



**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.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 340 Evans Rd. Rockwall TX 75032

SUBDIVISION Lake Rockwall States East Addition LOT 1 BLOCK 1

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

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

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

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

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Shirley Soto

APPLICANT PAUL ARLE

CONTACT PERSON ADDRESS 453 Lynne Dr

CONTACT PERSON ADDRESS 5807 Ranger Dr

CITY, STATE & ZIP Rockwall TX 75032

CITY, STATE & ZIP Rockwall TX 75032

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

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

## NOTARY VERIFICATION [REQUIRED]

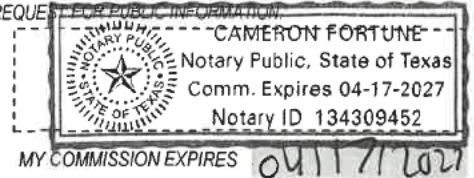
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto H [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 2023. 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."

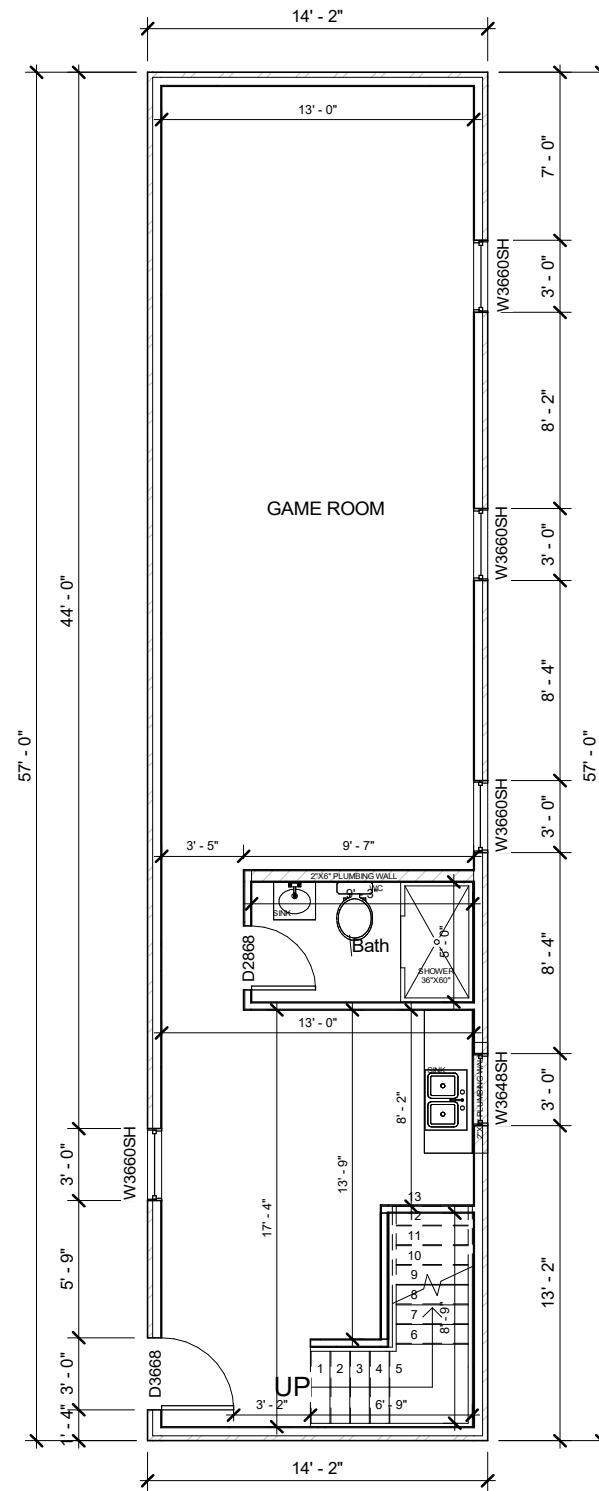
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June, 2023.

OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune







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

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

# 1 Proposed First Floor

1/8" = 1'-0"



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

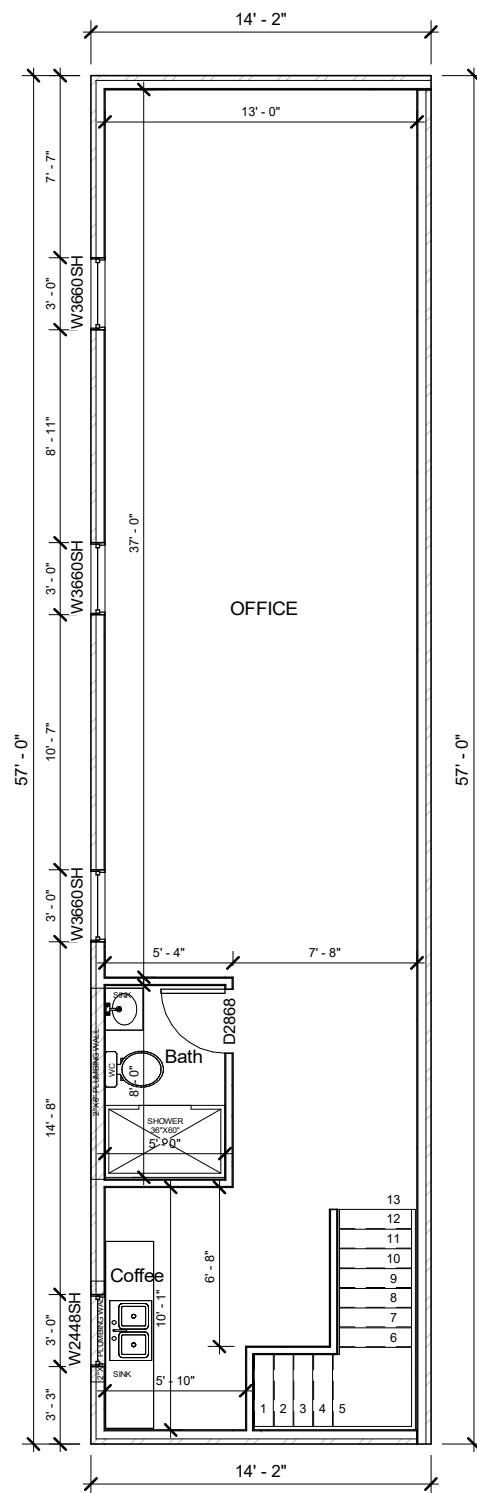
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT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

**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1179

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





Door Schedule Second Floor			
Level	Mark	Width	Height
Second Floor	D2868	2' - 8"	6' - 8"
Grand total: 1			

Window Schedule Second Floor			
Level	Mark	Height	Width
Second Floor	W2448SH	6' - 0"	3' - 0"
Second Floor	W3660SH	6' - 0"	3' - 0"
Grand total: 4			

# 1 Proposed Second Floor

1/8" = 1'-0"



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

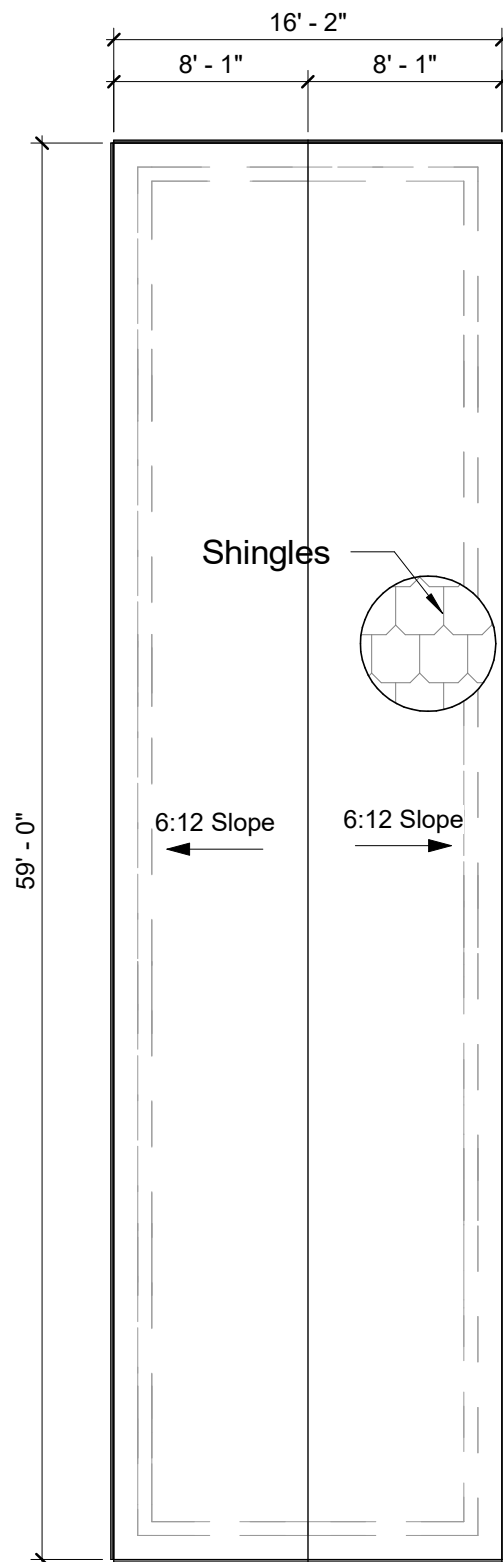
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 340 EVANS RD  
 ROCKWALL, TX 75032

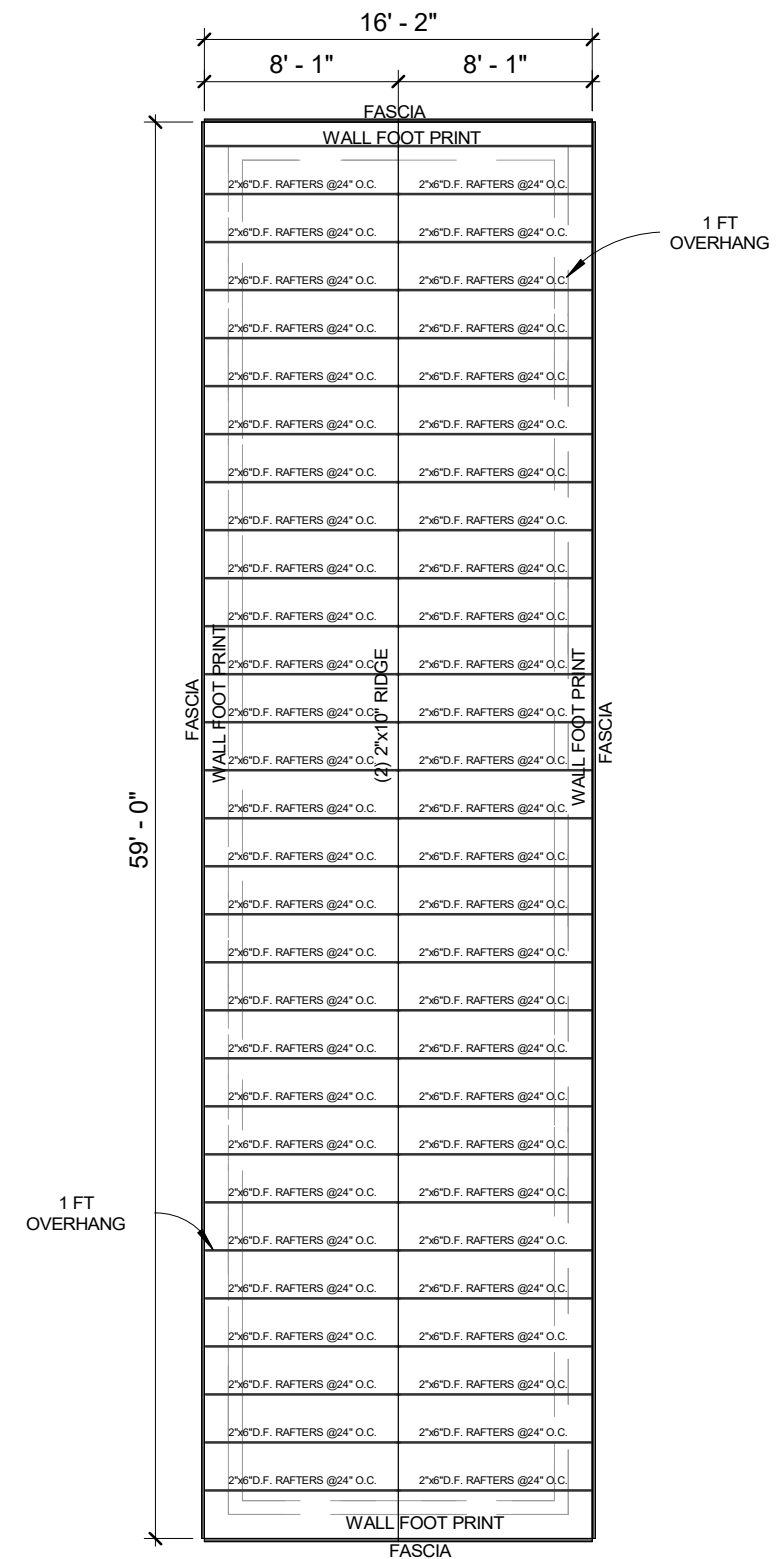
**Legal Description**  
 LOT 1179

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

3.1



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



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



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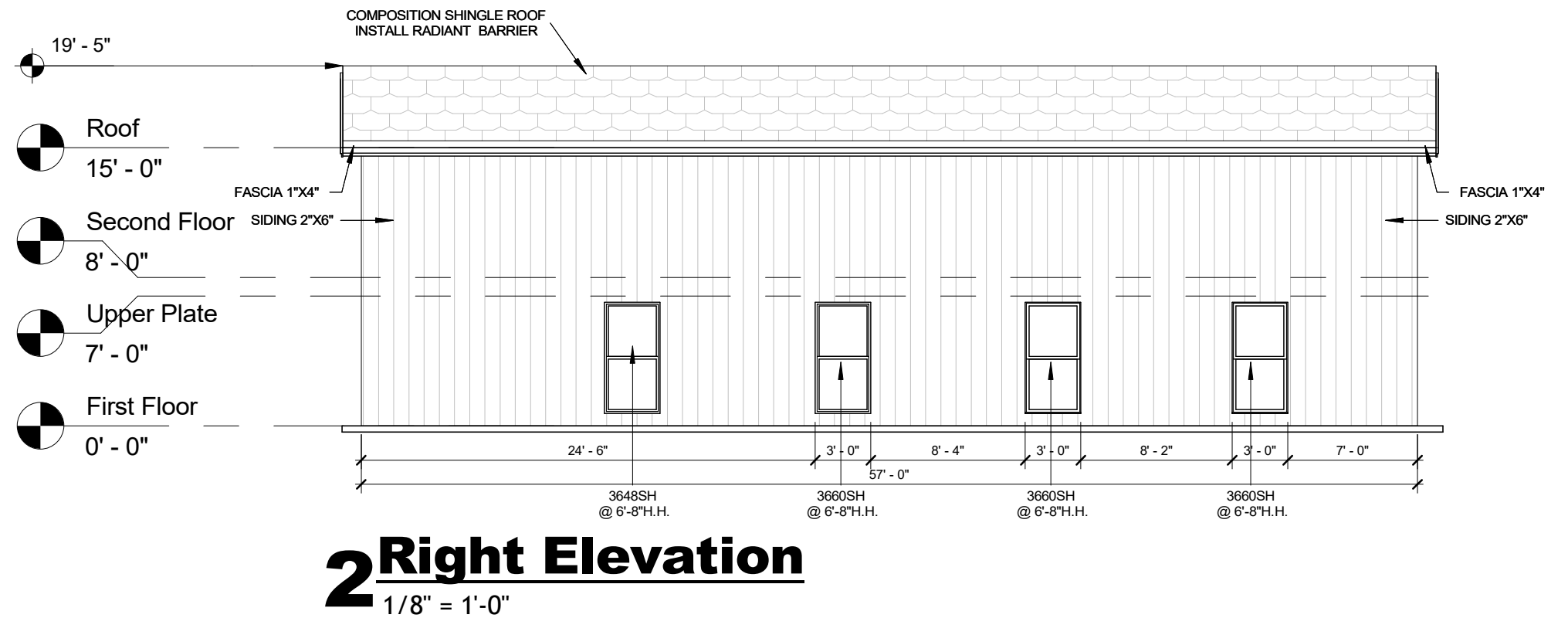
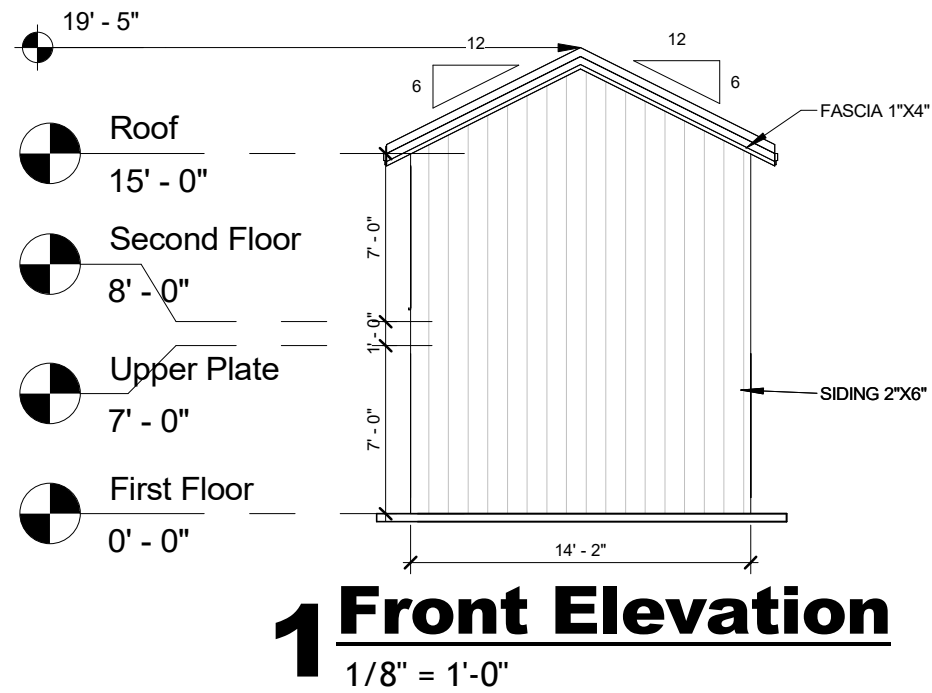
**ROOF**

Project number:

Date: 06/10/2025

Drawn by: Projects & Construction Araque

Scale 1/8" = 1'-0"



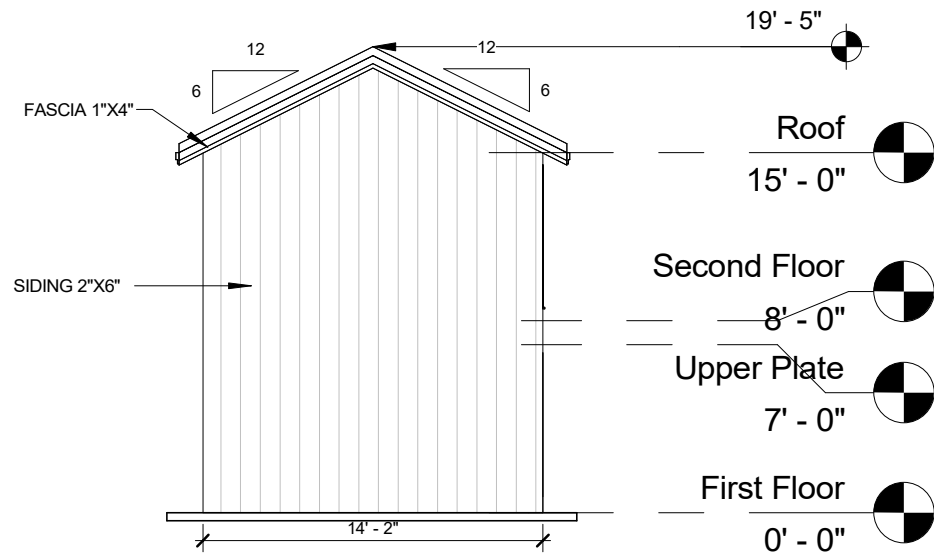
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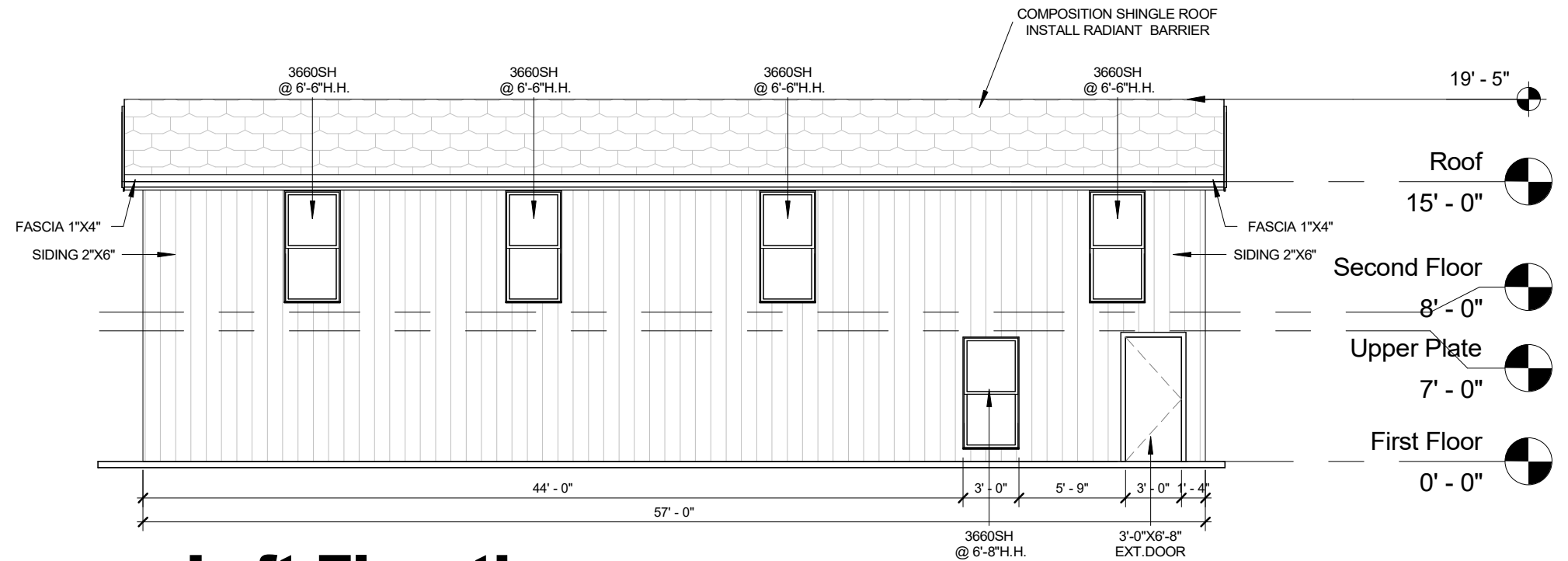
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LOT 1179

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



# 1 Rear Elevation

1/8" = 1'-0"



# 2 Left Elevation

1/8" = 1'-0"



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 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1179

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
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- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 340 Evans Rd. Rockwall TX 75032  
 SUBDIVISION Lake Rockwall States East Addition LOT 1 BLOCK 1  
 GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_  
 PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_  
 ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

<input type="checkbox"/> OWNER	<u>Shirley Soto</u>	<input type="checkbox"/> APPLICANT	<u>PAUL ARLE</u>
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>453 Lynne Dr</u>	ADDRESS	<u>5807 Ranger Dr</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX 75032</u>
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

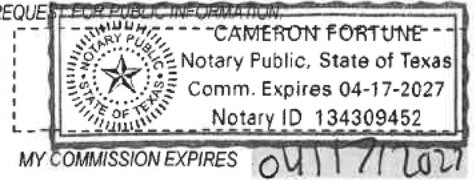
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OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune





0 20 40 80 120 160 Feet

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

PD-101



EVANS RD

PD-75

WAYNE DR

Case Location Map = 



# City of Rockwall

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

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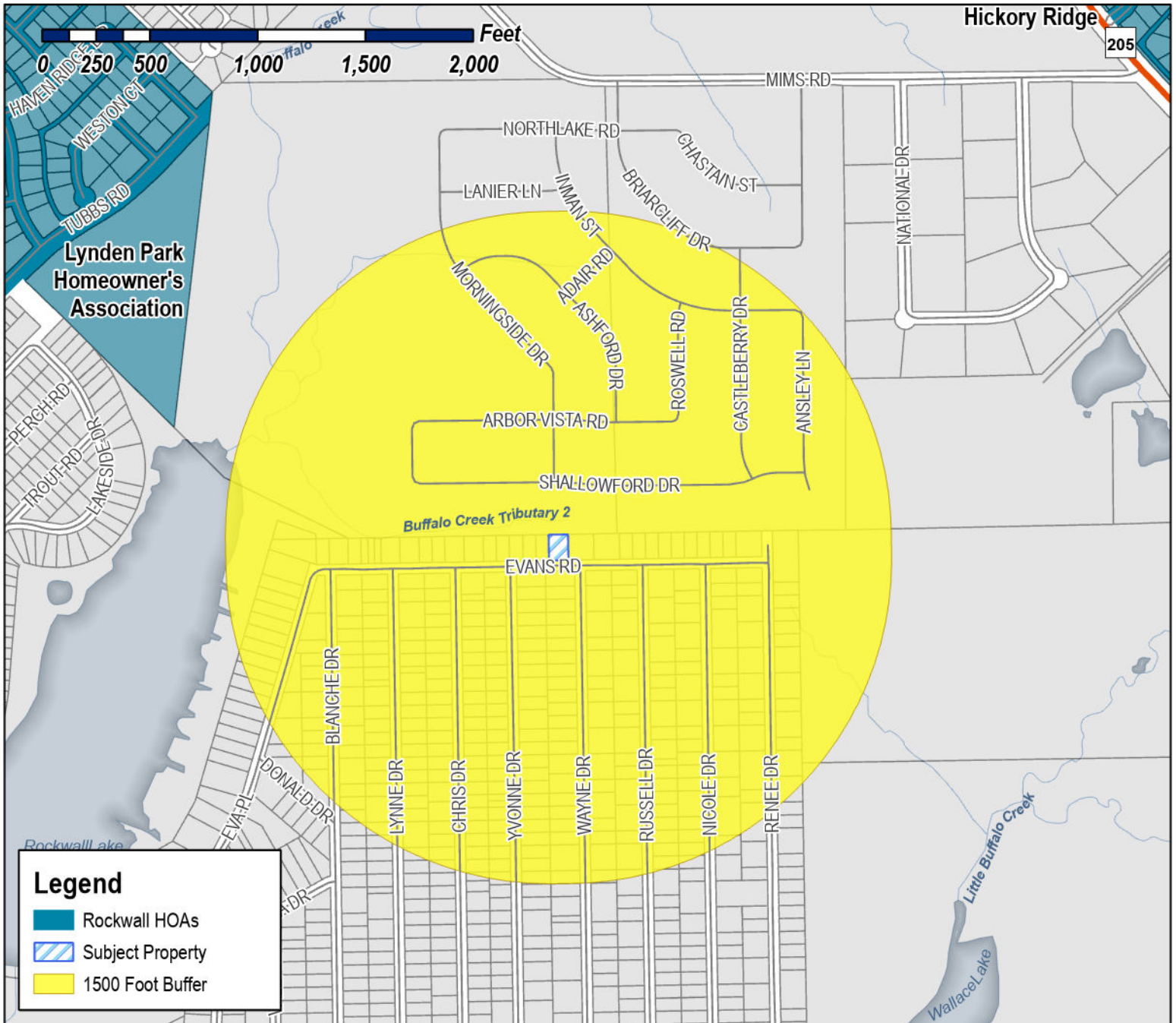




# City of Rockwall

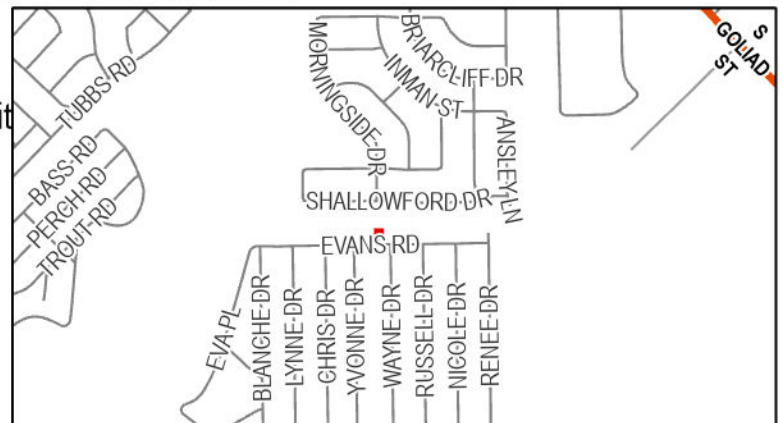
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**Case Number:** Z2025-034  
**Case Name:** Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 340 Evans Road

**Date Saved:** 6/12/2025  
 For Questions on this Case Call (972) 771-7745

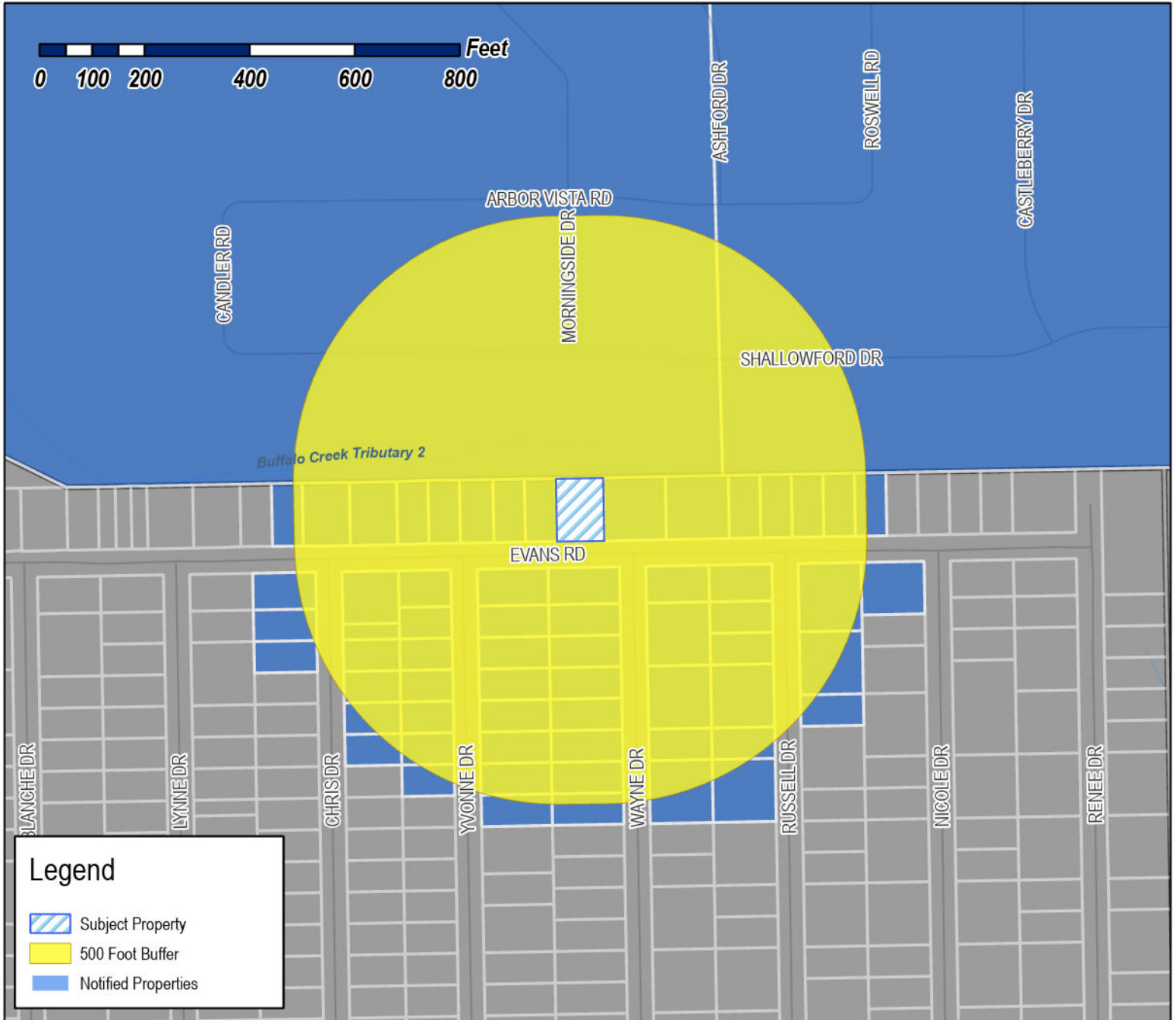




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Rockwall, Texas 75087  
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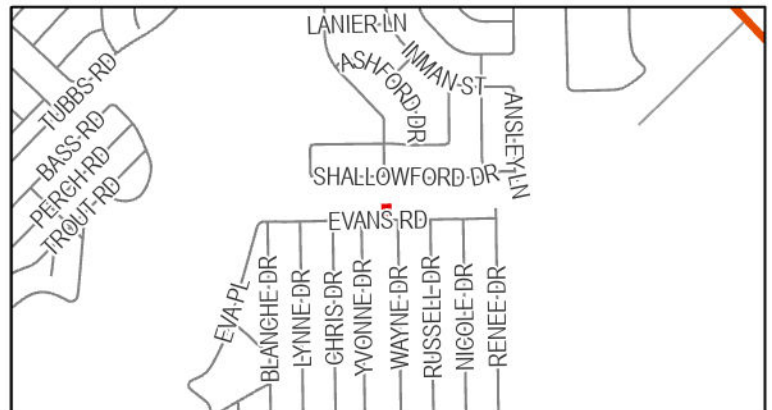
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**Case Number:** Z2025-034  
**Case Name:** Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 340 Evans Road

**Date Saved:** 6/12/2025

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



SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

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

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

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

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

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

RESIDENT  
234 EVANS RD  
ROCKWALL, TX 75087

MEJIA RAMIRO  
244 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
266 EVANS RD  
ROCKWALL, TX 75087

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

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

RESIDENT  
302 EVANS RD  
ROCKWALL, TX 75087

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

BALDERAS GREGORY  
310 EVANS RD  
ROCKWALL, TX 75032

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

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

RESIDENT  
340 EVANS RD  
ROCKWALL, TX 75087

RESIDENT  
358 EVANS RD  
ROCKWALL, TX 75087

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

GONZALEZ NORMA PATRICIA SOLIS  
388 EVANS RD  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO  
397 CHRIS DR  
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA  
400 EVANS RD  
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA  
400 EVANS RD  
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ  
406 EVANS  
ROCKWALL, TX 75032

RESIDENT  
412 EVANS RD  
ROCKWALL, TX 75087

RESIDENT  
418 EVANS RD  
ROCKWALL, TX 75087

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

HERNANDEZ SHIRLEY SOTO  
433 LYNNE DR  
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES  
441 LYNNE DRIVE  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

MARTINEZ MARIO CRUZ  
461 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIO  
461 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
466 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
470 RUSSELL DR  
ROCKWALL, TX 75087

RESIDENT  
470 YVONNE DR  
ROCKWALL, TX 75087

RESIDENT  
471 YVONNE DR  
ROCKWALL, TX 75087

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

MORENO LUIS NOE  
474 BASS ROAD  
ROCKWALL, TX 75032

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

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

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

GUEVARA MARIA  
482 YVONNE DRIVE  
ROCKWALL, TX 75032

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

PAYNE MILDRED IRENE  
487 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
488 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
491 YVONNE DR  
ROCKWALL, TX 75087

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

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

ARROYO REYES  
499 RUSSELL DR  
ROCKWALL, TX 75032

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

HERNANDEZ CARMELITA NOEMI  
500 YVONNE DR  
ROCKWALL, TX 75032

VELASQUEZ LORENA  
501 CHRIS DRIVE  
ROCKWALL, TX 75033

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

HERNANDEZ BENJAMIN  
509 YVONNE DR  
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA  
5112 WOLVERTON CT  
GARLAND, TX 75043

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75087

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75087

AYALA FRANCISCO & MARIA  
513 RUSSELL DR  
ROCKWALL, TX 75032

LEON VANESSA RANGEL  
514 YVONNE DR  
ROCKWALL, TX 75032

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



MARTINEZ DAVID  
516 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
518 RUSSELL DR  
ROCKWALL, TX 75087

JIMENEZ LEONARDO  
5201 KELSO LN  
GARLAND, TX 75043

RESIDENT  
521 YVONNE DR  
ROCKWALL, TX 75087

VASQUEZ JAVIER AND LILIANA  
524 YVONNE DR  
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ  
525 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
528 CHRIS DR  
ROCKWALL, TX 75087

DIAZ MANUEL & ROSARIO  
528 WAYNE DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
531 YVONNE DR  
ROCKWALL, TX 75087

RESIDENT  
534 YVONNE DR  
ROCKWALL, TX 75087

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

RESIDENT  
536 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
537 RUSSELL DR  
ROCKWALL, TX 75087

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

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

RESIDENT  
544 YVONNE DR  
ROCKWALL, TX 75087

ANDREWS TRESIA AND KENNETH  
547 WAYNE DR  
ROCKWALL, TX 75032

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

ARRIAGA GREGORIA  
548 WAYNE ST  
ROCKWALL, TX 75032

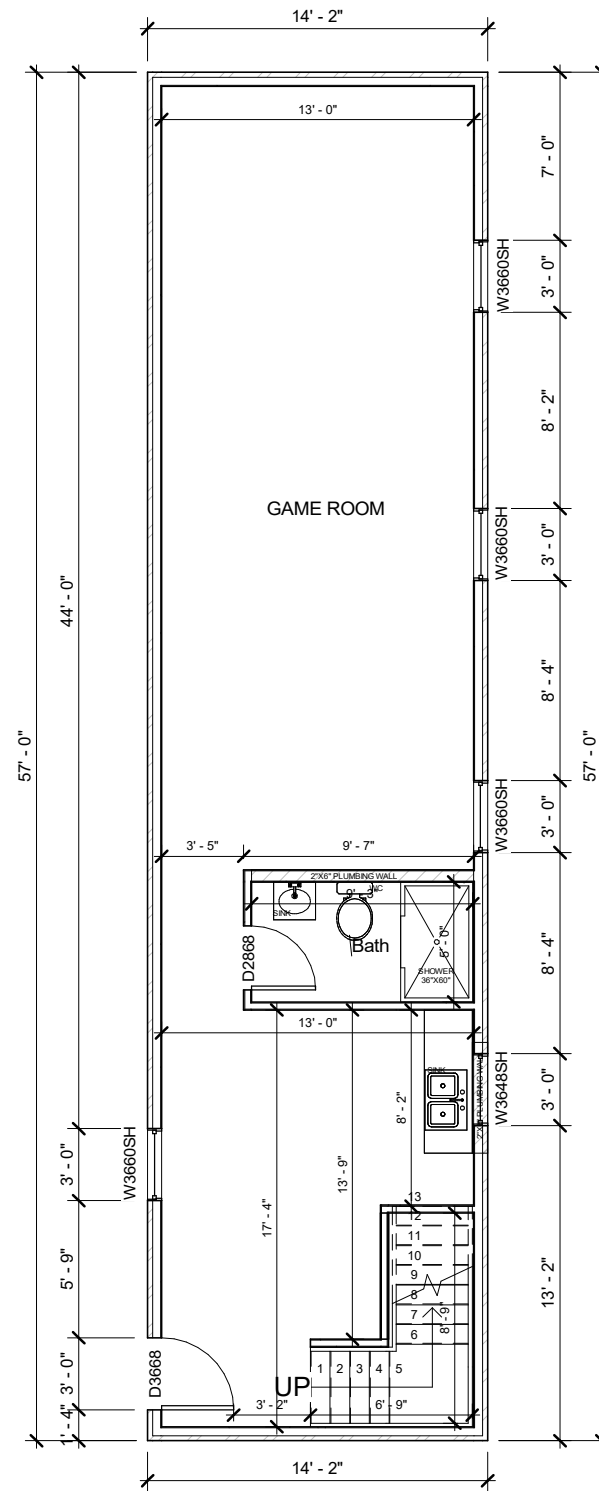
ALVAREZ MARIA G GALLEGOS  
552 RUSSELL DR  
ROCKWALL, TX 75032

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

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

SAFRA PROPERTIES INC  
PO BOX 69  
ROCKWALL, TX 75087





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

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

# 1 Proposed First Floor

1/8" = 1'-0"



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

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

**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

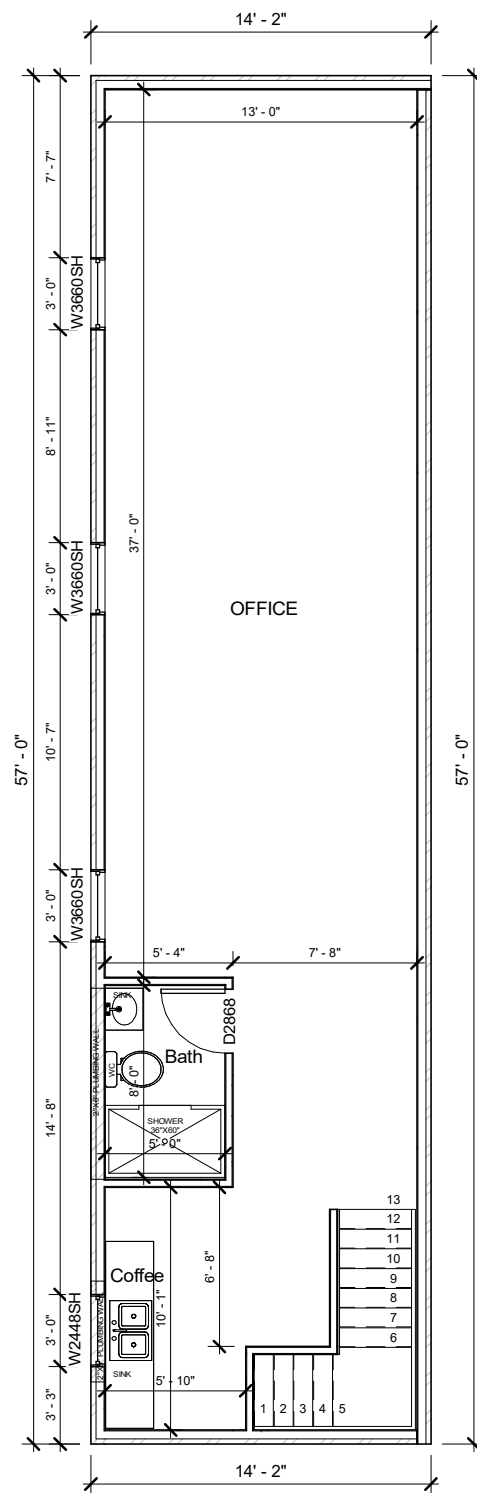
**Legal Description**  
 LOT 1179

**FIRST FLOOR PLAN**

Project number: \_\_\_\_\_

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

Drawn by: Projects & Construction Araque



Door Schedule Second Floor			
Level	Mark	Width	Height
Second Floor	D2868	2' - 8"	6' - 8"
Grand total: 1			

Window Schedule Second Floor			
Level	Mark	Height	Width
Second Floor	W2448SH	6' - 0"	3' - 0"
Second Floor	W3660SH	6' - 0"	3' - 0"
Grand total: 4			

# 1 Proposed Second Floor

1/8" = 1'-0"



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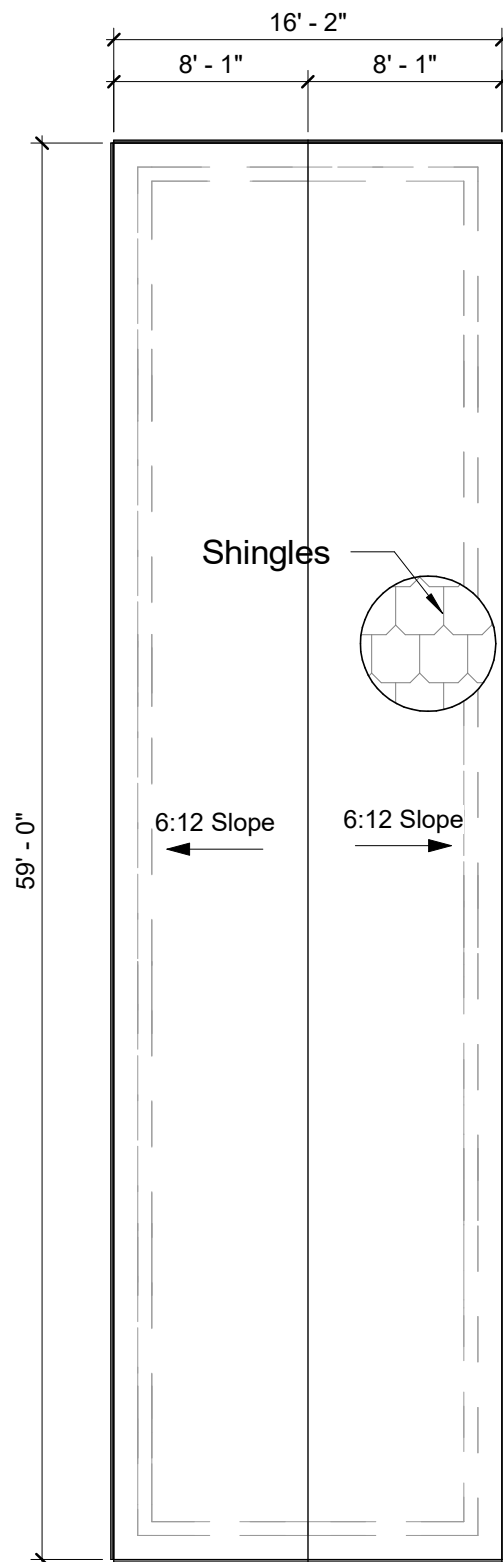
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 ROCKWALL, TX 75032

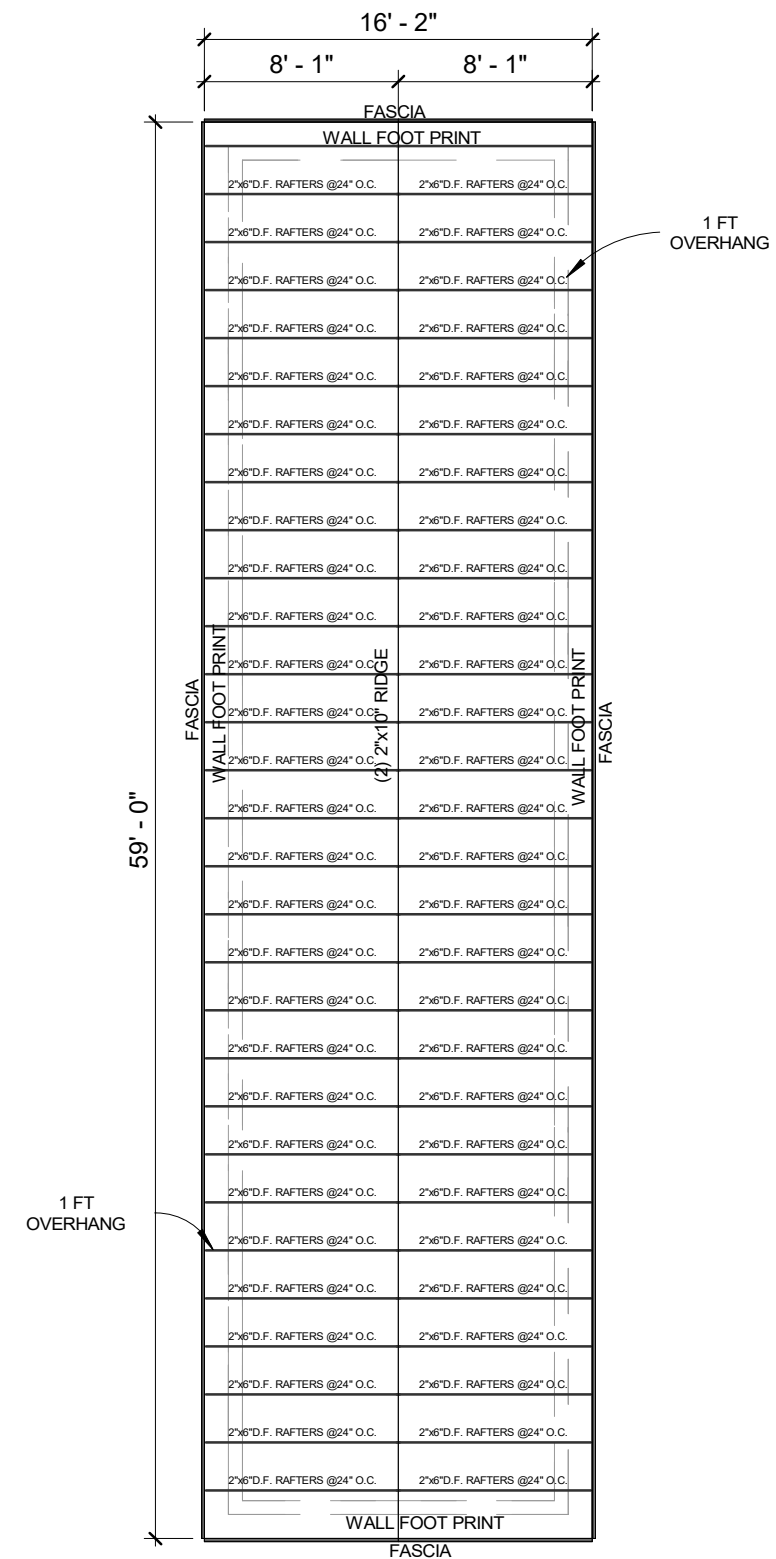
**Legal Description**  
 LOT 1179

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

3.1



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



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



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

**ROOF**

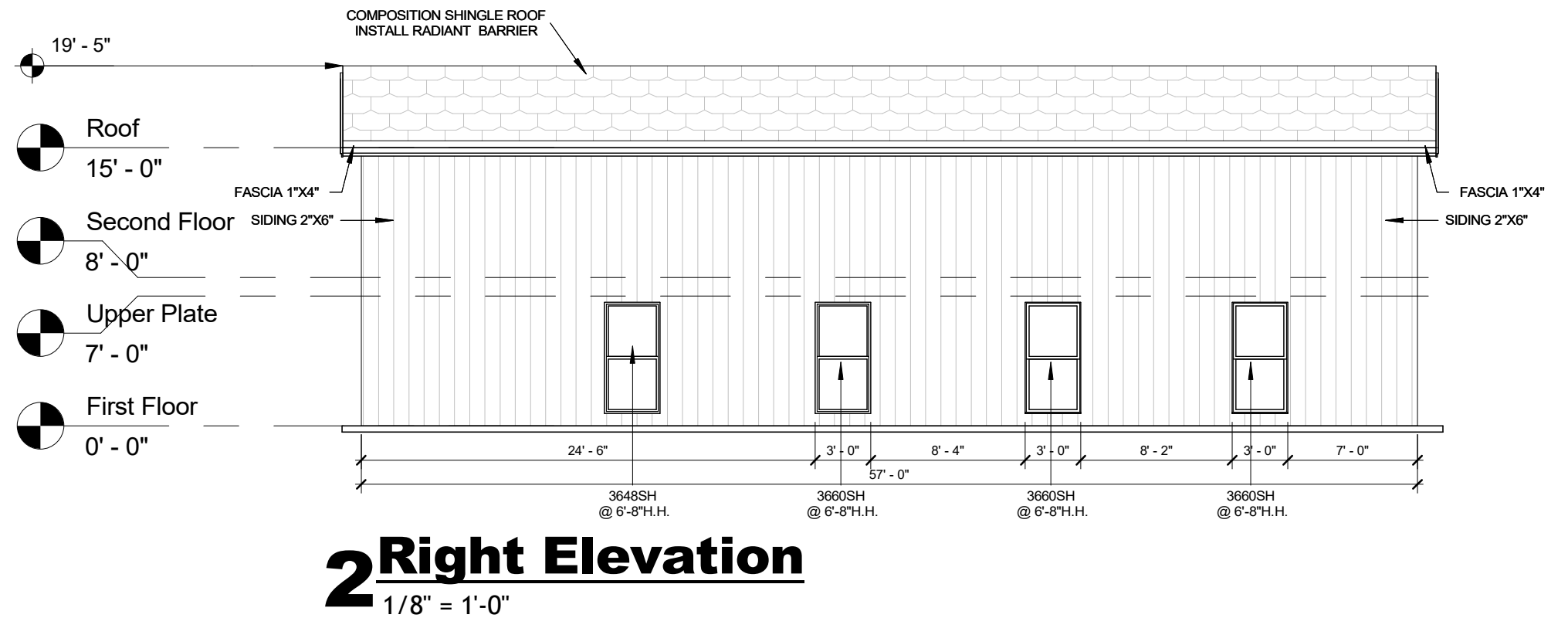
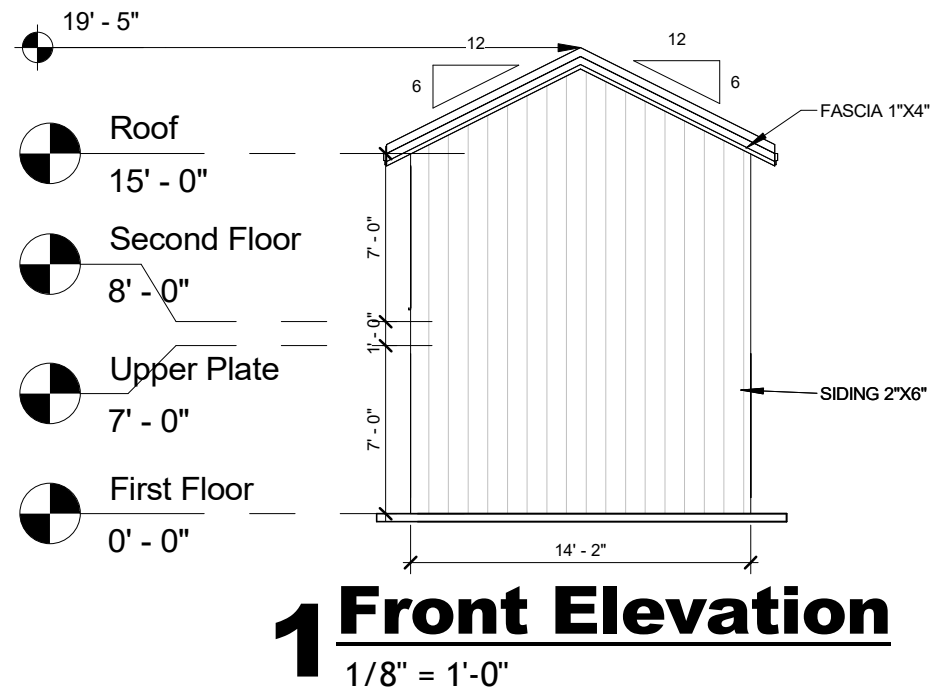
Project number:

Date: 06/10/2025

Drawn by: Projects & Construction Araque

Scale 1/8" = 1'-0"





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

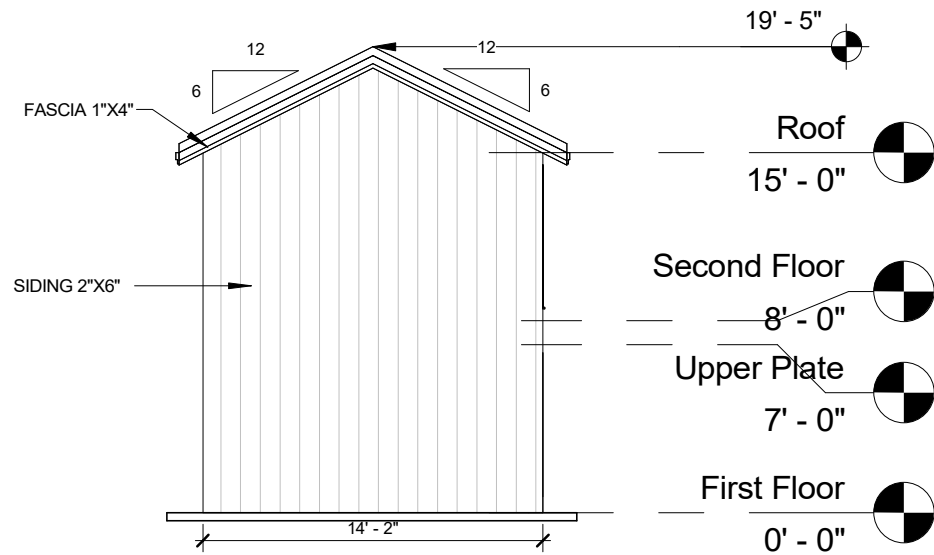
## ELEVATIONS

Project number:

Date: 06/10/2025

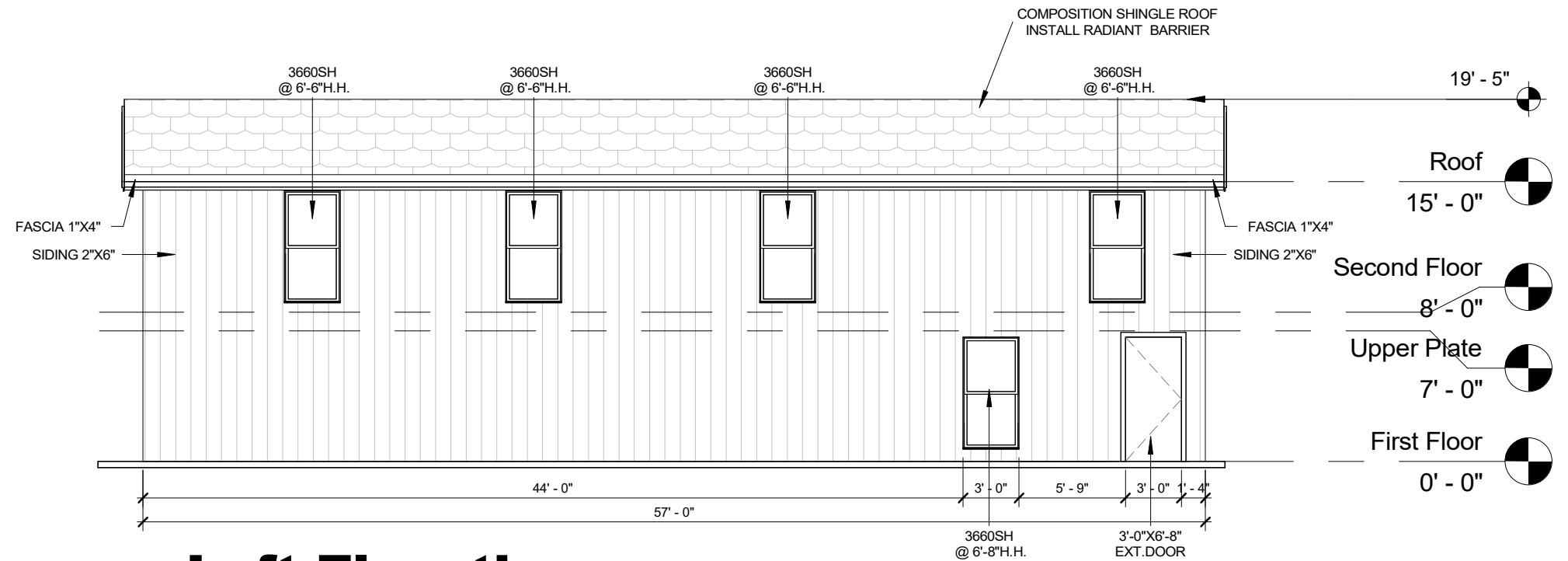
Drawn by: Projects & Construction Araque

Scale 1/8" = 1'-0"



# 1 Rear Elevation

1/8" = 1'-0"



# 2 Left Elevation

1/8" = 1'-0"



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**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1179

## ELEVATIONS

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

# PROJECT COMMENTS



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

DATE: 6/19/2025

PROJECT NUMBER: Z2025-041  
PROJECT NAME: SUP for a Guest Quarters/ Secondary Living Unit  
SITE ADDRESS/LOCATIONS: 340 EVANS RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 Evans Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-041; Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 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 a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 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 (Z2025-041) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

- (1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (2) The area of such quarters shall not exceed 30% of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Secondary Living Unit will be two (2) stories for a total of 1,561 SF. The square footage of the primary structure is 3,276 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 982.8 SF. Based on this, the proposed structure exceeds the maximum allowable size by 578.2 SF or 18%.

I.7 The height of the proposed Guest Quarters is 19-feet, 5-inches. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.

I.8 Staff should note that there are no other two (2) story accessory buildings within this subdivision.

I.9 Exterior Materials. According to Subsection 3.(b), Exterior Materials, of Exhibit 'C' of Planned Development District 75 (PD-75) "(b)uildings 120-SF or greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standards masonry construction, excluding windows and doors ... Hardi-Board or similar cementitious materials may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance." In this case, the proposed building will be clad completely in hardi-board siding. This will require a variance from the Planning and Zoning Commission.

I.10 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

1. The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
2. The construction of a Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
3. The Guest Quarters/Secondary Living Unit shall not exceed a maximum size of 1,570 SF.
4. The Guest Quarters/Secondary Living Unit shall not incorporate full kitchen facilities.
5. The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
6. No additional accessory buildings will be allowed on the subject property.

I.11 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, the proposed guest quarters/secondary living unit is 1,561 SF and will be the only accessory structure on the subject property. Based on this, the building meets this requirement for a Guest Quarters/Secondary Living Unit.

M.12 Ordinances. Please review the attached draft ordinance prior to the July 15, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.13 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 July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.14 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.15 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.16 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	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments

06/18/2025: As part of the approval, I would suggest notating that this structure is to be used as a guest quarters only. Not to be separated into individual living units/apartments for rent or lease as previously submitted. Also, that this is not to be used as a business/commercial use.

If approved, a separate building permit is required to be approved/issued before any work is started.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments





# 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 340 Evans Rd. Rockwall TX 75032

SUBDIVISION Lake Rockwall States East Addition LOT 1 BLOCK 1

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

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

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

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

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Shirley Soto

APPLICANT PAUL ARLE

CONTACT PERSON \_\_\_\_\_  
ADDRESS 453 Lynne Dr

CONTACT PERSON \_\_\_\_\_  
ADDRESS 5807 Ranger Dr

CITY, STATE & ZIP Rockwall TX 75032

CITY, STATE & ZIP Rockwall TX 75032

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

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

## NOTARY VERIFICATION [REQUIRED]

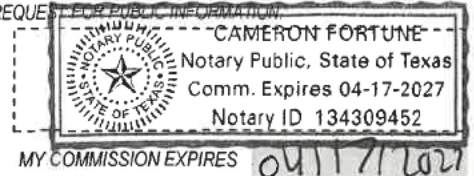
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto H [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune





0 20 40 80 120 160 Feet

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

PD-101



EVANS RD

PD-75

WAYNE DR

Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



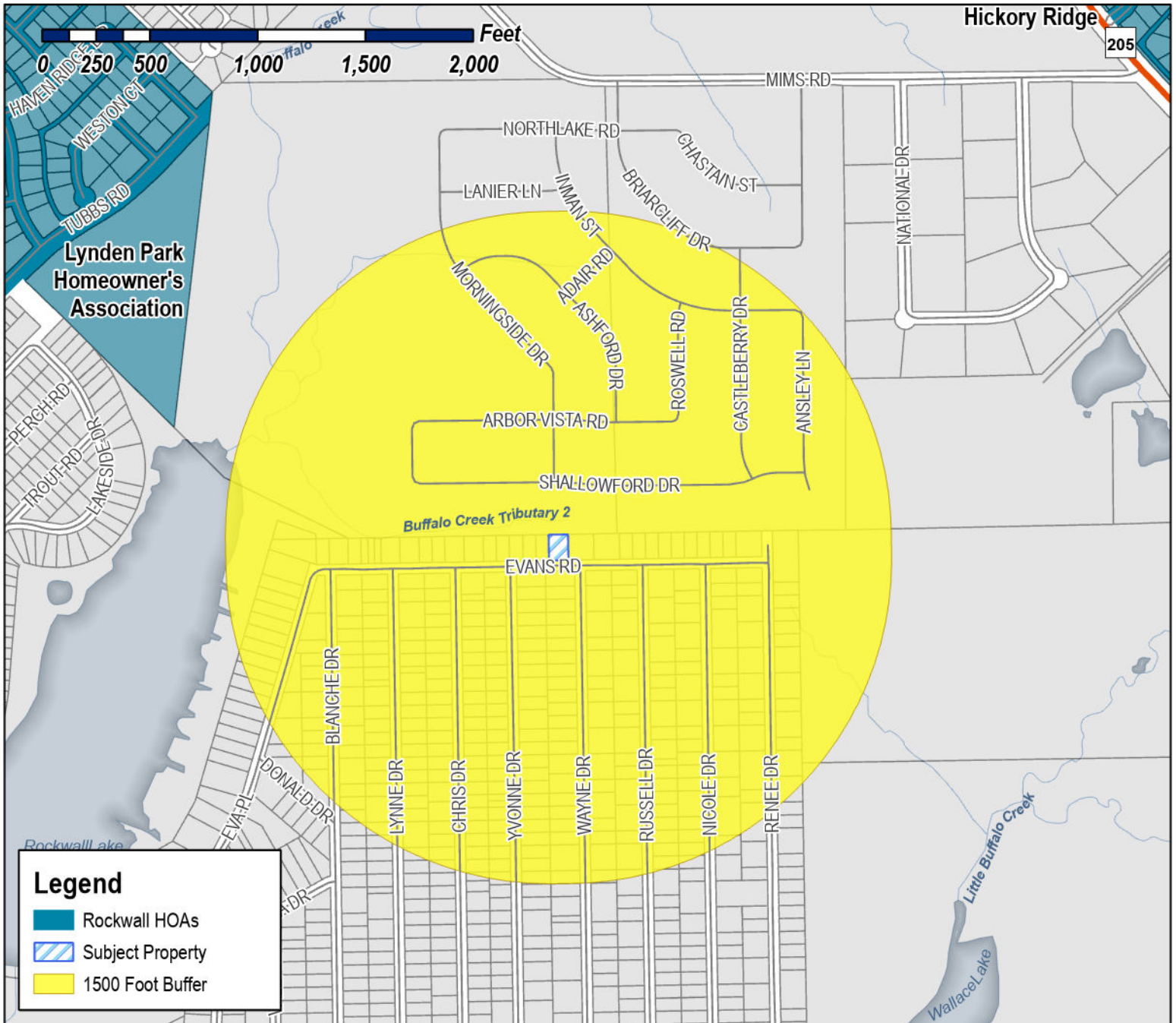




# City of Rockwall

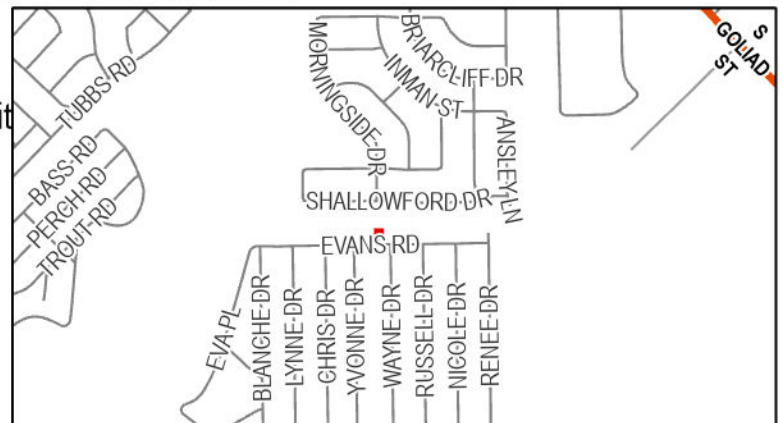
Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2025-034  
**Case Name:** Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 340 Evans Road

**Date Saved:** 6/12/2025  
 For Questions on this Case Call (972) 771-7745

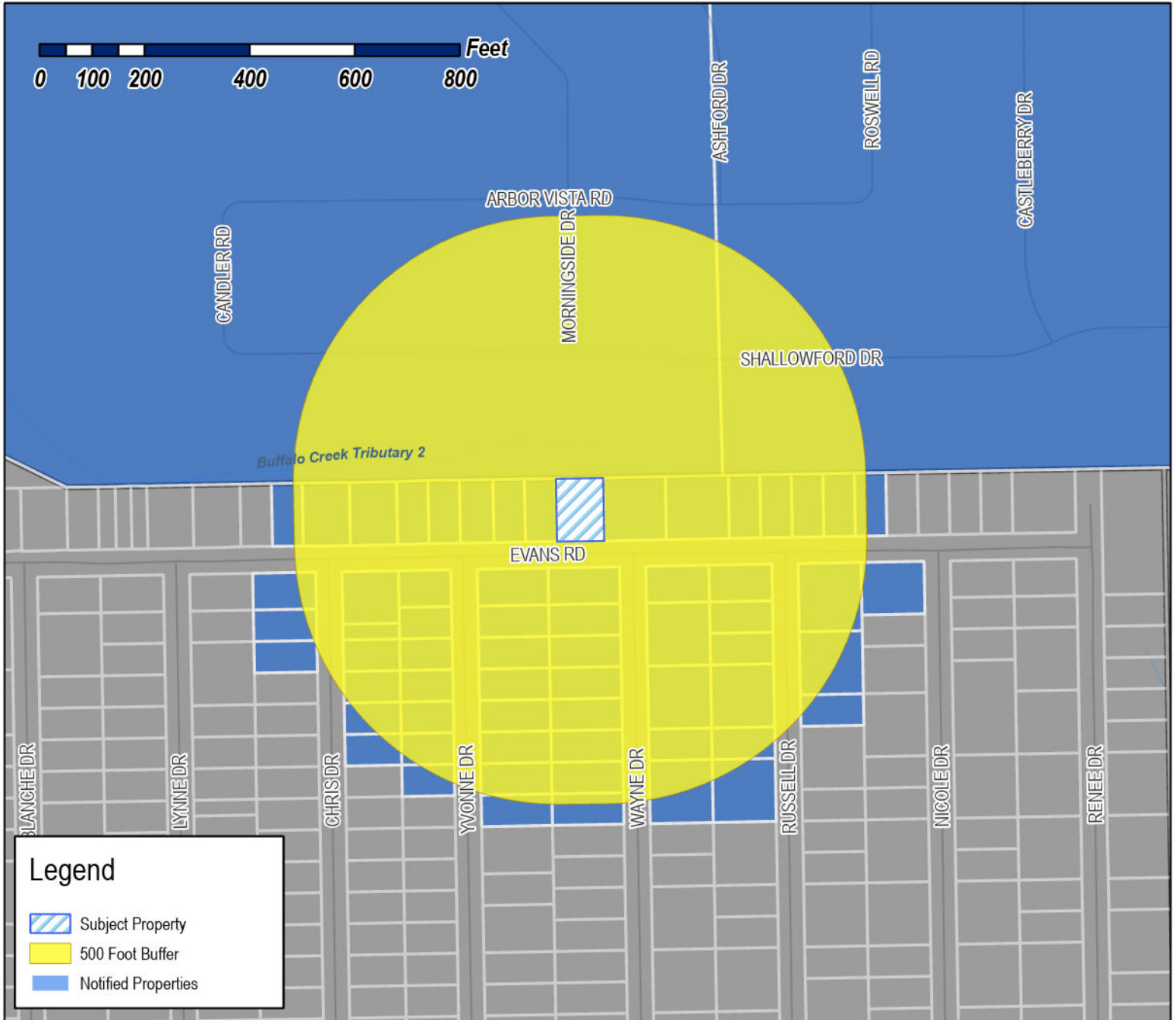




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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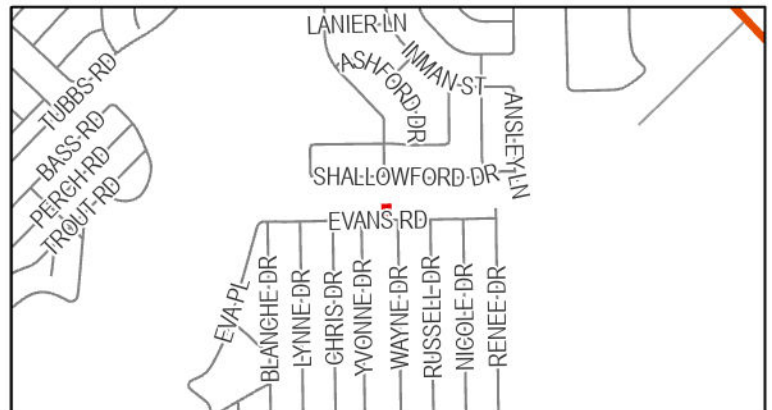
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SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

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

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

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

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

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

RESIDENT  
234 EVANS RD  
ROCKWALL, TX 75087

MEJIA RAMIRO  
244 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
266 EVANS RD  
ROCKWALL, TX 75087

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

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

RESIDENT  
302 EVANS RD  
ROCKWALL, TX 75087

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

BALDERAS GREGORY  
310 EVANS RD  
ROCKWALL, TX 75032

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

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

RESIDENT  
340 EVANS RD  
ROCKWALL, TX 75087

RESIDENT  
358 EVANS RD  
ROCKWALL, TX 75087

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

GONZALEZ NORMA PATRICIA SOLIS  
388 EVANS RD  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO  
397 CHRIS DR  
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA  
400 EVANS RD  
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA  
400 EVANS RD  
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ  
406 EVANS  
ROCKWALL, TX 75032

RESIDENT  
412 EVANS RD  
ROCKWALL, TX 75087

RESIDENT  
418 EVANS RD  
ROCKWALL, TX 75087

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

HERNANDEZ SHIRLEY SOTO  
433 LYNNE DR  
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES  
441 LYNNE DRIVE  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

MARTINEZ MARIO CRUZ  
461 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIO  
461 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
466 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
470 RUSSELL DR  
ROCKWALL, TX 75087

RESIDENT  
470 YVONNE DR  
ROCKWALL, TX 75087

RESIDENT  
471 YVONNE DR  
ROCKWALL, TX 75087

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

MORENO LUIS NOE  
474 BASS ROAD  
ROCKWALL, TX 75032

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

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

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

GUEVARA MARIA  
482 YVONNE DRIVE  
ROCKWALL, TX 75032

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

PAYNE MILDRED IRENE  
487 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
488 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
491 YVONNE DR  
ROCKWALL, TX 75087

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

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

ARROYO REYES  
499 RUSSELL DR  
ROCKWALL, TX 75032

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

HERNANDEZ CARMELITA NOEMI  
500 YVONNE DR  
ROCKWALL, TX 75032

VELASQUEZ LORENA  
501 CHRIS DRIVE  
ROCKWALL, TX 75033

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

HERNANDEZ BENJAMIN  
509 YVONNE DR  
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA  
5112 WOLVERTON CT  
GARLAND, TX 75043

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75087

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75087

AYALA FRANCISCO & MARIA  
513 RUSSELL DR  
ROCKWALL, TX 75032

LEON VANESSA RANGEL  
514 YVONNE DR  
ROCKWALL, TX 75032

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

MARTINEZ DAVID  
516 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
518 RUSSELL DR  
ROCKWALL, TX 75087

JIMENEZ LEONARDO  
5201 KELSO LN  
GARLAND, TX 75043

RESIDENT  
521 YVONNE DR  
ROCKWALL, TX 75087

VASQUEZ JAVIER AND LILIANA  
524 YVONNE DR  
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ  
525 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
528 CHRIS DR  
ROCKWALL, TX 75087

DIAZ MANUEL & ROSARIO  
528 WAYNE DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
531 YVONNE DR  
ROCKWALL, TX 75087

RESIDENT  
534 YVONNE DR  
ROCKWALL, TX 75087

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

RESIDENT  
536 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
537 RUSSELL DR  
ROCKWALL, TX 75087

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

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

RESIDENT  
544 YVONNE DR  
ROCKWALL, TX 75087

ANDREWS TRESIA AND KENNETH  
547 WAYNE DR  
ROCKWALL, TX 75032

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

ARRIAGA GREGORIA  
548 WAYNE ST  
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS  
552 RUSSELL DR  
ROCKWALL, TX 75032

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

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

SAFRA PROPERTIES INC  
PO BOX 69  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

## Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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, July 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

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.

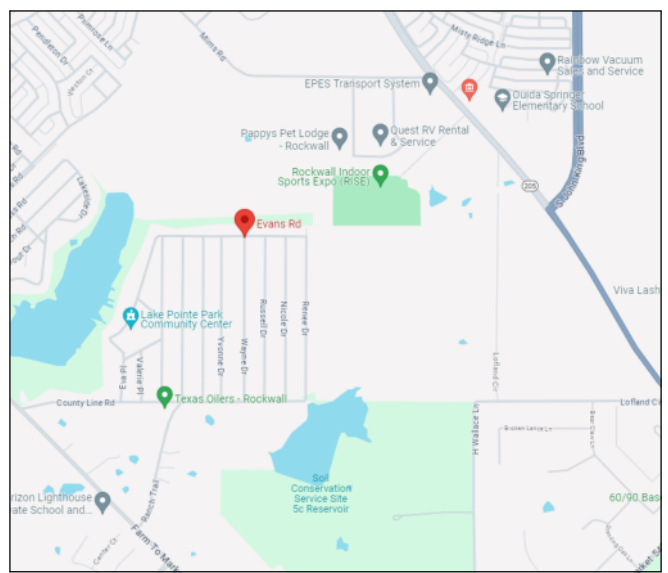
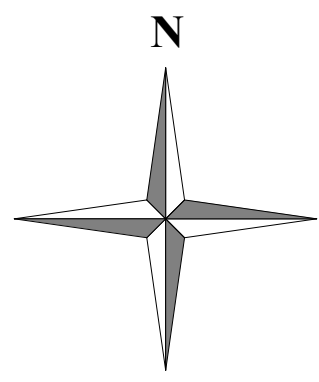
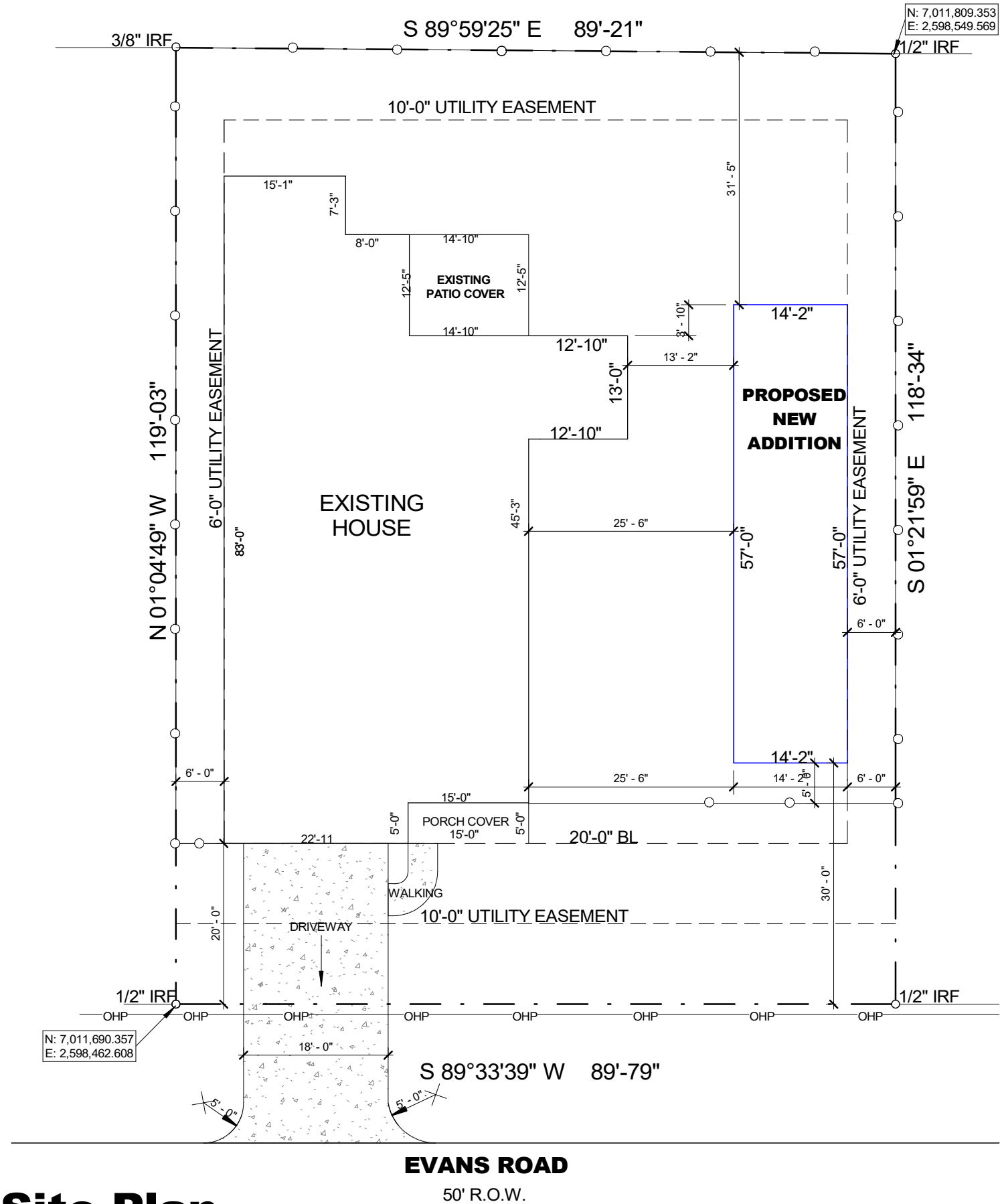
Four horizontal grey bars for providing reasons for support or opposition.

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





**VICINITY MAP**

**340 EVANS RD  
ROCKWALL, TX 75032**

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

**1 Site Plan**  
1/16" = 1'-0"



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

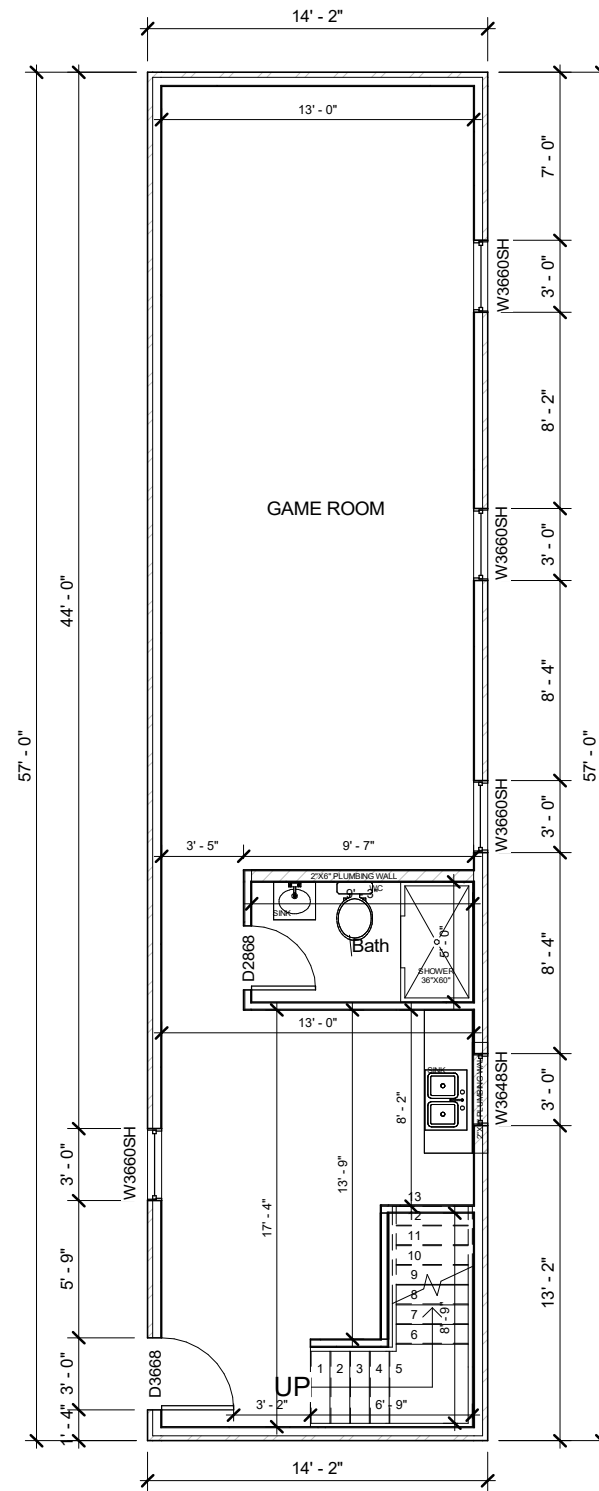
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT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

**Project Name & Address**  
340 EVANS RD  
ROCKWALL, TX 75032

**Legal Description**  
LOT 1, BLOCK 1

**SITE PLAN**

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



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

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

# 1 Proposed First Floor

1/8" = 1'-0"



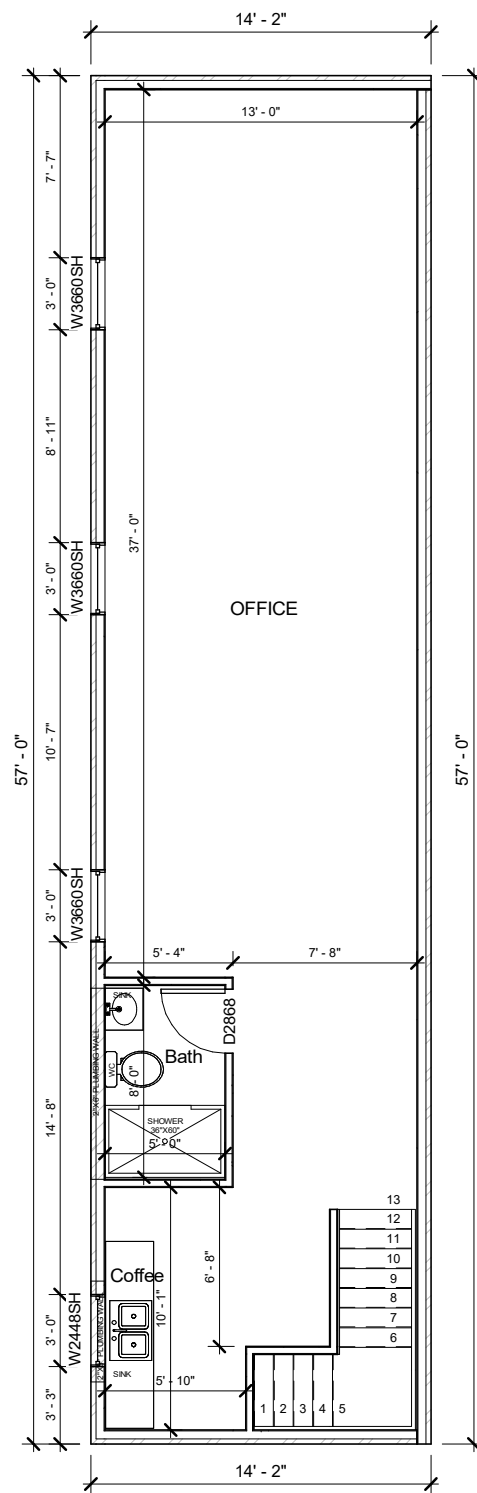
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**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1179

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



Door Schedule Second Floor			
Level	Mark	Width	Height
Second Floor	D2868	2' - 8"	6' - 8"
Grand total: 1			

Window Schedule Second Floor			
Level	Mark	Height	Width
Second Floor	W2448SH	6' - 0"	3' - 0"
Second Floor	W3660SH	6' - 0"	3' - 0"
Grand total: 4			

# 1 Proposed Second Floor

1/8" = 1'-0"



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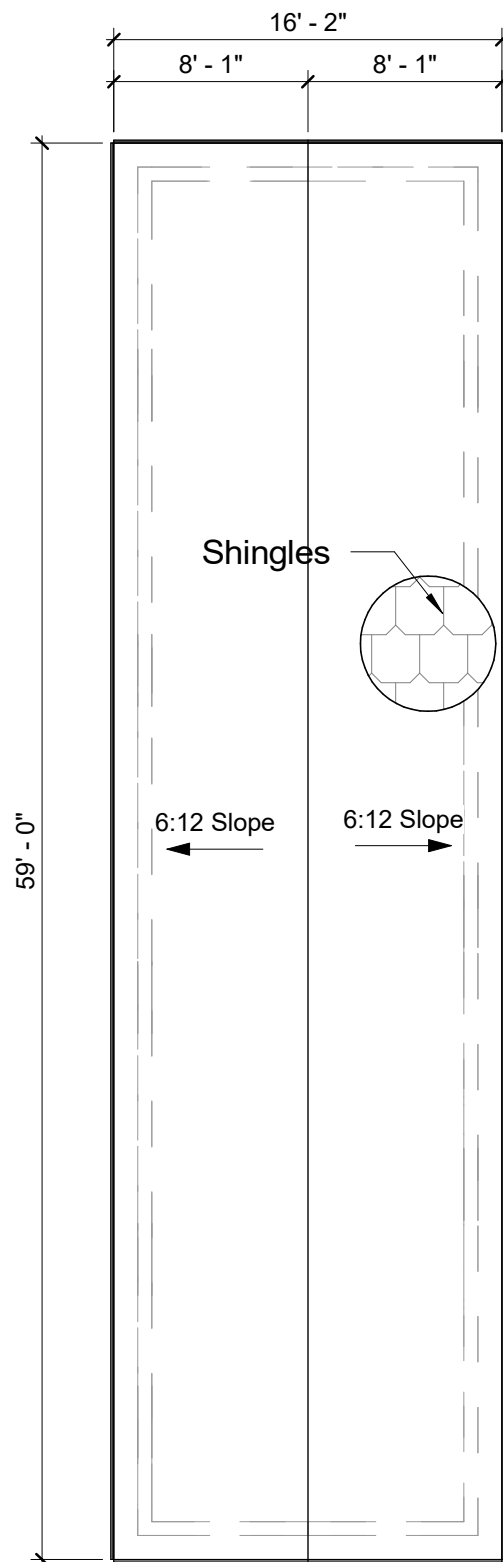
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**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

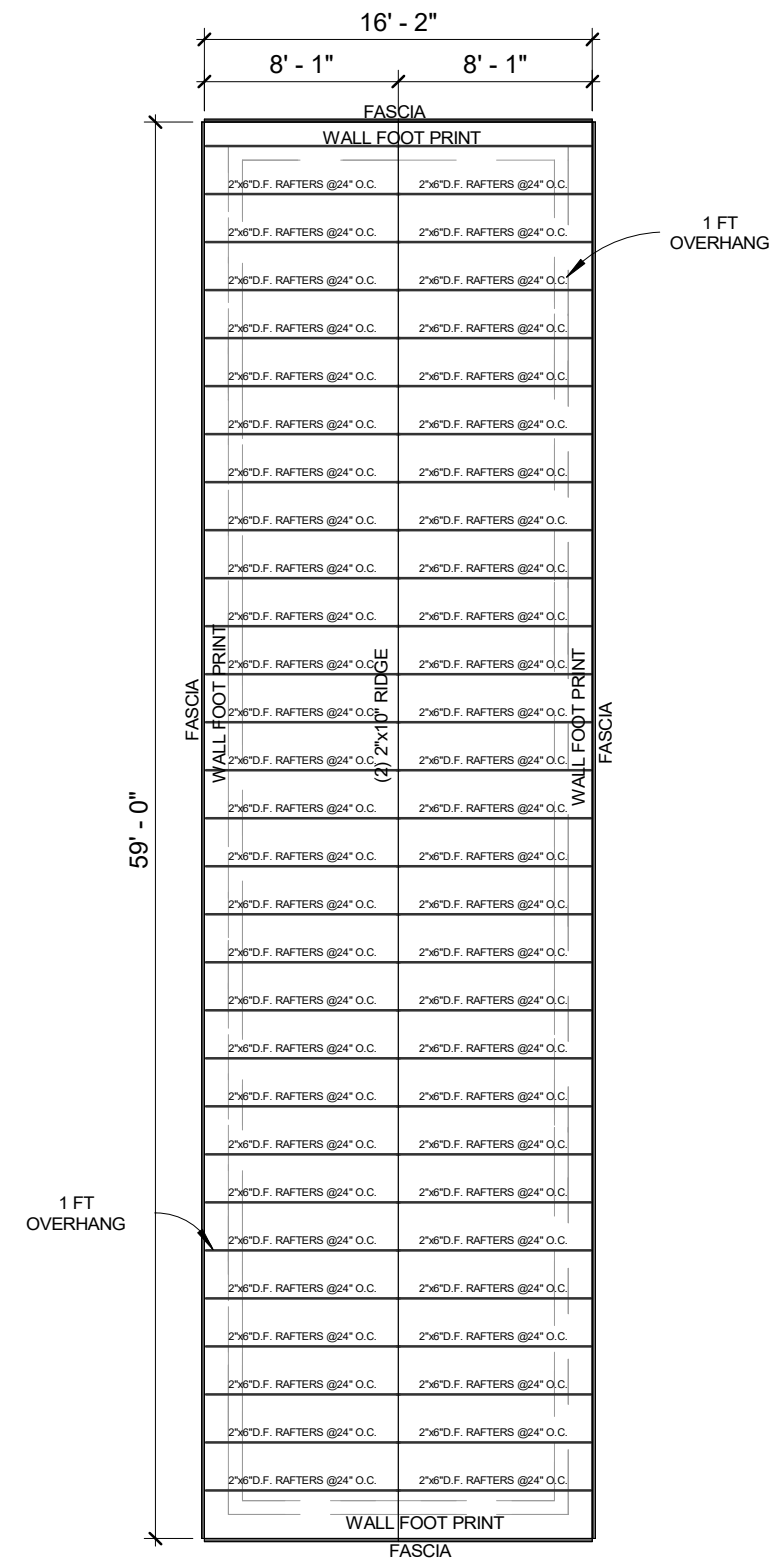
**Legal Description**  
 LOT 1179

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

3.1



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



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



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

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

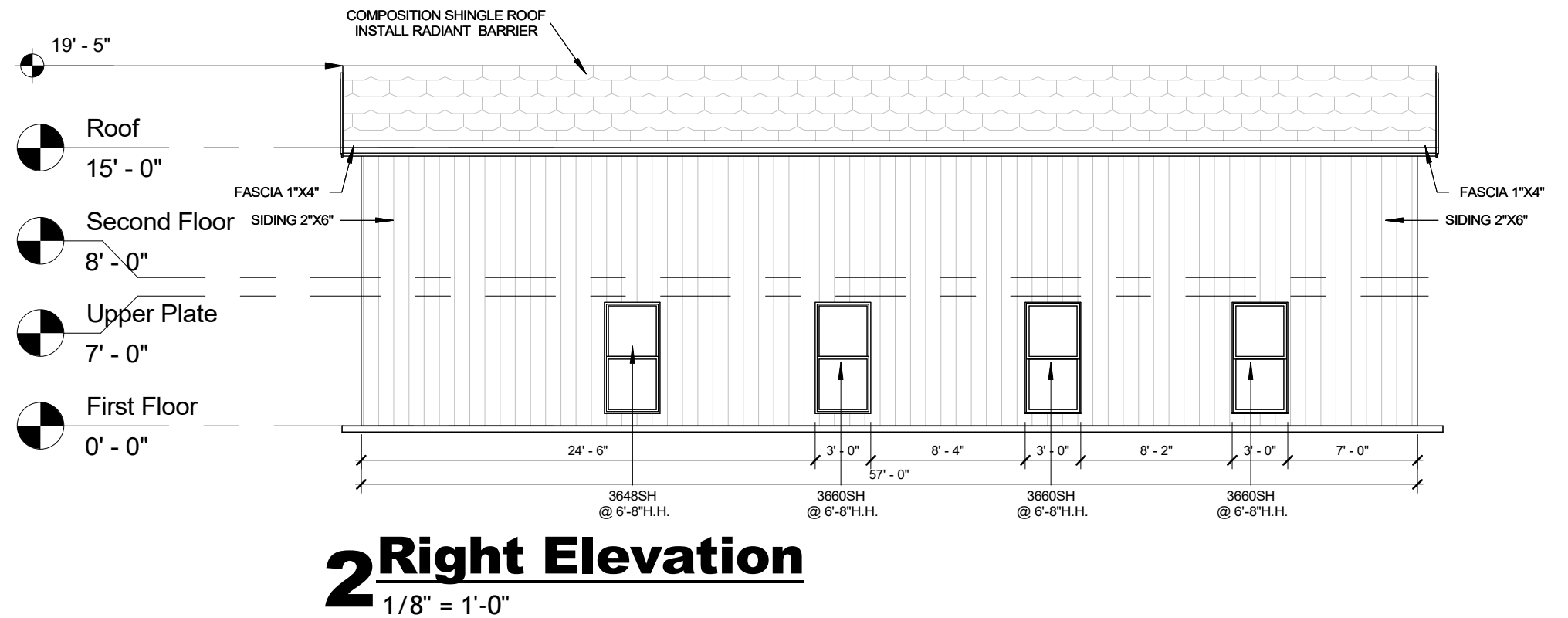
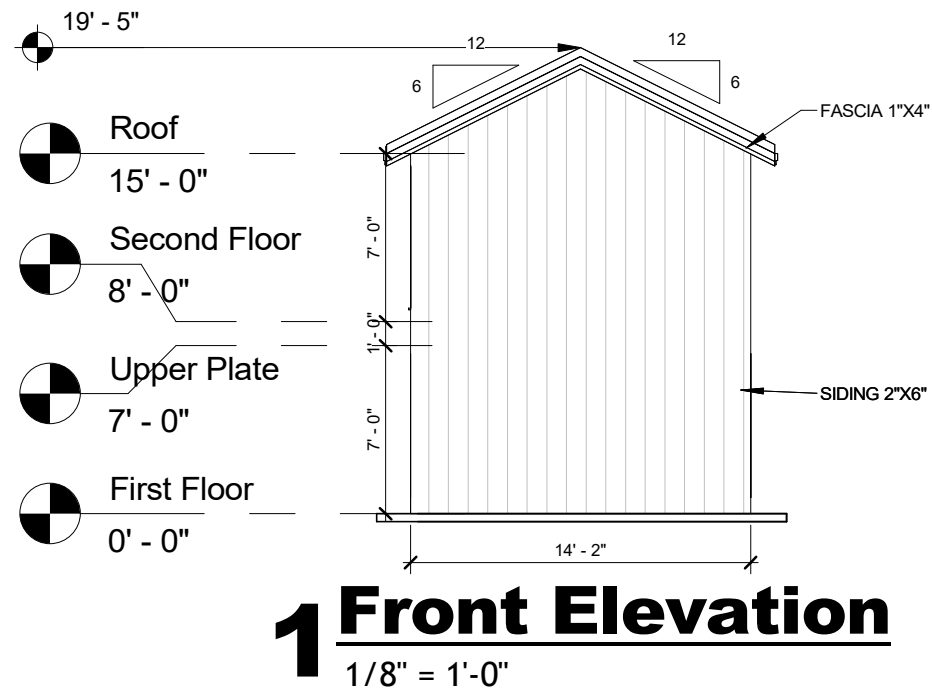
**ROOF**

Project number:

Date: 06/10/2025

Drawn by: Projects & Construction Araque

Scale 1/8" = 1'-0"



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

## ELEVATIONS

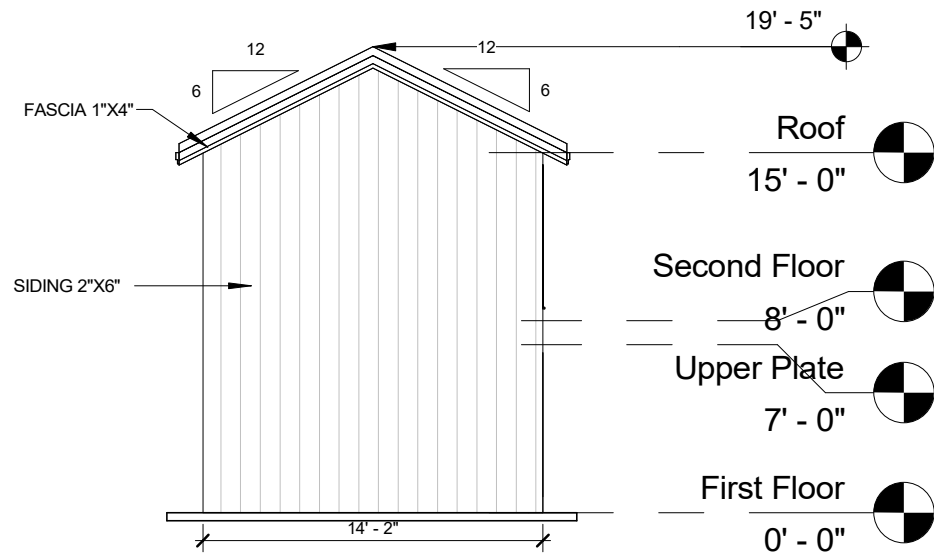
Project number:

Date: 06/10/2025

Drawn by: Projects & Construction Araque

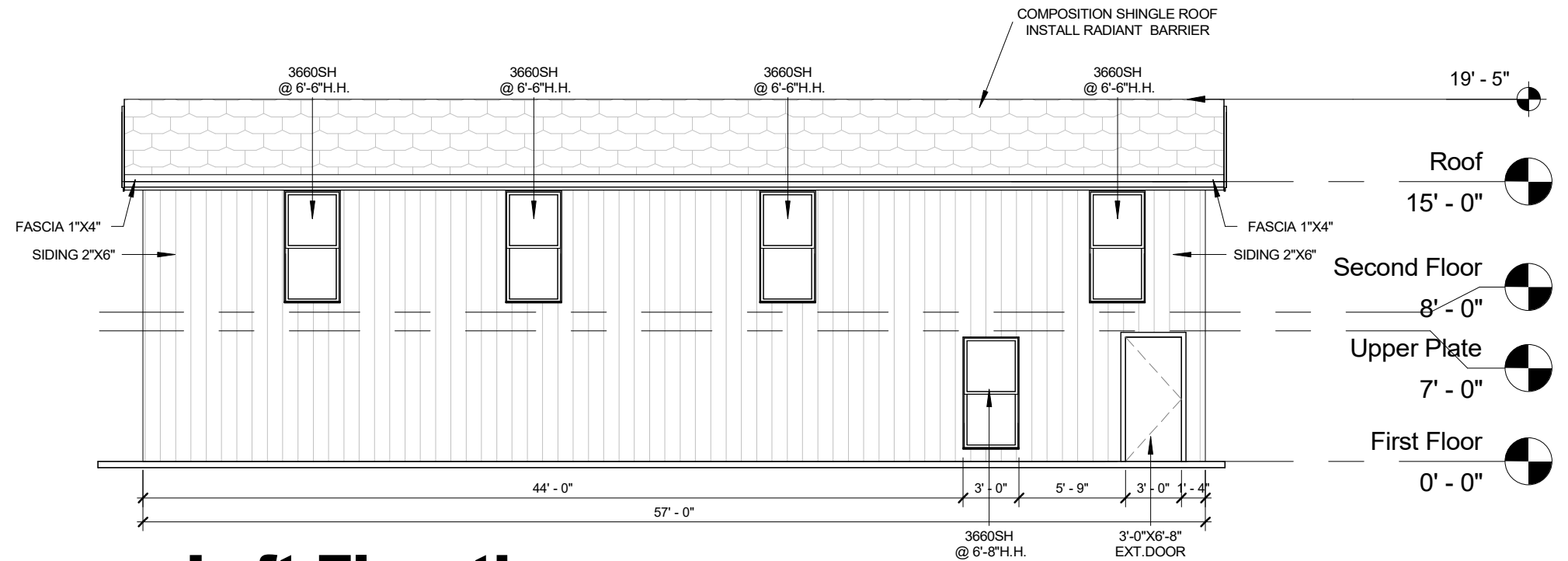
Scale 1/8" = 1'-0"





# 1 Rear Elevation

1/8" = 1'-0"



# 2 Left Elevation

1/8" = 1'-0"



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

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

**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1179

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

9.1

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.2480-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL LAKE ESTATES EAST 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 Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 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 a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

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

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 1,570 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 6) No additional accessory buildings will be allowed on the subject property.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025



**Exhibit 'A':**  
*Location Map*

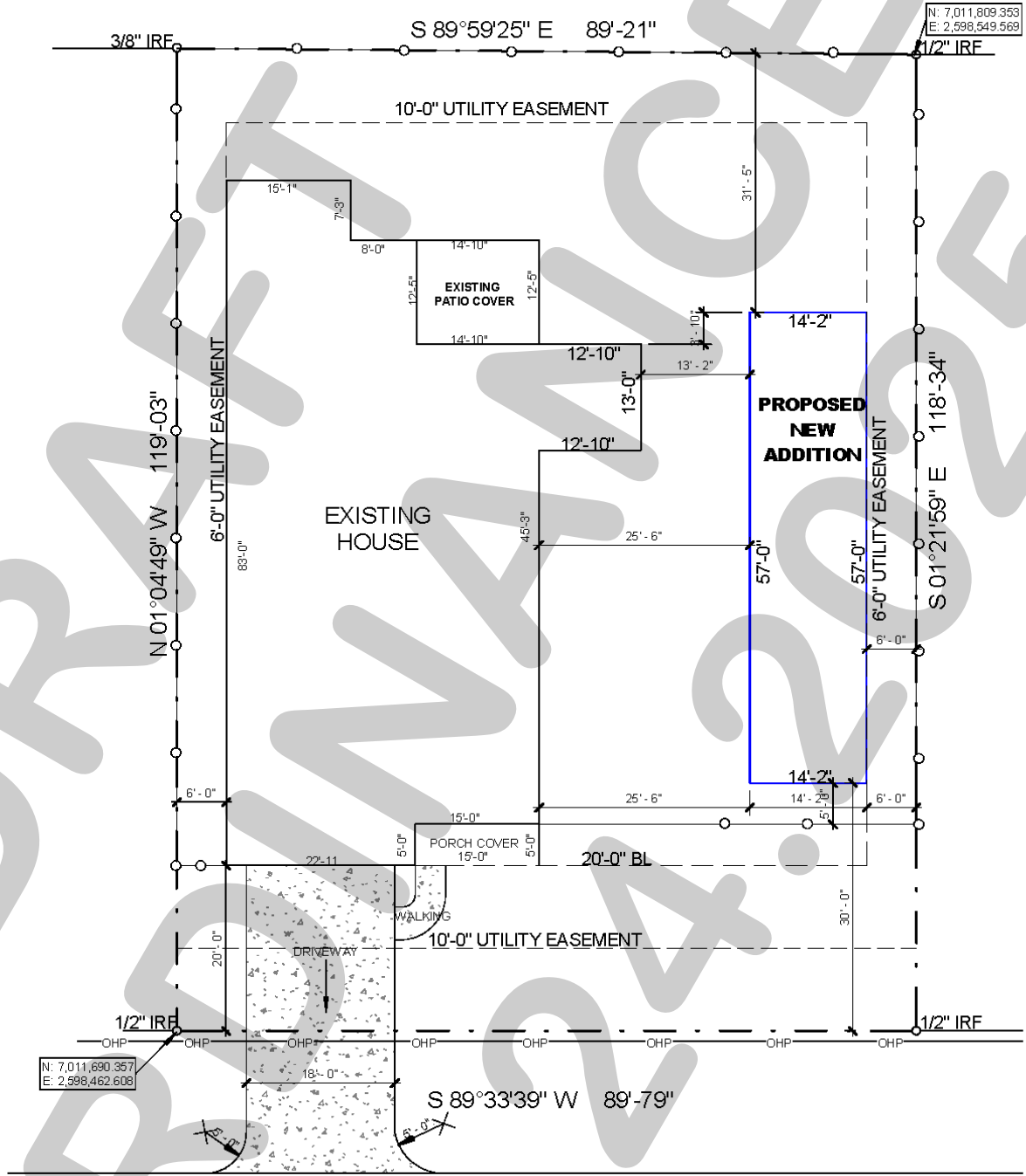
Address: 340 Evans Road

Legal Description: Lot 1, Block B, Rockwall Lake Estates East Addition





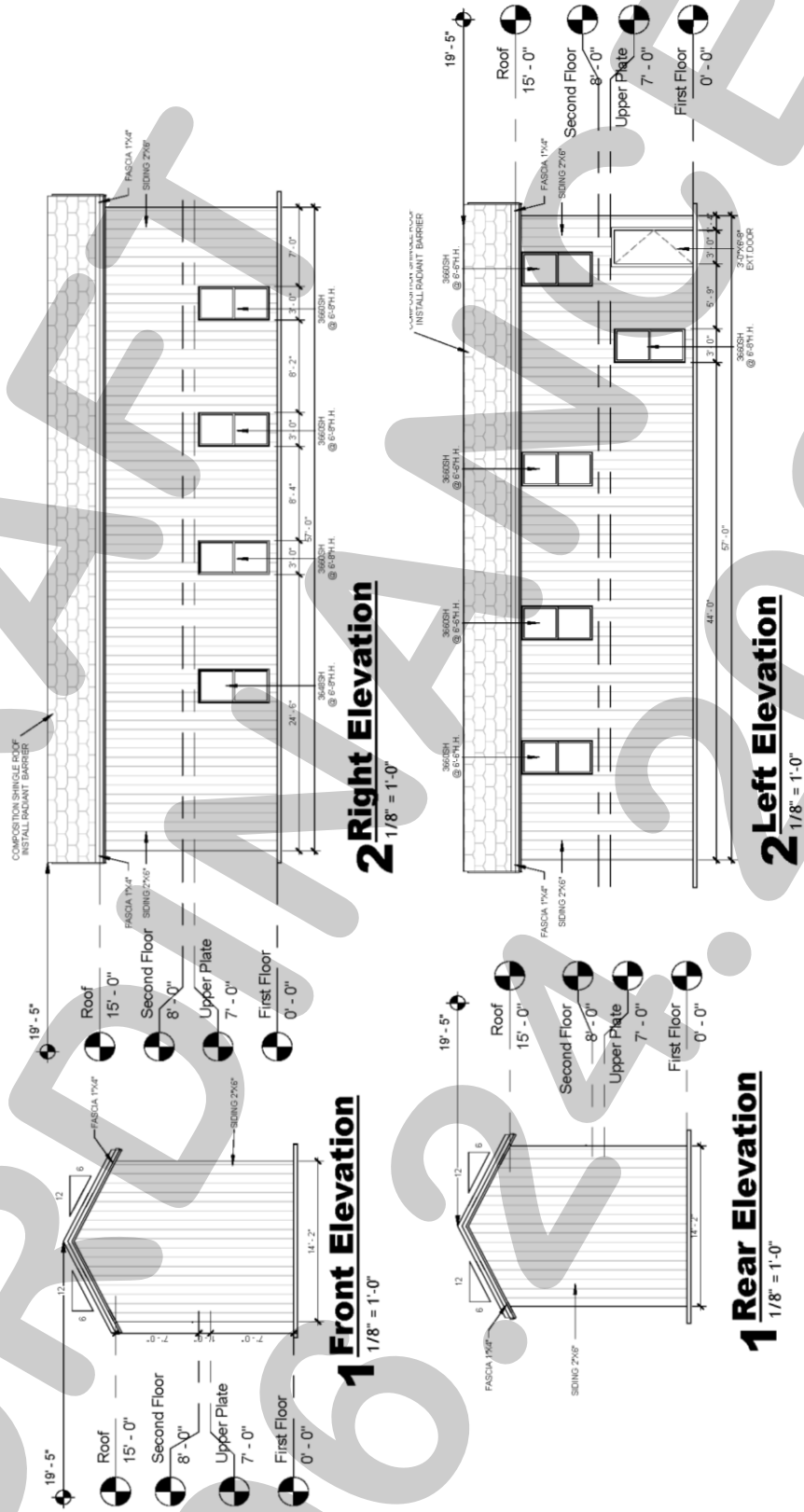
**Exhibit 'B':  
Site Plan**



**EVANS ROAD**  
50' R.O.W.

**1 Site Plan**  
 $1/16'' = 1'-0''$

**Exhibit 'C':  
Building Elevations**





# 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

---

**TO:** Planning and Zoning Commission  
**DATE:** July 15, 2025  
**APPLICANT:** Paul Arce  
**CASE NUMBER:** Z2025-041; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 Evans Road, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lots 1180 & 1179 of 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. On May 16, 2024, the City Council approved *Ordinance No. 24-16, S-331 [i.e. Case No. Z2024-013]* to allow the construction of a single-family home on the subject property. On October 7, 2024, the City Council approved a replat [*i.e. Case No. P2024-030*] establishing one (1) lot [*i.e. Lot 1, Block B, Rockwall Lake Estates East Addition*] for the development of a single-family home on the subject property.

### PURPOSE

The applicant -- *Paul Arce* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a *Guest Quarters/Secondary Living Unit* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 340 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 140.50-acre tract of land identified as Tract 3 of the G. Wells Survey, Abstract No. 219*), which 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 Planned Development District 44 (PD-44) 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

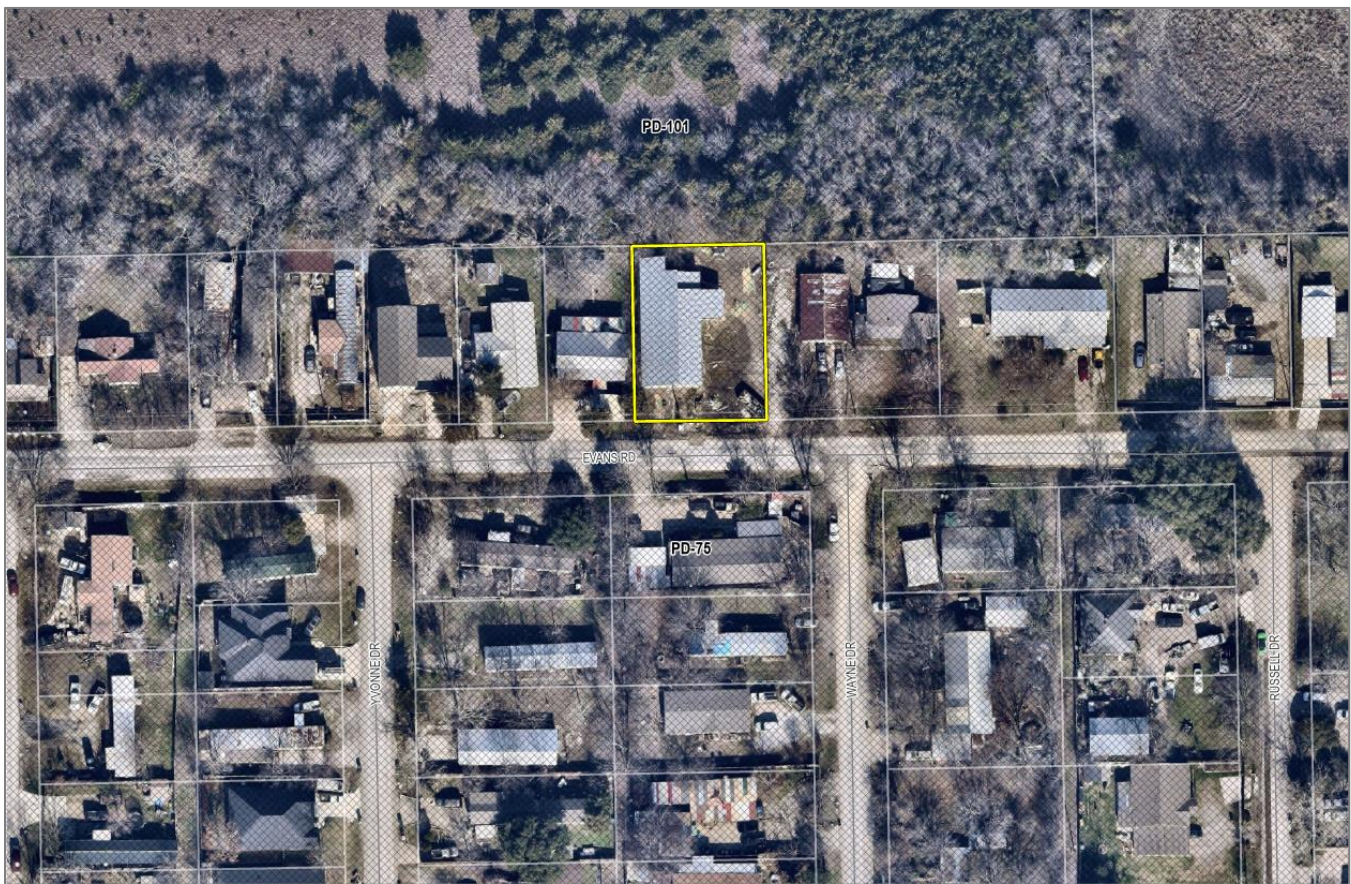


single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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 (*i.e. 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).

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



## **CHARACTERISTICS OF THE PROJECT**

The applicant is requesting approval for a *Guest Quarters/Secondary Living Unit* on the subject property. The proposed accessory structure will be a total of 685 SF in size. The structure will be situated on a concrete foundation approximately 12'-8" from the primary structure, 26'-5" from the front property line, six (6) feet from the side (*or eastern*) property line, and 57-feet from the rear (*or northern*) property line. Additionally, the *Guest Quarters/Secondary Living Unit* will have a total height of 14'-2" (*or 11'-1" at the midpoint of the pitched roof*) and will incorporate an 8:12 roof pitch. The floor plan provided by the applicant indicates that the *Guest Quarters/Secondary Living Unit* will include an office/game room, a storage area, and a full bathroom (*i.e. with sink, toilet, and shower*). The exterior of the building will be clad in brick and siding, which match or be complimentary to the materials utilized on the primary structure.

## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC).

As stated above, *Guest Quarters/Secondary Living Units* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 991.65 SF *Guest Quarters/Secondary Living Unit* (i.e.  $3,305.5 \text{ SF} \times 30.00\% = 991.65 \text{ SF}$ ) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is only requesting a 685 SF *Guest Quarters/Secondary Living Unit*, which represents approximately 20.72% of the primary structure. This is approximately 9.28% less than what the Unified Development Code (UDC) allows. Based on this information and the plans submitted by the applicant, the proposed building appears to conform to all of the *Conditional Land Use Standards* for a *Guest Quarters/Secondary Living Unit* as stipulated by the Unified Development Code (UDC). If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed *Guest Quarters/Secondary Living Unit*.

## **STAFF ANALYSIS**

While the proposed structure complies with all applicable requirements for a *Guest Quarters or Secondary Living Units* within the designated zoning district, staff should note that the structure will remain visible from the public right-of-way due to its proposed location, which is generally located 6'-5" from the front façade of the adjacent single-family home. Furthermore, staff has determined that no comparable structures have been previously authorized within the Lake Rockwall Estates Subdivision. As such, approval of the proposed structure may establish a precedent for future requests in the area. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On June 18, 2025, staff mailed 85 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 not received any notices back regarding 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) for a *Guest Quarters/Secondary Living Unit*, 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) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of the draft ordinance.
  - (b) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of the draft ordinance.



- (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 685 SF.
  - (d) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.
  - (e) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance; and,
  - (f) No additional accessory buildings will be allowed on the subject property.
- (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 340 Evans Rd. Rockwall TX 75032

SUBDIVISION Lake Rockwall States East Addition LOT 1 BLOCK 1

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

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

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

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

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Shirley Soto

APPLICANT PAUL ARLE

CONTACT PERSON \_\_\_\_\_  
ADDRESS 453 Lynne Dr

CONTACT PERSON \_\_\_\_\_  
ADDRESS 5807 Ranger Dr

CITY, STATE & ZIP Rockwall TX 75032

CITY, STATE & ZIP Rockwall TX 75032

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

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

## NOTARY VERIFICATION [REQUIRED]

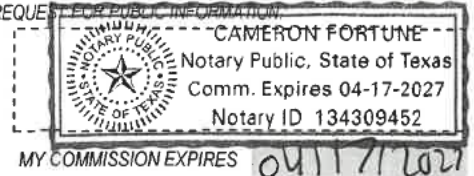
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto H [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune





0 20 40 80 120 160 Feet

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

PD-101



EVANS RD

PD-75

WAYNE DR

Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



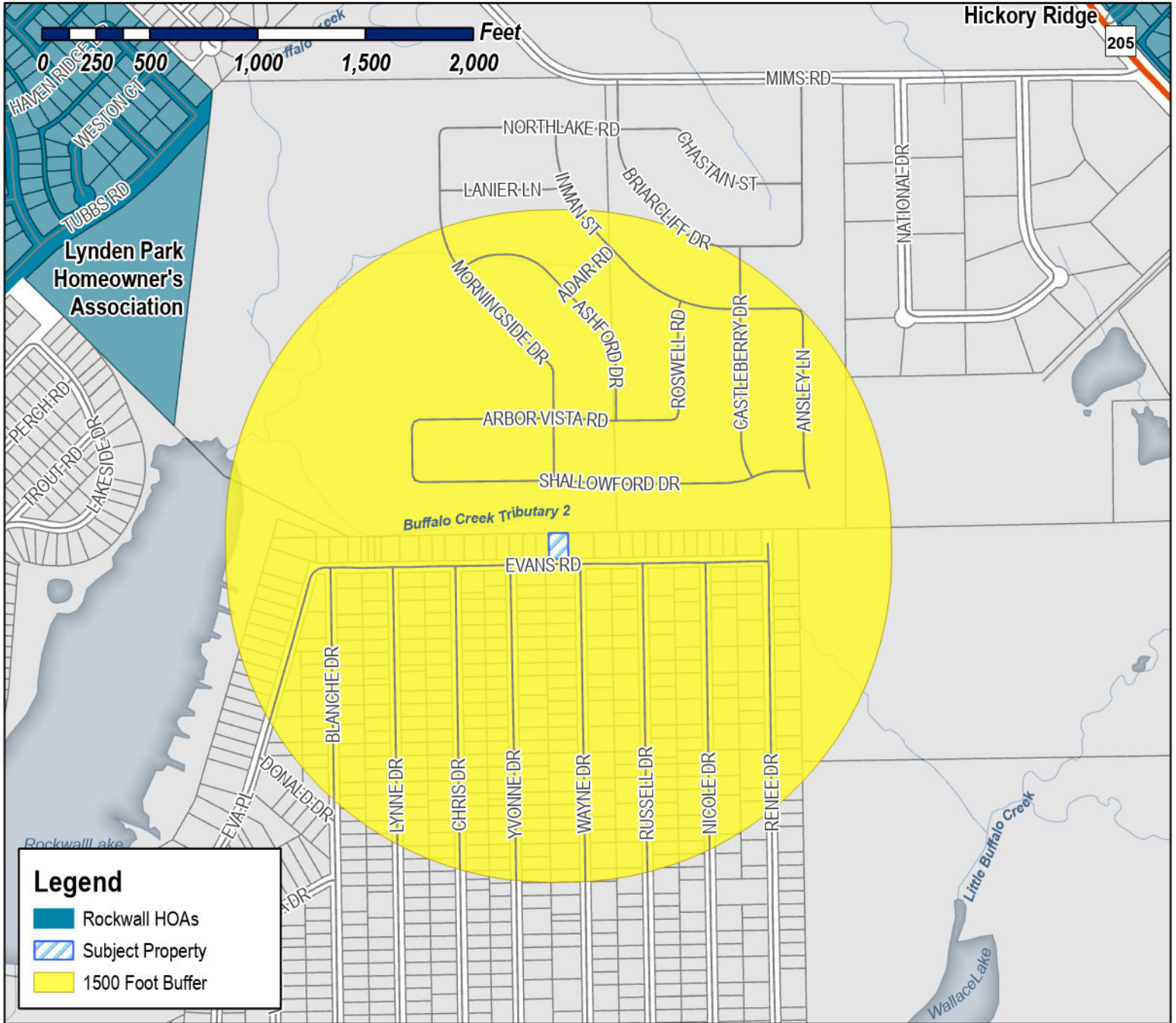




# City of Rockwall

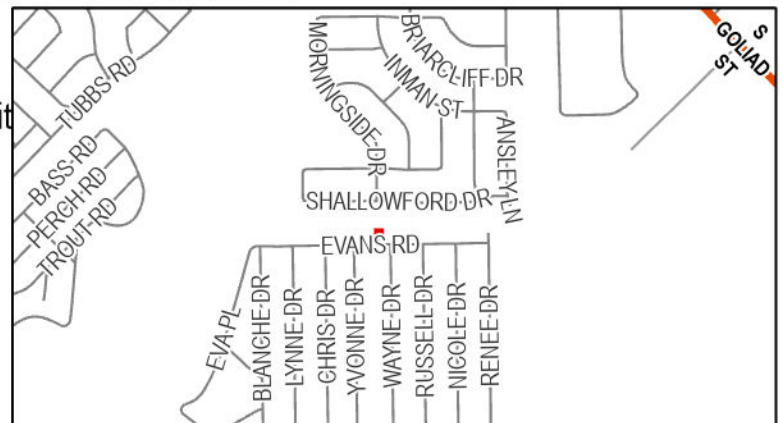
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**Case Number:** Z2025-034  
**Case Name:** Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 340 Evans Road

**Date Saved:** 6/12/2025  
 For Questions on this Case Call (972) 771-7745



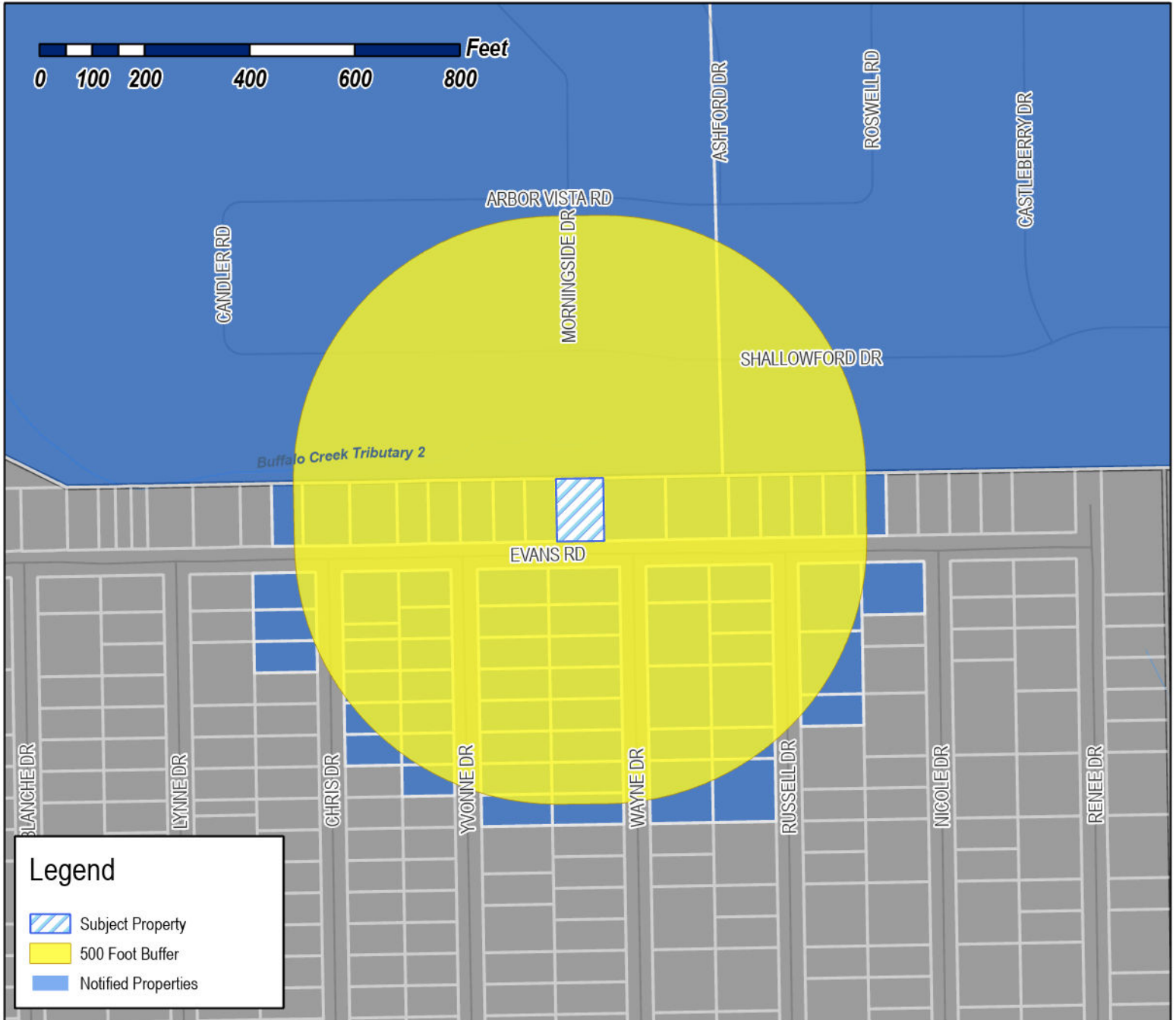




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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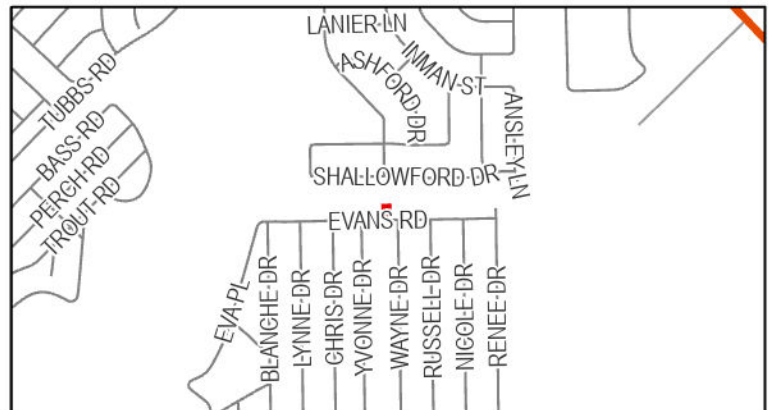
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**Case Number:** Z2025-034  
**Case Name:** Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 340 Evans Road

**Date Saved:** 6/12/2025

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



SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

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

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

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

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

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

RESIDENT  
234 EVANS RD  
ROCKWALL, TX 75087

MEJIA RAMIRO  
244 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
266 EVANS RD  
ROCKWALL, TX 75087

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

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

RESIDENT  
302 EVANS RD  
ROCKWALL, TX 75087

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

BALDERAS GREGORY  
310 EVANS RD  
ROCKWALL, TX 75032

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

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

RESIDENT  
340 EVANS RD  
ROCKWALL, TX 75087

RESIDENT  
358 EVANS RD  
ROCKWALL, TX 75087

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

GONZALEZ NORMA PATRICIA SOLIS  
388 EVANS RD  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO  
397 CHRIS DR  
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA  
400 EVANS RD  
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA  
400 EVANS RD  
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ  
406 EVANS  
ROCKWALL, TX 75032

RESIDENT  
412 EVANS RD  
ROCKWALL, TX 75087

RESIDENT  
418 EVANS RD  
ROCKWALL, TX 75087

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

HERNANDEZ SHIRLEY SOTO  
433 LYNNE DR  
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES  
441 LYNNE DRIVE  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

MARTINEZ MARIO CRUZ  
461 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIO  
461 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
466 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
470 RUSSELL DR  
ROCKWALL, TX 75087

RESIDENT  
470 YVONNE DR  
ROCKWALL, TX 75087

RESIDENT  
471 YVONNE DR  
ROCKWALL, TX 75087

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

MORENO LUIS NOE  
474 BASS ROAD  
ROCKWALL, TX 75032

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

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

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

GUEVARA MARIA  
482 YVONNE DRIVE  
ROCKWALL, TX 75032

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

PAYNE MILDRED IRENE  
487 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
488 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
491 YVONNE DR  
ROCKWALL, TX 75087

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

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

ARROYO REYES  
499 RUSSELL DR  
ROCKWALL, TX 75032

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

HERNANDEZ CARMELITA NOEMI  
500 YVONNE DR  
ROCKWALL, TX 75032

VELASQUEZ LORENA  
501 CHRIS DRIVE  
ROCKWALL, TX 75033

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

HERNANDEZ BENJAMIN  
509 YVONNE DR  
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA  
5112 WOLVERTON CT  
GARLAND, TX 75043

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75087

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75087

AYALA FRANCISCO & MARIA  
513 RUSSELL DR  
ROCKWALL, TX 75032

LEON VANESSA RANGEL  
514 YVONNE DR  
ROCKWALL, TX 75032

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

MARTINEZ DAVID  
516 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
518 RUSSELL DR  
ROCKWALL, TX 75087

JIMENEZ LEONARDO  
5201 KELSO LN  
GARLAND, TX 75043

RESIDENT  
521 YVONNE DR  
ROCKWALL, TX 75087

VASQUEZ JAVIER AND LILIANA  
524 YVONNE DR  
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ  
525 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
528 CHRIS DR  
ROCKWALL, TX 75087

DIAZ MANUEL & ROSARIO  
528 WAYNE DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
531 YVONNE DR  
ROCKWALL, TX 75087

RESIDENT  
534 YVONNE DR  
ROCKWALL, TX 75087

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

RESIDENT  
536 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
537 RUSSELL DR  
ROCKWALL, TX 75087

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

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

RESIDENT  
544 YVONNE DR  
ROCKWALL, TX 75087

ANDREWS TRESIA AND KENNETH  
547 WAYNE DR  
ROCKWALL, TX 75032

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

ARRIAGA GREGORIA  
548 WAYNE ST  
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS  
552 RUSSELL DR  
ROCKWALL, TX 75032

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

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

SAFRA PROPERTIES INC  
PO BOX 69  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

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

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

## Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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, July 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

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.

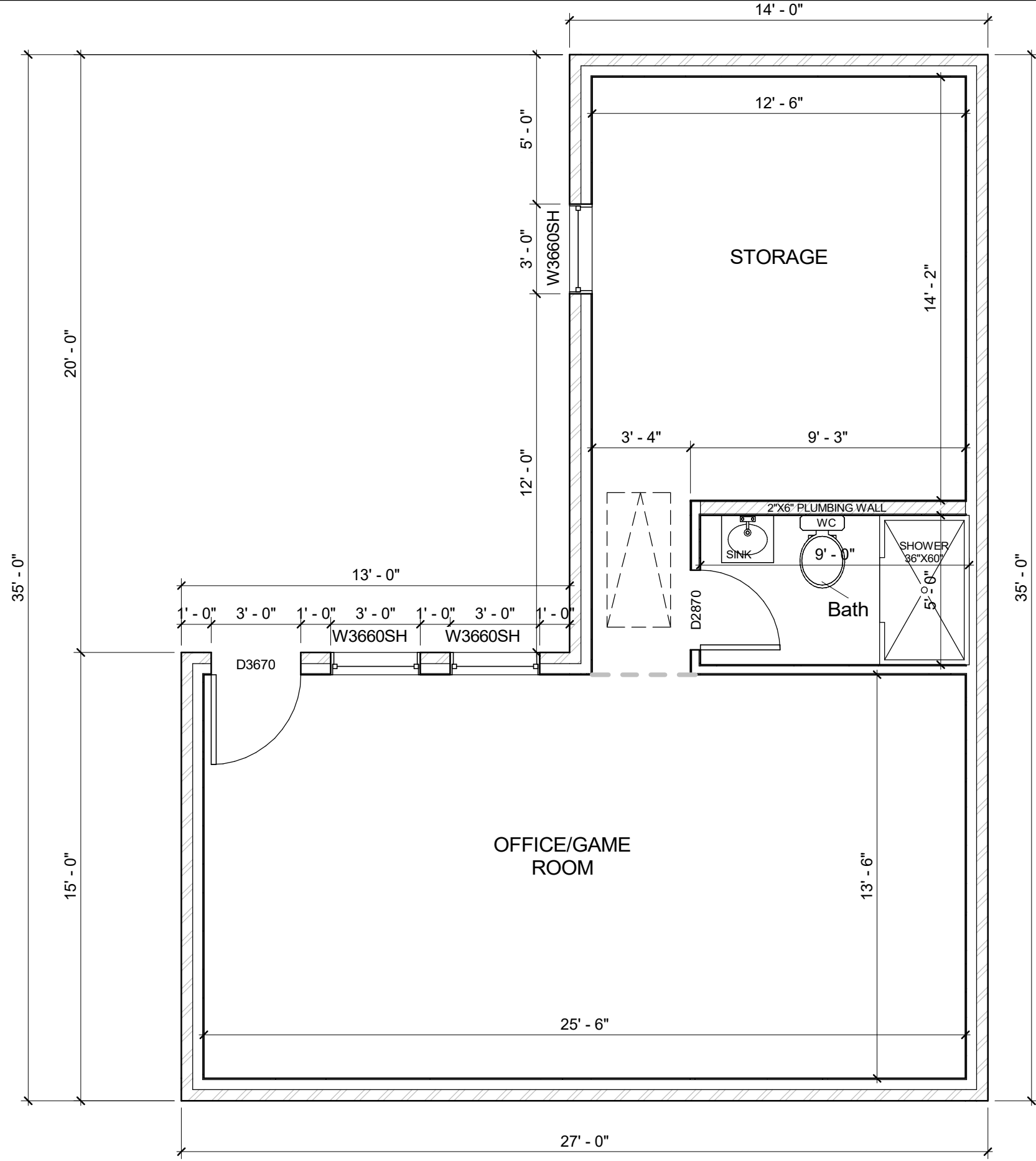
Four horizontal grey bars for providing reasons for support or opposition.

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





Door Schedule First Floor			
Level	Mark	Width	Height
First Floor	D2870	2' - 8"	7' - 0"
First Floor	D3670	3' - 0"	7' - 0"
Grand total: 2			

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

# 1 Proposed Floor Plan

1/4" = 1'-0"



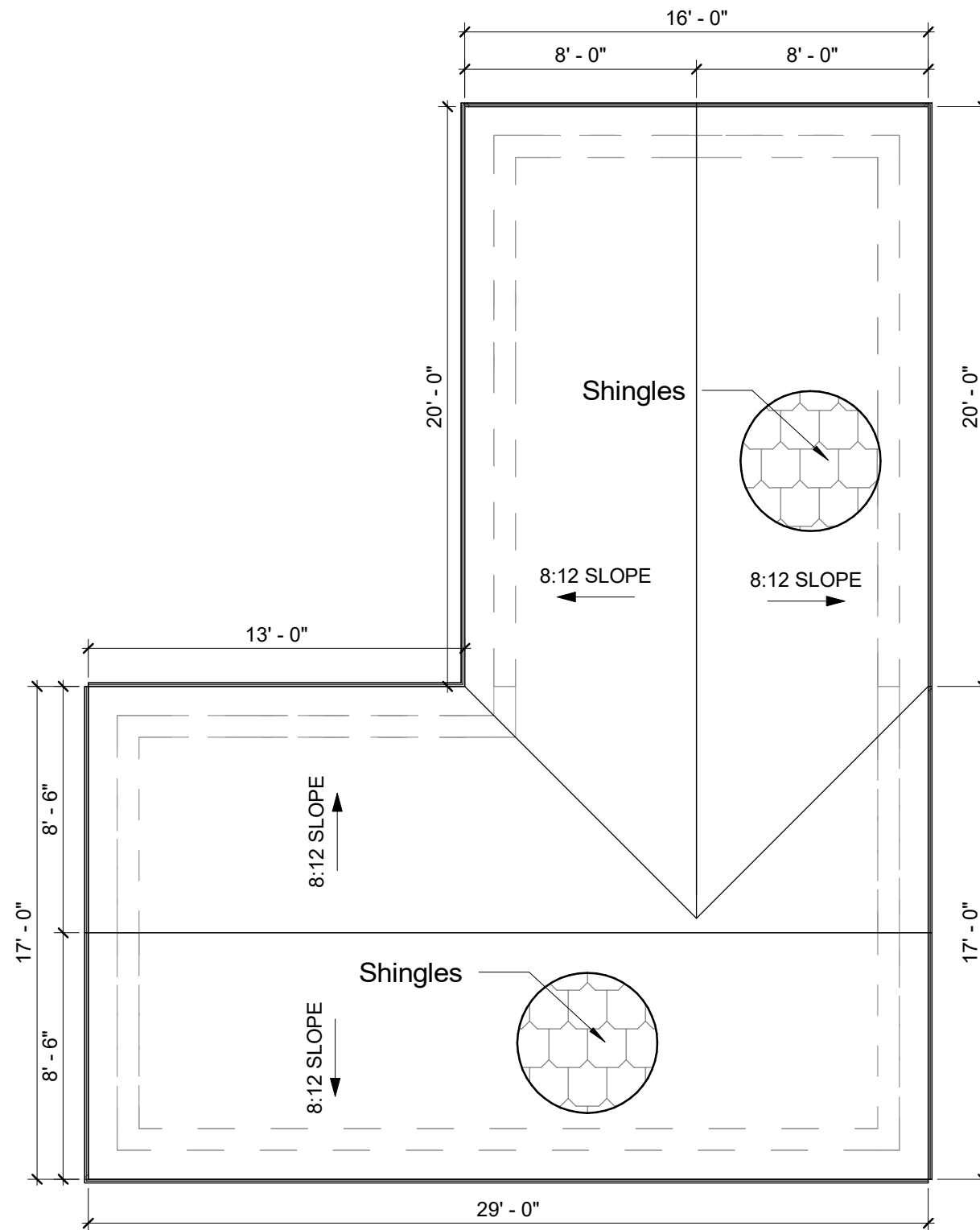
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND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

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

**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1, BLOCK 1

FLOOR PLAN	
Project number:	
Date:	06/10/2025
Scale:	1/4" = 1'-0"
Drawn by: Projects & Construction Araque	



# 1 Roof Plan

3/16" = 1'-0"



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

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**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032  
**Legal Description**  
 LOT 1, BLOCK 1

## ROOF

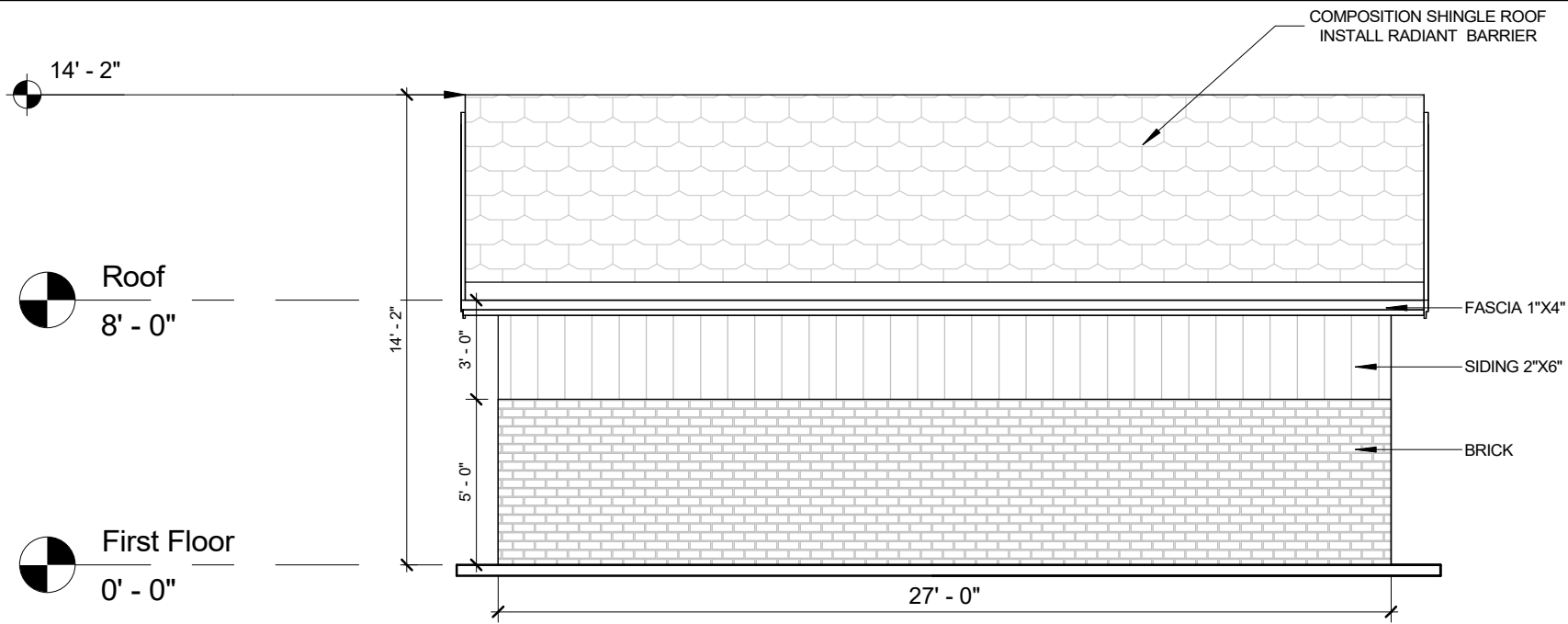
Project number:

Date: 06/10/2025

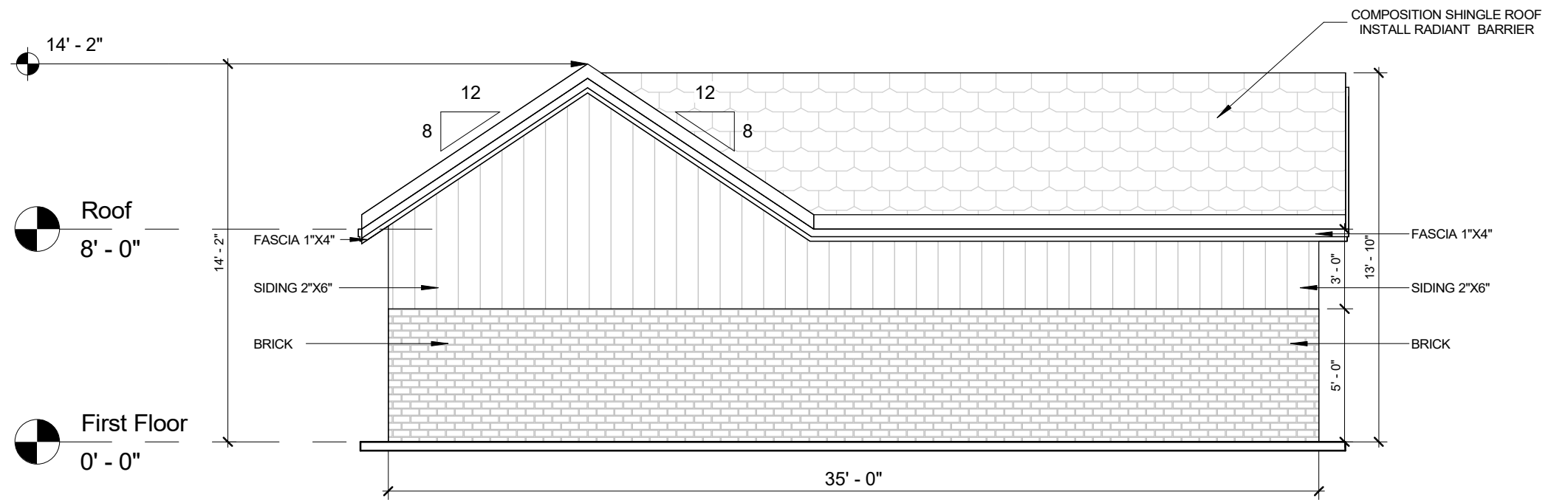
Scale 3/16" = 1'-0"

Drawn by: Projects & Construction Araque





**1 Front Elevation**  
3/16" = 1'-0"



**2 Right Elevation**  
3/16" = 1'-0"



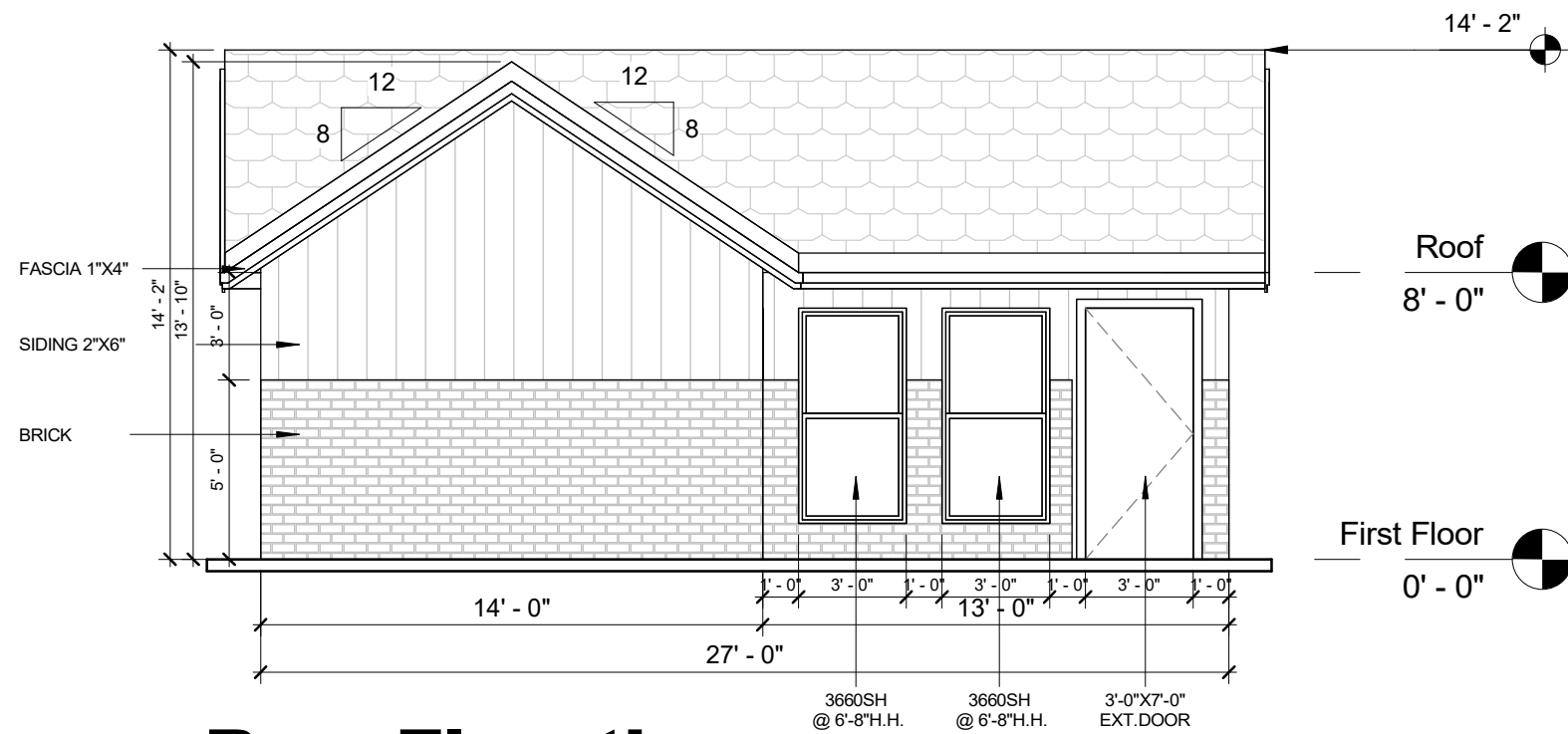
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**Project Name & Address**  
340 EVANS RD  
ROCKWALL, TX 75032  
**Legal Description**  
LOT 1, BLOCK 1

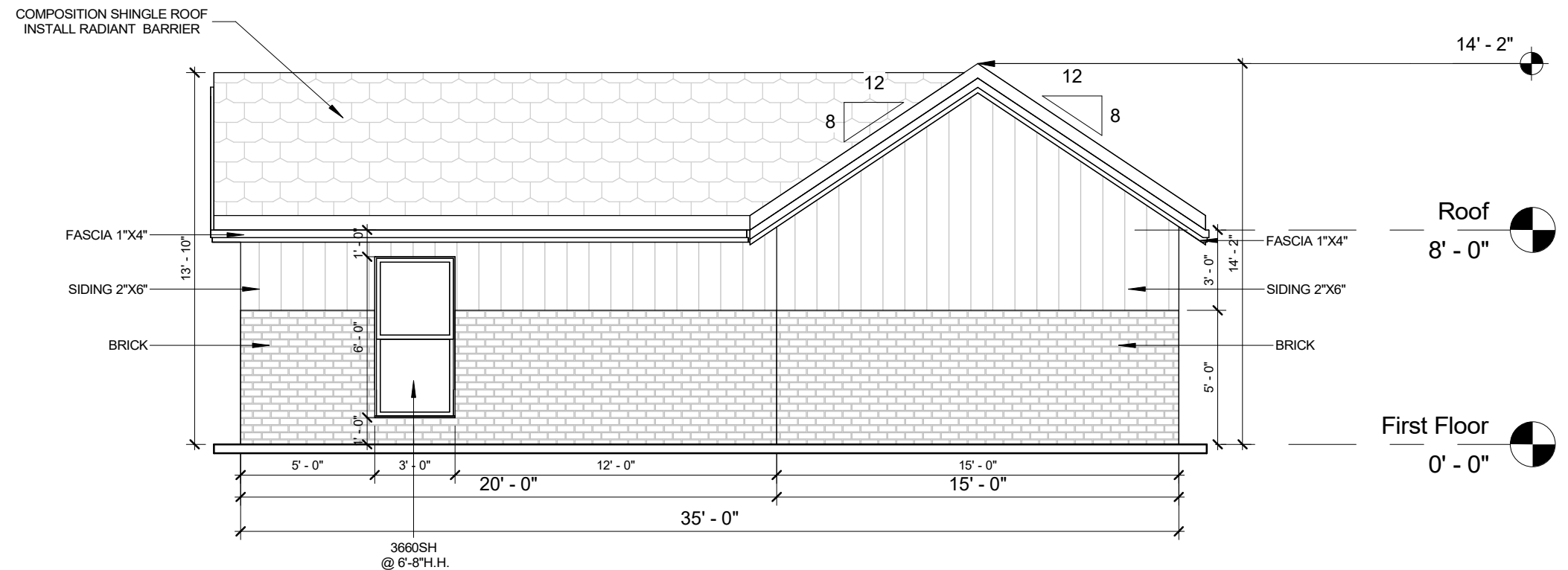
**ELEVATIONS**

Project number:	
Date:	06/10/2025
Scale:	3/16" = 1'-0"
Drawn by: Projects & Construction Araque	



# 1 Rear Elevation

3/16" = 1'-0"



# 2 Left Elevation

3/16" = 1'-0"



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

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**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1,BLOCK 1

ELEVATIONS	
Project number:	
Date:	06/10/2025
Scale:	3/16" = 1'-0"
Drawn by: Projects & Construction Araque	

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.2480-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL LAKE ESTATES EAST 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 Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 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 a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

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

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 685 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 6) No additional accessory buildings will be allowed on the subject property.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,



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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025



**Exhibit 'A':**  
*Location Map*

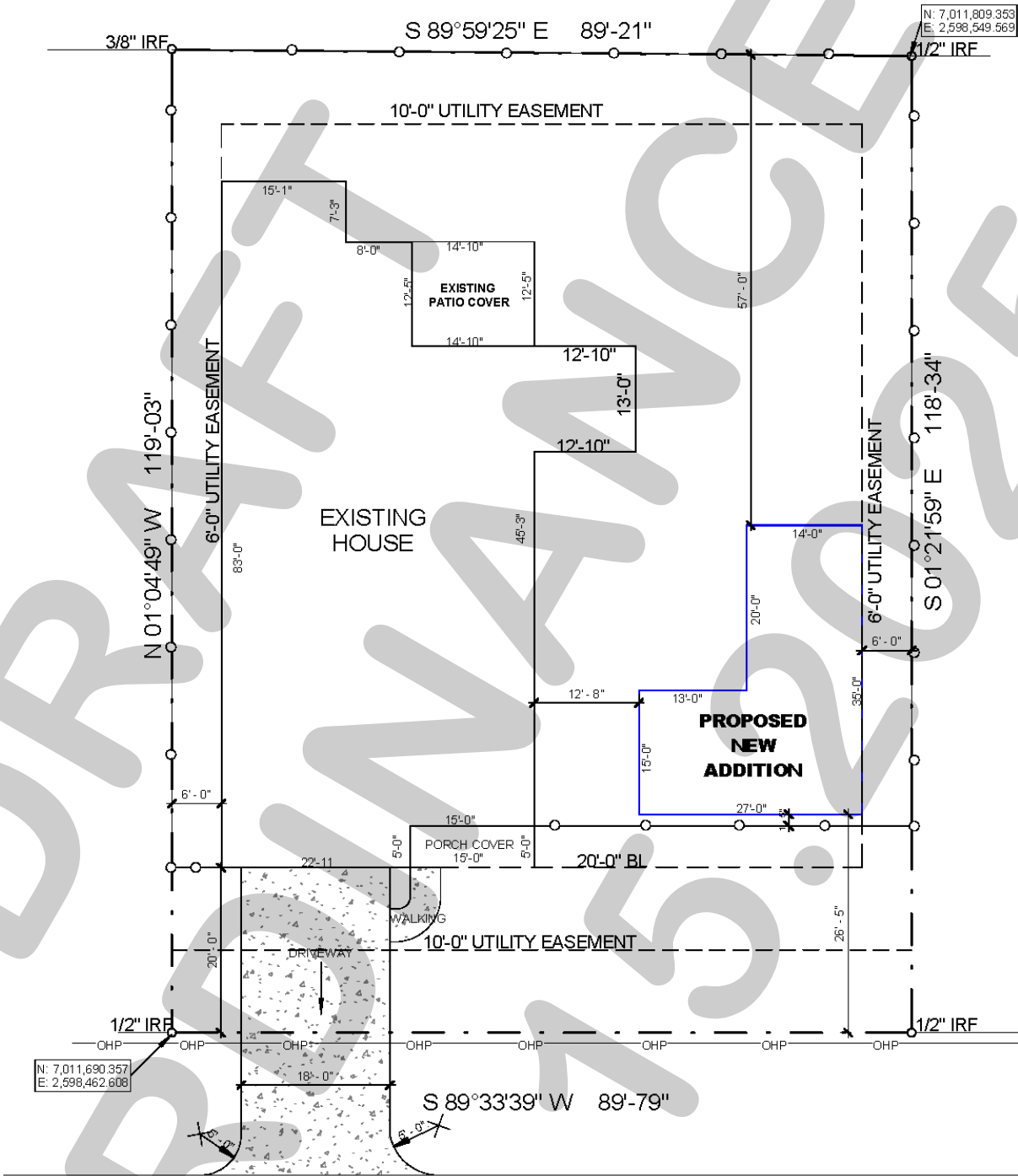
Address: 340 Evans Road

Legal Description: Lot 1, Block B, Rockwall Lake Estates East Addition





**Exhibit 'B':  
Site Plan**

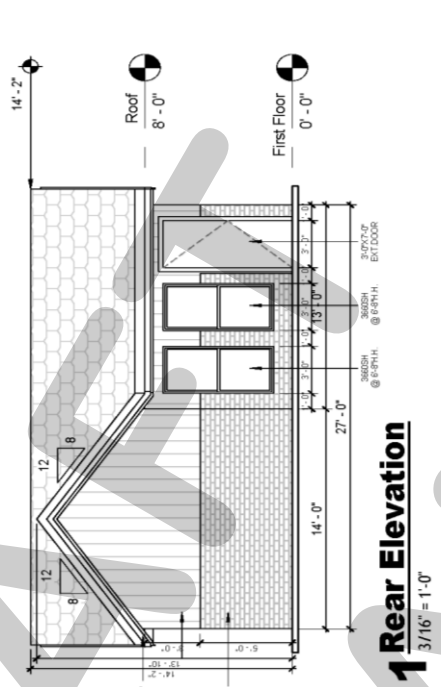


**EVANS ROAD**  
50' R.O.W.

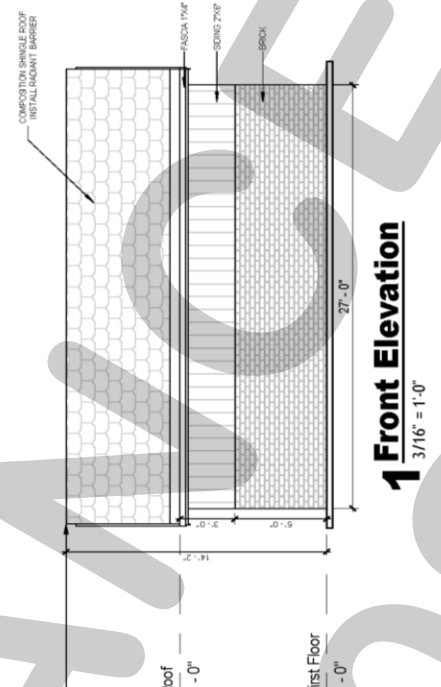
**1 Site Plan**  
 $1/16'' = 1'-0''$



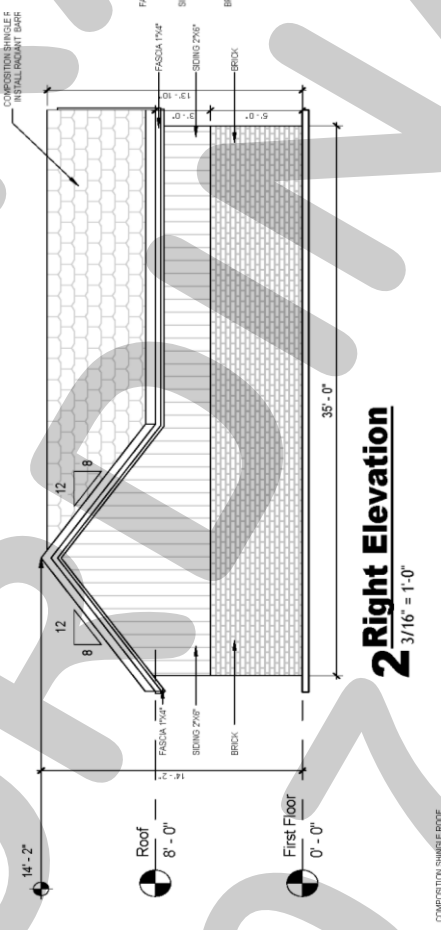
**Exhibit 'C':  
Building Elevations**



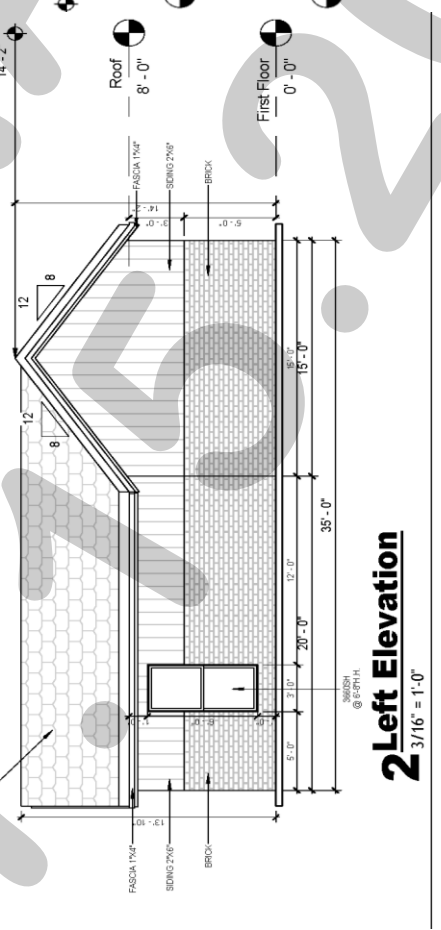
**1 Rear Elevation**  
3/16" = 1'-0"



**1 Front Elevation**  
3/16" = 1'-0"



**2 Right Elevation**  
3/16" = 1'-0"



**2 Left Elevation**  
3/16" = 1'-0"



# 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

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**TO:** Mayor and City Council

**DATE:** July 21, 2025

**APPLICANT:** Paul Arce

**CASE NUMBER:** Z2025-041; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 Evans Road, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lots 1180 & 1179 of 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. On May 16, 2024, the City Council approved *Ordinance No. 24-16, S-331 [i.e. Case No. Z2024-013]* to allow the construction of a single-family home on the subject property. On October 7, 2024, the City Council approved a replat [*i.e. Case No. P2024-030*] establishing one (1) lot [*i.e. Lot 1, Block B, Rockwall Lake Estates East Addition*] for the development of a single-family home on the subject property.

### PURPOSE

The applicant -- *Paul Arce* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a *Guest Quarters/Secondary Living Unit* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 340 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 140.50-acre tract of land identified as Tract 3 of the G. Wells Survey, Abstract No. 219*), which 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 Planned Development District 44 (PD-44) 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

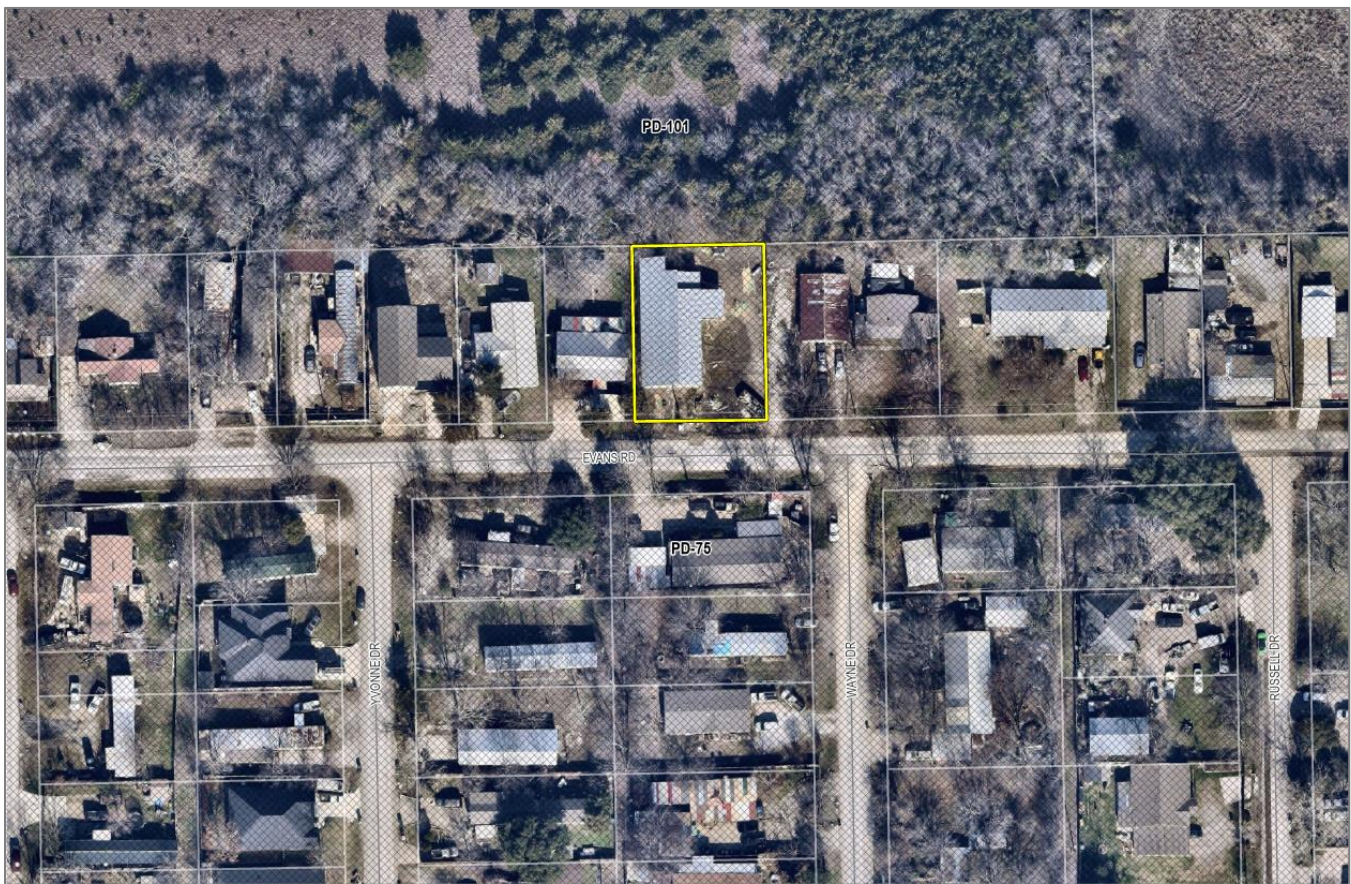


single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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 (*i.e. 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).

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



## **CHARACTERISTICS OF THE PROJECT**

The applicant is requesting approval for a *Guest Quarters/Secondary Living Unit* on the subject property. The proposed accessory structure will be a total of 685 SF in size. The structure will be situated on a concrete foundation approximately 12'-8" from the primary structure, 26'-5" from the front property line, six (6) feet from the side (*or eastern*) property line, and 57-feet from the rear (*or northern*) property line. Additionally, the *Guest Quarters/Secondary Living Unit* will have a total height of 14'-2" (*or 11'-1" at the midpoint of the pitched roof*) and will incorporate an 8:12 roof pitch. The floor plan provided by the applicant indicates that the *Guest Quarters/Secondary Living Unit* will include an office/game room, a storage area, and a full bathroom (*i.e. with sink, toilet, and shower*). The exterior of the building will be clad in brick and siding, which match or be complimentary to the materials utilized on the primary structure.

## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC).

As stated above, *Guest Quarters/Secondary Living Units* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 991.65 SF *Guest Quarters/Secondary Living Unit* (i.e.  $3,305.5 \text{ SF} \times 30.00\% = 991.65 \text{ SF}$ ) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is only requesting a 685 SF *Guest Quarters/Secondary Living Unit*, which represents approximately 20.72% of the primary structure. This is approximately 9.28% less than what the Unified Development Code (UDC) allows. Based on this information and the plans submitted by the applicant, the proposed building appears to conform to all of the *Conditional Land Use Standards* for a *Guest Quarters/Secondary Living Unit* as stipulated by the Unified Development Code (UDC). If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed *Guest Quarters/Secondary Living Unit*.

## **STAFF ANALYSIS**

While the proposed structure complies with all applicable requirements for a *Guest Quarters or Secondary Living Units* within the designated zoning district, staff should note that the structure will remain visible from the public right-of-way due to its proposed location, which is generally located 6'-5" from the front façade of the adjacent single-family home. Furthermore, staff has determined that no comparable structures have been previously authorized within the Lake Rockwall Estates Subdivision. As such, approval of the proposed structure may establish a precedent for future requests in the area. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On June 18, 2025, staff mailed 85 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 not received any notices back regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit*, 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) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.



- (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 685 SF.
  - (d) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.
  - (e) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance; and,
  - (f) No additional accessory buildings will be allowed on the subject property.
- (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 July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-1, with Commissioner Conway dissenting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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 340 Evans Rd. Rockwall TX 75032

SUBDIVISION Lake Rockwall States East Addition LOT 1 BLOCK 1

GENERAL LOCATION [REDACTED]

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

CURRENT ZONING [REDACTED] CURRENT USE [REDACTED]

PROPOSED ZONING [REDACTED] PROPOSED USE [REDACTED]

ACREAGE [REDACTED] LOTS [CURRENT] [REDACTED] LOTS [PROPOSED] [REDACTED]

**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 Shirley Soto

APPLICANT PAUL ARLE

CONTACT PERSON ADDRESS 453 Lynne Dr

CONTACT PERSON ADDRESS 5807 Ranger Dr

CITY, STATE & ZIP Rockwall TX 75032

CITY, STATE & ZIP Rockwall TX 75032

PHONE [REDACTED]  
E-MAIL [REDACTED]

PHONE [REDACTED]  
E-MAIL [REDACTED]

## NOTARY VERIFICATION [REQUIRED]

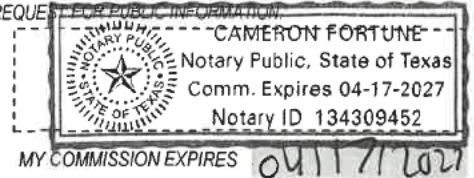
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto H [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune





0 20 40 80 120 160 Feet

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

PD-101



EVANS RD

PD-75

WAYNE DR

Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



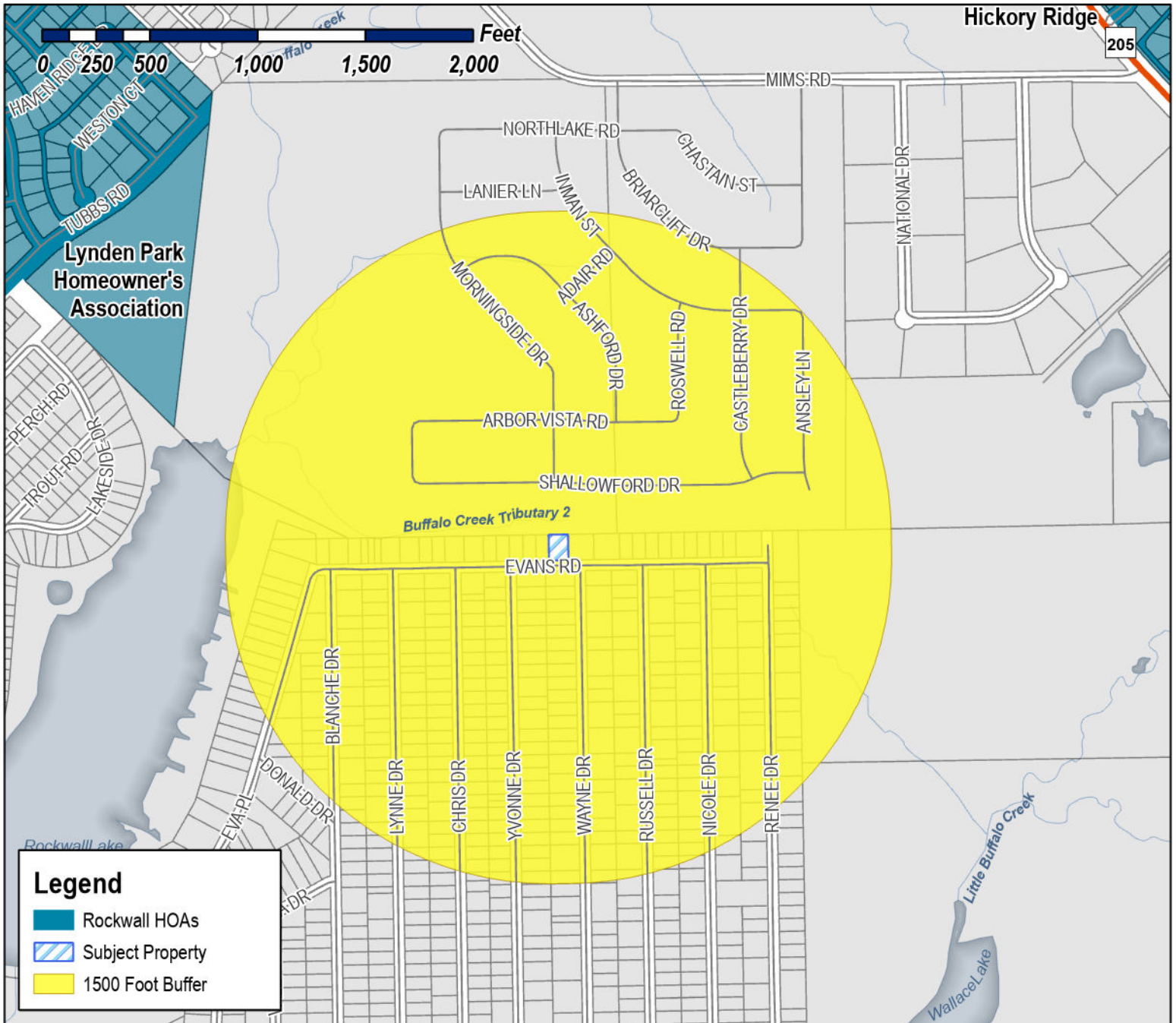




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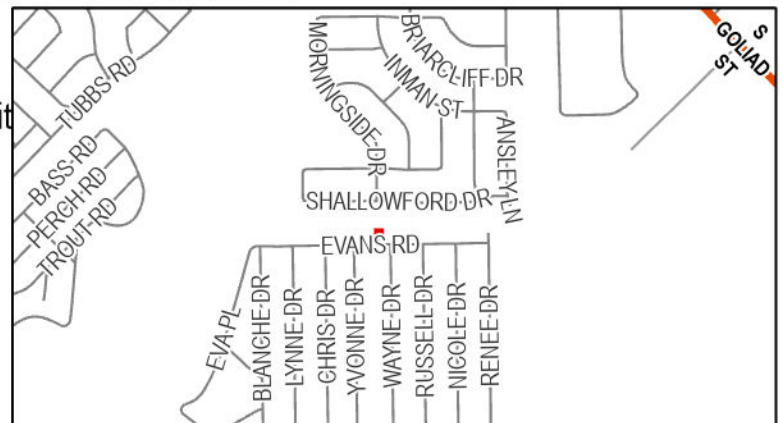
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**Case Number:** Z2025-034  
**Case Name:** Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 340 Evans Road

**Date Saved:** 6/12/2025  
 For Questions on this Case Call (972) 771-7745

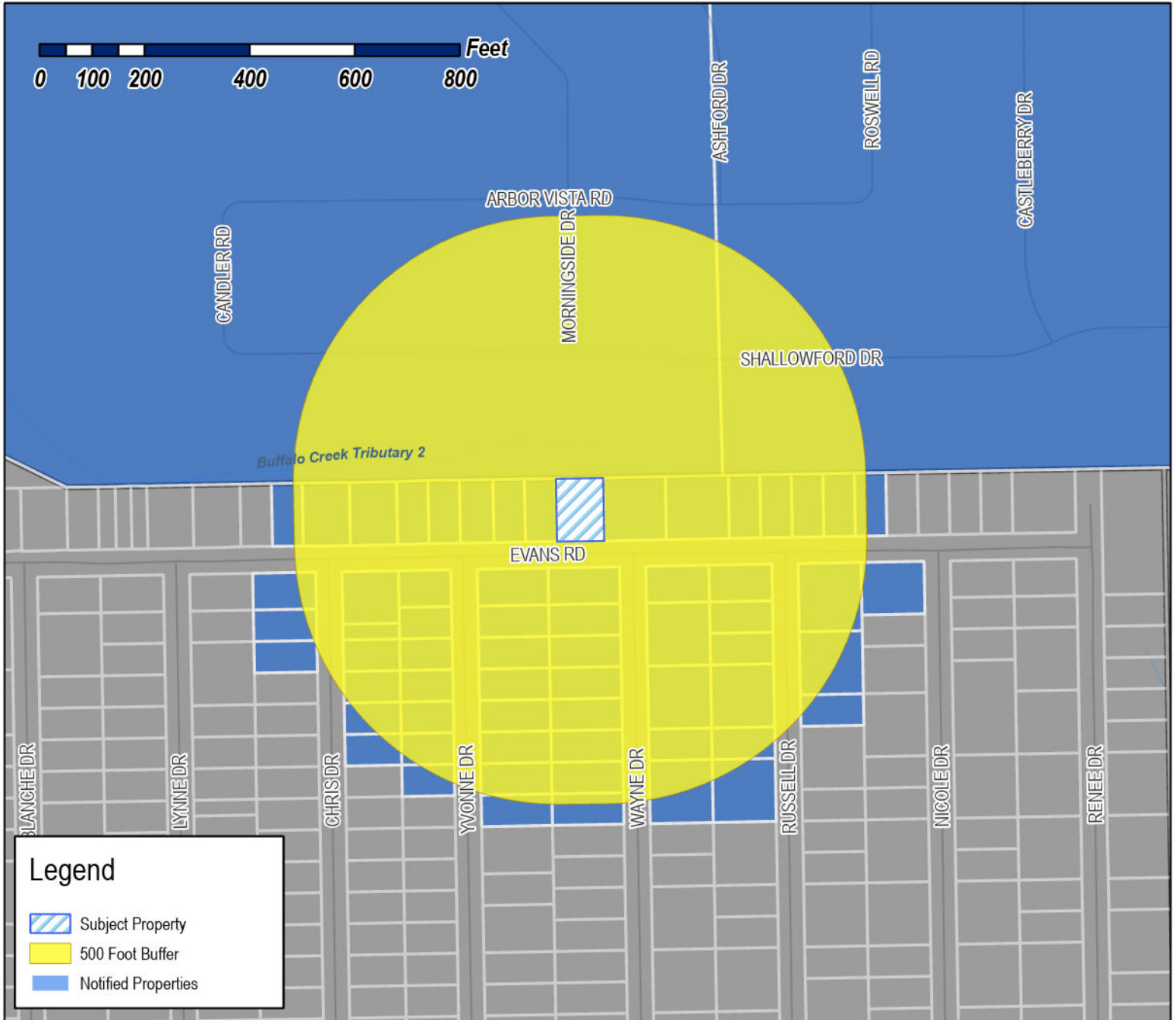




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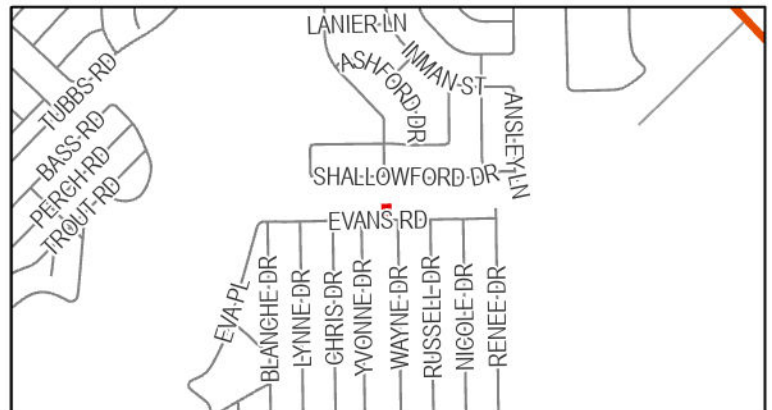
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**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 340 Evans Road

**Date Saved:** 6/12/2025

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



SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

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

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

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

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

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

RESIDENT  
234 EVANS RD  
ROCKWALL, TX 75087

MEJIA RAMIRO  
244 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
266 EVANS RD  
ROCKWALL, TX 75087

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

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

RESIDENT  
302 EVANS RD  
ROCKWALL, TX 75087

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

BALDERAS GREGORY  
310 EVANS RD  
ROCKWALL, TX 75032

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

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

RESIDENT  
340 EVANS RD  
ROCKWALL, TX 75087

RESIDENT  
358 EVANS RD  
ROCKWALL, TX 75087

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

GONZALEZ NORMA PATRICIA SOLIS  
388 EVANS RD  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO  
397 CHRIS DR  
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA  
400 EVANS RD  
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA  
400 EVANS RD  
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ  
406 EVANS  
ROCKWALL, TX 75032

RESIDENT  
412 EVANS RD  
ROCKWALL, TX 75087

RESIDENT  
418 EVANS RD  
ROCKWALL, TX 75087

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

HERNANDEZ SHIRLEY SOTO  
433 LYNNE DR  
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES  
441 LYNNE DRIVE  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187



MARTINEZ MARIO CRUZ  
461 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIO  
461 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
466 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
470 RUSSELL DR  
ROCKWALL, TX 75087

RESIDENT  
470 YVONNE DR  
ROCKWALL, TX 75087

RESIDENT  
471 YVONNE DR  
ROCKWALL, TX 75087

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

MORENO LUIS NOE  
474 BASS ROAD  
ROCKWALL, TX 75032

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

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

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

GUEVARA MARIA  
482 YVONNE DRIVE  
ROCKWALL, TX 75032

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

PAYNE MILDRED IRENE  
487 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
488 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
491 YVONNE DR  
ROCKWALL, TX 75087

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

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

ARROYO REYES  
499 RUSSELL DR  
ROCKWALL, TX 75032

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

HERNANDEZ CARMELITA NOEMI  
500 YVONNE DR  
ROCKWALL, TX 75032

VELASQUEZ LORENA  
501 CHRIS DRIVE  
ROCKWALL, TX 75033

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

HERNANDEZ BENJAMIN  
509 YVONNE DR  
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA  
5112 WOLVERTON CT  
GARLAND, TX 75043

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75087

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75087

AYALA FRANCISCO & MARIA  
513 RUSSELL DR  
ROCKWALL, TX 75032

LEON VANESSA RANGEL  
514 YVONNE DR  
ROCKWALL, TX 75032

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

MARTINEZ DAVID  
516 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
518 RUSSELL DR  
ROCKWALL, TX 75087

JIMENEZ LEONARDO  
5201 KELSO LN  
GARLAND, TX 75043

RESIDENT  
521 YVONNE DR  
ROCKWALL, TX 75087

VASQUEZ JAVIER AND LILIANA  
524 YVONNE DR  
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ  
525 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
528 CHRIS DR  
ROCKWALL, TX 75087

DIAZ MANUEL & ROSARIO  
528 WAYNE DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY  
530 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
531 YVONNE DR  
ROCKWALL, TX 75087

RESIDENT  
534 YVONNE DR  
ROCKWALL, TX 75087

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

RESIDENT  
536 WAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
537 RUSSELL DR  
ROCKWALL, TX 75087

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

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

RESIDENT  
544 YVONNE DR  
ROCKWALL, TX 75087

ANDREWS TRESIA AND KENNETH  
547 WAYNE DR  
ROCKWALL, TX 75032

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

ARRIAGA GREGORIA  
548 WAYNE ST  
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS  
552 RUSSELL DR  
ROCKWALL, TX 75032

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

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

SAFRA PROPERTIES INC  
PO BOX 69  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

**Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit**

*Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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, July 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit**

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.

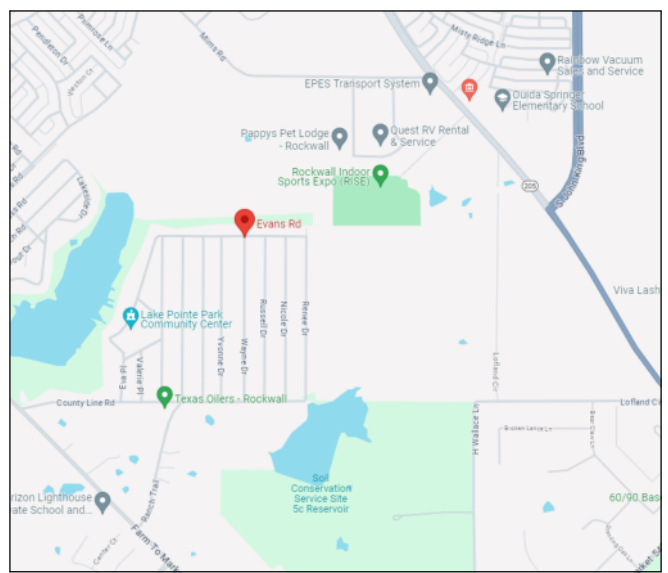
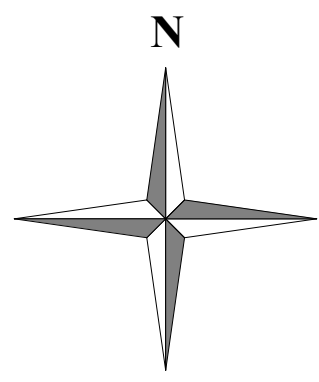
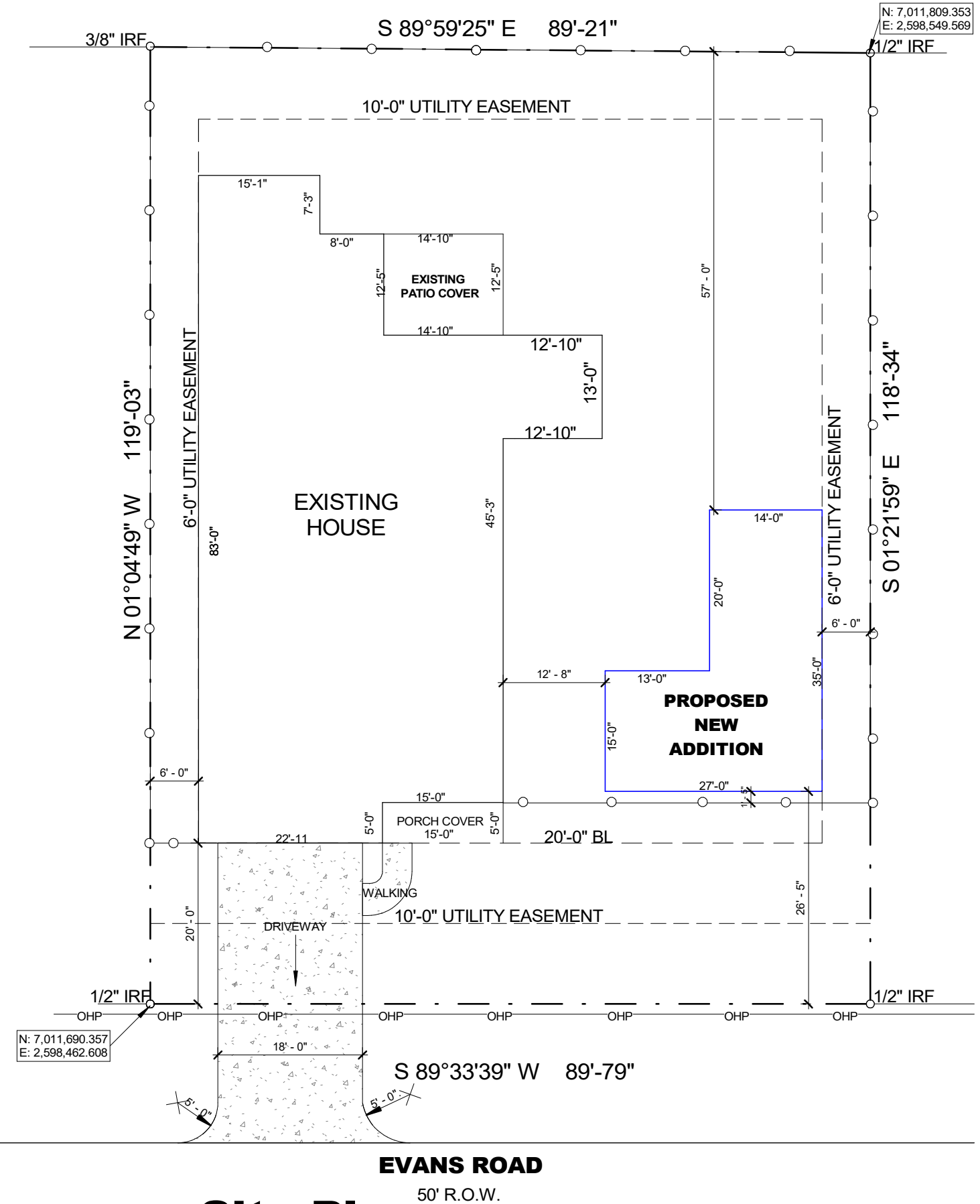
Name:

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





VICINITY MAP

**340 EVANS RD  
ROCKWALL, TX 75032**

Existing Floor Plan	2,417.5 SG/FT
Existing Garage	469.4 SG/FT
Existing Porch Cover	75 SG/FT
Existing Patio Cover	344.1 SG/FT
Proposed New Addition	685 SG/FT
<b>Total New Construction</b>	<b>685 SG/FT</b>
Country	Rockwall
City	Rockwall
Lot Area	0.24 ACRES
Max Lot Coverage	45%
Lot Coverage	36.8%

**1 Site Plan**  
1/16" = 1'-0"



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

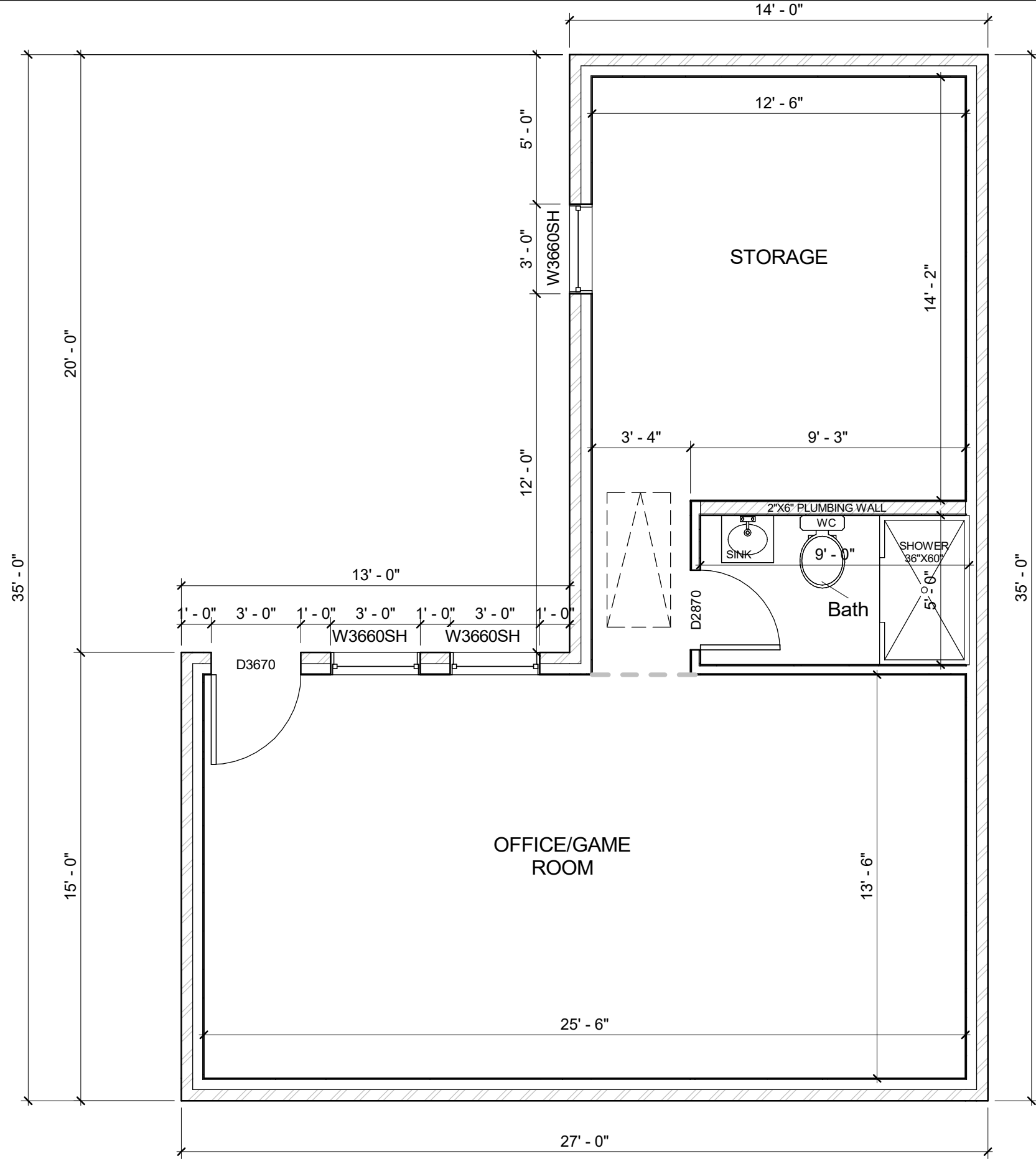
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT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

**Project Name & Address**  
340 EVANS RD  
ROCKWALL, TX 75032

**Legal Description**  
LOT 1, BLOCK 1

**SITE PLAN**

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



Door Schedule First Floor			
Level	Mark	Width	Height
First Floor	D2870	2' - 8"	7' - 0"
First Floor	D3670	3' - 0"	7' - 0"
Grand total: 2			

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

# 1 Proposed Floor Plan

1/4" = 1'-0"



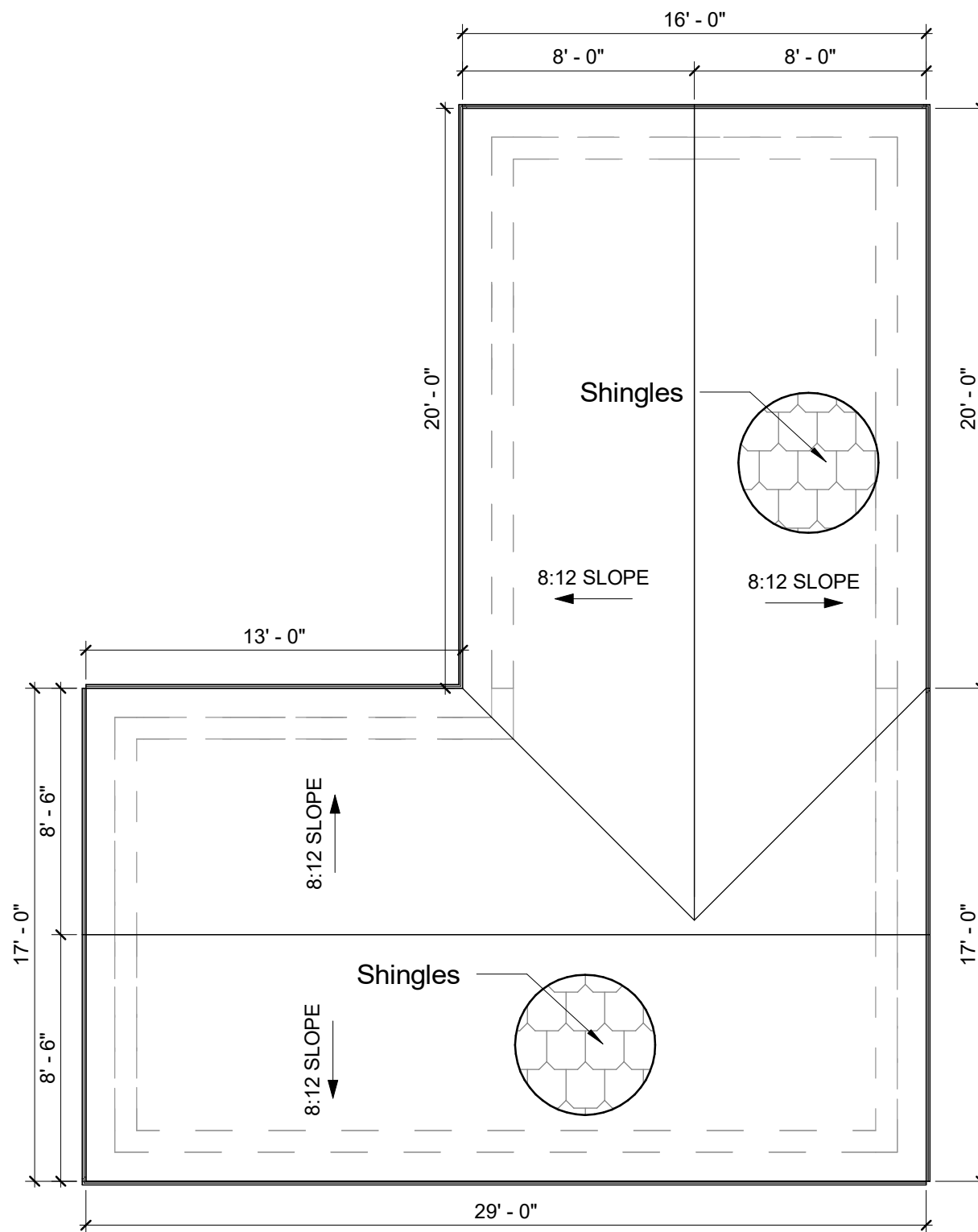
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**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1, BLOCK 1

FLOOR PLAN	
Project number:	
Date:	06/10/2025
Scale:	1/4" = 1'-0"
Drawn by: Projects & Construction Araque	



**1 Roof Plan**  
 3/16" = 1'-0"



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

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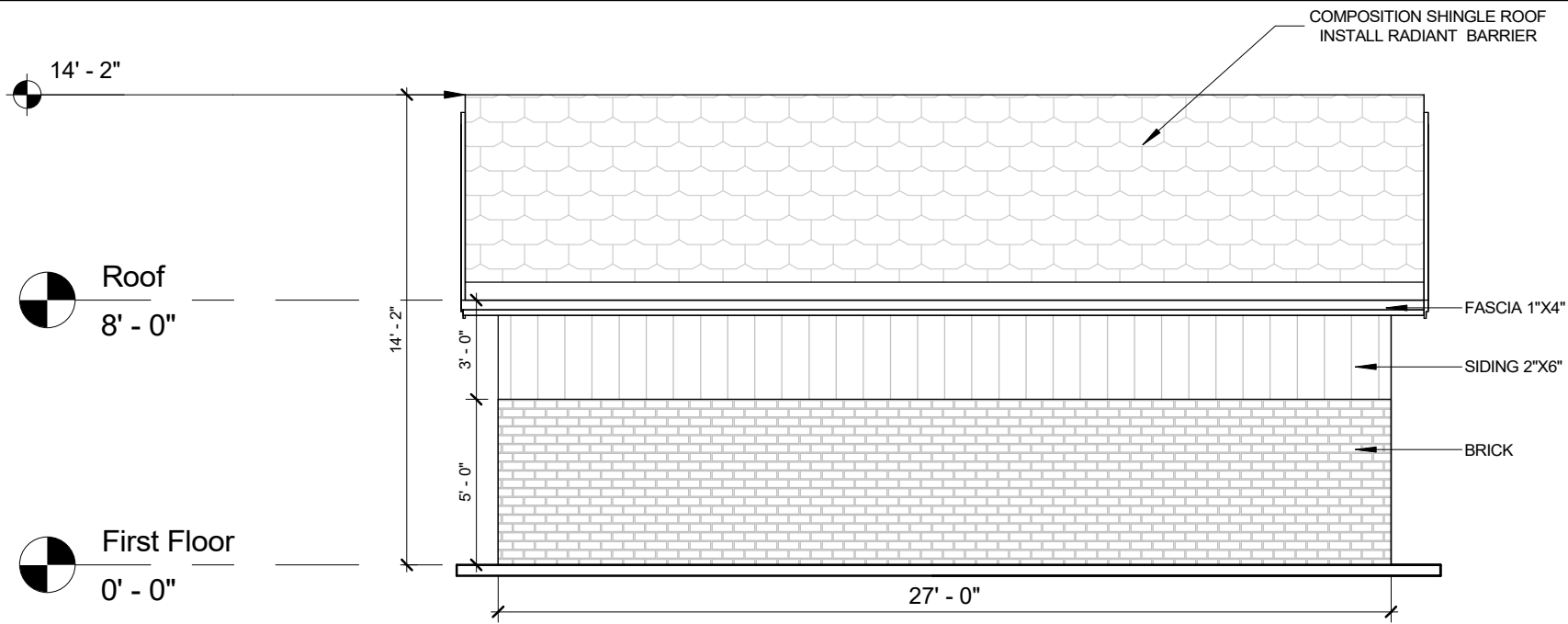
**Project Name & Address**  
 340 EVANS RD  
 ROCKWALL, TX 75032

**Legal Description**  
 LOT 1, BLOCK 1

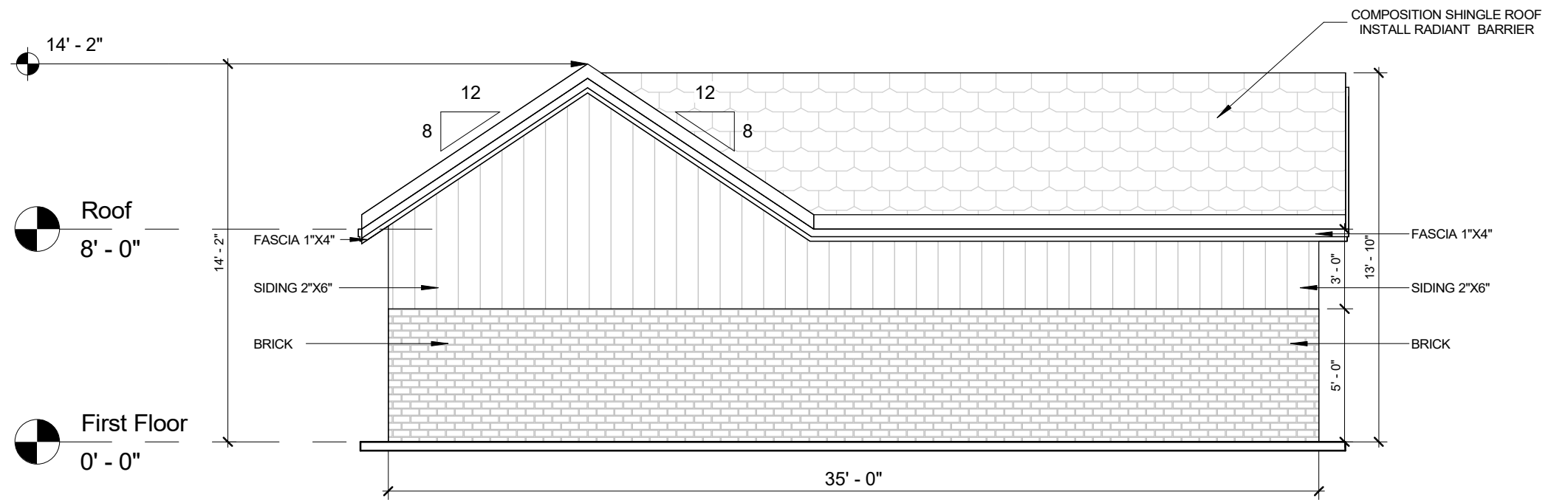
**ROOF**

Project number:  
 Date: 06/10/2025 Scale 3/16" = 1'-0"  
 Drawn by: Projects & Construction Araque





**1 Front Elevation**  
3/16" = 1'-0"



**2 Right Elevation**  
3/16" = 1'-0"



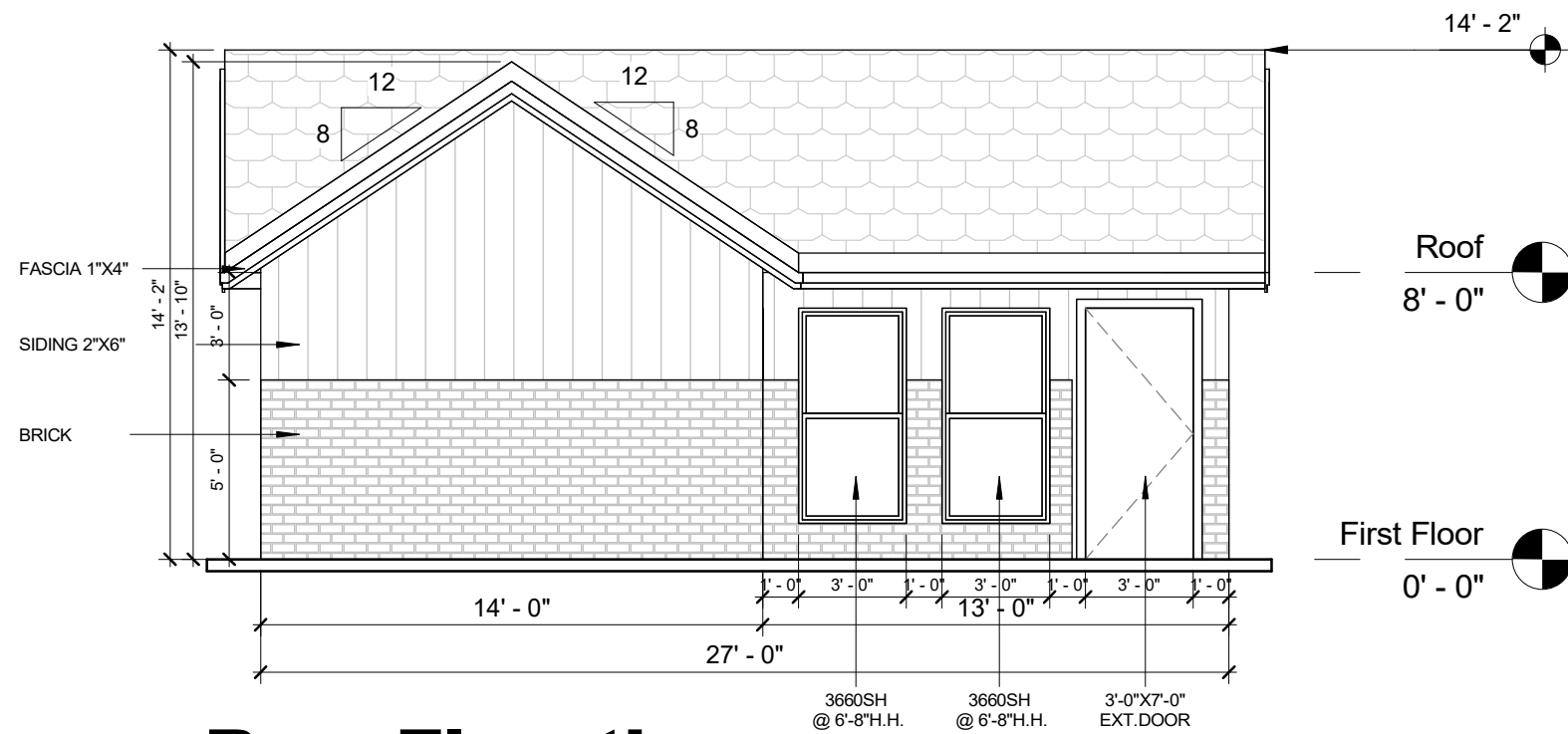
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**Project Name & Address**  
340 EVANS RD  
ROCKWALL, TX 75032  
**Legal Description**  
LOT 1, BLOCK 1

**ELEVATIONS**

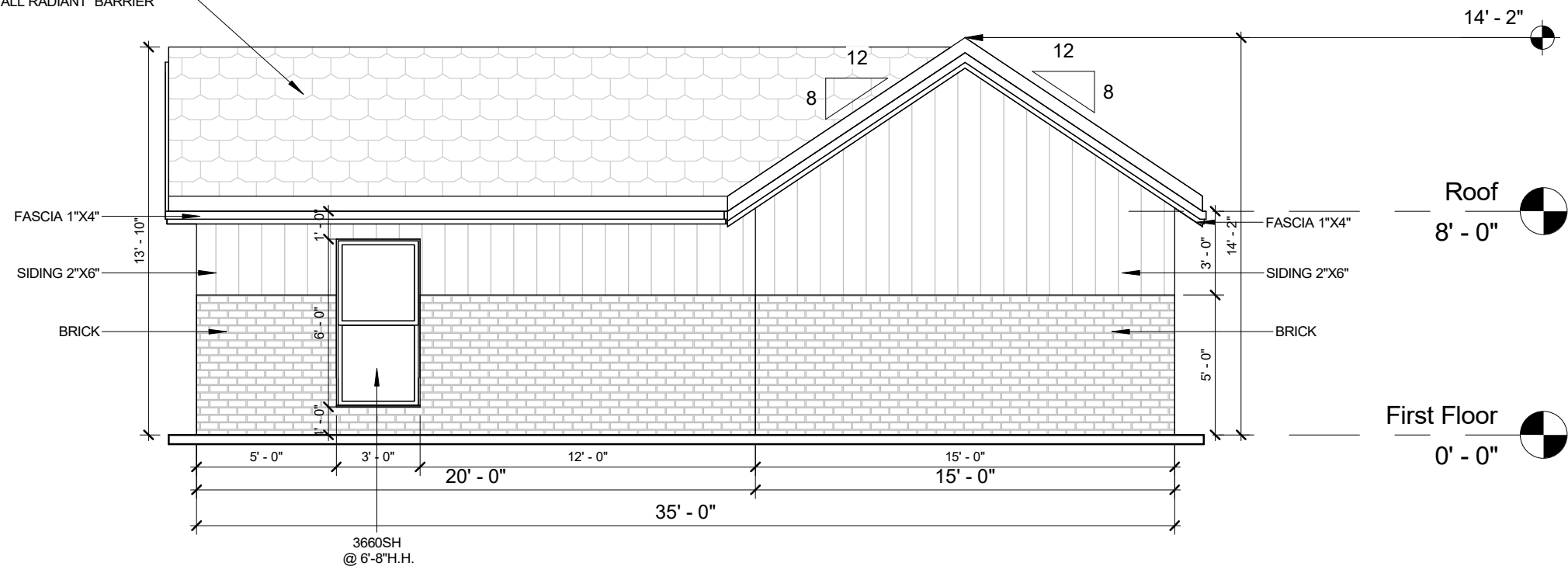
Project number:	
Date:	06/10/2025
Scale:	3/16" = 1'-0"
Drawn by: Projects & Construction Araque	



# 1 Rear Elevation

3/16" = 1'-0"

COMPOSITION SHINGLE ROOF  
INSTALL RADIANT BARRIER



# 2 Left Elevation

3/16" = 1'-0"



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

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**Project Name & Address**  
340 EVANS RD  
ROCKWALL, TX 75032  
**Legal Description**  
LOT 1, BLOCK 1

## ELEVATIONS

Project number:  
Date: 06/10/2025 Scale 3/16" = 1'-0"  
Drawn by: Projects & Construction Araque

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.2480-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL LAKE ESTATES EAST 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 Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 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 a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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



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

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 685 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 6) No additional accessory buildings will be allowed on the subject property.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025



**Exhibit 'A':**  
*Location Map*

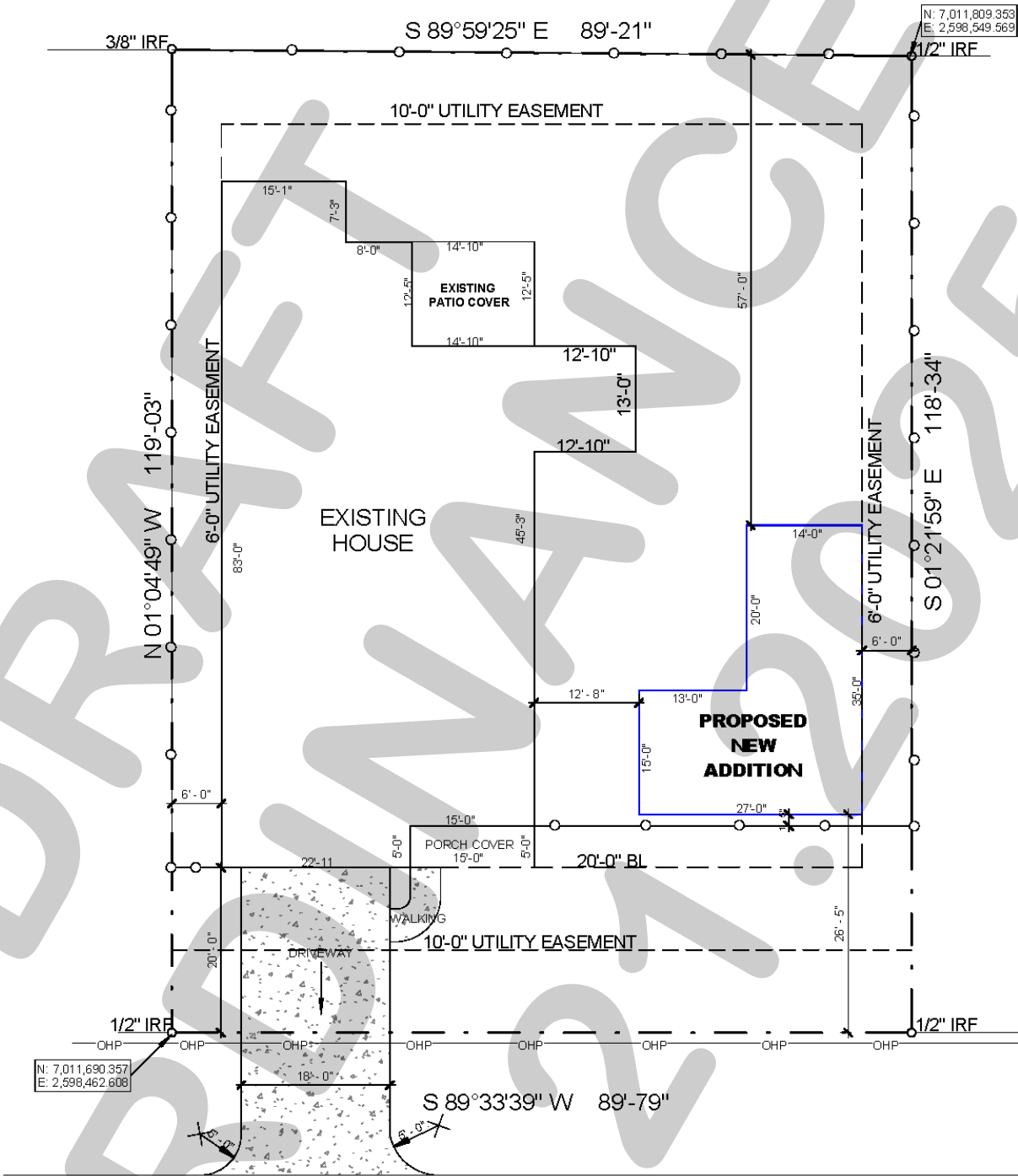
Address: 340 Evans Road

Legal Description: Lot 1, Block B, Rockwall Lake Estates East Addition





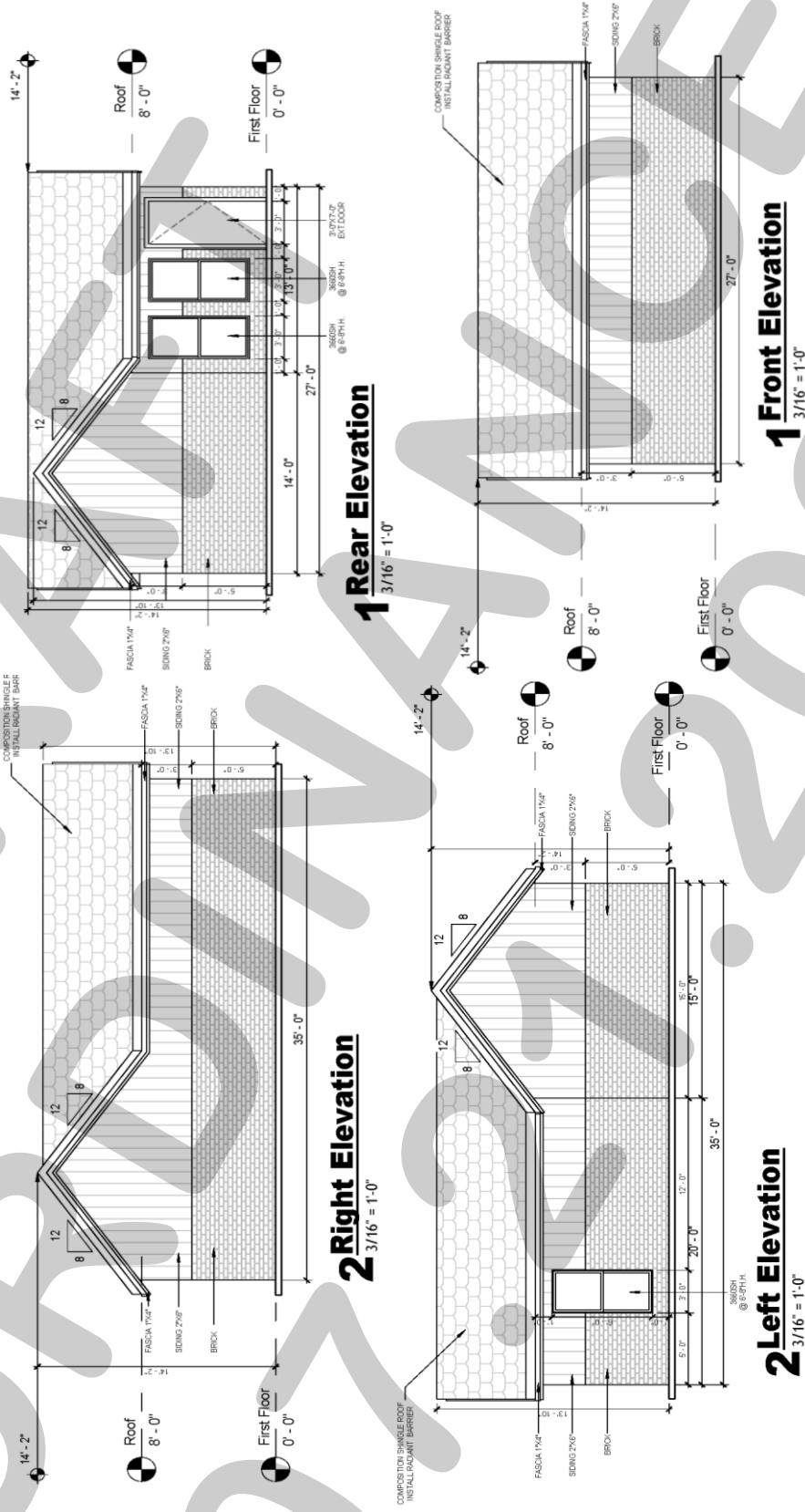
**Exhibit 'B':  
Site Plan**



**EVANS ROAD**  
50' R.O.W.

**1 Site Plan**  
1/16" = 1'-0"

**Exhibit 'C':  
Building Elevations**





July 29, 2025

TO: Paul Arce  
5807 Ranger Drive  
Rockwall, TX 75032

CC: Shirley Soto  
453 Lynne Drive  
Rockwall, TX 75032

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

SUBJECT: Z2025-041; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road*

Mr. Arce:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was denied by the City Council on July 21, 2025. The following is a record of all voting records:

*Planning and Zoning Commission*

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-1, with Commissioner Conway dissenting.

*City Council*

On July 21, 2025, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 7-0.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (i.e. an application for the same request may be filed at the applicant's discretion). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6438.

Sincerely,

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