

CITY OF ROCKWALL

ORDINANCE NO. 25-37

SPECIFIC USE PERMIT NO. S-368

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 CHURCH/HOUSE OF WORSHIP AND A BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 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 Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* and that exceeds 25,000 SF in a General Retail (GR) District on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Church/House of Worship* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] and a building that exceeds 25,000 SF in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail 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:

2.1 OPERATIONAL CONDITIONS

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

- 1) The proposed expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship* and shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'B'* of this ordinance.
- 2) The proposed *Church/House of Worship* shall generally conform to the *Site Plan and Floor Plan* depicted in *Exhibit 'C'* of this ordinance.
- 3) A 20-foot landscape buffer, with a berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.
- 4) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.
- 5) The proposed *Church/House of Worship* shall not exceed a total building size of 54,000 SF.
- 6) The two (2) existing 1,560 SF portable classrooms shall be removed from the property prior to the issuance of a new Certificate of Occupancy (CO) for the expansion of the *Church/House of Worship*.
- 7) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

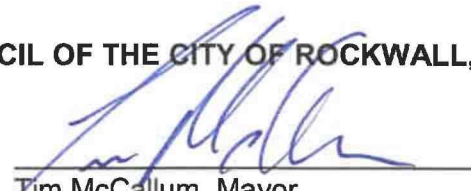
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

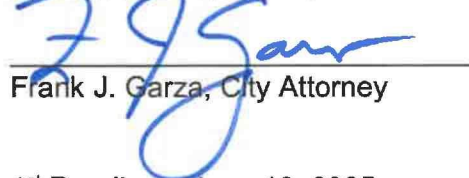
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JULY, 2025.**


Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: June 16, 2025

2nd Reading: July 7, 2025

Exhibit 'A':
Location Map

Address: 1362 FM-552

Legal Description: Lot 28 of the Skyview Country Estates No. 3 Addition

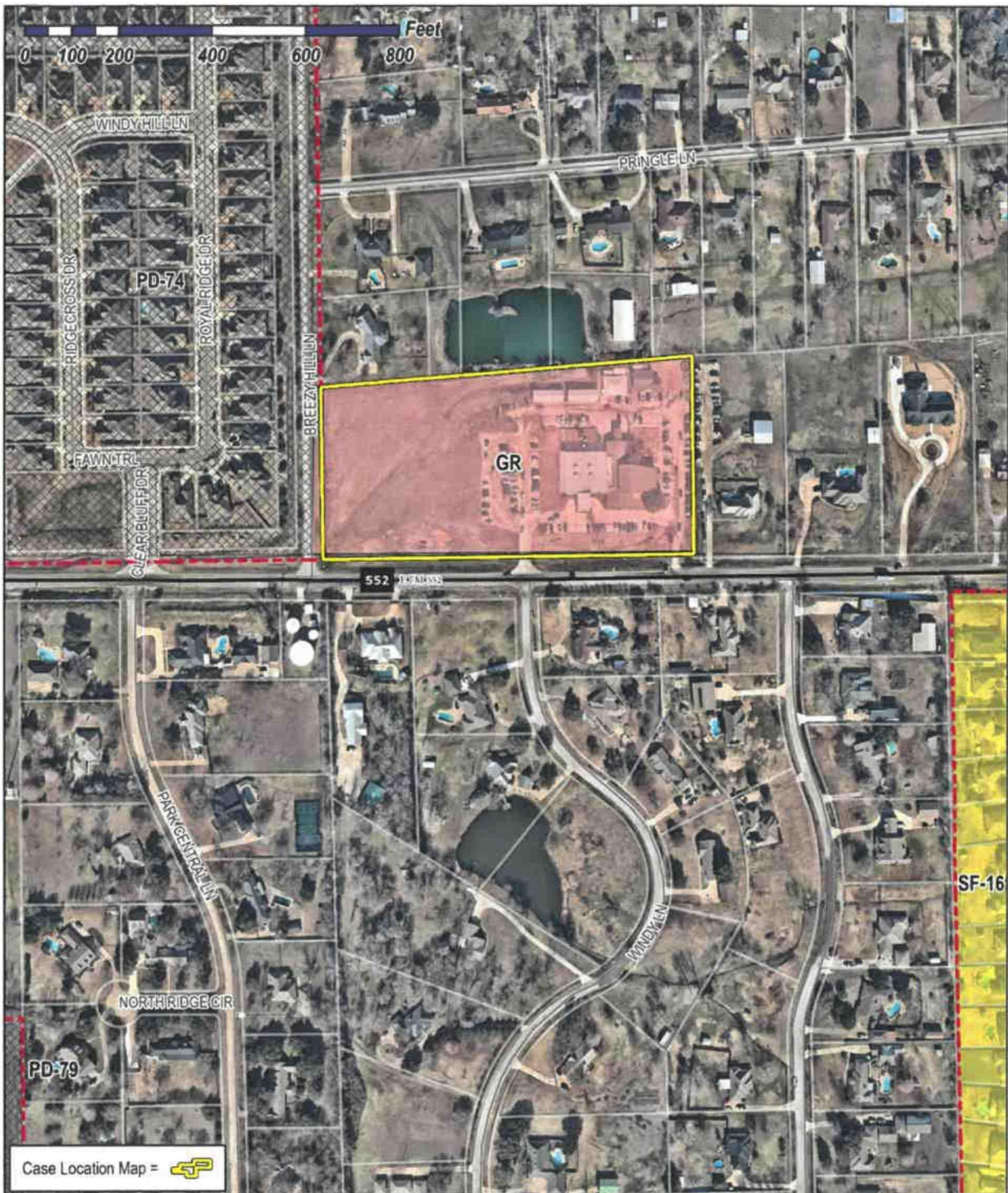
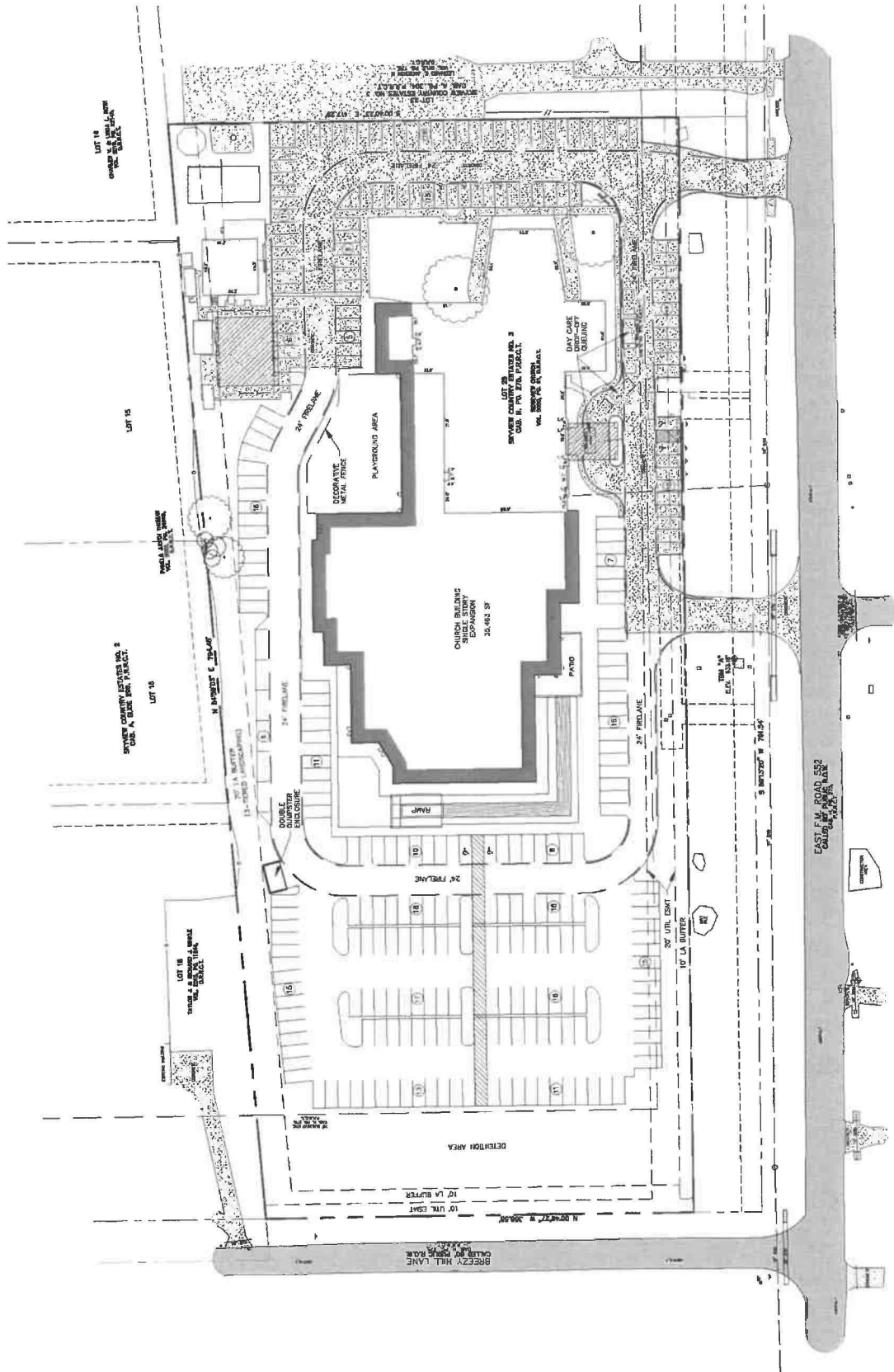


Exhibit 'B':
Conceptual Building Elevations



Exhibit 'C': **Site Plan and Floor Plan**



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Site Plan and Floor Plan**

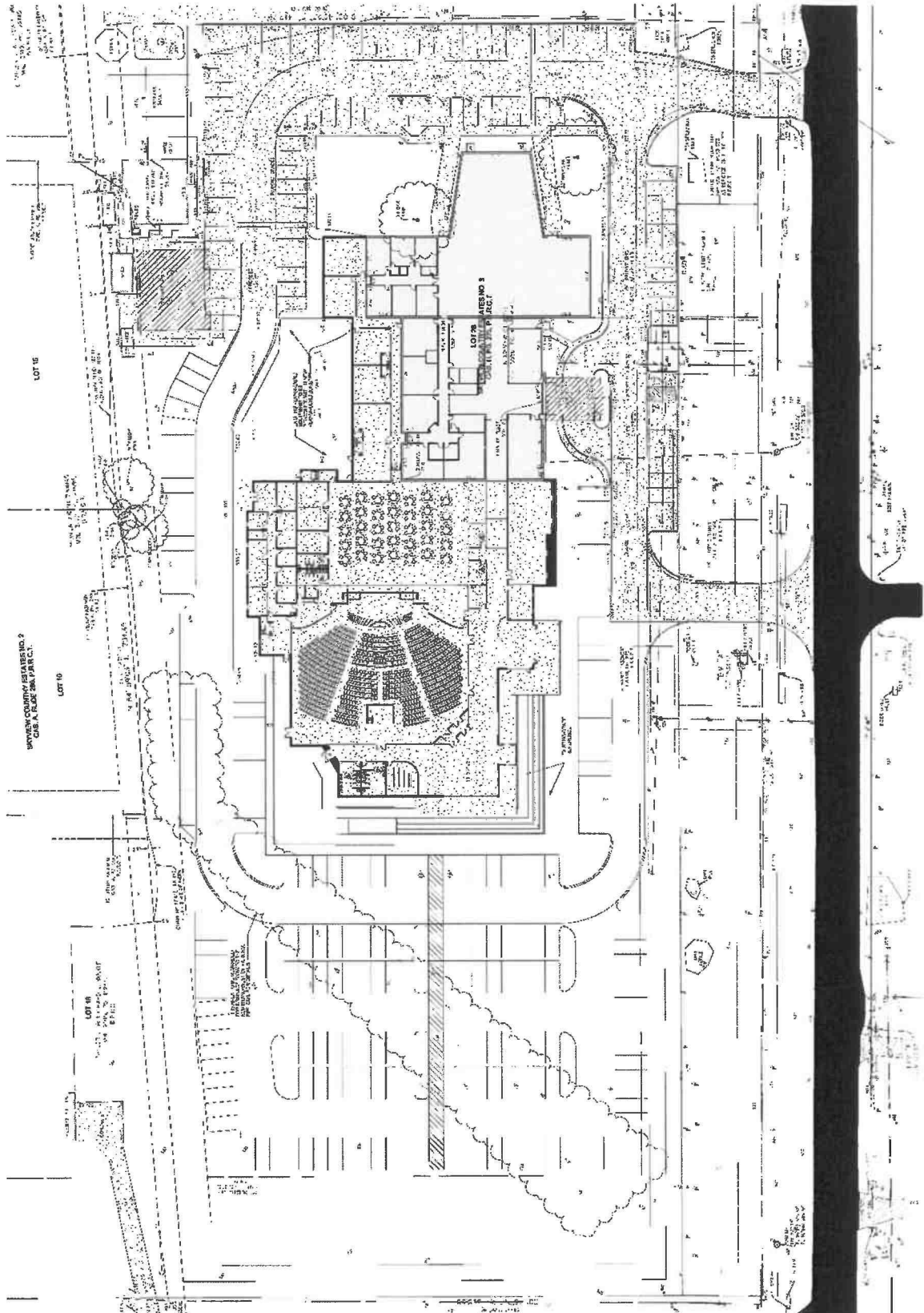


Exhibit 'C':
Site Plan and Floor Plan

