



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
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ZONING APPLICATION FEES:

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- 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	3445 Ridgecross Drive Rockwall Texas 75087				
SUBDIVISION	Breezy Hill Estates	LOT	17	BLOCK	C
GENERAL LOCATION	Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	Residential
PROPOSED ZONING	—	PROPOSED USE	—
ACREAGE	7,560 sq ft or .17 Ac	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	Kyle Peterson	Applicant	Kyle Peterson
CONTACT PERSON	Kyle Peterson	CONTACT PERSON	

ADDRESS	3445 Ridgexross Drive	ADDRESS	
CITY, STATE & ZIP	Rockwall, Texas, 75087	CITY, STATE & ZIP	
PHONE	214-202-2047	PHONE	
E-MAIL	kyle@roofsbypeterson.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

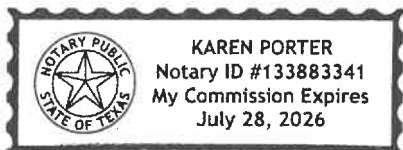
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF , 20 . BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF, 20 ^{7 Feb.} 25

OWNER'S SIGNATURE	<i>Kyle Peterson</i>	2/7/25	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	<i>Karen Porter</i>	MY COMMISSION EXPIRES	07/28/2026

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



Kyle Peterson
3445 Ridgecross Drive
Rockwall Texas 75087
Explanation sheet

Good Afternoon,

My name is Kyle Peterson, I've been a resident of Rockwall for over 20 years and love my city. I grew up going to Cain Middle School and Heath High School. When putting in my turf, the main proponent for my reasoning is my wife's bad allergies from grass. I've spent thousands of dollars on allergy shots (insurance didn't cover) to help alleviate her issues to live a better life. Aside from the maintenance, the turf for my family has helped us live a healthier life (my 3 dogs included). The Tiger turf we chose is PFAs free, Lead Free, and is IPEMA certified (please see attached documents).

I'm requesting a variance because the ruling stating that my wrought iron fence limits my ability to have only 400sqft. My backyard is roughly 1,600sqft and is not able to be seen by any neighbors or the street that is roughly 2 acres away. I back up to a 15 acre greenbelt and 552, 552 is 1,000 feet away from my home. The natural slope is almost a 6' rise from 552 to the back of my home as well. Making it impossible to see past the large berm and the trees that were put in by the HOA several years ago. Additionally, the area is zoned for commercial use and will have some type of commercial construction in the next few years making it even more difficult to see into the backyard.

I took some photos for reference, the photos are from the eyes of me standing at 6' tall. You'll notice all you see are several homes (if you're looking while you're driving). The only way to see my home is by zooming in, and even then you'll still see no sign of the turf. I took a few closer shots about 400 feet from my home to show you that still, there's no evidence of what type of grass is in my backyard because of the berm that was put up many years ago. I took photos for a reference point to show you how close I was to the street as well, I'm still about 30 feet away from the street.

All in all, I do a lot of business in Rockwall. Between roofing and construction work, Rockwall has been a huge blessing for my family. I'm asking for a variance because the ruling would apply if it were visible to which it is not. Please consider this variance as it does affect the wellness of my wife and because as you will see in the photos, it's not visible.

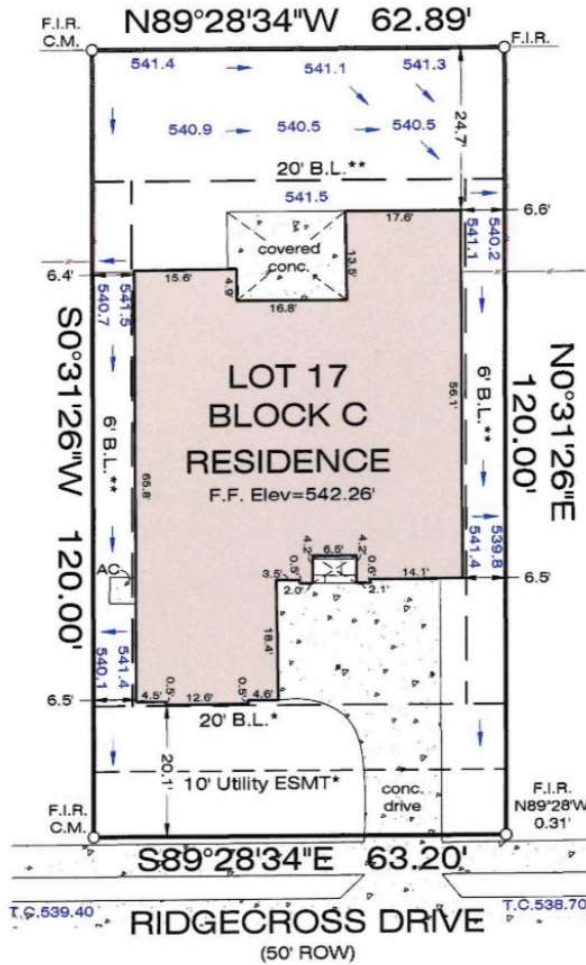
God Bless,

Kyle Peterson

Updates/Revisions	Field Date	Survey Date
Final Survey	09/09/2021	09/14/2021
Added Title Note	-	02/23/2022

3445 RIDGECROSS DRIVE

SCALE
1" = 20'



NOTES:

- Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF No. 8000222200231 of CHICAGO TITLE INSURANCE COMPANY, effective date of February 15, 2022, issued date of February 21, 2022, and is subject to the limitations of that commitment.
- Subject to item 1 on Schedule B of the title commitment.
- Subject to easement(s) as recorded under Schedule B, Section 10, b-1, of the title commitment.
- The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
- C.M.'s shown hereon are the basis for directional control.
- Elevation Datum is relative to a TBM approved by the City of ROCKWALL.

* PER PLAT
** PER PLOT PLAN
(I) INSIDE P.L.
(O) OUTSIDE P.L.

PROPERTY DESCRIPTION:

LOT 17, BLOCK C OF BREEZY HILL PHASE X, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, PAGE 287, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

The undersigned have/has received and reviewed a copy of this survey	Field Date :	9/9/2021	LEGEND - C.M. = Controlling Monument; Fnd. = Found; LR = Iron Rod; LP = Iron Pipe OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Exacta". All found iron rods are 1/2" diameter unless otherwise noted. (center/post) ——— centerline ⊙ (overhead electric) ———
	ASC No.	G2103.1262-FI	
	Buyer:		
	Client	GRAND HOMES	
X	G.F. No.	8000222200231	FLOOD NOTE: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 480543 0030, DATED: SEPTEMBER 26, 2008.
X	Drafter/Field Crew	/ N.F.	
Date:			SURVEYORS CERTIFICATION: The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.
			ISSUE DATE: 2/23/2022



GRAND HOMES
15455 DALLAS PARKWAY SUITE 1000
ADDISON, TEXAS 75001



3445 RIDGECROSS DRIVE
ROCKWALL, TEXAS 75087



Headquarters Office
800.735.9199 | # 988.244.2882
1952 Lakewood Drive | Suite 100
Lubbock, TX 79401
www.Exacta.com

Branch Office
800.735.9199 | # 988.744.2882
11111 Richmond Road | Suite 100
Houston, TX 77062
www.Exacta.com



Handwritten signature: Paul A. Jurica Jr.







Everglade Fescue Pro

- Features a natural and lush colorway for a perfect lawn year-round.
- K29 Triple-Layered Non-Expansive Backing for greater seam strength.
- Backed by our industry-leading 15-year warranty.

GENERAL FEATURES:

Traffic Level:	Moderate to Heavy Traffic
Applications:	Landscape
Blade Colors:	Field Green / Olive Green

PRODUCT SPECIFICATIONS

Yarn Characteristics

Type: Monofilament PE with Thatch

Composition/Structure: Polyethylene

Denier: 9,000/5,000

Colors: Field Green/Olive Green

Blade Shape: Omega Shape

Turf Characteristics

Total Product Weight: Approx 102 Ounces Per Square Yard

Pile/Face Weight: Approx. 75 Ounces

Pile Height: Approx. 1.75 Inches

Machine Gauge: 3/8 inch

Thatch Color: Green & Tan

Backing Characteristics

Primary Composition: K29 Triple-Layered Non-Expansive Backing

Weight: 7.3 Ounces Per Square Yard **Tuft Bind:** 10+ Pounds

Finish Coating: Polyurethane 20 Ounces Per Square Yard**

Manufactured Rolls

Width: 15 Feet **Length:** 100 Feet

Shipping Weight: 1,065 Pounds*

Roll Diameter: 24 Inches

Particulate Infill

Type: Quality Infill

Weight: 1.5-2.5 Lbs Per Sq Ft**

Colors: Green, Black, or Natural



Main Advantages:

- Designed to truly replicate grass with enhanced recovery
- Heat and frost resistant/ UV stabilized
- No harmful environmental effects, Not water soluble
- Uniquely formulated backing for greater seam strength

Recommended Maintenance:

Rinse and groom as needed to limit matting

Drainage Rate: 30+ inches of rain per hour per square yard

* Approximate Weight

† For IPEMA Certification, infill must be 2 pounds of Envirofill per sq ft

Artificial grass is made from plastic and should not be subject/exposed to open flames or high heat producing items.



DEVELOPMENT APPLICATION City
of Rockwall
Planning and
Zoning

Department 385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

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GENERAL LOCATION	Rockwall				

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OWNER	Kyle Peterson	Applicant	Kyle Peterson
CONTACT PERSON	Kyle Peterson	CONTACT PERSON	

ADDRESS	3445 Ridgexross Drive	ADDRESS	
CITY, STATE & ZIP	Rockwall, Texas, 75087	CITY, STATE & ZIP	
PHONE	214-202-2047	PHONE	
E-MAIL	kyle@roofsbypeterson.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

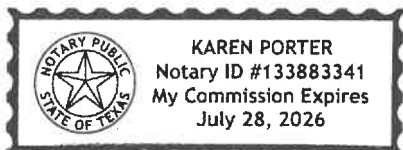
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

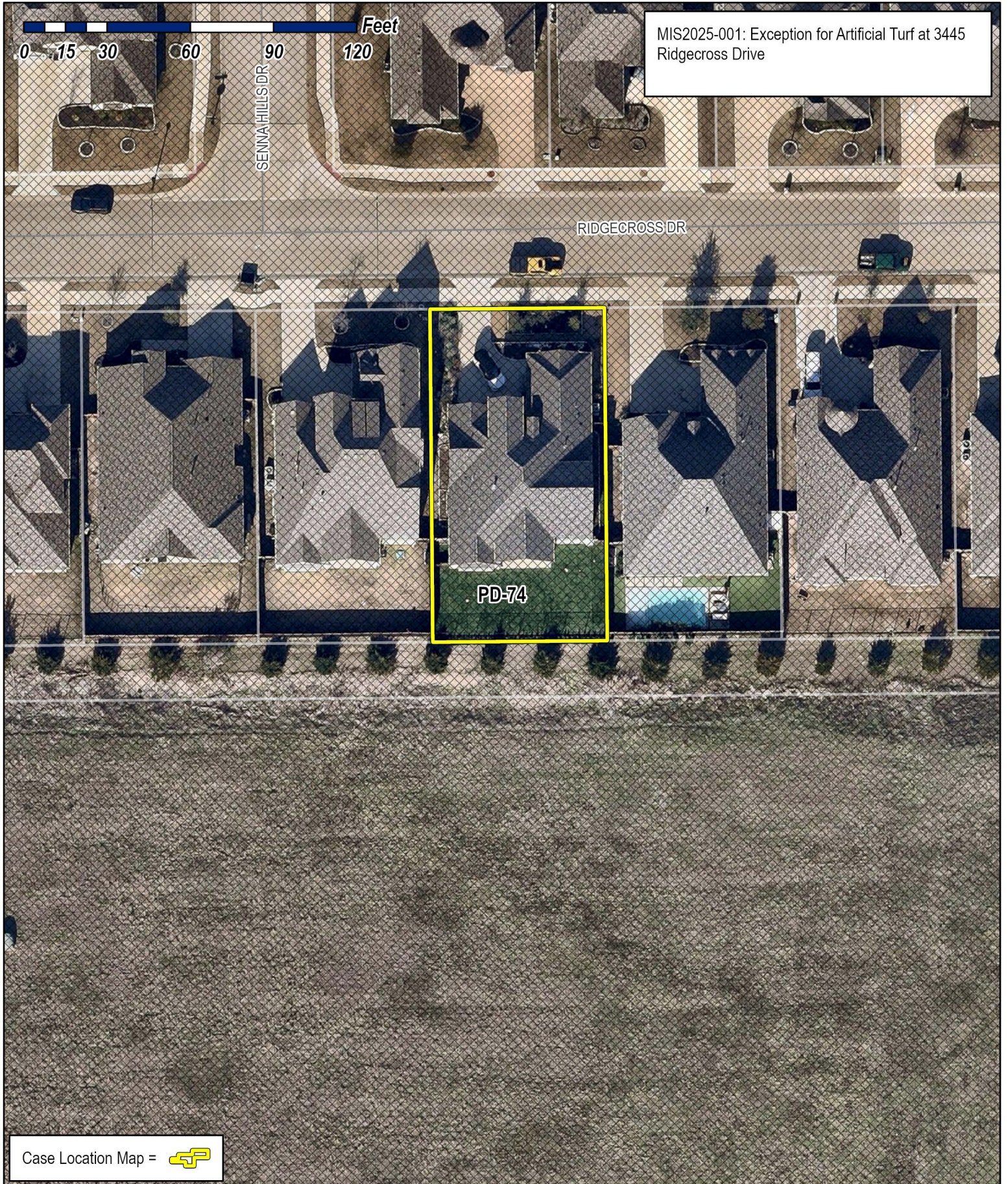
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	<i>Karen Porter</i>	MY COMMISSION EXPIRES	07/28/2026


DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745





MIS2025-001: Exception for Artificial Turf at 3445 Ridgex Drive

PD-74

Case Location Map = 



City of Rockwall

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

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



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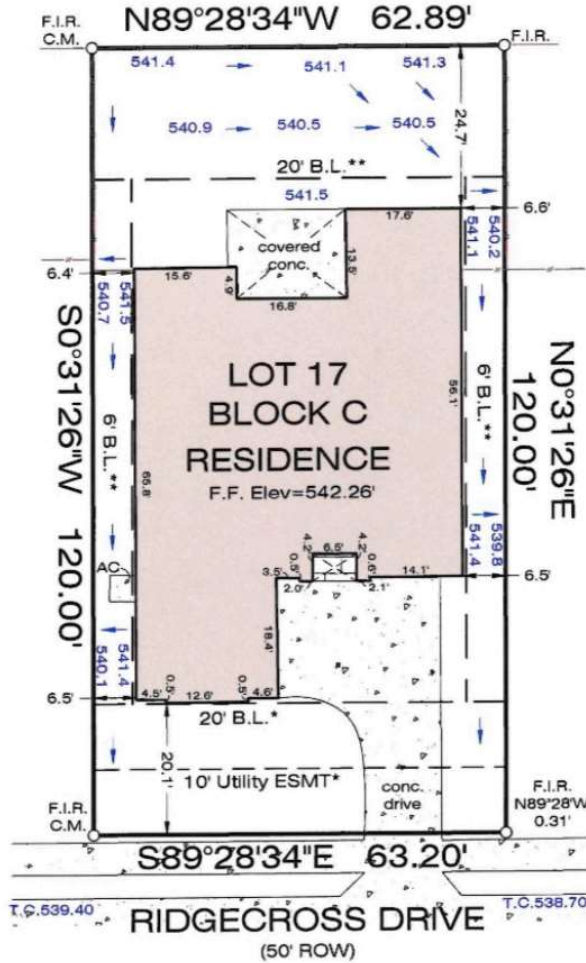
God Bless,

Kyle Peterson

Updates/Revisions	Field Date	Survey Date
Final Survey	09/09/2021	09/14/2021
Added Title Note	-	02/23/2022

3445 RIDGECROSS DRIVE

SCALE
1" = 20'



NOTES:

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The undersigned have/has received and reviewed a copy of this survey	Field Date :	9/9/2021	LEGEND - C.M. = Controlling Monument; Fnd. = Found; LR = Iron Rod; LP = Iron Pipe OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Exact". All found iron rods are 1/2" diameter unless otherwise noted. (center/post) — centerline — (overhead electric) — — — — —
	ASC No.	G2103.1262-FI	
	Buyer:		
	Client	GRAND HOMES	
X	G.F. No.	8000222200231	FLOOD NOTE: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 480543 0030, DATED: SEPTEMBER 26, 2008.
X	Drafter/Field Crew	/ N.F.	
Date:			SURVEYORS CERTIFICATION: The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

ISSUE DATE: 2/23/2022



GRAND HOMES
15455 DALLAS PARKWAY SUITE 1000
ADDISON, TEXAS 75001



3445 RIDGECROSS DRIVE
ROCKWALL, TEXAS 75087



Headquarters Office
800.735.9199 | # 988.244.2882
1952 Lakewood Drive | Suite 100
Lombard, IL 60148

Branch Office
800.735.9199 | # 988.744.2882
11111 Richmond Road | Suite 100
Houston, TX 77062
Fax: 281.992.8277



Handwritten signature: Paul A. Jurica Jr.







Everglade Fescue Pro

- Features a natural and lush colorway for a perfect lawn year-round.
- K29 Triple-Layered Non-Expansive Backing for greater seam strength.
- Backed by our industry-leading 15-year warranty.

GENERAL FEATURES:

Traffic Level:	Moderate to Heavy Traffic
Applications:	Landscape
Blade Colors:	Field Green / Olive Green

PRODUCT SPECIFICATIONS

Yarn Characteristics

Type: Monofilament PE with Thatch

Composition/Structure: Polyethylene

Denier: 9,000/5,000

Colors: Field Green/Olive Green

Blade Shape: Omega Shape

Turf Characteristics

Total Product Weight: Approx 102 Ounces Per Square Yard

Pile/Face Weight: Approx. 75 Ounces

Pile Height: Approx. 1.75 Inches

Machine Gauge: 3/8 inch

Thatch Color: Green & Tan

Backing Characteristics

Primary Composition: K29 Triple-Layered Non-Expansive Backing

Weight: 7.3 Ounces Per Square Yard **Tuft Bind:** 10+ Pounds

Finish Coating: Polyurethane 20 Ounces Per Square Yard**

Manufactured Rolls

Width: 15 Feet **Length:** 100 Feet

Shipping Weight: 1,065 Pounds*

Roll Diameter: 24 Inches

Particulate Infill

Type: Quality Infill

Weight: 1.5-2.5 Lbs Per Sq Ft**

Colors: Green, Black, or Natural



Main Advantages:

- Designed to truly replicate grass with enhanced recovery
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Recommended Maintenance:

Rinse and groom as needed to limit matting

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* Approximate Weight

† For IPEMA Certification, infill must be 2 pounds of Envirofill per sq ft

Artificial grass is made from plastic and should not be subject/exposed to open flames or high heat producing items.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Senior Planner*
DATE: February 25, 2025
SUBJECT: MIS2025-001; *Exception Request for Synthetic Plan Materials at 3445 Ridgescross Drive*

On November 19, 2024, the Neighborhood Improvement Services (NIS) Division proactively engaged Kyle Peterson -- *the property owner at 3445 Ridgescross Drive* --, concerning the construction of a fence and the installation of artificial turf without building permits [Case No. CE2024-6051]. In response to this, the property owner applied for a permit for the fence and artificial turf [Permit No. RES2024-5913 & RES2024-5912] on November 20, 2024; however, Mr. Peterson also continued with the installation of the artificial turf prior to receiving comments from the Building Inspections Department. In addition, the NIS Division followed up on Case No. CE2024-6051 on eight (8) different occasions (*i.e. on December 6, 2024, December 11, 2024, December 16, 2024, December 30, 2024, January 14, 2025, January 21, 2025, January 29, 2025, and February 5, 2025*) before the applicant submitted a development application requesting the approval of an exception for the artificial turf. This application was finally received by staff on February 14, 2025. In accordance with Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the applicant was required to pay a \$1,000.00 non-compliant structure fee in addition to the development application fee for performing work without the required building permits.



FIGURE 1. THE SUBJECT PROPERTY AT 3445 RIDGECROSS DRIVE ON THE LEFT AND 3441 RIDGECROSS DRIVE ON THE RIGHT.

According to Section 4(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all residentially zoned or used property in: [1] the required front yard (*i.e. the area that extends from the front property line to the front façade of the primary structure*); [2] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [3] in public rights-of-way; and [4] in easements; however, a maximum of 400 square feet of non-PFAS (*i.e. Perfluorinated Alkylated Substances*) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening.” In this case, the applicant is requesting an exception to items [2] and [4] listed above, due to the artificial turf being visible from open space in the side yard and there being greater than 400 SF in the rear yard. Based on the proposed site plan there is approximately 1,700 SF of artificial turf within the rear and side yard of the subject property [see *Figure 1*]. According to Subsection 02.02, *Exceptions to the Landscaping Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(t)he Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article [*i.e. Article 08; UDC*] upon a finding that the resulting landscaping or Landscaping Plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area.” In addition, in accordance with Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), variances and exceptions shall be reviewed on a case by case basis and shall require a “...supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.” Staff should note that in addition to the fence and artificial turf on the subject property, it

appears the property owner has also planted several rows of shrubs on the Breezy Hill Homeowner's Association's (HOA's) property directly behind the subject property [see *Figure 1*]. In addition, based on the City's aerial images the property directly east of the subject property (*i.e. 3441 Ridgecross Drive*) appears to have also installed artificial turf in the rear yard; however, this property has an existing six (6) foot wood fence that was permitted in error [see *Figure 1*], which would allow the artificial turf if permitted. Regardless, staff was unable to find a valid building permit for the installation of this artificial turf and has turned this matter over to the NIS Division. With all this being said, this is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on February 25, 2025.

PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: MIS2025-001
PROJECT NAME: Variance Request for 3445 RidgECross Drive
SITE ADDRESS/LOCATIONS: 3445 RIDGECROSS DR

CASE CAPTION: Discuss and consider a request by Kyle Peterson for the approval of a Miscellaneous Case for an Exception to allow synthetic plant materials on a 0.17-acre parcel of land identified as Lot 17, Block C, Breezy Hill, Phase X, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District, addressed as 3445 RidgECross Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved w/ Comments

02/20/2025: DEPENDING ON WHAT IS APPROVED A REVISED PLAN MAY BE REQUIRED TO BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Approved w/ Comments

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to allow synthetic plant materials on a 0.17-acre parcel of land identified as Lot 17, Block C, Breezy Hill, Phase X, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District, and addressed as 3445 Ridgeway 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.

I.3 According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all residentially zoned or used property in: (1) the required front yard (i.e. the area that extends from the front property line to the front façade of the primary structure); (2) in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; (3) in public rights-of-way; and (4) in easements; however, a maximum of 400 square feet of non-PFAS (i.e. Perfluorinated Alkylated Substances) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening.” In this case, you are requesting approval of non-PFAS artificial turf in excess of 400 SF in the rear and side yard, which requires review by the Planning and Zoning Commission.

I.4 According to Section 4(B), Prohibited Planting Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all residentially zoned or used property in: [1] the required front yard (i.e. the area that extends from the front property line to the front façade of the primary structure); [2] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [3] in public rights-of-way; and [4] in easements; however, a maximum of 400 square feet of non-PFAS (i.e. Perfluorinated Alkylated Substances) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening.” In this case, you are requesting an exception to items [2] and [4] listed above, due to the artificial turf being visible from open space in the side yard and there being greater than 400 SF in the rear yard.

M.5 Based on aerial images of the subject property there appears to be shrubs planted in the HOA lot adjacent to your property. These are not on the approved landscape plan and must be removed.

I.6 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on February 25, 2025 at 6:00 PM in the council chambers at City Hall.

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



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	3445 Ridgecross Drive Rockwall Texas 75087				
SUBDIVISION	Breezy Hill Estates	LOT	17	BLOCK	C
GENERAL LOCATION	Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	Residential
PROPOSED ZONING	—	PROPOSED USE	—
ACREAGE	7,560 sq ft or .17 Ac	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	Kyle Peterson	Applicant	Kyle Peterson
CONTACT PERSON	Kyle Peterson	CONTACT PERSON	

ADDRESS	3445 Ridgexross Drive	ADDRESS	
CITY, STATE & ZIP	Rockwall, Texas, 75087	CITY, STATE & ZIP	
PHONE	214-202-2047	PHONE	
E-MAIL	kyle@roofsbypeterson.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

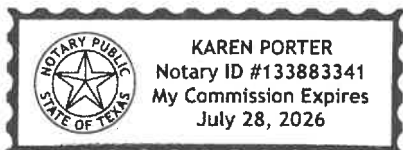
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

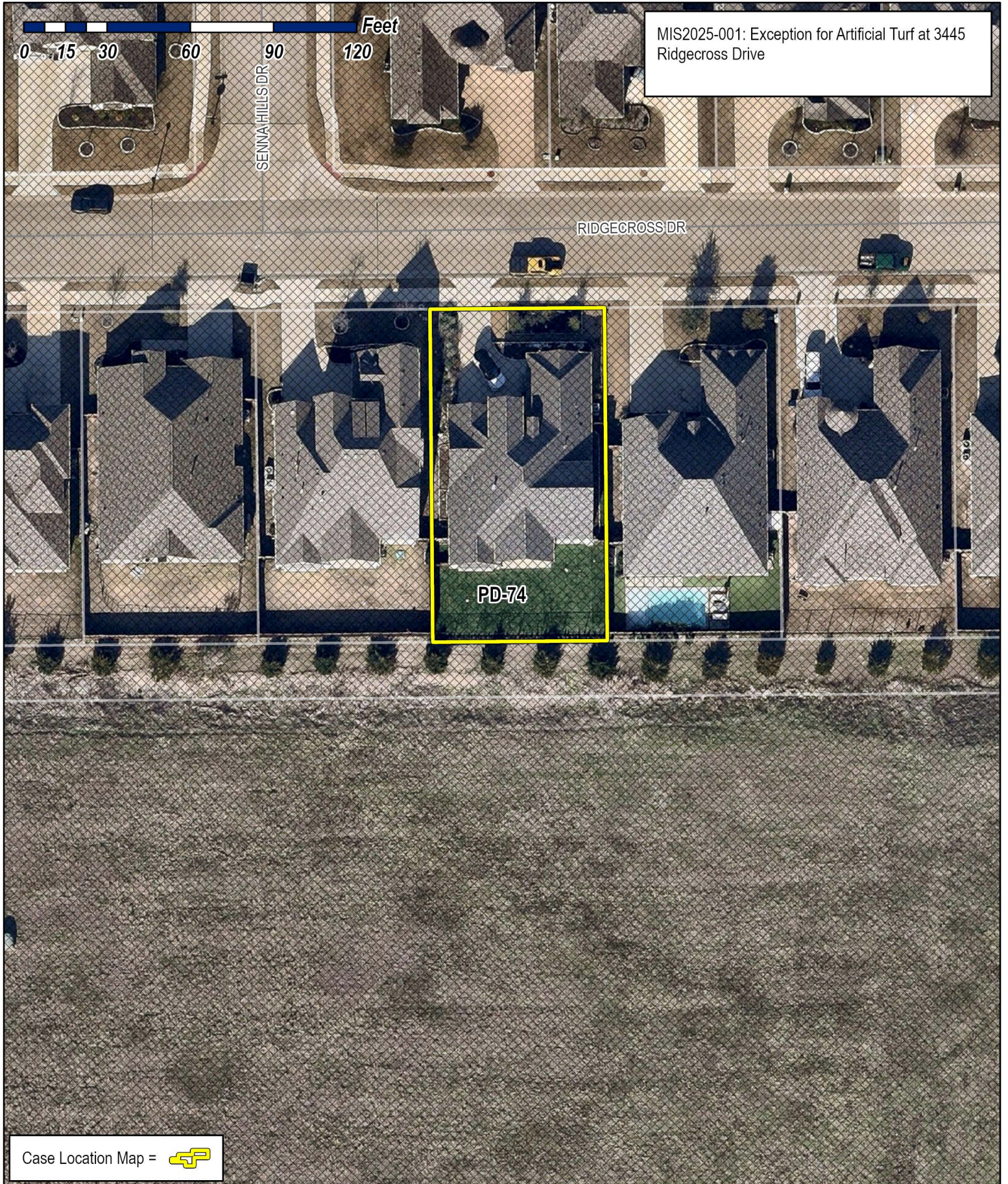
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF , 20 . BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF ^{7 Feb.} 20²⁵

OWNER'S SIGNATURE	<i>Kyle Peterson</i>	2/7/25	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	<i>Karen Porter</i>	MY COMMISSION EXPIRES	07/28/2026


DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745





MIS2025-001: Exception for Artificial Turf at 3445 Ridgecross Drive

PD-74

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.



Kyle Peterson
3445 Ridgecross Drive
Rockwall Texas 75087
Explanation sheet

Good Afternoon,

My name is Kyle Peterson, I've been a resident of Rockwall for over 20 years and love my city. I grew up going to Cain Middle School and Heath High School. When putting in my turf, the main proponent for my reasoning is my wife's bad allergies from grass. I've spent thousands of dollars on allergy shots (insurance didn't cover) to help alleviate her issues to live a better life. Aside from the maintenance, the turf for my family has helped us live a healthier life (my 3 dogs included). The Tiger turf we chose is PFAs free, Lead Free, and is IPEMA certified (please see attached documents).

I'm requesting a variance because the ruling stating that my wrought iron fence limits my ability to have only 400sqft. My backyard is roughly 1,600sqft and is not able to be seen by any neighbors or the street that is roughly 2 acres away. I back up to a 15 acre greenbelt and 552, 552 is 1,000 feet away from my home. The natural slope is almost a 6' rise from 552 to the back of my home as well. Making it impossible to see past the large berm and the trees that were put in by the HOA several years ago. Additionally, the area is zoned for commercial use and will have some type of commercial construction in the next few years making it even more difficult to see into the backyard.

I took some photos for reference, the photos are from the eyes of me standing at 6' tall. You'll notice all you see are several homes (if you're looking while you're driving). The only way to see my home is by zooming in, and even then you'll still see no sign of the turf. I took a few closer shots about 400 feet from my home to show you that still, there's no evidence of what type of grass is in my backyard because of the berm that was put up many years ago. I took photos for a reference point to show you how close I was to the street as well, I'm still about 30 feet away from the street.

All in all, I do a lot of business in Rockwall. Between roofing and construction work, Rockwall has been a huge blessing for my family. I'm asking for a variance because the ruling would apply if it were visible to which it is not. Please consider this variance as it does affect the wellness of my wife and because as you will see in the photos, it's not visible.

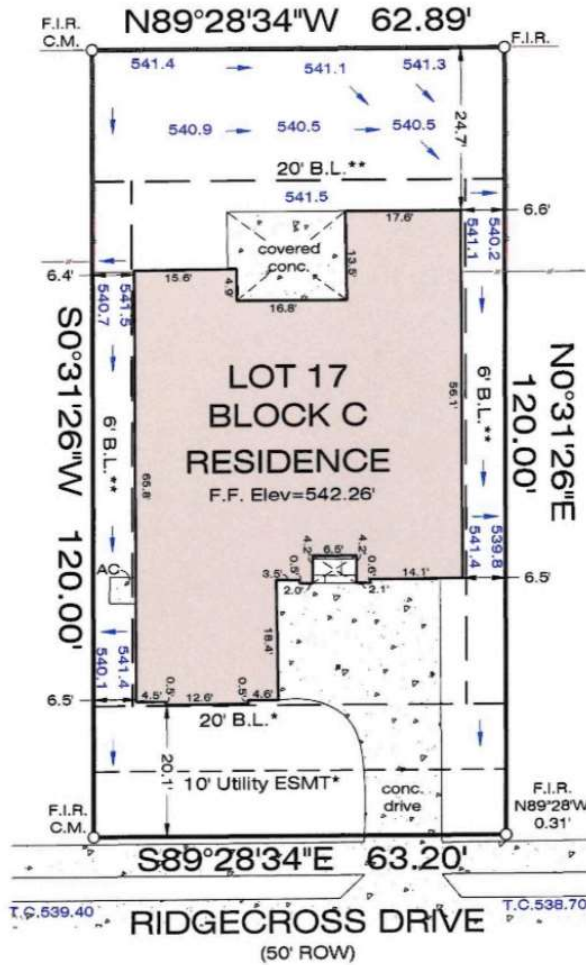
God Bless,

Kyle Peterson

Updates/Revisions	Field Date	Survey Date
Final Survey	09/09/2021	09/14/2021
Added Title Note	-	02/23/2022

3445 RIDGECROSS DRIVE

SCALE
1" = 20'



NOTES:

- Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF No. 8000222200231 of CHICAGO TITLE INSURANCE COMPANY, effective date of February 15, 2022, issued date of February 21, 2022, and is subject to the limitations of that commitment.
- Subject to item 1 on Schedule B of the title commitment.
- Subject to easement(s) as recorded under Schedule B, Section 10, b-1, of the title commitment.
- The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.
- C.M.'s shown hereon are the basis for directional control.
- Elevation Datum is relative to a TBM approved by the City of ROCKWALL.

* PER PLAT
** PER PLOT PLAN
(I) INSIDE P.L.
(O) OUTSIDE P.L.

PROPERTY DESCRIPTION:

LOT 17, BLOCK C OF BREEZY HILL PHASE X, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, PAGE 287, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

The undersigned have/has received and reviewed a copy of this survey	Field Date :	9/9/2021	LEGEND - C.M. = Controlling Monument; Fnd. = Found; LR = Iron Rod; LP = Iron Pipe OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Exacta". All found iron rods are 1/2" diameter unless otherwise noted. (center/post) ——— centerline ⊙ (overhead electric) ———
	ASC No.	G2103.1262-FI	
	Buyer:		
	Client	GRAND HOMES	
X	G.F. No.	8000222200231	FLOOD NOTE: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 480543 0030, DATED: SEPTEMBER 26, 2008.
X	Drafter/Field Crew	/ N.F.	
Date:			SURVEYORS CERTIFICATION: The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.
			ISSUE DATE: 2/23/2022



GRAND HOMES
15455 DALLAS PARKWAY SUITE 1000
ADDISON, TEXAS 75001



3445 RIDGECROSS DRIVE
ROCKWALL, TEXAS 75087



Headquarters Office
800.735.9199 | # 988.244.2882
1952 Lakewood Drive | Suite 100
Lombard, IL 60148

Branch Office
800.735.9199 | # 988.744.2882
11111 Richmond Road | Suite 100
Houston, TX 77062
Fax: 281.999.8287



Handwritten signature: Paul A. Jurica Jr.







Everglade Fescue Pro

- Features a natural and lush colorway for a perfect lawn year-round.
- K29 Triple-Layered Non-Expansive Backing for greater seam strength.
- Backed by our industry-leading 15-year warranty.

GENERAL FEATURES:

Traffic Level:	Moderate to Heavy Traffic
Applications:	Landscape
Blade Colors:	Field Green / Olive Green

PRODUCT SPECIFICATIONS

Yarn Characteristics

Type: Monofilament PE with Thatch

Composition/Structure: Polyethylene

Denier: 9,000/5,000

Colors: Field Green/Olive Green

Blade Shape: Omega Shape

Turf Characteristics

Total Product Weight: Approx 102 Ounces Per Square Yard

Pile/Face Weight: Approx. 75 Ounces

Pile Height: Approx. 1.75 Inches

Machine Gauge: 3/8 inch

Thatch Color: Green & Tan

Backing Characteristics

Primary Composition: K29 Triple-Layered Non-Expansive Backing

Weight: 7.3 Ounces Per Square Yard **Tuft Bind:** 10+ Pounds

Finish Coating: Polyurethane 20 Ounces Per Square Yard**

Manufactured Rolls

Width: 15 Feet **Length:** 100 Feet

Shipping Weight: 1,065 Pounds*

Roll Diameter: 24 Inches

Particulate Infill

Type: Quality Infill

Weight: 1.5-2.5 Lbs Per Sq Ft**

Colors: Green, Black, or Natural



Main Advantages:

- Designed to truly replicate grass with enhanced recovery
- Heat and frost resistant/ UV stabilized
- No harmful environmental effects, Not water soluble
- Uniquely formulated backing for greater seam strength

Recommended Maintenance:

Rinse and groom as needed to limit matting

Drainage Rate: 30+ inches of rain per hour per square yard

* Approximate Weight

† For IPEMA Certification, infill must be 2 pounds of Envirofill per sq ft

Artificial grass is made from plastic and should not be subject/exposed to open flames or high heat producing items.



DATE: March 20, 2025

TO: Kyle Peterson
3445 Ridgecross Drive
Rockwall, TX 75087

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

SUBJECT: MIS2025-001; *Exception to the Plant Material Requirements for 3445 Ridgecross Drive*

Kyle Peterson:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 25, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this *Miscellaneous Case* 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 February 25, 2025, the Planning and Zoning Commission approved a motion to approve the exception request by a vote of 4-1, with Commissioner Womble dissenting, and Commissioners Deckard and Thompson absent.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee". The signature is fluid and cursive, written over a light blue horizontal line.

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