



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

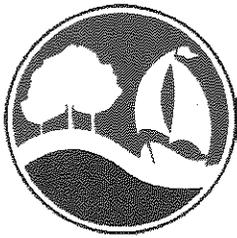
PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE 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 1722 Ridge Rd Rockwall, TX

SUBDIVISION Estates of Coast Royale #1

LOT 4

BLOCK C

GENERAL LOCATION Ridge and Yellow Jacket

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 Harris Family Lake House LLC

APPLICANT

CONTACT PERSON Preston Harris

CONTACT PERSON

ADDRESS 1722 Ridge Rd

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 214.384.4525

PHONE

E-MAIL prestoncharris@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ 237.83 _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____

OWNER'S SIGNATURE

SEE ATTACHMENT

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 3/14/24 before me, J. Gaspar, Notary Public
(insert name and title of the officer)

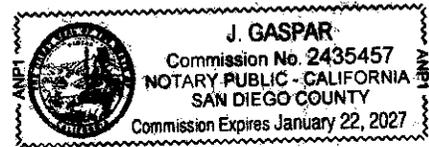
personally appeared Preston C. Harris
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Gaspar

(Seal)



March 14, 2024

Preston Harris
1722 Ridge Rd
Rockwall, TX 75087

To Whom It May Concern:

I hope this letter finds you all well. Harris Family Lake House and it's majority owner Preston Harris are submitting for a Special Use Permit pertaining to a sport court that has been built on the family property. We regret we are submitting for the application post construction. Unfortunately when doing an internet search for if we needed a permit for a pickleball court, a sport court, or basketball court we failed to find any relevant information stating we needed one. Also, after discussing with the court's builder, we were also advised by them that a permit was not needed. We did take their advice and concluded that a permit was not needed.

We are here to rectify that situation today after being notified in early March that our conclusion was incorrect. Please take into consideration that avoiding the permitting process was never our intent.

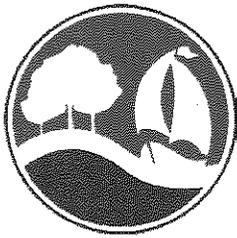
Thank you again for your consideration on this matter,

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Preston Harris







DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CONTACT PERSON Preston Harris

CONTACT PERSON

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CITY, STATE & ZIP

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PHONE

E-MAIL prestoncharris@gmail.com

E-MAIL

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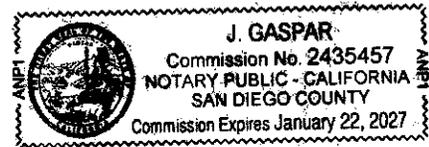
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Gaspar

(Seal)





Z2024-012: Specific Use Permit (SUP) For a Pickle Ball Court at 1722 Ridge Road

SF-10

PD-4

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.

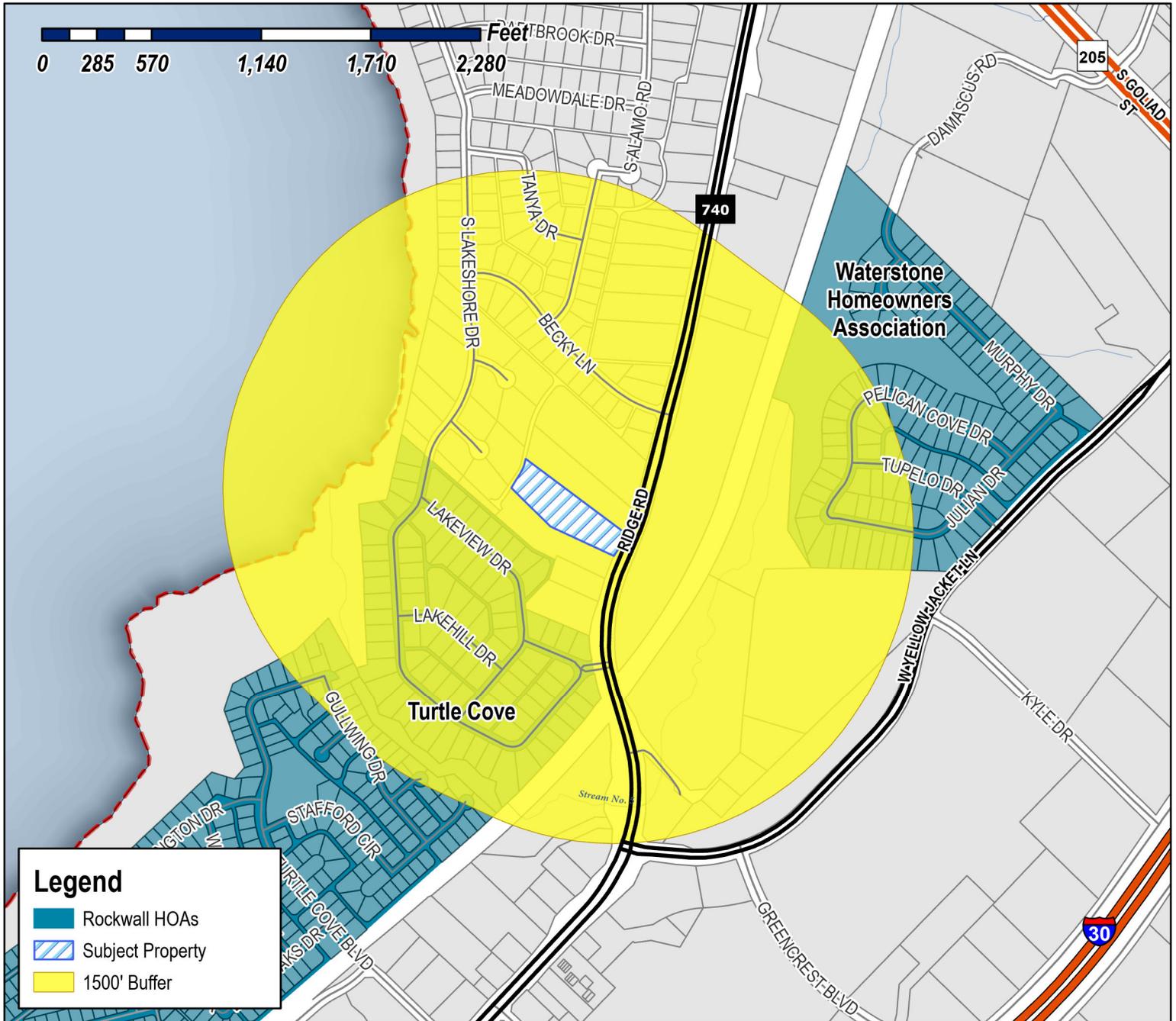




City of Rockwall

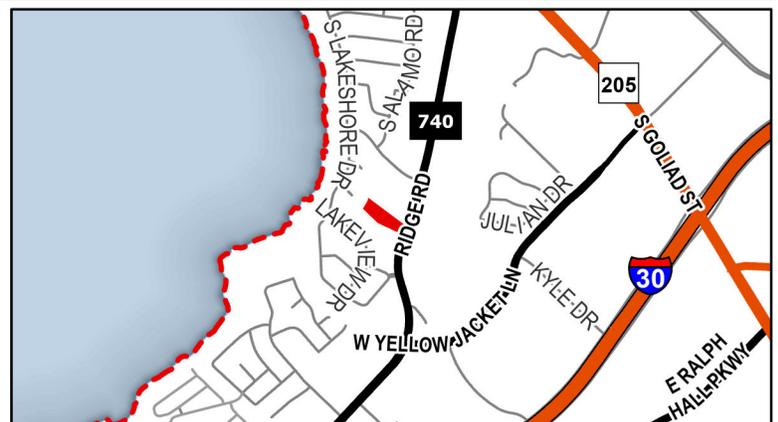
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Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

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

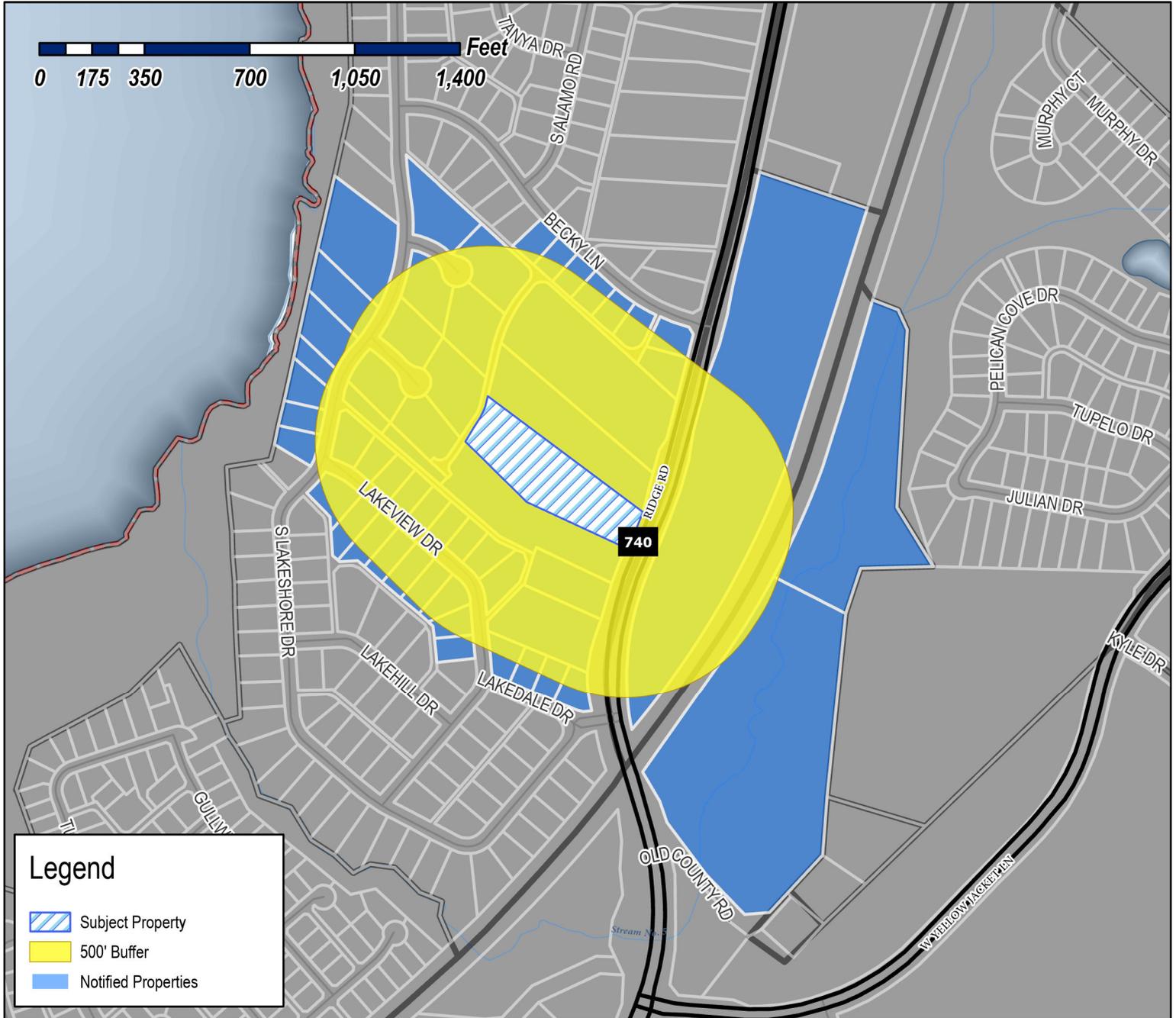




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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

Date Saved: 3/14/2024

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



NEUFELL JAMES V AND FRANCINE M
101 BECKY LN
ROCKWALL, TX 75087

RESIDENT
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

WEST KENDRA LYNN AND
JOHN HENRY LEWIS
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

AZULAY TJ AND MELINDA
105 EMERALD COVE
HEATH, TX 75032

MARTINEZ GRACE & JESSE LEE III
106 LAKEDALE DR
ROCKWALL, TX 75087

RESIDENT
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

WELLS RACHEL MARY
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON JOSE ENRIQUE AND ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N
1600 RIDGE RD
ROCKWALL, TX 75087

STAGGS STEVEN C & MARLYN D
1601 SEASCAPE CT
ROCKWALL, TX 75087

RESIDENT
1602 RIDGE RD
ROCKWALL, TX 75087

FIELDS R THEODORE JR &
ALEXIA C
1603 SEASCAPE CT
ROCKWALL, TX 75087

WRIGHT JOHN & SUSAN
1605 SEASCAPE CT
ROCKWALL, TX 75087

RYAN THOMAS M & ROXANN W
1607 SEASCAPE CT
ROCKWALL, TX 75087

KENNETH & GLENDA JONES FAMILY TRUST
KENNETH RAY JONES AND GLENDA JOYCE
JONES- TRUSTEES
1608 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1609 CAPE HATTERAS PL
ROCKWALL, TX 75087

BATIZ HECTOR
1611 CAPE HATTERAS PLACE
ROCKWALL, TX 75087

MILLER LIVING TRUST
ROLAND MORRIS MILLER III TRUSTEE
1612 S LAKESHORE DR
ROCKWALL, TX 75087

NOBLIE LESLIE A
1613 CAPE HATTERAS PL
ROCKWALL, TX 75087

RIOS LUISA N AND MANOLO
1614 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1615 CAPE HATTERAS PL
ROCKWALL, TX 75087

HARRIS FAMILY LAKE HOUSE, LLC
1663 MISSOURI ST
SAN DIEGO, CA 92109

SINGER JOHN B JR & GAIL P
1702 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1726 RIDGE RD
ROCKWALL, TX 75087

HATCHER JASON &
NATASHA HATCHER
1728 RIDGE RD
ROCKWALL, TX 75087

HARMON MICHAEL JOHN
1802 S LAKESHORE ROAD
ROCKWALL, TX 75087

TOLMAN JENNIFER L
1804 S LAKESHORE DR
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER
1902 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1905 LAKESHORE DR
ROCKWALL, TX 75087

NEVITT THERESA T
201 BECKY LN
ROCKWALL, TX 75087

LYNAS GERALD ETUX
203 BECKY LN
ROCKWALL, TX 75087

PODREBARAC MATTHEW & ABIGAIL LYNN
205 LAKEVIEW DR
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

BROYLES LYNN
207 LAKEVIEW DR
ROCKWALL, TX 75087

HAYNES PETER & JANNA
208 LAKEVIEW DRIVE
ROCKWALL, TX 75087

KELLY HUGH LAWRENCE
209 LAKEVIEW DR
ROCKWALL, TX 75087

VOLESKY TAYLOR &
ERIC MAURO
210 LAKEVIEW DR
ROCKWALL, TX 75087

TURNER BILLIE SUE
211 LAKEVIEW DR
ROCKWALL, TX 75087

LYON ROBERT L SR & PATRICIA R
212 LAKEVIEW DR
ROCKWALL, TX 75087

TAYLOR RONALD R & ELIZABETH R
213 LAKEVIEW DR
ROCKWALL, TX 75087

FENTON DONYELLE
214 LAKEVIEW DRIVE
ROCKWALL, TX 75087

STOOKSBERRY CECIL R AND KIM
215 LAKEVIEW DR
ROCKWALL, TX 75087

ODEN ELRA C
216 LAKEVIEW DR
ROCKWALL, TX 75087

MCCRACKEN SUSAN M
217 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
218 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
219 LAKEVIEW DR
ROCKWALL, TX 75087

DEFAZIO RODERICK S & MARGARET R
220 LAKEVIEW DR
ROCKWALL, TX 75087

CARROLL ANGELA C & CHRIS S
222 LAKEVIEW DR
ROCKWALL, TX 75087

HULLUM RANDY LEE
2795 COUNTY ROAD 3210
LONE OAK, TX 75453

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
301 MCKINNEY ST
FARMERSVILLE, TX 75442

SOLENA GROUP, LLC
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS LLC
C/O HUDSON HOMES MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL STE
1800
DALLAS, TX 75204

HALL BRANDON & ADRIENNE
P. O. BOX 201
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

March 14, 2024

Preston Harris
1722 Ridge Rd
Rockwall, TX 75087

To Whom It May Concern:

I hope this letter finds you all well. Harris Family Lake House and it's majority owner Preston Harris are submitting for a Special Use Permit pertaining to a sport court that has been built on the family property. We regret we are submitting for the application post construction. Unfortunately when doing an internet search for if we needed a permit for a pickleball court, a sport court, or basketball court we failed to find any relevant information stating we needed one. Also, after discussing with the court's builder, we were also advised by them that a permit was not needed. We did take their advice and concluded that a permit was not needed.

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Thank you again for your consideration on this matter,

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Preston Harris





PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: Z2024-012
PROJECT NAME: Specific Use Permit for 1722 Ridge Road
SITE ADDRESS/LOCATIONS: 1722 RIDGE RD, ROCKWALL, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/22/2024	Approved w/ Comments

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2024-012) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District.

I.5 According to Subsection 02.02.B.21, A Private Tennis Court is defined as "(a) surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for night play in residential areas except as may be otherwise permitted."

I.6 Based on the photos provided by the applicant there is one light pole, with two (2) fixtures. The fixtures are unshielded and not oriented downward as to reduce spill over onto an adjacent property. That being said, the nearest adjacent property is 60-feet from the lighting, and the single-family home is located uphill.

I.7 According to the Land Use Charts of the Unified Development Code (UDC), a Private Tennis Court is permitted by Specific Use Permit (SUP).

M.8 Please review the attached Draft Ordinance prior to the March 26, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 2, 2024.

I.9 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 April 2, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 9, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024.

I.10 The projected City Council meeting dates for this case will be April 15, 2024 [1st Reading] and May 6, 2024 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Please show the existing 15' utility easement on this plan to ensure the pickle ball courts are not located within that easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments

03/21/2024: PERMITS ARE REQUIRED FOR THE RETAINING WALL, CONCRETE AND ELECTRICAL FOR THE LIGHT AND PLUGS

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/15/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved

No Comments



Z2024-012: Specific Use Permit (SUP) For a Pickle Ball Court at 1722 Ridge Road

Please show the existing 15' utility easement on this plan to ensure the pickle ball courts are not located within that easement.



SF-10

740

PD-4

Case Location Map =

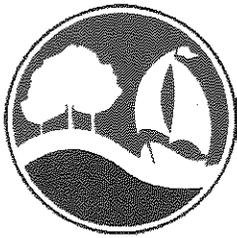


City of Rockwall

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

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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 1722 Ridge Rd Rockwall, TX

SUBDIVISION Estates of Coast Royale #1

LOT 4

BLOCK C

GENERAL LOCATION Ridge and Yellow Jacket

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 Harris Family Lake House LLC

APPLICANT _____

CONTACT PERSON Preston Harris

CONTACT PERSON _____

ADDRESS 1722 Ridge Rd

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE 214.384.4525

PHONE _____

E-MAIL prestoncharris@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ 237.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____

OWNER'S SIGNATURE

SEE ATTACHMENT

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 3/14/24 before me, J. Gaspar, Notary Public
(insert name and title of the officer)

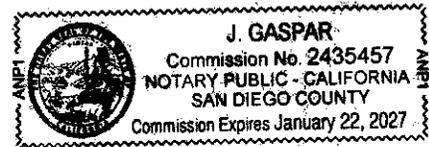
personally appeared Preston C. Harris
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Gaspar

(Seal)





Z2024-012: Specific Use Permit (SUP) For a Pickle Ball Court at 1722 Ridge Road

SF-10

PD-4

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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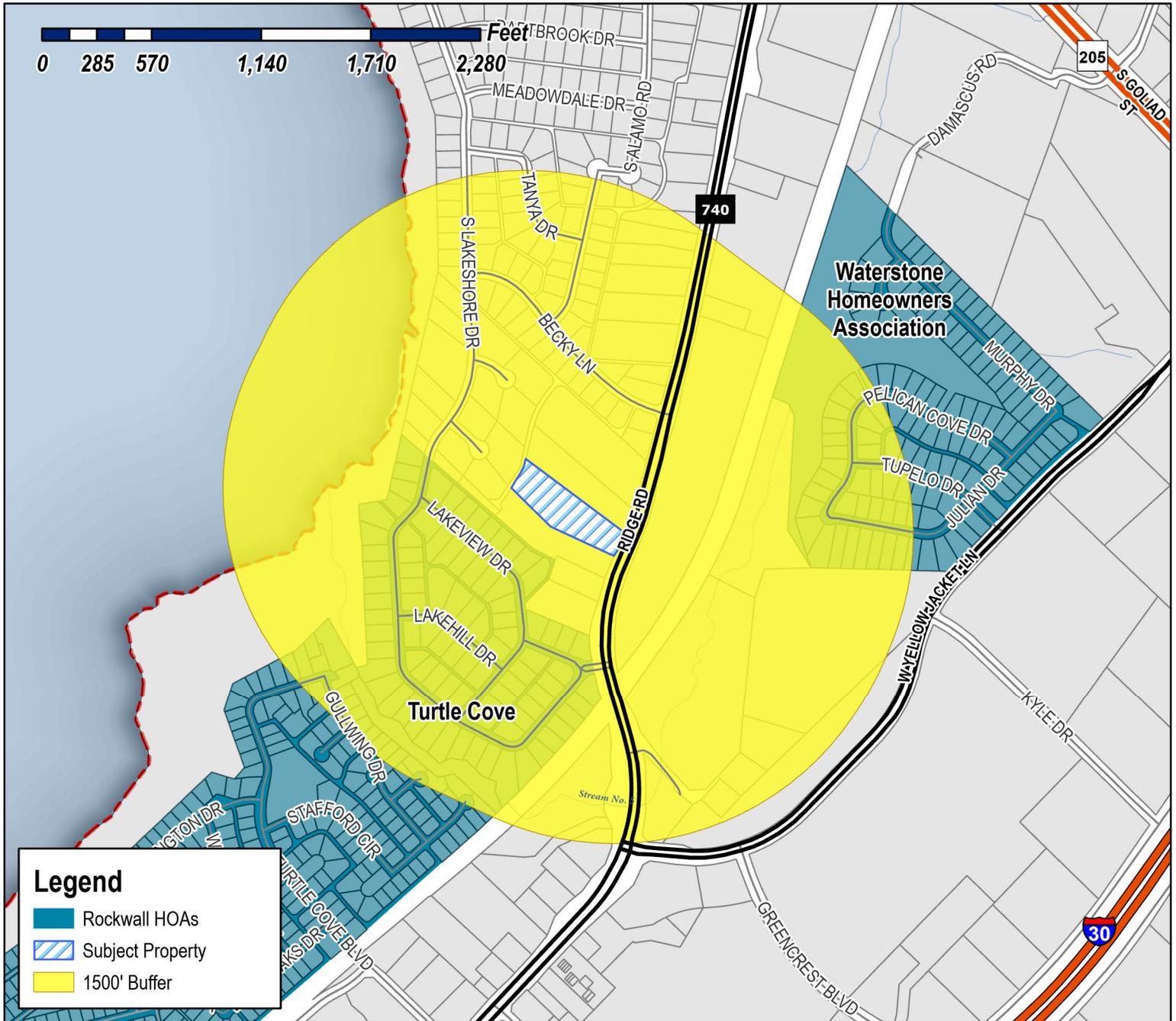




City of Rockwall

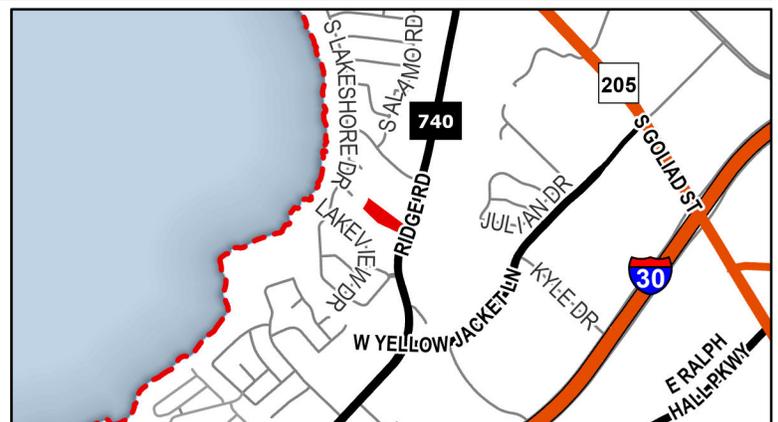
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Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-012]
Date: Tuesday, March 19, 2024 10:59:35 AM
Attachments: [HOA Map \(03.14.2024\).pdf](#)
[Public Notice \(P&Z\) \(03.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday March 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 9, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 15, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

Melanie Zavala

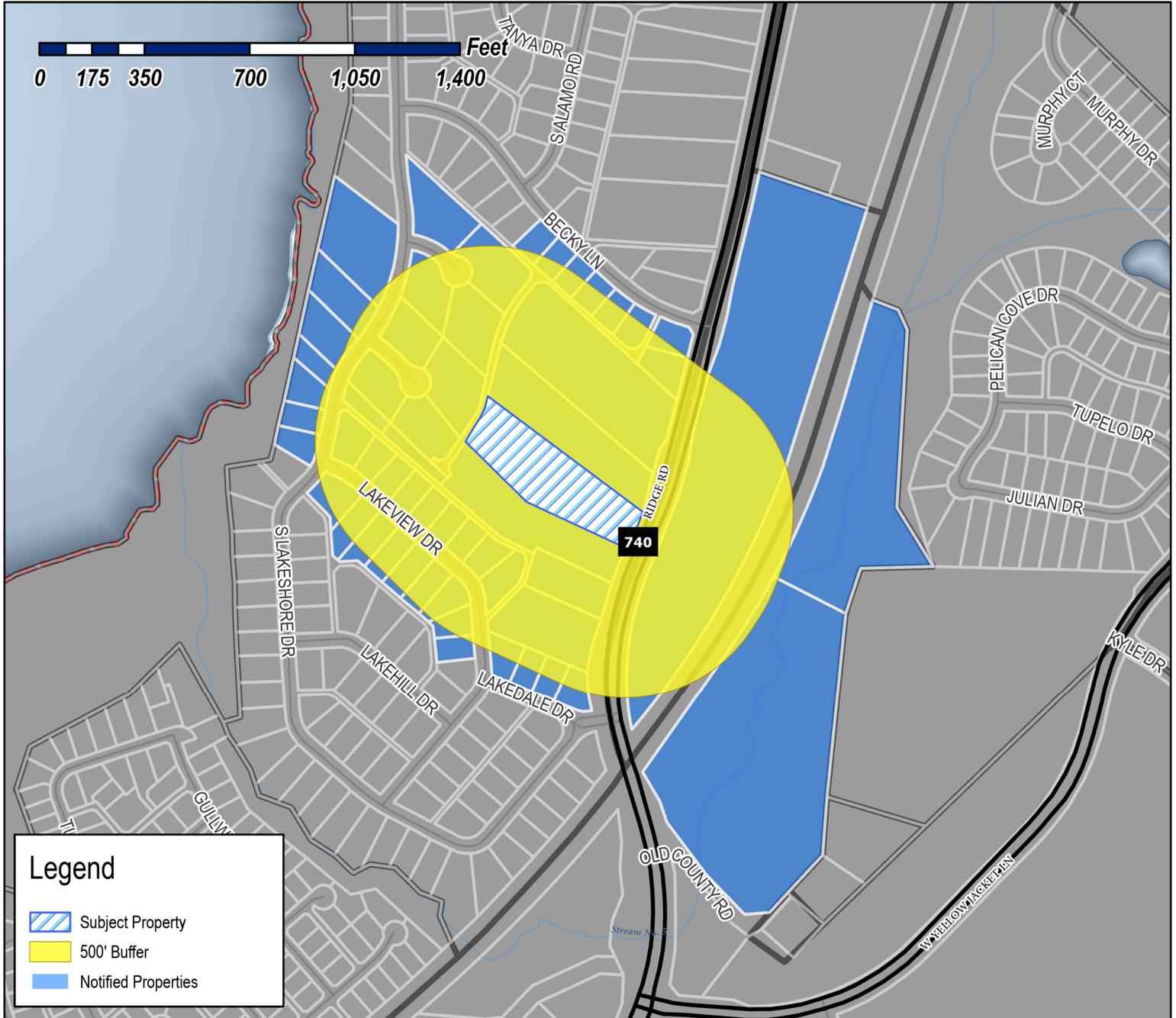
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



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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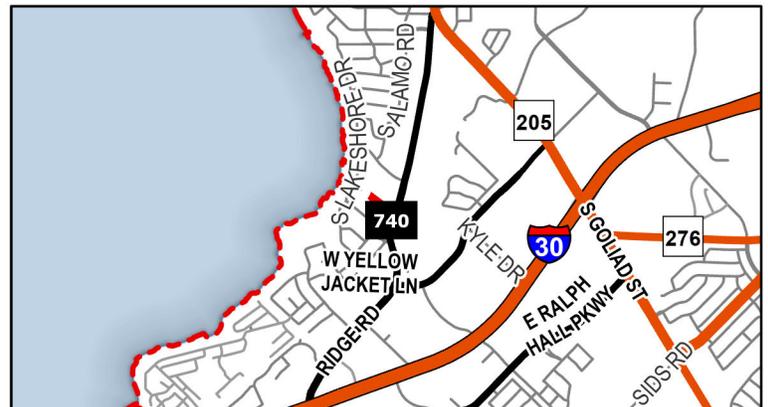
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

Date Saved: 3/14/2024

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



NEUFELL JAMES V AND FRANCINE M
101 BECKY LN
ROCKWALL, TX 75087

RESIDENT
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

WEST KENDRA LYNN AND
JOHN HENRY LEWIS
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

AZULAY TJ AND MELINDA
105 EMERALD COVE
HEATH, TX 75032

MARTINEZ GRACE & JESSE LEE III
106 LAKEDALE DR
ROCKWALL, TX 75087

RESIDENT
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

WELLS RACHEL MARY
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON JOSE ENRIQUE AND ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N
1600 RIDGE RD
ROCKWALL, TX 75087

STAGGS STEVEN C & MARLYN D
1601 SEASCAPE CT
ROCKWALL, TX 75087

RESIDENT
1602 RIDGE RD
ROCKWALL, TX 75087

FIELDS R THEODORE JR &
ALEXIA C
1603 SEASCAPE CT
ROCKWALL, TX 75087

WRIGHT JOHN & SUSAN
1605 SEASCAPE CT
ROCKWALL, TX 75087

RYAN THOMAS M & ROXANN W
1607 SEASCAPE CT
ROCKWALL, TX 75087

KENNETH & GLENDA JONES FAMILY TRUST
KENNETH RAY JONES AND GLENDA JOYCE
JONES- TRUSTEES
1608 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1609 CAPE HATTERAS PL
ROCKWALL, TX 75087

BATIZ HECTOR
1611 CAPE HATTERAS PLACE
ROCKWALL, TX 75087

MILLER LIVING TRUST
ROLAND MORRIS MILLER III TRUSTEE
1612 S LAKESHORE DR
ROCKWALL, TX 75087

NOBLIE LESLIE A
1613 CAPE HATTERAS PL
ROCKWALL, TX 75087

RIOS LUISA N AND MANOLO
1614 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1615 CAPE HATTERAS PL
ROCKWALL, TX 75087

HARRIS FAMILY LAKE HOUSE, LLC
1663 MISSOURI ST
SAN DIEGO, CA 92109

SINGER JOHN B JR & GAIL P
1702 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1726 RIDGE RD
ROCKWALL, TX 75087

HATCHER JASON &
NATASHA HATCHER
1728 RIDGE RD
ROCKWALL, TX 75087

HARMON MICHAEL JOHN
1802 S LAKESHORE ROAD
ROCKWALL, TX 75087

TOLMAN JENNIFER L
1804 S LAKESHORE DR
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER
1902 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1905 LAKESHORE DR
ROCKWALL, TX 75087

NEVITT THERESA T
201 BECKY LN
ROCKWALL, TX 75087

LYNAS GERALD ETUX
203 BECKY LN
ROCKWALL, TX 75087

PODREBARAC MATTHEW & ABIGAIL LYNN
205 LAKEVIEW DR
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

BROYLES LYNN
207 LAKEVIEW DR
ROCKWALL, TX 75087

HAYNES PETER & JANNA
208 LAKEVIEW DRIVE
ROCKWALL, TX 75087

KELLY HUGH LAWRENCE
209 LAKEVIEW DR
ROCKWALL, TX 75087

VOLESKY TAYLOR &
ERIC MAURO
210 LAKEVIEW DR
ROCKWALL, TX 75087

TURNER BILLIE SUE
211 LAKEVIEW DR
ROCKWALL, TX 75087

LYON ROBERT L SR & PATRICIA R
212 LAKEVIEW DR
ROCKWALL, TX 75087

TAYLOR RONALD R & ELIZABETH R
213 LAKEVIEW DR
ROCKWALL, TX 75087

FENTON DONYELLE
214 LAKEVIEW DRIVE
ROCKWALL, TX 75087

STOOKSBERRY CECIL R AND KIM
215 LAKEVIEW DR
ROCKWALL, TX 75087

ODEN ELRA C
216 LAKEVIEW DR
ROCKWALL, TX 75087

MCCRACKEN SUSAN M
217 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
218 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
219 LAKEVIEW DR
ROCKWALL, TX 75087

DEFAZIO RODERICK S & MARGARET R
220 LAKEVIEW DR
ROCKWALL, TX 75087

CARROLL ANGELA C & CHRIS S
222 LAKEVIEW DR
ROCKWALL, TX 75087

HULLUM RANDY LEE
2795 COUNTY ROAD 3210
LONE OAK, TX 75453

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
301 MCKINNEY ST
FARMERSVILLE, TX 75442

SOLENA GROUP, LLC
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS LLC
C/O HUDSON HOMES MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL STE
1800
DALLAS, TX 75204

HALL BRANDON & ADRIENNE
P. O. BOX 201
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-012: SUP for a Tennis Court (Pickleball Court)

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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

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

March 14, 2024

Preston Harris
1722 Ridge Rd
Rockwall, TX 75087

To Whom It May Concern:

I hope this letter finds you all well. Harris Family Lake House and it's majority owner Preston Harris are submitting for a Special Use Permit pertaining to a sport court that has been built on the family property. We regret we are submitting for the application post construction. Unfortunately when doing an internet search for if we needed a permit for a pickleball court, a sport court, or basketball court we failed to find any relevant information stating we needed one. Also, after discussing with the court's builder, we were also advised by them that a permit was not needed. We did take their advice and concluded that a permit was not needed.

We are here to rectify that situation today after being notified in early March that our conclusion was incorrect. Please take into consideration that avoiding the permitting process was never our intent.

Thank you again for your consideration on this matter,

A handwritten signature in black ink, appearing to read 'P. Harris', with a stylized flourish at the end.

Preston Harris





CITY OF ROCKWALL

ORDINANCE NO. ~~24-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A PRIVATE TENNIS COURT ON A 2.522-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' AND 'B' 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 from Preston Harris of Harris Family Lake House, LLC for the approval of a *Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts)* on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and more fully described and depicted in Exhibits 'A' and 'B' of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a *Private Tennis Court* in a Single Family 10 (SF-10) District as stipulated by, *Article 04, Permissible Uses*, and *Article 05, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Tennis* court on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Tennis Court (Pickleball Court)* shall maintain conformance to *Exhibits 'A' and 'B'* of this ordinance.
- (2) All exterior lights placed or erected on the *Private Tennis Court (Pickleball Court)* shall be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The applicant shall have 90-days to obtain a building permit for the *Private Tennis Court (Pickleball Court)*.

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 compliance to the following:

- (1) Upon obtaining a building permit, should the property owner 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 the zoning described herein;

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6th DAY OF MAY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

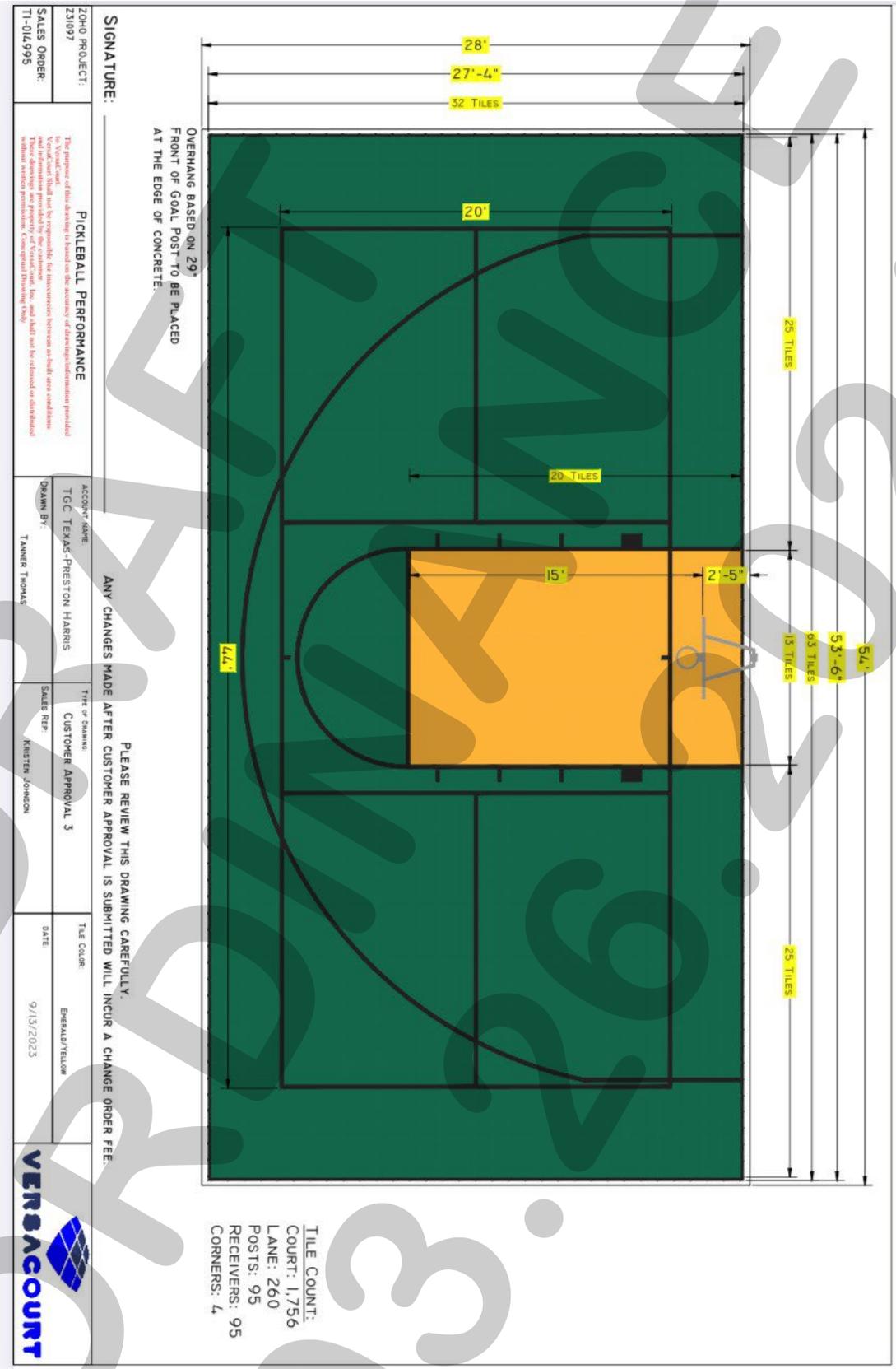
1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Location Map



Exhibit 'B'
Pickleball Court Design





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: April 9, 2024
APPLICANT: Preston Harris; *Harris Family Lake House, LLC*
CASE NUMBER: Z2024-012; *Specific Use Permit (SUP) for Pickleball Courts at 1722 Ridge Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a *Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts)* on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances the subject property was annexed on September 5, 1960 by *Ordinance No. 60-02 [Case No. A1960-002]*. According to the Rockwall Central Appraisal District, currently situated on the subject property is a 2,417 SF single-family home built in 1962, and a 1,682 SF *Guest Quarters/Secondary Living Unit* built in 1992. According to the City's *Historic Zoning Maps*, the subject property was zoned Single Family 2 (SF-2) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 10 (SF-10) District. This zoning designation has not changed since it was established. On September 9, 1985, the City Council approved a final plat [*Case No. PZ1985-024-01*] that establish the subject property as Lot 4, Block C, The Estates of Coast Royale #1 Addition.

PURPOSE

The applicant -- *Preston Harris of Harris Family Lake House, LLC* -- is requesting the approval of a Specific Use Permit (SUP) to allow an unpermitted *Pickleball Court* to remain on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1722 Ridge Road. The land uses adjacent to the subject property are as follows:

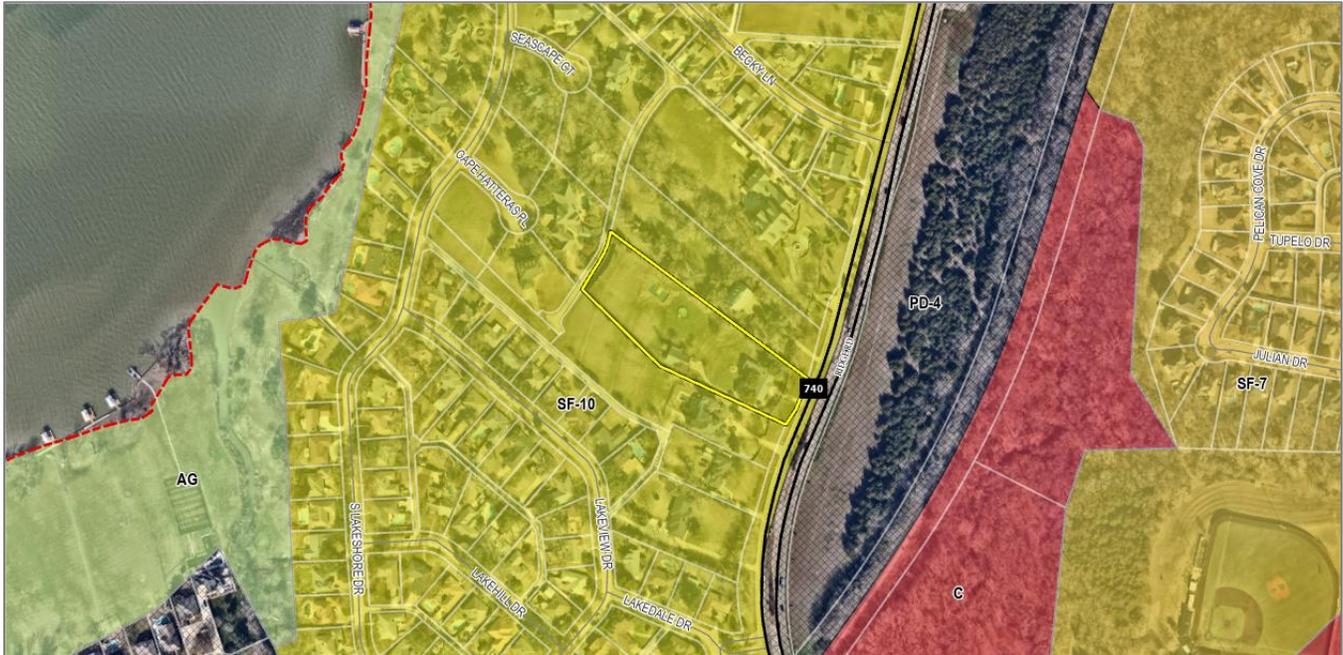
North: Directly north of the subject property are two (2) estate style parcels of land (*i.e. Lots 3 & 6, Block C, The Estates of Coast Royale #1 Addition*) developed with single-family homes. Beyond this is the Lake Ray Hubbard Estates Subdivision, which was established December 10, 1973 and consists of 65 single-family homes. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property is a 2.1029-acre parcel of land (*i.e. Lot 5, Block C, The Estates of Coast Royale #1 Addition*) developed with a single-family home. Beyond this are two (2) tracts of land (*i.e. Tracts 4 & 12 of the D. Atkins Survey, Abstract No. 1*) developed with single-family homes. Following this is the Lakeridge Park Subdivision, which was established September 29, 1972 and consists of 87 single-family homes. All of these properties are zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is Ridge Road, which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 12.1148-acre tract of land (*i.e. Tract 2 of the D. Atkins Survey, Abstract No. 1*), zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses.

West: Directly west of the subject property is a 0.6370-acre parcel of land (i.e. Lot 7, Block B, The Estates of Coast Royale #2 Addition) developed with a single-family home. Beyond this is a vacant 0.24-acre tract of land (i.e. Tract 5 of the D. Atkins Survey, Abstract No. 1). Following this is the Lakeridge Park Subdivision, which was established September 29, 1972 and consists of 87 single-family homes. All of these properties are zoned Single-Family 10 (SF-10) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, and pictures showing the existing sports court. The existing sports court is 28-foot by 44-foot or 1,232 SF. It incorporates a *Tennis Court (Pickleball Court)* with a net, basketball hoop, and one (1) light pole with two (2) light fixtures. It is located in the backyard of the subject property. Staff should note that the backyard of the subject property is surrounded by an eight (8) foot privacy fence along the western and southern property line, and has a thick row of trees along the northern property line. Given that the *Tennis Court (Pickleball Court)* was constructed without a Specific Use Permit (SUP) and without a Building Permit, the applicant was required to pay the non-compliant structure fee of \$1,000.00.



FIGURE 1: EXISTING SPORTS COURT

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Tennis Court (Pickleball Court)* as “(a) surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for night play in residential areas except as may be otherwise permitted.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Tennis Court (Pickleball Court)* requires a Specific Use Permit (SUP) in a Single-Family 10 (SF-10) District.

According to Section 10-491, *Exterior Grounds*, Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinances, “(e)xterior lights placed or erected on private property shall be directed down and shall be of an indirect, diffused, or shielded type luminaries and so installed as not to produce harsh, bright light or direct illumination across the property line from a

visible source of illumination so as not to create a traffic hazard or a public nuisance.” In this case, there is one (1) light pole with two (2) light fixtures that are unshielded and not directed downward.

STAFF ANALYSIS

In this case, the applicant has stated that the unpermitted *Private Tennis Court (Pickleball Court)* is primarily intended to be used as a basketball court; however, since this structure will incorporate a pickleball court and lighting, the SUP for a *Private Tennis Court* is required. Additionally, the SUP for a *Private Tennis Court (Pickleball Court)* allows for operational conditions including lighting standards. Staff has provided an operational condition that requires the exterior light fixtures to be directed down and incorporate a shielded type of luminaire. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the full context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

When reviewing the location of the *Private Tennis Court (Pickleball Court)*, it is ~142-feet (North), ~200-feet (West), and ~270-feet (South) from the single-family homes on the adjacent properties; however, the properties west of the subject property are located at least 20-feet lower and may be affected by the lighting. With this being said, the *Private Tennis Court (Pickleball Court)* -- *excluding the lighting* -- does not appear to have a negative effect on the adjacent properties. The Planning and Zoning Commission and City Council should consider not only the *Private Tennis Court (Pickleball Court)*, but other aspects of the request (e.g. *nuisances like noise and lighting*). In this case, pickleball can be a loud sport, and -- *with the addition of lighting* -- light levels can spill over to adjacent properties creating a potential nuisance. Staff should point out that the lighting does appear to be directed to the existing tree line along the northern side of the subject property, and may not create an issue for adjacent properties; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

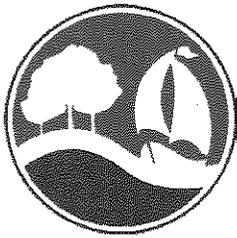
NOTIFICATIONS

On March 19, 2024, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone and Turtle Cove Homeowner’s Associations (HOAs), which were the only Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response from a property owner *within* the 500-foot notification area indicating they were in opposition of the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for a *Private Tennis Court (Pickleball Court)*, 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 Private Tennis Court (*Pickleball Court*) shall maintain conformance to *Exhibits ‘A’ and ‘B’* of this ordinance.
 - (b) All exterior lights placed or erected on the Private Tennis Court (*Pickleball Court*) shall be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
 - (c) The applicant shall have 90-days to obtain a building permit for the Private Tennis Court (*Pickleball Court*).
- (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)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 1722 Ridge Rd Rockwall, TX

SUBDIVISION Estates of Coast Royale #1

LOT 4

BLOCK C

GENERAL LOCATION Ridge and Yellow Jacket

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 Harris Family Lake House LLC

APPLICANT _____

CONTACT PERSON Preston Harris

CONTACT PERSON _____

ADDRESS 1722 Ridge Rd

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE 214.384.4525

PHONE _____

E-MAIL prestoncharris@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ 237.83 _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____

OWNER'S SIGNATURE

SEE ATTACHMENT

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 3/14/24 before me, J. Gaspar, Notary Public
(insert name and title of the officer)

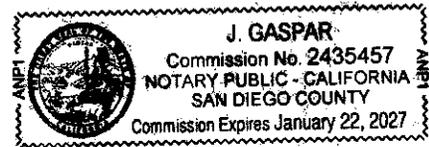
personally appeared Preston C. Harris
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Gaspar

(Seal)





Z2024-012: Specific Use Permit (SUP) For a Pickle Ball Court at 1722 Ridge Road



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.

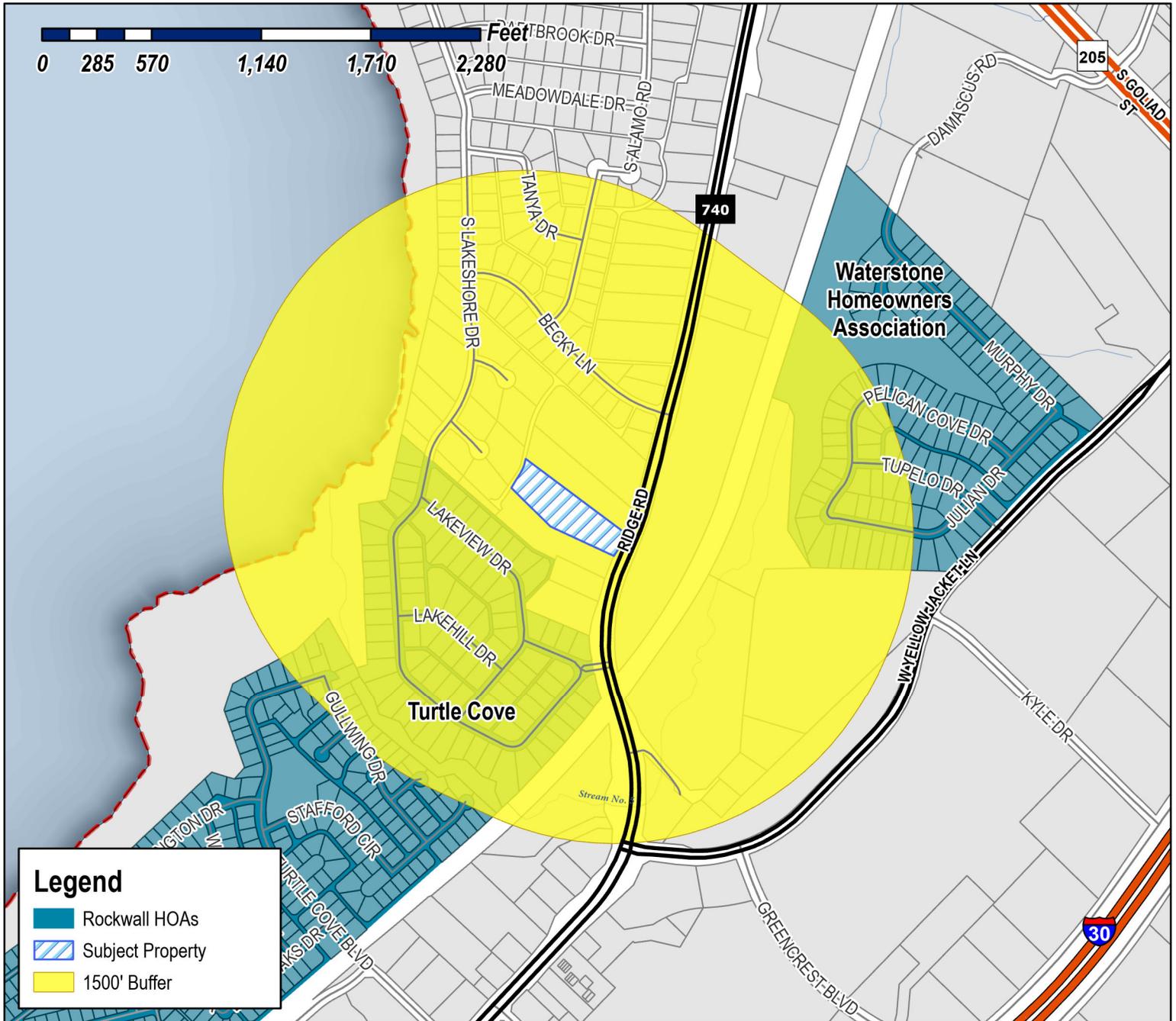




City of Rockwall

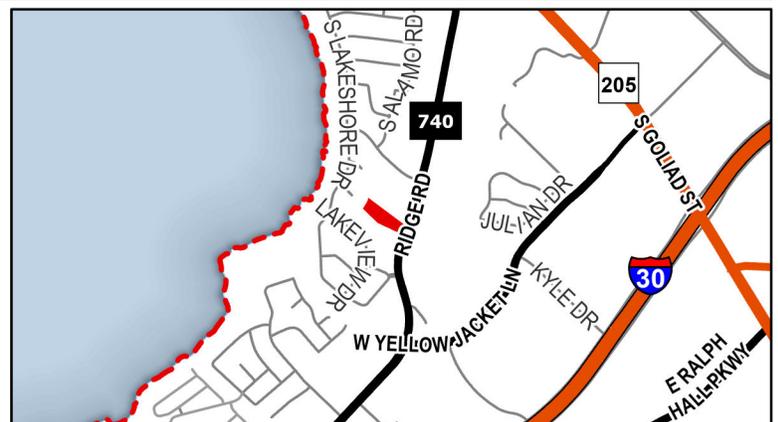
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Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-012]
Date: Tuesday, March 19, 2024 10:59:35 AM
Attachments: [HOA Map \(03.14.2024\).pdf](#)
[Public Notice \(P&Z\) \(03.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday March 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 9, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 15, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

Melanie Zavala

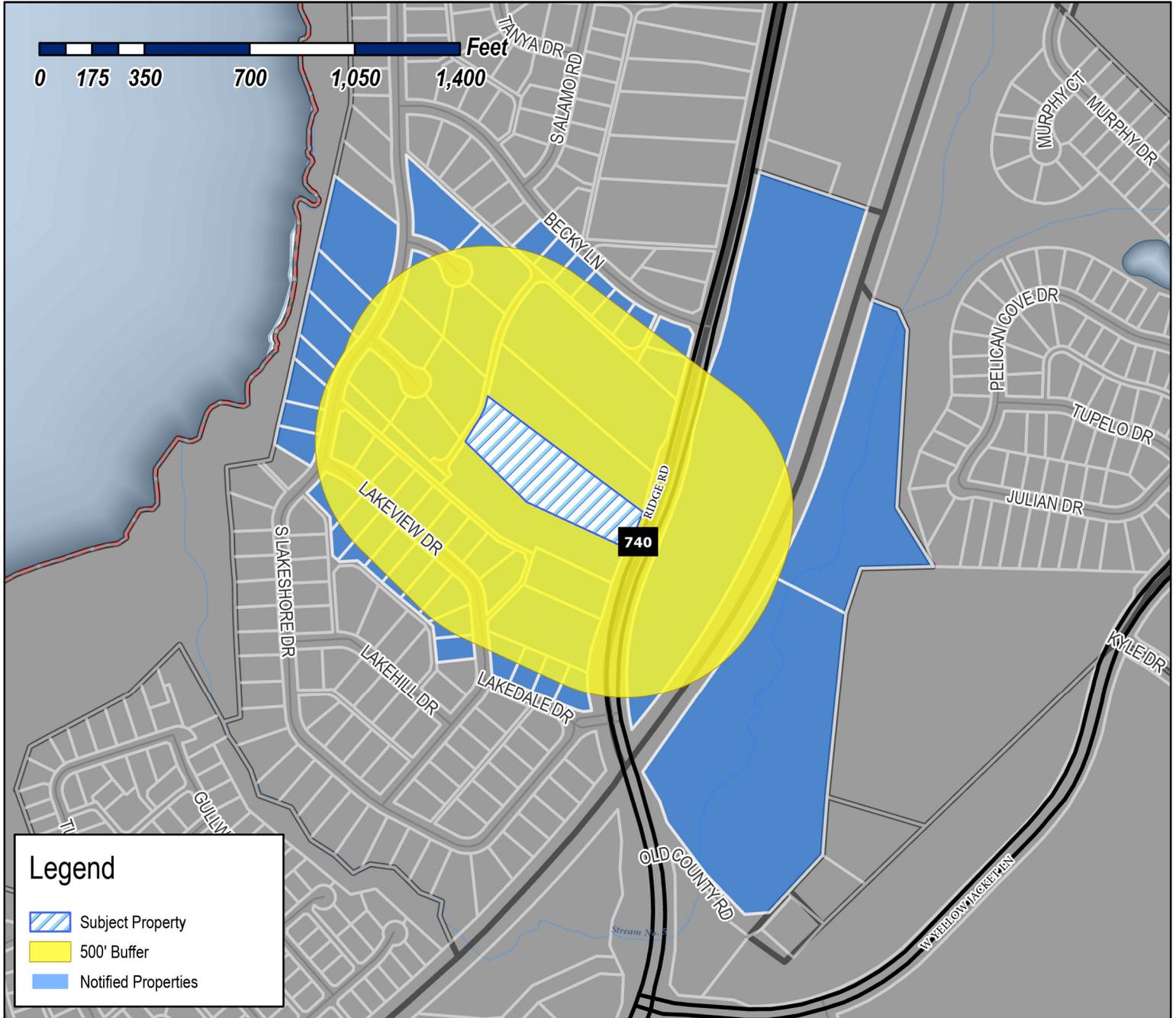
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



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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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

Date Saved: 3/14/2024

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



NEUFELL JAMES V AND FRANCINE M
101 BECKY LN
ROCKWALL, TX 75087

RESIDENT
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

WEST KENDRA LYNN AND
JOHN HENRY LEWIS
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

AZULAY TJ AND MELINDA
105 EMERALD COVE
HEATH, TX 75032

MARTINEZ GRACE & JESSE LEE III
106 LAKEDALE DR
ROCKWALL, TX 75087

RESIDENT
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

WELLS RACHEL MARY
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON JOSE ENRIQUE AND ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N
1600 RIDGE RD
ROCKWALL, TX 75087

STAGGS STEVEN C & MARLYN D
1601 SEASCAPE CT
ROCKWALL, TX 75087

RESIDENT
1602 RIDGE RD
ROCKWALL, TX 75087

FIELDS R THEODORE JR &
ALEXIA C
1603 SEASCAPE CT
ROCKWALL, TX 75087

WRIGHT JOHN & SUSAN
1605 SEASCAPE CT
ROCKWALL, TX 75087

RYAN THOMAS M & ROXANN W
1607 SEASCAPE CT
ROCKWALL, TX 75087

KENNETH & GLENDA JONES FAMILY TRUST
KENNETH RAY JONES AND GLENDA JOYCE
JONES- TRUSTEES
1608 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1609 CAPE HATTERAS PL
ROCKWALL, TX 75087

BATIZ HECTOR
1611 CAPE HATTERAS PLACE
ROCKWALL, TX 75087

MILLER LIVING TRUST
ROLAND MORRIS MILLER III TRUSTEE
1612 S LAKESHORE DR
ROCKWALL, TX 75087

NOBLIE LESLIE A
1613 CAPE HATTERAS PL
ROCKWALL, TX 75087

RIOS LUISA N AND MANOLO
1614 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1615 CAPE HATTERAS PL
ROCKWALL, TX 75087

HARRIS FAMILY LAKE HOUSE, LLC
1663 MISSOURI ST
SAN DIEGO, CA 92109

SINGER JOHN B JR & GAIL P
1702 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1726 RIDGE RD
ROCKWALL, TX 75087

HATCHER JASON &
NATASHA HATCHER
1728 RIDGE RD
ROCKWALL, TX 75087

HARMON MICHAEL JOHN
1802 S LAKESHORE ROAD
ROCKWALL, TX 75087

TOLMAN JENNIFER L
1804 S LAKESHORE DR
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER
1902 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1905 LAKESHORE DR
ROCKWALL, TX 75087

NEVITT THERESA T
201 BECKY LN
ROCKWALL, TX 75087

LYNAS GERALD ETUX
203 BECKY LN
ROCKWALL, TX 75087

PODREBARAC MATTHEW & ABIGAIL LYNN
205 LAKEVIEW DR
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

BROYLES LYNN
207 LAKEVIEW DR
ROCKWALL, TX 75087

HAYNES PETER & JANNA
208 LAKEVIEW DRIVE
ROCKWALL, TX 75087

KELLY HUGH LAWRENCE
209 LAKEVIEW DR
ROCKWALL, TX 75087

VOLESKY TAYLOR &
ERIC MAURO
210 LAKEVIEW DR
ROCKWALL, TX 75087

TURNER BILLIE SUE
211 LAKEVIEW DR
ROCKWALL, TX 75087

LYON ROBERT L SR & PATRICIA R
212 LAKEVIEW DR
ROCKWALL, TX 75087

TAYLOR RONALD R & ELIZABETH R
213 LAKEVIEW DR
ROCKWALL, TX 75087

FENTON DONYELLE
214 LAKEVIEW DRIVE
ROCKWALL, TX 75087

STOOKSBERRY CECIL R AND KIM
215 LAKEVIEW DR
ROCKWALL, TX 75087

ODEN ELRA C
216 LAKEVIEW DR
ROCKWALL, TX 75087

MCCRACKEN SUSAN M
217 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
218 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
219 LAKEVIEW DR
ROCKWALL, TX 75087

DEFAZIO RODERICK S & MARGARET R
220 LAKEVIEW DR
ROCKWALL, TX 75087

CARROLL ANGELA C & CHRIS S
222 LAKEVIEW DR
ROCKWALL, TX 75087

HULLUM RANDY LEE
2795 COUNTY ROAD 3210
LONE OAK, TX 75453

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
301 MCKINNEY ST
FARMERSVILLE, TX 75442

SOLENA GROUP, LLC
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS LLC
C/O HUDSON HOMES MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL STE
1800
DALLAS, TX 75204

HALL BRANDON & ADRIENNE
P. O. BOX 201
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-012: SUP for a Tennis Court (Pickleball Court)

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-012

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Can there be a playground with the pickle ball courts? :)

Respondent Information

Please provide your information.

First Name *

Abigail

Last Name *

Podrebarac

Address *

205 Lakeview Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Case No. Z2024-012: SUP for a Tennis Court (Pickleball Court)

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.

I am not opposed to the pickle ball court per se. The flood lights are invasive to my home. I am opposed to the flood lights.

Name: Leslie A. Noble

Address: 1613 Cape Hatteras Pl Rockwall TX 75087

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

From: [Rachel Wells](#)
To: [Planning](#)
Cc: [Rachel M Wells](#)
Subject: Z2024-012: SUP for a Tennis (Pickleball) Court Resident Concern
Date: Wednesday, March 27, 2024 9:02:52 PM

Dear Mr. Miller and Mr. Lee,

My name is Rachel Wells and I'm a resident of Rockwall, residing in the property I own at 1502 Ridge Rd (at Becky Lane).

I'm writing to express and document my opposition to Z2024-012: SUP for a Tennis (Pickleball) Court.

My opposition has several components:

A) TRAFFIC: Too much of it currently + Lack of any traffic planning or options for Ridge Rd over-development

Anyone who daily utilizes Ridge Rd to access I-30 in this explosively-growing community can and will attest to the gigantic concerns we all have for lack of wide-scale traffic and emergency route planning. Just sit at any coffee shop, local restaurant, or in line at Target, every stranger to each other is complaining about it, in every mundane interaction, the traffic there is a top topic for all Rockwallians. Ridge Rd is the main artery through this once-smaller community and as such is the critical for emergencies and general commuting through the city and around the neighborhoods. It is also critical as a cut-through for emergency services. The traffic in the past several months as any casual commuter can objectively witness, is beyond congested at the I-30 interchange light- often backed up near to Yellowjacket and beyond. Putting yet another new development along the West side of the street at Yellowjacket Lane is an abject disregard for the current neighborhood's residents who already felt unheard due to the timing of the meetings (at the Christmas holidays) which changed zoning to enable an exceptionally tall officer tower development on the East side of the street.

B) IRRIGATION/FLOODING/DRAINAGE

As anyone who drives this section of Ridge Rd after a rain can also attest, there is dramatic flooding in this area already with so much development, concrete and building interfering with natural run-off. This is yet again, something not *currently* addressed with the current level of building and unfettered, unplanned "development" — it needs addressing for the current situation. Drive it right after a rain, and tell us that there is adequate drainage.

C) OTHER VACANT LOCATIONS

There are plenty of giant parcels of land available on the edges of town - not in the middle of the main artery - that could accommodate a pickle ball/tennis-specific facility. There does not need to be one smack dab in the

middle of an established neighborhood.

D) NOISE

What was a peaceful, "neighborhood" has now more and more backed up traffic, cars stop-going and trying to enter-exit going into a lot for the "courts". This is an established neighborhood. Homes here over 45 years in this area. Why would this be needed suddenly? To address population growth and the massive outcry for pickleball?

E) WHY PICKLEBALL/TENNIS? Who is asking for this from the community? If we think we *need* a "athletic or recreation center" - why cater only to those who play these sports? Some might like basketball, some might like yoga. Where is that for the "community" members who are giving up the sense of established neighborhood to a giant office tower on the East side of Ridge Rd, and then a pickle ball-specific complex on the West side? Also, would the "city" own the courts? No? If this is yet another private developer from out of state trying to re-develop my Rockwall community smack dab next to my home, and the long-time homes of my neighbors, many of them elderly because they have been here for decades, no.

In general, why oh why do we need this? Tax revenue? I get it, tax revenue and business development is good for the county. It only works when the development benefits the majority of the community and we are not turning Rockwall into a place with no "there" there. Just unplanned, unfettered development for the latest high bidder. There are plenty of places to develop into a court like this. Who on earth thinks more traffic in and out of Ridge Rd right at that area would be a good idea? Not a single soul who actually lives or drives it daily.

Thank you for considering and documenting my feedback into the record on this matter. Please register me, OPPOSED.

Sincerely,
Rachel Wells
1502 Ridge Rd
Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PUBLIC NOTICE



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

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

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

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

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Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

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

Case No. Z2024-012: SUP for a Tennis Court (Pickleball Court)

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.

Traffic will increase.
It will pull people into the neighborhood who do not live here.

Name: RON TAYLOR
Address: 213 LAKEVIEW DR.

Ron Taylor

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

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.

We are opposed ^{only} to the lightening surrounding the courts as they can be seen by

Name: many homes owners and are intrusive

Address: WRIGHT - 1605 SEASCAPE CT.

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

Several neighbors have complained that

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

The light shines into their bedrooms.

March 14, 2024

Preston Harris
1722 Ridge Rd
Rockwall, TX 75087

To Whom It May Concern:

I hope this letter finds you all well. Harris Family Lake House and it's majority owner Preston Harris are submitting for a Special Use Permit pertaining to a sport court that has been built on the family property. We regret we are submitting for the application post construction. Unfortunately when doing an internet search for if we needed a permit for a pickleball court, a sport court, or basketball court we failed to find any relevant information stating we needed one. Also, after discussing with the court's builder, we were also advised by them that a permit was not needed. We did take their advice and concluded that a permit was not needed.

We are here to rectify that situation today after being notified in early March that our conclusion was incorrect. Please take into consideration that avoiding the permitting process was never our intent.

Thank you again for your consideration on this matter,

A handwritten signature in black ink, appearing to read 'P. Harris', with a stylized flourish at the end.

Preston Harris





CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A PRIVATE TENNIS COURT ON A 2.522-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' AND 'B' 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 from Preston Harris of Harris Family Lake House, LLC for the approval of a *Specific Use Permit (SUP)* for *Private Tennis Courts (Pickleball Courts)* on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and more fully described and depicted in *Exhibits 'A' and 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a *Private Tennis Court* in a Single Family 10 (SF-10) District as stipulated by, Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Tennis* court on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Tennis Court (Pickleball Court)* shall maintain conformance to *Exhibits 'A' and 'B'* of this ordinance.
- (2) All exterior lights placed or erected on the *Private Tennis Court (Pickleball Court)* shall be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The applicant shall have 90-days to obtain a building permit for the *Private Tennis Court (Pickleball Court)*.

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 compliance to the following:

- (1) Upon obtaining a building permit, should the property owner 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 the zoning described herein;

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6th DAY OF MAY, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Location Map

LEGAL DESCRIPTION. LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION

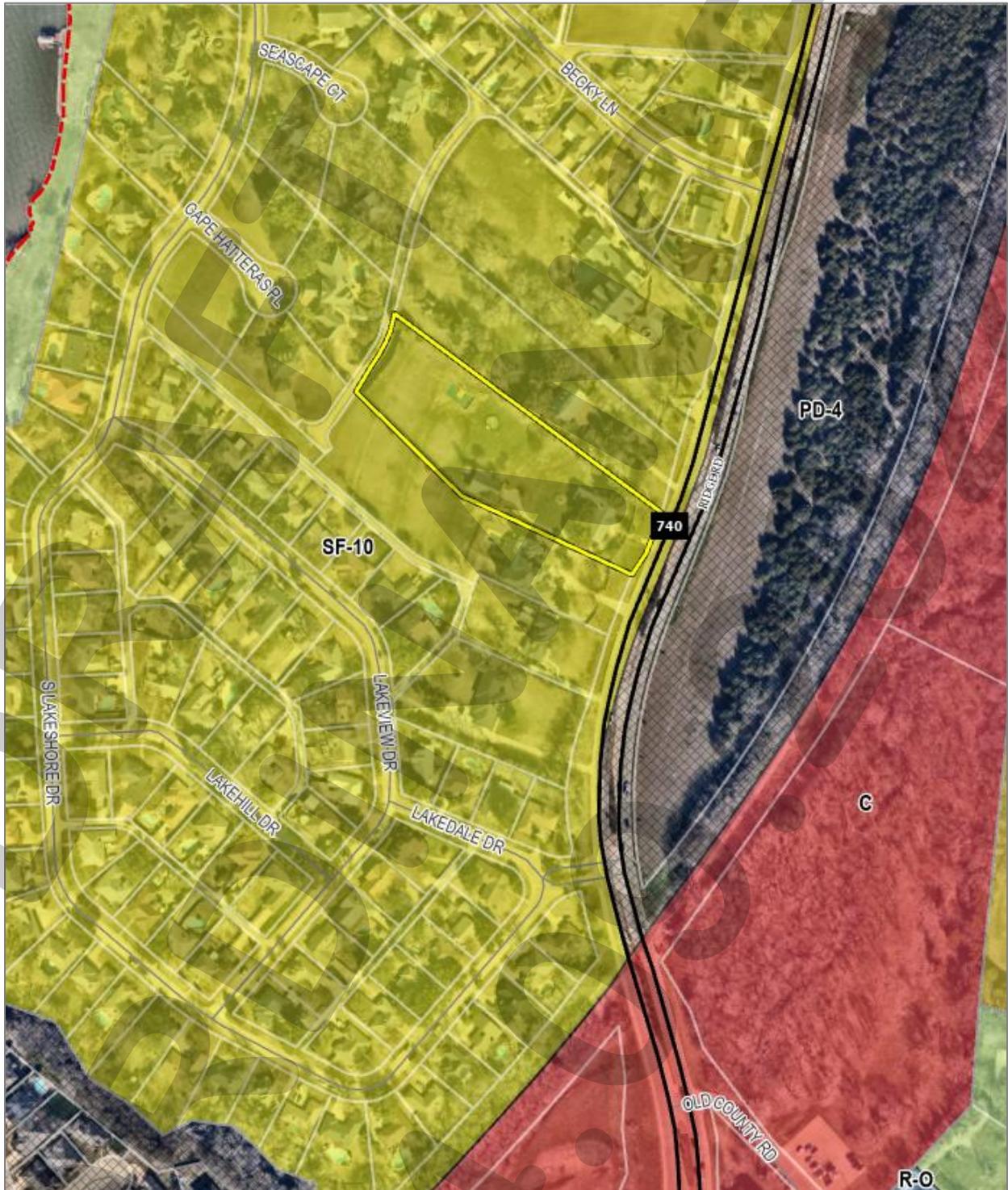
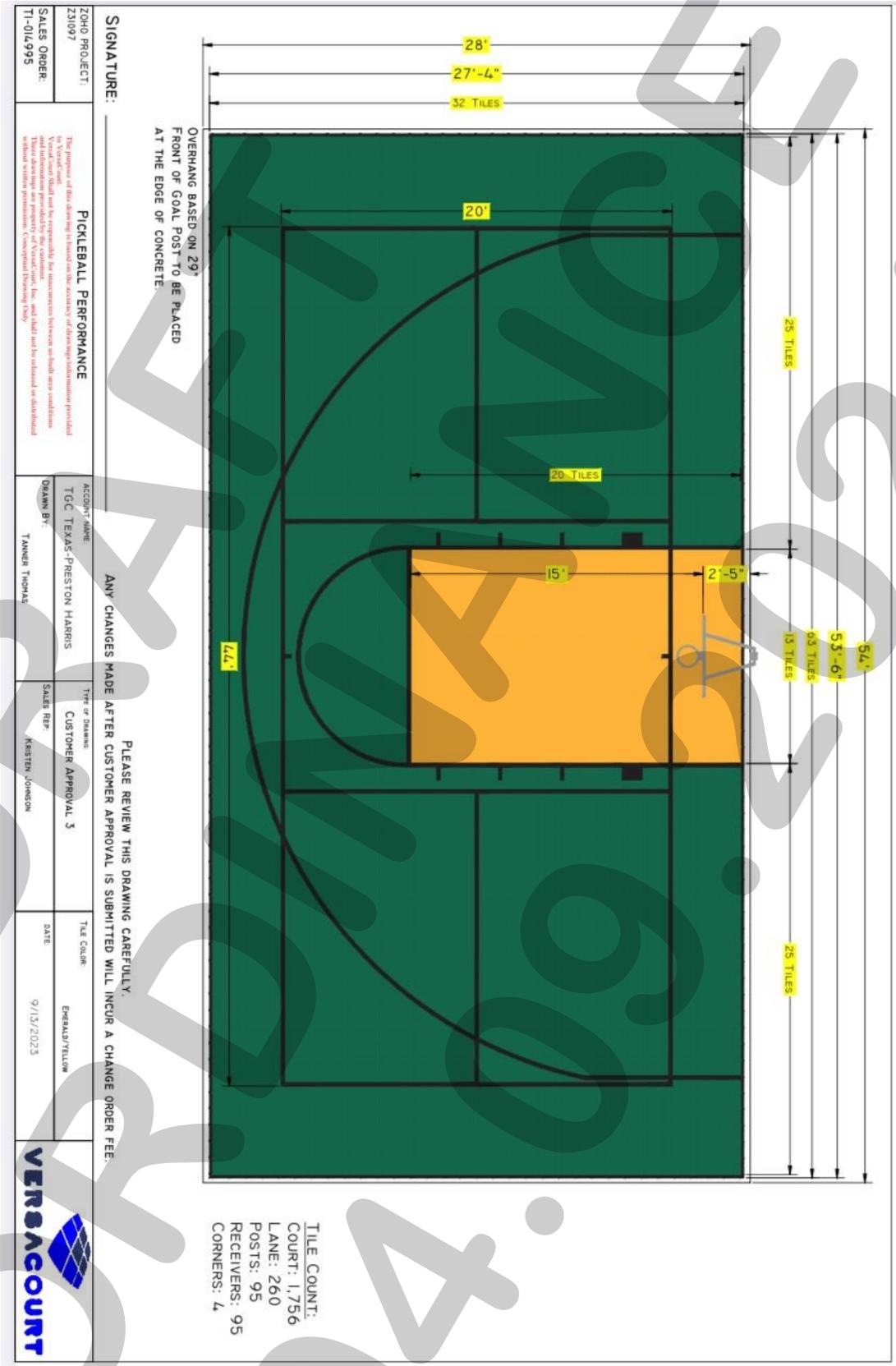


Exhibit 'B'

Pickleball Court Design





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: April 15, 2024
APPLICANT: Preston Harris; *Harris Family Lake House, LLC*
CASE NUMBER: Z2024-012; *Specific Use Permit (SUP) for Pickleball Courts at 1722 Ridge Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a *Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts)* on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances the subject property was annexed on September 5, 1960 by *Ordinance No. 60-02 [Case No. A1960-002]*. According to the Rockwall Central Appraisal District, currently situated on the subject property is a 2,417 SF single-family home built in 1962, and a 1,682 SF *Guest Quarters/Secondary Living Unit* built in 1992. According to the City's *Historic Zoning Maps*, the subject property was zoned Single Family 2 (SF-2) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 10 (SF-10) District. This zoning designation has not changed since it was established. On September 9, 1985, the City Council approved a final plat [*Case No. PZ1985-024-01*] that establish the subject property as Lot 4, Block C, The Estates of Coast Royale #1 Addition.

PURPOSE

The applicant -- *Preston Harris of Harris Family Lake House, LLC* -- is requesting the approval of a Specific Use Permit (SUP) to allow an unpermitted *Pickleball Court* to remain on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1722 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) estate style parcels of land (*i.e. Lots 3 & 6, Block C, The Estates of Coast Royale #1 Addition*) developed with single-family homes. Beyond this is the Lake Ray Hubbard Estates Subdivision, which was established December 10, 1973 and consists of 65 single-family homes. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property is a 2.1029-acre parcel of land (*i.e. Lot 5, Block C, The Estates of Coast Royale #1 Addition*) developed with a single-family home. Beyond this are two (2) tracts of land (*i.e. Tracts 4 & 12 of the D. Atkins Survey, Abstract No. 1*) developed with single-family homes. Following this is the Lakeridge Park Subdivision, which was established September 29, 1972 and consists of 87 single-family homes. All of these properties are zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is Ridge Road, which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 12.1148-acre tract of land (*i.e. Tract 2 of the D. Atkins Survey, Abstract No. 1*), zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses.

West: Directly west of the subject property is a 0.6370-acre parcel of land (i.e. Lot 7, Block B, The Estates of Coast Royale #2 Addition) developed with a single-family home. Beyond this is a vacant 0.24-acre tract of land (i.e. Tract 5 of the D. Atkins Survey, Abstract No. 1). Following this is the Lakeridge Park Subdivision, which was established September 29, 1972 and consists of 87 single-family homes. All of these properties are zoned Single-Family 10 (SF-10) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, and pictures showing the existing sports court. The existing sports court is 28-foot by 44-foot or 1,232 SF. It incorporates a *Tennis Court (Pickleball Court)* with a net, basketball hoop, and one (1) light pole with two (2) light fixtures. It is located in the backyard of the subject property. Staff should note that the backyard of the subject property is surrounded by an eight (8) foot privacy fence along the western and southern property line, and has a thick row of trees along the northern property line. Given that the *Tennis Court (Pickleball Court)* was constructed without a Specific Use Permit (SUP) and without a Building Permit, the applicant was required to pay the non-compliant structure fee of \$1,000.00.



FIGURE 1: EXISTING SPORTS COURT

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Tennis Court (Pickleball Court)* as “(a) surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for night play in residential areas except as may be otherwise permitted.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Tennis Court (Pickleball Court)* requires a Specific Use Permit (SUP) in a Single-Family 10 (SF-10) District.

According to Section 10-491, *Exterior Grounds*, Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinances, “(e)xterior lights placed or erected on private property shall be directed down and shall be of an indirect, diffused, or shielded type luminaries and so installed as not to produce harsh, bright light or direct illumination across the property line from a

visible source of illumination so as not to create a traffic hazard or a public nuisance.” In this case, there is one (1) light pole with two (2) light fixtures that are unshielded and not directed downward.

STAFF ANALYSIS

In this case, the applicant has stated that the unpermitted *Private Tennis Court (Pickleball Court)* is primarily intended to be used as a basketball court; however, since this structure will incorporate a pickleball court and lighting, the SUP for a *Private Tennis Court* is required. Additionally, the SUP for a *Private Tennis Court (Pickleball Court)* allows for operational conditions including lighting standards. Staff has provided an operational condition that requires the exterior light fixtures to be directed down and incorporate a shielded type of luminaire. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the full context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

When reviewing the location of the *Private Tennis Court (Pickleball Court)*, it is ~142-feet (North), ~200-feet (West), and ~270-feet (South) from the single-family homes on the adjacent properties; however, the properties west of the subject property are located at least 20-feet lower and may be affected by the lighting. With this being said, the *Private Tennis Court (Pickleball Court)* -- *excluding the lighting* -- does not appear to have a negative effect on the adjacent properties. The Planning and Zoning Commission and City Council should consider not only the *Private Tennis Court (Pickleball Court)*, but other aspects of the request (e.g. *nuisances like noise and lighting*). In this case, pickleball can be a loud sport, and -- *with the addition of lighting* -- light levels can spill over to adjacent properties creating a potential nuisance. Staff should point out that the lighting does appear to be directed to the existing tree line along the northern side of the subject property, and may not create an issue for adjacent properties; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On March 19, 2024, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone and Turtle Cove Homeowner’s Associations (HOAs), which were the only Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response from a property owner *within* the 500-foot notification area indicating they were in opposition of the applicant’s request.

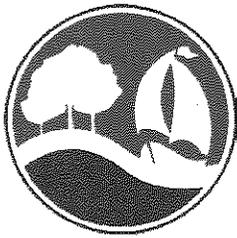
CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Private Tennis Court (Pickleball Court)*, 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 Private Tennis Court (*Pickleball Court*) shall maintain conformance to *Exhibits ‘A’ and ‘B’* of this ordinance.
 - (b) All exterior lights placed or erected on the Private Tennis Court (*Pickleball Court*) shall be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
 - (c) The applicant shall have 90-days to obtain a building permit for the Private Tennis Court (*Pickleball Court*).
- (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 April 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.



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 1722 Ridge Rd Rockwall, TX

SUBDIVISION Estates of Coast Royale #1

LOT 4

BLOCK C

GENERAL LOCATION Ridge and Yellow Jacket

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 Harris Family Lake House LLC

APPLICANT _____

CONTACT PERSON Preston Harris

CONTACT PERSON _____

ADDRESS 1722 Ridge Rd

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE 214.384.4525

PHONE _____

E-MAIL prestoncharris@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ 237.83 _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____

OWNER'S SIGNATURE

SEE ATTACHMENT

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 3/14/24 before me, J. Gaspar, Notary Public
(insert name and title of the officer)

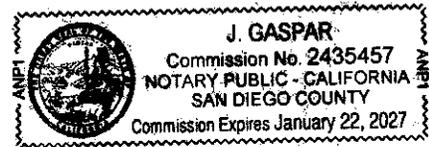
personally appeared Preston C. Harris
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Gaspar

(Seal)





Z2024-012: Specific Use Permit (SUP) For a Pickle Ball Court at 1722 Ridge Road



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.

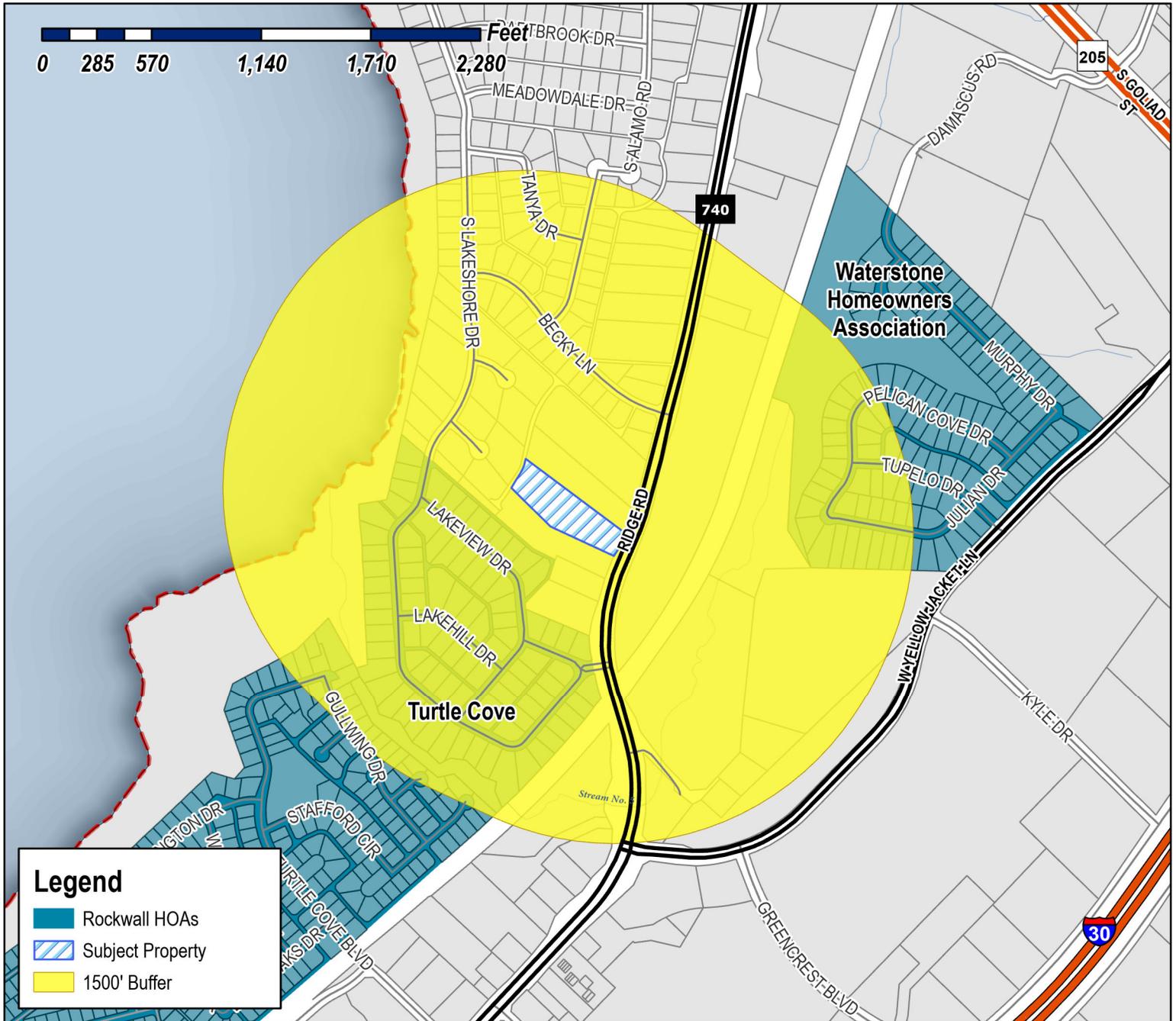




City of Rockwall

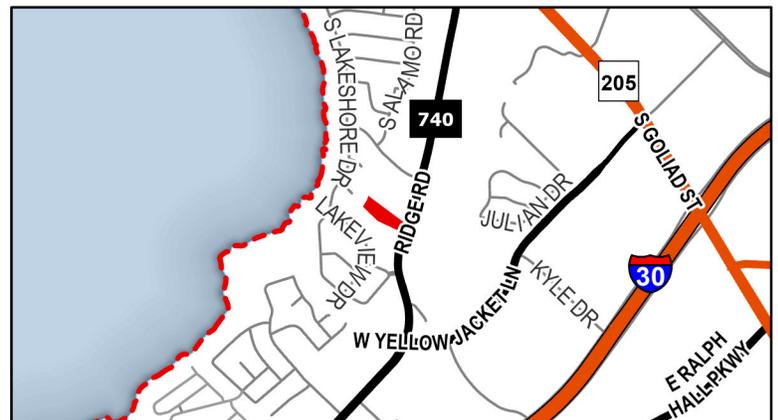
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Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-012]
Date: Tuesday, March 19, 2024 10:59:35 AM
Attachments: [HOA Map \(03.14.2024\).pdf](#)
[Public Notice \(P&Z\) \(03.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday March 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 9, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 15, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and take any action necessary.

Melanie Zavala

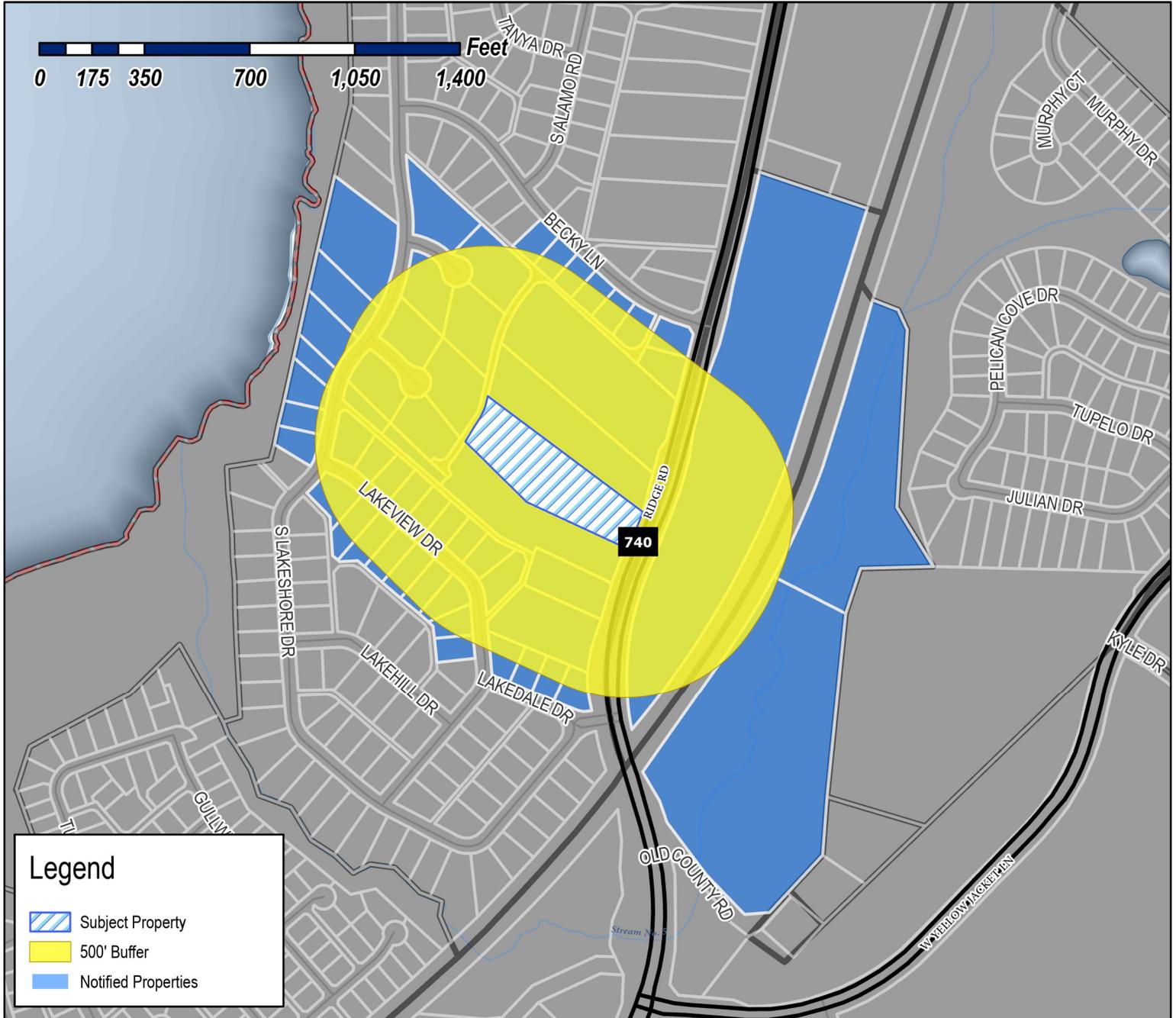
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



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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Case Number: Z2024-012
Case Name: Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1722 Ridge Road

Date Saved: 3/14/2024

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



NEUFELL JAMES V AND FRANCINE M
101 BECKY LN
ROCKWALL, TX 75087

RESIDENT
102 LAKEDALE DR
ROCKWALL, TX 75087

MARSHALL RICHARD A AND
KENNETH F WILSON
103 BECKY LN
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

WEST KENDRA LYNN AND
JOHN HENRY LEWIS
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

COX MARCUS D
105 BECKY LANE
ROCKWALL, TX 75087

AZULAY TJ AND MELINDA
105 EMERALD COVE
HEATH, TX 75032

MARTINEZ GRACE & JESSE LEE III
106 LAKEDALE DR
ROCKWALL, TX 75087

RESIDENT
107 BECKY LN
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

WELLS RACHEL MARY
1502 RIDGE ROAD
ROCKWALL, TX 75087

BARRON JOSE ENRIQUE AND ELIZABETH
1504 RIDGE RD
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N
1600 RIDGE RD
ROCKWALL, TX 75087

STAGGS STEVEN C & MARLYN D
1601 SEASCAPE CT
ROCKWALL, TX 75087

RESIDENT
1602 RIDGE RD
ROCKWALL, TX 75087

FIELDS R THEODORE JR &
ALEXIA C
1603 SEASCAPE CT
ROCKWALL, TX 75087

WRIGHT JOHN & SUSAN
1605 SEASCAPE CT
ROCKWALL, TX 75087

RYAN THOMAS M & ROXANN W
1607 SEASCAPE CT
ROCKWALL, TX 75087

KENNETH & GLENDA JONES FAMILY TRUST
KENNETH RAY JONES AND GLENDA JOYCE
JONES- TRUSTEES
1608 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1609 CAPE HATTERAS PL
ROCKWALL, TX 75087

BATIZ HECTOR
1611 CAPE HATTERAS PLACE
ROCKWALL, TX 75087

MILLER LIVING TRUST
ROLAND MORRIS MILLER III TRUSTEE
1612 S LAKESHORE DR
ROCKWALL, TX 75087

NOBLIE LESLIE A
1613 CAPE HATTERAS PL
ROCKWALL, TX 75087

RIOS LUISA N AND MANOLO
1614 S LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
1615 CAPE HATTERAS PL
ROCKWALL, TX 75087

HARRIS FAMILY LAKE HOUSE, LLC
1663 MISSOURI ST
SAN DIEGO, CA 92109

SINGER JOHN B JR & GAIL P
1702 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1722 RIDGE RD
ROCKWALL, TX 75087

GREEN STEVEN T
1724 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1726 RIDGE RD
ROCKWALL, TX 75087

HATCHER JASON &
NATASHA HATCHER
1728 RIDGE RD
ROCKWALL, TX 75087

HARMON MICHAEL JOHN
1802 S LAKESHORE ROAD
ROCKWALL, TX 75087

TOLMAN JENNIFER L
1804 S LAKESHORE DR
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER
1902 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1905 LAKESHORE DR
ROCKWALL, TX 75087

NEVITT THERESA T
201 BECKY LN
ROCKWALL, TX 75087

LYNAS GERALD ETUX
203 BECKY LN
ROCKWALL, TX 75087

PODREBARAC MATTHEW & ABIGAIL LYNN
205 LAKEVIEW DR
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

BROYLES LYNN
207 LAKEVIEW DR
ROCKWALL, TX 75087

HAYNES PETER & JANNA
208 LAKEVIEW DRIVE
ROCKWALL, TX 75087

KELLY HUGH LAWRENCE
209 LAKEVIEW DR
ROCKWALL, TX 75087

VOLESKY TAYLOR &
ERIC MAURO
210 LAKEVIEW DR
ROCKWALL, TX 75087

TURNER BILLIE SUE
211 LAKEVIEW DR
ROCKWALL, TX 75087

LYON ROBERT L SR & PATRICIA R
212 LAKEVIEW DR
ROCKWALL, TX 75087

TAYLOR RONALD R & ELIZABETH R
213 LAKEVIEW DR
ROCKWALL, TX 75087

FENTON DONYELLE
214 LAKEVIEW DRIVE
ROCKWALL, TX 75087

STOOKSBERRY CECIL R AND KIM
215 LAKEVIEW DR
ROCKWALL, TX 75087

ODEN ELRA C
216 LAKEVIEW DR
ROCKWALL, TX 75087

MCCRACKEN SUSAN M
217 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
218 LAKEVIEW DR
ROCKWALL, TX 75087

RESIDENT
219 LAKEVIEW DR
ROCKWALL, TX 75087

DEFAZIO RODERICK S & MARGARET R
220 LAKEVIEW DR
ROCKWALL, TX 75087

CARROLL ANGELA C & CHRIS S
222 LAKEVIEW DR
ROCKWALL, TX 75087

HULLUM RANDY LEE
2795 COUNTY ROAD 3210
LONE OAK, TX 75453

JAMES & MARY SYVRUD REVOCABLE TRUST
JAMES P SYVRUD AND MARY J SYVRUD
301 MCKINNEY ST
FARMERSVILLE, TX 75442

SOLENA GROUP, LLC
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS LLC
C/O HUDSON HOMES MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL STE
1800
DALLAS, TX 75204

HALL BRANDON & ADRIENNE
P. O. BOX 201
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-012: SUP for a Tennis Court (Pickleball Court)

Hold a public hearing to discuss and consider a request by Preston Harris of Harris Family Lake House, LLC for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-012: SUP for a Tennis Court (Pickleball Court)

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-012

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Can there be a playground with the pickle ball courts? :)

Respondent Information

Please provide your information.

First Name *

Abigail

Last Name *

Podrebarac

Address *

205 Lakeview Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Case No. Z2024-012: SUP for a Tennis Court (Pickleball Court)

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.

I am not opposed to the pickle ball court per se. The flood lights are invasive to my home. I am opposed to the flood lights.

Name: Leslie A. Noble

Address: 1613 Cape Hatteras Pl Rockwall TX 75087

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

From: [Rachel Wells](#)
To: [Planning](#)
Cc: [Rachel M Wells](#)
Subject: Z2024-012: SUP for a Tennis (Pickleball) Court Resident Concern
Date: Wednesday, March 27, 2024 9:02:52 PM

Dear Mr. Miller and Mr. Lee,

My name is Rachel Wells and I'm a resident of Rockwall, residing in the property I own at 1502 Ridge Rd (at Becky Lane).

I'm writing to express and document my opposition to Z2024-012: SUP for a Tennis (Pickleball) Court.

My opposition has several components:

A) TRAFFIC: Too much of it currently + Lack of any traffic planning or options for Ridge Rd over-development

Anyone who daily utilizes Ridge Rd to access I-30 in this explosively-growing community can and will attest to the gigantic concerns we all have for lack of wide-scale traffic and emergency route planning. Just sit at any coffee shop, local restaurant, or in line at Target, every stranger to each other is complaining about it, in every mundane interaction, the traffic there is a top topic for all Rockwallians. Ridge Rd is the main artery through this once-smaller community and as such is the critical for emergencies and general commuting through the city and around the neighborhoods. It is also critical as a cut-through for emergency services. The traffic in the past several months as any casual commuter can objectively witness, is beyond congested at the I-30 interchange light- often backed up near to Yellowjacket and beyond. Putting yet another new development along the West side of the street at Yellowjacket Lane is an abject disregard for the current neighborhood's residents who already felt unheard due to the timing of the meetings (at the Christmas holidays) which changed zoning to enable an exceptionally tall officer tower development on the East side of the street.

B) IRRIGATION/FLOODING/DRAINAGE

As anyone who drives this section of Ridge Rd after a rain can also attest, there is dramatic flooding in this area already with so much development, concrete and building interfering with natural run-off. This is yet again, something not *currently* addressed with the current level of building and unfettered, unplanned "development" — it needs addressing for the current situation. Drive it right after a rain, and tell us that there is adequate drainage.

C) OTHER VACANT LOCATIONS

There are plenty of giant parcels of land available on the edges of town - not in the middle of the main artery - that could accommodate a pickle ball/tennis-specific facility. There does not need to be one smack dab in the

middle of an established neighborhood.

D) NOISE

What was a peaceful, "neighborhood" has now more and more backed up traffic, cars stop-going and trying to enter-exit going into a lot for the "courts". This is an established neighborhood. Homes here over 45 years in this area. Why would this be needed suddenly? To address population growth and the massive outcry for pickleball?

E) WHY PICKLEBALL/TENNIS? Who is asking for this from the community? If we think we *need* a "athletic or recreation center" - why cater only to those who play these sports? Some might like basketball, some might like yoga. Where is that for the "community" members who are giving up the sense of established neighborhood to a giant office tower on the East side of Ridge Rd, and then a pickle ball-specific complex on the West side? Also, would the "city" own the courts? No? If this is yet another private developer from out of state trying to re-develop my Rockwall community smack dab next to my home, and the long-time homes of my neighbors, many of them elderly because they have been here for decades, no.

In general, why oh why do we need this? Tax revenue? I get it, tax revenue and business development is good for the county. It only works when the development benefits the majority of the community and we are not turning Rockwall into a place with no "there" there. Just unplanned, unfettered development for the latest high bidder. There are plenty of places to develop into a court like this. Who on earth thinks more traffic in and out of Ridge Rd right at that area would be a good idea? Not a single soul who actually lives or drives it daily.

Thank you for considering and documenting my feedback into the record on this matter. Please register me, OPPOSED.

Sincerely,
Rachel Wells
1502 Ridge Rd
Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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PUBLIC NOTICE



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

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Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, April 15, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

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

Case No. Z2024-012: SUP for a Tennis Court (Pickleball Court)

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.

Traffic will increase.
It will pull people into the neighborhood who do not live here.

Name: RON TAYLOR
Address: 213 LAKEVIEW DR.

Ron Taylor

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

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.

We are opposed ^{only} to the lightening surrounding
the courts as they can be seen by

Name: many homes owners and are intrusive

Address: WRIGHT - 1605 SEASCAPE CT.

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

Several neighbors have complained that

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

The light shines into their bedrooms.

March 14, 2024

Preston Harris
1722 Ridge Rd
Rockwall, TX 75087

To Whom It May Concern:

I hope this letter finds you all well. Harris Family Lake House and it's majority owner Preston Harris are submitting for a Special Use Permit pertaining to a sport court that has been built on the family property. We regret we are submitting for the application post construction. Unfortunately when doing an internet search for if we needed a permit for a pickleball court, a sport court, or basketball court we failed to find any relevant information stating we needed one. Also, after discussing with the court's builder, we were also advised by them that a permit was not needed. We did take their advice and concluded that a permit was not needed.

We are here to rectify that situation today after being notified in early March that our conclusion was incorrect. Please take into consideration that avoiding the permitting process was never our intent.

Thank you again for your consideration on this matter,

A handwritten signature in black ink, appearing to read 'P. Harris', with a stylized flourish at the end.

Preston Harris





CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A PRIVATE TENNIS COURT ON A 2.522-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' AND 'B' 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 from Preston Harris of Harris Family Lake House, LLC for the approval of a *Specific Use Permit (SUP)* for *Private Tennis Courts (Pickleball Courts)* on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and more fully described and depicted in *Exhibits 'A' and 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a *Private Tennis Court* in a Single Family 10 (SF-10) District as stipulated by, Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Tennis* court on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Tennis Court (Pickleball Court)* shall maintain conformance to *Exhibits 'A' and 'B'* of this ordinance.
- (2) All exterior lights placed or erected on the *Private Tennis Court (Pickleball Court)* shall be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The applicant shall have 90-days to obtain a building permit for the *Private Tennis Court (Pickleball Court)*.

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 compliance to the following:

- (1) Upon obtaining a building permit, should the property owner 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 the zoning described herein;

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6th DAY OF MAY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Location Map

LEGAL DESCRIPTION. LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION

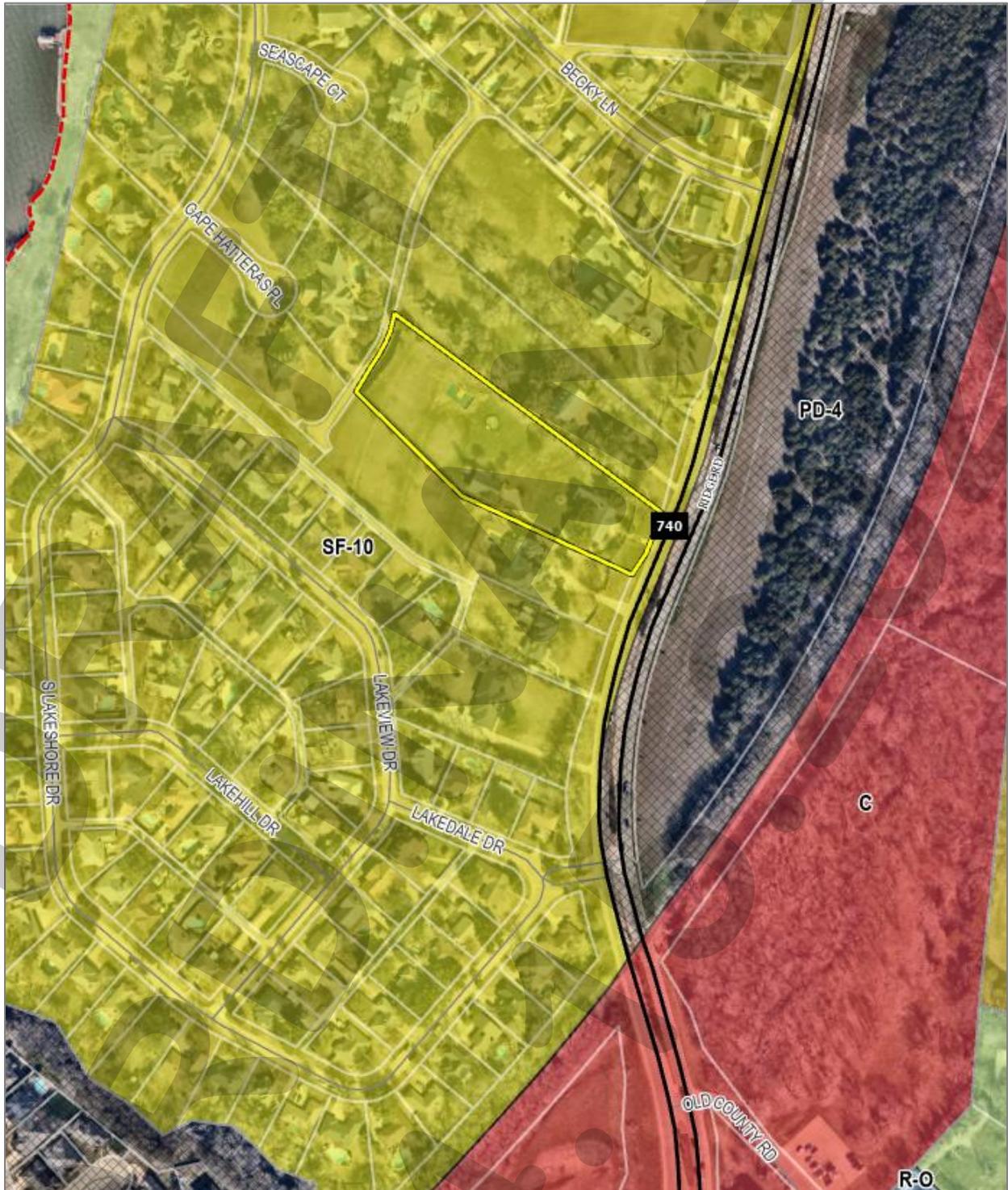
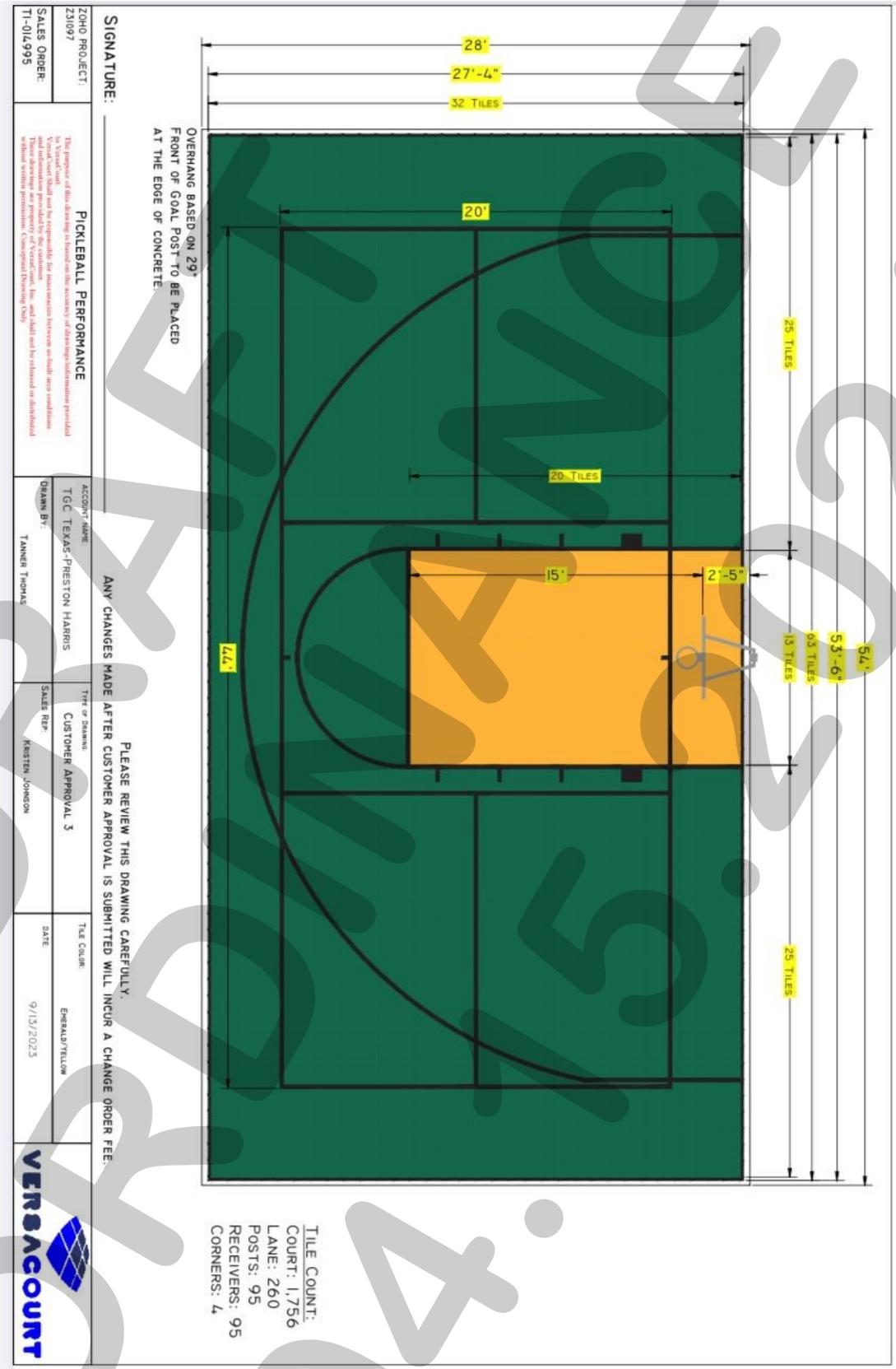


Exhibit 'B'
Pickleball Court Design



CITY OF ROCKWALL

ORDINANCE NO. 24-15

SPECIFIC USE PERMIT NO. S-330

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *PRIVATE TENNIS COURT* ON A 2.522-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' AND 'B'* 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 from Preston Harris of Harris Family Lake House, LLC for the approval of a *Specific Use Permit (SUP)* for *Private Tennis Courts (Pickleball Courts)* on a 2.522-acre parcel of land identified as Lot 4, Block C, The Estates of Coast Royale #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1722 Ridge Road, and more fully described and depicted in *Exhibits 'A' and 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a *Private Tennis Court* in a Single Family 10 (SF-10) District as stipulated by, Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Tennis* court on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) The *Private Tennis Court (Pickleball Court)* shall maintain conformance to *Exhibits 'A' and 'B'* of this ordinance.
- (2) All exterior lights placed or erected on the *Private Tennis Court (Pickleball Court)* shall be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
- (3) The applicant shall have 90-days to obtain a building permit for the *Private Tennis Court (Pickleball Court)*.

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 compliance to the following:

- (1) Upon obtaining a building permit, should the property owner 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 the zoning described herein;

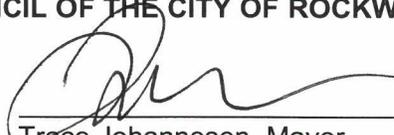
SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6th DAY OF MAY, 2024.**



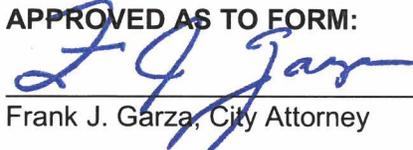
Trace Johannesen, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Location Map

LEGAL DESCRIPTION. LOT 4, BLOCK C, THE ESTATES OF COAST ROYALE #1 ADDITION

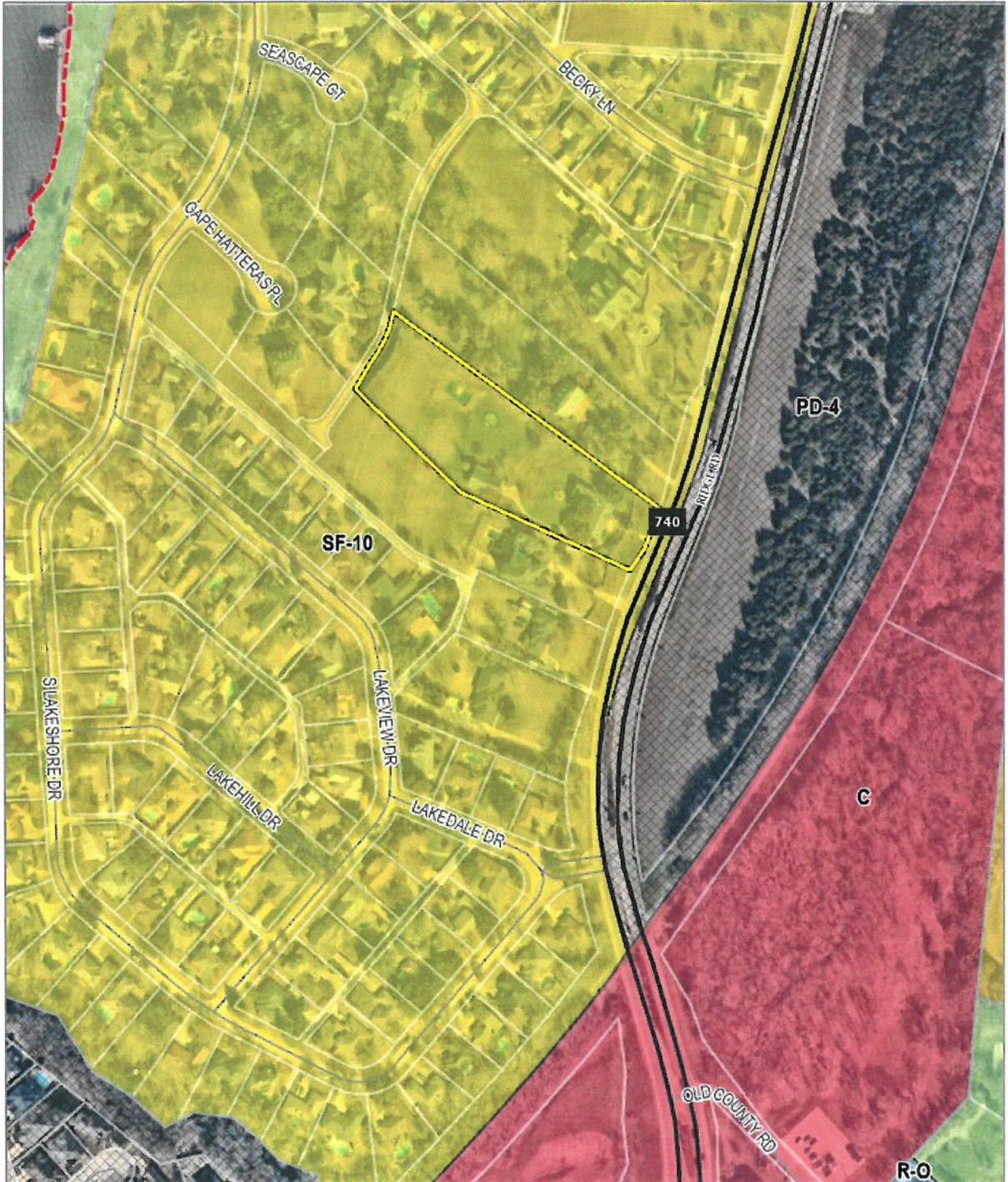
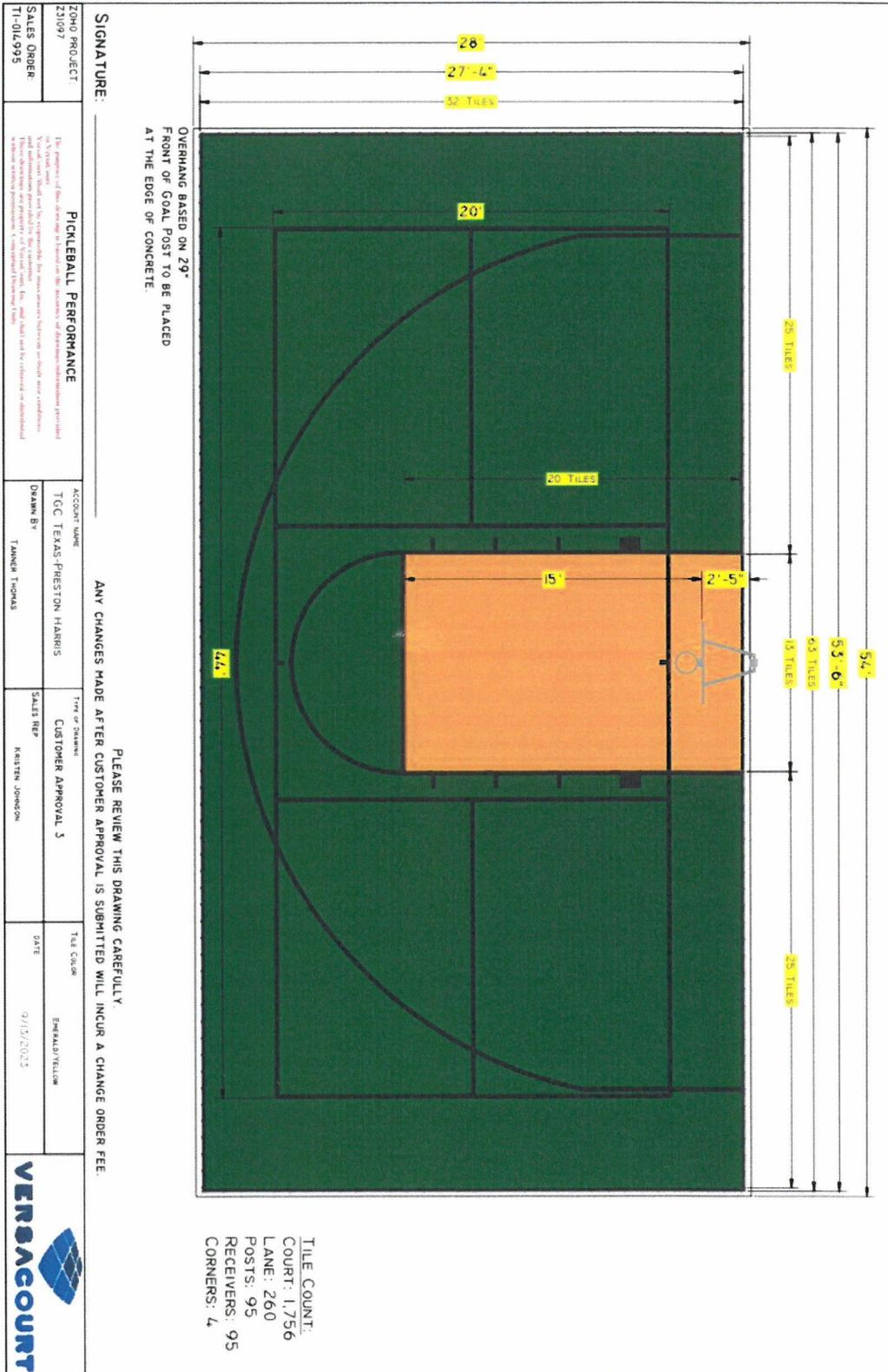


Exhibit 'B'

Pickleball Court Design



ZDND PROJECT Z21097	PICKLEBALL PERFORMANCE <small>The purpose of this drawing is to provide the customer with a visual representation of the proposed court design. The customer is responsible for ensuring that the court design meets all applicable codes and regulations. The customer is responsible for providing all necessary site information and for obtaining all necessary permits. The customer is responsible for ensuring that the court design is consistent with the project goals and objectives.</small>	ACCOUNT NAME TCC TEXAS PINESTON HARBOR	TYPE OF DRAWING CUSTOMER APPROVAL 3
SALES ORDER TI-014,995		DRAWN BY TAMER THOMAS	SALES REP KEVIN JOHNSON
			TITLE FINAL YELLOW
			DATE 9/13/2023





DATE: May 14, 2024

TO: Preston Harris
Harris Family Lake House LLC
1722 Ridge Road
Rockwall, TX 75087

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2024-004; *Specific Use Permit (SUP) for 1722 Ridge Road*

Preston Harris:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 6, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant is responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (1) The *Private Tennis Court (Pickleball Court)* shall maintain conformance to *Exhibits 'A' and 'B'* of this ordinance.
 - (2) All exterior lights placed or erected on the *Private Tennis Court (Pickleball Court)* shall be directed down. In addition, the lights shall be of the shielded type luminaries and installed so as to not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.
 - (3) The applicant shall have 90-days to obtain a building permit for the *Private Tennis Court (Pickleball Court)*.

Planning and Zoning Commission

On April 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.

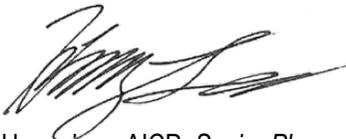
City Council

On April 15, 2024, the City Council approved a motion to approve the Specific Use Permit by a vote of 4-3, with Council Members Jorif, Campbell, and McCallum dissenting.

On May 6, 2024, the City Council approved a motion to approve the SUP by a vote of 4-2, with Council Members Jorif and McCallum dissenting and Council Member Lewis absent.

Included with this letter is a copy of Ordinance No. 24-15, S-330, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,



Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department