



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 3326 Royal Ridge Rockwall TX 75087

SUBDIVISION Breezy Hill

LOT 9 BLOCK A

GENERAL LOCATION 3326 Royal Ridge Rockwall TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Residential

PROPOSED USE Residential

ACREAGE 1.207

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 Dean & Cathy Barrett

☒ APPLICANT Kyle Peterson

CONTACT PERSON Dean Barrett

CONTACT PERSON

ADDRESS 3326 Royal Ridge

ADDRESS 3445 Foxcross Drive

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE (325) 721-1945

PHONE (214) 202-2047

E-MAIL deandentcentral@gmail.com

E-MAIL 46 Kyle Peterson@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

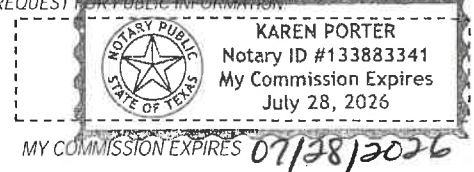
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT: AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9 DAY OF May, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF May, 2025

OWNER'S SIGNATURE

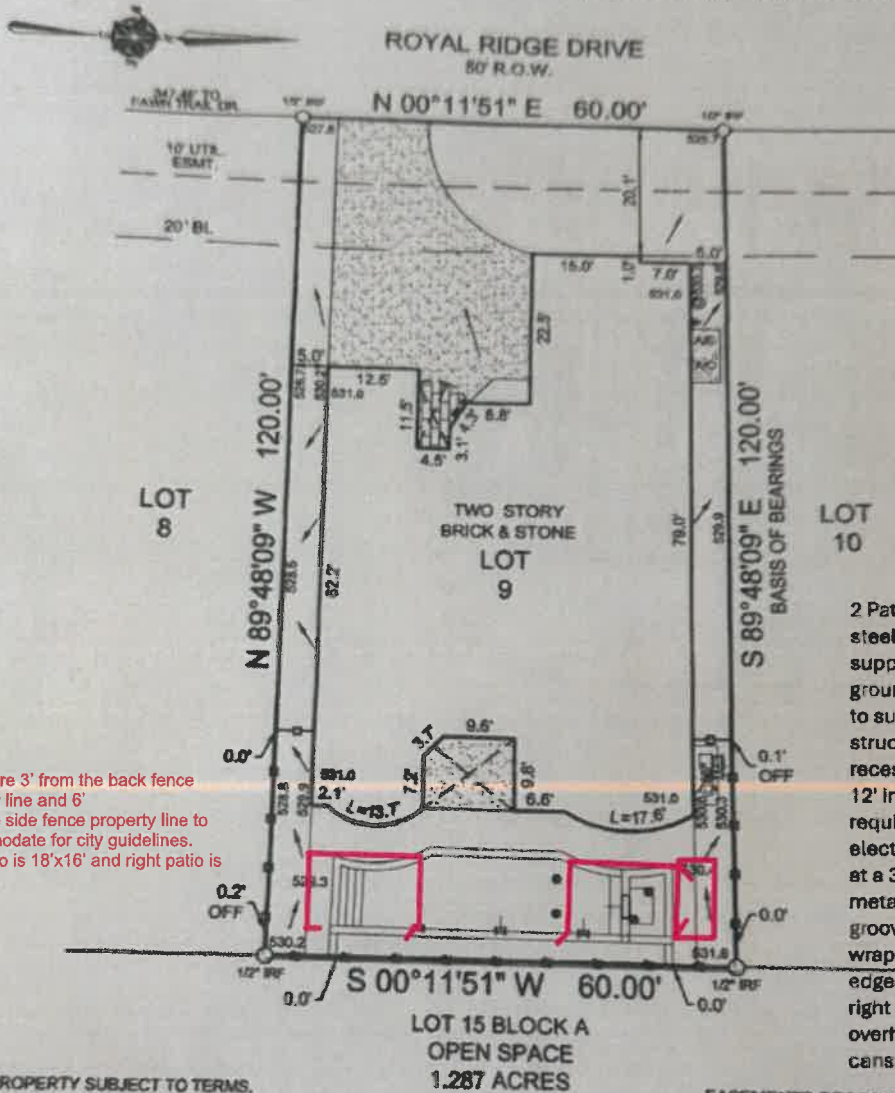
Kyle Peterson
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FINAL SURVEY

To certify that persons under my direction have, this date, made an on-the-ground survey of property located at
 3326 ROYAL RIDGE DRIVE
 Lot 9 Block A BREEZY HILL PHASE IX-A
 in the City of ROCKWALL, Texas,
 to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF
 recorded in VOLUME I, PAGE 301 PLAT Records of ROCKWALL County, Texas,
 and refiled in Volume J, Pages 3 and 4, under Clerk's File No(s). 2016-12444, Plat Records, Rockwall County,
 Texas.



Patios are 3' from the back fence property line and 6' from the side fence property line to accommodate for city guidelines. Left patio is 18'x16' and right patio is 16'x16'.

2 Patios made of steel with 16" steel columns to provide support. 4' in depth into ground with concrete footers to support weight of each structure. Each patio to have 4 recessed cans and 1 fan each. 12' in height to provide required clearing to allow electric components. Angled at a 3/12 with an R-panel metal roofing. Tongue and groove underneath with a wrap around steel to cover edges. Left Patio is 18'x16' and right patio is 16'x16' with a 3' overhang that has 3 recessed cans.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CLERK'S FILE NO. 2014000012754 VOL. 7225, PG. 234.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
 VOL. 36, PG. 493; VOL. 82, PG. 320; VOL. 1787, PG. 211;
 VOL. 5199, PG. 146; VOL. 7152, PG. 248; VOL. 812, PG. 23

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

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48397C0030L. I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY:

ACCEPTED BY:

DATE:

TITLE CO.: CHICAGO

GF NO.: CTJMH-8009721800118-TD

BORROWER: BARRETT

DRAWN BY: BOWEN

CHECKED BY:

DATE: 3/16/2018

SCALE: 1"=20'

TASK NO.: 1603072-3

ASPHALT PAVING	LEGEND	IRON ROD FOUND
CHAIN LINK FENCE	COVERED AREA	IRON ROD SET "X" MARK
WOOD FENCE (CENTER POST)	CONCRETE PAVING	IRON PIPE FOUND
IRON FENCE		"X" FOUND / SET
OVERHEAD ELECTRIC SERVICE		ELECTRIC METER
OVERHEAD POWER LINE		POWER POLE
		GAS METER



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300





Two detached steel patios with electrical to be 12' high for pool clearance, finished with tongue and groove underneath, concrete footers to support the weight of the 5 posts. R-Panel Metal Roofing.

Olan (Dean) and Cathy Barrett
3326 Royal Ridge Drive
Rockwall, TX 75087

March 12, 2025

RE: Request for Patio Additions Due to Medical Necessity

To Whom It May Concern,

We are writing to formally request approval for the addition of two patios to our property at 3326 Royal Ridge Drive, Rockwall, TX 75087. These additions are medically necessary to create essential shaded areas for our family members who must avoid direct sunlight due to serious health conditions.

Olan (Dean) Barrett has undergone a kidney transplant and requires immunosuppressive and anti-rejection medications, which significantly increase his sensitivity to sunlight. Due to his transplant, he is unable to swim in public pools, which is why we had a pool built in our backyard. However, prolonged sun exposure poses serious health risks, making shaded outdoor spaces a necessity for his well-being.

Additionally, our granddaughter has been diagnosed with leukemia, and her condition also necessitates strict sun avoidance. Her ongoing treatments and weakened immune system make exposure to direct sunlight particularly hazardous. Without adequate shaded areas, both she and Dean are unable to safely spend time outdoors.

The addition of these patios will provide the necessary protection and allow them to enjoy outdoor time safely. We greatly appreciate your consideration of this request and are happy to provide any additional documentation if needed.

Thank you for your time and understanding. Please feel free to contact us at your convenience for any further discussion.

Sincerely,

Dean and Cathy Barrett
Cell: (325) 721-1945
Email: cbarrett1268@gmail.com



DEVELOPMENT APPLICATION

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

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☒ APPLICANT Kyle Peterson

CONTACT PERSON Dean Barrett

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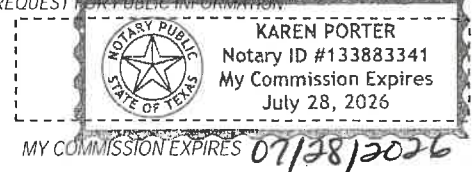
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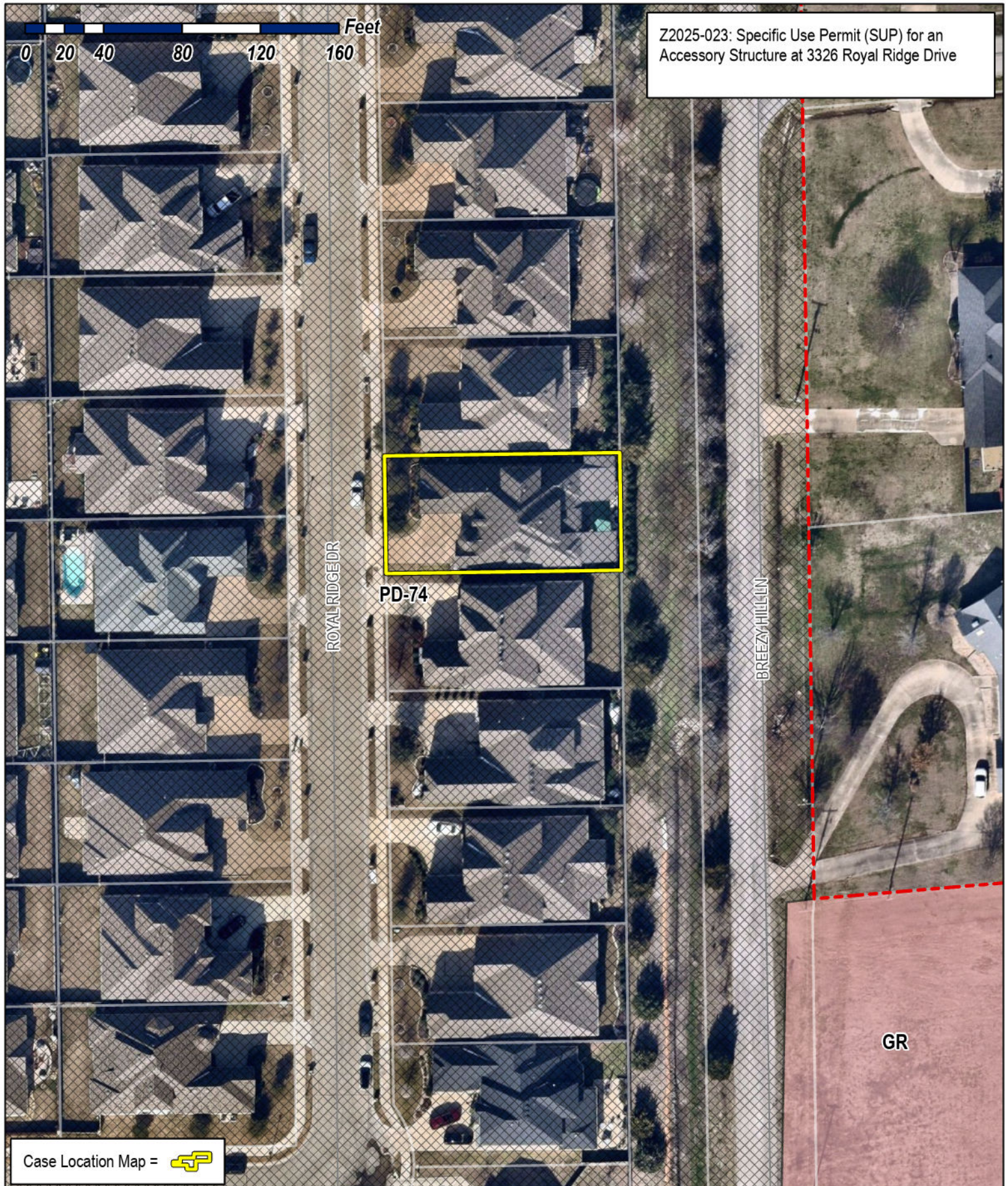
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kyle Peterson
Karen Porter





Z2025-023: Specific Use Permit (SUP) for an
Accessory Structure at 3326 Royal Ridge Drive

PD-74

GR

Case Location Map = 



City of Rockwall

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

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

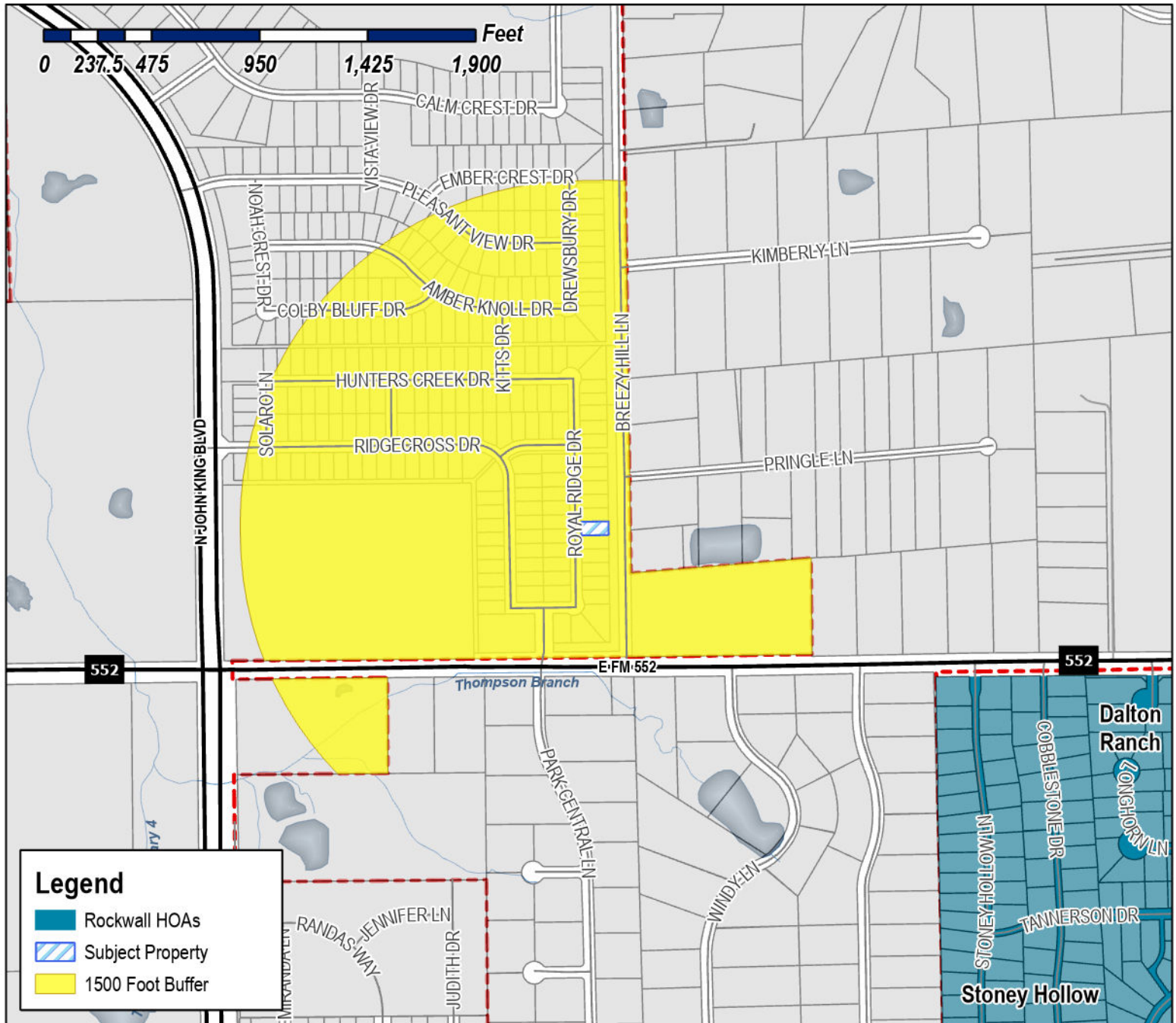




City of Rockwall

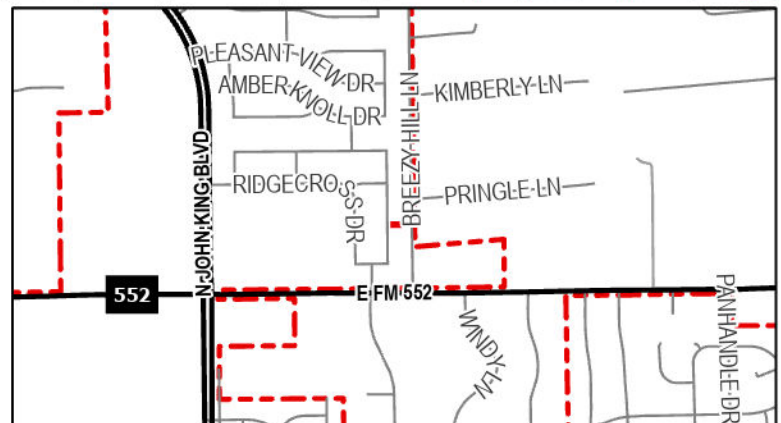
Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2025-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: 3326 Royal Ridge Drive

Date Saved: 5/16/2025
For Questions on this Case Call (972) 771-7745





City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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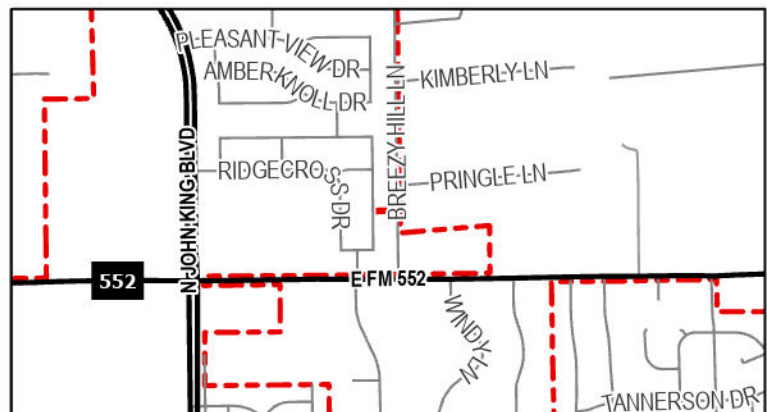
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Date Saved: 5/16/2025

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



RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGECROSS DR
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D
3314 RIDGECROSS DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

AGARDY JIM
3405 RIDGECROSS DR
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

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BRENNAN SMITH
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

FUQUA JUSTIN & ERIN MARIE
3307 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 RidgECross Dr
Rockwall, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

WADE KENNETH KYLE
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COMPTON BRADFORD D AND
REBECCA J COMPTON
1033 FAWN TRL
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
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BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
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JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
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SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
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1024 S Greenville Ave Ste 230
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AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1313 FM552
ROCKWALL, TX 75087

RESIDENT
JOHN KING BLVD
ROCKWALL, TX 75087

RESIDENT
WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

RESIDENT
CLEAR BLUFF DR
ROCKWALL, TX 75087

RESIDENT
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March 12, 2025

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To Whom It May Concern,

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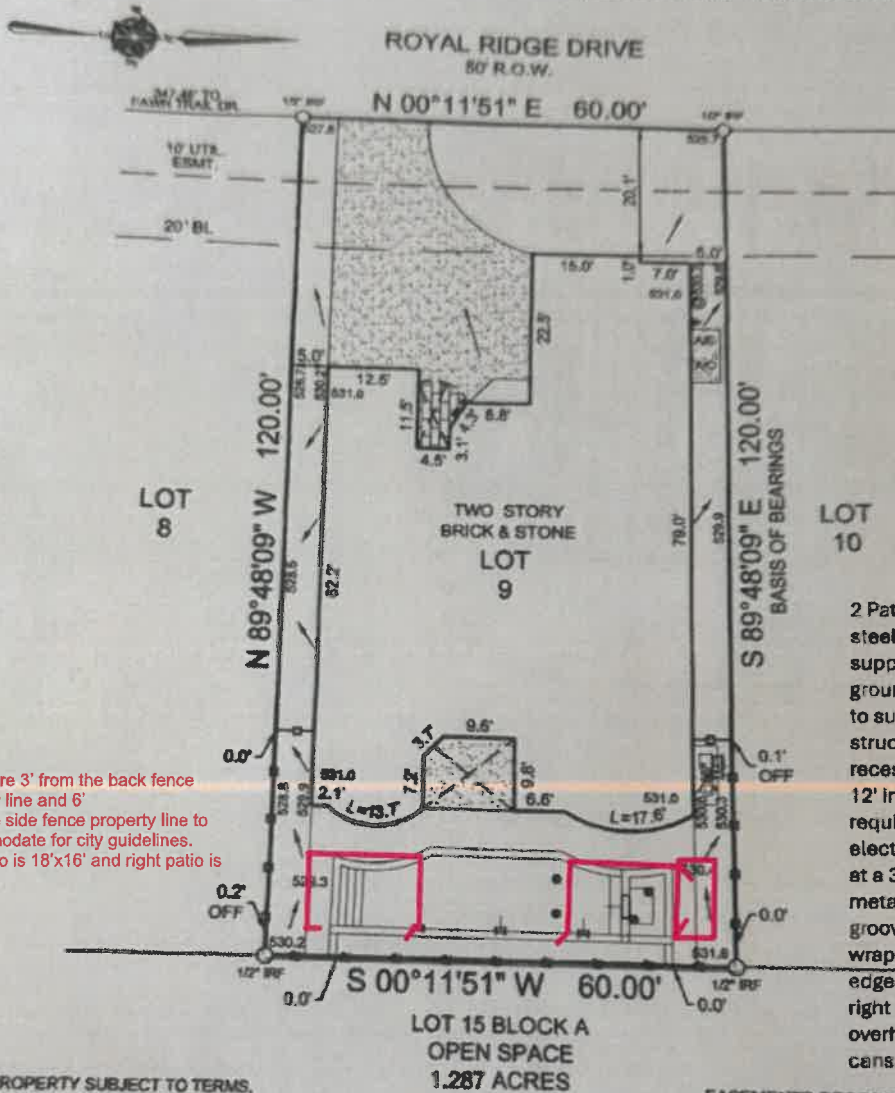
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Dean and Cathy Barrett
Cell: (325) 721-1945
Email: cbarrett1268@gmail.com

FINAL SURVEY

To certify that persons under my direction have, this date, made an on-the-ground survey of property located at
 3326 ROYAL RIDGE DRIVE
 Lot 9 Block A in the City of ROCKWALL, Texas.
 of BREEZY HILL PHASE IX-A an addition
 to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF
 recorded in VOLUME I, PAGE 301 PLAT Records of ROCKWALL County, Texas,
 and refiled in Volume J, Pages 3 and 4, under Clerk's File No(s). 2016-12444, Plat Records, Rockwall County,
 Texas.



Patios are 3' from the back fence property line and 6' from the side fence property line to accommodate for city guidelines. Left patio is 18'x16' and right patio is 16'x16'.

2 Patios made of steel with 16" steel columns to provide support. 4' in depth into ground with concrete footers to support weight of each structure. Each patio to have 4 recessed cans and 1 fan each. 12' in height to provide required clearing to allow electric components. Angled at a 3/12 with an R-panel metal roofing. Tongue and groove underneath with a wrap around steel to cover edges. Left Patio is 18'x16' and right patio is 16'x16' with a 3' overhang that has 3 recessed cans.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CLERK'S FILE NO. 2014000012754 VOL. 7225, PG. 234.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
 VOL. 36, PG. 493; VOL. 82, PG. 320; VOL. 1787, PG. 211;
 VOL. 5199, PG. 146; VOL. 7152, PG. 248; VOL. 812, PG. 23

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

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48397C0030L. I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY:

ACCEPTED BY:

DATE:

TITLE CO.: CHICAGO

GF NO.: CTJMH-8009721800118-TD

BORROWER: BARRETT

DRAWN BY: BOWEN

CHECKED BY:

DATE: 3/16/2018

SCALE: 1"=20'

TASK NO.: 1603072-3

ASPHALT PAVING	LEGEND	IRON ROD FOUND
CHAIN LINK FENCE	COVERED AREA	IRON ROD SET "X" MARK
WOOD FENCE (CENTER POST)	CONCRETE PAVING	IRON PIPE FOUND
IRON FENCE		"X" FOUND / SET
OVERHEAD ELECTRIC SERVICE		ELECTRIC METER
OVERHEAD POWER LINE		POWER POLE
		GAS METER



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300





Two detached steel patios with electrical to be 12' high for pool clearance, finished with tongue and groove underneath, concrete footers to support the weight of the 5 posts. R-Panel Metal Roofing.

PROJECT COMMENTS



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

DATE: 5/23/2025

PROJECT NUMBER: Z2025-023
PROJECT NAME: SUP for an Accesory Structure
SITE ADDRESS/LOCATIONS: 3326 ROYAL RIDGE DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	05/23/2025	Approved w/ Comments

05/23/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive.

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 (Z2025-023) in the lower right-hand corner of all pages on future submittals.

I.4 Staff will be obligated to detail the active Code Enforcement (Case No. CE2024-5743) case related to the improvements that have since been removed.

M.5 The following standards shall apply to a Covered Porch:

- (1) Only one (1) Covered Porch is permitted per residential lot.
- (2) The maximum permissible size for a Covered Porch is 500 SF.
- (3) The rear setback is three (3) feet and the side setback is six (6) feet.
- (4) The maximum permissible height for a Covered Porch is 15-feet.
- (5) The minimum roof pitch is 4:12.
- (6) Roofs shall be composed of dimensional shingles.
- (7) Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.

In this case, the applicant is proposing two metal (2) Covered Porches, that utilize a 3:12 roof pitch and R-Panel roofing. Given this, the proposed Covered Porches do not meet items 1, 5, 6, and 7 listed above.

M.6 Please review the attached Draft Ordinance prior to the May 27, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 3, 2025. In reviewing the Draft Ordinance, please pay close attention to the operational conditions.

I.7 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 June 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 10, 2025, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 27, 2025.

I.8 The projected City Council meeting dates for this case will be June 16, 2025 (1st Reading) and July 7, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/22/2025	Approved w/ Comments
05/22/2025: * WILL REQUIRE A SEPARATE BUILDING PERMIT IF APPROVED			
* ELECTRICAL WILL REQUIRE A MINIMUM CLEARANCE OF 12 FEET OVER THE WATER LEVEL OF THE POOL			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/20/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/19/2025	Approved w/ Comments
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)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 3326 Royal Ridge Rockwall TX 75087

SUBDIVISION Breezy Hill

LOT 9 BLOCK A

GENERAL LOCATION 3326 Royal Ridge Rockwall TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Residential

PROPOSED USE Residential

ACREAGE 1.207

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 Dean & Cathy Barrett

☒ APPLICANT Kyle Peterson

CONTACT PERSON Dean Barrett

CONTACT PERSON

ADDRESS 3326 Royal Ridge

ADDRESS 3445 Foxcross Drive

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE (325) 721-1945

PHONE (214) 202-2047

E-MAIL deandentcentral@gmail.com

E-MAIL 46 Kyle Peterson@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

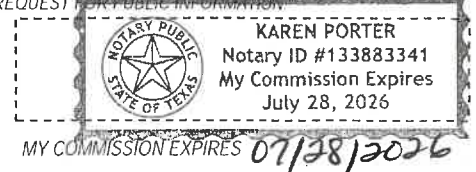
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT: AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9 DAY OF May, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

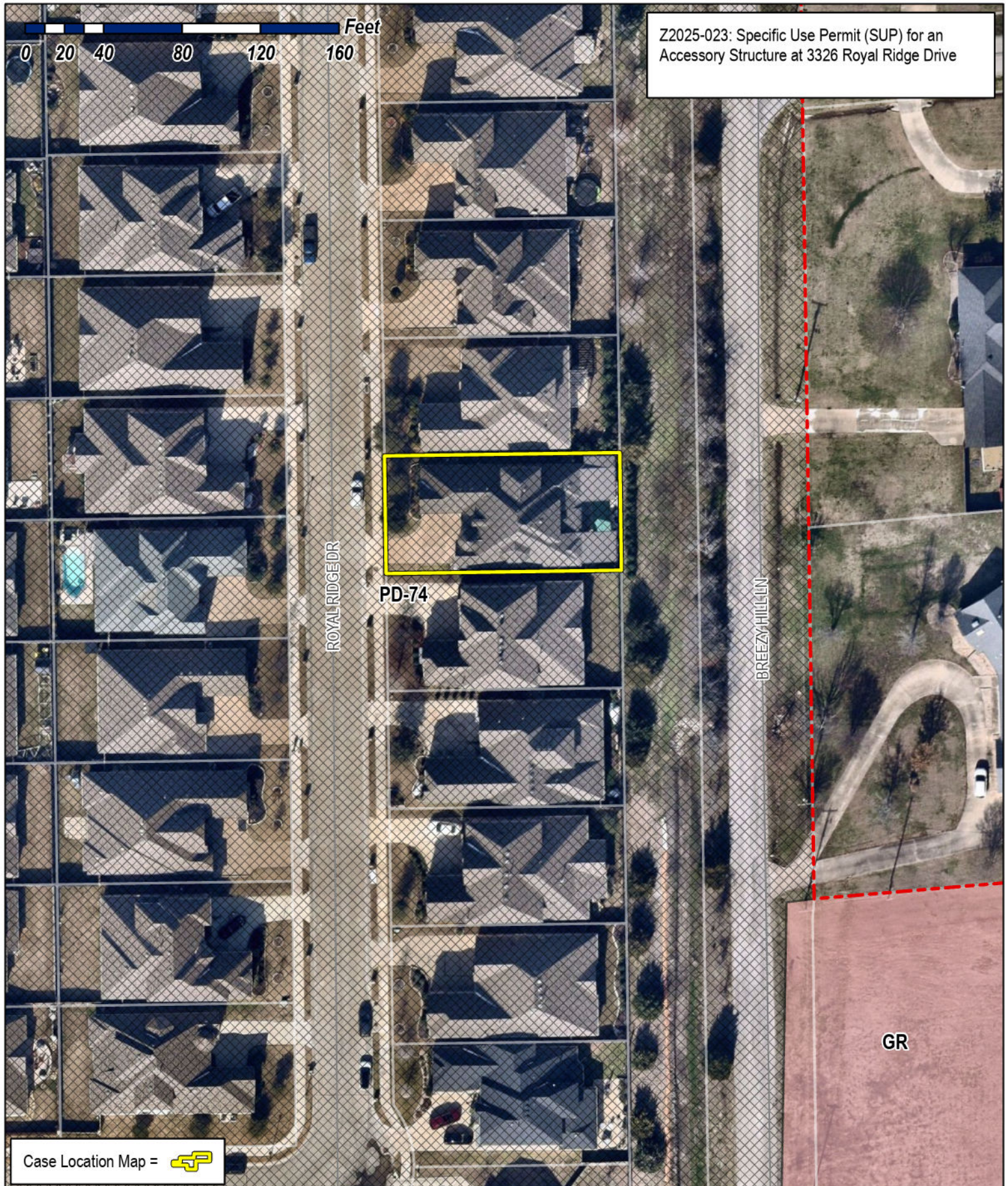
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF May, 2025

OWNER'S SIGNATURE

Kyle Peterson
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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

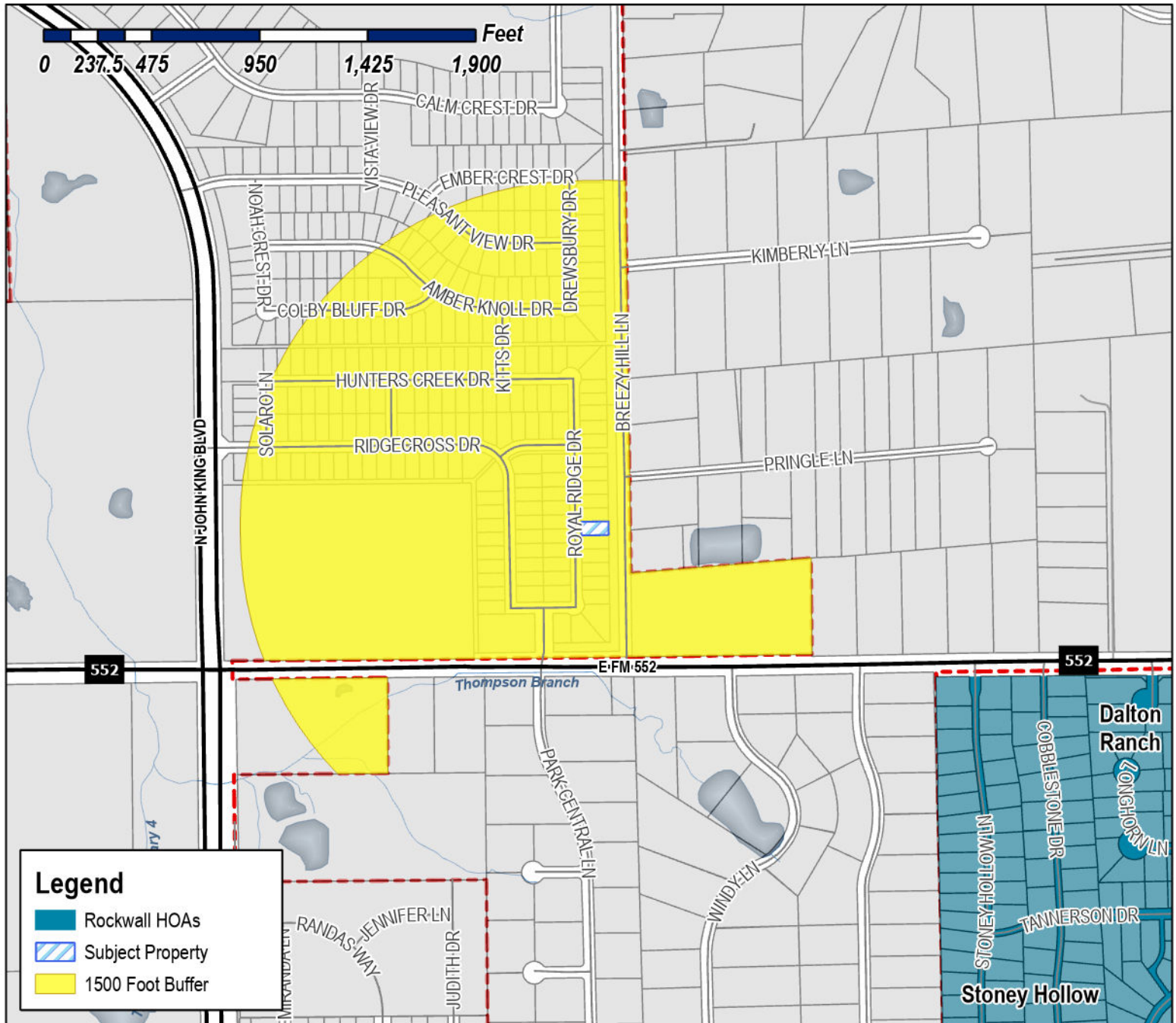




City of Rockwall

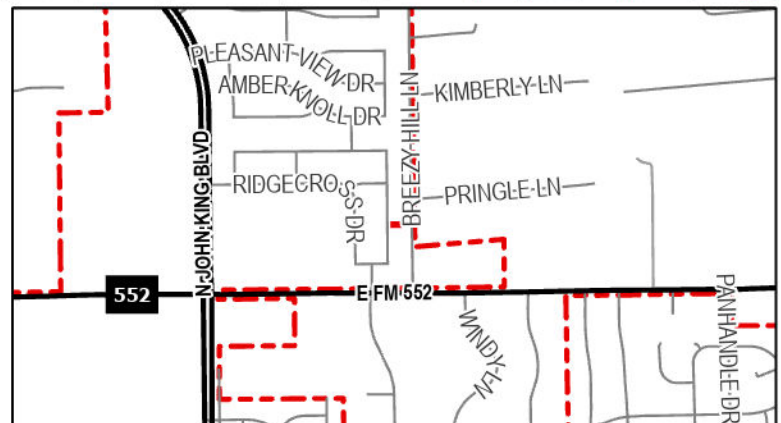
Planning & Zoning Department
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Case Number: Z2025-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: 3326 Royal Ridge Drive

Date Saved: 5/16/2025
For Questions on this Case Call (972) 771-7745





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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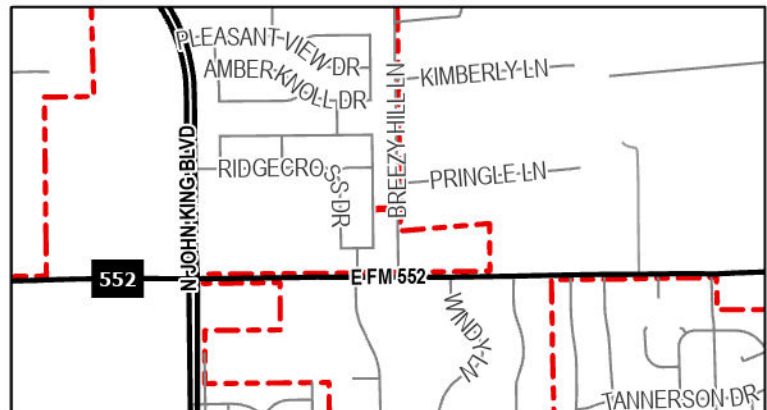
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RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGECROSS DR
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D
3314 RIDGECROSS DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

AGARDY JIM
3405 RIDGECROSS DR
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

HEFNER ELLEN AND
BRENNAN SMITH
3323 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN
3311 RIDGECROSS DRIVE
ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

FUQUA JUSTIN & ERIN MARIE
3307 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 RidgECross Dr
Rockwall, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

WADE KENNETH KYLE
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COMPTON BRADFORD D AND
REBECCA J COMPTON
1033 FAWN TRL
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WALLWORK CRAIG A AND SARAH K
3425 RIDGECROSS DRIVE
ROCKWALL, TX 75087

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Allen, TX 75002

SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1313 FM552
ROCKWALL, TX 75087

RESIDENT
JOHN KING BLVD
ROCKWALL, TX 75087

RESIDENT
WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

RESIDENT
CLEAR BLUFF DR
ROCKWALL, TX 75087

RESIDENT
RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
ROYAL RIDGE DR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-023: Specific Use Permit (SUP) for Two (2) Detached Covered Patios

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, 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, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-023: Specific Use Permit (SUP) for a Two (2) Detached Covered Patios

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](#)

Olan (Dean) and Cathy Barrett
3326 Royal Ridge Drive
Rockwall, TX 75087

March 12, 2025

RE: Request for Patio Additions Due to Medical Necessity

To Whom It May Concern,

We are writing to formally request approval for the addition of two patios to our property at 3326 Royal Ridge Drive, Rockwall, TX 75087. These additions are medically necessary to create essential shaded areas for our family members who must avoid direct sunlight due to serious health conditions.

Olan (Dean) Barrett has undergone a kidney transplant and requires immunosuppressive and anti-rejection medications, which significantly increase his sensitivity to sunlight. Due to his transplant, he is unable to swim in public pools, which is why we had a pool built in our backyard. However, prolonged sun exposure poses serious health risks, making shaded outdoor spaces a necessity for his well-being.

Additionally, our granddaughter has been diagnosed with leukemia, and her condition also necessitates strict sun avoidance. Her ongoing treatments and weakened immune system make exposure to direct sunlight particularly hazardous. Without adequate shaded areas, both she and Dean are unable to safely spend time outdoors.

The addition of these patios will provide the necessary protection and allow them to enjoy outdoor time safely. We greatly appreciate your consideration of this request and are happy to provide any additional documentation if needed.

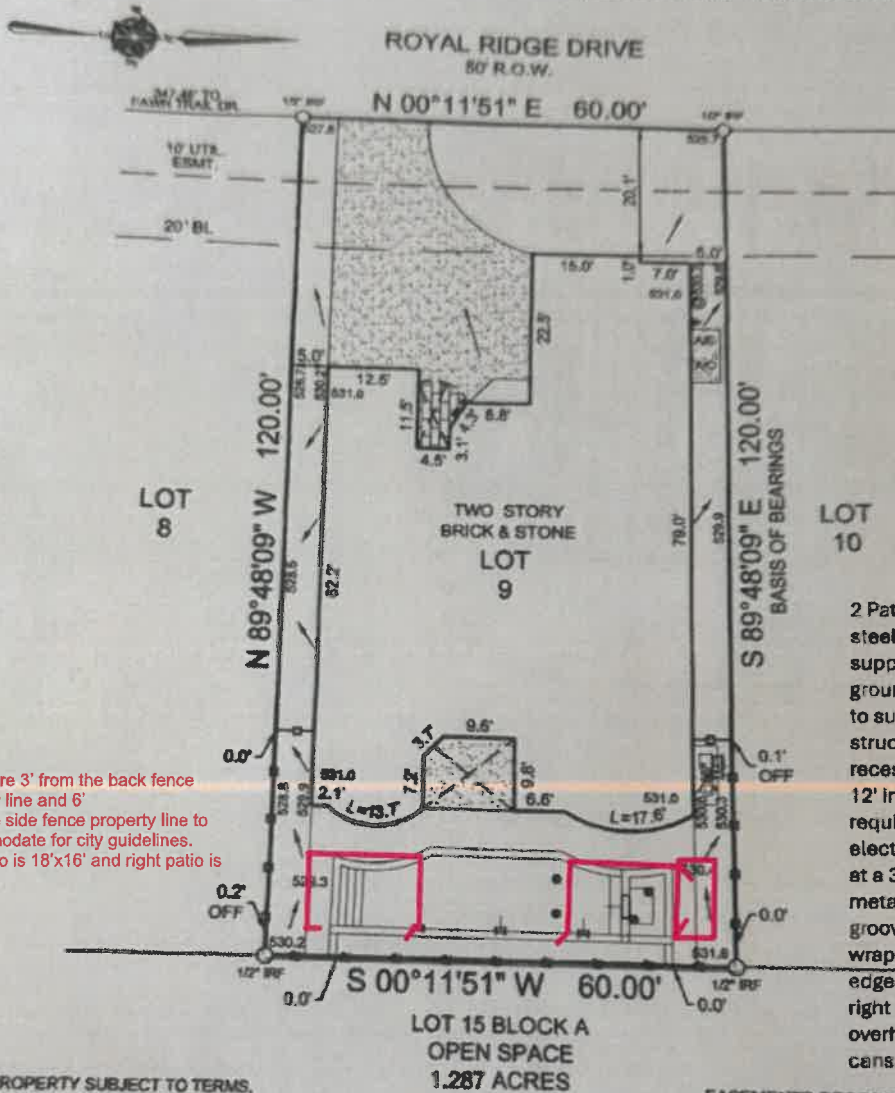
Thank you for your time and understanding. Please feel free to contact us at your convenience for any further discussion.

Sincerely,

Dean and Cathy Barrett
Cell: (325) 721-1945
Email: cbarrett1268@gmail.com

FINAL SURVEY

To certify that persons under my direction have, this date, made an on-the-ground survey of property located at
 3326 ROYAL RIDGE DRIVE
 Lot 9 Block A in the City of ROCKWALL, Texas.
 of BREEZY HILL PHASE IX-A an addition
 to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF
 recorded in VOLUME I, PAGE 301 PLAT Records of ROCKWALL County, Texas,
 and refiled in Volume J, Pages 3 and 4, under Clerk's File No(s). 2016-12444, Plat Records, Rockwall County,
 Texas.



NOTE: PROPERTY SUBJECT TO TERMS,
 CONDITIONS AND EASEMENTS
 CONTAINED IN INSTRUMENT RECORDED IN
 CLERK'S FILE NO. 2014000012754
 VOL. 7225, PG. 234.

EASEMENTS RECORDED IN THE FOLLOWING
 VOLUMES AND PAGES DO NOT AFFECT THE
 ABOVE DESCRIBED PROPERTY:
 VOL. 36, PG. 493; VOL. 82, PG. 320; VOL. 1787, PG. 211;
 VOL. 5199, PG. 146; VOL. 7152, PG. 248; VOL. 812, PG. 23

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

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48397C0030L
 I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct
 representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said
 property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements
 except as shown hereon.

ACCEPTED BY:

ACCEPTED BY:

DATE:

TITLE CO.: CHICAGO

GF NO.: CTJMH-8009721800118-TD

BORROWER: BARRETT

DRAWN BY: BOWEN

CHECKED BY:

DATE: 3/16/2018

SCALE: 1"=20'

TASK NO.: 1603072-3

ASPHALT PAVING	LEGEND	IRON ROD FOUND
CHAIN LINK FENCE	COVERED AREA	IRON ROD SET "X" MARK
WOOD FENCE (CENTER POST)	CONCRETE PAVING	IRON PIPE FOUND
IRON FENCE		"X" FOUND / SET
OVERHEAD ELECTRIC SERVICE		ELECTRIC METER
OVERHEAD POWER LINE		POWER POLE
		GAS METER



TEXAS HERITAGE
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300





Two detached steel patios with electrical to be 12' high for pool clearance, finished with tongue and groove underneath, concrete footers to support the weight of the 5 posts. R-Panel Metal Roofing.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 17-60] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) DETACHED COVERED PORCHES ON A 0.1653-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, BREEZY HILL PHASE IX ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) [Ordinance No. 17-60], addressed as 3326 Royal Ridge Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 74 (PD-74) [Ordinance No. 17-60] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That Planned Development District 74 (PD-74) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 74 (PD-74) [Ordinance No. 17-60]; Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of two (2) *Detached Covered Porches* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Detached Covered Porches* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Detached Covered Porches* shall generally conform to the Rendering as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,
- (4) No additional *Accessory Structures* shall be constructed on the *Subject Property*.

2.2. COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF JULY, 2025.**

ATTEST:

Tim McCallum, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

Exhibit 'A'
Legal Description

Address: 3326 Royal Ridge Drive

Legal Description: Lot 9, Block A, Breezy Hill Phase IX Addition

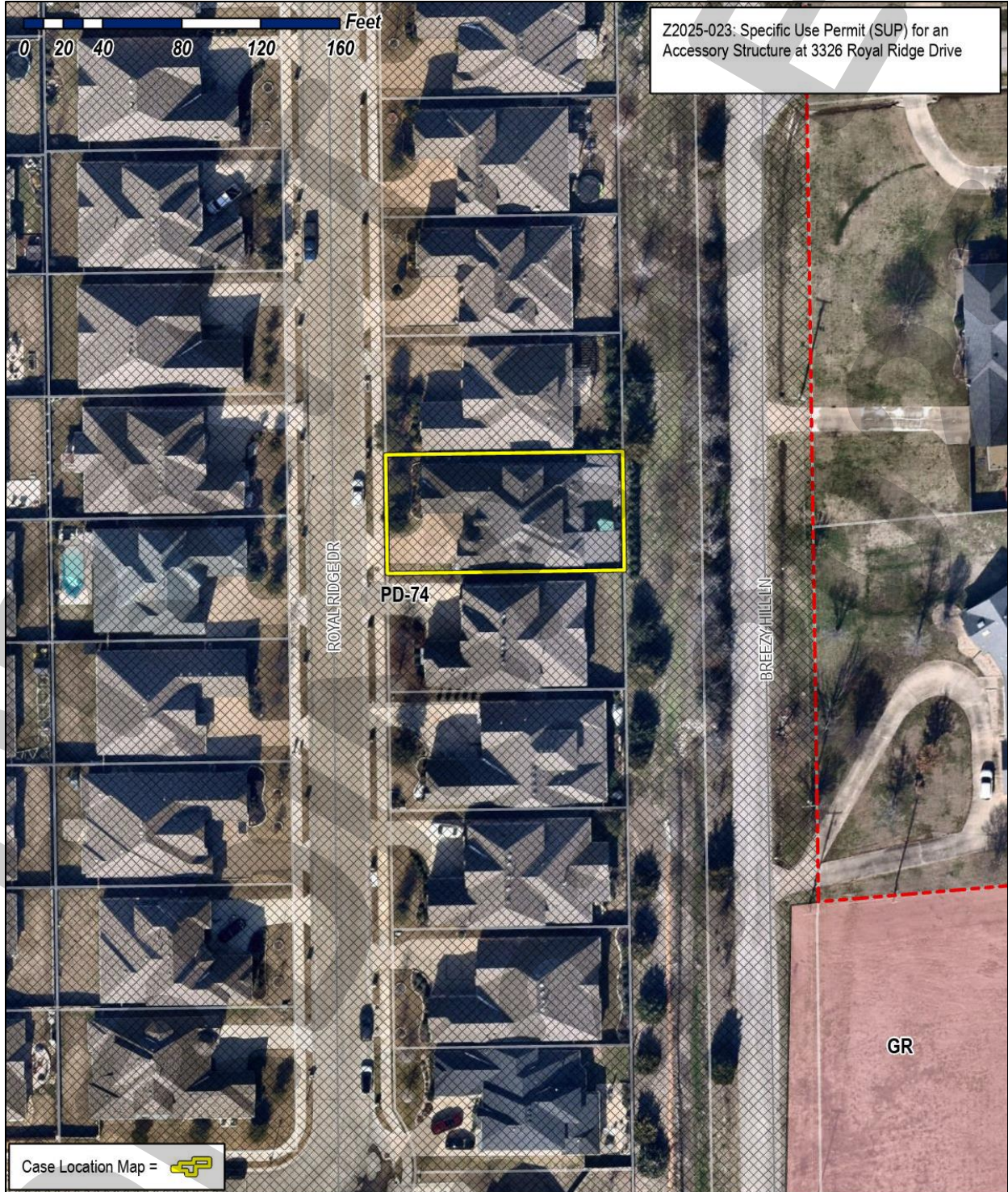


Exhibit 'B'
Site Plan

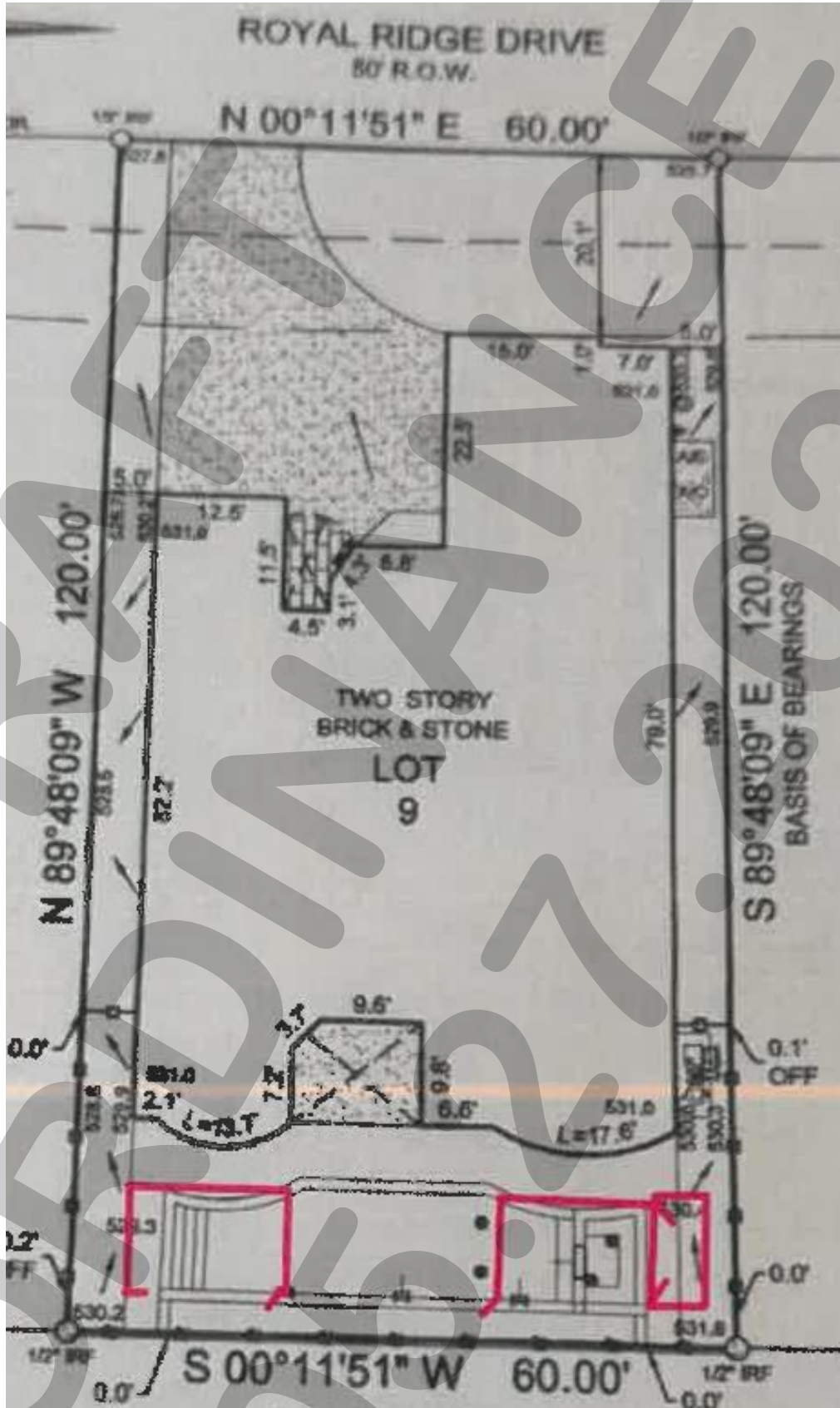


Exhibit 'C':
Building Rendering





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: June 10, 2025

APPLICANT: Kyle Peterson

CASE NUMBER: Z2025-023; *Specific Use Permit (SUP) for two (2) Detached Covered Patios at 3326 Royal Ridge Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council -- *along with the balance of the Breezy Hill Subdivision* -- on February 4, 2008 through the adoption of *Ordinance No. 08-12*. This annexation came after three (3) years of litigation that lead to the execution of a *Chapter 212 Development Agreement*. In accordance with this agreement, the 405.184-acres that makeup the Breezy Hill Subdivision -- *which includes the subject property* -- was rezoned to Planned Development District 74 (PD-74) [Case No. Z2009-005; *Ordinance No. 09-19*] on April 20, 2009. On October 1, 2012, the City Council approved an amendment to Planned Development District 74 (PD-74) [Case No. Z2012-013; *Ordinance No. 12-26*] modifying the *Concept Plan* to remove the institutional land uses (*i.e. public-school sites*). On July 7, 2014, the City Council amended Planned Development District 74 (PD-74) [Case No. Z2014-017; *Ordinance No. 14-26*] to incorporate two (2) additional phases (*i.e. Phases IXA & IXB*), and to reduce the land area designated for limited General Retail (GR) District land uses. On January 29, 2016, the City Council approved a final plat [Case No. P2015-023] that establish the subject property as Lot 9, Block A, Breezy Hill Phase IX Addition. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 4,400 SF single-family home that was constructed in 2016, and [2] a swimming pool that was constructed in 2019.

Staff should note that this case is a referral from the Neighborhood Improvement Services (NIS) Department. On October 10, 2024, the Building Inspections Department received a building permit [Permit No. RES2024-5435] for two (2) structures in the rear yard [see Figure 1] of the subject property. Upon review of the permit, the Building Inspections Department determined that the applicant had already completed the proposed work, and that the structures violated the setback requirements (see Figure 1). Given this, on October 15, 2024 the Building Inspections Department notified the applicant that the unpermitted improvements needed to be removed from the subject property. Following this, on October 31, 2024, the Neighborhood Improvement Services (NIS) Department notified [Case No. CE2024-5743] the property owner of the violation. On April 14, 2025, the applicant informed the NIS Department that the structures had been removed, and that he would be submitting a subsequent application for two (2) new structures. Staff should also note, that at a prior date artificial turf was installed in the rear and side yards of the subject property, and that the property owner will be required to submit a separate exception case to request the artificial turf. This has been added as a condition of approval for the requested Specific Use Permit (SUP).



FIGURE 1. AN AERIAL FROM JANUARY 13, 2025 OF THE UNPERMITTED IMPROVEMENTS ON THE SUBJECT PROPERTY.

PURPOSE

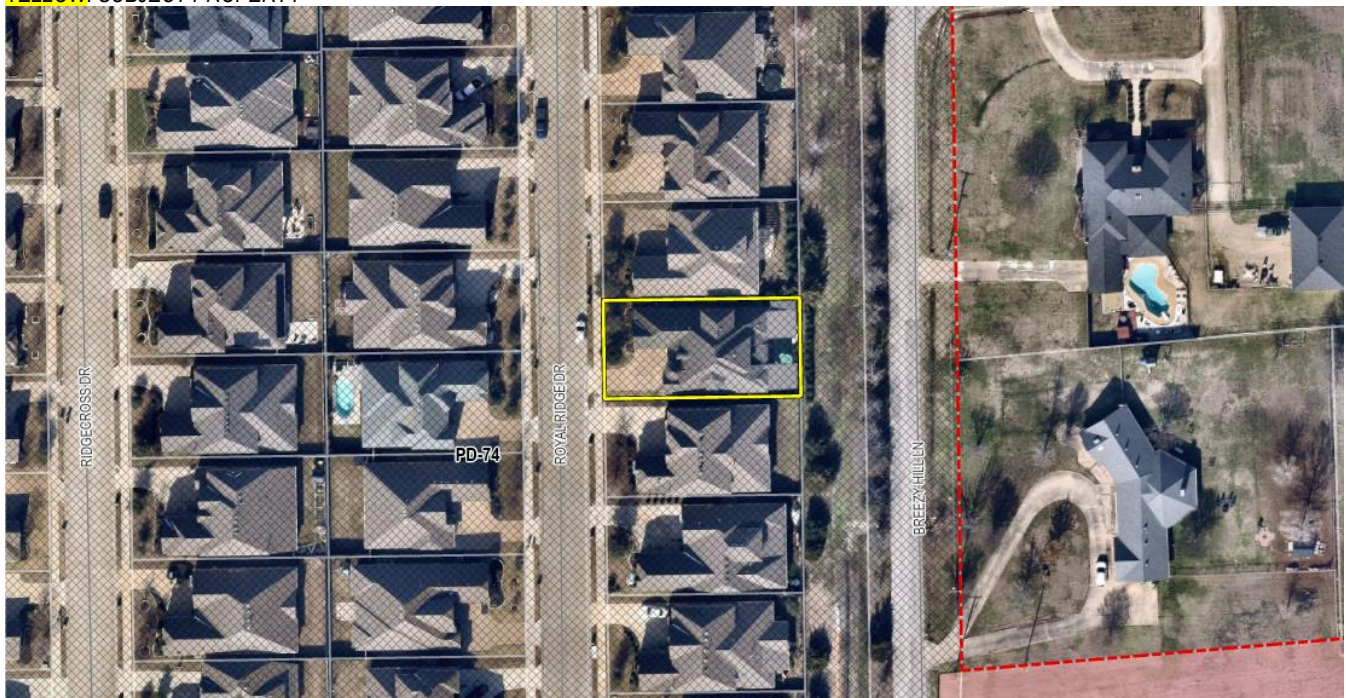
The applicant -- *Kyle Peterson* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of two (2) *Detached Covered Porches* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3326 Royal Ridge Drive. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is the remainder of the Breezy Hill Subdivision, which is zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses. Beyond this is the corporate limits for the City of Rockwall and the boundary separating Rockwall County and Collin County.
- South: Directly south of the subject property is the remainder of Phase IX of the Breezy Hill Subdivision, which consists of 55 residential lots that are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is the corporate limits for the City of Rockwall. Following this is FM-552, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- East: Directly east of the subject property is 1.2870-acre open space lot (*i.e. Lot 15, Block A, Breezy Hill, Phase IX Addition*). Beyond this is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the corporate limits for the City of Rockwall.
- West: Directly west of the subject property is the remainder of Phase IX of the Breezy Hill Subdivision, which consists of 55 residential lots that are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-05 of the T. R. Bailey Survey, Abstract No. 30*) zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses. Following this is John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* on the subject property. The two (2) structures will be 256 SF (*i.e. 16-feet x 16-feet*) and 288 SF (*i.e. 16-feet x 18-feet*), and both be 12-feet in height. Based on the exhibits provided by the applicant the *Detached Covered Porches* will incorporate a composite shingle roof with a 3:12 roof pitch. In addition, the applicant has indicated that the structures will include recessed can lights and a fan.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as “(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property.” In addition, according to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) each residential lot in a Single-Family (SF-10) District is permitted by-right one (1) *Detached Covered Porch* up to 500 SF that is 15-feet in height. In this case, the applicant is proposing two (2) *Detached Covered Porches* that will total 544 SF in size and be 12-feet in height.

According to Planned Development District 74 (PD-74) [*Ordinance No. 17-60*], the minimum roof pitch for a porch is 4:12 and all roofing shall utilize dimensional shingles. In this case, the applicant is requesting to utilize a 3:12 roof pitch with architectural shingles. This is considered a deviation from the Planned Development District ordinance; however, staff should point out that this being a detached structure, the change in the roof pitch appears to be nominal and the request does not appear to affect the character of the subdivision. With this being said, this aspect of the applicant's request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

In review of the applicant's request, staff examined the other lots in Phase IX of the Breezy Hill Subdivision to determine if any other *Detached Covered Porches* have been constructed. Staff determined that there is currently one (1) other property that has a *Detached Covered Porch*. This *Detached Covered Porch* is 12-feet by 16-feet or 192 SF. Based on this, the subject property would be the only other property with a *Detached Covered Porch* within this phase of the Breezy Hill Subdivision, and -- *in this case* -- it would be the first property to have two (2) *Detached Covered Porches*. In addition, the proposed *Detached Covered Porches* would be the largest permitted -- *if approved* -- in this phase of the subdivision. If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, roof design, and maximum number of *Accessory Structures* permitted on the subject property. As with any request for a Specific Use Permit (SUP), this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2025, staff mailed 68 property owner notifications to property owners and occupants within 500-feet of the subject property. There were no 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 has received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* to construct two (2) *Detached Covered Porches* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

- (a) The development of the *Detached Covered Porches* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
 - (b) The *Detached Covered Porches* shall generally conform to the Building Rendering as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
 - (c) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,
 - (d) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,
 - (e) No additional *Accessory Structures* shall be constructed on the *Subject Property*.
- (2) A *Development Application* requesting an exception to allow unpermitted artificial turf shall be submit to the Planning and Zoning Department.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) request 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 3326 Royal Ridge Rockwall TX 75087

SUBDIVISION Breezy Hill

LOT 9 BLOCK A

GENERAL LOCATION 3326 Royal Ridge Rockwall TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Residential

PROPOSED USE Residential

ACREAGE 1.207

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 Dean & Cathy Barrett

☒ APPLICANT Kyle Peterson

CONTACT PERSON Dean Barrett

CONTACT PERSON

ADDRESS 3326 Royal Ridge

ADDRESS 3445 Foxcross Drive

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE (325) 721-1945

PHONE (214) 202-2047

E-MAIL deandentcentral@gmail.com

E-MAIL 46 Kyle.Peterson@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

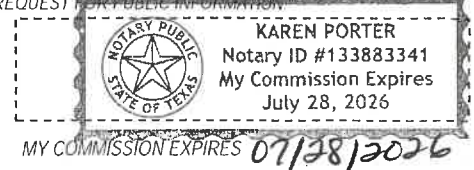
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT: AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9 DAY OF May, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

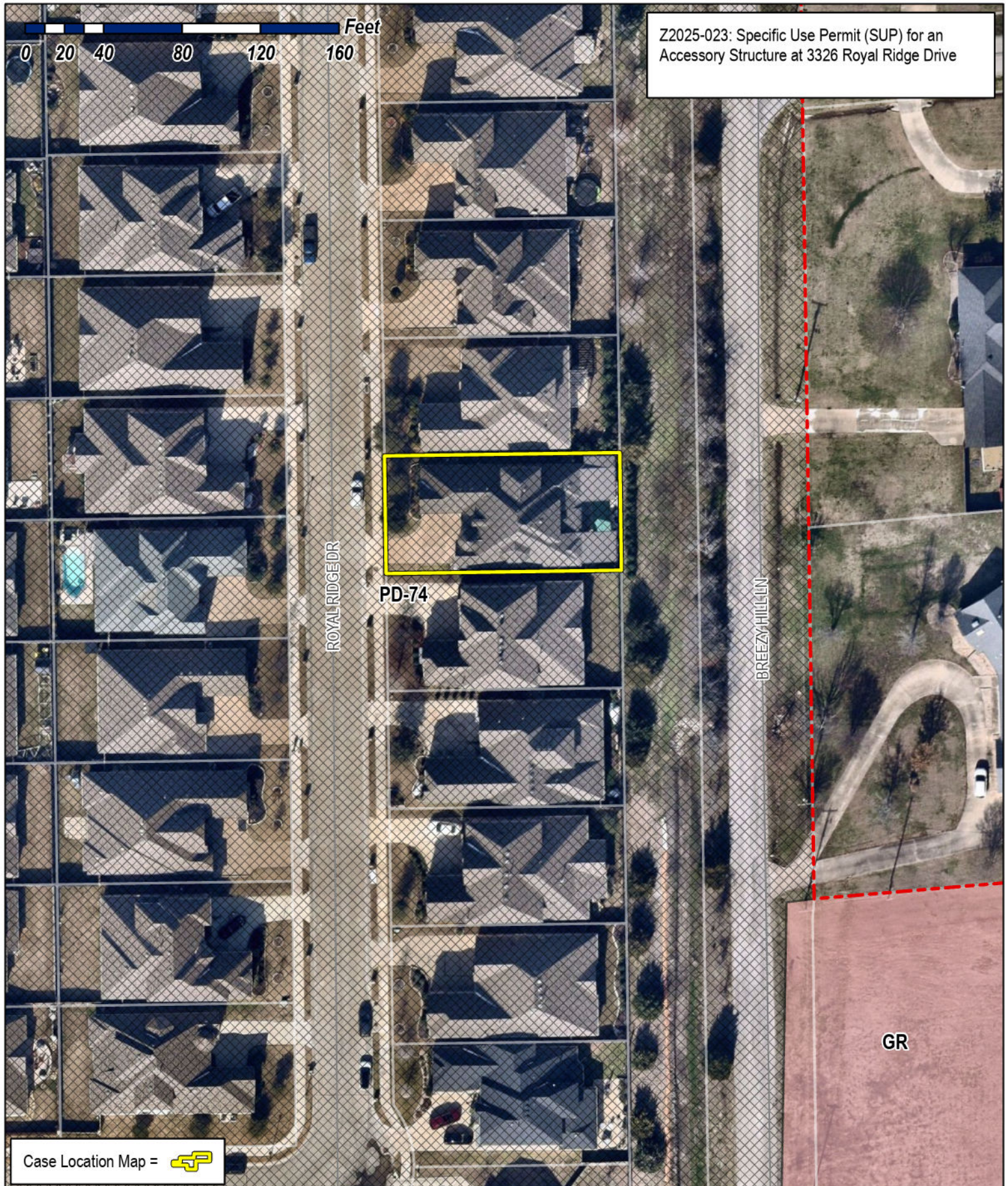
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF May, 2025

OWNER'S SIGNATURE

Kyle Peterson
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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

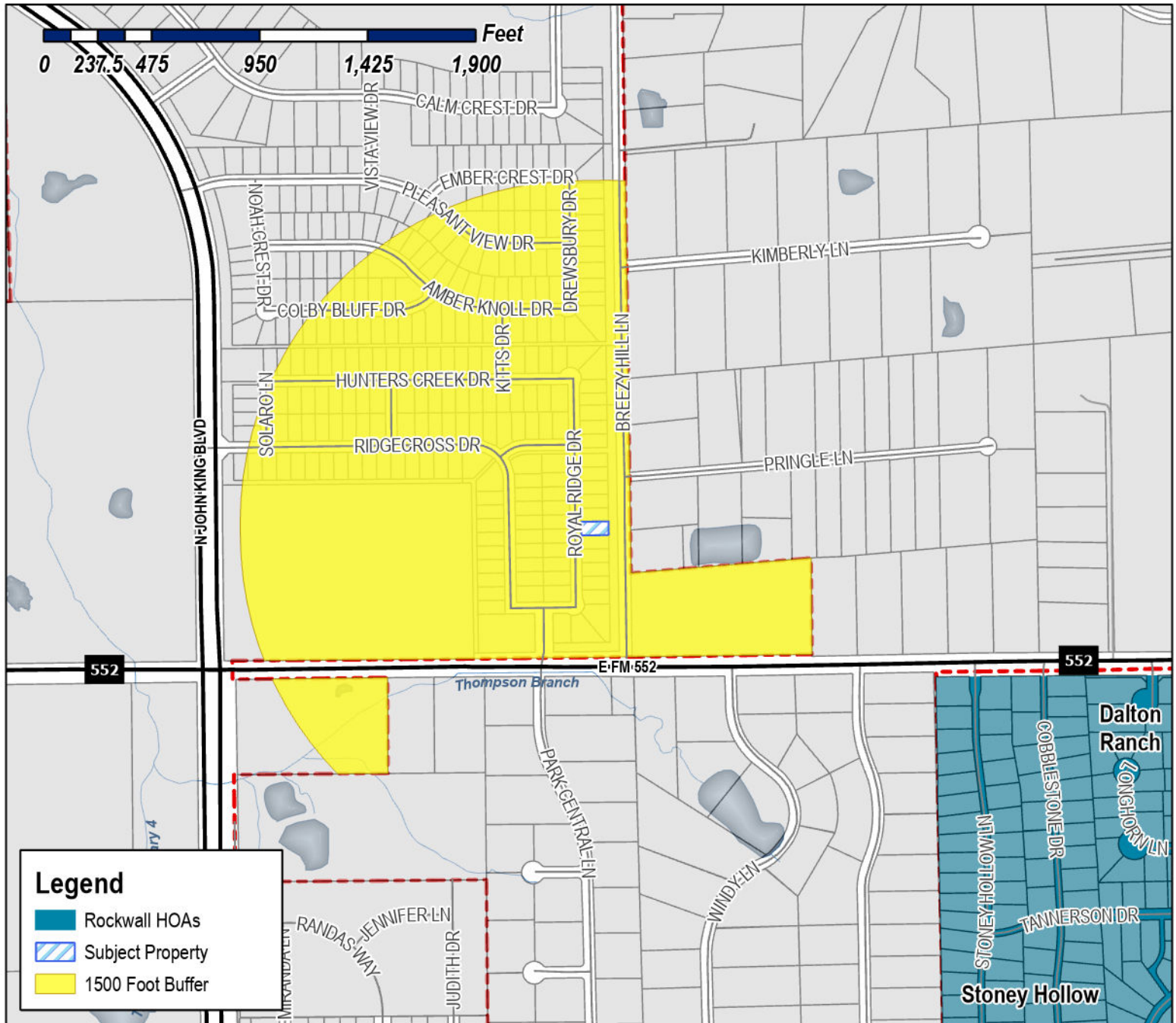




City of Rockwall

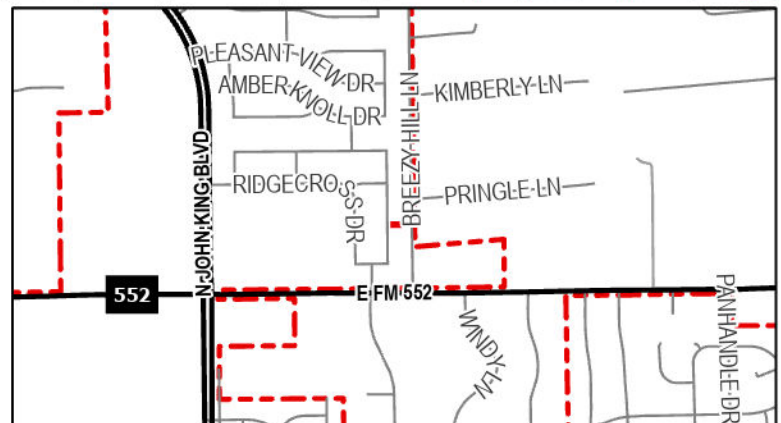
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2025-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: 3326 Royal Ridge Drive

Date Saved: 5/16/2025
For Questions on this Case Call (972) 771-7745





City of Rockwall

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

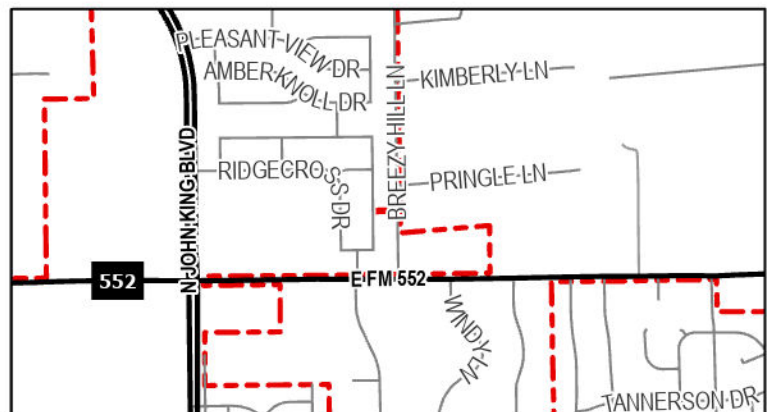
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Case Number: Z2025-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: 3326 Royal Ridge Drive

Date Saved: 5/16/2025

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



RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGECROSS DR
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D
3314 RIDGECROSS DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

AGARDY JIM
3405 RIDGECROSS DR
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

HEFNER ELLEN AND
BRENNAN SMITH
3323 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN
3311 RIDGECROSS DRIVE
ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

FUQUA JUSTIN & ERIN MARIE
3307 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 RidgECross Dr
Rockwall, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD
3314 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WADE KENNETH KYLE
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COMPTON BRADFORD D AND
REBECCA J COMPTON
1033 FAWN TRL
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WALLWORK CRAIG A AND SARAH K
3425 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1313 FM552
ROCKWALL, TX 75087

RESIDENT
JOHN KING BLVD
ROCKWALL, TX 75087

RESIDENT
WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

RESIDENT
CLEAR BLUFF DR
ROCKWALL, TX 75087

RESIDENT
RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
ROYAL RIDGE DR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-023: Specific Use Permit (SUP) for Two (2) Detached Covered Patios

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, 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, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-023: Specific Use Permit (SUP) for a Two (2) Detached Covered Patios

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](#)

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.

IN FAVOR DUE TO HEALTH BENEFITS AND IT'S IN THE
BACKYARD FACING BREEZY HILL LANE,

Name: ERIC & JANE SCHUBERT

Address: 1024 WINDY HILL LN.

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.

I have no opposition to their adding 2 covered
porches/patios in their backyard. I don't see
any reason why not.

Name: Janet Jackson

Address: 3502 Royal Ridge Drive

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

Olan (Dean) and Cathy Barrett
3326 Royal Ridge Drive
Rockwall, TX 75087

March 12, 2025

RE: Request for Patio Additions Due to Medical Necessity

To Whom It May Concern,

We are writing to formally request approval for the addition of two patios to our property at 3326 Royal Ridge Drive, Rockwall, TX 75087. These additions are medically necessary to create essential shaded areas for our family members who must avoid direct sunlight due to serious health conditions.

Olan (Dean) Barrett has undergone a kidney transplant and requires immunosuppressive and anti-rejection medications, which significantly increase his sensitivity to sunlight. Due to his transplant, he is unable to swim in public pools, which is why we had a pool built in our backyard. However, prolonged sun exposure poses serious health risks, making shaded outdoor spaces a necessity for his well-being.

Additionally, our granddaughter has been diagnosed with leukemia, and her condition also necessitates strict sun avoidance. Her ongoing treatments and weakened immune system make exposure to direct sunlight particularly hazardous. Without adequate shaded areas, both she and Dean are unable to safely spend time outdoors.

The addition of these patios will provide the necessary protection and allow them to enjoy outdoor time safely. We greatly appreciate your consideration of this request and are happy to provide any additional documentation if needed.

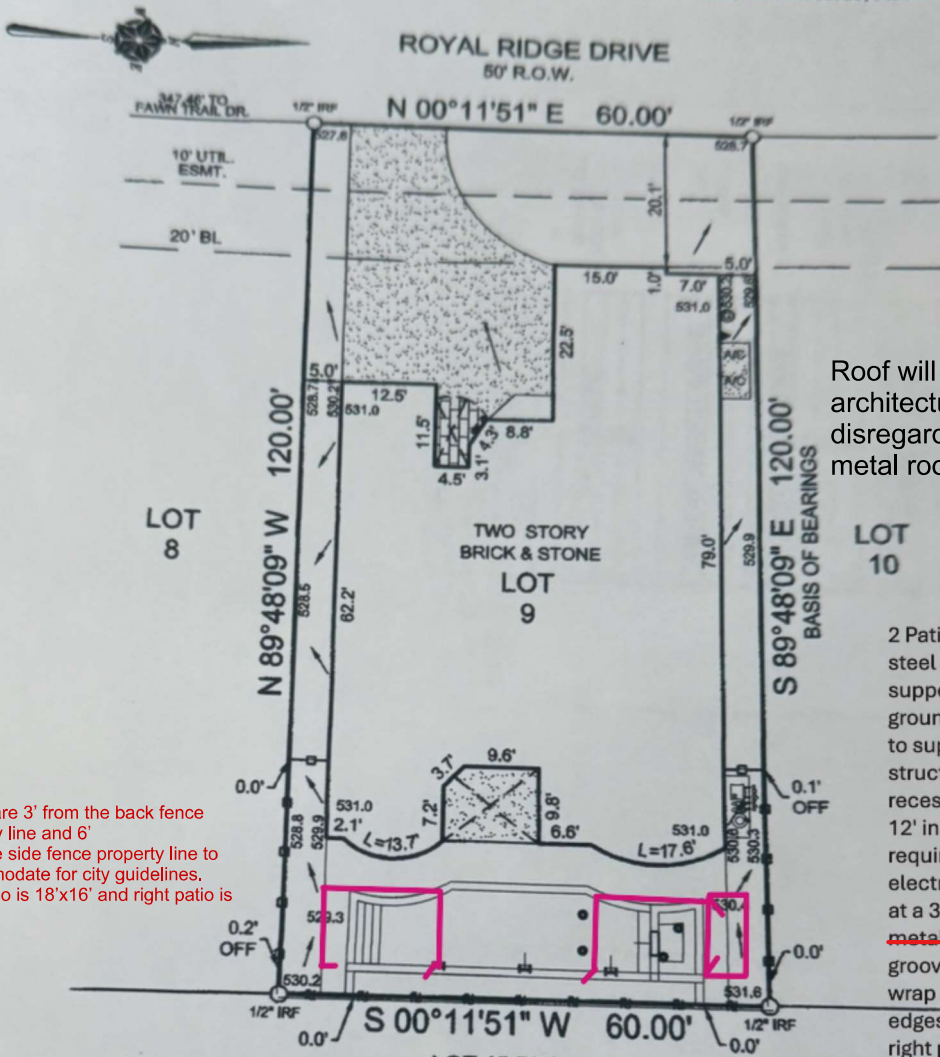
Thank you for your time and understanding. Please feel free to contact us at your convenience for any further discussion.

Sincerely,

Dean and Cathy Barrett
Cell: (325) 721-1945
Email: cbarrett1268@gmail.com

FINAL SURVEY

To certify that persons under my direction have, this date, made an on-the-ground survey of property located at
 3326 ROYAL RIDGE DRIVE, in the City of ROCKWALL, Texas,
 Lot 9, Block A, BREEZY HILL PHASE IX-A, an addition
 to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF
 recorded in VOLUME I, PAGE 301, PLAT Records of ROCKWALL County, Texas,
 and refiled in Volume J, Pages 3 and 4, under Clerk's File No(s). 2016-12444, Plat Records, Rockwall County,
 Texas.



Patios are 3' from the back fence
 property line and 6'
 from the side fence property line to
 accommodate for city guidelines.
 Left patio is 18'x16' and right patio is
 16'x16'.

Roof will be
 architectural shingles,
 disregard the R-Panel
 metal roofing.

2 Patios made of steel with 16'
 steel columns to provide
 support. 4' in depth into
 ground with concrete footers
 to support weight of each
 structure. Each patio to have 4
 recessed cans and 1 fan each.
 12' in height to provide
 required clearing to allow
 electric components. Angled
 at a 3/12 with an R-panel
 metal roofing. Tongue and
 groove underneath with a
 wrap around steel to cover
 edges. Left Patio is 18'x16' and
 right patio is 16'x16' with a 3'
 overhang that has 3 recessed
 cans.

NOTE: PROPERTY SUBJECT TO TERMS,
 CONDITIONS AND EASEMENTS
 CONTAINED IN INSTRUMENT RECORDED IN
 CLERK'S FILE NO. 2014000012754
 VOL. 7225, PG. 234.

EASEMENTS RECORDED IN THE FOLLOWING
 VOLUMES AND PAGES DO NOT AFFECT THE
 ABOVE DESCRIBED PROPERTY:
 VOL. 36, PG. 493; VOL. 82, PG. 320; VOL. 1767, PG. 211;
 VOL. 5199, PG. 146; VOL. 7152, PG. 248; VOL. 812, PG. 23

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

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48397C0030L
 I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct
 representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said
 property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements
 except as shown hereon.

ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____

TITLE CO.: CHICAGO
 GF NO.: CTJMH-8009721800118-TD
 BORROWER: BARRETT
 DRAWN BY: BOWEN
 CHECKED BY: _____
 DATE: 3/16/2018
 SCALE: 1"=20'
 TASK NO.: 1603072-3

- | | | |
|---------------------------|-----------------|----------------------|
| ASPHALT PAVING | LEGEND | IRON ROD FOUND |
| CHAIN LINK FENCE | COVERED AREA | IRON ROD SET "TAPES" |
| WOOD FENCE (CENTER POST) | CONCRETE PAVING | IRON PIPE FOUND |
| IRON FENCE | "X" FOUND / SET | ELECTRIC METER |
| OVERHEAD ELECTRIC SERVICE | GAS METER | POWER POLE |
| OVERHEAD POWER LINE | | |

TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300





Two detached steel patios with electrical to be 12' high for pool clearance, finished with tongue and groove underneath, concrete footers to support the weight of the 5 posts. ~~R-Panel Metal Roofing.~~

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 17-60] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) DETACHED COVERED PORCHES ON A 0.1653-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, BREEZY HILL PHASE IX ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) [Ordinance No. 17-60], addressed as 3326 Royal Ridge Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 74 (PD-74) [Ordinance No. 17-60] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That Planned Development District 74 (PD-74) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 74 (PD-74) [Ordinance No. 17-60]; Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of two (2) *Detached Covered Porches* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Detached Covered Porches* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Detached Covered Porches* shall generally conform to the Rendering as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,
- (4) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,
- (5) No additional *Accessory Structures* shall be constructed on the *Subject Property*.

2.2. COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this

ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF JULY, 2025.**

ATTEST:

Tim McCallum, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

Exhibit 'A'
Legal Description

Address: 3326 Royal Ridge Drive

Legal Description: Lot 9, Block A, Breezy Hill Phase IX Addition

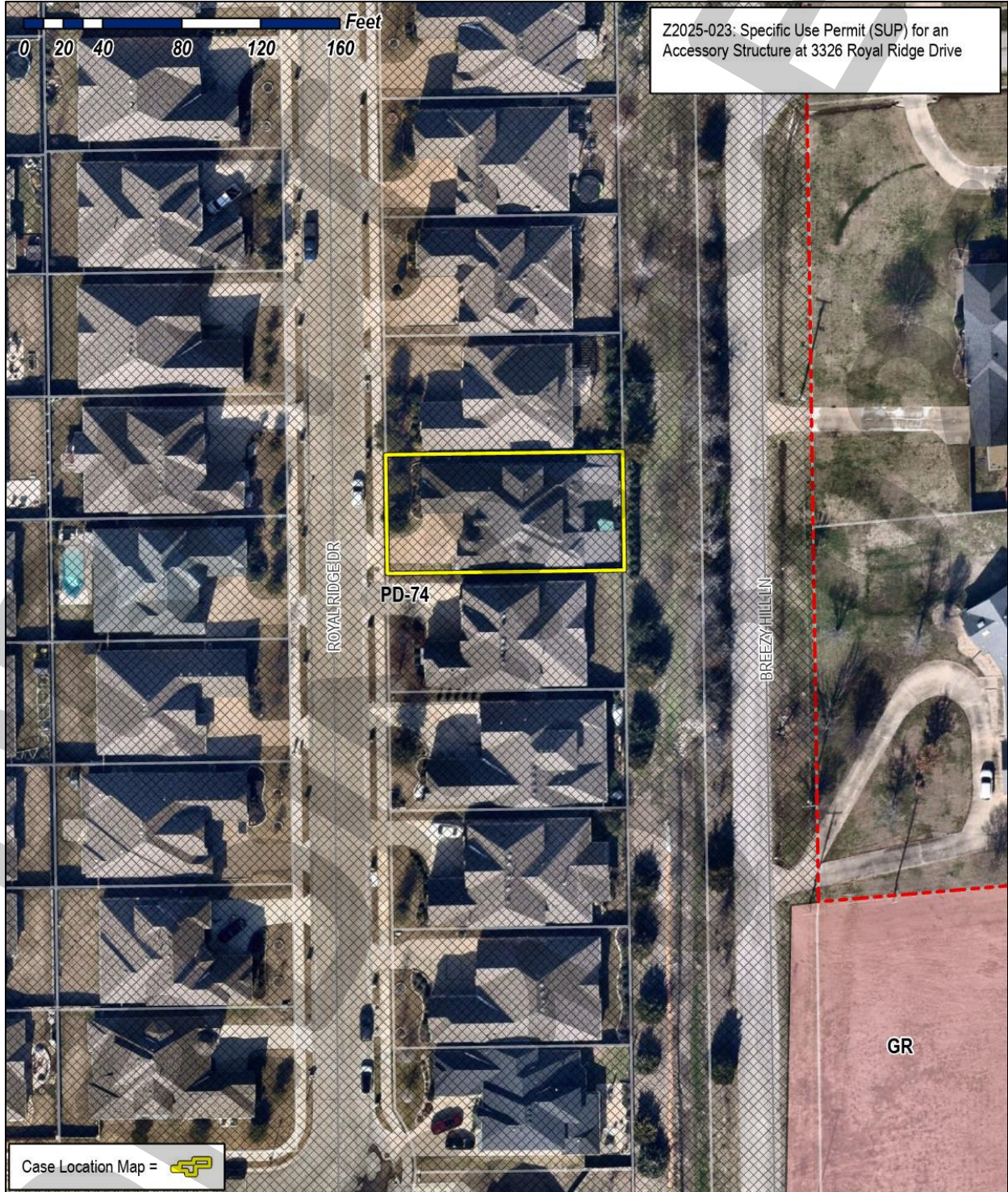


Exhibit 'B'
Site Plan

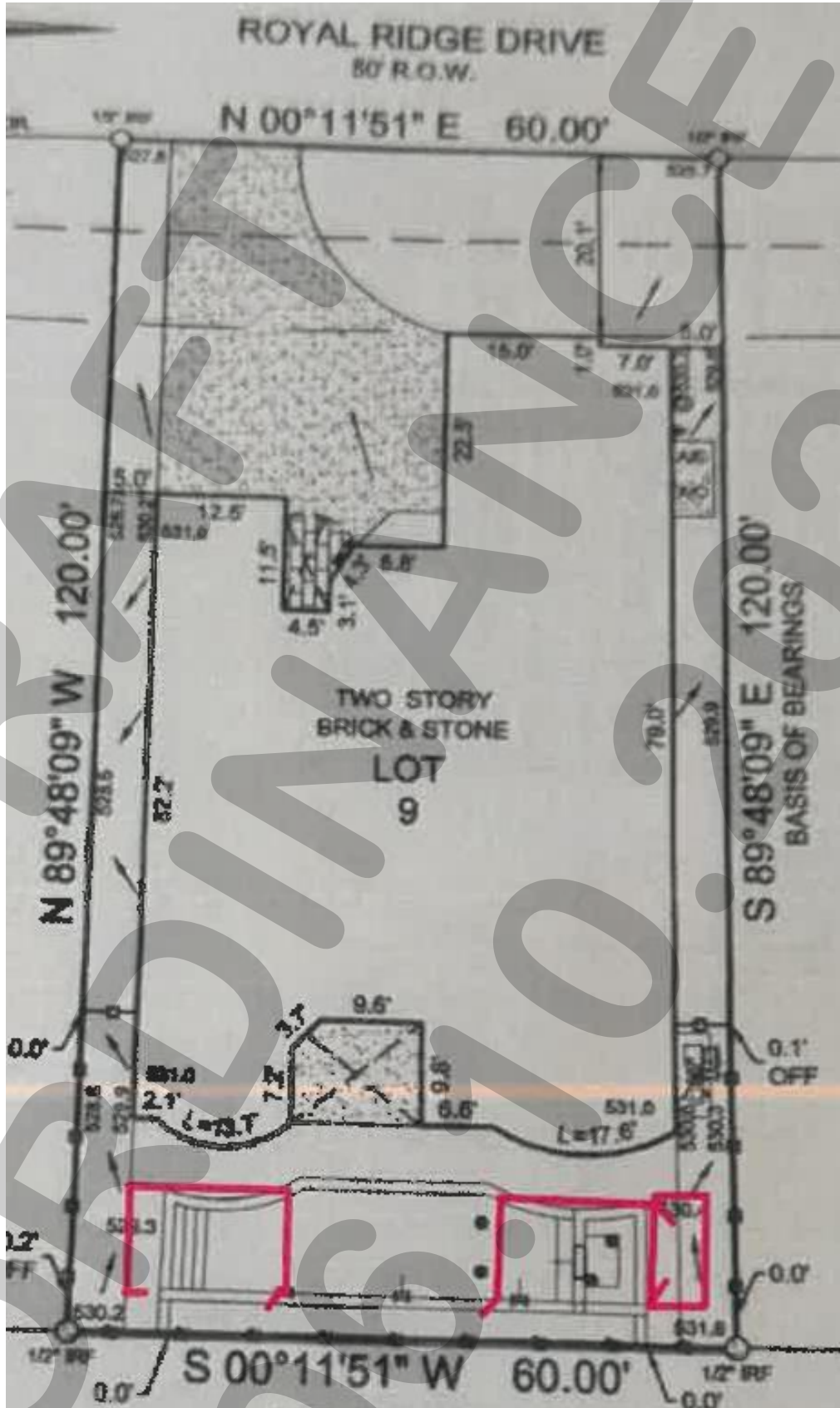


Exhibit 'C':
Building Rendering





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: June 16, 2025

APPLICANT: Kyle Peterson

CASE NUMBER: Z2025-023; *Specific Use Permit (SUP) for two (2) Detached Covered Patios at 3326 Royal Ridge Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council -- *along with the balance of the Breezy Hill Subdivision* -- on February 4, 2008 through the adoption of *Ordinance No. 08-12*. This annexation came after three (3) years of litigation that lead to the execution of a *Chapter 212 Development Agreement*. In accordance with this agreement, the 405.184-acres that makeup the Breezy Hill Subdivision -- *which includes the subject property* -- was rezoned to Planned Development District 74 (PD-74) [Case No. Z2009-005; *Ordinance No. 09-19*] on April 20, 2009. On October 1, 2012, the City Council approved an amendment to Planned Development District 74 (PD-74) [Case No. Z2012-013; *Ordinance No. 12-26*] modifying the *Concept Plan* to remove the institutional land uses (*i.e. public-school sites*). On July 7, 2014, the City Council amended Planned Development District 74 (PD-74) [Case No. Z2014-017; *Ordinance No. 14-26*] to incorporate two (2) additional phases (*i.e. Phases IXA & IXB*), and to reduce the land area designated for limited General Retail (GR) District land uses. On January 29, 2016, the City Council approved a final plat [Case No. P2015-023] that establish the subject property as Lot 9, Block A, Breezy Hill Phase IX Addition. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 4,400 SF single-family home that was constructed in 2016, and [2] a swimming pool that was constructed in 2019.

Staff should note that this case is a referral from the Neighborhood Improvement Services (NIS) Department. On October 10, 2024, the Building Inspections Department received a building permit [Permit No. RES2024-5435] for two (2) structures in the rear yard [see Figure 1] of the subject property. Upon review of the permit, the Building Inspections Department determined that the applicant had already completed the proposed work, and that the structures violated the setback requirements (see Figure 1). Given this, on October 15, 2024 the Building Inspections Department notified the applicant that the unpermitted improvements needed to be removed from the subject property. Following this, on October 31, 2024, the Neighborhood Improvement Services (NIS) Department notified [Case No. CE2024-5743] the property owner of the violation. On April 14, 2025, the applicant informed the NIS Department that the structures had been removed, and that he would be submitting a subsequent application for two (2) new structures. Staff should also should note, that at a prior date artificial turf was installed in the rear and side yards of the subject property, and that the property owner will be required to submit a separate exception case to request the artificial turf. This has been added as a condition of approval for the requested Specific Use Permit (SUP).



FIGURE 1. AN AERIAL FROM JANUARY 13, 2025 OF THE UNPERMITTED IMPROVEMENTS ON THE SUBJECT PROPERTY.

PURPOSE

The applicant -- *Kyle Peterson* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of two (2) *Detached Covered Porches* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3326 Royal Ridge Drive. The land uses adjacent to the subject property are as follows:

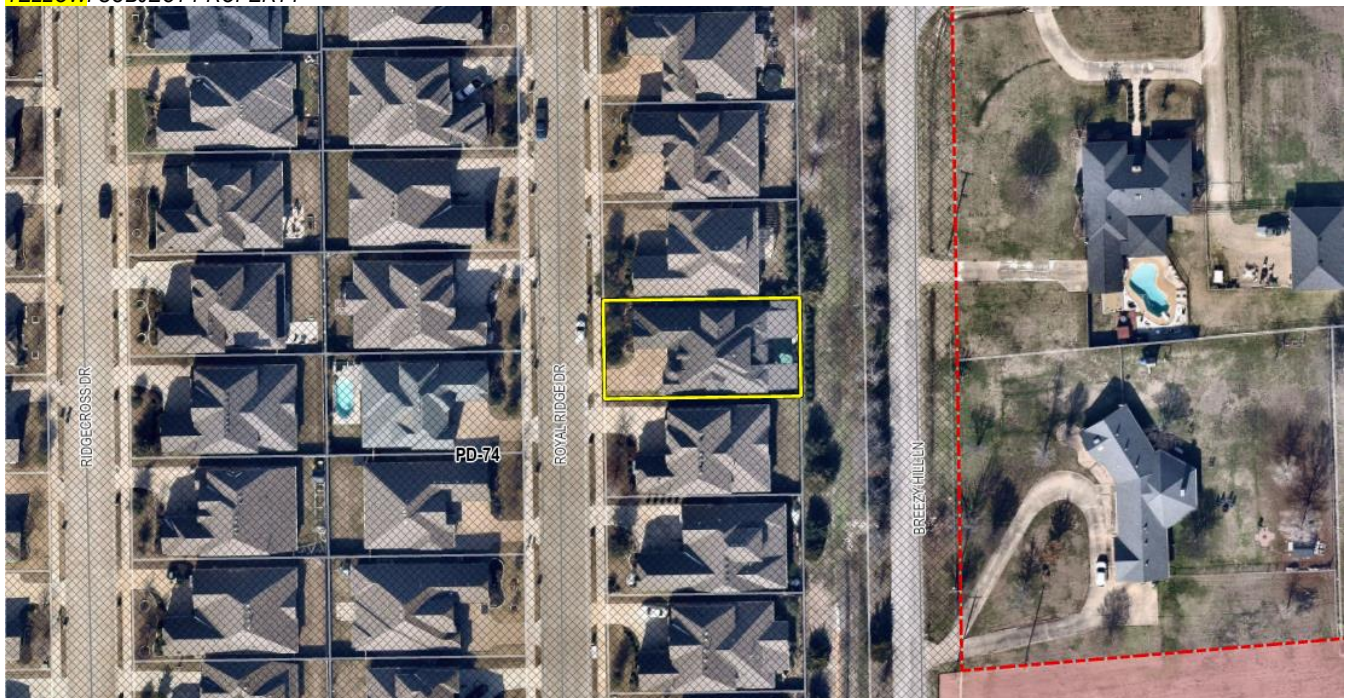
North: Directly north of the subject property is the remainder of the Breezy Hill Subdivision, which is zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses. Beyond this is the corporate limits for the City of Rockwall and the boundary separating Rockwall County and Collin County.

South: Directly south of the subject property is the remainder of Phase IX of the Breezy Hill Subdivision, which consists of 55 residential lots that are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is the corporate limits for the City of Rockwall. Following this is FM-552, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is 1.2870-acre open space lot (*i.e. Lot 15, Block A, Breezy Hill, Phase IX Addition*). Beyond this is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the corporate limits for the City of Rockwall.

West: Directly west of the subject property is the remainder of Phase IX of the Breezy Hill Subdivision, which consists of 55 residential lots that are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-05 of the T. R. Bailey Survey, Abstract No. 30*) zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses. Following this is John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* on the subject property. The two (2) structures will be 256 SF (*i.e. 16-feet x 16-feet*) and 288 SF (*i.e. 16-feet x 18-feet*), and both be 12-feet in height. Based on the exhibits provided by the applicant the *Detached Covered Porches* will incorporate a composite shingle roof with a 3:12 roof pitch. In addition, the applicant has indicated that the structures will include recessed can lights and a fan.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) each residential lot in a Single-Family (SF-10) District is permitted by-right one (1) *Detached Covered Porch* up to 500 SF that is 15-feet in height. In this case, the applicant is proposing two (2) *Detached Covered Porches* that will total 544 SF in size and be 12-feet in height.

According to Planned Development District 74 (PD-74) [*Ordinance No. 17-60*], the minimum roof pitch for a porch is 4:12 and all roofing shall utilize dimensional shingles. In this case, the applicant is requesting to utilize a 3:12 roof pitch with architectural shingles. This is considered a deviation from the Planned Development District ordinance; however, staff should point out that this being a detached structure, the change in the roof pitch appears to be nominal and the request does not appear to affect the character of the subdivision. With this being said, this aspect of the applicant's request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

In review of the applicant's request, staff examined the other lots in Phase IX of the Breezy Hill Subdivision to determine if any other *Detached Covered Porches* have been constructed. Staff determined that there is currently one (1) other property that has a *Detached Covered Porch*. This *Detached Covered Porch* is 12-feet by 16-feet or 192 SF. Based on this, the subject property would be the only other property with a *Detached Covered Porch* within this phase of the Breezy Hill Subdivision, and -- *in this case* -- it would be the first property to have two (2) *Detached Covered Porches*. In addition, the proposed *Detached Covered Porches* would be the largest permitted -- *if approved* -- in this phase of the subdivision. If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, roof design, and maximum number of *Accessory Structures* permitted on the subject property. As with any request for a Specific Use Permit (SUP), this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2025, staff mailed 68 property owner notifications to property owners and occupants within 500-feet of the subject property. There were no 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 has received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to construct two (2) *Detached Covered Porches* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Detached Covered Porches* shall generally conform to the Site Plan as depicted in *Exhibit 'B'*

of the Specific Use Permit (SUP) ordinance; and,

- (b) The *Detached Covered Porches* shall generally conform to the Building Rendering as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
 - (c) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,
 - (d) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,
 - (e) No additional *Accessory Structures* shall be constructed on the *Subject Property*.
- (2) A *Development Application* requesting an exception to allow unpermitted artificial turf shall be submit to the Planning and Zoning Department.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) request 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 June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 5-0, with Commissioner Womble absent and a vacant seat.



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 3326 Royal Ridge Rockwall TX 75087

SUBDIVISION Breezy Hill

LOT 9 BLOCK A

GENERAL LOCATION 3326 Royal Ridge Rockwall TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Residential

PROPOSED USE Residential

ACREAGE 1.207

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 Dean & Cathy Barrett

☒ APPLICANT Kyle Peterson

CONTACT PERSON Dean Barrett

CONTACT PERSON

ADDRESS 3326 Royal Ridge

ADDRESS 3445 Foxcross Drive

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE (325) 721-1945

PHONE (214) 202-2047

E-MAIL deandentcentral@gmail.com

E-MAIL 46 Kyle.Peterson@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

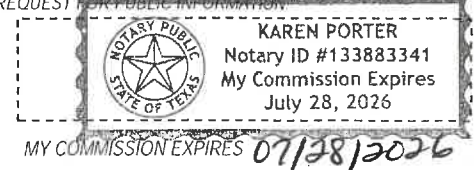
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT: AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9 DAY OF May, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

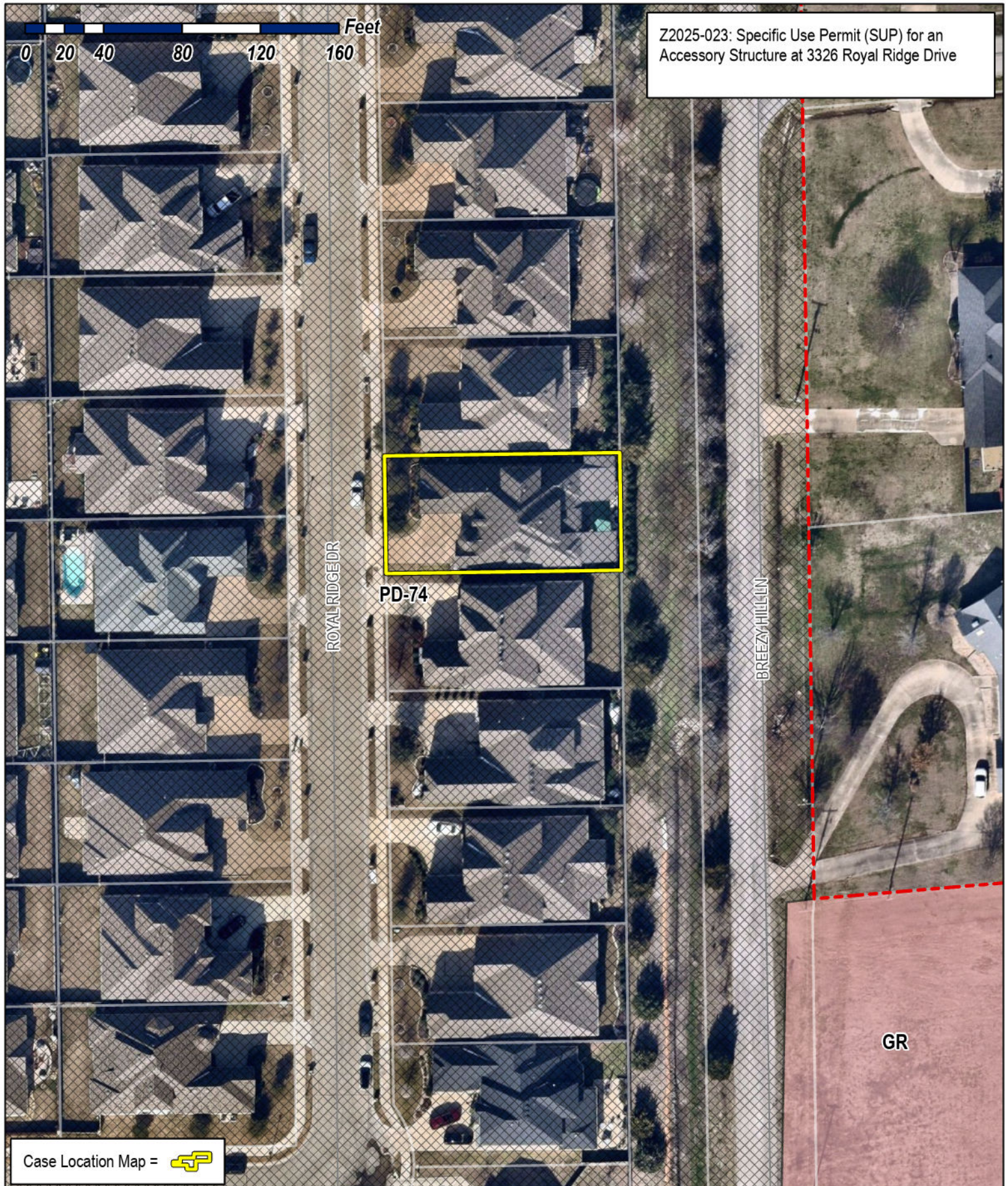
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF May, 2025

OWNER'S SIGNATURE

Kyle Peterson
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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

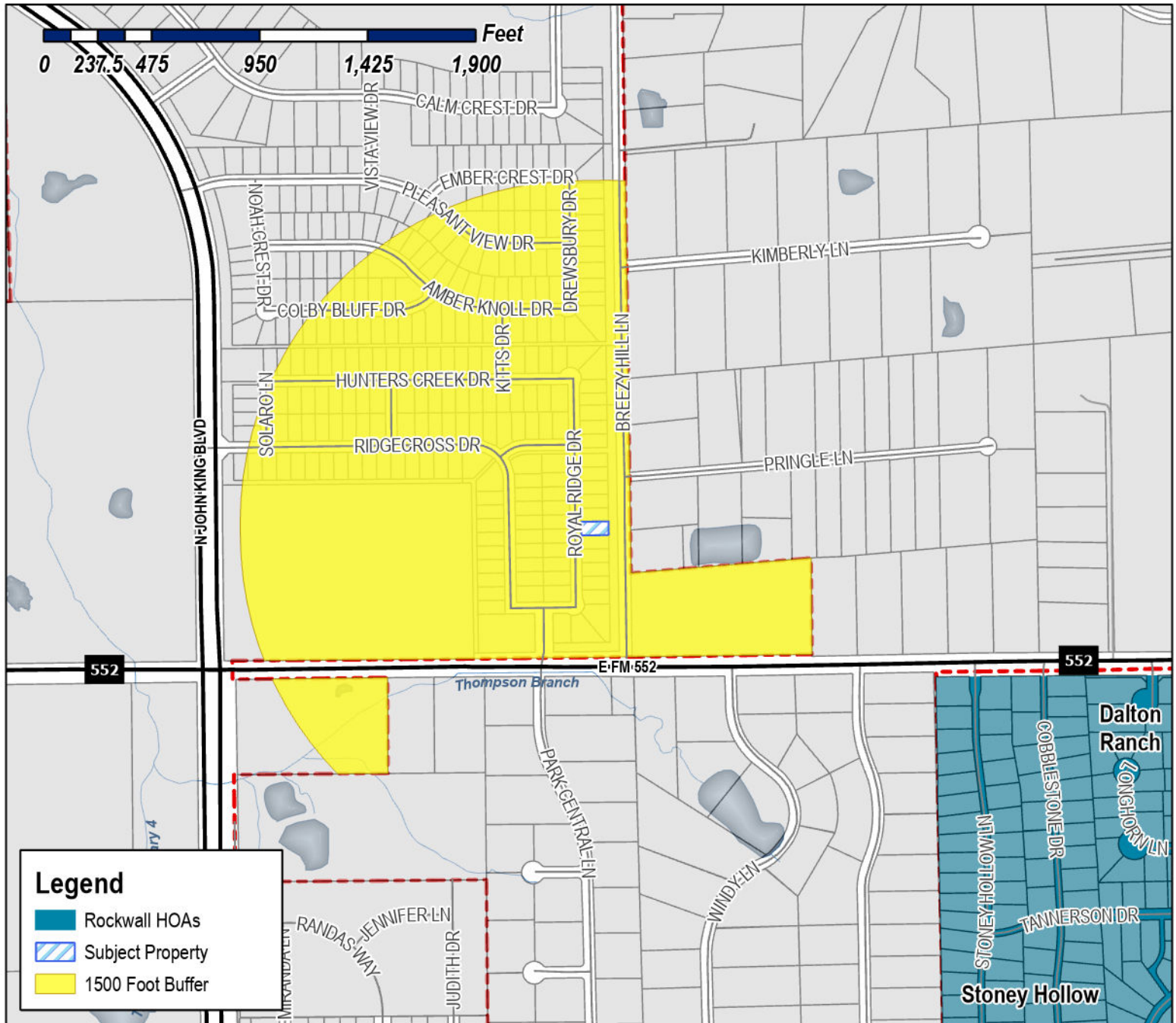




City of Rockwall

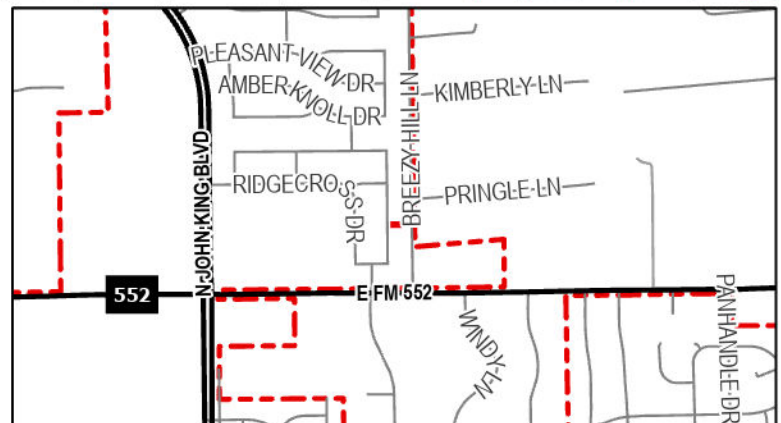
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2025-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: 3326 Royal Ridge Drive

Date Saved: 5/16/2025
For Questions on this Case Call (972) 771-7745





City of Rockwall

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

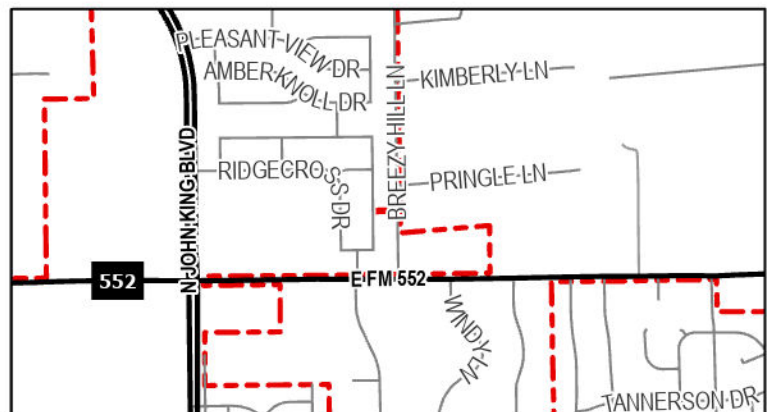
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RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGECROSS DR
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D
3314 RIDGECROSS DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

AGARDY JIM
3405 RIDGECROSS DR
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

HEFNER ELLEN AND
BRENNAN SMITH
3323 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN
3311 RIDGECROSS DRIVE
ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

FUQUA JUSTIN & ERIN MARIE
3307 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 RidgECross Dr
Rockwall, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

WADE KENNETH KYLE
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COMPTON BRADFORD D AND
REBECCA J COMPTON
1033 FAWN TRL
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WALLWORK CRAIG A AND SARAH K
3425 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1313 FM552
ROCKWALL, TX 75087

RESIDENT
JOHN KING BLVD
ROCKWALL, TX 75087

RESIDENT
WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

RESIDENT
CLEAR BLUFF DR
ROCKWALL, TX 75087

RESIDENT
RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
ROYAL RIDGE DR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-023: Specific Use Permit (SUP) for Two (2) Detached Covered Patios

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, 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, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-023: Specific Use Permit (SUP) for a Two (2) Detached Covered Patios

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](#)

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.

IN FAVOR DUE TO HEALTH BENEFITS AND IT'S IN THE
BACKYARD FACING BREEZY HILL LANE,

Name: ERIC & JANE SCHUBERT

Address: 1024 WINDY HILL LN.

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.

I have no opposition to their adding 2 covered
porches/patios in their backyard. I don't see
any reason why not.

Name: Janet Jackson

Address: 3502 Royal Ridge Drive

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

Olan (Dean) and Cathy Barrett
3326 Royal Ridge Drive
Rockwall, TX 75087

March 12, 2025

RE: Request for Patio Additions Due to Medical Necessity

To Whom It May Concern,

We are writing to formally request approval for the addition of two patios to our property at 3326 Royal Ridge Drive, Rockwall, TX 75087. These additions are medically necessary to create essential shaded areas for our family members who must avoid direct sunlight due to serious health conditions.

Olan (Dean) Barrett has undergone a kidney transplant and requires immunosuppressive and anti-rejection medications, which significantly increase his sensitivity to sunlight. Due to his transplant, he is unable to swim in public pools, which is why we had a pool built in our backyard. However, prolonged sun exposure poses serious health risks, making shaded outdoor spaces a necessity for his well-being.

Additionally, our granddaughter has been diagnosed with leukemia, and her condition also necessitates strict sun avoidance. Her ongoing treatments and weakened immune system make exposure to direct sunlight particularly hazardous. Without adequate shaded areas, both she and Dean are unable to safely spend time outdoors.

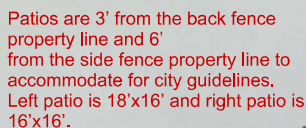
The addition of these patios will provide the necessary protection and allow them to enjoy outdoor time safely. We greatly appreciate your consideration of this request and are happy to provide any additional documentation if needed.

Thank you for your time and understanding. Please feel free to contact us at your convenience for any further discussion.

Sincerely,

Dean and Cathy Barrett
Cell: (325) 721-1945
Email: cbarrett1268@gmail.com

to certify that persons under my direction have, this date, made an on-the-ground survey of property located at:
3326 ROYAL RIDGE DRIVE
 Lot 9 in the City of ROCKWALL, Texas,
 of BREEZY HILL PHASE IX-A Block A
 to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF
 recorded in VOLUME I, PAGE 301, PLAT Records of ROCKWALL County, Texas,
 and refiled in Volume J, Pages 3 and 4, under Clerk's File No(s). 2016-12444, Plat Records. Rockwall County,
 Texas.



Roof will be architectural shingles, disregard the R-Panel metal roofing.

2 Patios made of steel with 16' steel columns to provide support. 4' in depth into ground with concrete footers to support weight of each structure. Each patio to have 4 recessed cans and 1 fan each. 12' in height to provide required clearing to allow electric components. Angled at a 3/12 with an ~~R-panel metal roofing~~. Tongue and groove underneath with a wrap around steel to cover edges. Left Patio is 18'x16' and right patio is 16'x16' with a 3' overhang that has 3 recessed cans.

NOTE: PROPERTY SUBJECT TO TERMS,
CONDITIONS AND EASEMENTS
CONTAINED IN INSTRUMENT RECORDED IN
CLERK'S FILE NO. 20140000012754
VOL. 7225, PG. 234.

EASEMENTS RECORDED IN THE FOLLOWING
VOLUMES AND PAGES DO NOT AFFECT THE
ABOVE DESCRIBED PROPERTY:
VOL. 36, PG. 493; VOL. 82, PG. 320; VOL. 1767, PG. 211;
VOL. 5199, PG. 146; VOL. 7152, PG. 248; VOL. 812, PG. 23

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

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48397C0030L
I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct
representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said
property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements
except as shown hereon.

ACCEPTED BY:

ACCEPTED BY:

DATE: _____

TITLE CO.: CHICAGO

GF NO.: CTJMH-8009721800118-TD

BORROWER: BARRETT

DRAWN BY: BOWEN

CHECKED BY:

DATE: 3/16/2018

SCALE: $1''=20'$

TASK NO.: 1603072-3



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300





Two detached steel patios with electrical to be 12' high for pool clearance, finished with tongue and groove underneath, concrete footers to support the weight of the 5 posts. ~~R-Panel Metal Roofing.~~

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 17-60] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) DETACHED COVERED PORCHES ON A 0.1653-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, BREEZY HILL PHASE IX ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) [Ordinance No. 17-60], addressed as 3326 Royal Ridge Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 74 (PD-74) [Ordinance No. 17-60] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That Planned Development District 74 (PD-74) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 74 (PD-74) [Ordinance No. 17-60]; Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of two (2) *Detached Covered Porches* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Detached Covered Porches* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Detached Covered Porches* shall generally conform to the Rendering as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,
- (4) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,
- (5) No additional *Accessory Structures* shall be constructed on the *Subject Property*.

2.2. COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this

ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF JULY, 2025.**

ATTEST:

Tim McCallum, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

Exhibit 'A'
Legal Description

Address: 3326 Royal Ridge Drive

Legal Description: Lot 9, Block A, Breezy Hill Phase IX Addition

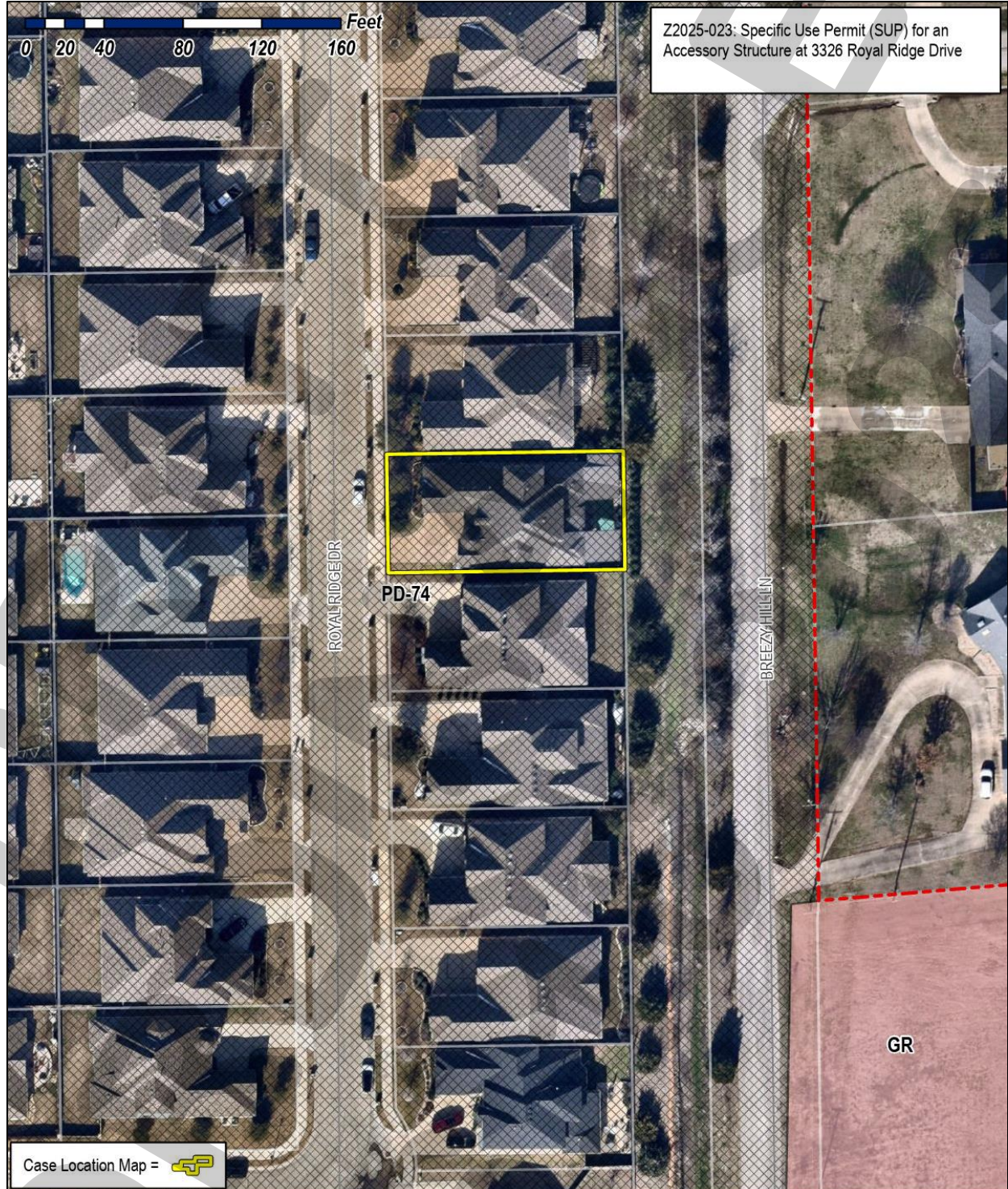


Exhibit 'B'
Site Plan

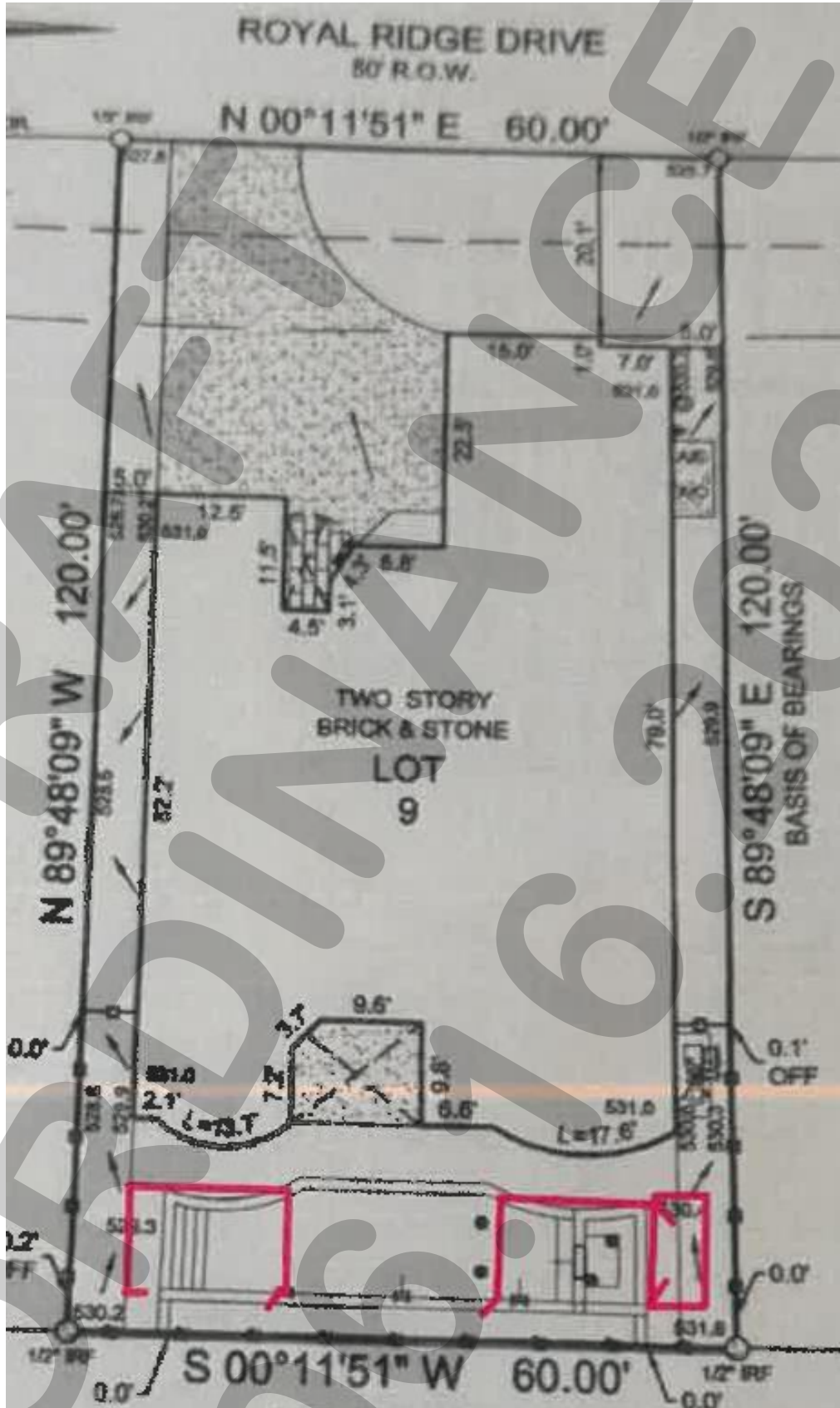


Exhibit 'C':
Building Rendering





DATE: July 11, 2025

TO: Kyle Peterson
3445 Ridgecross Drive
Rockwall, TX 75087

CC: Dean and Cathy Barrett
3326 Royal Ridge Drive
Rockwall, TX 75087

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

SUBJECT: Z2025-023; *Specific Use Permit (SUP) for 3326 Royal Ridge Drive*

Kyle Peterson:

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 July 7, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Detached Covered Porches* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
 - (b) The *Detached Covered Porches* shall generally conform to the Rendering as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
 - (c) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,
 - (d) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,
 - (e) No additional *Accessory Structures* shall be constructed on the *Subject Property*.
- (2) A *Development Application* requesting an exception to allow unpermitted artificial turf shall be submit to the Planning and Zoning Department.

Planning and Zoning Commission

On June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 5-0, with Commissioner Womble absent and a vacant seat.

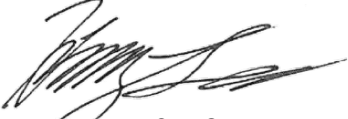
City Council

On June 16, 2025, the City Council approved a motion to approve the SUP by a vote of 6-0, with Council Member Campbell absent.

On July 7, 2025, the City Council approved a motion to approve the SUP by a vote of 6-0, with Council Member Campbell absent.

Included with this letter is a copy of *Ordinance No. 25-33, S-364*, 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 at (972) 772-6434.

Sincerely,

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

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

CITY OF ROCKWALL

ORDINANCE NO. 25-33

SPECIFIC USE PERMIT NO. S-364

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WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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THIS THE 7th DAY OF JULY, 2025.**



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

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Legal Description: Lot 9, Block A, Breezy Hill Phase IX Addition



Site Plan

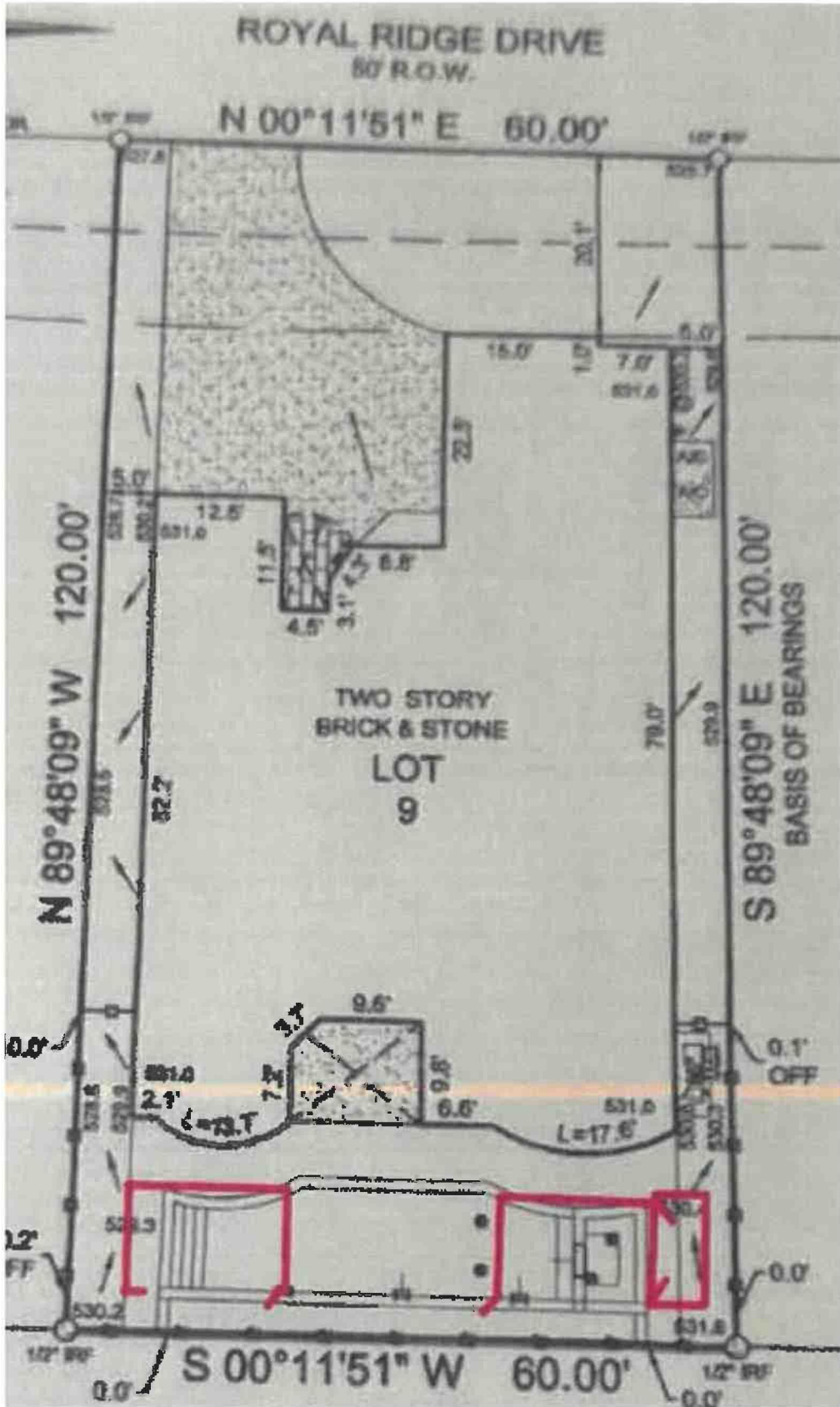


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Building Rendering

