



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, Texas 75087

P&Z CASE # 22021-020 P&Z DATE 7/13/2021 CC DATE 7/19/2021 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

## ZONING APPLICATION

- ☒ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

## SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

## PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# \_\_\_\_\_)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☒ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE \_\_\_\_\_
  - ☐ CABINET # \_\_\_\_\_
  - ☐ SLIDE # \_\_\_\_\_

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-020

**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</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION Northshore

LOT

BLOCK

GENERAL LOCATION 1500 Sunset Hill

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

CURRENT ZONING R-10

CURRENT USE Residential

PROPOSED ZONING SUP

PROPOSED USE Church

ACREAGE 7.43

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 Brett Hall

CONTACT PERSON individually and on

ADDRESS behalf of the heirs of Ralph Hall

CITY, STATE & ZIP 2710 Whispering Oaks - RW, TX

PHONE 214-354-9149

E-MAIL

☒ APPLICANT St. Benedict's Anglican Church

CONTACT PERSON Dub Douphrate

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall TX 75087

PHONE 972 771 9004

E-MAIL wldouphrate@douphrate.com

## NOTARY VERIFICATION [REQUIRED]

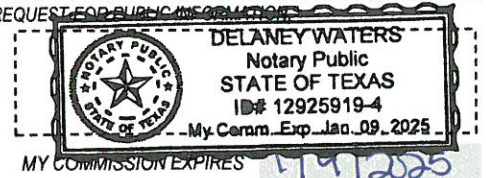
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brett Hall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 7 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





NON-HOMESTEAD AFFIDAVIT AND DESIGNATION OF HOMESTEAD

STATE OF TEXAS )

COUNTY OF ROCKWALL )

property, to-wit:

Being two tracts of land containing 5 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "A" attached hereto and made a part hereof at this point for all purposes.

*Survey  
acres*

That they now reside upon, use and claim as their legal homestead the following described property, to-wit:

Being 2.9807 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "B" attached hereto and made a part hereof at this point for all purposes;

*House*

which said last described property is urban in nature.



EXHIBIT "A" TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

TRACT ONE:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a portion of the alleys in Block J and Block H of NORTSHORE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide A, Page 328, Plat Records, Rockwall County, Texas, and subsequently vacated by Vacation of Plat recorded in Volume 198, Page 633, Real Estate Records, Rockwall County, Texas, and being the same tract of land described in a Warranty Deed from First Texas Savings Association to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod on the most Northerly East line of the above mentioned vacated Plat, said point being the Northeast corner of the above cited Deed, said point also being at the Northerly Northwest corner of a tract of land conveyed to Ralph Hall, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Rockwall County Deed Records;

THENCE along the West lines of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, and the most Northerly East lines of said Vacated Plat as follows:

S. 00° 13' 39" W. a distance of 130.00 feet to an iron rod for a corner;

S. 89° 39' 42" E. a distance of 126.84 feet to an iron rod for a corner;

S. 00° 22' 42" W. a distance of 299.78 feet to an iron rod for a corner at the most Southerly Southwest corner of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, said point also being on the North line of NORTSHORE PHASE 2-A, a proposed Addition to the City of Rockwall;

THENCE along a North line of said proposed Addition in a Northwesterly direction along a curve to the right, having a central angle of 20° 54' 33" a radius of 50.00 feet, a chord bearing of N. 78° 48' 21" W., a chord of 18.15 feet, a distance of 18.25 feet to an iron rod for a corner;

THENCE S. 21° 38' 55" W. a distance of 20.00 feet to an iron rod for a corner at the Northwest corner of Lot 1, Block A of said proposed Addition;

THENCE S. 54° 03' 59" W. along the Northwest line of said Lot 1 a distance of 148.27 feet an iron rod for a corner in the Easterly line of North Lake Shore Drive;

THENCE along the Easterly line of North Lake Shore Drive as follows:

In a Northerly direction, along a curve to the right, having a central angle of 18° 13' 08" a radius of 750.00 feet, a chord bearing N. 26° 49' 27" W., a chord of 237.48 feet, and an arc distance of 238.49 feet to an iron rod for a corner;

N. 17° 42' 53" W. a distance of 131.37 feet to an iron rod at the Point of Curvature of a curve to the right, having a central angle of 15° 21' 28" a radius of 750.00 feet, a chord bearing of N. 10° 02' 09" W., a chord of 200.43 feet, and an arc distance of 201.03 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 202.97 feet to the POINT OF BEGINNING and containing 2.6547 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume \_\_\_\_\_,



Page \_\_\_\_\_, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

*and, same & except for .5318  
acres, the Ralph Hall addition, Phase 2,  
Lot 10, described in Vol. 5379, page 1,  
of the Rockwall Co. Deed Records.*

*7  
(This makes the surrounding  
land approx 4.5 acres)*



EXHIBIT 'B' TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

All that certain lot, tract or parcel of land being a 5.326 acre tract of land out of the A. Hanna Survey, and the W. B. Bowles Survey, Rockwall County, Texas, and being a portion of a 2.00 acre tract and a 5.00 acre tract as recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

BEGINNING at the Northwest corner of a 2.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along the North line of said 2.00 acre tract, South 89° 29' East, 628.5 feet to an iron pin;

THENCE South 00° 20' 43" West, 430.00 feet to an iron pin in the South line of a 5.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along said South line, North 89° 29' West 501.00 feet to the Southwest corner of said 5.00 acre tract;

THENCE North 00° 20' 43" East, 300.00 feet to the Northwest corner of said 5.00 acre tract and being in the South line of said 2.00 acre tract;

THENCE along the South line of said 2.00 acre tract, North 89° 29' West 127.5 feet to an iron pin and the Southwest corner of said 2.00 acre tract;

THENCE North 00° 20' 43" East, 130.00 feet to the Point of Beginning, containing 5.326 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume     , Page     , Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

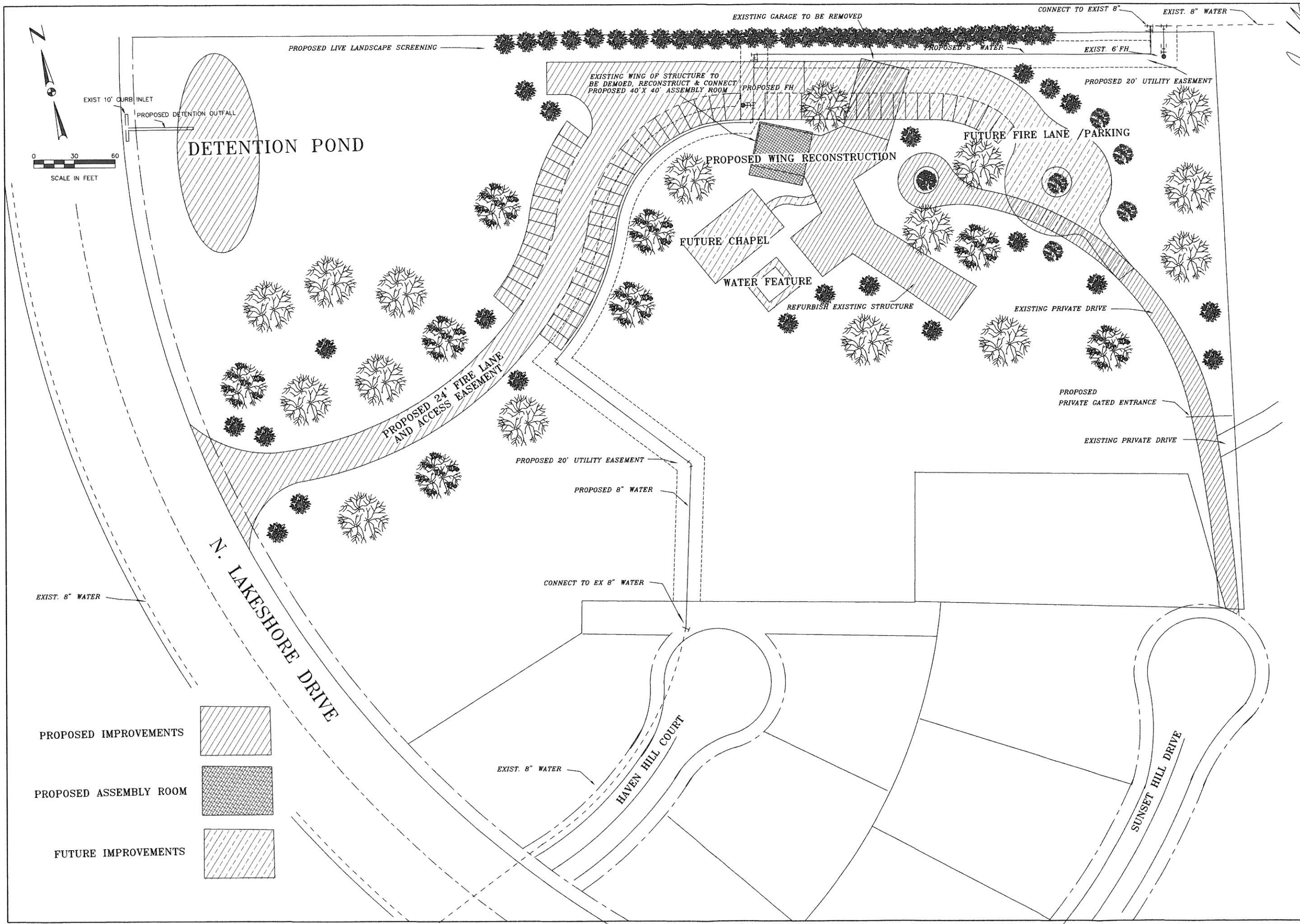
N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

FILED FOR RECORD 2011 DAY OF March, A.D., 1989 at      M.  
RECORDED 2711 DAY OF March, A.D., 1989.  
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.  
BY:     , DEPUTY





**DOUPHRADE & ASSOCIATES, INC.**

ENGINEERING PROJECT MANAGEMENT SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRADE II, P.E. NO. 80102, F-588, ON DATE: APRIL 23, 2021.

**CONCEPT PLAN**

**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**

**CITY OF ROCKWALL, TEXAS**

**ROCKWALL COUNTY, TEXAS**

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1" = 30' H 1" = 1" V
DATE APRIL 23, 2021
PROJECT 21007 SITE PL.
20

2021-090





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-020

**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</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION Northshore

LOT

BLOCK

GENERAL LOCATION 1500 Sunset Hill

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

CURRENT ZONING R-10

CURRENT USE Residential

PROPOSED ZONING SUP

PROPOSED USE Church

ACREAGE 7.43

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 Brett Hall

CONTACT PERSON individually and on

ADDRESS behalf of the heirs of Ralph Hall

CITY, STATE & ZIP 2710 Whispering Oaks - RW, TX

PHONE 214-354-9149

E-MAIL

☒ APPLICANT St. Benedict's Anglican Church

CONTACT PERSON Dub Douphrate

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall TX 75087

PHONE 972 771 9004

E-MAIL wldouphrate@douphrate.com

## NOTARY VERIFICATION [REQUIRED]

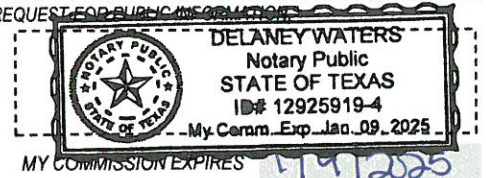
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brett Hall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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.

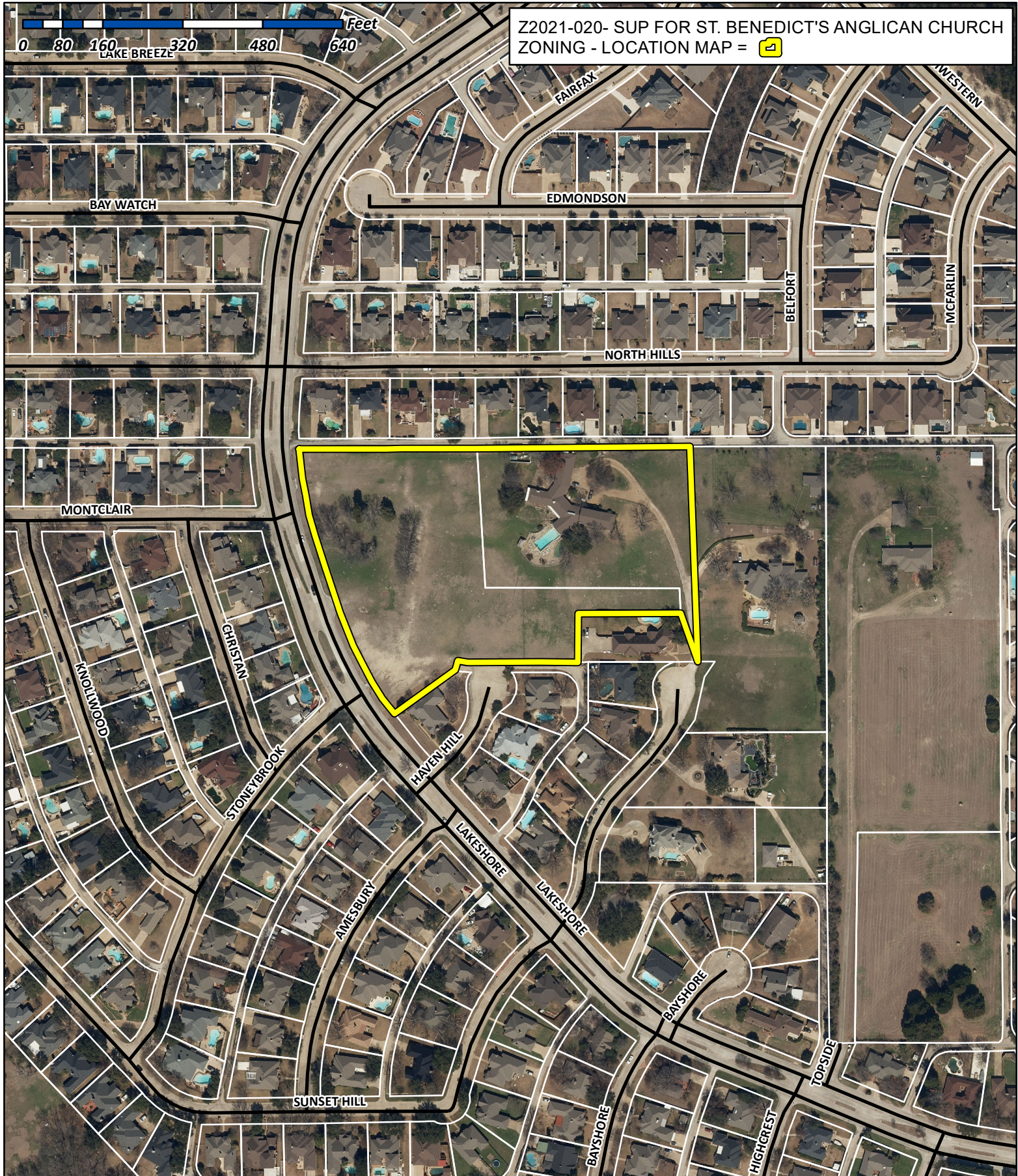
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.



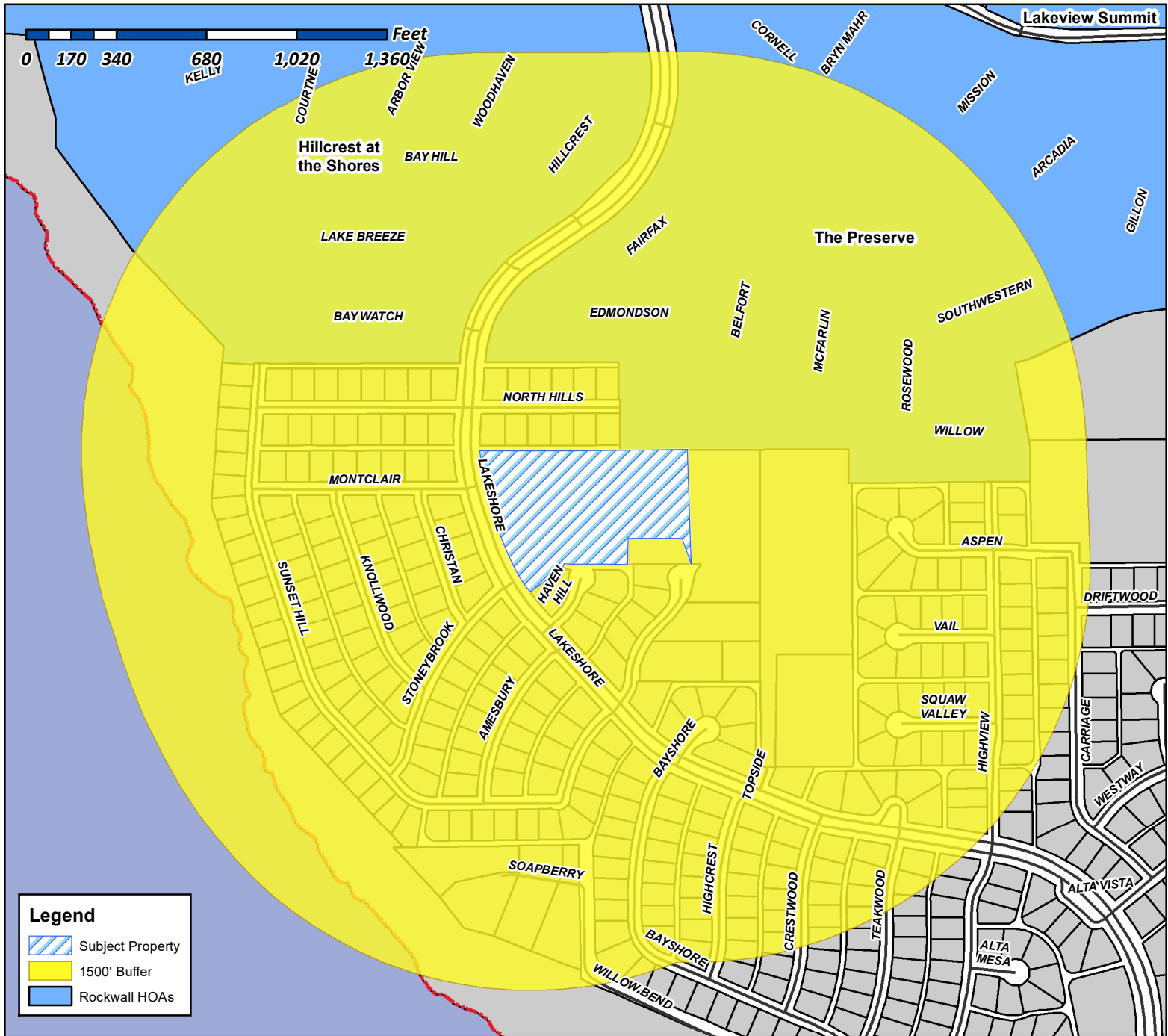




# City of Rockwall

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

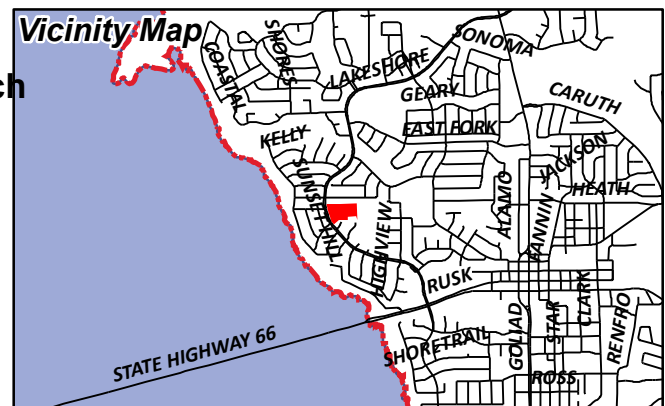
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2021-020  
**Case Name:** SUP for St. Benedict's Anglican Church  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1500 Sunset Hill Drive

**Date Created:** 6/14/2021

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



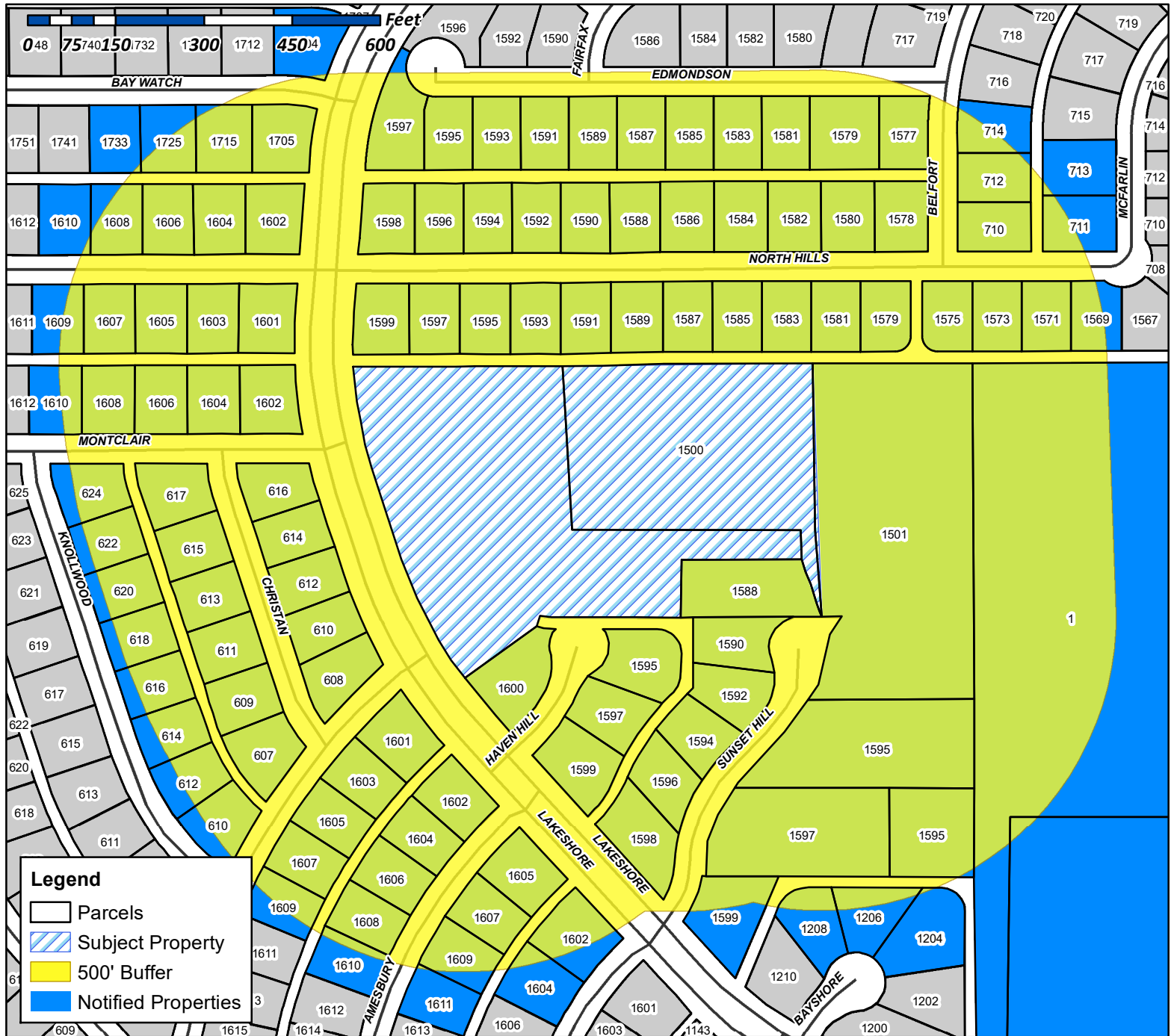




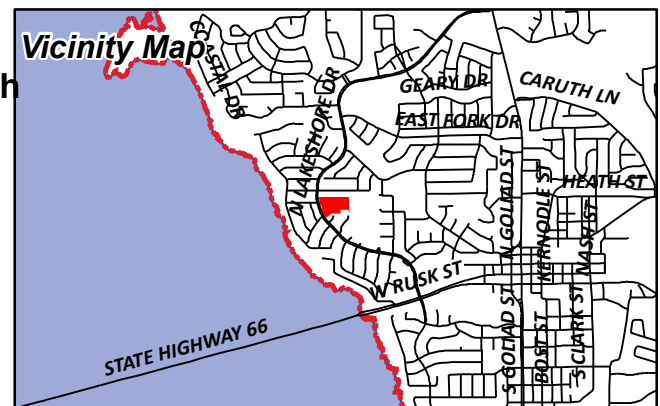
# City of Rockwall

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

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.



**Case Number:** Z2021-020  
**Case Name:** SUP for St. Benedict's Anglican Church  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1500 Sunset Hill Drive



**Date Created:** 6/14/2021  
**For Questions on this Case Call** (972) 771-7745

LOFLAND WILLIAM B  
1 TOPSIDELN  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

CHANDLER PIERCE L JR ETUX  
1204 BAYSHORE DR  
ROCKWALL, TX 75087

KESHMIRI CYRUS HOMAN & NATASHA KIM  
1206 BAYSHORE DRIVE  
ROCKWALL, TX 75087

MESSIMER SETH AND JENNY  
1208 BAYSHORE DR  
ROCKWALL, TX 75087

HALL RALPH H AND  
BRETT A HALL AND J BLAKEKEY HALL  
1500 SUNSET HILLDR  
ROCKWALL, TX 75087

COBLE JOHN D DR & PATRICIA P  
1501 SUNSET HILL DR  
ROCKWALL, TX 75087

BAUER SCOTT J AND CARLA G  
1569 NORTH HILLS DR  
ROCKWALL, TX 75087

CHANEY CHARLES & PAMELA  
1571 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

MAXON JOSHUA DAVID & LAUREN OPENSHAW  
1573 N HILLS DR  
ROCKWALL, TX 75087

BACH DAVID M AND BETHANY N  
1575 NORTH HILLS DR  
ROCKWALL, TX 75087

MASLO PAUL B AND MIHUI LAURA KIM  
1577 EDMONDSON TR  
ROCKWALL, TX 75087

ALVARADO GARY AND MARIA  
1578 NORTH HILLS DR  
ROCKWALL, TX 75087

MACDONALD AMY A AND MICHAEL C  
1579 EDMONDSON TR  
ROCKWALL, TX 75087

MCCLENDON PAULA S  
1579 N HILLS DRIVE  
ROCKWALL, TX 75087

COOPER TRAVIS AND MICHELLE  
1580 NORTH HILLS DR  
ROCKWALL, TX 75087

PENNINGTON MICHAEL AND IVY R  
1581 EDMONDSON TRAIL  
ROCKWALL, TX 75087

STANLEY ROBERT WAYNE II AND CHERYL RAE  
1581 NORTH HILLS DR  
ROCKWALL, TX 75087

BUCKNER GARY  
1582 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

WALDEN ALFRED F  
1583 EDMONDSON TRL  
ROCKWALL, TX 75087

ORTIZ MIGUEL & CIARA  
1583 N HILLS DR  
ROCKWALL, TX 75087

WHITE TODD E AND PAIGE LEIGH  
1584 NORTH HILLS DR  
ROCKWALL, TX 75087

COSKUN HASAN & SIBEL COSKUN  
1585 EDMONDSON TRL  
ROCKWALL, TX 75087

ALDRICH KEVIN JAMES & DOTTIE R  
1585 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

STEWART CANDY MARIE & BENJAMIN EARL  
1586 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L  
1587 EDMONDSON TRAIL  
ROCKWALL, TX 75087

ORTIZ JESUS AND CINDY  
1587 NORTH HILLS DR  
ROCKWALL, TX 75087

BEAUBIEN ALAN AND  
REVI MENASCHE  
1588 NORTH HILLSDR  
ROCKWALL, TX 75087

BANAN SAEED & SANDRE  
1588 SUNSET HILL DR  
ROCKWALL, TX 75087

MUKTAR JEMIL M  
1589 EDMONDSON TR  
ROCKWALL, TX 75087



ANDERSON JAMES R & E GAY  
1589 N HILLS DR  
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS  
1590 N HILLS DR  
ROCKWALL, TX 75087

ANDERSON JASON & KELLY  
1590 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D  
1591 EDMONDSON TRACE  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
1591 NORTH HILLSDR  
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST  
BRIAN FIDGER - TRUSTEE  
1592 NORTH HILLS  
ROCKWALL, TX 75087

BASSETT BRAD E & STACY R  
1592 SUNSET HILL DR  
ROCKWALL, TX 75087

MCCOY ELI AND  
TAMMIE BROWN  
1593 EDMONSON TRAIL  
ROCKWALL, TX 75087

FRAGA JAVIER SANTOS  
1593 NORTH HILLS DR  
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA  
1594 N HILLS DR  
ROCKWALL, TX 75087

TURNER KYLE R AND  
ROGER D TURNER  
1594 SUNSET HILLDR  
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE  
1595 EDMONDSON TR  
ROCKWALL, TX 75087

GONZALES JAMES E & DEENA L  
1595 HAVEN HILL CT  
ROCKWALL, TX 75087

SAMRA ISSAM F & REEM M ABOU-SAMRA  
1595 N HILLS DR  
ROCKWALL, TX 75087

LANSING RONALD DOUGLAS  
1595 SUNSET HILL DR  
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON  
1596 N HILLS DR  
ROCKWALL, TX 75087

STACY JEFFREY B  
1596 SUNSET HILL DR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

LANGFORD DAVID NEIL AND MELANIE HILBERT  
1597 HAVEN HILL COURT  
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA  
1597 N HILLS DR  
ROCKWALL, TX 75087

SPARKS JOHN & MARIA  
1597 SUNSET HILL DR  
ROCKWALL, TX 75087

RUSSELL ALAN DUANE  
1598 NORTH HILLS DR  
ROCKWALL, TX 75087

WILSON DOUGLAS L AND DANA J  
1598 SUNSET HILL DR  
ROCKWALL, TX 75087

VILLAPANDO ANTONIO & MARIA  
1599 HAVEN HILL CT  
ROCKWALL, TX 75087

COWAN JOHN CAMERON AND KATHLEEN  
VANWAGNER  
1599 NORTH HILLS DR  
ROCKWALL, TX 75087

CHAPMAN DIANA STEGER  
1599 SUNSET HILL DR  
ROCKWALL, TX 75087

JONES JOHNNY DEWAYNE & MARTHA A  
1600 N LAKESHORE DRIVE  
ROCKWALL, TX 75087

TUNKS TERRY AND ELIZABETH  
1601 N HILLS DR  
ROCKWALL, TX 75087

CLARK GERALD B ETUX  
1601 STONEYBROOK DR  
ROCKWALL, TX 75087

ORTIZ SAM J & ADELLA J  
1602 AMESBURY LN  
ROCKWALL, TX 75087

SAMPSON DEAN & BARBARA KELLUM  
1602 MONTCLAIR DR  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
1602 NORTH HILLSDR  
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC  
1602 SUNSET HILLDR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1603 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SAENZ DIANA GONZALEZ  
1603 STONEYBROOK DR  
ROCKWALL, TX 75087

STEWART KAREN IRENE WILLIAMS  
1604 AMESBURY LN  
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M  
1604 MONTCLAIR ST  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILLDR  
ROCKWALL, TX 75087

MCINTIRE PRESTON G AND SANDY M LOMELI  
1605 AMESBURY LANE  
ROCKWALL, TX 75087

CLARK LUTHER A ETUX  
1605 N HILLS DR  
ROCKWALL, TX 75087

GRAY LISA MICHELE  
1605 STONEYBROOK DRIVE  
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H  
1606 AMESBURYLN  
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA  
1606 MONTCLAIR DR  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR  
1607 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SHIELDS CHARLENE  
1607 STONEYBROOK DRIVE  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

BOULLION PAMELA S TOPPER  
1608 MONTCLAIR DR  
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

BENAVIDES JORGE  
1609 NORTH HILLS DR  
ROCKWALL, TX 75087

CASE DAVID L ETUX  
1609 STONEYBROOK DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

TOCHKOV KIRIL AND KARIN  
1610 MONTCLAIR DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT AND COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087



WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H  
2039 MORNING DOVE ST  
SAN ANTONIO, TX 78232

HALL RALPH H AND  
BRETT A HALL AND J BLAKEKEY HALL  
207 EAST RUSK  
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC  
215 PARK AVENUE SOUTH SUITE 1713  
NEW YORK, NY 10003

BEAUBIEN ALAN AND  
REVI MENASCHE  
2438 ADAMS STREET  
HOLLYWOOD, FL 33020

TURNER KYLE R AND  
ROGER D TURNER  
520 MORaine WAY  
HEATH, TX 75032

GRAVES QING YUE  
607 CHRISTIAN CT  
ROCKWALL, TX 75087

GOODRICH GLENN W JR & KELLYE JAYE  
608 CHRISTAN CT  
ROCKWALL, TX 75087

GALLOWAY PRESTON AND BRITTANY  
609 CHRISTAN COURT  
ROCKWALL, TX 75087

SANTOS JUAN S AND TINA M  
610 CHRISTIAN CT  
ROCKWALL, TX 75087

TORKELSON KELLY L & STEVEN A  
610 KNOLLWOOD DR  
ROCKWALL, TX 75087

MOORE VELVET AND DANIEL  
611 CHRISTIAN CT  
ROCKWALL, TX 75087

STEWART-JOHNSON LOIS DIANNE  
612 CHRISTAN CT  
ROCKWALL, TX 75087

ELLIS TEX W & MONA E  
612 KNOLLWOOD DRIVE  
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S  
613 CHRISTANCT  
ROCKWALL, TX 75087

CARTER KAREN  
614 CHRISTAN COURT  
ROCKWALL, TX 75087

BLAKE DAVID G & SARAH E  
614 KNOLLWOOD DRIVE  
ROCKWALL, TX 75087

DEFebaUGH CONNOR AND KELSEY BYRNES  
615 CHRISTIAN COURT  
ROCKWALL, TX 75087

HARMON ROBERT R & KIMBERLY  
616 CHRISTAN CT  
ROCKWALL, TX 75087

ETTER CHARLES W & LINDA L  
616 KNOLLWOOD DR  
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L  
617 CHRISTAN CT  
ROCKWALL, TX 75087

ALVAREZ CHRISTINA & LEROY  
618 KNOLLWOOD DR  
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S  
618 SUNSET HILL DR  
ROCKWALL, TX 75087

DEMEYER DANIEL T & ELAINE S  
620 KNOLLWOOD DR  
ROCKWALL, TX 75087

MILLER LAUREN & BARBARA REVOCALBE TRUST  
LAUREN P & BARBARA E MILLER CO-TRUSTEES  
622 KNOLLWOOD DR  
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L  
624 KNOLLWOOD DR  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456

DOLAS TAMARA AND DALIBOR  
710 BELFORT DR  
ROCKWALL, TX 75087

VILLARREAL GONZALO FLORES AND EDITH  
711 MCFARLIN PL  
ROCKWALL, TX 75087

ANDERSON STEPHEN R & CHRISTINE R  
712 BELFORT DRIVE  
ROCKWALL, TX 75087

THOMPSON BENJAMIN  
713 MCFARLIN PLACE  
ROCKWALL, TX 75087

2013 ABBONDANDOLO FAMILY TRUST  
714 BELFORT DR  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
PO BOX 786  
WYLIE, TX 75098



NON-HOMESTEAD AFFIDAVIT AND DESIGNATION OF HOMESTEAD

STATE OF TEXAS )

COUNTY OF ROCKWALL )

property, to-wit:

Being two tracts of land containing 5 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "A" attached hereto and made a part hereof at this point for all purposes.

*Survey  
acres*

That they now reside upon, use and claim as their legal homestead the following described property, to-wit:

Being 2.9807 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "B" attached hereto and made a part hereof at this point for all purposes;

*House*

which said last described property is urban in nature.

EXHIBIT "A" TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

TRACT ONE:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a portion of the alleys in Block J and Block H of NORTSHORE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide A, Page 328, Plat Records, Rockwall County, Texas, and subsequently vacated by Vacation of Plat recorded in Volume 198, Page 633, Real Estate Records, Rockwall County, Texas, and being the same tract of land described in a Warranty Deed from First Texas Savings Association to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod on the most Northerly East line of the above mentioned vacated Plat, said point being the Northeast corner of the above cited Deed, said point also being at the Northerly Northwest corner of a tract of land conveyed to Ralph Hall, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Rockwall County Deed Records;

THENCE along the West lines of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, and the most Northerly East lines of said Vacated Plat as follows:

S. 00° 13' 39" W. a distance of 130.00 feet to an iron rod for a corner;

S. 89° 39' 42" E. a distance of 126.84 feet to an iron rod for a corner;

S. 00° 22' 42" W. a distance of 299.78 feet to an iron rod for a corner at the most Southerly Southwest corner of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, said point also being on the North line of NORTSHORE PHASE 2-A, a proposed Addition to the City of Rockwall;

THENCE along a North line of said proposed Addition in a Northwesterly direction along a curve to the right, having a central angle of 20° 54' 33" a radius of 50.00 feet, a chord bearing of N. 78° 48' 21" W., a chord of 18.15 feet, a distance of 18.25 feet to an iron rod for a corner;

THENCE S. 21° 38' 55" W. a distance of 20.00 feet to an iron rod for a corner at the Northwest corner of Lot 1, Block A of said proposed Addition;

THENCE S. 54° 03' 59" W. along the Northwest line of said Lot 1 a distance of 148.27 feet an iron rod for a corner in the Easterly line of North Lake Shore Drive;

THENCE along the Easterly line of North Lake Shore Drive as follows:

In a Northerly direction, along a curve to the right, having a central angle of 18° 13' 08" a radius of 750.00 feet, a chord bearing N. 26° 49' 27" W., a chord of 237.48 feet, and an arc distance of 238.49 feet to an iron rod for a corner;

N. 17° 42' 53" W. a distance of 131.37 feet to an iron rod at the Point of Curvature of a curve to the right, having a central angle of 15° 21' 28" a radius of 750.00 feet, a chord bearing of N. 10° 02' 09" W., a chord of 200.43 feet, and an arc distance of 201.03 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 202.97 feet to the POINT OF BEGINNING and containing 2.6547 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume \_\_\_\_\_,



Page \_\_\_\_\_, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

*and, same & except for .5318  
acres, the Ralph Hall addition, Phase 2,  
Lot 10, described in Vol. 5379, page 1,  
of the Rockwall Co. Deed Records.*

*7  
(This makes the surrounding  
land approx 4.5 acres)*

EXHIBIT 'B' TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

All that certain lot, tract or parcel of land being a 5.326 acre tract of land out of the A. Hanna Survey, and the W. B. Bowles Survey, Rockwall County, Texas, and being a portion of a 2.00 acre tract and a 5.00 acre tract as recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

BEGINNING at the Northwest corner of a 2.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along the North line of said 2.00 acre tract, South 89° 29' East, 628.5 feet to an iron pin;

THENCE South 00° 20' 43" West, 430.00 feet to an iron pin in the South line of a 5.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along said South line, North 89° 29' West 501.00 feet to the Southwest corner of said 5.00 acre tract;

THENCE North 00° 20' 43" East, 300.00 feet to the Northwest corner of said 5.00 acre tract and being in the South line of said 2.00 acre tract;

THENCE along the South line of said 2.00 acre tract, North 89° 29' West 127.5 feet to an iron pin and the Southwest corner of said 2.00 acre tract;

THENCE North 00° 20' 43" East, 130.00 feet to the Point of Beginning, containing 5.326 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume     , Page     , Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

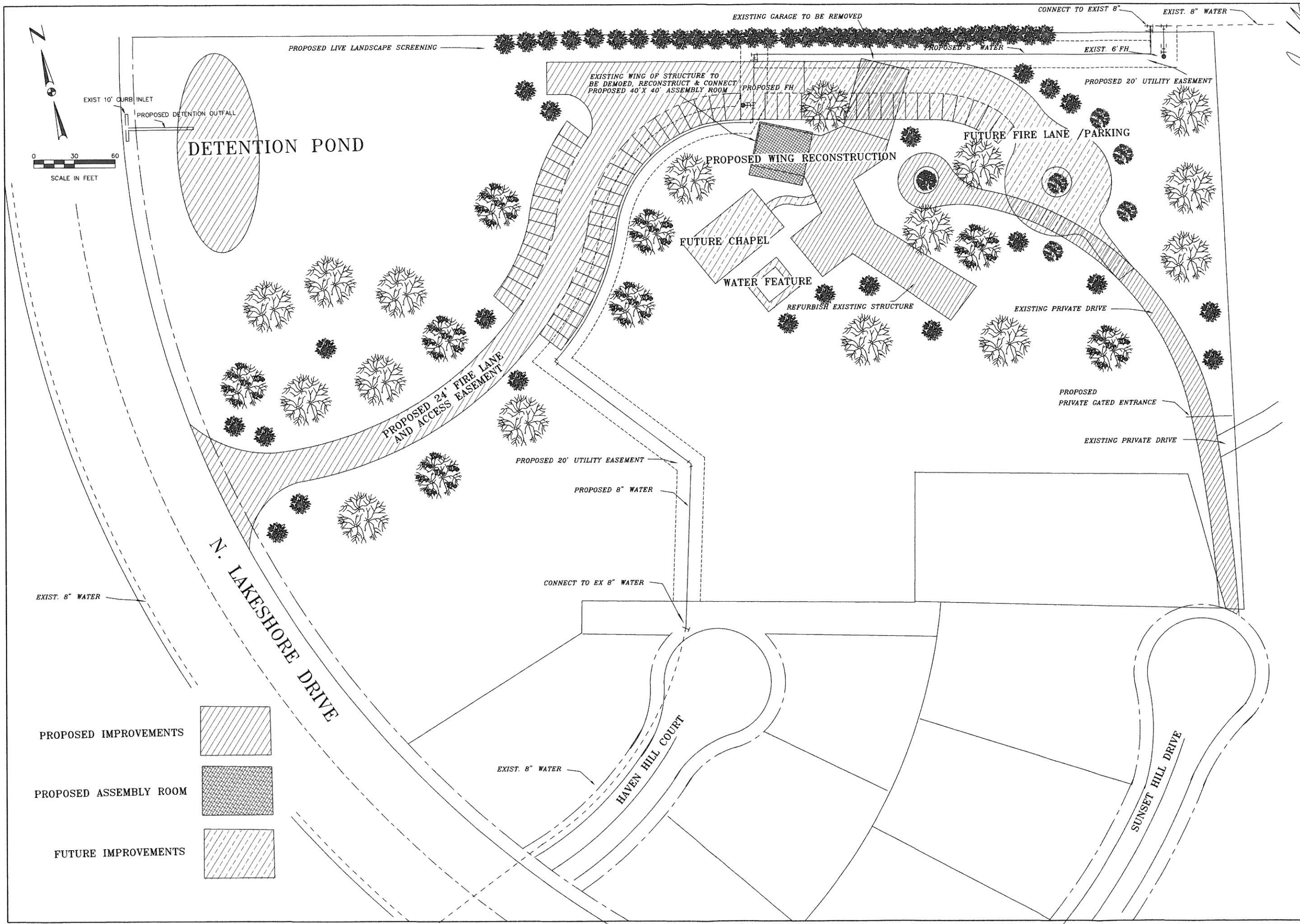
N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;


N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

FILED FOR RECORD 2011 DAY OF March, A.D., 1989 at      M.  
RECORDED 271 DAY OF March, A.D., 1989.  
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.  
BY:     , DEPUTY







THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 80102, F-588, ON DATE: APRIL 23, 2021.

**DOUPHRATE & ASSOCIATES, INC.**

ENGINEERING PROJECT MANAGEMENT SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

**CONCEPT PLAN**

**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**

**CITY OF ROCKWALL, TEXAS**

**ROCKWALL COUNTY, TEXAS**

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 30' H 1" = 60' V
DATE	APRIL 23, 2021
PROJECT	21007 SITE PL.
	20

2021-090

# PROJECT COMMENTS



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

DATE: 6/25/2021

PROJECT NUMBER: Z2021-020  
PROJECT NAME: SUP for St. Benedict's Anglican Church  
SITE ADDRESS/LOCATIONS: 1500 SUNSET HILL DR, ROCKWALL, 75087

CASE MANAGER: Ryan Miller  
CASE MANAGER PHONE: 972-772-6441  
CASE MANAGER EMAIL: miller@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	06/23/2021	Needs Review

06/23/2021: Z2021-020; Specific Use Permit (SUP) for 1500 Sunset Hill Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit for a House of Worship on a 7.43-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Driver.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

(A) Proposed operation conditions of the SUP Ordinance:

The following conditions pertain to the construction of a duplex on the Subject Property and conformance to these operational conditions are required:

(1) The Church/House of Worship facility shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.

(2) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.

(3) Headlight screening shall be incorporated adjacent to the parking areas indicated in the Concept Plan depicted in Exhibit 'B' of this ordinance.

(4) Three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) shall be incorporated adjacent to the northern property line of the subject property generally as depicted on the Concept Plan in Exhibit 'B' of this ordinance.

I.4 Please note the scheduled meetings for this case:



- 1) Planning & Zoning Work Session meeting will be held on June 29, 2021.
- 2) Planning & Zoning Public Hearing meeting will be held on July 13, 2021.
- 3) City Council Public Hearing will be held on July 19, 2021. (1st Reading of Ordinance)
- 4) City Council meeting will be held on August 2, 2021. (2nd Reading of Ordinance)

I.5 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City requires that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Approved w/ Comments

06/23/2021: M - Must show the existing sewer connection to the house.

M - Detention is required. Will need to detain from a 0.5 c-factor to a 0.9.

M - Parking to be 20'x9' facing the building or nose-to-nose.

M - Drive isles to be 24' wide.

M - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

M - Fire lane to be in a platted easement.

The following items are informational for the engineering design phase.

General Items:

M - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

M - Detention is required. Will need to detain from a 0.5 c-factor to a 0.9.

I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

I - Must loop 8" water line on site.

I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

I - Minimum public sewer is 8".

Roadway Paving Items:

M - Parking to be 20'x9' facing the building or nose-to-nose.

I - No dead-end parking allowed without an City approved turnaround.

M - Drive isles to be 24' wide.

M - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

M - Fire lane to be in a platted easement.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved

No Comments

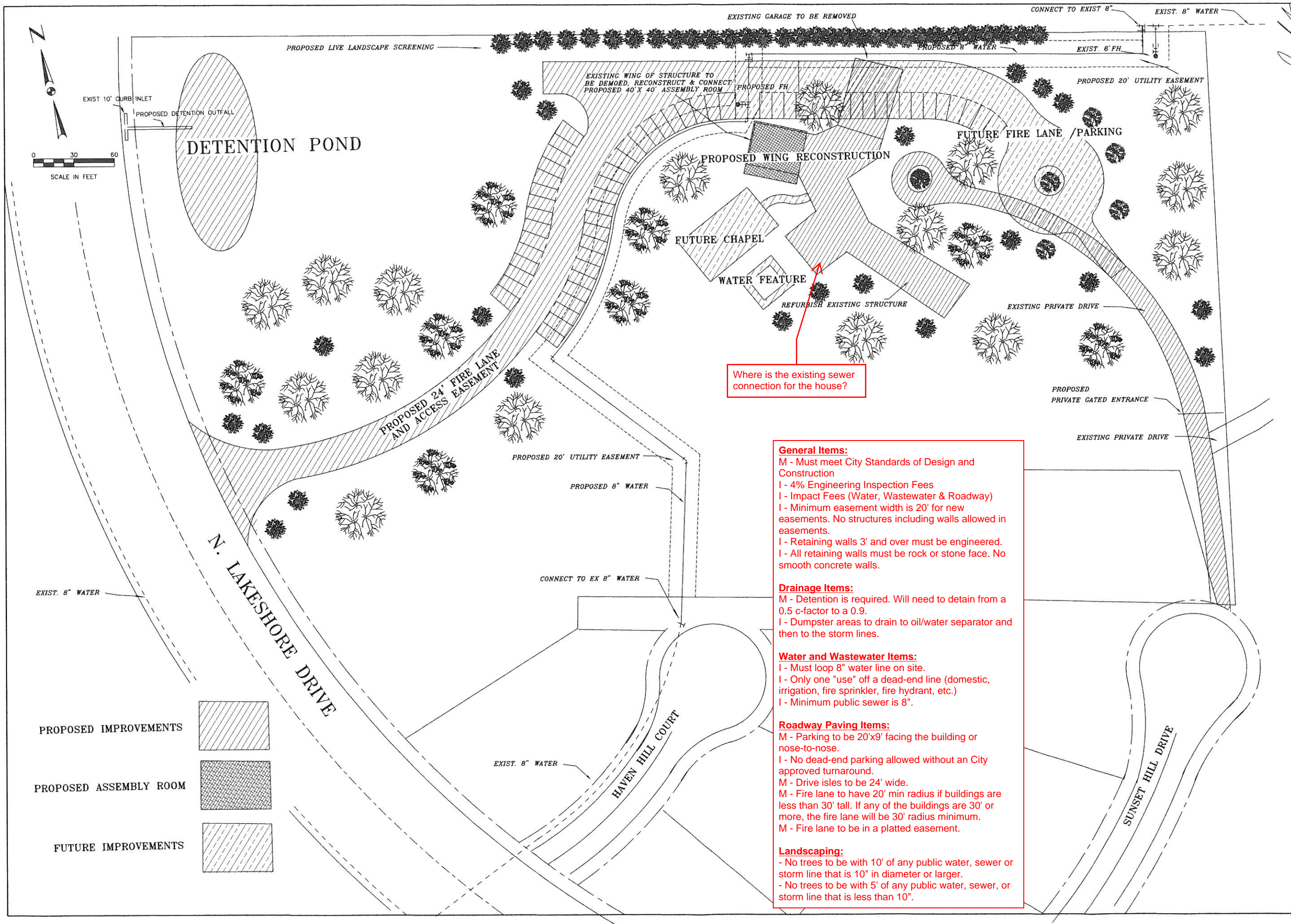
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	06/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved

06/21/2021: No Comments





Where is the existing sewer connection for the house?

- General Items:**
- M - Must meet City Standards of Design and Construction
  - I - 4% Engineering Inspection Fees
  - I - Impact Fees (Water, Wastewater & Roadway)
  - I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
  - I - Retaining walls 3' and over must be engineered.
  - I - All retaining walls must be rock or stone face. No smooth concrete walls.
- Drainage Items:**
- M - Detention is required. Will need to detain from a 0.5 c-factor to a 0.9.
  - I - Dumpster areas to drain to oil/water separator and then to the storm lines.
- Water and Wastewater Items:**
- I - Must loop 8" water line on site.
  - I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - I - Minimum public sewer is 8".
- Roadway Paving Items:**
- M - Parking to be 20'x9' facing the building or nose-to-nose.
  - I - No dead-end parking allowed without an City approved turnaround.
  - M - Drive isles to be 24' wide.
  - M - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
  - M - Fire lane to be in a platted easement.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 80102, F-588, ON DATE: APRIL 23, 2021.

**DOUPHRATE & ASSOCIATES, INC.**

ENGINEERING PROJECT MANAGEMENT SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

**CONCEPT PLAN**

**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**

**CITY OF ROCKWALL, TEXAS**

**ROCKWALL COUNTY, TEXAS**

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=30' H 1"=60' V
DATE APRIL 23, 2021
21007 SITE PL
PROJECT
20





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-020

**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</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION Northshore

LOT

BLOCK

GENERAL LOCATION 1500 Sunset Hill

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

CURRENT ZONING R-10

CURRENT USE Residential

PROPOSED ZONING SUP

PROPOSED USE Church

ACREAGE 7.43

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 Brett Hall

CONTACT PERSON individually and on

ADDRESS behalf of the heirs of Ralph Hall

CITY, STATE & ZIP 2710 Whispering Oaks - RW, TX

PHONE 214-354-9149

E-MAIL

☒ APPLICANT St. Benedict's Anglican Church

CONTACT PERSON Dub Douphrate

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall TX 75087

PHONE 972 771 9004

E-MAIL wldouphrate@douphrate.com

## NOTARY VERIFICATION [REQUIRED]

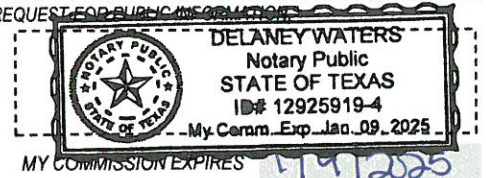
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brett Hall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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."

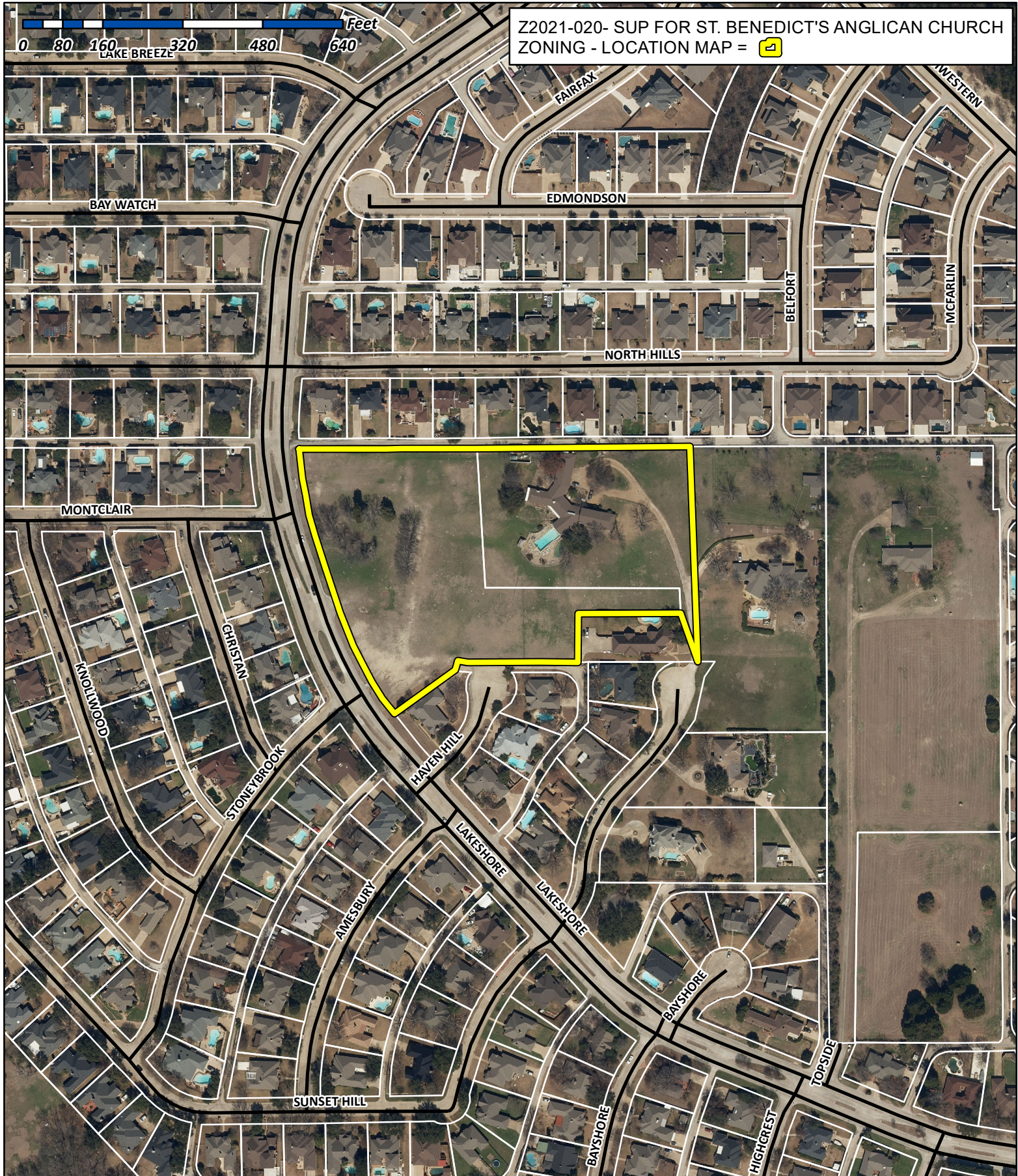
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.

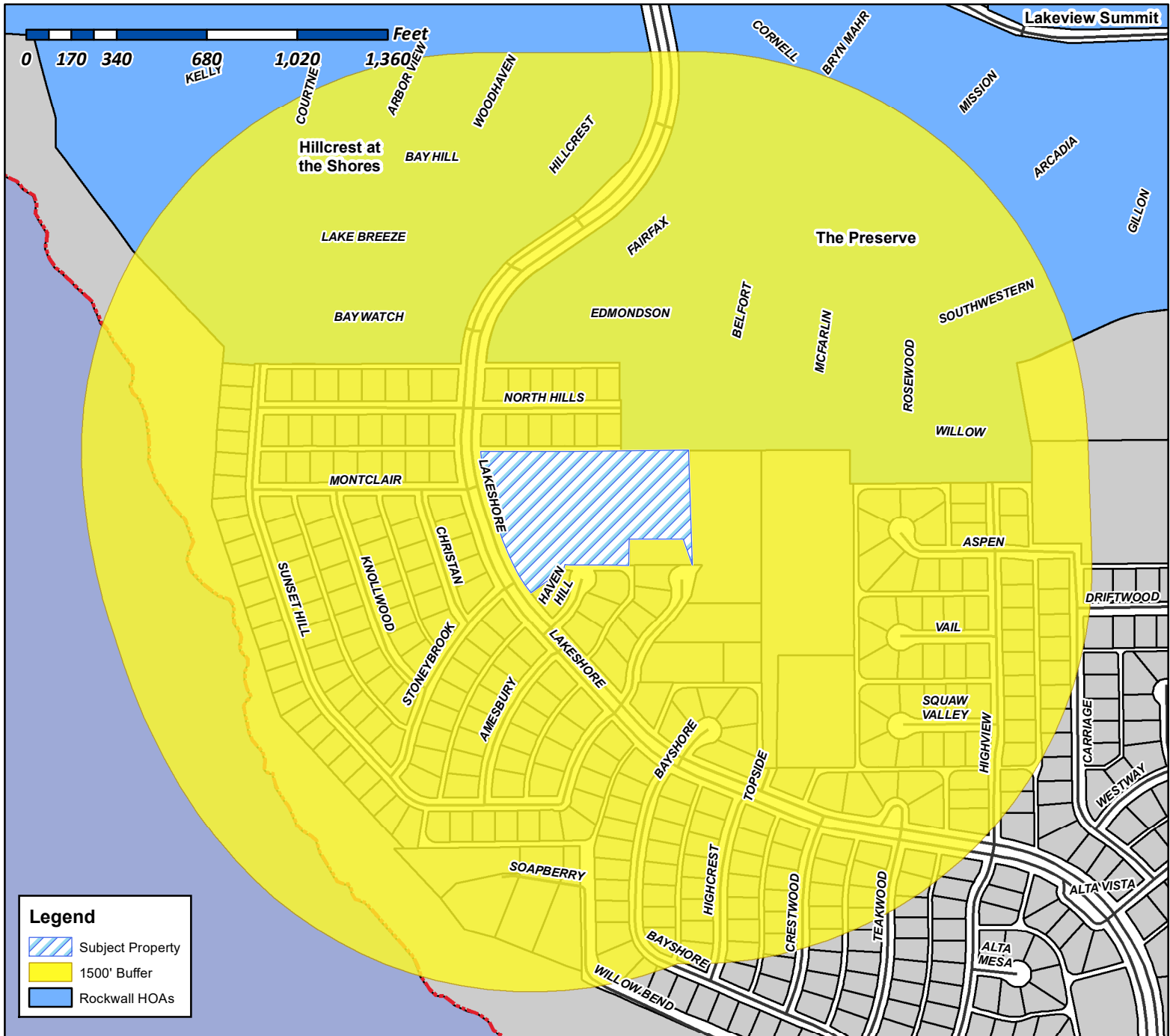
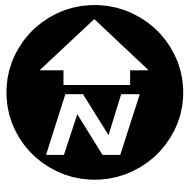




# City of Rockwall

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

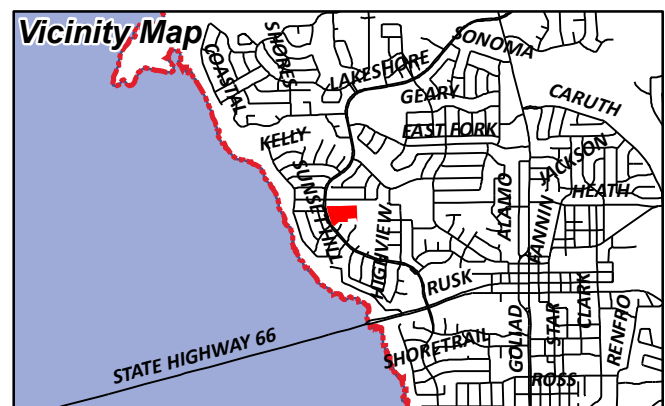
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2021-020  
**Case Name:** SUP for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1500 Sunset Hill Drive

**Date Created: 6/23/2021**

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



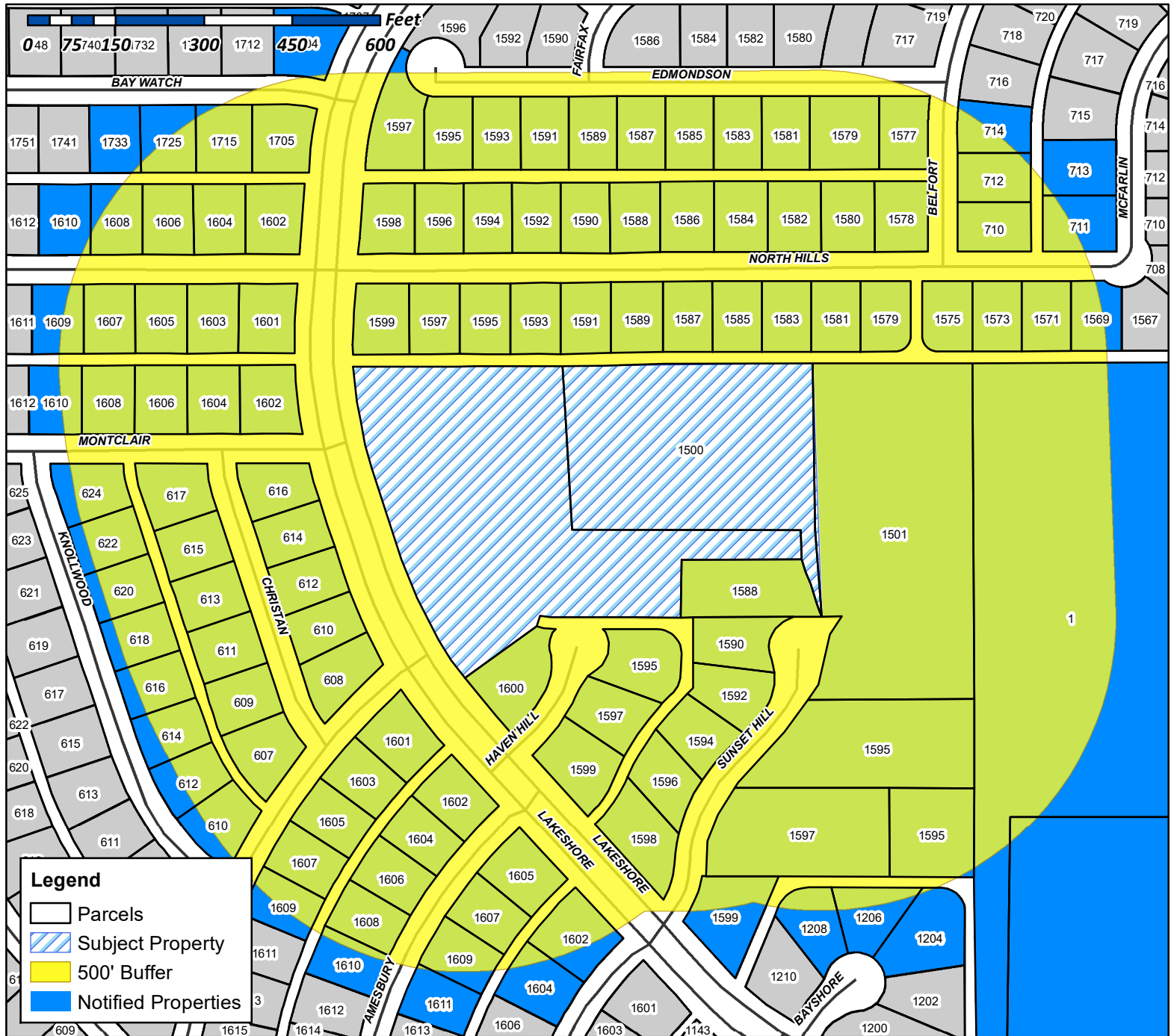




# City of Rockwall

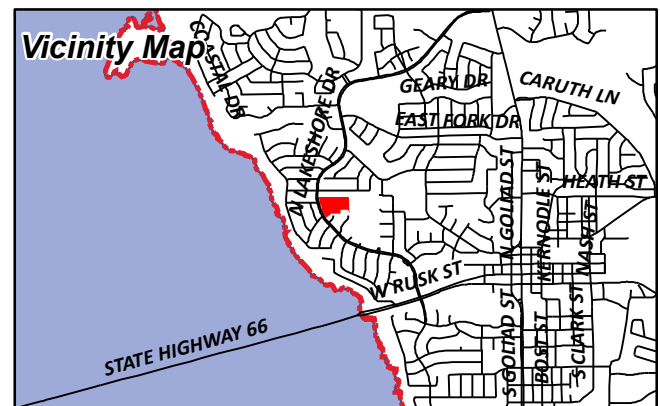
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**Case Number:** Z2021-020  
**Case Name:** SUP for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1500 Sunset Hill Drive

**Date Created:** 6/23/2021  
**For Questions on this Case Call** (972) 771-7745



LOFLAND WILLIAM B  
1 TOPSIDELN  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

CHANDLER PIERCE L JR ETUX  
1204 BAYSHORE DR  
ROCKWALL, TX 75087

KESHMIRI CYRUS HOMAN & NATASHA KIM  
1206 BAYSHORE DRIVE  
ROCKWALL, TX 75087

MESSIMER SETH AND JENNY  
1208 BAYSHORE DR  
ROCKWALL, TX 75087

HALL RALPH H AND  
BRETT A HALL AND J BLAKEKEY HALL  
1500 SUNSET HILLDR  
ROCKWALL, TX 75087

COBLE JOHN D DR & PATRICIA P  
1501 SUNSET HILL DR  
ROCKWALL, TX 75087

BAUER SCOTT J AND CARLA G  
1569 NORTH HILLS DR  
ROCKWALL, TX 75087

CHANEY CHARLES & PAMELA  
1571 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

MAXON JOSHUA DAVID & LAUREN OPENSHAW  
1573 N HILLS DR  
ROCKWALL, TX 75087

BACH DAVID M AND BETHANY N  
1575 NORTH HILLS DR  
ROCKWALL, TX 75087

MASLO PAUL B AND MIHUI LAURA KIM  
1577 EDMONDSON TR  
ROCKWALL, TX 75087

ALVARADO GARY AND MARIA  
1578 NORTH HILLS DR  
ROCKWALL, TX 75087

MACDONALD AMY A AND MICHAEL C  
1579 EDMONDSON TR  
ROCKWALL, TX 75087

MCCLENDON PAULA S  
1579 N HILLS DRIVE  
ROCKWALL, TX 75087

COOPER TRAVIS AND MICHELLE  
1580 NORTH HILLS DR  
ROCKWALL, TX 75087

PENNINGTON MICHAEL AND IVY R  
1581 EDMONDSON TRAIL  
ROCKWALL, TX 75087

STANLEY ROBERT WAYNE II AND CHERYL RAE  
1581 NORTH HILLS DR  
ROCKWALL, TX 75087

BUCKNER GARY  
1582 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

WALDEN ALFRED F  
1583 EDMONDSON TRL  
ROCKWALL, TX 75087

ORTIZ MIGUEL & CIARA  
1583 N HILLS DR  
ROCKWALL, TX 75087

WHITE TODD E AND PAIGE LEIGH  
1584 NORTH HILLS DR  
ROCKWALL, TX 75087

COSKUN HASAN & SIBEL COSKUN  
1585 EDMONDSON TRL  
ROCKWALL, TX 75087

ALDRICH KEVIN JAMES & DOTTIE R  
1585 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

STEWART CANDY MARIE & BENJAMIN EARL  
1586 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L  
1587 EDMONDSON TRAIL  
ROCKWALL, TX 75087

ORTIZ JESUS AND CINDY  
1587 NORTH HILLS DR  
ROCKWALL, TX 75087

BEAUBIEN ALAN AND  
REVI MENASCHE  
1588 NORTH HILLSDR  
ROCKWALL, TX 75087

BANAN SAEED & SANDRE  
1588 SUNSET HILL DR  
ROCKWALL, TX 75087

MUKTAR JEMIL M  
1589 EDMONDSON TR  
ROCKWALL, TX 75087



ANDERSON JAMES R & E GAY  
1589 N HILLS DR  
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS  
1590 N HILLS DR  
ROCKWALL, TX 75087

ANDERSON JASON & KELLY  
1590 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D  
1591 EDMONDSON TRACE  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
1591 NORTH HILLSDR  
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST  
BRIAN FIDGER - TRUSTEE  
1592 NORTH HILLS  
ROCKWALL, TX 75087

BASSETT BRAD E & STACY R  
1592 SUNSET HILL DR  
ROCKWALL, TX 75087

MCCOY ELI AND  
TAMMIE BROWN  
1593 EDMONSON TRAIL  
ROCKWALL, TX 75087

FRAGA JAVIER SANTOS  
1593 NORTH HILLS DR  
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA  
1594 N HILLS DR  
ROCKWALL, TX 75087

TURNER KYLE R AND  
ROGER D TURNER  
1594 SUNSET HILLDR  
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE  
1595 EDMONDSON TR  
ROCKWALL, TX 75087

GONZALES JAMES E & DEENA L  
1595 HAVEN HILL CT  
ROCKWALL, TX 75087

SAMRA ISSAM F & REEM M ABOU-SAMRA  
1595 N HILLS DR  
ROCKWALL, TX 75087

LANSING RONALD DOUGLAS  
1595 SUNSET HILL DR  
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON  
1596 N HILLS DR  
ROCKWALL, TX 75087

STACY JEFFREY B  
1596 SUNSET HILL DR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

LANGFORD DAVID NEIL AND MELANIE HILBERT  
1597 HAVEN HILL COURT  
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA  
1597 N HILLS DR  
ROCKWALL, TX 75087

SPARKS JOHN & MARIA  
1597 SUNSET HILL DR  
ROCKWALL, TX 75087

RUSSELL ALAN DUANE  
1598 NORTH HILLS DR  
ROCKWALL, TX 75087

WILSON DOUGLAS L AND DANA J  
1598 SUNSET HILL DR  
ROCKWALL, TX 75087

VILLAPANDO ANTONIO & MARIA  
1599 HAVEN HILL CT  
ROCKWALL, TX 75087

COWAN JOHN CAMERON AND KATHLEEN  
VANWAGNER  
1599 NORTH HILLS DR  
ROCKWALL, TX 75087

CHAPMAN DIANA STEGER  
1599 SUNSET HILL DR  
ROCKWALL, TX 75087

JONES JOHNNY DEWAYNE & MARTHA A  
1600 N LAKESHORE DRIVE  
ROCKWALL, TX 75087

TUNKS TERRY AND ELIZABETH  
1601 N HILLS DR  
ROCKWALL, TX 75087

CLARK GERALD B ETUX  
1601 STONEYBROOK DR  
ROCKWALL, TX 75087

ORTIZ SAM J & ADELLA J  
1602 AMESBURY LN  
ROCKWALL, TX 75087

SAMPSON DEAN & BARBARA KELLUM  
1602 MONTCLAIR DR  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
1602 NORTH HILLSDR  
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC  
1602 SUNSET HILLDR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1603 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SAENZ DIANA GONZALEZ  
1603 STONEYBROOK DR  
ROCKWALL, TX 75087

STEWART KAREN IRENE WILLIAMS  
1604 AMESBURY LN  
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M  
1604 MONTCLAIR ST  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILLDR  
ROCKWALL, TX 75087

MCINTIRE PRESTON G AND SANDY M LOMELI  
1605 AMESBURY LANE  
ROCKWALL, TX 75087

CLARK LUTHER A ETUX  
1605 N HILLS DR  
ROCKWALL, TX 75087

GRAY LISA MICHELE  
1605 STONEYBROOK DRIVE  
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H  
1606 AMESBURYLN  
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA  
1606 MONTCLAIR DR  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR  
1607 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SHIELDS CHARLENE  
1607 STONEYBROOK DRIVE  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

BOULLION PAMELA S TOPPER  
1608 MONTCLAIR DR  
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

BENAVIDES JORGE  
1609 NORTH HILLS DR  
ROCKWALL, TX 75087

CASE DAVID L ETUX  
1609 STONEYBROOK DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

TOCHKOV KIRIL AND KARIN  
1610 MONTCLAIR DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT AND COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087



WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H  
2039 MORNING DOVE ST  
SAN ANTONIO, TX 78232

HALL RALPH H AND  
BRETT A HALL AND J BLAKEKEY HALL  
207 EAST RUSK  
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC  
215 PARK AVENUE SOUTH SUITE 1713  
NEW YORK, NY 10003

BEAUBIEN ALAN AND  
REVI MENASCHE  
2438 ADAMS STREET  
HOLLYWOOD, FL 33020

TURNER KYLE R AND  
ROGER D TURNER  
520 MORaine WAY  
HEATH, TX 75032

GRAVES QING YUE  
607 CHRISTIAN CT  
ROCKWALL, TX 75087

GOODRICH GLENN W JR & KELLYE JAYE  
608 CHRISTAN CT  
ROCKWALL, TX 75087

GALLOWAY PRESTON AND BRITTANY  
609 CHRISTAN COURT  
ROCKWALL, TX 75087

SANTOS JUAN S AND TINA M  
610 CHRISTIAN CT  
ROCKWALL, TX 75087

TORKELSON KELLY L & STEVEN A  
610 KNOLLWOOD DR  
ROCKWALL, TX 75087

MOORE VELVET AND DANIEL  
611 CHRISTIAN CT  
ROCKWALL, TX 75087

STEWART-JOHNSON LOIS DIANNE  
612 CHRISTAN CT  
ROCKWALL, TX 75087

ELLIS TEX W & MONA E  
612 KNOLLWOOD DRIVE  
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S  
613 CHRISTANCT  
ROCKWALL, TX 75087

CARTER KAREN  
614 CHRISTAN COURT  
ROCKWALL, TX 75087

BLAKE DAVID G & SARAH E  
614 KNOLLWOOD DRIVE  
ROCKWALL, TX 75087

DEFEBAGH CONNOR AND KELSEY BYRNES  
615 CHRISTIAN COURT  
ROCKWALL, TX 75087

HARMON ROBERT R & KIMBERLY  
616 CHRISTAN CT  
ROCKWALL, TX 75087

ETTER CHARLES W & LINDA L  
616 KNOLLWOOD DR  
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L  
617 CHRISTAN CT  
ROCKWALL, TX 75087

ALVAREZ CHRISTINA & LEROY  
618 KNOLLWOOD DR  
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S  
618 SUNSET HILL DR  
ROCKWALL, TX 75087

DEMEYER DANIEL T & ELAINE S  
620 KNOLLWOOD DR  
ROCKWALL, TX 75087

MILLER LAUREN & BARBARA REVOCALBE TRUST  
LAUREN P & BARBARA E MILLER CO-TRUSTEES  
622 KNOLLWOOD DR  
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L  
624 KNOLLWOOD DR  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456

DOLAS TAMARA AND DALIBOR  
710 BELFORT DR  
ROCKWALL, TX 75087

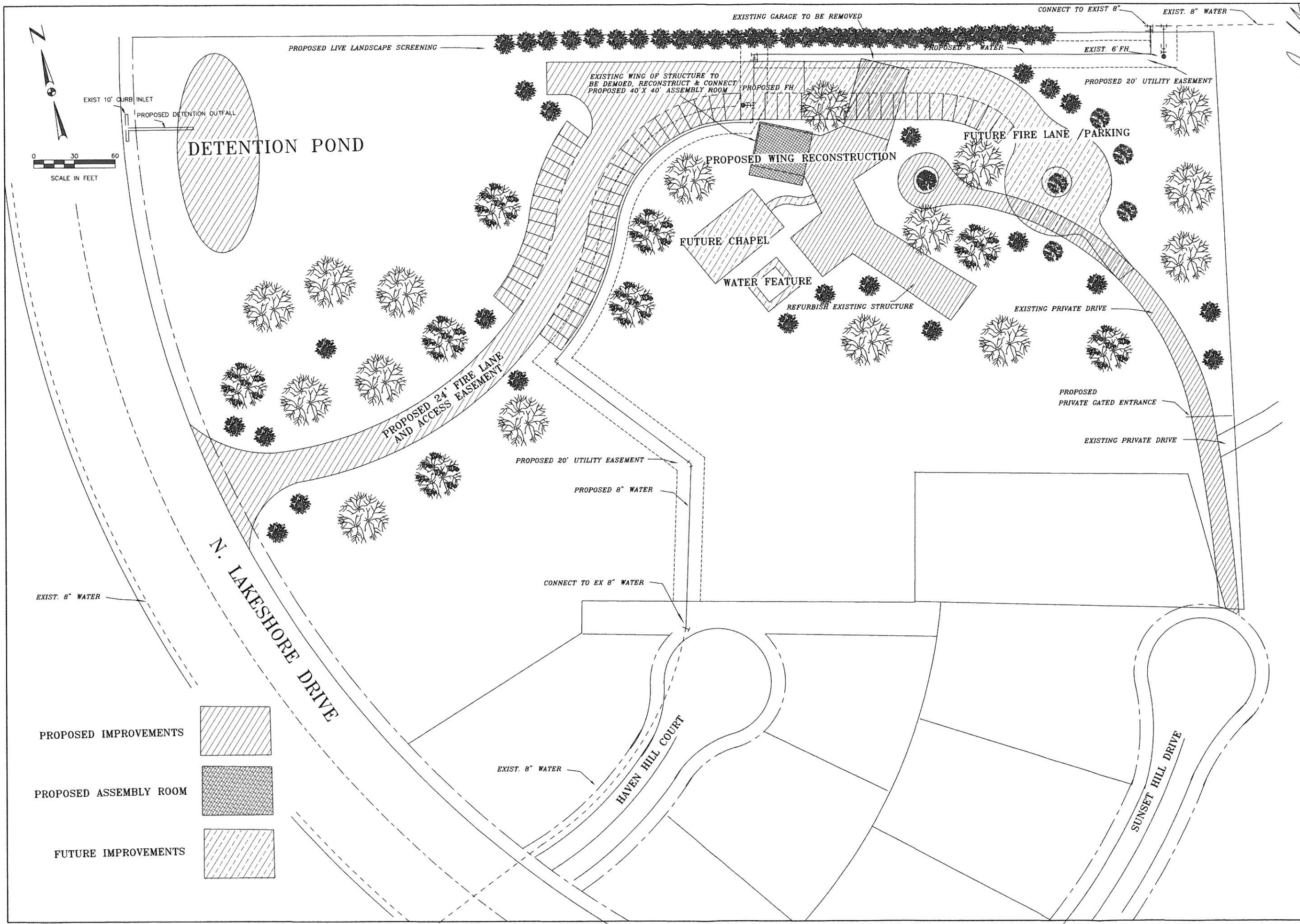
VILLARREAL GONZALO FLORES AND EDITH  
711 MCFARLIN PL  
ROCKWALL, TX 75087

ANDERSON STEPHEN R & CHRISTINE R  
712 BELFORT DRIVE  
ROCKWALL, TX 75087

THOMPSON BENJAMIN  
713 MCFARLIN PLACE  
ROCKWALL, TX 75087

2013 ABBONDANDOLO FAMILY TRUST  
714 BELFORT DR  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
PO BOX 786  
WYLIE, TX 75098



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 80102, F-588, ON DATE: APRIL 23, 2021.

**DOUPHRATE & ASSOCIATES, INC.**

ENGINEERING PROJECT MANAGEMENT SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

**CONCEPT PLAN**

**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**

**CITY OF ROCKWALL, TEXAS**

**ROCKWALL COUNTY, TEXAS**

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1" = 30' H 1" = 60' V
DATE APRIL 23, 2021
21007 SITE PL.
PROJECT
20

2021-090



NON-HOMESTEAD AFFIDAVIT AND DESIGNATION OF HOMESTEAD

STATE OF TEXAS )

COUNTY OF ROCKWALL )

property, to-wit:

Being two tracts of land containing 5 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "A" attached hereto and made a part hereof at this point for all purposes.

*Survey  
acres*

That they now reside upon, use and claim as their legal homestead the following described property, to-wit:

Being 2.9807 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "B" attached hereto and made a part hereof at this point for all purposes;

*House*

which said last described property is urban in nature.

EXHIBIT "A" TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

TRACT ONE:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a portion of the alleys in Block J and Block H of NORTSHORE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide A, Page 328, Plat Records, Rockwall County, Texas, and subsequently vacated by Vacation of Plat recorded in Volume 198, Page 633, Real Estate Records, Rockwall County, Texas, and being the same tract of land described in a Warranty Deed from First Texas Savings Association to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod on the most Northerly East line of the above mentioned vacated Plat, said point being the Northeast corner of the above cited Deed, said point also being at the Northerly Northwest corner of a tract of land conveyed to Ralph Hall, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Rockwall County Deed Records;

THENCE along the West lines of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, and the most Northerly East lines of said Vacated Plat as follows:

S. 00° 13' 39" W. a distance of 130.00 feet to an iron rod for a corner;

S. 89° 39' 42" E. a distance of 126.84 feet to an iron rod for a corner;

S. 00° 22' 42" W. a distance of 299.78 feet to an iron rod for a corner at the most Southerly Southwest corner of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, said point also being on the North line of NORTSHORE PHASE 2-A, a proposed Addition to the City of Rockwall;

THENCE along a North line of said proposed Addition in a Northwesterly direction along a curve to the right, having a central angle of 20° 54' 33" a radius of 50.00 feet, a chord bearing of N. 78° 48' 21" W., a chord of 18.15 feet, a distance of 18.25 feet to an iron rod for a corner;

THENCE S. 21° 38' 55" W. a distance of 20.00 feet to an iron rod for a corner at the Northwest corner of Lot 1, Block A of said proposed Addition;

THENCE S. 54° 03' 59" W. along the Northwest line of said Lot 1 a distance of 148.27 feet an iron rod for a corner in the Easterly line of North Lake Shore Drive;

THENCE along the Easterly line of North Lake Shore Drive as follows:

In a Northerly direction, along a curve to the right, having a central angle of 18° 13' 08" a radius of 750.00 feet, a chord bearing N. 26° 49' 27" W., a chord of 237.48 feet, and an arc distance of 238.49 feet to an iron rod for a corner;

N. 17° 42' 53" W. a distance of 131.37 feet to an iron rod at the Point of Curvature of a curve to the right, having a central angle of 15° 21' 28" a radius of 750.00 feet, a chord bearing of N. 10° 02' 09" W., a chord of 200.43 feet, and an arc distance of 201.03 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 202.97 feet to the POINT OF BEGINNING and containing 2.6547 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume \_\_\_\_\_,



Page \_\_\_\_\_, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

*and, same & except for .5318  
acres, the Ralph Hall addition, Phase 2,  
Lot 10, described in Vol. 5379, page 1,  
of the Rockwall Co. Deed Records.*

*7  
(This makes the surrounding  
land approx 4.5 acres)*

EXHIBIT 'B' TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

All that certain lot, tract or parcel of land being a 5.326 acre tract of land out of the A. Hanna Survey, and the W. B. Bowles Survey, Rockwall County, Texas, and being a portion of a 2.00 acre tract and a 5.00 acre tract as recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

BEGINNING at the Northwest corner of a 2.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along the North line of said 2.00 acre tract, South 89° 29' East, 628.5 feet to an iron pin;

THENCE South 00° 20' 43" West, 430.00 feet to an iron pin in the South line of a 5.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along said South line, North 89° 29' West 501.00 feet to the Southwest corner of said 5.00 acre tract;

THENCE North 00° 20' 43" East, 300.00 feet to the Northwest corner of said 5.00 acre tract and being in the South line of said 2.00 acre tract;

THENCE along the South line of said 2.00 acre tract, North 89° 29' West 127.5 feet to an iron pin and the Southwest corner of said 2.00 acre tract;

THENCE North 00° 20' 43" East, 130.00 feet to the Point of Beginning, containing 5.326 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume     , Page     , Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

FILED FOR RECORD 2011 DAY OF March, A.D., 1989 at      M.  
RECORDED 2711 DAY OF March, A.D., 1989.  
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.  
BY:     , DEPUTY



CITY OF ROCKWALL

ORDINANCE NO. 21-~~XX~~

SPECIFIC USE PERMIT NO. S-2~~XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CHURCH/HOUSE OF WORSHIP* WITHIN A SINGLE-FAMILY 10 (SF-10) DISTRICT, ON A 7.45-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 3 & 10 OF THE W. B. BOWLES SURVEY, ABSTRACT NO. 12 AND THE A. HANNA SURVEY, ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 7.45-acre tract of land identified as Tracts 3 & 10 of the W.B. Bowles Survey, Abstract No. 12 and the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1500 Sunset Hill Drive, and being more specifically described and depicted 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 the Unified Development Code [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 the Unified Development Code [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) allowing for the establishment of a *Church/House of Worship* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(C)(2), *Church/House of Worship*, of Article 04, *Permissible Uses* and

Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and as my be amended in the future -- and the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Church/House of Worship* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
- (3) Headlight screening shall be incorporated adjacent to the parking areas indicated in the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (4) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern property line of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits*, 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 *Certificate of Occupancy (CO)*, should any business owner 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 Review 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 2<sup>ND</sup> DAY OF AUGUST 2021.**

**ATTEST:**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

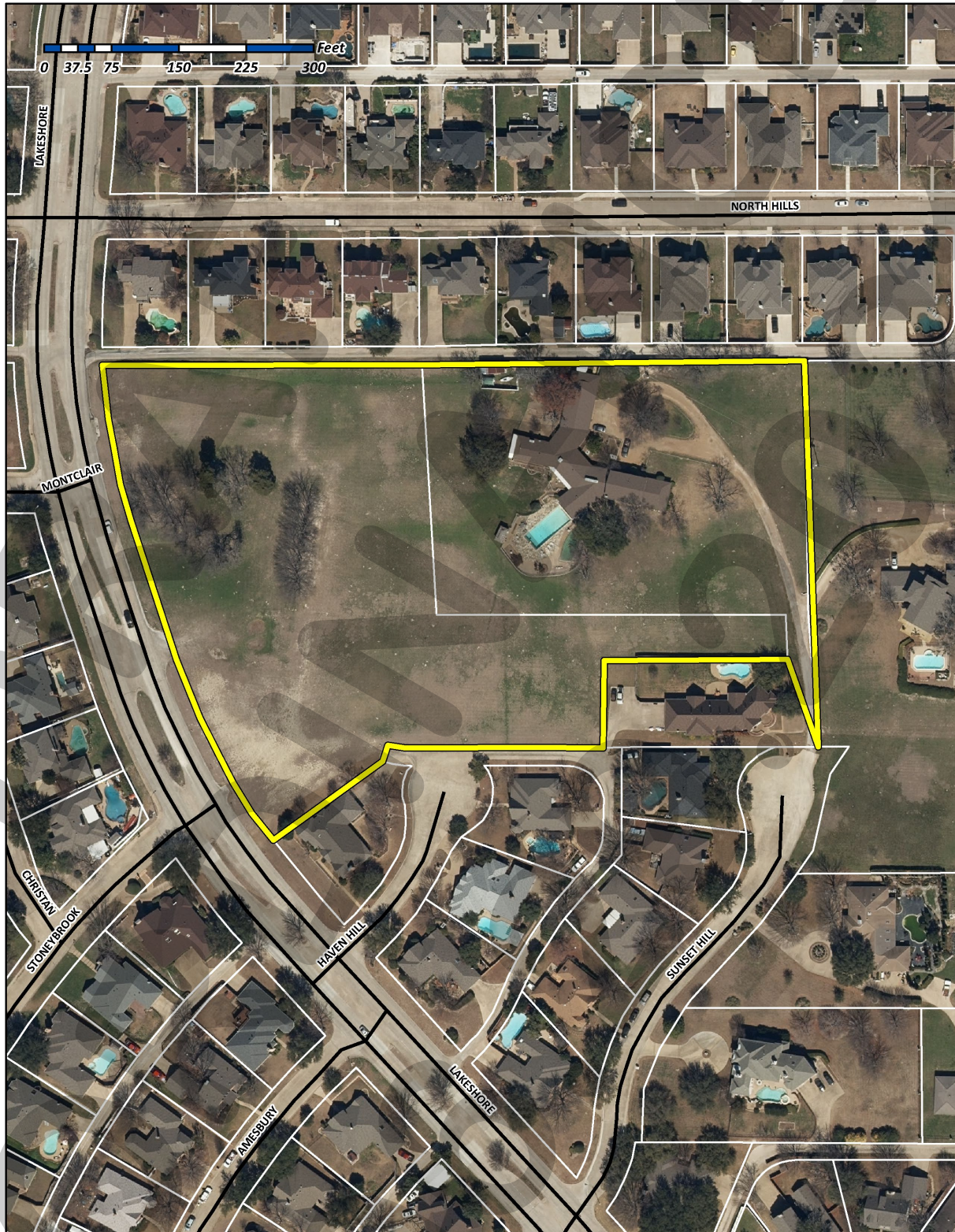
1<sup>st</sup> Reading: July 19, 2021

2<sup>nd</sup> Reading: August 2, 2021

**Exhibit 'A'**  
**Legal Description and Location Map**

Legal Description: Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98

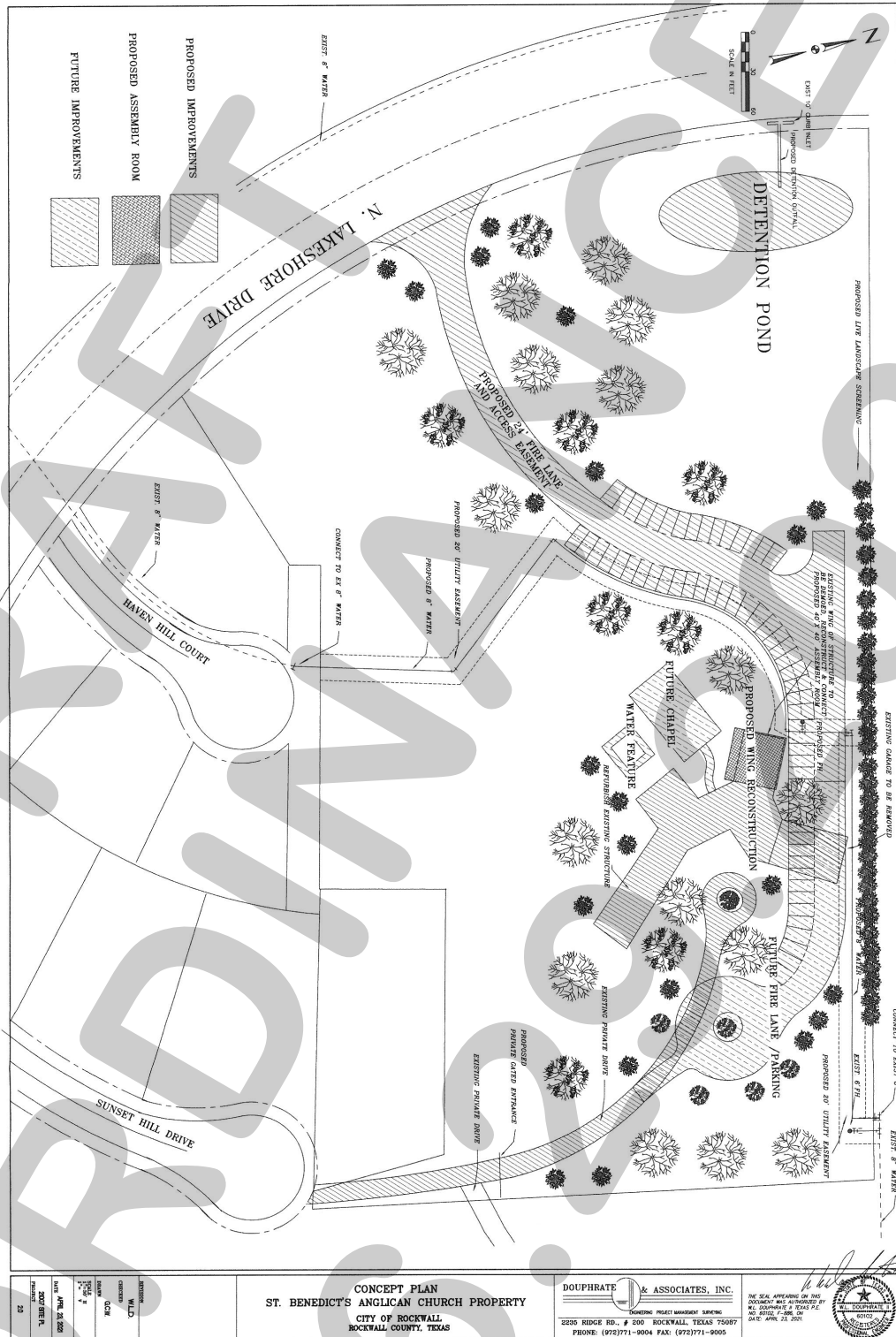
Address: 1500 Sunset Hill Drive





# Exhibit 'B'

## Concept Plan





# 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:** July 13, 2021

**APPLICANT:** Dub Doughrate; *St. Benedict's Anglican Church*

**CASE NUMBER:** Z2021-020; *Specific Use Permit (SUP) for Self-Service Carwash at 3611 N. Goliad Street*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a *Specific Use Permit (SUP)* for a *House of Worship* on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

### **BACKGROUND**

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. Based on the City's historic zoning maps the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District at some point between January 3, 1972 and May 16, 1983. According to the Rockwall Central Appraisal District (RCAD), the existing home was constructed in 1955, with the addition of a detached garage, carport, and balcony in 1969. The subject property is identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98, and is comprised of a total of 7.45-acres.

### **PURPOSE**

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Church/House of Worship* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 1500 Sunset Hill Drive. The land uses adjacent to the subject property are as follows:

North: Directly north, and adjacent to, the subject property is the Northshore, Phase 2 Subdivision -- *which is zoned Single-Family 10 (SF-10) District* --, and The Preserve, Phase 2 Subdivision -- *which is zoned Planned Development District No. 41 (PD-41)*. Both of these subdivisions are zoned for single-family district land uses and combine for a total of 158 lots. Beyond this is a continuation of Planned Development District 11 (PD-11) and Planned Development District 41, which are single-family residential subdivisions, and being identified as Hillcrest Shores, Phase 2 Subdivision (PD-11) and The Preserve, Phase 1 Subdivision (PD-41) Subdivisions. Both of these Planned Development Districts have incorporated an underlying zoning of Single-Family 10 (SF-10) District.

South: Directly south, and adjacent to, the subject property is the Northshore, Phase 2A Subdivision and the Hairston Addition which are zoned Single-Family 10 (SF-10) District. Both of these subdivisions are zoned for single-family district land uses, and combine for a total of 45 lots. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 3.036-acre tract of land identified as Tract 1 of the A. Hanna Survey, Abstract No. 98 and W. B. Bowles Survey, Abstract No. 12, and contains a single-family home. East of and adjacent



to this property is a 7.235-acre tract of land identified as Tract 2, W. B. Bowles Survey, Abstract No. 12, and contains a single-family home. Beyond this are the Pinnacle, Phase 1 and Pinnacle, Phase 2 Subdivisions, which are zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this a continuation of the Northshore Phase 2B Subdivision. This property is zoned Single-Family 10 (SF-10) District. Continuing west is the City of Dallas Takeline, followed by Lake Ray Hubbard.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application and concept plan depicting the layout for a *Church/House of Worship* on the subject property. Based on the concept plan, the existing home will be renovated to accommodate the proposed *Church/House of Worship*. The concept plan indicates the provision of a 24-foot *Firelane and Access Easement* via N. Lakeshore Drive, the removal of the garage, and will include 41 parking spaces during the first phase of the development. It should be noted that a *Church/House of Worship* requires a minimum of one (1) parking space for ever four (4) seats (*i.e. 1:4 ratio*) in the assembly room. Additionally, the applicant intends to incorporate a three (3)-tiered screening along the rear (*i.e. north*) and east property lines and include headlight screening for the parking spaces. This will provide screening of the use from the residential neighborhood (*i.e. Northshore, Phase 2, and The Preserve, Phase 2*). The future expansion of the facility will include the extension of 24-foot *Firelane and Access Easement* with a turn-a-round, additional parking spaces, future chapel, and a water feature. The landscape/screening for the subject property will be considered at the time of site plan.

## **CONFORMANCE TO THE CITY'S CODES**

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Church/House of Worship* requires a Specific Use Permit (SUP) in the Single-Family 10 (SF-10) District. Due to the subject property's proximity to single-family residential developments (*i.e. Northshore and The Preserve Additions*), the proposed *Church/House of Worship* will require screening from the adjacent residential neighborhoods. According to Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Screening*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers...As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency...The canopy trees shall be placed on 20-foot centers." Additionally, according to Subsection 05.02(C), *Headlight Screening*, of Article 08, *Landscape and Screening*, of the Unified Development Code (UDC) states "(h)ead-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic: [1] Alternative #1. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas, or [2] Alternative #2. A minimum of a three (3) foot masonry wall with mature shrubs situated between the wall and the right-of-way along the entire adjacency of the parking areas." In this case, the applicant's concept plan indicates the provision of a live landscape screen along the perimeter of the rear (*i.e. north*) and east property lines, and will provide headlight screening adjacent to the parking spaces. The alternative screening method is discretionary to the Planning and Zoning Commission.

## **STAFF ANALYSIS**

The intent of the Single-Family 10 (SF-10) District is the appropriate zoning classification for single-family developments with medium sized lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. In this case, the proposed church facility will have residential on all sides of the subject property. With all of this being said, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On June 30, 2021, staff mailed 126 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Hillcrest at the Shores, The Preserve, and the Lakeview Summit Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/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 had received the following:

- (1) Two (2) property owner notifications from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
- (2) One (1) email from a property owner within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
- (3) One (1) email from a property owner outside of the notification area (*i.e. outside of the 500-foot buffer*) opposed to 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) for a *Church/House of Worship* 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 *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
  - (c) Headlight screening shall be incorporated adjacent to the parking areas indicated in the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance.
  - (d) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of the draft ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



# PROJECT COMMENTS



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

DATE: 7/9/2021

PROJECT NUMBER: Z2021-020  
PROJECT NAME: SUP for St. Benedict's Anglican Church  
SITE ADDRESS/LOCATIONS: 1500 SUNSET HILL DR, ROCKWALL, 75087  
CASE CAPTION:

CASE MANAGER: Ryan Miller  
CASE MANAGER PHONE: 972-772-6441  
CASE MANAGER EMAIL: rmiller@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	07/09/2021	Needs Review

07/09/2021: Z2021-020; Specific Use Permit (SUP) for 1500 Sunset Hill Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit for a House of Worship on a 7.43-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email [dgonzales@rockwall.com](mailto:dgonzales@rockwall.com).

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

(A) Proposed operation conditions of the SUP Ordinance:

The following conditions pertain to the construction of a duplex on the Subject Property and conformance to these operational conditions are required:

(1) The Church/House of Worship facility shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.

(2) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.

(3) Headlight screening shall be incorporated adjacent to the parking areas as depicted on the Concept Plan in Exhibit 'B' of this ordinance.

(4) Three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the Concept Plan in Exhibit 'B' of this ordinance.

I.4 Please note the scheduled meetings for this case:

1) Planning & Zoning Public Hearing meeting will be held on July 13, 2021.

2) City Council Public Hearing will be held on July 19, 2021. (1st Reading of Ordinance)

3) City Council meeting will be held on August 2, 2021. (2nd Reading of Ordinance)

I.5 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City requires that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	07/09/2021	Approved w/Condition
07/09/2021: Same as 06/23/2021 review.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	07/09/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	David Gonzales	07/09/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	07/09/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	07/09/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	07/09/2021	N/A
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.

22021-020

**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</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION Northshore

LOT

BLOCK

GENERAL LOCATION 1500 Sunset Hill

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

CURRENT ZONING R-10

CURRENT USE Residential

PROPOSED ZONING SUP

PROPOSED USE Church

ACREAGE 7.43

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 Brett Hall

☒ APPLICANT St. Benedict's Anglican Church

CONTACT PERSON individually and on

CONTACT PERSON Dub Doughrate

ADDRESS behalf of the heirs of Ralph Hall

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP 2710 Whispering Oaks - RW, TX

CITY, STATE & ZIP Rockwall TX 75087

PHONE 214-354-9149

PHONE 972 771 9004

E-MAIL

E-MAIL wldoughrate@doughrate.com

## NOTARY VERIFICATION [REQUIRED]

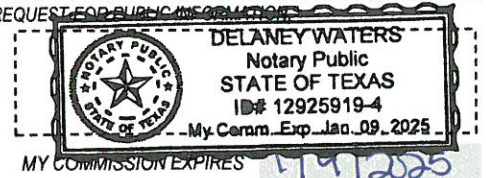
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brett Hall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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."

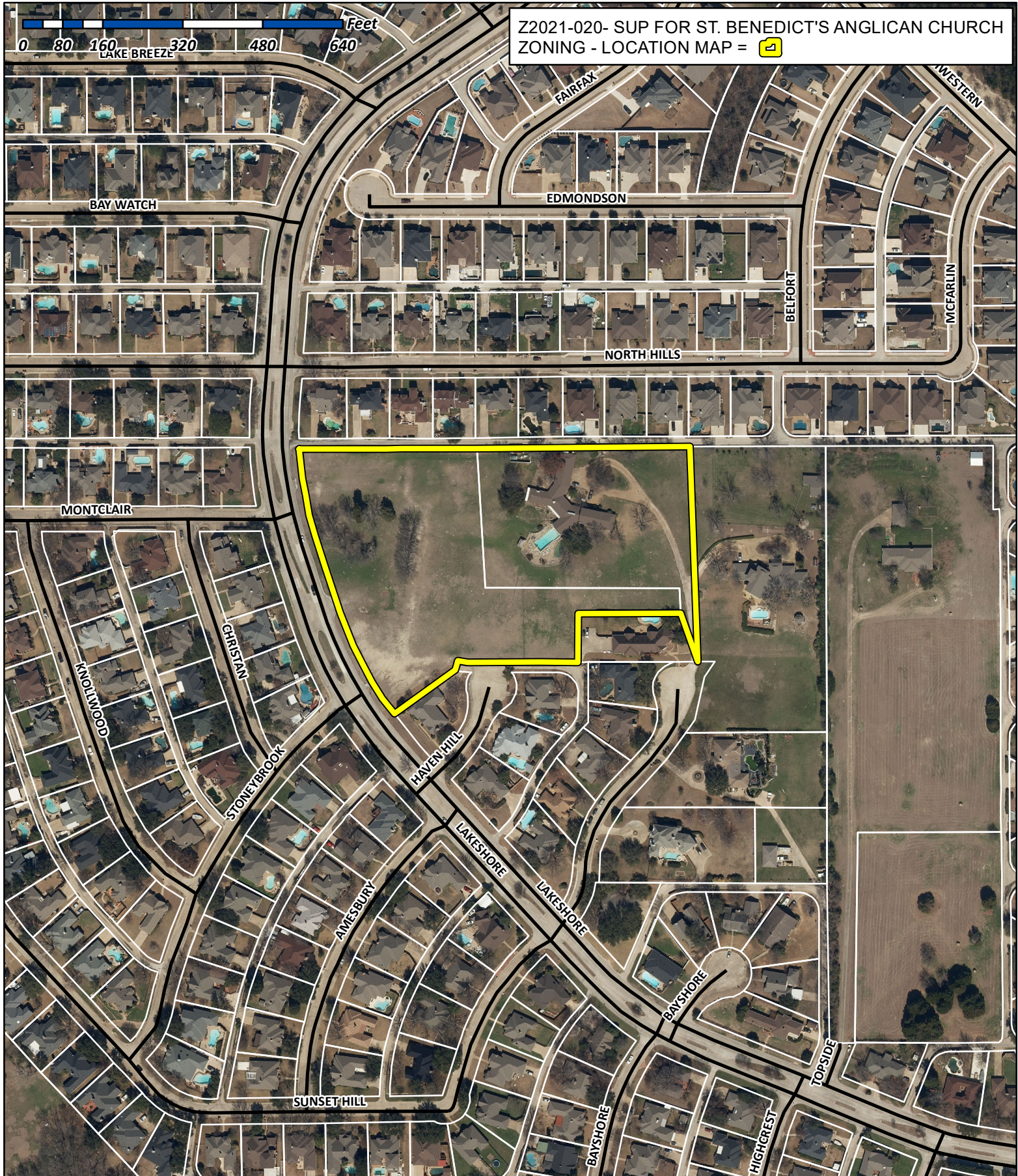
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 DAY OF May, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.



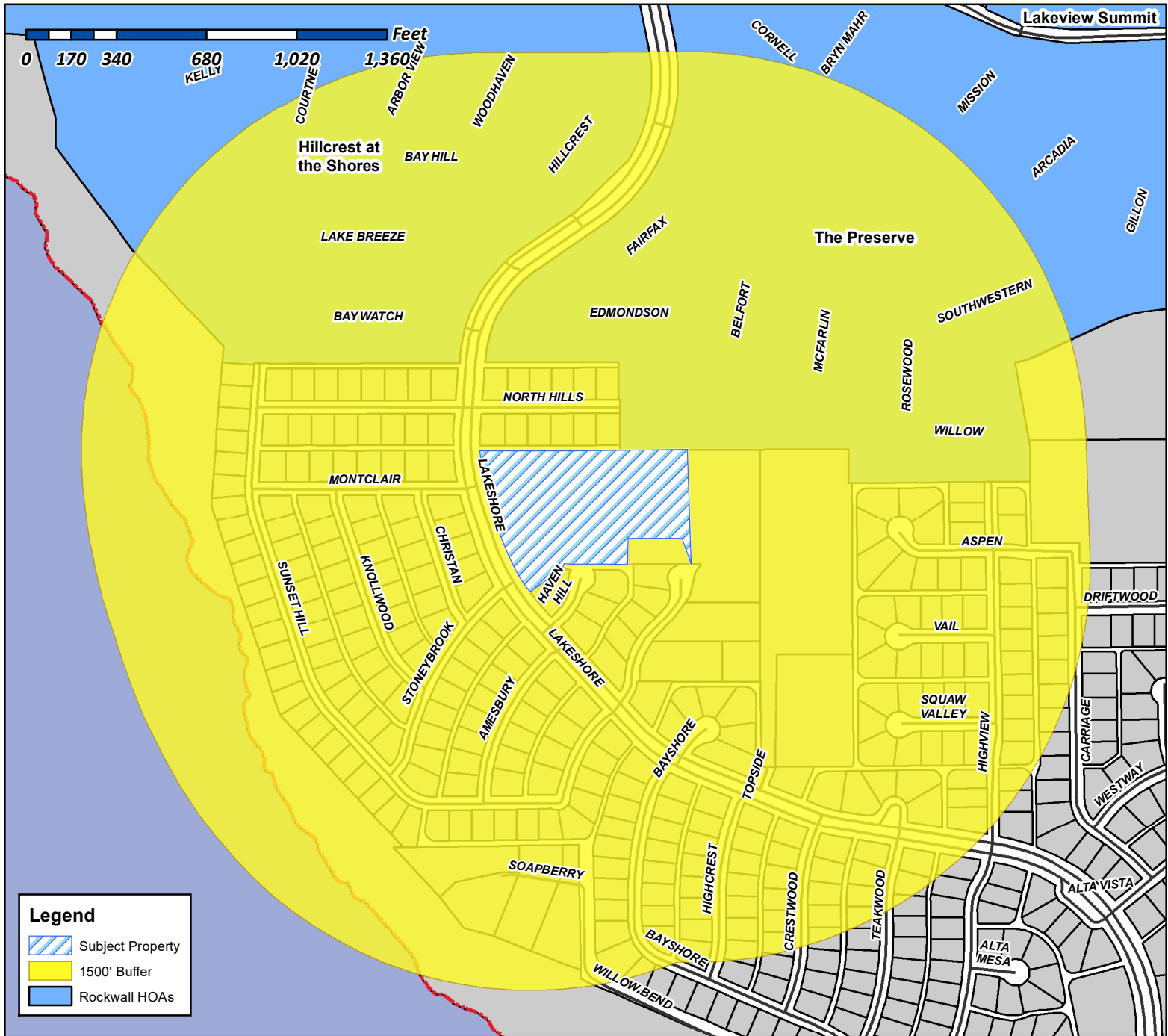




# City of Rockwall

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

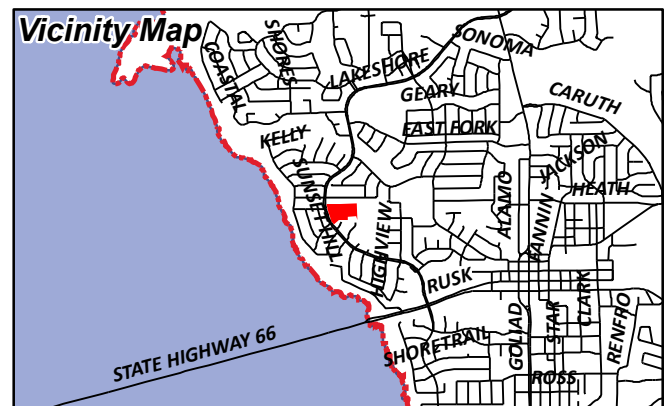
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2021-020  
**Case Name:** SUP for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1500 Sunset Hill Drive

**Date Created:** 6/23/2021

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





**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2021-020]  
**Date:** Monday, June 28, 2021 4:53:47 PM  
**Attachments:** [Public Notice \(06.28.2021\).pdf](#)  
[HOA Map Z2021-020.pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on [June 25, 2021](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 13, 2021 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 19, 2021 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-020 SUP for a House of Worship

Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a [Specific Use Permit \(SUP\)](#) for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

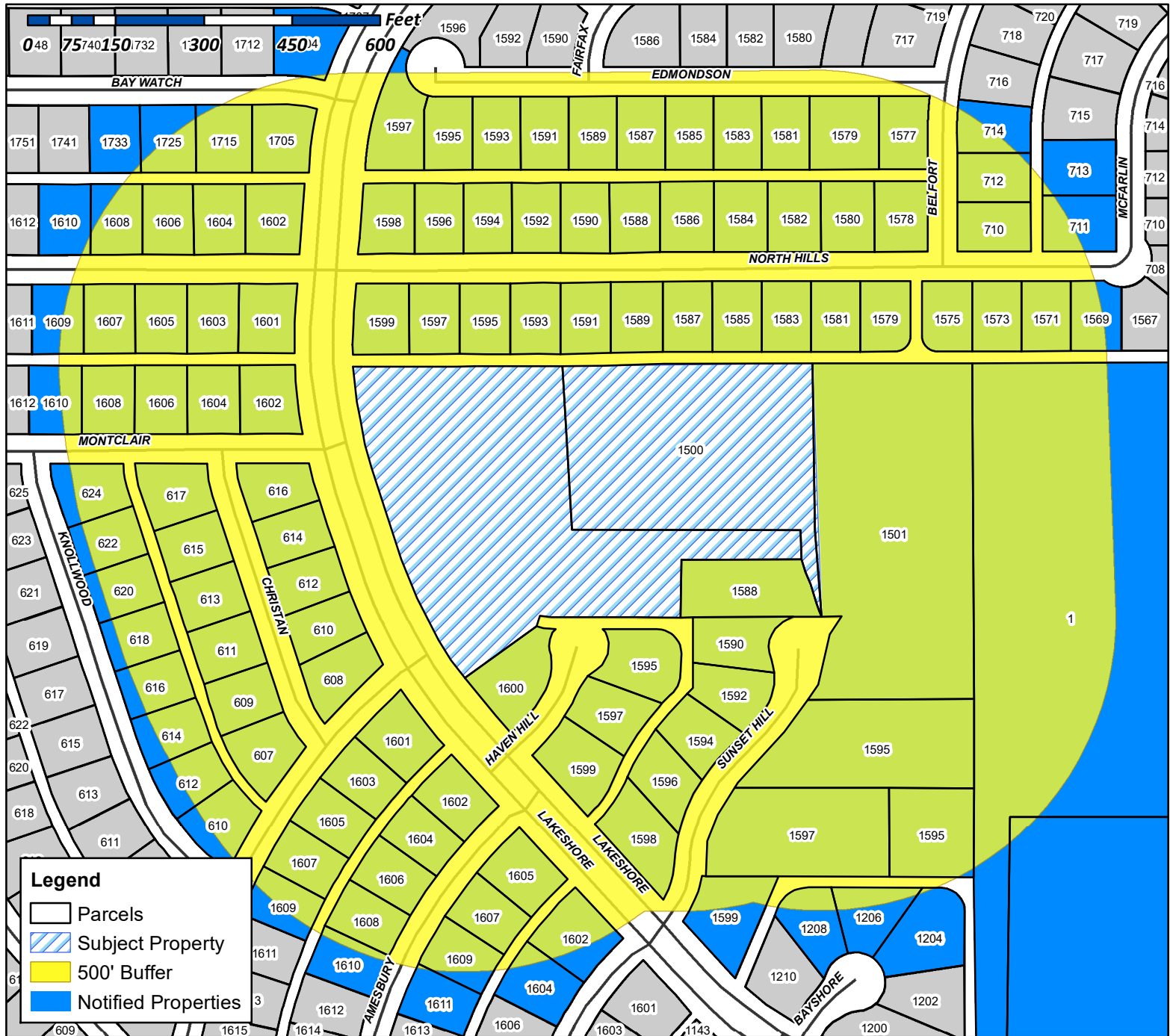
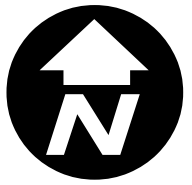
972.772.6438 Direct

<http://www.rockwall.com/planning/>

# City of Rockwall

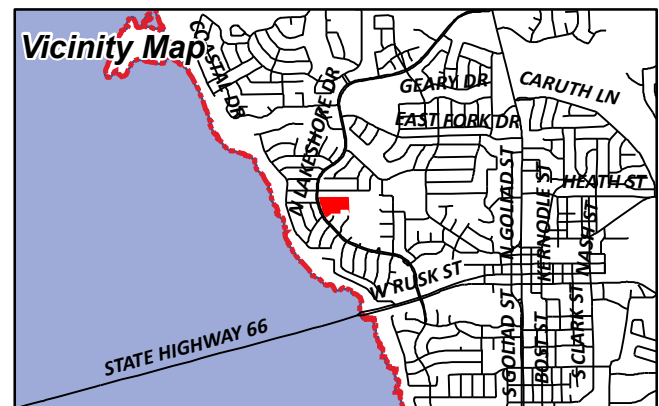
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.



**Case Number:** Z2021-020  
**Case Name:** SUP for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1500 Sunset Hill Drive

**Date Created: 6/23/2021**  
**For Questions on this Case Call (972) 771-7745**





# PUBLIC NOTICE



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

## Case No. Z2021-020: Specific Use Permit for a House of Worship

*Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill 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, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 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:

**David Gonzales**  
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](mailto: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, July 19, 2021 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. Z2021-020: Specific Use Permit for a House of Worship

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 RETURN THE BELOW FORM

**Case No. Z2021-020: Specific Use Permit for a House of Worship**

**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.

TRAFFIC, NOISE, HAZARDOUS CONDITION WHEN 80,000 POUND  
TRUCKS COME OVER THE HILL AND CARS ARE TRYING TO TURN.  
MAIN ENTRANCE SHOULD NOT BE FROM LAKE SHORE DR.  
BECAUSE OF THE HILLS VISIBILITY IS TOO SHORT.

Name:

Dean Sampson

Address:

1602 Montclair

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





Case No. Z2021-020: Specific Use Permit for a House of Worship

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 live in the Preserves since 2010. The traffic has steadily increased in the ten years I've been here. A Church will only increase the daily traffic and cause more than likely the value of the homes in the immediate area to lose value. I live a block away

Name:

Dr. Alfred F. Walden

Address:

1583 Edmonds Trail, Rockwall 75087

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



**From:** [Miller, Ryan](#)  
**To:** [Gonzales, David](#)  
**Subject:** FW: Z2021-020  
**Date:** Monday, June 28, 2021 12:07:33 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

For your case ...

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

---

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

---

**NOTES**

- 1) **APPOINTED AND ELECTED OFFICIALS:** BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.  
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

---

**From:** TOWNSEND, MICHAEL <[REDACTED]>  
**Sent:** Monday, June 28, 2021 12:06 PM  
**To:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Subject:** Z2021-020

I don't like it. I do not think that is a good place in the middle of a residential neighborhood for a church. I think we should keep it residential.

On another note, Its Ralph's house, it will always be Ralph's house and I don't want that to change.

I vote no on that case.

Thanks

**Michael Townsend**

*1235 Farilakes Pointe  
Rockwall, Texas 75087*

On a side note. I hope all is well and they are not working you too hard. Keep up the good work, my friend.

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



---

This email was scanned by Bitdefender

**From:** [Victoria Villapando](#)  
**To:** [Gonzales, David](#)  
**Subject:** 1500 Sunset Drive  
**Date:** Tuesday, June 29, 2021 8:43:42 AM

---

I attended the meeting with the new owners and these are the issues I have brought up with them:

1. Once given the SUP, does the zoning change from residential? If so, then I would say NO to the special use permit. It would drop property values if the zoning is changed since in this area, it is all residential. The church which has a very limited population (as we were told-60 members). does not serve this neighborhood. If it gets sold after the church closes, either from lack of membership or from from growth, may be purchased by any other church without the need for planning or zoning again.
2. The concept use plan, does not really tell us a lot on what will be built. It is a concept which may or may not be built later on, or be changed to a bigger church, parking lot, and everything else that comes with it. I ask whether this is the best use for this land due to infrastructure in this area that is old (1980's). No sidewalks in the main road of Lakeshore. No drainage plan on Haven Hill, from that hill as it goes down the Culdesac, electric posts are old. They need to build a sidewalk in front of the property, if they are going to use it for church use. Wouldn't pedestrians have to use a sidewalk? How about lamp posts, lighting? There is a big need for upgrade on the electric poles up this hill. Oncor did one post 2-3 years ago due to some problem in the alley. But electricity here drops sometimes.
3. How will the development, impact our storm water on Haven Hill? Will the detention pond be paved? Will it carry mosquitoes? We are already having a rough time with mosquitoes in the area. Will it have steel fences to keep it from neighborhood kids playing in the area?
4. We need neighbors up this hill. I am sure they have good intentions. But at the end of the end of the day, we get to stay here because this is our home. Church members get to go back to their homes. We want permanent neighbors, and a development that will provide other avenues to the neighborhood behind us by road. Right now we have no access to roads other than Lakeshore Dr.
5. Will this SUP improve our property values, or bring down the property values?

so many unanswered question so I say No to the SUP. I would rather keep that area residential. I think that is the best use for this property.

Thanks!  
Victoria Villapando  
1599 Haven Hill Ct. Rockwall TX 75087

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



 = RESPONSE RECEIVED

LOFLAND WILLIAM B  
1 TOPSIDELN  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

CHANDLER PIERCE L JR ETUX  
1204 BAYSHORE DR  
ROCKWALL, TX 75087

KESHMIRI CYRUS HOMAN & NATASHA KIM  
1206 BAYSHORE DRIVE  
ROCKWALL, TX 75087

MESSIMER SETH AND JENNY  
1208 BAYSHORE DR  
ROCKWALL, TX 75087

HALL RALPH H AND  
BRETT A HALL AND J BLAKEKEY HALL  
1500 SUNSET HILLDR  
ROCKWALL, TX 75087

COBLE JOHN D DR & PATRICIA P  
1501 SUNSET HILL DR  
ROCKWALL, TX 75087

BAUER SCOTT J AND CARLA G  
1569 NORTH HILLS DR  
ROCKWALL, TX 75087

CHANEY CHARLES & PAMELA  
1571 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

MAXON JOSHUA DAVID & LAUREN OPENSHAW  
1573 N HILLS DR  
ROCKWALL, TX 75087

BACH DAVID M AND BETHANY N  
1575 NORTH HILLS DR  
ROCKWALL, TX 75087

MASLO PAUL B AND MIHUI LAURA KIM  
1577 EDMONDSON TR  
ROCKWALL, TX 75087

ALVARADO GARY AND MARIA  
1578 NORTH HILLS DR  
ROCKWALL, TX 75087

MACDONALD AMY A AND MICHAEL C  
1579 EDMONDSON TR  
ROCKWALL, TX 75087

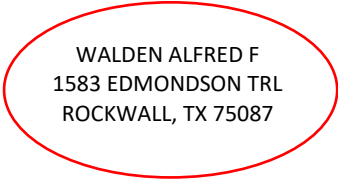
MCCLENDON PAULA S  
1579 N HILLS DRIVE  
ROCKWALL, TX 75087

COOPER TRAVIS AND MICHELLE  
1580 NORTH HILLS DR  
ROCKWALL, TX 75087

PENNINGTON MICHAEL AND IVY R  
1581 EDMONDSON TRAIL  
ROCKWALL, TX 75087

STANLEY ROBERT WAYNE II AND CHERYL RAE  
1581 NORTH HILLS DR  
ROCKWALL, TX 75087

BUCKNER GARY  
1582 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

 WALDEN ALFRED F  
1583 EDMONDSON TRL  
ROCKWALL, TX 75087

ORTIZ MIGUEL & CIARA  
1583 N HILLS DR  
ROCKWALL, TX 75087

WHITE TODD E AND PAIGE LEIGH  
1584 NORTH HILLS DR  
ROCKWALL, TX 75087

COSKUN HASAN & SIBEL COSKUN  
1585 EDMONDSON TRL  
ROCKWALL, TX 75087

ALDRICH KEVIN JAMES & DOTTIE R  
1585 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

STEWART CANDY MARIE & BENJAMIN EARL  
1586 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L  
1587 EDMONDSON TRAIL  
ROCKWALL, TX 75087

ORTIZ JESUS AND CINDY  
1587 NORTH HILLS DR  
ROCKWALL, TX 75087

BEAUBIEN ALAN AND  
REVI MENASCHE  
1588 NORTH HILLSDR  
ROCKWALL, TX 75087

BANAN SAEED & SANDRE  
1588 SUNSET HILL DR  
ROCKWALL, TX 75087

MUKTAR JEMIL M  
1589 EDMONDSON TR  
ROCKWALL, TX 75087

ANDERSON JAMES R & E GAY  
1589 N HILLS DR  
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS  
1590 N HILLS DR  
ROCKWALL, TX 75087

ANDERSON JASON & KELLY  
1590 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D  
1591 EDMONDSON TRACE  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
1591 NORTH HILLSDR  
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST  
BRIAN FIDGER - TRUSTEE  
1592 NORTH HILLS  
ROCKWALL, TX 75087

BASSETT BRAD E & STACY R  
1592 SUNSET HILL DR  
ROCKWALL, TX 75087

MCCOY ELI AND  
TAMMIE BROWN  
1593 EDMONSON TRAIL  
ROCKWALL, TX 75087

FRAGA JAVIER SANTOS  
1593 NORTH HILLS DR  
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA  
1594 N HILLS DR  
ROCKWALL, TX 75087

TURNER KYLE R AND  
ROGER D TURNER  
1594 SUNSET HILLDR  
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE  
1595 EDMONDSON TR  
ROCKWALL, TX 75087

GONZALES JAMES E & DEENA L  
1595 HAVEN HILL CT  
ROCKWALL, TX 75087

SAMRA ISSAM F & REEM M ABOU-SAMRA  
1595 N HILLS DR  
ROCKWALL, TX 75087

LANSING RONALD DOUGLAS  
1595 SUNSET HILL DR  
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON  
1596 N HILLS DR  
ROCKWALL, TX 75087

STACY JEFFREY B  
1596 SUNSET HILL DR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

LANGFORD DAVID NEIL AND MELANIE HILBERT  
1597 HAVEN HILL COURT  
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA  
1597 N HILLS DR  
ROCKWALL, TX 75087

SPARKS JOHN & MARIA  
1597 SUNSET HILL DR  
ROCKWALL, TX 75087

RUSSELL ALAN DUANE  
1598 NORTH HILLS DR  
ROCKWALL, TX 75087

WILSON DOUGLAS L AND DANA J  
1598 SUNSET HILL DR  
ROCKWALL, TX 75087

VILLAPANDO ANTONIO & MARIA  
1599 HAVEN HILL CT  
ROCKWALL, TX 75087

COWAN JOHN CAMERON AND KATHLEEN  
VANWAGNER  
1599 NORTH HILLS DR  
ROCKWALL, TX 75087

CHAPMAN DIANA STEGER  
1599 SUNSET HILL DR  
ROCKWALL, TX 75087

JONES JOHNNY DEWAYNE & MARTHA A  
1600 N LAKESHORE DRIVE  
ROCKWALL, TX 75087

TUNKS TERRY AND ELIZABETH  
1601 N HILLS DR  
ROCKWALL, TX 75087

CLARK GERALD B ETUX  
1601 STONEYBROOK DR  
ROCKWALL, TX 75087

ORTIZ SAM J & ADELLA J  
1602 AMESBURY LN  
ROCKWALL, TX 75087

SAMPSON DEAN & BARBARA KELLUM  
1602 MONTCLAIR DR  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
1602 NORTH HILLSDR  
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC  
1602 SUNSET HILLDR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1603 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SAENZ DIANA GONZALEZ  
1603 STONEYBROOK DR  
ROCKWALL, TX 75087

STEWART KAREN IRENE WILLIAMS  
1604 AMESBURY LN  
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M  
1604 MONTCLAIR ST  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILLDR  
ROCKWALL, TX 75087

MCINTIRE PRESTON G AND SANDY M LOMELI  
1605 AMESBURY LANE  
ROCKWALL, TX 75087

CLARK LUTHER A ETUX  
1605 N HILLS DR  
ROCKWALL, TX 75087

GRAY LISA MICHELE  
1605 STONEYBROOK DRIVE  
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H  
1606 AMESBURYLN  
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA  
1606 MONTCLAIR DR  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR  
1607 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SHIELDS CHARLENE  
1607 STONEYBROOK DRIVE  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

BOULLION PAMELA S TOPPER  
1608 MONTCLAIR DR  
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

BENAVIDES JORGE  
1609 NORTH HILLS DR  
ROCKWALL, TX 75087

CASE DAVID L ETUX  
1609 STONEYBROOK DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

TOCHKOV KIRIL AND KARIN  
1610 MONTCLAIR DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT AND COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087



WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H  
2039 MORNING DOVE ST  
SAN ANTONIO, TX 78232

HALL RALPH H AND  
BRETT A HALL AND J BLAKEKEY HALL  
207 EAST RUSK  
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC  
215 PARK AVENUE SOUTH SUITE 1713  
NEW YORK, NY 10003

BEAUBIEN ALAN AND  
REVI MENASCHE  
2438 ADAMS STREET  
HOLLYWOOD, FL 33020

TURNER KYLE R AND  
ROGER D TURNER  
520 MORaine WAY  
HEATH, TX 75032

GRAVES QING YUE  
607 CHRISTIAN CT  
ROCKWALL, TX 75087

GOODRICH GLENN W JR & KELLYE JAYE  
608 CHRISTAN CT  
ROCKWALL, TX 75087

GALLOWAY PRESTON AND BRITTANY  
609 CHRISTAN COURT  
ROCKWALL, TX 75087

SANTOS JUAN S AND TINA M  
610 CHRISTIAN CT  
ROCKWALL, TX 75087

TORKELSON KELLY L & STEVEN A  
610 KNOLLWOOD DR  
ROCKWALL, TX 75087

MOORE VELVET AND DANIEL  
611 CHRISTIAN CT  
ROCKWALL, TX 75087

STEWART-JOHNSON LOIS DIANNE  
612 CHRISTAN CT  
ROCKWALL, TX 75087

ELLIS TEX W & MONA E  
612 KNOLLWOOD DRIVE  
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S  
613 CHRISTANCT  
ROCKWALL, TX 75087

CARTER KAREN  
614 CHRISTAN COURT  
ROCKWALL, TX 75087

BLAKE DAVID G & SARAH E  
614 KNOLLWOOD DRIVE  
ROCKWALL, TX 75087

DEFEBAGH CONNOR AND KELSEY BYRNES  
615 CHRISTIAN COURT  
ROCKWALL, TX 75087

HARMON ROBERT R & KIMBERLY  
616 CHRISTAN CT  
ROCKWALL, TX 75087

ETTER CHARLES W & LINDA L  
616 KNOLLWOOD DR  
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L  
617 CHRISTAN CT  
ROCKWALL, TX 75087

ALVAREZ CHRISTINA & LEROY  
618 KNOLLWOOD DR  
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S  
618 SUNSET HILL DR  
ROCKWALL, TX 75087

DEMEYER DANIEL T & ELAINE S  
620 KNOLLWOOD DR  
ROCKWALL, TX 75087

MILLER LAUREN & BARBARA REVOCALBE TRUST  
LAUREN P & BARBARA E MILLER CO-TRUSTEES  
622 KNOLLWOOD DR  
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L  
624 KNOLLWOOD DR  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456

DOLAS TAMARA AND DALIBOR  
710 BELFORT DR  
ROCKWALL, TX 75087

VILLARREAL GONZALO FLORES AND EDITH  
711 MCFARLIN PL  
ROCKWALL, TX 75087

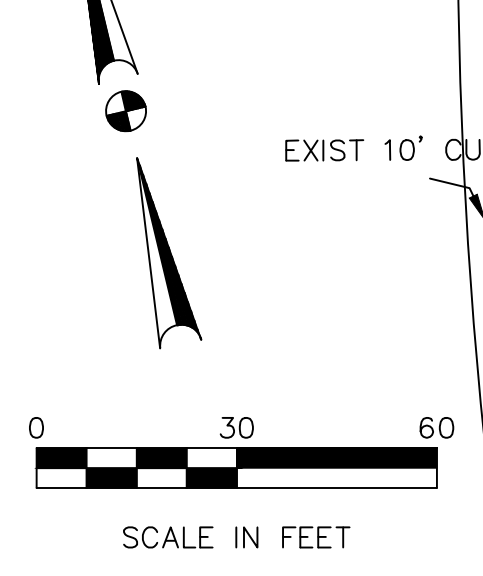
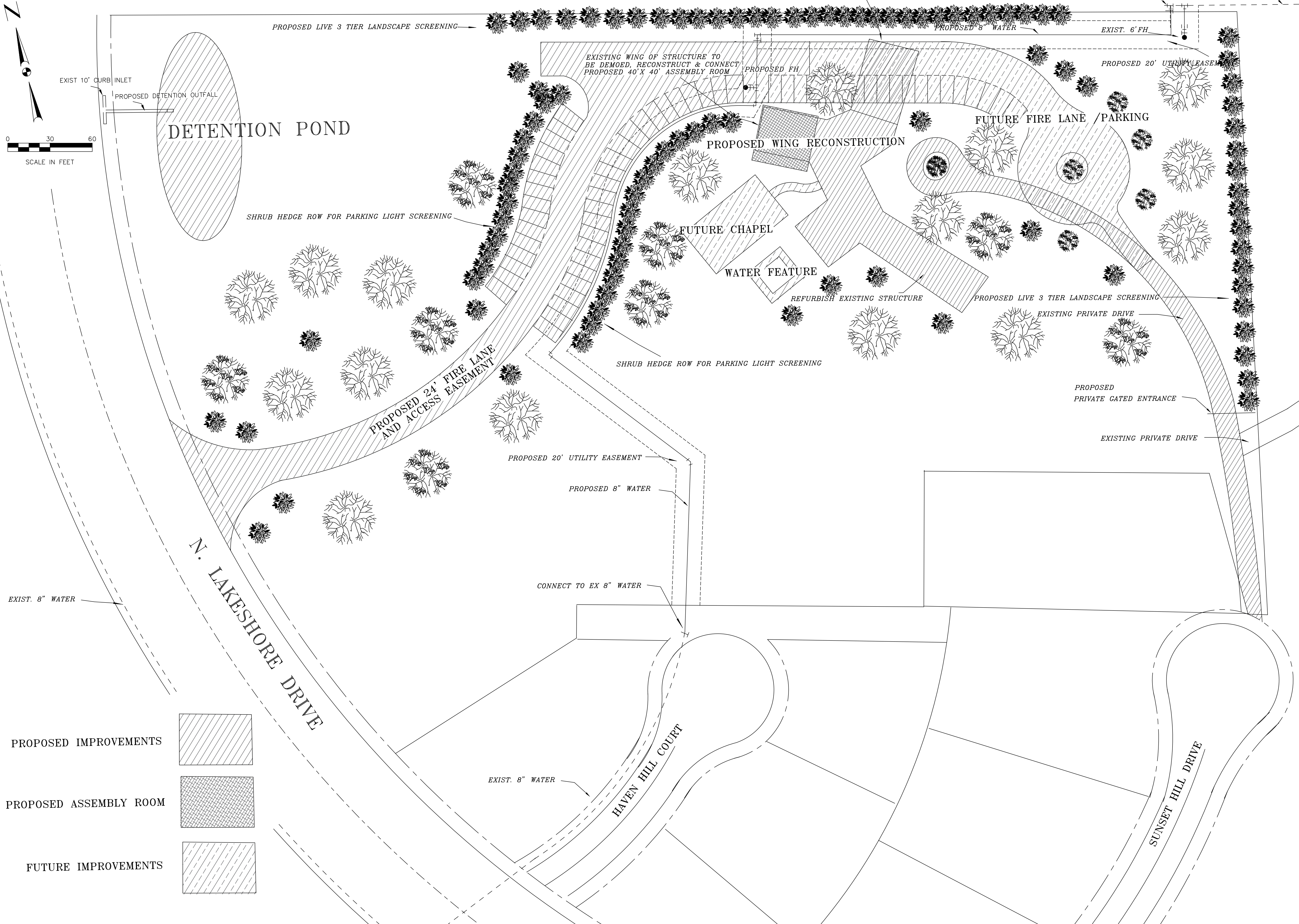
ANDERSON STEPHEN R & CHRISTINE R  
712 BELFORT DRIVE  
ROCKWALL, TX 75087

THOMPSON BENJAMIN  
713 MCFARLIN PLACE  
ROCKWALL, TX 75087

2013 ABBONDANDOLO FAMILY TRUST  
714 BELFORT DR  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
PO BOX 786  
WYLIE, TX 75098





- PROPOSED IMPROVEMENTS
- PROPOSED ASSEMBLY ROOM
- FUTURE IMPROVEMENTS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60002 F-886, ON DATE: APRIL 23, 2021.

DOUPHRATE II & ASSOCIATES, INC.

ENGINEERING PROJECT MANAGEMENT SURVEYING

22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN

ST. BENEDICT'S ANGLICAN CHURCH PROPERTY

CITY OF ROCKWALL, TEXAS

ROCKWALL COUNTY, TEXAS

REVISION

CHECKED

DRAWN

SCALE

DATE

PROJECT

W.L.D.

QC.W.

1"=30' H

1"= V

APRIL 23, 2021

21007 SITE PL.

20



NON-HOMESTEAD AFFIDAVIT AND DESIGNATION OF HOMESTEAD

STATE OF TEXAS )

COUNTY OF ROCKWALL )

property, to-wit:

Being two tracts of land containing 5 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "A" attached hereto and made a part hereof at this point for all purposes.

*Survey  
acres*

That they now reside upon, use and claim as their legal homestead the following described property, to-wit:

Being 2.9807 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "B" attached hereto and made a part hereof at this point for all purposes;

*House*

which said last described property is urban in nature.

EXHIBIT "A" TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

TRACT ONE:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a portion of the alleys in Block J and Block H of NORTSHORE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide A, Page 328, Plat Records, Rockwall County, Texas, and subsequently vacated by Vacation of Plat recorded in Volume 198, Page 633, Real Estate Records, Rockwall County, Texas, and being the same tract of land described in a Warranty Deed from First Texas Savings Association to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod on the most Northerly East line of the above mentioned vacated Plat, said point being the Northeast corner of the above cited Deed, said point also being at the Northerly Northwest corner of a tract of land conveyed to Ralph Hall, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Rockwall County Deed Records;

THENCE along the West lines of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, and the most Northerly East lines of said Vacated Plat as follows:

S. 00° 13' 39" W. a distance of 130.00 feet to an iron rod for a corner;

S. 89° 39' 42" E. a distance of 126.84 feet to an iron rod for a corner;

S. 00° 22' 42" W. a distance of 299.78 feet to an iron rod for a corner at the most Southerly Southwest corner of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, said point also being on the North line of NORTSHORE PHASE 2-A, a proposed Addition to the City of Rockwall;

THENCE along a North line of said proposed Addition in a Northwesterly direction along a curve to the right, having a central angle of 20° 54' 33" a radius of 50.00 feet, a chord bearing of N. 78° 48' 21" W., a chord of 18.15 feet, a distance of 18.25 feet to an iron rod for a corner;

THENCE S. 21° 38' 55" W. a distance of 20.00 feet to an iron rod for a corner at the Northwest corner of Lot 1, Block A of said proposed Addition;

THENCE S. 54° 03' 59" W. along the Northwest line of said Lot 1 a distance of 148.27 feet an iron rod for a corner in the Easterly line of North Lake Shore Drive;

THENCE along the Easterly line of North Lake Shore Drive as follows:

In a Northerly direction, along a curve to the right, having a central angle of 18° 13' 08" a radius of 750.00 feet, a chord bearing N. 26° 49' 27" W., a chord of 237.48 feet, and an arc distance of 238.49 feet to an iron rod for a corner;

N. 17° 42' 53" W. a distance of 131.37 feet to an iron rod at the Point of Curvature of a curve to the right, having a central angle of 15° 21' 28" a radius of 750.00 feet, a chord bearing of N. 10° 02' 09" W., a chord of 200.43 feet, and an arc distance of 201.03 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 202.97 feet to the POINT OF BEGINNING and containing 2.6547 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume \_\_\_\_\_,



Page \_\_\_\_\_, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

*and, same & except for .5318  
acres, the Ralph Hall addition, Phase 2,  
Lot 10, described in Vol. 5379, page 1,  
of the Rockwall Co. Deed Records.*

*7  
(This makes the surrounding  
land approx 4.5 acres)*



EXHIBIT 'B' TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

All that certain lot, tract or parcel of land being a 5.326 acre tract of land out of the A. Hanna Survey, and the W. B. Bowles Survey, Rockwall County, Texas, and being a portion of a 2.00 acre tract and a 5.00 acre tract as recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

BEGINNING at the Northwest corner of a 2.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along the North line of said 2.00 acre tract, South 89° 29' East, 628.5 feet to an iron pin;

THENCE South 00° 20' 43" West, 430.00 feet to an iron pin in the South line of a 5.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along said South line, North 89° 29' West 501.00 feet to the Southwest corner of said 5.00 acre tract;

THENCE North 00° 20' 43" East, 300.00 feet to the Northwest corner of said 5.00 acre tract and being in the South line of said 2.00 acre tract;

THENCE along the South line of said 2.00 acre tract, North 89° 29' West 127.5 feet to an iron pin and the Southwest corner of said 2.00 acre tract;

THENCE North 00° 20' 43" East, 130.00 feet to the Point of Beginning, containing 5.326 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume     , Page     , Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

FILED FOR RECORD 2011 DAY OF March, A.D., 1989 at      M.  
RECORDED 2711 DAY OF March, A.D., 1989.  
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.  
BY:     , DEPUTY

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CHURCH/HOUSE OF WORSHIP* WITHIN A SINGLE-FAMILY 10 (SF-10) DISTRICT, ON A 7.45-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 3 & 10 OF THE W. B. BOWLES SURVEY, ABSTRACT NO. 12 AND THE A. HANNA SURVEY, ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 7.45-acre tract of land identified as Tracts 3 & 10 of the W.B. Bowles Survey, Abstract No. 12 and the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1500 Sunset Hill Drive, and being more specifically described and depicted 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 the Unified Development Code [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 the Unified Development Code [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) allowing for the establishment of a *Church/House of Worship* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(C)(2), *Church/House of Worship*, of Article 04, *Permissible Uses* and

Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and as may be amended in the future -- and the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Church/House of Worship* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
- (3) Headlight screening shall be incorporated adjacent to the parking areas as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.
- (4) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits*, 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 *Certificate of Occupancy (CO)*, should any business owner 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 Review 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 offense 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 2<sup>ND</sup> DAY OF AUGUST 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

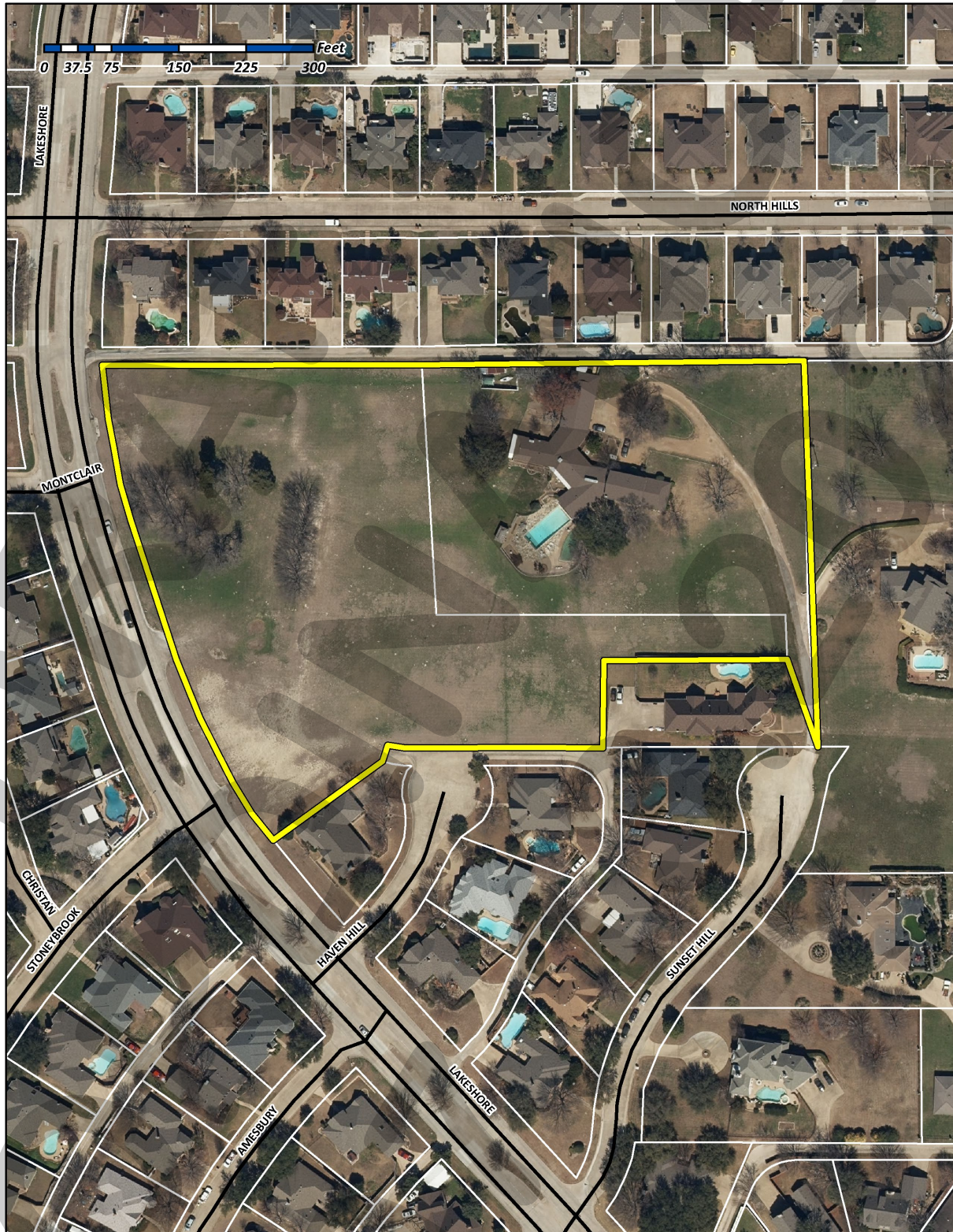
1<sup>st</sup> Reading: July 19, 2021

2<sup>nd</sup> Reading: August 2, 2021

**Exhibit 'A'**  
**Legal Description and Location Map**

Legal Description: Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98

Address: 1500 Sunset Hill Drive





[illegible]





# 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Mayor and City Council

**DATE:** July 19, 2021

**APPLICANT:** Dub Doughrate; *St. Benedict's Anglican Church*

**CASE NUMBER:** Z2021-020; *Specific Use Permit (SUP) for a Church/House of Worship at 1500 Sunset Hill Drive*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a *Specific Use Permit (SUP)* for a *House of Worship* on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

### **BACKGROUND**

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. Based on the City's historic zoning maps the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District at some point between January 3, 1972 and May 16, 1983. According to the Rockwall Central Appraisal District (RCAD), the existing home was constructed in 1955, with the addition of a detached garage, carport, and balcony in 1969. The subject property is identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98, and is comprised of a total of 7.45-acres.

### **PURPOSE**

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Church/House of Worship* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 1500 Sunset Hill Drive. The land uses adjacent to the subject property are as follows:

North: Directly north, and adjacent to, the subject property is the Northshore, Phase 2 Subdivision -- *which is zoned Single-Family 10 (SF-10) District* --, and The Preserve, Phase 2 Subdivision -- *which is zoned Planned Development District No. 41 (PD-41)*. Both of these subdivisions are zoned for single-family district land uses and combine for a total of 158 lots. Beyond this is a continuation of Planned Development District 11 (PD-11) and Planned Development District 41, which are single-family residential subdivisions, and being identified as Hillcrest Shores, Phase 2 Subdivision (PD-11) and The Preserve, Phase 1 Subdivision (PD-41) Subdivisions. Both of these Planned Development Districts have incorporated an underlying zoning of Single-Family 10 (SF-10) District.

South: Directly south, and adjacent to, the subject property is the Northshore, Phase 2A Subdivision and the Hairston Addition which are zoned Single-Family 10 (SF-10) District. Both of these subdivisions are zoned for single-family district land uses, and combine for a total of 45 lots. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 3.036-acre tract of land identified as Tract 1 of the A. Hanna Survey, Abstract No. 98 and W. B. Bowles Survey, Abstract No. 12, and contains a single-family home. East of and adjacent to this property is a 7.235-acre tract of land identified as Tract 2, W. B. Bowles Survey, Abstract No. 12, and contains a single-family home. Beyond this are the Pinnacle, Phase 1 and Pinnacle, Phase 2 Subdivisions, which are zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this a continuation of the Northshore Phase 2B Subdivision. This property is zoned Single-Family 10 (SF-10) District. Continuing west is the City of Dallas Takeline, followed by Lake Ray Hubbard.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application and concept plan depicting the layout for a *Church/House of Worship* on the subject property. Based on the concept plan, the existing home will be renovated to accommodate the proposed *Church/House of Worship*. The concept plan indicates the provision of a 24-foot *Firelane and Access Easement* via N. Lakeshore Drive, the removal of the garage, and will include 41 parking spaces during the first phase of the development. It should be noted that a *Church/House of Worship* requires a minimum of one (1) parking space for every four (4) seats (*i.e. 1:4 ratio*) in the assembly room. Additionally, the applicant intends to incorporate a three (3)-tiered screening along the rear (*i.e. north*) and east property lines and include headlight screening for the parking spaces. This will provide screening of the use from the residential neighborhood (*i.e. Northshore, Phase 2, and The Preserve, Phase 2*). The future expansion of the facility will include the extension of 24-foot *Firelane and Access Easement* with a turn-a-round, additional parking spaces, future chapel, and a water feature. The landscape/screening for the subject property will be considered at the time of site plan.

## **CONFORMANCE TO THE CITY'S CODES**

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Church/House of Worship* requires a Specific Use Permit (SUP) in the Single-Family 10 (SF-10) District. Due to the subject property's proximity to single-family residential developments (*i.e. Northshore and The Preserve Additions*), the proposed *Church/House of Worship* will require screening from the adjacent residential neighborhoods. According to Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Screening*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers...As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency...The canopy trees shall be placed on 20-foot centers." Additionally, according to Subsection 05.02(C), *Headlight Screening*, of Article 08, *Landscape and Screening*, of the Unified Development Code (UDC) states "(h)ead-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic: [1] Alternative #1. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas, or [2] Alternative #2. A minimum of a three (3) foot masonry wall with mature shrubs situated between the wall and the right-of-way along the entire adjacency of the parking areas." In this case, the applicant's concept plan indicates the provision of a live landscape screen along the perimeter of the rear (*i.e. north*) and east property lines, and will provide headlight screening adjacent to the parking spaces. The alternative screening method is discretionary to the Planning and Zoning Commission.

## **STAFF ANALYSIS**

The intent of the Single-Family 10 (SF-10) District is the appropriate zoning classification for single-family developments with medium sized lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. In this case, the proposed church facility will have residential on all sides of the subject property. With all of this being said, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On June 30, 2021, staff mailed 126 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Hillcrest at the Shores, The Preserve, and the Lakeview Summit Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/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 had received the following 13 notifications (*i.e. 12 opposed and one [1] undecided*) regarding the request:

- (1) Three (3) property owner notifications from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
- (2) One (1) email from a property owner within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
- (3) One (1) input form from the Planning and Zoning Department's portal from a property owner within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
- (4) One (1) email from a property owner within the notification area (*i.e. within the 500-foot buffer*) that is undecided w the applicant's request.
- (5) Two (2) emails from property owners outside of the notification area (*i.e. outside of the 500-foot buffer*) opposed to the applicant's request.
- (6) Five (5) input forms from the Planning and Zoning Department's portal from property owners outside the notification area (*i.e. outside of the 500-foot buffer*) opposed to 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) for a *Church/House of Worship* 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 *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
  - (c) Headlight screening shall be incorporated adjacent to the parking areas indicated in the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance.
  - (d) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of the draft ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) for a *Church/House of Worship* on the subject property with the conditions of approval by a vote of 5-1, with Commissioner Chodun dissenting, and Commissioner Deckard absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-020

**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</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION Northshore

LOT

BLOCK

GENERAL LOCATION 1500 Sunset Hill

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

CURRENT ZONING R-10

CURRENT USE Residential

PROPOSED ZONING SUP

PROPOSED USE Church

ACREAGE 7.43

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

Brett Hall

CONTACT PERSON

ADDRESS

individually and on behalf of the heirs of Ralph Hall

CITY, STATE & ZIP

PHONE

E-MAIL

2710 Whispering Oaks - RW, TX  
214-354-9149

☒ APPLICANT

St. Benedict's Anglican Church

CONTACT PERSON

ADDRESS

Dub Doughrate

2235 Ridge Rd

CITY, STATE & ZIP

PHONE

E-MAIL

Rockwall TX 75087

972 771 9004

wldoughrate@doughrate.com

## NOTARY VERIFICATION [REQUIRED]

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

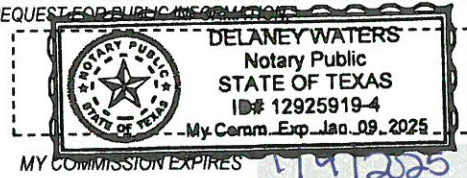
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$\_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY 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 7 DAY OF May, 2021.

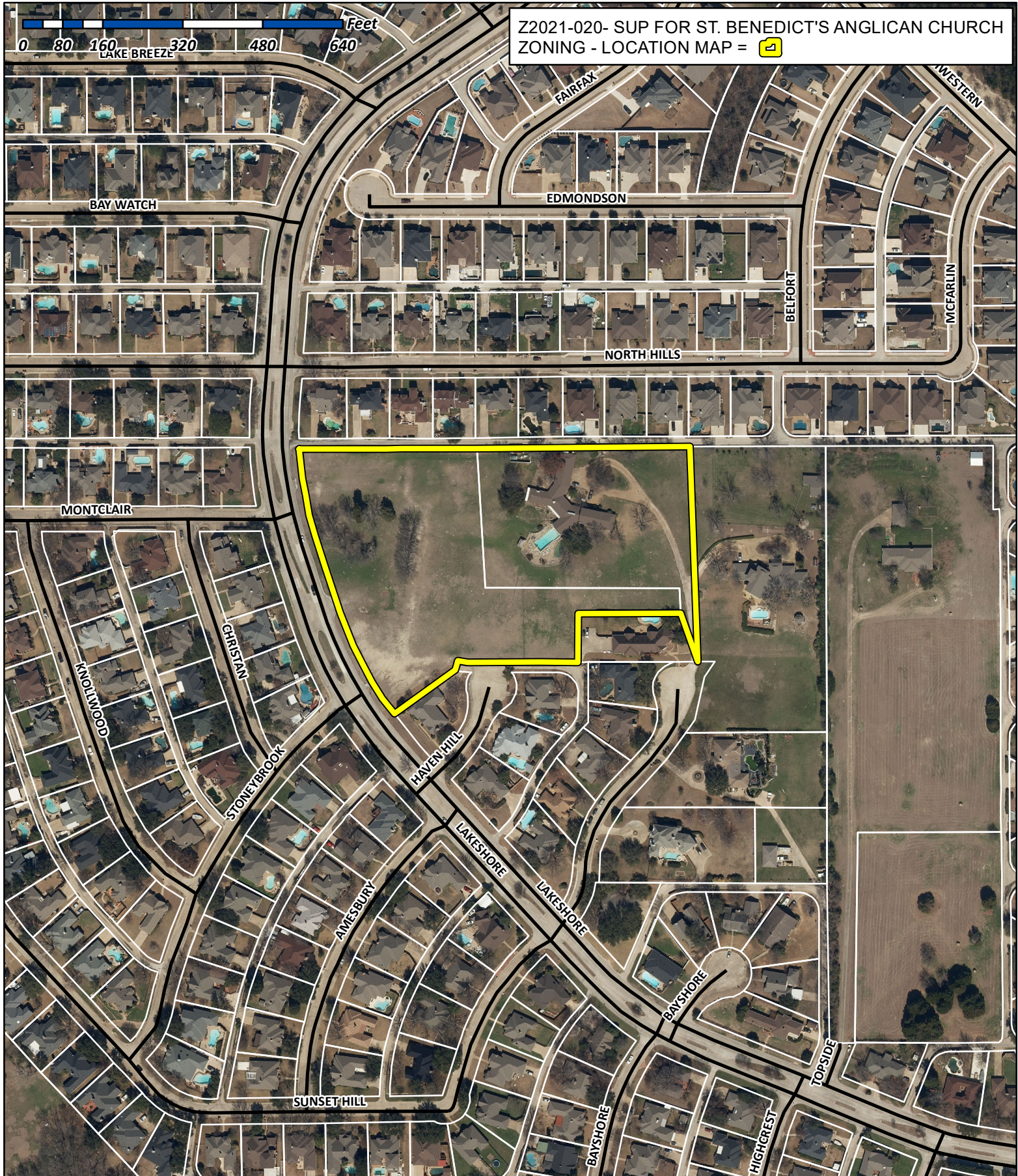
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature of Brett Hall]*  
*[Signature of Delaney Waters]*







## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.



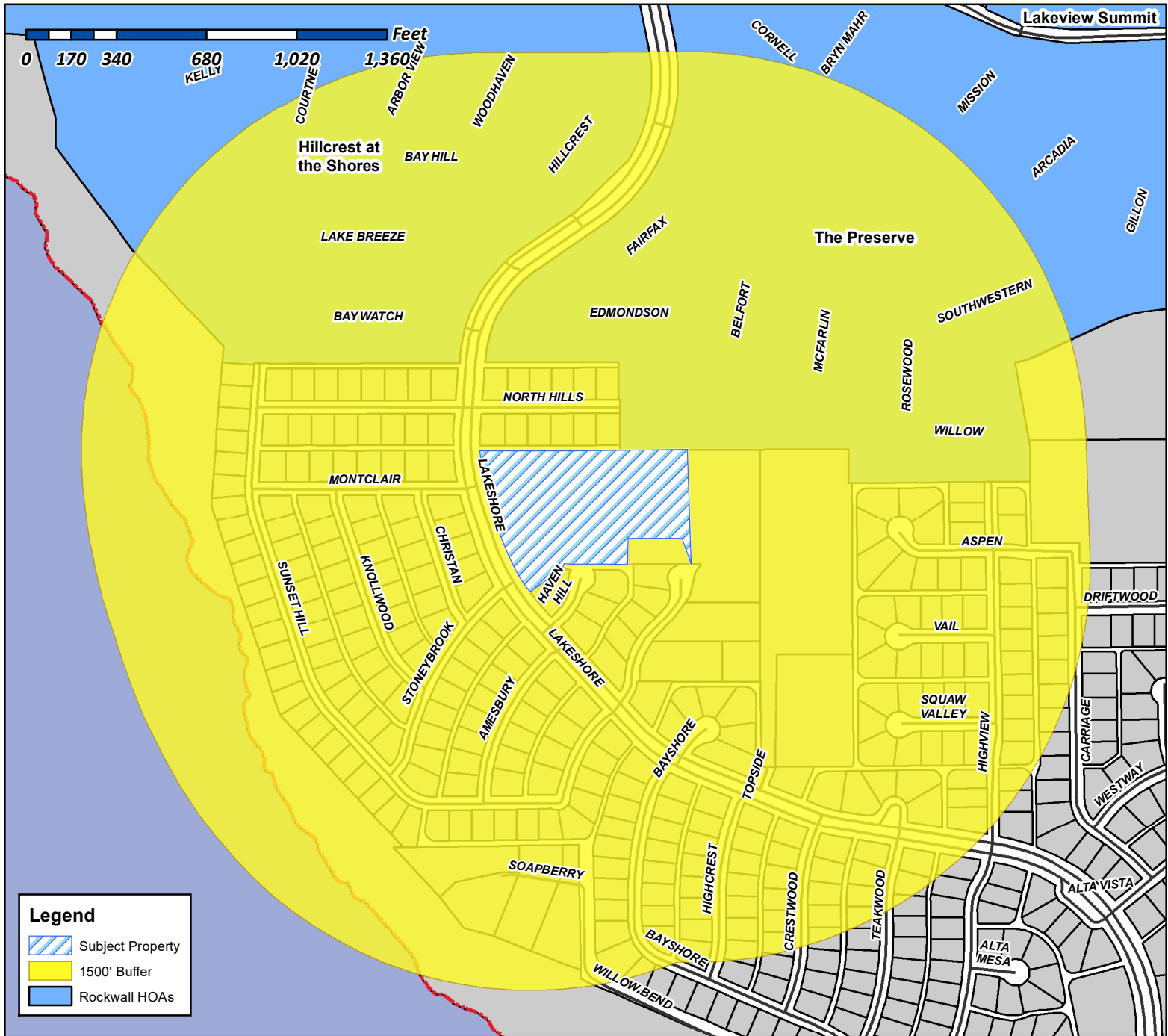




# City of Rockwall

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

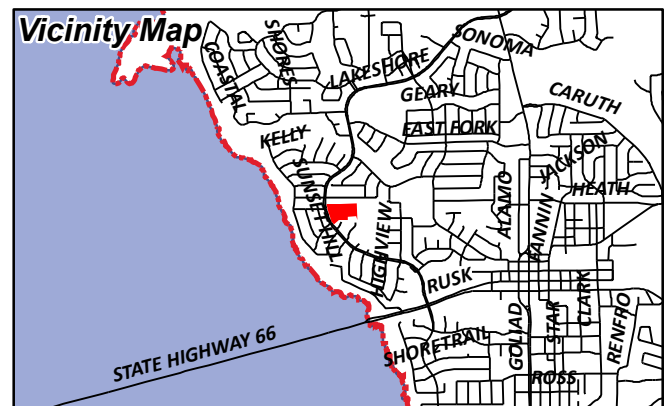
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2021-020  
**Case Name:** SUP for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1500 Sunset Hill Drive

**Date Created:** 6/23/2021

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





**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2021-020]  
**Date:** Monday, June 28, 2021 4:53:47 PM  
**Attachments:** [Public Notice \(06.28.2021\).pdf](#)  
[HOA Map Z2021-020.pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on June 25, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-020 SUP for a House of Worship

Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

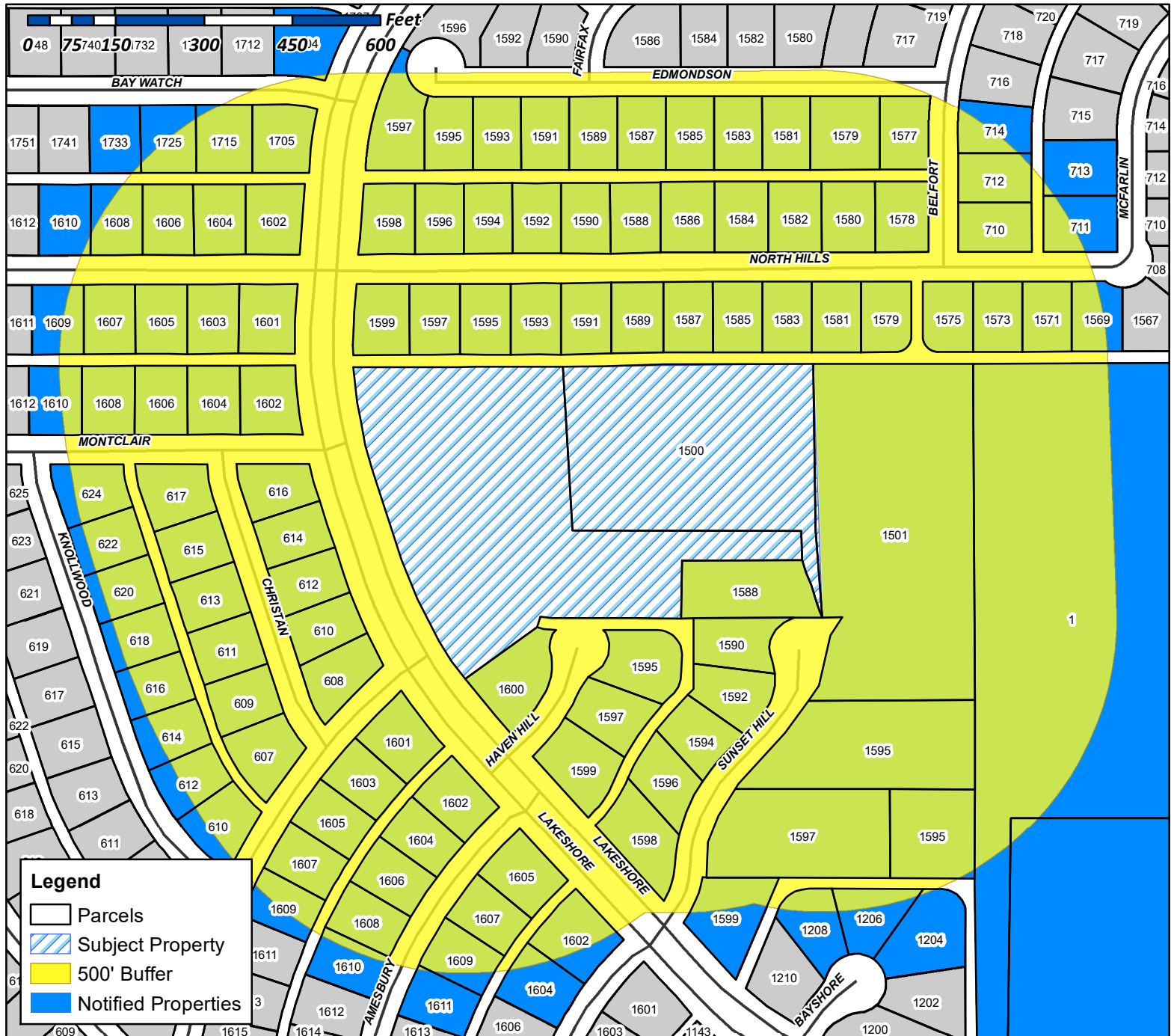
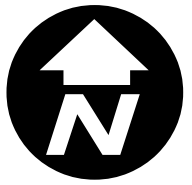
972.772.6438 Direct

<http://www.rockwall.com/planning/>

# 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)

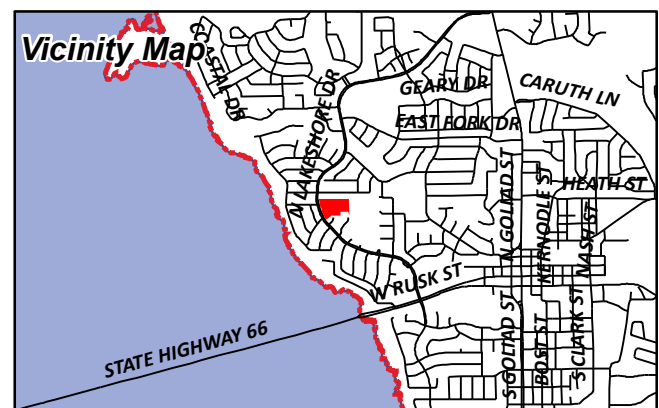
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2021-020  
**Case Name:** SUP for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1500 Sunset Hill Drive

**Date Created: 6/23/2021**

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



# PUBLIC NOTICE



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

## Case No. Z2021-020: Specific Use Permit for a House of Worship

*Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill 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, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 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:

**David Gonzales**  
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](mailto: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, July 19, 2021 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. Z2021-020: Specific Use Permit for a House of Worship

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 RETURN THE BELOW FORM

**Case No. Z2021-020: Specific Use Permit for a House of Worship**

**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.

TRAFFIC, NOISE, HAZARDOUS CONDITION WHEN 80,000 POUND  
TRUCKS COME OVER THE HILL AND CARS ARE TRYING TO TURN.  
MAIN ENTRANCE SHOULD NOT BE FROM LAKESHORE DR.  
BECAUSE OF THE HILLS VISIBILITY IS TOO SHORT.

Name:

Dean Sampson

Address:

1602 Montclair

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



Case No. Z2021-020: Specific Use Permit for a House of Worship

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 live in the Preserves since 2010. The traffic has steadily increased in the ten years I've been here. A Church will only increase the daily traffic and cause more than likely the value of the homes in the immediate area to lose value. I live a block away

Name:

Dr. Alfred F. Walden

Address:

1583 Edmonds Trail, Rockwall 75087

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



**From:** [Miller, Ryan](#)  
**To:** [Gonzales, David](#)  
**Subject:** FW: Z2021-020  
**Date:** Monday, June 28, 2021 12:07:33 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

For your case ...

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

---

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

---

**NOTES**

- 1) **APPOINTED AND ELECTED OFFICIALS:** BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

---

**From:** TOWNSEND, MICHAEL <[REDACTED]>  
**Sent:** Monday, June 28, 2021 12:06 PM  
**To:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Subject:** Z2021-020

I don't like it. I do not think that is a good place in the middle of a residential neighborhood for a church. I think we should keep it residential.

On another note, Its Ralph's house, it will always be Ralph's house and I don't want that to change.

I vote no on that case.

Thanks

**Michael Townsend**

*1235 Farilakes Pointe*

*Rockwall, Texas 75087*

On a side note. I hope all is well and they are not working you too hard. Keep up the good work, my friend.

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



---

This email was scanned by Bitdefender

**From:** [Victoria Villapando](#)  
**To:** [Gonzales, David](#)  
**Subject:** 1500 Sunset Drive  
**Date:** Tuesday, June 29, 2021 8:43:42 AM

---

I attended the meeting with the new owners and these are the issues I have brought up with them:

1. Once given the SUP, does the zoning change from residential? If so, then I would say NO to the special use permit. It would drop property values if the zoning is changed since in this area, it is all residential. The church which has a very limited population (as we were told-60 members). does not serve this neighborhood. If it gets sold after the church closes, either from lack of membership or from from growth, may be purchased by any other church without the need for planning or zoning again.
2. The concept use plan, does not really tell us a lot on what will be built. It is a concept which may or may not be built later on, or be changed to a bigger church, parking lot, and everything else that comes with it. I ask whether this is the best use for this land due to infrastructure in this area that is old (1980's). No sidewalks in the main road of Lakeshore. No drainage plan on Haven Hill, from that hill as it goes down the Culdesac, electric posts are old. They need to build a sidewalk in front of the property, if they are going to use it for church use. Wouldn't pedestrians have to use a sidewalk? How about lamp posts, lighting? There is a big need for upgrade on the electric poles up this hill. Oncor did one post 2-3 years ago due to some problem in the alley. But electricity here drops sometimes.
3. How will the development, impact our storm water on Haven Hill? Will the detention pond be paved? Will it carry mosquitoes? We are already having a rough time with mosquitoes in the area. Will it have steel fences to keep it from neighborhood kids playing in the area?
4. We need neighbors up this hill. I am sure they have good intentions. But at the end of the end of the day, we get to stay here because this is our home. Church members get to go back to their homes. We want permanent neighbors, and a development that will provide other avenues to the neighborhood behind us by road. Right now we have no access to roads other than Lakeshore Dr.
5. Will this SUP improve our property values, or bring down the property values?

so many unanswered question so I say No to the SUP. I would rather keep that area residential. I think that is the best use for this property.

Thanks!  
Victoria Villapando  
1599 Haven Hill Ct. Rockwall TX 75087

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Gamez, Angelica

**From:** Cheryl Stanley [REDACTED]  
**Sent:** Monday, July 12, 2021 10:48 AM  
**To:** Planning  
**Subject:** Case No. Z2021-020

In response to your letter requesting our input on the property at 1500 Sunset Hill Drive, my husband and I are fine with a house of worship going in on the property. We can't say that we are in favor as we would prefer it to remain a single family home. However, given some of the other possibilities a house of worship and this particular congregation may be a welcome neighbor. We do ask that you consider the following as your progress:

- Increased traffic on Lakeshore. We moved here due to the fact that we wanted to get away from the city and traffic. This area used to be a nice peaceful community, but traffic (speeding) is becoming a huge problem.
- Also, this property is beautiful and home to a lot of small wildlife, we are concerned about the destruction of trees and the surrounding space. We would love to see the property preserved as much as possible.
- The addition of a modest chapel along with the current home updates and putting in a parking lot means construction, and changes to run-off when it rains. This area already has some issues with high water during storms along Lakeshore.

We just ask you and the developer to consider these factors as you move forward with not only this project but similar projects throughout the city. Areas were originally zoned as such for a reason.

Let's keep Rockwall safe and beautiful.

Rob and Cheryl Stanley  
 1581 N Hills Drive, Rockwall TX 75087

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-020

Please place a check mark on the appropriate line below: \*

☐

I am in favor of the request.

☒

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

## First Name \*

Benjamin

Last Name \*

Sims

Address \*

1335 Champions Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

benben2000vr@yahoo.com

Phone Number

305-905-0327

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☒ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms



**From:** Christina Alvarez [REDACTED]  
**Sent:** Monday, July 12, 2021 11:18 AM  
**To:** Planning  
**Subject:** Case No. Z2021-020

Hello,

I'm writing to express my opposition to the worship center as this is in the middle of a residential neighborhood and Lakeshore Drive already sees enough traffic. I'm concerned this addition will lead to significant back ups similar to the ones seen on I30 Sunday mornings near Lakeshore Church.

Christina Alvarez  
1602 Sunset Hill Drive  
Rockwall, TX 75087

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-020

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This will add to much traffic and noise. Out home shares the alley with the property in question. We built in a nestled neighborhood for the peace and quietness.

## Respondent Information

Please provide your information.

First Name \*

Cindy

Last Name \*

Ortiz

Address \*

1587 N Hills Dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

cortiz@garlandisd.net

Phone Number

214-675-3250



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☒ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-020

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

SUP will change the character of the neighborhood, possibly leading to more outside people, traffic, safety issues, and noise, as well as a reduction in property values for the residential single family area. The light from the traffic will shine directly into are houses off of Lake Shore drive and water run-off will cause flooding on street.

## Respondent Information

Please provide your information.

## First Name \*

Juan Santiago

Last Name \*

Santos

Address \*

610 Christan Ct

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

jsantos@gpltexas.org

Phone Number

281-785-5655



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☒ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

#Z2021-020

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is a poor location as it is smack in the middle of a residential area, and will add to traffic flow issues.

## Respondent Information

Please provide your information.

First Name \*

Laura

Last Name \*

Taylor

Address \*

778 Oak Hollow Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

LAURAT1966@LIVE.COM

Phone Number

214-929-2466



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☒ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: .....

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-020

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic flow and eye sore to neighbors

## Respondent Information

Please provide your information.

First Name \*

Piper

Last Name \*

Williams

Address \*

1480 White Sand

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

athomepiper@yaboo.com

Phone Number



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
- ☒ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: .....

This content is neither created nor endorsed by Google.

Google Forms

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

# PUBLIC NOTICE



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

## Case No. Z2021-020: Specific Use Permit for a House of Worship

Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill 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, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 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:

David Gonzales  
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](mailto: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, July 19, 2021 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. Z2021-020: Specific Use Permit for a House of Worship

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.

Please see my attached letter

Name:

Bill Lofland and Louise Lofland

Address:

#1 Topside Lane, Rockwall, Texas 75087

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



July 12, 2021

Mayor and City Council Members for the City of Rockwall  
Chairman and Members of the Planning and Zoning Commission for the City of Rockwall

Notice of Zoning Change for 1500 Sunset Hill Drive, Rockwall, Texas  
Letter of Opposition to the requested Special Use Permit Z2021-020

I live at #1 Topside Lane, Rockwall, Texas. My home is within the 500' Buffer. The home I live in was constructed in 1957-1958.

It was outside of the City of Rockwall when the construction began.

The home at 1500 Sunset Hill Drive was constructed in 1955 as well as the home at 1501 Sunset Hill Drive.

The City of Rockwall annexed this area into the City in 1958. One of the main reasons that differentiates Rockwall from Houston is that we have zoning laws and the City of Houston does not. In Houston you can have office complexes adjacent to homes. No buffer. No planning. No security that your home will be suddenly adjacent to a commercial structure. In Houston no zoning means that your neighbors are only governed by who can pay the most.

Since 1958 where my house is located it has only been a residential area.

I just spent a lot of money remodeling my house at #1 Topside Lane. I had no idea that there would be a zoning request for a special use permit to change any of the land near my home for any use other than a residential use. I probably would not have made the expenditure if I would have known the city might act in this manner.

The location at 1500 Sunset Hill Drive is one of the best locations for homes in Rockwall. All of the property within the 500' Buffer Notice is utilized for residential purposes. There are no businesses, no day care centers, nothing other than homes surrounding 1500 Sunset Hill Drive.

This Special Use Permit should be denied and this property should remain residential.

Thank you.

A handwritten signature in cursive script, appearing to read "Bill and Laura Lofland".

Bill and Laura Lofland

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-020

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already a problem here. Please do not approve.

## Respondent Information

Please provide your information.

First Name \*

Zo

Last Name \*

Saenz

Address \*

617 knollwood dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

zasaenz@hotmail.com

Phone Number

210-209-1199



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☒ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: .....

This content is neither created nor endorsed by Google.

Google Forms

 = RESPONSE RECEIVED

LOFLAND WILLIAM B  
1 TOPSIDE LN  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

CHANDLER PIERCE L JR ETUX  
1204 BAYSHORE DR  
ROCKWALL, TX 75087

KESHMIRI CYRUS HOMAN & NATASHA KIM  
1206 BAYSHORE DRIVE  
ROCKWALL, TX 75087

MESSIMER SETH AND JENNY  
1208 BAYSHORE DR  
ROCKWALL, TX 75087

HALL RALPH H AND  
BRETT A HALL AND J BLAKEKEY HALL  
1500 SUNSET HILLDR  
ROCKWALL, TX 75087

COBLE JOHN D DR & PATRICIA P  
1501 SUNSET HILL DR  
ROCKWALL, TX 75087

BAUER SCOTT J AND CARLA G  
1569 NORTH HILLS DR  
ROCKWALL, TX 75087

CHANEY CHARLES & PAMELA  
1571 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

MAXON JOSHUA DAVID & LAUREN OPENSHAW  
1573 N HILLS DR  
ROCKWALL, TX 75087

BACH DAVID M AND BETHANY N  
1575 NORTH HILLS DR  
ROCKWALL, TX 75087

MASLO PAUL B AND MIHUI LAURA KIM  
1577 EDMONDSON TR  
ROCKWALL, TX 75087

ALVARADO GARY AND MARIA  
1578 NORTH HILLS DR  
ROCKWALL, TX 75087

MACDONALD AMY A AND MICHAEL C  
1579 EDMONDSON TR  
ROCKWALL, TX 75087

MCCLENDON PAULA S  
1579 N HILLS DRIVE  
ROCKWALL, TX 75087

COOPER TRAVIS AND MICHELLE  
1580 NORTH HILLS DR  
ROCKWALL, TX 75087

PENNINGTON MICHAEL AND IVY R  
1581 EDMONDSON TRAIL  
ROCKWALL, TX 75087

STANLEY ROBERT WAYNE II AND CHERYL RAE  
1581 NORTH HILLS DR  
ROCKWALL, TX 75087

BUCKNER GARY  
1582 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

WALDEN ALFRED F  
1583 EDMONDSON TRL  
ROCKWALL, TX 75087

ORTIZ MIGUEL & CIARA  
1583 N HILLS DR  
ROCKWALL, TX 75087

WHITE TODD E AND PAIGE LEIGH  
1584 NORTH HILLS DR  
ROCKWALL, TX 75087

COSKUN HASAN & SIBEL COSKUN  
1585 EDMONDSON TRL  
ROCKWALL, TX 75087

ALDRICH KEVIN JAMES & DOTTIE R  
1585 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

STEWART CANDY MARIE & BENJAMIN EARL  
1586 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L  
1587 EDMONDSON TRAIL  
ROCKWALL, TX 75087

ORTIZ JESUS AND CINDY  
1587 NORTH HILLS DR  
ROCKWALL, TX 75087

BEAUBIEN ALAN AND  
REVI MENASCHE  
1588 NORTH HILLSDR  
ROCKWALL, TX 75087

BANAN SAEED & SANDRE  
1588 SUNSET HILL DR  
ROCKWALL, TX 75087

MUKTAR JEMIL M  
1589 EDMONDSON TR  
ROCKWALL, TX 75087

ANDERSON JAMES R & E GAY  
1589 N HILLS DR  
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS  
1590 N HILLS DR  
ROCKWALL, TX 75087

ANDERSON JASON & KELLY  
1590 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D  
1591 EDMONDSON TRACE  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
1591 NORTH HILLSDR  
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST  
BRIAN FIDGER - TRUSTEE  
1592 NORTH HILLS  
ROCKWALL, TX 75087

BASSETT BRAD E & STACY R  
1592 SUNSET HILL DR  
ROCKWALL, TX 75087

MCCOY ELI AND  
TAMMIE BROWN  
1593 EDMONSON TRAIL  
ROCKWALL, TX 75087

FRAGA JAVIER SANTOS  
1593 NORTH HILLS DR  
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA  
1594 N HILLS DR  
ROCKWALL, TX 75087

TURNER KYLE R AND  
ROGER D TURNER  
1594 SUNSET HILLDR  
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE  
1595 EDMONDSON TR  
ROCKWALL, TX 75087

GONZALES JAMES E & DEENA L  
1595 HAVEN HILL CT  
ROCKWALL, TX 75087

SAMRA ISSAM F & REEM M ABOU-SAMRA  
1595 N HILLS DR  
ROCKWALL, TX 75087

LANSING RONALD DOUGLAS  
1595 SUNSET HILL DR  
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON  
1596 N HILLS DR  
ROCKWALL, TX 75087

STACY JEFFREY B  
1596 SUNSET HILL DR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

LANGFORD DAVID NEIL AND MELANIE HILBERT  
1597 HAVEN HILL COURT  
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA  
1597 N HILLS DR  
ROCKWALL, TX 75087

SPARKS JOHN & MARIA  
1597 SUNSET HILL DR  
ROCKWALL, TX 75087

RUSSELL ALAN DUANE  
1598 NORTH HILLS DR  
ROCKWALL, TX 75087

WILSON DOUGLAS L AND DANA J  
1598 SUNSET HILL DR  
ROCKWALL, TX 75087

VILLAPANDO ANTONIO & MARIA  
1599 HAVEN HILL CT  
ROCKWALL, TX 75087

COWAN JOHN CAMERON AND KATHLEEN  
VANWAGNER  
1599 NORTH HILLS DR  
ROCKWALL, TX 75087

CHAPMAN DIANA STEGER  
1599 SUNSET HILL DR  
ROCKWALL, TX 75087

JONES JOHNNY DEWAYNE & MARTHA A  
1600 N LAKESHORE DRIVE  
ROCKWALL, TX 75087

TUNKS TERRY AND ELIZABETH  
1601 N HILLS DR  
ROCKWALL, TX 75087

CLARK GERALD B ETUX  
1601 STONEYBROOK DR  
ROCKWALL, TX 75087

ORTIZ SAM J & ADELLA J  
1602 AMESBURY LN  
ROCKWALL, TX 75087



SAMPSON DEAN & BARBARA KELLUM  
1602 MONTCLAIR DR  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
1602 NORTH HILLS DR  
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC  
1602 SUNSET HILL DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1603 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SAENZ DIANA GONZALEZ  
1603 STONEYBROOK DR  
ROCKWALL, TX 75087

STEWART KAREN IRENE WILLIAMS  
1604 AMESBURY LN  
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M  
1604 MONTCLAIR ST  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILL DR  
ROCKWALL, TX 75087

MCINTIRE PRESTON G AND SANDY M LOMELI  
1605 AMESBURY LANE  
ROCKWALL, TX 75087

CLARK LUTHER A ETUX  
1605 N HILLS DR  
ROCKWALL, TX 75087

GRAY LISA MICHELE  
1605 STONEYBROOK DRIVE  
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H  
1606 AMESBURY LN  
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA  
1606 MONTCLAIR DR  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR  
1607 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SHIELDS CHARLENE  
1607 STONEYBROOK DRIVE  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

BOULLION PAMELA S TOPPER  
1608 MONTCLAIR DR  
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

BENAVIDES JORGE  
1609 NORTH HILLS DR  
ROCKWALL, TX 75087

CASE DAVID L ETUX  
1609 STONEYBROOK DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

TOCHKOV KIRIL AND KARIN  
1610 MONTCLAIR DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT AND COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

POWERS LISA A AND ROBERT H  
2039 MORNING DOVE ST  
SAN ANTONIO, TX 78232

HALL RALPH H AND  
BRETT A HALL AND J BLAKEKEY HALL  
207 EAST RUSK  
ROCKWALL, TX 75087

EK REAL ESTATE SERVICES OF NY LLC  
215 PARK AVENUE SOUTH SUITE 1713  
NEW YORK, NY 10003

BEAUBIEN ALAN AND  
REVI MENASCHE  
2438 ADAMS STREET  
HOLLYWOOD, FL 33020

TURNER KYLE R AND  
ROGER D TURNER  
520 MORaine WAY  
HEATH, TX 75032

GRAVES QING YUE  
607 CHRISTIAN CT  
ROCKWALL, TX 75087

GOODRICH GLENN W JR & KELLYE JAYE  
608 CHRISTAN CT  
ROCKWALL, TX 75087

GALLOWAY PRESTON AND BRITTANY  
609 CHRISTAN COURT  
ROCKWALL, TX 75087

SANTOS JUAN S AND TINA M  
610 CHRISTIAN CT  
ROCKWALL, TX 75087

TORKELSON KELLY L & STEVEN A  
610 KNOLLWOOD DR  
ROCKWALL, TX 75087

MOORE VELVET AND DANIEL  
611 CHRISTIAN CT  
ROCKWALL, TX 75087

STEWART-JOHNSON LOIS DIANNE  
612 CHRISTAN CT  
ROCKWALL, TX 75087

ELLIS TEX W & MONA E  
612 KNOLLWOOD DRIVE  
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S  
613 CHRISTANCT  
ROCKWALL, TX 75087

CARTER KAREN  
614 CHRISTAN COURT  
ROCKWALL, TX 75087

BLAKE DAVID G & SARAH E  
614 KNOLLWOOD DRIVE  
ROCKWALL, TX 75087

DEFEBAGH CONNOR AND KELSEY BYRNES  
615 CHRISTIAN COURT  
ROCKWALL, TX 75087

HARMON ROBERT R & KIMBERLY  
616 CHRISTAN CT  
ROCKWALL, TX 75087

ETTER CHARLES W & LINDA L  
616 KNOLLWOOD DR  
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L  
617 CHRISTAN CT  
ROCKWALL, TX 75087

ALVAREZ CHRISTINA & LEROY  
618 KNOLLWOOD DR  
ROCKWALL, TX 75087

DYLONG RONALD C & PAULA S  
618 SUNSET HILL DR  
ROCKWALL, TX 75087

DEMEYER DANIEL T & ELAINE S  
620 KNOLLWOOD DR  
ROCKWALL, TX 75087

MILLER LAUREN & BARBARA REVOCALBE TRUST  
LAUREN P & BARBARA E MILLER CO-TRUSTEES  
622 KNOLLWOOD DR  
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L  
624 KNOLLWOOD DR  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456

DOLAS TAMARA AND DALIBOR  
710 BELFORT DR  
ROCKWALL, TX 75087

VILLARREAL GONZALO FLORES AND EDITH  
711 MCFARLIN PL  
ROCKWALL, TX 75087

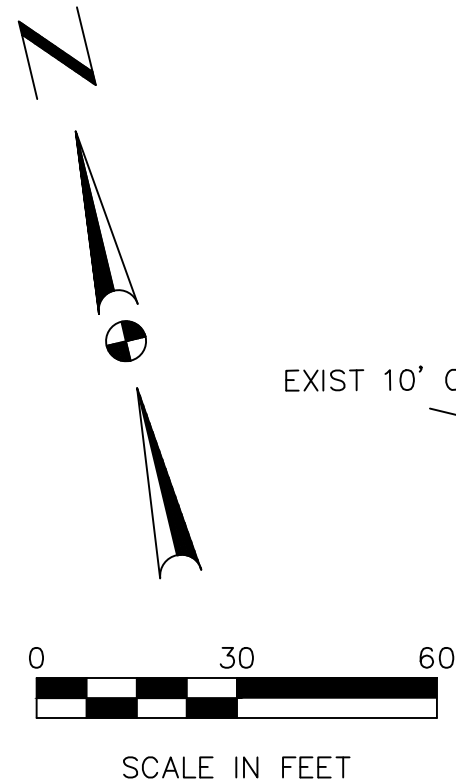
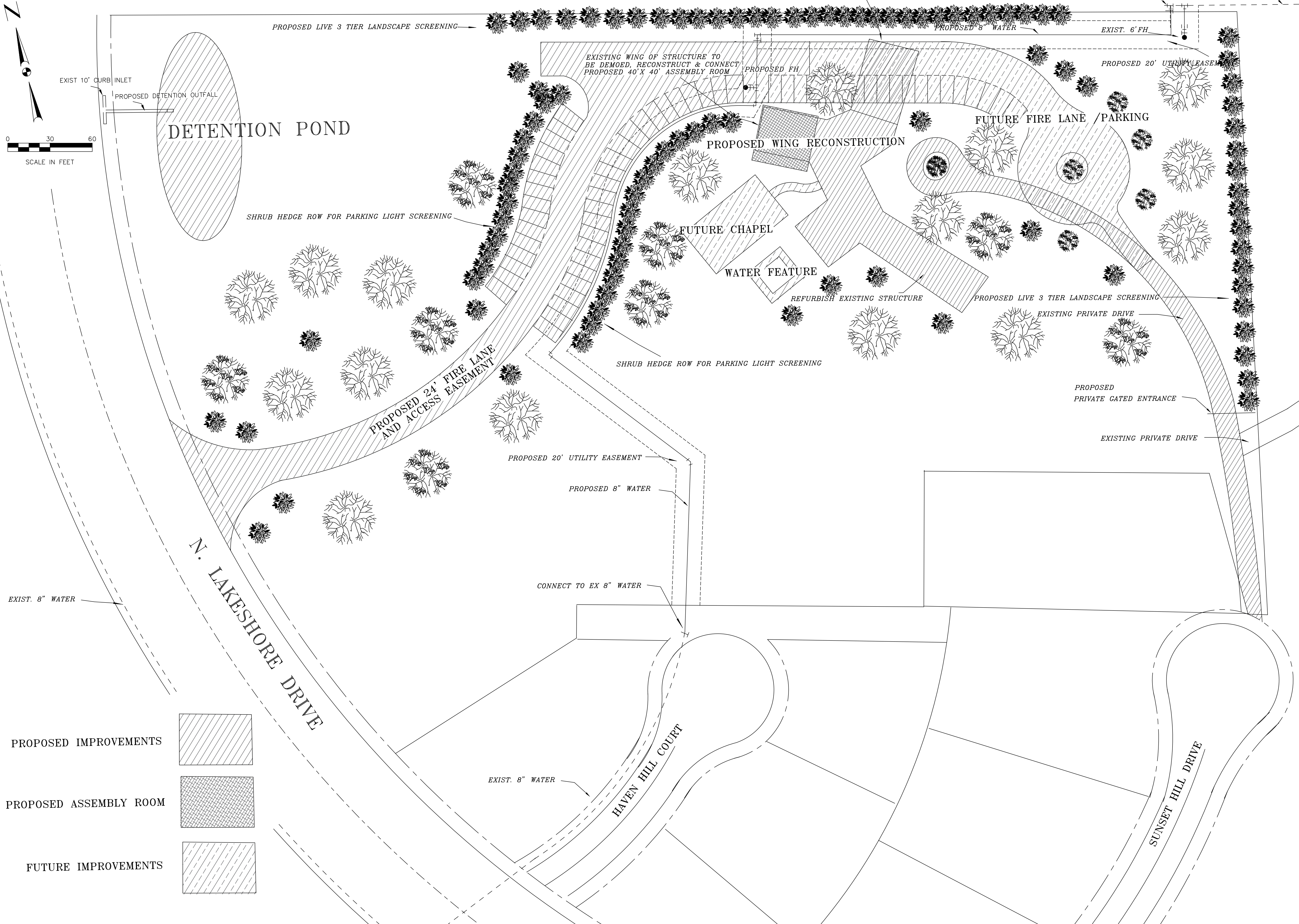
ANDERSON STEPHEN R & CHRISTINE R  
712 BELFORT DRIVE  
ROCKWALL, TX 75087

THOMPSON BENJAMIN  
713 MCFARLIN PLACE  
ROCKWALL, TX 75087

2013 ABBONDANDOLO FAMILY TRUST  
714 BELFORT DR  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
PO BOX 786  
WYLIE, TX 75098





- PROPOSED IMPROVEMENTS
- PROPOSED ASSEMBLY ROOM
- FUTURE IMPROVEMENTS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102 F-886, ON DATE: APRIL 23, 2021.

DOUPHRATE & ASSOCIATES, INC.

ENGINEERING PROJECT MANAGEMENT SURVEYING

22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

CONCEPT PLAN

ST. BENEDICT'S ANGLICAN CHURCH PROPERTY

CITY OF ROCKWALL, TEXAS

ROCKWALL COUNTY, TEXAS

REVISION

CHECKED

DRAWN

SCALE

DATE

PROJECT

W.L.D.

QC.W.

1"=30' H  
1"= V

APRIL 23, 2021

21007 SITE PL.

20



NON-HOMESTEAD AFFIDAVIT AND DESIGNATION OF HOMESTEAD

STATE OF TEXAS )

COUNTY OF ROCKWALL )

property, to-wit:

Being two tracts of land containing 5 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "A" attached hereto and made a part hereof at this point for all purposes.

*Survey  
acres*

That they now reside upon, use and claim as their legal homestead the following described property, to-wit:

Being 2.9807 acres of land in the W. B. Bowles Survey and the A. Hanna Survey, situated in Rockwall County, Texas, and being more fully described on Exhibit "B" attached hereto and made a part hereof at this point for all purposes;

*House*

which said last described property is urban in nature.

EXHIBIT "A" TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

TRACT ONE:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a portion of the alleys in Block J and Block H of NORTSHORE PHASE TWO, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Slide A, Page 328, Plat Records, Rockwall County, Texas, and subsequently vacated by Vacation of Plat recorded in Volume 198, Page 633, Real Estate Records, Rockwall County, Texas, and being the same tract of land described in a Warranty Deed from First Texas Savings Association to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod on the most Northerly East line of the above mentioned vacated Plat, said point being the Northeast corner of the above cited Deed, said point also being at the Northerly Northwest corner of a tract of land conveyed to Ralph Hall, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Rockwall County Deed Records;

THENCE along the West lines of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, and the most Northerly East lines of said Vacated Plat as follows:

S. 00° 13' 39" W. a distance of 130.00 feet to an iron rod for a corner;

S. 89° 39' 42" E. a distance of 126.84 feet to an iron rod for a corner;

S. 00° 22' 42" W. a distance of 299.78 feet to an iron rod for a corner at the most Southerly Southwest corner of said Hall Tract, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, said point also being on the North line of NORTSHORE PHASE 2-A, a proposed Addition to the City of Rockwall;

THENCE along a North line of said proposed Addition in a Northwesterly direction along a curve to the right, having a central angle of 20° 54' 33" a radius of 50.00 feet, a chord bearing of N. 78° 48' 21" W., a chord of 18.15 feet, a distance of 18.25 feet to an iron rod for a corner;

THENCE S. 21° 38' 55" W. a distance of 20.00 feet to an iron rod for a corner at the Northwest corner of Lot 1, Block A of said proposed Addition;

THENCE S. 54° 03' 59" W. along the Northwest line of said Lot 1 a distance of 148.27 feet an iron rod for a corner in the Easterly line of North Lake Shore Drive;

THENCE along the Easterly line of North Lake Shore Drive as follows:

In a Northerly direction, along a curve to the right, having a central angle of 18° 13' 08" a radius of 750.00 feet, a chord bearing N. 26° 49' 27" W., a chord of 237.48 feet, and an arc distance of 238.49 feet to an iron rod for a corner;

N. 17° 42' 53" W. a distance of 131.37 feet to an iron rod at the Point of Curvature of a curve to the right, having a central angle of 15° 21' 28" a radius of 750.00 feet, a chord bearing of N. 10° 02' 09" W., a chord of 200.43 feet, and an arc distance of 201.03 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 202.97 feet to the POINT OF BEGINNING and containing 2.6547 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume \_\_\_\_\_,



Page \_\_\_\_\_, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

*and, same & except for .5318  
acres, the Ralph Hall addition, Phase 2,  
Lot 10, described in Vol. 5379, page 1,  
of the Rockwall Co. Deed Records.*

*7  
(This makes the surrounding  
land approx 4.5 acres)*

EXHIBIT 'B' TO NON-HOMESTEAD AFFIDAVIT AND  
DESIGNATION OF HOMESTEAD FROM  
RALPH M. HALL AND WIFE, MARY ELLEN HALL, TO  
THE PUBLIC

All that certain lot, tract or parcel of land being a 5.326 acre tract of land out of the A. Hanna Survey, and the W. B. Bowles Survey, Rockwall County, Texas, and being a portion of a 2.00 acre tract and a 5.00 acre tract as recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

BEGINNING at the Northwest corner of a 2.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along the North line of said 2.00 acre tract, South 89° 29' East, 628.5 feet to an iron pin;

THENCE South 00° 20' 43" West, 430.00 feet to an iron pin in the South line of a 5.00 acre tract recorded in Volume 87, Page 488, Deed Records, Rockwall County, Texas;

THENCE along said South line, North 89° 29' West 501.00 feet to the Southwest corner of said 5.00 acre tract;

THENCE North 00° 20' 43" East, 300.00 feet to the Northwest corner of said 5.00 acre tract and being in the South line of said 2.00 acre tract;

THENCE along the South line of said 2.00 acre tract, North 89° 29' West 127.5 feet to an iron pin and the Southwest corner of said 2.00 acre tract;

THENCE North 00° 20' 43" East, 130.00 feet to the Point of Beginning, containing 5.326 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

All that certain lot, tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being part of a 5.326 acre tract of land conveyed to Ralph M. Hall by Deed recorded in Volume       , Page       , Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at iron rod at the Northwest corner of the above cited tract of land, said point also being the Northeast corner of a tract of land described in a Warranty Deed from First Texas Savings Associates to Ralph M. Hall, as recorded in Volume 200, Page 665, Rockwall County Deed Records;

THENCE S. 89° 29' 00" E. a distance of 227.50 feet to an iron rod for corner;

THENCE S. 00° 22' 42" W. a distance of 300.00 feet to an iron rod for a corner;

THENCE S. 89° 29' 00" E. a distance of 329.22 feet to an iron rod for a corner;

THENCE S. 00° 20' 43" W. a distance of 129.38 feet to an iron rod for a corner in the South line of the above cited 5.326 acre tract;

THENCE N. 89° 29' 00" W. along the South line of said 5.326 acre tract a distance of 429.61 feet to an iron rod for corner at the Southwest corner of said 5.326 acre tract, said point also being the most Easterly Southeast corner of the above cited tract recorded in Volume 200, Page 665;

THENCE along the West lines of said 5.326 acre tract and the East lines of said tract recorded in Volume 200, Page 665, as follows:

N. 00° 22' 42" E. a distance of 299.78 feet to an iron rod for a corner;

N. 89° 39' 42" W. a distance of 126.84 feet to an iron rod for a corner;

N. 00° 13' 39" E. a distance of 130.00 feet to the POINT OF BEGINNING and containing 2.3453 acres of land.

FILED FOR RECORD 2011 DAY OF March, A.D., 1989 at        M.  
RECORDED 2711 DAY OF March, A.D., 1989.  
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.  
BY:       , DEPUTY



CITY OF ROCKWALL

ORDINANCE NO. 21-~~XX~~

SPECIFIC USE PERMIT NO. S-2~~XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CHURCH/HOUSE OF WORSHIP* WITHIN A SINGLE-FAMILY 10 (SF-10) DISTRICT, ON A 7.45-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 3 & 10 OF THE W. B. BOWLES SURVEY, ABSTRACT NO. 12 AND THE A. HANNA SURVEY, ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 7.45-acre tract of land identified as Tracts 3 & 10 of the W.B. Bowles Survey, Abstract No. 12 and the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1500 Sunset Hill Drive, and being more specifically described and depicted 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 the Unified Development Code [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 the Unified Development Code [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) allowing for the establishment of a *Church/House of Worship* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(C)(2), *Church/House of Worship*, of Article 04, *Permissible Uses* and



Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and as may be amended in the future -- and the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Church/House of Worship* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
- (3) Headlight screening shall be incorporated adjacent to the parking areas as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.
- (4) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits*, 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 *Certificate of Occupancy (CO)*, should any business owner 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 Review 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 2<sup>ND</sup> DAY OF AUGUST 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 19, 2021

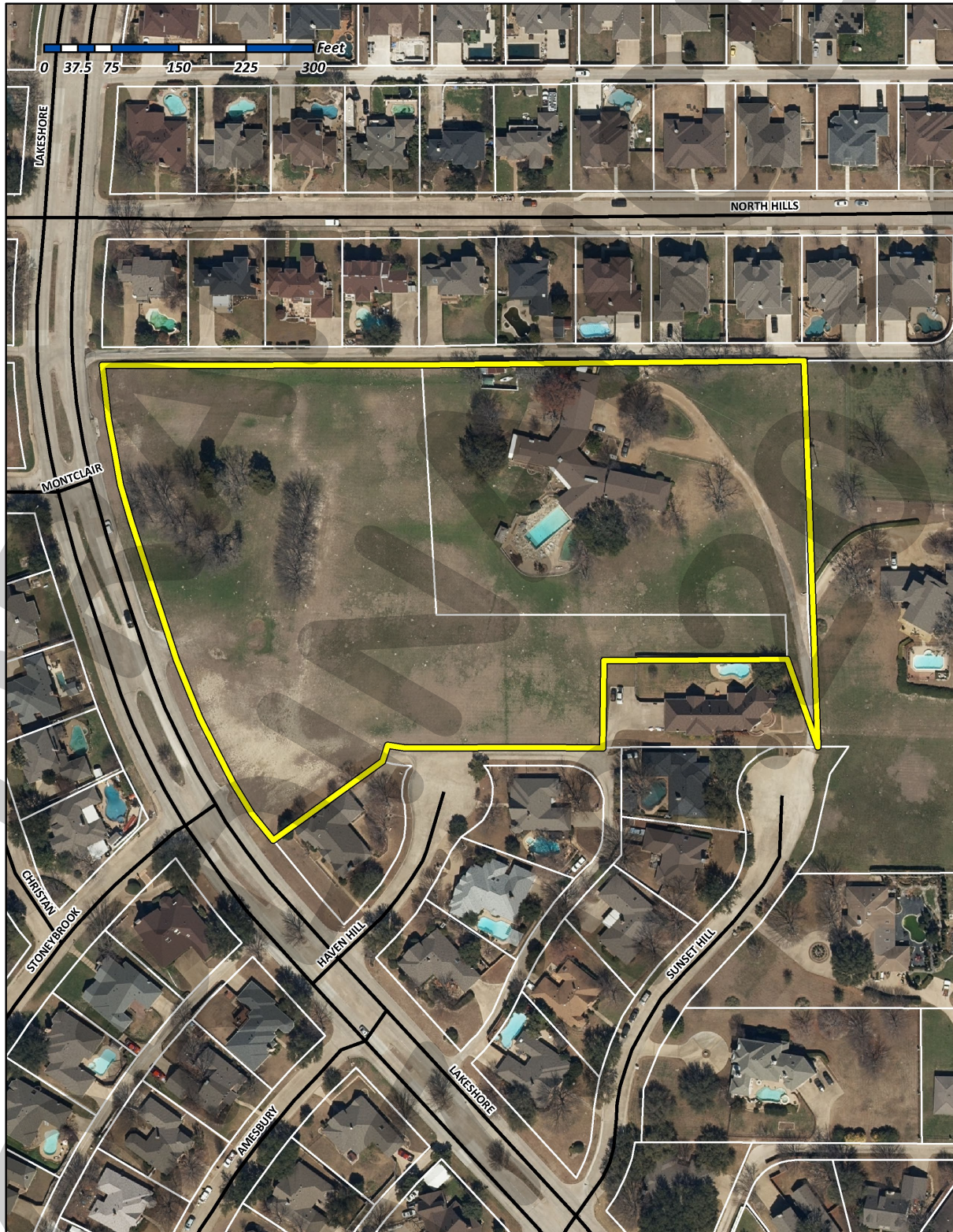
2<sup>nd</sup> Reading: August 2, 2021



**Exhibit 'A'**  
**Legal Description and Location Map**

Legal Description: Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98

Address: 1500 Sunset Hill Drive









August 13, 2021

TO: Dub Douphrate  
Douphrate and Associates, Inc.  
2235 Ridge Road, Suite 200  
Rockwall, TX 75087

COPY: Brett Hall  
2710 Whispering Oaks  
Rockwall, TX 75087

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

SUBJECT: Z2021-020; *Specific Use Permit (SUP) for a Church/House of Worship at 1500 Sunset Hill Drive*

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 August 2, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning Department Comments

- (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 *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
  - b) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
  - c) Headlight screening shall be incorporated adjacent to the parking areas as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.
  - d) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.

Engineering Department Comments

M - Must show the existing sewer connection to the house.

M - Detention is required. Will need to detain from a 0.5 c-factor to a 0.9.

M - Parking to be 20'x9' facing the building or nose-to-nose.

M - Drive isles to be 24' wide.

M - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

M - Fire lane to be in a platted easement.

Planning and Zoning Commission

On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) for a *Church/House of Worship* on the subject property with the conditions of approval by a vote of 5-1, with Commissioner Chodun dissenting, and Commissioner Deckard absent.

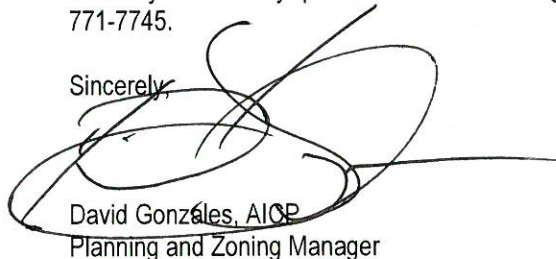
City Council

On July 19, 2021, the City Council approved a motion to approve the specific use permit with the conditions of approval by a vote of 7-0. [1<sup>st</sup> Reading]

On August 2, 2021, the City Council approved a motion to approve the specific use permit with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent. [2nd Reading]

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me at (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gonzales", with a long horizontal line extending to the right.

David Gonzales, AICP  
Planning and Zoning Manager



**CITY OF ROCKWALL**

**ORDINANCE NO. 21-29**

**SPECIFIC USE PERMIT NO. S-250**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CHURCH/HOUSE OF WORSHIP WITHIN A SINGLE-FAMILY 10 (SF-10) DISTRICT, ON A 7.45-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 3 & 10 OF THE W. B. BOWLES SURVEY, ABSTRACT NO. 12 AND THE A. HANNA SURVEY, ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 7.45-acre tract of land identified as Tracts 3 & 10 of the W.B. Bowles Survey, Abstract No. 12 and the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1500 Sunset Hill Drive, and being more specifically described and depicted 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 the Unified Development Code [*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 the Unified Development Code [*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) allowing for the establishment of a *Church/House of Worship* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(C)(2), *Church/House of Worship*, of Article 04, *Permissible Uses* and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development*

*Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and as my be amended in the future -- and the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of the *Church/House of Worship* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
- (3) Headlight screening shall be incorporated adjacent to the parking areas as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.
- (4) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits*, 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 *Certificate of Occupancy (CO)*, should any business owner 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 Review 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.

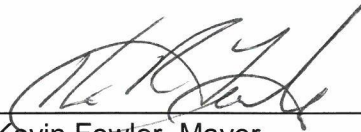
**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such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

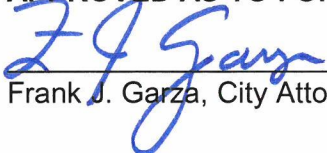
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>ND</sup> DAY OF AUGUST 2021.**

  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



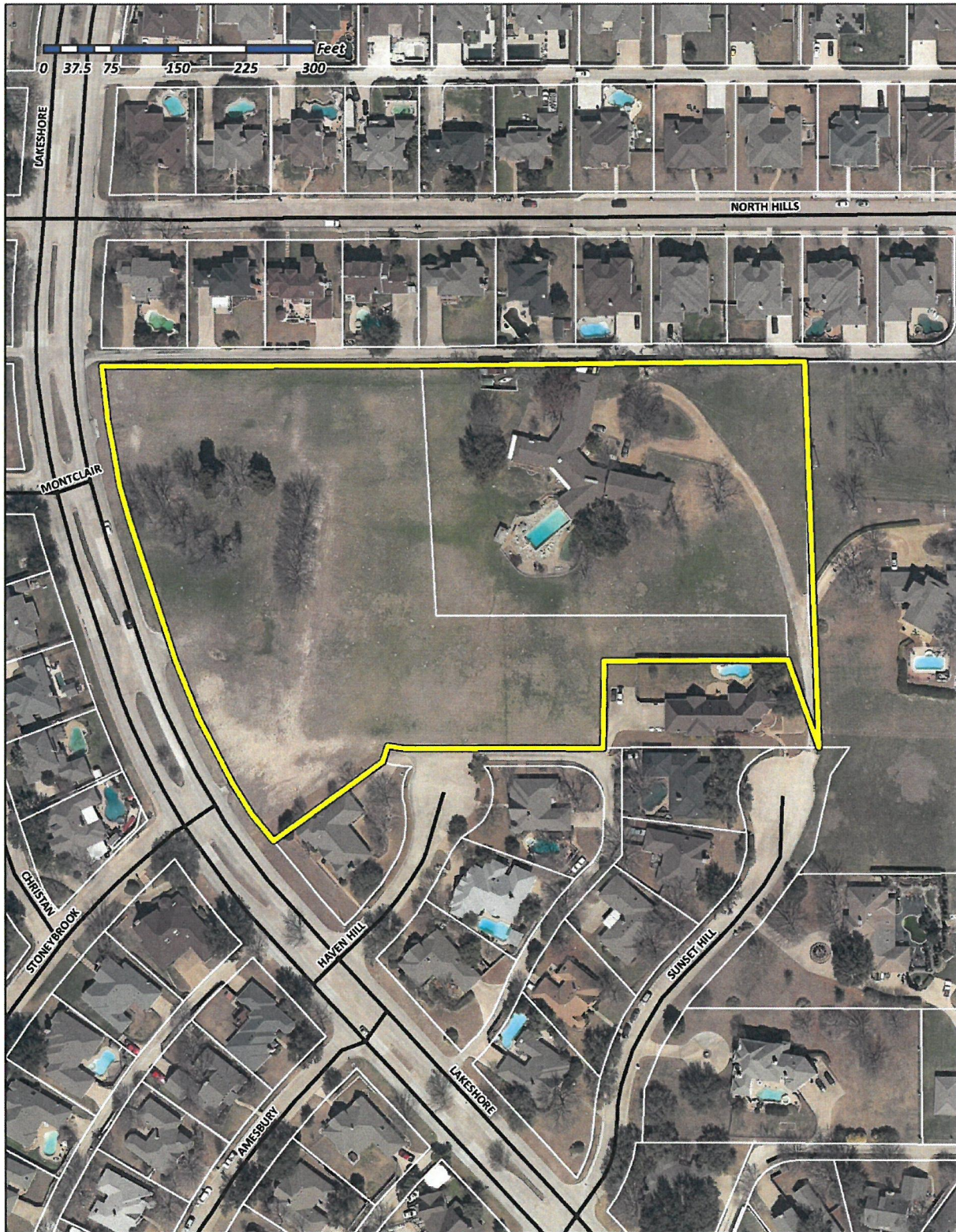
1<sup>st</sup> Reading: July 19, 2021

2<sup>nd</sup> Reading: August 2, 2021



**Exhibit 'A'**  
*Legal Description and Location Map*

Legal Description: Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98  
Address: 1500 Sunset Hill Drive





**CONCEPT PLAN**  
**ST. BENEDICT'S ANGLICAN CHURCH PROPERTY**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**DOUHRAT & ASSOCIATES, INC.**  
 2235 RIDGE RD., # 300 ROCKWALL, TEXAS 75087  
 PHONE: (972) 771-1001 FAX: (972) 771-1002

**LEGEND:**  
 PROPOSED IMPROVEMENTS  
 PROPOSED ASSEMBLY ROOM  
 FUTURE IMPROVEMENTS

**EXISTING:**  
 EXISTING PRIVATE DRIVE  
 EXISTING UTILITY EASEMENT  
 EXISTING PAVING SIMILARITIES  
 EXISTING PRIVATE DRIVE

**PROPOSED:**  
 PROPOSED WING UNDER CONSTRUCTION  
 PROPOSED CHAPEL  
 PROPOSED FIRE LANE / PARKING  
 PROPOSED UTILITY EASEMENT  
 PROPOSED PRIVATE DRIVE

**DEFINITIONS:**  
 DEFINITION: THE CHURCH PROPERTY IS THE PROPERTY OWNED BY THE CHURCH, INCLUDING THE CHURCH BUILDING, THE CHURCH GROUNDS, AND THE CHURCH PROPERTY.

**NOTES:**  
 1. THE CHURCH PROPERTY IS THE PROPERTY OWNED BY THE CHURCH, INCLUDING THE CHURCH BUILDING, THE CHURCH GROUNDS, AND THE CHURCH PROPERTY.  
 2. THE CHURCH PROPERTY IS THE PROPERTY OWNED BY THE CHURCH, INCLUDING THE CHURCH BUILDING, THE CHURCH GROUNDS, AND THE CHURCH PROPERTY.

**CITY OF ROCKWALL**

**ORDINANCE NO. 21-29**

**SPECIFIC USE PERMIT NO. S-250**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CHURCH/HOUSE OF WORSHIP WITHIN A SINGLE-FAMILY 10 (SF-10) DISTRICT, ON A 7.45-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 3 & 10 OF THE W. B. BOWLES SURVEY, ABSTRACT NO. 12 AND THE A. HANNA SURVEY, ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 7.45-acre tract of land identified as Tracts 3 & 10 of the W.B. Bowles Survey, Abstract No. 12 and the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1500 Sunset Hill Drive, and being more specifically described and depicted 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 the Unified Development Code [*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 the Unified Development Code [*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) allowing for the establishment of a *Church/House of Worship* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(C)(2), *Church/House of Worship*, of Article 04, *Permissible Uses* and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development*



*Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and as my be amended in the future -- and the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of the *Church/House of Worship* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
- (3) Headlight screening shall be incorporated adjacent to the parking areas as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.
- (4) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits*, 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 *Certificate of Occupancy (CO)*, should any business owner 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 Review 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.

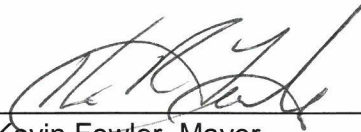
**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such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

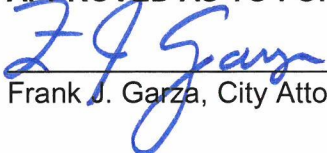
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>ND</sup> DAY OF AUGUST 2021.**

  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



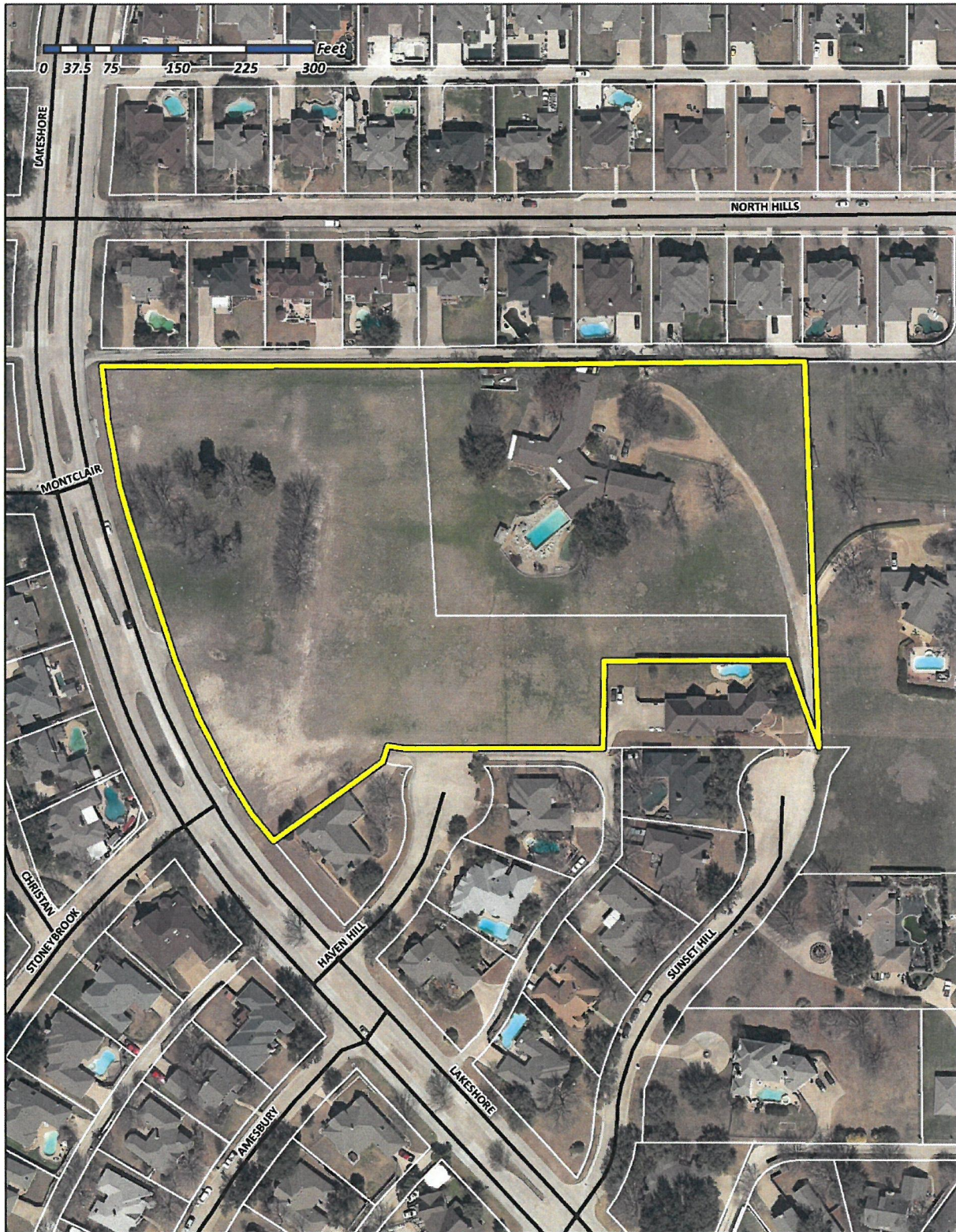
1<sup>st</sup> Reading: July 19, 2021

2<sup>nd</sup> Reading: August 2, 2021



**Exhibit 'A'**  
*Legal Description and Location Map*

Legal Description: Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98  
Address: 1500 Sunset Hill Drive





CONCEPT PLAN  
ST. BENEDICT'S ANGLICAN CHURCH PROPERTY  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

DOUHRAT & ASSOCIATES, INC.  
2235 RIDGE RD., # 300 ROCKWALL, TEXAS 75087  
PHONE: (972) 771-1001 FAX: (972) 771-1002

LEGEND:  
PROPOSED IMPROVEMENTS  
PROPOSED ASSEMBLY ROOM  
FUTURE IMPROVEMENTS

DEFINITION: THIS SITE PLAN IS A CONCEPTUAL DESIGN OF THE CHURCH, INCLUDING THE CHURCH BUILDING, CHURCH PROPERTY, AND CHURCH FACILITIES. IT IS NOT A FINAL DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

NOTES:  
1. THE CHURCH BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CHURCH ARCHITECTURAL DESIGN. THE CHURCH BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CHURCH ARCHITECTURAL DESIGN. THE CHURCH BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CHURCH ARCHITECTURAL DESIGN.