



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]

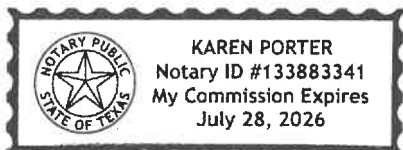
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

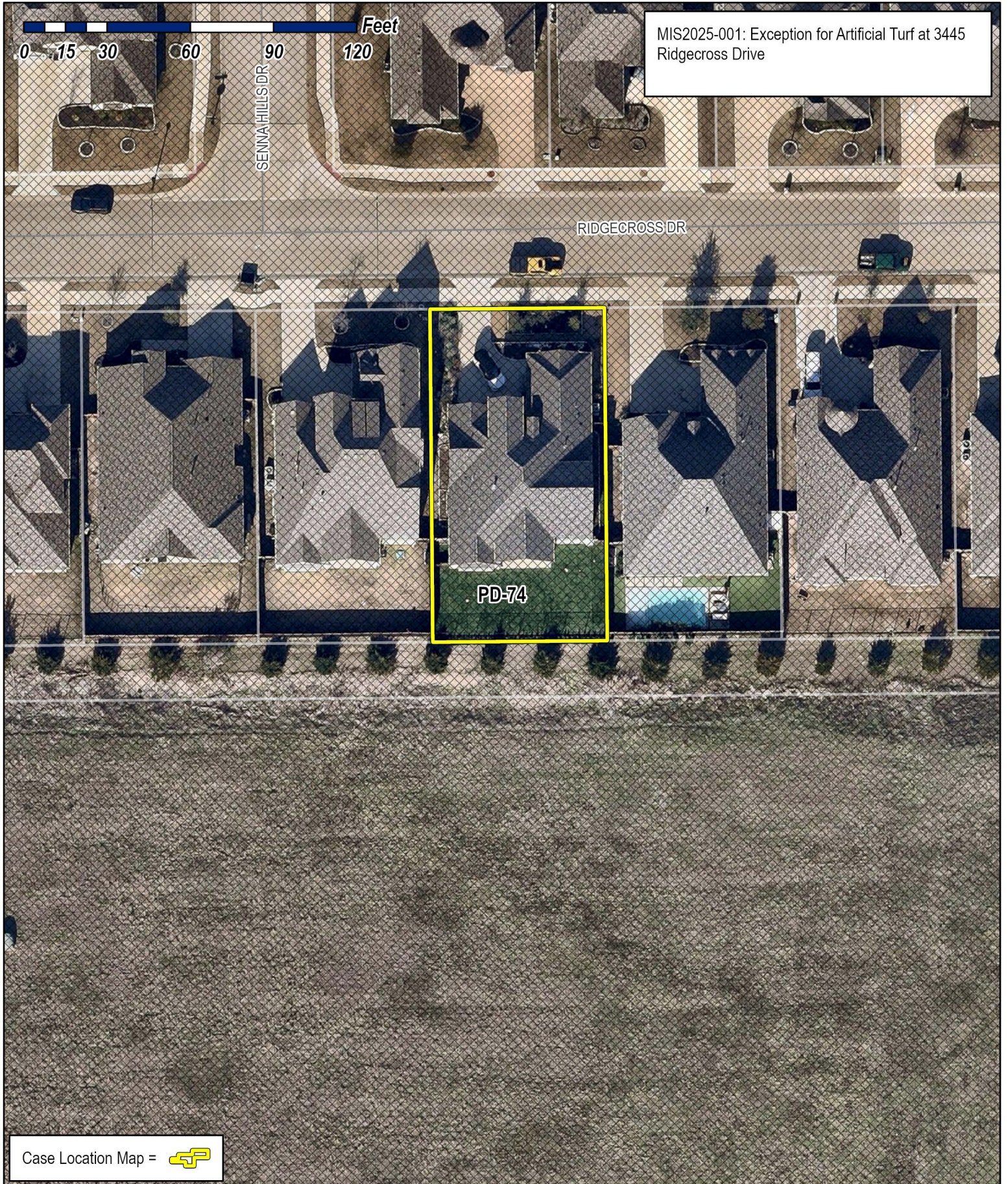
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF , 20 . BY SIGNING THIS APPLICATION, I AGREE THAT 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, 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





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.



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.

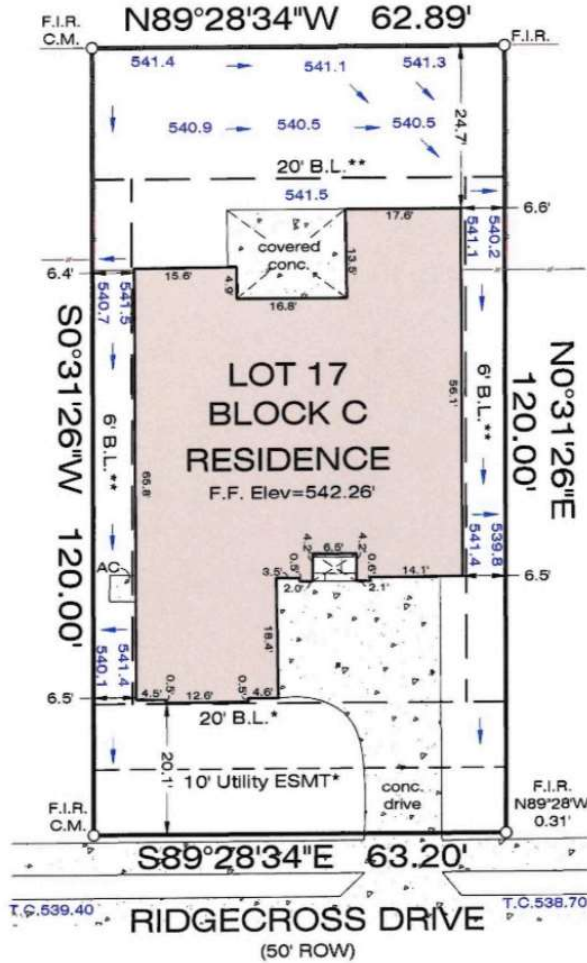
God Bless,

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; Frd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe OHEE = 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 | 800.344.2882
 1952 Lakewood Drive, Suite 100
 Lewisville, TX 75047
 Since 1982

Branch Office
 800.735.9199 | 800.744.2882
 11111 Richmond Road, Suite 100
 Houston, TX 77062
 Since 1992



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.