



## 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>
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- ☐ 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>
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- ☒ 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 305 S Fannin St, Rockwall, TX 75087

SUBDIVISION S4820

LOT 1,2,3

BLOCK W

GENERAL LOCATION Downtown Rockwall

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

CURRENT ZONING DT (Downtown District)

CURRENT USE Church

PROPOSED ZONING DT (Downtown District)

PROPOSED USE Child Care (in addition to current use)

ACREAGE 0.344

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

- ☐ **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 Divine Peace Evangelical Lutheran Church ☐ APPLICANT Divine Peace Evangelical Lutheran Church

CONTACT PERSON Gunnar Ledermann

CONTACT PERSON Gunnar Ledermann

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

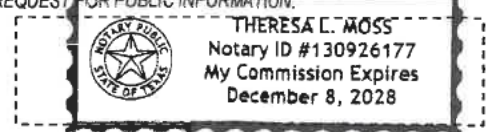
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gunnar Ledermann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 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 16 DAY OF June, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12-08-2028



June 13, 2025

TO: Ryan Miller, Director of Planning  
City of Rockwall Planning and Zoning Department  
385 S. Goliad St  
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached at [REDACTED]

Sincerely,

Gunnar Ledermann

Divine Peace Church  
305 S Fannin St  
Rockwall, TX 75087



DIVINE PEACE  
CHURCH

ROCKWALL, TEXAS  
Permit and Construction

SHM PROJECT #

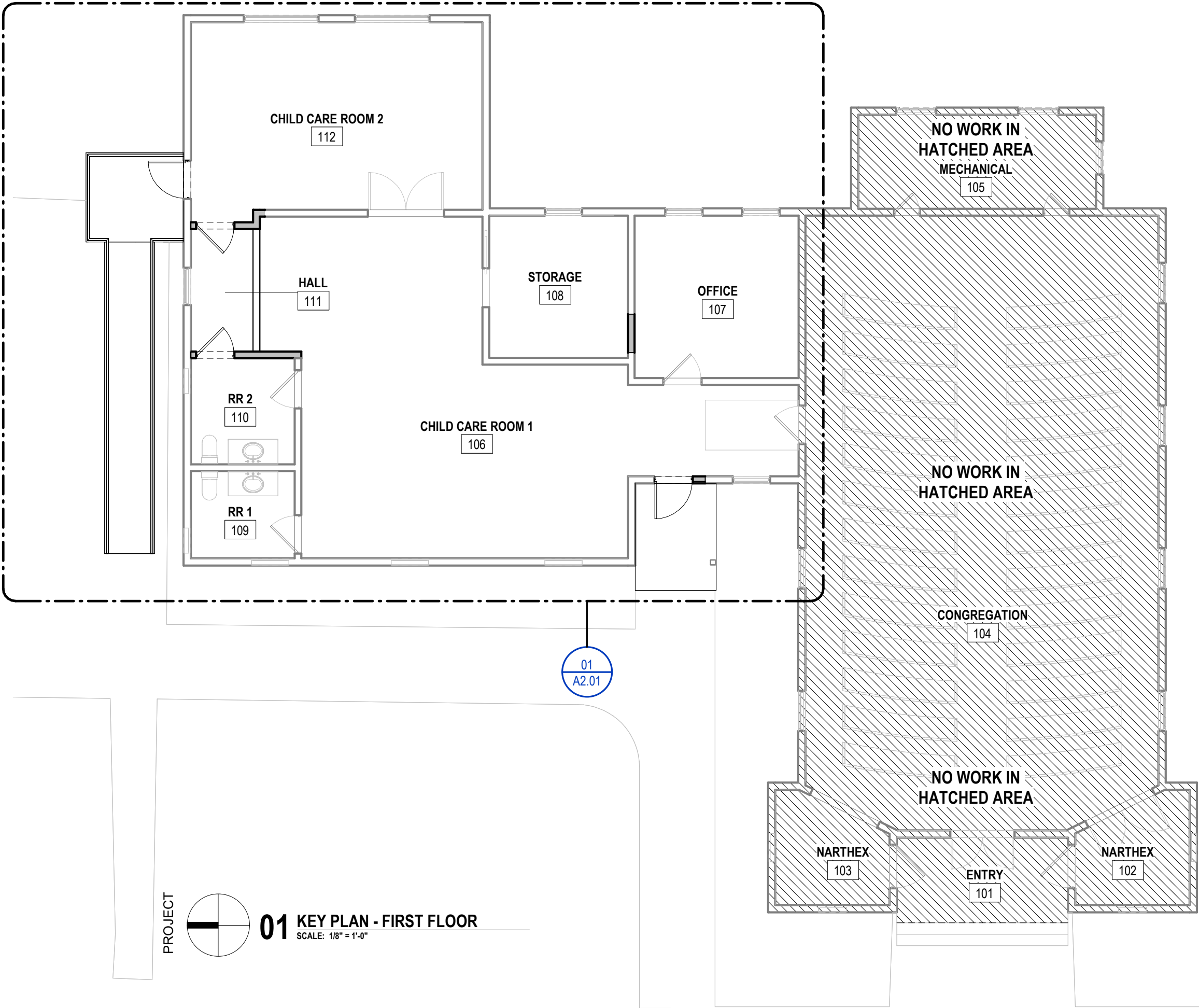
22-025

ISSUE DATE

05/29/2025

KEY FLOOR  
PLANS

A2.00





PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

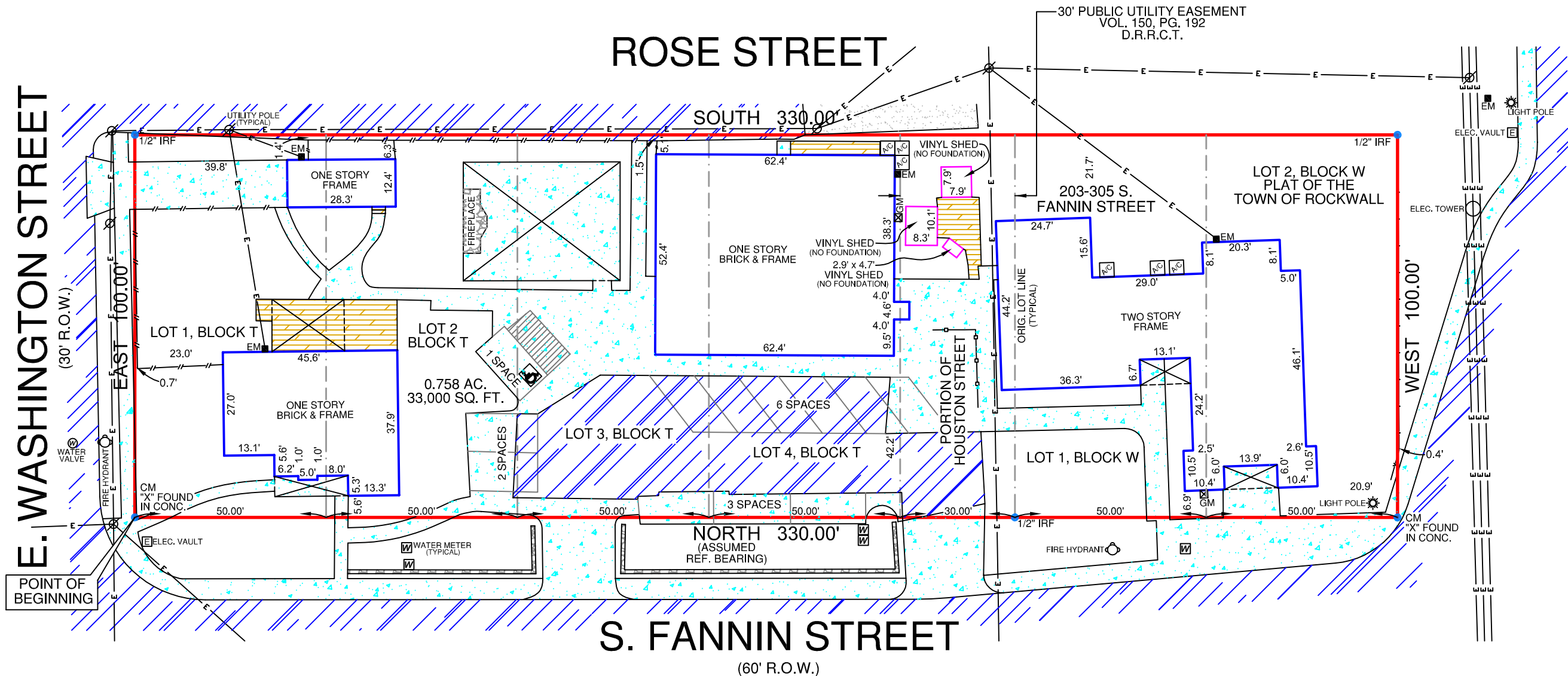
BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.



THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
(101)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.  
TWO STORY FRAME AND ONE STORY BRICK AND FRAME.  
EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

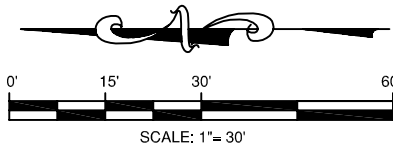
FEMA NOTE

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	VINYL FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IRP = IRON PIPE FOUND
	IRS = IRON ROD SET
	MRCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

TITLE SURVEY

203-305 S. FANNIN STREET  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

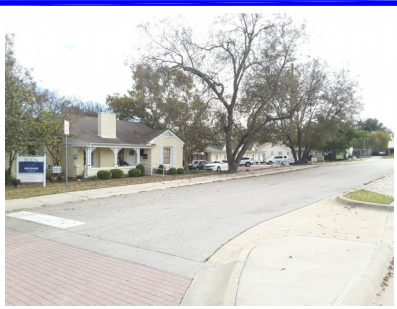
GF#: 14702-17-05043

BORROWER:  
DIVINE PEACE EVANGELICAL  
LUTHERAN CHURCH

PREMIER JOB #: 17-07447

TECH: MSP DATE: 11/14/17

FIELD: JC FIELD DATE: 11/10/17



Premier  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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

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## PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION S4820

LOT 1,2,3

BLOCK W

GENERAL LOCATION Downtown Rockwall

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

CURRENT ZONING DT (Downtown District)

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PROPOSED USE Child Care (in addition to current use)

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LOTS [PROPOSED] 3

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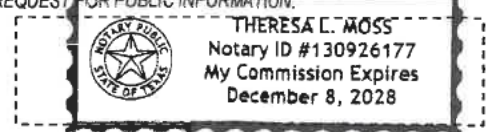
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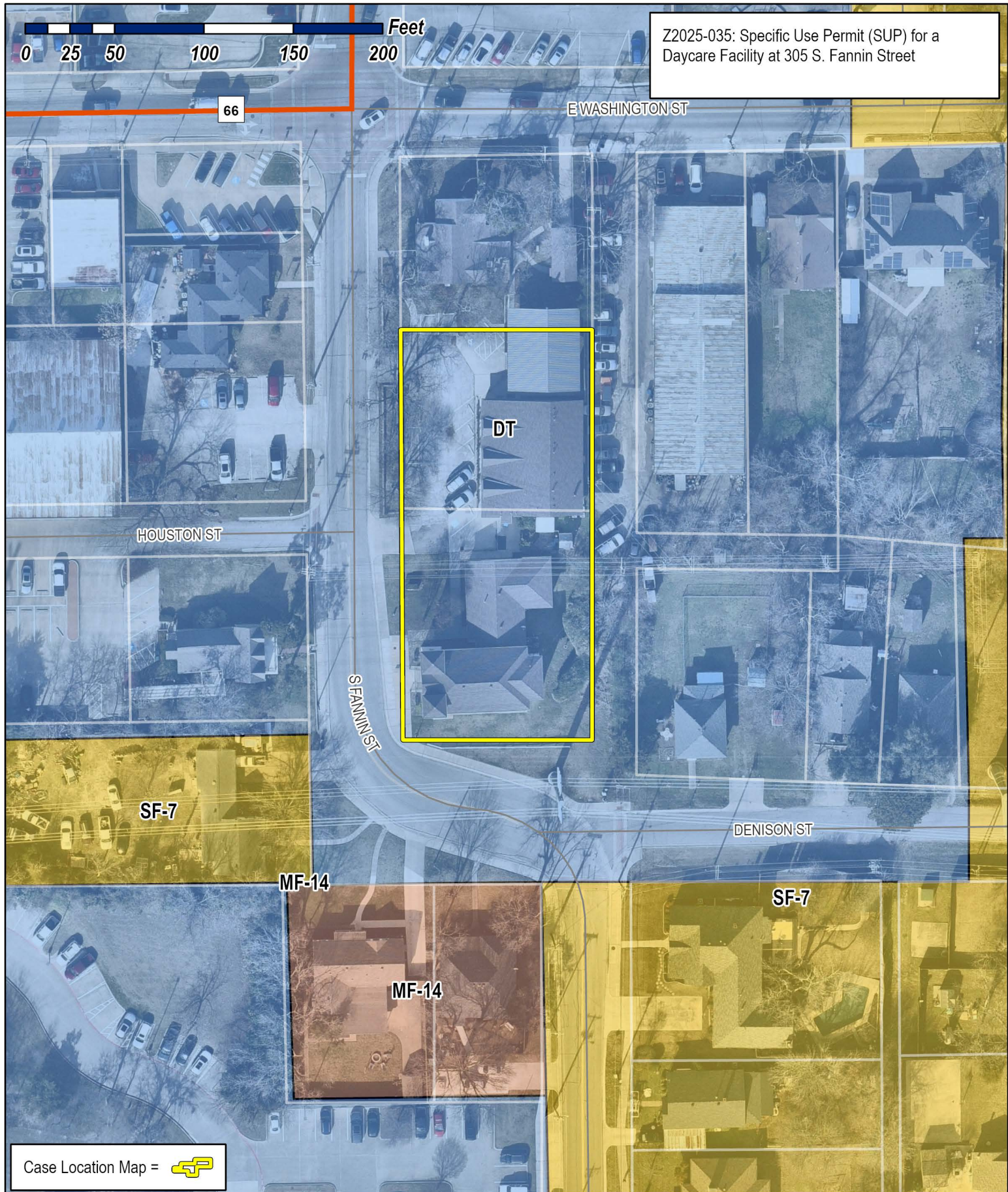
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12-08-2028





# 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)

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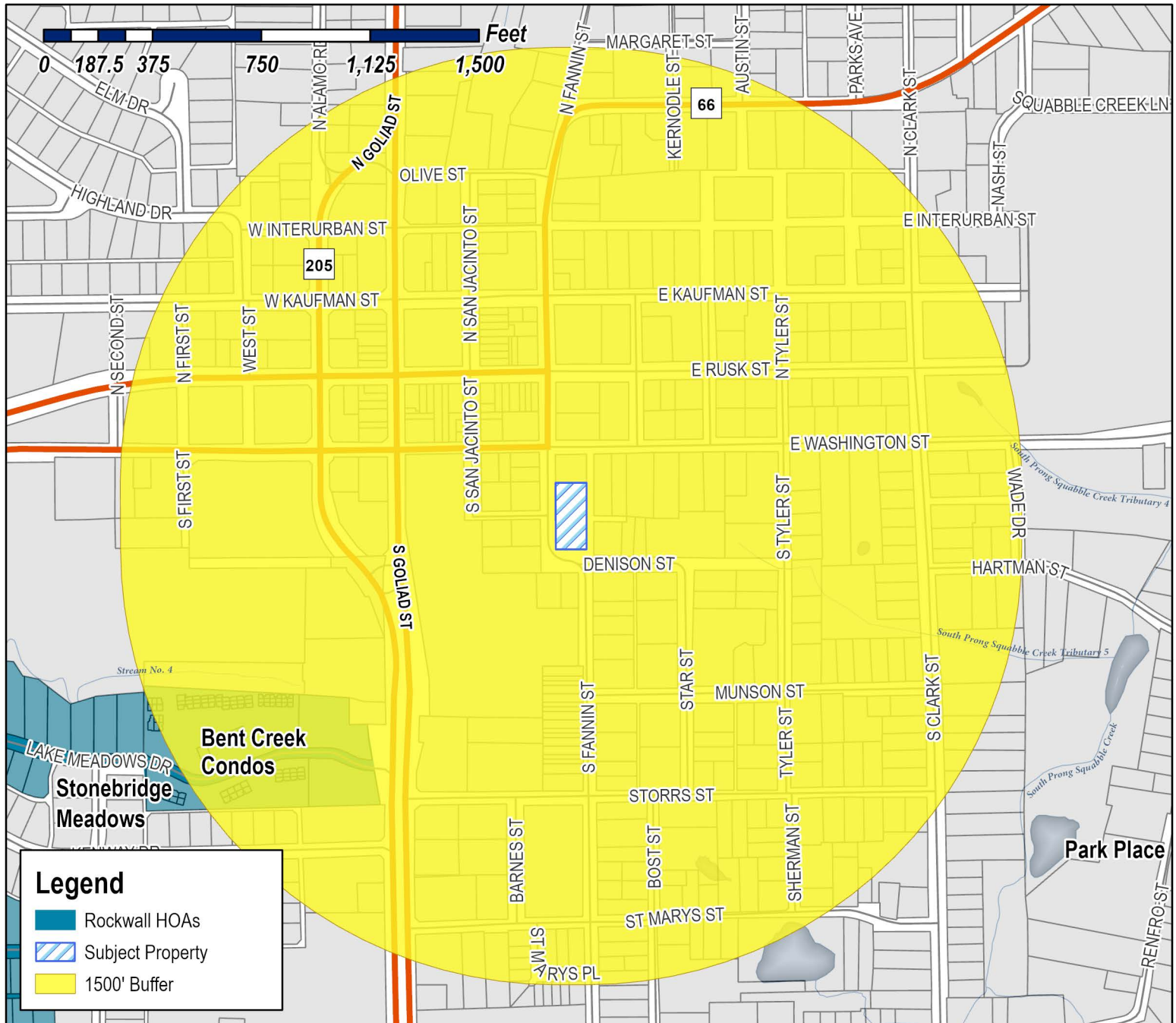




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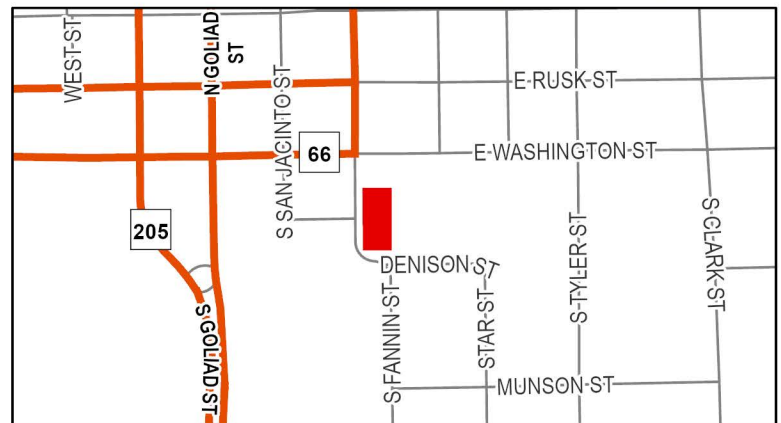
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**Case Number:** Z2025-035  
**Case Name:** SUP for a Daycare Facility  
**Case Type:** Zoning  
**Zoning:** Downtown (DT) District  
**Case Address:** 305 S. Fannin Street

**Date Saved: 6/13/2025**

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

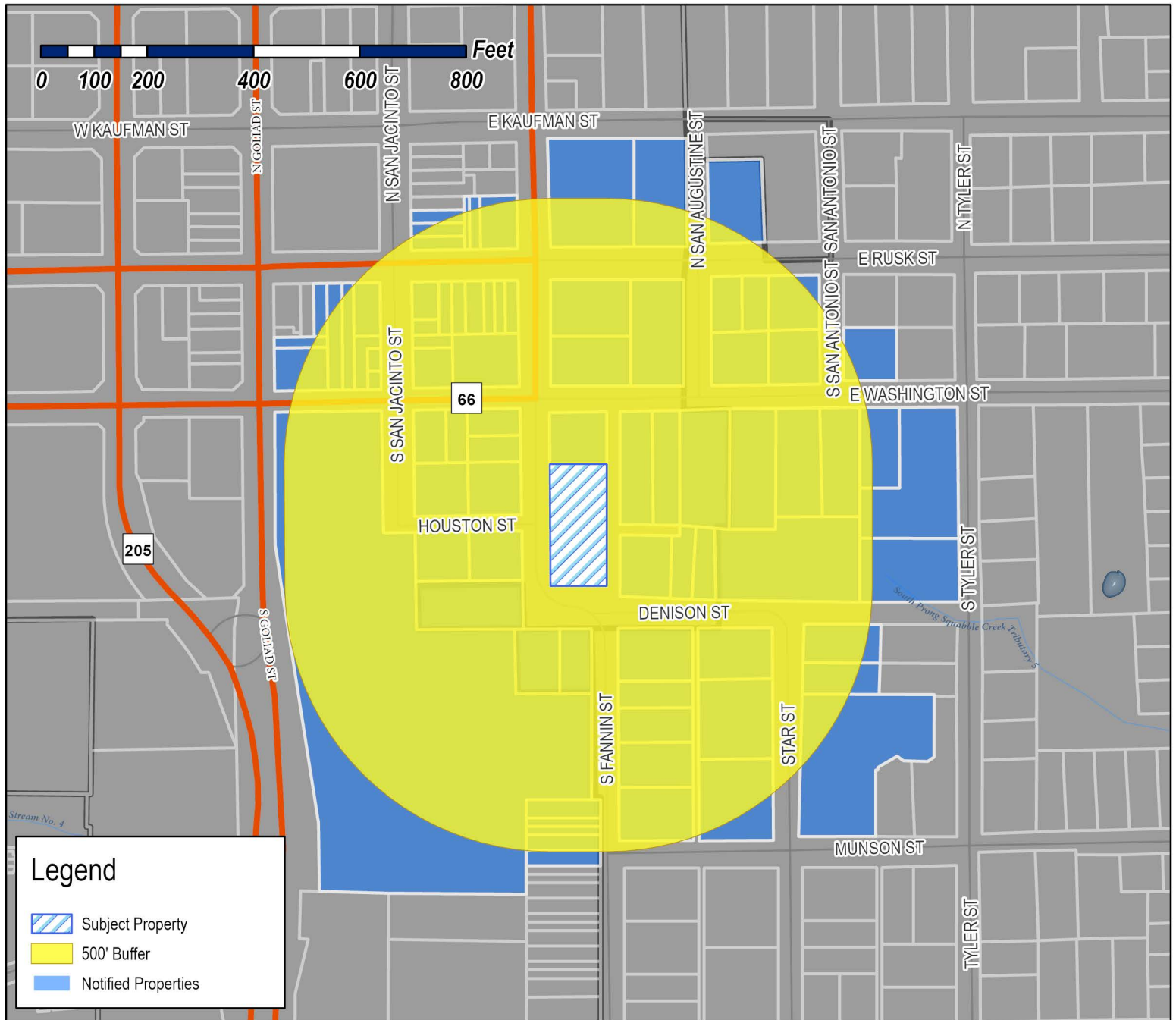




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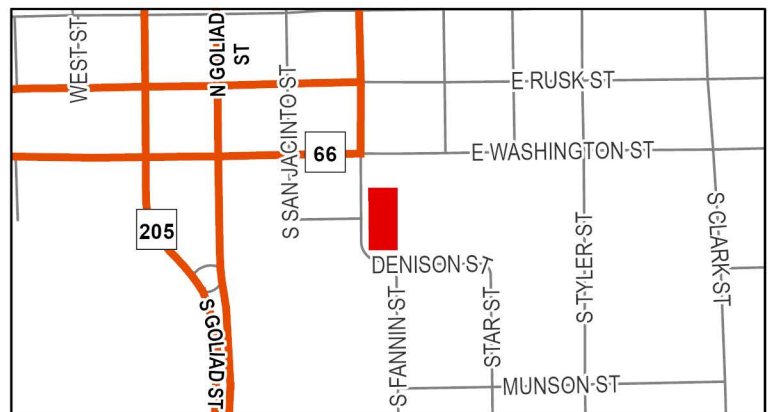
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**Case Address:** 305 S. Fannin Street

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





RESIDENT  
101 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
101 S FANNIN ST  
ROCKWALL, TX 75087

LATHAM MARK  
1010 RIDGE ROAD COURT  
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC  
102 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
102 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
102 S FANNIN ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 Gross Rd Ste A  
Mesquite, TX 75149

RESIDENT  
103 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
104 N SAN JACINTO  
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF  
SKY ASSET HOLDINGS 2 LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

RESIDENT  
106 S SAN JACINTO  
ROCKWALL, TX 75087

HOOKE ROBERT AND KELLIE  
10653 COUNTY ROAD 1141  
TYLER, TX 75709

RESIDENT  
107 SAN JACINTO  
ROCKWALL, TX 75087

GMDR PROPERTIES LLC  
107 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
108 FANNIN ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
108 N SAN JACINTO  
ROCKWALL, TX 75087

ASHMOREX2, LLC  
108 S SAN JACINTO ST  
ROCKWALL, TX 75087

RESIDENT  
109 E WASHINGTON  
ROCKWALL, TX 75087

112 E RUSK ST LLC  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
110 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
112 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
114 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
115 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
116 E RUSK  
ROCKWALL, TX 75087

HUGHES THOMAS P  
1209 S LAKESHORE DR  
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA  
1269 S. MUNSON RD  
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC  
138 SAWGRASS DR  
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA  
1390 GOLD COAST DR  
ROCKWALL, TX 75087

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L  
1601 BAY CREST TRL  
HEATH, TX 75032

ROBERSON RAY ETUX  
201 E WASHINGTON  
ROCKWALL, TX 75087

Z ROCK BUILDING LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
202 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
203 S FANNIN ST  
ROCKWALL, TX 75087

WILLESS LADONA  
204 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
205 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
206 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
206.5 E RUSK  
ROCKWALL, TX 75087

HALL J BLAKELEY  
207 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
210 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
210 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
210 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
212 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
213 E RUSK  
ROCKWALL, TX 75087

TURNER V H  
214 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
216 E RUSK  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC  
22 MANOR CT  
HEATH, TX 75032

EXODUS 314 INVESTMENTS LLC  
221 BLUE HERON LN  
HEATH, TX 75032

4031ROCKWALL, LLC  
236 Summer Tanager Ln  
Heath, TX 75032

RESIDENT  
301 DENNISON  
ROCKWALL, TX 75087

TUNMIRE EARL & PAT  
301 STAR ST  
ROCKWALL, TX 75087

RESIDENT  
302 S FANNIN ST  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISON ST  
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX  
303 DENISON ST  
ROCKWALL, TX 75087

RESIDENT  
303 E RUSK  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

RESIDENT  
305 DENISON  
ROCKWALL, TX 75087

ERUDITE INCORPORATED  
305 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
305 S FANNIN ST  
ROCKWALL, TX 75087

RATH RICKY JOHN  
305 STAR ST  
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE  
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L  
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN  
2012 LONG TERM TRU  
305 STONEBRIDGE DRIVE  
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH  
306 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
306 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
306 S FANNIN ST  
ROCKWALL, TX 75087

SOTO AMADO C &  
DEBORAH J HUDSON  
306 STAR ST  
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN  
307 MUNSON STREET  
ROCKWALL, TX 75087

RESIDENT  
308 E WASHINGTON  
ROCKWALL, TX 75087

GSJ PROPERTIES LLC  
308 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
308 S FANNIN ST  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX  
310 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
310 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
311 DENISON ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA  
3111 ANNETTE CT  
GARLAND, TX 75044

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

RESIDENT  
317 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
319 S FANNIN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E  
401 E WASHINGTON STREET  
ROCKWALL, TX 75087

WEST CHRISTOPHER AND  
KATHERINE ROWE  
401 EAST RUSK  
ROCKWALL, TX 75087

RESIDENT  
402 E RUSK  
ROCKWALL, TX 75087

KILPATRICK KENDRA  
402 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
402 S FANNIN ST  
ROCKWALL, TX 75087

WHITE BAILEY  
402 S FANNIN ST # B  
ROCKWALL, TX 75087

RESIDENT  
404 E RUSK  
ROCKWALL, TX 75087

COLSON RENEE AND  
AMANDA GAIL COLSON  
404 E WASHINGTON ST  
ROCKWALL, TX 75087

IVIE VIRGINIA  
404 S Fannin St Apt A  
Rockwall, TX 75087

SALVADOR MARY PEARL  
405 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
406 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
406 E WASHINGTON  
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND  
JASON SHIPLEY  
412 RENFRO ST  
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
505 E WASHINGTON  
ROCKWALL, TX 75087

PYRON MARSHA G  
505 PETERSON ST  
ROYSE CITY, TX 75189

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

CAIN CHAD  
5705 ALLEN LN  
ROWLETT, TX 75088

HENDRICKS 7 PROPERTIES LLC SERIES 3  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

ODOM JAY  
601 N FANNIN ST  
ROCKWALL, TX 75087

ROBERT COOK ESTATE  
C/O ALICIA COOK  
901 PIONEER ROAD  
MESQUITE, TX 75149

WALKER TOM  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

JO SUNGRAE  
960 MIDNIGHT PASS  
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA  
9922 Donegal Dr  
Dallas, TX 75218

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

CHRIST FOR INDIA  
PO BOX 271086  
DALLAS, TX 75227

ROCKWALL LIONS CLUB  
C/O OLIVER R SPILLER  
PO BOX 663  
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087



June 13, 2025

TO: Ryan Miller, Director of Planning  
City of Rockwall Planning and Zoning Department  
385 S. Goliad St  
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached at [REDACTED]

Sincerely,

Gunnar Ledermann

Divine Peace Church  
305 S Fannin St  
Rockwall, TX 75087





DIVINE PEACE  
CHURCH

ROCKWALL, TEXAS

Permit and Construction

SHM PROJECT #

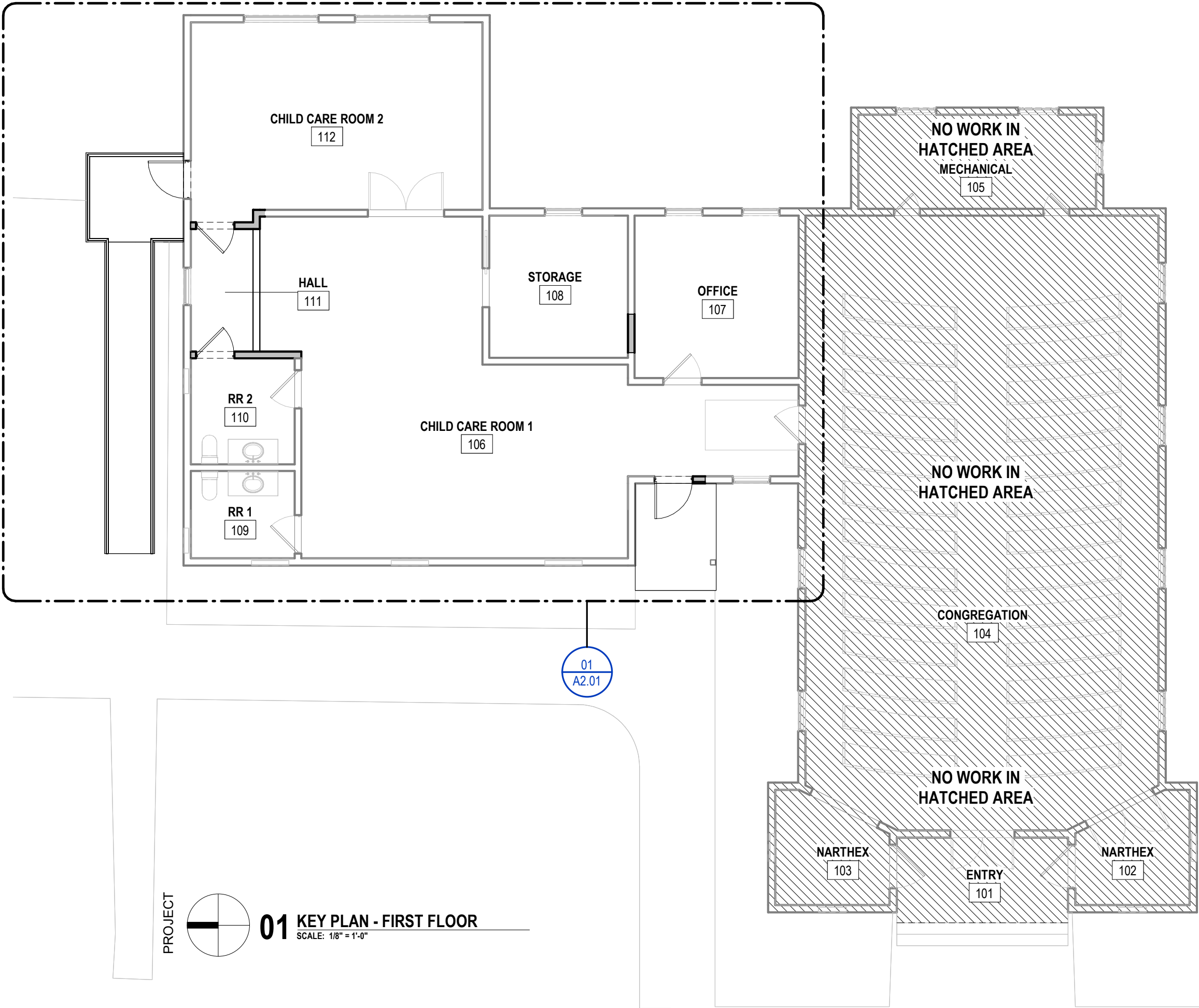
22-025

ISSUE DATE

05/29/2025

KEY FLOOR  
PLANS

A2.00



PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

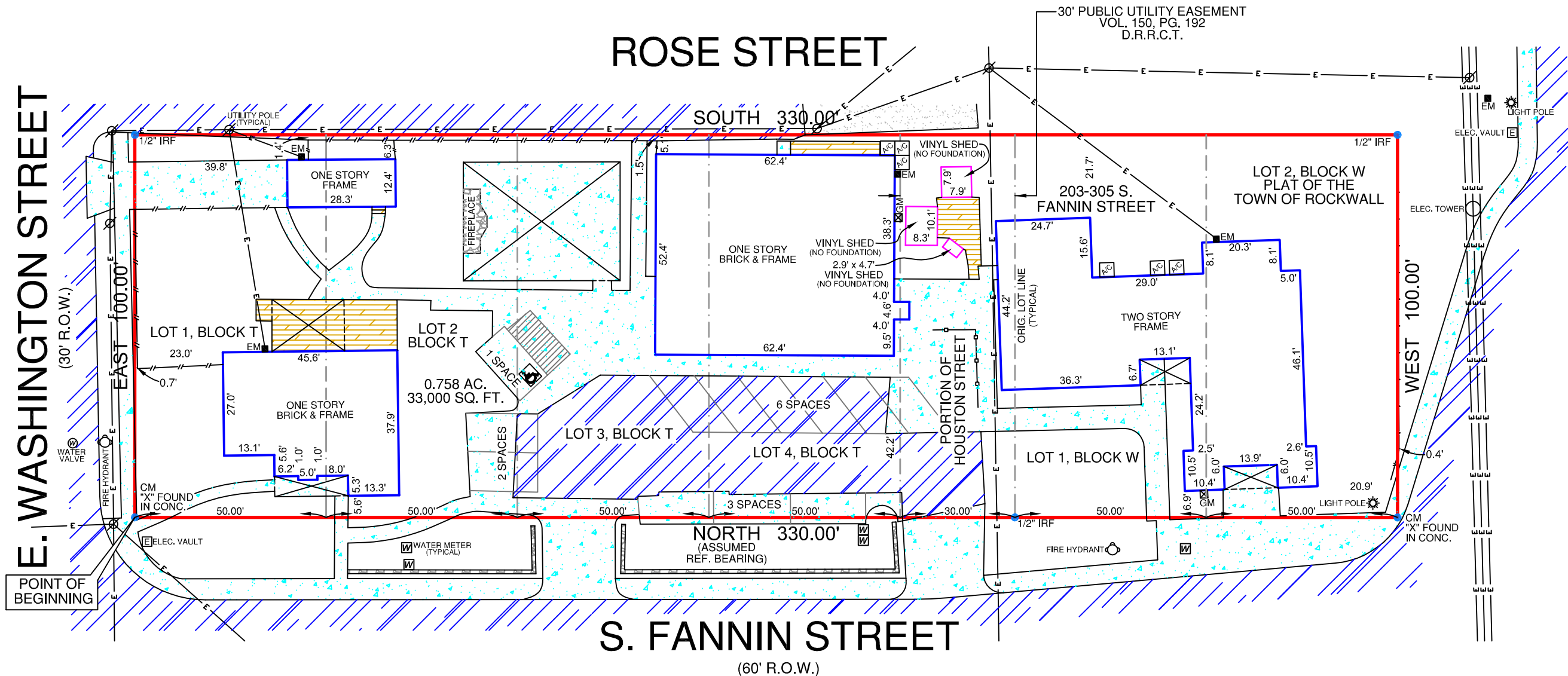
BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.



THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
(101)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.  
TWO STORY FRAME AND ONE STORY BRICK AND FRAME.  
EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

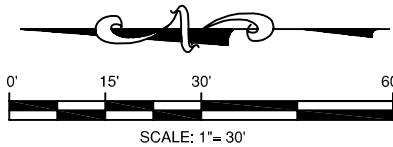
FEMA NOTE

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



TITLE SURVEY

203-305 S. FANNIN STREET  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

GF#: 14702-17-05043

BORROWER:  
DIVINE PEACE EVANGELICAL  
LUTHERAN CHURCH

PREMIER JOB #: 17-07447

TECH: MSP DATE: 11/14/17

FIELD: JC FIELD DATE: 11/10/17



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	VINYL FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IRP = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST



Premier  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200



# PROJECT COMMENTS



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

DATE: 6/20/2025

PROJECT NUMBER: Z2025-035  
PROJECT NAME: SUP for a Daycare  
SITE ADDRESS/LOCATIONS: 305 S FANNIN ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-035; Specific Use Permit (SUP) for a Daycare Facility at 305 S. Fannin Street  
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) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, and addressed as 305 S. Fannin Street.

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

M.3 For reference, include the case number (Z2025-035) in the lower right-hand corner of all pages on future submittals.

I.4 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.5 According to Subsection 02.02(C)(9), Institutional and Community Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Daycare with Seven (7) or More Children is "(a) state licensed facility excluding public or private schools, dedicated to caring for seven (7) or more children under the age of 14 years old. This care is provided for less than 24-hours per day, typically during daytime hours, and is situated at a non-residential location."

I.6 The subject property is zoned Downtown (DT) District. In the Downtown (DT) District the Church/House of Worship land use and Daycare Facility 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, there is currently a 7,700 SF Church/House of Worship and the applicant is proposing a ~720 SF Daycare Facility in conjunction with the Church/House of Worship.

M.7 The letter of explanation calls out a playground area will be submitted under a separate permit. Please indicate what kind of screening (i.e. landscape or fencing), if any, will be used.

M.8 Ordinances. Please review the attached draft ordinance prior to the June 24, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by July 1, 2025.

I.9 Revisions. 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 July 1, 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 July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments

06/18/2025: If approved, a separate Building Permit will be required for any remodeling, and be approved/issued before any work is started.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**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 305 S Fannin St, Rockwall, TX 75087

SUBDIVISION S4820

LOT 1,2,3

BLOCK W

GENERAL LOCATION Downtown Rockwall

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

CURRENT ZONING DT (Downtown District)

CURRENT USE Church

PROPOSED ZONING DT (Downtown District)

PROPOSED USE Child Care (in addition to current use)

ACREAGE 0.344

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

- ☐ **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 Divine Peace Evangelical Lutheran Church ☐ APPLICANT Divine Peace Evangelical Lutheran Church

CONTACT PERSON Gunnar Ledermann

CONTACT PERSON Gunnar Ledermann

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

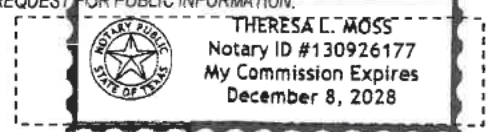
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gunnar Ledermann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 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 16 DAY OF June, 2025

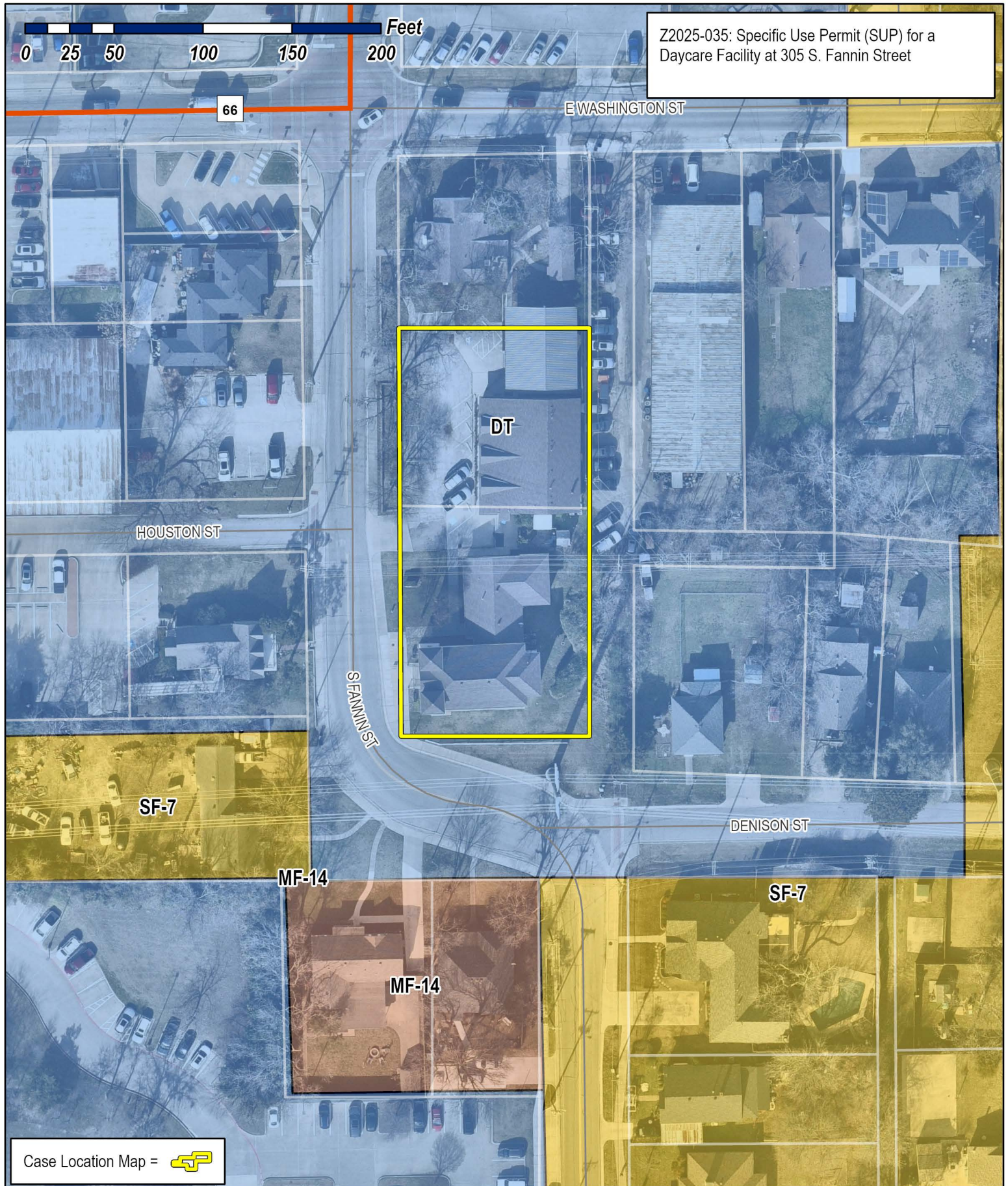
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12-08-2028





Case Location Map = 



## 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.

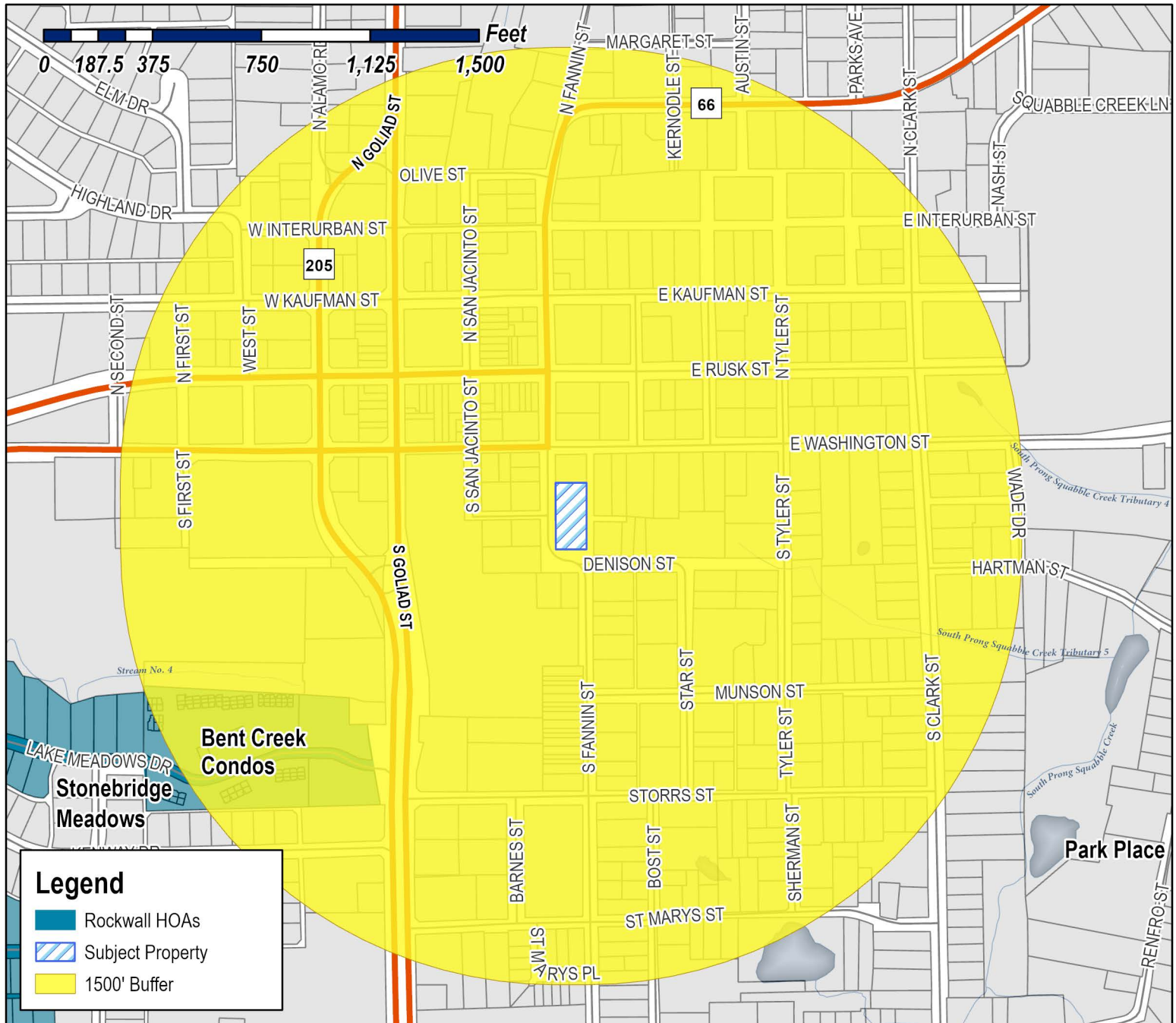




# City of Rockwall

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

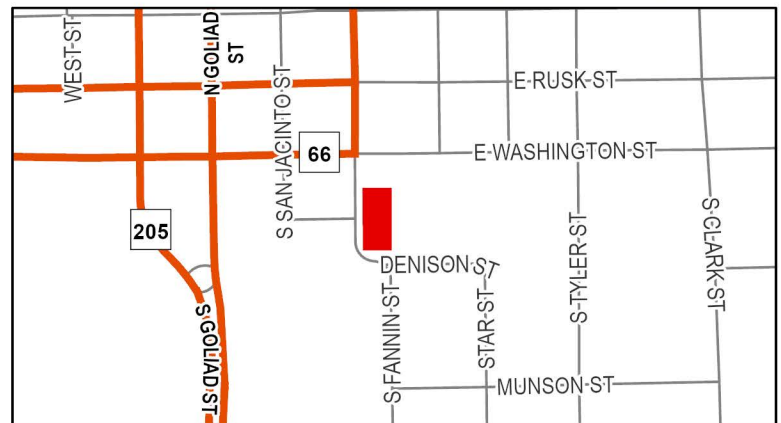
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**Case Number:** Z2025-035  
**Case Name:** SUP for a Daycare Facility  
**Case Type:** Zoning  
**Zoning:** Downtown (DT) District  
**Case Address:** 305 S. Fannin Street

**Date Saved: 6/13/2025**

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 [Z2025-035]  
**Date:** Friday, June 20, 2025 10:18:54 AM  
**Attachments:** [Public Notice \(06.16.2025\).pdf](#)  
[HOA Map \(06.13.2025\).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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>.

-  
Z2025-035: SUP for a Daycare Facility

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

*Melanie Zavala*

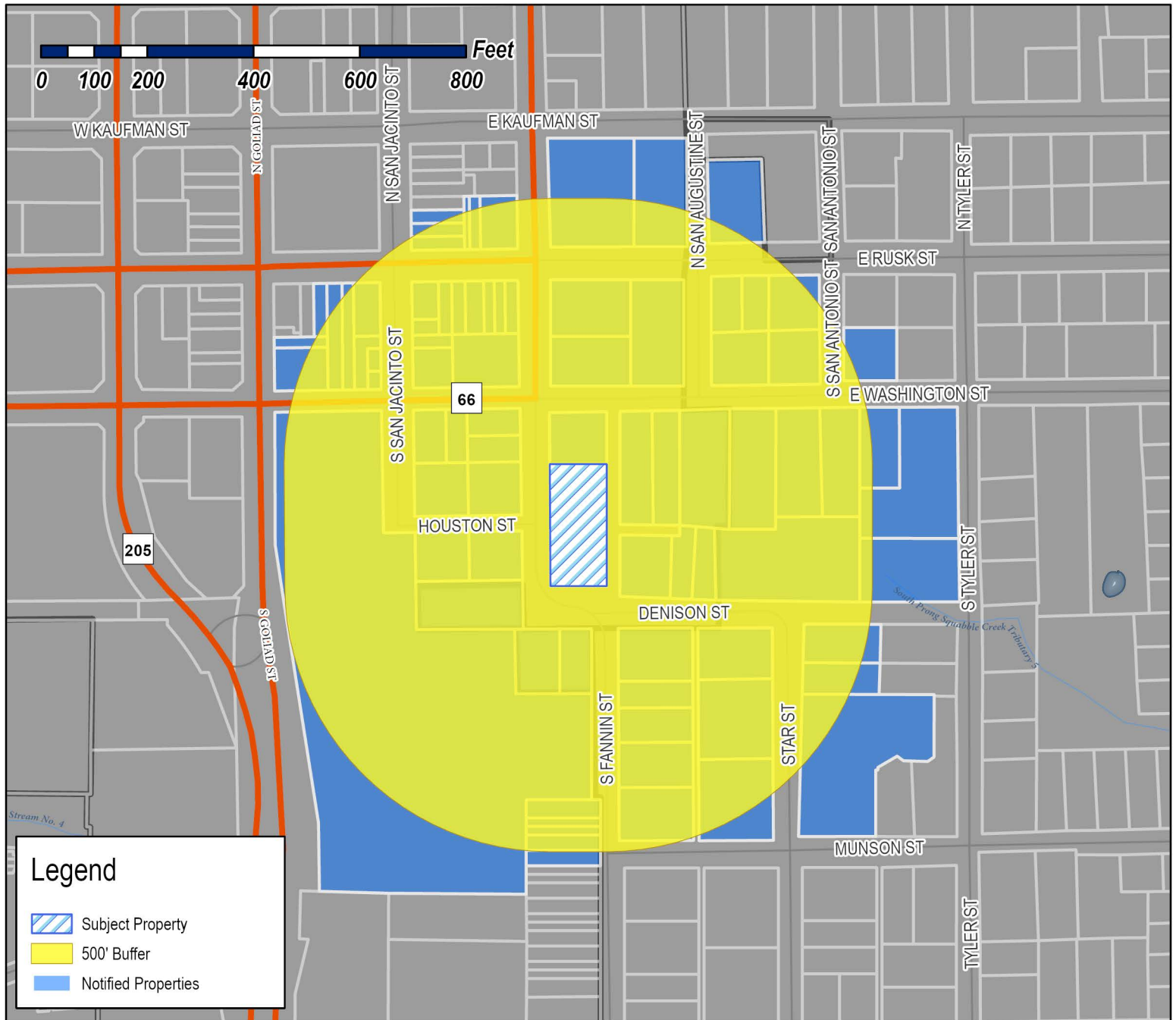
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

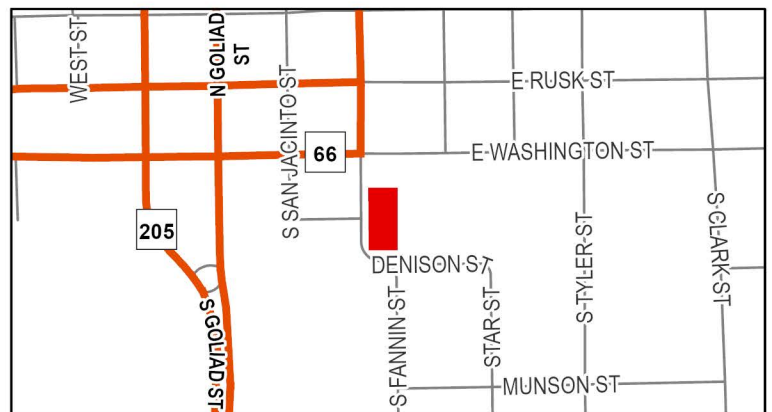
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**Case Number:** Z2025-035  
**Case Name:** SUP for a Daycare  
**Case Type:** Zoning  
**Zoning:** Downtown (DT) District  
**Case Address:** 305 S. Fannin Street

**Date Saved:** 6/13/2025

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



RESIDENT  
101 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
101 S FANNIN ST  
ROCKWALL, TX 75087

LATHAM MARK  
1010 RIDGE ROAD COURT  
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC  
102 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
102 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
102 S FANNIN ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 Gross Rd Ste A  
Mesquite, TX 75149

RESIDENT  
103 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
104 N SAN JACINTO  
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF  
SKY ASSET HOLDINGS 2 LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

RESIDENT  
106 S SAN JACINTO  
ROCKWALL, TX 75087

HOOKE ROBERT AND KELLIE  
10653 COUNTY ROAD 1141  
TYLER, TX 75709

RESIDENT  
107 SAN JACINTO  
ROCKWALL, TX 75087

GMDR PROPERTIES LLC  
107 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
108 FANNIN ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
108 N SAN JACINTO  
ROCKWALL, TX 75087

ASHMOREX2, LLC  
108 S SAN JACINTO ST  
ROCKWALL, TX 75087

RESIDENT  
109 E WASHINGTON  
ROCKWALL, TX 75087

112 E RUSK ST LLC  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
110 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
112 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
114 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
115 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
116 E RUSK  
ROCKWALL, TX 75087



HUGHES THOMAS P  
1209 S LAKESHORE DR  
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA  
1269 S. MUNSON RD  
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC  
138 SAWGRASS DR  
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA  
1390 GOLD COAST DR  
ROCKWALL, TX 75087

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L  
1601 BAY CREST TRL  
HEATH, TX 75032

ROBERSON RAY ETUX  
201 E WASHINGTON  
ROCKWALL, TX 75087

Z ROCK BUILDING LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
202 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
203 S FANNIN ST  
ROCKWALL, TX 75087

WILLESS LADONA  
204 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
205 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
206 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
206.5 E RUSK  
ROCKWALL, TX 75087

HALL J BLAKELEY  
207 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
210 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
210 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
210 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
212 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
213 E RUSK  
ROCKWALL, TX 75087

TURNER V H  
214 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
216 E RUSK  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC  
22 MANOR CT  
HEATH, TX 75032

EXODUS 314 INVESTMENTS LLC  
221 BLUE HERON LN  
HEATH, TX 75032

4031ROCKWALL, LLC  
236 Summer Tanager Ln  
Heath, TX 75032

RESIDENT  
301 DENNISON  
ROCKWALL, TX 75087

TUNMIRE EARL & PAT  
301 STAR ST  
ROCKWALL, TX 75087

RESIDENT  
302 S FANNIN ST  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISON ST  
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX  
303 DENISON ST  
ROCKWALL, TX 75087

RESIDENT  
303 E RUSK  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

RESIDENT  
305 DENISON  
ROCKWALL, TX 75087

ERUDITE INCORPORATED  
305 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
305 S FANNIN ST  
ROCKWALL, TX 75087

RATH RICKY JOHN  
305 STAR ST  
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE  
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L  
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN  
2012 LONG TERM TRU  
305 STONEBRIDGE DRIVE  
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH  
306 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
306 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
306 S FANNIN ST  
ROCKWALL, TX 75087

SOTO AMADO C &  
DEBORAH J HUDSON  
306 STAR ST  
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN  
307 MUNSON STREET  
ROCKWALL, TX 75087

RESIDENT  
308 E WASHINGTON  
ROCKWALL, TX 75087

GSJ PROPERTIES LLC  
308 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
308 S FANNIN ST  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX  
310 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
310 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
311 DENISON ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA  
3111 ANNETTE CT  
GARLAND, TX 75044

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

RESIDENT  
317 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
319 S FANNIN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E  
401 E WASHINGTON STREET  
ROCKWALL, TX 75087

WEST CHRISTOPHER AND  
KATHERINE ROWE  
401 EAST RUSK  
ROCKWALL, TX 75087

RESIDENT  
402 E RUSK  
ROCKWALL, TX 75087

KILPATRICK KENDRA  
402 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
402 S FANNIN ST  
ROCKWALL, TX 75087

WHITE BAILEY  
402 S FANNIN ST # B  
ROCKWALL, TX 75087

RESIDENT  
404 E RUSK  
ROCKWALL, TX 75087

COLSON RENEE AND  
AMANDA GAIL COLSON  
404 E WASHINGTON ST  
ROCKWALL, TX 75087

IVIE VIRGINIA  
404 S Fannin St Apt A  
Rockwall, TX 75087

SALVADOR MARY PEARL  
405 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
406 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
406 E WASHINGTON  
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND  
JASON SHIPLEY  
412 RENFRO ST  
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
505 E WASHINGTON  
ROCKWALL, TX 75087

PYRON MARSHA G  
505 PETERSON ST  
ROYSE CITY, TX 75189

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

CAIN CHAD  
5705 ALLEN LN  
ROWLETT, TX 75088

HENDRICKS 7 PROPERTIES LLC SERIES 3  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

ODOM JAY  
601 N FANNIN ST  
ROCKWALL, TX 75087

ROBERT COOK ESTATE  
C/O ALICIA COOK  
901 PIONEER ROAD  
MESQUITE, TX 75149

WALKER TOM  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

JO SUNGRAE  
960 MIDNIGHT PASS  
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA  
9922 Donegal Dr  
Dallas, TX 75218

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

CHRIST FOR INDIA  
PO BOX 271086  
DALLAS, TX 75227

ROCKWALL LIONS CLUB  
C/O OLIVER R SPILLER  
PO BOX 663  
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087

# 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:

## **Z2025-035: Specific Use Permit (SUP) for a Daycare Facility**

*Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 21, 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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility**

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



June 13, 2025

TO: Ryan Miller, Director of Planning  
City of Rockwall Planning and Zoning Department  
385 S. Goliad St  
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached at [REDACTED]

Sincerely,

Gunnar Ledermann

Divine Peace Church  
305 S Fannin St  
Rockwall, TX 75087



DIVINE PEACE  
CHURCH

ROCKWALL, TEXAS

Permit and Construction

SHM PROJECT #

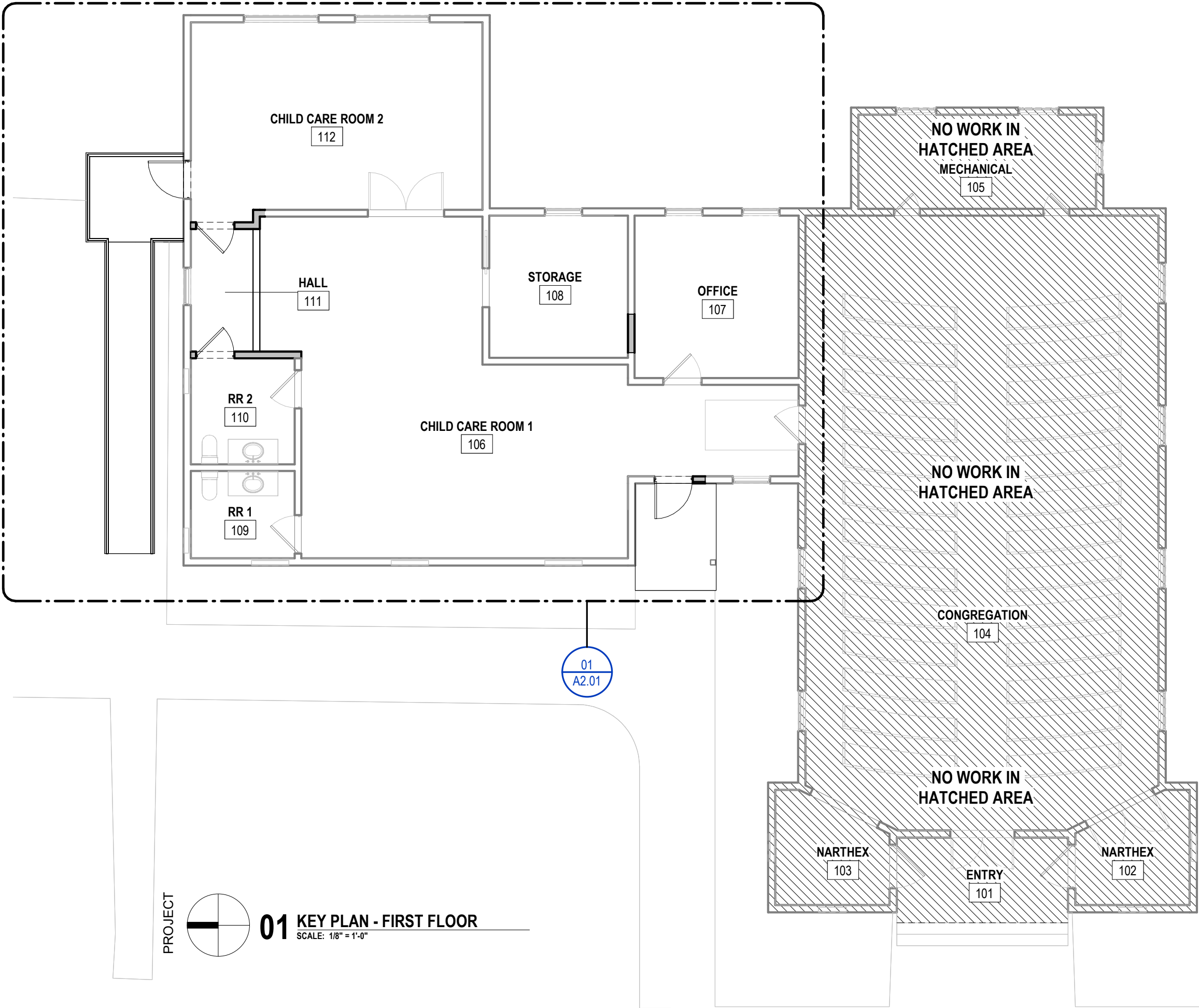
22-025

ISSUE DATE

05/29/2025

KEY FLOOR  
PLANS

A2.00





PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

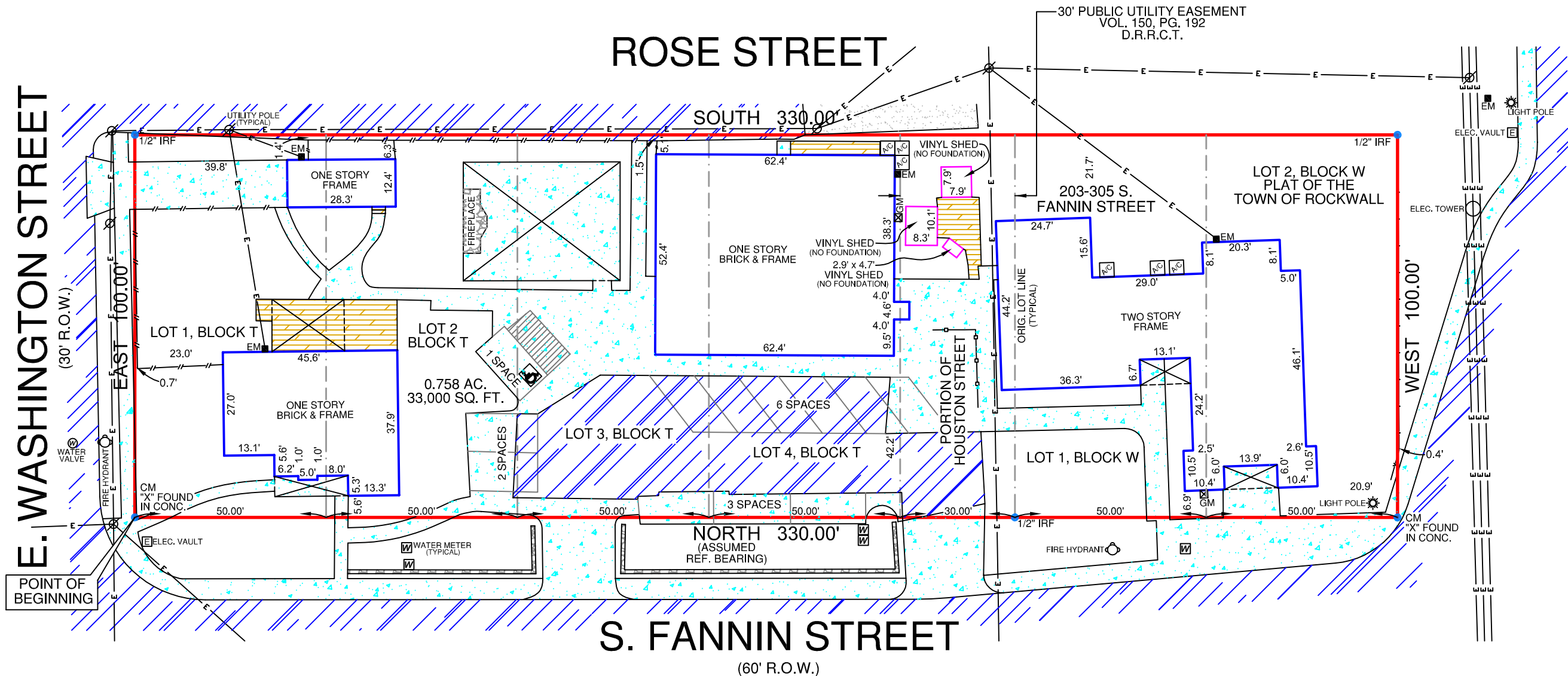
BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.



THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
(101)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.  
TWO STORY FRAME AND ONE STORY BRICK AND FRAME.  
EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

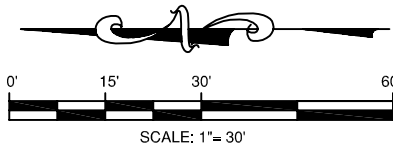
FEMA NOTE

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	VINYL FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IRP = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

TITLE SURVEY

203-305 S. FANNIN STREET  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

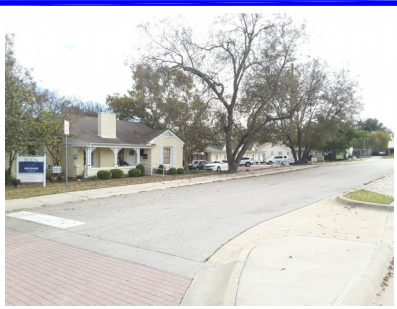
GF#: 14702-17-05043

BORROWER:  
DIVINE PEACE EVANGELICAL  
LUTHERAN CHURCH

PREMIER JOB #: 17-07447

TECH: MSP DATE: 11/14/17

FIELD: JC FIELD DATE: 11/10/17



NORTH  
AMERICAN  
TITLE  
COMPANY  
Like Clockwork®

Premier  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DAYCARE FACILITY* IN CONJUNCTION WITH AN EXISTING *CHURCH/HOUSE OF WORSHIP* ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT 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 Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin 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 the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-61, S-179*;

**SECTION 2.** That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Daycare Facility* in conjunction with an existing *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 3.** 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 Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, 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:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Daycare Facility* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.

### 3.2 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 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** 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 8.** 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 4<sup>TH</sup> DAY OF AUGUST, 2025.**

Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

**Exhibit 'A':**  
*Survey and Legal Description*

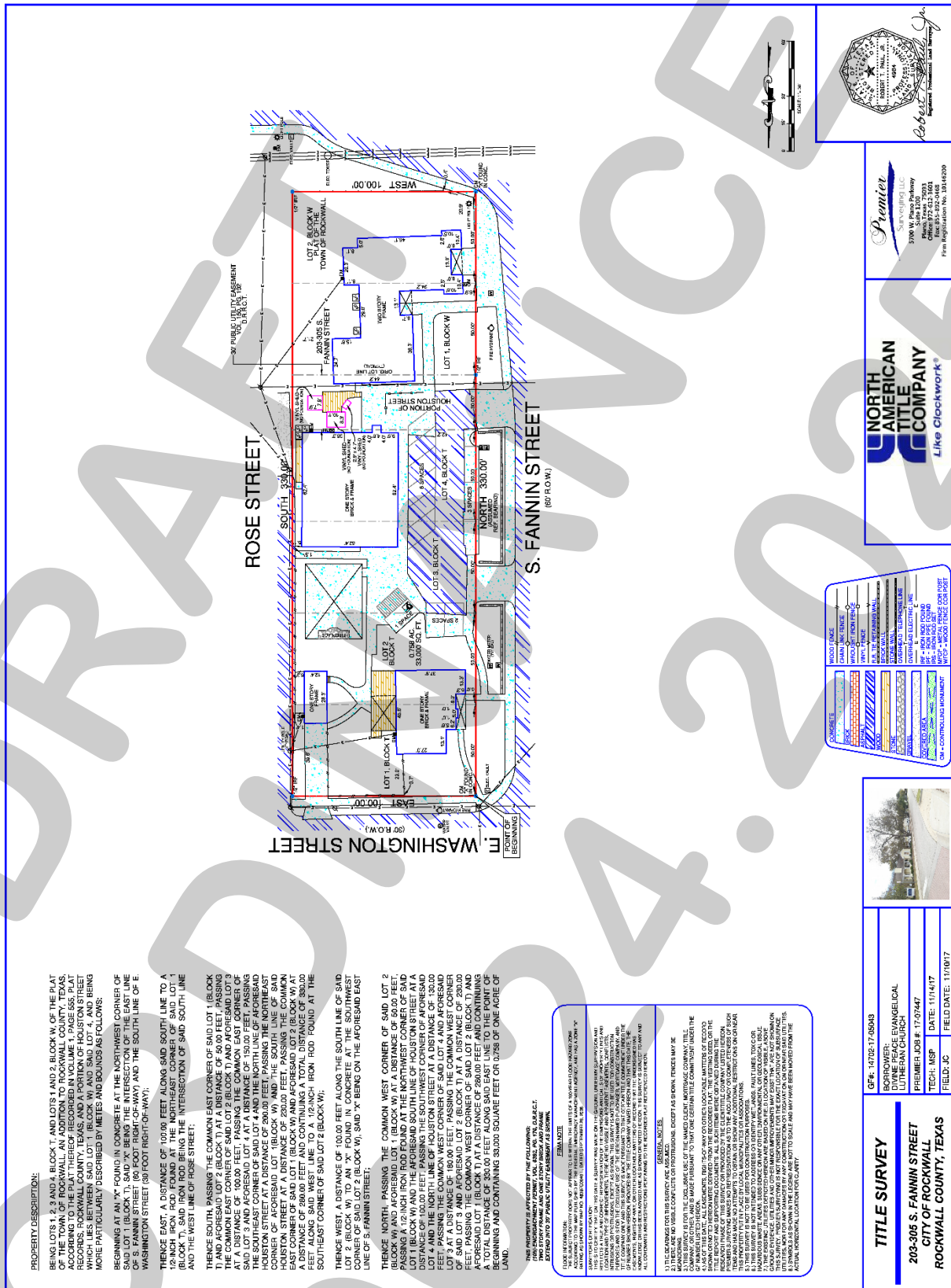
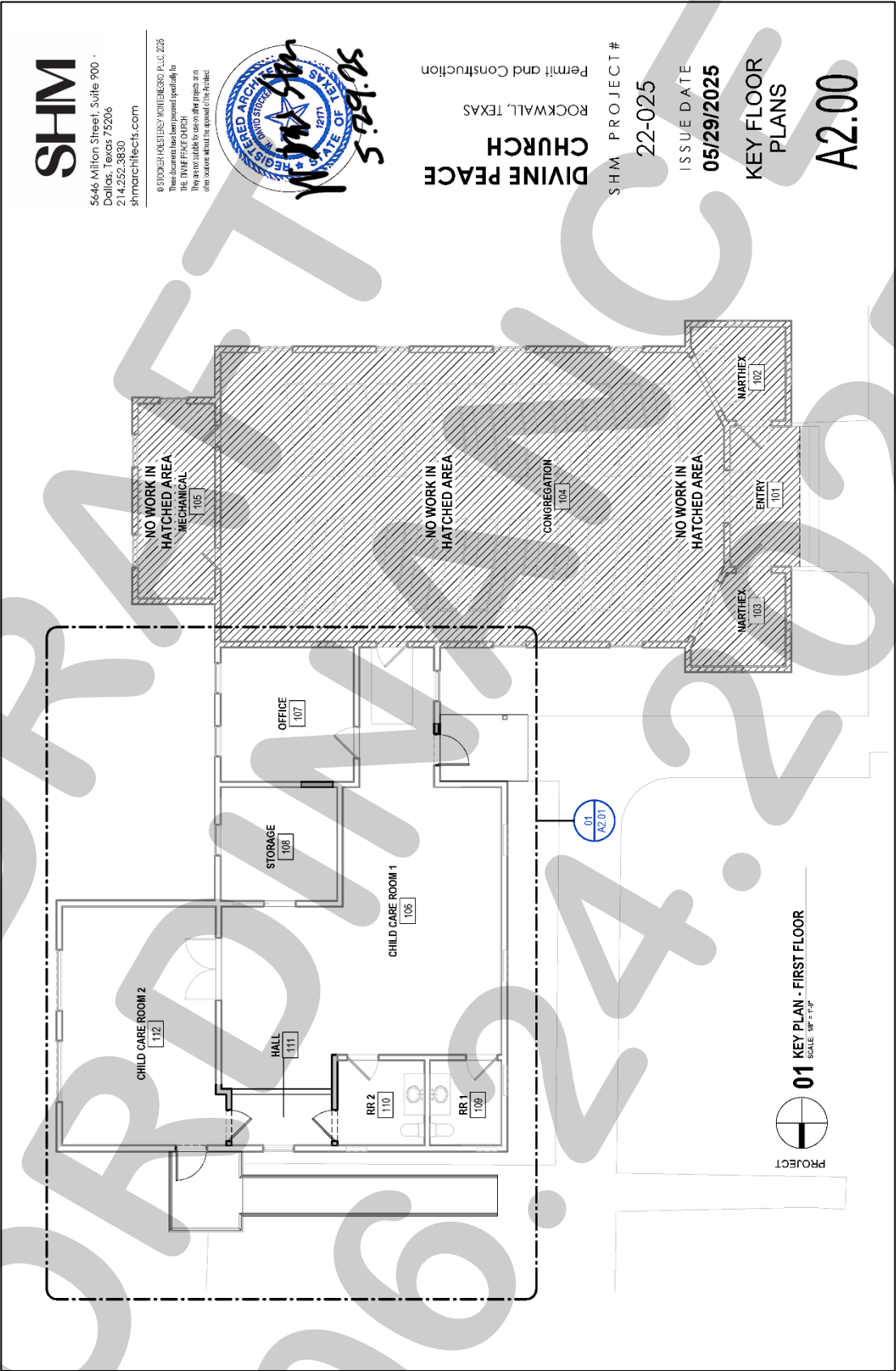


Exhibit 'B':  
Floor Plan







# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission

**DATE:** July 15, 2025

**APPLICANT:** Gunnar Ledermann; *Divine Peace Evangelical Lutheran Church*

**CASE NUMBER:** Z2025-035; *Specific Use Permit (SUP) for a Daycare Facility in Conjunction with an Existing Church/House of Worship at 305 S. Fannin Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,920 SF *Church/House of Worship* built in 1911, a 3,780 SF fellowship hall built in 1970, and a 1,472 SF single-family home that was built in 1978, but was converted to commercial in 2008. With this being said, the original *Church/House of Worship* appears to have been built on the property prior to 1900 based on the October 1900 Sanborn Maps.

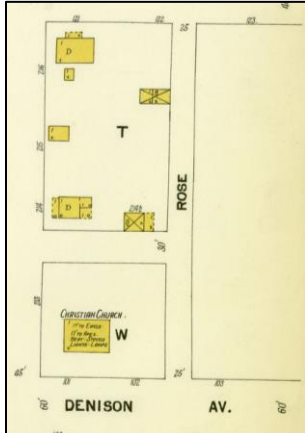


FIGURE 1: 1900 SANBORN MAPS

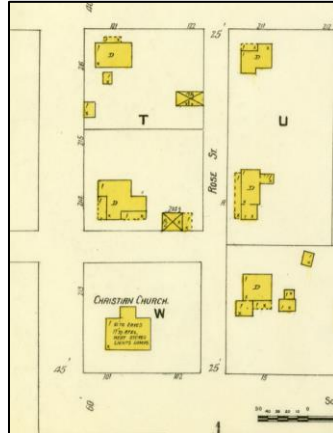


FIGURE 2: 1905 SANBORN MAPS

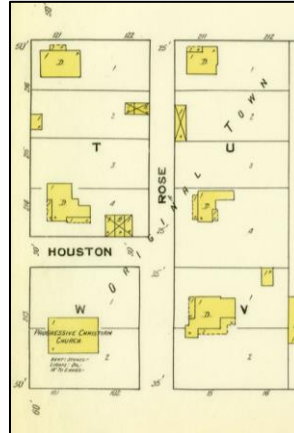


FIGURE 3: 1911 SANBORN MAPS

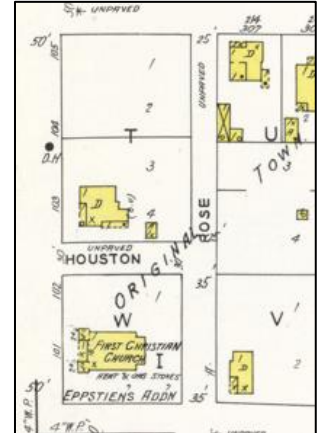


FIGURE 4: 1934 SANBORN MAPS

On April 3, 1995, the City Council approved a Conditional Use Permit (CUP) to allow an addition to the existing building that did not meet the minimum masonry requirements of the General Retail (GR) District at that time. On December 4, 2017, the City Council approved a Specific Use Permit (SUP) for an existing *Church/House of Worship*.

### PURPOSE

The applicant -- Gunnar Ledermann -- is requesting the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* in a Downtown (DT) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 305 S. Fannin Street. The land uses adjacent to the subject property are as follows:

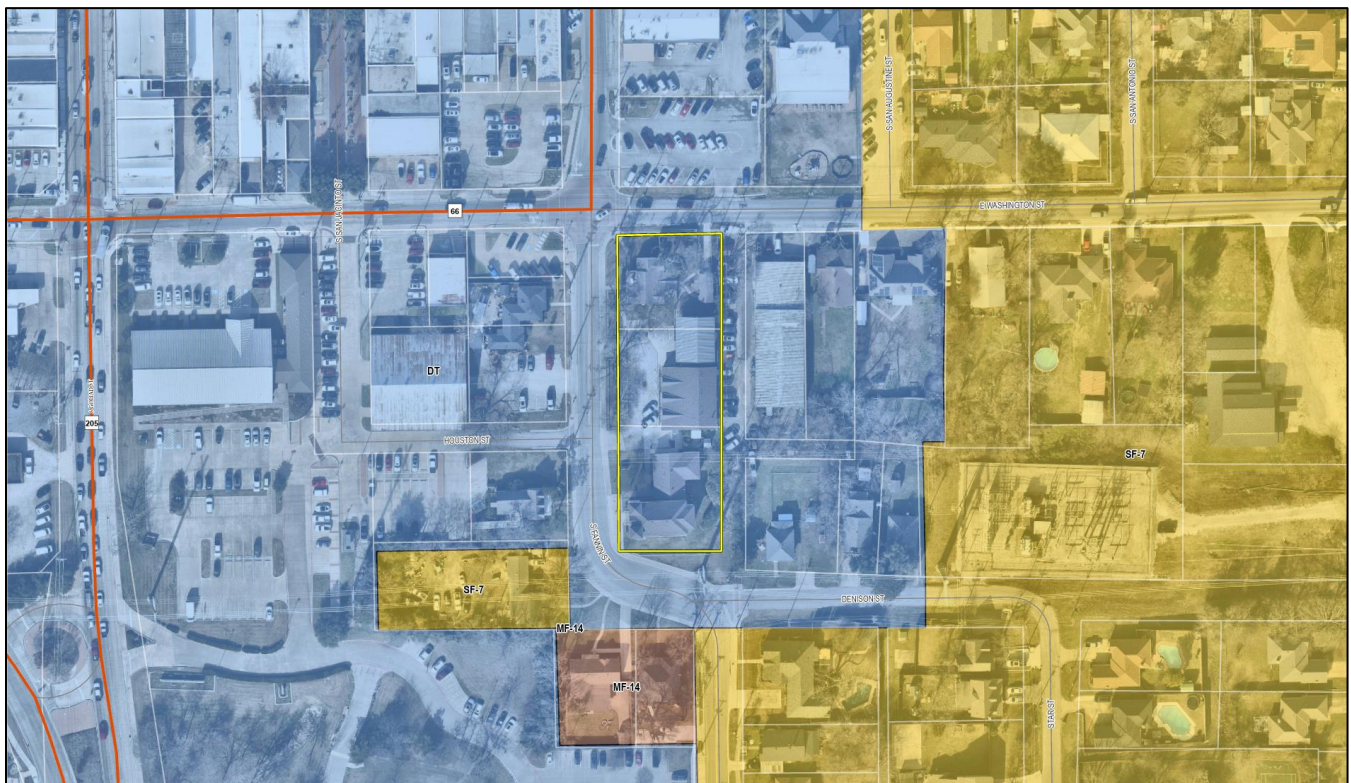
North: Directly north of the subject property is E Washington Street, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.327-acre parcel of land (*i.e. Lot B, Block 1, Griffith Addition*), zoned Downtown (DT) District, and developed with a city-owned parking lot. Beyond that is a 0.36-acre parcel of land (*i.e. Lot A, Block 1, Griffith Addition*), zoned Downtown (DT) District, and developed with a *Restaurant without a Drive-In or Drive-Through* (*i.e. Pier 101*).

East: Directly east of the subject property are two (2) parcels of land (*i.e. Lots 1, 2, & 3, Block V & Part of Lots 1,2,3 & 4, Block U, Rockwall OT Addition*), zoned Downtown (DT) District, that are developed with a *Major Auto Repair Garage* (*i.e. Archer Car Care*). Beyond this is a 0.2300-acre parcel of land (*i.e. Lot E and Part of Lots 1,2,3,4, of Block U, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a 1,728 SF *General Retail Store*.

South: Directly south of the subject property is S Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.1700-acre parcel of land (*i.e. part of Lots 1, 2, and 3, Block H, Eppstein Addition*), zoned Multi-Family 14 (MF-14) District, that is developed with a 1,603 SF single-family home. Beyond that is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*), zoned Downtown (DT) District, that is developed with a 10,441 SF *Government Facility* (*i.e. City Hall*).

West: Directly west of the subject property is S Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2296-acre parcel of land (*i.e. Lots 1 and 4, Block X, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a 2,620 SF single-family home that was converted to commercial in 2013. Beyond that is a 0.2296-acre parcel of land (*i.e. Lots 2 & 4, Block X, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a city-owned parking lot. Beyond that is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*), zoned Downtown (DT) District, that is developed with a 10,441 SF *Government Facility* (*i.e. City Hall*).

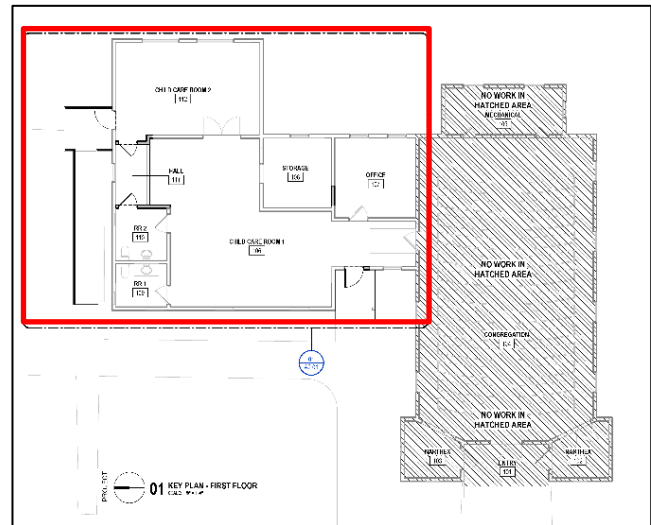
MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY





## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter of explanation, survey, and a floor plan requesting a Specific Use Permit (SUP) for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* for a building in a Downtown (DT) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 3,920 SF *Church/House of Worship*, a 3,780 SF Fellowship Hall, and a 1,472 SF single-family home that was converted to commercial land uses situated on the subject property. The site plan submitted by the applicant depicts the proposed *Daycare Facility* will be located within the 3,920 SF *Church/House of Worship*, and will include about 2,500 SF that will be located on the north side of the existing building. The applicant's letter states that the proposed childcare center is intended for children from 2 ½ and 4 years old and the applicant has mentioned to staff that the childcare services would primarily be offered to members of the congregation. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property.



**FIGURE 5: FLOOR PLAN**  
**RED: DAYCARE FACILITY**

## **CONFORMANCE WITH THE CITY'S CODES AND STAFF ANALYSIS**

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.” Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Daycare with Seven (7) or More Children* as “(a) state licensed facility excluding public or private schools, dedicated to caring for seven (7) or more children under the age of 14 years old. This care is provided for less than 24-hours per day, typically during daytime hours, and is situated at a non-residential location.” 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* and *Daycare with Seven (7) or More Children* land use is permitted by Specific Use Permit (SUP) in the Downtown (DT) District. The Specific Use Permit (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.” Staff should point out that there is currently an existing *Church/House of Worship* already located at 305 S Fannin Street that was constructed in 1911; however, a Specific Use Permit (SUP) was established for the property in 2017 when the *Church/House of Worship* was expanded to include the adjacent property (i.e. Lots 1,2,3, Block W, and Lots 3 & 4, Block T, of the Rockwall OT Addition).

According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible uses*, a *Daycare with Seven (7) or More Children* has the following *Conditional Land Use Standards* associated with it: [1] an adequate pickup and drop-off area providing a minimum queuing space for four (4) standard sized vehicles shall be provided, and [2] playgrounds and splash pads shall be screened from all adjacent properties and public rights-of-way using mature evergreen shrubs. In this case, the drop off and pick up area will be located within the drive aisle of the fellowship hall. This area has sufficient space to que a minimum of four (4) vehicles. Staff should note that the applicant's letter states that “(a) separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit ...” Staff has included these plans in the attached case memo and has added a requirement that the playground space shall be screened with evergreen shrubs as a condition of approval for this case. Staff should note that the proposed *Daycare Facility* does not appear to have a negative impact on adjacent properties; however, 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.

## **NOTIFICATIONS**

On June 18, 2025 and June 25, 2025, staff mailed a total of 140 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Bent Creek Homeowner's Associations (HOAs), which is the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has received two (2) notices in favor of 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 *Daycare Facility* in conjunction with an existing *Church/House of Worship* within a Downtown (DT) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (b) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.
  - (c) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.
- (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.





# 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 305 S Fannin St, Rockwall, TX 75087

SUBDIVISION S4820

LOT 1,2,3

BLOCK W

GENERAL LOCATION Downtown Rockwall

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

CURRENT ZONING DT (Downtown District)

CURRENT USE Church

PROPOSED ZONING DT (Downtown District)

PROPOSED USE Child Care (in addition to current use)

ACREAGE 0.344

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

- ☐ **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 Divine Peace Evangelical Lutheran Church ☐ APPLICANT Divine Peace Evangelical Lutheran Church

CONTACT PERSON Gunnar Ledermann

CONTACT PERSON Gunnar Ledermann

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

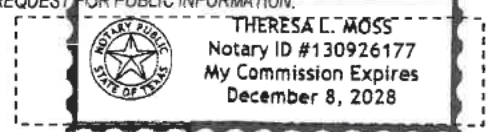
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gunnar Ledermann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 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 16 DAY OF June, 2025

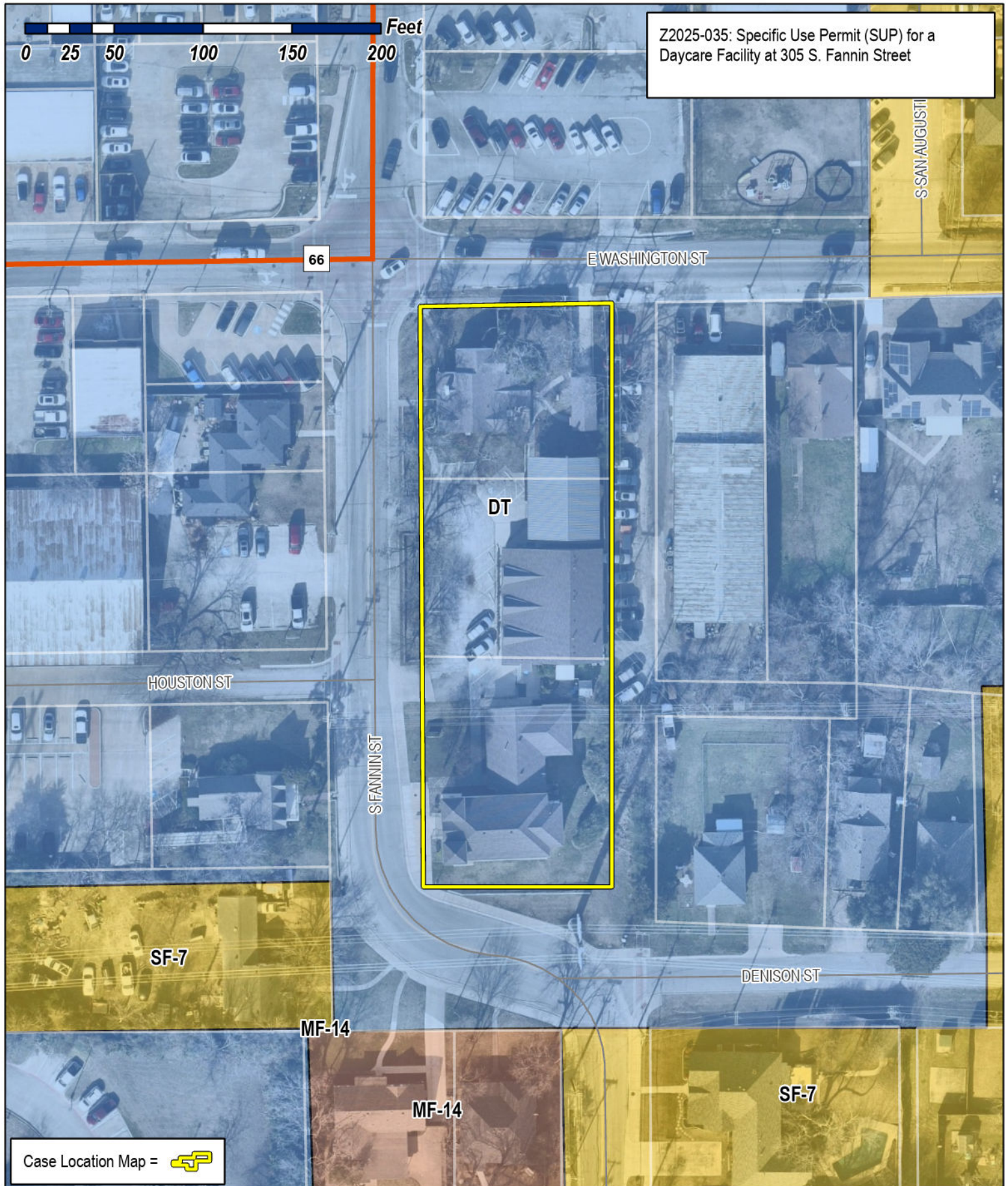
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12-08-2028





# 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.



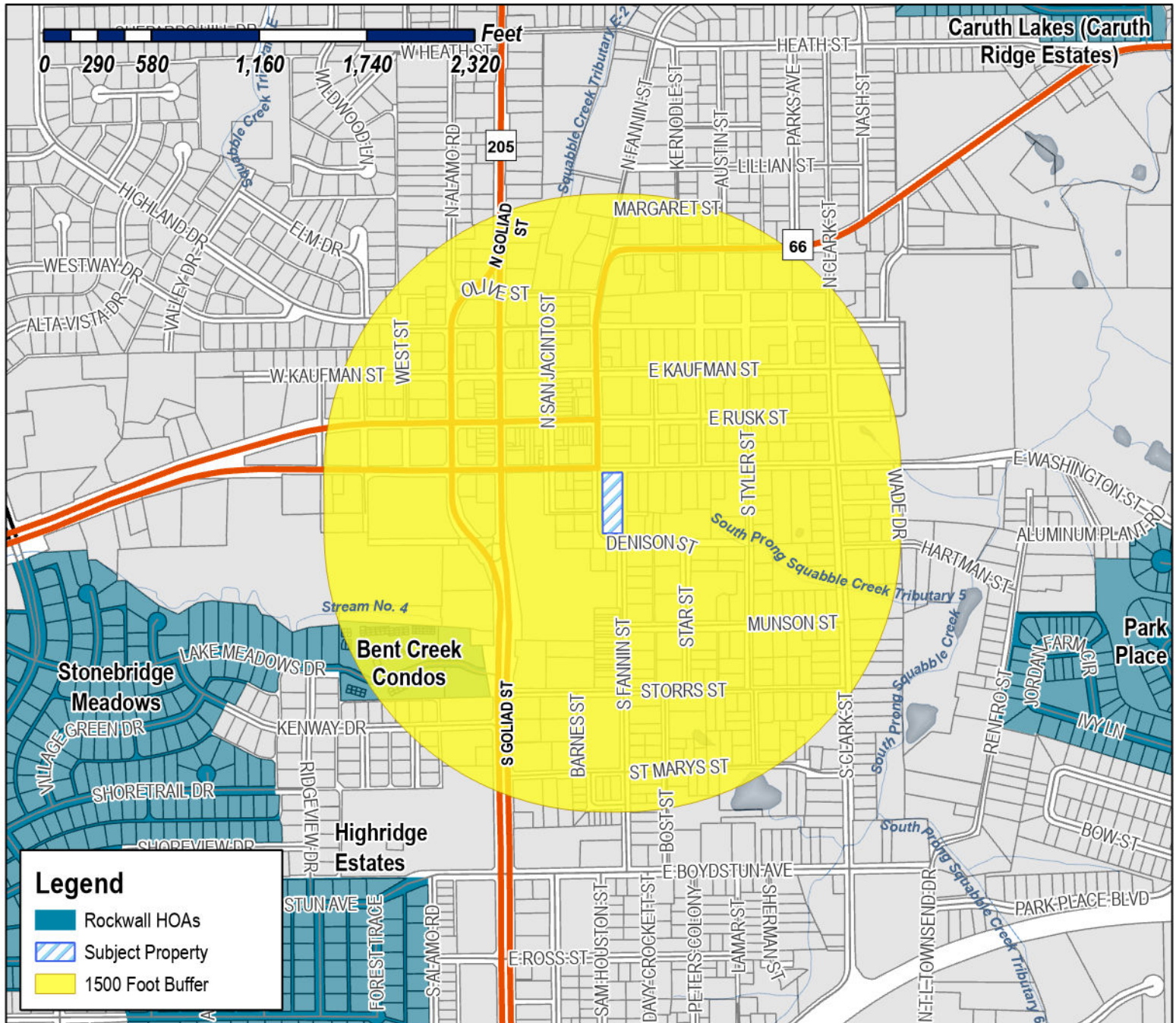




# City of Rockwall

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

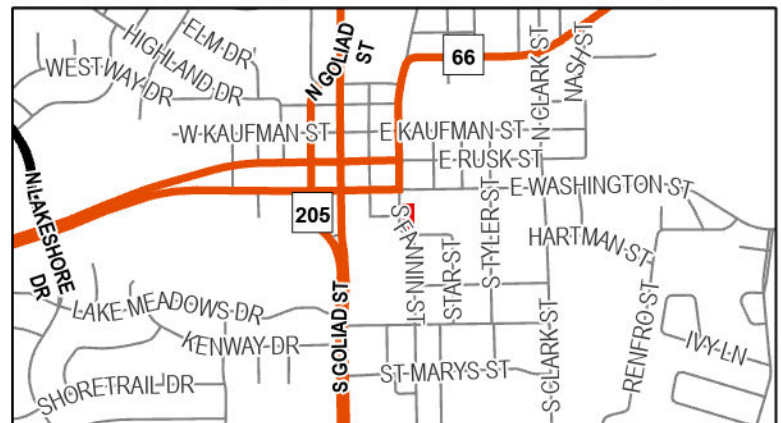
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**Case Number:** Z2025-035  
**Case Name:** SUP for a Daycare Facility  
**Case Type:** Zoning  
**Zoning:** Downtown (DT) District  
**Case Address:** 305 S. Fannin Street

**Date Saved:** 6/25/2025

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 [Z2025-035]  
**Date:** Friday, June 20, 2025 10:18:54 AM  
**Attachments:** [Public Notice \(06.16.2025\).pdf](#)  
[HOA Map \(06.13.2025\).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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>.

-  
Z2025-035: SUP for a Daycare Facility

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

*Melanie Zavala*

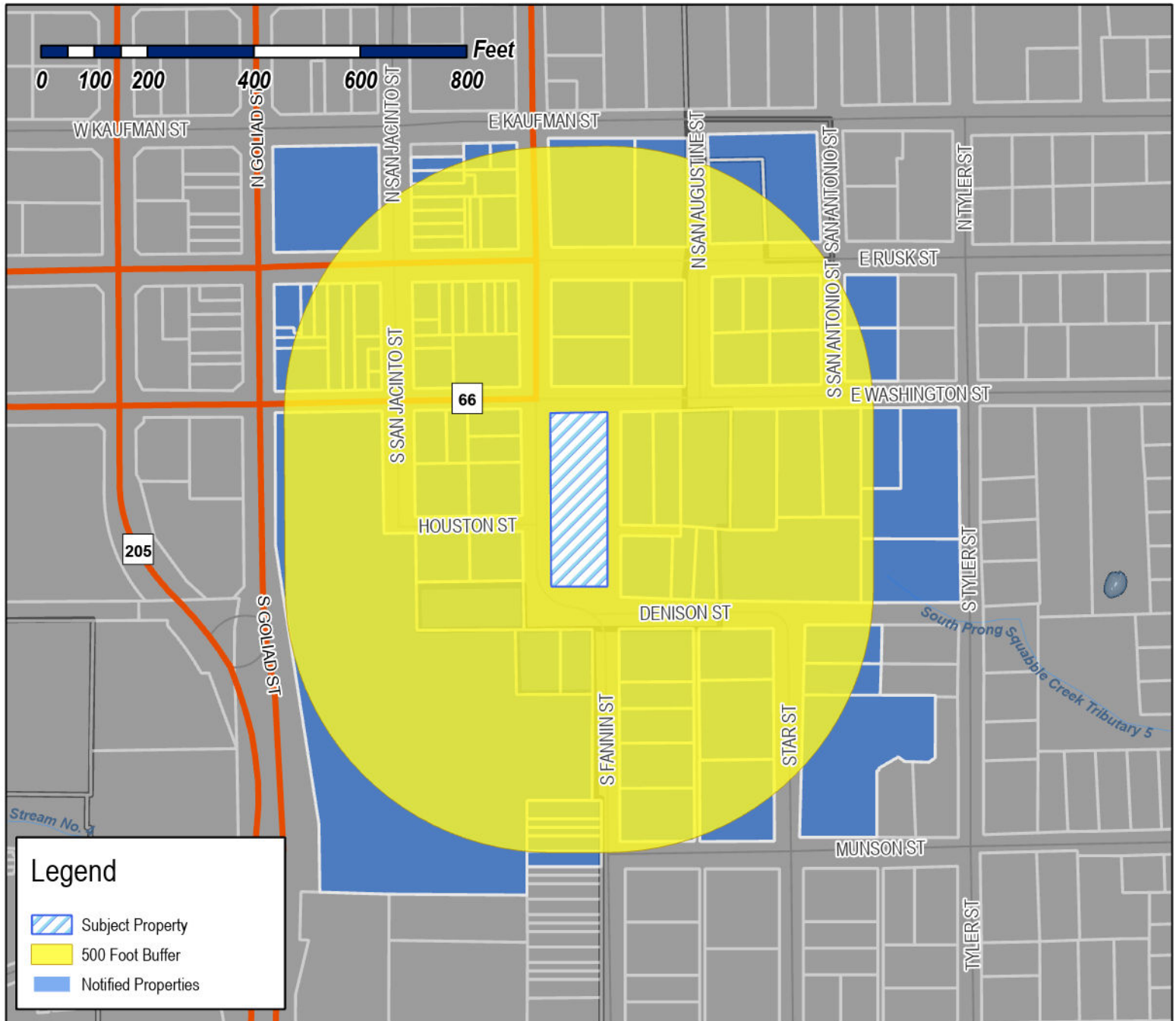
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# 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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Legend

 Subject Property

 500 Foot Buffer

 Notified Properties

**Case Number:** Z2025-035  
**Case Name:** SUP for a Daycare Facility  
**Case Type:** Zoning  
**Zoning:** Downtown (DT) District  
**Case Address:** 305 S. Fannin Street

**Date Saved:** 6/25/2025

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



RESIDENT  
101 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
101 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
101 S FANNIN ST  
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO  
ATTN: PROPERTY TAX DEPARTMENT  
1010 Pine St # 9E-L-01  
Saint Louis, MO 63101

LATHAM MARK  
1010 RIDGE ROAD COURT  
ROCKWALL, TX 75087

RESIDENT  
102 E RUSK  
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC  
102 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
102 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
102 S FANNIN ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 Gross Rd Ste A  
Mesquite, TX 75149

RESIDENT  
103 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
103 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
104 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
105 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
106 SAN JACINTO  
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF  
SKY ASSET HOLDINGS 2 LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

RESIDENT  
106 S SAN JACINTO  
ROCKWALL, TX 75087

HOOKE ROBERT AND KELLIE  
10653 COUNTY ROAD 1141  
TYLER, TX 75709

RESIDENT  
107 S GOLIAD  
ROCKWALL, TX 75087

GMDR PROPERTIES LLC  
107 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
108 FANNIN ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
108 N SAN JACINTO  
ROCKWALL, TX 75087

ASHMOREX2, LLC  
108 S SAN JACINTO ST  
ROCKWALL, TX 75087

RESIDENT  
109 E WASHINGTON  
ROCKWALL, TX 75087

112 E RUSK ST LLC  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
110 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
110 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
112 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
112 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
114 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
114 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
115 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
116 E RUSK  
ROCKWALL, TX 75087

HUGHES THOMAS P  
1209 S LAKESHORE DR  
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA  
1269 S. MUNSON RD  
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC  
138 SAWGRASS DR  
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA  
1390 GOLD COAST DR  
ROCKWALL, TX 75087

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L  
1601 BAY CREST TRL  
HEATH, TX 75032

JS2 PROPERTIES LLC  
1717 Main St Ste 2950  
Dallas, TX 75201

ROBERSON RAY ETUX  
201 E WASHINGTON  
ROCKWALL, TX 75087

Z ROCK BUILDING LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

Z ROCK BUILDING LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
202 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
203 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
204 E KAUFMAN  
ROCKWALL, TX 75087

WILLESS LADONA  
204 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
205 S SAN JACINTO  
ROCKWALL, TX 75087



RESIDENT  
206 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
206.5 E RUSK  
ROCKWALL, TX 75087

HALL J BLAKELEY  
207 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
210 HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
210 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
210 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
210 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
212 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
213 E RUSK  
ROCKWALL, TX 75087

TURNER V H  
214 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
216 E RUSK  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC  
22 MANOR CT  
HEATH, TX 75032

EXODUS 314 INVESTMENTS LLC  
221 BLUE HERON LN  
HEATH, TX 75032

4031ROCKWALL, LLC  
236 Summer Tanager Ln  
Heath, TX 75032

RESIDENT  
301 DENNISON  
ROCKWALL, TX 75087

TUNMIRE EARL & PAT  
301 STAR ST  
ROCKWALL, TX 75087

RESIDENT  
302 S FANNIN ST  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISON ST  
ROCKWALL, TX 75087

RESIDENT  
303 E RUSK  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

ERUDITE INCORPORATED  
305 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
305 S FANNIN ST  
ROCKWALL, TX 75087

RATH RICKY JOHN  
305 STAR ST  
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE  
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L  
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN  
2012 LONG TERM TRU  
305 STONEBRIDGE DRIVE  
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE  
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L  
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN  
2012 LONG TERM TRU  
305 STONEBRIDGE DRIVE  
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH  
306 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
306 S FANNIN ST  
ROCKWALL, TX 75087

SOTO AMADO C &  
DEBORAH J HUDSON  
306 STAR ST  
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN  
307 MUNSON STREET  
ROCKWALL, TX 75087

RESIDENT  
308 E WASHINGTON  
ROCKWALL, TX 75087

GSJ PROPERTIES LLC  
308 S FANNIN ST  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX  
310 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
310 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
311 DENISON ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA  
3111 ANNETTE CT  
GARLAND, TX 75044

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

RESIDENT  
317 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
319 S FANNIN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
ATTN:MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E  
401 E WASHINGTON STREET  
ROCKWALL, TX 75087

WEST CHRISTOPHER AND  
KATHERINE ROWE  
401 EAST RUSK  
ROCKWALL, TX 75087

RESIDENT  
402 E RUSK  
ROCKWALL, TX 75087

KILPATRICK KENDRA  
402 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
402 S FANNIN ST  
ROCKWALL, TX 75087

WHITE BAILEY  
402 S FANNIN ST # B  
ROCKWALL, TX 75087

RESIDENT  
404 E RUSK  
ROCKWALL, TX 75087

COLSON RENEE AND  
AMANDA GAIL COLSON  
404 E WASHINGTON ST  
ROCKWALL, TX 75087

IVIE VIRGINIA  
404 S Fannin St Apt A  
Rockwall, TX 75087

SALVADOR MARY PEARL  
405 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
406 E KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
406 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
406 E WASHINGTON  
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND  
JASON SHIPLEY  
412 RENFRO ST  
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST  
RUTH DIANE RUSSELL- TRUSTEE  
43 PINEAPPLE DR  
PALM COAST, FL 32164

TAMEZ PEDRO ET EX  
502 E RUSK ST  
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

PYRON MARSHA G  
505 PETERSON ST  
ROYSE CITY, TX 75189

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

CAIN CHAD  
5705 ALLEN LN  
ROWLETT, TX 75088

ROCKWALL 4 LLC  
5818 PORTSMOUTH LANE  
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

ODOM JAY  
601 N FANNIN ST  
ROCKWALL, TX 75087

KING PACIFIC INC  
8100 GREENSBORO DR  
PLANO, TX 75025

ROBERT COOK ESTATE  
C/O ALICIA COOK  
901 PIONEER ROAD  
MESQUITE, TX 75149

WALKER TOM  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

JO SUNGRAE  
960 MIDNIGHT PASS  
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA  
9922 Donegal Dr  
Dallas, TX 75218

COUNTY OF ROCKWALL  
COURTHOUSE  
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

CHRIST FOR INDIA  
PO BOX 271086  
DALLAS, TX 75227

ROCKWALL LIONS CLUB  
C/O OLIVER R SPILLER  
PO BOX 663  
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087

# 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:

## **Z2025-035: Specific Use Permit (SUP) for a Daycare Facility**

*Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 21, 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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility**

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Please 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.

Redeemer Church Rockwall Supports all local efforts to provide safe and nurturing childcare in the downtown area. We are happy to share our child protection Policy resources with them any time.

Name: Julie Meyer, Director of Operations

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

# 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:

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For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 21, 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

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: Michael Caffey

Address: Gunnar will run a good daycare.

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



June 13, 2025

TO: Ryan Miller, Director of Planning  
City of Rockwall Planning and Zoning Department  
385 S. Goliad St  
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached at [REDACTED]

Sincerely,

Gunnar Ledermann

Divine Peace Church  
305 S Fannin St  
Rockwall, TX 75087



DIVINE PEACE  
CHURCH

ROCKWALL, TEXAS

Permit and Construction

SHM PROJECT #

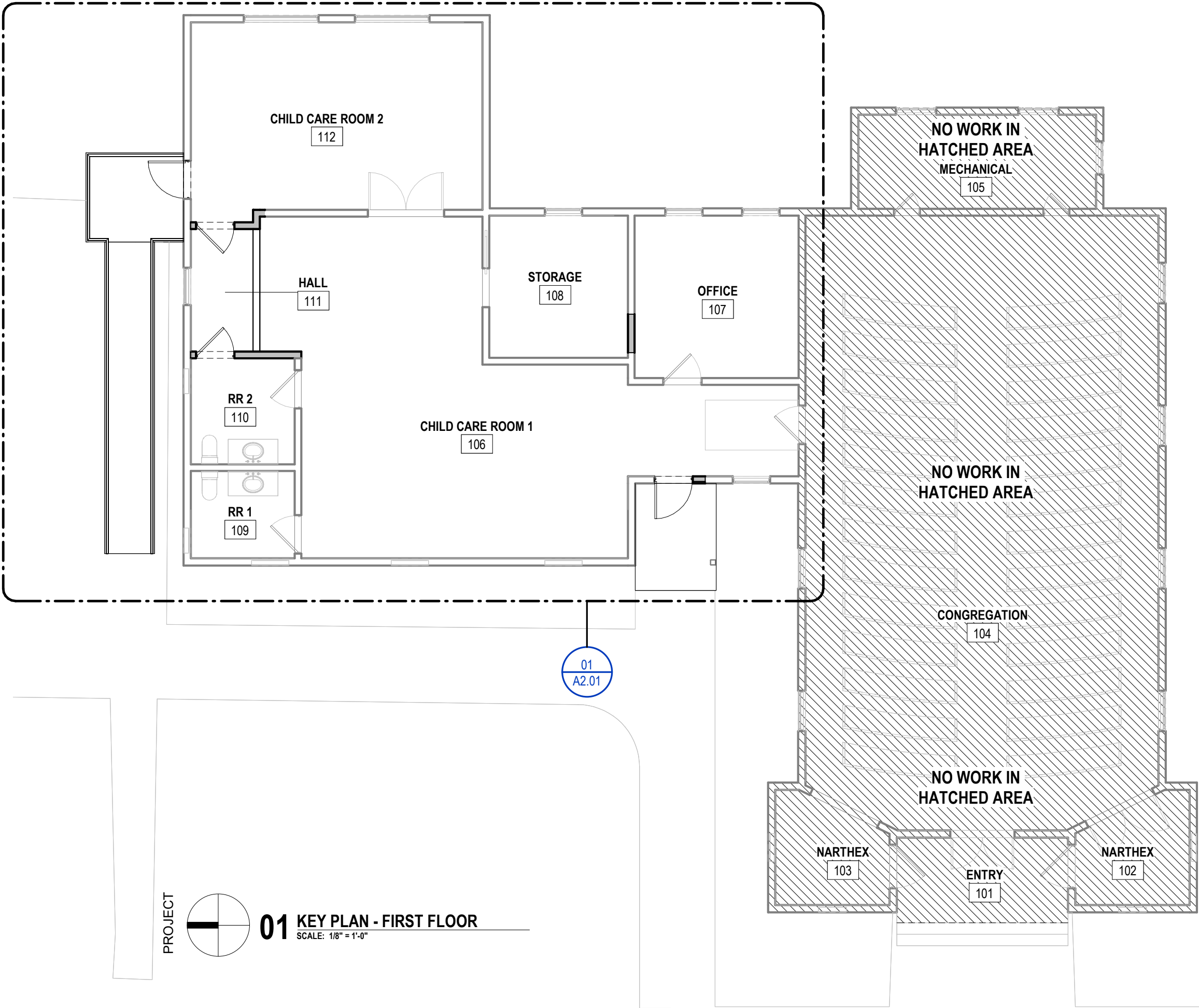
22-025

ISSUE DATE

05/29/2025

KEY FLOOR  
PLANS

A2.00





PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

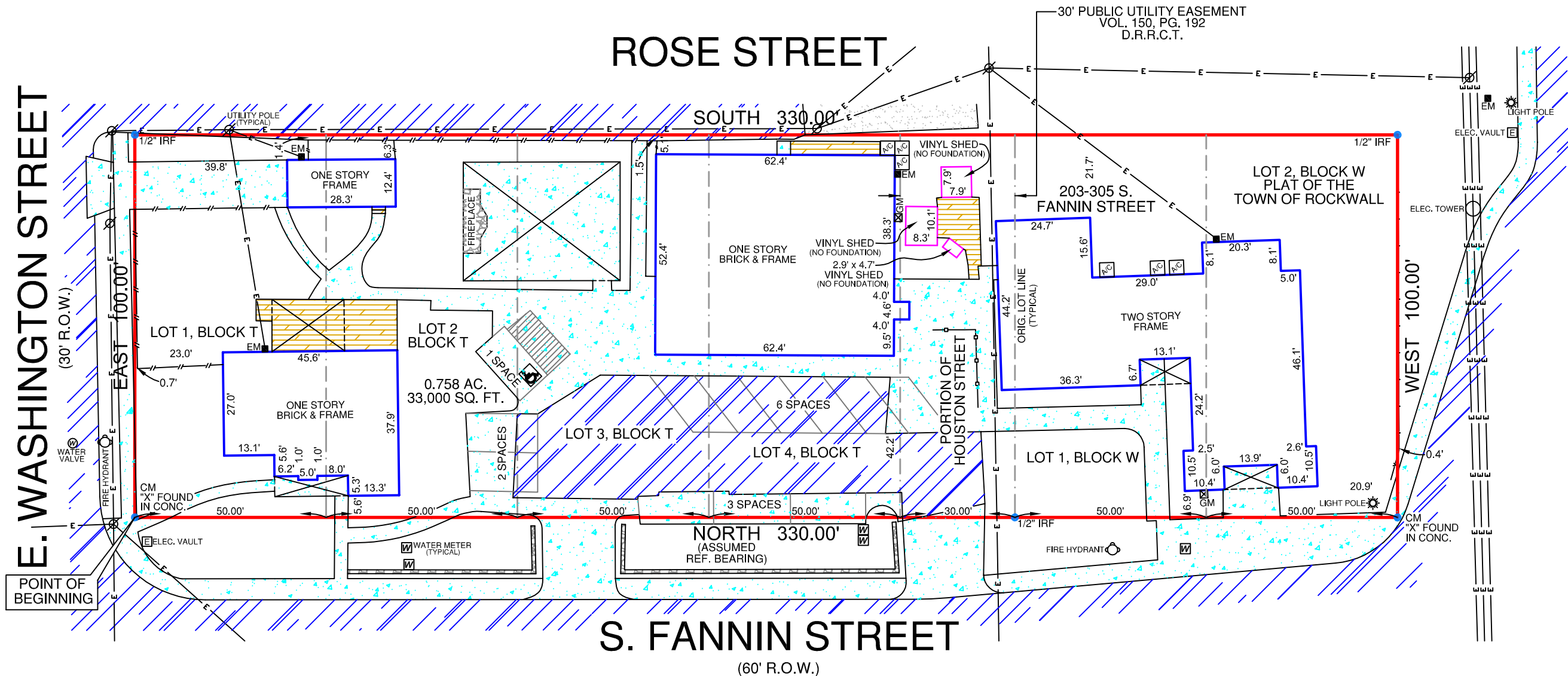
BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.



THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
(101)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.  
TWO STORY FRAME AND ONE STORY BRICK AND FRAME.  
EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

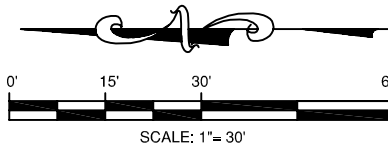
FEMA NOTE

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	VINYL FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IRP = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

TITLE SURVEY

203-305 S. FANNIN STREET  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

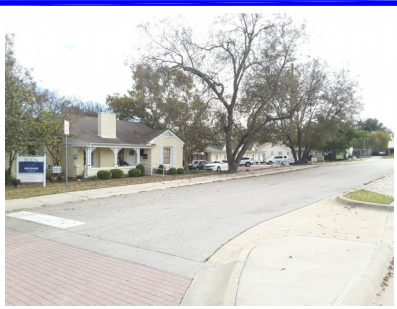
GF#: 14702-17-05043

BORROWER:  
DIVINE PEACE EVANGELICAL  
LUTHERAN CHURCH

PREMIER JOB #: 17-07447

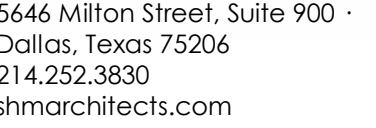
TECH: MSP DATE: 11/14/17

FIELD: JC FIELD DATE: 11/10/17



Premier  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200





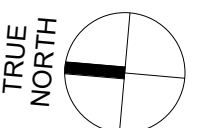
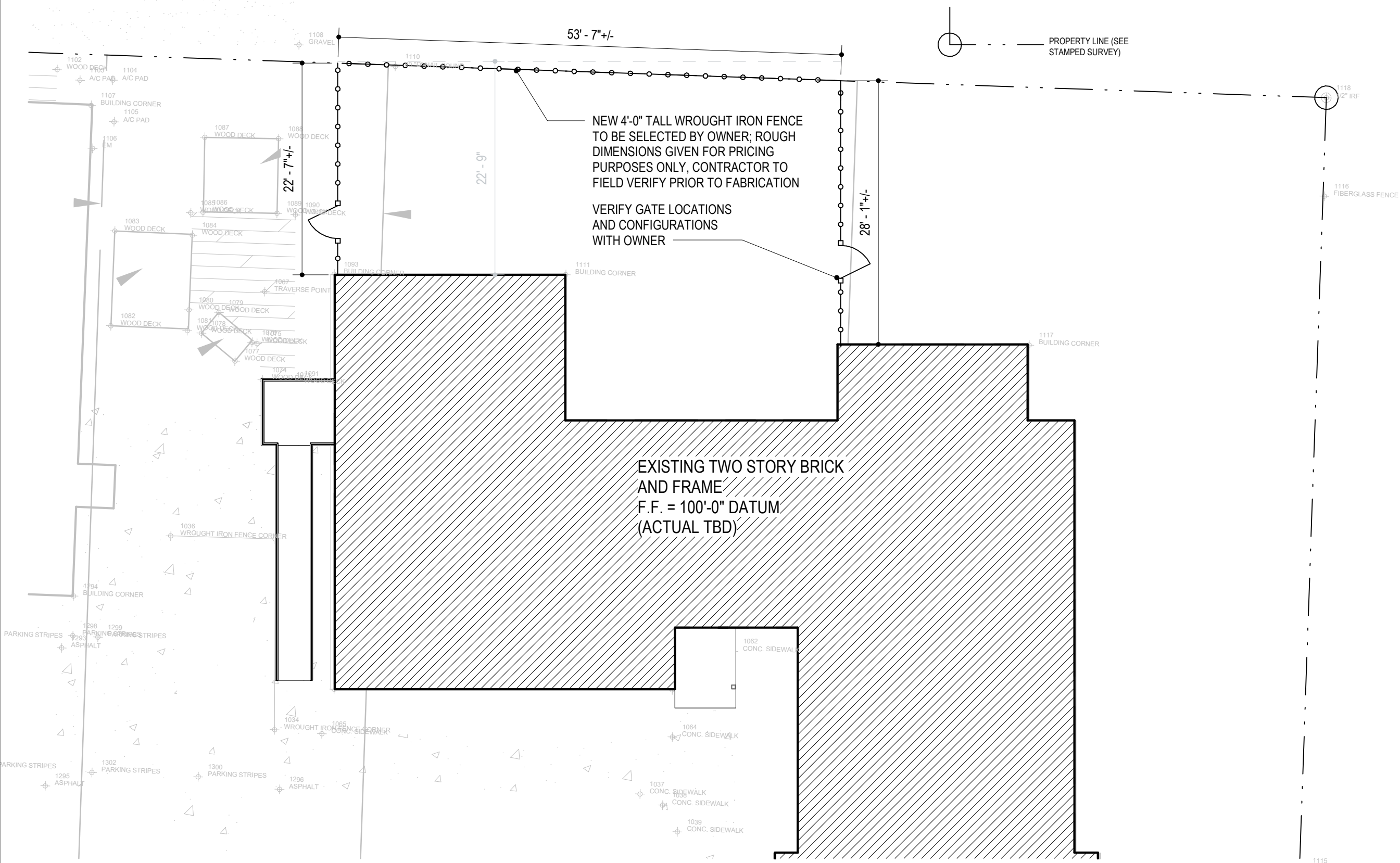
other locations without the approval of the Architect.



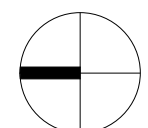
**06/25/2025**

# FENCE PLAN

# A1.05



# PROJECT



## 01 FENCE PLAN

SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DAYCARE FACILITY* IN CONJUNCTION WITH AN EXISTING *CHURCH/HOUSE OF WORSHIP* ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT 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 Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin 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 the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-61, S-179*;

**SECTION 2.** That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Daycare Facility* in conjunction with an existing *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 3.** 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 Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, 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:

### 3.1 OPERATIONAL CONDITIONS

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

- 1) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.
- 3) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.

### 3.2 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 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** 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 8.** 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 4<sup>TH</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

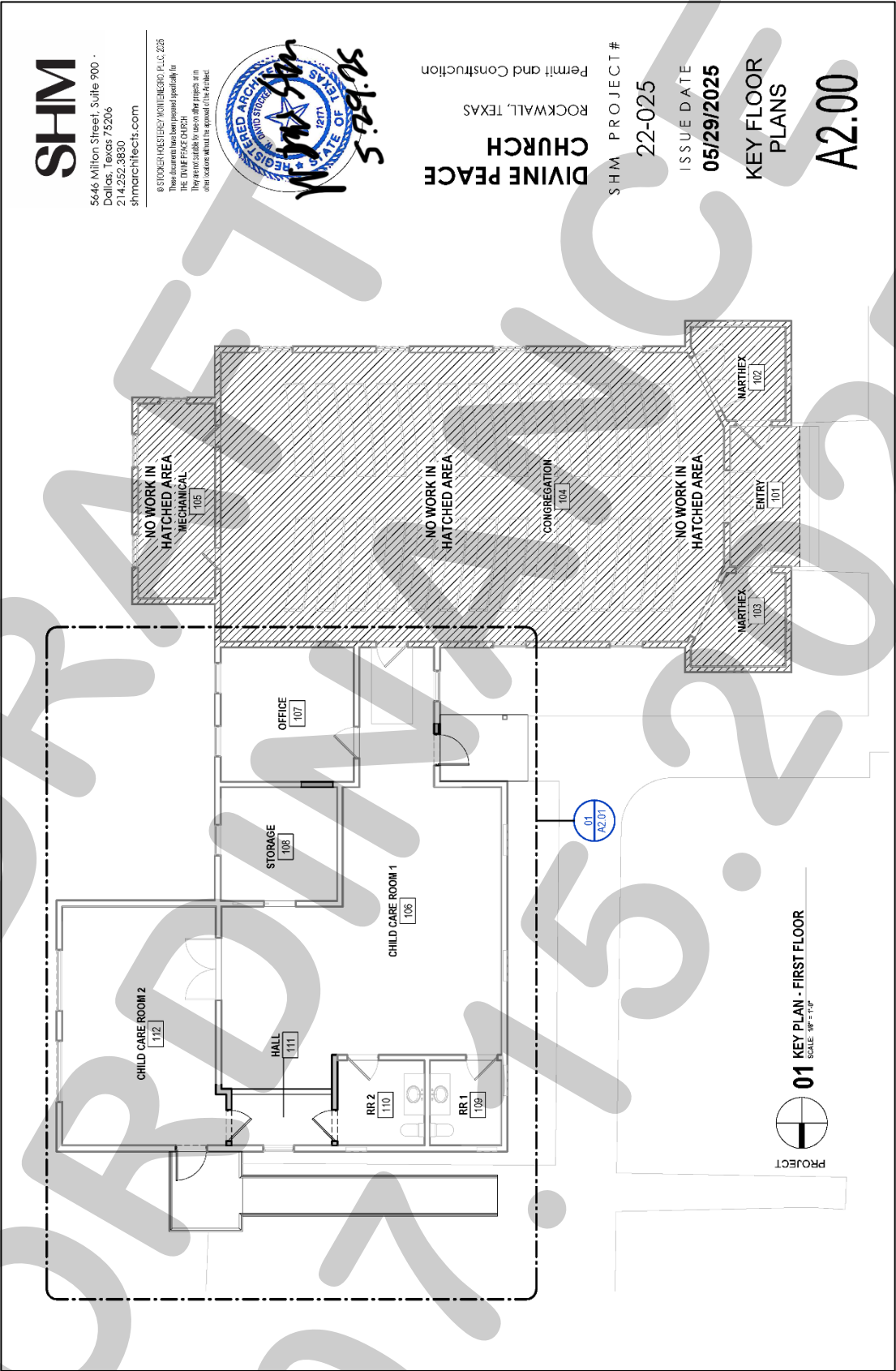
1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

[illegible]

*City of Rockwall, Texas*

Exhibit 'B':  
Floor 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:** July 21, 2025

**APPLICANT:** Gunnar Ledermann; *Divine Peace Evangelical Lutheran Church*

**CASE NUMBER:** Z2025-035; *Specific Use Permit (SUP) for a Daycare Facility in Conjunction with an Existing Church/House of Worship at 305 S. Fannin Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,920 SF *Church/House of Worship* built in 1911, a 3,780 SF fellowship hall built in 1970, and a 1,472 SF single-family home that was built in 1978, but was converted to commercial in 2008. With this being said, the original *Church/House of Worship* appears to have been built on the property prior to 1900 based on the October 1900 Sanborn Maps.

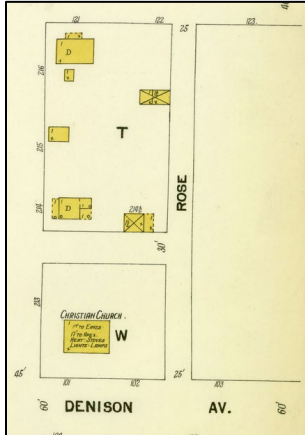


FIGURE 1: 1900 SANBORN MAPS

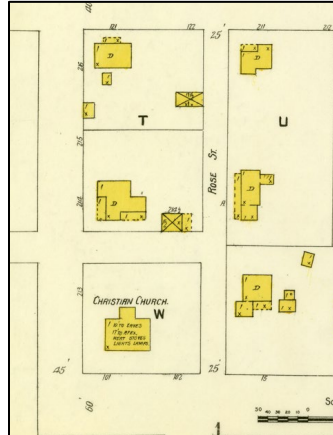


FIGURE 2: 1905 SANBORN MAPS

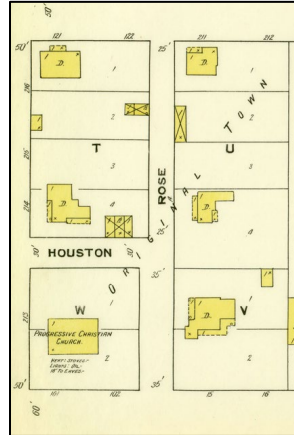


FIGURE 3: 1911 SANBORN MAPS

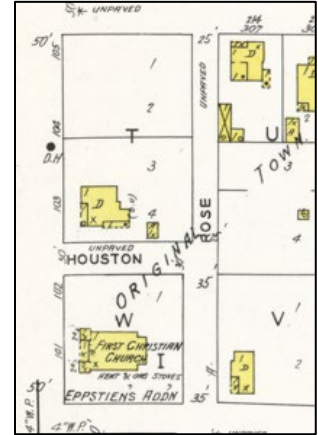


FIGURE 4: 1934 SANBORN MAPS

On April 3, 1995, the City Council approved a Conditional Use Permit (CUP) to allow an addition to the existing building that did not meet the minimum masonry requirements of the General Retail (GR) District at that time. On December 4, 2017, the City Council approved a Specific Use Permit (SUP) for an existing *Church/House of Worship*.

### PURPOSE

The applicant -- Gunnar Ledermann -- is requesting the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* in a Downtown (DT) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 305 S. Fannin Street. The land uses adjacent to the subject property are as follows:



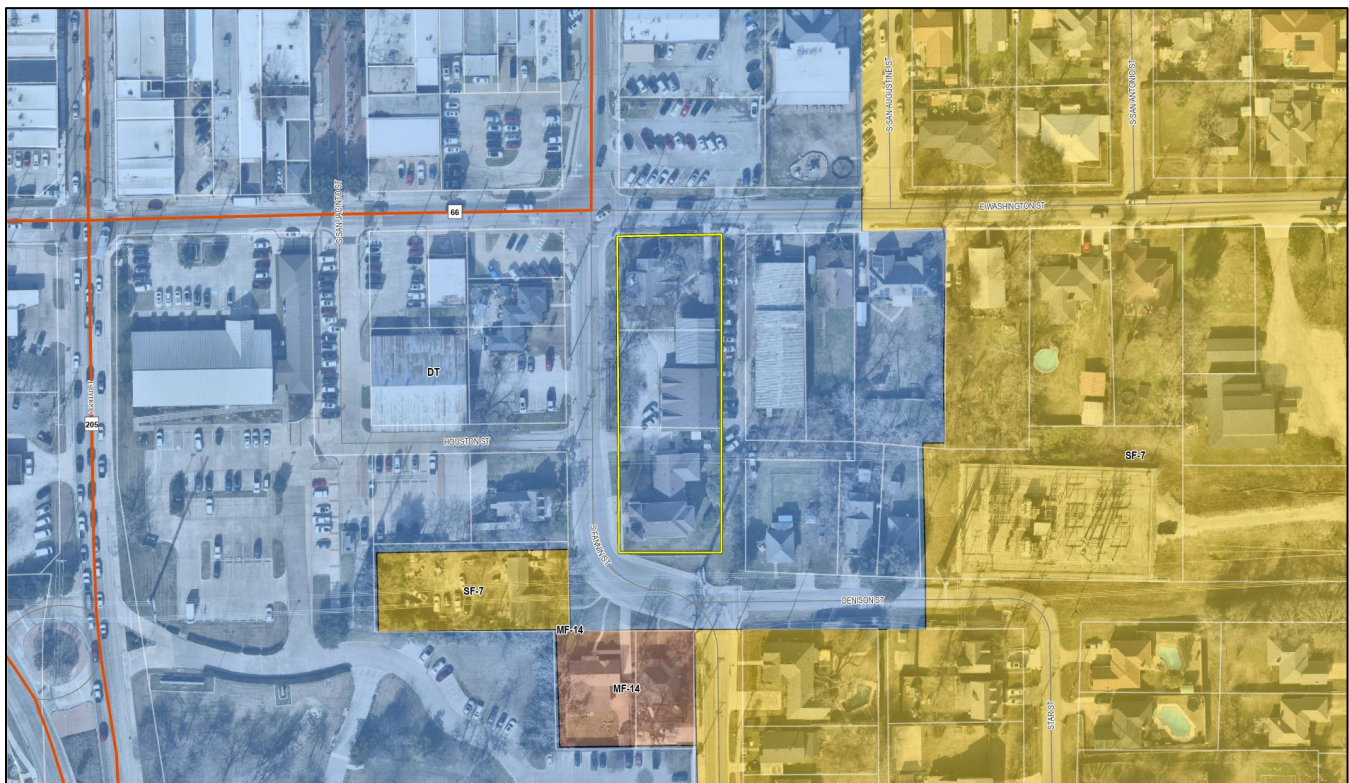
North: Directly north of the subject property is E Washington Street, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.327-acre parcel of land (*i.e. Lot B, Block 1, Griffith Addition*), zoned Downtown (DT) District, and developed with a city-owned parking lot. Beyond that is a 0.36-acre parcel of land (*i.e. Lot A, Block 1, Griffith Addition*), zoned Downtown (DT) District, and developed with a *Restaurant without a Drive-In or Drive-Through* (*i.e. Pier 101*).

East: Directly east of the subject property are two (2) parcels of land (*i.e. Lots 1, 2, & 3, Block V & Part of Lots 1,2,3 & 4, Block U, Rockwall OT Addition*), zoned Downtown (DT) District, that are developed with a *Major Auto Repair Garage* (*i.e. Archer Car Care*). Beyond this is a 0.2300-acre parcel of land (*i.e. Lot E and Part of Lots 1,2,3,4, of Block U, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a 1,728 SF *General Retail Store*.

South: Directly south of the subject property is S Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.1700-acre parcel of land (*i.e. part of Lots 1, 2, and 3, Block H, Eppstein Addition*), zoned Multi-Family 14 (MF-14) District, that is developed with a 1,603 SF single-family home. Beyond that is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*), zoned Downtown (DT) District, that is developed with a 10,441 SF *Government Facility* (*i.e. City Hall*).

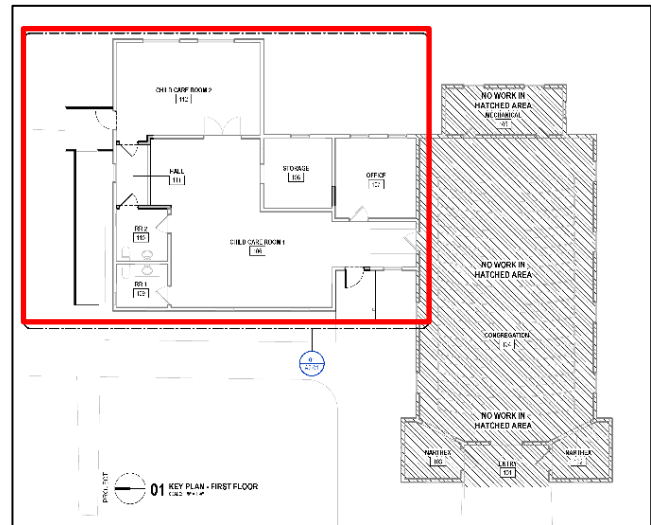
West: Directly west of the subject property is S Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2296-acre parcel of land (*i.e. Lots 1 and 4, Block X, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a 2,620 SF single-family home that was converted to commercial in 2013. Beyond that is a 0.2296-acre parcel of land (*i.e. Lots 2 & 4, Block X, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a city-owned parking lot. Beyond that is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*), zoned Downtown (DT) District, that is developed with a 10,441 SF *Government Facility* (*i.e. City Hall*).

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter of explanation, survey, and a floor plan requesting a Specific Use Permit (SUP) for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* for a building in a Downtown (DT) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 3,920 SF *Church/House of Worship*, a 3,780 SF Fellowship Hall, and a 1,472 SF single-family home that was converted to commercial land uses situated on the subject property. The site plan submitted by the applicant depicts the proposed *Daycare Facility* will be located within the 3,920 SF *Church/House of Worship*, and will include about 2,500 SF that will be located on the north side of the existing building. The applicant's letter states that the proposed childcare center is intended for children from 2 ½ and 4 years old and the applicant has mentioned to staff that the childcare services would primarily be offered to members of the congregation. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property.



**FIGURE 5: FLOOR PLAN**  
**RED: DAYCARE FACILITY**

## **CONFORMANCE WITH THE CITY'S CODES AND STAFF ANALYSIS**

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.” Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Daycare with Seven (7) or More Children* as “(a) state licensed facility excluding public or private schools, dedicated to caring for seven (7) or more children under the age of 14 years old. This care is provided for less than 24-hours per day, typically during daytime hours, and is situated at a non-residential location.” 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* and *Daycare with Seven (7) or More Children* land use is permitted by Specific Use Permit (SUP) in the Downtown (DT) District. The Specific Use Permit (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.” Staff should point out that there is currently an existing *Church/House of Worship* already located at 305 S Fannin Street that was constructed in 1911; however, a Specific Use Permit (SUP) was established for the property in 2017 when the *Church/House of Worship* was expanded to include the adjacent property (i.e. Lots 1,2,3, Block W, and Lots 3 & 4, Block T, of the Rockwall OT Addition).

According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible uses*, a *Daycare with Seven (7) or More Children* has the following *Conditional Land Use Standards* associated with it: [1] an adequate pickup and drop-off area providing a minimum queuing space for four (4) standard sized vehicles shall be provided, and [2] playgrounds and splash pads shall be screened from all adjacent properties and public rights-of-way using mature evergreen shrubs. In this case, the drop off and pick up area will be located within the drive aisle of the fellowship hall. This area has sufficient space to que a minimum of four (4) vehicles. Staff should note that the applicant's letter states that “(a) separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit ...” Staff has included these plans in the attached case memo and has added a requirement that the playground space shall be screened with evergreen shrubs as a condition of approval for this case. Staff should note that the proposed *Daycare Facility* does not appear to have a negative impact on adjacent properties; however, 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.

## **NOTIFICATIONS**

On June 18, 2025 and June 25, 2025, staff mailed a total of 140 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Bent Creek Homeowner's Associations (HOAs), which is the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has received two (2) notices in favor and four (4) notices outside the notification buffer in opposition 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 *Daycare Facility* in conjunction with an existing *Church/House of Worship* within a Downtown (DT) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (b) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.
  - (c) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.
- (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 July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit 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 305 S Fannin St, Rockwall, TX 75087

SUBDIVISION S4820

LOT 1,2,3

BLOCK W

GENERAL LOCATION Downtown Rockwall

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

CURRENT ZONING DT (Downtown District)

CURRENT USE Church

PROPOSED ZONING DT (Downtown District)

PROPOSED USE Child Care (in addition to current use)

ACREAGE 0.344

LOTS [CURRENT] 3

LOTS [PROPOSED] 3

- ☐ **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 Divine Peace Evangelical Lutheran Church ☐ APPLICANT Divine Peace Evangelical Lutheran Church

CONTACT PERSON Gunnar Ledermann

CONTACT PERSON Gunnar Ledermann

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

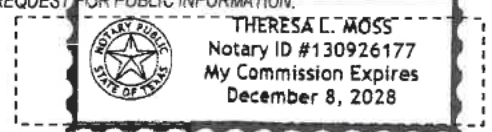
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gunnar Ledermann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 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 13th DAY OF June, 2025

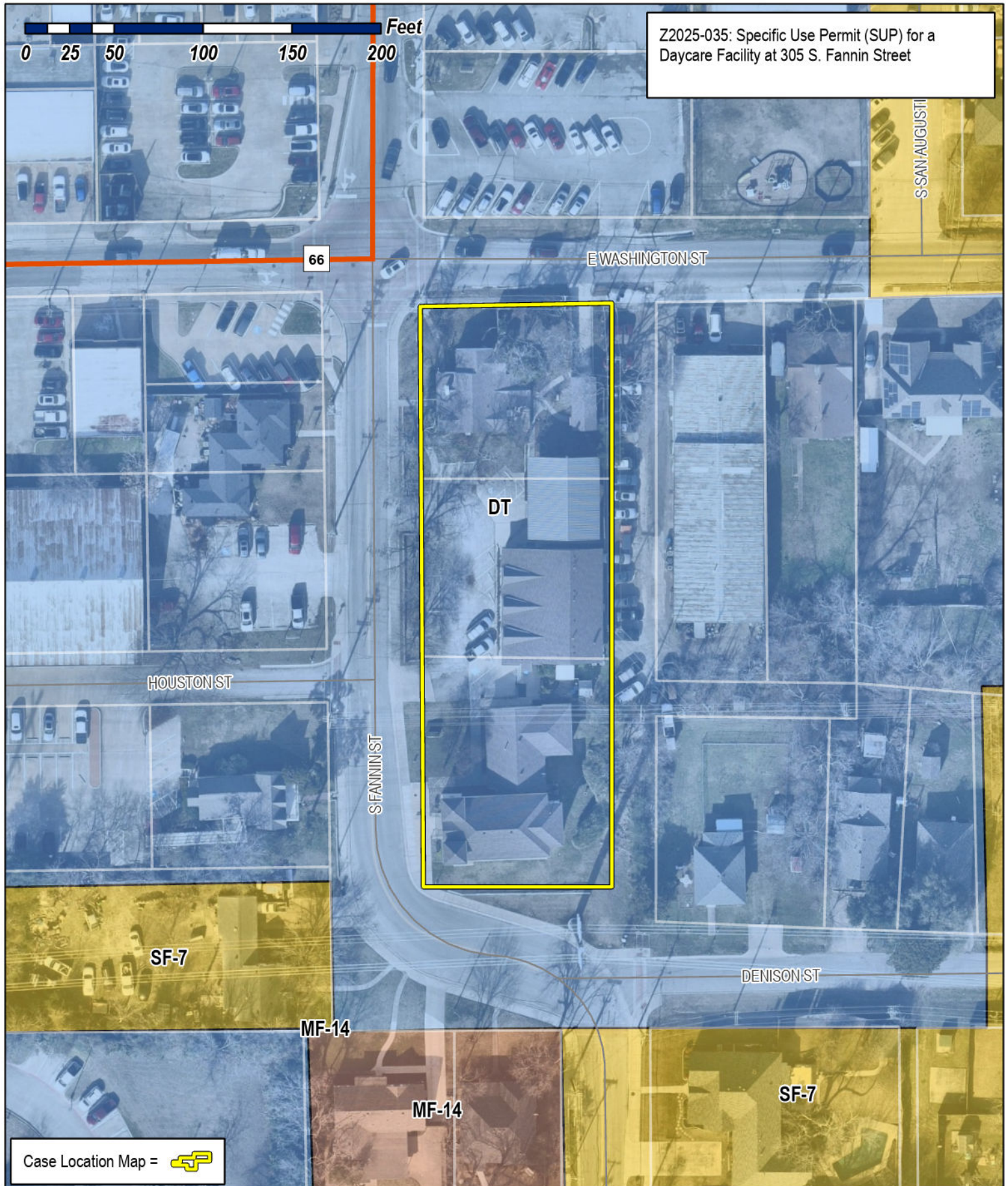
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12-08-2028





## 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.



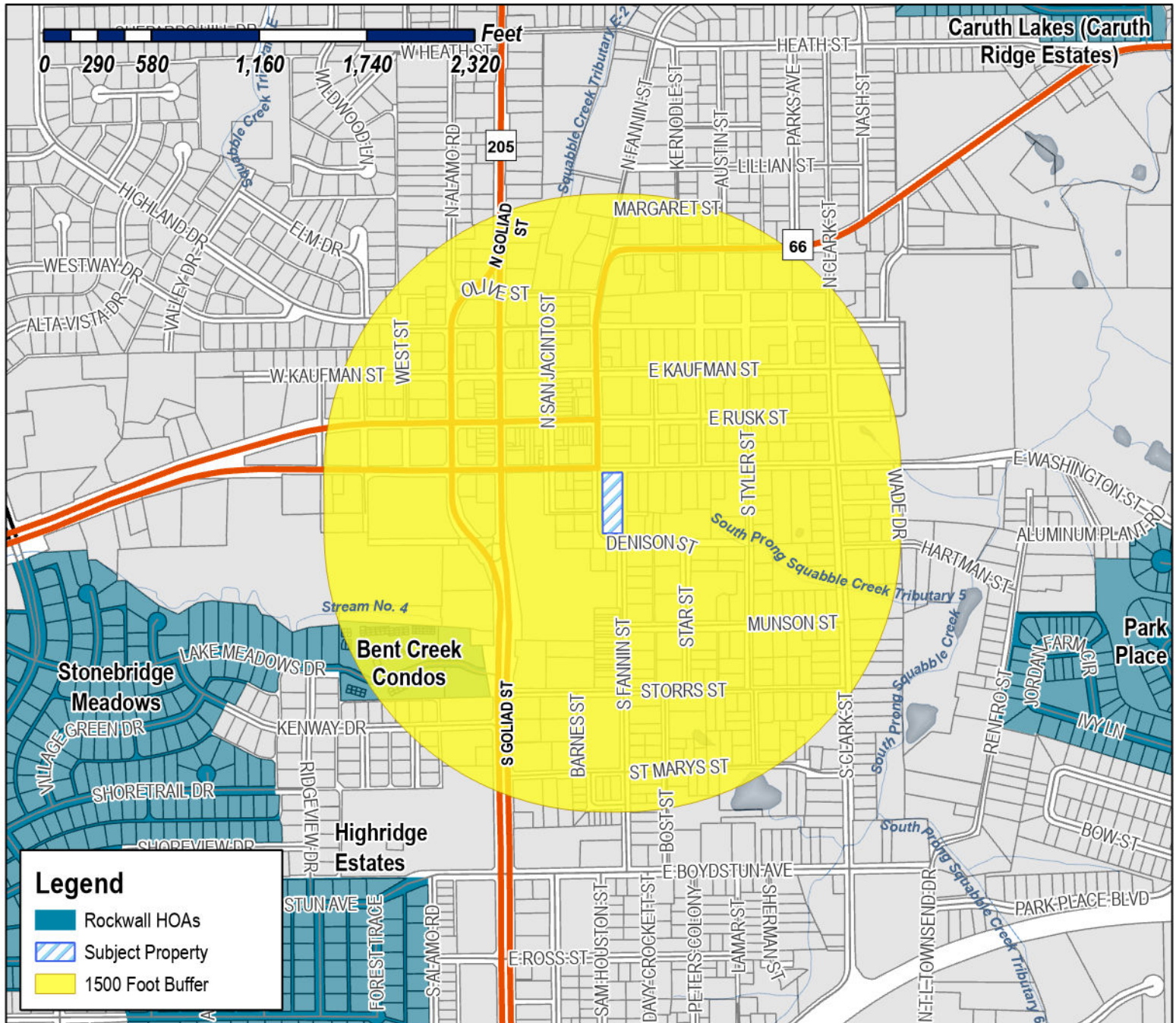




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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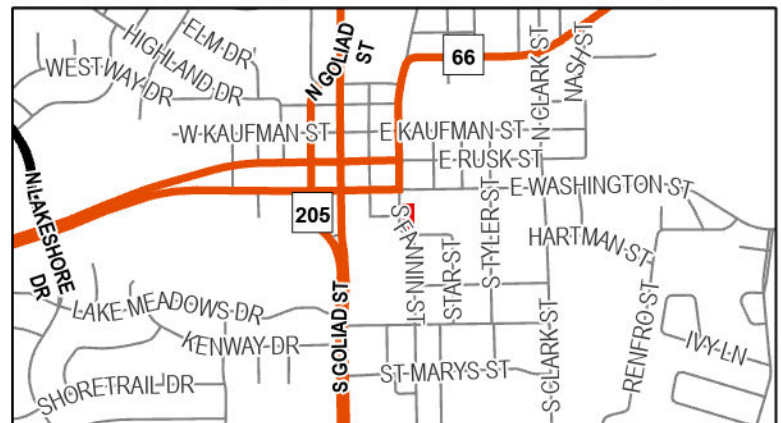
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**Case Number:** Z2025-035  
**Case Name:** SUP for a Daycare Facility  
**Case Type:** Zoning  
**Zoning:** Downtown (DT) District  
**Case Address:** 305 S. Fannin Street

**Date Saved:** 6/25/2025

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 [Z2025-035]  
**Date:** Friday, June 20, 2025 10:18:54 AM  
**Attachments:** [Public Notice \(06.16.2025\).pdf](#)  
[HOA Map \(06.13.2025\).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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>.

-  
Z2025-035: SUP for a Daycare Facility

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

*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

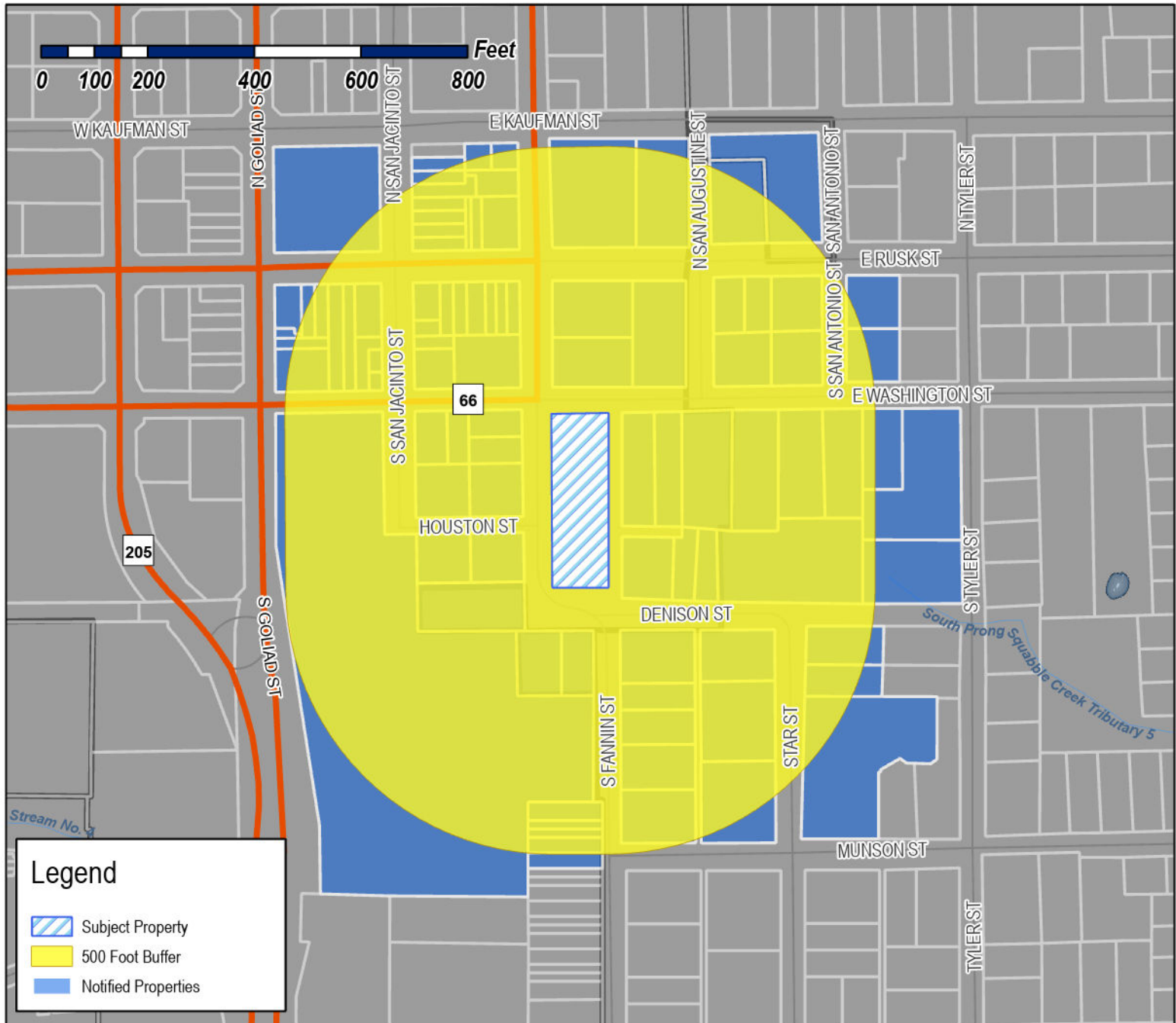




# City of Rockwall

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

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**Date Saved:** 6/25/2025

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





RESIDENT  
101 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
101 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
101 S FANNIN ST  
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO  
ATTN: PROPERTY TAX DEPARTMENT  
1010 Pine St # 9E-L-01  
Saint Louis, MO 63101

LATHAM MARK  
1010 RIDGE ROAD COURT  
ROCKWALL, TX 75087

RESIDENT  
102 E RUSK  
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC  
102 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
102 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
102 S FANNIN ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 Gross Rd Ste A  
Mesquite, TX 75149

RESIDENT  
103 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
103 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
104 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
105 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
106 SAN JACINTO  
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF  
SKY ASSET HOLDINGS 2 LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC  
106 E Rusk St Ste 200  
Rockwall, TX 75087

RESIDENT  
106 S SAN JACINTO  
ROCKWALL, TX 75087

HOOKE ROBERT AND KELLIE  
10653 COUNTY ROAD 1141  
TYLER, TX 75709

RESIDENT  
107 S GOLIAD  
ROCKWALL, TX 75087

GMDR PROPERTIES LLC  
107 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
108 FANNIN ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
108 N SAN JACINTO  
ROCKWALL, TX 75087

ASHMOREX2, LLC  
108 S SAN JACINTO ST  
ROCKWALL, TX 75087

RESIDENT  
109 E WASHINGTON  
ROCKWALL, TX 75087

112 E RUSK ST LLC  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
110 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
110 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
112 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
112 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
114 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
114 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
115 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
116 E RUSK  
ROCKWALL, TX 75087

HUGHES THOMAS P  
1209 S LAKESHORE DR  
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA  
1269 S. MUNSON RD  
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC  
138 SAWGRASS DR  
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA  
1390 GOLD COAST DR  
ROCKWALL, TX 75087

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L  
1601 BAY CREST TRL  
HEATH, TX 75032

JS2 PROPERTIES LLC  
1717 Main St Ste 2950  
Dallas, TX 75201

ROBERSON RAY ETUX  
201 E WASHINGTON  
ROCKWALL, TX 75087

Z ROCK BUILDING LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

Z ROCK BUILDING LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
202 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
203 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
204 E KAUFMAN  
ROCKWALL, TX 75087

WILLESS LADONA  
204 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
205 S SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
206 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
206.5 E RUSK  
ROCKWALL, TX 75087

HALL J BLAKELEY  
207 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
210 HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
210 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
210 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
210 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
212 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
213 E RUSK  
ROCKWALL, TX 75087

TURNER V H  
214 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
216 E RUSK  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC  
22 MANOR CT  
HEATH, TX 75032

EXODUS 314 INVESTMENTS LLC  
221 BLUE HERON LN  
HEATH, TX 75032

4031ROCKWALL, LLC  
236 Summer Tanager Ln  
Heath, TX 75032

RESIDENT  
301 DENNISON  
ROCKWALL, TX 75087

TUNMIRE EARL & PAT  
301 STAR ST  
ROCKWALL, TX 75087

RESIDENT  
302 S FANNIN ST  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISON ST  
ROCKWALL, TX 75087

RESIDENT  
303 E RUSK  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

ERUDITE INCORPORATED  
305 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
305 S FANNIN ST  
ROCKWALL, TX 75087

RATH RICKY JOHN  
305 STAR ST  
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE  
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L  
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN  
2012 LONG TERM TRU  
305 STONEBRIDGE DRIVE  
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE  
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L  
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN  
2012 LONG TERM TRU  
305 STONEBRIDGE DRIVE  
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH  
306 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
306 S FANNIN ST  
ROCKWALL, TX 75087

SOTO AMADO C &  
DEBORAH J HUDSON  
306 STAR ST  
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN  
307 MUNSON STREET  
ROCKWALL, TX 75087

RESIDENT  
308 E WASHINGTON  
ROCKWALL, TX 75087

GSJ PROPERTIES LLC  
308 S FANNIN ST  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX  
310 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
310 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
311 DENISON ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA  
3111 ANNETTE CT  
GARLAND, TX 75044

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

RESIDENT  
317 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
319 S FANNIN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
ATTN:MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E  
401 E WASHINGTON STREET  
ROCKWALL, TX 75087

WEST CHRISTOPHER AND  
KATHERINE ROWE  
401 EAST RUSK  
ROCKWALL, TX 75087

RESIDENT  
402 E RUSK  
ROCKWALL, TX 75087

KILPATRICK KENDRA  
402 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
402 S FANNIN ST  
ROCKWALL, TX 75087

WHITE BAILEY  
402 S FANNIN ST # B  
ROCKWALL, TX 75087

RESIDENT  
404 E RUSK  
ROCKWALL, TX 75087

COLSON RENEE AND  
AMANDA GAIL COLSON  
404 E WASHINGTON ST  
ROCKWALL, TX 75087

IVIE VIRGINIA  
404 S Fannin St Apt A  
Rockwall, TX 75087

SALVADOR MARY PEARL  
405 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
406 E KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
406 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
406 E WASHINGTON  
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND  
JASON SHIPLEY  
412 RENFRO ST  
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST  
RUTH DIANE RUSSELL- TRUSTEE  
43 PINEAPPLE DR  
PALM COAST, FL 32164

TAMEZ PEDRO ET EX  
502 E RUSK ST  
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087



RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

PYRON MARSHA G  
505 PETERSON ST  
ROYSE CITY, TX 75189

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

CAIN CHAD  
5705 ALLEN LN  
ROWLETT, TX 75088

ROCKWALL 4 LLC  
5818 PORTSMOUTH LANE  
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2  
5903 VOLUNTEER PLACE  
ROCKWALL, TX 75032

ODOM JAY  
601 N FANNIN ST  
ROCKWALL, TX 75087

KING PACIFIC INC  
8100 GREENSBORO DR  
PLANO, TX 75025

ROBERT COOK ESTATE  
C/O ALICIA COOK  
901 PIONEER ROAD  
MESQUITE, TX 75149

WALKER TOM  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

JO SUNGRAE  
960 MIDNIGHT PASS  
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA  
9922 Donegal Dr  
Dallas, TX 75218

COUNTY OF ROCKWALL  
COURTHOUSE  
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

CHRIST FOR INDIA  
PO BOX 271086  
DALLAS, TX 75227

ROCKWALL LIONS CLUB  
C/O OLIVER R SPILLER  
PO BOX 663  
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087

# 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:

## **Z2025-035: Specific Use Permit (SUP) for a Daycare Facility**

*Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 21, 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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility**

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

**CASE NUMBER** Z2025-035

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- ☐ I am in favor of the request  
☒ I am in opposition of the request

**NAME** Aubree Baune

**ADDRESS** 1310 Shores Blvd, Rockwall, TX, 75087, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

Jerry Archer is a tenant that uses the access road and this would take that away along with his parking for his business and would essentially shut down a local business who has been a huge staple in rockwall.

**PLEASE CHECK ALL THAT APPLY.**

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

**HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?**

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

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.

Redeemer Church Rockwall Supports all local efforts to provide safe and nurturing childcare in the downtown area. We are happy to share our child protection policy resources with them any time.

Name: Julie Meyer, Director of Operations

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.

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PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

CASE NUMBER Z2025-035

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request  
☒ I am in opposition of the request

NAME Lexie Tanner

ADDRESS 810 N Alamo Rd, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This will put Jerry Archer out of business who has been there for multiple years and supports local customers and a huge police department base.

PLEASE CHECK ALL THAT APPLY.

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

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☐ I saw a zoning sign on the property  
☐ I read about the request in the Rockwall Herald Banner  
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☐ Other:

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PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

**CASE NUMBER** Zoning ID: Z2025-035

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- ☐ I am in favor of the request
- ☒ I am in opposition of the request

**NAME** Meagan Story

**ADDRESS** 807 Lake Meadows Cir, Rockwall, TX, 75087, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

Long term tenant being negatively affected.

**PLEASE CHECK ALL THAT APPLY.**

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

**HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?**

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

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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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 21, 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

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: Michael Caffey

Address: Gunnar will run a good daycare.

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

**CASE NUMBER** Z2025-035

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- ☐ I am in favor of the request
- ☒ I am in opposition of the request

**NAME** Jacy Swanson

**ADDRESS** 325 Valiant Dr, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

I don't want to shut Jerry Archer down who has been a huge staple in rockwall.

**PLEASE CHECK ALL THAT APPLY.**

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

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- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:





June 13, 2025

TO: Ryan Miller, Director of Planning  
City of Rockwall Planning and Zoning Department  
385 S. Goliad St  
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached at [REDACTED]

Sincerely,

Gunnar Ledermann

Divine Peace Church  
305 S Fannin St  
Rockwall, TX 75087



DIVINE PEACE  
CHURCH

ROCKWALL, TEXAS

Permit and Construction

SHM PROJECT #

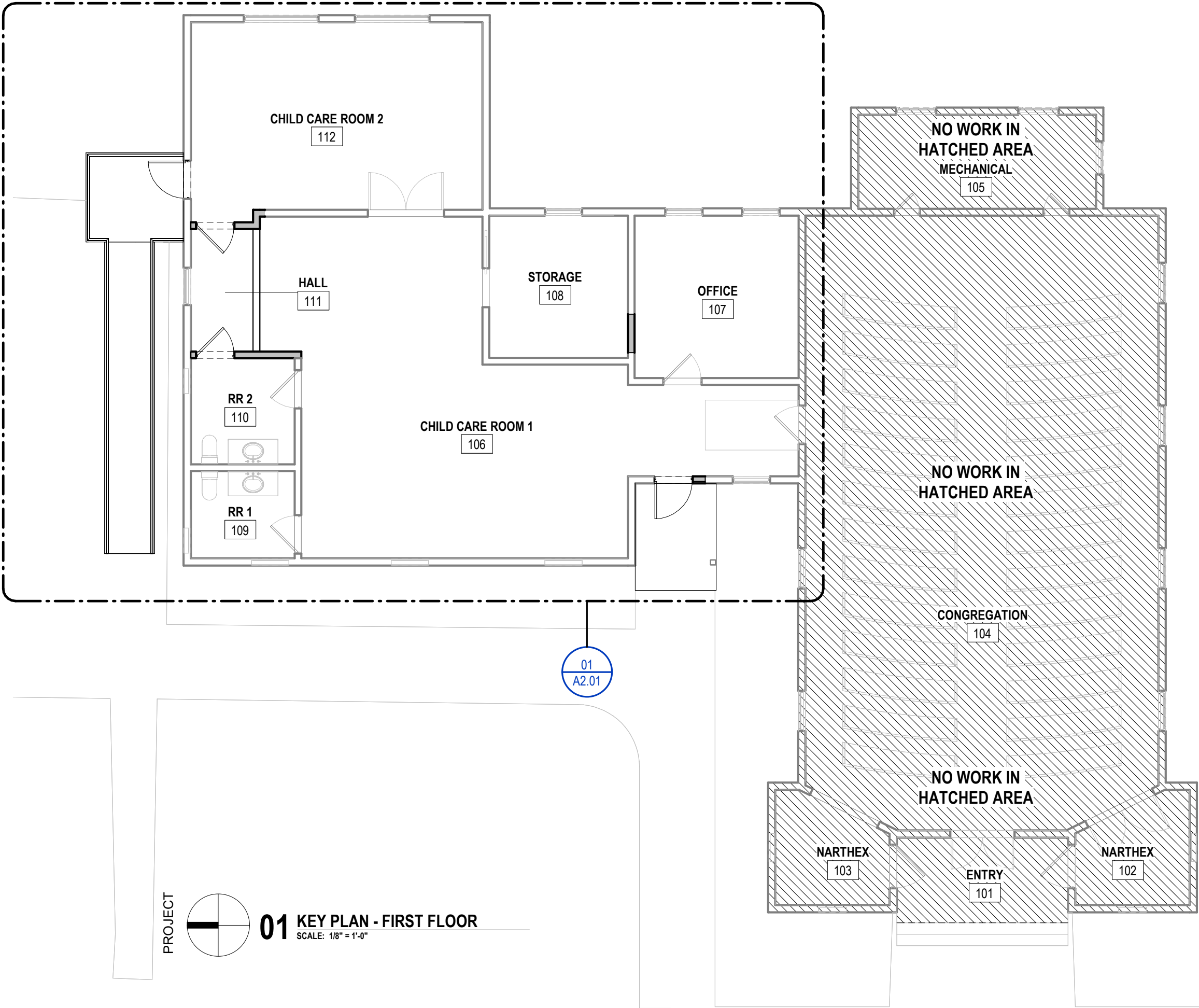
22-025

ISSUE DATE

05/29/2025

KEY FLOOR  
PLANS

A2.00



PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

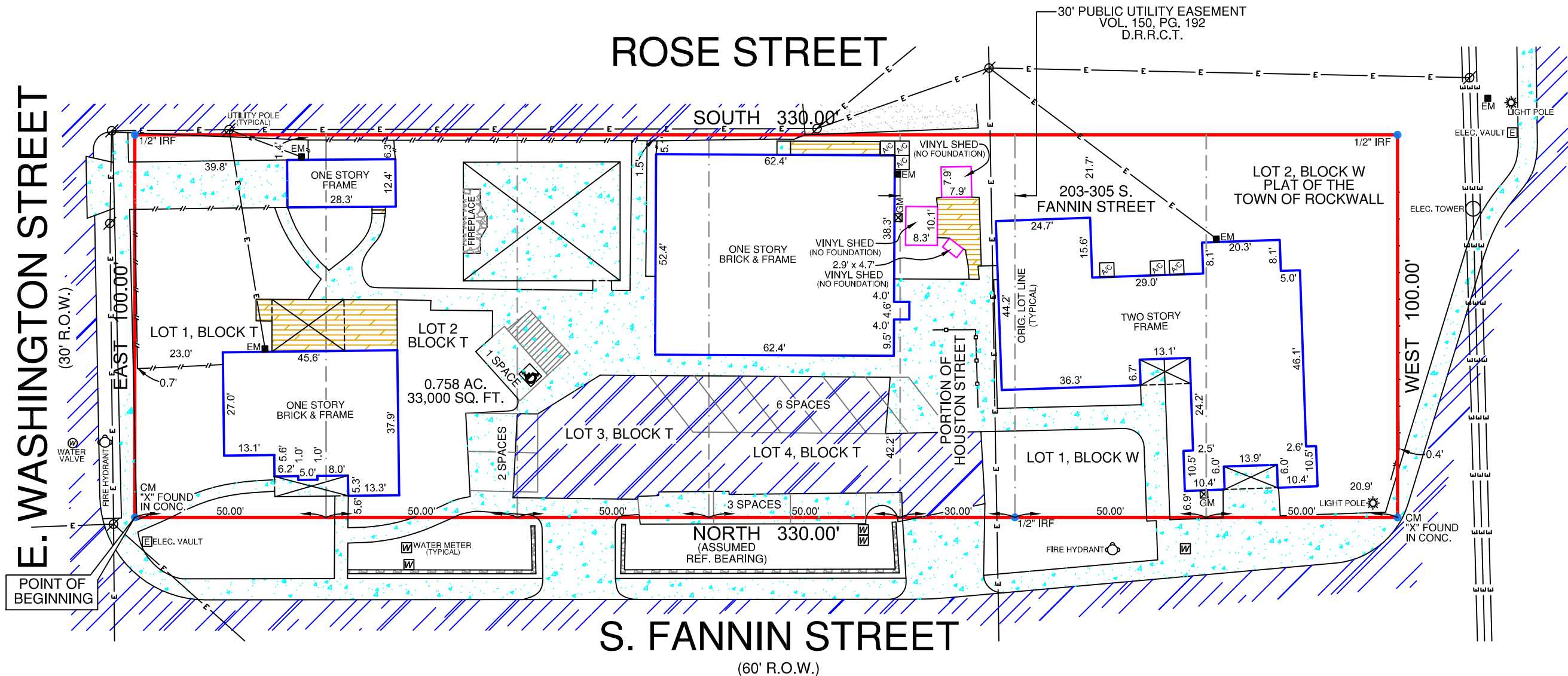
BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.



THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
(101)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.  
TWO STORY FRAME AND ONE STORY BRICK AND FRAME.  
EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

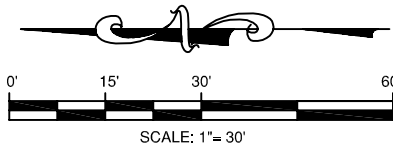
FEMA NOTE

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

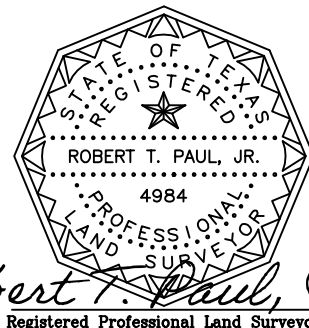
- 1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	VINYL FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IRP = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST



Premier  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200



TITLE SURVEY

203-305 S. FANNIN STREET  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

GF#: 14702-17-05043

BORROWER:  
DIVINE PEACE EVANGELICAL  
LUTHERAN CHURCH

PREMIER JOB #: 17-07447

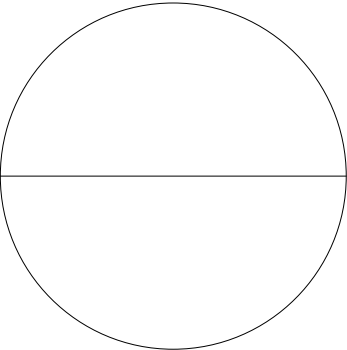
TECH: MSP DATE: 11/14/17

FIELD: JC FIELD DATE: 11/10/17





© STOCKER HOESTEREY MONTENEGRO, PLLC, 2025  
These documents have been prepared specifically for  
THE DIVINE PEACE CHURCH  
They are not suitable for use on other projects or in  
other locations without the approval of the Architect.



DIVINE PEACE  
CHURCH

ROCKWALL, TEXAS

Permit and Construction

SHM PROJECT #

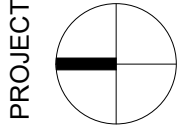
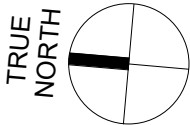
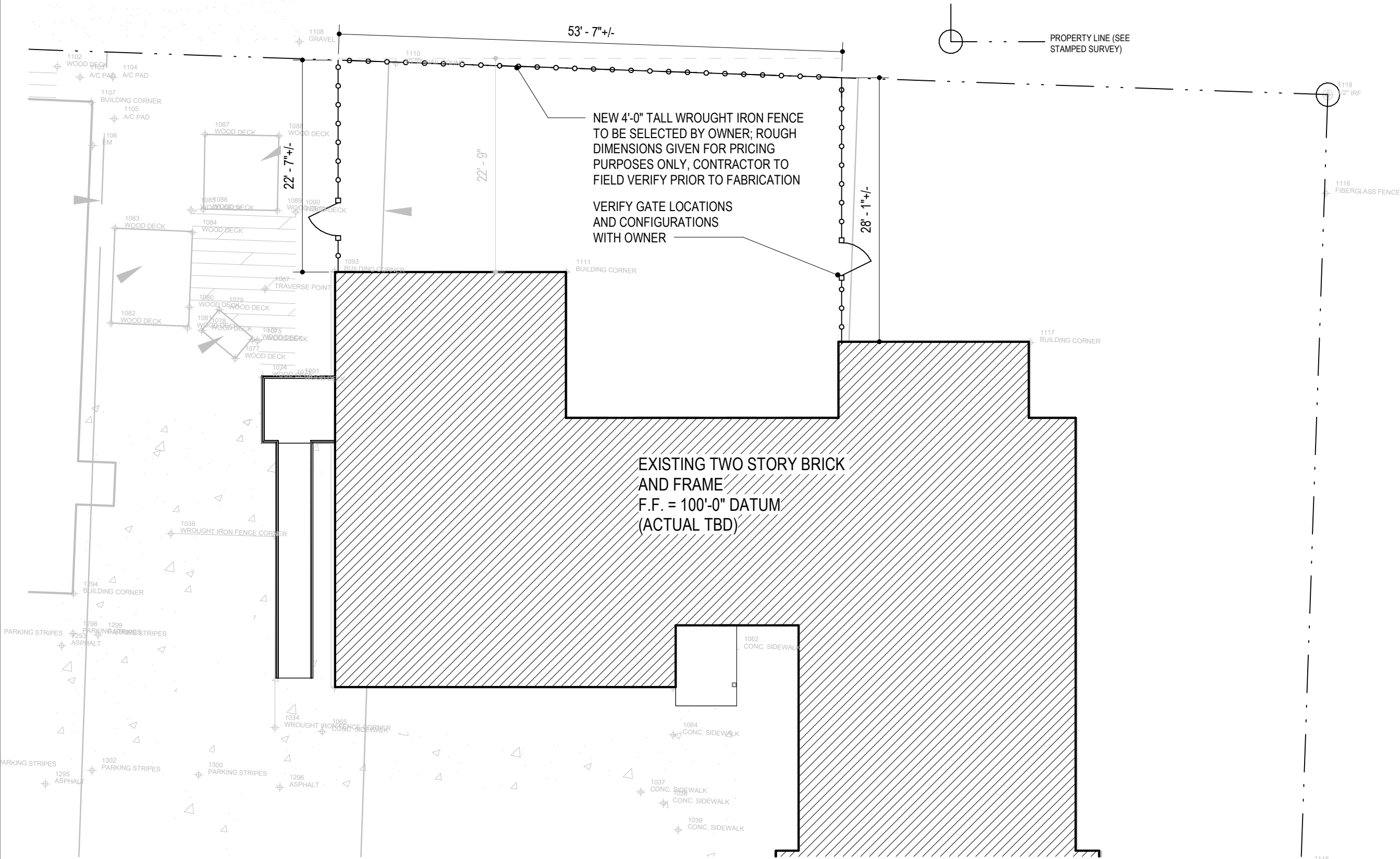
22-025

ISSUE DATE

06/25/2025

FENCE PLAN

A1.05



01 FENCE PLAN

SCALE: 3/32" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DAYCARE FACILITY* IN CONJUNCTION WITH AN EXISTING *CHURCH/HOUSE OF WORSHIP* ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT 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 Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin 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 the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-61, S-179*;

**SECTION 2.** That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Daycare Facility* in conjunction with an existing *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 3.** 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 Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, 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:

### 3.1 OPERATIONAL CONDITIONS

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

- 1) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.
- 3) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.

### 3.2 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 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** 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 8.** 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 4<sup>TH</sup> DAY OF AUGUST, 2025.**

---

Tim McCallum, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 21, 2025

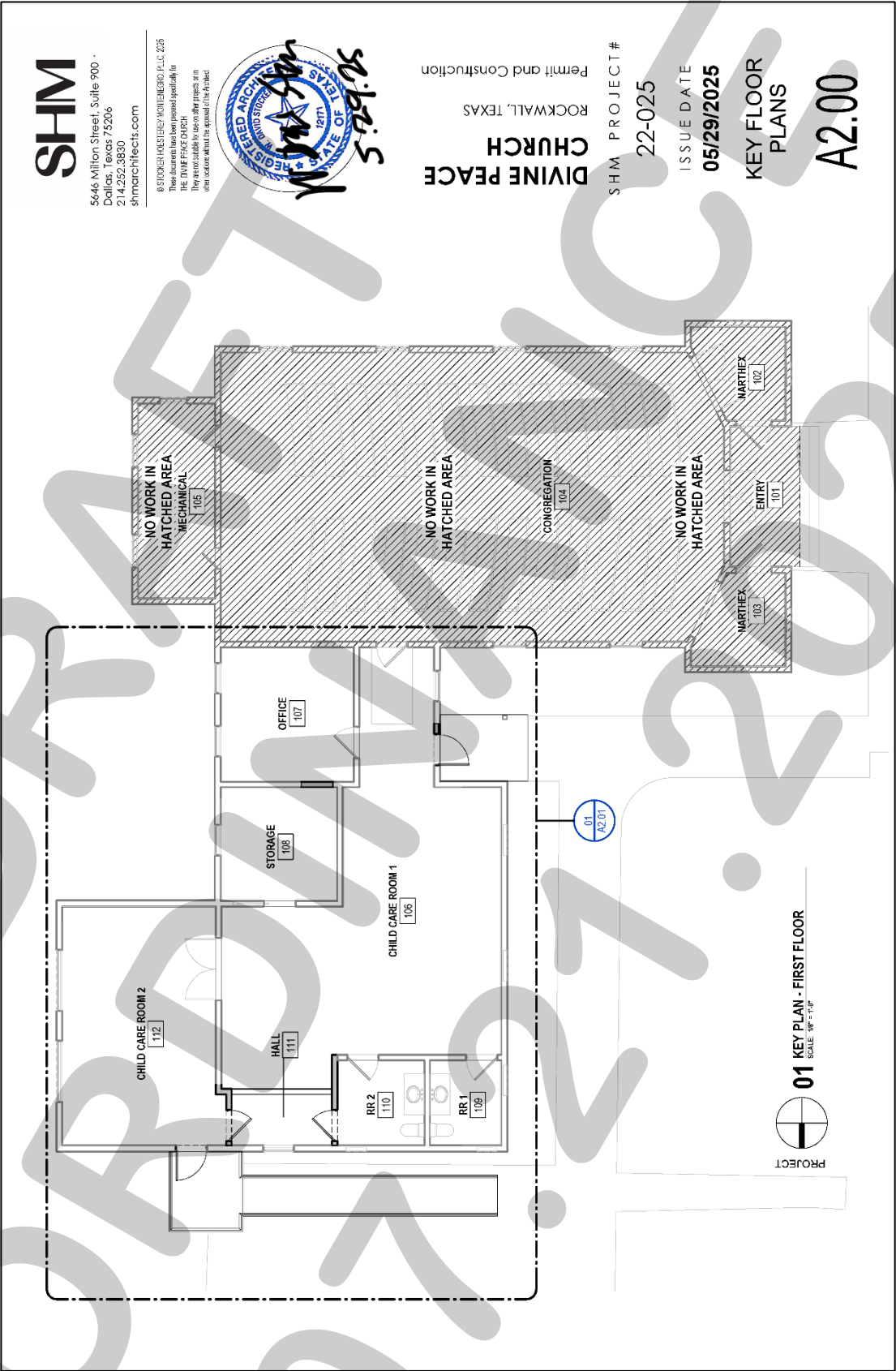
2<sup>nd</sup> Reading: August 4, 2025

[illegible]

*City of Rockwall, Texas*



Exhibit 'B':  
Floor Plan





August 6, 2025

TO: Gunnar Ledermann  
1346 Pleasant Valley Road  
Garland, Texas 75040

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2025-035; *Specific Use Permit for a Daycare in an Existing Church/House of Worship*

Gunnar:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 4, 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (b) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.
  - (c) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.
- (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 July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.

City Council

On July 21, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On August 4, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-45, S-371*, 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 at (972) 772-6488.

Sincerely,

Bethany Ross  
Senior Planner  
Planning and Zoning Department

**CITY OF ROCKWALL**

**ORDINANCE NO. 25-45**

**SPECIFIC USE PERMIT NO. S-371**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DAYCARE FACILITY IN CONJUNCTION WITH AN EXISTING CHURCH/HOUSE OF WORSHIP ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT 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 Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin 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 the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-61, S-179*;

**SECTION 2.** That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Daycare Facility* in conjunction with an existing *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 3.** 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 Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.07, *Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards*, 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:

### **3.1 OPERATIONAL CONDITIONS**

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

- 1) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.
- 3) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.

### **3.2 COMPLIANCE**

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- 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 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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.

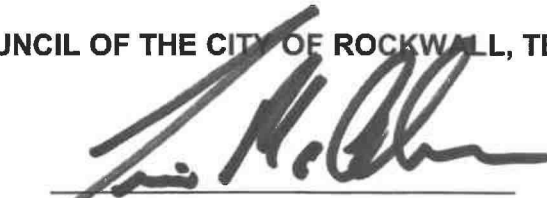
**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** 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 8.** 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 4<sup>TH</sup> DAY OF AUGUST, 2025.**

  
\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

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



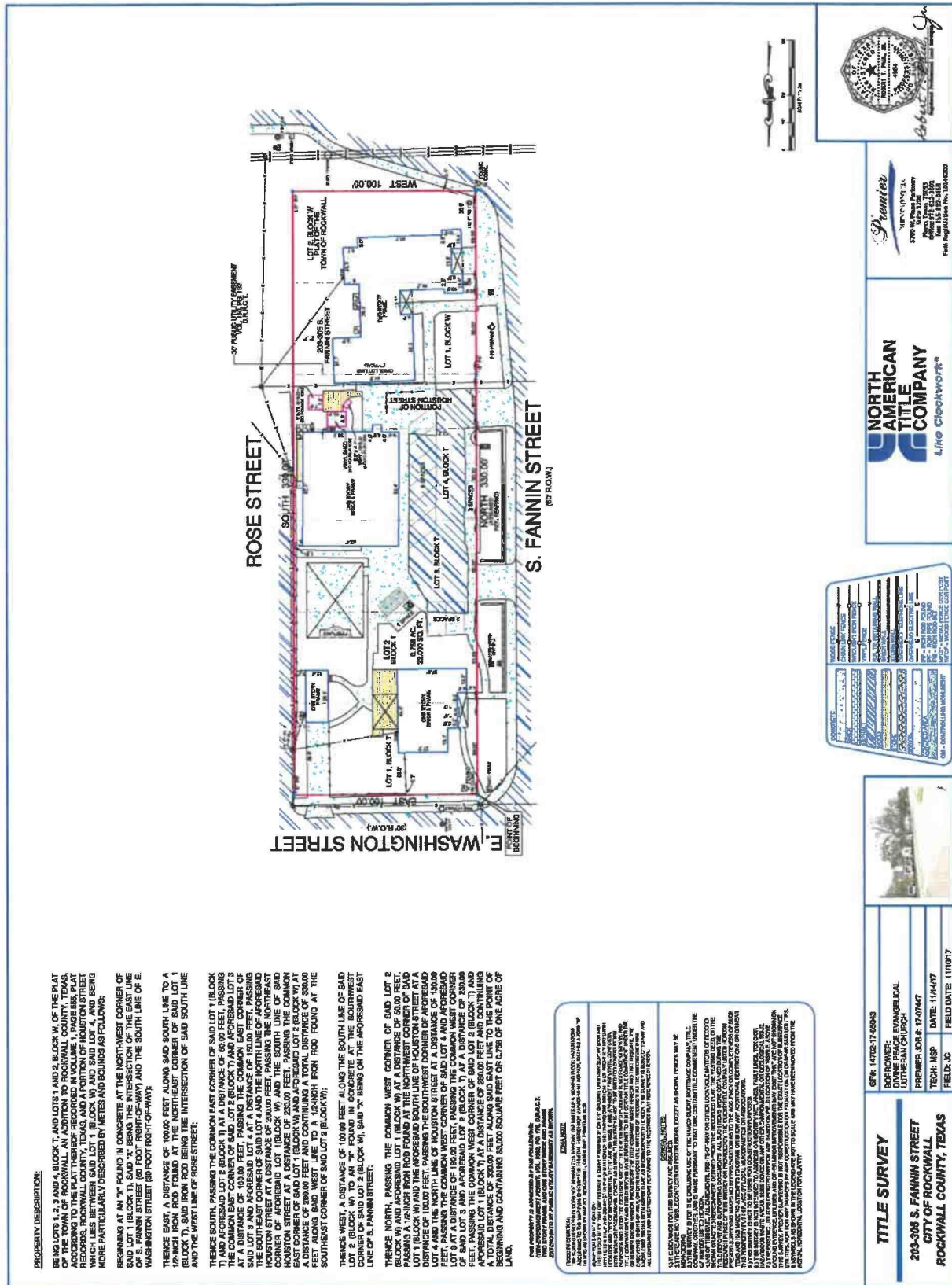
**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

**Exhibit 'A':**  
*Survey and Legal Description*





**From:** [Tim Foley](#)  
**To:** [Ross, Bethany](#)  
**Cc:** [Foshee, Craig](#); [Gunnar Ledermann](#)  
**Subject:** Re: COM2025-3827 - Divine Peace Church - Rear Fence  
**Date:** Tuesday, August 5, 2025 5:51:03 AM

---

Perfect, thank you!

Sent from my iPhone

On Aug 4, 2025, at 8:33 AM, Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Tim,

This works great! Thank you, I will complete my review.

Thank you,

<image002.png>

**Bethany Ross**

Senior Planner | City of Rockwall

385 S. Goliad St., Rockwall TX 75087

[Bross@Rockwall.com](mailto:Bross@Rockwall.com) | [Planning and Zoning Website](#)

972.772.6488

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**From:** Tim Foley <[timfoley91@yahoo.com](mailto:timfoley91@yahoo.com)>  
**Sent:** Saturday, August 2, 2025 7:28 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Gunnar Ledermann <[gunnar@divinepeace.com](mailto:gunnar@divinepeace.com)>  
**Subject:** Re: COM2025-3827 - Divine Peace Church - Rear Fence

Hi again Bethany/Craig,

We attached an updated fence plan that now shows the shrub screening on all sides. Please let me know if y'all need anything further to complete your review!

Thanks,  
Tim

On Thursday, July 31, 2025 at 03:56:16 PM CDT, Tim Foley <[timfoley91@yahoo.com](mailto:timfoley91@yahoo.com)> wrote:



Ok great, thank you for the info and such quick feedback!

Have a nice evening

- Tim

Sent from my iPhone

On Jul 31, 2025, at 1:46 PM, Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Tim,

Our Parks and Recreation Director mentioned three varieties he recommends for playgrounds:

1. Variegated Chinese Privet
2. Dwarf Burford Holly, and
3. Elaeagnus

He said the Chinese Privet grows the fastest but they all three good evergreen shrubs for screening.

Thank you,

<image001.png> **Bethany Ross**

Senior Planner | City of Rockwall

385 S. Goliad St., Rockwall TX 75087

[Bross@Rockwall.com](mailto:Bross@Rockwall.com) | [Planning and Zoning Website](#)

972.772.6488

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**From:** Tim Foley <[timfoley91@yahoo.com](mailto:timfoley91@yahoo.com)>  
**Sent:** Thursday, July 31, 2025 12:24 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Gunnar Ledermann <[gunnar@divinepeace.com](mailto:gunnar@divinepeace.com)>  
**Subject:** Re: COM2025-3827 - Divine Peace Church - Rear Fence

Got it, thanks! I'll get the plan revised to reflect that.

One other question - Is there a list of city-approved shrub types we can pick from for the screening, or is the requirement just that they be evergreens?

Thanks,

Tim Foley

Sent from my iPhone

On Jul 31, 2025, at 8:30 AM, Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Tim,

Shrub screening is required along the entire length of the proposed fence, as outlined in the Specific Use Permit (SUP) currently under review by the City Council. This requirement is intended to ensure appropriate safety and visual screening for the play area on all sides of the play area.

Thank you,

<image001.png> **Bethany Ross**

Senior Planner | City of Rockwall

385 S. Goliad St., Rockwall TX 75087

[Bross@Rockwall.com](mailto:Bross@Rockwall.com) | [Planning and Zoning Website](#)

972.772.6488

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**From:** Tim Foley <[timfoley91@yahoo.com](mailto:timfoley91@yahoo.com)>

**Sent:** Wednesday, July 30, 2025 8:55 PM

**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>; Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>; Foshee, Craig <[cfoshee@rockwall.com](mailto:cfoshee@rockwall.com)>; Permits <[Permits@rockwall.com](mailto:Permits@rockwall.com)>

**Cc:** Gunnar Ledermann <[gunnar@divinepeace.com](mailto:gunnar@divinepeace.com)>

**Subject:** COM2025-3827 - Divine Peace Church - Rear Fence

Hi Bethany/Craig,

I saw the "resubmit" comment in the portal about the play area needing to be screened with evergreen shrubs, so went ahead and attached an updated fence plan showing a screen of shrubs along the south side that faces the street/public. When doing this revision you'll notice we also took the fence about 20ft further south. Please let me know if this adequately addresses that comment or if y'all need anything further to complete your review.

Thanks!

Tim Foley

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