



**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) <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 302 Evans RD

SUBDIVISION \_\_\_\_\_ LOT 1102 BLOCK \_\_\_\_\_

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

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

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Saul Perez</u>	CONTACT PERSON	_____
ADDRESS	<u>2716 Greenhill Dr.</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Mesquite, TX 75150</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 - 282 - 1159</u>	PHONE	_____
E-MAIL	<u>saulperez46@gmail.com</u>	E-MAIL	_____

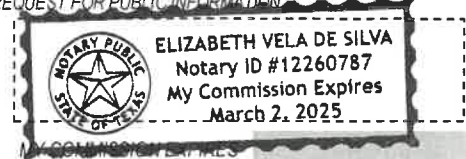
### NOTARY VERIFICATION [REQUIRED]

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

<sup>1</sup> 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 \$ 400.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF April, 2024 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 9 DAY OF April, 2024  
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Elizabeth Veladez





# 302 Evans Road

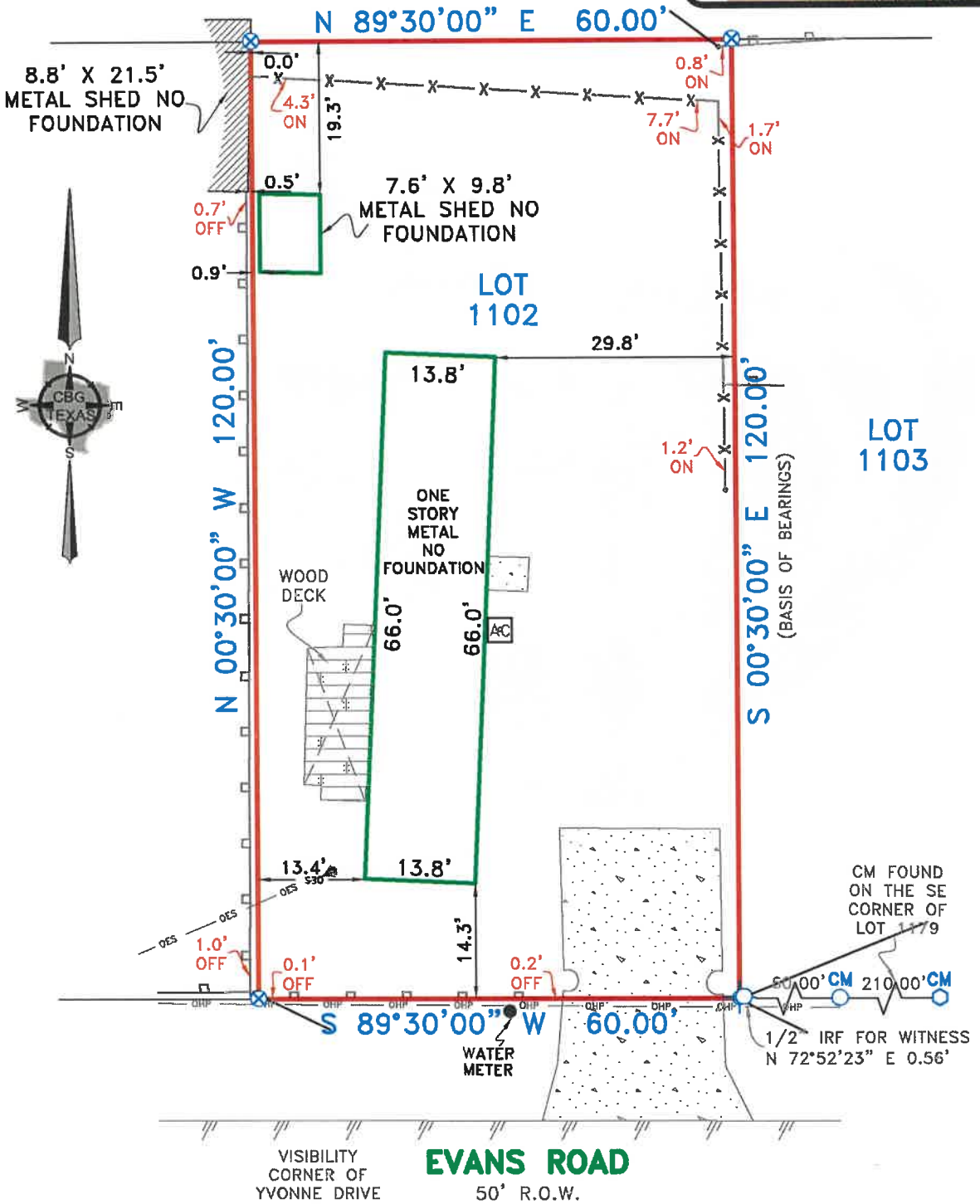
Lot 1102, Rockwall Lake Properties Development, No. 2 In Rockwall County, Texas, according to the map thereof, as Recorded in Slide A, Page 79 of the Map Records of Rockwall County, Texas.

ANN W. DEAN  
C.C.F.#. 2023000009137



## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- II— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- ▲ EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by T.H.R. 3 Studio LLC. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: CSD

Scale: 1" = 20'

Date: 02/9/24

GF No.: NA

Job No. 2401790

Accepted by: \_\_\_\_\_  
Purchaser

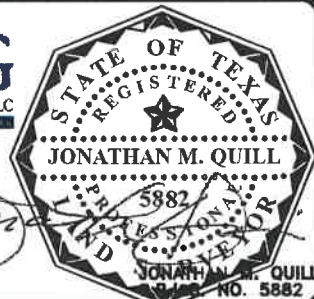
Date: \_\_\_\_\_

\_\_\_\_\_  
Purchaser



**CBG**  
SURVEYING TEXAS LLC

1413 E. IH-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.obgtllc.com



# EVANS PEREZ NEW RESIDENCE

## ISSUE FOR PERMIT

### 04.19.2024

#### PROJECT LOCATION

302 EVANS ROAD  
ROCKWALL, TEXAS 75032

#### PROJECT DESCRIPTION

LOT 1102, ROCKWALL LAKE PROPERTIES DEVELOPMENT, NO 2 IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, AS RECORDED IN SLIDE a, PAGE 79 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS

#### ZONING DESCRIPTION

PD-75

#### LOT COVERAGE

LOT SIZE - (0.17 ACRES) 7,200 SF  
MAX LOT COVERAGE - 45%  
COVERAGE FLOOR AREA - 2,072 SF  
PERCENT LOT COVERAGE - 29%

#### SQUARE FOOTAGE CALCULATIONS

NEW FIRST FLOOR CONDITIONED AREA	1,295 SF
NEW SECOND FLOOR CONDITIONED AREA	1,106 SF
NEW TOTAL CONDITIONED AREA	2,401 SF
NEW UNCONDITIONED AREA (GARAGE)	515 SF
NEW UNCONDITIONED AREA (PATIO)	210 SF
NEW TOTAL UNCONDITIONED AREA	725 SF

#### WATER EFFICIENCY

- AVERAGE FLOW RATE FOR ALL LAVATORY FAUCETS MUST BE LESS THAN OR EQUAL TO 2.0 GALLONS PER MINUTE
- THE AVERAGE FLOW RATE FOR ALL TOILETS MUST BE:
  - LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH
  - BE DUAL FLUSH AND MEET THE REQUIREMENTS OF ASME A 112.19.14;
  - MEET THE U.S. ENVIRONMENTAL PROTECTION AGENCY WATER SENSE SPECIFICATION AND BE CERTIFIED AND LABEL CORRECTLY.
- UTILIZE ENERGY STAR LABELED DISHWASHERS THAT USE 6.0 GALLONS OR LESS PER CYCLE

#### HEAT ISLAND MITIGATION

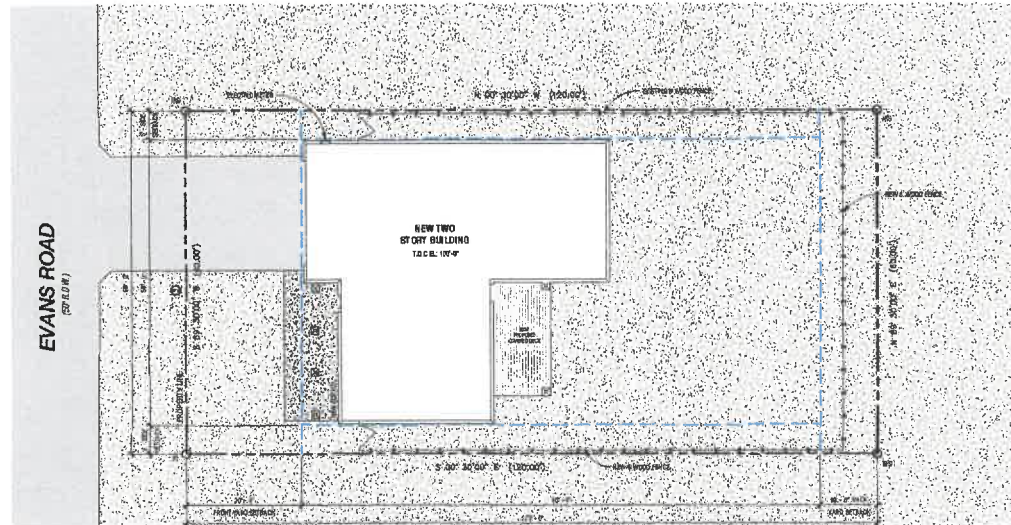
INSTALL FOAM ENCAPSULATED ROOF. (R-22 OR GREATER)

#### INDOOR AIR QUALITY

- AIR FILTERS:
  - AIR FILTERS MUST BE MERV 8 OR GREATER
  - AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE & AIR FLOW
  - AIR FILTER HOUSING MUST BE AIRTIGHT
- CONDITIONED SPACES NEXT TO A GARAGE:
  - PENETRATION SEALED
  - DOORS WEATHER STRIPPED
  - CRACKS AT WALL BASE SEALED

#### INSULATION AND FENESTRATION

- VERTICAL FENESTRATION - U FACTOR  $\leq$  0.40
- SHGC  $\leq$  0.25
- CEILING INSULATION: R-42
- WOOD FRAME WALL: R-13 or 0&10ci
- FLOOR INSULATION: R-13
- HOT WATER PIPE OUTSIDE CONDITIONED SPACE: R-3



SHEET INDEX	
SHEET NO	SHEET NAME
18000 FOR PERMIT 04.19.2024	
04	ARCHITECTURAL
A0.01	COVER SHEET INDEX AND SITE PLAN
A1.01	FIRST FLOOR PLAN (PER II)
A1.02	SECOND FLOOR PLAN (PER II)
A1.10	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A3.01	FOUNDATIONS
A3.02	FOUNDATIONS
A3.03	FOUNDATIONS

01 SITE PLAN



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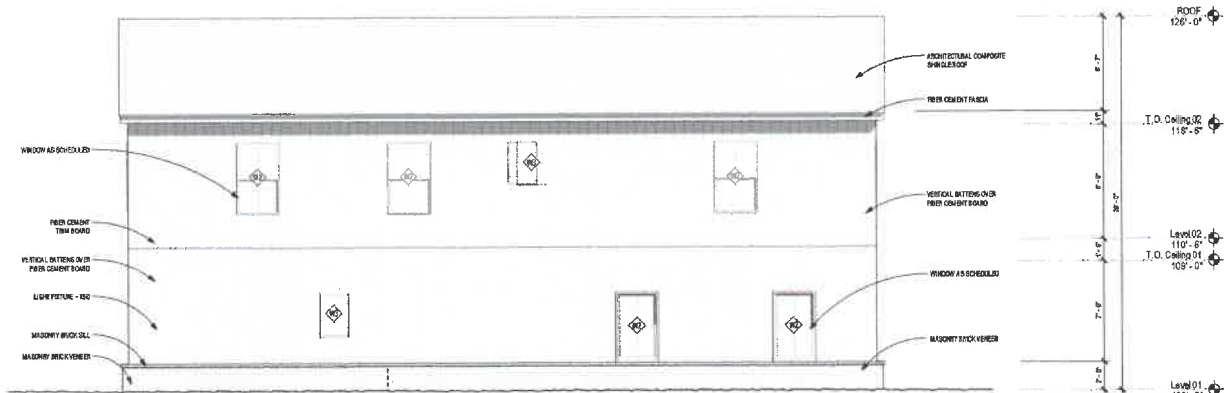
EVANS PEREZ NEW RESIDENCE  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75032

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

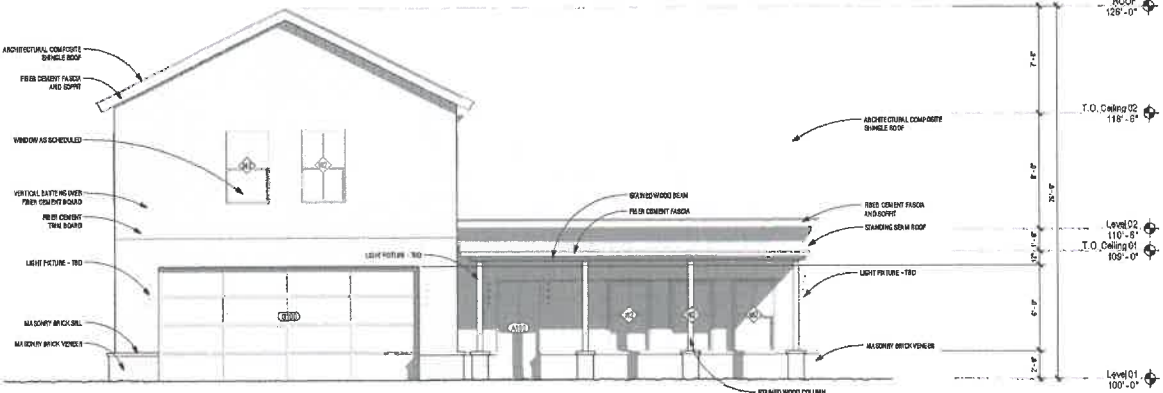
THRSTUDIO NO. 24-004

A0.01  
COVER, SHEET INDEX  
AND SITE PLAN

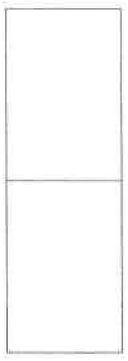
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04.19.2024



**02 | WEST ELEVATION**  
DATE: 04-17-24



**01 | SOUTH ELEVATION**  
DATE: 04-17-24



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**EXTERIOR ELEVATION GENERAL NOTES**

- 1. FINISH ELEVATIONS ARE TO TOP OF CONCRETE FLOOR LINE UNLESS OTHERWISE NOTED.
- 2. DO NOT SHOW JOINTS IN MASONRY UNLESS TO BE SHOWN TYPICAL UNLESS NOTED OTHERWISE.
- 3. THE MATERIAL SPECIFICATIONS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL LIMITS THEY ARE NOT USED TO SHOW SCALE.

**EXTERIOR ELEVATION LEGEND**

- EXISTING MASONRY BRICK VENEER - FINISH, MATCHING EXISTING BRICK. COLOR TBD
- VERTICAL BATTENS OVER FIBER CEMENT BOARD - MATCHING BRICK. EXISTING BRICK. COLOR TBD
- HORIZONTAL SIDING - MATCHING BRICK. EXISTING BRICK. COLOR TBD
- EXTERIOR WALL SECTION LINE
- EXTERIOR WINDOW SILL, ROOF, AND DOOR EAVES
- MASONRY BRICK VENEER

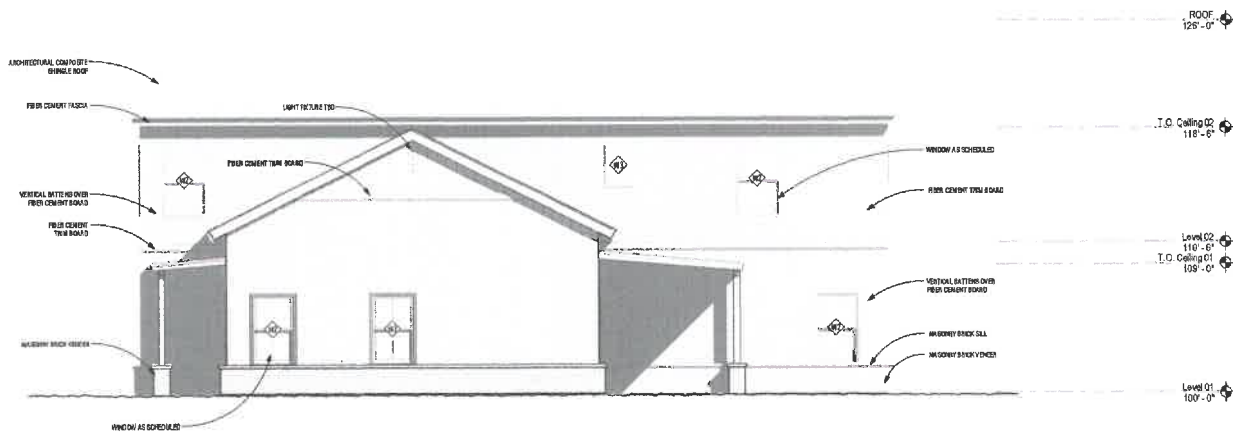
**EXTERIOR ELEVATION NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

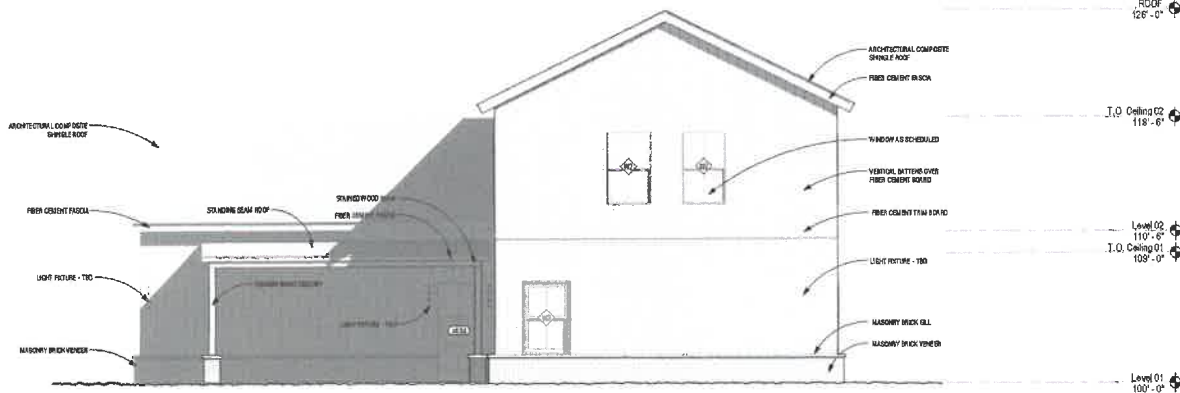
THR STUDIO NO. 24-004

**A2.01**  
EXTERIOR ELEVATIONS

ISSUE FOR PERMIT  
DATE: 04-20-24



**02 | EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 | NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
2. REPAIRS OR NOTCH IN MASONRY VENEER TO BE TYPICAL, UNLESS NOTED OTHERWISE.
3. THE MATERIAL SYMBOLS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL TYPE. THEY ARE NOT USED TO DRAW SCALE.

**EXTERIOR ELEVATION LEGEND**

- [Symbol] SLUING MODULAR BRICK VENEER - PAINTED, FINISH FLOOR BASIS OF DESIGN EXISTING NEURED BRICK, COLOR TBD
- [Symbol] VERTICAL MITE OVER FIBER CEMENT BOARD - PAINTED BASIS OF DESIGN - FINISH FLOOR VERTICAL, FINISH FLOOR COLOR TBD
- [Symbol] HORIZONTAL, BRICK - PAINTED BASIS OF DESIGN - FINISH FLOOR HORIZONTAL, FINISH FLOOR COLOR TBD

- [Symbol] EXTERIOR WALL SECTION TAG
- [Symbol] EXTERIOR WINDOW TAG, REF. AS-40 SERIES
- [Symbol] MASONRY EXTENSION JOINT

**EXTERIOR ELEVATION NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

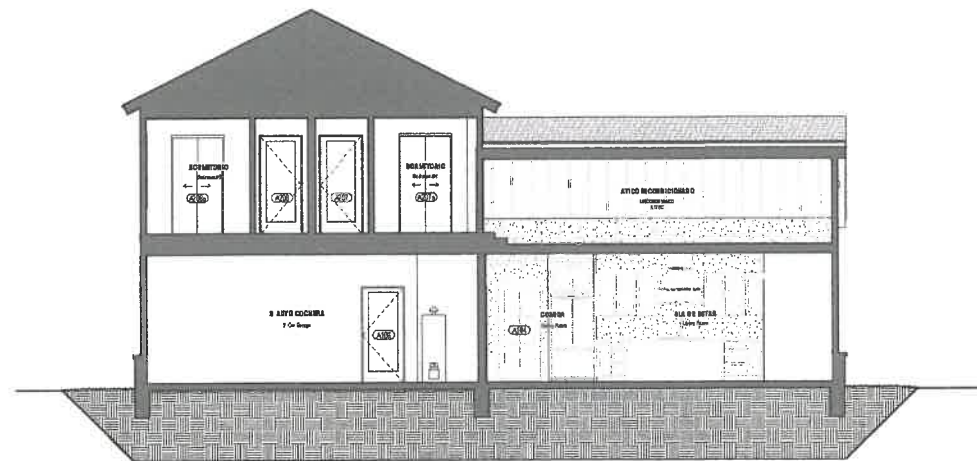
THR3 | STUDIO NO 24-004

**A2.02**  
EXTERIOR ELEVATIONS

ISSUE FOR PERMIT  
04.19.2024



**02 | BUILDING SECTION AT KITCHEN AND STAIRS**  
302 (1) x 42'



**01 | BUILDING SECTION AT GARAGE AND LIVING ROOM**  
302 (1) x 42'



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**EVANS PEREZ NEW RESIDENCE**

SAUL PEREZ

302 EVANS ROAD  
 ROCKWALL, TEXAS 75082

NO.	REVISION	DATE

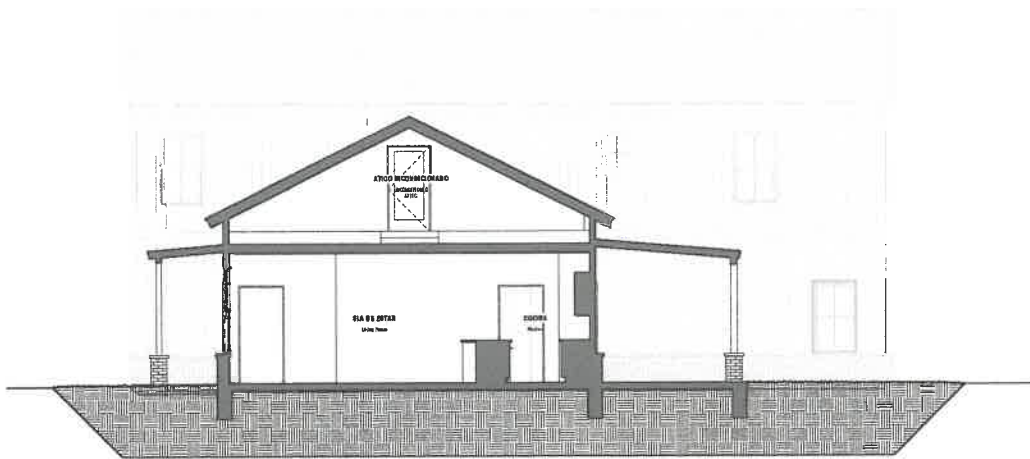
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OF PERMITTING, CONTRACTORS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

THRSTUDIO NO. 24-004

**A3.01  
 BUILDING SECTIONS**

ISSUE FOR PERMIT  
 04.19.2024

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 2024-04-19



**02 | BUILDING SECTION AT LIVING ROOM**  
SCALE: 1/4" = 1'-0"



**01 | BUILDING SECTION AT MASTER BEDROOM AND GAME ROOM**  
SCALE: 1/4" = 1'-0"



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
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NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. ON PERMITTING, CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

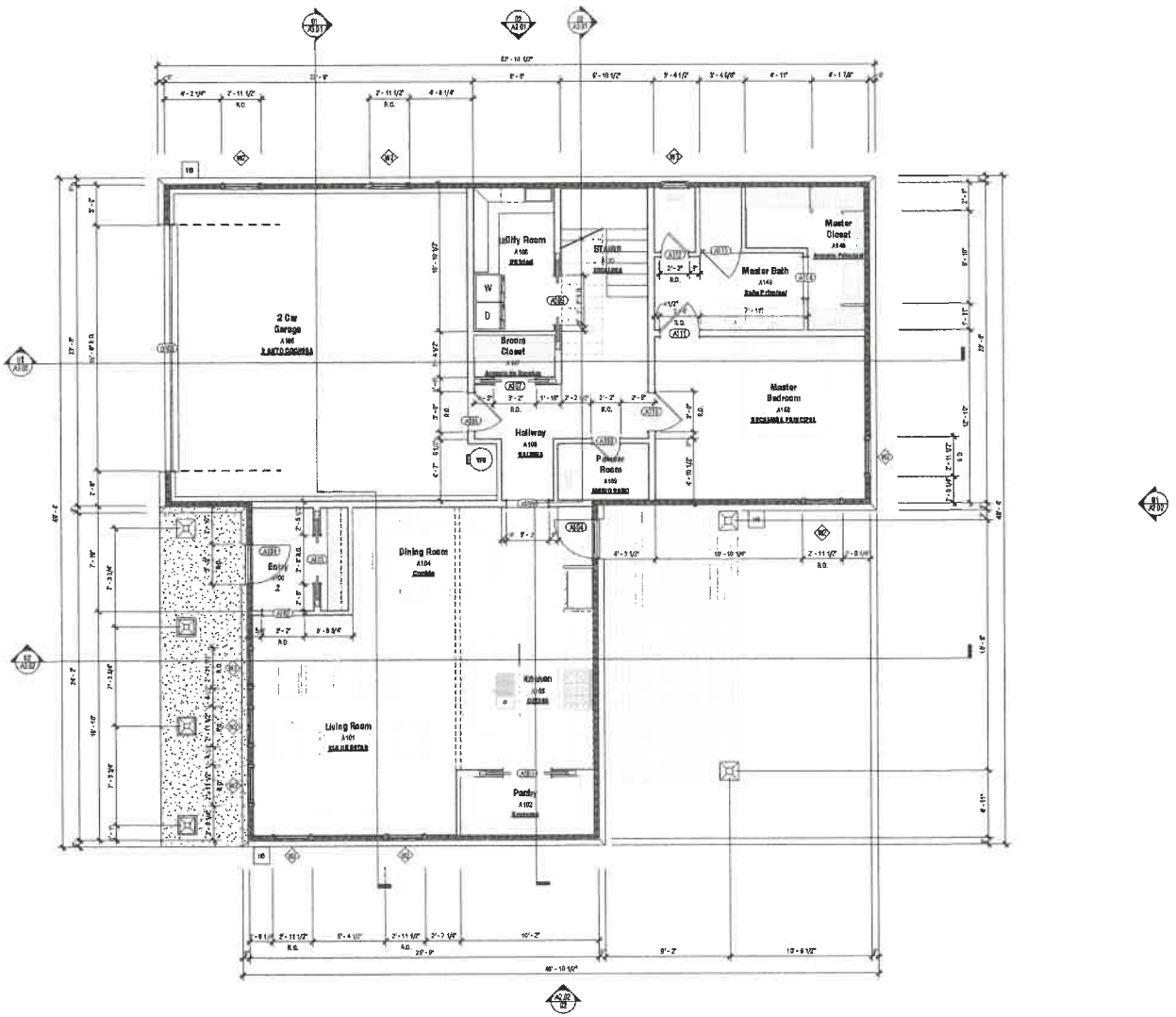
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**A3.02**  
BUILDING SECTIONS

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04.19.2024

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**01** | Ground Floor Plan - Level 01  
DATE: 07-17-24

**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. PROVIDE ANCHORAGE REINFORCEMENT FOR ALL PARTITIONS LOCATED AT ALL "T" JOINTS, CORNERS, AND SECTION CHANGES.
4. FIELD JOISTS AND CORNERS OF MEMBERS FOR OWNER PROVIDED EQUIPMENT AND DIMENSIONS FROM TO NOT VARY FROM THE MANUFACTURER'S RECOMMENDATIONS WITH THE OWNER BY DELIVERY AND INSTALLATION OF ANY EQUIPMENT THAT IS SUPPLIED BY THE OWNER AND CONTRACTOR INSTALLED.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- EXISTING WALL PARTITION
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR WALL SECTION TAG
- DOOR / SWINGING TAG, REF. A101-01 SERIES
- PARTITION TAG, REF. A101-01 SERIES
- EXTERIOR WINDOW TAG, REF. A101-01 SERIES
- INTERIOR WINDOW TAG, REF. A101-01 SERIES
- AREA OUT OF SCOPE OF WORK
- NOTE OR REF. PLANING

**FLOOR PLAN NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING CONSTRUCTION RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

THRS| STUDIO NO. 24-004

**A1.01**  
GROUND FLOOR PLAN  
LEVEL 01

ISSUE FOR PERMIT  
04.10.2024



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ

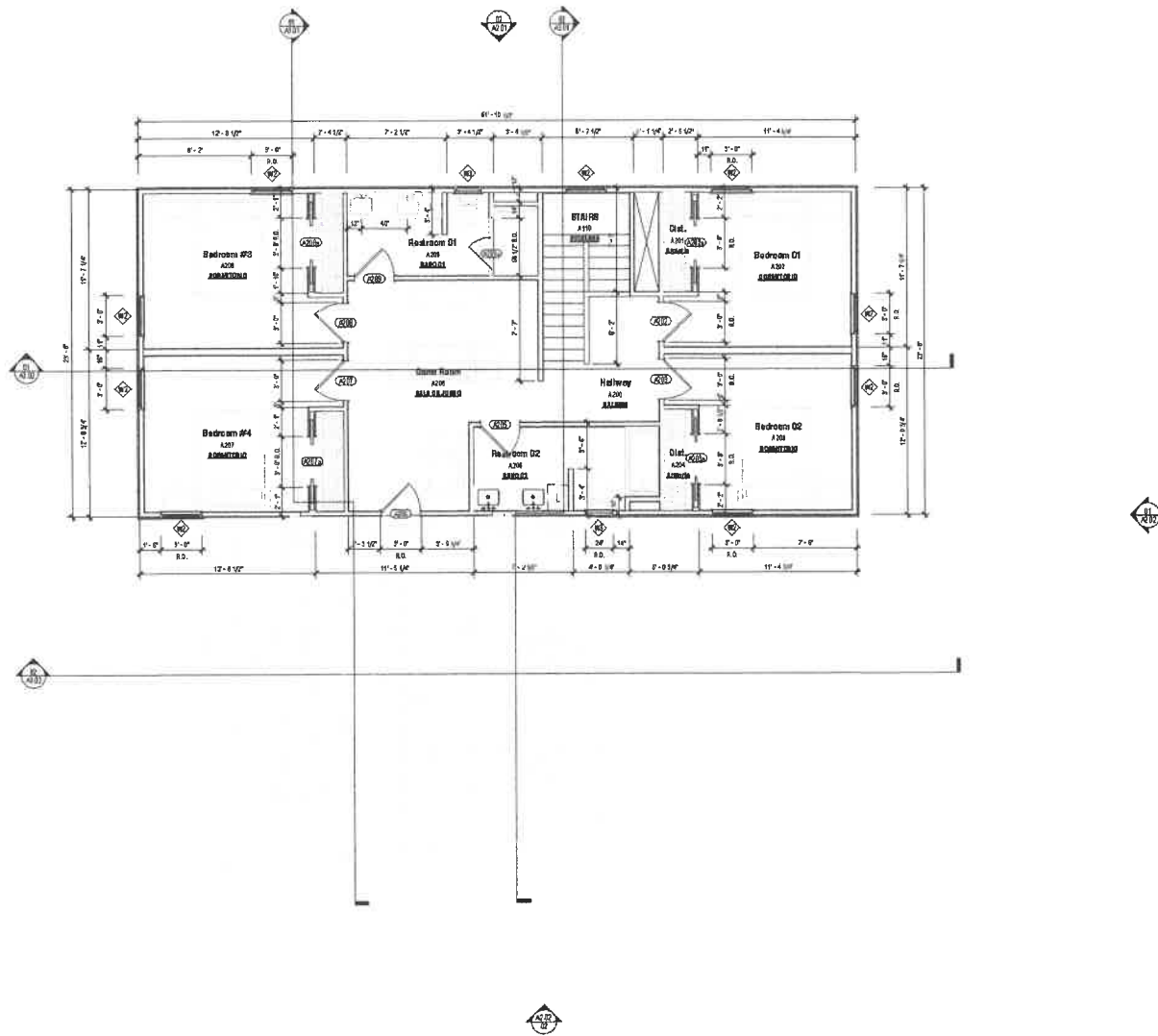
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DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING CONSTRUCTION RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

THRS| STUDIO NO. 24-004

**A1.01**  
GROUND FLOOR PLAN  
LEVEL 01

ISSUE FOR PERMIT  
04.10.2024



**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHALL NOT BE EXCEEDED FOR DIMENSIONAL, DESIGN, OR CONSTRUCTION PURPOSES. IF DIMENSIONS ARE IN QUESTION, OBTAIN WRITTEN CLARIFICATION FROM THE DESIGNER.
2. CONDITIONS SHOWN ON THE PLAN ARE TO THE FACE OF STUD, CENTER LINE OF COLUMNS, AND TO THE FACE OF MASONRY OR CONCRETE WALLS, UNLESS NOTED OTHERWISE.
3. PROVIDE AN INTERIOR WEATHER RESISTIVE BARRIER AT PARTITIONS LOCATED AT ALL EXTERIOR EXPOSED AND OUTDOOR AREAS.
4. FIELD WALL JUNE AND CORNER 2X4 WALLS FOR OWNER PROVIDED FOUNDATION AND FINISHES FROM TOILET REGULATION OR FABRICATION OF BRICK. COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF ANY EQUIPMENT THAT IS OWNER FURNISHED AND CONTROL COR INSTALLED.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- W WALL PARTITION
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR WALL SECTION TAG
- DOOR / OPENING TAG, REF. A101-01 SERIES
- PARTITION TAG, REF. A101-01 SERIES (OPENINGS WILL BE AS SHOWN)
- EXTERIOR WINDOW TAG, REF. A101-11 SERIES
- INTERIOR WINDOW TAG, REF. A101-11 SERIES
- AREA OUT OF SCOPE OF WORK
- HOLD OVER, REF. PLUMBING

**FLOOR PLAN NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. IF PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS|STUDIO NO. 24-004

**A1.02**  
SECOND FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
06.19.2024



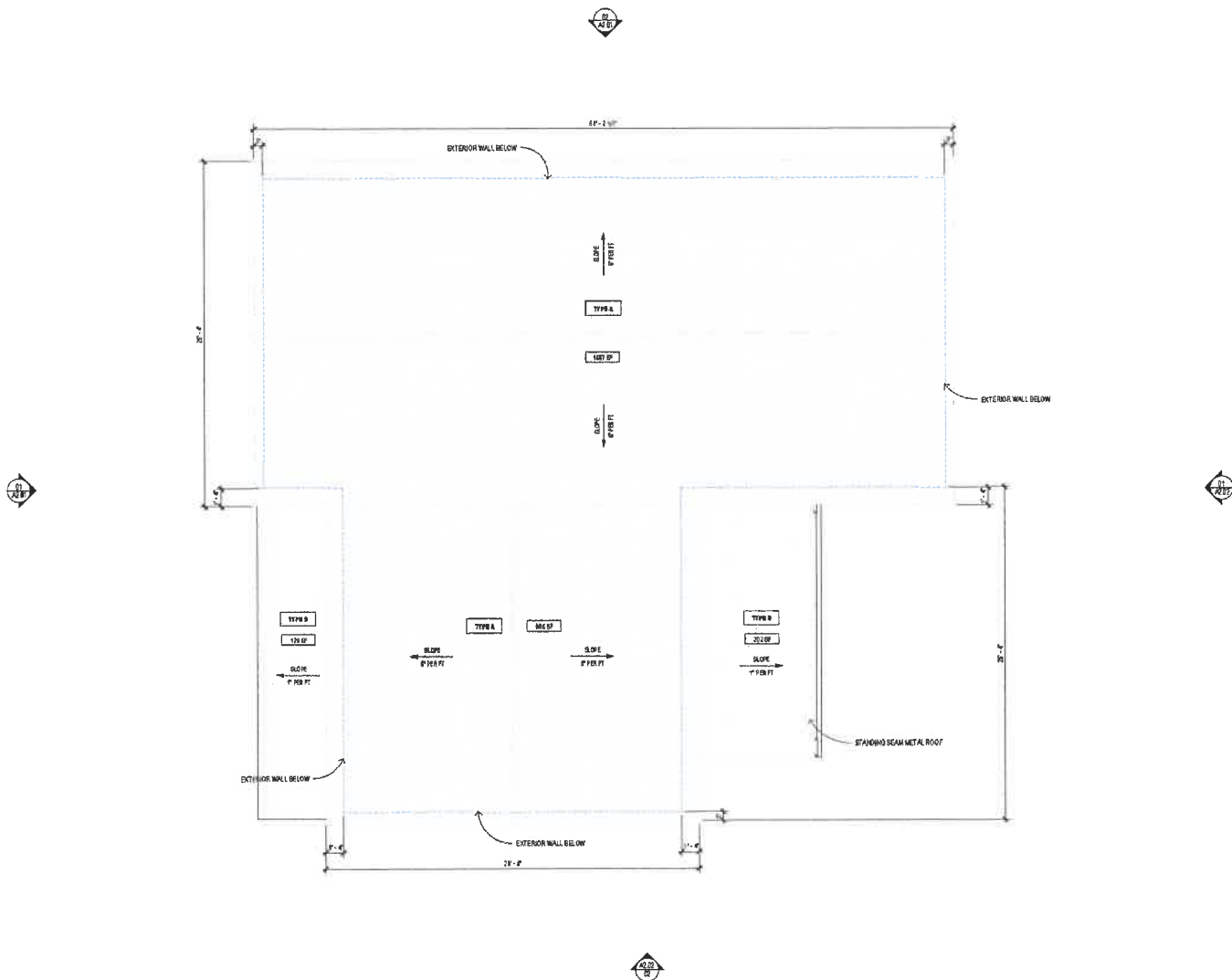
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**EVANS PEREZ NEW RESIDENCE**

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302 EVANS ROAD  
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**01** | Second Floor Plan Level 02





**01 | ROOF PLAN**  
SCALE: 1/8\"/>



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**ROOF PLAN GENERAL NOTES**

- THE CONTRACTOR AND THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR THE CORRECT SET OF CONDITIONS AND SPECIFICATIONS. IT IS SOUGHT, AND NOT LIMITED TO PLUMBING, MECHANICAL, ELECTRICAL, AND THE SPECIFICATIONS. THE CONTRACTOR AND THEIR SUB CONTRACTORS SHALL USE THE SET AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SET AND SHALL INTERPRET, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS REQUIRING ADDITIONAL INFORMATION FROM THE ARCHITECT.
- CONCRETE ALL ROOF FLOORS SHALL BE FINISHED TO THE FINISH FLOOR. THE ROOF SHALL BE FINISHED TO THE FINISH FLOOR. THE ROOF SHALL BE FINISHED TO THE FINISH FLOOR. THE ROOF SHALL BE FINISHED TO THE FINISH FLOOR. THE ROOF SHALL BE FINISHED TO THE FINISH FLOOR. THE ROOF SHALL BE FINISHED TO THE FINISH FLOOR.
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**ROOF PLAN LEGEND**

- SLOPE DIRECTION DOWN 1/4\"/>

**ROOF PLAN NOTES**

ALL NOTES AND DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED TO CONSTRUCT THE ROOF. ALL NOTES AND DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED TO CONSTRUCT THE ROOF. ALL NOTES AND DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED TO CONSTRUCT THE ROOF.



**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

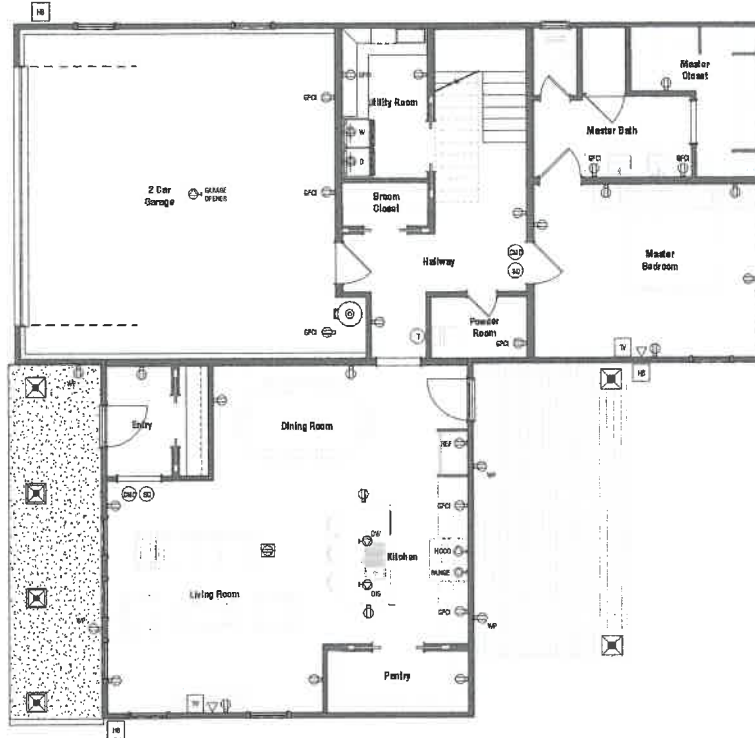
NO.	DESCRIPTION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. ARCHITECTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR3 STUDIO NO. 24-004

**A1.10**  
ROOF PLAN

ISSUE FOR PERMIT  
04.19.2024



**01** | Power Floor Plan - Level 01  
SQA 01-11P



4816 MEXICO CT  
DALLAS, TEXAS 75226  
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**EVANS PEREZ NEW RESIDENCE**

SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**ELECTRICAL PLAN GENERAL NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL ELECTRICAL CODES.
2. VERIFY ALL CONDITIONS AND CONDITIONS ON JOB SITE. REPORT COMPLETE ON DISCREPANCIES TO OWNER.
3. ELECTRICAL SYMBOLS LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE. DO NOT CONSIDER THE EXACT LOCATION OF SYMBOLS WITH OTHER MECHANICAL OUTLETS CONTROLLED IN AN OVERHEAD PANEL.
4. WIP OUTLETS TO BE TERMINATED AT THE COLOR TIE.

**ELECTRICAL PLAN LEGEND**

	FLOOR DATA
	CONDUIT OUTLET
	GFCI OUTLET
	WEATHERPROOF OUTLET
	FLOOR OUTLET
	AIR PURIFIER OUTLET
	TV OUTLET
	SMOKE DETECTOR
	COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
	THERMISTAT

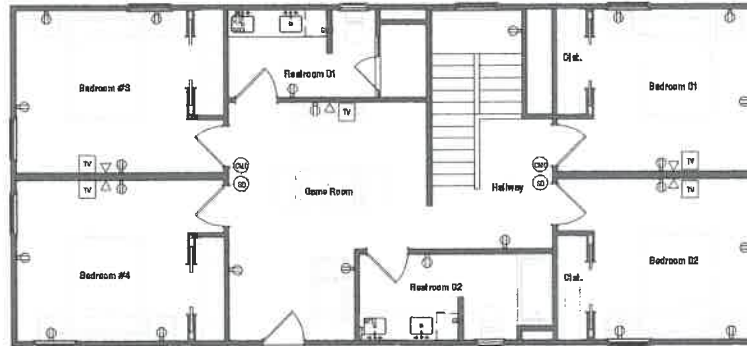
**ELECTRICAL PLAN NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATION, APPROVAL, OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRSTUDIO NO 24-004

**A4.01**  
POWER FLOOR PLAN  
LEVEL 01

ISSUE FOR PERMIT  
04.16.2024



**ELECTRICAL PLAN GENERAL NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL ELECTRICAL CODES.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON OR SITE, BEFORE COMMENCEMENT OF WORK.
3. ELECTRICAL SYMBOL LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE, GO TO CORRESPONDING EXISTING LOCATION OF OUTLETS WHEN OWNER PAYS TO MARK OUTLETS CENTERED IN BLACK SQUARE, TV, WP OUTLETS TO BE THRU WALL AND COLOR TAG.
- 4.

**ELECTRICAL PLAN LEGEND**

	PHONE DATA
	CONVENIENCE OUTLET
	RFCS OUTLET
	WEATHER PROOF OUTLET
	FLOOR OUTLET
	APPLIANCE OR HOME OUTLET
	TV OUTLET
	SMoke DETECTOR
	COXIDATION CATHODIC REDUCING DETECTOR
	THERMOSTAT

**ELECTRICAL PLAN NOTES**

NO. \_\_\_\_\_ DATE \_\_\_\_\_



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS STUDIO NO. 24-024

**A4.02**  
POWER FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
04.18.2024



# 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 302 Evans RD

SUBDIVISION \_\_\_\_\_ LOT 1102 BLOCK \_\_\_\_\_

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

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

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Saul Perez</u>	CONTACT PERSON	_____
ADDRESS	<u>2716 Greenhill Dr.</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Mesquite, TX 75150</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 - 282 - 1159</u>	PHONE	_____
E-MAIL	<u>saulperez46@gmail.com</u>	E-MAIL	_____

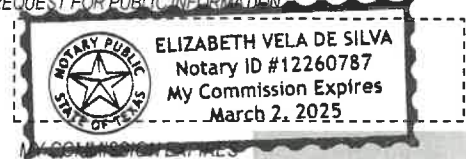
### NOTARY VERIFICATION [REQUIRED]

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

<sup>1</sup> 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 \$ 400.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF April, 2024 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 9 DAY OF April, 2024  
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Elizabeth Veladez





Z2024-021: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 302 Evans Road


PD-101



EVANS RD

PD-75

WONNE 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.

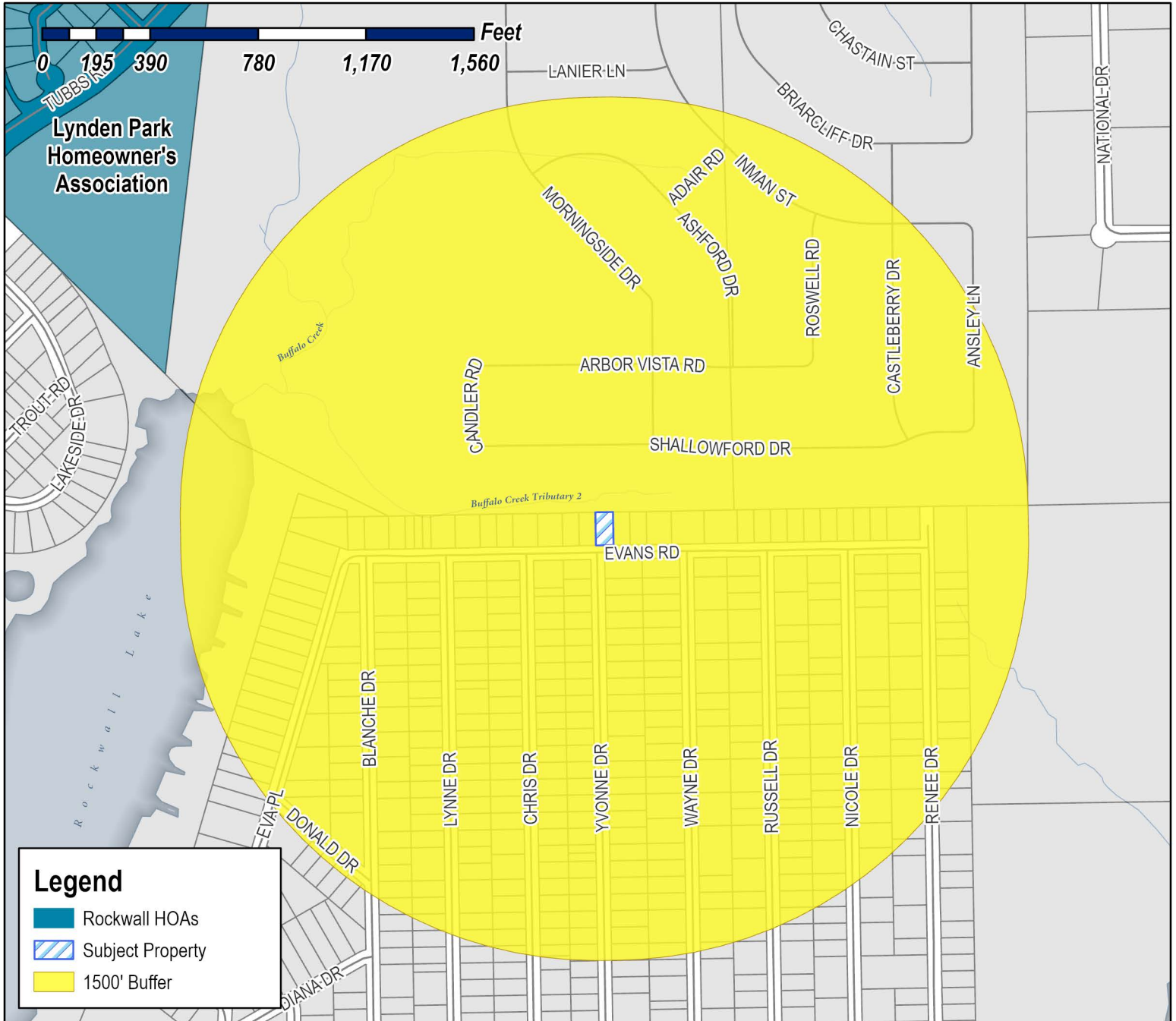




# City of Rockwall

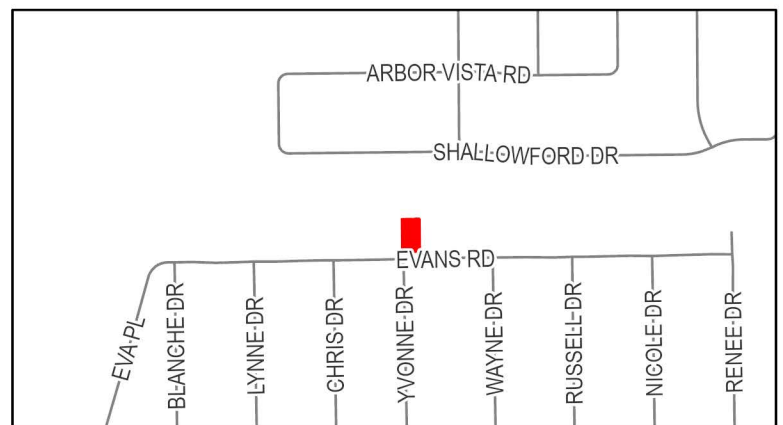
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2024-021  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 302 Evans Road

**Date Saved:** 4/19/2024  
 For Questions on this Case Call (972) 771-7745



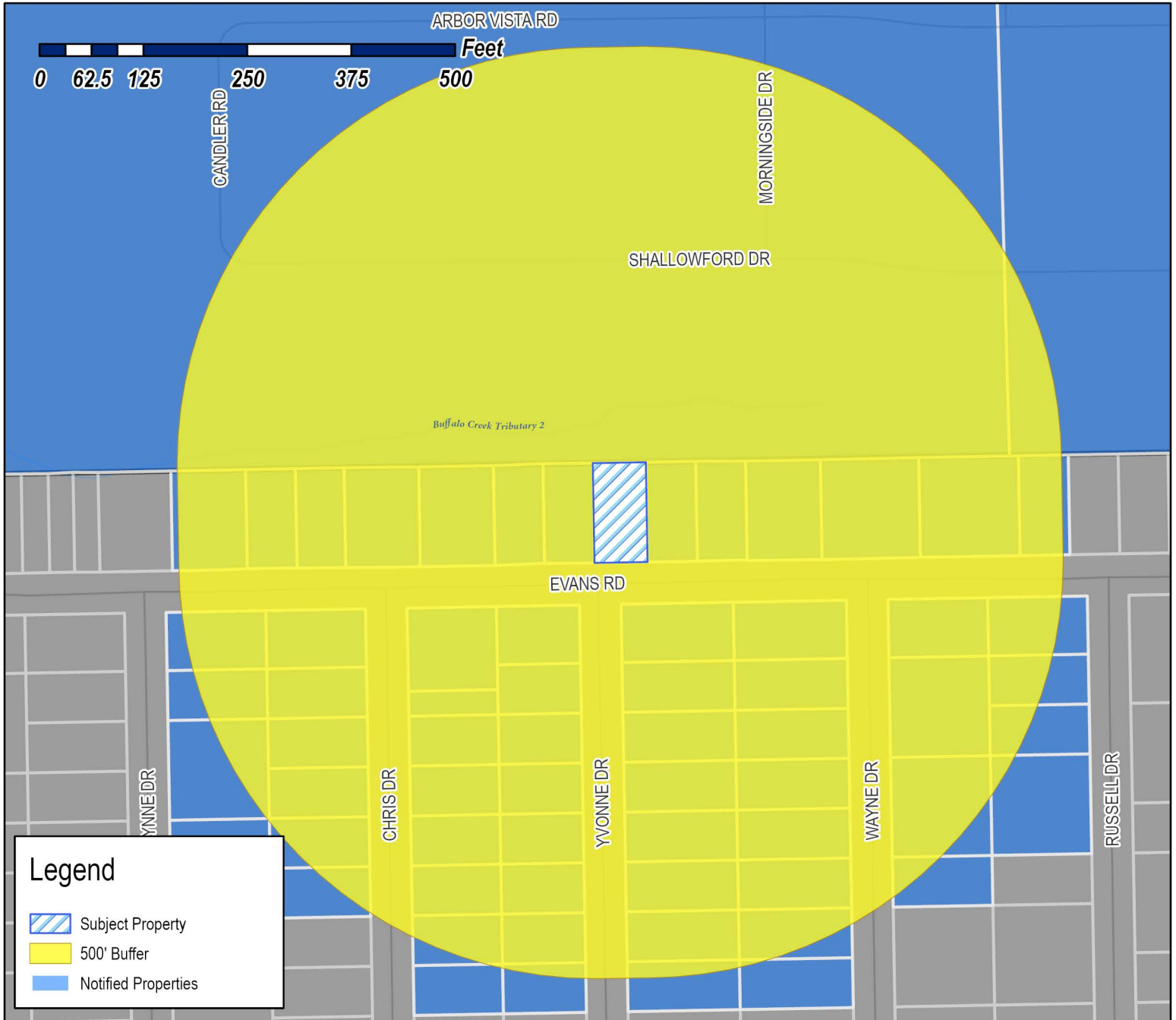




# City of Rockwall

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

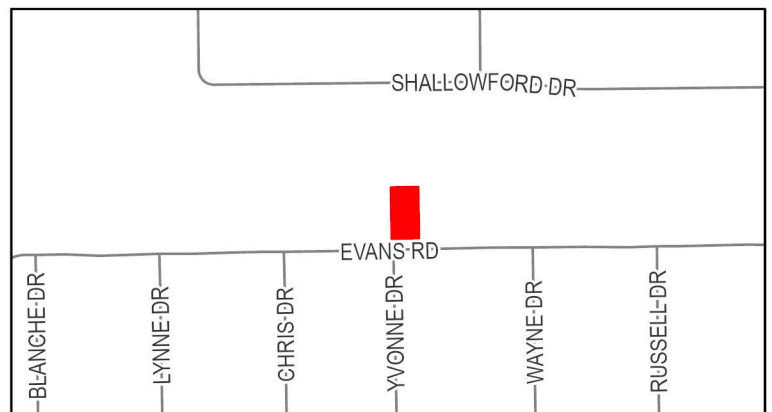
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For Questions on this Case Call: (972) 771-7745



SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

DEAN ANN W  
106 STANDING OAK DR  
GEORGETOWN, TX 78633

QUALICO DEVELOPMENTS (US), INC  
14400 THE LAKES BLVD BUILDING C, SUITE 200  
AUSTIN, TX 78660

HERREROS BERTOLDO  
180 EVANS RD  
ROCKWALL, TX 75032

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

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

HERREROS BERTOLDO  
196 EVANS RD  
ROCKWALL, TX 75032

ORELLANA JUAN C & MARICELA  
220 CRAWFORD LN  
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

YANES MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA  
234 EVANS RD  
ROCKWALL, TX 75032

MEJIA RAMIRO  
244 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
266 EVANS RD  
ROCKWALL, TX 75032

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 75032

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

RAMIRES RAUL  
358 EVANS RD  
ROCKWALL, TX 75032

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

LLANAS JOSUE MENDOZA  
400 EVANS RD  
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES  
441 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
457 CHRIS DR  
ROCKWALL, TX 75032

MARTINEZ MARIO CRUZ  
461 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIO  
461 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
462 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
465 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
466 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
470 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
471 YVONNE DR  
ROCKWALL, TX 75032

MORENO ORALIA SOLIS  
474 BASS ROAD  
ROCKWALL, TX 75032

MORENO LUIS NOE  
474 BASS ROAD  
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

SMITH HELEN A  
486 CHRIS DR  
ROCKWALL, TX 75032

PAYNE MILDRED IRENE  
487 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
488 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
491 YVONNE DR  
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
496 CHRIS 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

DIAZ MARIA L FLORES  
503 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
506 CHRIS DR  
ROCKWALL, TX 75032

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 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  
517 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
518 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
521 YVONNE DR  
ROCKWALL, TX 75032

GANUS HUGH  
524 SESAME DR  
MESQUITE, TX 75149

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 75032

DIAZ MANUEL & ROSARIO  
528 WAYNE DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
531 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
534 YVONNE DR  
ROCKWALL, TX 75032

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

STRICKLAND TARA  
536 WAYNE DR  
ROCKWALL, TX 75032

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
541 LYNNE DR  
ROCKWALL, TX 75032

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

RESIDENT  
544 YVONNE DR  
ROCKWALL, TX 75032

ANDREWS TRESIA AND KENNETH  
547 WAYNE DR  
ROCKWALL, TX 75032

ARRIAGA GREGORIA  
548 WAYNE ST  
ROCKWALL, TX 75032

ALVIZO ALMA L RETANA  
551 LYNNE DR  
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS  
552 RUSSELL DR  
ROCKWALL, TX 75032

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

SAFRA PROPERTIES INC  
PO BOX 69  
ROCKWALL, TX 75087



# 302 Evans Road

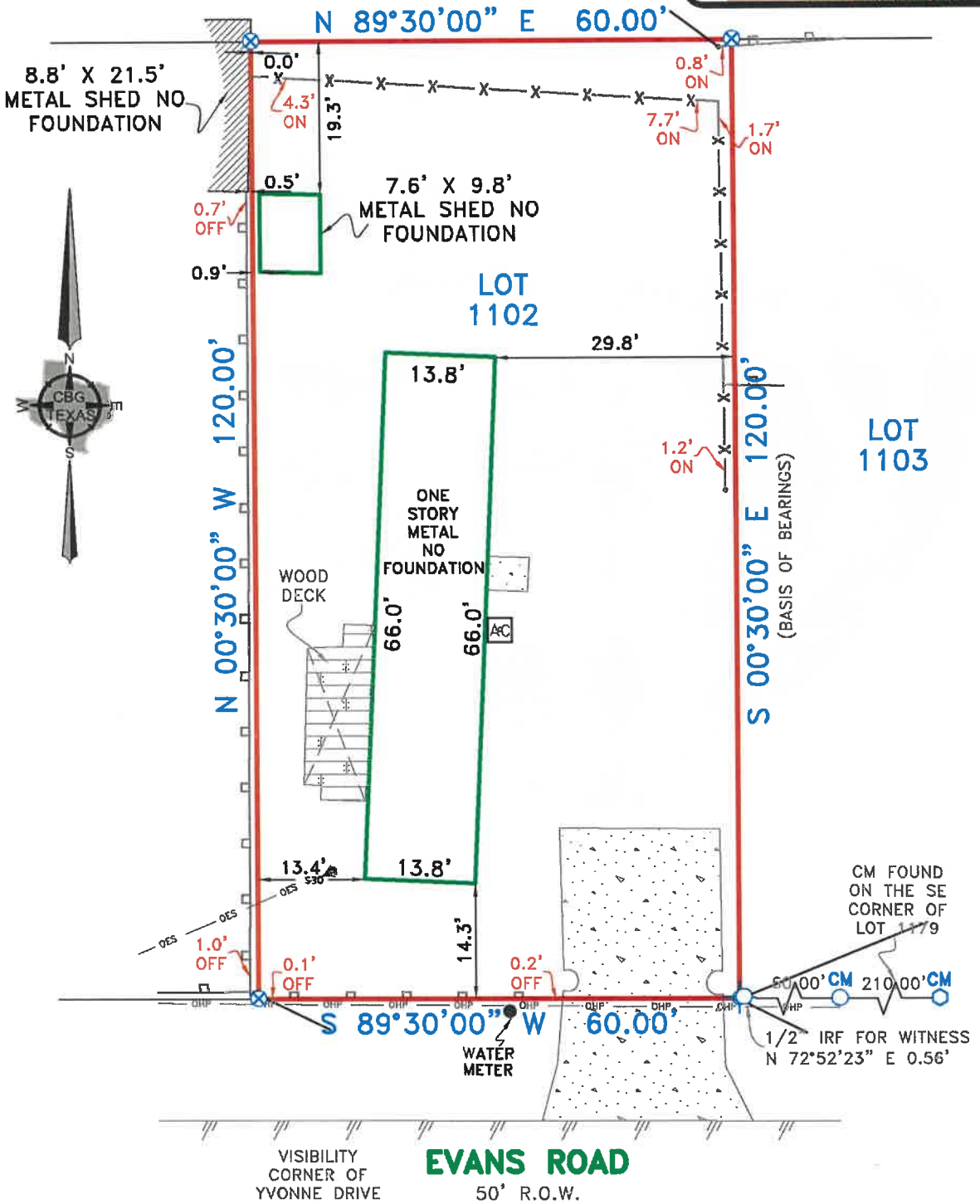
Lot 1102, Rockwall Lake Properties Development, No. 2 In Rockwall County, Texas, according to the map thereof, as Recorded in Slide A, Page 79 of the Map Records of Rockwall County, Texas.

ANN W. DEAN  
C.C.F.#. 2023000009137



## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- II— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- ▲ EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by T.H.R. 3 Studio LLC. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: CSD

Scale: 1" = 20'

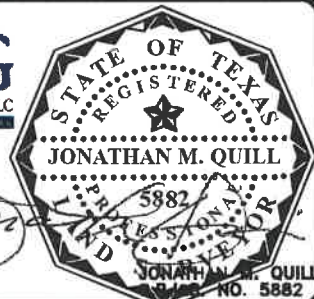
Date: 02/9/24

GF No.: NA

Job No. 2401790



1413 E. IH-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.obgtllc.com



Accepted by: \_\_\_\_\_  
Purchaser

Date: \_\_\_\_\_  
Purchaser

# EVANS PEREZ NEW RESIDENCE

## ISSUE FOR PERMIT

04.19.2024

### PROJECT LOCATION

302 EVANS ROAD  
ROCKWALL, TEXAS 75032

### PROJECT DESCRIPTION

LOT 1102, ROCKWALL LAKE PROPERTIES DEVELOPMENT, NO 2 IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, AS RECORDED IN SLIDE a, PAGE 79 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS

### ZONING DESCRIPTION

PD-75

### LOT COVERAGE

LOT SIZE - (0.17 ACRES) 7,200 SF  
MAX LOT COVERAGE - 45%  
COVERAGE FLOOR AREA - 2,072 SF  
PERCENT LOT COVERAGE - 29%

### SQUARE FOOTAGE CALCULATIONS

NEW FIRST FLOOR CONDITIONED AREA	1,295 SF
NEW SECOND FLOOR CONDITIONED AREA	1,106 SF
NEW TOTAL CONDITIONED AREA	2,401 SF
NEW UNCONDITIONED AREA (GARAGE)	515 SF
NEW UNCONDITIONED AREA (PATIO)	210 SF
NEW TOTAL UNCONDITIONED AREA	725 SF

### WATER EFFICIENCY

- AVERAGE FLOW RATE FOR ALL LAVATORY FAUCETS MUST BE LESS THAN OR EQUAL TO 2.0 GALLONS PER MINUTE
- THE AVERAGE FLOW RATE FOR ALL TOILETS MUST BE:
  - LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH
  - BE DUAL FLUSH AND MEET THE REQUIREMENTS OF ASME A 112.19.14;
  - MEET THE U.S. ENVIRONMENTAL PROTECTION AGENCY WATER SENSE SPECIFICATION AND BE CERTIFIED AND LABEL CORRECTLY.
- UTILIZE ENERGY STAR LABELED DISHWASHERS THAT USE 6.0 GALLONS OR LESS PER CYCLE

### HEAT ISLAND MITIGATION

INSTALL FOAM ENCAPSULATED ROOF. (R-22 OR GREATER)

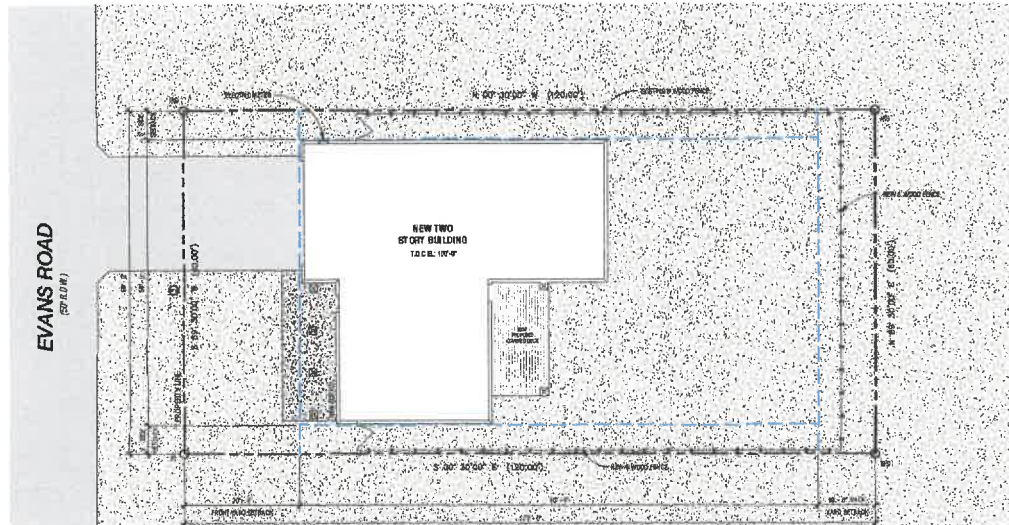
### INDOOR AIR QUALITY

- AIR FILTERS:
  - AIR FILTERS MUST BE MERV 8 OR GREATER
  - AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE & AIR FLOW
  - AIR FILTER HOUSING MUST BE AIRTIGHT
- CONDITIONED SPACES NEXT TO A GARAGE:
  - PENETRATION SEALED
  - DOORS WEATHER STRIPPED
  - CRACKS AT WALL BASE SEALED

### INSULATION AND FENESTRATION

- VERTICAL FENESTRATION - U FACTOR  $\leq$  0.40
- SHGC  $\leq$  0.25
- CEILING INSULATION: R-42
- WOOD FRAME WALL: R-13 or 0&10ci
- FLOOR INSULATION: R-13
- HOT WATER PIPE OUTSIDE CONDITIONED SPACE: R-3

SHEET INDEX		
SHEET NO.	SHEET NAME	ISSUE FOR PERMIT 04.19.2024
04	ARCHITECTURAL	
A0.01	COVER SHEET INDEX AND SITE PLAN	SI
A1.01	FIRST FLOOR PLAN (PARK II)	SI
A1.02	SECOND FLOOR PLAN (PARK II)	SI
A1.10	ROOF PLAN	SI
A2.01	EXTERIOR ELEVATIONS	SI
A2.02	EXTERIOR ELEVATIONS	SI
A3.01	FOUNDATION	SI
A3.02	FOUNDATION	SI



01 SITE PLAN  
DATE: 04.19.24



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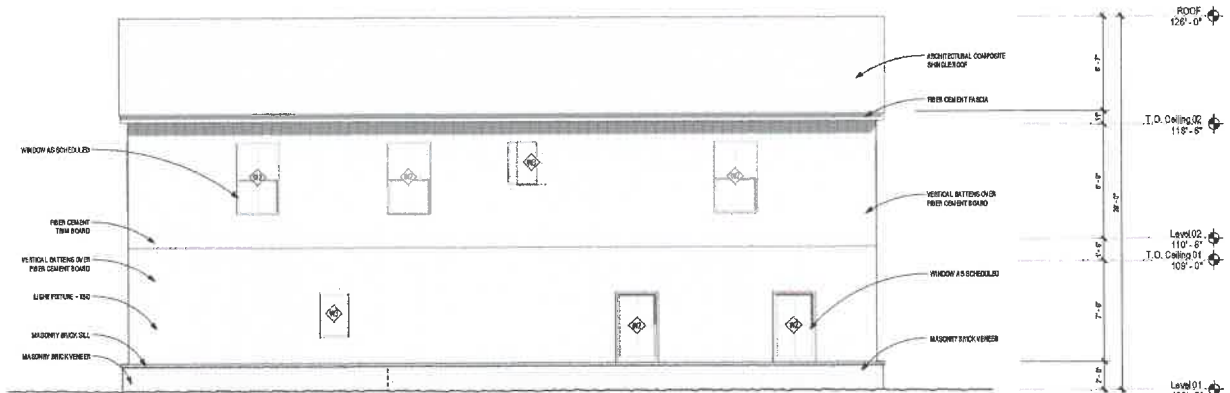
NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

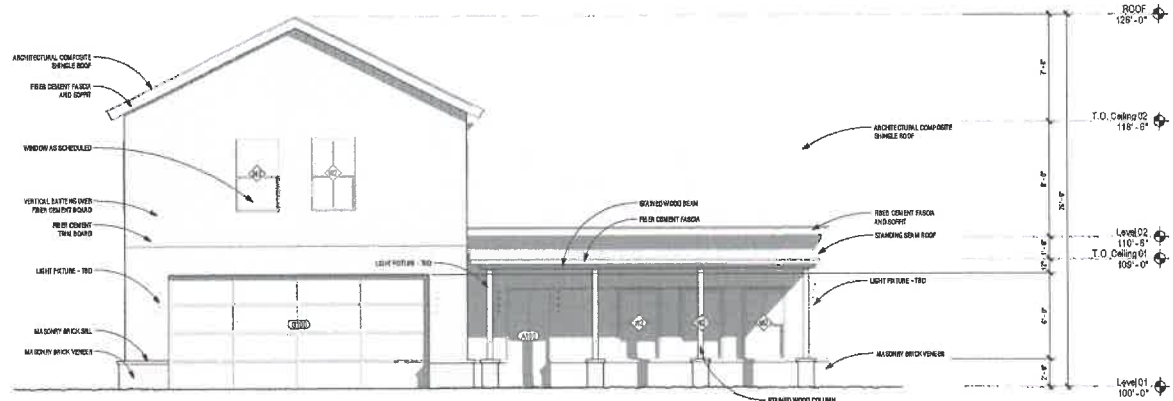
THR | STUDIO NO. 24-004

**A0.01**  
COVER, SHEET INDEX  
AND SITE PLAN

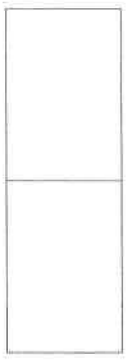
ISSUE FOR PERMIT  
04.19.2024



**02 | WEST ELEVATION**  
DATE 04-14-24



**01 | SOUTH ELEVATION**  
DATE 04-14-24



**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH ELEVATIONS ARE TO TOP OF CONCRETE FLOOR UNLESS OTHERWISE NOTED.
2. DO NOT SHOW JOINT IN MASONRY UNLESS TO BE SHOWN AS TYPICAL UNLESS NOTED OTHERWISE.
3. THE MATERIAL DIMENSIONS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL LIMITS. THEY ARE NOT USED TO DRY WALL.

**EXTERIOR ELEVATION LEGEND**

- EXISTING MASONRY BRICK VENEER - FINISH. BARRING AND BASE OF BRICK. EXISTING FIBER CEMENT BOARD. COLOR TBD
- VERTICAL BATTENS OVER FIBER CEMENT BOARD - FINISH. BARRING AND BASE OF BRICK. EXISTING FIBER CEMENT BOARD. COLOR TBD
- HORIZONTAL SIDING - FINISH. BARRING AND BASE OF BRICK. EXISTING FIBER CEMENT BOARD. COLOR TBD
- EXTERIOR WALL SECTION LINE
- EXTERIOR WINDOW SILL, ROOF EDGE OR EAVE
- MASONRY BRICK JOINT

**EXTERIOR ELEVATION NOTES**



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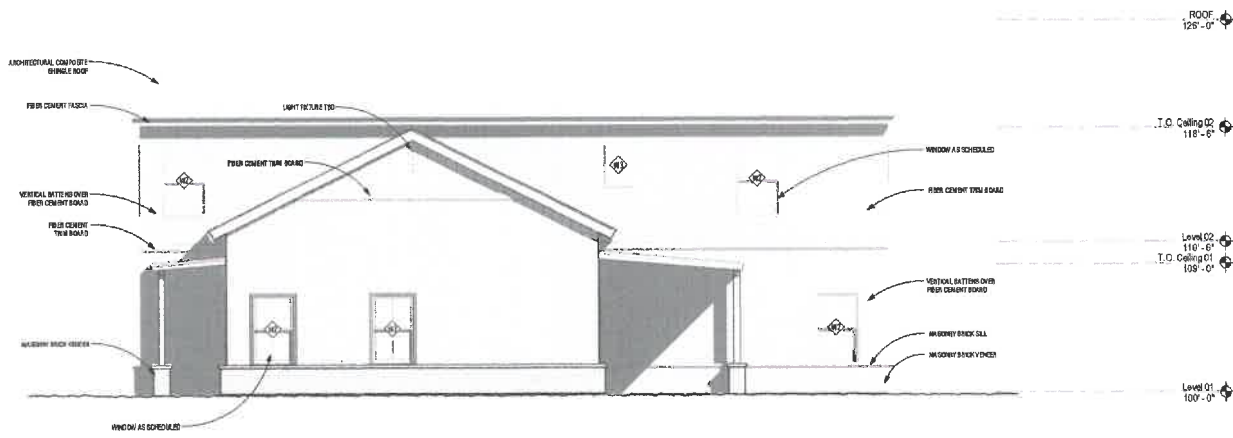
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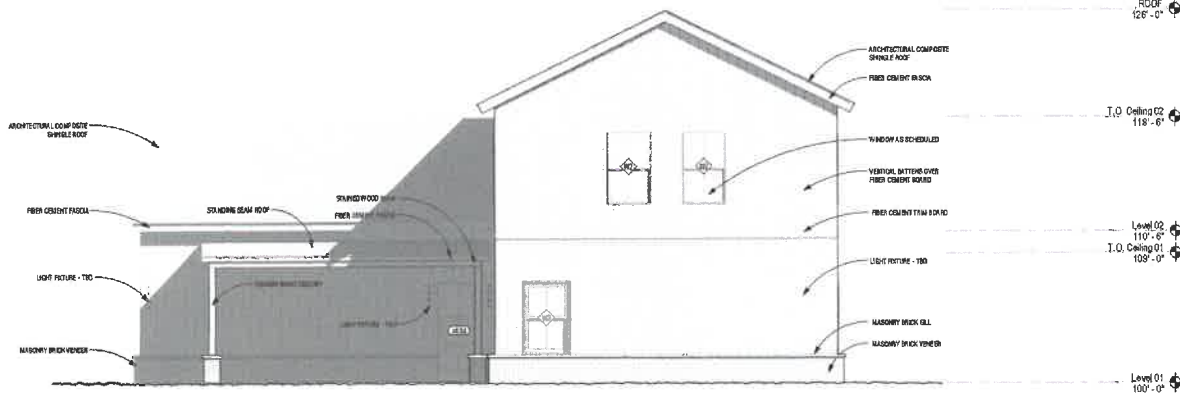
**A2.01**  
 EXTERIOR ELEVATIONS

ISSUE FOR PERMIT  
 04.11.2024

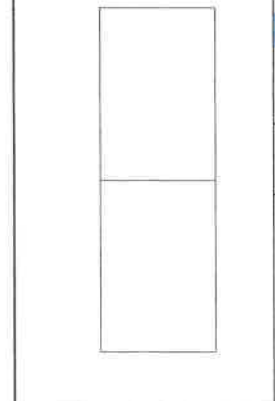
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**02 | EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 | NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
2. REPAIRS OR NOTCH IN MASONRY VENEER TO BE TYPICAL, UNLESS NOTED OTHERWISE.
3. THE MATERIAL SYMBOLS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL TYPE. THEY ARE NOT USED TO DRAW SCALE.

**EXTERIOR ELEVATION LEGEND**

- [Symbol] SLUING MODULAR BRICK VENEER - PAINTED, FINISH FLOOR BASIS OF DESIGN EXISTING NEARBY BRICK, COLOR TBD
- [Symbol] VERTICAL MITE JOINT OVER FIBER CEMENT BOARD - PAINTED BASIS OF DESIGN - IN-SITU VERTICAL, VENEER SELECT COLOR TBD
- [Symbol] HORIZONTAL JOINT - PAINTED BASIS OF DESIGN - IN-SITU HORIZONTAL - FINISH FLOOR BASIS OF DESIGN, COLOR TBD

[Symbol] EXTERIOR WALL SECTION TAG

[Symbol] EXTERIOR WINDOW TAG, REF. AS-40 SERIES

[Symbol] MASONRY EXPANSION JOINT

**EXTERIOR ELEVATION NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.



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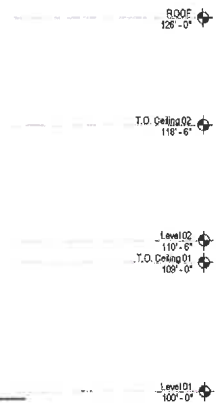
REV	DESCRIPTION	DATE

THR3/STUDIO NO 24-004

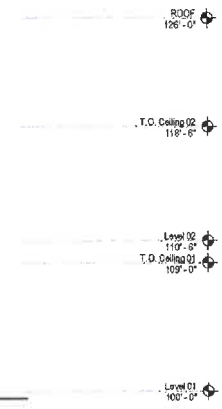
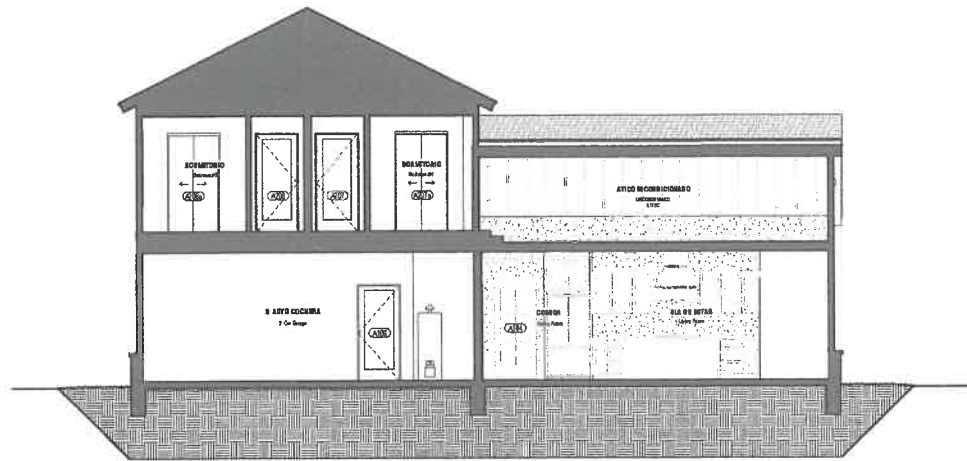
**A2.02**  
EXTERIOR ELEVATIONS

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04.19.2024





**02 | BUILDING SECTION AT KITCHEN AND STAIRS**  
302.000-14F



**01 | BUILDING SECTION AT GARAGE AND LIVING ROOM**  
302.000-14F



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**EVANS PEREZ NEW RESIDENCE**

SAUL PEREZ

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ROCKWALL, TEXAS 75082

NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTORS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

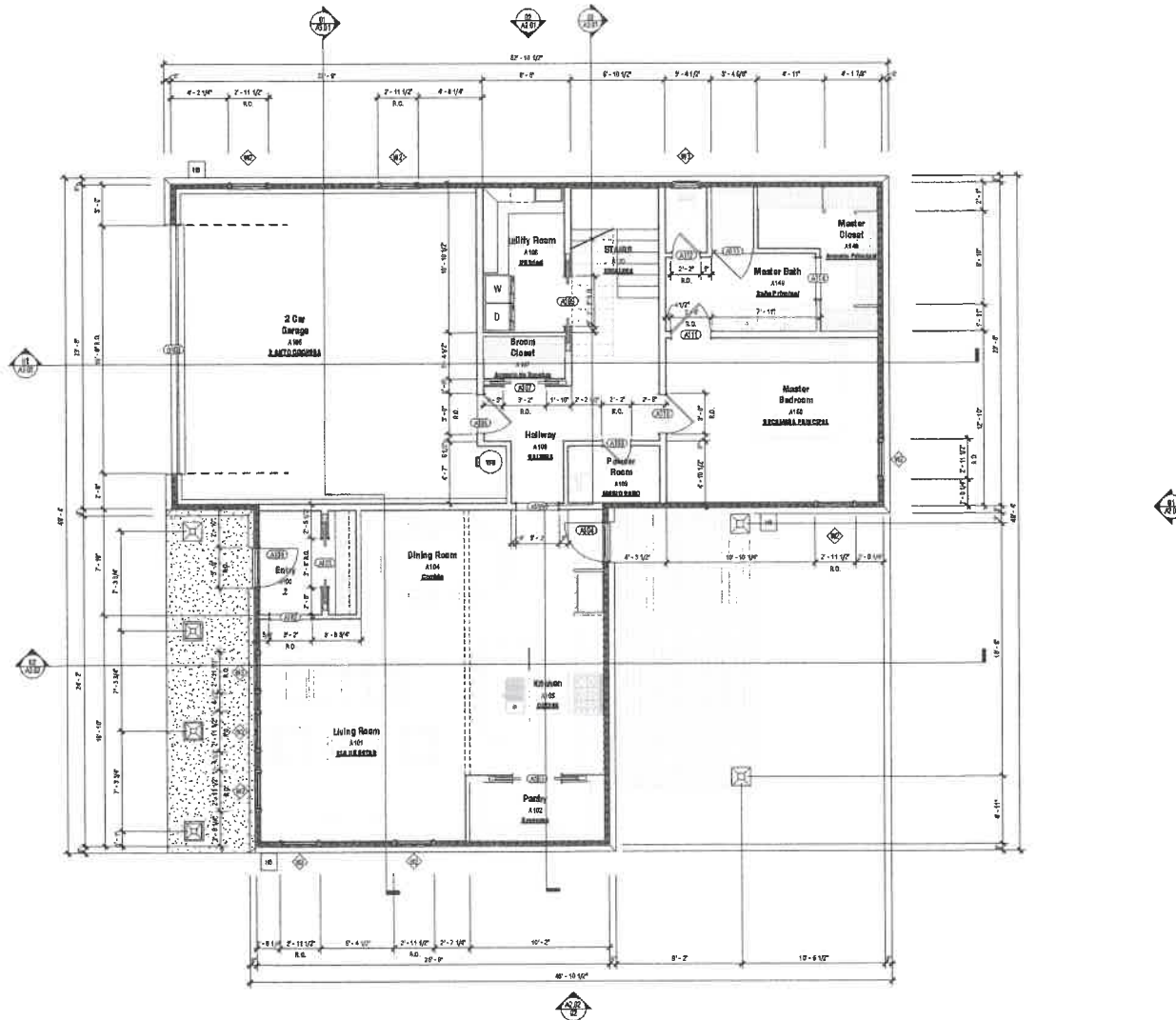
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**A3.01**  
BUILDING SECTIONS

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01 | Ground Floor Plan - Level 01

**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHALL NOT BE EXCEED FOR DIMENSIONAL ERROR OF CONSTRUCTION PURPOSES. IF DIMENSIONS ARE IN EXCESS OF THE LISTED CLASSIFICATION FROM THE DIMENSION.
2. DIMENSIONS SHOWN ON THE PLANS ARE TO THE FACE OF STUD, CENTER LINE OF COLUMN, AND TO THE FACE OF MASSING OR CONCRETE WALL, UNLESS NOTED OTHERWISE.
3. PROVIDE ACCESSIBLE RE-BUILDING FROM EXISTING AT PARTITION LOCATED AT ALL TOILET, SHOWER, AND BATHROOM AREAS.
4. FIELD MEASUREMENTS AND CORRECTIONS FOR OWNER PROVIDED EQUIPMENT AND DIMENSIONS FROM TO NOT VIOLENT FOR OR TAKE CARE OF LOADS. COORDINATE WITH THE OWNER BY DELAY OFF AND INSTALLATION OF ANY EQUIPMENT THAT IS SHOWN PLUMBING AND CONSTRUCTION INSTALLED.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- EXISTING WALL PARTITION
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR WALL SECTION TAG
- DOOR / SWINGING TAG, REF. A32-01 SERIES
- PARTITION TAG, REF. A31-01 SERIES (OPENING WALL TO BE CLOSED, UNLESS SPECIFIED)
- EXTERIOR WINDOW TAG, REF. A42-11 SERIES
- INTERIOR WINDOW TAG, REF. A22-01 SERIES
- AREA OUT OF SCOPE OF WORK
- NOTE OR REF. PLANING

**FLOOR PLAN NOTES**

- TRUE NORTH
- PLAN NORTH



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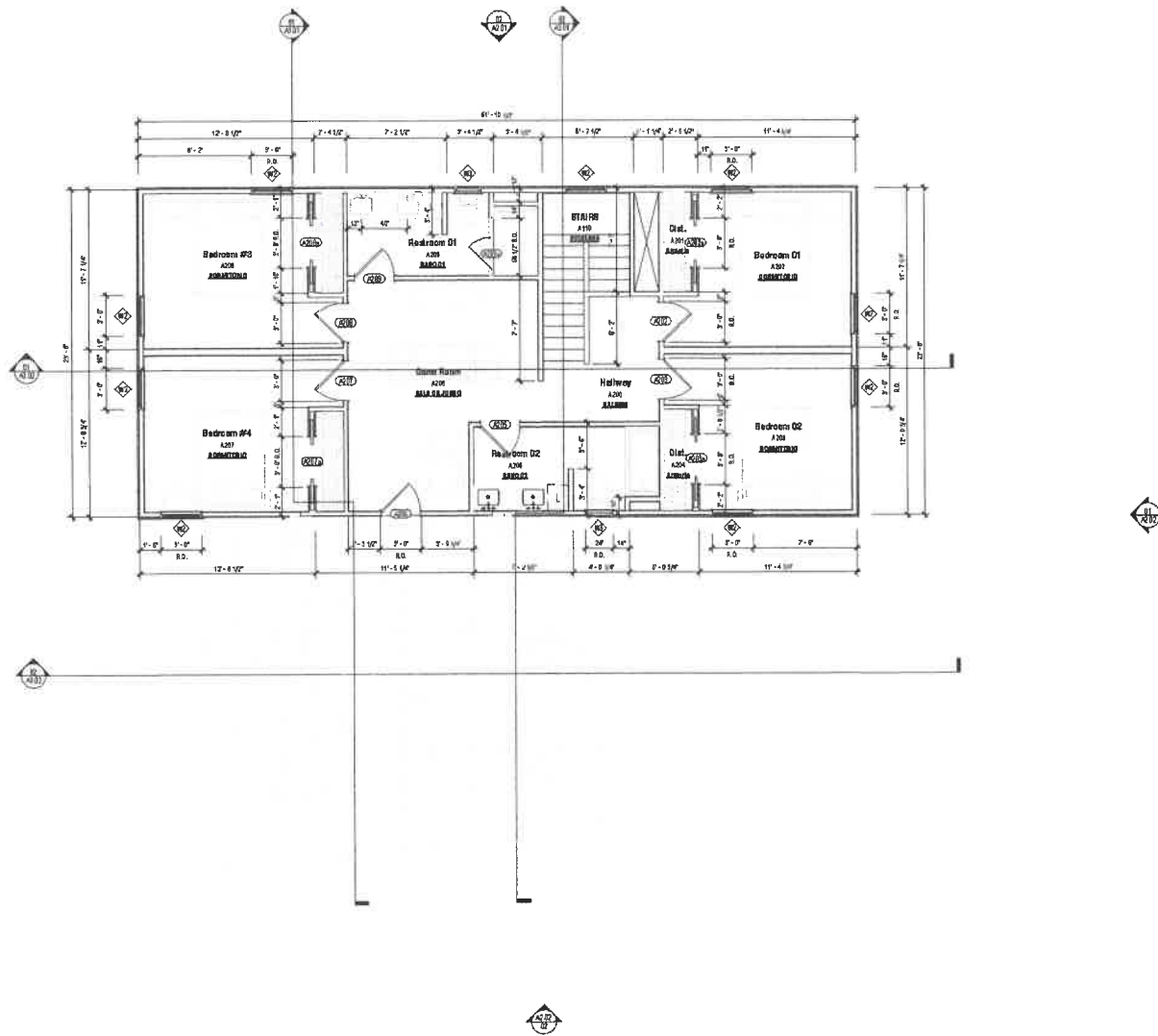
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DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTORS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR STUDIO NO. 24-004

**A1.01**  
**GROUND FLOOR PLAN**  
**LEVEL 01**

ISSUE FOR PERMIT  
04.10.2024



**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHALL NOT BE EXCEEDED FOR DIMENSIONAL, DESIGN, OR CONSTRUCTION PURPOSES. IF DIMENSIONS ARE IN QUESTION, OBTAIN WRITTEN CLARIFICATION FROM THE DESIGNER.
2. CONDITIONS SHOWN ON THE PLAN ARE TO THE FACE OF STUD, CENTER LINE OF COLUMNS, AND TO THE FACE OF MASONRY OR CONCRETE WALLS, UNLESS NOTED OTHERWISE.
3. PROVIDE AN INTERIOR WEATHER RESISTIVE BARRIER AT PARTITIONS LOCATED AT ALL EXTERIOR EXPOSED AND OUTDOOR AREAS.
4. FIELD WALL JUNE AND CORNER 2X4 BRACKETS FOR OWNER PROVIDED FOUNDATION AND FINISHES FROM TOAST INSULATION OR FABRICATION OF BRICK. COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF ANY EQUIPMENT THAT IS OWNER FURNISHED AND CONTROL COR INSTALLED.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- W WALL PARTITION
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR WALL SECTION TAG
- DOOR / OPENING TAG, REF. A101-01 SERIES
- PARTITION TAG, REF. A101-01 SERIES (OPENINGS WILL BE AS SHOWN)
- EXTERIOR WINDOW TAG, REF. A101-11 SERIES
- INTERIOR WINDOW TAG, REF. A101-11 SERIES
- AREA OUT OF SCOPE OF WORK
- HOLD OVER, REF. PLUMBING

**FLOOR PLAN NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS|STUDIO NO. 24-004

**A1.02**  
SECOND FLOOR PLAN  
LEVEL 02

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06.19.2024

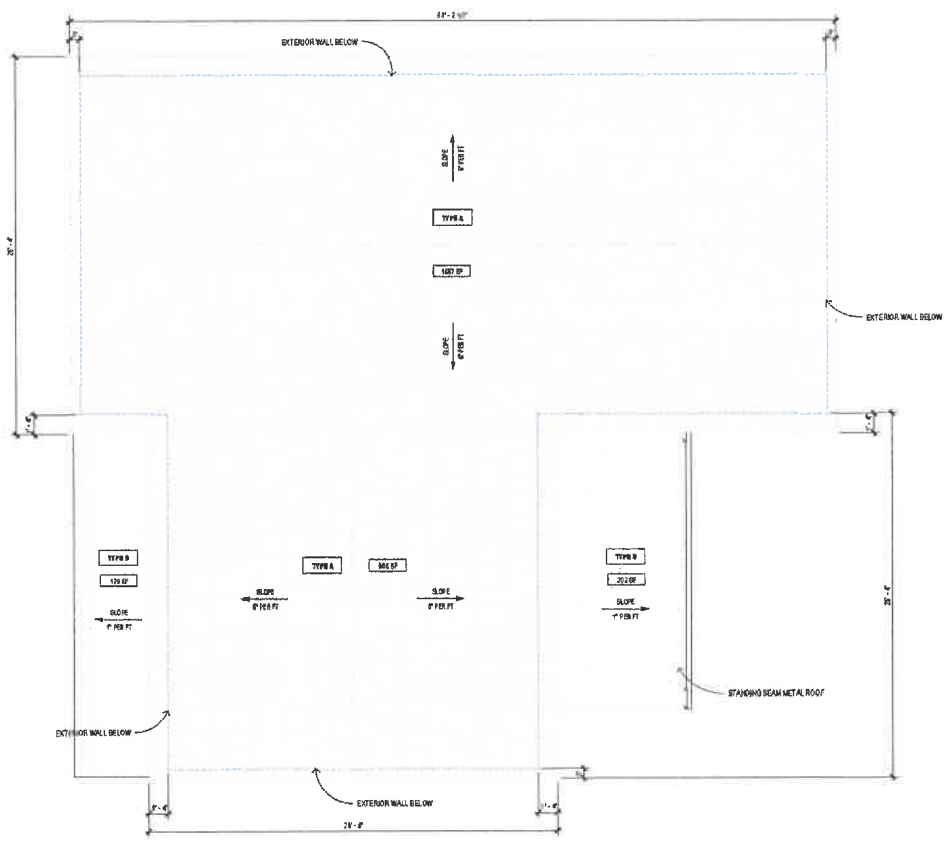


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**01** | Second Floor Plan Level 02





**01 | ROOF PLAN**  
SCALE: 1/8\"/>



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**EVANS PEREZ NEW RESIDENCE**  
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**ROOF PLAN GENERAL NOTES**

- THE CONTRACTOR AND THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR THE CORRECT SET OF CONDITIONS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND SPECIFICATIONS FOR ANY ADDITIONAL WORK BEING PERFORMED, BUT NOT LIMITED TO PLUMBING, MECHANICAL, ELECTRICAL, AND THE SPECIFICATIONS. THE CONTRACTOR AND THEIR SUB CONTRACTORS SHALL USE THE SET AND ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL INTERFERE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS REQUIRING SOLUTION FROM THE ARCHITECT PRIOR TO THE WORK.
- COORDINATE ALL ROOF SLOPES WITH THE STRUCTURAL DRAWINGS. THE SLOPES SHOWN ON THE DRAWINGS ARE POSITIVE SLOPES TO THE DRAINAGE SYSTEMS AND SHALL BE CONSIDERED CONCEPTUAL IN NATURE. ALL SLOPES ARE TO MEET THE MANUFACTURER'S RECOMMENDATIONS FOR DRAINAGE. ANY DISCREPANCIES IN ROOF SLOPES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE THE MANUFACTURER'S RECOMMENDATIONS FOR ALL ROOF SLOPES. DRAINAGE SLOPES SHALL MEET THE REQUIREMENTS OF THE DRAINING MANUFACTURER.
- ALL DOWNSPUTS AND GUTTER SIZES, UNLESS NOTED OTHERWISE, SHALL BE 2 IN. DIA. AND INSTALLED BY THE ROOFING SUB CONTRACTOR. DOWNSPUTS AND GUTTERS SHALL BE PRE-FINISHED GALVANNEED STEEL AND SHALL BE A CUSTOM COLOR TO MATCH EXTERIOR FINISHES. PROVIDE COORDINATE SLOPE BLOCKS AT ALL ROOF AND GROUND LEVEL DOWNSPUT LOCATIONS.
- PROVIDE FLASHING DETAILS AT ALL DOWN AND RISING PIPE / CONDUIT LOCATIONS THAT PENETRATE THE ROOF OR PENETRATE THROUGH ROOFING MEMBRANE TO PREVENT LEAKAGE. PROVIDE FLASHING TO MEET MANUFACTURER'S RECOMMENDATIONS FOR THE TYPE OF PENETRATION.

**ROOF PLAN LEGEND**

- SLOPE (ARROW, SLOPE TO DIM IN 1/8\"/>
- ROOF STACK
- TOLERANCE VENT
- TYPE A  
SEE THE DRAWINGS FOR FINISHES SPECIFIED BY MANUFACTURER. FINISHES ON PERMISSIBLE MEMBRANE ROOFING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE TYPE OF PENETRATION.

**ROOF PLAN NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. CONTRACTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR3 (STUDIO) NO 24-004

**A1.10**  
ROOF PLAN

TRUE NORTH  
PLAN NORTH

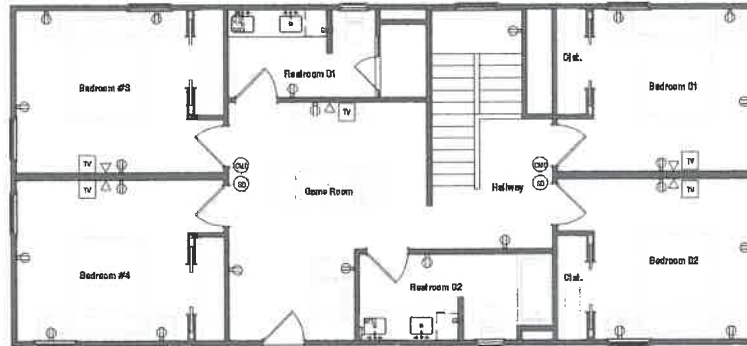
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THR3 (STUDIO) NO 24-004

**A1.10**  
ROOF PLAN

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04.14.2024

04/14/2024 10:00 AM  
 C:\Users\jthorpe\OneDrive\Documents\THR3\Projects\24-004\A1.10\Roof Plan.dwg  
 01 | ROOF PLAN



**ELECTRICAL PLAN GENERAL NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL ELECTRICAL CODES.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON OR SITE, BEFORE COMMENCEMENT OF WORK.
3. ELECTRICAL SYMBOL LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE, GO TO CORRESPONDING EXISTING LOCATION OF OUTLETS WHEN OWNER PAYS TO MARK OUTLETS CENTERED IN BLACK/DRAWN IN TV.
4. WP OUTLETS TO BE TYPICAL NICKEL COLOR TRD.

**ELECTRICAL PLAN LEGEND**

	PHONE DATA
	CONVENIENCE OUTLET
	WP OUTLET
	WEATHER PROOF OUTLET
	FLOOR OUTLET
	APPLIANCE OR HOME OUTLET
	TV OUTLET
	SWITCH DETECTOR
	IONMOTION CONTROL HIGH/LOW/PHONE DETECTOR
	THERMOSTAT

**ELECTRICAL PLAN NOTES**



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NO.	REVISION	DATE

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THRS STUDIO NO. 24-024

**A4.02**  
POWER FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
04.18.2024

# PROJECT COMMENTS



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

DATE: 4/25/2024

PROJECT NUMBER: Z2024-021  
PROJECT NAME: SUP for Residential Infill at 302 Evans Road  
SITE ADDRESS/LOCATIONS: 302 EVANS RD, ROCKWALL, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Saul Perez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1102 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 302 Evans Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/25/2024	Approved w/ Comments

04/25/2024: Z2024-021; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 302 Evans Road  
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 Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1102 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 302 Evans Road.

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](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2024-021) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately 7-feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

M.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 cementaceous 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% cementaceous material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance." Please indicate that type of siding being proposed and that it is a cementaceous product. In addition, please provide exterior material percentages -- excluding doors and windows -- for all exterior elevations. This is needed to demonstrate conformance to the requirements of Planned Development District 75 (PD-75).

I.8 In this case, the proposed request appears to meet most of the requirements for Residential Infill in an Established Subdivision, and the zoning requirements for a property in Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District.

M.9 Ordinances. Please review the attached draft ordinance prior to the May 14, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by May 7, 2024.

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 7, 2024; 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 14, 2024 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 30, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 14, 2024.

I.12 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 20, 2024 (1st Reading) and June 3, 2024 (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	04/23/2024	Approved w/ Comments

04/23/2024: 1. Grading plan will be required with building permit. Drainage must follow existing pattern.  
2. A culvert will be required for this proposed driveway. Culvert must be engineer designed, minimum 18", and must be a reinforced concrete culvert with sloped concrete headwalls.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/25/2024	Approved w/ Comments

04/25/2024: THIS APPROVAL IS FOR THE LOCATION OF THE HOUSE ON THE PROPERTY ONLY. THIS DOES NOT CONSTITUTE APPROVAL OF ANY OTHER INFORMATION ON THE PLAN. HOUSE WILL BE REQUIRED TO MEET THE MINIMUM DESIGN CODES OF THE 2021 INTERNATIONAL CODES AND THE 2020 NATIONAL ELECTRICAL CODE. IF THE SUP IS APPROVED A SEPARATE BUILDING PERMIT SUBMITTAL IS REQUIRED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved



No Comments

# EVANS PEREZ NEW RESIDENCE

## ISSUE FOR PERMIT

04.19.2024

### PROJECT LOCATION

302 EVANS ROAD  
ROCKWALL, TEXAS 75032

### PROJECT DESCRIPTION

LOT 1102, ROCKWALL LAKE PROPERTIES DEVELOPMENT, NO 2 IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, AS RECORDED IN SLIDE a, PAGE 79 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS

### ZONING DESCRIPTION

PD-75

### LOT COVERAGE

LOT SIZE - (0.17 ACRES) 7,200 SF  
MAX LOT COVERAGE - 45%  
COVERAGE FLOOR AREA - 2,072 SF  
PERCENT LOT COVERAGE - 29%

### SQUARE FOOTAGE CALCULATIONS

NEW FIRST FLOOR CONDITIONED AREA  
NEW SECOND FLOOR CONDITIONED AREA  
NEW TOTAL CONDITIONED AREA

NEW UNCONDITIONED AREA (GARAGE)  
NEW UNCONDITIONED AREA (PATIO)  
NEW TOTAL UNCONDITIONED AREA

### WATER EFFICIENCY

1. AVERAGE FLOW RATE FOR ALL LAVATS THAN OR EQUAL TO 2.0 GALLONS PER MINUTE
2. THE AVERAGE FLOW RATE FOR ALL TOILETS SHALL BE LESS THAN OR EQUAL TO 1.3 GPM
- 3.2. BE DUAL FLUSH AND MEET THE REQUIREMENTS OF 112.19.14;
- 3.3. MEET THE U.S. ENVIRONMENTAL PROTECTION AGENCY SENSE SPECIFICATION AND BE CERTIFIED
3. UTILIZE ENERGY STAR LABELED DISHWASHERS OR LESS PER CYCLE

### HEAT ISLAND MITIGATION

INSTALL FOAM ENCAPSULATED ROOF. (R-22 OR GREATER)

### INDOOR AIR QUALITY

1. AIR FILTERS:
  - 1.1. AIR FILTERS MUST BE MERV 8 OR GREATER
  - 1.2. AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE & AIR FLOW
  - 1.3. AIR FILTER HOUSING MUST BE AIRTIGHT
2. CONDITIONED SPACES NEXT TO A GARAGE:
  - 2.1. PENETRATION SEALED
  - 2.2. DOORS WEATHER STRIPPED
  - 2.3. CRACKS AT WALL BASE SEALED

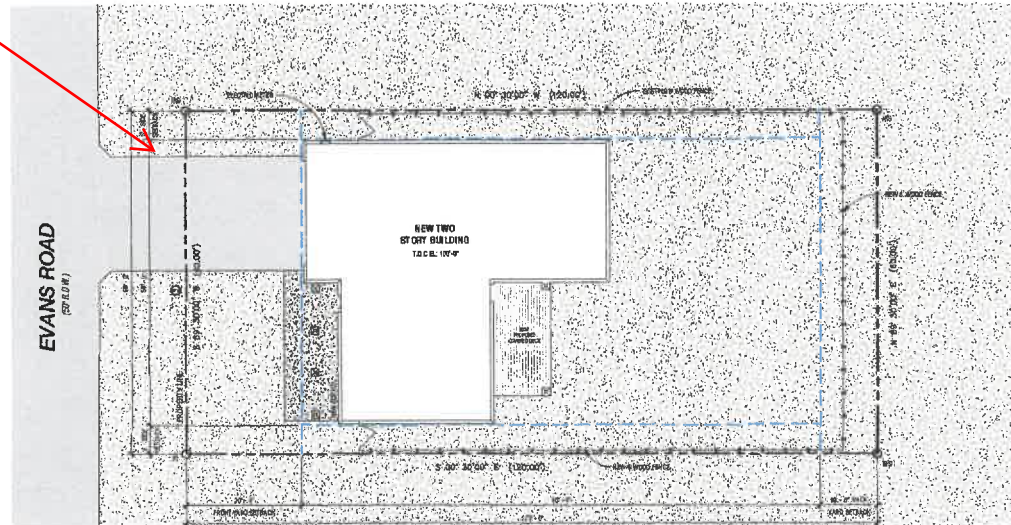
### INSULATION AND FENESTRATION

1. VERTICAL FENESTRATION - U FACTOR  $\leq$  0.40
2. SHGC  $\leq$  0.25
3. CEILING INSULATION: R-42
4. WOOD FRAME WALL: R-13 or 0&10ci
5. FLOOR INSULATION: R-13
6. HOT WATER PIPE OUTSIDE CONDITIONED SPACE: R-3

Grading plan will be required with building permit. Drainage must follow existing pattern.

A culvert will be required for this proposed driveway. Culvert must be engineer designed, minimum 18", and must be a reinforced concrete culvert with sloped concrete headwalls

SHEET INDEX		
SHEET NO.	SHEET NAME	ISSUE FOR PERMIT 04.19.2024
00	PROFESSIONAL SEAL	
01	COVER SHEET INDEX AND SITE PLAN	SI
A1.01	FLOORING PLAN (PART II)	SI
A1.02	SECOND FLOOR PLAN (PART II)	SI
A1.10	ROOF PLAN	SI
A2.01	EXTERIOR ELEVATIONS	SI
A2.02	EXTERIOR ELEVATIONS	SI
A3.01	LANDSCAPE DESIGN	SI
A3.02	LANDSCAPE DESIGN	SI



01 SITE PLAN  
SHEET 1 OF 1



4816 MERCER CT  
DALLAS, TEXAS 75236  
WWW.THRSTUDIO.COM

©2018 THR | 04.19.2024

EVANS PEREZ NEW RESIDENCE

SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75032

SI - SITE PLAN

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR | STUDIO NO. 24-004

A0.01  
COVER, SHEET INDEX  
AND SITE PLAN

ISSUE FOR PERMIT  
04.19.2024



# 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 302 Evans RD

SUBDIVISION \_\_\_\_\_ LOT 1102 BLOCK \_\_\_\_\_

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

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

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Saul Perez</u>	CONTACT PERSON	_____
ADDRESS	<u>2716 Greenhill Dr.</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Mesquite, TX 75150</u>	CITY, STATE & ZIP	_____
PHONE	<u>214-282-1159</u>	PHONE	_____
E-MAIL	<u>saulperez46@gmail.com</u>	E-MAIL	_____

### NOTARY VERIFICATION [REQUIRED]

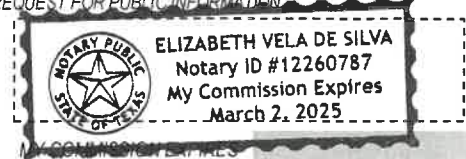
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Saul Perez Vazquez [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

<sup>1</sup> 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 \$ 400.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF April, 2024 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 9 DAY OF April, 2024

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





Z2024-021: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 302 Evans Road

PD-101



EVANS RD

PD-75

WONNE 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.

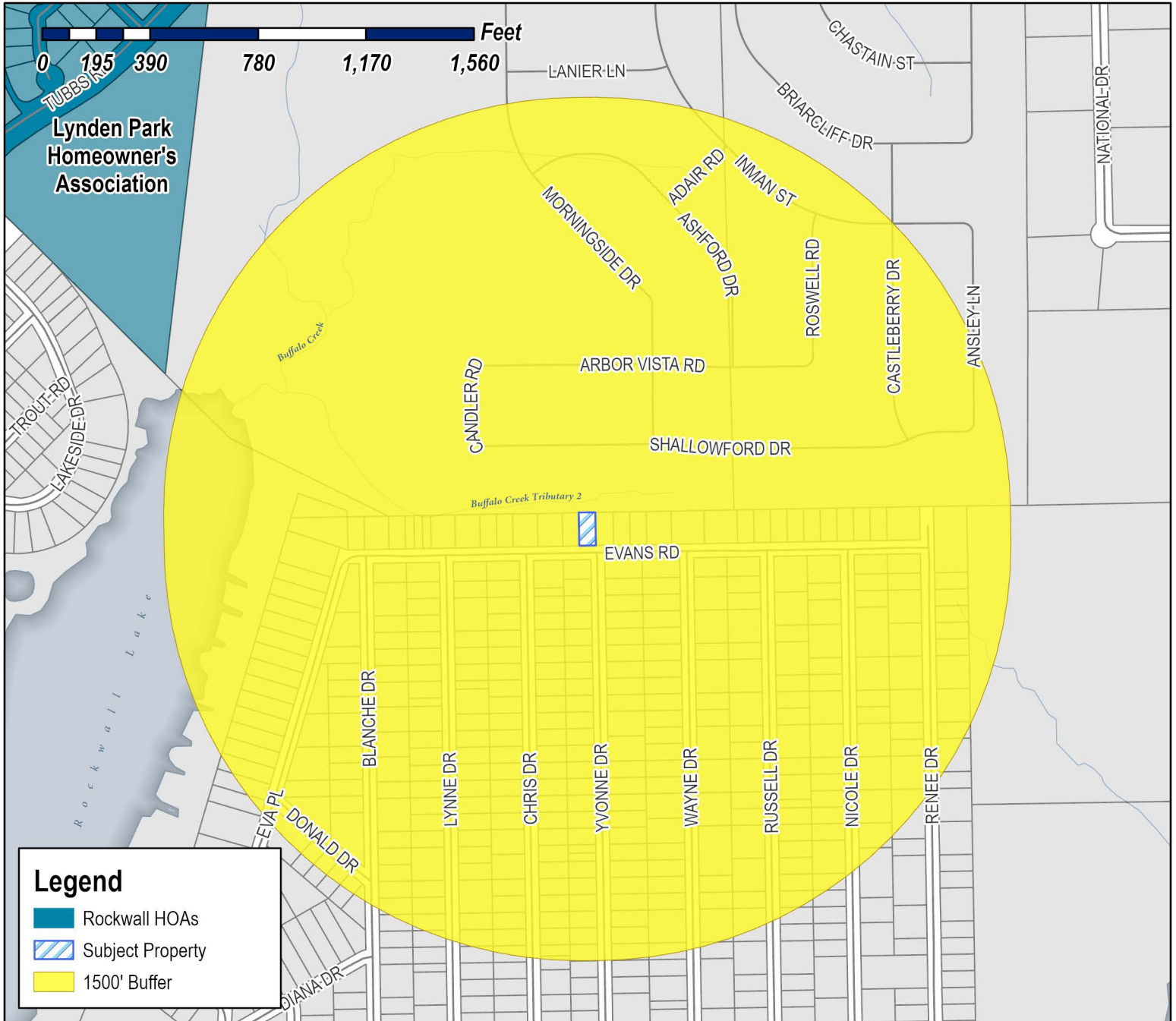




# City of Rockwall

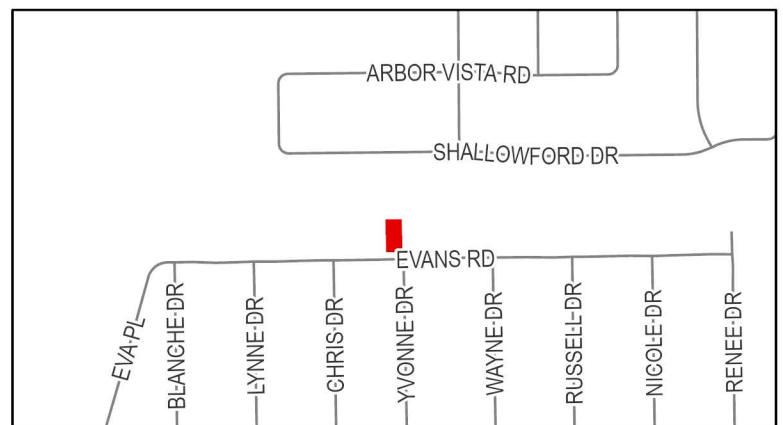
Planning & Zoning Department  
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**Case Number:** Z2024-021  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 302 Evans Road

**Date Saved:** 4/19/2024  
 For Questions on this Case Call (972) 771-7745

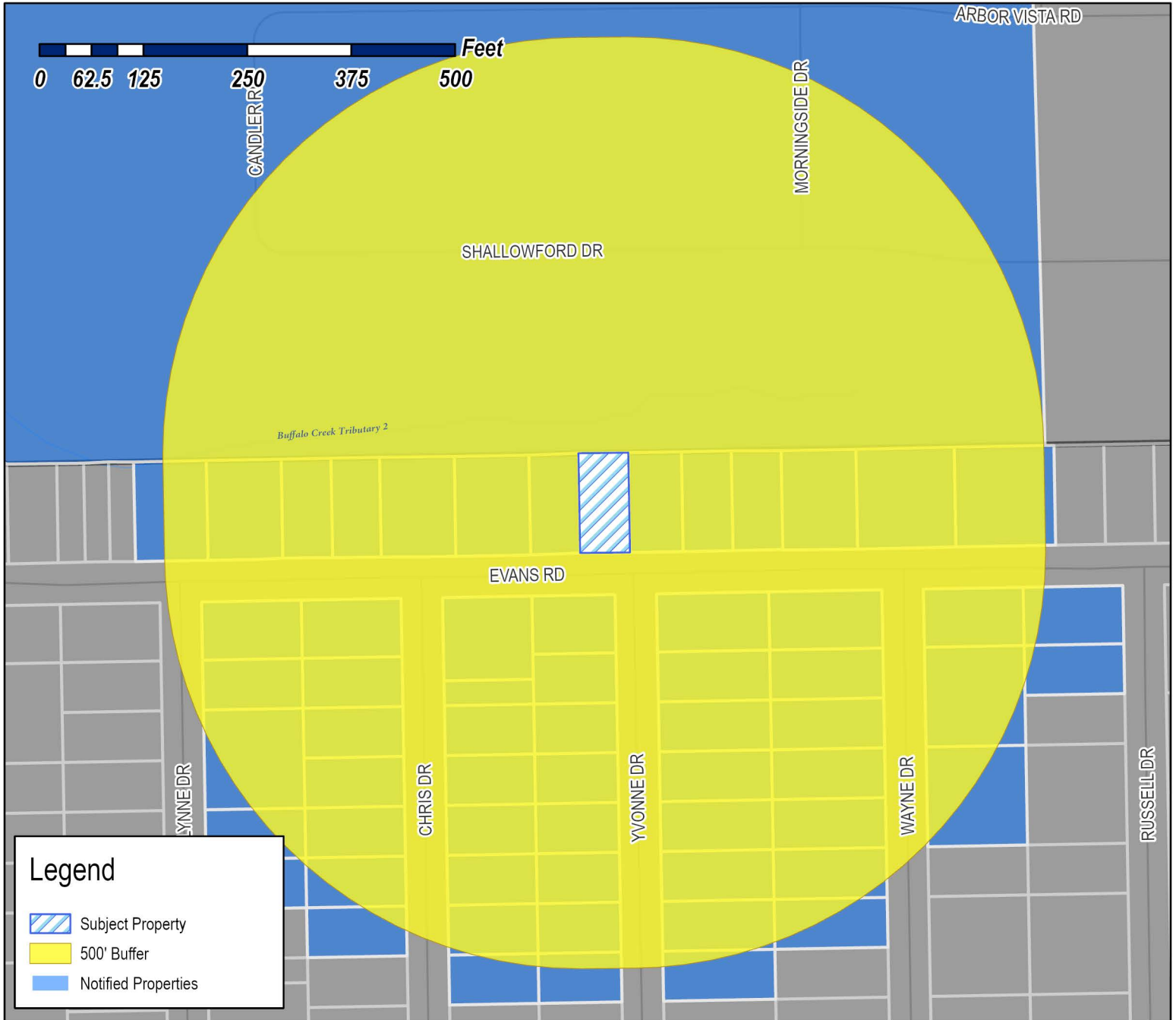




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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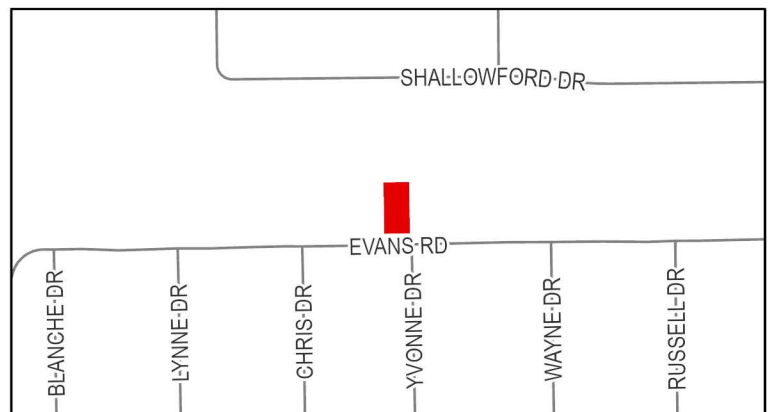
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**Date Saved:** 4/19/2024

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



SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC  
14400 THE LAKES BLVD BUILDING C, SUITE 200  
AUSTIN, TX 78660

RESIDENT  
170 EVANS RD  
ROCKWALL, TX 75032

HERREROS BERTOLDO  
180 EVANS RD  
ROCKWALL, TX 75032

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

HERREROS BERTOLDO  
196 EVANS RD  
ROCKWALL, TX 75032

ORELLANA JUAN C & MARICELA  
220 CRAWFORD LN  
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

YANES MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA  
234 EVANS RD  
ROCKWALL, TX 75032

MEJIA RAMIRO  
244 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
266 EVANS RD  
ROCKWALL, TX 75032

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 75032

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

RAMIRES RAUL  
358 EVANS RD  
ROCKWALL, TX 75032

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

CARMONA JOSE ROBERTO  
397 CHRIS DR  
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA  
400 EVANS RD  
ROCKWALL, TX 75032

TORRES ALONSO  
441 LYNNE DR  
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES  
441 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
457 CHRIS DR  
ROCKWALL, TX 75032

MARTINEZ MARIO CRUZ  
461 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIO  
461 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
462 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
465 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
470 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
471 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
474 CHRIS DR  
ROCKWALL, TX 75032

MORENO ORALIA SOLIS  
474 BASS ROAD  
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

SMITH HELEN A  
486 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
488 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
491 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
491 YVONNE DR  
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS &  
MARICELA ARREDONDO  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
496 CHRIS 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

DIAZ MARIA L FLORES  
503 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
506 CHRIS 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 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  
517 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
521 YVONNE DR  
ROCKWALL, TX 75032

GANUS HUGH  
524 SESAME DR  
MESQUITE, TX 75149



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 75032

DIAZ MANUEL & ROSARIO  
528 WAYNE DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
531 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
534 YVONNE DR  
ROCKWALL, TX 75032

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

STRICKLAND TARA  
536 WAYNE DR  
ROCKWALL, TX 75032

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
541 LYNNE DR  
ROCKWALL, TX 75032

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

RESIDENT  
544 YVONNE DR  
ROCKWALL, TX 75032

ANDREWS TRESIA AND KENNETH  
547 WAYNE DR  
ROCKWALL, TX 75032

ARRIAGA GREGORIA  
548 WAYNE ST  
ROCKWALL, TX 75032

ALVIZO ALMA L RETANA  
551 LYNNE DR  
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS  
552 RUSSELL DR  
ROCKWALL, TX 75032

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

SAFRA PROPERTIES INC  
PO BOX 69  
ROCKWALL, TX 75087

# 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:

## Z2024-021: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Saul Perez for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1102 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 302 Evans Road, 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 14, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 20, 2024 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](mailto: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 20 2024 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. Z2024-021: SUP for Residential Infill

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

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



# 302 Evans Road

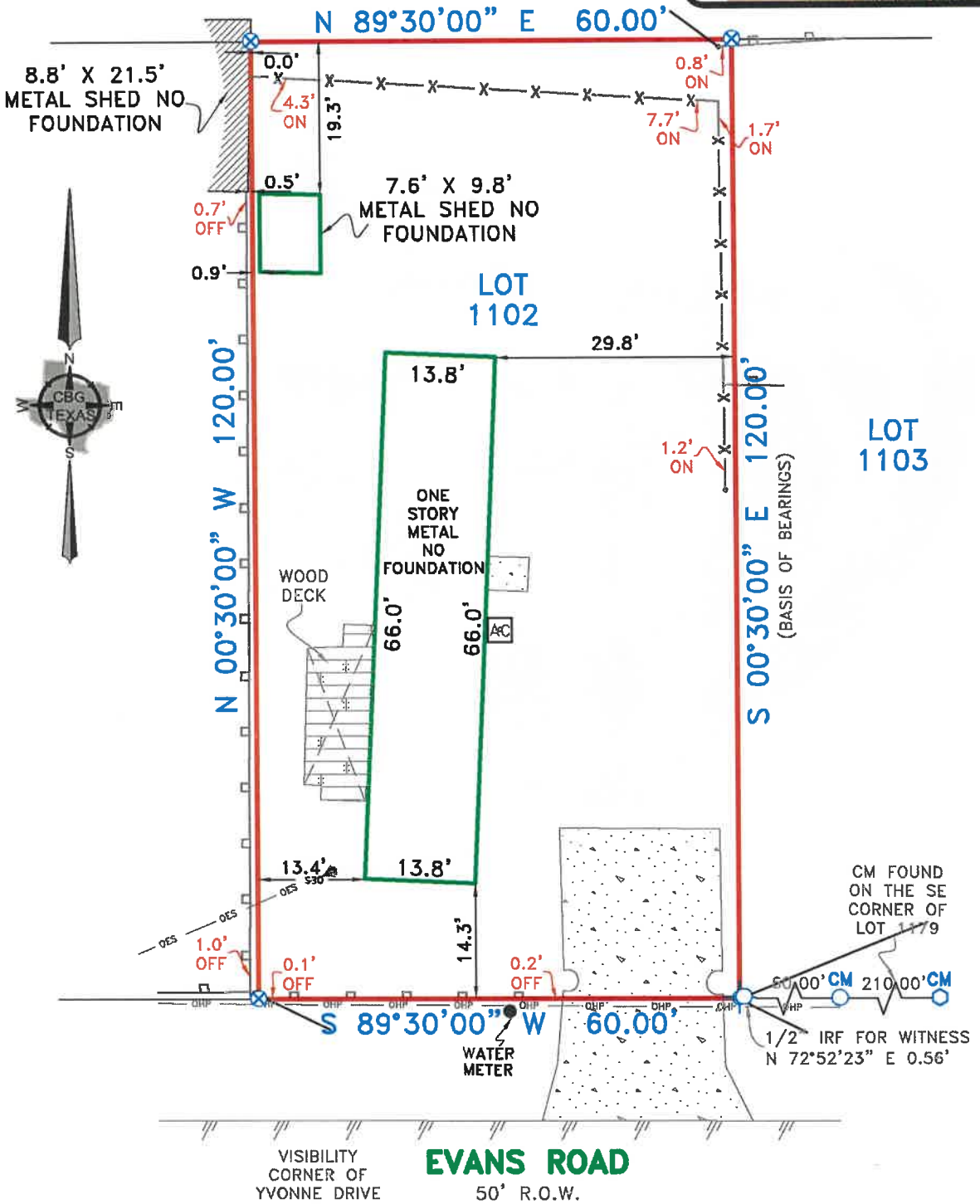
Lot 1102, Rockwall Lake Properties Development, No. 2 In Rockwall County, Texas, according to the map thereof, as Recorded in Slide A, Page 79 of the Map Records of Rockwall County, Texas.

ANN W. DEAN  
C.C.F.#. 2023000009137



## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- II— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- ▲ EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by T.H.R. 3 Studio LLC. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: CSD

Scale: 1" = 20'

Date: 02/9/24

GF No.: NA

Job No. 2401790

Accepted by: \_\_\_\_\_  
Purchaser

Date: \_\_\_\_\_

\_\_\_\_\_  
Purchaser



1413 E. IH-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.obgtllc.com



# EVANS PEREZ NEW RESIDENCE

## ISSUE FOR PERMIT

04.19.2024

### PROJECT LOCATION

302 EVANS ROAD  
ROCKWALL, TEXAS 75032

### PROJECT DESCRIPTION

LOT 1102, ROCKWALL LAKE PROPERTIES DEVELOPMENT, NO 2 IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, AS RECORDED IN SLIDE a, PAGE 79 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS

### ZONING DESCRIPTION

PD-75

### LOT COVERAGE

LOT SIZE - (0.17 ACRES) 7,200 SF  
MAX LOT COVERAGE - 45%  
COVERAGE FLOOR AREA - 2,072 SF  
PERCENT LOT COVERAGE - 29%

### SQUARE FOOTAGE CALCULATIONS

NEW FIRST FLOOR CONDITIONED AREA 1,295 SF  
NEW SECOND FLOOR CONDITIONED AREA 1,105 SF  
NEW TOTAL CONDITIONED AREA 2,401 SF  
NEW UNCONDITIONED AREA (GARAGE) 515 SF  
NEW UNCONDITIONED AREA (PATIO) 210 SF  
NEW TOTAL UNCONDITIONED AREA 725 SF

### WATER EFFICIENCY

- AVERAGE FLOW RATE FOR ALL LAVATORY FAUCETS MUST BE LESS THAN OR EQUAL TO 2.0 GALLONS PER MINUTE
- THE AVERAGE FLOW RATE FOR ALL TOILETS MUST BE:
  - LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH
  - BE DUAL FLUSH AND MEET THE REQUIREMENTS OF ASME A 112.19.14;
  - MEET THE U.S. ENVIRONMENTAL PROTECTION AGENCY WATER SENSE SPECIFICATION AND BE CERTIFIED AND LABEL CORRECTLY.
- UTILIZE ENERGY STAR LABELED DISHWASHERS THAT USE 6.0 GALLONS OR LESS PER CYCLE

### HEAT ISLAND MITIGATION

INSTALL FOAM ENCAPSULATED ROOF. (R-22 OR GREATER)

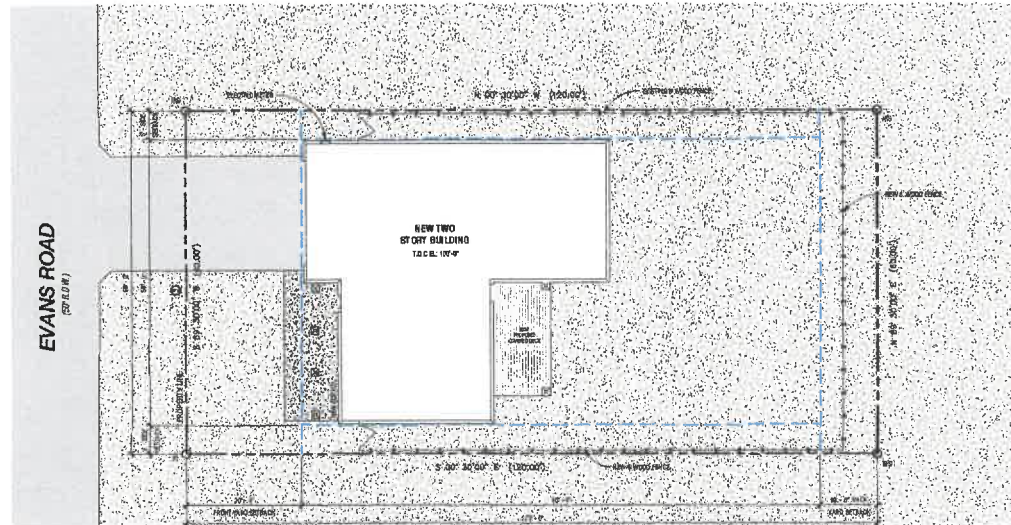
### INDOOR AIR QUALITY

- AIR FILTERS:
  - AIR FILTERS MUST BE MERV 8 OR GREATER
  - AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE & AIR FLOW
  - AIR FILTER HOUSING MUST BE AIRTIGHT
- CONDITIONED SPACES NEXT TO A GARAGE:
  - PENETRATION SEALED
  - DOORS WEATHER STRIPPED
  - CRACKS AT WALL BASE SEALED

### INSULATION AND FENESTRATION

- VERTICAL FENESTRATION - U FACTOR  $\leq$  0.40
- SHGC  $\leq$  0.25
- CEILING INSULATION: R-42
- WOOD FRAME WALL: R-13 or 0&10ci
- FLOOR INSULATION: R-13
- HOT WATER PIPE OUTSIDE CONDITIONED SPACE: R-3

SHEET INDEX		
SHEET NO.	SHEET NAME	ISSUE FOR PERMIT 04.19.2024
04	ISOMETRIC PLAN	
A0.01	COVER SHEET INDEX AND SITE PLAN	01
A1.01	FOUNDING AND GROUND PLAN (PART II)	02
A1.02	SECOND FLOOR PLAN (EXC. 10)	03
A1.10	ROOF PLAN	04
A2.01	EXTERIOR ELEVATIONS	05
A2.02	EXTERIOR ELEVATIONS	06
A3.01	BUILDING SECTIONS	07
A3.02	BUILDING SECTIONS	08



01 SITE PLAN



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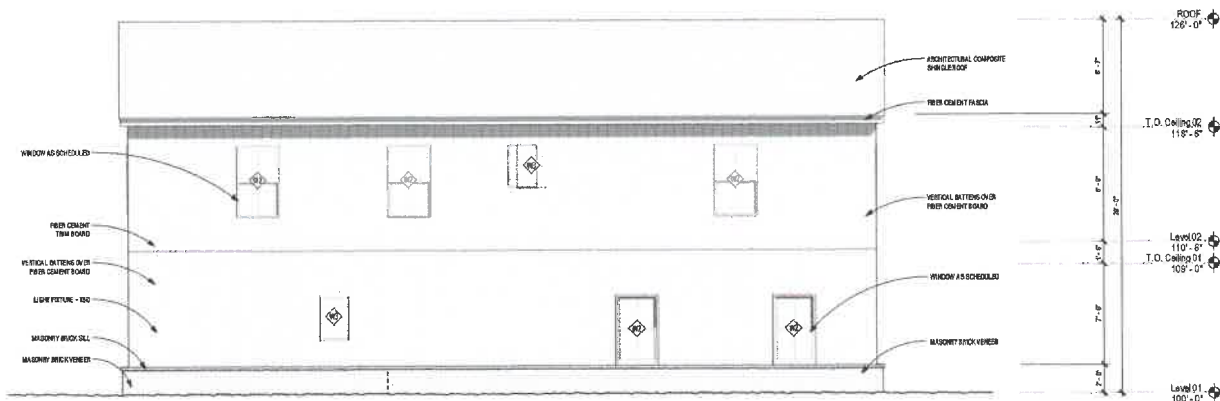
NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

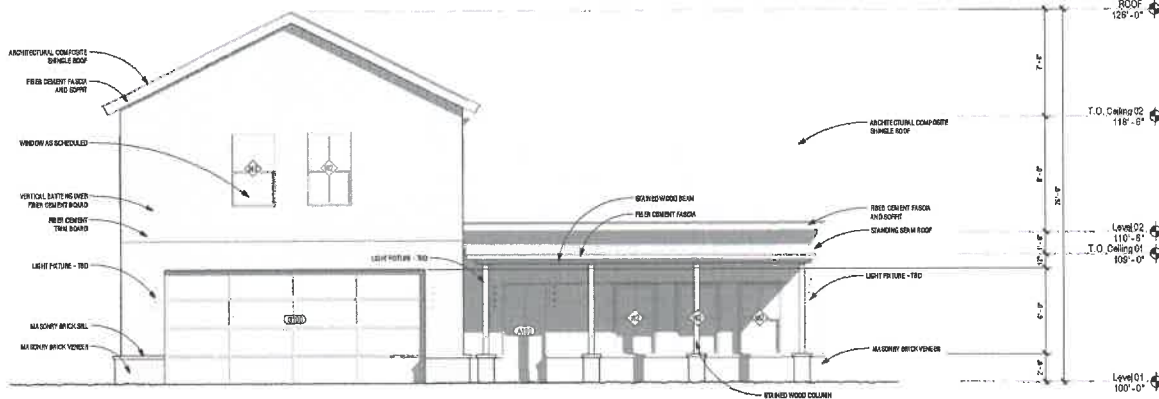
THR|STUDIO NO. 24-004

**A0.01**  
COVER, SHEET INDEX  
AND SITE PLAN

ISSUE FOR PERMIT  
04.19.2024



**02 | WEST ELEVATION**  
MADE 24-11-23



**01 | SOUTH ELEVATION**  
MADE 24-11-23



**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH ELEVATIONS ARE TO TOP OF CONCRETE FLOOR FINISH.
2. CONCRETE NOTES APPLY TO ALL MASONRY UNLESS NOTED OTHERWISE.
3. THE MATERIAL SPECIFICATIONS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL LIMITS THEY ARE NOT USED TO SHOW SCALE.

**EXTERIOR ELEVATION LEGEND**

- EXISTING MASONRY BRICK VENEER - FINISH, MATCHING TO BASE OF EXISTING EXTERIOR BRICK. COLOR TBD.
- VERTICAL BATTING OVER FIBER CEMENT BOARD - MATCHED BASE OF EXISTING BRICK VENEER. VERTICAL, USING SELECT CEDAR/MILL. COLOR TBD.
- HORIZONTAL SIDING - MATCHED BASE OF EXISTING BRICK VENEER. ARTISAN Siding - ARISMAN V Groove. COLOR TBD.
- EXTERIOR WALL SECTION LINE
- EXTERIOR WINDOW TAG, REF. A2-02 SERIES
- MASONRY BRICK JOINT

**EXTERIOR ELEVATION NOTES**

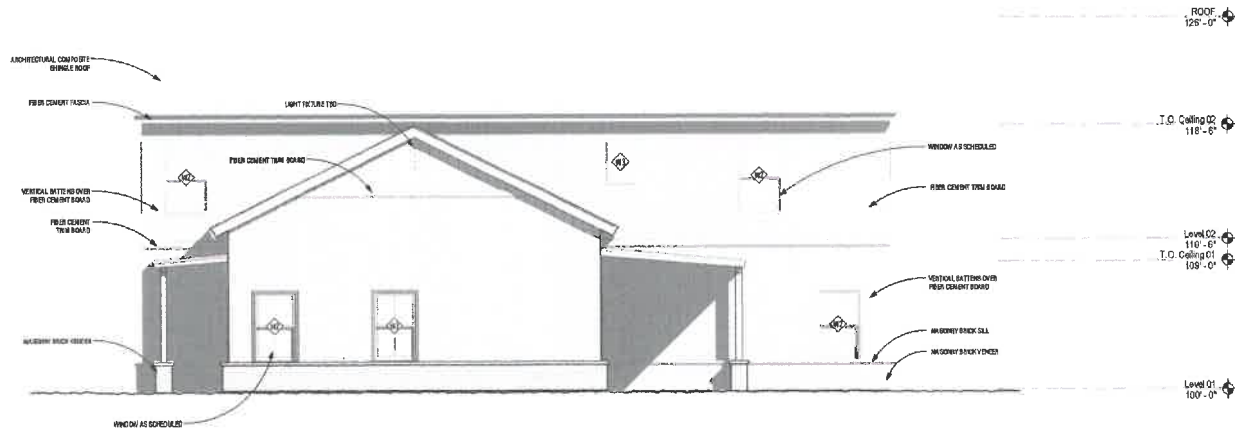
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS/STUDIO NO. 24-004

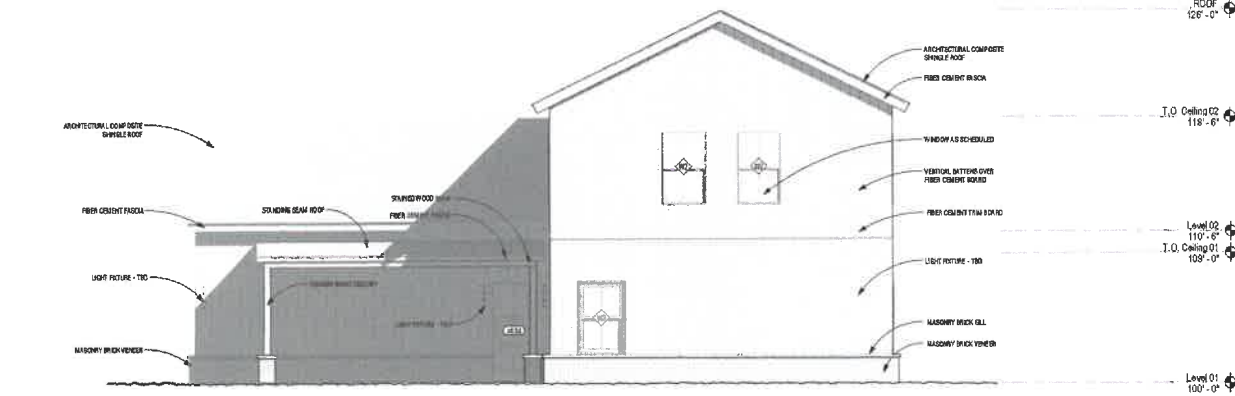
**A2.01**  
EXTERIOR ELEVATIONS

ISSUE FOR PERMIT  
04.11.2024

NO.	REVISION	DATE



**02 | EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 | NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
2. REPAIRS OR NOTCH IN MASONRY VENEER TO BE AS TYPICAL, UNLESS NOTED OTHERWISE.
3. THE MATERIAL SYMBOLS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL TYPE. THEY ARE NOT USED TO DRAW SCALE.

**EXTERIOR ELEVATION LEGEND**

- SLURRING MODULAR BRICK VENEER - PAINTED, FINISH FLOOR ELEVATION OF DESIGN EXISTING NEARED BRICK COLOR T10
- VERTICAL MITER OVER FIBER CEMENT BOARD - PAINTED AS PER DESIGN - FINISH FLOOR ELEVATION. VERTICAL DESIGN SELECT COLOR T10
- HORIZONTAL BOARD - PAINTED AS PER DESIGN - FINISH FLOOR ELEVATION. HORIZONTAL DESIGN SELECT COLOR T10

- EXTERIOR WALL SECTION TAG
- EXTERIOR WINDOW TAG, REF. AS-40 SERIES
- MASONRY EXTENSION JOINT

**EXTERIOR ELEVATION NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

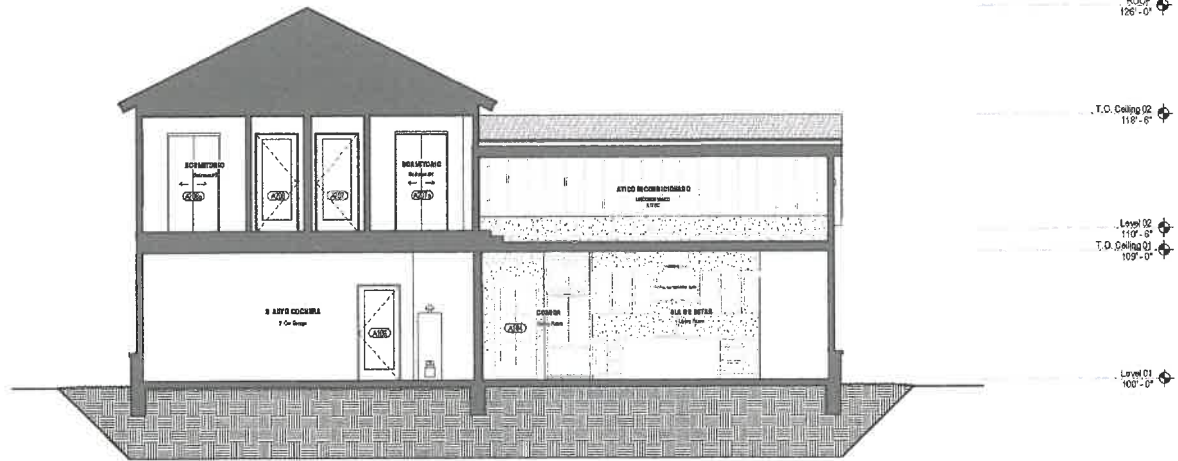
THR | STUDIO NO 24-004

**A2.02**  
EXTERIOR ELEVATIONS

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**02 | BUILDING SECTION AT KITCHEN AND STAIRS**



**01 | BUILDING SECTION AT GARAGE AND LIVING ROOM**



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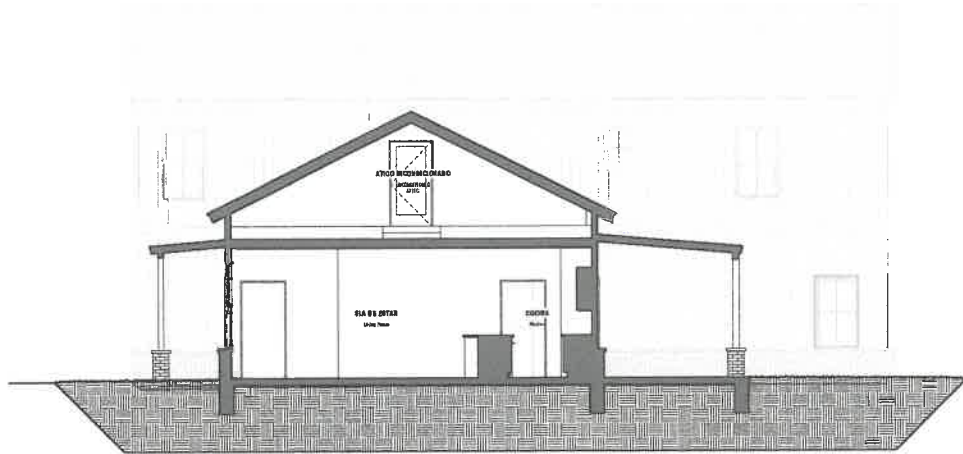
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTORS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

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**A3.01**  
**BUILDING SECTIONS**

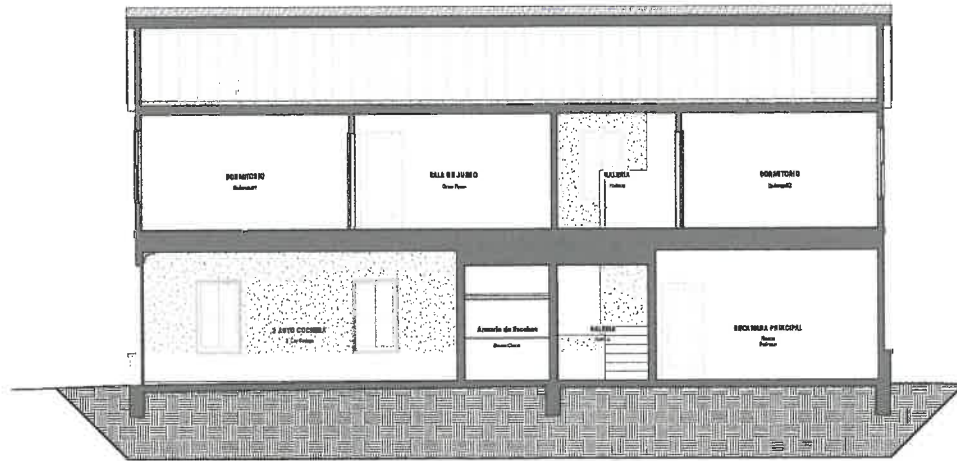
**ISSUE FOR PERMIT**  
04.19.2024

10/18/24 10:48 AM  
 C:\projects\302 Evans Road\302 Evans Road.dwg



- ROOF 126'-0"
- T.O. Ceiling02 119'-9"
- Level02 110'-8"
- T.O. Ceiling01 108'-0"
- Level01 100'-0"

**02** | BUILDING SECTION AT LIVING ROOM  
SCALE: 1/4" = 1'-0"



- ROOF 126'-0"
- T.O. Ceiling02 118'-8"
- Level02 110'-8"
- T.O. Ceiling01 108'-0"
- Level01 100'-0"

**01** | BUILDING SECTION AT MASTER BEDROOM AND GAME ROOM  
SCALE: 1/4" = 1'-0"



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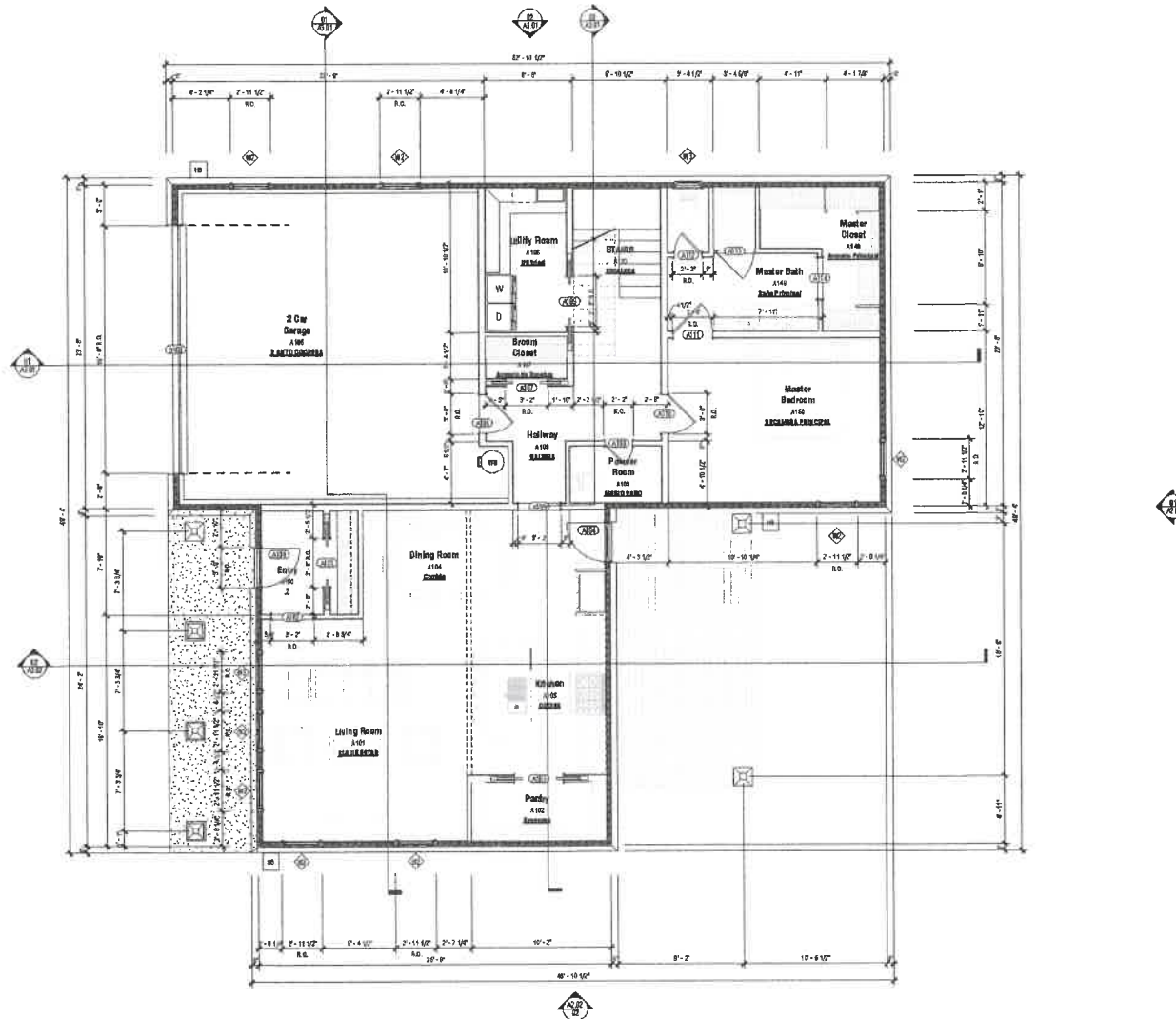
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. ON PERMITTING, CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

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**A3.02**  
BUILDING SECTIONS

ISSUE FOR PERMIT  
04.18.2024





01 | Ground Floor Plan - Level 01  
DATE: 07-17-24



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**FLOOR PLAN GENERAL NOTES**

- THE DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
- PROVIDE ACCESSIBLE READING ROOMS AND PRINTING EQUIPMENT AT ALL TIMES.
- FIELD MEASUREMENTS AND CORRECTIONS FOR OWNER PROVIDED EQUIPMENT AND DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE OWNER PRIOR TO THE START OF CONSTRUCTION.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- EXISTING WALL PARTITION TO REMOVE
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR WALL SECTION TAG
- DOOR / OPENING TAG, REF. 602-01 SERIES
- PARTITION TAG, REF. 601-01 SERIES (OPENING WALL TO BE CLOSED, IRR. 601-02) WALL
- EXTERIOR WINDOW TAG, REF. 602-11 SERIES
- INTERIOR WINDOW TAG, REF. 602-21 SERIES
- AREA OUT OF SCOPE OF WORK
- NOTE OR REF. PLANS

**FLOOR PLAN NOTES**

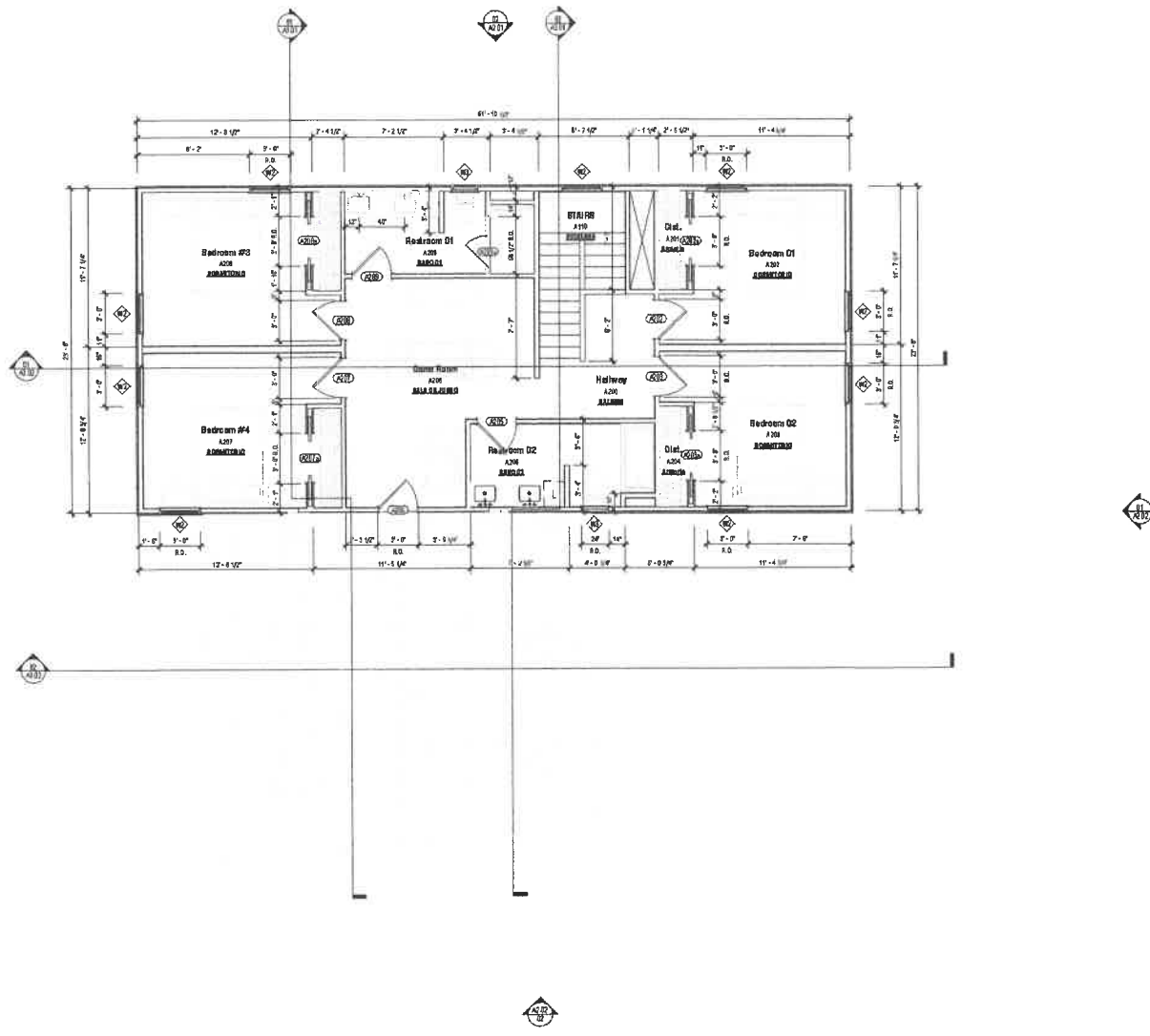
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING CONSTRUCTION. RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR STUDIO NO. 24-004

**A1.01**  
**GROUND FLOOR PLAN**  
**LEVEL 01**

ISSUE FOR PERMIT  
04.10.2024





**01** | Second Floor Plan Level 02  
NOV 09, 2024



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**EVANS PEREZ NEW RESIDENCE**  
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302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHALL NOT BE USED FOR DIMENSIONAL, DESIGN, OR CONSTRUCTION PURPOSES. IF DIMENSIONS ARE IN QUESTION, OBTAIN WRITTEN CLARIFICATION FROM THE DESIGNER.
2. CONDITIONS SHOWN ON THE PLAN ARE TO THE FACE OF STUD, CENTER LINE OF COLUMNS, AND TO THE FACE OF ANCHORS OR CONCRETE WALLS, UNLESS NOTED OTHERWISE.
3. PROVIDE AN ANCHOR W/ BUSH IN TOPPING BELOW AT PARTITIONS LOCATED AT ALL CORNERS, ENDWALLS, AND OUTDOOR AREAS.
4. FIELD WALLS SHALL BE COVERED IN ANCHORS FOR OWNER PROVIDED FLOORING AND FURNISHINGS PRIOR TO ANY INSULATION OR FABRICATION OF WALLS. COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF ANY EQUIPMENT THAT IS OWNER FURNISHED AND CONTROL CORA INSTALLED.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- W/ WALL PARTITION
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR WALL SECTION TAG
- DOOR / OPENING TAG, REF. A301-01 SERIES
- PARTITION TAG, REF. A301-01 SERIES (OPENINGS WILL BE AS SHOWN)
- EXTERIOR WINDOW TAG, REF. A301-11 SERIES
- INTERIOR WINDOW TAG, REF. A301-21 SERIES
- AREA OUT OF SCOPE OF WORK
- HOLD OVER, REF. PLUMBING

**FLOOR PLAN NOTES**

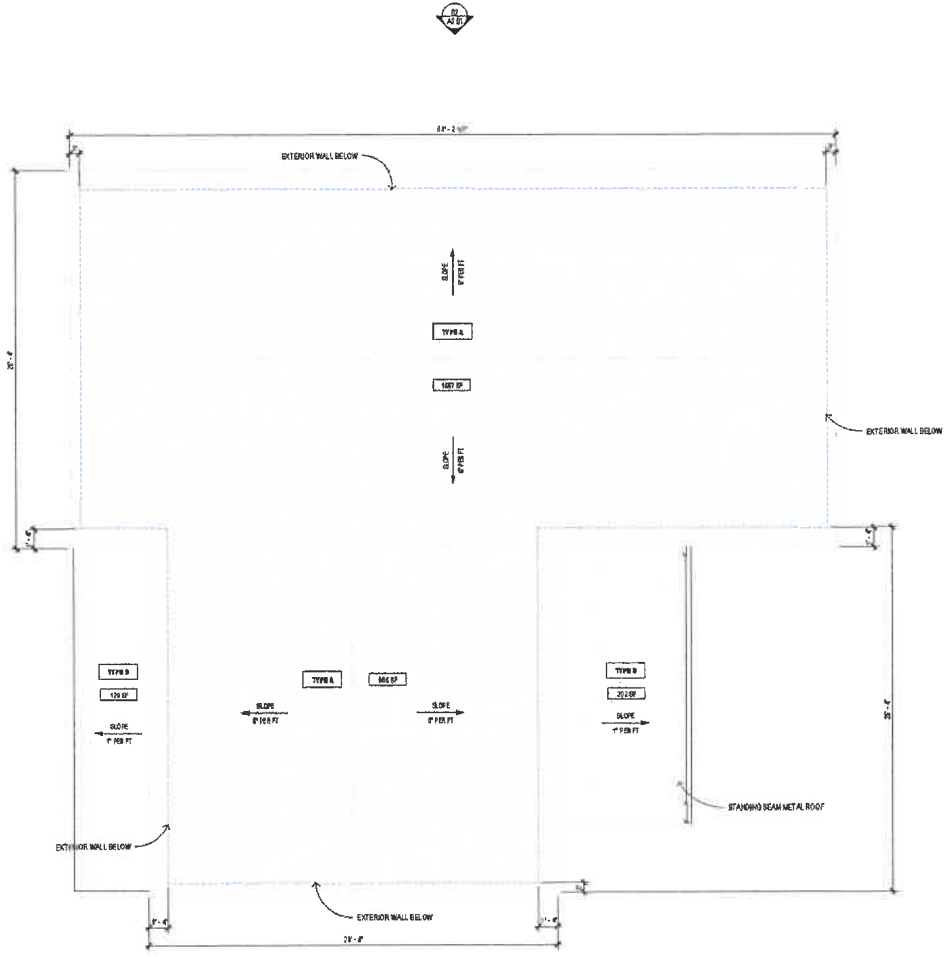
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. IF PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR3 STUDIO NO. 24-004

**A1.02**  
SECOND FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
06.19.2024





**01 | ROOF PLAN**  
Scale 1/8" = 1'-0"



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302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**ROOF PLAN GENERAL NOTES**

1. THE CONTRACTOR AND THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR THE CORRECT SET OF CONDITIONS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CONDITIONS AND SPECIFICATIONS FOR ANY ADDITIONAL WORKING BEFORE BEGINNING. THE CONTRACTOR SHALL VERIFY THE FINISHING, MECHANICAL, ELECTRICAL, AND THE SPECIFICATIONS OF THE CONTRACTOR AND THEIR SUB CONTRACTORS SHALL USE THE SET AND ALL WORK SHALL BE COMPLETED BEFORE THE SET AND SHALL INTERFERE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR SHALL VERIFY THE STRUCTURAL DRAWINGS. THE SLOPES SHOWN ON THE DRAWINGS ARE POSITIVE SLOPES TO THE DRAINAGE SYSTEMS AND SHALL BE CONSIDERED CONCEPTUAL IN NATURE. ALL SLOPES ARE TO MEET THE MANUFACTURER'S RECOMMENDATIONS FOR DRAINAGE. ANY DISCREPANCIES IN SLOPES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE THE MANUFACTURER'S RECOMMENDATIONS FOR ALL ROOF SYSTEMS. DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ROOFING MANUFACTURER.
3. ALL ROOFING SHALL BE INSTALLED UNLESS NOTED OTHERWISE. SHALL BE INSTALLED AND COVERED BY THE ROOFING SUB CONTRACTOR. DOWNROCK AND WATER SHALL BE PRE-FINISHED GALVANIZED STEEL AND SHALL BE A CUSTOMER SPECIFIED COLOR. PROVIDE PROTECTIVE FLASHING AT ALL ROOF AND DRAIN LEVEL DISCONTINUITIES.
4. PROVIDE FLASHING DETAILS AT ALL DRAIN AND FLASHING PIPE / CONDUIT LOCATIONS THAT PENETRATE THE ROOF OR PENETRATE THROUGH ROOFING. PROVIDE FLASHING DETAILS TO USE LIQUID APPLIED TO A WORKABLE CONDITION FOR THE WORK.

**ROOF PLAN LEGEND**

- SLOPE (ARROW) SLOPE TO DRAIN (IN FEET PER FOOT INCH)
- ROOF STACK
- TOILET DRAIN VENT
- TYPE A  
SEE THE DRAWINGS FOR FINISHING SPECIFIED BY OWNER. SET PRINCIPAL ON PERIMETER. REINFORCED ASPHALT FLEX UNDERLAYMENT ON DRAIN. WATER SLOPE TO DRAIN. VERIFY AND NOTIFY ARCHITECT IMMEDIATELY.

**ROOF PLAN NOTES**

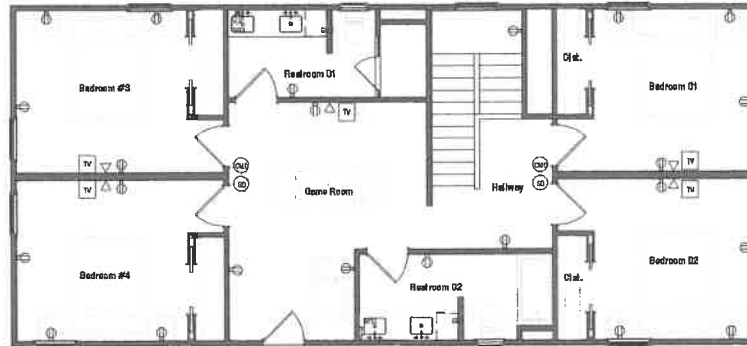
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. CONTRACTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.



THR3(STUDIO) NO 24-004

**A1.10**  
ROOF PLAN

ISSUE FOR PERMIT  
04.19.2024



**ELECTRICAL PLAN GENERAL NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL ELECTRICAL CODES.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON OR SITE, BEFORE COMMENCEMENT OF WORK.
3. ELECTRICAL SYMBOL LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE, GO TO CORRESPONDING EXISTING LOCATION OF OUTLETS WITH OWNER PRIOR TO WORK.
4. WIP OUTLETS TO BE TERMINATED IN COLOR TAG.

**ELECTRICAL PLAN LEGEND**

	PHONE DATA
	CONVENIENCE OUTLET
	WPC OUTLET
	WEATHERPROOF OUTLET
	FLOOR OUTLET
	APPLIANCE OR WIP OUTLET
	TV OUTLET
	SWITCH DETECTOR
	IONMOTION CONTROL HIGH/LOW/PHONE DETECTOR
	TERMINATOR

**ELECTRICAL PLAN NOTES**



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302 EVANS ROAD  
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NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS STUDIO NO. 24-024

**A4.02**  
POWER FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
04.18.2024



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
234 Evans Road	Modular Home	2006	1,616	96	Siding
244 Evans Road	Single-Family Home	1989	1,411	160	Siding
290 Evans Road	Modular Home	1994	2,108	80	Siding
302 Evans Road	Modular Home	1985	1,104	N/A	Siding & Metal
310 Evans Road	Modular Home	1999	1,856	N/A	Siding
322 Evans Road	Modular Home	1995	1,324	90	Siding
340 Evans Road	Vacant	N/A	N/A	N/A	N/A
541 Yvonne Drive	Modular Home	2003	1,276	168	Siding
544 Yvonne Drive	Modular Home	1970	940	240	Siding
535 Chris Drive	Modular Home	1975	1,272	200	Siding
AVERAGES:		1991	1,434	148	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

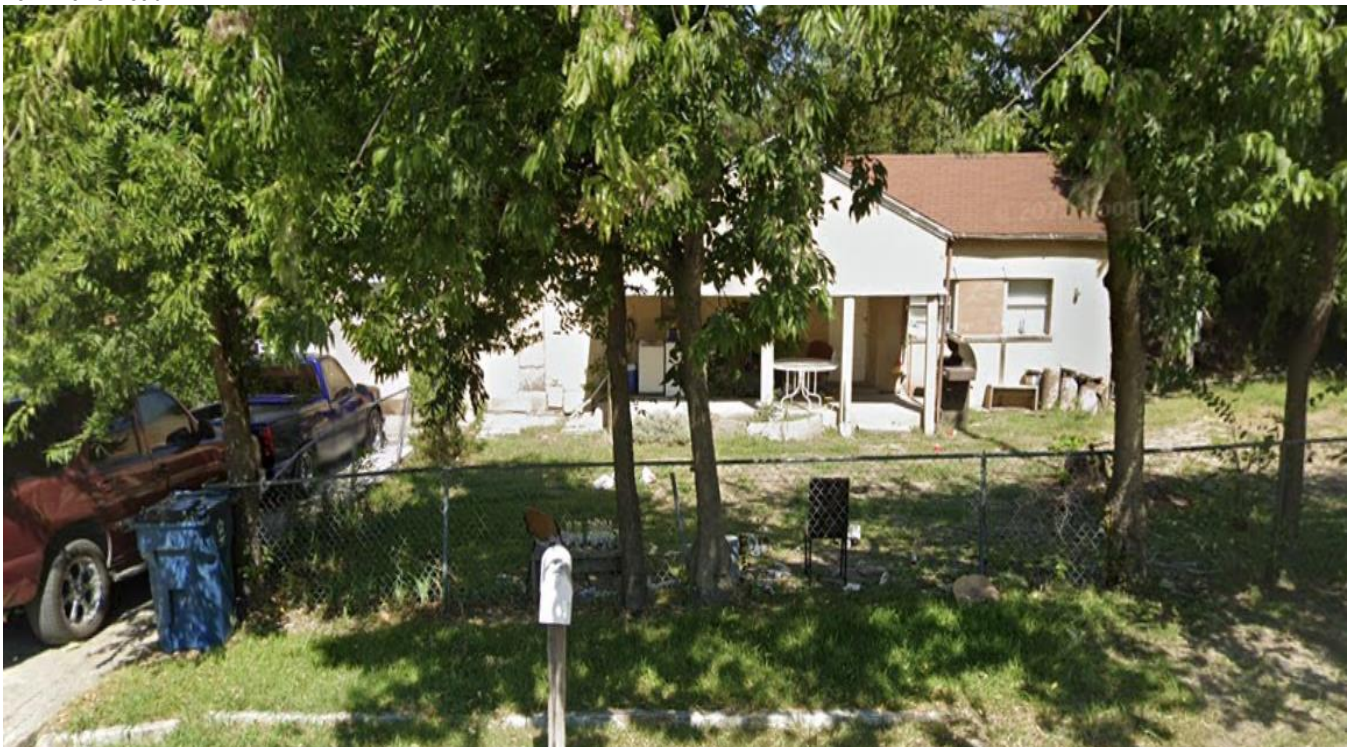
### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



234 Evans Road



244 Evans Road



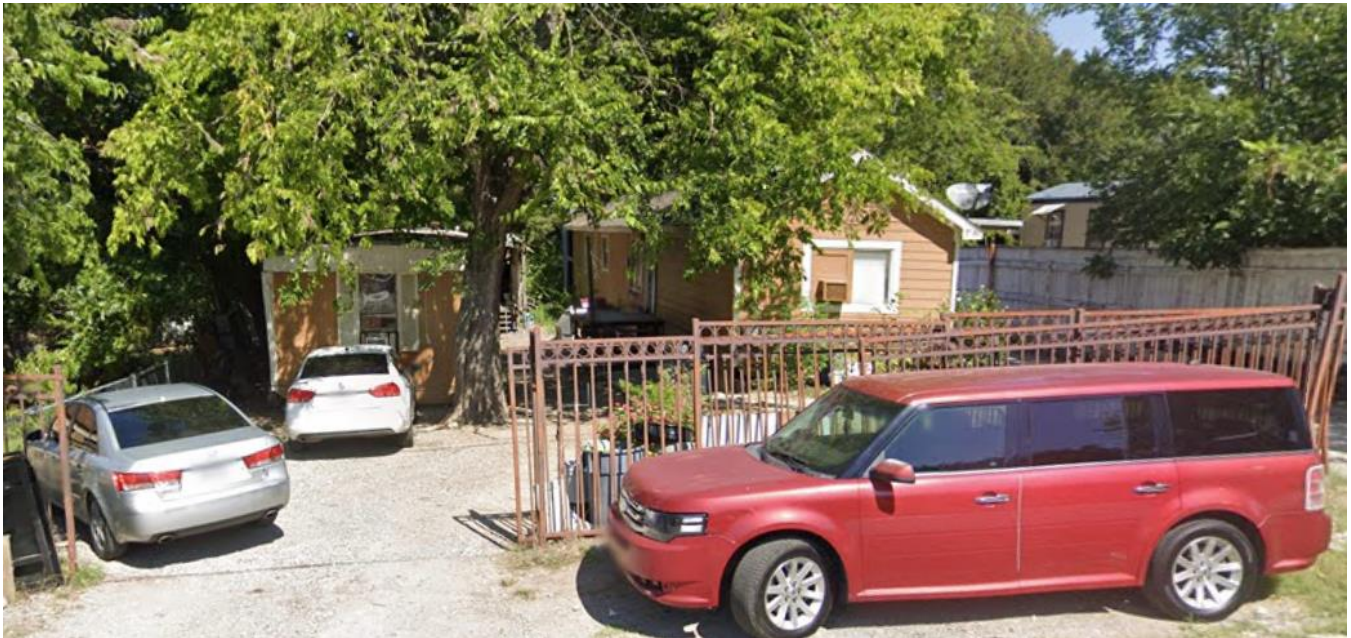
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

### PLANNING AND ZONING DEPARTMENT

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



290 Evans Road



302 Evans Road



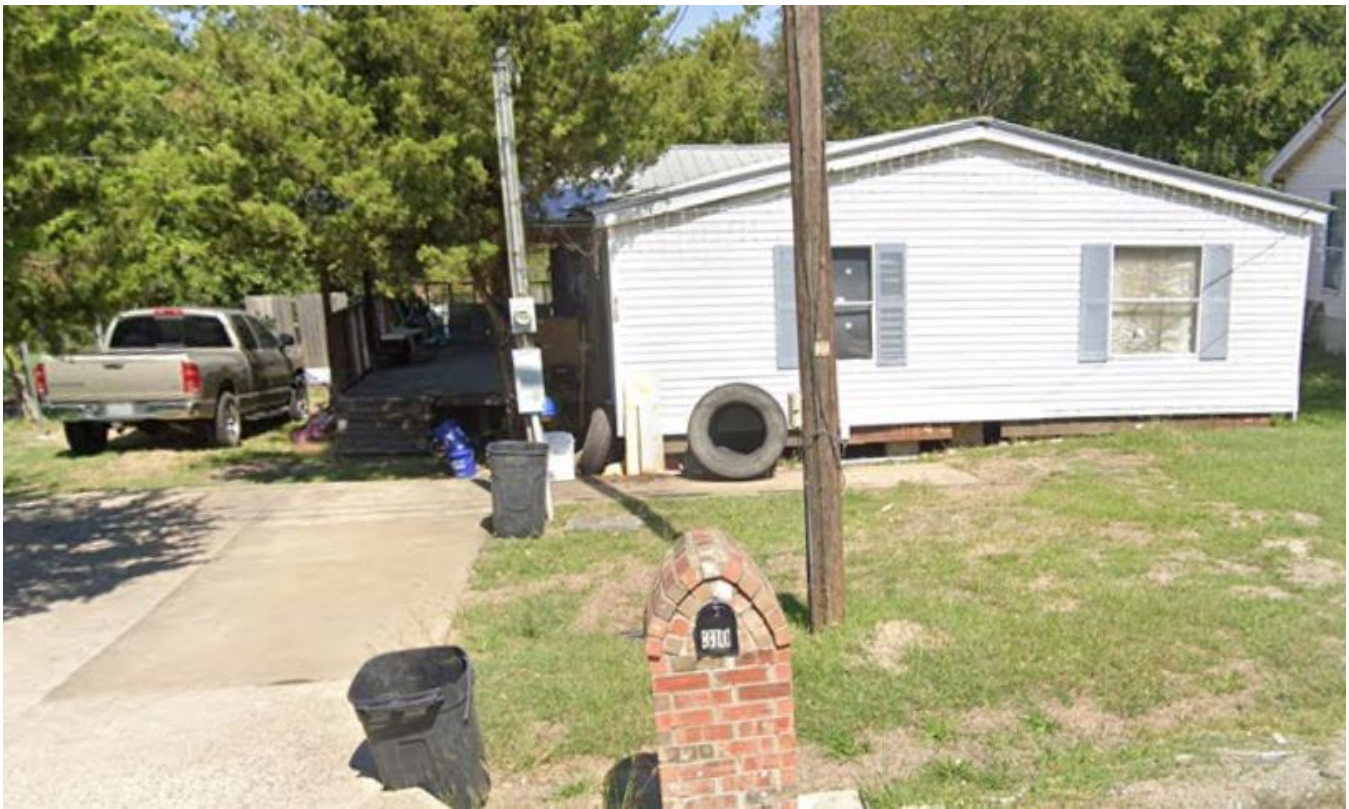
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

**PLANNING AND ZONING DEPARTMENT**

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310 Evans Road



322 Evans Road





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

**PLANNING AND ZONING DEPARTMENT**

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340 Evans Road



541 Yvonne Road



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

### PLANNING AND ZONING DEPARTMENT

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544 Yvonne Drive



535 Chris Drive

CITY OF ROCKWALL

ORDINANCE NO. 24-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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1102 OF THE LAKE ROCKWALL 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 Saul Perez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1102 of the Lake Rockwall 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 302 Evans Road, 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 *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision 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 District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, 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 single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 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 3<sup>rd</sup> DAY OF JUNE, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

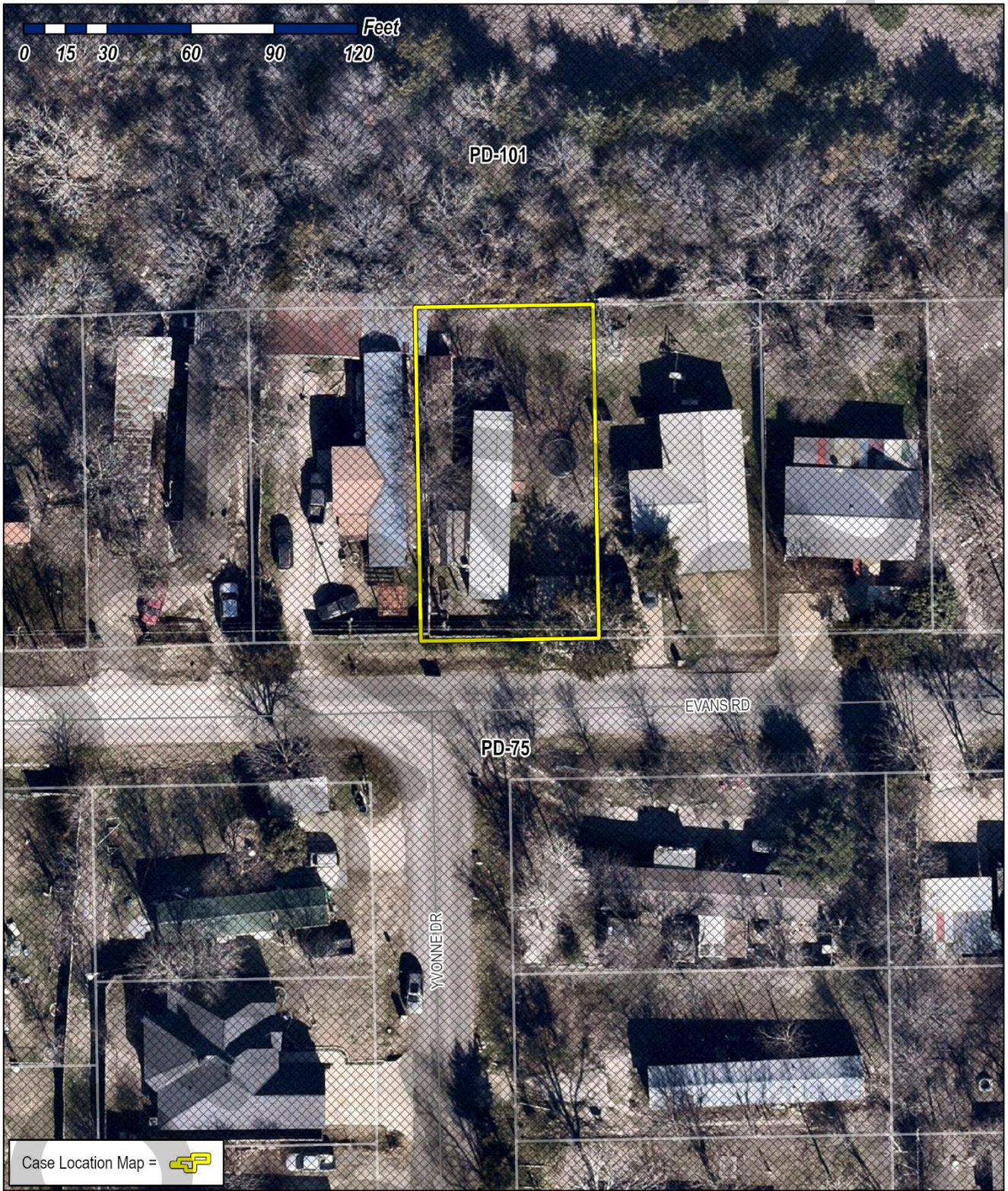
1<sup>st</sup> Reading: May 20, 2024

2<sup>nd</sup> Reading: June 3, 2024

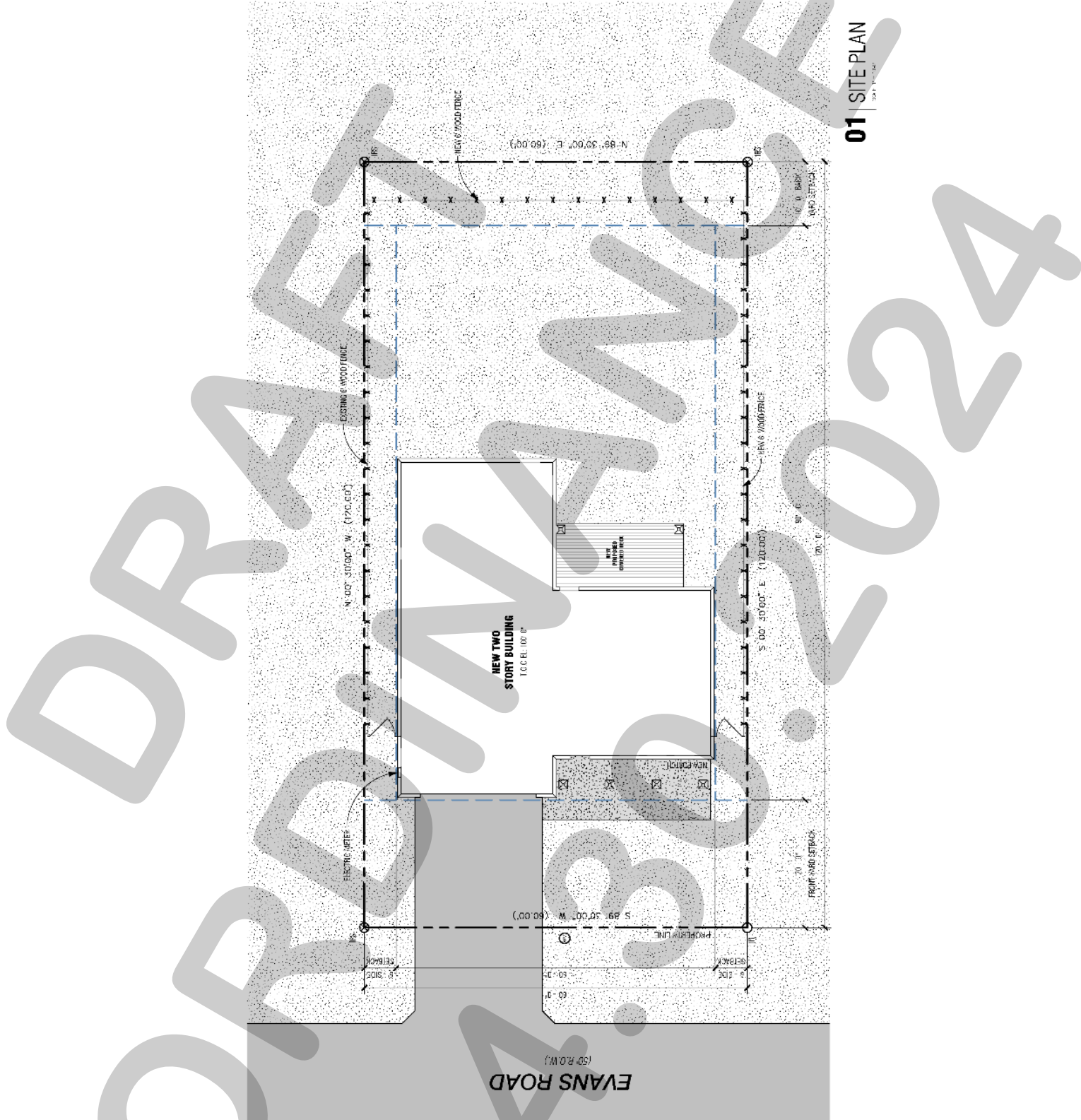
**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 302 Evans Road

Legal Description: Lot 1102 of the Lake Rockwall Estates #2 Addition

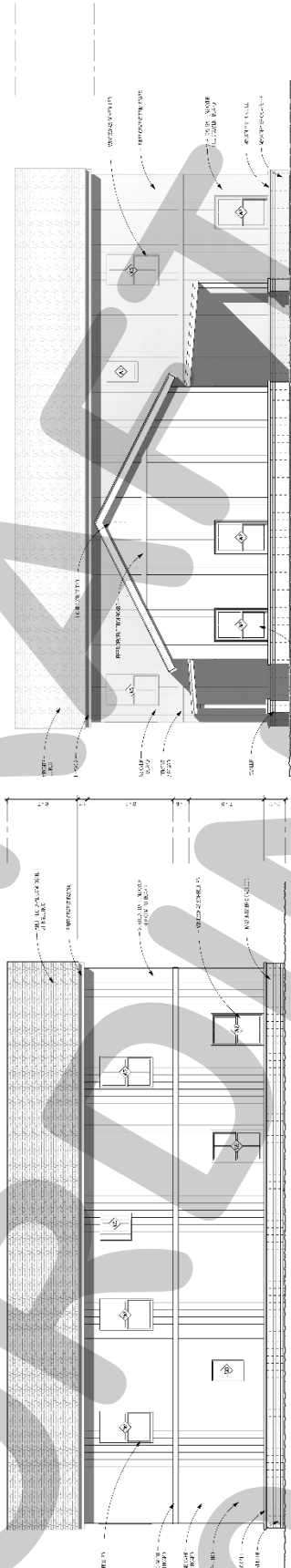


**Exhibit 'A':**  
*Location Map and Residential Plot Plan*



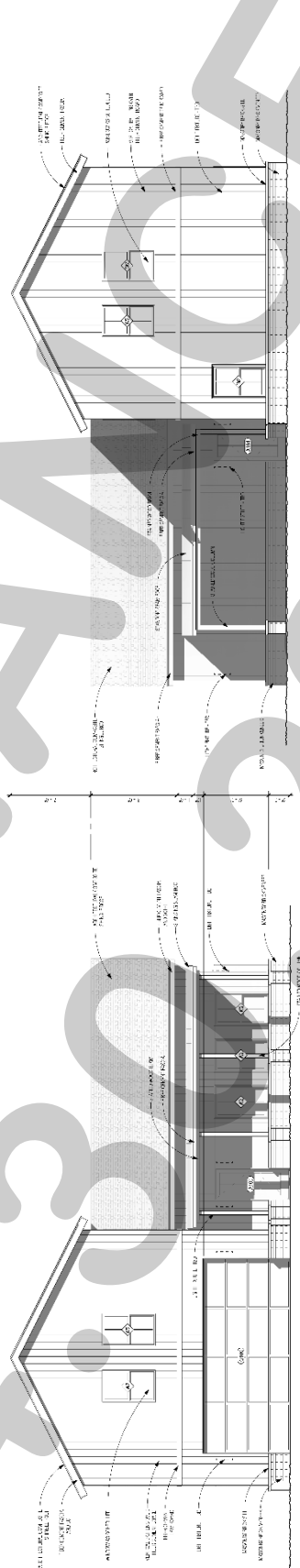
**01** | SITE PLAN  
1/24/2024

**Exhibit 'B':  
Building Elevations**



**02 | EAST ELEVATION**

**02 | WEST ELEVATION**



**01 | NORTH ELEVATION**

**01 | SOUTH ELEVATION**





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**DATE:** May 14, 2024

**APPLICANT:** Saul Perez

**CASE NUMBER:** Z2024-021; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 302 Evans Road*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Saul Perez for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1102 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 302 Evans Road, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 1102 with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. The subject property has been vacant since its annexation.

### PURPOSE

The applicant -- *Saul Perez* -- is requesting the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC)..

### ADJACENT LAND USES AND ACCESS

The subject property is located at 302 Evans Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 90.50-acre vacant tract of land (*which is part of a larger 140.5-acre tract of land identified as Tract 3 of the G. Wells Survey, Abstract No. 219*) that is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. Beyond that is Mims Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 48-6670-acre parcel of land (*i.e. Lot 3 of the W.H. Barnes Survey, Abstract No. 26*), which is zoned Commercial (C) and Heavy Commercial (HC) Districts and belongs to the Rayburn Country Electric Cooperation.

South: Directly south of the subject property is Evans Road, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with modular homes, with some of the lots being developed with

single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Renee Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 0.66-acre parcel of land (*i.e. 557 Renee Drive*) developed with a modular home and zoned Planned Development District 75 (PD-75).

West: Directly west of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is a 66.083-acre tract of land (*i.e. Tract 2 of the G. Wells Survey, Abstract No. 219*), which consists of Rockwall Lake and is zoned Planned Development District 75 (PD-75).

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing on Evans Road and Yvonne & Chris Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Evans Road, Yvonne Drive & Chris Drive	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes face the towards Evans Road, Yvonne or Chris Drive.	The front elevation of the home will face onto Evans Road.
Year Built	1970-2006	N/A
Building SF on Property	940 SF – 2,108 SF	3,306 SF
Building Architecture	Majority Modular Homes and One (1) Single-Family Home	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot setback.	X>5-Feet, X= 5-Feet
Rear	The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.	10-Feet
Building Materials	Metal, Modular Paneling, and Masonite Siding.	Hardie Board Siding and Brick
Paint and Color	White, Brown, Gray, Green, Blue	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle

Driveways/Garages	No Garages or Carports	The garage will be a front entry garage with the driveway facing onto Evans Road.
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According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i) in single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to put the garage approximately seven (7) feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past. Specifically, the Planning and Zoning Commission just approved this waiver with another proposed single-family home three (3) lots west of the subject property. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Evans Road, Yvonne Drive, and Chris Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

**NOTIFICATIONS**

On April 26, 2024, staff mailed 83 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in favor of the applicant’s request.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘A’* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit ‘B’* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# 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 302 Evans RD

SUBDIVISION \_\_\_\_\_ LOT 1102 BLOCK \_\_\_\_\_

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

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER

APPLICANT

CONTACT PERSON Saul Perez

CONTACT PERSON \_\_\_\_\_

ADDRESS 2716 Greenhill Dr.

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Mesquite, TX 75150

CITY, STATE & ZIP \_\_\_\_\_

PHONE 214-282-1159

PHONE \_\_\_\_\_

E-MAIL saulperez46@gmail.com

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

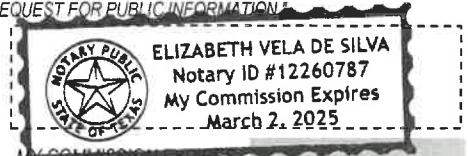
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Saul Perez Vazquez [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 400.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF April, 2024 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 9 DAY OF April, 2024

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





Z2024-021: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 302 Evans Road

PD-101



EVANS RD

PD-75

WONNE 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.

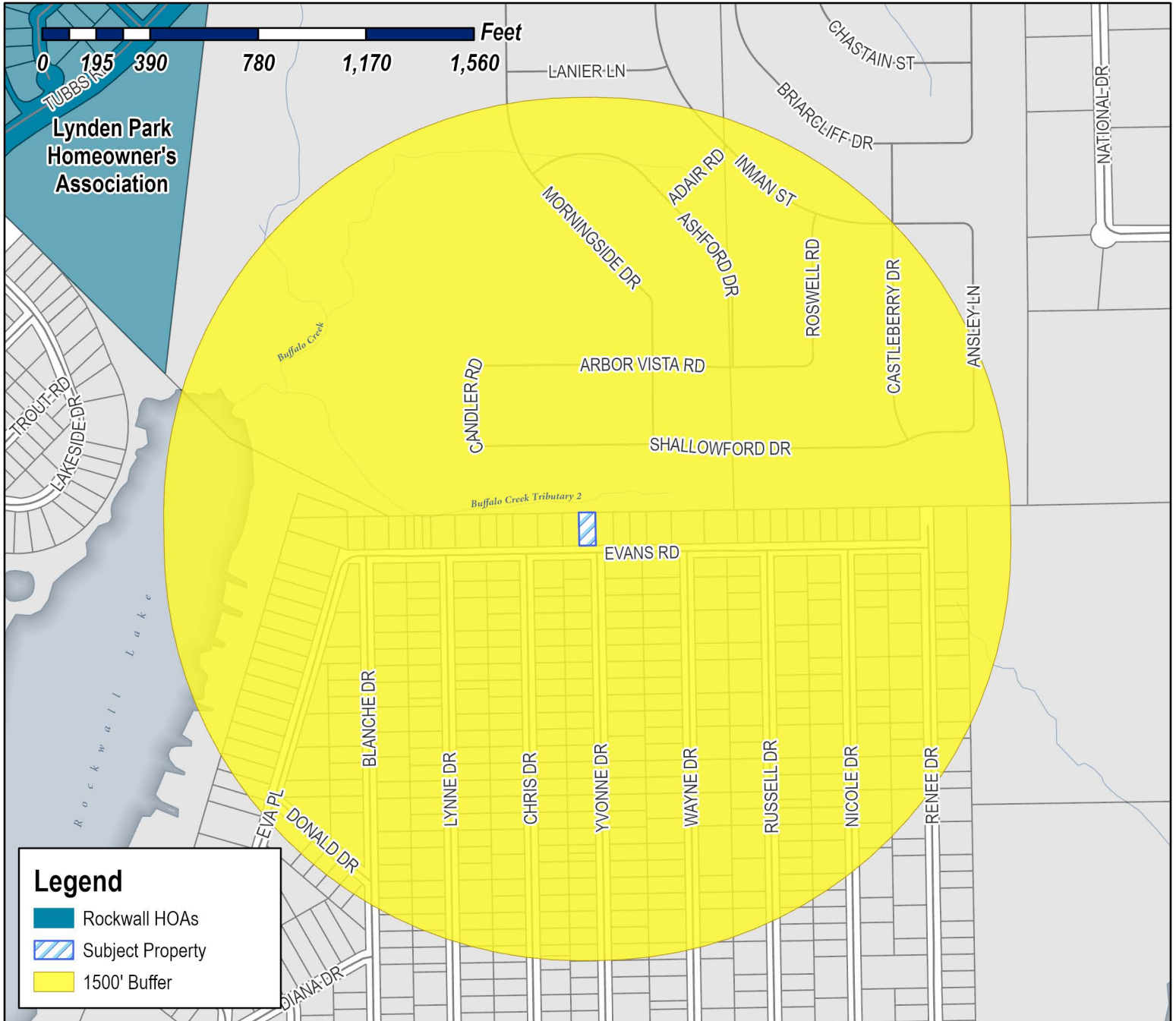




# City of Rockwall

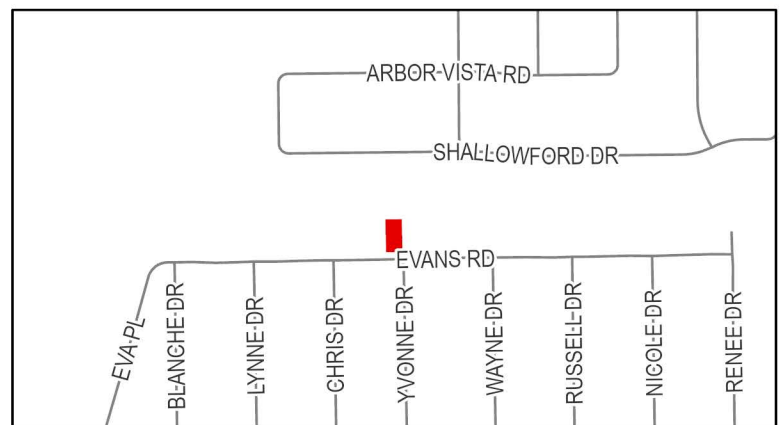
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**Case Number:** Z2024-021  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 302 Evans Road

**Date Saved:** 4/19/2024  
 For Questions on this Case Call (972) 771-7745

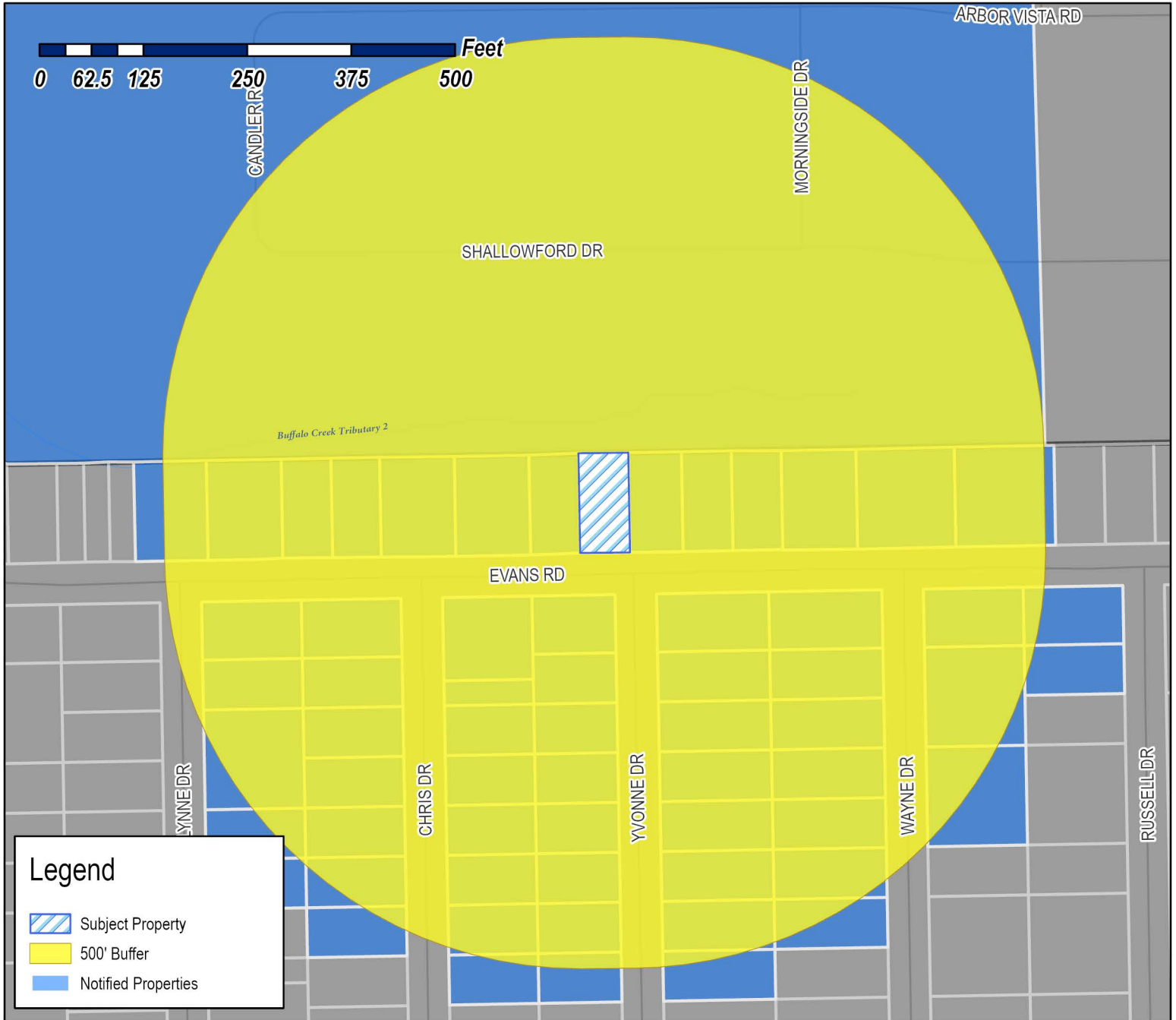
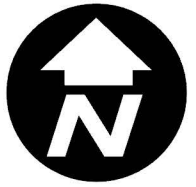




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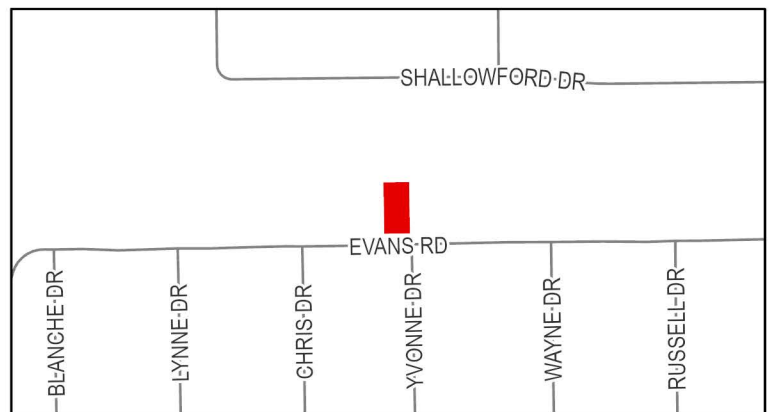
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**Case Address:** 302 Evans Road

**Date Saved:** 4/19/2024

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



SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC  
14400 THE LAKES BLVD BUILDING C, SUITE 200  
AUSTIN, TX 78660

RESIDENT  
170 EVANS RD  
ROCKWALL, TX 75032

HERREROS BERTOLDO  
180 EVANS RD  
ROCKWALL, TX 75032

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

HERREROS BERTOLDO  
196 EVANS RD  
ROCKWALL, TX 75032

ORELLANA JUAN C & MARICELA  
220 CRAWFORD LN  
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

YANES MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA  
234 EVANS RD  
ROCKWALL, TX 75032

MEJIA RAMIRO  
244 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
266 EVANS RD  
ROCKWALL, TX 75032

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 75032

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

RAMIRES RAUL  
358 EVANS RD  
ROCKWALL, TX 75032

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

CARMONA JOSE ROBERTO  
397 CHRIS DR  
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA  
400 EVANS RD  
ROCKWALL, TX 75032

TORRES ALONSO  
441 LYNNE DR  
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES  
441 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
457 CHRIS DR  
ROCKWALL, TX 75032

MARTINEZ MARIO CRUZ  
461 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIO  
461 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
462 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
465 CHRIS DR  
ROCKWALL, TX 75032



RESIDENT  
470 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
471 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
474 CHRIS DR  
ROCKWALL, TX 75032

MORENO ORALIA SOLIS  
474 BASS ROAD  
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

SMITH HELEN A  
486 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
488 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
491 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
491 YVONNE DR  
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS &  
MARICELA ARREDONDO  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
496 CHRIS 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

DIAZ MARIA L FLORES  
503 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
506 CHRIS 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 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  
517 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
521 YVONNE DR  
ROCKWALL, TX 75032

GANUS HUGH  
524 SESAME DR  
MESQUITE, TX 75149

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 75032

DIAZ MANUEL & ROSARIO  
528 WAYNE DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
531 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
534 YVONNE DR  
ROCKWALL, TX 75032

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

STRICKLAND TARA  
536 WAYNE DR  
ROCKWALL, TX 75032

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
541 LYNNE DR  
ROCKWALL, TX 75032

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

RESIDENT  
544 YVONNE DR  
ROCKWALL, TX 75032

ANDREWS TRESIA AND KENNETH  
547 WAYNE DR  
ROCKWALL, TX 75032

ARRIAGA GREGORIA  
548 WAYNE ST  
ROCKWALL, TX 75032

ALVIZO ALMA L RETANA  
551 LYNNE DR  
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS  
552 RUSSELL DR  
ROCKWALL, TX 75032

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

SAFRA PROPERTIES INC  
PO BOX 69  
ROCKWALL, TX 75087

# 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:

**Z2024-021: SUP for Residential Infill**

*Hold a public hearing to discuss and consider a request by Saul Perez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1102 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 302 Evans Road, 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 14, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 20, 2024 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](mailto: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 20 2024 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. Z2024-021: SUP for Residential Infill**

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.

Name:

Address:

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

# 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:

### Z2024-021: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Saul Perez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1102 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 302 Evans Road, and take any action necessary.

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

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Your comments must be received by Monday, May 20, 2024 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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. Z2024-021: SUP for Residential Infill

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.

Im in favour because the value of this area will increase having a new house.

Name:

Maricela Mendola Orellana

Address:

[Redacted address]

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



# 302 Evans Road

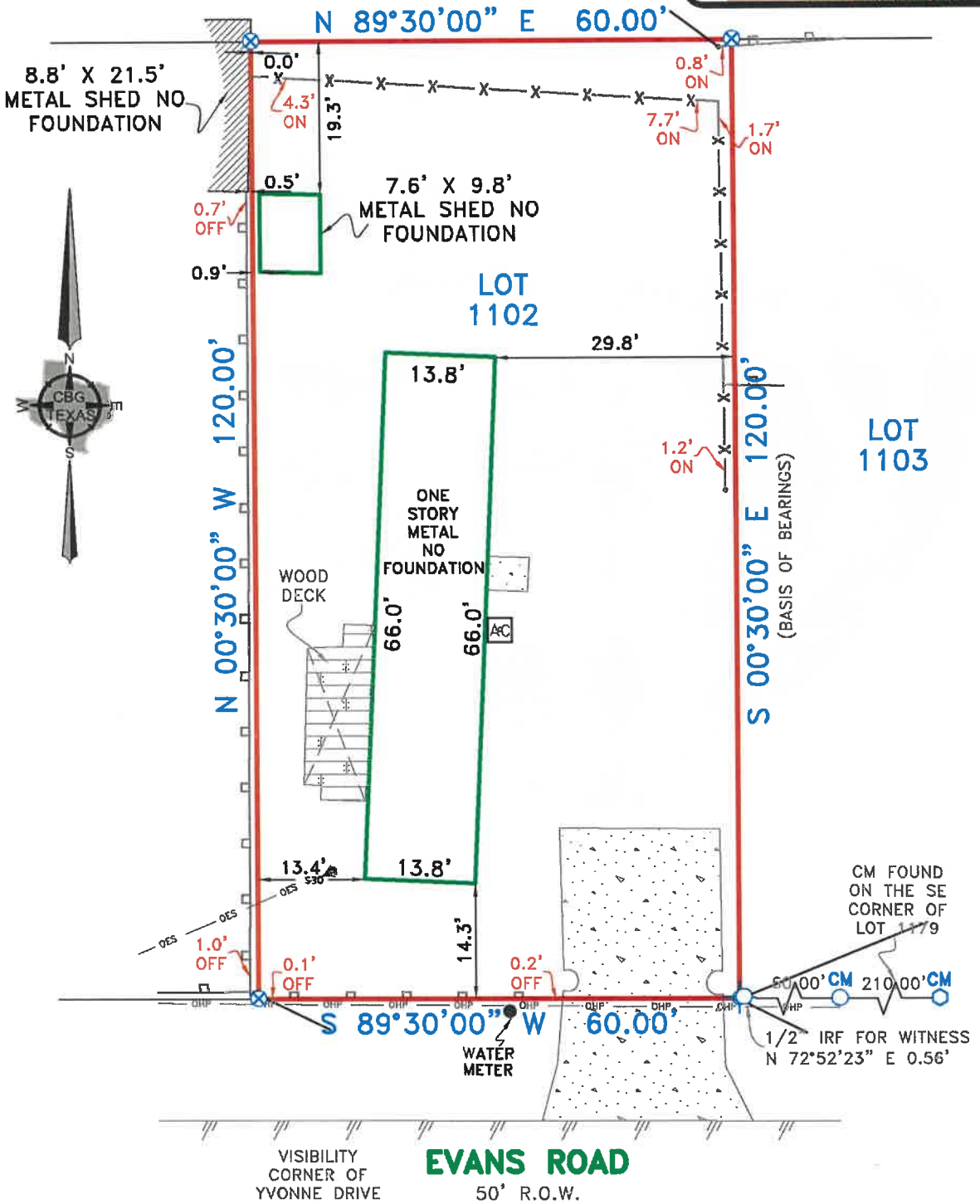
Lot 1102, Rockwall Lake Properties Development, No. 2 In Rockwall County, Texas, according to the map thereof, as Recorded in Slide A, Page 79 of the Map Records of Rockwall County, Texas.

ANN W. DEAN  
C.C.F.#. 2023000009137



## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ✦ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- II— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- ▲ EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by T.H.R. 3 Studio LLC. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: CSD

Scale: 1" = 20'

Date: 02/9/24

GF No.: NA

Job No. 2401790

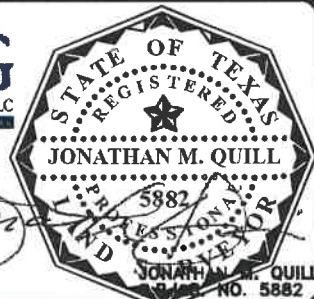
Accepted by: \_\_\_\_\_  
Purchaser

Date: \_\_\_\_\_

\_\_\_\_\_  
Purchaser



1413 E. IH-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.obgtllc.com



# EVANS PEREZ NEW RESIDENCE

## ISSUE FOR PERMIT

04.19.2024

### PROJECT LOCATION

302 EVANS ROAD  
ROCKWALL, TEXAS 75032

### PROJECT DESCRIPTION

LOT 1102, ROCKWALL LAKE PROPERTIES DEVELOPMENT, NO 2 IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, AS RECORDED IN SLIDE a, PAGE 79 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS

### ZONING DESCRIPTION

PD-75

### LOT COVERAGE

LOT SIZE - (0.17 ACRES) 7,200 SF  
MAX LOT COVERAGE - 45%  
COVERAGE FLOOR AREA - 2,072 SF  
PERCENT LOT COVERAGE - 29%

### SQUARE FOOTAGE CALCULATIONS

NEW FIRST FLOOR CONDITIONED AREA 1,295 SF  
NEW SECOND FLOOR CONDITIONED AREA 1,106 SF  
NEW TOTAL CONDITIONED AREA 2,401 SF  
NEW UNCONDITIONED AREA (GARAGE) 515 SF  
NEW UNCONDITIONED AREA (PATIO) 210 SF  
NEW TOTAL UNCONDITIONED AREA 725 SF

### WATER EFFICIENCY

- AVERAGE FLOW RATE FOR ALL LAVATORY FAUCETS MUST BE LESS THAN OR EQUAL TO 2.0 GALLONS PER MINUTE
- THE AVERAGE FLOW RATE FOR ALL TOILETS MUST BE:
  - LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH
  - BE DUAL FLUSH AND MEET THE REQUIREMENTS OF ASME A 112.19.14;
  - MEET THE U.S. ENVIRONMENTAL PROTECTION AGENCY WATER SENSE SPECIFICATION AND BE CERTIFIED AND LABEL CORRECTLY.
- UTILIZE ENERGY STAR LABELED DISHWASHERS THAT USE 6.0 GALLONS OR LESS PER CYCLE

### HEAT ISLAND MITIGATION

INSTALL FOAM ENCAPSULATED ROOF. (R-22 OR GREATER)

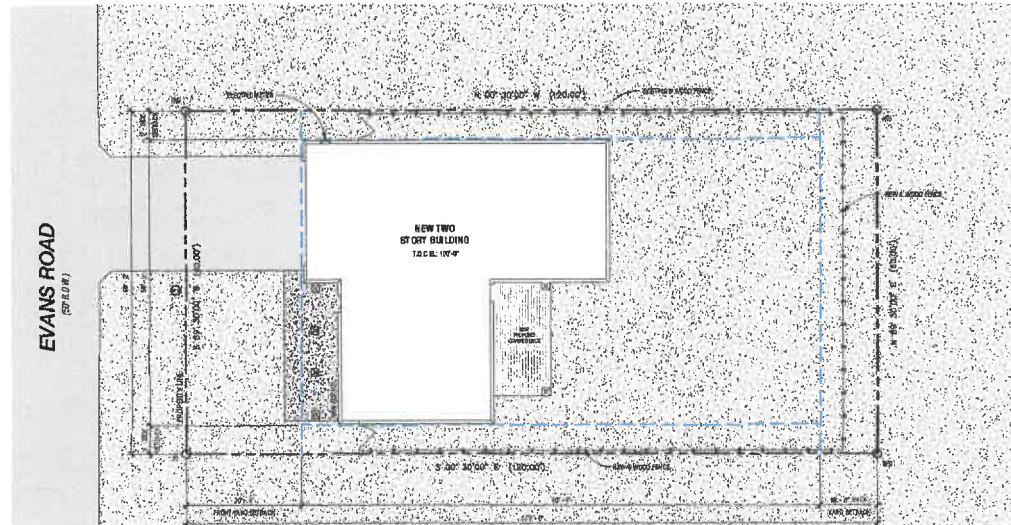
### INDOOR AIR QUALITY

- AIR FILTERS:
  - AIR FILTERS MUST BE MERV 8 OR GREATER
  - AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE & AIR FLOW
  - AIR FILTER HOUSING MUST BE AIRTIGHT
- CONDITIONED SPACES NEXT TO A GARAGE:
  - PENETRATION SEALED
  - DOORS WEATHER STRIPPED
  - CRACKS AT WALL BASE SEALED

### INSULATION AND FENESTRATION

- VERTICAL FENESTRATION - U FACTOR  $\leq$  0.40
- SHGC  $\leq$  0.25
- CEILING INSULATION: R-42
- WOOD FRAME WALL: R-13 or 0&10ci
- FLOOR INSULATION: R-13
- HOT WATER PIPE OUTSIDE CONDITIONED SPACE: R-3

SHEET INDEX		
SHEET NO.	SHEET NAME	ISSUE FOR PERMIT 04.19.2024
04	ISOMETRIC PLAN	
A0.01	COVER SHEET INDEX AND SITE PLAN	SI
A1.01	FOUNDATION PLAN (PART II)	SI
A1.02	SECOND FLOOR PLAN (POOL, SP)	SI
A1.10	ROOF PLAN	SI
A2.01	EXTERIOR ELEVATIONS	SI
A2.02	EXTERIOR ELEVATIONS	SI
A3.01	EXTERIOR ELEVATIONS	SI
A3.02	EXTERIOR ELEVATIONS	SI



01 SITE PLAN  
04.19.2024



4816 MERCERO CT  
DALLAS, TEXAS 75236  
WWW.THRSTUDIOHOMES.COM  
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EVANS PEREZ NEW RESIDENCE  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75032

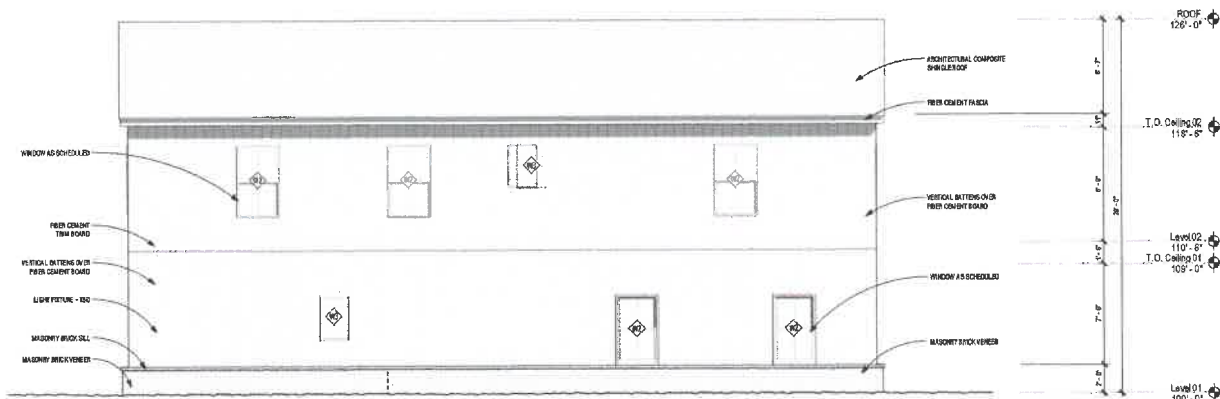
NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

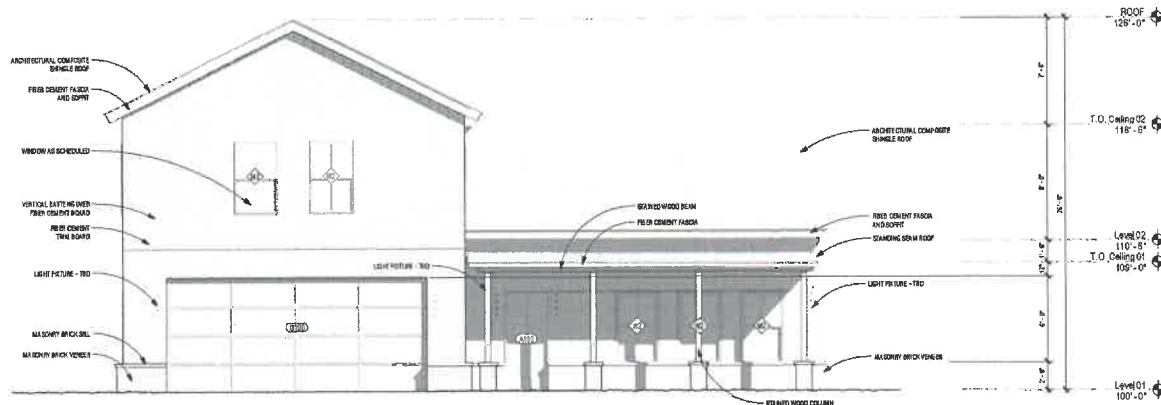
THR | STUDIO NO. 24-004

## A0.01 COVER, SHEET INDEX AND SITE PLAN

ISSUE FOR PERMIT  
04.19.2024



**02 | WEST ELEVATION**  
DATE 04-14-24



**01 | SOUTH ELEVATION**  
DATE 04-14-24



**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH ELEVATIONS ARE TO TOP OF CONCRETE FLOOR FINISH.
2. CONCRETE NOTES: DO NOT SHOW JOINT IN MASONRY VENEER TO BE UNUSUAL UNLESS NOTED OTHERWISE.
3. THE MATERIAL SYMBOLS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL LIMITS, THEY ARE NOT USED TO SHOW SCALE.

**EXTERIOR ELEVATION LEGEND**

- EXISTING MASONRY BRICK VENEER - FINISH, BARRING AND BASE OF ORIGINAL EXISTING FINISH BRICK. COLOR TBD.
- VERTICAL BATTING OVER FIBER CEMENT BOARD - FINISH BARRING AND BASE OF ORIGINAL EXISTING FINISH BRICK. COLOR TBD.
- HORIZONTAL BATTING OVER FIBER CEMENT BOARD - FINISH BARRING AND BASE OF ORIGINAL EXISTING FINISH BRICK. COLOR TBD.

EXTERIOR WALL SECTION LINE

EXTERIOR WINDOW SILL, ROOF EDGE OR EAVE

MASONRY BRICK JOINT

**EXTERIOR ELEVATION NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS/STUDIO NO. 24-004

**A2.01**  
EXTERIOR ELEVATIONS

ISSUE FOR PERMIT  
DATE 04-14-24

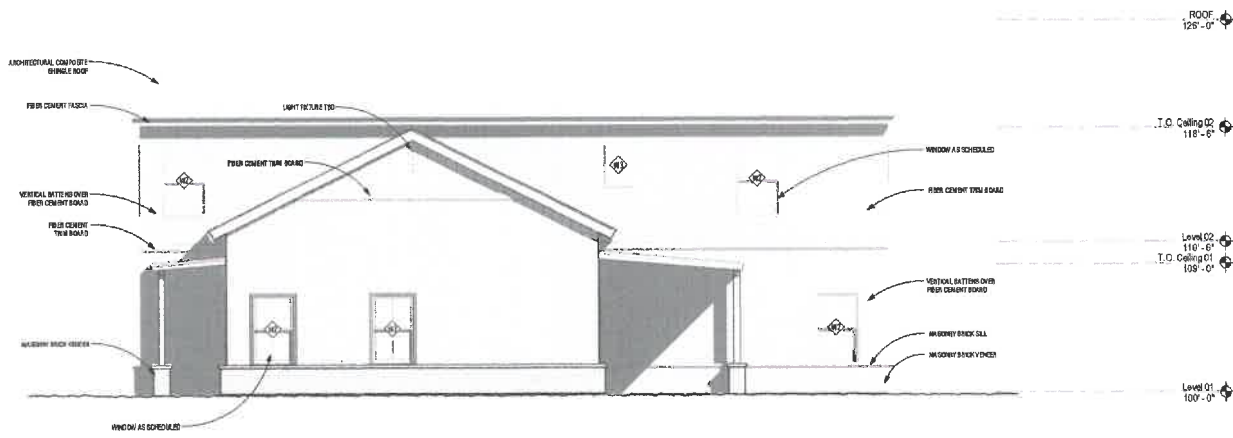


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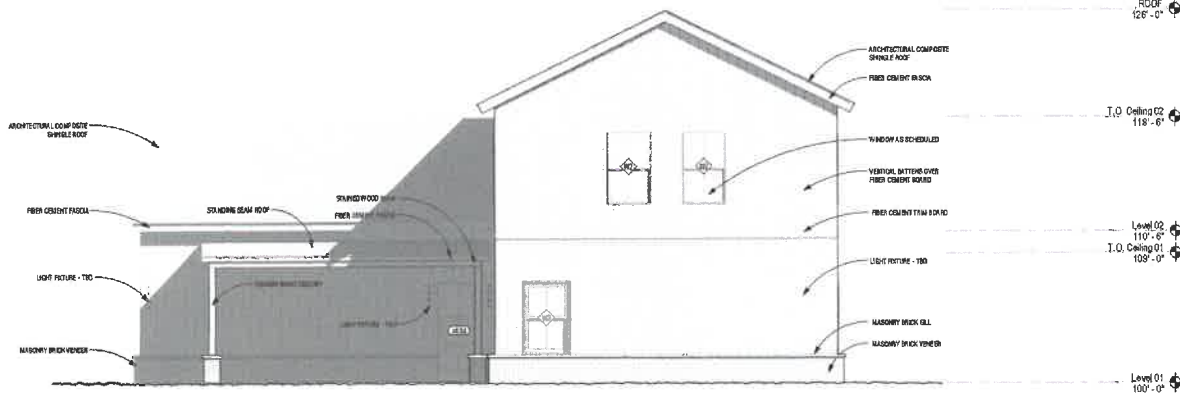
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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

NO.	DESCRIPTION	DATE



**02 | EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 | NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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DALLAS, TEXAS 75236  
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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
2. REPAIRS OR NOTCH IN MASONRY VENEER TO BE TYPICAL, UNLESS NOTED OTHERWISE.
3. THE MATERIAL SYMBOLS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL TYPE. THEY ARE NOT USED TO DRAW SCALE.

**EXTERIOR ELEVATION LEGEND**

- [Symbol] SLUING MODULAR BRICK VENEER - PAINTED, FINISH FLOOR BASIS OF DESIGN EXISTING NEARBY BRICK, COLOR TBD
- [Symbol] VERTICAL BATTERING OVER FIBER CEMENT BOARD - PAINTED BASIS OF DESIGN - HORIZONTAL VERTICAL BRICK RELIEF COGNAC, COLOR TBD
- [Symbol] HORIZONTAL BRICK - PAINTED BASIS OF DESIGN - HORIZONTAL BRICK RELIEF COGNAC, COLOR TBD

[Symbol] EXTERIOR WALL SECTION TAG

[Symbol] EXTERIOR WINDOW TAG, REF. AS-40 SERIES

[Symbol] MASONRY EXPANSION JOINT

**EXTERIOR ELEVATION NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. THE PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR3 | STUDIO NO 24-004

**A2.02**  
EXTERIOR ELEVATIONS

ISSUE FOR PERMIT  
04.19.2024





ROOF 126'-0"

T.O. Ceiling 02 118'-6"

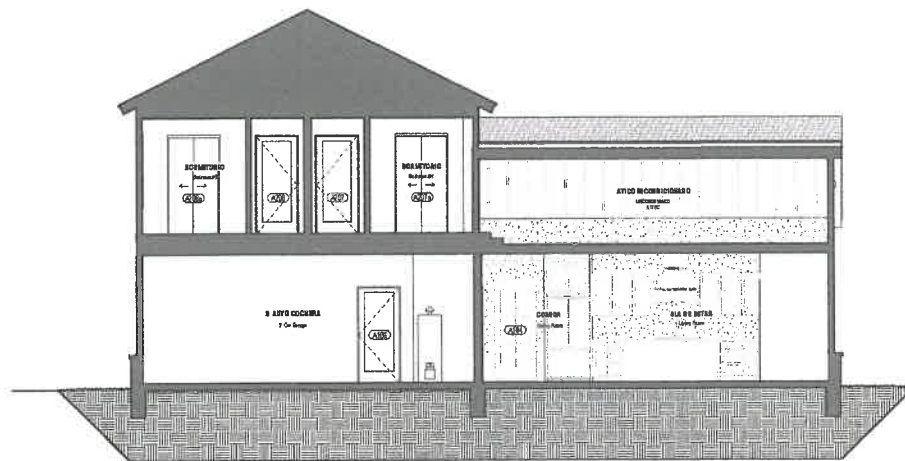
Level 02 110'-0"

T.O. Ceiling 01 108'-0"

Level 01 100'-0"

**02 | BUILDING SECTION AT KITCHEN AND STAIRS**

302-01-11



ROOF 126'-0"

T.O. Ceiling 02 118'-6"

Level 02 110'-0"

T.O. Ceiling 01 108'-0"

Level 01 100'-0"

**01 | BUILDING SECTION AT GARAGE AND LIVING ROOM**

302-01-12



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DALLAS, TEXAS 75238  
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**EVANS PEREZ NEW RESIDENCE**

**SAUL PEREZ**

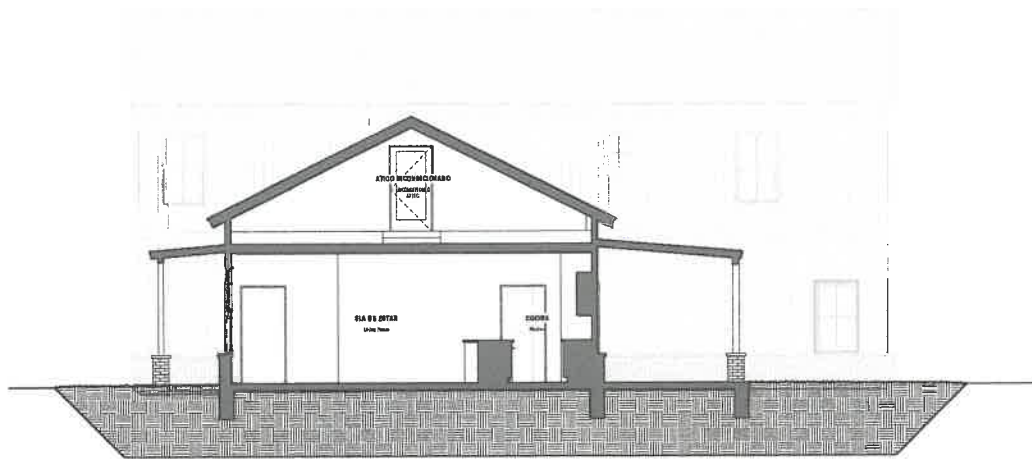
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTORS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR31 STUDIO NO. 24-004

**A3.01  
BUILDING SECTIONS**

**ISSUE FOR PERMIT**  
04.19.2024



02 | BUILDING SECTION AT LIVING ROOM  
SCALE: 3/8" = 1'-0"



01 | BUILDING SECTION AT MASTER BEDROOM AND GAME ROOM  
SCALE: 3/8" = 1'-0"



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DALLAS, TEXAS 75238  
WWW.THRSTUDIO.COM

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EVANS PEREZ NEW RESIDENCE

SAUL PEREZ

302 EVANS ROAD  
ROCKWALL, TEXAS 75082

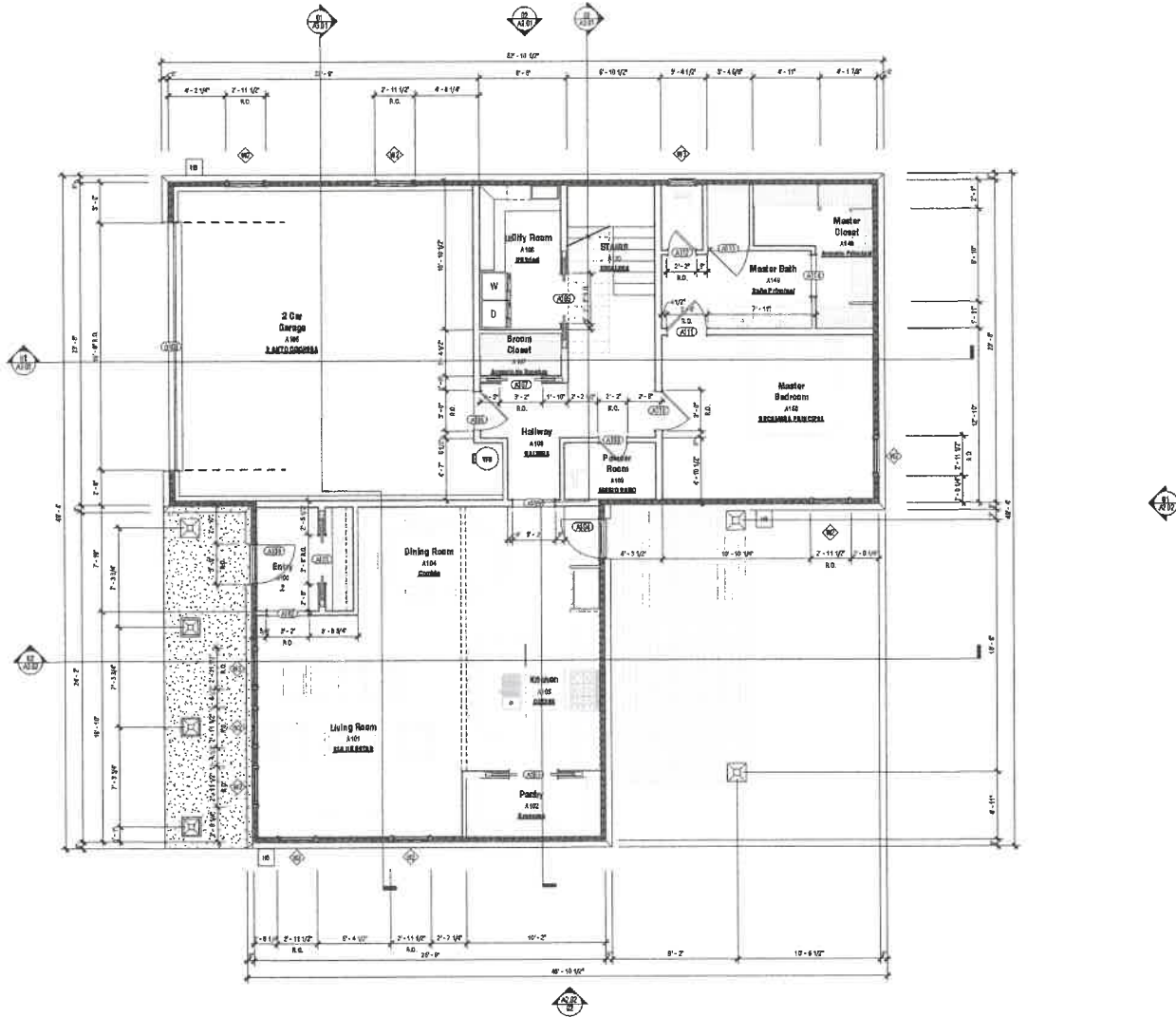
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. THE PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRSSTUDIO NO. 24-004

**A3.02**  
BUILDING SECTIONS

ISSUE FOR PERMIT  
04.18.2024

4916 Mexico Ct, Dallas, Texas 75238



01 | Ground Floor Plan - Level 01

**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHOWN WILL NOT BE TOLERANCE BOUND, BOUND OF CONSTRUCTION PURPOSES. IF DIMENSIONS ARE IN QUESTION, OBTAIN A WRITTEN CLARIFICATION FROM THE ARCHITECT.
2. DIMENSIONS SHOWN ON THE PLANS ARE TO THE FACE OF STUD, CENTER LINE OF COLUMN, AND TO THE FACE OF MASSING OR CONCRETE WALL, UNLESS NOTED OTHERWISE.
3. PROVIDE ACCESSIBLE RE-BUILDING FROM EXISTING AT PARTITION LOCATED AT ALL "TOILET", "SHOWER", AND "BATHING AREAS".
4. FIELD MEASUREMENTS AND CORNER DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND DIMENSIONS FROM TOILET VENTILATION OR MECHANICAL OF GAS-FIRE, COORDINATE WITH THE OWNER BY DELIVERY AND INSTALLATION OF ANY EQUIPMENT THAT IS SUPPLIED BY OWNER AND CONTRACTOR INSTALLED.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- EXISTING WALL PARTITION
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR WALL SECTION TAG
- DOOR / SWINGING TAG, REF. A32-01 SERIES
- PARTITION TAG, REF. A31-01 SERIES (OPENING WALL TAG, REF. A31-02 WALL)
- EXTERIOR WINDOW TAG, REF. A42-11 SERIES
- INTERIOR WINDOW TAG, REF. A42-21 SERIES
- FINISH (WALL)
- AREA OUT OF SCOPE OF WORK
- NOTE OR REF. PLANING

**FLOOR PLAN NOTES**

- TRUE NORTH
- PLAN NORTH



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**EVANS PEREZ NEW RESIDENCE**

SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

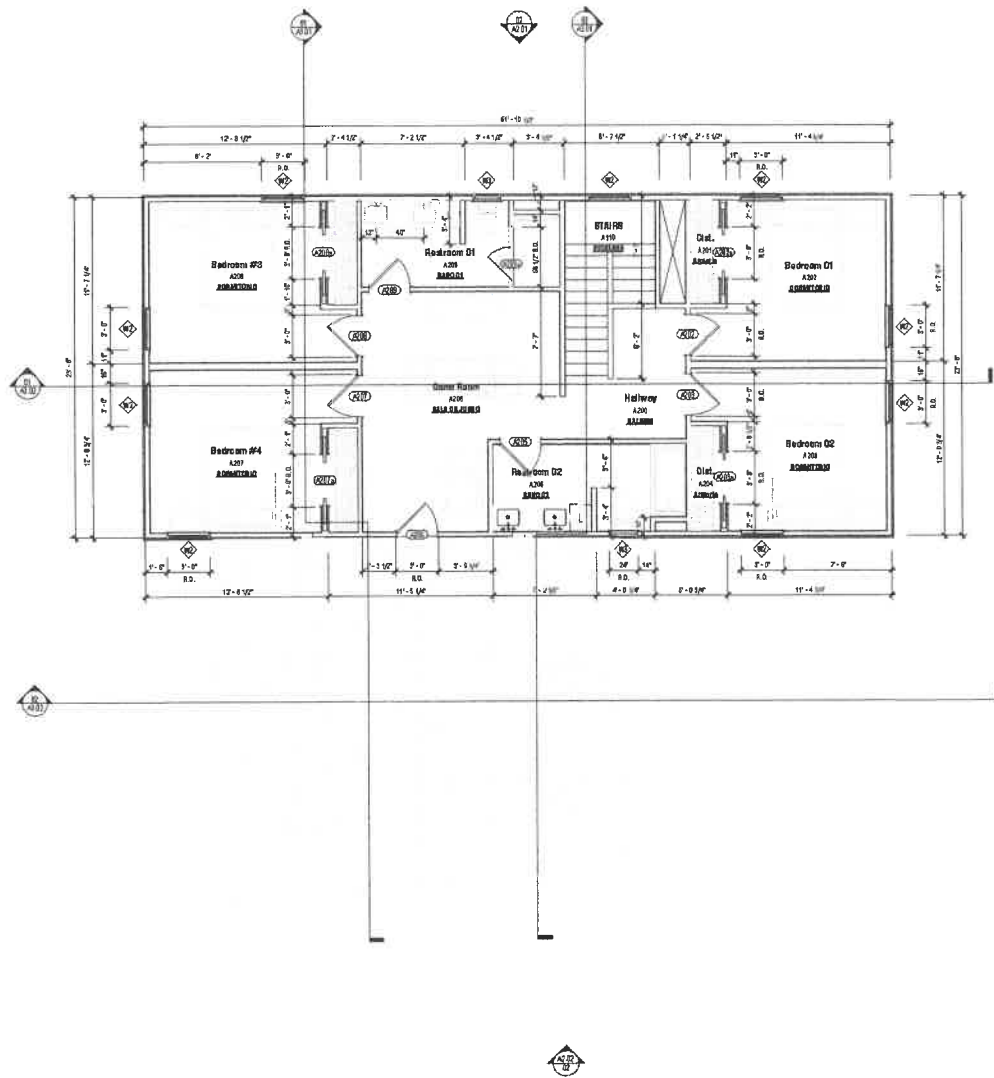
NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING CONSTRUCTION. RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR3 STUDIO NO. 24-004

**A1.01**  
GROUND FLOOR PLAN  
LEVEL 01

ISSUE FOR PERMIT  
04.10.2024



**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHALL NOT BE EXCEEDED FOR DIMENSIONAL, DESIGN, OR CONSTRUCTION PURPOSES. IF DIMENSIONS ARE IN QUESTION, OBTAIN WRITTEN CLARIFICATION FROM THE DESIGNER.
2. CONDITIONS SHOWN ON THE PLAN ARE TO THE FACE OF STUD, CENTER LINE OF COLUMNS, AND TO THE FACE OF MASONRY OR CONCRETE WALLS, UNLESS NOTED OTHERWISE.
3. PROVIDE AN INTERIOR WEATHER RESISTIVE BARRIER AT PARTITIONS LOCATED AT ALL EXTERIOR EXPOSED AND OUTDOOR AREAS.
4. FIELD WALL JURE AND CORNER JOINTS SHALL BE REINFORCED FOR OWNER PROVIDED FOUNDATION AND FINISHES. PROVIDE TOAST INSULATION OR FABRICATION OF INSULATION COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF ANY EQUIPMENT THAT IS OWNER FURNISHED AND CONTROL COR INSTALLED.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- W WALL PARTITION
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR WALL SECTION TAG
- DOOR / OPENING TAG, REF. A101-01 SERIES
- PARTITION TAG, REF. A101-01 SERIES (OPENINGS WILL BE AS SHOWN)
- EXTERIOR WINDOW TAG, REF. A101-11 SERIES
- INTERIOR WINDOW TAG, REF. A101-11 SERIES
- AREA OUT OF SCOPE OF WORK
- HOLD OVER, REF. PLUMBING

**FLOOR PLAN NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. IF PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS|STUDIO NO. 24-004

**A1.02**  
SECOND FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
06.19.2024



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**EVANS PEREZ NEW RESIDENCE**

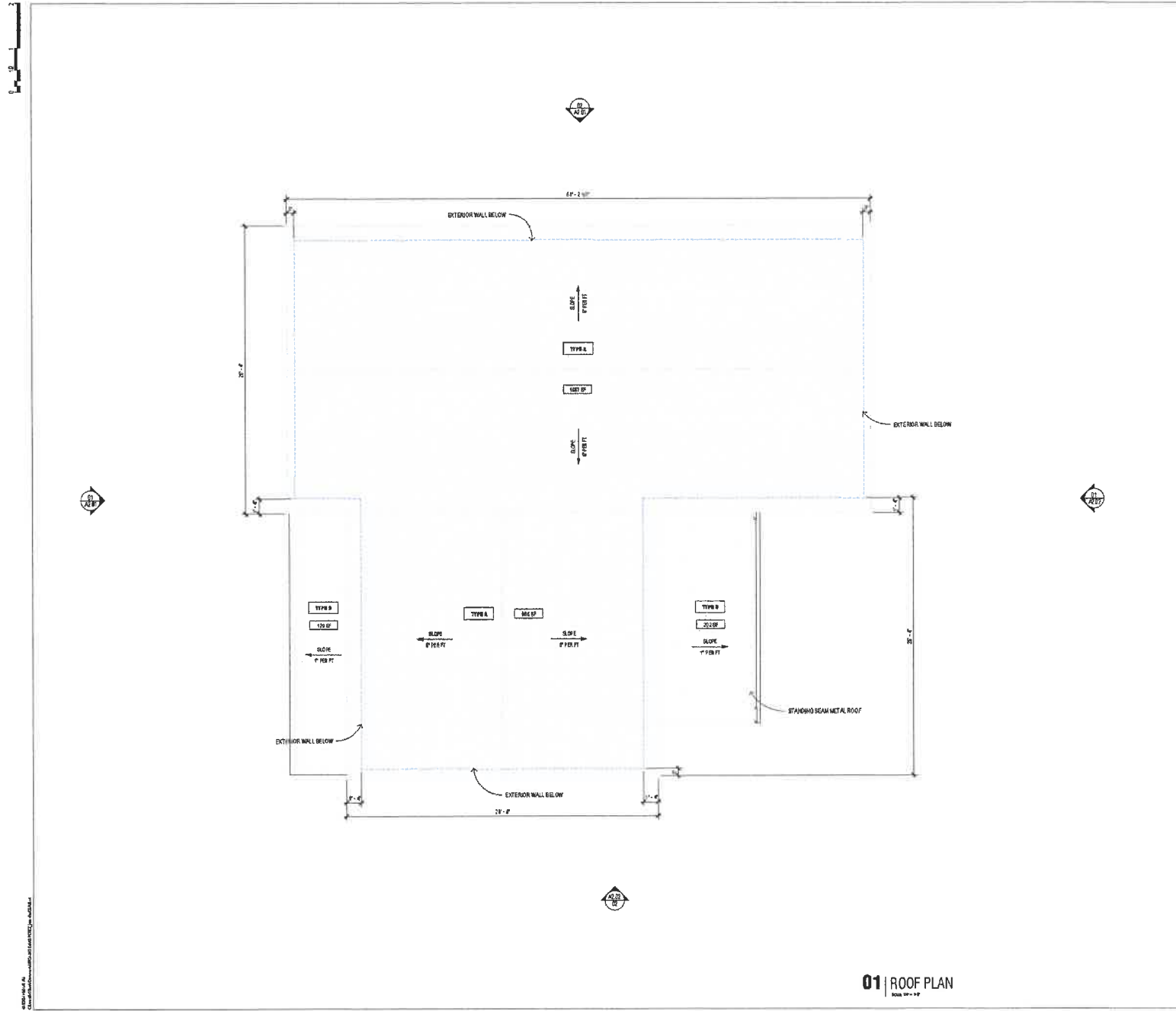
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

**01** | Second Floor Plan Level 02  
NOV 09, 2024



0' 2' 4'

5/23/2024  
C:\projects\34485\34485-1111\34485-1111.dwg



01 | ROOF PLAN  
SCALE: 1/8" = 1'-0"



### ROOF PLAN GENERAL NOTES

1. THE CONTRACTOR AND THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR THE CORRECT SET OF CONDITIONS AND INFORMATION. IT IS SUGGESTED, BUT NOT LIMITED TO, PLUMBING, MECHANICAL, ELECTRICAL, AND THE OPERATIONS OF CONTRACTORS FOR ANY ADDITIONAL WORKING SCOPE INCLUDING, BUT NOT LIMITED TO, THE WORKSHEETS OF CONTRACTORS. THE CONTRACTOR AND THEIR SUB CONTRACTORS SHALL USE THE SET AND ALL INFORMATION OF CONTRACTORS. THE CONTRACTOR AND THEIR SUB CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS REQUIRING ACTION FROM PROCEED WITH THE WORK.
2. CONTRACTOR SHALL VERIFY THE STRUCTURAL DRAWINGS. THE SLOPE DRAIN ON THE DRAINAGE ROOFING POSITIVE SLOPE TO THE DRAIN DAMAGE PREVENTION SHALL BE CONSIDERED CONCEPTUAL IN NATURE. ALL SLOPES ARE TO MEET THE MANUFACTURER'S RECOMMENDATIONS FOR DRAIN DAMAGE AND DISCONNECTOR ROOF SLOPES SHALL BE MOUNTED TO THE ATTENTION TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE WEATHER INSULATION CHECKS AT ALL ROOF PENETRATIONS. DUCTS SLOPES SHALL MEET THE REQUIREMENTS OF THE ROOFING MANUFACTURER.
3. ALL CORNERS AND BUTT JOINTS, UNLESS NOTED OTHERWISE, SHALL BE FINISHED AND FINISHED BY THE ROOFING SUB CONTRACTOR. DOWNSPUTS AND SPOUTS SHALL BE PRE-FINISHED GALVANIZED STEEL AND SHALL BE LEAK CHECKING CLEAN TO THE ROOFING FINISH.
4. PROVIDE CONCRETE SLOPE BLOCKS AT ALL ROOF AND GRADE LEVEL CORNERS AND JOINTS.
5. PROVIDE FLASHING DETAILS AT ALL ROOF AND DRAINAGE PIPE / CONDUIT LOCATIONS THAT PENETRATES THE ROOF OR PENETRATES THROUGH THE ROOF TO BE PROTECTED TO PREVENT LEAKS OR PENETRATION TO THE INTERIOR. THE ROOFING SHALL BE PROTECTED TO PREVENT LEAKS OR PENETRATION TO THE INTERIOR.

### ROOF PLAN LEGEND

- SLOPE (ARROW: SLOPE TO DOWN) 1/4" PER FOOT SLOPE
- ROOF STAIR
- TOILET DOWN SLOPE
- TYPE A**  
SEE THE DRAWING FOR FINISHING SPECIFIED BY OWNER (SEE PRINCIPAL OR PRELIMINARY REVISIONS) ASPHALT FLEX UNDERLAYMENT OVER EXISTING ROOF. SLOPE TO DRAIN (SEE NOTE: SEE DRAWING NOTES SPECIFICS)

### ROOF PLAN NOTES

1. SEE THE DRAWING FOR FINISHING SPECIFIED BY OWNER (SEE PRINCIPAL OR PRELIMINARY REVISIONS) ASPHALT FLEX UNDERLAYMENT OVER EXISTING ROOF. SLOPE TO DRAIN (SEE NOTE: SEE DRAWING NOTES SPECIFICS)



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
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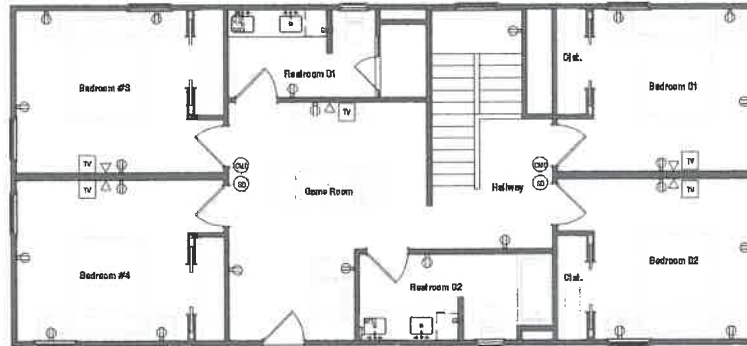
NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. THE ARCHITECTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR3(STUDIO) NO 24-004

**A1.10**  
**ROOF PLAN**

ISSUE FOR PERMIT  
04.19.2024



**ELECTRICAL PLAN GENERAL NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL ELECTRICAL CODES.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON OR SITE, BEFORE COMMENCEMENT OF WORK.
3. ELECTRICAL SYMBOL LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE, GO TO CORRESPONDING EXISTING LOCATION OF OUTLETS WHEN OWNER PAYS TO MARK OUTLETS CENTERED IN BLACK SQUARE, TV
4. WP OUTLETS TO BE TYPICAL NICKEL COLOR TRD.

**ELECTRICAL PLAN LEGEND**

	PHONE DATA
	CONVENIENCE OUTLET
	WP OUTLET
	WEATHER PROOF OUTLET
	FLOOR OUTLET
	APPLIANCE OR HOME OUTLET
	TV OUTLET
	SMoke DETECTOR
	COX-2 PATTERN COUNDRY ROOM OR GEORPHONE DETECTOR
	THERMOSTAT

**ELECTRICAL PLAN NOTES**



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**EVANS PEREZ NEW RESIDENCE**  
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS STUDIO NO. 24-024

**A4.02**  
POWER FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
04.18.2024



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
234 Evans Road	Modular Home	2006	1,616	96	Siding
244 Evans Road	Single-Family Home	1989	1,411	160	Siding
290 Evans Road	Modular Home	1994	2,108	80	Siding
302 Evans Road	Modular Home	1985	1,104	N/A	Siding & Metal
310 Evans Road	Modular Home	1999	1,856	N/A	Siding
322 Evans Road	Modular Home	1995	1,324	90	Siding
340 Evans Road	Vacant	N/A	N/A	N/A	N/A
541 Yvonne Drive	Modular Home	2003	1,276	168	Siding
544 Yvonne Drive	Modular Home	1970	940	240	Siding
535 Chris Drive	Modular Home	1975	1,272	200	Siding
AVERAGES:		1991	1,434	148	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

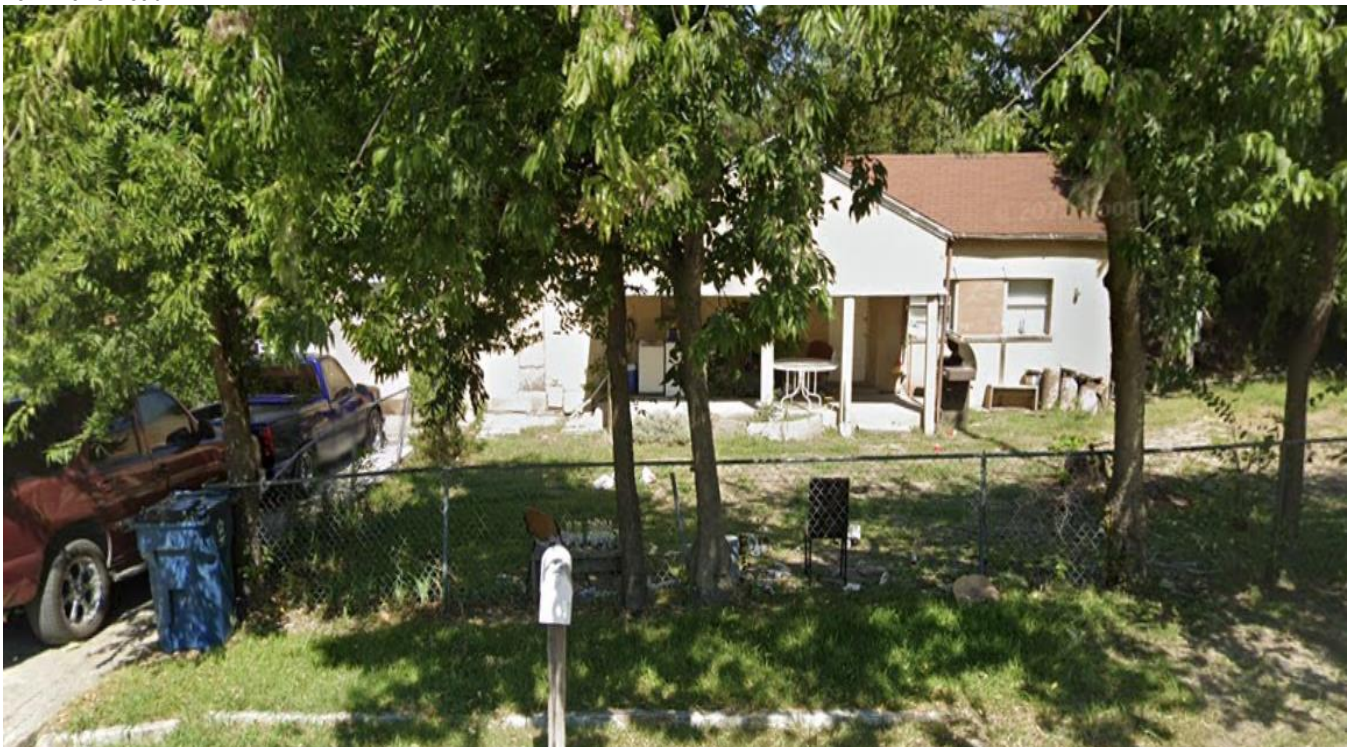
### PLANNING AND ZONING DEPARTMENT

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234 Evans Road



244 Evans Road





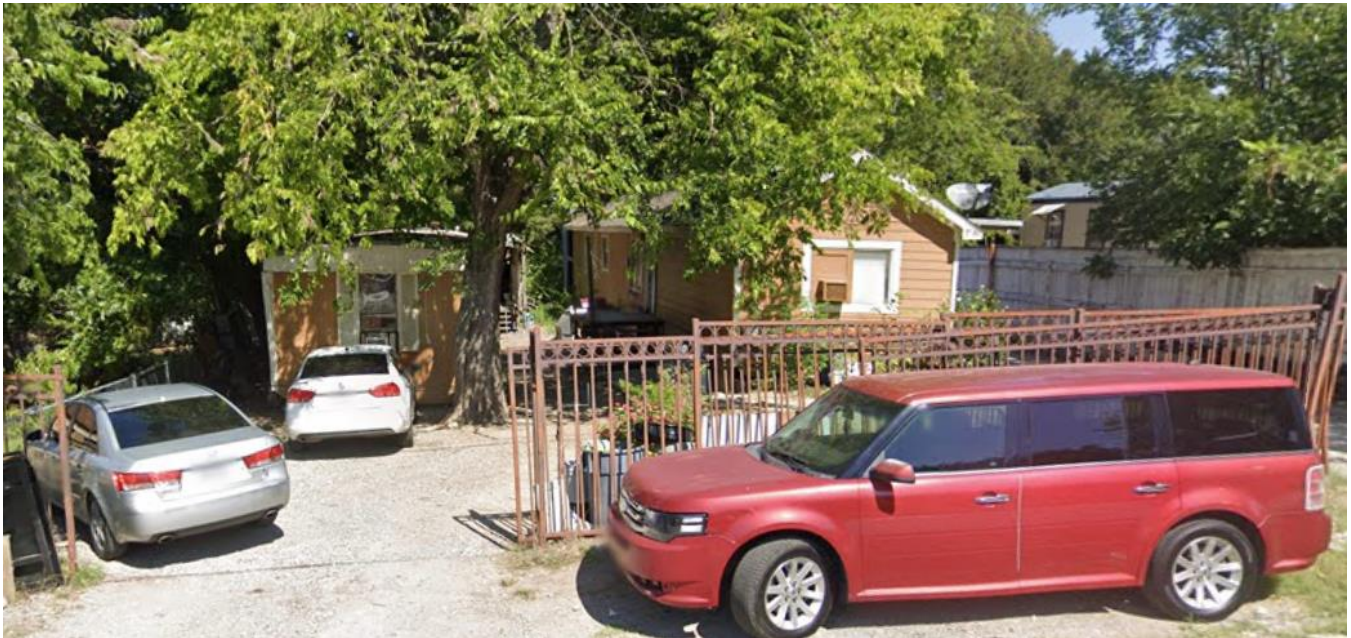
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



290 Evans Road



302 Evans Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

**PLANNING AND ZONING DEPARTMENT**

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310 Evans Road



322 Evans Road



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

### PLANNING AND ZONING DEPARTMENT

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



340 Evans Road



541 Yvonne Road



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



544 Yvonne Drive



535 Chris Drive

CITY OF ROCKWALL

ORDINANCE NO. 24-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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1102 OF THE LAKE ROCKWALL 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 Saul Perez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1102 of the Lake Rockwall 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 302 Evans Road, 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 *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision 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 District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, 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 single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 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 3<sup>rd</sup> DAY OF JUNE, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

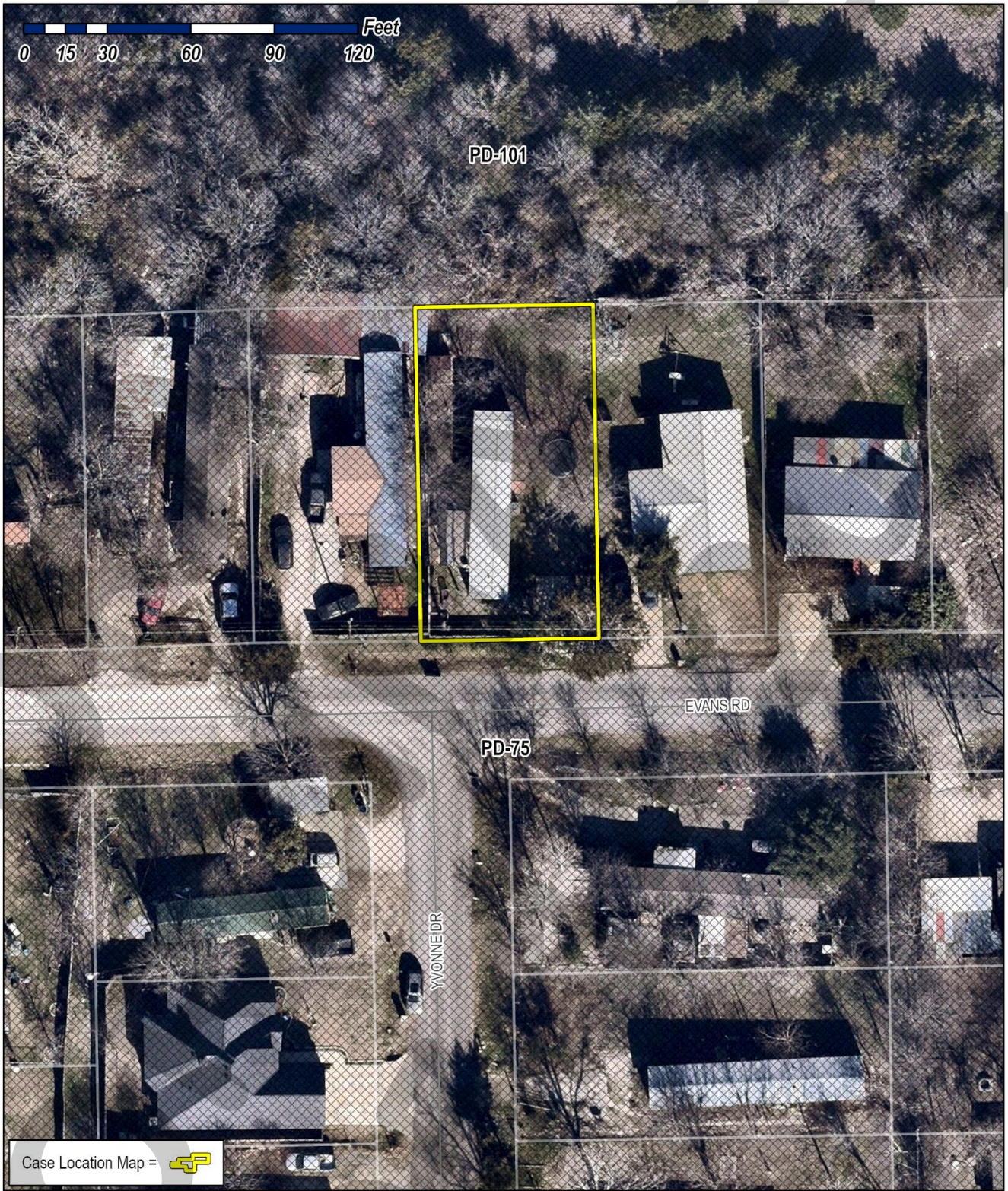
1<sup>st</sup> Reading: May 20, 2024

2<sup>nd</sup> Reading: June 3, 2024

**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

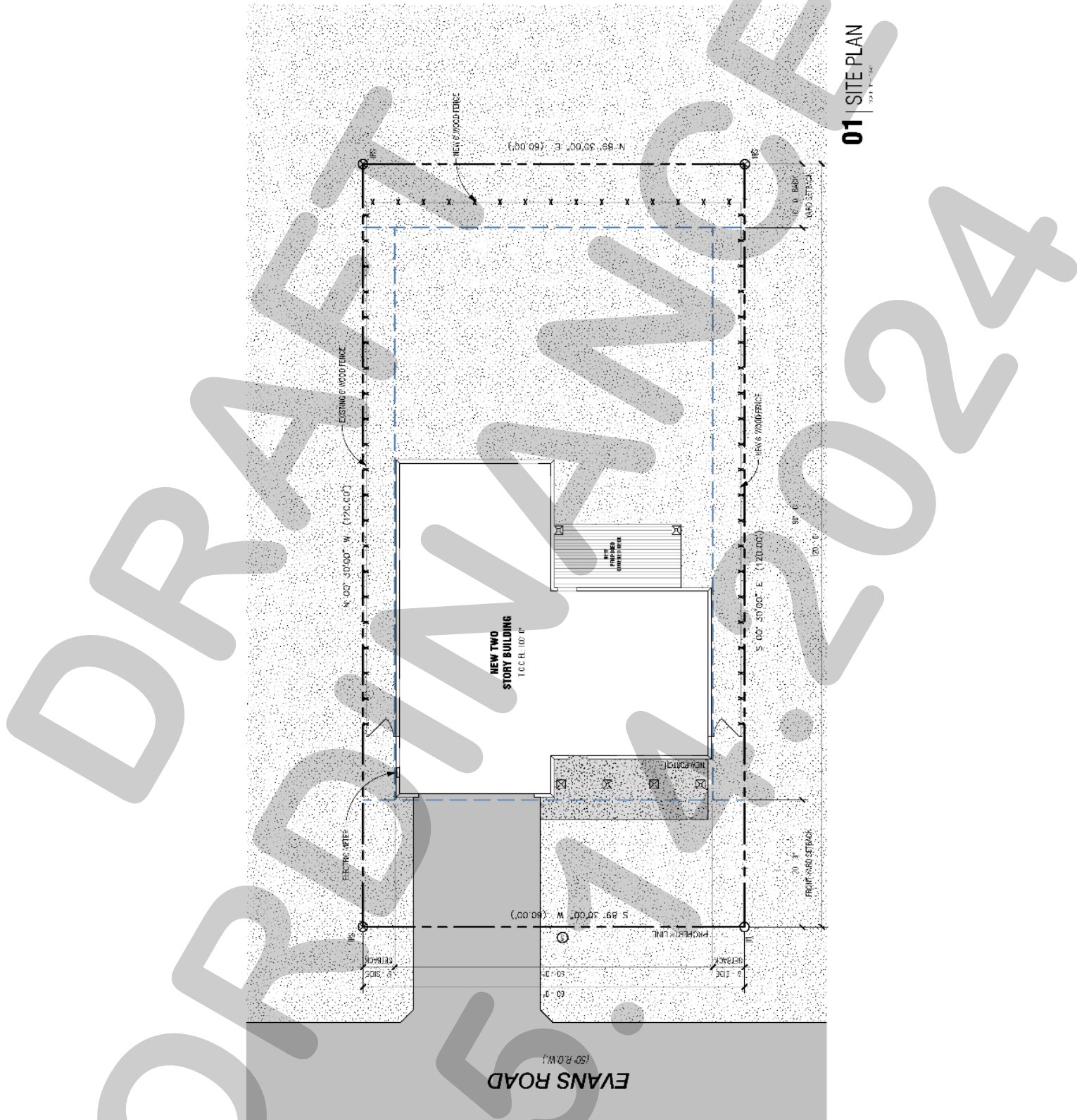
Address: 302 Evans Road

Legal Description: Lot 1102 of the Lake Rockwall Estates #2 Addition



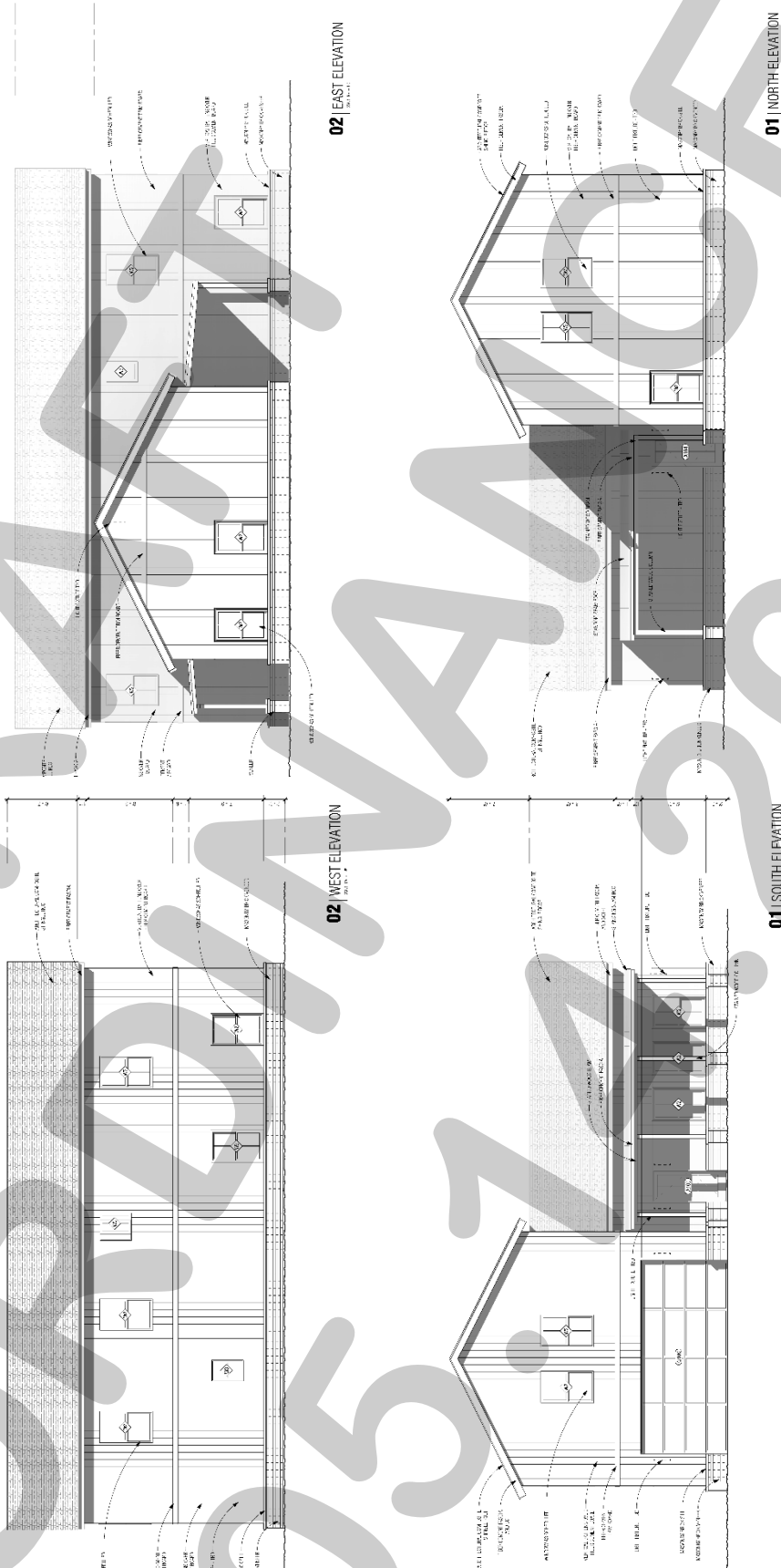


**Exhibit 'A':**  
*Location Map and Residential Plot Plan*



**01** | SITE PLAN  
1/24/2024

**Exhibit 'B':  
Building Elevations**





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### 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 20, 2024  
**APPLICANT:** Saul Perez  
**CASE NUMBER:** Z2024-021; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 302 Evans Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Saul Perez for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1102 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 302 Evans Road, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 1102 with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. The subject property has been vacant since its annexation.

### PURPOSE

The applicant -- *Saul Perez* -- is requesting the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC)..

### ADJACENT LAND USES AND ACCESS

The subject property is located at 302 Evans Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 90.50-acre vacant tract of land (*which is part of a larger 140.5-acre tract of land identified as Tract 3 of the G. Wells Survey, Abstract No. 219*) that is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. Beyond that is Mims Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 48-6670-acre parcel of land (*i.e. Lot 3 of the W.H. Barnes Survey, Abstract No. 26*), which is zoned Commercial (C) and Heavy Commercial (HC) Districts and belongs to the Rayburn Country Electric Cooperation.

South: Directly south of the subject property is Evans Road, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with modular homes, with some of the lots being developed with

single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Renee Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 0.66-acre parcel of land (*i.e. 557 Renee Drive*) developed with a modular home and zoned Planned Development District 75 (PD-75).

West: Directly west of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is a 66.083-acre tract of land (*i.e. Tract 2 of the G. Wells Survey, Abstract No. 219*), which consists of Rockwall Lake and is zoned Planned Development District 75 (PD-75).

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing on Evans Road and Yvonne & Chris Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Evans Road, Yvonne Drive & Chris Drive	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes face the towards Evans Road, Yvonne or Chris Drive.	The front elevation of the home will face onto Evans Road.
Year Built	1970-2006	N/A
Building SF on Property	940 SF – 2,108 SF	3,306 SF
Building Architecture	Majority Modular Homes and One (1) Single-Family Home	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot setback.	X>5-Feet, X= 5-Feet
Rear	The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.	10-Feet
Building Materials	Metal, Modular Paneling, and Masonite Siding.	Hardie Board Siding and Brick
Paint and Color	White, Brown, Gray, Green, Blue	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle

Driveways/Garages	No Garages or Carports	The garage will be a front entry garage with the driveway facing onto Evans Road.
-------------------	------------------------	---

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i) in single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to put the garage approximately seven (7) feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past. Specifically, the Planning and Zoning Commission just approved this waiver with another proposed single-family home three (3) lots west of the subject property. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Evans Road, Yvonne Drive, and Chris Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

**NOTIFICATIONS**

On April 26, 2024, staff mailed 83 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in favor of the applicant’s request.

**CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant’s request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘A’* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit ‘B’* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On May 14, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Chairman Deckard absent.



# 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 302 Evans RD

SUBDIVISION \_\_\_\_\_ LOT 1102 BLOCK \_\_\_\_\_

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

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

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Saul Perez</u>	CONTACT PERSON	_____
ADDRESS	<u>2716 Greenhill Dr.</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Mesquite, TX 75150</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 - 282 - 1159</u>	PHONE	_____
E-MAIL	<u>saulperez46@gmail.com</u>	E-MAIL	_____

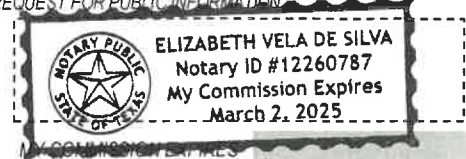
### NOTARY VERIFICATION [REQUIRED]

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

<sup>1</sup> 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 \$ 400.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF April, 2024 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 9 DAY OF April, 2024  
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Elizabeth Veladez





Z2024-021: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 302 Evans Road


PD-101



EVANS RD

PD-75

WONNE 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.

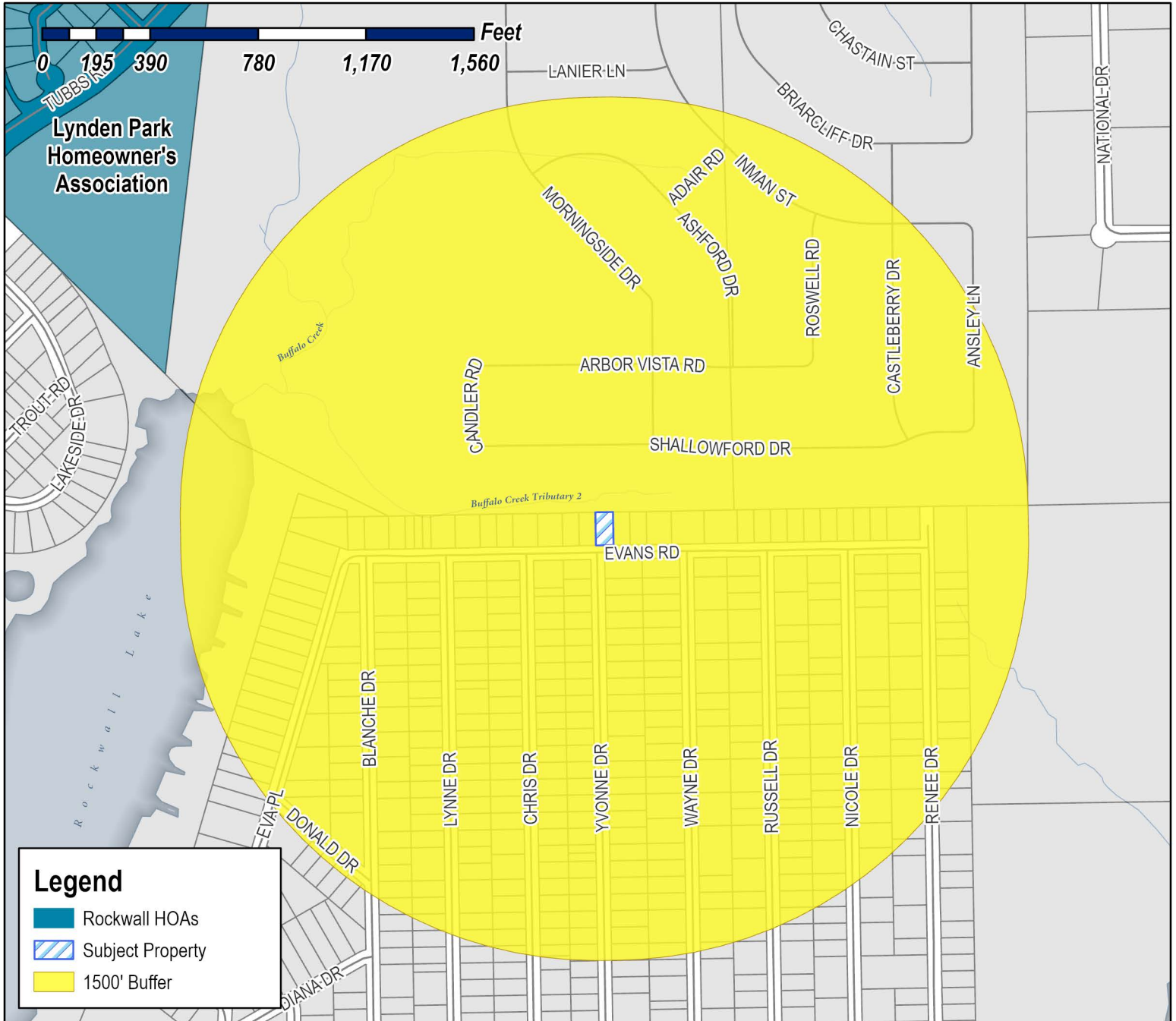




# City of Rockwall

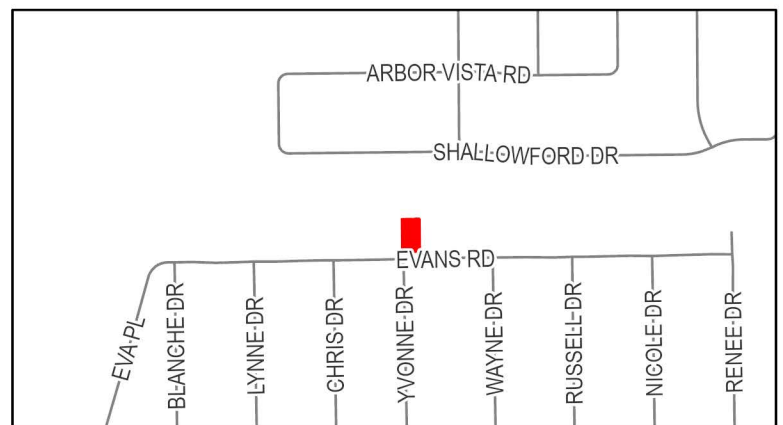
Planning & Zoning Department  
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**Case Number:** Z2024-021  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 302 Evans Road

**Date Saved:** 4/19/2024  
 For Questions on this Case Call (972) 771-7745



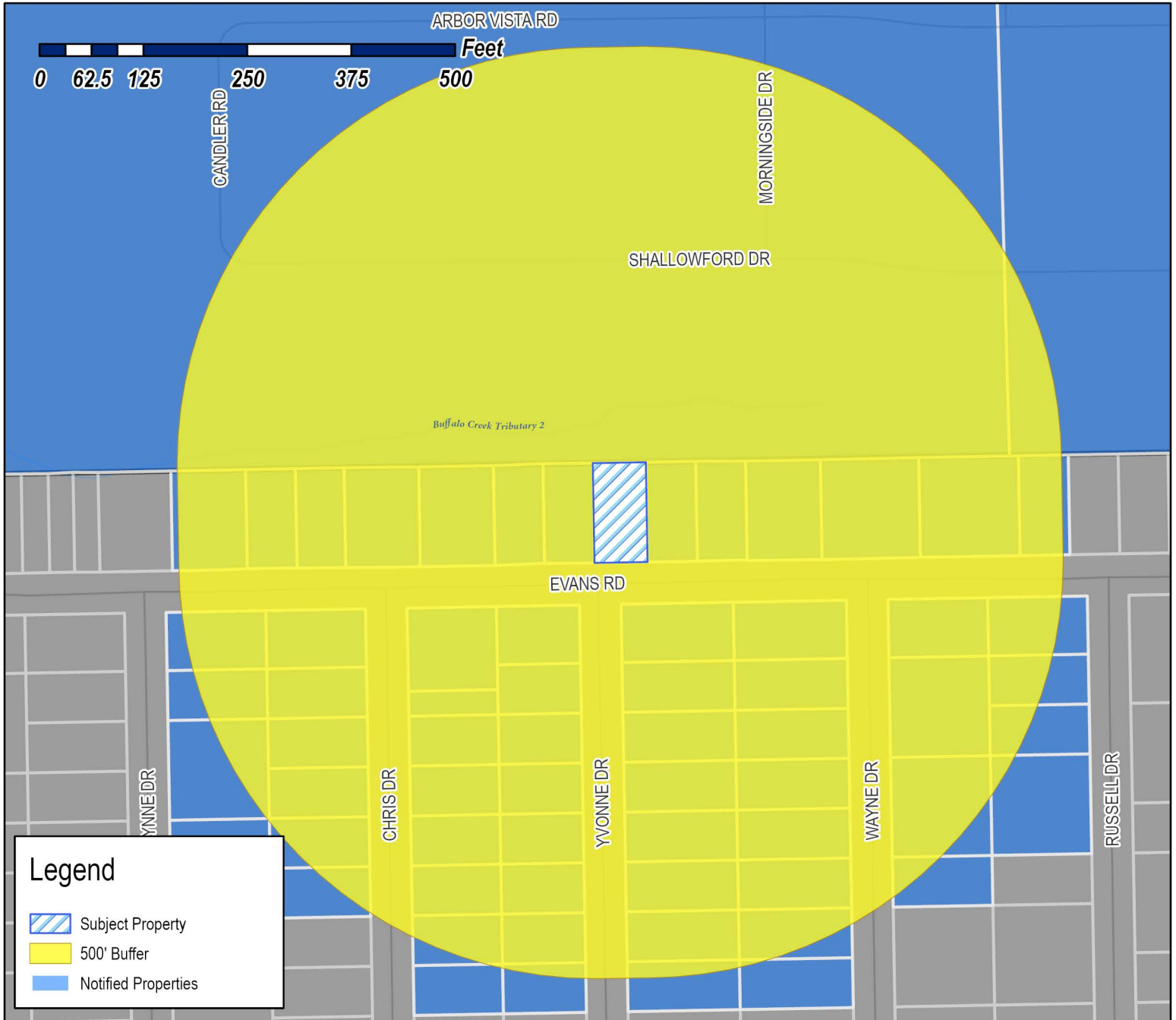




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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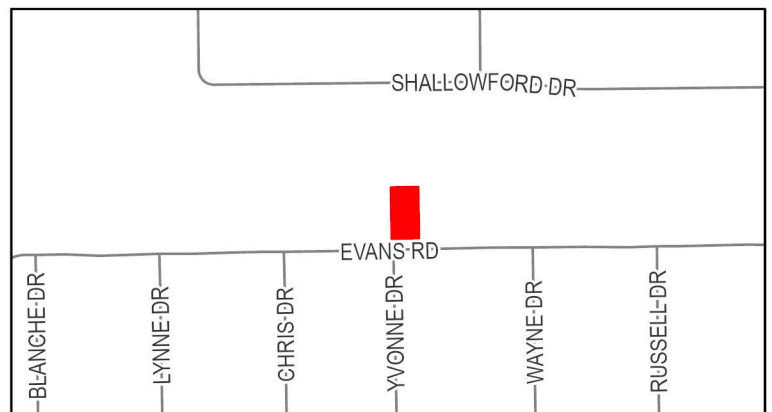
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**Date Saved:** 4/19/2024

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



SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC  
14400 THE LAKES BLVD BUILDING C, SUITE 200  
AUSTIN, TX 78660

RESIDENT  
170 EVANS RD  
ROCKWALL, TX 75032

HERREROS BERTOLDO  
180 EVANS RD  
ROCKWALL, TX 75032

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

HERREROS BERTOLDO  
196 EVANS RD  
ROCKWALL, TX 75032

ORELLANA JUAN C & MARICELA  
220 CRAWFORD LN  
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

YANES MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA  
234 EVANS RD  
ROCKWALL, TX 75032

MEJIA RAMIRO  
244 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
266 EVANS RD  
ROCKWALL, TX 75032

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 75032

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

RAMIRES RAUL  
358 EVANS RD  
ROCKWALL, TX 75032

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

CARMONA JOSE ROBERTO  
397 CHRIS DR  
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA  
400 EVANS RD  
ROCKWALL, TX 75032

TORRES ALONSO  
441 LYNNE DR  
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES  
441 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
457 CHRIS DR  
ROCKWALL, TX 75032

MARTINEZ MARIO CRUZ  
461 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIO  
461 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
462 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
465 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
470 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
471 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
474 CHRIS DR  
ROCKWALL, TX 75032

MORENO ORALIA SOLIS  
474 BASS ROAD  
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

SMITH HELEN A  
486 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
488 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
491 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
491 YVONNE DR  
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS &  
MARICELA ARREDONDO  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
496 CHRIS 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

DIAZ MARIA L FLORES  
503 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
506 CHRIS 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 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  
517 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
521 YVONNE DR  
ROCKWALL, TX 75032

GANUS HUGH  
524 SESAME DR  
MESQUITE, TX 75149

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 75032

DIAZ MANUEL & ROSARIO  
528 WAYNE DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
531 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
534 YVONNE DR  
ROCKWALL, TX 75032

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

STRICKLAND TARA  
536 WAYNE DR  
ROCKWALL, TX 75032

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
541 LYNNE DR  
ROCKWALL, TX 75032

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

RESIDENT  
544 YVONNE DR  
ROCKWALL, TX 75032

ANDREWS TRESIA AND KENNETH  
547 WAYNE DR  
ROCKWALL, TX 75032

ARRIAGA GREGORIA  
548 WAYNE ST  
ROCKWALL, TX 75032

ALVIZO ALMA L RETANA  
551 LYNNE DR  
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS  
552 RUSSELL DR  
ROCKWALL, TX 75032

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

SAFRA PROPERTIES INC  
PO BOX 69  
ROCKWALL, TX 75087

# 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:

## Z2024-021: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Saul Perez for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1102 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 302 Evans Road, 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 14, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 20, 2024 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](mailto: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 20 2024 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. Z2024-021: SUP for Residential Infill

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

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

# PUBLIC NOTICE



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

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

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

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Your comments must be received by Monday, May 20, 2024 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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. Z2024-021: SUP for Residential Infill

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.

Im in favour because the value of this area will increase having a new house.

Name:

Maricela Mendola Orellana

Address:

[Redacted address]

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.

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# 302 Evans Road

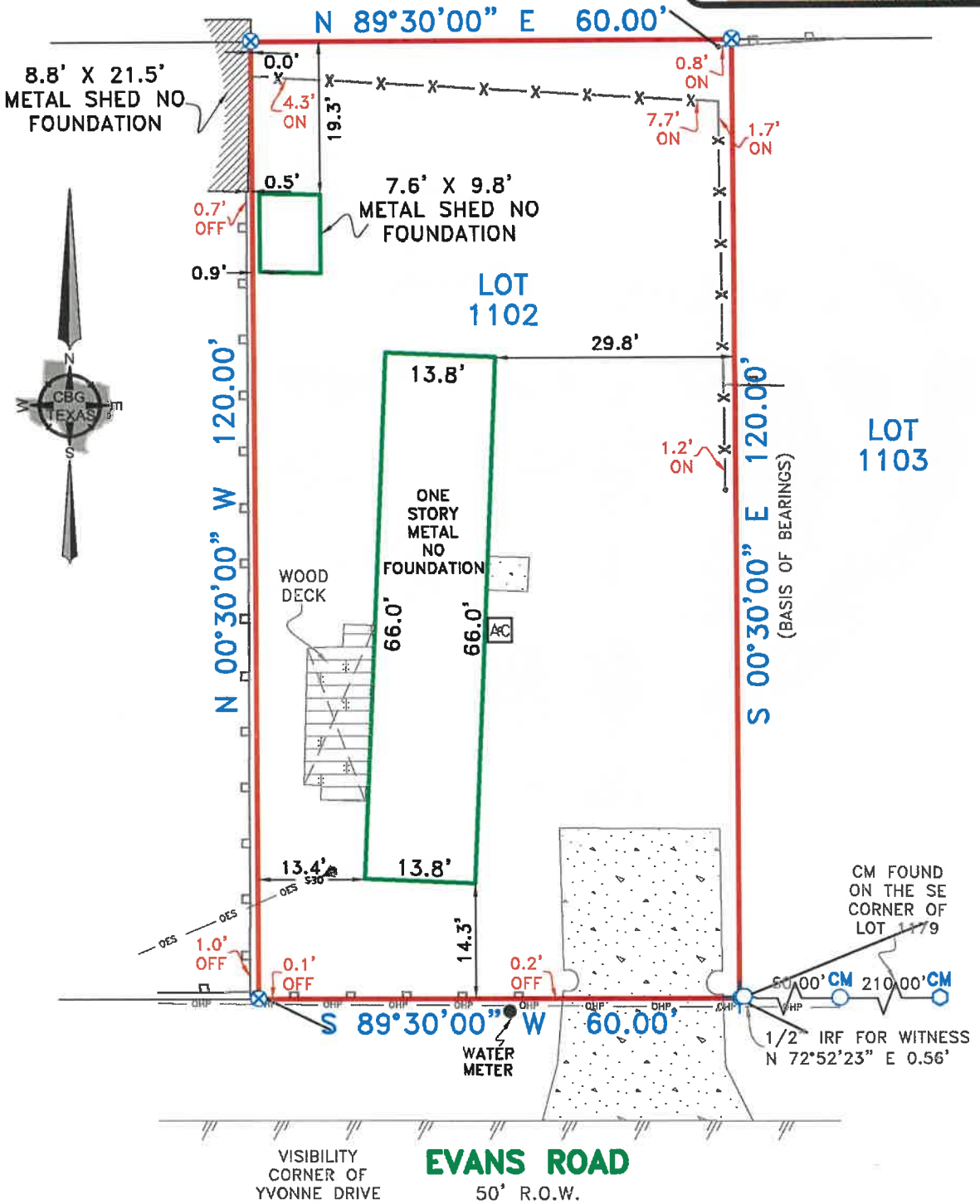
Lot 1102, Rockwall Lake Properties Development, No. 2 In Rockwall County, Texas, according to the map thereof, as Recorded in Slide A, Page 79 of the Map Records of Rockwall County, Texas.

ANN W. DEAN  
C.C.F.#. 2023000009137



## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- II— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- ▲ EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by T.H.R. 3 Studio LLC. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: CSD

Scale: 1" = 20'

Date: 02/9/24

GF No.: NA

Job No. 2401790

Accepted by: \_\_\_\_\_  
Purchaser

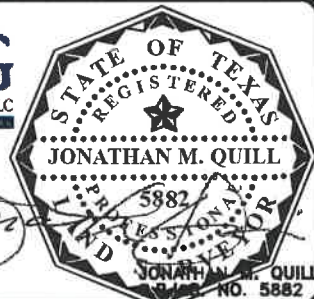
Date: \_\_\_\_\_

\_\_\_\_\_  
Purchaser



**CBG**  
SURVEYING TEXAS LLC

1413 E. IH-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.obgtllc.com



# EVANS PEREZ NEW RESIDENCE

## ISSUE FOR PERMIT

04.19.2024

### PROJECT LOCATION

302 EVANS ROAD  
ROCKWALL, TEXAS 75032

### PROJECT DESCRIPTION

LOT 1102, ROCKWALL LAKE PROPERTIES DEVELOPMENT,  
NO 2 IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE  
MAP THEREOF, AS RECORDED IN SLIDE a, PAGE 79 OF  
THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS

### ZONING DESCRIPTION

PD-75

### LOT COVERAGE

LOT SIZE - (0.17 ACRES) 7,200 SF  
MAX LOT COVERAGE - 45%  
COVERAGE FLOOR AREA - 2,072 SF  
PERCENT LOT COVERAGE - 29%

### SQUARE FOOTAGE CALCULATIONS

NEW FIRST FLOOR CONDITIONED AREA	1,295 SF
NEW SECOND FLOOR CONDITIONED AREA	1,106 SF
NEW TOTAL CONDITIONED AREA	2,401 SF
NEW UNCONDITIONED AREA (GARAGE)	515 SF
NEW UNCONDITIONED AREA (PATIO)	210 SF
NEW TOTAL UNCONDITIONED AREA	725 SF

### WATER EFFICIENCY

1. AVERAGE FLOW RATE FOR ALL LAVATORY FAUCETS MUST BE LESS THAN OR EQUAL TO 2.0 GALLONS PER MINUTE
2. THE AVERAGE FLOW RATE FOR ALL TOILETS MUST BE:
  - 3.1. LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH
  - 3.2. BE DUAL FLUSH AND MEET THE REQUIREMENTS OF ASME A 112.19.14;
  - 3.3. MEET THE U.S. ENVIRONMENTAL PROTECTION AGENCY WATER SENSE SPECIFICATION AND BE CERTIFIED AND LABEL CORRECTLY.
3. UTILIZE ENERGY STAR LABELED DISHWASHERS THAT USE 6.0 GALLONS OR LESS PER CYCLE

### HEAT ISLAND MITIGATION

INSTALL FOAM ENCAPSULATED ROOF. (R-22 OR GREATER)

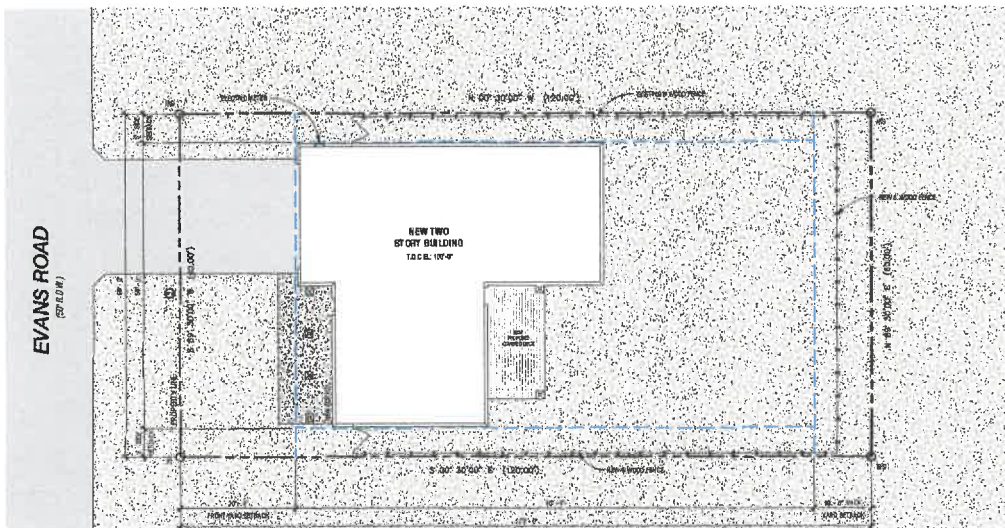
### INDOOR AIR QUALITY

1. AIR FILTERS:
  - 1.1. AIR FILTERS MUST BE MERV 8 OR GREATER
  - 1.2. AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE & AIR FLOW
  - 1.3. AIR FILTER HOUSING MUST BE AIRTIGHT
2. CONDITIONED SPACES NEXT TO A GARAGE:
  - 2.1. PENETRATION SEALED
  - 2.2. DOORS WEATHER STRIPPED
  - 2.3. CRACKS AT WALL BASE SEALED

### INSULATION AND FENESTRATION

1. VERTICAL FENESTRATION - U FACTOR  $\leq$  0.40
2. SHGC  $\leq$  0.25
3. CEILING INSULATION: R-42
4. WOOD FRAME WALL: R-13 or 0&10ci
5. FLOOR INSULATION: R-13
6. HOT WATER PIPE OUTSIDE CONDITIONED SPACE: R-3

SHEET INDEX		ISSUE FOR PERMIT 04.19.2024
SHEET NO.	SHEET NAME	
<b>04 - STRUCTURAL</b>		
04.01	COVER SHEET INDEX AND SITE PLAN	SI
A4.01	FOUNDATION PLAN (PART II)	SI
A4.02	SECOND FLOOR PLAN (PART II)	SI
A4.10	ROOF PLAN	SI
A4.03	EXTERIOR ELEVATIONS	SI
A4.04	EXTERIOR ELEVATIONS	SI
A4.05	EXTERIOR ELEVATIONS	SI
A4.06	EXTERIOR ELEVATIONS	SI



**01** SITE PLAN  
04.19.2024



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EVANS PEREZ NEW RESIDENCE

SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75032

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

THR | STUDIO NO. 24-004

**A0.01**  
COVER, SHEET INDEX  
AND SITE PLAN

ISSUE FOR PERMIT  
04.19.2024





**02 | WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

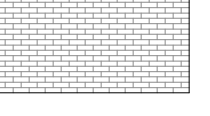
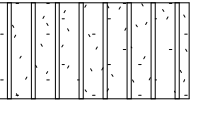
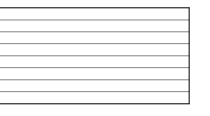
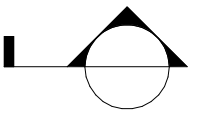
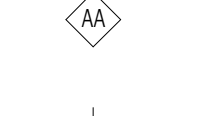



**01 | SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
2. EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL, UNLESS NOTED OTHERWISE.
3. THE MATERIAL SYMBOLS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL LIMITS. THEY ARE NOT USED TO SHOW SCALE.

**EXTERIOR ELEVATION LEGEND**

 EXISTING MODULAR BRICK VENEER - PAINTED, RUNNING BOND BASIS OF DESIGN. EXISTING REUSED BRICK. COLOR TBD  
 VERTICAL BATTENS OVER FIBER CEMENT BOARD - PAINTED BASIS OF DESIGN. HARDIE PANEL VERTICAL SIDING SELECT CEDARMILL. COLOR TBD  
 HORIZONTAL SIDING - PAINTED BASIS OF DESIGN. HARDIE ARTISAN SIDING - ARTISAN V GROOVE. COLOR TBD  
 EXTERIOR WALL SECTION TAG  
 EXTERIOR WINDOW TAG. REF. AX-XX SERIES  
 MASONRY EXPANSION JOINT

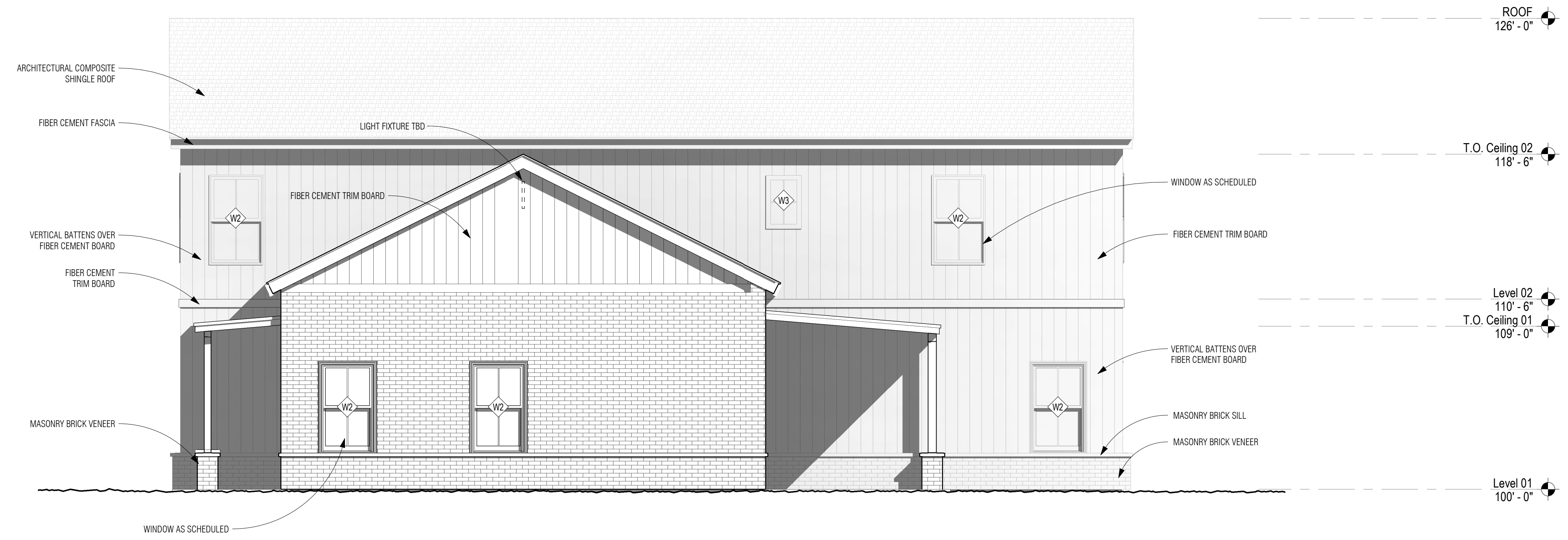
**EXTERIOR ELEVATION NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

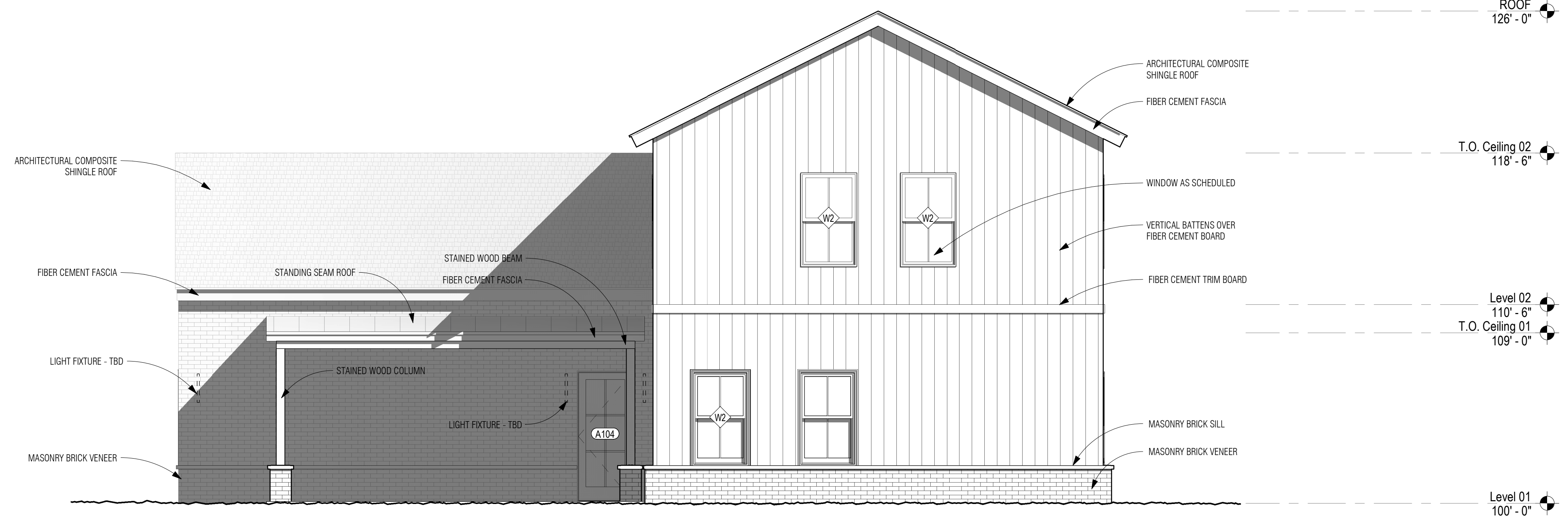
NO	REVISION	DATE

THR3 | STUDIO NO. 24-004

**A2.01**  
EXTERIOR ELEVATIONS



**02 | EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 | NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATION GENERAL NOTES**

1. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
2. EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL, UNLESS NOTED OTHERWISE.
3. THE MATERIAL SYMBOLS ON THE ELEVATIONS ARE TO SHOW THE MATERIAL LIMITS. THEY ARE NOT USED TO SHOW SCALE.

**EXTERIOR ELEVATION LEGEND**

- EXISTING MODULAR BRICK VENEER - PAINTED, RUNNING BOND BASIS OF DESIGN; EXISTING REUSED BRICK. COLOR TBD
- VERTICAL BATTENS OVER FIBER CEMENT BOARD - PAINTED BASIS OF DESIGN; HARDIE PANEL VERTICAL SIDING SELECT CEDARMILL. COLOR TBD
- HORIZONTAL SIDING - PAINTED BASIS OF DESIGN; HARDIE ARTISAN SIDING - ARTISAN V GROOVE. COLOR TBD
- EXTERIOR WALL SECTION TAG
- EXTERIOR WINDOW TAG, REF. AX-XX SERIES
- MASONRY EXPANSION JOINT

**EXTERIOR ELEVATION NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

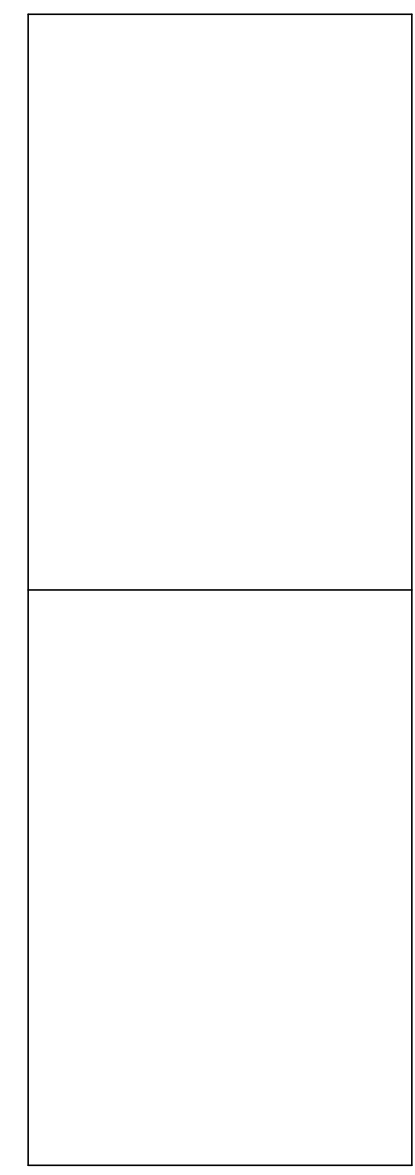
THR3 | STUDIO NO. 24-004

**A2.02**  
EXTERIOR ELEVATIONS

**ISSUE FOR PERMIT**  
04.19.2024

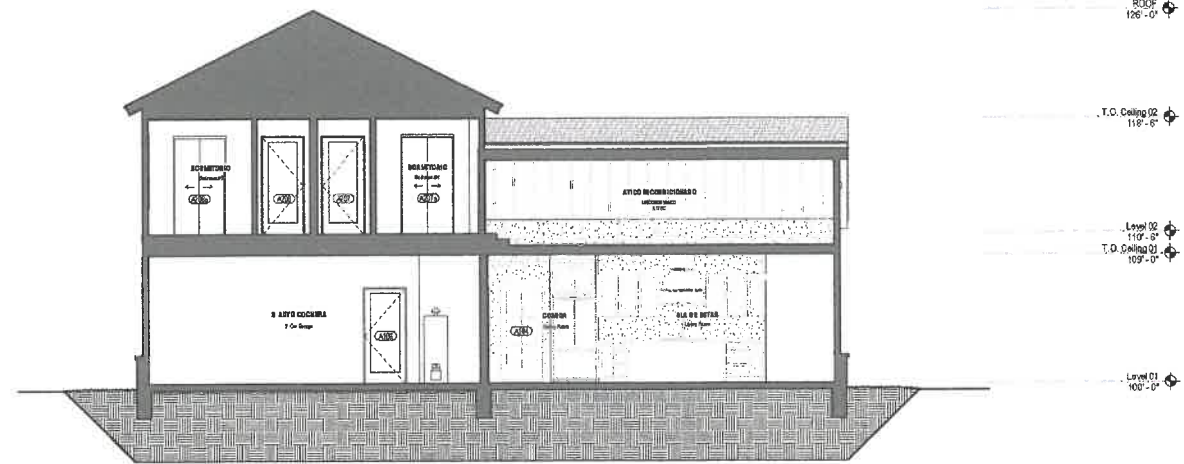
**EVANS PEREZ NEW RESIDENCE**

**SAUL PEREZ**  
**302 EVANS ROAD**  
**ROCKWALL, TEXAS 75032**





**02** BUILDING SECTION AT KITCHEN AND STAIRS  
302 1/4" x 14"



**01** BUILDING SECTION AT GARAGE AND LIVING ROOM  
302 1/4" x 14"



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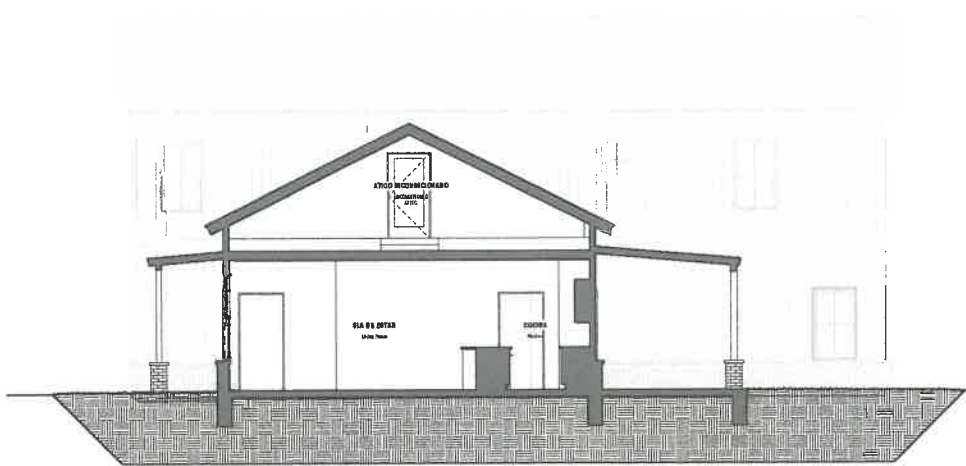
NO.	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTORS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

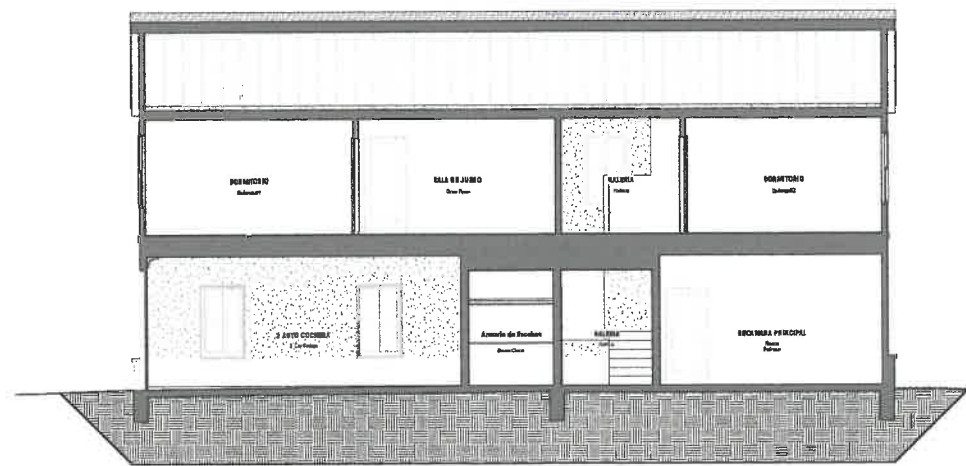
THR/STUDIO NO. 24-004

**A3.01**  
BUILDING SECTIONS

ISSUE FOR PERMIT  
04.19.2024



02 | BUILDING SECTION AT LIVING ROOM  
SCALE: 1/4" = 1'-0"



01 | BUILDING SECTION AT MASTER BEDROOM AND GAME ROOM  
SCALE: 1/4" = 1'-0"



NO.	REVISION	DATE

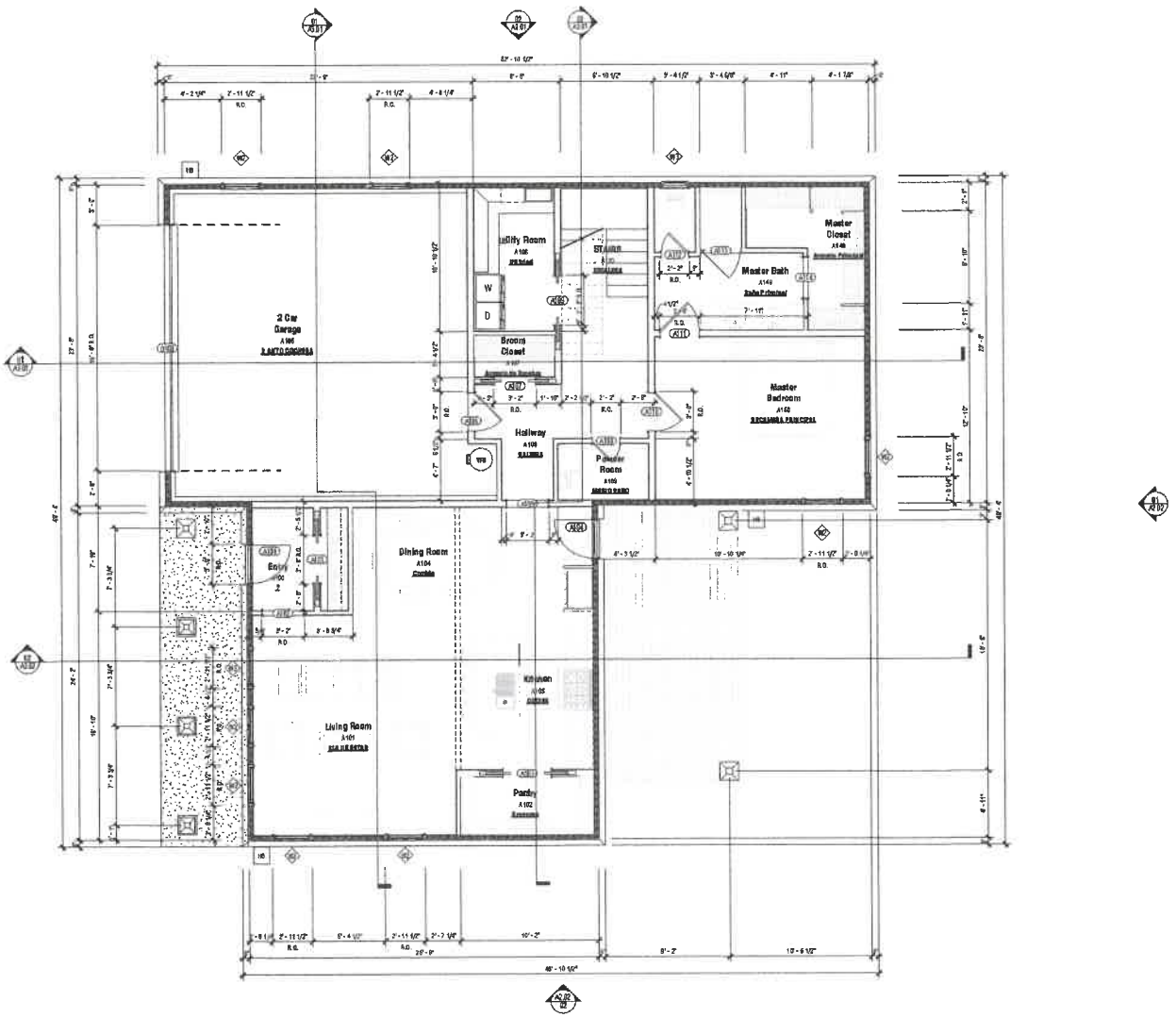
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. ON PERMITTING, CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRSTUDIO NO. 24-004

**A3.02**  
BUILDING SECTIONS

ISSUE FOR PERMIT  
04.18.2024

4/18/24, 10:46 AM  
 C:\projects\thr\evans\_perez\_new\_residence\3d\02\_building\_section\_01.rvt



01 | Ground Floor Plan - Level 01  
DATE 10-19-19



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EVANS PEREZ NEW RESIDENCE

SAUL PEREZ  
 302 EVANS ROAD  
 ROCKWALL, TEXAS 75082

**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. PROVIDE ACCESSORIES AS SHOWN BY FRAMER EXCEPT AS NOTED OTHERWISE LOCATED AT ALL TOILET, SINK, AND BATHROOM AREAS.
4. FIELD MEASUREMENTS AND CORRECTIONS FOR OWNER PROVIDED EQUIPMENT ARE DIMENSIONS FROM TOOTH HOLE LAYOUT OR FINISH FACE OF FLOOR. COORDINATE WITH THE OWNER BY DELIVERY AND INSTALLATION OF ANY EQUIPMENT THAT IS SHOWN PLUMBING AND CONSTRUCTION INSTALLED.

**FLOOR PLAN LEGEND**

	NEW WALL PARTITION
	EXISTING WALL PARTITION TO REMAIN
	B WALL PARTITION
	EXTERIOR ELEVATION 'A'
	INTERIOR ELEVATION 'A'
	EXTERIOR WALL SECTION 'A'
	DOOR / OPENING DIA. REF. 4-21-01 SERIES
	PARTITION DIA. REF. 4-21-01 SERIES (OPENING WALL TO BE CLOSED, REFER TO SECTION)
	EXTERIOR WINDOW DIA. REF. 4-21-11 SERIES
	INTERIOR WINDOW DIA. REF. 4-21-11 SERIES
	AREA OUT OF SCOPE OF WORK
	NOTE OR REF. PLUMBING

**FLOOR PLAN NOTES**

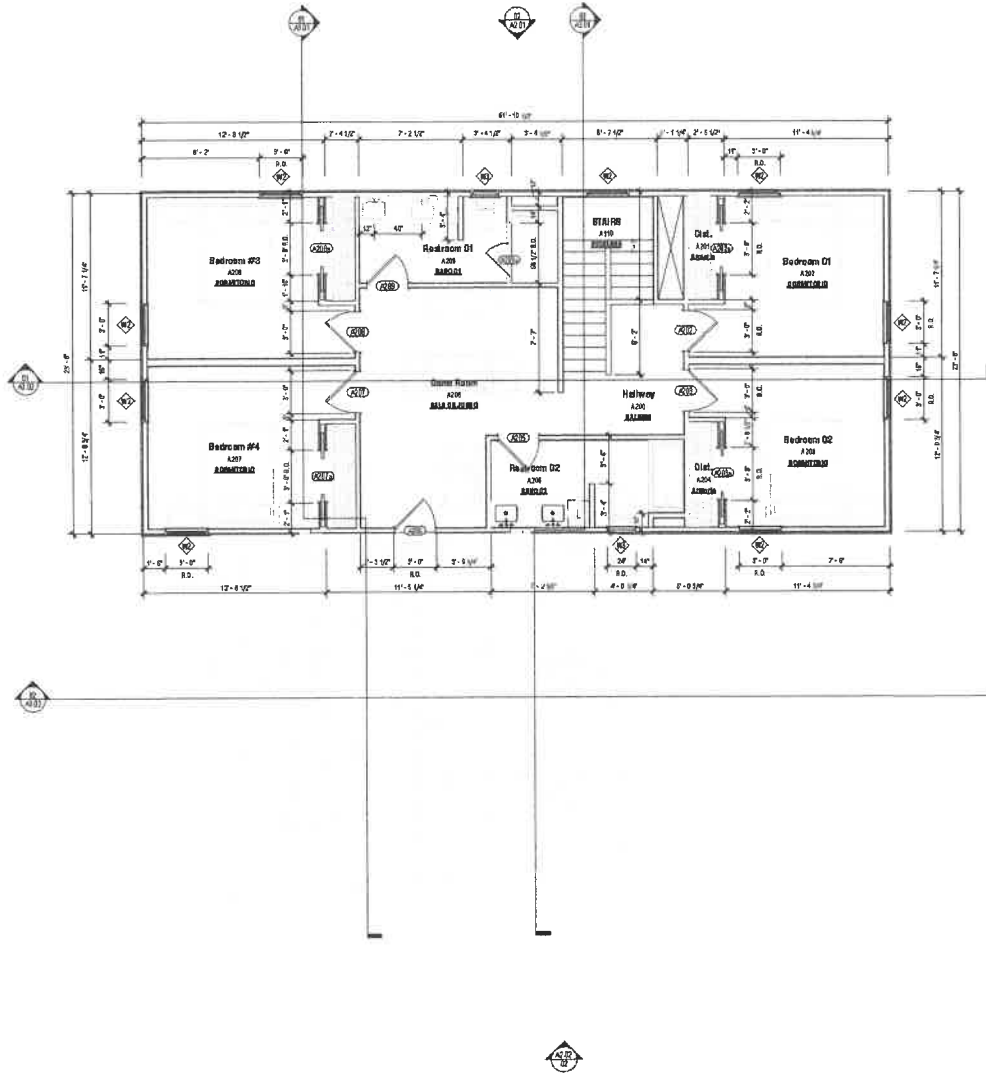
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING CONSTRUCTION. RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR3 STUDIO NO. 24-004

**A1.01**  
**GROUND FLOOR PLAN**  
**LEVEL 01**

ISSUE FOR PERMIT  
 04.10.2024





**01** | Second Floor Plan Level 02  
NOV 09, 2024

**FLOOR PLAN GENERAL NOTES**

1. THE DIMENSIONS SHALL NOT BE EXCEEDED FOR DIMENSIONAL, DESIGN, OR CONSTRUCTION PURPOSES. IF DIMENSIONS ARE IN QUESTION, OBTAIN WRITTEN CLARIFICATION FROM THE DESIGNER.
2. CONDITIONS SHOWN ON THE PLAN ARE TO THE FACE OF STUD, CENTER LINE OF COLUMNS, AND TO THE FACE OF PARTITIONS OR CONCRETE WALLS, UNLESS NOTED OTHERWISE.
3. PROVIDE AN INTERIOR WEATHER RESISTIVE BARRIER AT PARTITIONS LOCATED AT ALL EXTERIOR, FINISHED, AND OUTDOOR AREAS.
4. FIELD WALL JUNE AND CORNER 2X4 BRACKETS FOR OWNER PROVIDED FOUNDATION AND FINISHES. PROVIDE TOILET INSULATION OR FABRICATION OF WALLS. COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF ANY EQUIPMENT THAT IS OWNER FURNISHED AND CONTROL COLOR INSTALLED.

**FLOOR PLAN LEGEND**

- NEW WALL PARTITION
- EXISTING WALL PARTITION TO REMAIN
- WALL PARTITION
- ◊ EXTERIOR ELEVATION TAG
- ◊ INTERIOR ELEVATION TAG
- ◊ EXTERIOR WALL SECTION TAG
- DOOR / OPENING TAG, REF. A101-01 SERIES
- PARTITION TAG, REF. A101-01 SERIES (OPENINGS WILL BE AS SHOWN)
- ◊ EXTERIOR WINDOW TAG, REF. A101-11 SERIES
- ◊ INTERIOR WINDOW TAG, REF. A101-11 SERIES
- AREA OUT OF SCOPE OF WORK
- HOOR FIN. REF. PLUMBING

**FLOOR PLAN NOTES**

- ◊ TILE NORTH
- ◊ PLAN NORTH



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**EVANS PEREZ NEW RESIDENCE**

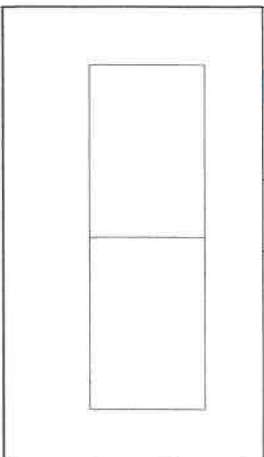
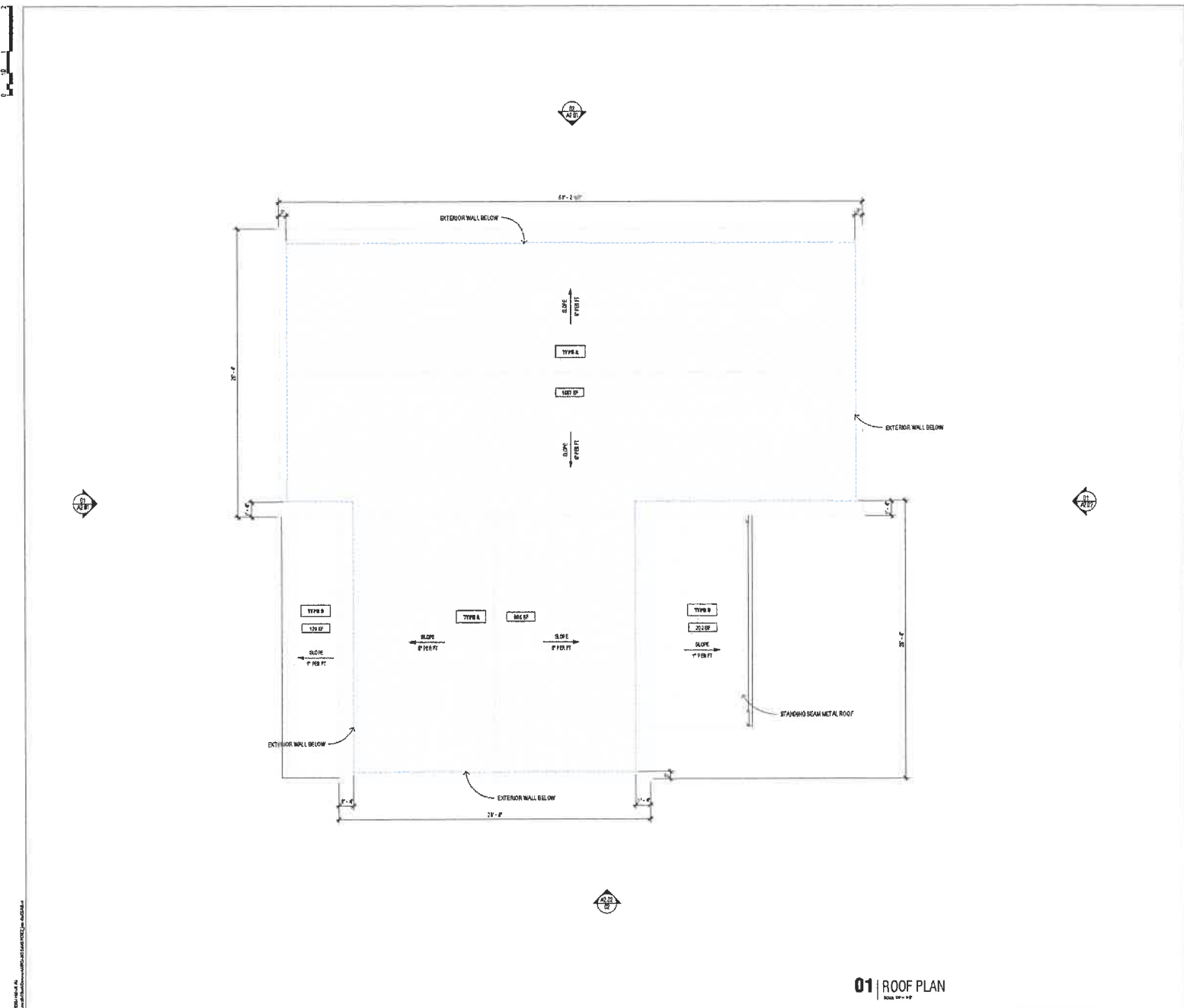
SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75082

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL. PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THR3 STUDIO NO. 24-004

**A1.02**  
SECOND FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
06.19.2024



**ROOF PLAN GENERAL NOTES**

- THE CONTRACTOR AND THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR THE CORRECT SET OF CONDITIONS AND SPECIFICATIONS... 1/8\"/>

**ROOF PLAN LEGEND**

→ SLOPE (ARROW) SLOPE TO DRAIN (IN FEET PER FOOT SINK)

○ ROOF STACK

□ TOLERANCE SURFACE

**TYPE A**

SEE THE DRAWING FOR FINISHING SPECIFIED BY OWNER WITH FINISHES ON PERMITTED PERMITTED ASPHALT FLEX UNDERLAYMENT ON DECK NUMBER SLOPE TO DRAIN VERIFY AND NOTIFY ARCHITECT IMMEDIATELY

**ROOF PLAN NOTES**

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

THR3(STUDIO) NO 24-004

**A1.10**  
**ROOF PLAN**

TRUE NORTH  
PLAN NORTH

ISSUE FOR PERMIT  
04.10.2024

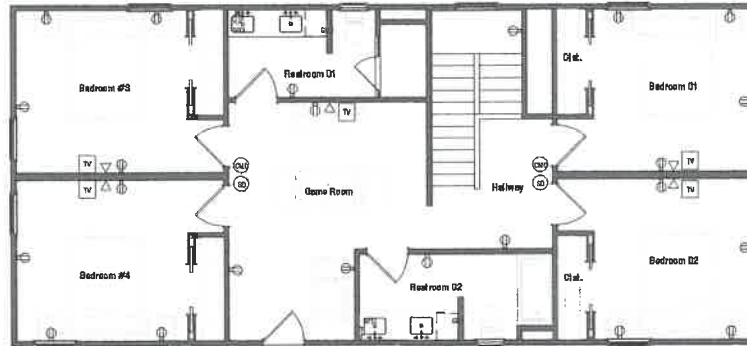
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**EVANS PEREZ NEW RESIDENCE**

SAUL PEREZ

302 EVANS ROAD  
ROCKWALL, TEXAS 75082

NO.	DESCRIPTION	DATE



**ELECTRICAL PLAN GENERAL NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL ELECTRICAL CODES.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON OR SITE, BEFORE COMMENCEMENT OF WORK.
3. ELECTRICAL SYMBOL LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE, GO TO CORRESPONDING EXISTING LOCATION OF OUTLETS WHEN OWNER PAYS TO MARK OUTLETS CENTERED IN BLACK SQUARE, TV, WP OUTLETS TO BE THRU WALL AND COLOR TAG.
- 4.

**ELECTRICAL PLAN LEGEND**

	PHONE DATA
	CONVENIENCE OUTLET
	WP OUTLET
	WEATHER PROOF OUTLET
	FLOOR OUTLET
	APPLIANCE OR HOME OUTLET
	TV OUTLET
	SMoke DETECTOR
	COX-2 PANTON CLOISON NICKEL DEBRIS DETECTOR
	THERMOSTAT

**ELECTRICAL PLAN NOTES**



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NO.	REVISION	DATE

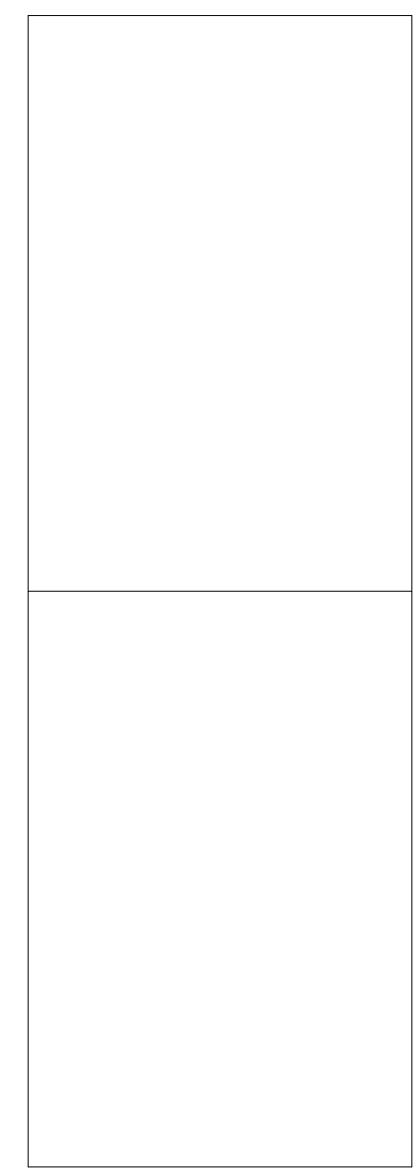
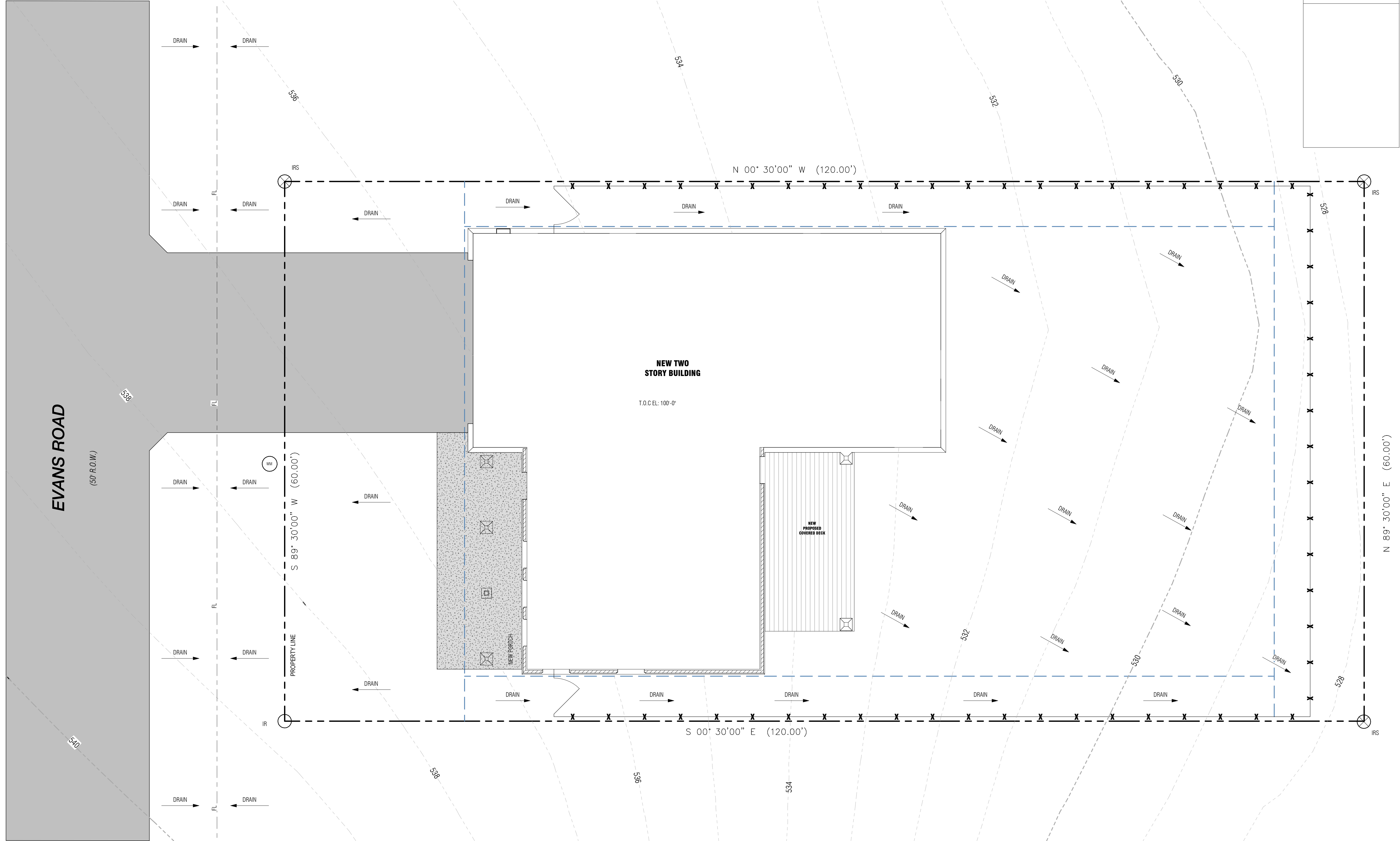
DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION.

THRS STUDIO NO. 24-024

**A4.02**  
POWER FLOOR PLAN  
LEVEL 02

ISSUE FOR PERMIT  
04.18.2024





**EVANS PEREZ NEW RESIDENCE**

SAUL PEREZ  
302 EVANS ROAD  
ROCKWALL, TEXAS 75032

NO	REVISION	DATE

DOCUMENTS ARE COMPLETE AND MAY BE USED FOR REGULATORY APPROVAL, OR PERMITTING. CONTRACTOR IS RESPONSIBLE FOR FOUNDATION AND STRUCTURAL DRAWINGS REQUIRED FOR CONSTRUCTION

THR3 | STUDIO NO. 24-004

**A0.02**  
SITE GRADING PLAN

**ISSUE FOR PERMIT**  
04.19.2024



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
234 Evans Road	Modular Home	2006	1,616	96	Siding
244 Evans Road	Single-Family Home	1989	1,411	160	Siding
290 Evans Road	Modular Home	1994	2,108	80	Siding
302 Evans Road	Modular Home	1985	1,104	N/A	Siding & Metal
310 Evans Road	Modular Home	1999	1,856	N/A	Siding
322 Evans Road	Modular Home	1995	1,324	90	Siding
340 Evans Road	Vacant	N/A	N/A	N/A	N/A
541 Yvonne Drive	Modular Home	2003	1,276	168	Siding
544 Yvonne Drive	Modular Home	1970	940	240	Siding
535 Chris Drive	Modular Home	1975	1,272	200	Siding
AVERAGES:		1991	1,434	148	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

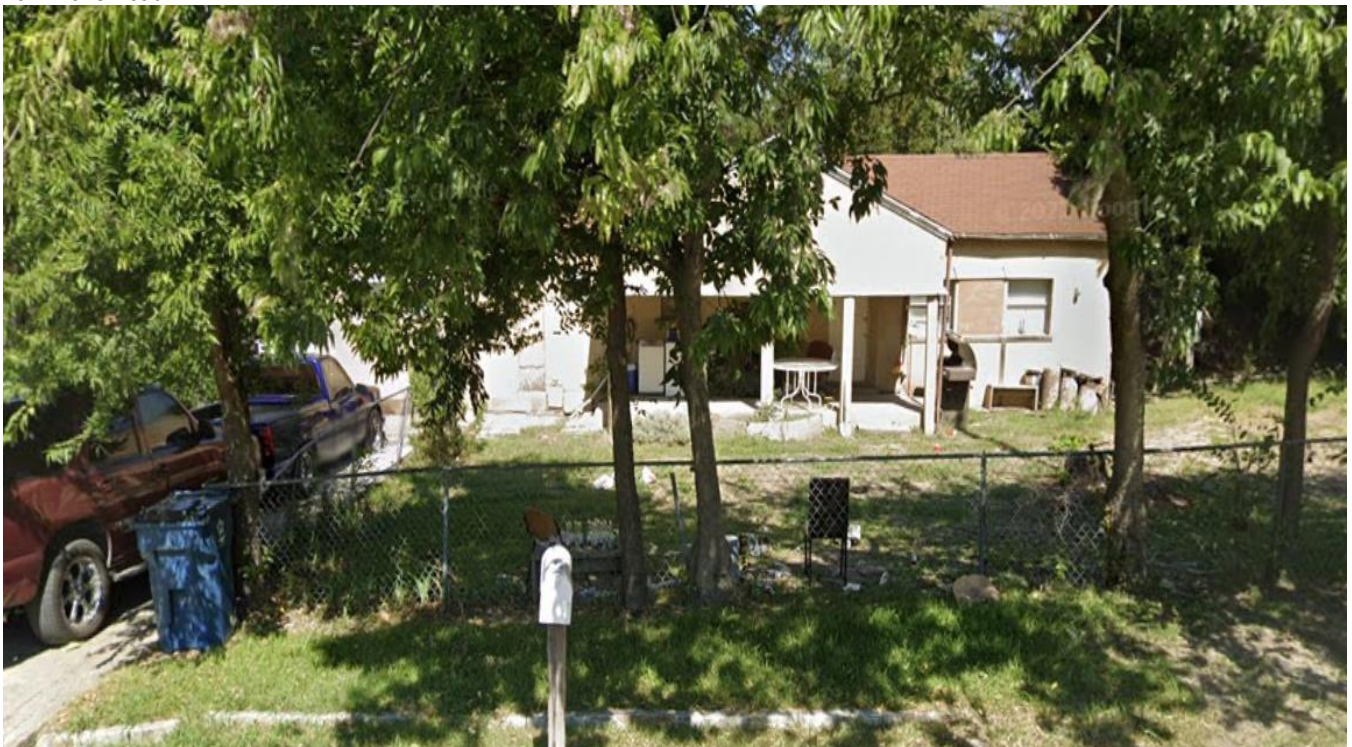
### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



234 Evans Road



244 Evans Road



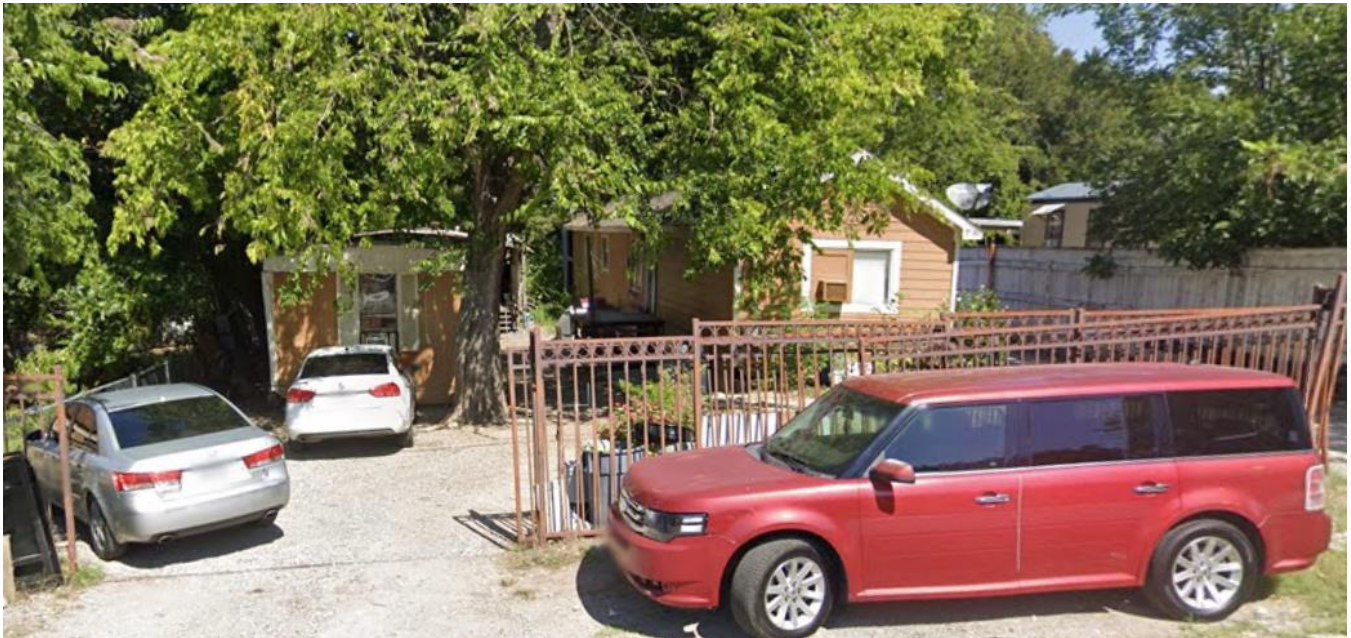
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



290 Evans Road



302 Evans Road



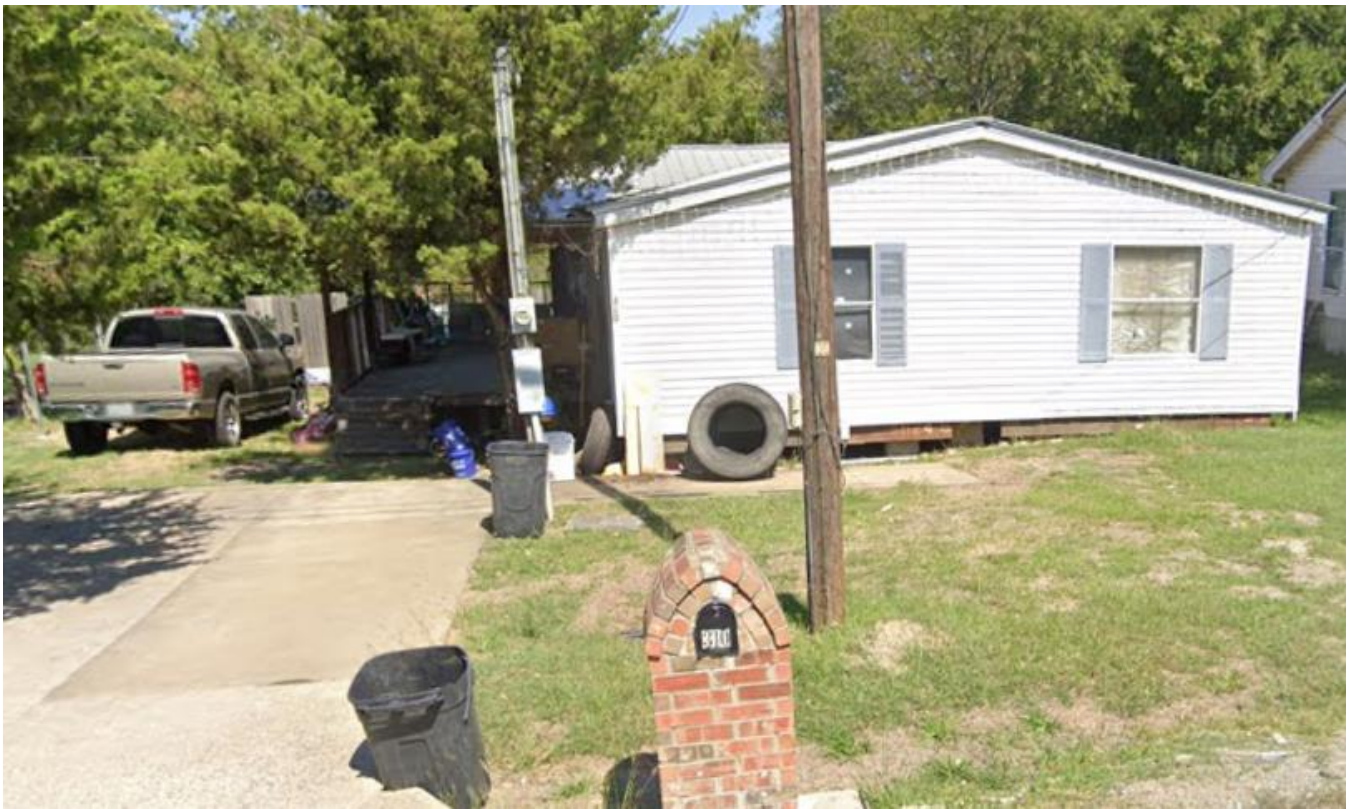
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



310 Evans Road



322 Evans Road



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



340 Evans Road



541 Yvonne Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-021

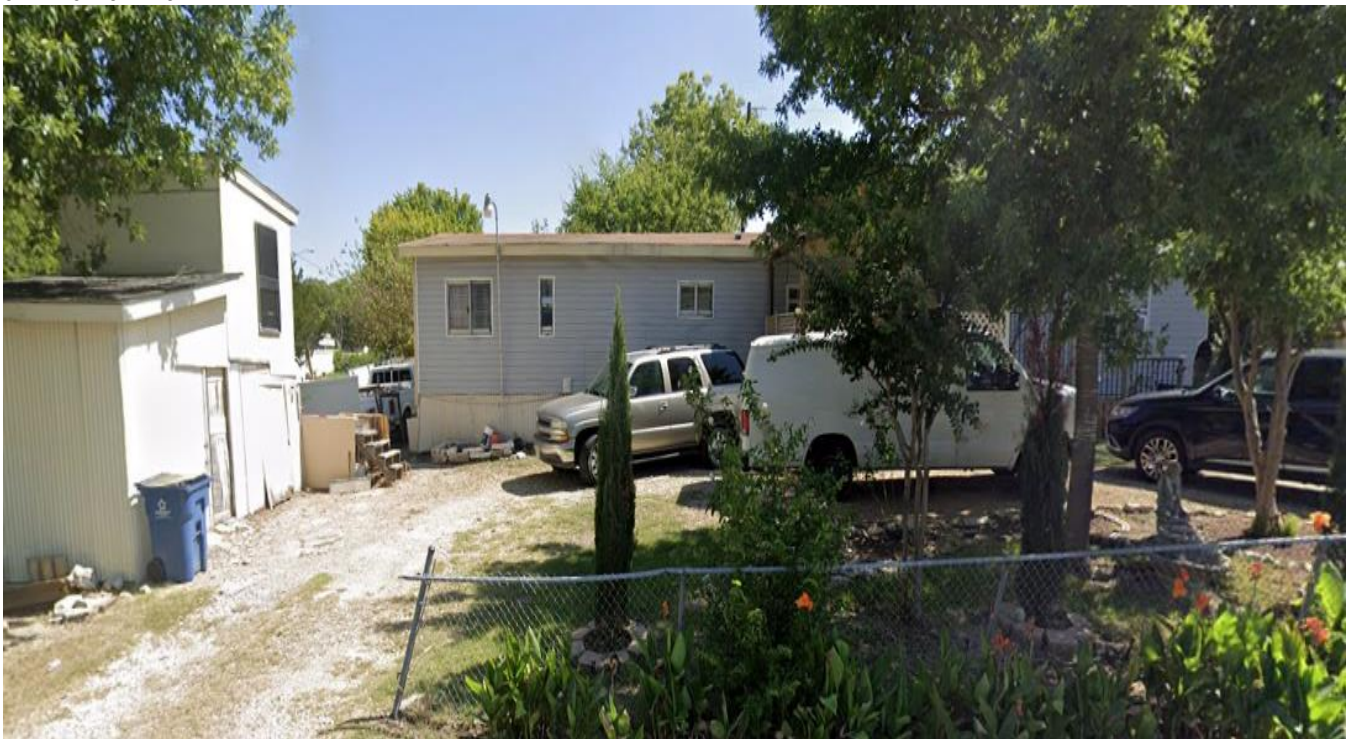
## PLANNING AND ZONING DEPARTMENT

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544 Yvonne Drive



535 Chris Drive

CITY OF ROCKWALL

ORDINANCE NO. 24-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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1102 OF THE LAKE ROCKWALL 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 Saul Perez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1102 of the Lake Rockwall 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 302 Evans Road, 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 *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision 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 District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, 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 single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 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 3<sup>rd</sup> DAY OF JUNE, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

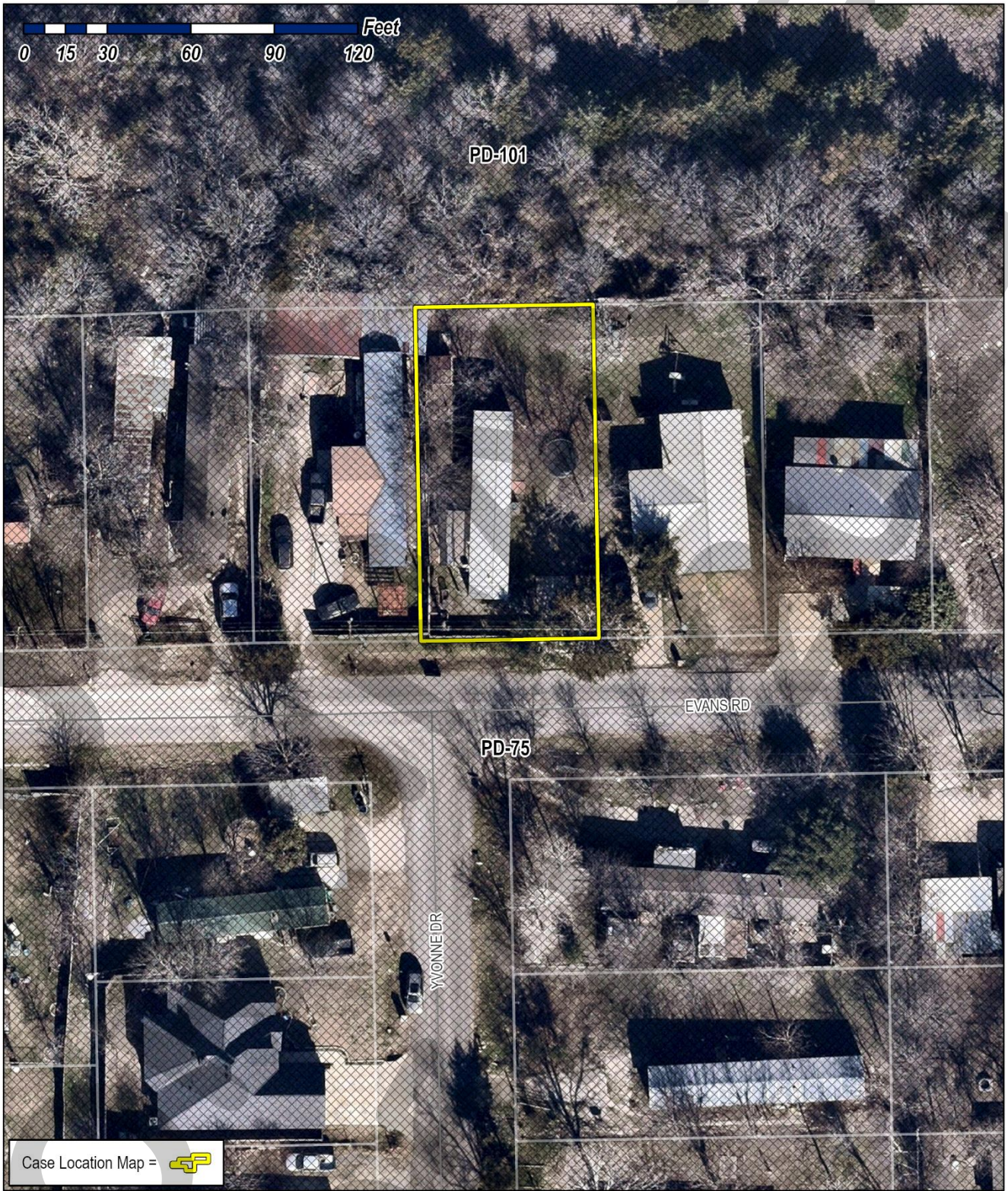
1<sup>st</sup> Reading: May 20, 2024

2<sup>nd</sup> Reading: June 3, 2024

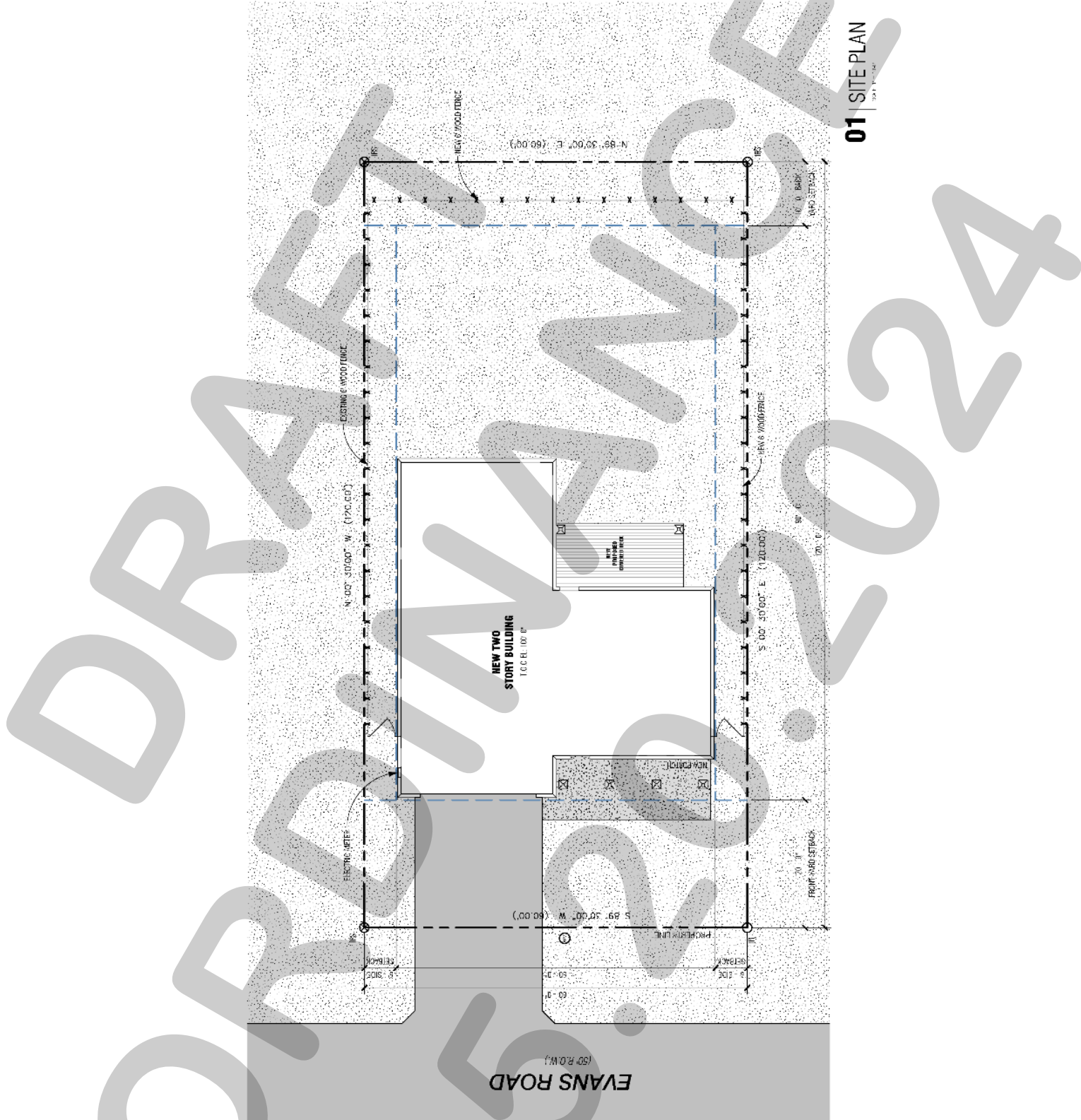
**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 302 Evans Road

Legal Description: Lot 1102 of the Lake Rockwall Estates #2 Addition

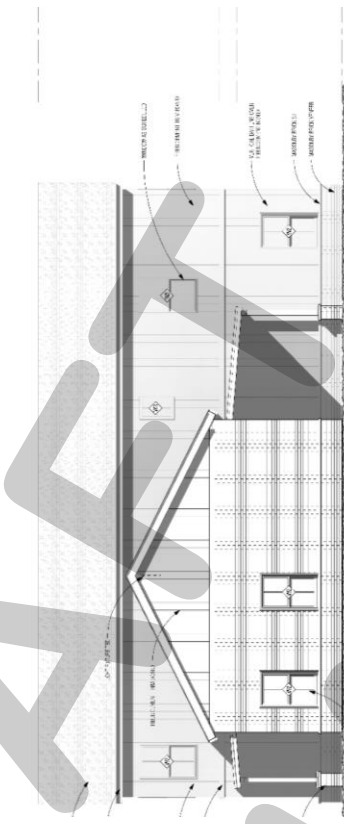


**Exhibit 'A':**  
*Location Map and Residential Plot Plan*

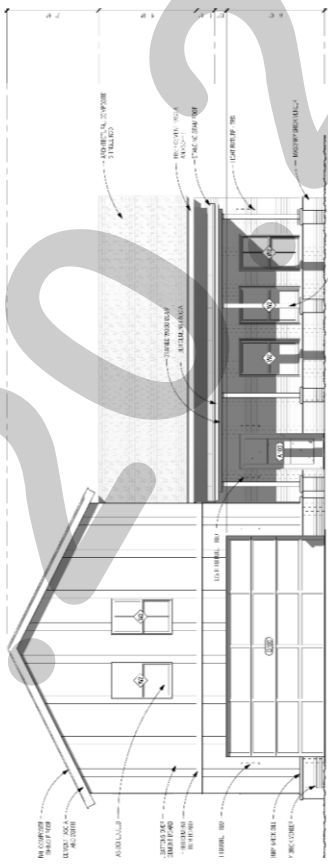


**01** | SITE PLAN  
1/24/2024

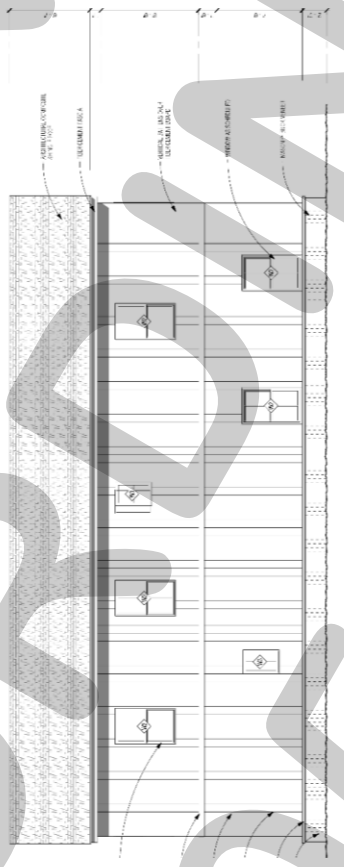
**Exhibit 'B':**  
*Building Elevations*



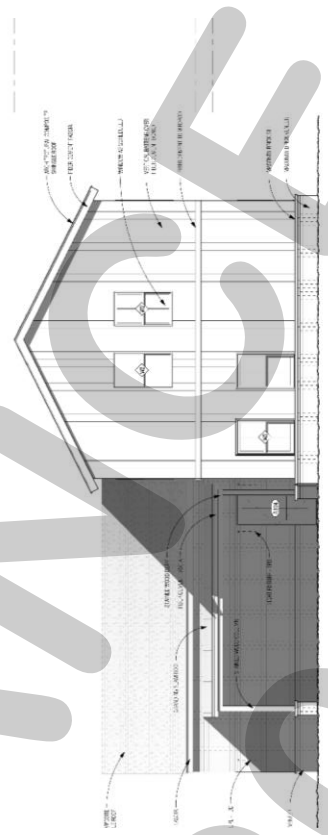
**02 | WEST ELEVATION**



**01 | SOUTH ELEVATION**



**02 | EAST ELEVATION**



**01 | NORTH ELEVATION**



June 4, 2024

TO: Saul Perez  
2716 Greenhill Drive  
Mesquite, TX 75150

FROM: Angelica Guevara  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2024-021; *Specific Use Permit (SUP) For Residential Infill in an Established Subdivision at 302 Evans Road*

Mr. Perez:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 3, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
- (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'A'* of this ordinance.
  - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'B'* of this ordinance.
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

Planning and Zoning Commission

On May 14, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Chairman Deckard absent.

City Council

On May 20, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On June 3, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Campbell absent.

Included with this letter is a copy of *Ordinance No. 24-25, S-335*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 24-25

SPECIFIC USE PERMIT NO. S-335

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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1102 OF THE LAKE ROCKWALL 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.

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**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:

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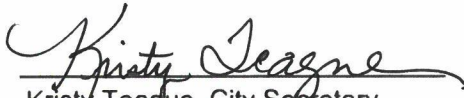


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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>rd</sup> DAY OF JUNE, 2024.**

  
Trace Johannesen, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: May 20, 2024

2<sup>nd</sup> Reading: June 3, 2024

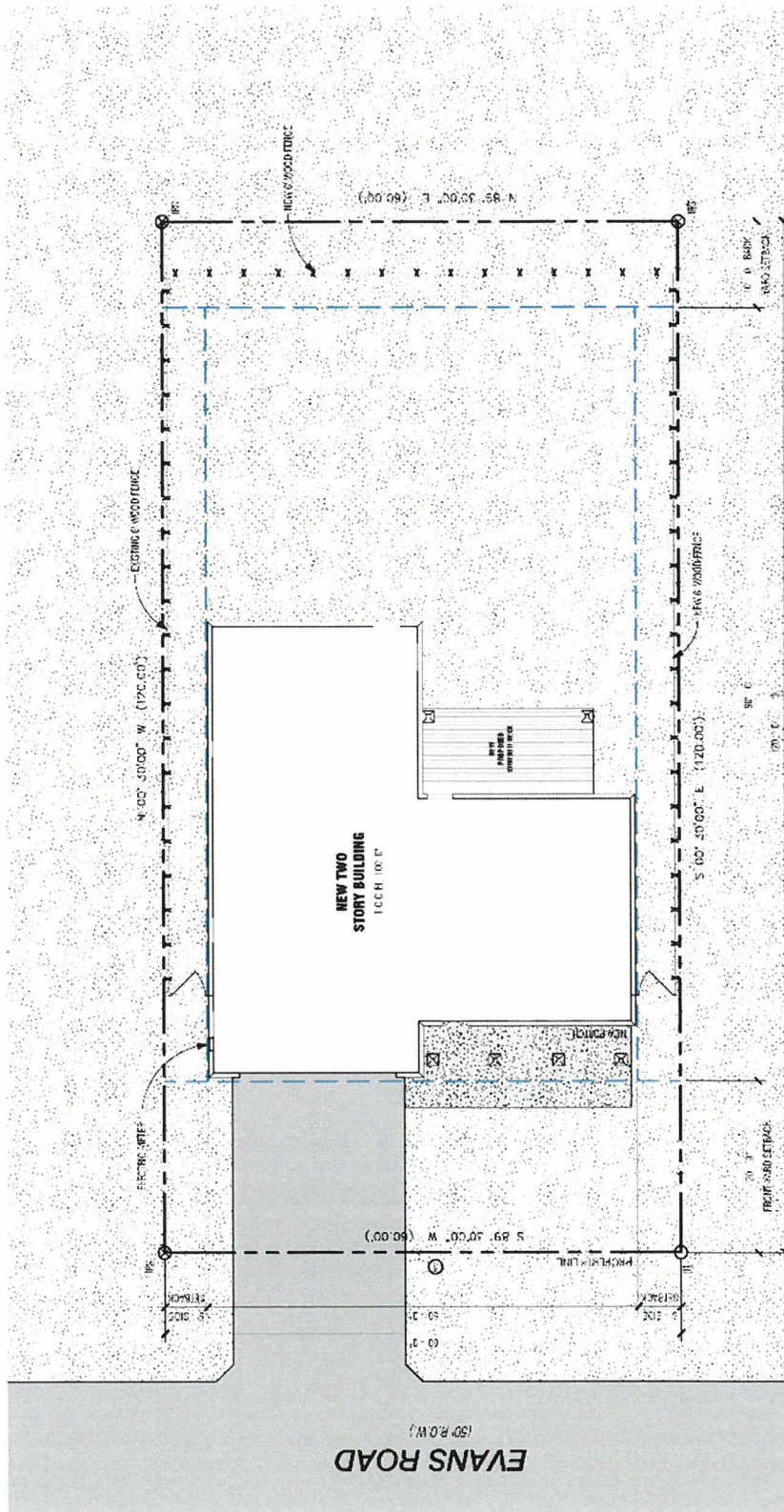
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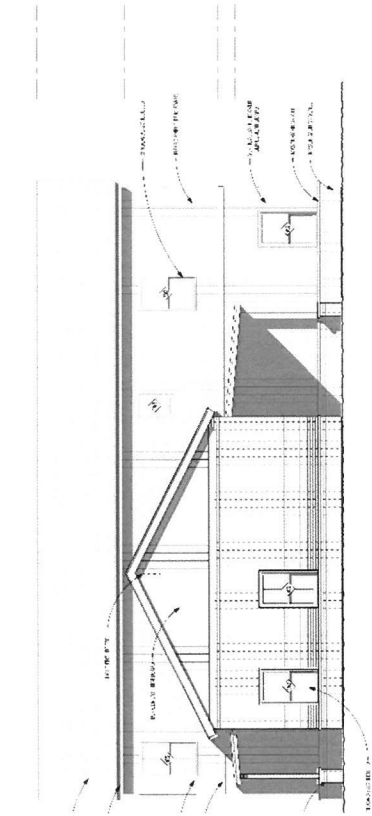


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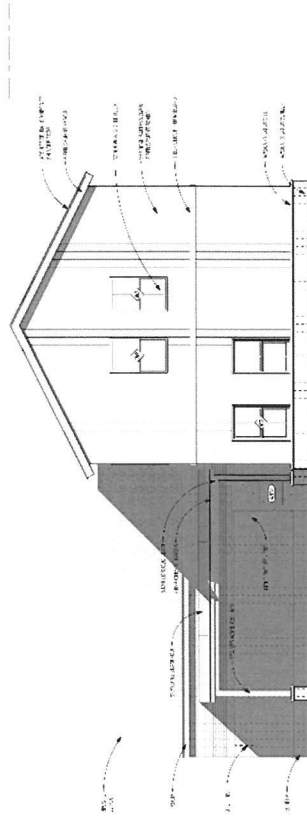


**01** | SITE PLAN  
DATE: 11/11/24

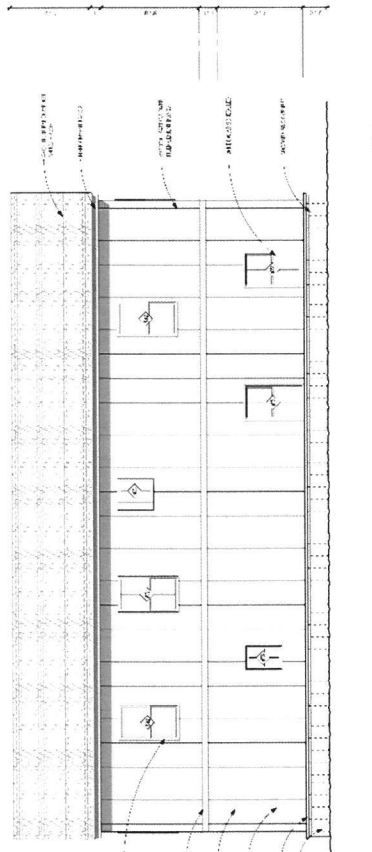
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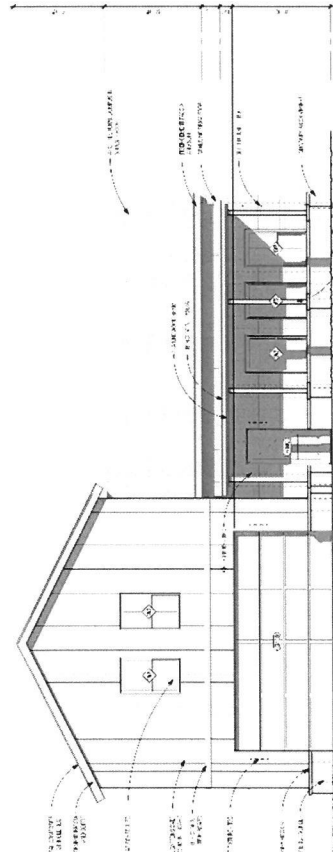
**02 EAST ELEVATION**



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**02 WEST ELEVATION**



**01 SOUTH ELEVATION**