

# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

DIRECTOR OF PLANNING: \_\_\_\_\_

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

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1722 Ridge Rd Rockwall, TX

SUBDIVISION Estates of Coast Royale #1

LOT 4

BLOCK C

GENERAL LOCATION Ridge and Yellow Jacket

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Harris Family Lake House LLC

APPLICANT

CONTACT PERSON Preston Harris

CONTACT PERSON

ADDRESS 1722 Ridge Rd

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 214.384.4525

PHONE

E-MAIL prestoncharris@gmail.com

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 237.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OWNER'S SIGNATURE

SEE ATTACHMENT

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

# ACKNOWLEDGMENT

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

State of California  
County of San Diego)

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

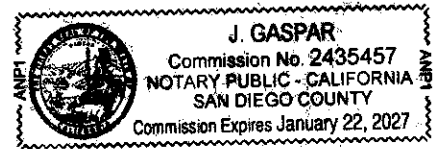
personally appeared Preston C. Harris  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

Signature J. Gaspar


(Seal)





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



Case Location Map = 



# City of Rockwall

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

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

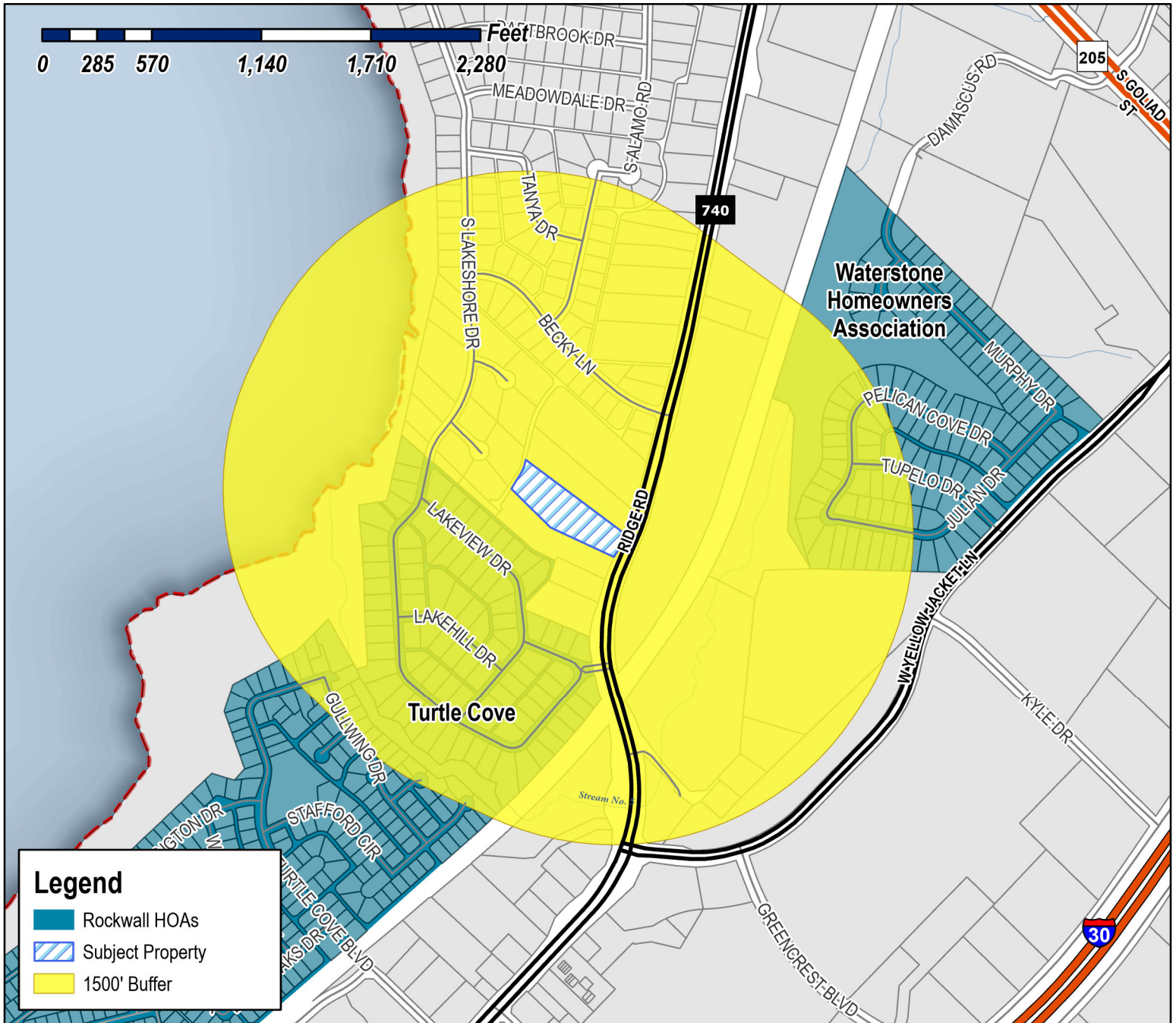




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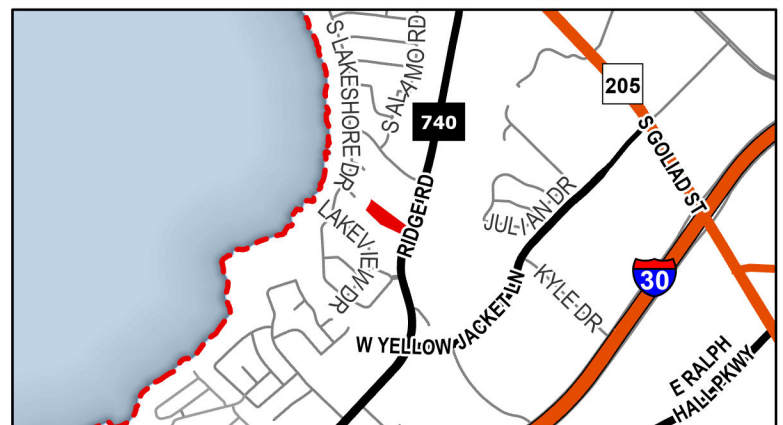
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**Case Number:** Z2024-012  
**Case Name:** Specific Use Permit (SUP) for a Pickle Ball Court at 1722 Ridge Road  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1722 Ridge Road

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

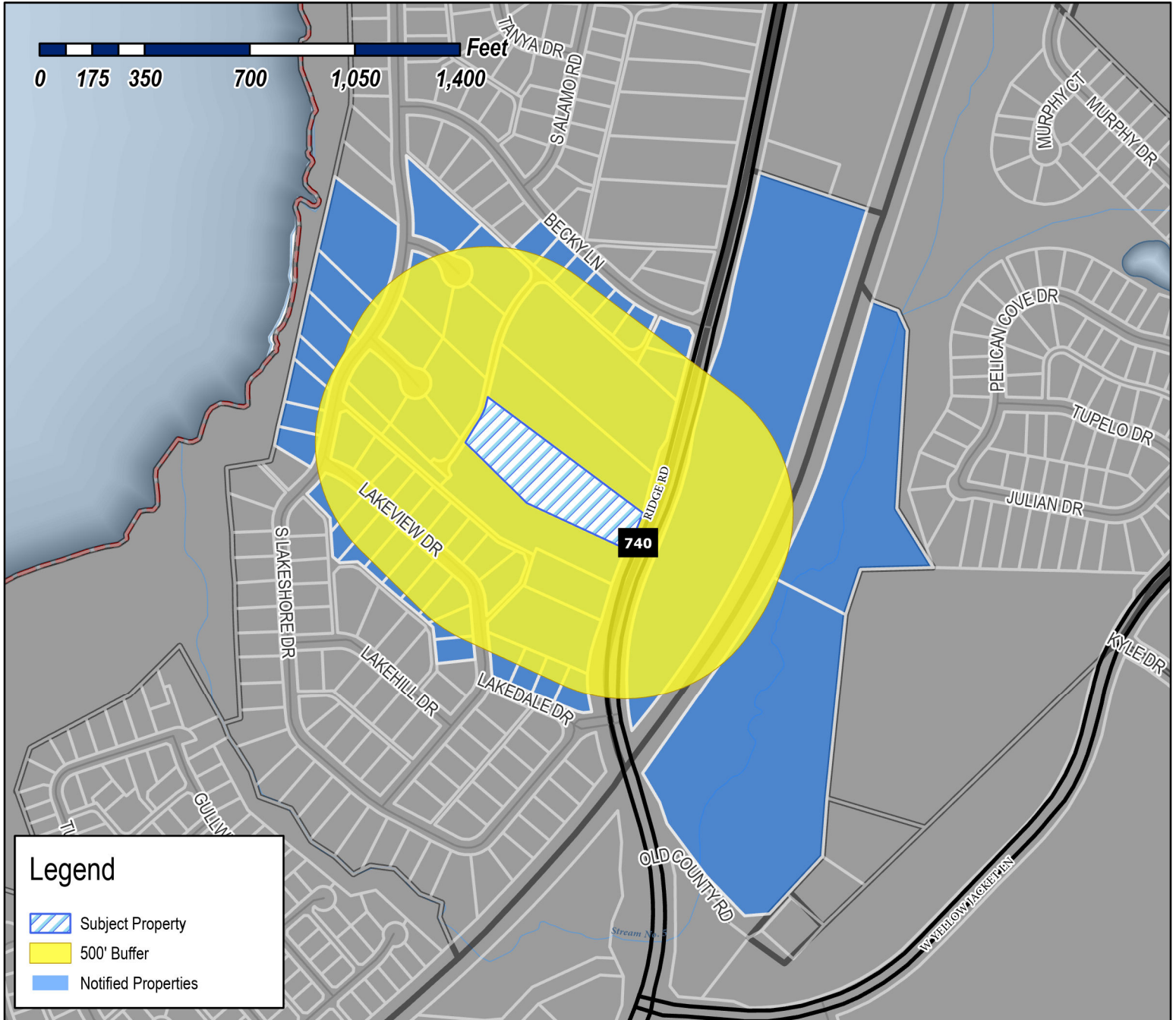




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**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

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**Case Address:** 1722 Ridge Road

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



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

RESIDENT  
102 LAKEDALE DR  
ROCKWALL, TX 75087

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

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

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

COX MARCUS D  
105 BECKY LANE  
ROCKWALL, TX 75087

AZULAY TJ AND MELINDA  
105 EMERALD COVE  
HEATH, TX 75032

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

RESIDENT  
107 BECKY LN  
ROCKWALL, TX 75087

PECK RUTH H  
108 LAKEDALE DR  
ROCKWALL, TX 75087

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

WELLS RACHEL MARY  
1502 RIDGE ROAD  
ROCKWALL, TX 75087

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

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

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

RESIDENT  
1602 RIDGE RD  
ROCKWALL, TX 75087

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

WRIGHT JOHN & SUSAN  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

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

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

RESIDENT  
1609 CAPE HATTERAS PL  
ROCKWALL, TX 75087

BATIZ HECTOR  
1611 CAPE HATTERAS PLACE  
ROCKWALL, TX 75087

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

NOBLIE LESLIE A  
1613 CAPE HATTERAS PL  
ROCKWALL, TX 75087

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

RESIDENT  
1615 CAPE HATTERAS PL  
ROCKWALL, TX 75087

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

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

RESIDENT  
1722 RIDGE RD  
ROCKWALL, TX 75087

GREEN STEVEN T  
1724 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1726 RIDGE RD  
ROCKWALL, TX 75087

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

HARMON MICHAEL JOHN  
1802 S LAKESHORE ROAD  
ROCKWALL, TX 75087

TOLMAN JENNIFER L  
1804 S LAKESHORE DR  
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER  
1902 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1905 LAKESHORE DR  
ROCKWALL, TX 75087

NEVITT THERESA T  
201 BECKY LN  
ROCKWALL, TX 75087

LYNAS GERALD ETUX  
203 BECKY LN  
ROCKWALL, TX 75087

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

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

BROYLES LYNN  
207 LAKEVIEW DR  
ROCKWALL, TX 75087

HAYNES PETER & JANNA  
208 LAKEVIEW DRIVE  
ROCKWALL, TX 75087

KELLY HUGH LAWRENCE  
209 LAKEVIEW DR  
ROCKWALL, TX 75087

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

TURNER BILLIE SUE  
211 LAKEVIEW DR  
ROCKWALL, TX 75087

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

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

FENTON DONYELLE  
214 LAKEVIEW DRIVE  
ROCKWALL, TX 75087

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

ODEN ELRA C  
216 LAKEVIEW DR  
ROCKWALL, TX 75087

MCCRACKEN SUSAN M  
217 LAKEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
218 LAKEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
219 LAKEVIEW DR  
ROCKWALL, TX 75087

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

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

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

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

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

HENDRICKS JAMES & BARBARA  
5903 VOLUNTEER PL  
ROCKWALL, TX 75032

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

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

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087



March 14, 2024

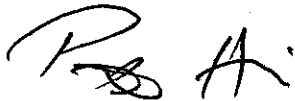
Preston Harris  
1722 Ridge Rd  
Rockwall, TX 75087

To Whom It May Concern:

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

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

Thank you again for your consideration on this matter,

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

Preston Harris



