



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 0 Evans Road Rockwall TX 75032

SUBDIVISION _____ LOT 1179 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential CURRENT USE _____

PROPOSED ZONING Residential PROPOSED USE _____

ACREAGE 0.2 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

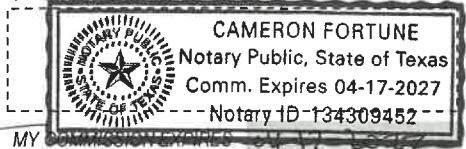
<input type="checkbox"/> OWNER	<u>Shirley Soto</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Projects & Constructions</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>PAUL ARCE Araque</u>
ADDRESS	<u>453 Lynn @ Dr</u>	ADDRESS	<u>18601 LBJ Fwy</u>
			<u>SUITE 250</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>MESQUITE TX 75150</u>
PHONE	<u>(903) 985-1425</u>	PHONE	<u>(972) 365-6823</u>
E-MAIL	<u>shirleysoto@hotmail.com</u>	E-MAIL	<u>projectsaraque41@gmail.com</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto [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 \$ 219 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF March, 2024.
OWNER'S SIGNATURE Shirley Soto



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune



Z2024-013: Specific Use Permit (SUP) for Residential Infill 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.

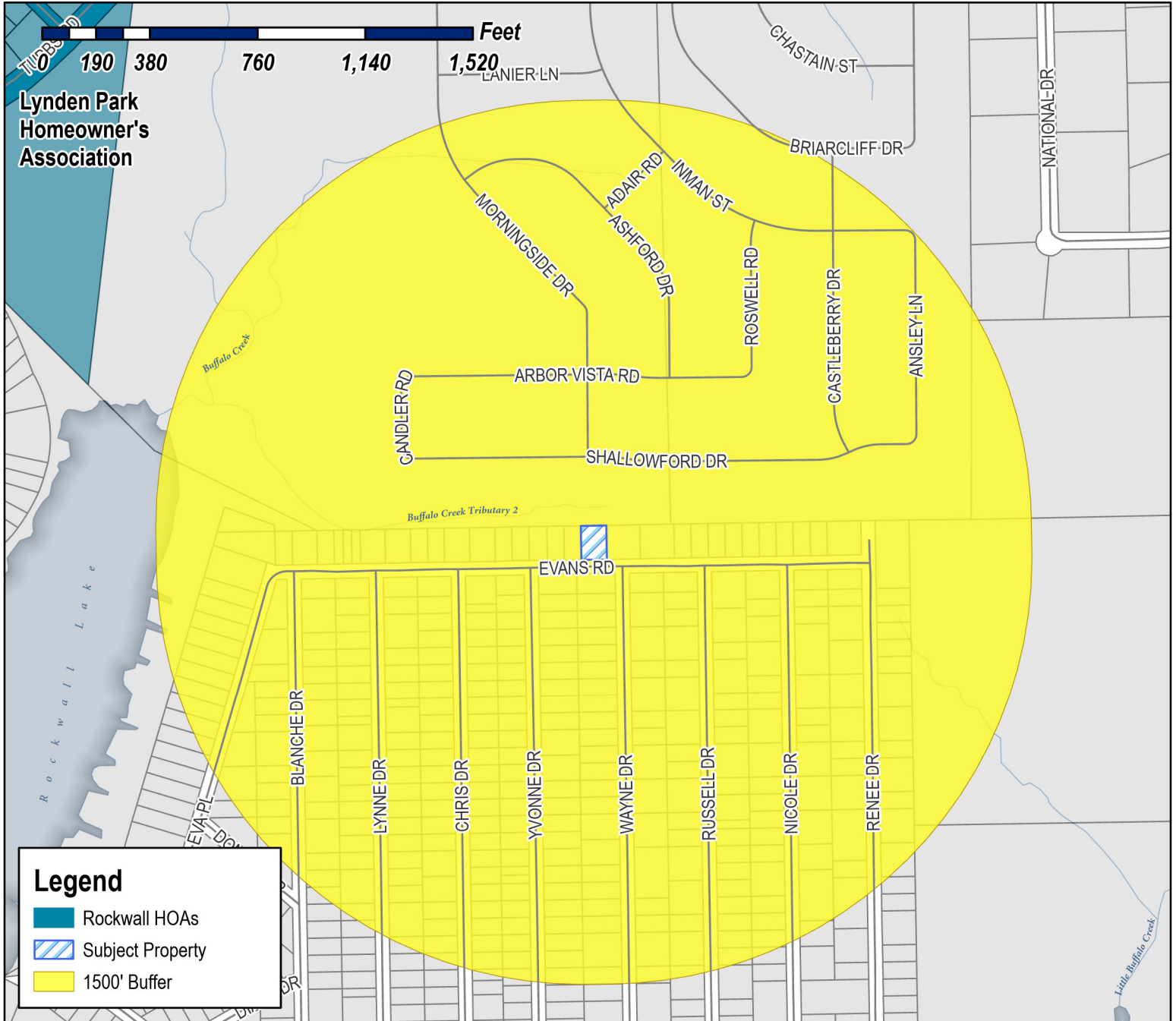




City of Rockwall

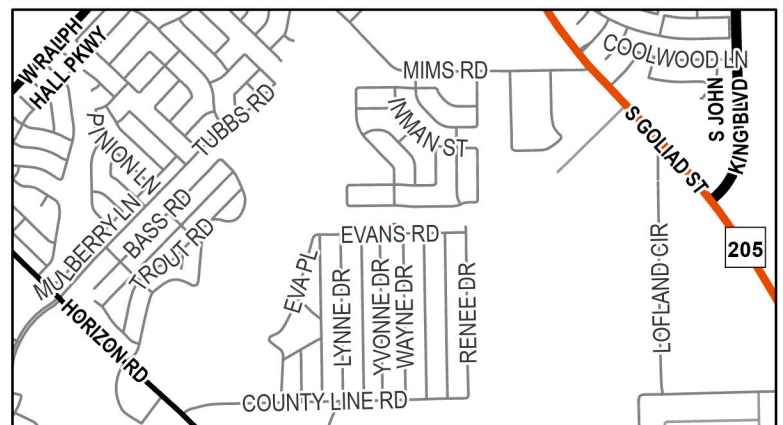
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Case Number: Z2024-013
Case Name: Specific Use Permit (SUP) for Residential Infill at 340 Evans Road
Case Type: Zoning
Zoning: Planned Development 75 (PD-75)
Case Address: 340 Evans Road

Date Saved: 3/15/2024
 For Questions on this Case Call (972) 771-7745

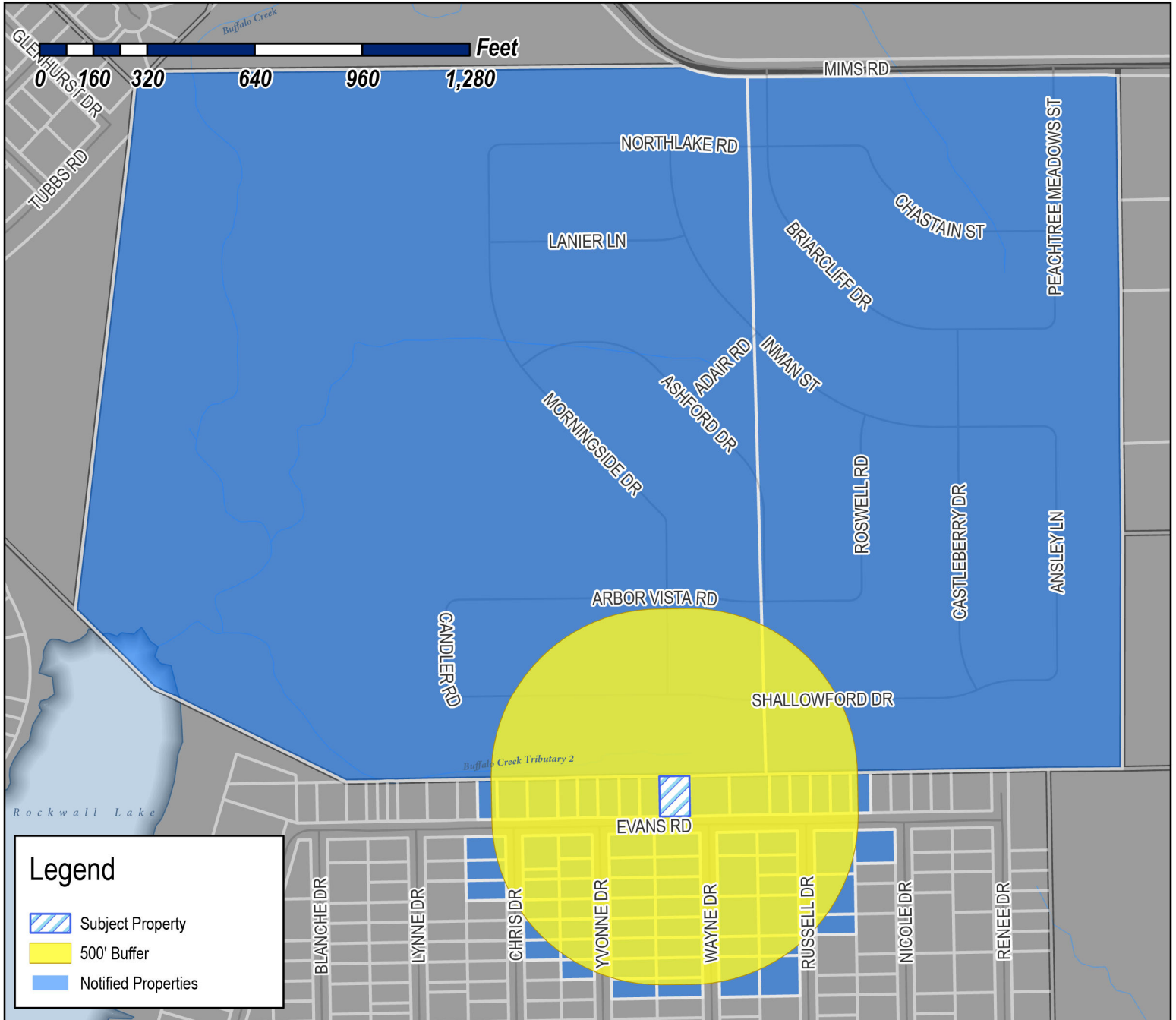




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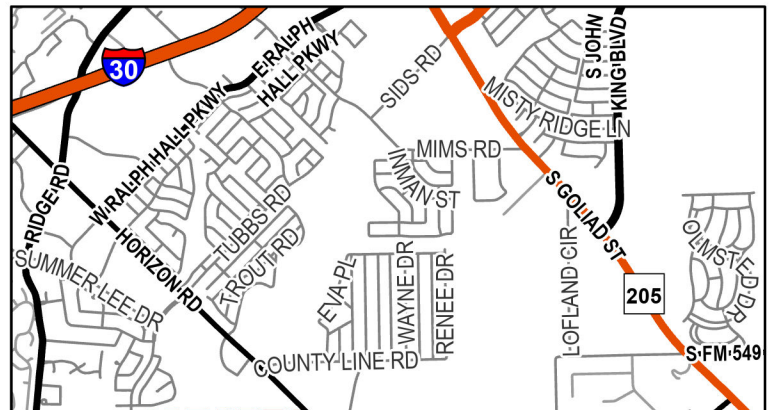
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Case Number: Z2024-013
Case Name: Specific Use Permit (SUP) for Residential Infill at 340 Evans Road
Case Type: Zoning
Zoning: Planned Development 75 (PD-75) District
Case Address: 340 Evans Road

Date Saved: 3/15/2024

For Questions on this Case Call: (972) 771-7746



SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

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

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

RODRIGUEZ ROMAN
220 EVANS RD
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA
234 EVANS RD
ROCKWALL, TX 75032

MEJIA RAMIRO
244 EVANS RD
ROCKWALL, TX 75032

NGO HA THAI AND MIA DINH
2505 WESTBANK TRL
GARLAND, TX 75042

RESIDENT
266 EVANS RD
ROCKWALL, TX 75032

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

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

RESIDENT
302 EVANS RD
ROCKWALL, TX 75032

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

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

BALDERAS GREGORY
310 EVANS RD
ROCKWALL, TX 75032

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

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

RAMIRES RAUL
358 EVANS RD
ROCKWALL, TX 75032

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

GONZALEZ NORMA PATRICIA SOLIS
388 EVANS RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO
397 CHRIS DR
ROCKWALL, TX 75032

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 75032

RESIDENT
418 EVANS RD
ROCKWALL, TX 75032

BALLEZA REAL ESTATE LLC AND
ANA QUEZADA
4408 AIKEN TRL
SACHSE, TX 75048

YANEZ SANDRA R TORRES
441 LYNNE DRIVE
ROCKWALL, TX 75032

MARTINEZ MARIO CRUZ
461 YVONNE DR
ROCKWALL, TX 75032

CRUZ MARIO
461 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
466 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
470 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
470 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
471 YVONNE DR
ROCKWALL, TX 75032

SOTO DOMINGO
471 WAYNE DR
ROCKWALL, TX 75032

MORENO ORALIA SOLIS
474 BASS ROAD
ROCKWALL, TX 75032

MORENO LUIS NOE
474 BASS ROAD
ROCKWALL, TX 75032

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

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

GUEVARA MARIA
482 YVONNE DRIVE
ROCKWALL, TX 75032

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

PAYNE MILDRED IRENE
487 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
488 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
491 YVONNE DR
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA
491 CHRIS DR
ROCKWALL, TX 75032

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 75032

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 75032

JIMENEZ LEONARDO
5201 KELSO LN
GARLAND, TX 75043

RESIDENT
521 YVONNE DR
ROCKWALL, TX 75032

GANUS HUGH
524 SESAME DR
MESQUITE, TX 75149

VASQUEZ JAVIER AND LILIANA
524 YVONNE DR
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ
525 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
528 CHRIS DR
ROCKWALL, TX 75032

DIAZ MANUEL & ROSARIO
528 WAYNE DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
531 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
534 YVONNE DR
ROCKWALL, TX 75032

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

STRICKLAND TARA
536 WAYNE DR
ROCKWALL, TX 75032

OBRIEN ELLEN K
537 RUSSELL DR
ROCKWALL, TX 75032

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 75032

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

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

SAFRA PROPERTIES INC
PO BOX 69
ROCKWALL, TX 75087

1/2" IRF FOR WITNEES
S 25°28'38" W 1'-45"

NOTE:
SAYING MINIMUM
SLOPE OF 1/4:12 ON
INTERSECTIONS

0'-1" OFF

3/8" IRF FOR WITNEES
N 0°35'53"

N 00°30'00" W 120'-00"

N 89°30'00" E 90'-00"

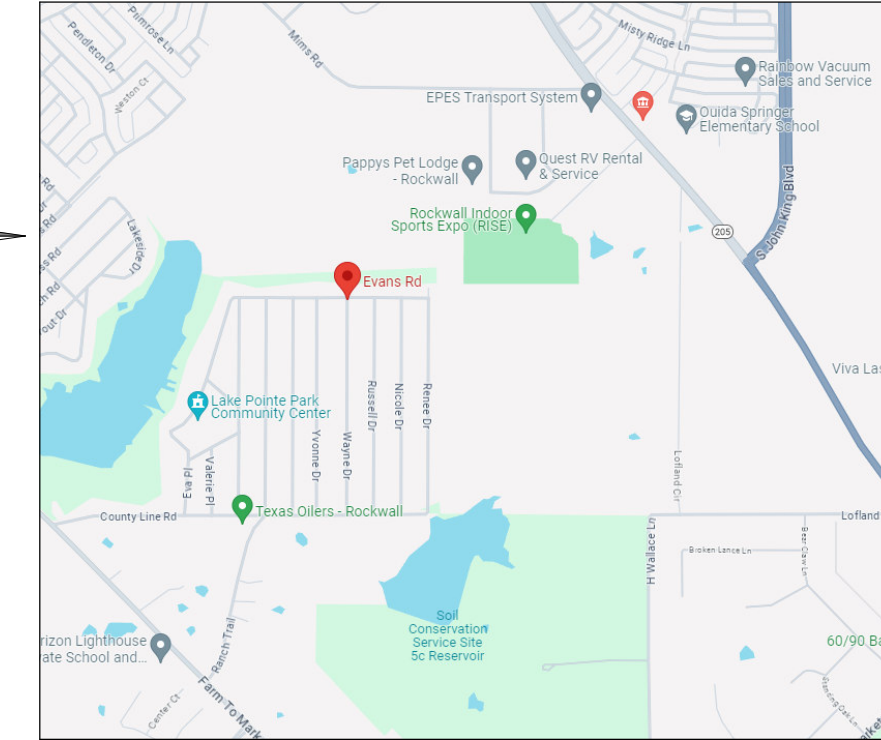
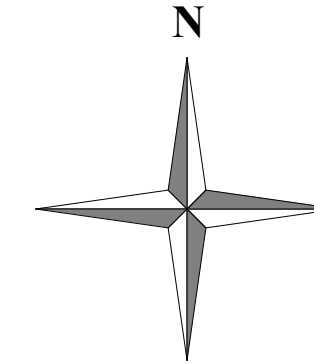
S 00°30'00" E 120'-00"

**NEW HOUSE
PROPOSED
3.306 SG/FT**

15'-0"
**PROPOSED
PORCH COVER**

14'-10"
**PROPOSED
PATIO COVER**

FRAME
SHED NO
FOUNDATION



VICINITY MAP

**EVANS ROAD
LOT 1179**

Proposed Floor Plan	2,417.5 SG/FT
Total New Construction	2,417.5 SG/FT
Proposed Garage	469.4 SG/FT
Proposed Porch Cover	75 SG/FT
Proposed Patio Cover	344.1 SG/FT
Total New Construction	3,306 SG/FT
Lot	1179
Country	Dallas
City	Rockwall
Lot Area	0.2 ACRES
Max Lot Coverage	35%
Lot Coverage	65%

1 Site Plan
1" = 10'-0"

EVANS ROAD
50' R.O.W.



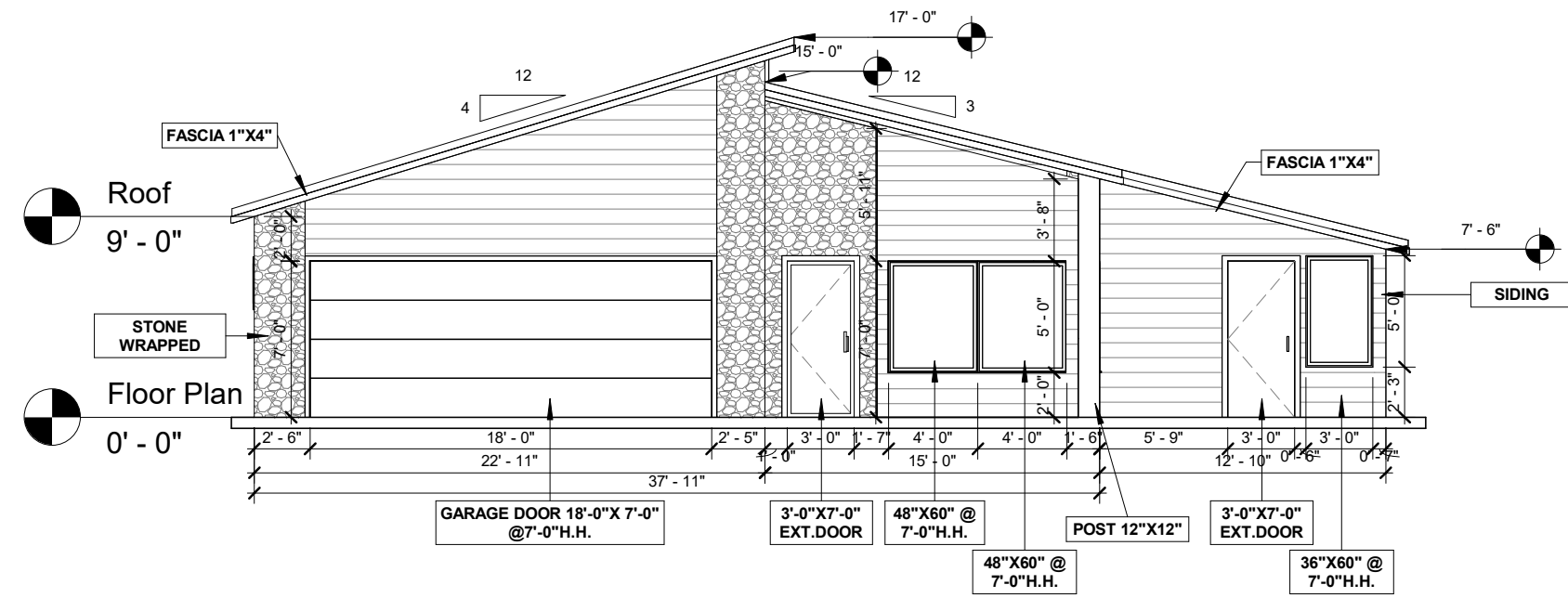
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND 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
EVANS ROAD

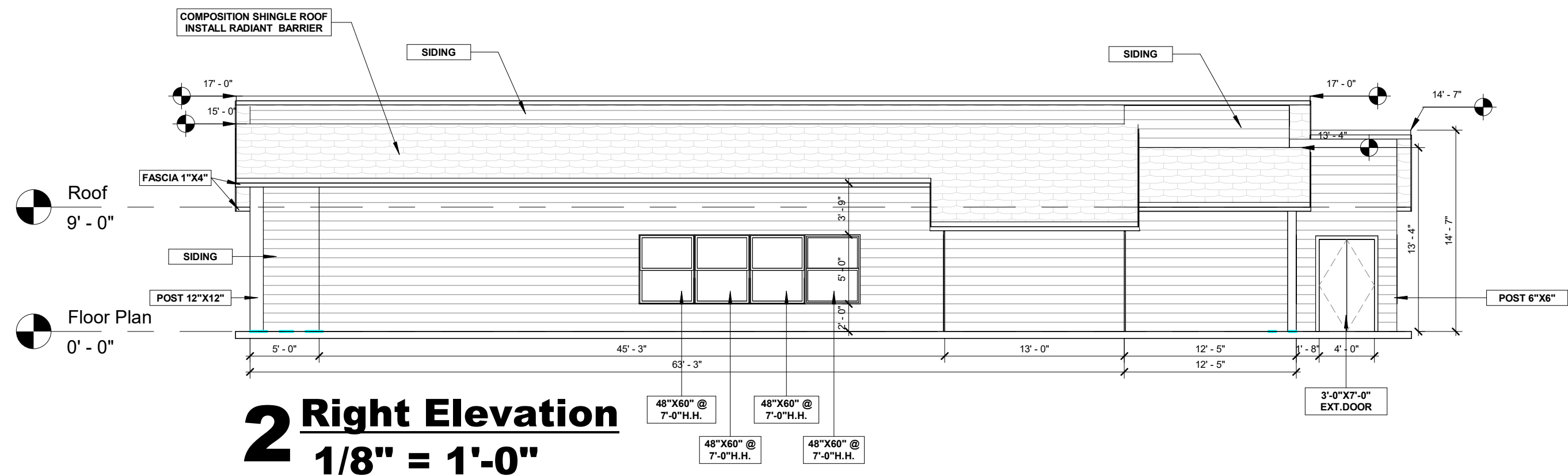
Legal Description
LOT 1179

SITE PLAN

Project number:
Date: 02/17/2024 Scale 1" = 10'-0"
Drawn by: Projects & Construction Araque



1 Front Elevation
1/8" = 1'-0"



2 Right 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.

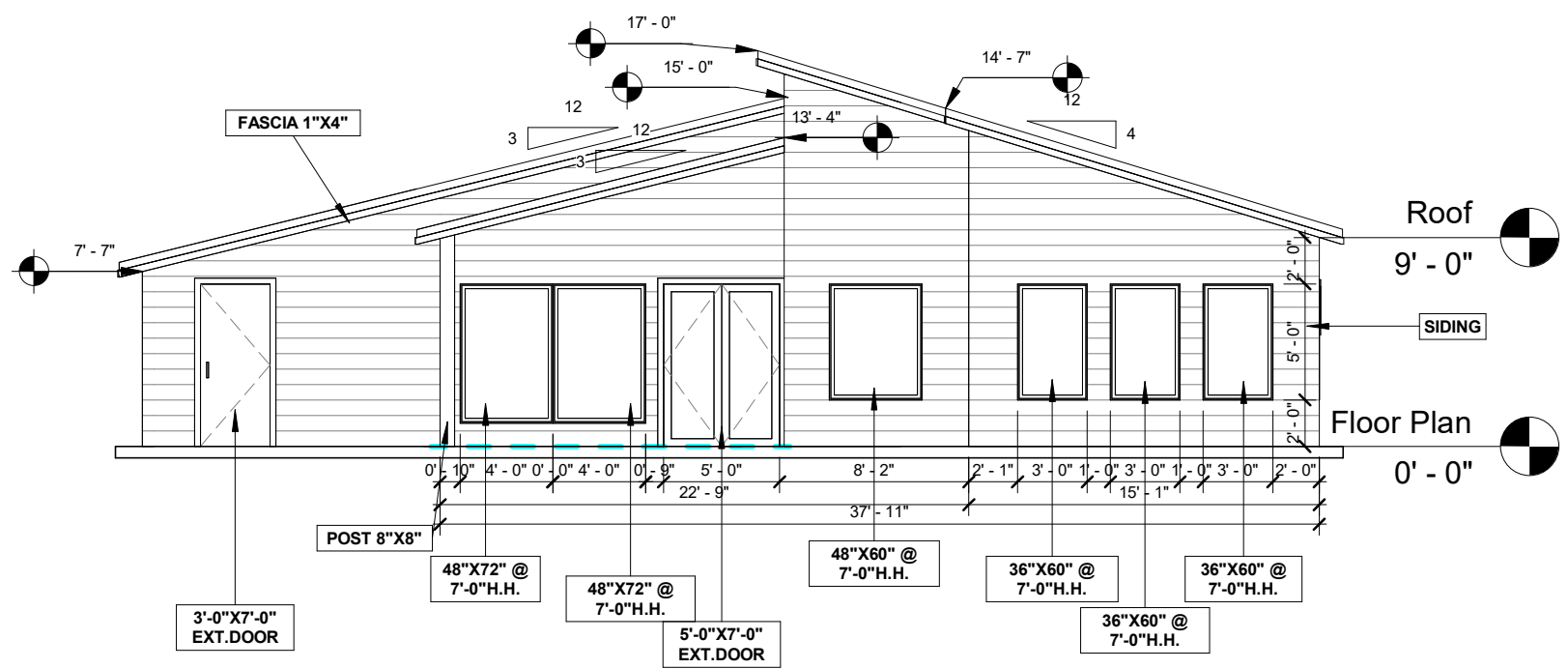
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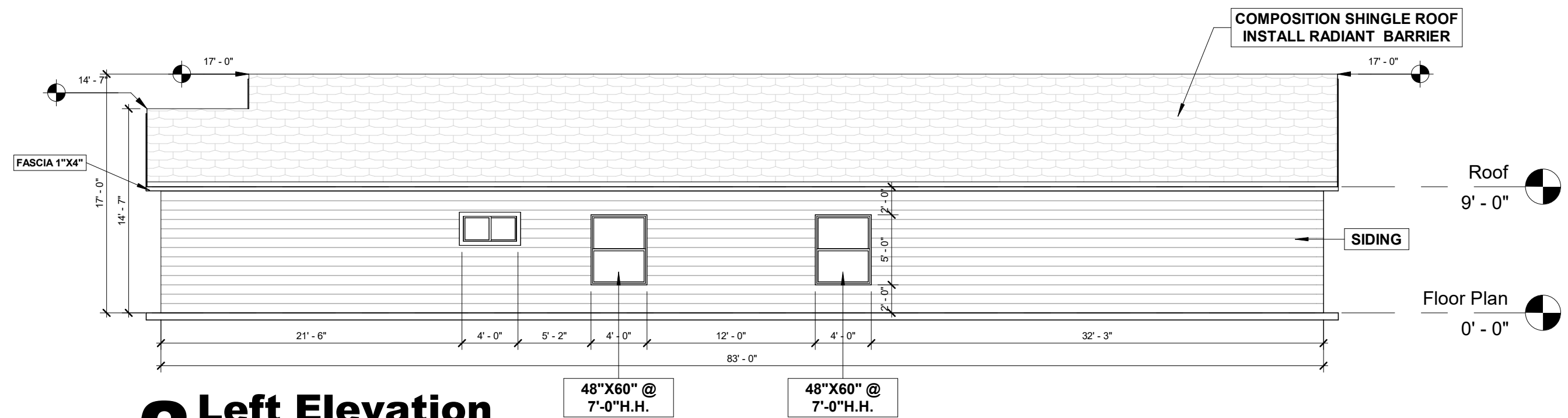
Legal Description
 LOT 1179

ELEVATIONS

Project number:
 Date: 02/17/2024 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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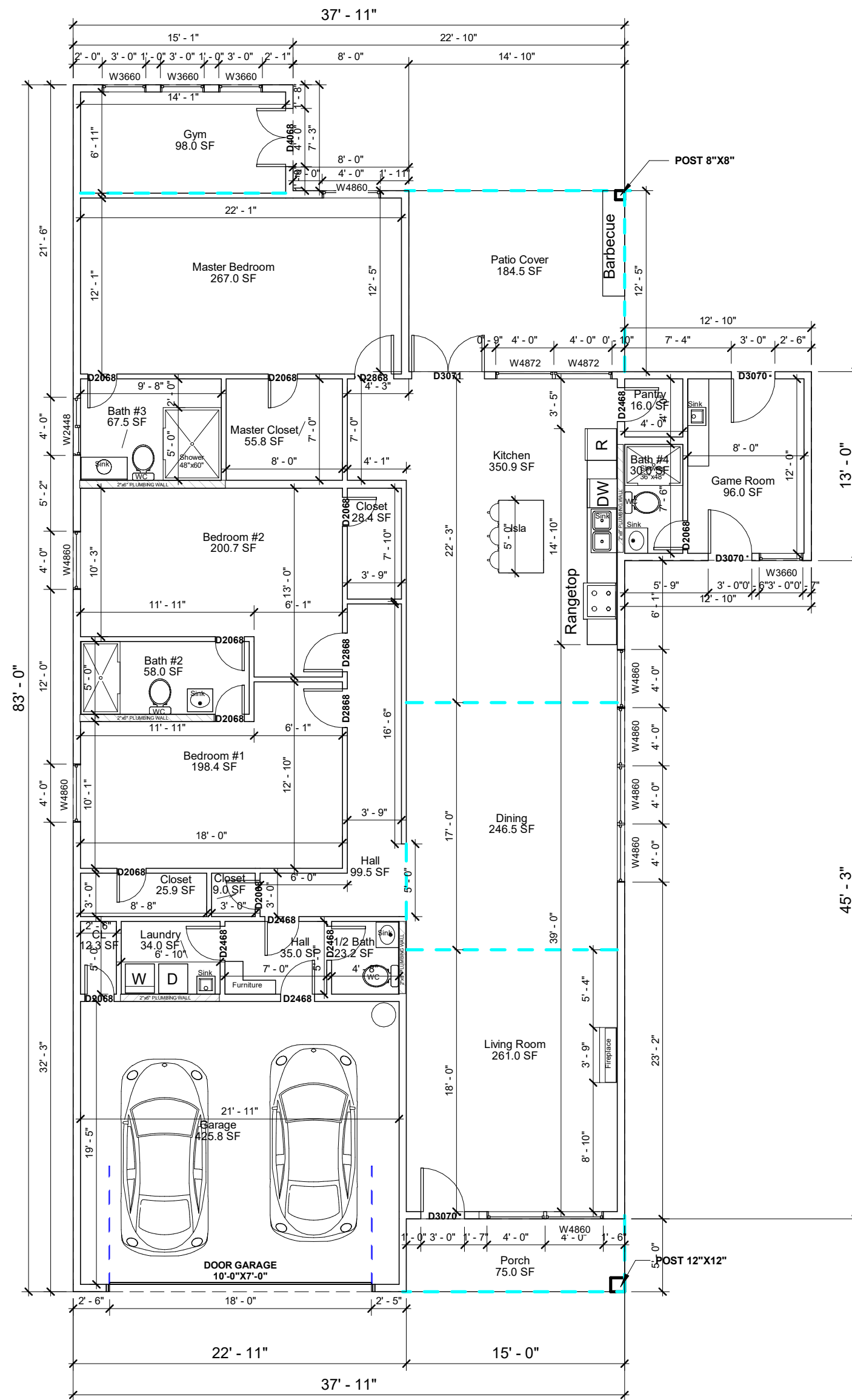
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Project Name & Address
 EVANS ROAD

Legal Description
 LOT 1179

ELEVATIONS	
Project number:	
Date:	02/17/2024
Scale:	1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

10.1



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

Door Schedule				
Phase Created	Mark	Type	Width	Height
New Construction	D2068	24" x 80"	2' - 0"	6' - 8"
New Construction	D2468	28" x 80"	2' - 4"	6' - 8"
New Construction	D2868	32" x 80"	2' - 8"	6' - 8"
New Construction	D3070	36" x 84"	3' - 0"	7' - 0"
New Construction	D3071	60" x 84"	5' - 0"	7' - 0"
New Construction	D4068	48" x 80"	4' - 0"	6' - 8"
New Construction	DOOR GARAGE 10'-0"X7'-0"	108" x 84"	18' - 0"	7' - 0"
Grand total: 23				

Window Schedule				
Phase Created	Mark	Type	Height	Width
New Construction	W2448	0915 x 1220mm	2' - 0"	4' - 0"
New Construction	W3660	36"x60"	5' - 0"	3' - 0"
New Construction	W4860	48"x60"	5' - 0"	4' - 0"
New Construction	W4860	48"x60"	5' - 0"	4' - 0"
New Construction	W4868	48"x60"	5' - 0"	4' - 0"
New Construction	W4872	48"x72"	6' - 0"	4' - 0"
Grand total: 16				



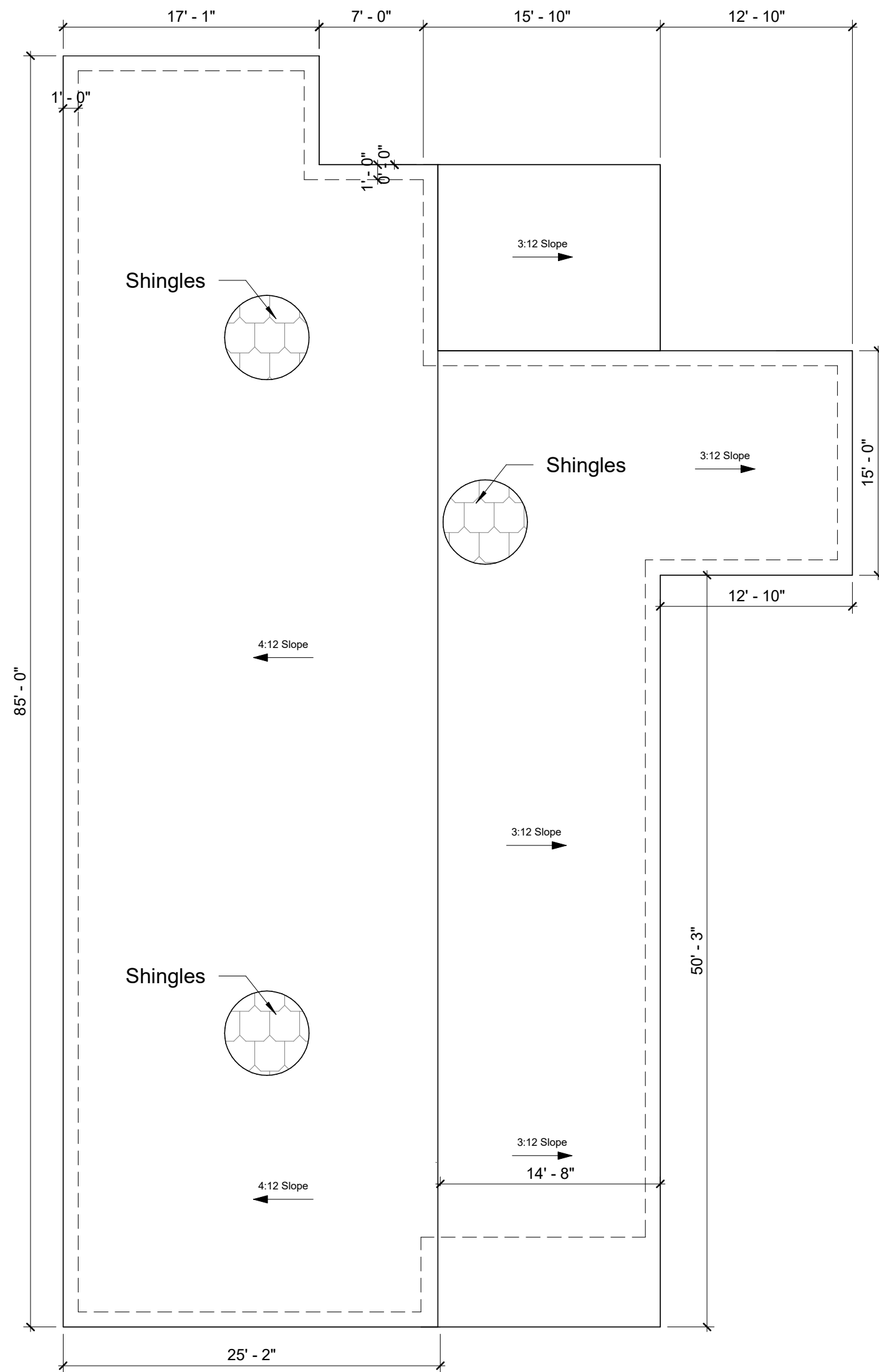
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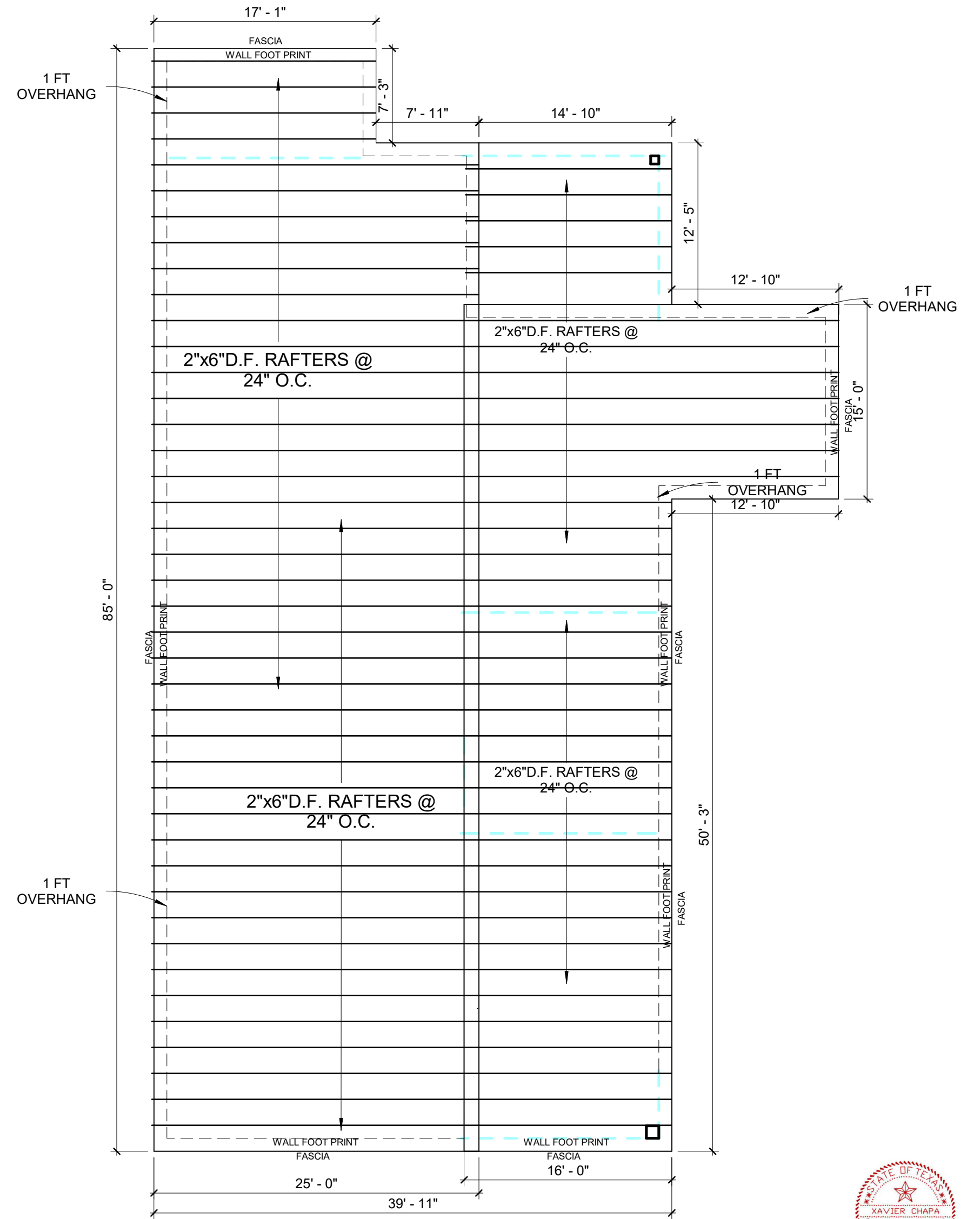
Project Name & Address
 EVANS ROAD
Legal Description
 LOT 1179

FLOOR PLAN

Project number:
 Date: 02/17/2024 Scale 1/8" = 1'-0"
 Drawn by: Projects & Construction Araque



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



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
 EVANS ROAD

Legal Description
 LOT 1179

ROOF

Project number:

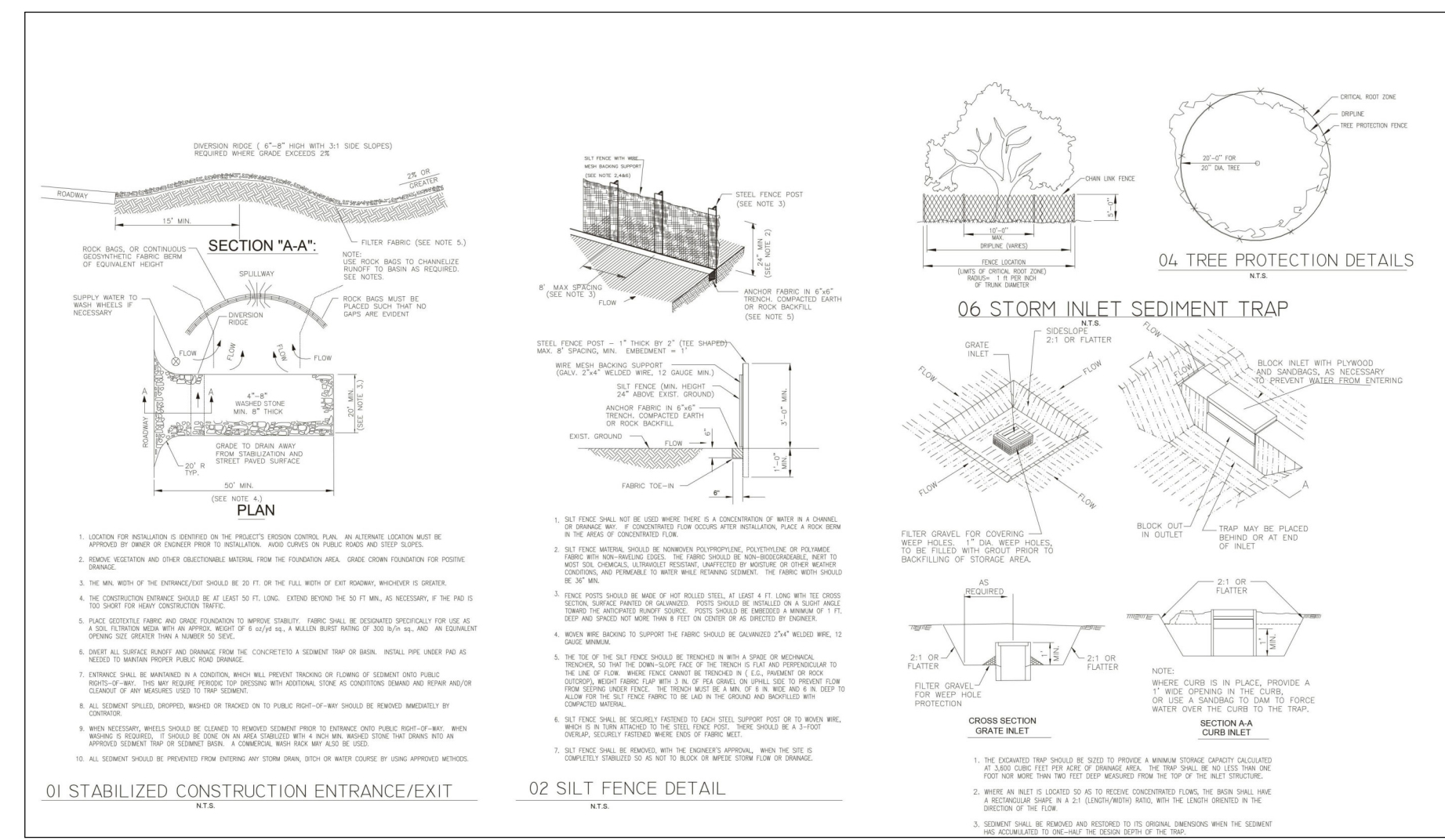
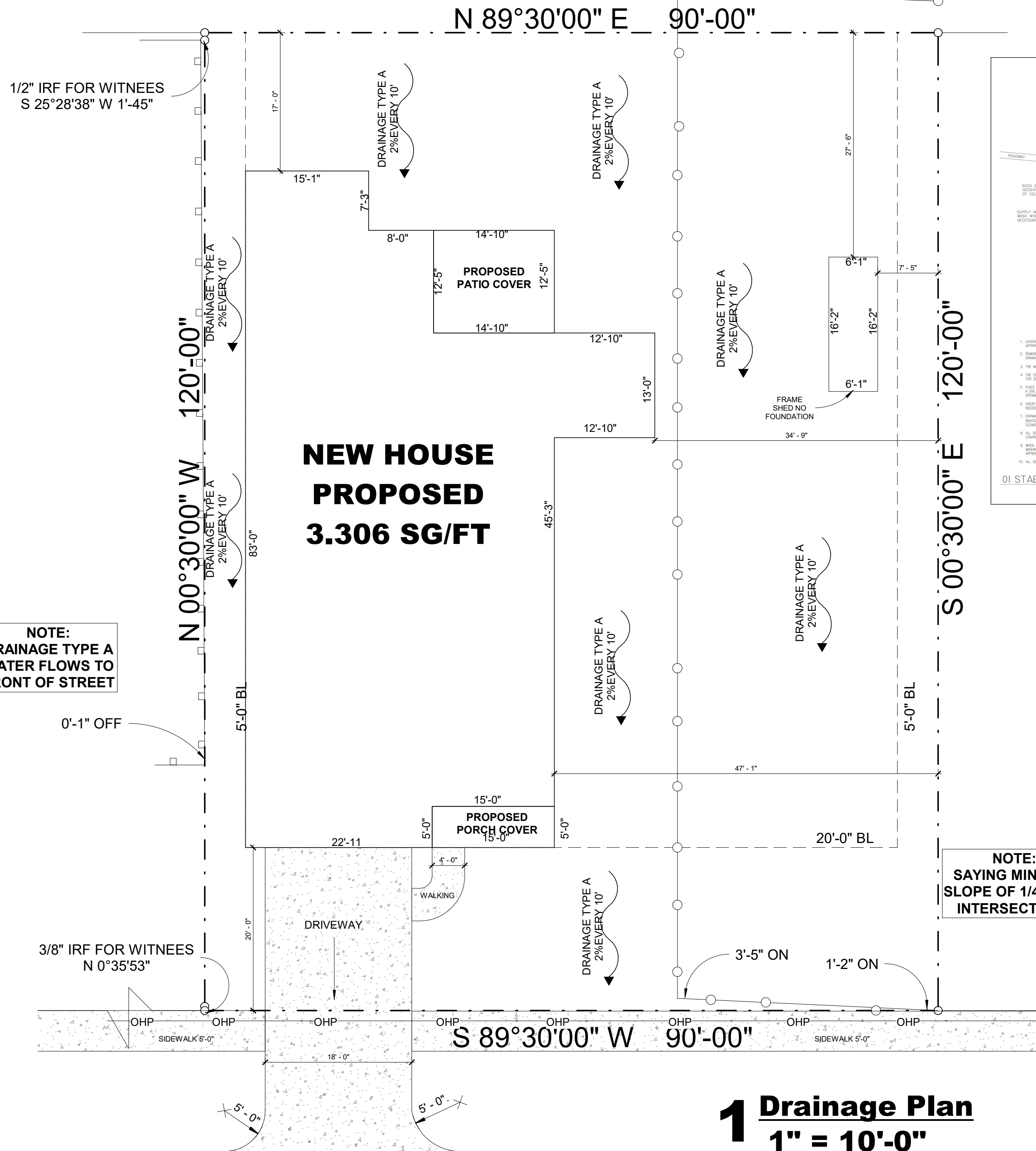
Date:

02/17/2024

Scale

1/8" = 1'-0"

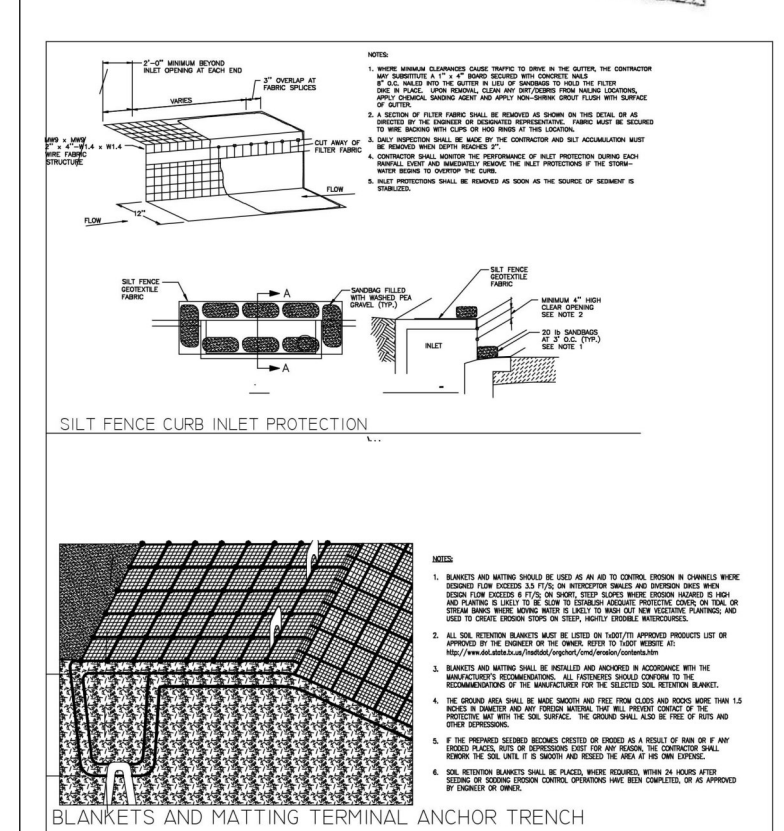
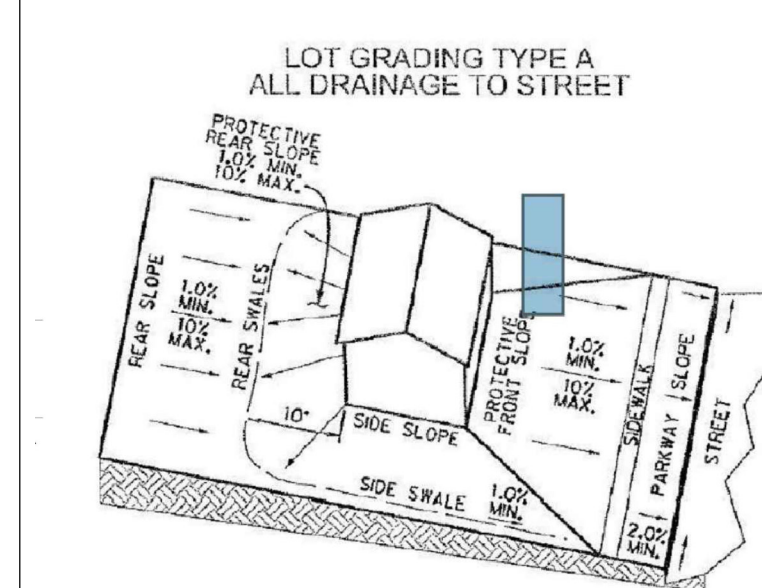
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PROPOSED LOT DRAINAGE

Single family lots must be graded in conformance with the grading plan established for the subdivision where applicable, and should normally follow FHA lot grading patterns shown on the right. Types A and B are preferred but Type C (all drainage to rear) but a swale is required at the bottom of the yard to intercept runoff if the rear yard exceeds 2%. Runoff must be picked up in a street right-of-way or drainage easement after crossing more than two neighboring lots. Any exception to these conditions will be subject to special approval and inspections.

The lot must be graded to provide a finished floor elevation 12 above the surrounding land and crown of street, and drain away from the foundation as shown below. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces, in order to sustain vegetation after construction is complete.



NOTE:
SAYING MINIMUM
SLOPE OF 1/4:12 ON
INTERSECTIONS

1 Drainage Plan
1" = 10'-0"

EVANS ROAD
50' R.O.W.



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Project Name & Address
EVANS ROAD

Legal Description
LOT 1179

DRAINAGE PLAN	
Project number:	
Date:	02/17/2024
Scale:	1" = 10'-0"
Drawn by: Projects & Construction Araque	