



## CASE COVER SHEET

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

### **PLATTING APPLICATION**

MASTER PLAT  
PRELIMINARY PLAT  
FINAL PLAT  
REPLAT  
AMENDING OR MINOR PLAT  
PLAT REINSTATEMENT REQUEST

### **SITE PLAN APPLICATION**

SITE PLAN  
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

### **ZONING APPLICATION**

ZONING CHANGE  
SPECIFIC USE PERMIT  
PD DEVELOPMENT PLAN

### **OTHER APPLICATION**

TREE REMOVAL  
VARIANCE REQUEST/SPECIAL EXCEPTIONS

## **RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **917 N Goliad / 918 N Alamo Rockwall, TX 75087**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **N Goliad Corridor**

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

CURRENT ZONING **PD 50**

CURRENT USE

**R/O**

PROPOSED ZONING

PROPOSED USE

**SUP for House of Worship**

ACREAGE **.31/2**

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

☐ APPLICANT

CONTACT PERSON **Tzemach Moshe Kalmenson**

CONTACT PERSON

ADDRESS **1950 Hidden Valley**

ADDRESS

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP

PHONE **469-350-5735**

PHONE

E-MAIL **rabbi@jewishrockwall.com**

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

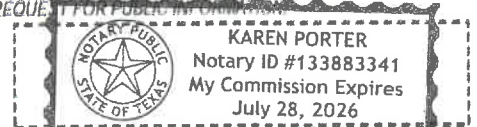
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE

*Tzemach Kalmenson*

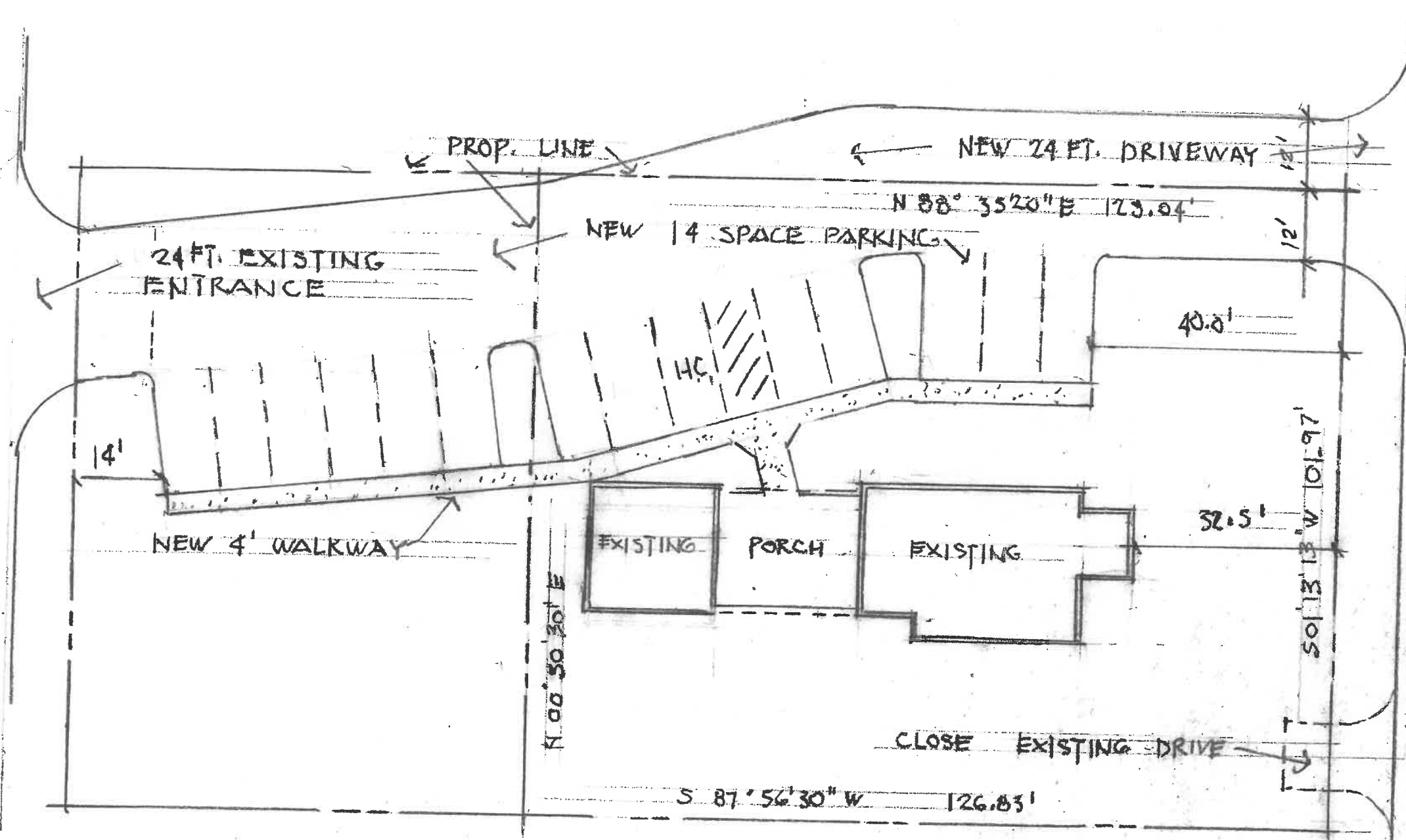
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Karen Porter*



MY COMMISSION EXPIRES 07/28/2026

900 BLOCK - N. ALAMO



917 N. GOLIAD



RAMSAY  
SCALE 1" = 20'  
DECEMBER 10, 2024  
r7ramsay@yahoo.com  
469-974-8589

SITE PLAN  
917 N. GOLIAD  
ROCKWALL TEXAS



11 Kislev 5785 / December 11, 2024

To Whom It May Concern:

## Chabad of Rockwall County

Rabbi Moishy Kalmenson  
Executive Director

Chana Kalmenson  
Co-Director

469-350-5735  
[info@jewishrockwall.com](mailto:info@jewishrockwall.com)

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

*Tzermach Moshe (Moishy) Kalmenson*  
Rabbi and Director  
Chabad of Rockwall County



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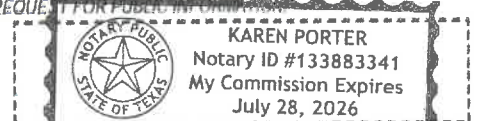
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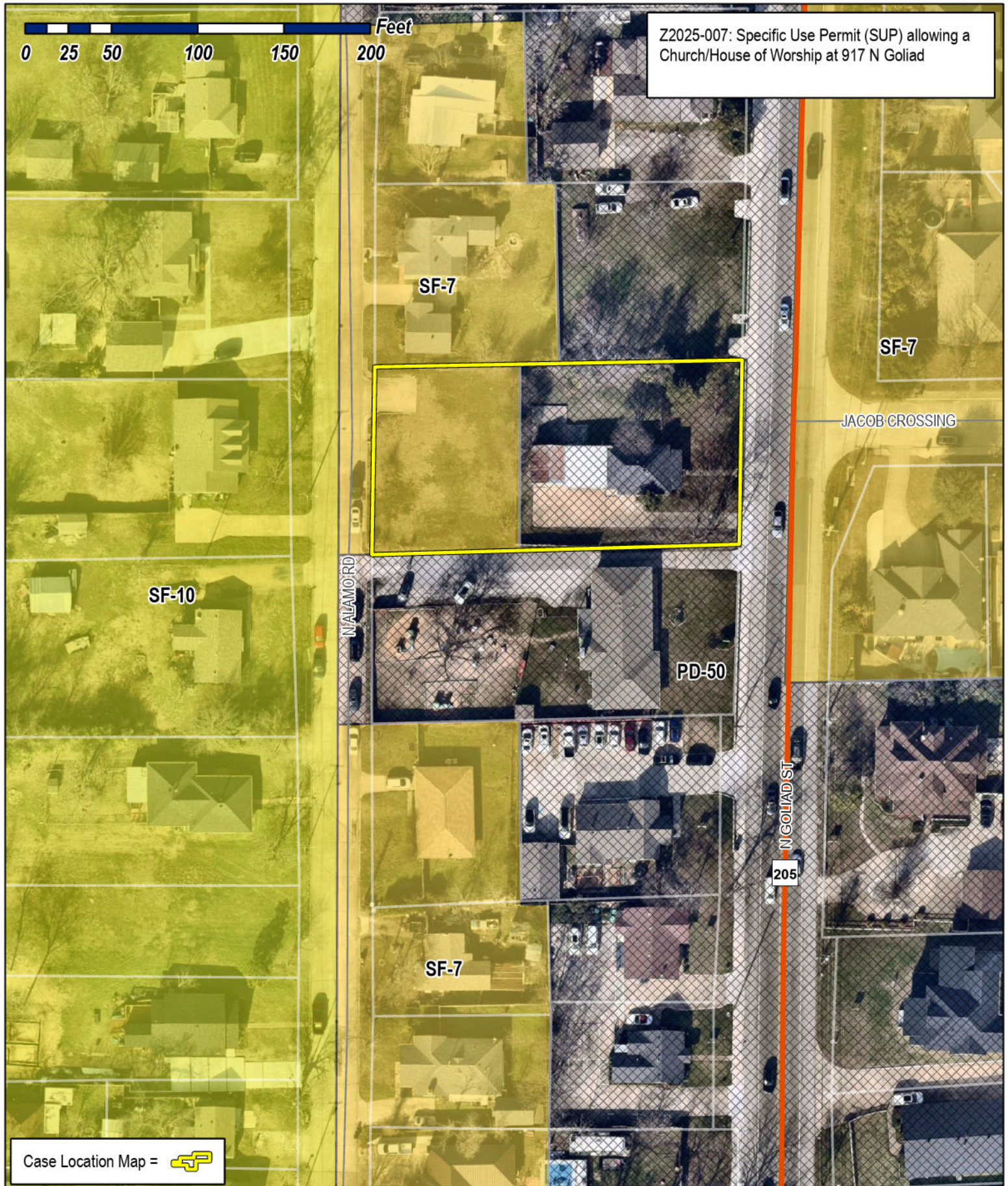
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026



## City of Rockwall

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

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

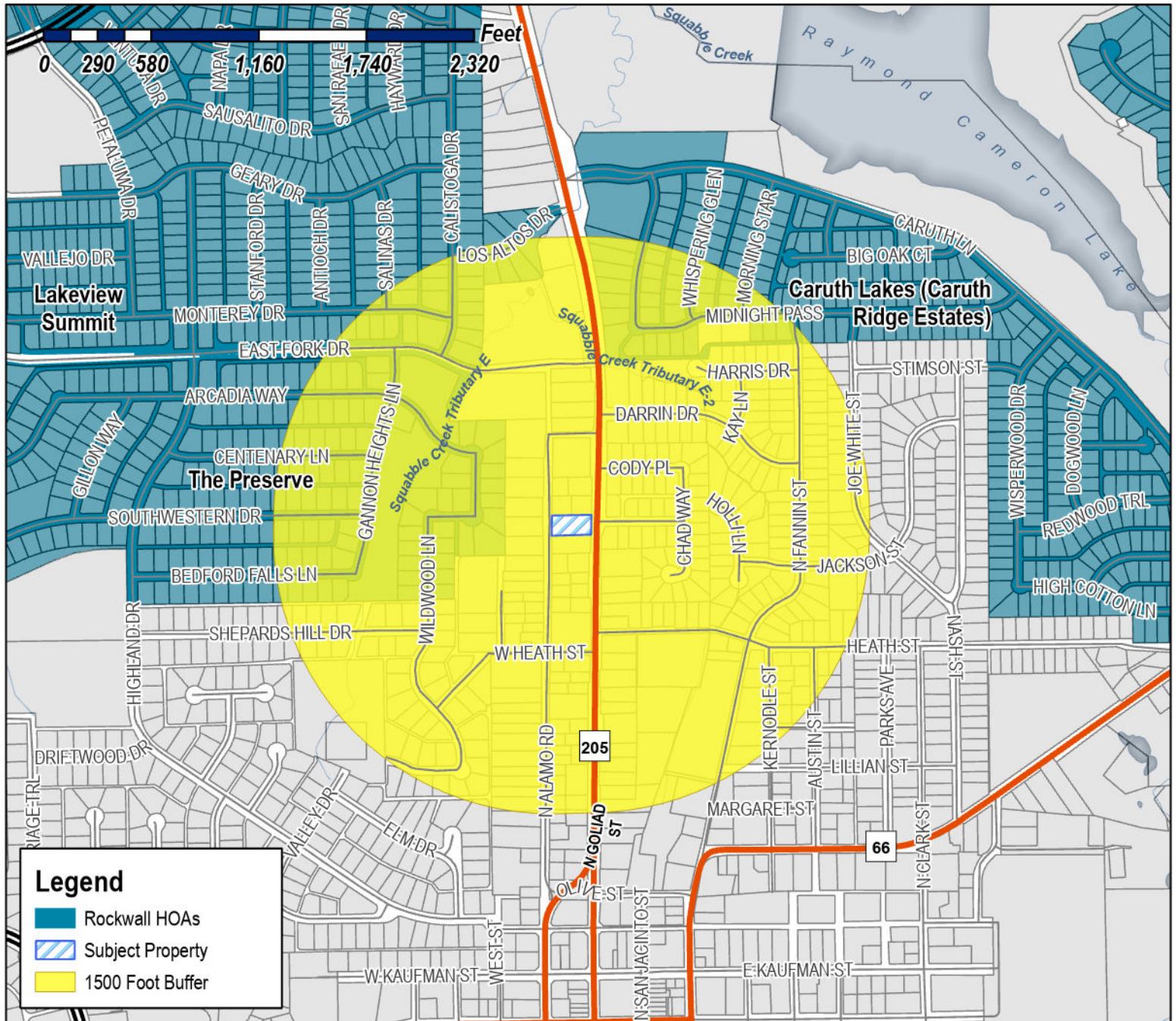




# City of Rockwall

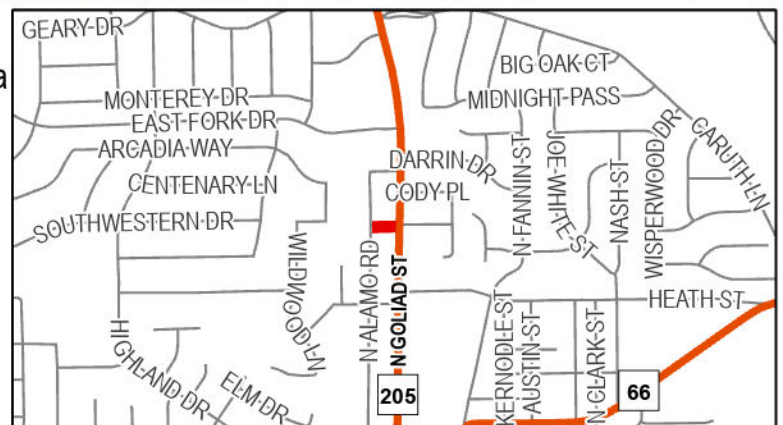
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**Case Number:** Z2025-007  
**Case Name:** Specific Use Permit (SUP) allowing a Church/ House of Worship  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 917 N. Goliad Street

**Date Saved:** 2/13/2025  
For Questions on this Case Call (972) 771-7745

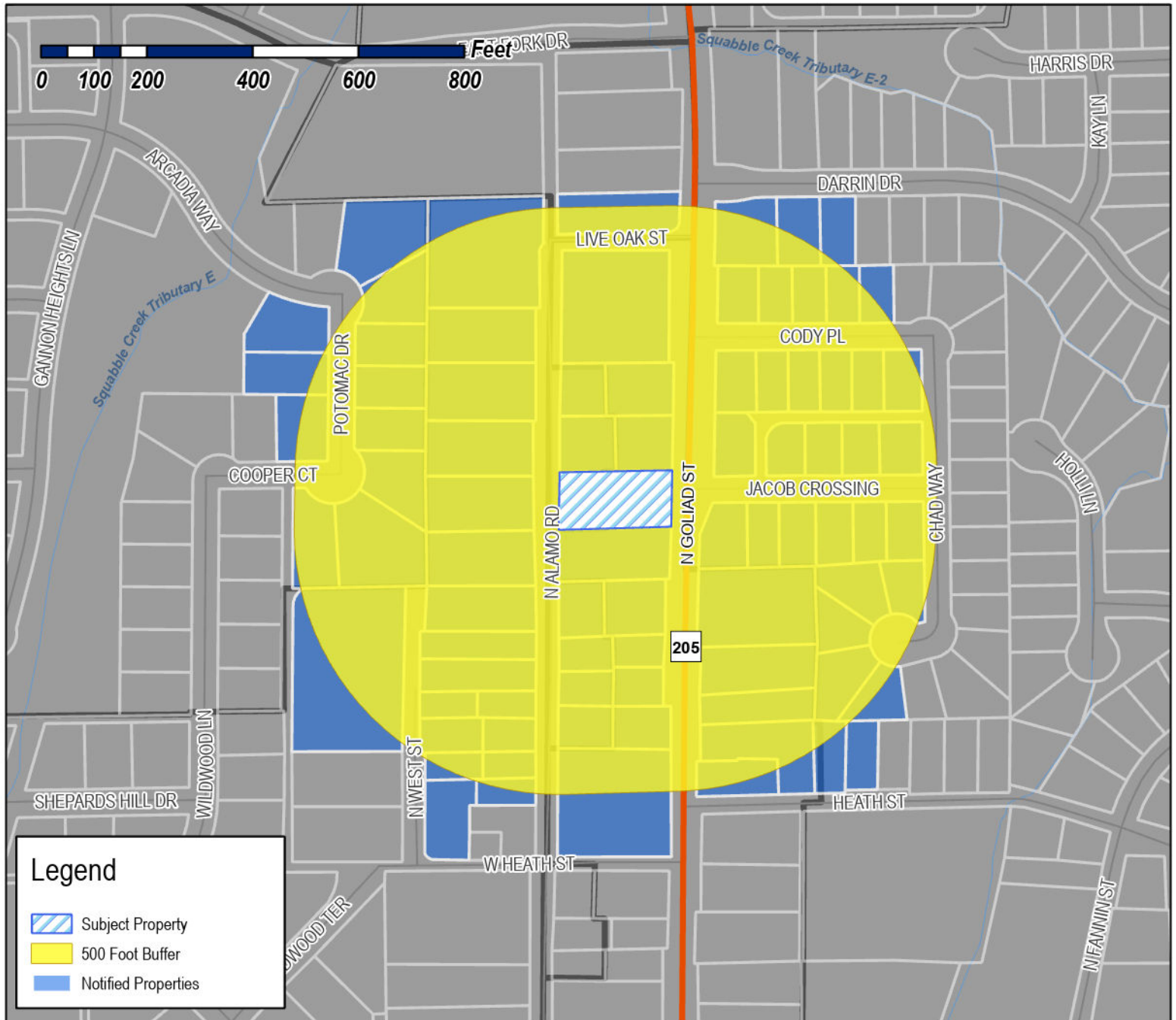




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**Case Number:** Z2025-007  
**Case Name:** Specific Use Permit (SUP) allowing a Church/ House of Worship  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 1917 N. Goliad Street

**Date Saved:** 2/13/2025

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



RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC  
14124 EDGECREST DR  
DALLAS, TX 75254

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

KEANE PARKER F  
199 Cody Pl  
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST  
CHRISTOPHER CHARLES SIEBERT & JANE M  
SIEBERT - TRUSTEES  
199 JACOB XING  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA  
206 Cody Pl  
Rockwall, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
211 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
212 JACOB CROSSING  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES  
2023 G J MATTINGLY REVOCABLE TRUST  
302 ARCADIA WAY  
ROCKWALL, TX 75087

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

CANUP DAVID & PATRICIA  
602 W RUSK ST  
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES  
750 Justin Rd  
Rockwall, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST  
DARREN WAYNE MCCULLEY & MICHELE JUNE  
MCCULLEY - CO-TRUSTEES  
837 POTOMAC DR  
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

ASHMOREX2 LLC  
902 N GOLIAD ST  
ROCKWALL, TX 75087

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

HAM JOSHUA L  
905 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC  
MANNY LOZANO  
906 N GOLIAD ST  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID  
908 N Alamo Rd  
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
911 N GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &  
DAVIS JOHN DANIEL & EMELIA SUZANNE  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
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RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS  
921 N Alamo Rd  
Rockwall, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHEL O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

PRINGLE PHYLLIS M  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

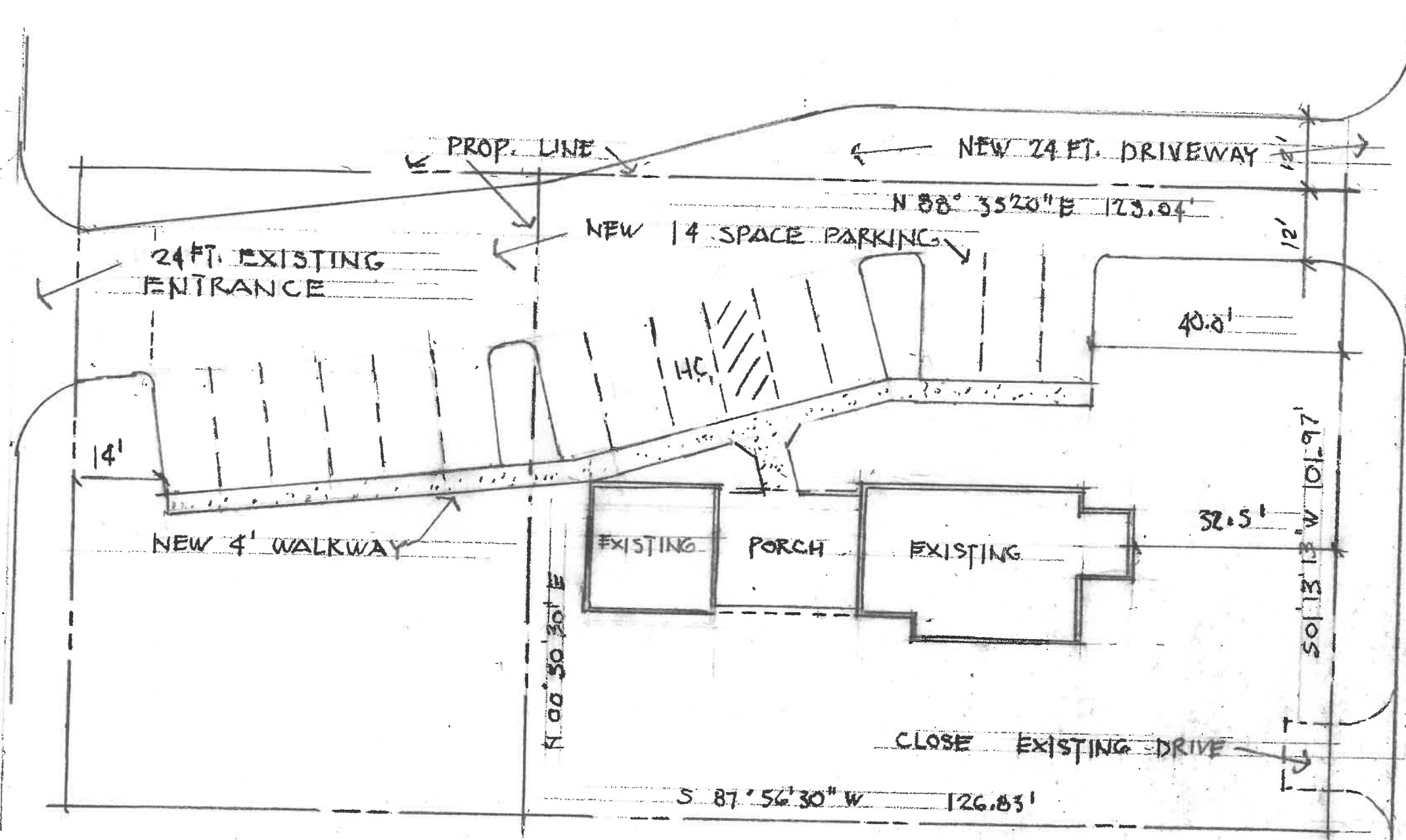
MCCROSKEY DEE DEE RAYE  
955 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
975 N ALAMO  
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

900 BLOCK - N. ALAMO



917 N. GOLIAD



RAMSAY  
SCALE 1" = 20'  
DECEMBER 10, 2024  
r7ramsay@yahoo.com  
469-974-8589

SITE PLAN  
917 N. GOLIAD  
ROCKWALL TEXAS



11 Kislev 5785 / December 11, 2024

To Whom It May Concern:

## Chabad of Rockwall County

Rabbi Moishy Kalmenson  
Executive Director

Chana Kalmenson  
Co-Director

469-350-5735  
[info@jewishrockwall.com](mailto:info@jewishrockwall.com)

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

*Tzermach Moshe (Moishy) Kalmenson*  
Rabbi and Director  
Chabad of Rockwall County

# PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-007  
PROJECT NAME: SUP for House of Worship at 917 & 918 N Goliad  
SITE ADDRESS/LOCATIONS: 917 N GOLIAD ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

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

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

- I.1 This is a request for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, and addressed as 917 N. Goliad Street.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (Z2025-007) in the lower right-hand corner of all pages on future submittals.
- I.4 If the requested SUP is approved, the following is an outline of the remaining development processes: (1) Site Plan, (2) Engineering, (3) Final Plat, (4) Building Permit.
- I.5 According to Subsection 02.02(C)(4), Institutional and Community Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Church/House of Worship is an "...facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination."
- I.6 The subject property is Planned Development District 50 (PD-50) for Residential Office (RO) land uses. In Planned Development District 50 (PD-50) the Church/House of Worship land use is permitted by Specific Use Permit (SUP). The SUP process allows "...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, the proposed Church/House of Worship is located at 917 N. Goliad Street and must be reviewed by the Planning and Zoning Commission and City Council to determine if the land use is appropriate for the proposed location.
- I.7 The existing single-family home will be required to all applicable non-residential building and fire code requirements.
- I.8 Based on the anticipated size (i.e. 10-20 attendees) of the House of Worship -- indicated in the applicant's letter -- and the size of the existing single-family home (i.e. 906 SF),

the provided concept plan appears to satisfy the Unified Development Code's (UDC) parking requirements (i.e. Office, 1 parking space per 300 SF; House of Worship, 1 per 4 seats). That being said, this will be reviewed at the time of site plan.

M.9 Please review the attached Draft Ordinance prior to the February 25, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2025.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.11 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

M.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

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

02/21/2025: General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Roadway, Water, Sewer)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention must be provided if increasing impervious area. Detention is based on property zoning, not use of specific area. Storm water cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently an existing 8" water main running along SH205 available for use if needed.

- All commercial sewer connections must be made by a proposed or existing manhole.
- There is currently an existing 10" in Alamo available for use if needed.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

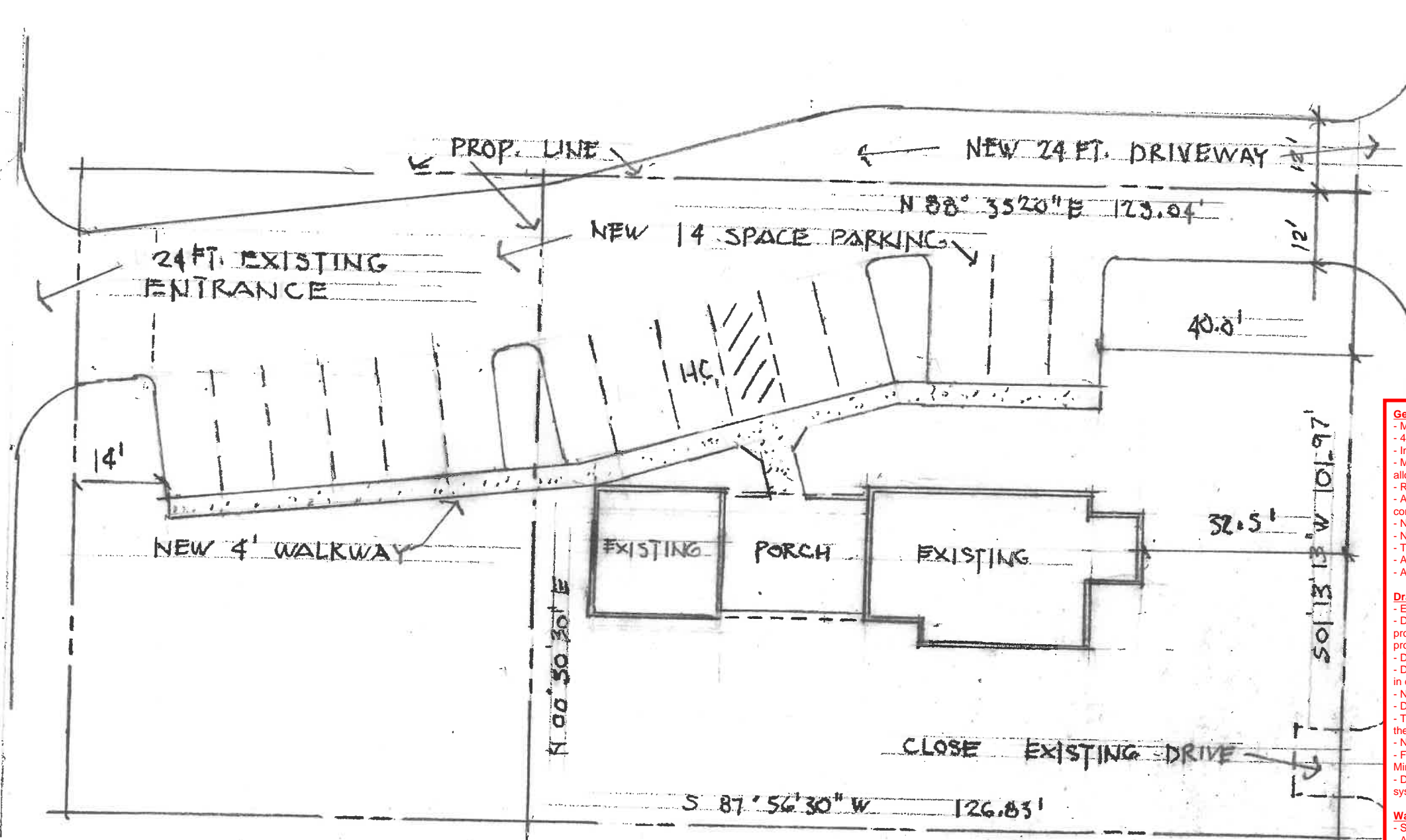
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive isles to be 24' wide.
- Fire lane (if needed) 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.
- Fire lane (if needed) to be in a platted easement.
- Fire lane (if needed) to end in a fire department approved turn around.
- Culverts (if needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.
- Access easement will be required from adjacent property owner.
- Existing driveway will have to be removed.
- Must install 5' sidewalk along Alamo

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".
- No landscape berms shall be located on top of City utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved
No Comments			

900 BLOCK - N. ALAMO



RAMSAY  
SCALE 1" = 20'  
DECEMBER 10, 2024  
r7ramsay@yahoo.com  
469-974-8589

SITE PLAN  
917 N. GOLIAD  
ROCKWALL TEXAS

- General Items:**
- Must meet City's 2023 Standards of Design and Construction Manual
  - 4% Engineering Inspection Fees
  - Impact Fees (Roadway, Water, Sewer)
  - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
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  - Detention must be provided if increasing impervious area. Detention is based on property zoning, not use of specific area. Storm water cannot increase off the property.
  - Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
  - Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
  - No water or sewer lines can be in detention easement.
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  - No grate inlets allowed.
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  - Dumpster areas shall drain to an oil/water spectator and then into the storm system.
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  - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - There is currently an existing 8" water main running along SH205 available for use if needed.
  - All commercial sewer connections must be made by a proposed or existing manhole.
  - There is currently an existing 10" in Alamo available for use if needed.
  - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
  - Min 20' utility easements.
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  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10'.
  - No landscape berms shall be located on top of City utilities.



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **917 N Goliad / 918 N Alamo Rockwall, TX 75087**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **N Goliad Corridor**

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

CURRENT ZONING **PD 50**

CURRENT USE **R/O**

PROPOSED ZONING

PROPOSED USE **SUP for House of Worship**

ACREAGE **.31/2**

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

☐ APPLICANT

CONTACT PERSON **Tzemach Moshe Kalmenson**

CONTACT PERSON

ADDRESS **1950 Hidden Valley**

ADDRESS

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP

PHONE **469-350-5735**

PHONE

E-MAIL **rabbi@jewishrockwall.com**

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

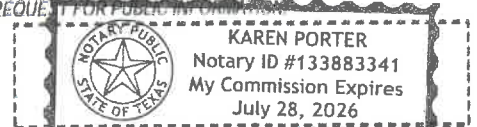
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tzemach Kalmenson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

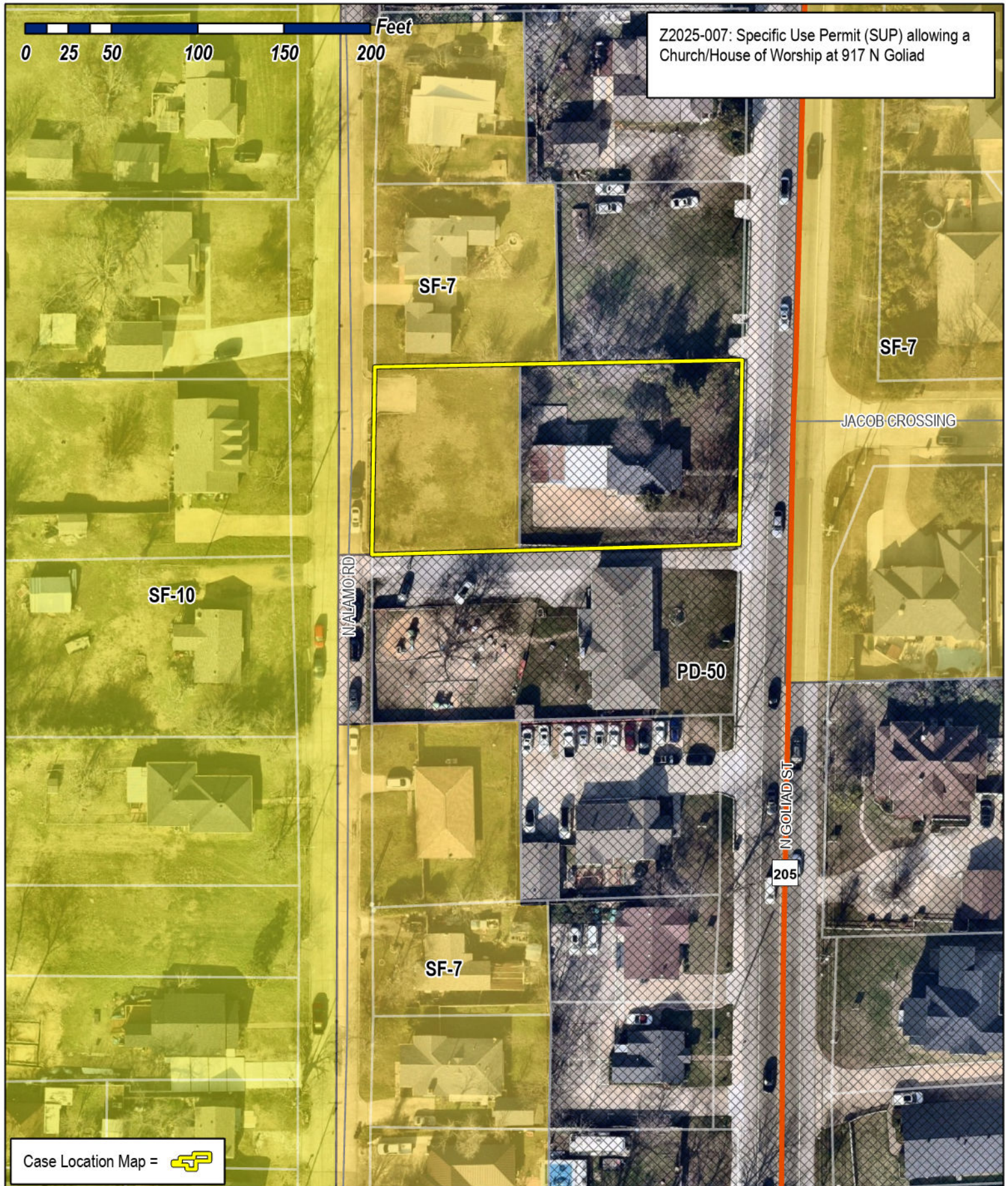
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026



## City of Rockwall

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

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

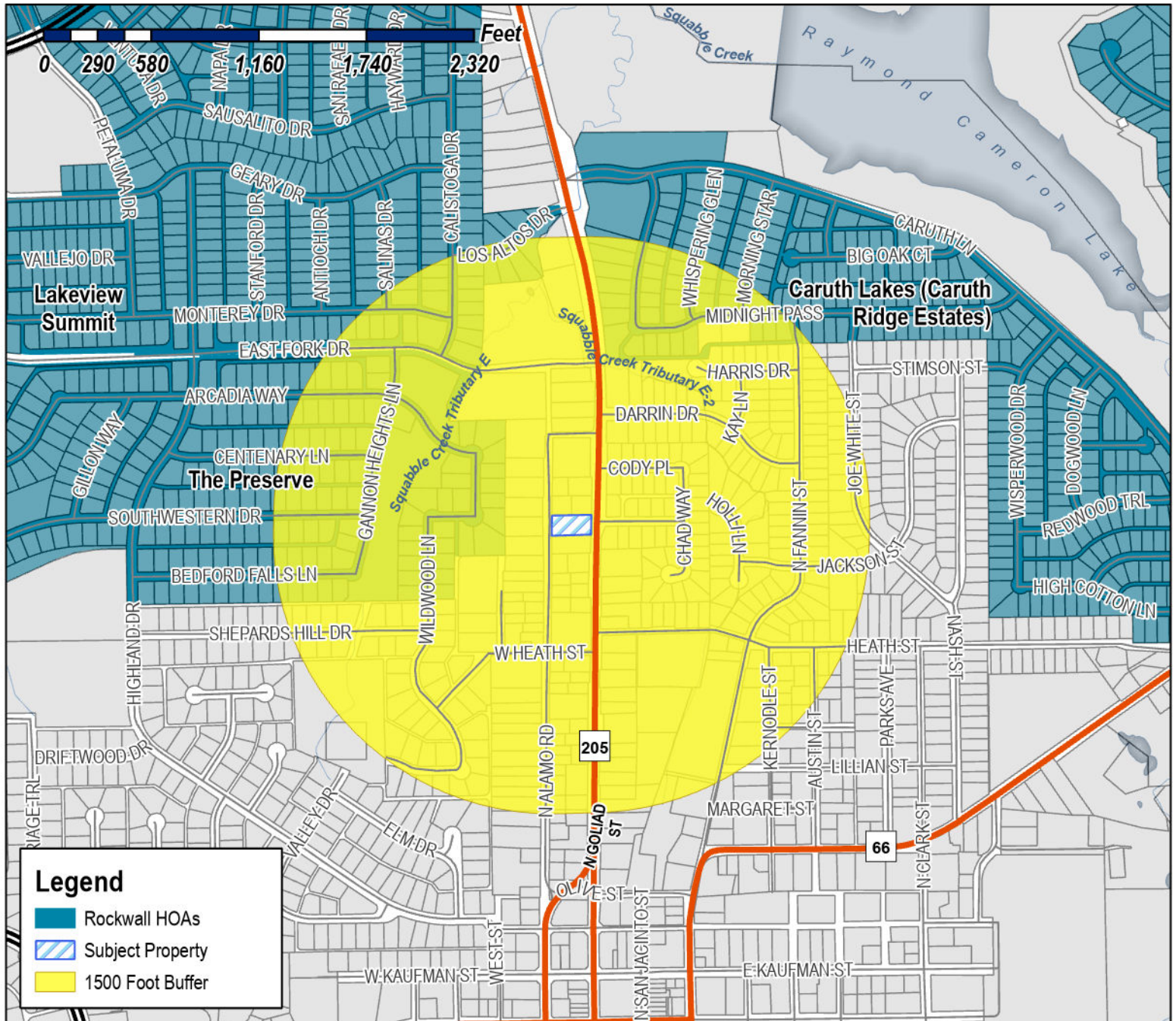




# City of Rockwall

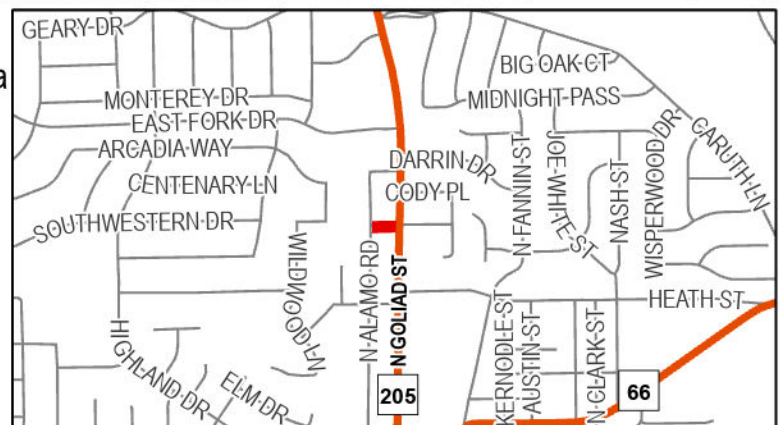
Planning & Zoning Department  
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**Case Number:** Z2025-007  
**Case Name:** Specific Use Permit (SUP) allowing a Church/ House of Worship  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 917 N. Goliad Street

**Date Saved:** 2/13/2025  
For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program {Z2025-007}  
**Date:** Thursday, February 20, 2025 3:43:55 PM  
**Attachments:** [HOA Map \(02.13.2025\).pdf](#)  
[Public Notice \(02.18.2025\).pdf](#)

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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 will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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>.

-  
Z2025-007: SUP to allow a Church/ House of Worship

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

Thank you,

*Melanie Zavala*

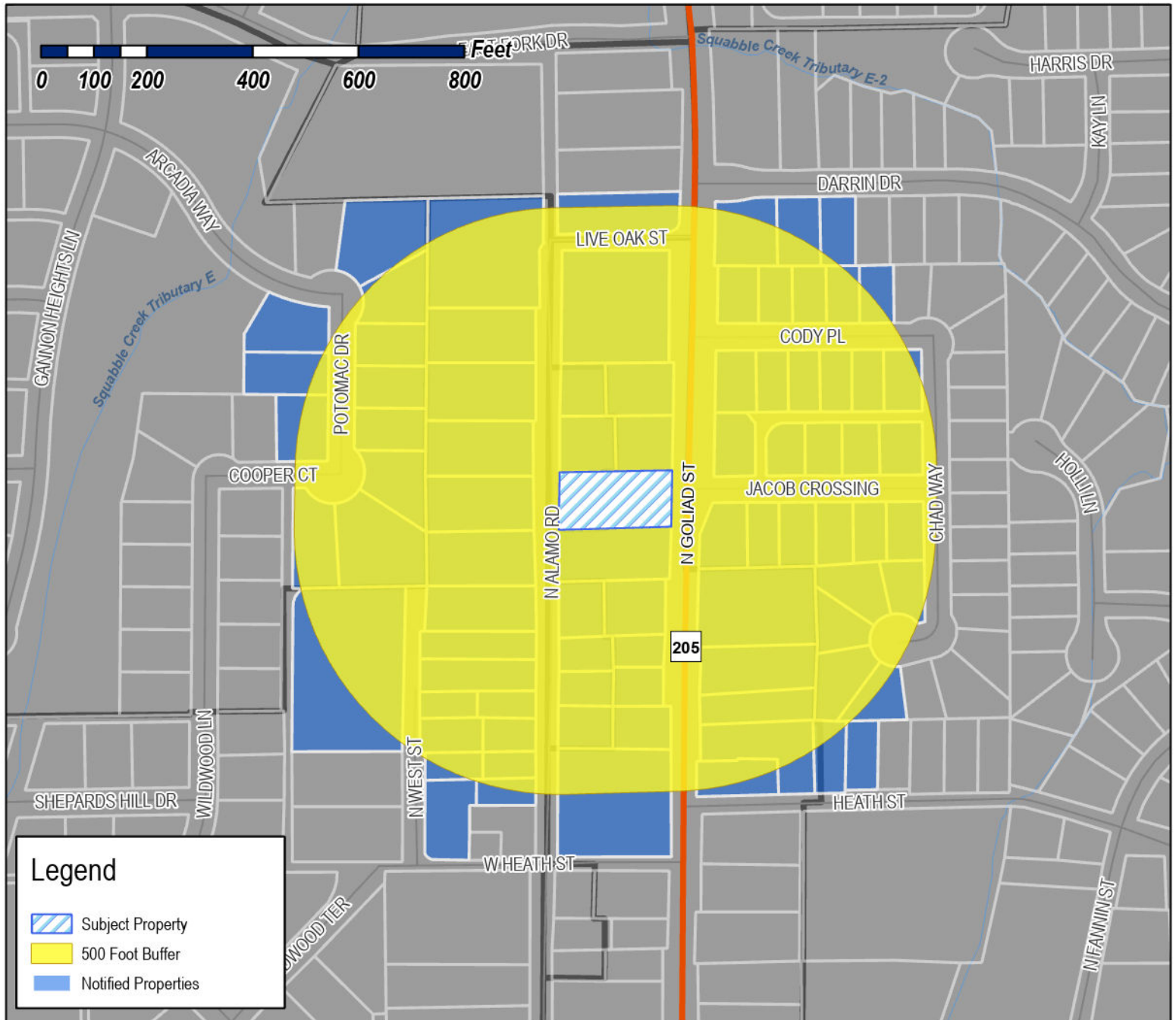
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2025-007  
**Case Name:** Specific Use Permit (SUP) allowing a Church/ House of Worship  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 1917 N. Goliad Street

**Date Saved:** 2/13/2025

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



RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC  
14124 EDGECREST DR  
DALLAS, TX 75254

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

KEANE PARKER F  
199 Cody Pl  
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST  
CHRISTOPHER CHARLES SIEBERT & JANE M  
SIEBERT - TRUSTEES  
199 JACOB XING  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA  
206 Cody Pl  
Rockwall, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
211 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
212 JACOB CROSSING  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES  
2023 G J MATTINGLY REVOCABLE TRUST  
302 ARCADIA WAY  
ROCKWALL, TX 75087

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

CANUP DAVID & PATRICIA  
602 W RUSK ST  
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES  
750 Justin Rd  
Rockwall, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST  
DARREN WAYNE MCCULLEY & MICHELE JUNE  
MCCULLEY - CO-TRUSTEES  
837 POTOMAC DR  
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

ASHMOREX2 LLC  
902 N GOLIAD ST  
ROCKWALL, TX 75087

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

HAM JOSHUA L  
905 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC  
MANNY LOZANO  
906 N GOLIAD ST  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID  
908 N Alamo Rd  
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
911 N GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &  
DAVIS JOHN DANIEL & EMELIA SUZANNE  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS  
921 N Alamo Rd  
Rockwall, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHEL O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

PRINGLE PHYLLIS M  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE  
955 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
975 N ALAMO  
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

# 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:

## **Z2025-007: SUP for a Church/House of Worship**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, 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, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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:

**Henry Lee**  
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, March 17, 2025 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. Z2025-007: SUP for a Church/ 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.

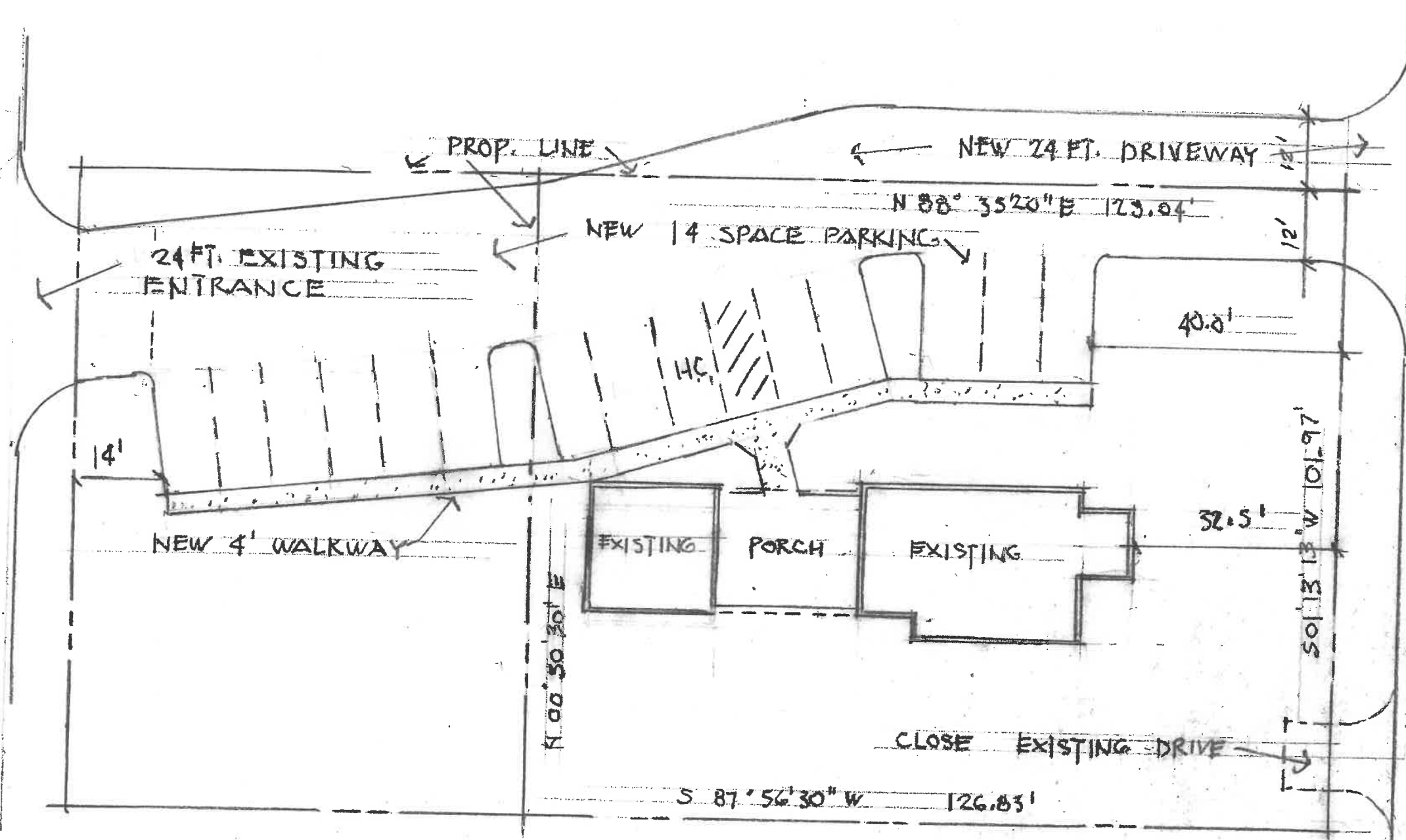
Name:

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](#)

900 BLOCK - N. ALAMO



917 N. GOLIAD



RAMSAY  
SCALE 1" = 20'  
DECEMBER 10, 2024  
r7ramsay@yahoo.com  
469-974-8589

SITE PLAN  
917 N. GOLIAD  
ROCKWALL TEXAS



11 Kislev 5785 / December 11, 2024

To Whom It May Concern:

## Chabad of Rockwall County

Rabbi Moishy Kalmenson  
Executive Director

Chana Kalmenson  
Co-Director

469-350-5735  
[info@jewishrockwall.com](mailto:info@jewishrockwall.com)

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

*Tzermach Moshe (Moishy) Kalmenson*  
Rabbi and Director  
Chabad of Rockwall County

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND 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 AN CHURCH/HOUSE OF WORSHIP ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, 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 Planned Development District 50 (PD-50) [Ordinance No. 25-07] 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 Planned Development District 50 (PD-50) [Ordinance No. 25-07] and 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* as stipulated by 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 used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 50 (PD-50) [Ordinance No. 25-07] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; and Subsection 04.02, *Residential Office (RO) 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 may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.
- 2) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, 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 the 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 7<sup>th</sup> DAY OF APRIL, 2025.**

Trace Johannesen, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 17, 2025

2<sup>nd</sup> Reading: April 7, 2025

**Exhibit 'A':**  
**Location Map**

LEGAL DESCRIPTION: Block 29 of the Gardner Addition  
ADDRESS: 917 N. Goliad Street

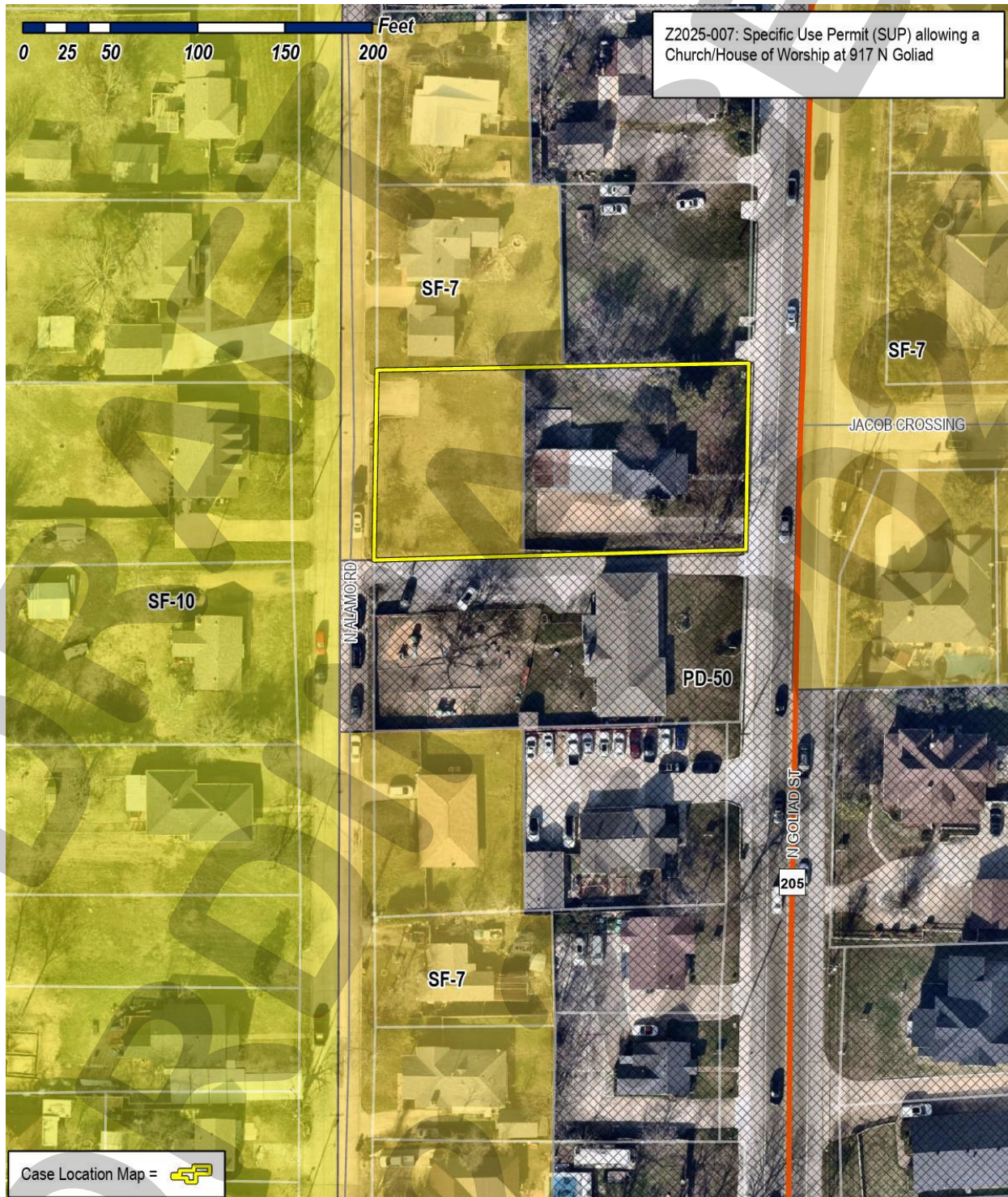
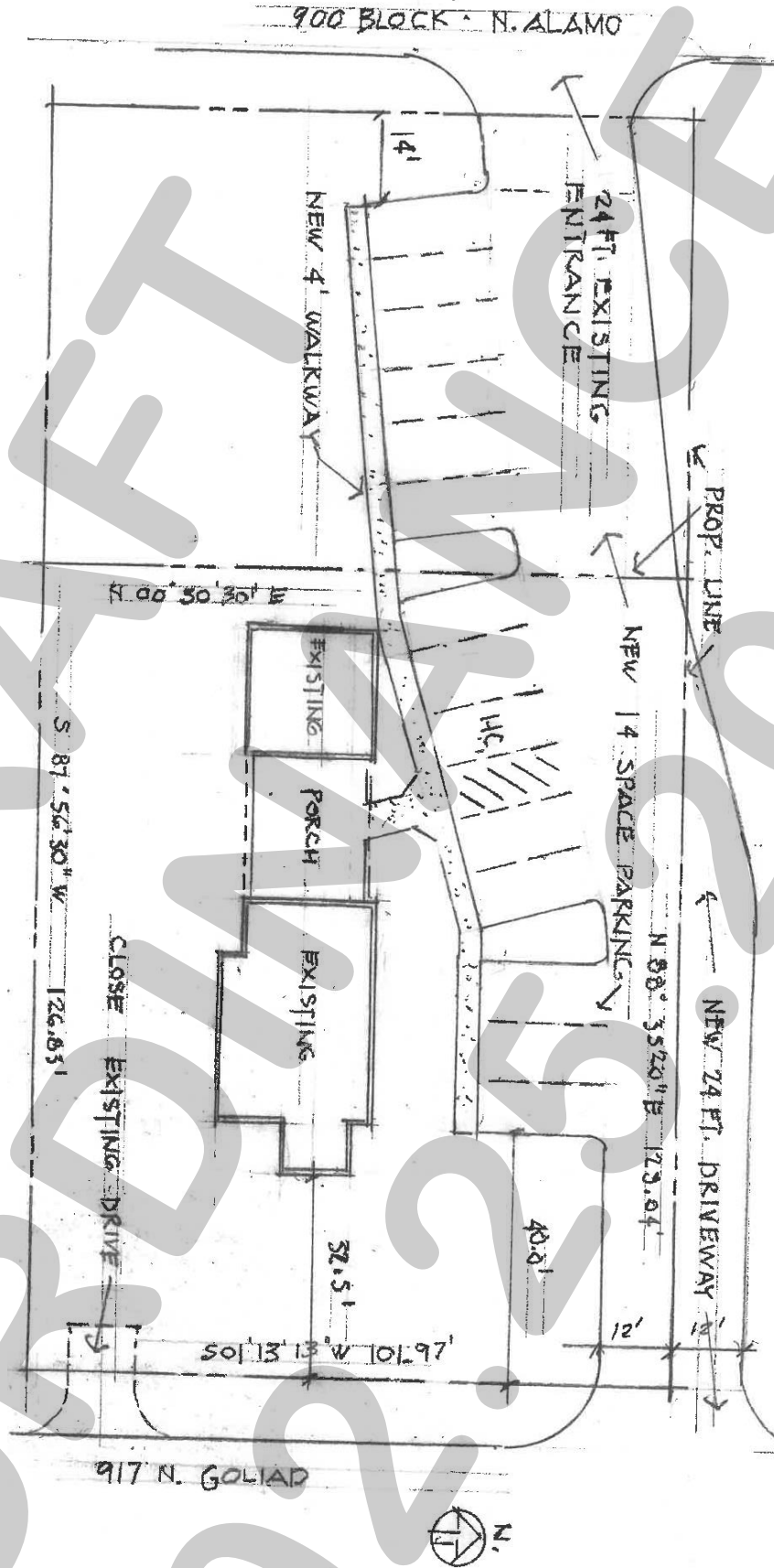


Exhibit 'B':  
Concept Plan





# 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](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Planning and Zoning Commission

**DATE:** March 11, 2025

**APPLICANT:** Tzemach Moshe Kalmenson

**CASE NUMBER:** Z2025-007; *Specific Use Permit for a Church/House of Worship at 917 N. Goliad Street*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

### **BACKGROUND**

Based on the Historic Sanborn Maps, the subject property was annexed sometime between April 1934 and June 20, 1959. According to the Rockwall County Appraisal District (RCAD) there is a 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport located on the subject property. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. This zoning designation changed to a Single-Family 3 (SF-3) District sometime between January 3, 1972 and January 22, 1982 based on the City's historic zoning maps. The zoning designation of the subject property again changed from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 22, 1982 and May 16, 1983 based on the City's historic zoning maps. On August 20, 2007, the City Council approved a zoning change [*Case No. Z2007-018; Ordinance No. 07-29*] that incorporate the subject property into Planned Development District 50 (PD-50). Since the property has been within Planned Development District 50 (PD-50), the ordinance has been amended four (4) times [*Ordinance No. 16-15, 17-19, 23-60, & 25-07*] in order to establish new permitted uses within the district. The last amendment was approved on February 3, 2025 [*i.e. Case No. Z2024-060; Ordinance No. 25-07*] by the City Council. This amendment to the Planned Development District updated the permitted land uses to allow a *Church/House of Worship* by Specific Use Permit (SUP).

### **PURPOSE**

The applicant -- *Tzemach Moshe Kalmenson* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Church/House of Worship* within Planned Development District 50 (PD-50) on the subject property.

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

The subject property is addressed as 917 N. Goliad Street. The land uses adjacent to the subject property are as follows:

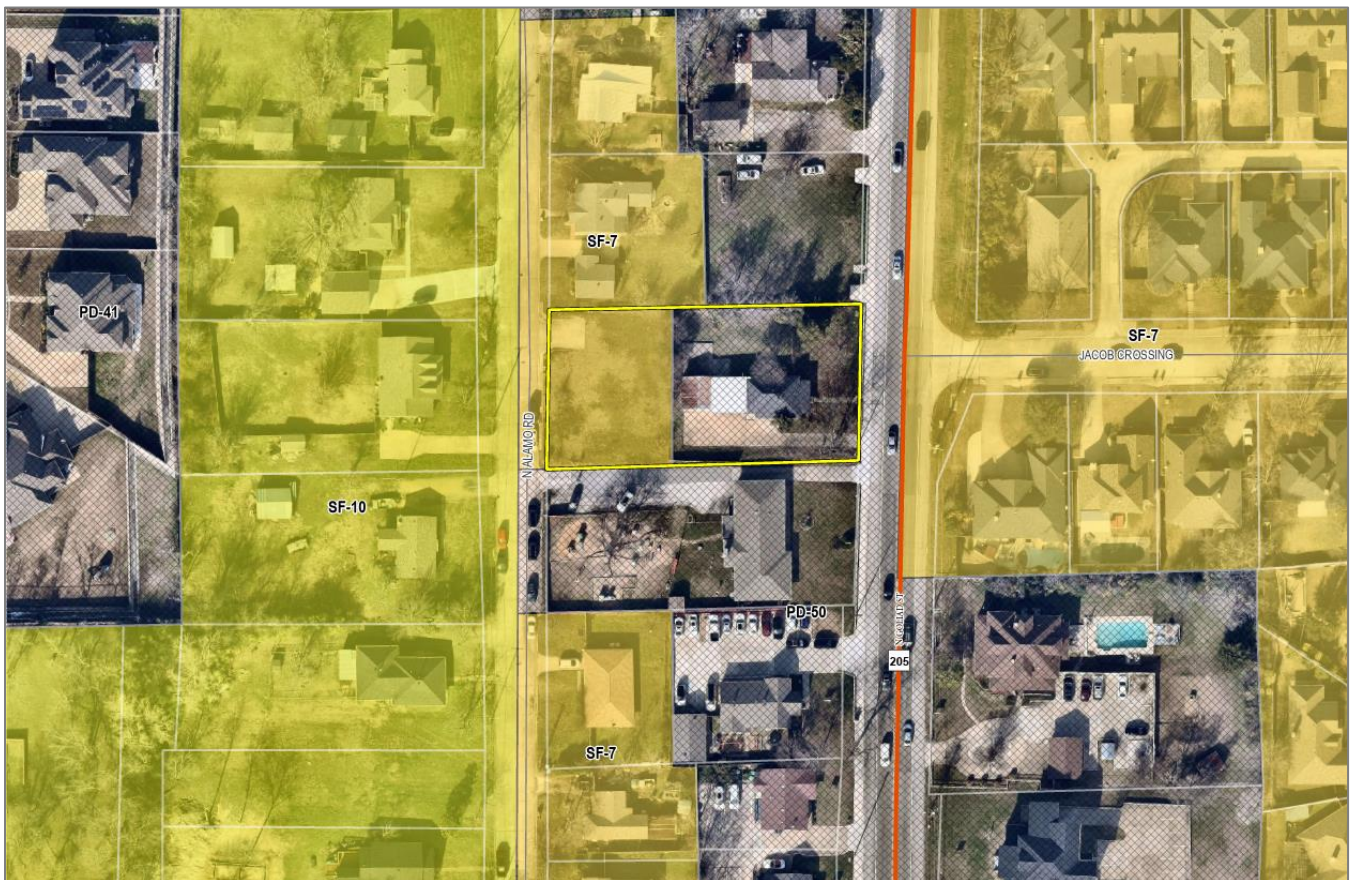
North: Directly north of the subject property is a vacant 0.257-acre parcel of land (*i.e. Lot 2, Block A, Rakich Addition*). Beyond this is a 0.31-acre parcel of land (*i.e. Block 32 of the Garner Addition*) developed with 2,320 SF single-family home. Following this is a 1.00-acre parcel of land (*i.e. Lot 1, Block A, Isaac Pena Addition*) developed with a 4,471 SF *Office Building*. North of this is Live Oak Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

South: Directly south of the subject property are four (4) parcels of land (i.e. Part of Block 29 of the Garner Addition; Lot 3, Block 3, Adams Addition; Lot 1, Block 1, Misty Addition; Lot 1, Block 1, Henry Addition) developed with non-residential land uses (i.e. Daycare and Office). Beyond this are two (2) vacant parcels of land (i.e. Block 26 and part of Block 27 of the Garner Addition). Following this is W. Heath Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is classified as a A5D (i.e. arterial, five [5] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the North Town Addition, which is comprised of 41 single-family homes that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is N. Alamo Road, which is classified as a Minor Collector on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.4940-acre parcel of land (i.e. Lot 1 of the Jayroe Addition) developed with a 1,988 SF single-family home zoned Single-Family 10 (SF-10) District. Following this is Phase 1 of the Preserve Subdivision, which is comprised of 135 single-family homes that are zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for a *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport situated on the subject property. The applicant's letter details that the subject property is intended to be used as a "... sanctuary space ... for weekly services ..."

10-20 people. In addition, the applicant has indicated to staff that the intent of this property is to serve the current needs of the organization. The proposed concept plan details the proposed locations for parking and the existing access drives on N. Goliad Street and N. Alamo Road.

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

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” In this case, the applicant's proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* is not permitted in a Residential Office (RO) District; however, given that the subject property is located within Planned Development District 50 (PD-50) the *Church/House of Worship* land use is permitted by Specific Use Permit (SUP). The Planned Development District 50 (PD-50) ordinance was recently amended [*i.e.* Case No. Z2024-060; Ordinance No. 25-07] to permit the *Church/House of Worship* land use by Specific Use Permit (SUP) at the request of the applicant. This was done to acknowledge that the *Church/House of Worship* land use is may be appropriate within PD-50, but the City Council should have discretionary oversight with regard to this land use and its impacts on PD-50.

### **STAFF ANALYSIS**

In review of the proposed concept plan, it appears that the proposed parking field should accommodate the parking requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC); however, this will be finalized at the time of site plan. In addition, the concept plan indicates the southern driveway will be removed and a shared access drive will be utilized as the primary access point from N. Goliad Street. The applicant will be required to install this driveway and plat this as a cross-access easement. The concept plan also shows that the rear access drive onto N. Alamo Road will be utilized. The City Council -- *following a recommendation from the Planning and Zoning Commission* -- should consider the implications of allowing a non-residential land use to use a roadway that primarily serves single-family homes. With this being said, N. Alamo Road is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, and there are three (3) other non-residential properties that have access off of N. Alamo Road. The approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the Downtown District. This district includes the *North Goliad Corridor*, otherwise known as Planned Development District 50 (PD-50). The OURHometown Vision 2040 Comprehensive Plan describes the Downtown District as “... a unique Live/Work corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City.” In this case, the applicant is requesting to convert a single-family home into a *Church/House of Worship*. Given that the applicant intends to adaptively reuse the single-family home, and not change the building footprint or the exterior of the building, it appears that the intent of the *North Goliad Corridor* is maintained. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On February 21, 2025, staff mailed 109 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Preserve, Caruth Lakes, and Lakeview Summit Homeowner's Association (HOA), which are the only HOAs 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 this time, staff has not received any notices in regard 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* within Planned Development District 50 (PD-50), 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 SUP ordinance and which are detailed as follows:
  - (a) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of the SUP ordinance; and
  - (b) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy (CO).
- (2) Any construction resulting from the approval of this zoning change 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.



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **917 N Goliad / 918 N Alamo Rockwall, TX 75087**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **N Goliad Corridor**

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

CURRENT ZONING **PD 50**

CURRENT USE

**R/O**

PROPOSED ZONING

PROPOSED USE

**SUP for House of Worship**

ACREAGE **.31/2**

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

☐ APPLICANT

CONTACT PERSON **Tzemach Moshe Kalmenson**

CONTACT PERSON

ADDRESS **1950 Hidden Valley**

ADDRESS

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP

PHONE **469-350-5735**

PHONE

E-MAIL **rabbi@jewishrockwall.com**

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

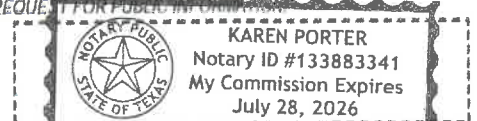
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tzemach Kalmenson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

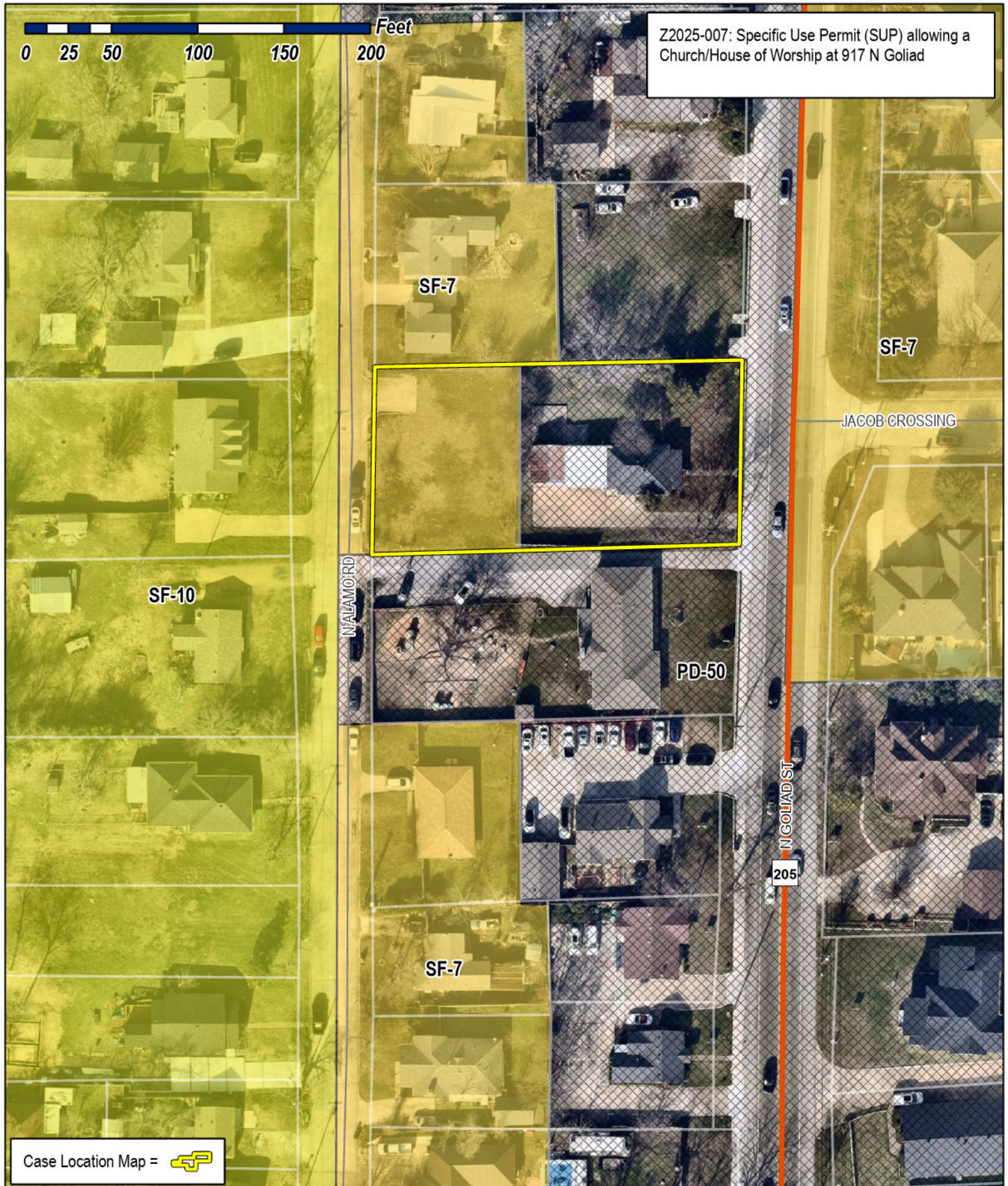
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026



## City of Rockwall

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

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

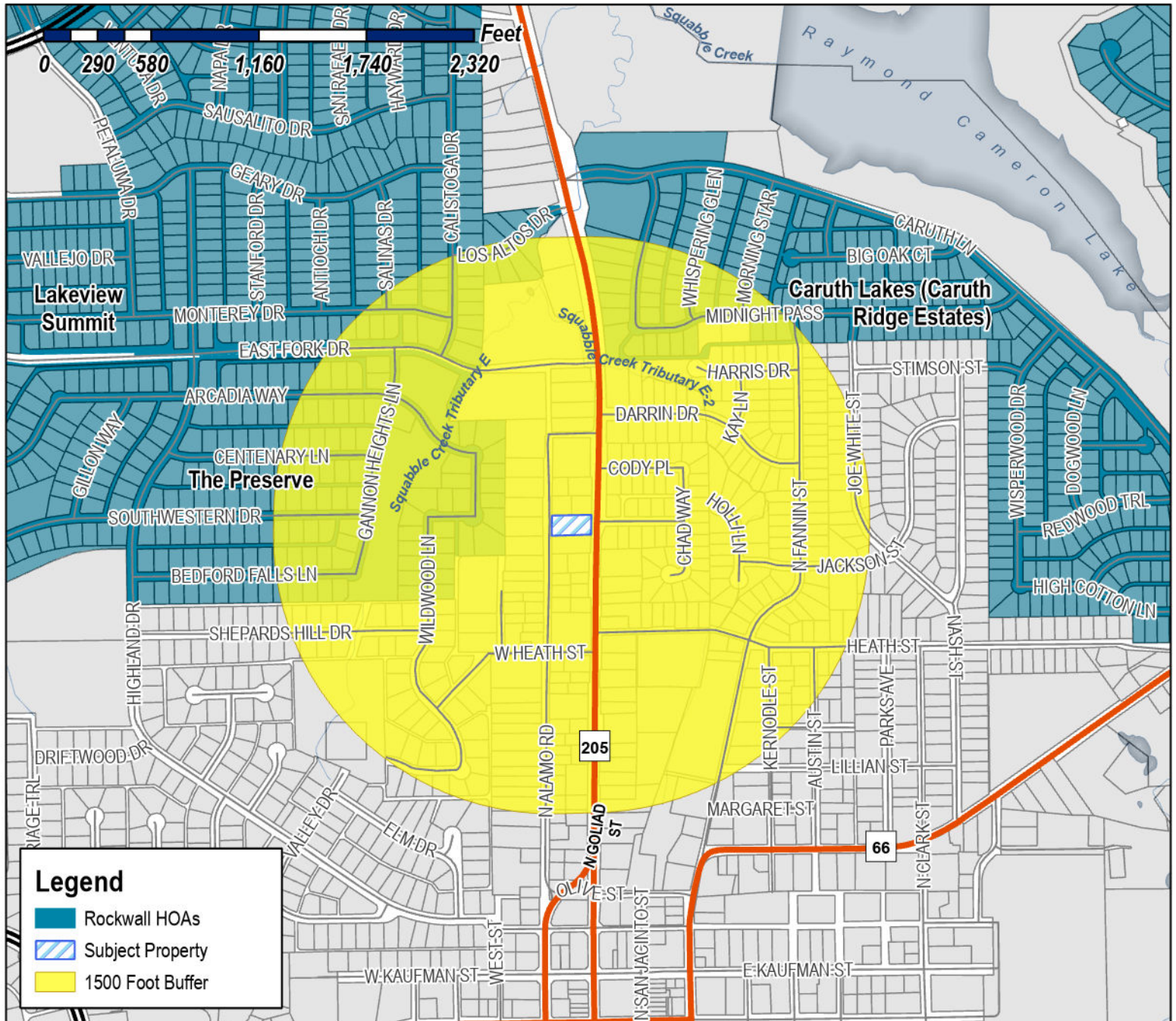




# City of Rockwall

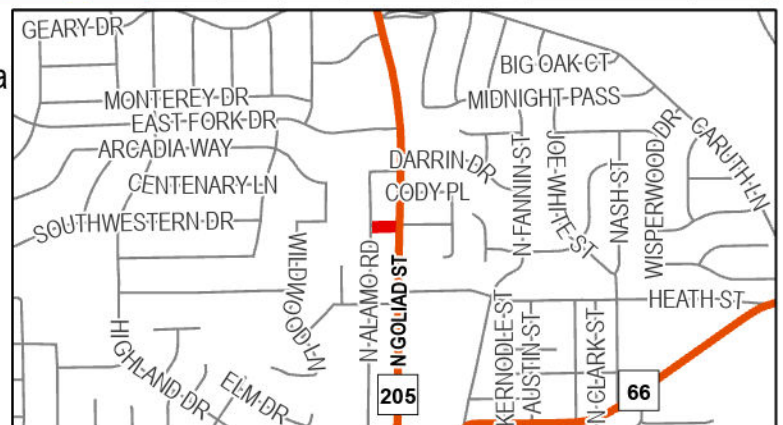
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2025-007  
**Case Name:** Specific Use Permit (SUP) allowing a Church/ House of Worship  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 917 N. Goliad Street

**Date Saved:** 2/13/2025  
For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program {Z2025-007}  
**Date:** Thursday, February 20, 2025 3:43:55 PM  
**Attachments:** [HOA Map \(02.13.2025\).pdf](#)  
[Public Notice \(02.18.2025\).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 will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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>.

-  
Z2025-007: SUP to allow a Church/ House of Worship

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC  
14124 EDGECREST DR  
DALLAS, TX 75254

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

KEANE PARKER F  
199 Cody Pl  
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST  
CHRISTOPHER CHARLES SIEBERT & JANE M  
SIEBERT - TRUSTEES  
199 JACOB XING  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA  
206 Cody Pl  
Rockwall, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
211 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
212 JACOB CROSSING  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES  
2023 G J MATTINGLY REVOCABLE TRUST  
302 ARCADIA WAY  
ROCKWALL, TX 75087

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

CANUP DAVID & PATRICIA  
602 W RUSK ST  
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES  
750 Justin Rd  
Rockwall, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST  
DARREN WAYNE MCCULLEY & MICHELE JUNE  
MCCULLEY - CO-TRUSTEES  
837 POTOMAC DR  
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

ASHMOREX2 LLC  
902 N GOLIAD ST  
ROCKWALL, TX 75087

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

HAM JOSHUA L  
905 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC  
MANNY LOZANO  
906 N GOLIAD ST  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID  
908 N Alamo Rd  
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
911 N GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &  
DAVIS JOHN DANIEL & EMELIA SUZANNE  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS  
921 N Alamo Rd  
Rockwall, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHEL O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

PRINGLE PHYLLIS M  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE  
955 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
975 N ALAMO  
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

# 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:

## **Z2025-007: SUP for a Church/House of Worship**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, 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, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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:

**Henry Lee**  
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, March 17, 2025 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. Z2025-007: SUP for a Church/ 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.

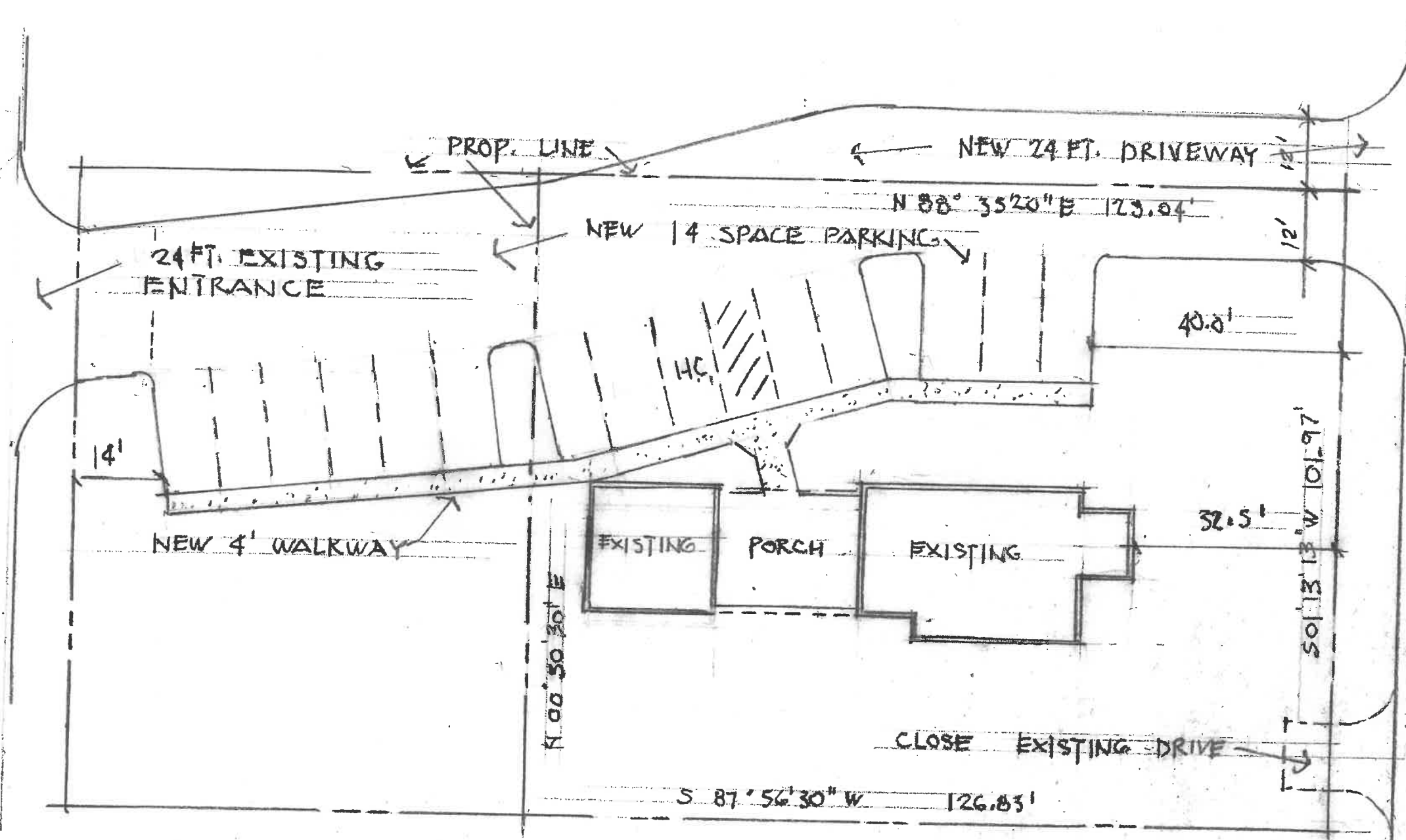
Name:

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](#)

900 BLOCK - N. ALAMO



917 N. GOLIAD



RAMSAY  
SCALE 1" = 20'  
DECEMBER 10, 2024  
r7ramsay@yahoo.com  
469-974-8589

SITE PLAN  
917 N. GOLIAD  
ROCKWALL TEXAS



11 Kislev 5785 / December 11, 2024

To Whom It May Concern:

## Chabad of Rockwall County

Rabbi Moishy Kalmenson  
Executive Director

Chana Kalmenson  
Co-Director

469-350-5735  
[info@jewishrockwall.com](mailto:info@jewishrockwall.com)

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

*Tzermach Moshe (Moishy) Kalmenson*  
Rabbi and Director  
Chabad of Rockwall County

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND 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 AN CHURCH/HOUSE OF WORSHIP ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, 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 Planned Development District 50 (PD-50) [Ordinance No. 25-07] 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 Planned Development District 50 (PD-50) [Ordinance No. 25-07] and 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* as stipulated by 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 used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 50 (PD-50) [Ordinance No. 25-07] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; and Subsection 04.02, *Residential Office (RO) 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 may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.
- 2) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, 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 the 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 7<sup>th</sup> DAY OF APRIL, 2025.**

Trace Johannesen, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 17, 2025

2<sup>nd</sup> Reading: April 7, 2025

**Exhibit 'A':**  
**Location Map**

LEGAL DESCRIPTION: Block 29 of the Gardner Addition  
ADDRESS: 917 N. Goliad Street

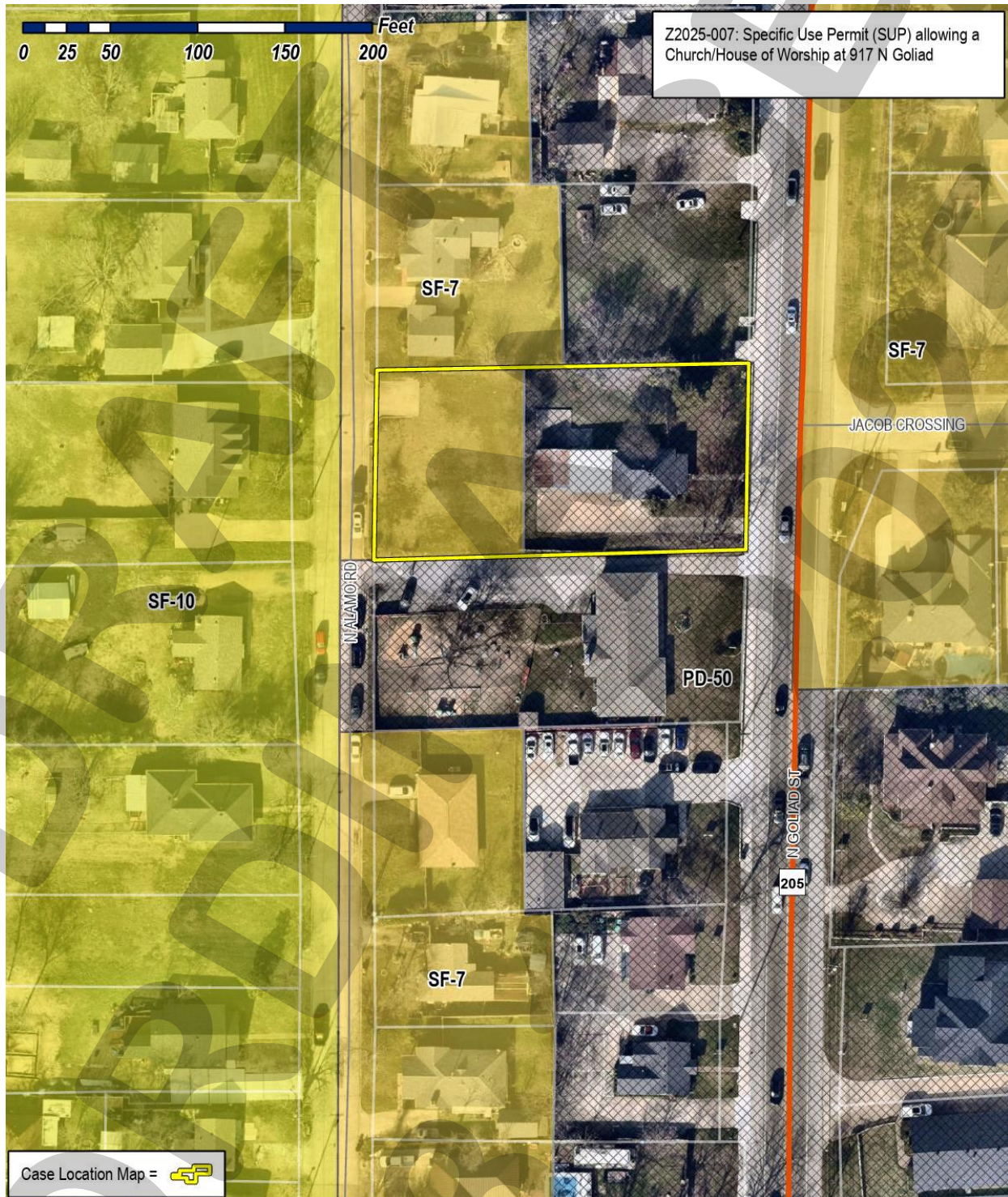
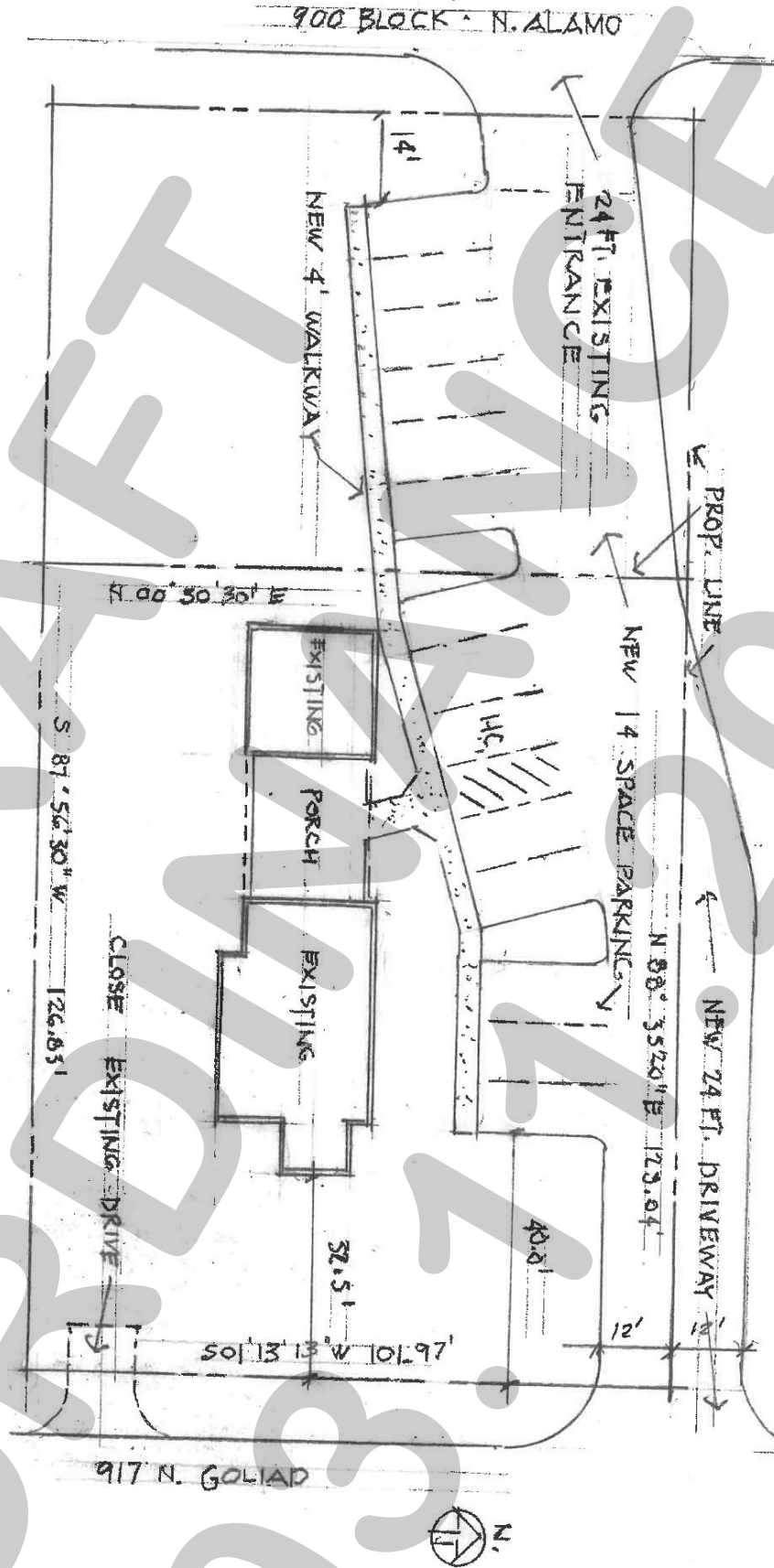


Exhibit 'B':  
Concept Plan





# 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

---

**TO:** Mayor and City Council  
**DATE:** March 17, 2025  
**APPLICANT:** Tzemach Moshe Kalmenson  
**CASE NUMBER:** Z2025-007; *Specific Use Permit for a Church/House of Worship at 917 N. Goliad Street*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

### **BACKGROUND**

Based on the Historic Sanborn Maps, the subject property was annexed sometime between April 1934 and June 20, 1959. According to the Rockwall County Appraisal District (RCAD) there is a 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport located on the subject property. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. This zoning designation changed to a Single-Family 3 (SF-3) District sometime between January 3, 1972 and January 22, 1982 based on the City's historic zoning maps. The zoning designation of the subject property again changed from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 22, 1982 and May 16, 1983 based on the City's historic zoning maps. On August 20, 2007, the City Council approved a zoning change [Case No. Z2007-018; Ordinance No. 07-29] that incorporate the subject property into Planned Development District 50 (PD-50). Since the property has been within Planned Development District 50 (PD-50), the ordinance has been amended four (4) times [Ordinance No. 16-15, 17-19, 23-60, & 25-07] in order to establish new permitted uses within the district. The last amendment was approved on February 3, 2025 [i.e. Case No. Z2024-060; Ordinance No. 25-07] by the City Council. This amendment to the Planned Development District updated the permitted land uses to allow a *Church/House of Worship* by Specific Use Permit (SUP).

### **PURPOSE**

The applicant -- *Tzemach Moshe Kalmenson* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Church/House of Worship* within Planned Development District 50 (PD-50) on the subject property.

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

The subject property is addressed as 917 N. Goliad Street. The land uses adjacent to the subject property are as follows:

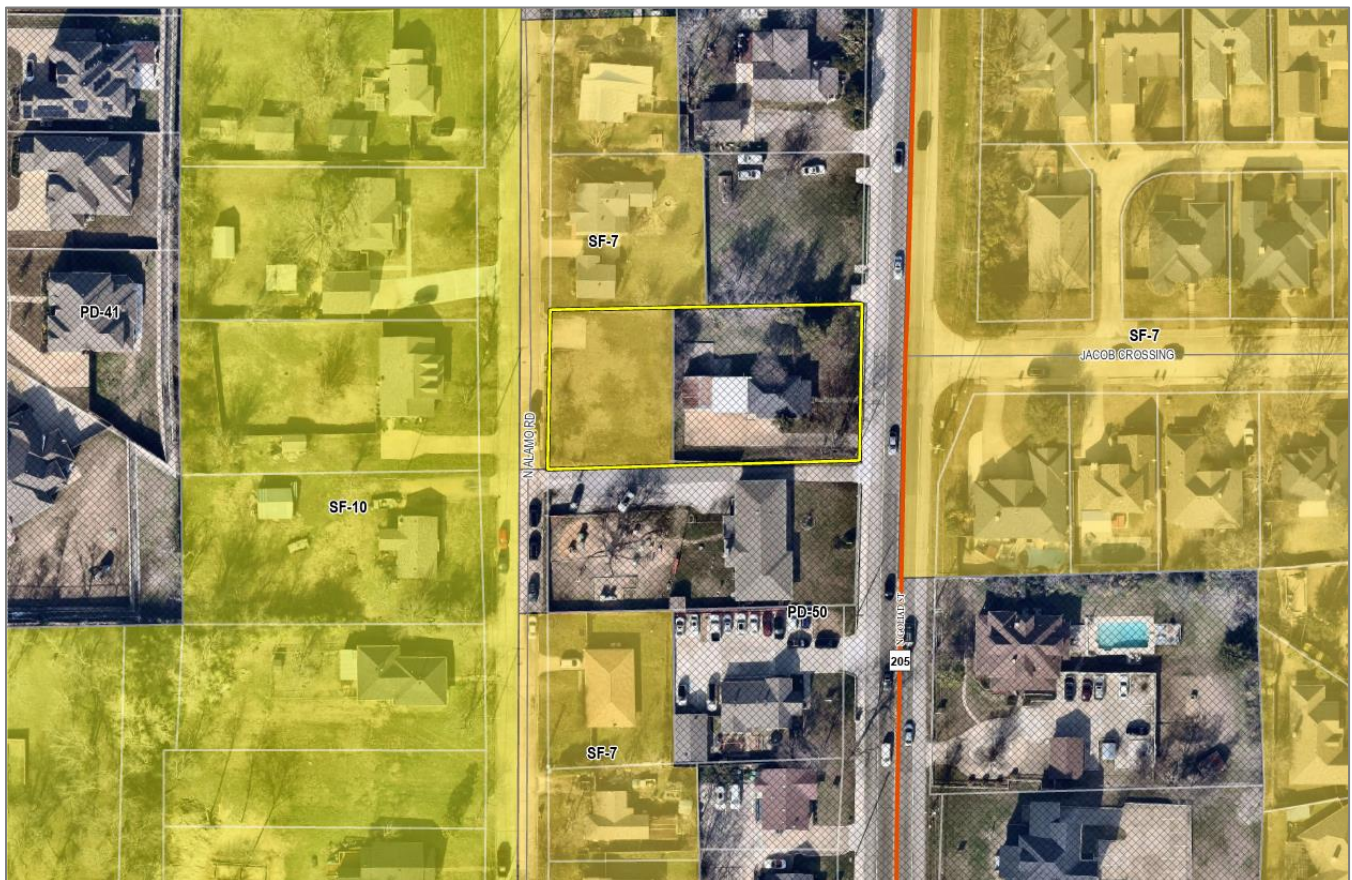
North: Directly north of the subject property is a vacant 0.257-acre parcel of land (i.e. Lot 2, Block A, Rakich Addition). Beyond this is a 0.31-acre parcel of land (i.e. Block 32 of the Garner Addition) developed with 2,320 SF single-family home. Following this is a 1.00-acre parcel of land (i.e. Lot 1, Block A, Isaac Pena Addition) developed with a 4,471 SF Office Building. North of this is Live Oak Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

South: Directly south of the subject property are four (4) parcels of land (i.e. Part of Block 29 of the Garner Addition; Lot 3, Block 3, Adams Addition; Lot 1, Block 1, Misty Addition; Lot 1, Block 1, Henry Addition) developed with non-residential land uses (i.e. Daycare and Office). Beyond this are two (2) vacant parcels of land (i.e. Block 26 and part of Block 27 of the Garner Addition). Following this is W. Heath Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is classified as a A5D (i.e. arterial, five [5] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the North Town Addition, which is comprised of 41 single-family homes that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is N. Alamo Road, which is classified as a Minor Collector on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.4940-acre parcel of land (i.e. Lot 1 of the Jayroe Addition) developed with a 1,988 SF single-family home zoned Single-Family 10 (SF-10) District. Following this is Phase 1 of the Preserve Subdivision, which is comprised of 135 single-family homes that are zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for a *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport situated on the subject property. The applicant's letter details that the subject property is intended to be used as a "... sanctuary space ... for weekly services ..."

10-20 people. In addition, the applicant has indicated to staff that the intent of this property is to serve the current needs of the organization. The proposed concept plan details the proposed locations for parking and the existing access drives on N. Goliad Street and N. Alamo Road.

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

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” In this case, the applicant's proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* is not permitted in a Residential Office (RO) District; however, given that the subject property is located within Planned Development District 50 (PD-50) the *Church/House of Worship* land use is permitted by Specific Use Permit (SUP). The Planned Development District 50 (PD-50) ordinance was recently amended [*i.e.* Case No. Z2024-060; Ordinance No. 25-07] to permit the *Church/House of Worship* land use by Specific Use Permit (SUP) at the request of the applicant. This was done to acknowledge that the *Church/House of Worship* land use is may be appropriate within PD-50, but the City Council should have discretionary oversight with regard to this land use and its impacts on PD-50.

### **STAFF ANALYSIS**

In review of the proposed concept plan, it appears that the proposed parking field should accommodate the parking requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC); however, this will be finalized at the time of site plan. In addition, the concept plan indicates the southern driveway will be removed and a shared access drive will be utilized as the primary access point from N. Goliad Street. The applicant will be required to install this driveway and plat this as a cross-access easement. The concept plan also shows that the rear access drive onto N. Alamo Road will be utilized. The City Council -- *following a recommendation from the Planning and Zoning Commission* -- should consider the implications of allowing a non-residential land use to use a roadway that primarily serves single-family homes. With this being said, N. Alamo Road is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, and there are three (3) other non-residential properties that have access off of N. Alamo Road. The approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the Downtown District. This district includes the *North Goliad Corridor*, otherwise known as Planned Development District 50 (PD-50). The OURHometown Vision 2040 Comprehensive Plan describes the Downtown District as “... a unique Live/Work corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City.” In this case, the applicant is requesting to convert a single-family home into a *Church/House of Worship*. Given that the applicant intends to adaptively reuse the single-family home, and not change the building footprint or the exterior of the building, it appears that the intent of the *North Goliad Corridor* is maintained. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On February 21, 2025, staff mailed 109 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Preserve, Caruth Lakes, and Lakeview Summit Homeowner's Association (HOA), which are the only HOAs 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 this time, staff has received one (1) notice in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Church/House of Worship* within Planned Development District 50 (PD-50), 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 SUP ordinance and which are detailed as follows:
  - (a) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of the SUP ordinance; and
  - (b) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy (CO).
- (2) Any construction resulting from the approval of this zoning change 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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **917 N Goliad / 918 N Alamo Rockwall, TX 75087**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **N Goliad Corridor**

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

CURRENT ZONING **PD 50**

CURRENT USE

**R/O**

PROPOSED ZONING

PROPOSED USE

**SUP for House of Worship**

ACREAGE **.31/2**

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

☐ APPLICANT

CONTACT PERSON **Tzemach Moshe Kalmenson**

CONTACT PERSON

ADDRESS **1950 Hidden Valley**

ADDRESS

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP

PHONE **469-350-5735**

PHONE

E-MAIL **rabbi@jewishrockwall.com**

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

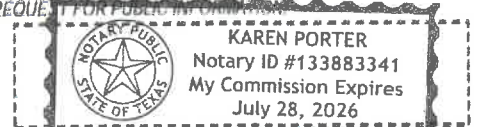
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE

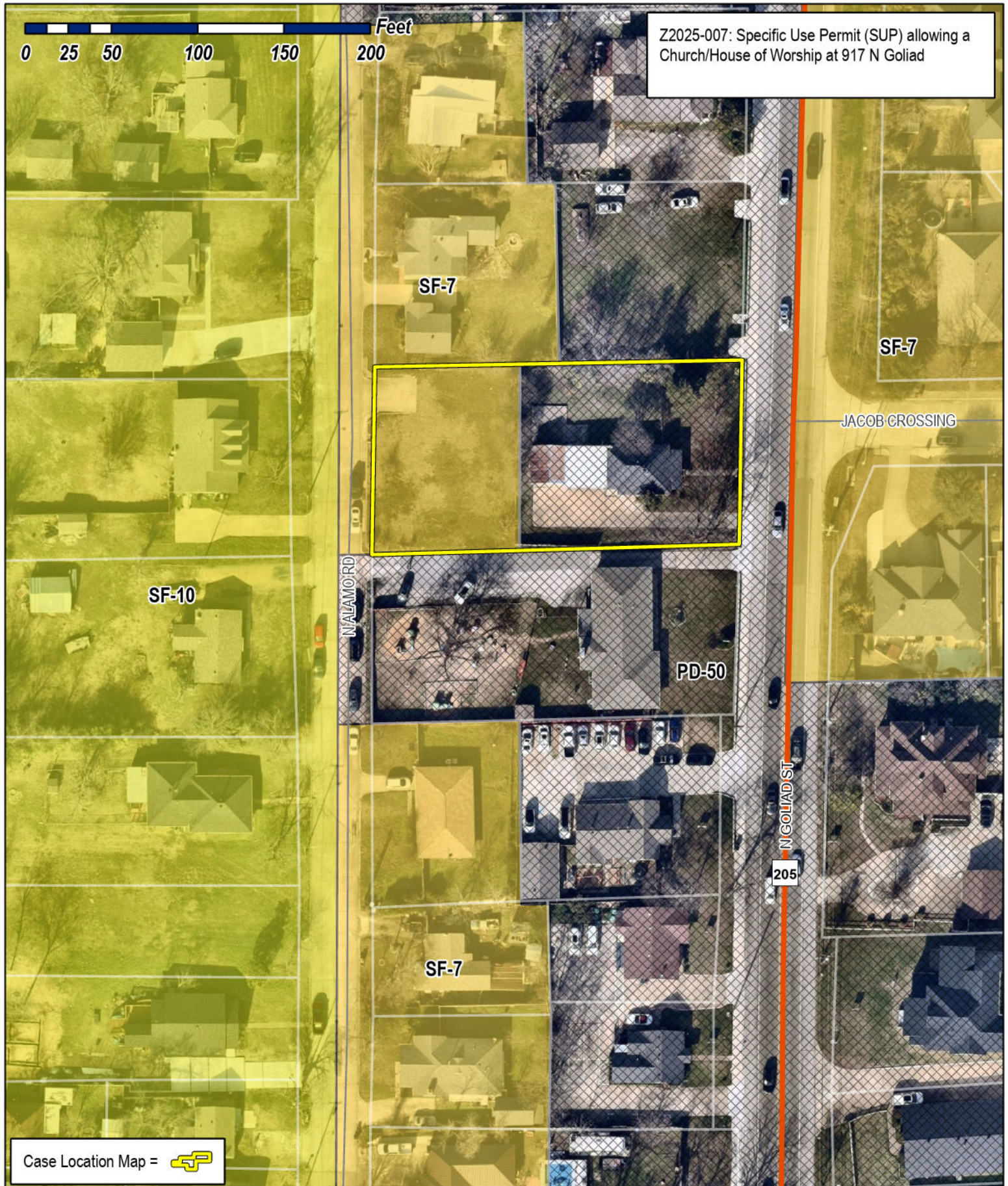
*Tzemach Kalmenson*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Karen Porter*



MY COMMISSION EXPIRES 07/28/2026



## City of Rockwall

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

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

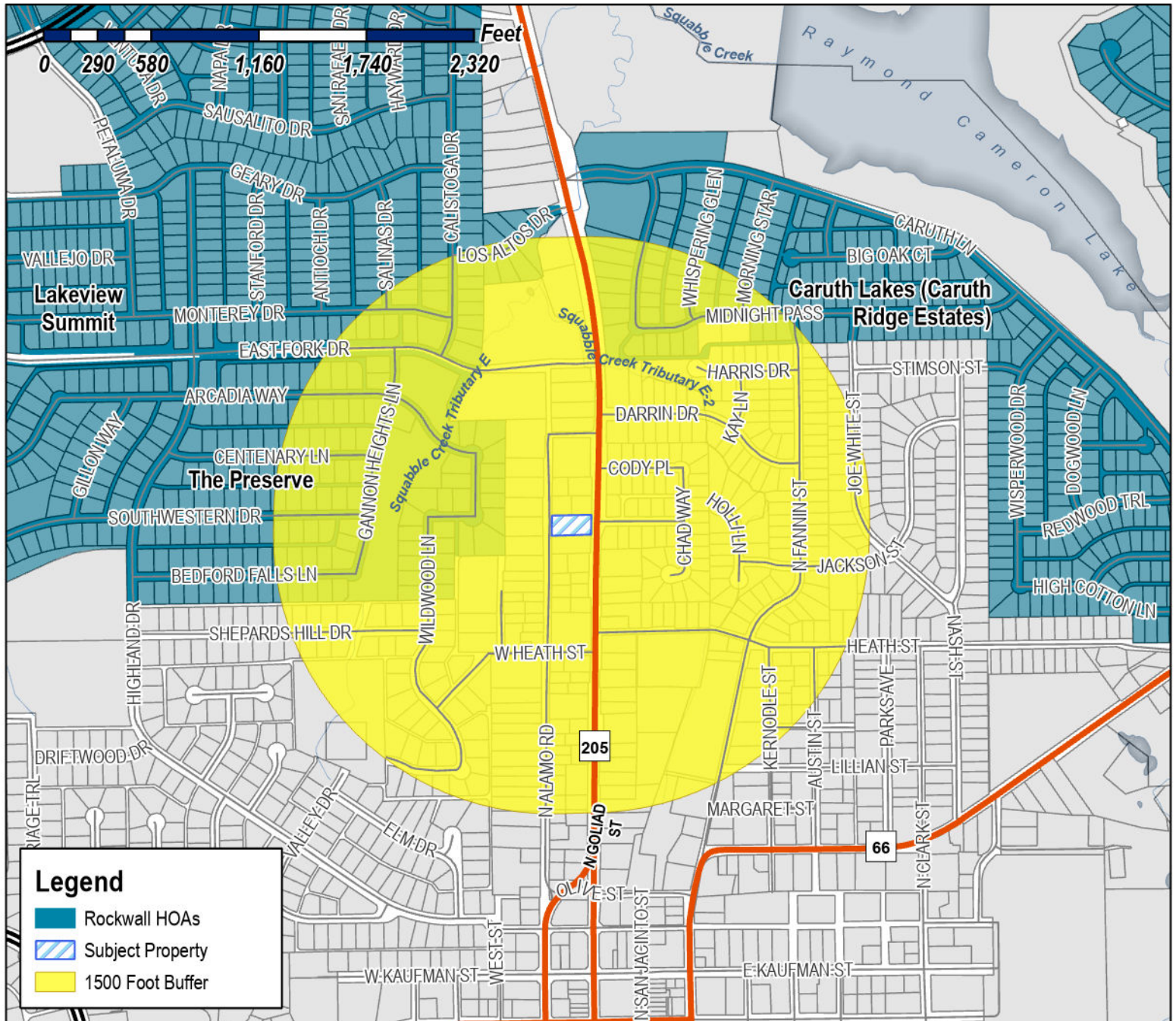




# City of Rockwall

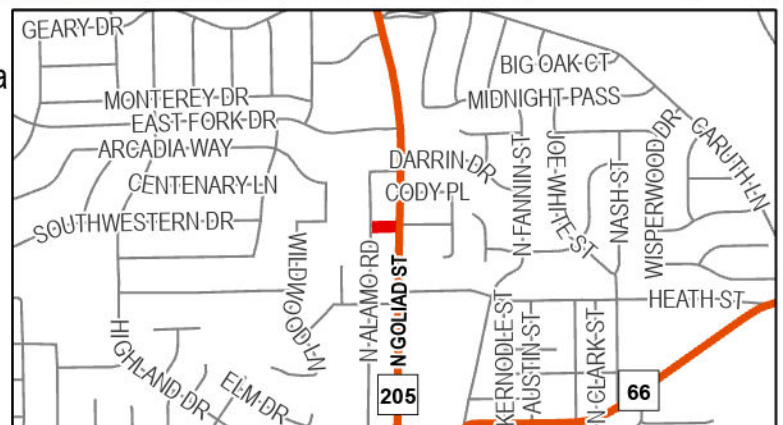
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**Case Number:** Z2025-007  
**Case Name:** Specific Use Permit (SUP) allowing a Church/ House of Worship  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 917 N. Goliad Street

**Date Saved:** 2/13/2025  
For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program {Z2025-007}  
**Date:** Thursday, February 20, 2025 3:43:55 PM  
**Attachments:** [HOA Map \(02.13.2025\).pdf](#)  
[Public Notice \(02.18.2025\).pdf](#)

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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 will be published in the Rockwall Herald Banner on Friday, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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>.

-  
Z2025-007: SUP to allow a Church/ House of Worship

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

Thank you,

*Melanie Zavala*

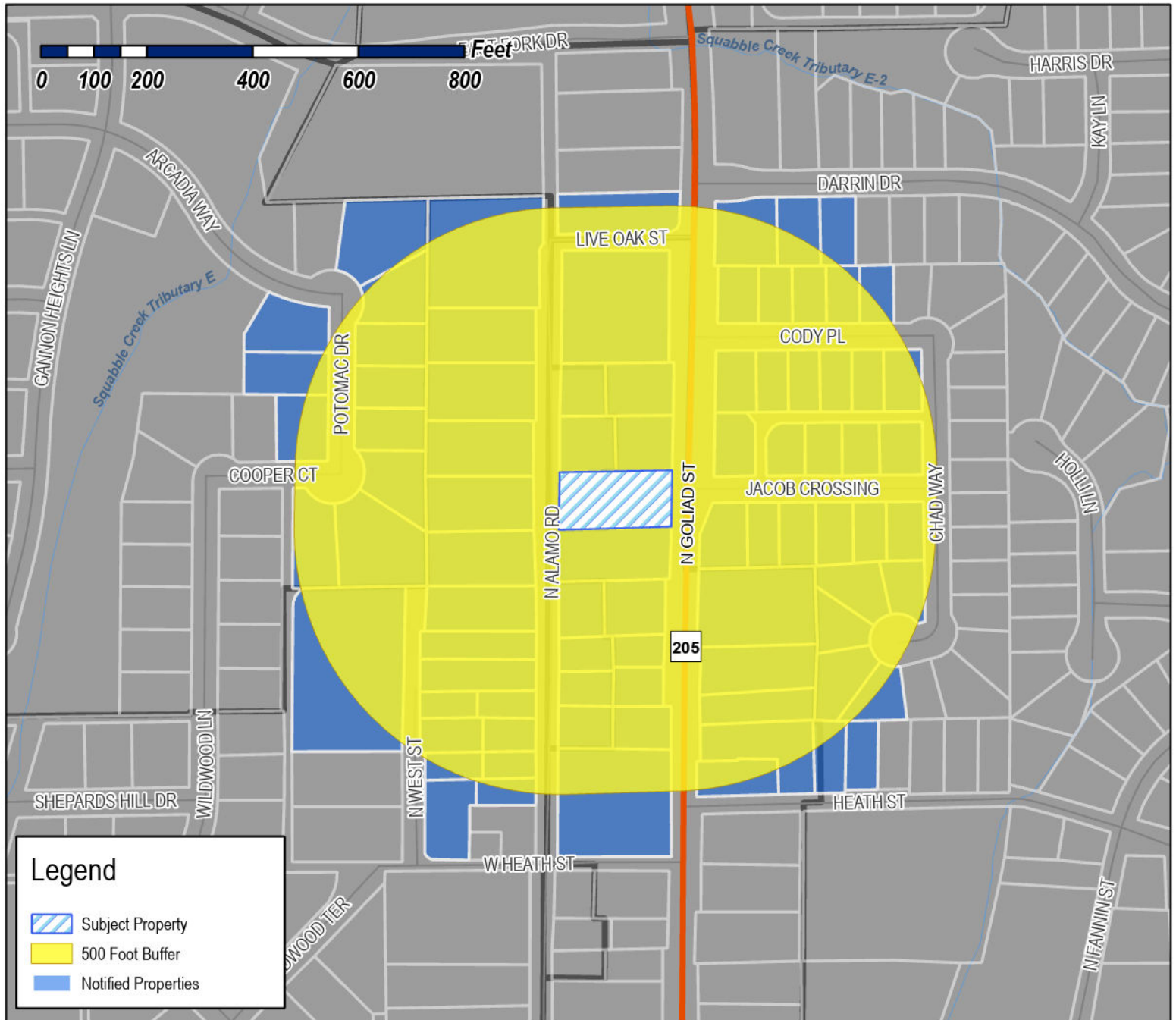
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# 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:** Z2025-007  
**Case Name:** Specific Use Permit (SUP) allowing a Church/ House of Worship  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 1917 N. Goliad Street

**Date Saved:** 2/13/2025

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



RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC  
14124 EDGECREST DR  
DALLAS, TX 75254

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

KEANE PARKER F  
199 Cody Pl  
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST  
CHRISTOPHER CHARLES SIEBERT & JANE M  
SIEBERT - TRUSTEES  
199 JACOB XING  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA  
206 Cody Pl  
Rockwall, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
211 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
212 JACOB CROSSING  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES  
2023 G J MATTINGLY REVOCABLE TRUST  
302 ARCADIA WAY  
ROCKWALL, TX 75087

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

CANUP DAVID & PATRICIA  
602 W RUSK ST  
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES  
750 Justin Rd  
Rockwall, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST  
DARREN WAYNE MCCULLEY & MICHELE JUNE  
MCCULLEY - CO-TRUSTEES  
837 POTOMAC DR  
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

ASHMOREX2 LLC  
902 N GOLIAD ST  
ROCKWALL, TX 75087

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

HAM JOSHUA L  
905 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC  
MANNY LOZANO  
906 N GOLIAD ST  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID  
908 N Alamo Rd  
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
911 N GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &  
DAVIS JOHN DANIEL & EMELIA SUZANNE  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS  
921 N Alamo Rd  
Rockwall, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHEL O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

PRINGLE PHYLLIS M  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE  
955 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
975 N ALAMO  
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

# 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:

## **Z2025-007: SUP for a Church/House of Worship**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, 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, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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:

**Henry Lee**  
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, March 17, 2025 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. Z2025-007: SUP for a Church/ 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



---

Sara Mcfadin , 909 N West Street, Rockwall 75087

---

From Sara McFadin [REDACTED]  
Date Wed 2/26/2025 10:04 AM  
To Planning <planning@rockwall.com>

Z2025-007 Sup for a Church/House of Worship

I am in favor of the request.

Z2025-010 Zoning Change from AG to GR

I am in favor of the request.

Rockwall is growing at a fast pace, great for our economy, communities and our great City. The downside being the infrastructure cannot handle the additional traffic. Goliad Street really needs widening for the safety of the traveling public. I'm sure the City has plans to handle the congestion on this major street, hopefully sooner than later.

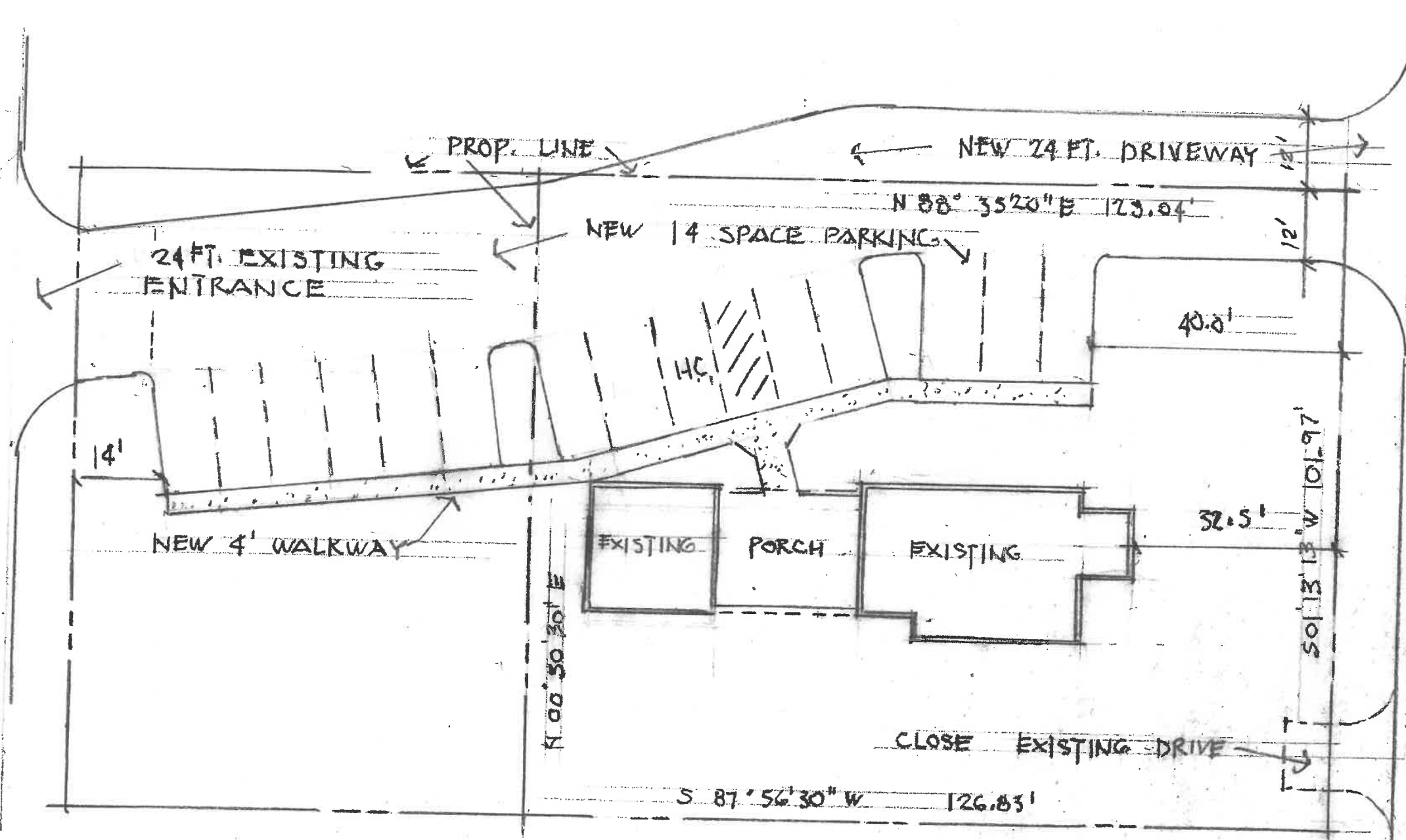
Sincerely,

Sara Mcfadin

,  
  
**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.**

**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.**

900 BLOCK - N. ALAMO



917 N. GOLIAD



RAMSAY  
SCALE 1" = 20'  
DECEMBER 10, 2024  
r7ramsay@yahoo.com  
469-974-8589

SITE PLAN  
917 N. GOLIAD  
ROCKWALL TEXAS



11 Kislev 5785 / December 11, 2024

To Whom It May Concern:

## Chabad of Rockwall County

Rabbi Moishy Kalmenson  
Executive Director

Chana Kalmenson  
Co-Director

469-350-5735  
[info@jewishrockwall.com](mailto:info@jewishrockwall.com)

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

*Tzermach Moshe (Moishy) Kalmenson*  
Rabbi and Director  
Chabad of Rockwall County

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] AND 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 AN CHURCH/HOUSE OF WORSHIP ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, 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 Planned Development District 50 (PD-50) [Ordinance No. 25-07] 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 Planned Development District 50 (PD-50) [Ordinance No. 25-07] and 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* as stipulated by 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 used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 50 (PD-50) [Ordinance No. 25-07] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; and Subsection 04.02, *Residential Office (RO) 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 may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.
- 2) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, 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 the 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 7<sup>th</sup> DAY OF APRIL, 2025.**

Trace Johannesen, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 17, 2025

2<sup>nd</sup> Reading: April 7, 2025

**Exhibit 'A':**  
**Location Map**

LEGAL DESCRIPTION: Block 29 of the Gardner Addition  
ADDRESS: 917 N. Goliad Street

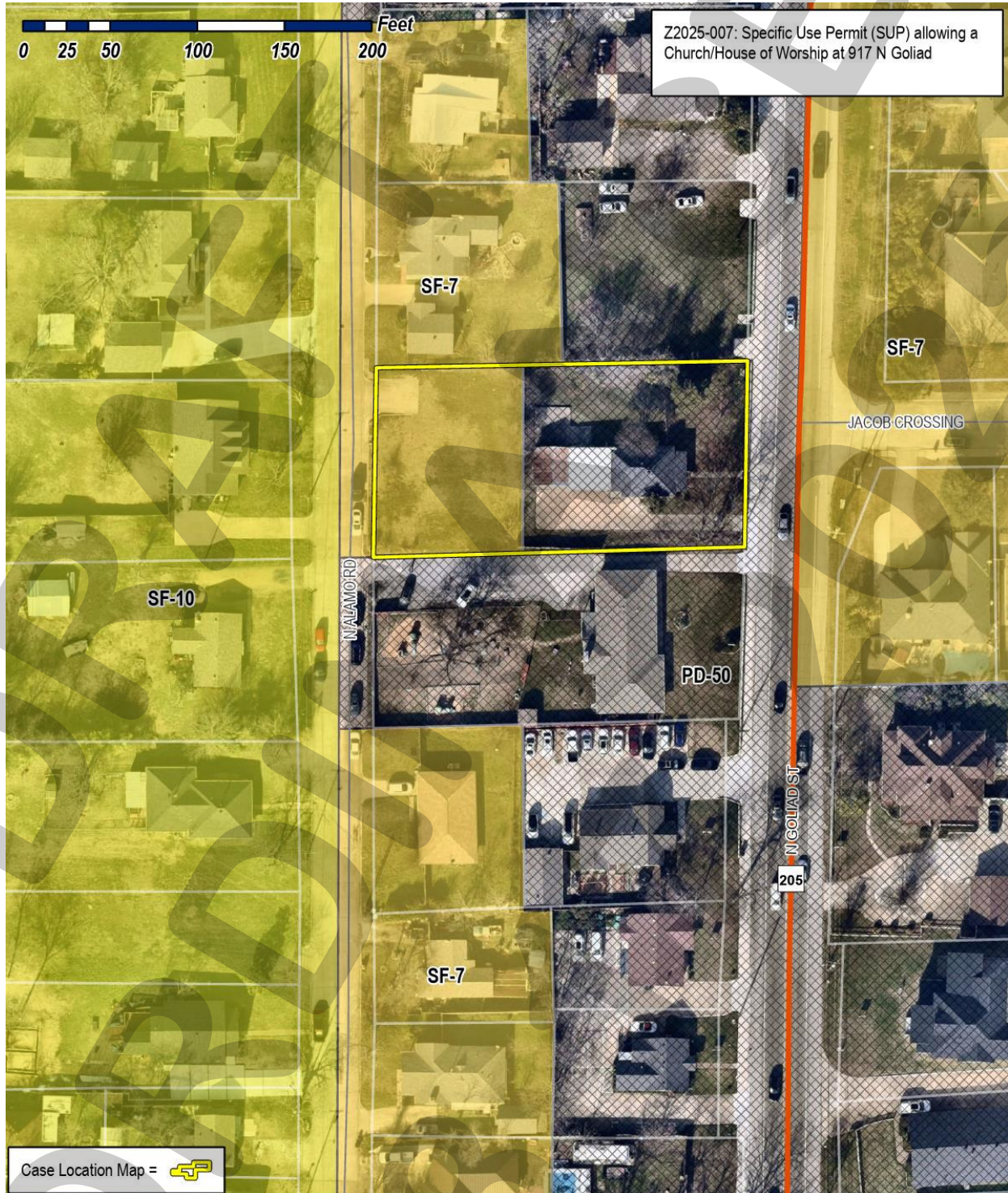
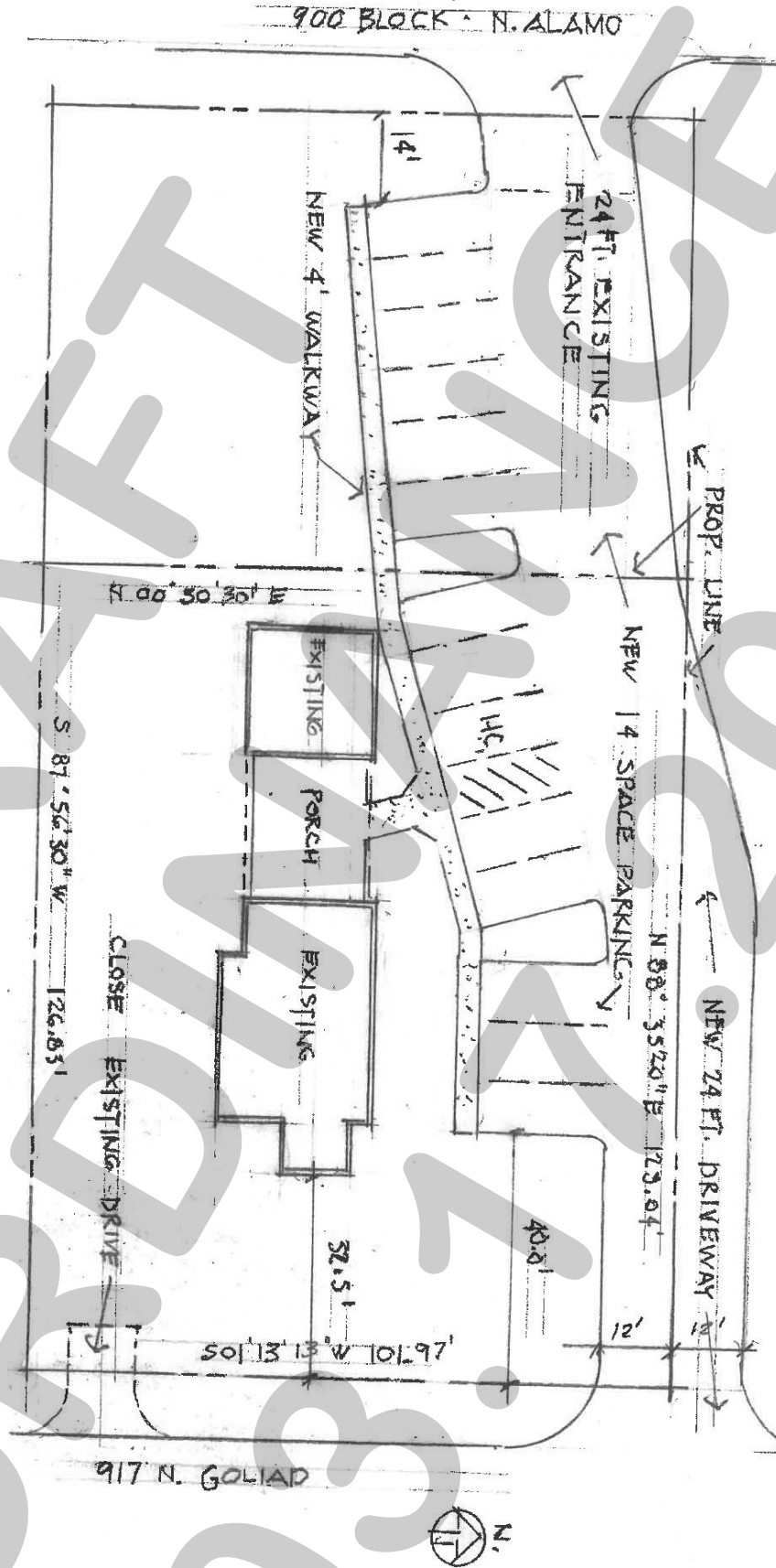


Exhibit 'B':  
Concept Plan





DATE: May 21, 2025

TO: Tzemach Moshe Kalmenson  
1950 Hidden Valley  
Rockwall, TX 75087

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

SUBJECT: Z2025-007; *Specific Use Permit (SUP) for a House of Worship at 917 N. Goliad Street*

Tzemach Moshe Kalmenson:

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 April 7, 2025. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommendations*

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of the SUP ordinance; and
  - (b) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy (CO).
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* request 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 March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.

*City Council*

On March 17, 2025, the City Council approved a motion to approve the SUP, by a vote of 7-0.

On April 7, 2025, the City Council approved a motion to approved the Specific Use Permit by a vote of 6-0, with Mayor Johannessen absent.

Included with this letter is a copy of *Ordinance No. 25-17, S-356*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over the printed name.

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

CITY OF ROCKWALL

ORDINANCE NO. 25-17

SPECIFIC USE PERMIT NO. S-356

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-07*] AND 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 AN *CHURCH/HOUSE OF WORSHIP* ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, 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 Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] 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 Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and 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* as stipulated by 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 used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; and Subsection 04.02, *Residential Office (RO) 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 may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

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

- 1) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.
- 2) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, 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 the 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.

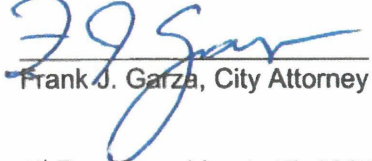
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>th</sup> DAY OF APRIL, 2025.**

  
Trace Johannesen, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: March 17, 2025

2<sup>nd</sup> Reading: April 7, 2025

**Exhibit 'A':**  
*Location Map*

LEGAL DESCRIPTION: Block 29 of the Gardner Addition  
ADDRESS: 917 N. Goliad Street

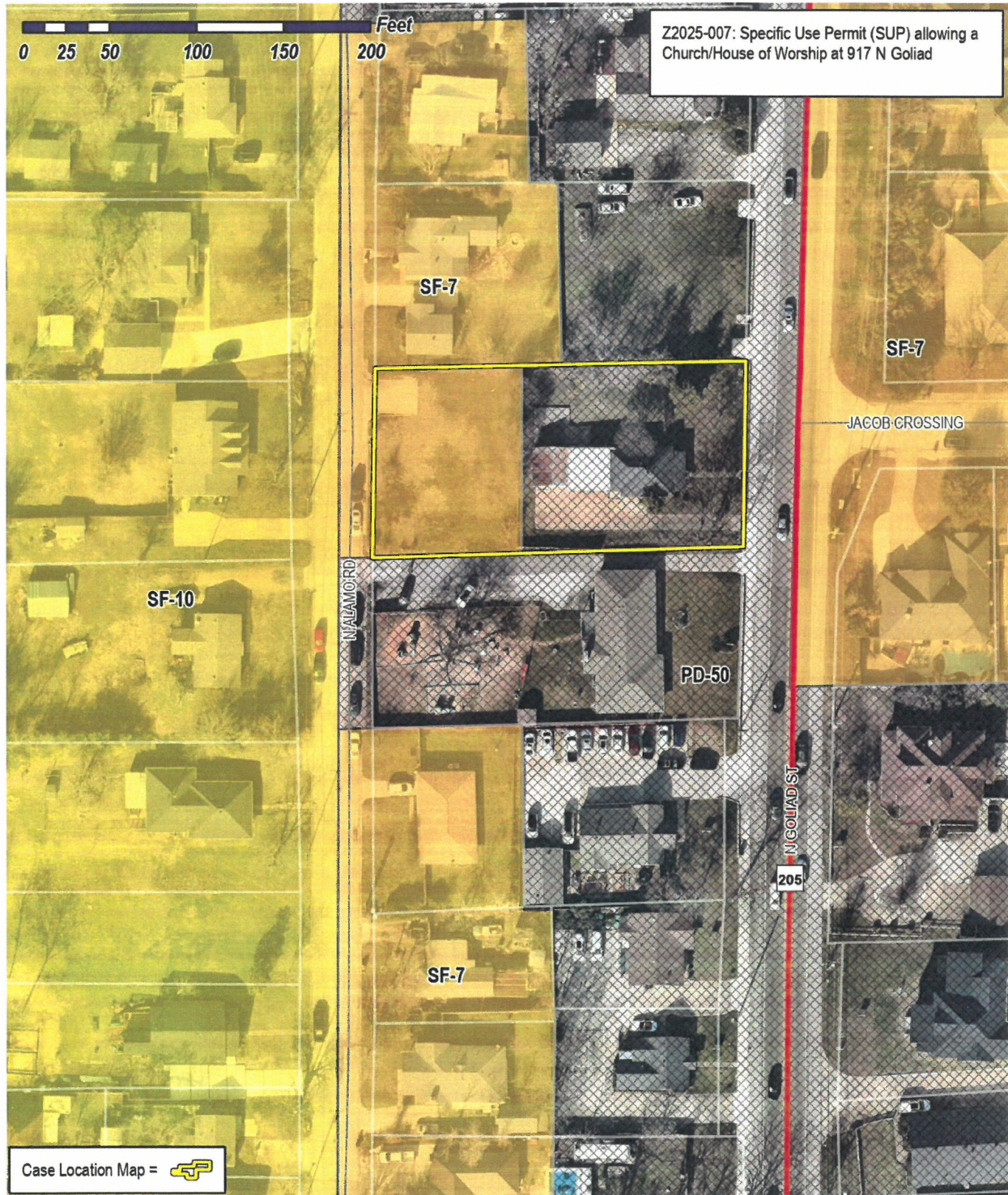


Exhibit 'B':  
Concept Plan

