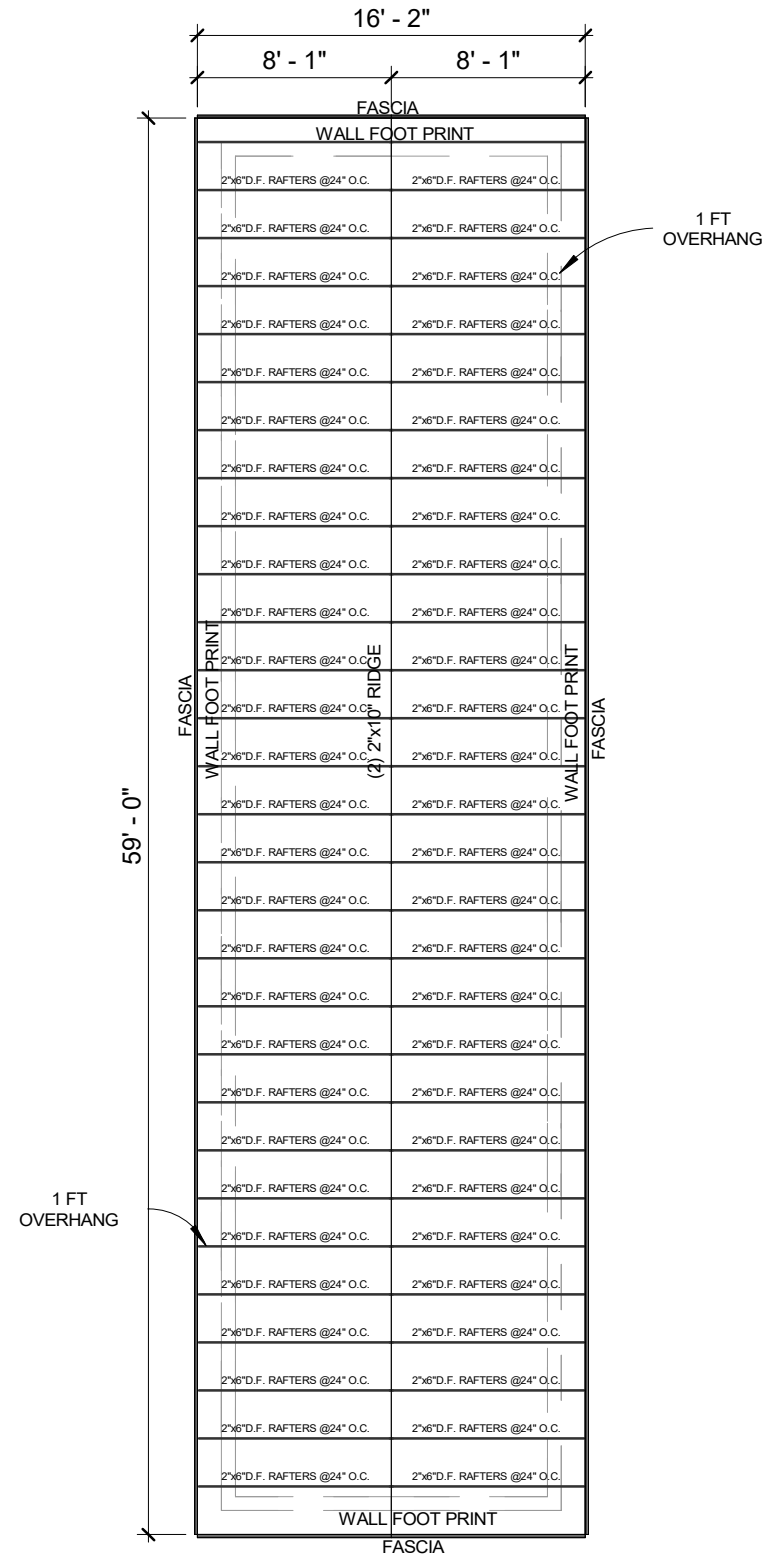
Project Name & Address
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ROCKWALL, TX 75032
Legal Description
LOT 1179

SECOND FLOOR PLAN

Project number:	
Date: 06/10/2025	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	



1 Roof Plan
1/8" = 1'-0"



2 Rafter Roof
1/8" = 1'-0"



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ROCKWALL, TX 75032
Legal Description
LOT 1179

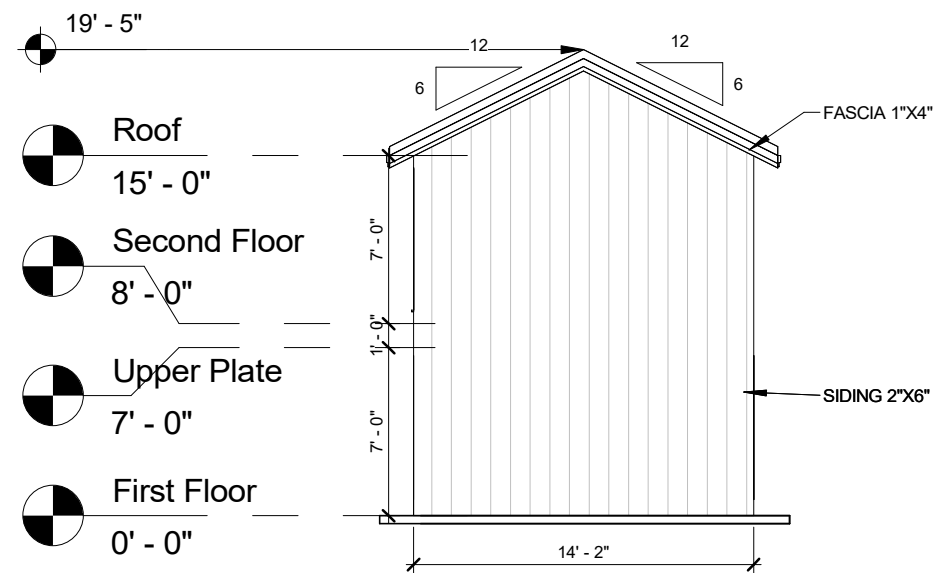
ROOF

Project number:

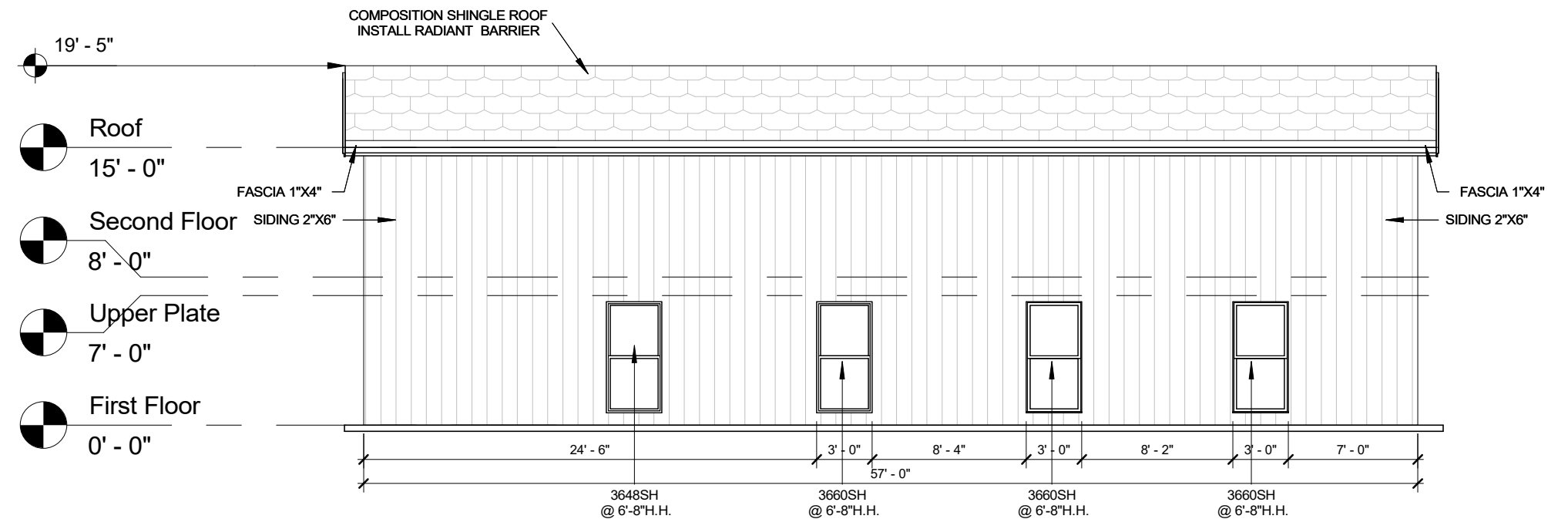
Date: 06/10/2025

Drawn by: Projects & Construction Araque

Scale 1/8" = 1'-0"



1 Front Elevation



2 Right Elevation



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ELEVATIONS

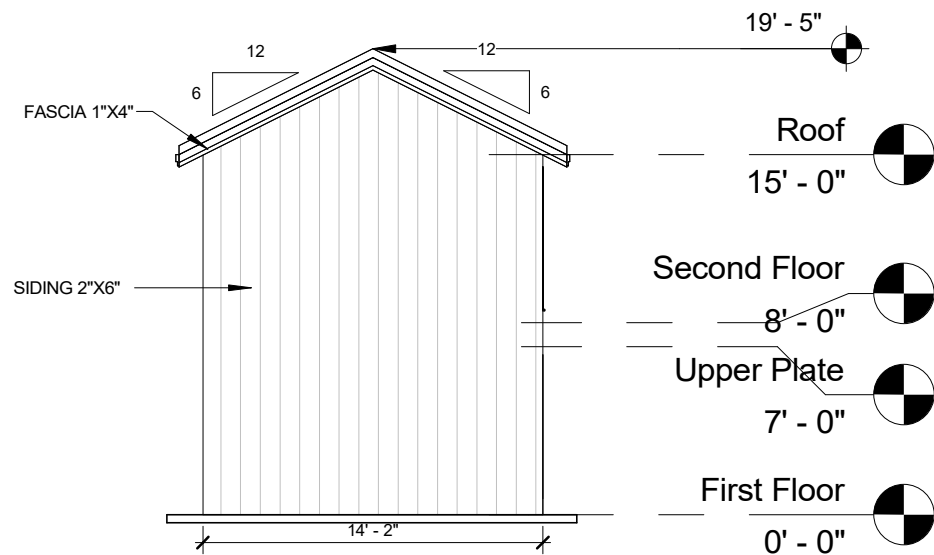
Project number:

Date:	06/10/2025
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Scale	1/8" = 1'-0"
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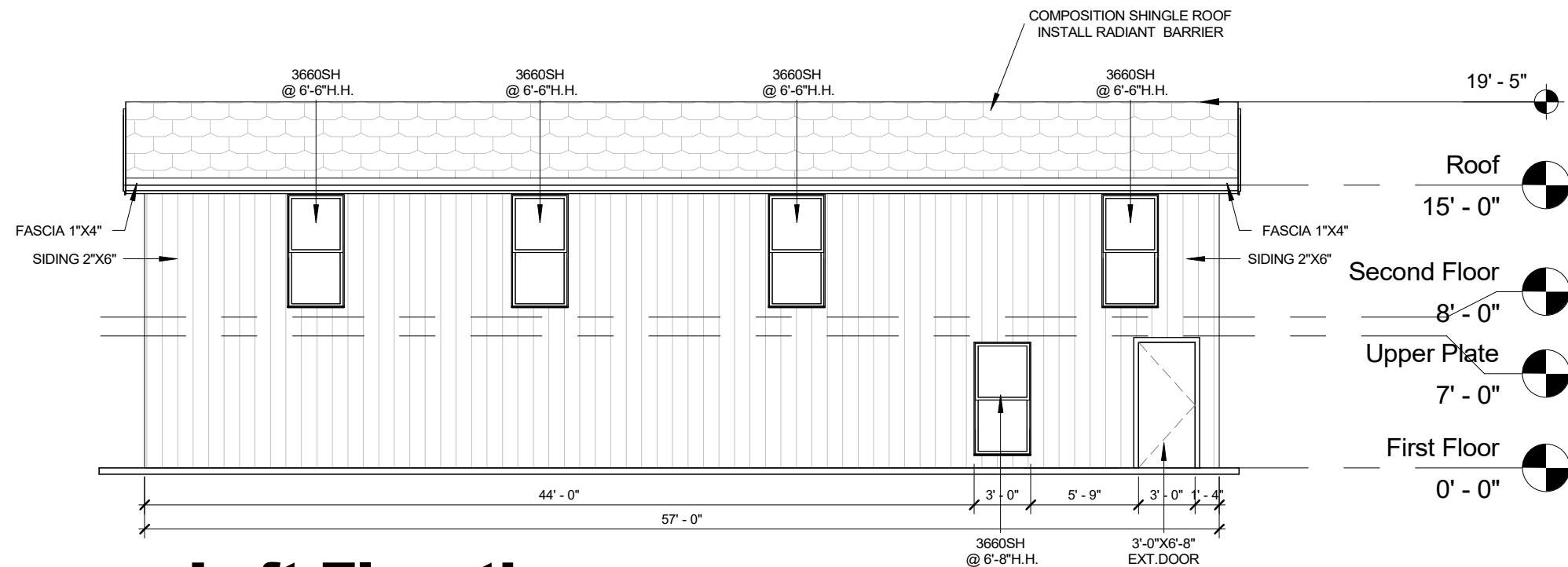
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9



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032
Legal Description
LOT 1179

ELEVATIONS

Project number:

Date: 06/10/2025

Drawn by: Projects & Construction Araque

Scale 1/8" = 1'-0"

9.1