



# 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 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:

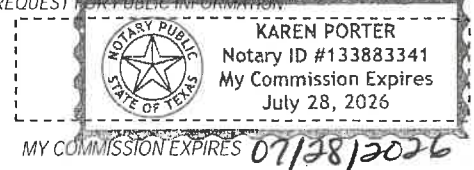
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT: AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9 DAY OF May, 2025. BY SIGNING THIS APPLICATION, 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

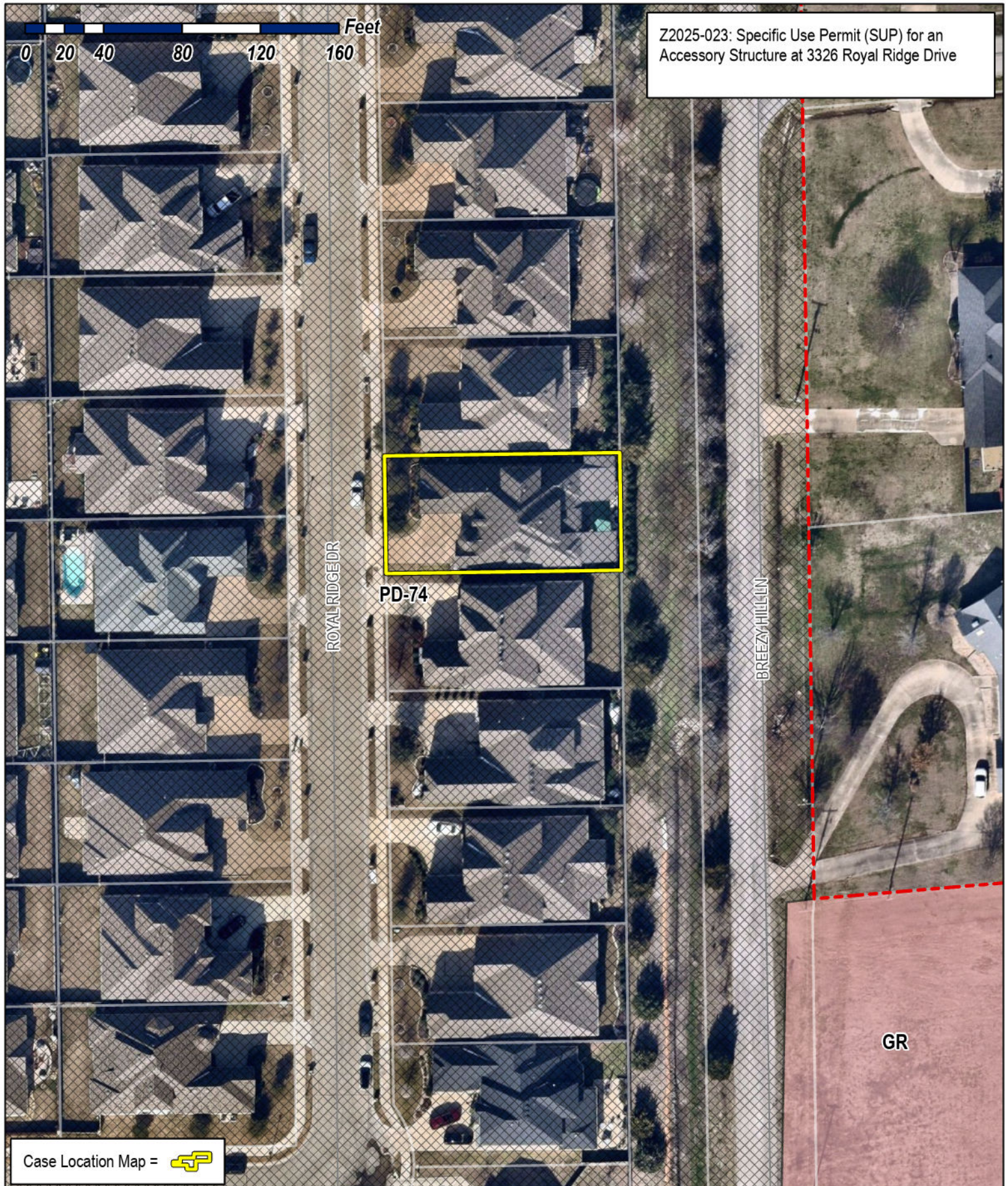
OWNER'S SIGNATURE

*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](http://www.rockwall.com)

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



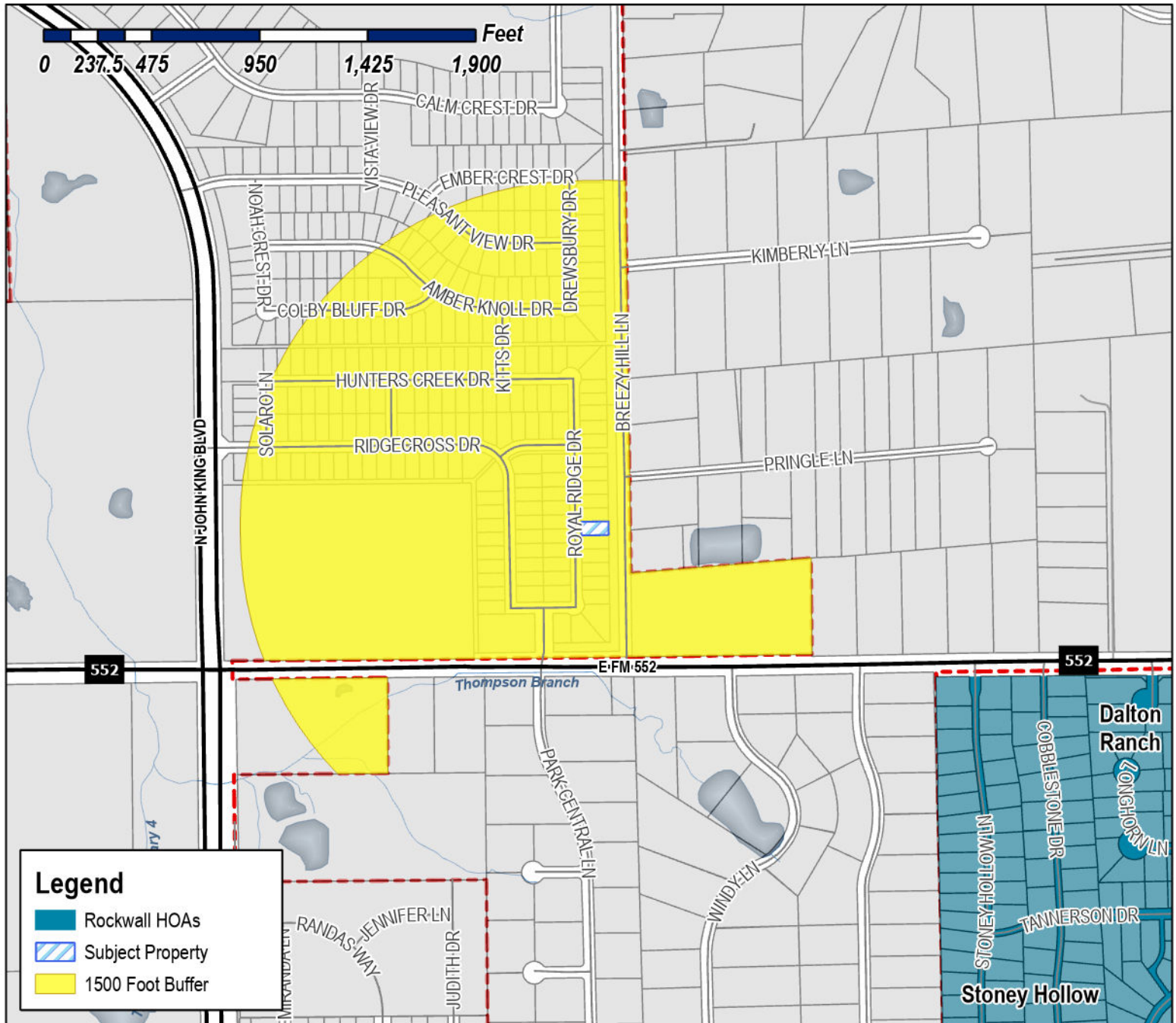




# City of Rockwall

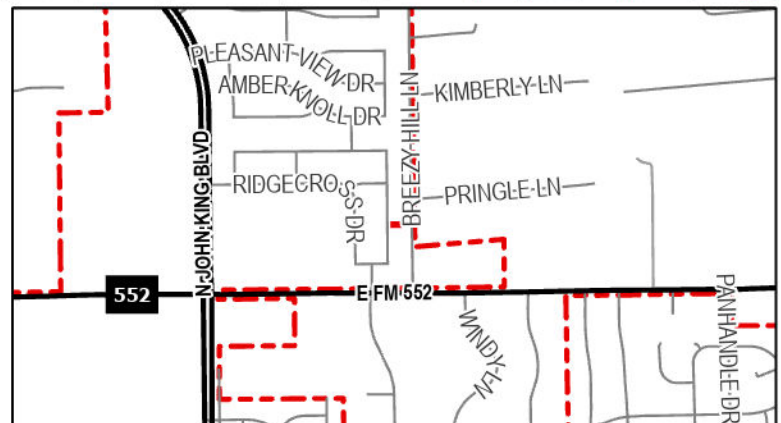
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**Case Number:** Z2025-023  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Planned Development District 74 (PD-74)  
**Case Address:** 3326 Royal Ridge Drive

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





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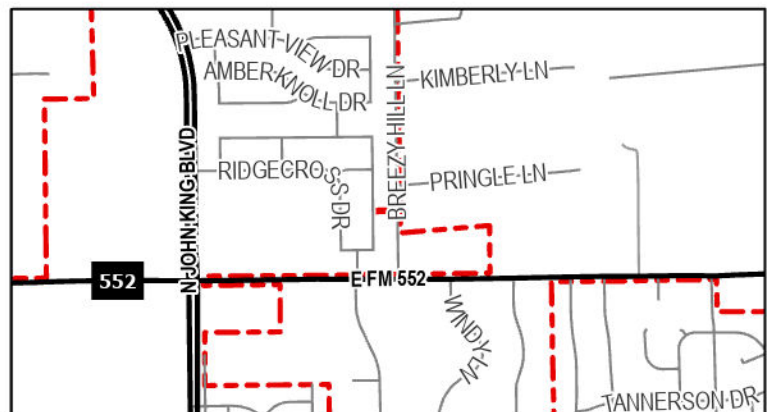
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RIDGEVIEW CHURCH  
1362 E FM 522  
ROCKWALL, TX 75087

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  
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ROCKWALL, TX 75087

AGARDY JIM  
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ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN  
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ROCKWALL, TX 75087

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BRENNAN SMITH  
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ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN  
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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

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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  
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SHELTON DANA BLAIR AND ANNETTE  
COLAROCHIO  
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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  
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JACKSON JANET FRANCES  
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SCHLEICHER CHARLES  
1036 WINDY HILL LANE  
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA  
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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  
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ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL  
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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  
RIDGECROSS DR  
ROCKWALL, TX 75087

RESIDENT  
ROYAL RIDGE DR  
ROCKWALL, TX 75087

**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.

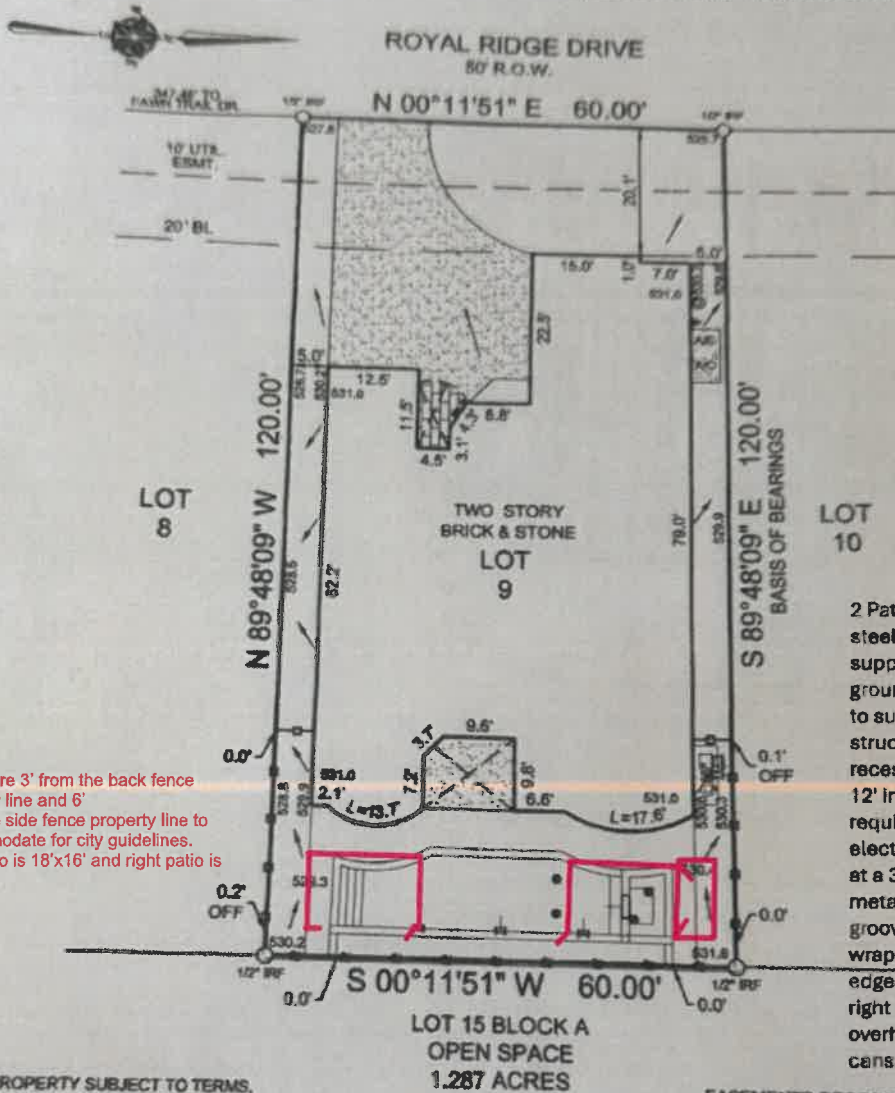
**Sincerely,**

**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 BREEZY HILL PHASE IX-A  
 in the City of ROCKWALL, Texas,  
 of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF  
 recorded in VOLUME I, PAGE 301  
 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.