



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

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

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

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

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

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

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

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS: 670 Hwy 3576

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_

GENERAL LOCATION: \_\_\_\_\_

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

CURRENT ZONING: AG CURRENT USE: Church

PROPOSED ZONING: SUP PROPOSED USE: Church

ACREAGE: 15.159 LOTS [CURRENT]: \_\_\_\_\_ LOTS [PROPOSED]: \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

<input checked="" type="checkbox"/> OWNER	<u>Eastridge Church of Christ</u>	<input checked="" type="checkbox"/> APPLICANT	<u>James Jackson</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>James Jackson</u>
ADDRESS	_____	ADDRESS	<u>1085 Hidden Lakes Way</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	_____	PHONE	<u>972-571-5467</u>
E-MAIL	_____	E-MAIL	<u>debjackson5264@yahoo.com</u>

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dwight Walker [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 \$ 427.39 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

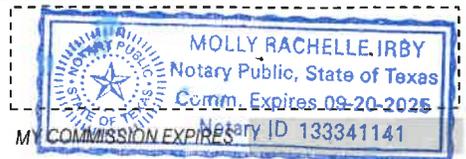
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF MARCH, 2025

OWNER'S SIGNATURE

Dwight Walker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]







# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
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ACREAGE 15.159 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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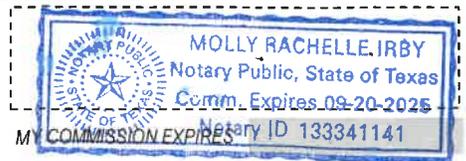
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OWNER'S SIGNATURE Dwight Walker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS M. M. M.





Case Location Map = 



# 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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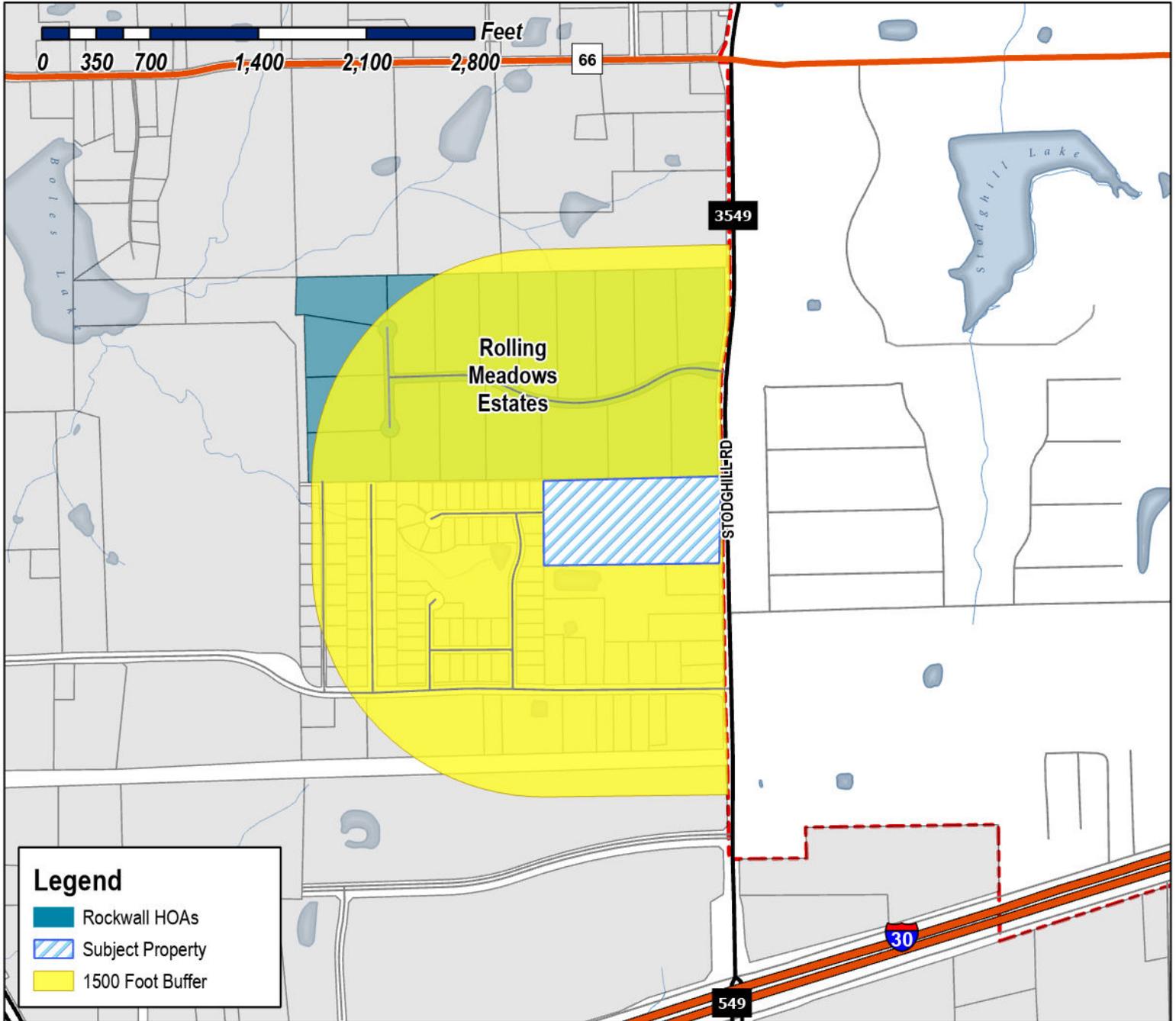




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**Legend**

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

**Case Number:** Z2025-017  
**Case Name:** Specific Use Permit for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 670 Stodghill Road

**Date Saved:** 4/11/2025  
 For Questions on this Case Call (972) 771-7745

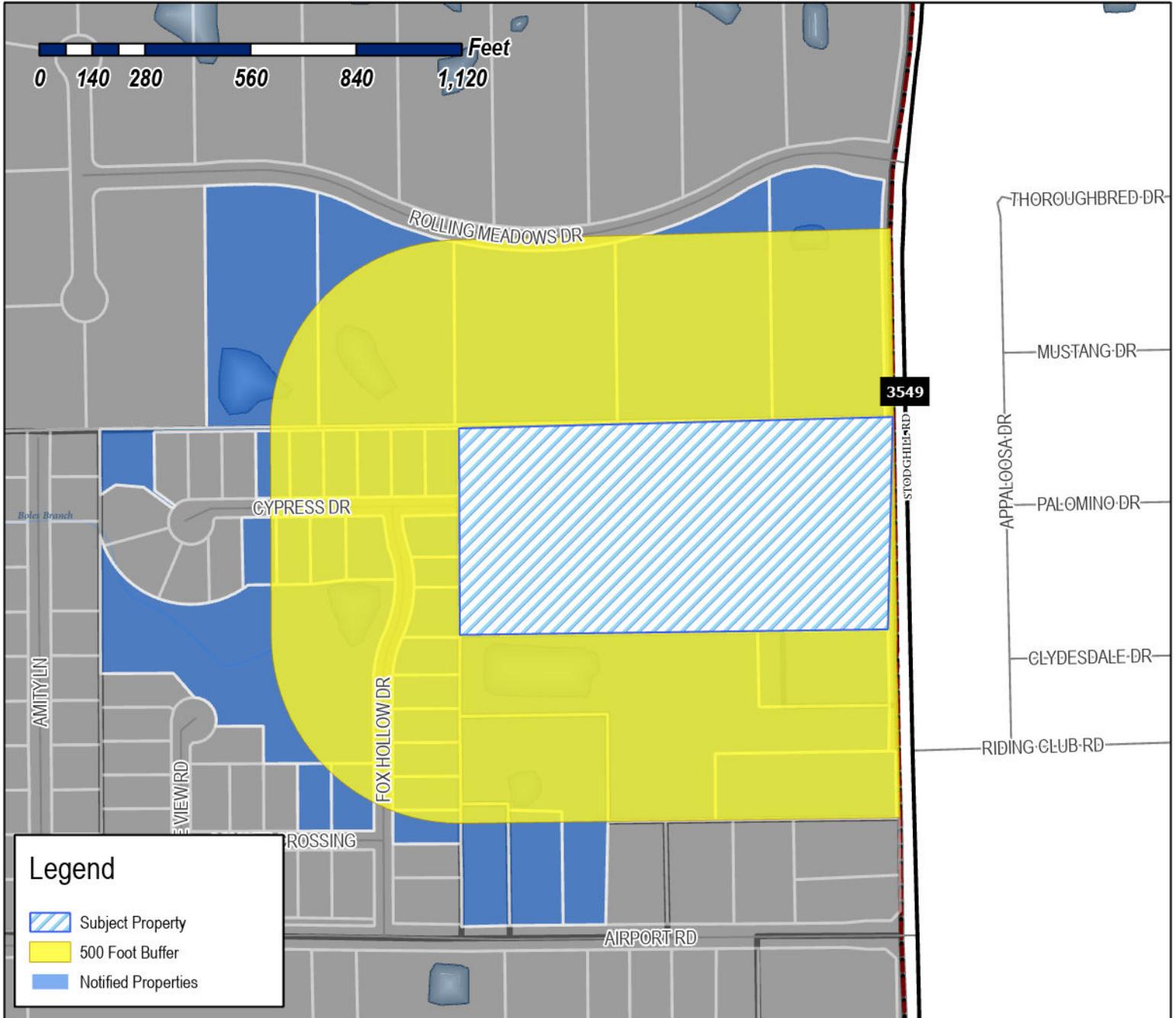




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**Case Number:** Z2025-017  
**Case Name:** Specific Use Permit (SUP) for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 670 Stodghill Road

**Date Saved:** 4/11/2025

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



RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

RESIDENT  
2065 AIRPORT RD  
ROCKWALL, TX 75087

DANIEL FAMILY TRUST  
GERZIM DANIEL & JENIS GERZIM - CO-TRUSTEES  
2067 AIRPORT RD  
ROCKWALL, TX 75087

EPTON JEREMY L & KRISTI LYNN HELMER  
2075 Airport Rd  
Rockwall, TX 75087

EVANS GARY L & BECKY  
2585 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

SCARBOROUGH THOMAS M AND KRISTINE B  
2614 CYPRESS DR  
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY  
2615 COYOTE XING  
ROCKWALL, TX 75087

MULLINS AUDREY M AND DAVID J  
2617 CYPRESS DRIVE  
ROCKWALL, TX 75087

PATE THUY LANCASTER AND MARC JASON  
2618 CYPRESS DRIVE  
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW  
2619 COYOTE CROSSING  
ROCKWALL, TX 75087

JACOBS REVOCABLE LIVING TRUST  
2621 CYPRESS DR  
ROCKWALL, TX 75087

PEDROZA EDGAR S AND MELISSA R  
2622 CYPRESS DR  
ROCKWALL, TX 75087

HANSEN FRED A AND MARY CAMPBELL  
2625 CYPRESS DRIVE  
ROCKWALL, TX 75087

DONNA ORR PROTECTION TRUST  
DONNA ORR - TRUSTEE  
2625 Rolling Meadows Dr  
Rockwall, TX 75087

MAHAFDHAH LIVING TRUST  
BASIL MAHAFDHAH AND DUNIA ALSROUJI-  
TRUSTEES  
2626 CYPRESS DRIVE  
ROCKWALL, TX 75087

HOLLON MICHAEL AND PATTI JO  
2629 CYPRESS DRIVE  
ROCKWALL, TX 75087

RICHARDSON HERNDON JR AND KIMBERLY  
RENEE  
2701 CYPRESS DRIVE  
ROCKWALL, TX 75087

GARCIA DAVID ALBERTO & SARAH BETH  
2705 CYPRESS DRIVE  
ROCKWALL, TX 75087

MELNICK JEFFREY CREIGHTON AND ANN  
YARROLL- MELNICK  
2705 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

THOMPSON BENJAMIN KYLE III & JESSICA  
2785 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J  
2855 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

VALDERAS HECTOR AND DIANE M  
301 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M  
307 FOX HOLLOW DR  
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA  
311 FOX HOLLOW DR  
ROCKWALL, TX 75087

RESIDENT  
312 FOX HOLLOW DR  
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A  
315 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A  
319 FOX HOLLOW DR.  
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT  
323 FOX HOLLOW DR  
ROCKWALL, TX 75087

NEWHOUSE SCOTT & LINDSAY  
327 FOX HOLLOW DR  
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND  
SUZANNE KATHLEEN ROBINSON  
331 FOX HOLLOW DR  
ROCKWALL, TX 75087

RESIDENT  
552 N FM3549 STODGHILL RD  
ROCKWALL, TX 75087

2024 J LARSON REVOCABLE TRUST  
JUDY KAY LARSON - TRUSTEE  
556 N STODGHILL RD  
ROCKWALL, TX 75087

RESIDENT  
588 STODGHILL RD  
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF ROCKWALL  
670 STODGHILL ROAD  
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM  
PO BOX 838  
FATE, TX 75132



# PROJECT COMMENTS



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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-017  
PROJECT NAME: SUP for a House of Worship  
SITE ADDRESS/LOCATIONS: 670 STODGHILL RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/22/2025	Approved w/ Comments

04/22/2025: Z2025-017; Specific Use Permit (SUP) for a Church/House of Worship at 670 N. Stodghill Road  
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 Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2025-017) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property will need to be replatted prior to the issuance of a Building Permit.

I.5 According to Subsection 02.02(C)(4), Institutional and Community Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Church/House of Worship is an "...facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination."

I.6 The subject property is zoned Agricultural (AG) District. In an Agricultural (AG) District the Church/House of Worship land use is permitted by Specific Use Permit (SUP). The SUP process allows "...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, there is currently a 54,766 SF Church/House of Worship already located at 670 N. Stodghill Road that was constructed in 2005; however, the applicant is proposing a 31,500 SF expansion to the church that consists of a new building and future offices that must be reviewed by the Planning and Zoning Commission and City Council.

I.7 The proposed expansion (along with any future storage sheds) will be required to meet all applicable non-residential building and fire code requirements.

I.8 Please correct your road placements on the site plan (i.e. the existing road shown on the south side of the property was constructed on north side of the property).

M.9 Ordinances. Please review the attached draft ordinance prior to the April 29, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by May 6, 2025.

I.10 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 May 6, 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 May 13, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.11 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 13, 2025.

I.12 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.13 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 O

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

- 04/22/2025: 1. Will the existing drive up here be removed?  
2. Show and label detention and drainage easement  
3. Where is this to extend to?

General Comments:

General Items:

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

Drainage Items:

- Existing flow patterns must be maintained.
- Detention has already been accounted for in regards to the proposed improvements. Detention pond must be verified to still have designed volume.
- No vertical walls are allowed in detention easement.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.

- Grate inlets are not allowed.
- All dumpster areas shall drain to an oil/water separator and then into the storm drainage system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 8" water main looped through the site available for use.
- Minimum public sewer is 8". Minimum private sewer service is 6".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 6" sewer main on the northwest side of the property available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.

Paving Items:

- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if required) to be 24' wide and in a platted easement.
- Fire lane (if required) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved w/ Comments

04/23/2025: If approved a separate permit is required to the Building Inspection Department

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments





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- 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: 670 Hwy 3576

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_

GENERAL LOCATION: \_\_\_\_\_

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

CURRENT ZONING: AG CURRENT USE: Church

PROPOSED ZONING: SUP PROPOSED USE: Church

ACREAGE: 15.159 LOTS [CURRENT]: \_\_\_\_\_ LOTS [PROPOSED]: \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

<input checked="" type="checkbox"/> OWNER	<u>Eastridge Church of Christ</u>	<input checked="" type="checkbox"/> APPLICANT	<u>James Jackson</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>James Jackson</u>
ADDRESS	_____	ADDRESS	<u>1085 Hidden Lakes Way</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	_____	PHONE	<u>972-571-5467</u>
E-MAIL	_____	E-MAIL	<u>debjackson5264@yahoo.com</u>

**NOTARY VERIFICATION [REQUIRED]**

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

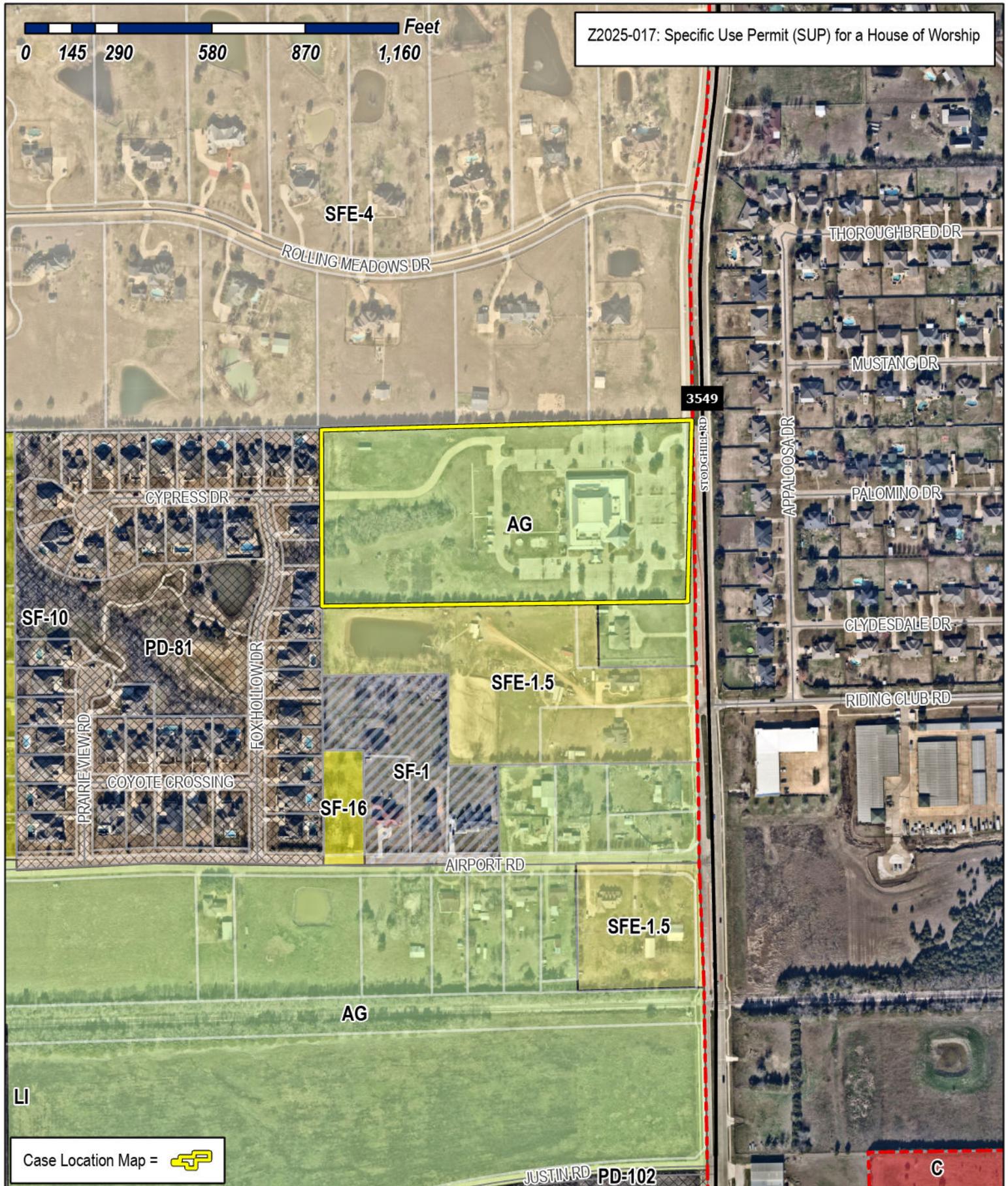
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 427.39 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF MARCH, 2025

OWNER'S SIGNATURE: Dwight Walker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





Case Location Map =



# City of Rockwall

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

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

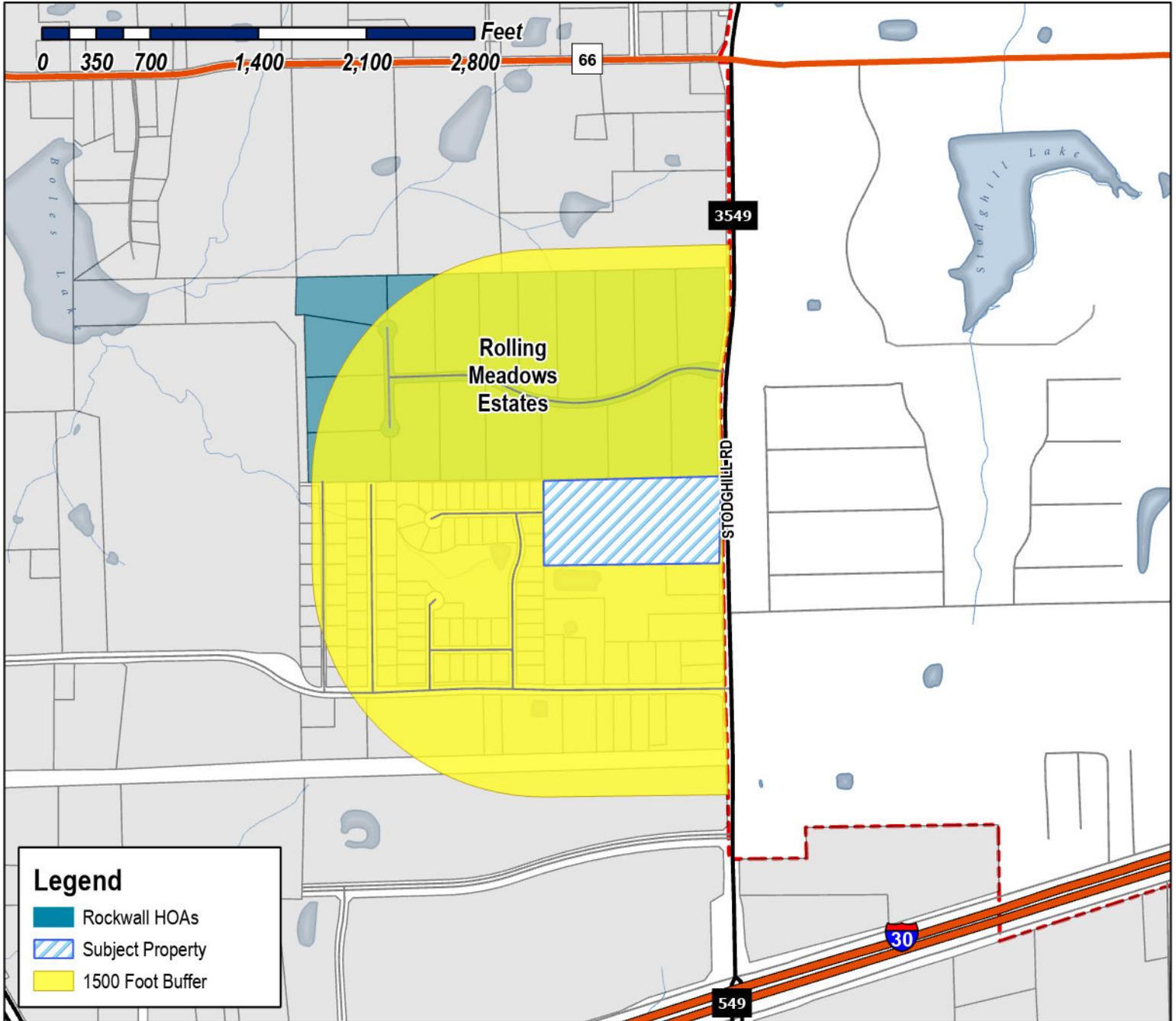




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Legend**

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

**Case Number:** Z2025-017  
**Case Name:** Specific Use Permit for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 670 Stodghill Road

**Date Saved:** 4/11/2025  
 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 [Z2025-017]  
**Date:** Wednesday, April 23, 2025 3:25:05 PM  
**Attachments:** [Public Notice \(04.17.2025\).pdf](#)  
[HOA Map \(04.17.2025\).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, April 25, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 13, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 19, 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>.

-  
Z2025-017: SUP for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a [Specific Use Permit \(SUP\)](#) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

Thank you,

*Melanie Zavala*

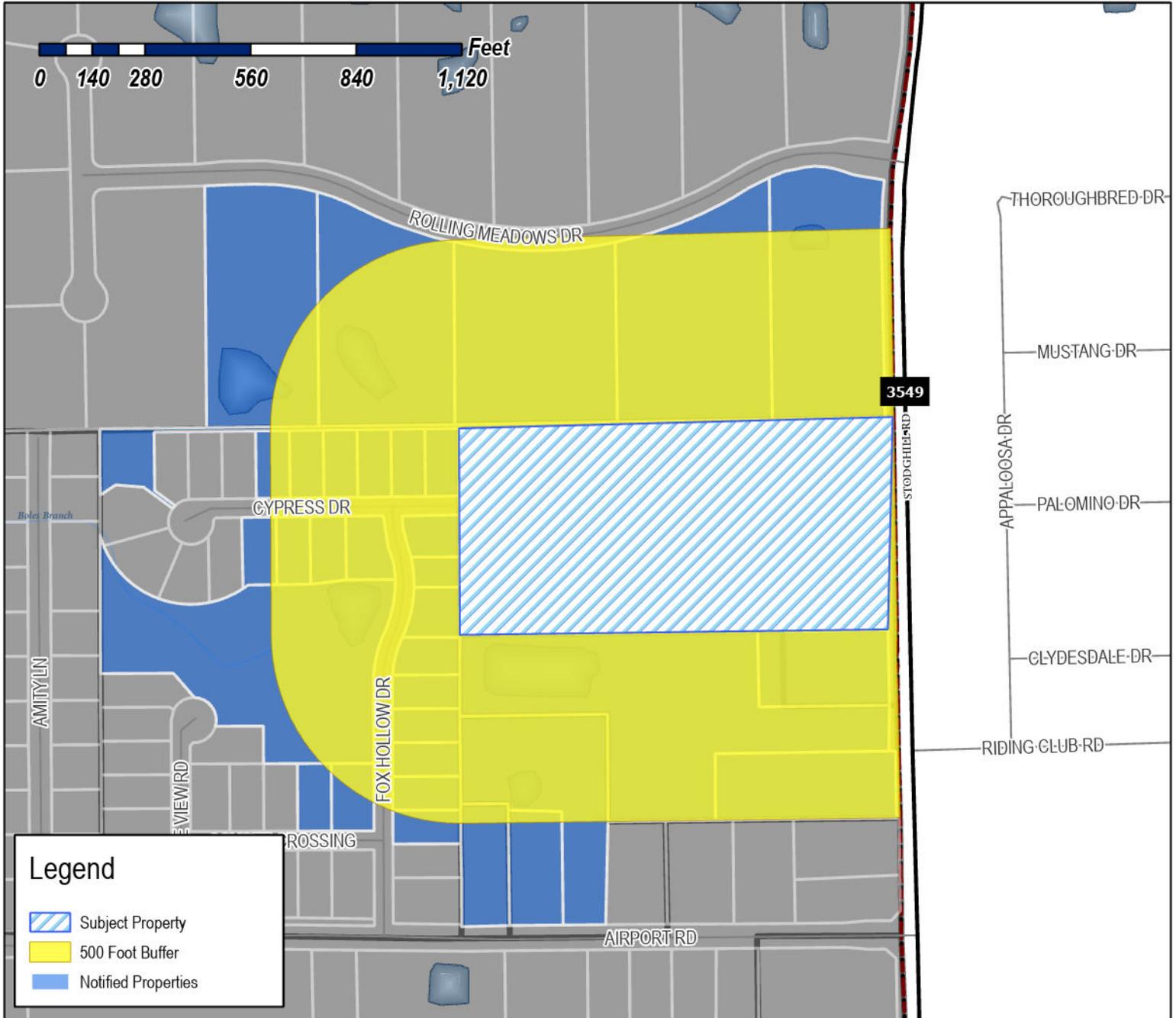
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2025-017  
**Case Name:** Specific Use Permit (SUP) for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 670 Stodghill Road

**Date Saved:** 4/11/2025

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



RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

RESIDENT  
2065 AIRPORT RD  
ROCKWALL, TX 75087

DANIEL FAMILY TRUST  
GERZIM DANIEL & JENIS GERZIM - CO-TRUSTEES  
2067 AIRPORT RD  
ROCKWALL, TX 75087

EPTON JEREMY L & KRISTI LYNN HELMER  
2075 Airport Rd  
Rockwall, TX 75087

EVANS GARY L & BECKY  
2585 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

SCARBOROUGH THOMAS M AND KRISTINE B  
2614 CYPRESS DR  
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY  
2615 COYOTE XING  
ROCKWALL, TX 75087

MULLINS AUDREY M AND DAVID J  
2617 CYPRESS DRIVE  
ROCKWALL, TX 75087

PATE THUY LANCASTER AND MARC JASON  
2618 CYPRESS DRIVE  
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW  
2619 COYOTE CROSSING  
ROCKWALL, TX 75087

JACOBS REVOCABLE LIVING TRUST  
2621 CYPRESS DR  
ROCKWALL, TX 75087

PEDROZA EDGAR S AND MELISSA R  
2622 CYPRESS DR  
ROCKWALL, TX 75087

HANSEN FRED A AND MARY CAMPBELL  
2625 CYPRESS DRIVE  
ROCKWALL, TX 75087

DONNA ORR PROTECTION TRUST  
DONNA ORR - TRUSTEE  
2625 Rolling Meadows Dr  
Rockwall, TX 75087

MAHAFDHAH LIVING TRUST  
BASIL MAHAFDHAH AND DUNIA ALSROUJI-  
TRUSTEES  
2626 CYPRESS DRIVE  
ROCKWALL, TX 75087

HOLLON MICHAEL AND PATTI JO  
2629 CYPRESS DRIVE  
ROCKWALL, TX 75087

RICHARDSON HERNDON JR AND KIMBERLY  
RENEE  
2701 CYPRESS DRIVE  
ROCKWALL, TX 75087

GARCIA DAVID ALBERTO & SARAH BETH  
2705 CYPRESS DRIVE  
ROCKWALL, TX 75087

MELNICK JEFFREY CREIGHTON AND ANN  
YARROLL- MELNICK  
2705 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

THOMPSON BENJAMIN KYLE III & JESSICA  
2785 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J  
2855 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

VALDERAS HECTOR AND DIANE M  
301 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M  
307 FOX HOLLOW DR  
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA  
311 FOX HOLLOW DR  
ROCKWALL, TX 75087

RESIDENT  
312 FOX HOLLOW DR  
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A  
315 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A  
319 FOX HOLLOW DR.  
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT  
323 FOX HOLLOW DR  
ROCKWALL, TX 75087

NEWHOUSE SCOTT & LINDSAY  
327 FOX HOLLOW DR  
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND  
SUZANNE KATHLEEN ROBINSON  
331 FOX HOLLOW DR  
ROCKWALL, TX 75087

RESIDENT  
552 N FM3549 STODGHILL RD  
ROCKWALL, TX 75087

2024 J LARSON REVOCABLE TRUST  
JUDY KAY LARSON - TRUSTEE  
556 N STODGHILL RD  
ROCKWALL, TX 75087

RESIDENT  
588 STODGHILL RD  
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF ROCKWALL  
670 STODGHILL ROAD  
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM  
PO BOX 838  
FATE, TX 75132

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: 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:

### Z2025-017: Specific Use Permit (SUP) for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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:

**Angelica Guevara**  
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, May 19, 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. Z2025-017: Specific Use Permit (SUP) for a House of Worship

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST 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 James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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) to allow a *Church/House of Worship* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 02.01, *Agricultural District*, and Subsection 03.01, *General Residential 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 *Church/House of Worship* shall conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property will need to be replatted prior to the issuance of a Building Permit.

## 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 2<sup>ND</sup> DAY OF JUNE, 2025.**

\_\_\_\_\_  
Trace Johannesen, Mayor

### ATTEST:

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 19, 2025

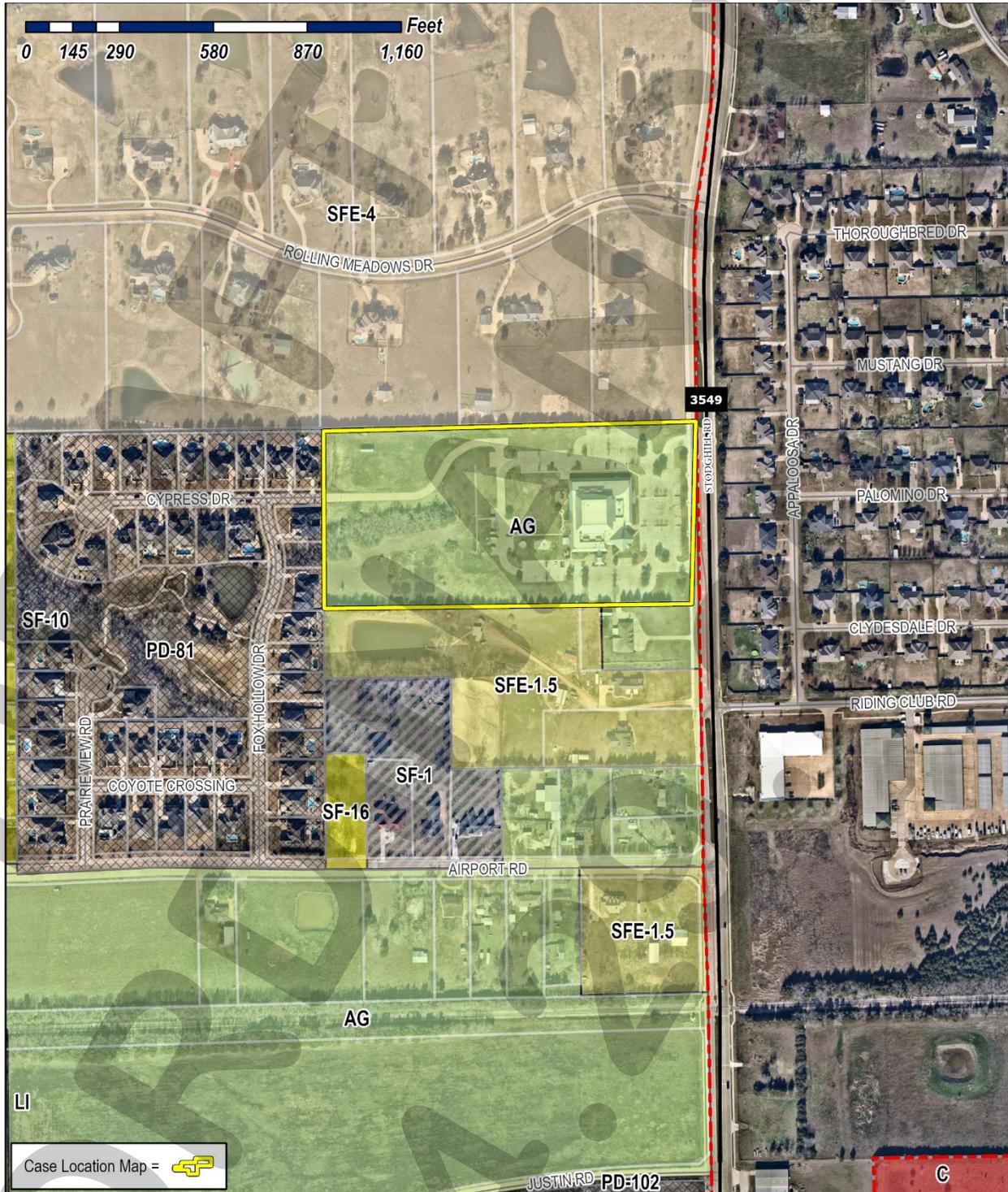
2<sup>nd</sup> Reading: June 2, 2025

DRAFT  
ORDINANCE  
04.29.2025

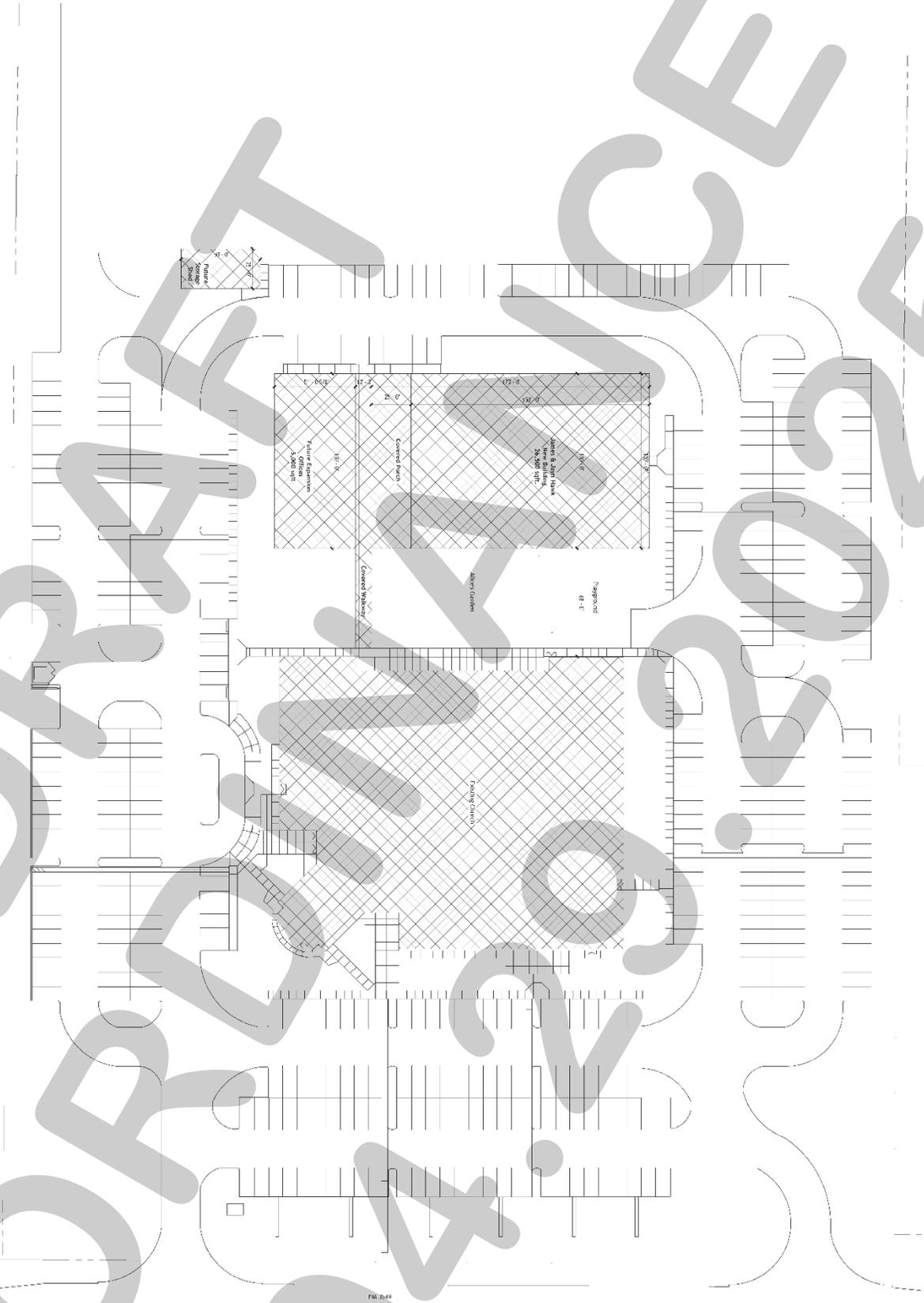
**Exhibit 'A':  
Location Map**

Address: 670 N. Stodghill Road

Legal Description: A Portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition



**Exhibit 'B':  
Concept Plan**





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** May 13, 2025  
**APPLICANT:** James Jackson  
**CASE NUMBER:** Z2025-017; *Specific Use Permit for a Church/House of Worship at 670 Stodghill Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 (i.e. Case No. A1998-001)*. At the time of annexation, the subject property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since annexation. On March 1, 2004, the City Council approved *Ordinance No. 04-16 (i.e. Case No. Z2004-004)* for a Conditional Use Permit (CUP) for a *House of Worship/Church*, a preliminary plat (*i.e. Case No. P2004-003*), and a site plan (*i.e. Case No. SP2004-001*) for the subject property. Following these approvals, a *Final Plat (i.e. Case No. P2004-020)* was adopted on May 17, 2004 and established the subject property as Lot 1, Block A, Rockwall Lakeside Church of Christ Addition. The site plan (*i.e. Case No. SP2004-004*) allowed for the construction of a church on an agriculturally zoned property, and the conditional use permit (*i.e. Case No. Z2004-004*) allowed an institutional use within an Agricultural (AG) District, which is essentially the same request the applicant is inquiring for today. If the applicant's request were to be approved then it would supersede *Ordinance No. 04-16*. On August 27, 2024, the Planning and Zoning Commission approved an *Exception (i.e. Case No. MIS2024-017)* to allow a front yard fence on the subject property. Currently on the subject property is a 54,766 SF church and a 50,000 SF parking lot.

### PURPOSE

The applicant -- *James Jackson* -- is requesting the approval of a Specific Use Permit (SUP) to allow for an expansion of an existing *Church/House of Worship* within an Agricultural (AG) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 670 Stodghill Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land (*i.e. 2855, 2785, & 2705 Rolling Meadows Drive*) developed with single-family homes. North of this is Rolling Meadows Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of the Rolling Meadows Estates Subdivision, which consists of 18-residential lots and has been in existence since October 20, 1997. All of these properties are zoned Single-Family Estate District 4.0 (SFE-4).

South: Directly south of the subject property is one (1) parcel of land (*i.e. 588 Stodghill Road*) zoned Agricultural (AG) District and two (2) parcels of land (*i.e. 552 & 556 Stodghill Road*) zoned Single-Family Estate 1.5 District (SFE-1.5). South of this are four (4) parcels of land (*i.e. 516 & 544 Stodghill and 2155 & 2165 Airport Road*) zoned

Agricultural (AG) District, three (3) parcels of land (i.e. 2067, 2075, 2101 Airport Road) zoned Single-Family 1 (SF-1) District, and one (1) parcel of land (i.e. 2065 Airport Road) zoned Single-Family 16 (SF-16) District. All of these properties are developed with single-family homes with the exception of one (1) vacant lot (i.e. 2065 Airport Road). Following this is Airport Road, which is identified as an M4U (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly south of the subject property is the Corporate Limit for the City of Rockwall. Beyond this is Stodghill Road, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the Ridgecrest Subdivision, which consists of 45 residential lots and has been in existence since December 22, 2016. All of these properties are zoned Planned Development District 81 (PD-81). West of this is the Greenlee Subdivision, which consists of 21 residential lots and has been in existence since September 25, 1972. Beyond this is the Airport Acres Subdivision, which consists of 20 residential lots and has been in existence since June 15, 1984. All of these properties are zoned Single-Family 10 (SF-10) District.

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



### CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for the expansion of an existing *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 54,766 SF church and 50,000 SF parking lot situated on the subject property. The applicant's letter details that the proposed expansion will be approximately 31,500 SF and will consist of class rooms and offices. The proposed concept plan also details the proposed locations for parking and the existing access drives surrounding the property. Additionally, the previously approved site plan indicated that 299 parking spaces would be provided with the construction of Phase 1 on the subject property. The current concept plan includes an additional 100 parking spaces, which should meet the requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, in the Unified

Development Code (UDC) for the proposed expansion. Specifically, the expansion includes 5,000 square feet of office space, requiring 17 parking spaces (*i.e. at a ratio of 1 space per 300 square feet of building area*), leaving 83 remaining spaces to serve the proposed 26,500 square feet of classroom space.

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

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in an Agricultural (AG) 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 670 N. Stodghill Road that was constructed in 2005; however, the expansion proposed by the applicant consists of a new buildings and future offices that were not originally identified on the Conditional Use Permit (SUP) approved in 2004 and these new improvements must be reviewed by the Planning and Zoning Commission and City Council.

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

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the Central District. The OURHometown Vision 2040 Comprehensive Plan describes the Central District as being “... composed of a wide range of land uses that vary from single-family to industrial.” In this case, the applicant is requesting to construct an expansion to an existing *Church/House of Worship*. Given this, the applicant’s proposal appears to meet the intent of the district. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On April 18, 2025, staff mailed 35 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Rolling Meadows Estates Homeowner’s Association (HOA), which is the only Homeowners Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has received one (1) notice in opposition to the applicant’s request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Church/House of Worship* within an Agricultural (AG) District, then staff would propose the following conditions of approval:

- (1) The proposed *Church/House of Worship* shall conform to the Concept Plan depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The subject property shall be required to submit and receive approval for a site plan and replat prior to the issuance of a building permit; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

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

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

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

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

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 670 Hwy 3576

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING AG CURRENT USE Church

PROPOSED ZONING SUP PROPOSED USE Church

ACREAGE 15.159 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

<input checked="" type="checkbox"/> OWNER	<u>Eastridge Church of Christ</u>	<input checked="" type="checkbox"/> APPLICANT	<u>James Jackson</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>James Jackson</u>
ADDRESS	_____	ADDRESS	<u>1085 Hidden Lakes Way</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	_____	PHONE	<u>972-571-5467</u>
E-MAIL	_____	E-MAIL	<u>debjackson5264@yahoo.com</u>

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dwight Walker [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 \$ 427.39 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF MARCH, 2025  
OWNER'S SIGNATURE Dwight Walker  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Case Location Map = 



# City of Rockwall

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

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

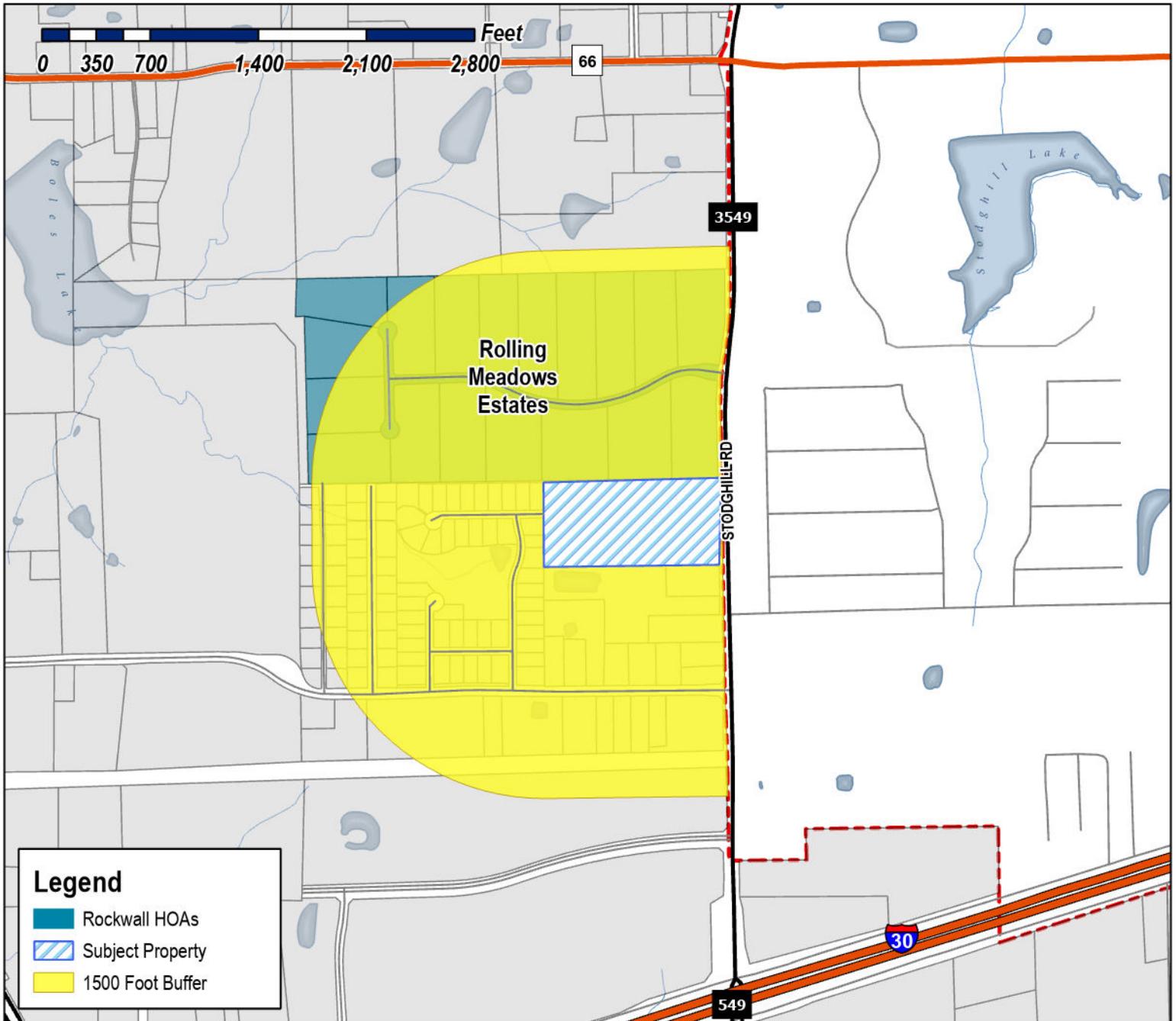




# City of Rockwall

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**Case Number:** Z2025-017  
**Case Name:** Specific Use Permit for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 670 Stodghill Road

**Date Saved:** 4/11/2025

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 [Z2025-017]  
**Date:** Wednesday, April 23, 2025 3:25:05 PM  
**Attachments:** [Public Notice \(04.17.2025\).pdf](#)  
[HOA Map \(04.17.2025\).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, April 25, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 13, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 19, 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>.

-  
Z2025-017: SUP for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a [Specific Use Permit \(SUP\)](#) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

Thank you,

*Melanie Zavala*

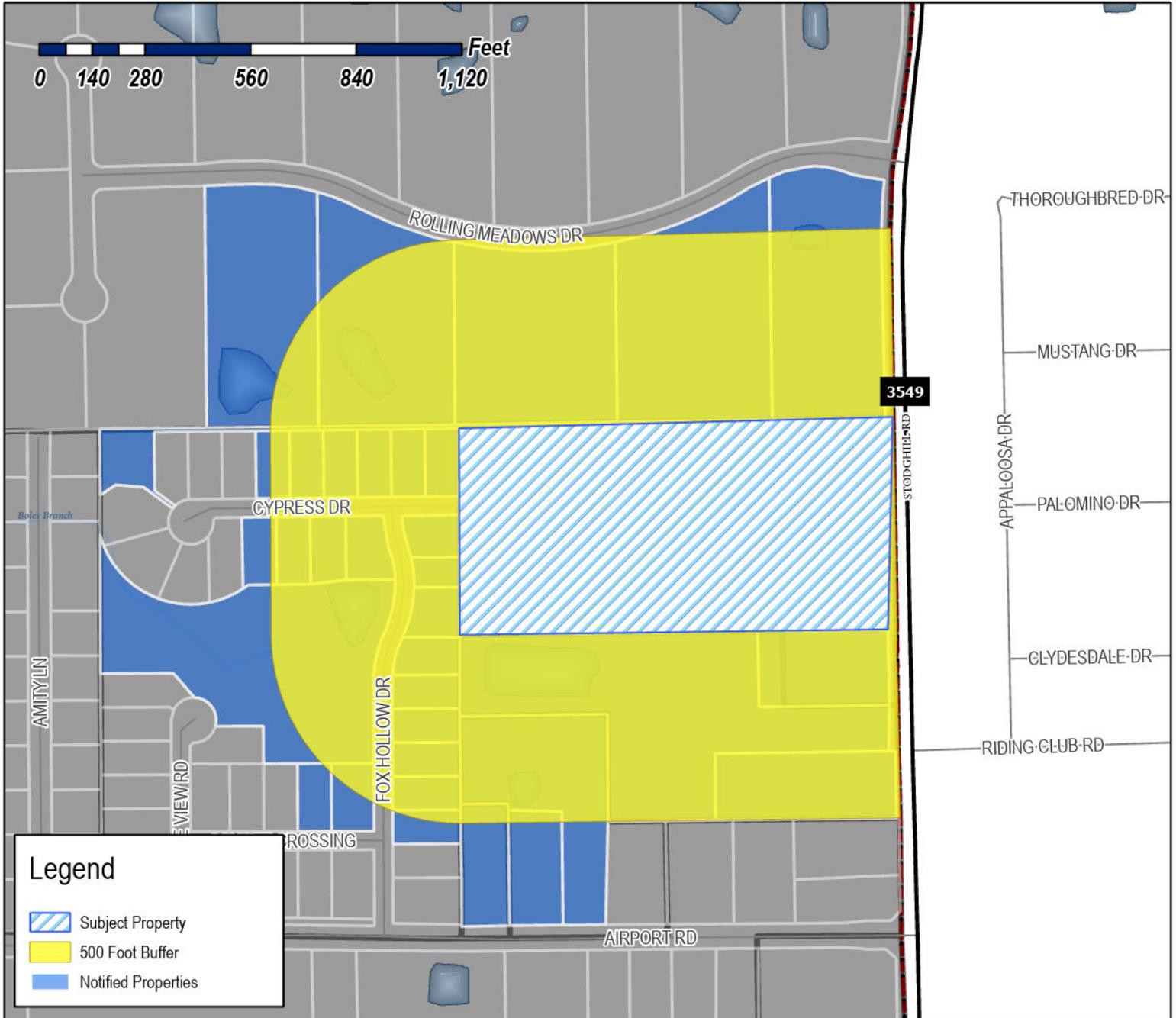
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2025-017  
**Case Name:** Specific Use Permit (SUP) for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 670 Stodghill Road

**Date Saved:** 4/11/2025

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



RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

RESIDENT  
2065 AIRPORT RD  
ROCKWALL, TX 75087

DANIEL FAMILY TRUST  
GERZIM DANIEL & JENIS GERZIM - CO-TRUSTEES  
2067 AIRPORT RD  
ROCKWALL, TX 75087

EPTON JEREMY L & KRISTI LYNN HELMER  
2075 Airport Rd  
Rockwall, TX 75087

EVANS GARY L & BECKY  
2585 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

SCARBOROUGH THOMAS M AND KRISTINE B  
2614 CYPRESS DR  
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY  
2615 COYOTE XING  
ROCKWALL, TX 75087

MULLINS AUDREY M AND DAVID J  
2617 CYPRESS DRIVE  
ROCKWALL, TX 75087

PATE THUY LANCASTER AND MARC JASON  
2618 CYPRESS DRIVE  
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW  
2619 COYOTE CROSSING  
ROCKWALL, TX 75087

JACOBS REVOCABLE LIVING TRUST  
2621 CYPRESS DR  
ROCKWALL, TX 75087

PEDROZA EDGAR S AND MELISSA R  
2622 CYPRESS DR  
ROCKWALL, TX 75087

HANSEN FRED A AND MARY CAMPBELL  
2625 CYPRESS DRIVE  
ROCKWALL, TX 75087

DONNA ORR PROTECTION TRUST  
DONNA ORR - TRUSTEE  
2625 Rolling Meadows Dr  
Rockwall, TX 75087

MAHAFDHAH LIVING TRUST  
BASIL MAHAFDHAH AND DUNIA ALSROUJI-  
TRUSTEES  
2626 CYPRESS DRIVE  
ROCKWALL, TX 75087

HOLLON MICHAEL AND PATTI JO  
2629 CYPRESS DRIVE  
ROCKWALL, TX 75087

RICHARDSON HERNDON JR AND KIMBERLY  
RENEE  
2701 CYPRESS DRIVE  
ROCKWALL, TX 75087

GARCIA DAVID ALBERTO & SARAH BETH  
2705 CYPRESS DRIVE  
ROCKWALL, TX 75087

MELNICK JEFFREY CREIGHTON AND ANN  
YARROLL- MELNICK  
2705 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

THOMPSON BENJAMIN KYLE III & JESSICA  
2785 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J  
2855 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

VALDERAS HECTOR AND DIANE M  
301 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M  
307 FOX HOLLOW DR  
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA  
311 FOX HOLLOW DR  
ROCKWALL, TX 75087

RESIDENT  
312 FOX HOLLOW DR  
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A  
315 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A  
319 FOX HOLLOW DR.  
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT  
323 FOX HOLLOW DR  
ROCKWALL, TX 75087

NEWHOUSE SCOTT & LINDSAY  
327 FOX HOLLOW DR  
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND  
SUZANNE KATHLEEN ROBINSON  
331 FOX HOLLOW DR  
ROCKWALL, TX 75087

RESIDENT  
552 N FM3549 STODGHILL RD  
ROCKWALL, TX 75087

2024 J LARSON REVOCABLE TRUST  
JUDY KAY LARSON - TRUSTEE  
556 N STODGHILL RD  
ROCKWALL, TX 75087

RESIDENT  
588 STODGHILL RD  
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF ROCKWALL  
670 STODGHILL ROAD  
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM  
PO BOX 838  
FATE, TX 75132

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: 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:

## Z2025-017: Specific Use Permit (SUP) for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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:

**Angelica Guevara**  
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, May 19, 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. Z2025-017: Specific Use Permit (SUP) for a House of Worship

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]  
Address: [Grey box]

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

Property Owner and/or Resident of the City of Rockwall:

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**Z2025-017: Specific Use Permit (SUP) for a House of Worship**

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

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385 S. Goliad Street  
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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. Z2025-017: Specific Use Permit (SUP) for a House of Worship**

Please place a check mark on the appropriate line below:

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

Traffic already cuts through my neighborhood on Sundays & Wednesdays. Our area already has issues with water run off & more concrete will only make that problem even more.

Name: Christy Hester  
Address: 405 Fox Hollow Rockwall Tx 75087

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

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



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SUPERSEDING *ORDINANCE NO. 04-16*, AND 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* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST 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 James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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 approved by *Ordinance No. 04-16*; 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 02.01, *Agricultural District*, and Subsection 03.01, *General Residential 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 *Church/House of Worship* shall conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property will need to be replatted prior to the issuance of a Building Permit.

## 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 2<sup>ND</sup> DAY OF JUNE, 2025.**

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

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 19, 2025

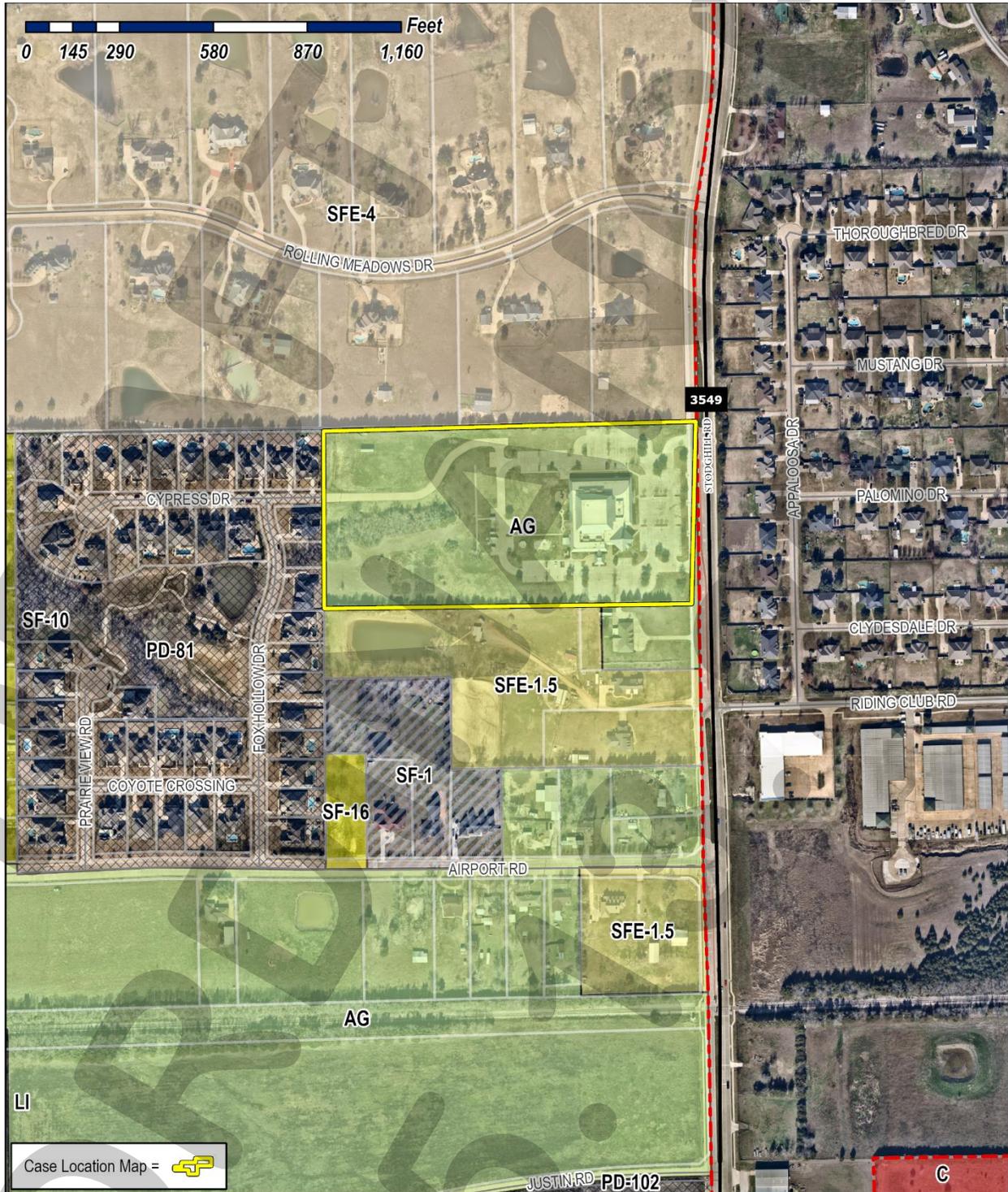
2<sup>nd</sup> Reading: June 2, 2025

DRAFT  
ORDINANCE  
05.13.2025

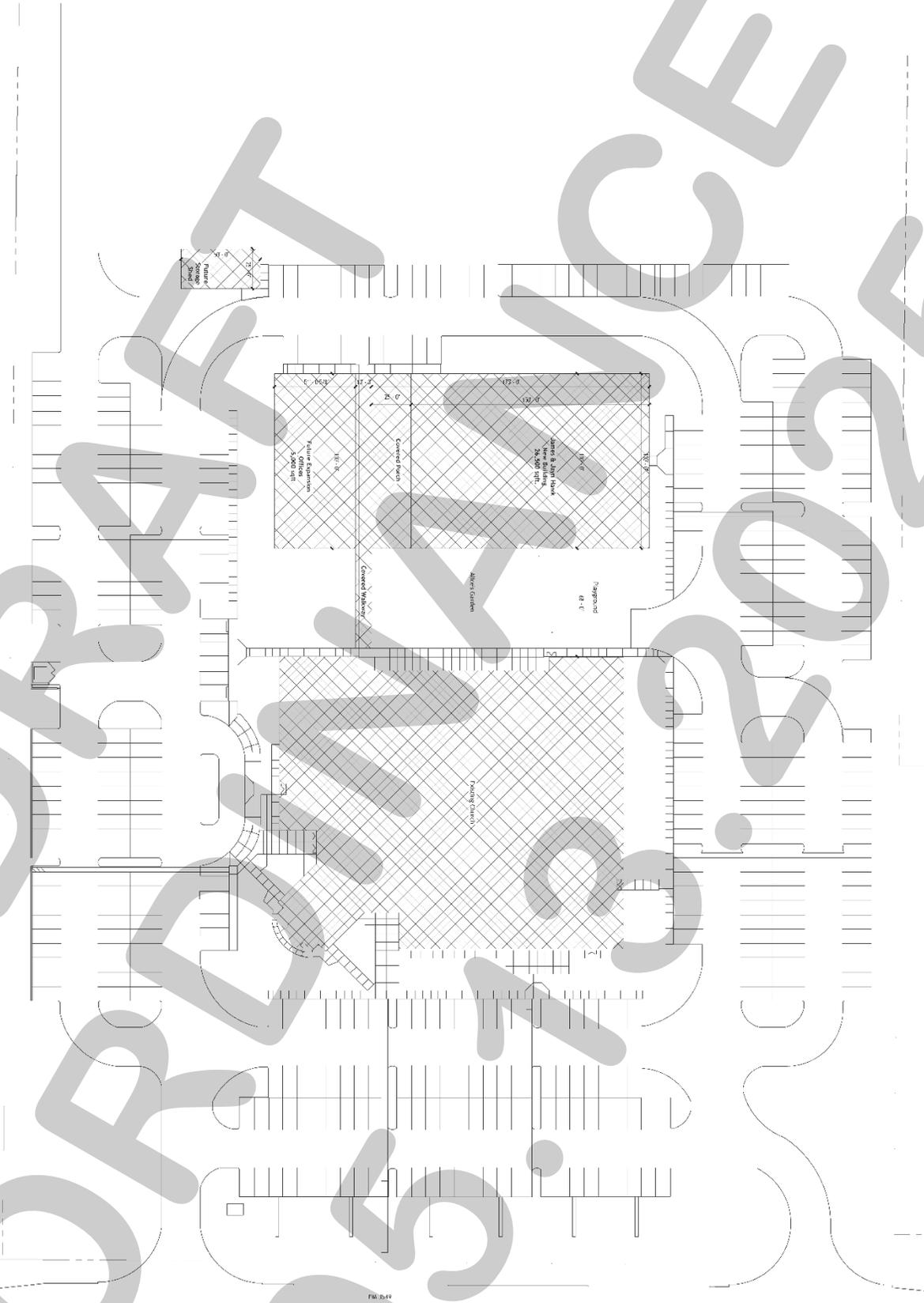
**Exhibit 'A':  
Location Map**

Address: 670 N. Stodghill Road

Legal Description: A Portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition



**Exhibit 'B':  
Concept Plan**





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** May 19, 2025  
**APPLICANT:** James Jackson  
**CASE NUMBER:** Z2025-017; *Specific Use Permit for a Church/House of Worship at 670 Stodghill Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 (i.e. Case No. A1998-001)*. At the time of annexation, the subject property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since annexation. On March 1, 2004, the City Council approved *Ordinance No. 04-16 (i.e. Case No. Z2004-004)* for a Conditional Use Permit (CUP) for a *House of Worship/Church*, a preliminary plat (*i.e. Case No. P2004-003*), and a site plan (*i.e. Case No. SP2004-001*) for the subject property. Following these approvals, a *Final Plat (i.e. Case No. P2004-020)* was adopted on May 17, 2004 and established the subject property as Lot 1, Block A, Rockwall Lakeside Church of Christ Addition. The site plan (*i.e. Case No. SP2004-004*) allowed for the construction of a church on an agriculturally zoned property, and the conditional use permit (*i.e. Case No. Z2004-004*) allowed an institutional use within an Agricultural (AG) District, which is essentially the same request the applicant is inquiring for today. If the applicant's request were to be approved then it would supersede *Ordinance No. 04-16*. On August 27, 2024, the Planning and Zoning Commission approved an *Exception (i.e. Case No. MIS2024-017)* to allow a front yard fence on the subject property. Currently on the subject property is a 54,766 SF church and a 50,000 SF parking lot.

### PURPOSE

The applicant -- *James Jackson* -- is requesting the approval of a Specific Use Permit (SUP) to allow for an expansion of an existing *Church/House of Worship* within an Agricultural (AG) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 670 Stodghill Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land (*i.e. 2855, 2785, & 2705 Rolling Meadows Drive*) developed with single-family homes. North of this is Rolling Meadows Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of the Rolling Meadows Estates Subdivision, which consists of 18-residential lots and has been in existence since October 20, 1997. All of these properties are zoned Single-Family Estate District 4.0 (SFE-4).

South: Directly south of the subject property is one (1) parcel of land (*i.e. 588 Stodghill Road*) zoned Agricultural (AG) District and two (2) parcels of land (*i.e. 552 & 556 Stodghill Road*) zoned Single-Family Estate 1.5 District (SFE-1.5). South of this are four (4) parcels of land (*i.e. 516 & 544 Stodghill and 2155 & 2165 Airport Road*) zoned

Agricultural (AG) District, three (3) parcels of land (i.e. 2067, 2075, 2101 Airport Road) zoned Single-Family 1 (SF-1) District, and one (1) parcel of land (i.e. 2065 Airport Road) zoned Single-Family 16 (SF-16) District. All of these properties are developed with single-family homes with the exception of one (1) vacant lot (i.e. 2065 Airport Road). Following this is Airport Road, which is identified as an M4U (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly south of the subject property is the Corporate Limit for the City of Rockwall. Beyond this is Stodghill Road, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the Ridgecrest Subdivision, which consists of 45 residential lots and has been in existence since December 22, 2016. All of these properties are zoned Planned Development District 81 (PD-81). West of this is the Greenlee Subdivision, which consists of 21 residential lots and has been in existence since September 25, 1972. Beyond this is the Airport Acres Subdivision, which consists of 20 residential lots and has been in existence since June 15, 1984. All of these properties are zoned Single-Family 10 (SF-10) District.

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



## CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for the expansion of an existing *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 54,766 SF church and 50,000 SF parking lot situated on the subject property. The applicant's letter details that the proposed expansion will be approximately 31,500 SF and will consist of class rooms and offices. The proposed concept plan also details the proposed locations for parking and the existing access drives surrounding the property. Additionally, the previously approved site plan indicated that 299 parking spaces would be provided with the construction of Phase 1 on the subject property. The current concept plan includes an additional 100 parking spaces, which should meet the requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, in the Unified

Development Code (UDC) for the proposed expansion. Specifically, the expansion includes 5,000 square feet of office space, requiring 17 parking spaces (*i.e. at a ratio of 1 space per 300 square feet of building area*), leaving 83 remaining spaces to serve the proposed 26,500 square feet of classroom space.

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

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in an Agricultural (AG) 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 670 N. Stodghill Road that was constructed in 2005; however, the expansion proposed by the applicant consists of a new buildings and future offices that were not originally identified on the Conditional Use Permit (SUP) approved in 2004 and these new improvements must be reviewed by the Planning and Zoning Commission and City Council.

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

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the Central District. The OURHometown Vision 2040 Comprehensive Plan describes the Central District as being “... composed of a wide range of land uses that vary from single-family to industrial.” In this case, the applicant is requesting to construct an expansion to an existing *Church/House of Worship*. Given this, the applicant’s proposal appears to meet the intent of the district. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On April 18, 2025, staff mailed 35 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Rolling Meadows Estates Homeowner’s Association (HOA), which is the only Homeowners Association (HOA) or Neighborhood Organization 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 opposition to the applicant’s request.

### **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant’s request for a Specific Use Permit (SUP) for a *Church/House of Worship* within an Agricultural (AG) District, then staff would propose the following conditions of approval:

- (1) The proposed *Church/House of Worship* shall conform to the Concept Plan depicted in *Exhibit ‘B’* of the Specific Use Permit (SUP) ordinance; and,
- (2) The subject property shall be required to submit and receive approval for a site plan and replat prior to the issuance of a building permit; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.



# 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 670 Hwy 3576

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING AG CURRENT USE Church

PROPOSED ZONING SUP PROPOSED USE Church

ACREAGE 15.159 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

<input checked="" type="checkbox"/> OWNER	<u>Eastridge Church of Christ</u>	<input checked="" type="checkbox"/> APPLICANT	<u>James Jackson</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>James Jackson</u>
ADDRESS	_____	ADDRESS	<u>1085 Hidden Lakes Way</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	_____	PHONE	<u>972-571-5467</u>
E-MAIL	_____	E-MAIL	<u>debjackson5264@yahoo.com</u>

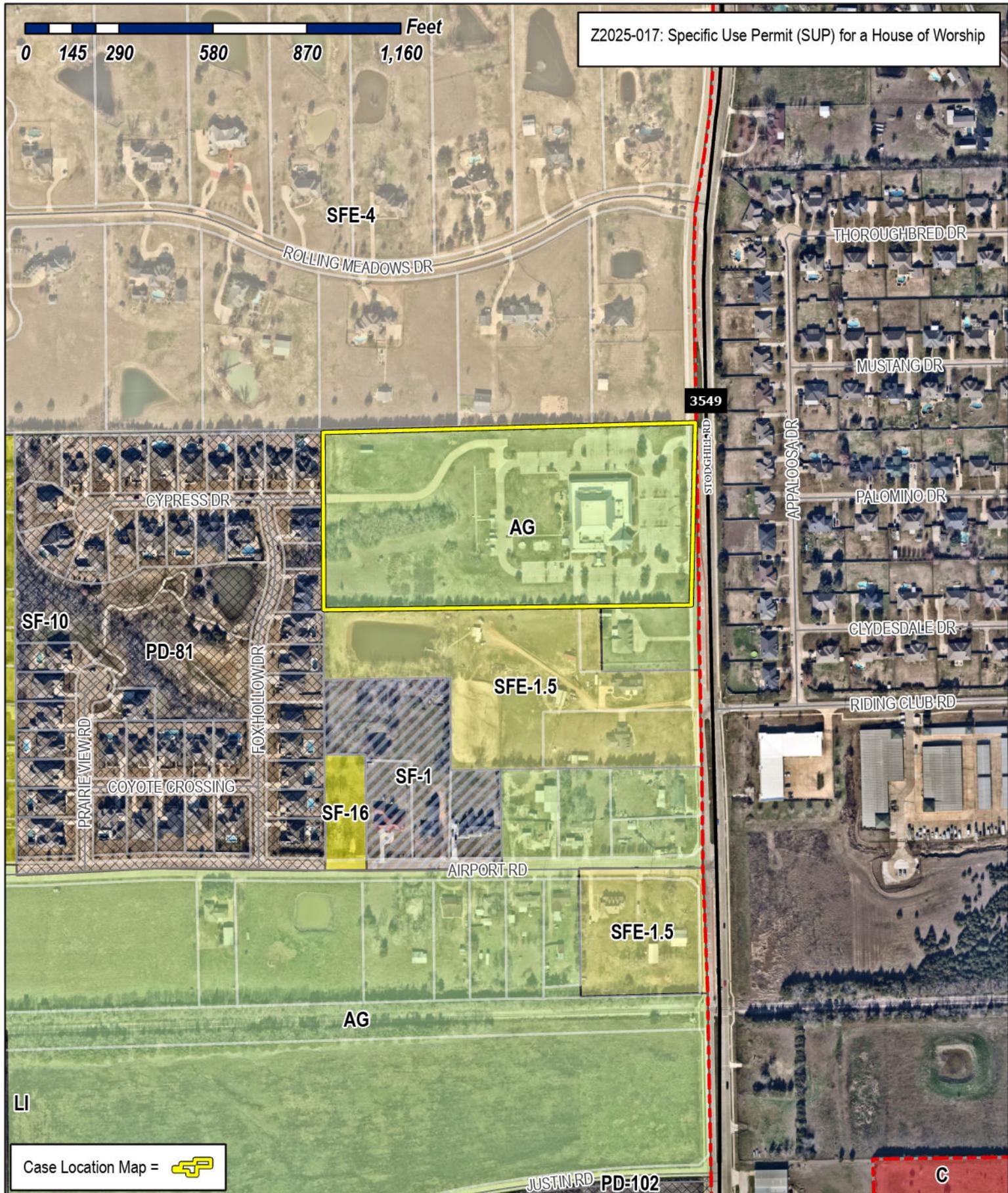
**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dwight Walker [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 \$ 427.39 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF MARCH, 2025  
OWNER'S SIGNATURE Dwight Walker  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Case Location Map = 



# City of Rockwall

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

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

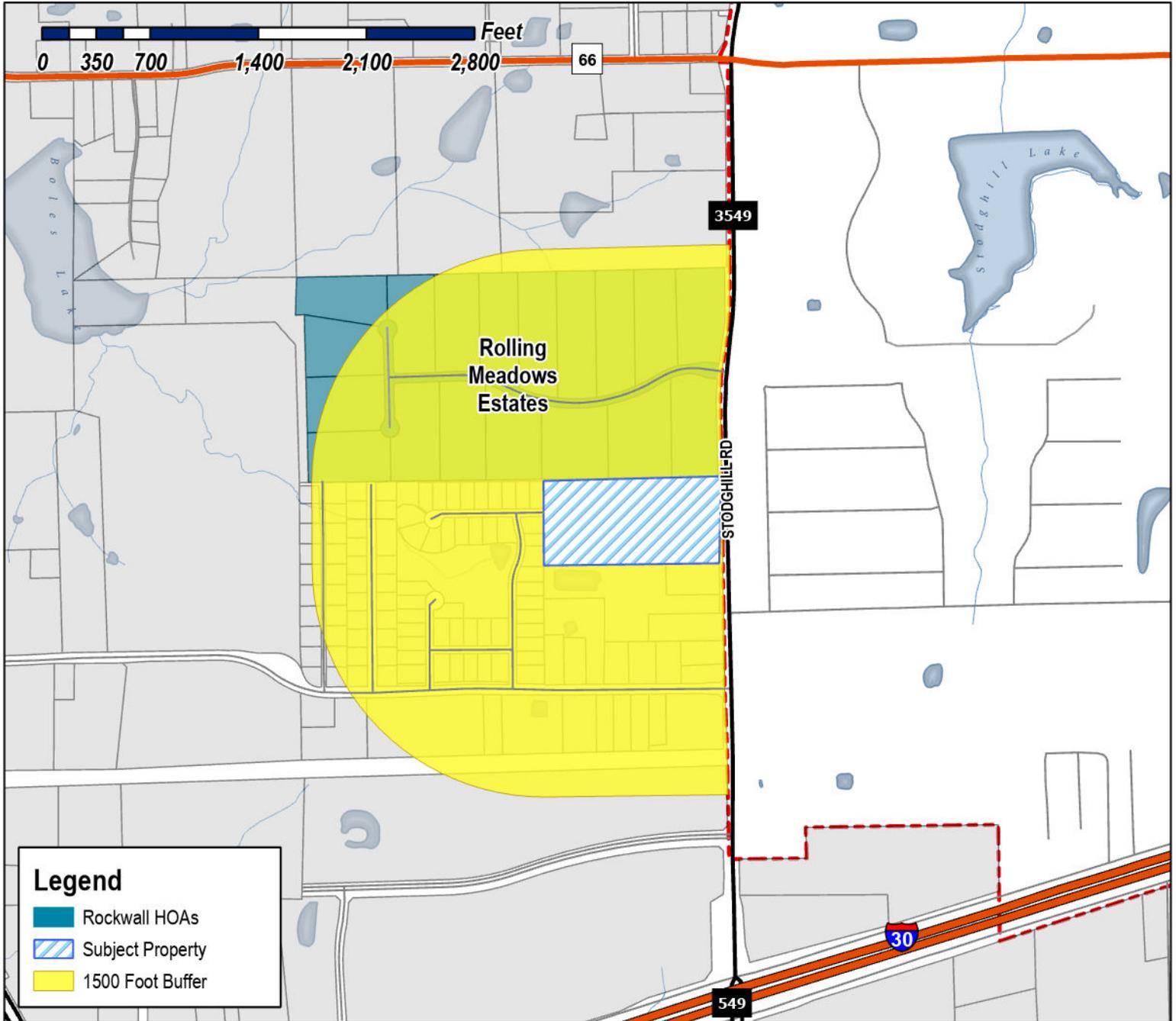




# City of Rockwall

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**Legend**

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

**Case Number:** Z2025-017  
**Case Name:** Specific Use Permit for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 670 Stodghill Road

**Date Saved:** 4/11/2025  
 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 [Z2025-017]  
**Date:** Wednesday, April 23, 2025 3:25:05 PM  
**Attachments:** [Public Notice \(04.17.2025\).pdf](#)  
[HOA Map \(04.17.2025\).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, April 25, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 13, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 19, 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>.

-  
Z2025-017: SUP for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a [Specific Use Permit \(SUP\)](#) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

Thank you,

*Melanie Zavala*

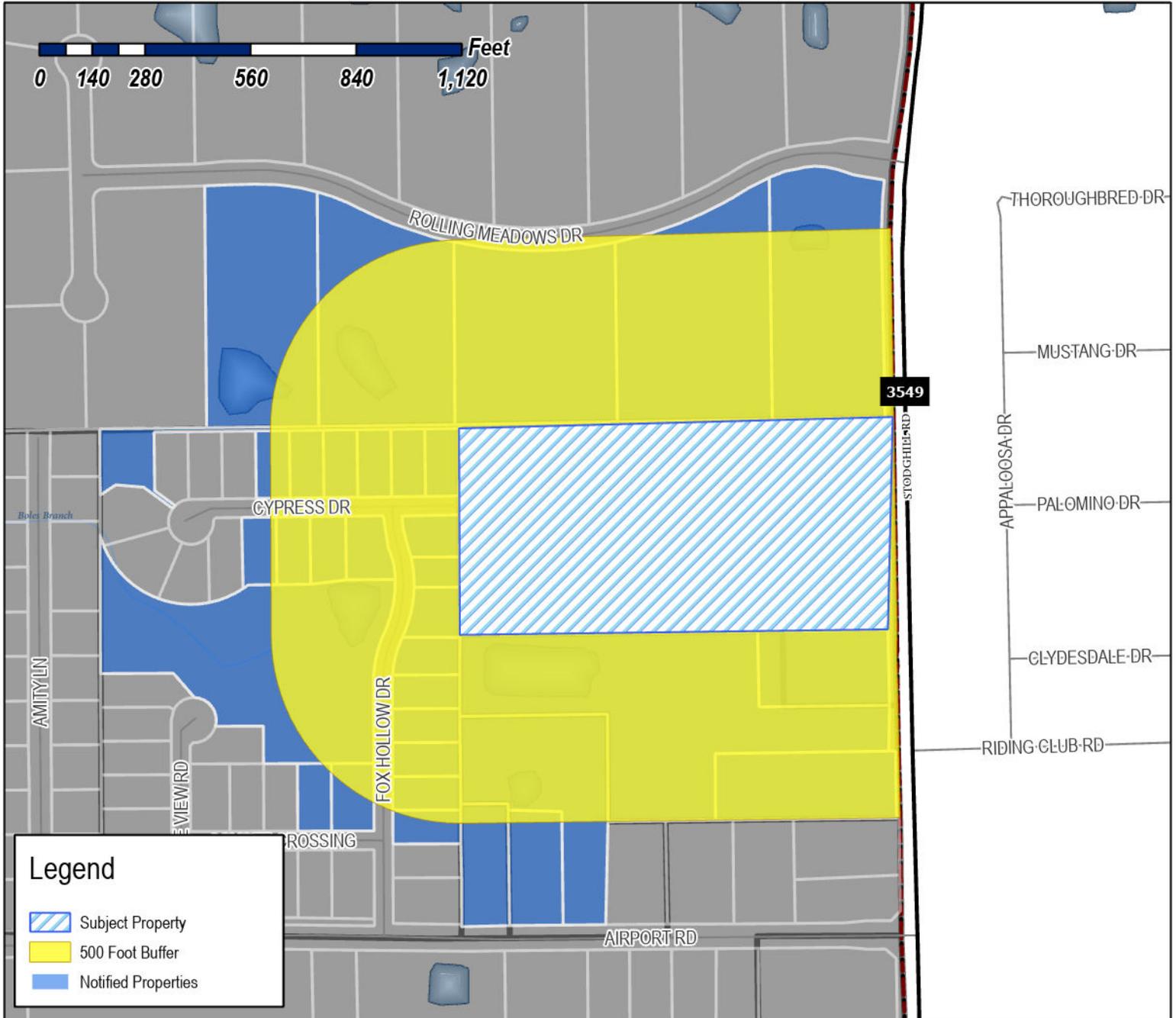
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2025-017  
**Case Name:** Specific Use Permit (SUP) for a House of Worship  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 670 Stodghill Road

**Date Saved:** 4/11/2025

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



RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

RESIDENT  
2065 AIRPORT RD  
ROCKWALL, TX 75087

DANIEL FAMILY TRUST  
GERZIM DANIEL & JENIS GERZIM - CO-TRUSTEES  
2067 AIRPORT RD  
ROCKWALL, TX 75087

EPTON JEREMY L & KRISTI LYNN HELMER  
2075 Airport Rd  
Rockwall, TX 75087

EVANS GARY L & BECKY  
2585 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

SCARBOROUGH THOMAS M AND KRISTINE B  
2614 CYPRESS DR  
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY  
2615 COYOTE XING  
ROCKWALL, TX 75087

MULLINS AUDREY M AND DAVID J  
2617 CYPRESS DRIVE  
ROCKWALL, TX 75087

PATE THUY LANCASTER AND MARC JASON  
2618 CYPRESS DRIVE  
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW  
2619 COYOTE CROSSING  
ROCKWALL, TX 75087

JACOBS REVOCABLE LIVING TRUST  
2621 CYPRESS DR  
ROCKWALL, TX 75087

PEDROZA EDGAR S AND MELISSA R  
2622 CYPRESS DR  
ROCKWALL, TX 75087

HANSEN FRED A AND MARY CAMPBELL  
2625 CYPRESS DRIVE  
ROCKWALL, TX 75087

DONNA ORR PROTECTION TRUST  
DONNA ORR - TRUSTEE  
2625 Rolling Meadows Dr  
Rockwall, TX 75087

MAHAFDHAH LIVING TRUST  
BASIL MAHAFDHAH AND DUNIA ALSROUJI-  
TRUSTEES  
2626 CYPRESS DRIVE  
ROCKWALL, TX 75087

HOLLON MICHAEL AND PATTI JO  
2629 CYPRESS DRIVE  
ROCKWALL, TX 75087

RICHARDSON HERNDON JR AND KIMBERLY  
RENEE  
2701 CYPRESS DRIVE  
ROCKWALL, TX 75087

GARCIA DAVID ALBERTO & SARAH BETH  
2705 CYPRESS DRIVE  
ROCKWALL, TX 75087

MELNICK JEFFREY CREIGHTON AND ANN  
YARROLL- MELNICK  
2705 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

THOMPSON BENJAMIN KYLE III & JESSICA  
2785 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J  
2855 ROLLING MEADOWS DR  
ROCKWALL, TX 75087

VALDERAS HECTOR AND DIANE M  
301 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M  
307 FOX HOLLOW DR  
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA  
311 FOX HOLLOW DR  
ROCKWALL, TX 75087

RESIDENT  
312 FOX HOLLOW DR  
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A  
315 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A  
319 FOX HOLLOW DR.  
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT  
323 FOX HOLLOW DR  
ROCKWALL, TX 75087

NEWHOUSE SCOTT & LINDSAY  
327 FOX HOLLOW DR  
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND  
SUZANNE KATHLEEN ROBINSON  
331 FOX HOLLOW DR  
ROCKWALL, TX 75087

RESIDENT  
552 N FM3549 STODGHILL RD  
ROCKWALL, TX 75087

2024 J LARSON REVOCABLE TRUST  
JUDY KAY LARSON - TRUSTEE  
556 N STODGHILL RD  
ROCKWALL, TX 75087

RESIDENT  
588 STODGHILL RD  
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF ROCKWALL  
670 STODGHILL ROAD  
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM  
PO BOX 838  
FATE, TX 75132

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: 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:

### Z2025-017: Specific Use Permit (SUP) for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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:

**Angelica Guevara**  
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, May 19, 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. Z2025-017: Specific Use Permit (SUP) for a House of Worship

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: 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:

**Z2025-017: Specific Use Permit (SUP) for a House of Worship**

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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:

Angelica Guevara  
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, May 19, 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. Z2025-017: Specific Use Permit (SUP) for a House of Worship**

Please place a check mark on the appropriate line below:

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

Traffic already cuts through my neighborhood on Sundays & Wednesdays. Our area already has issues with water run off & more concrete will only make that problem even more.

Name: Christy Hester  
Address: 405 Fox Hollow Rockwall Tx 75087

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

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

**Case No. Z2025-017: Specific Use Permit (SUP) for a House of Worship**

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

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Concerned with possible increase in traffic flow coming out of the backside of the church and cutting through our Ridgecrest Neighborhood.

Name: MIKE & CHERYL JACOBS

Address: 2621 CYPRESS DR. ROCKWALL, TX 75087

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

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



CITY OF ROCKWALL

ORDINANCE NO. 04-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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 **Conditional Use Permit** for an **institutional use** within the **(A) Agricultural District** has been requested by Roy Garner of Rockwall Lakeside Church of Christ for the property to be known as **Lots 1 and 2, Block A, Rockwall Lakeside Church of Christ Addition**, and further described herein as Exhibit "A", City and County of Rockwall, Texas; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a **Conditional Use Permit** for an **institutional use** within the **(A) Agricultural District** has been requested by Roy Garner of Rockwall Lakeside Church of Christ for the property to be known as **Lots 1 and 2, Block A, Rockwall Lakeside Church of Christ Addition**, and further described herein as Exhibit "A", City and County of Rockwall, Texas; and

**Section 2.** That the Conditional Use Permit shall be subject to the requirements as set forth in **§ 2.1 (A) Agricultural District** of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) in addition to the following conditions:

1. Use of the 44.29-acre subject tract be limited to a church as approved via site plan Case No. SP2004-001.
2. Approval of preliminary and final plats.
3. Approval of site plan (including landscape plan, building elevations, photometric plan, etc...)
4. Approval of engineering plans.
5. Adherence to fire department requirements.

**Section 3.** 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 4.** 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.

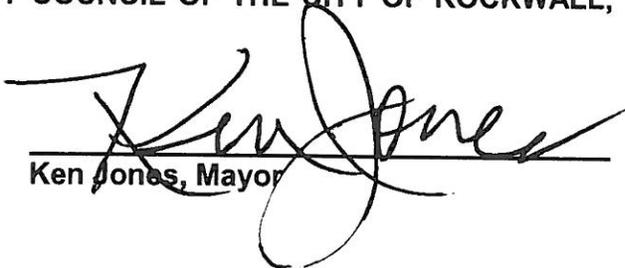
**Section 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable.

**Section 6.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 1<sup>st</sup> day of March, 2004.**

ATTEST:

  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

  
\_\_\_\_\_  
Ken Jones, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Pete Eckert, City Attorney



1<sup>st</sup> Reading: 02-16-04

2<sup>nd</sup> Reading: 03-01-04

# EXHIBIT "A"

**DESCRIPTION**  
 All that certain lot, tract or parcel of land situated on the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 84.88 acres tract of land as described in a Warranty deed from T.B. Moss and wife Carolyn L. Moss to R.G. Stephens, Joseph Funk, and J.E. Overall, Jr., dated July 21, 1971 and being recorded in Volume 87, Page 420 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:  
**BEGINNING** at a 1/2" iron rod found for corner in the North line of said 84.88 acres tract of land and being 19 min. 40 sec. E. 325.00 feet from the Northwest corner of said tract; **THENCE** S. 89° 18' 41" E. 1332.47 feet to a 1/2" iron rod found for corner to the City of Rockwall, Texas, according to the Plat thereof recorded in Case No. 59 of the Plat Records of Rockwall County, Texas, said point also being at the Northeast corner of Lot 22, Greenlee Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Sisk 151 of the Plat Records of Rockwall County, Texas; **THENCE** S. 89° 09' 19" min. 40 sec. E. (Controlling bearing line) along the North line of said 84.88 acres tract and the South line of ROLLING MEADOWS ESTATES, a distance of 2096.33 feet; **THENCE** E. 01° 09' 28" min. 28 sec. W. along said right-of-way line of F.M. Highway 549 to a 3/8" iron rod found for corner in the North line of said 84.88 acres tract of land as recorded in a Deed to Cal Gary as recorded in Volume 951, Page 88 of the Real Property Records of Rockwall County, Texas;  
**THENCE** N. 89° 09' 13" min. 32 sec. W. a distance of 1148.76 feet to a 3/8" iron rod found for corner at the Northwest corner of said Gary tract;  
**THENCE** S. 01° 09' 28" min. 28 sec. W. at 773.06 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 793.26 feet to a point for corner in the center of Airport Road;  
**THENCE** N. 89° 09' 13" min. 32 sec. W. along the center of Airport Road, a distance of 952.71 feet to the center of the southeast corner of Greenlee Addition;  
**THENCE** N. 01° 09' 28" min. 28 sec. E. 63.00 feet to a 1/2" iron rod with yellow plastic caps stamped "R.S.C.I. RPLS 5034" set for witness; **THENCE** S. 89° 13' 32" min. 32 sec. W. along the North line of Greenlee Addition for a total distance of 1345.57 feet to the POINT OF BEGINNING, all containing 44.29 acres of land of which 0.40 acres lies within the margins of Airport Road.

**NOTES**  
 1) According to F.E.M.A. Flood Insurance Policy Map, Community Flood No. 480547-0005, dated June 18, 1992, this property lies in Zone A. The Property does not appear to be within a 100-year flood plain.

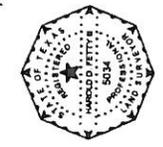
2004-003

FED. 1-1-00M

FILE COPY

PRELIMINARY PLAT  
 FOR REVIEW PURPOSES ONLY  
**ROCKWALL LAKESIDE CHURCH  
 OF CHRIST ADDITION**  
 2 LOTS 44.29 ACRES

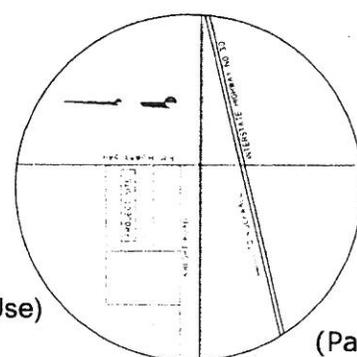
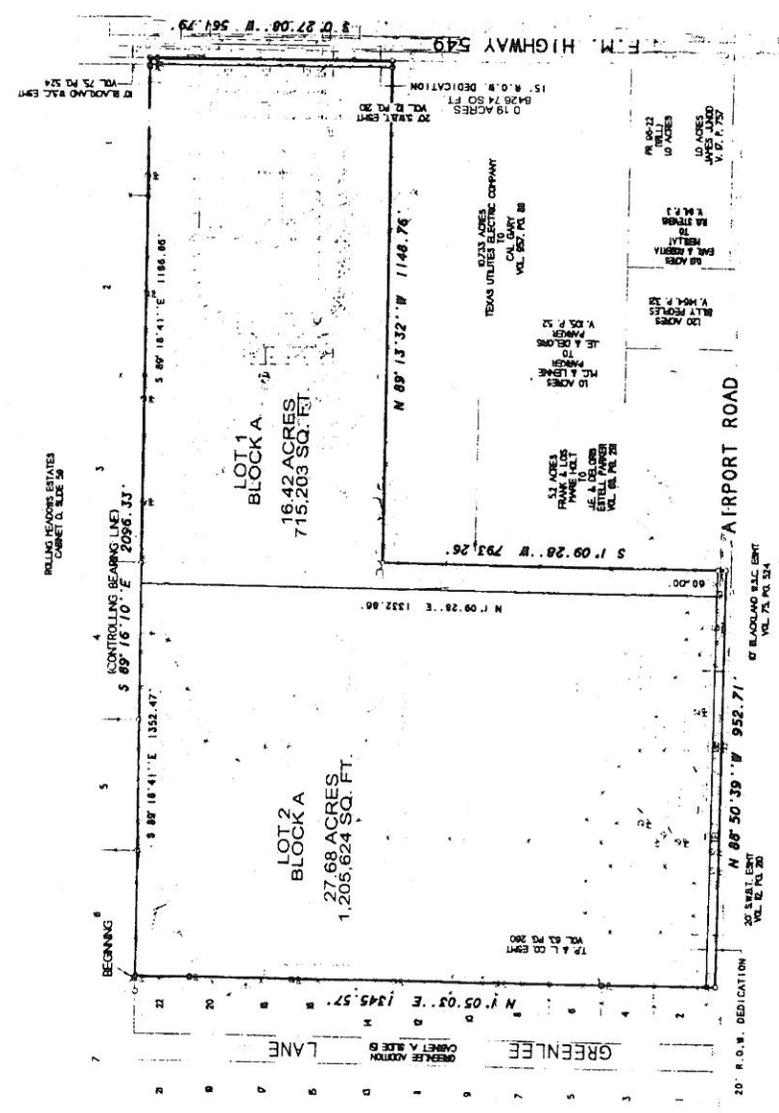
E. M. ELLIOTT SURVEY, ABSTRACT NO. 77  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS



Harold D. Feby III, R.P.L.S. No. 5034

**R.S.C.I.**  
 ROCKWALL SURVEYING, INC.  
 1584 S. FM 861, ROYSE CITY, TX 75089 972-772-5434 PHONE 972-772-5443 FAX

LAND SURVEYING



OWNER:  
 ROCKWALL LAKESIDE CHURCH OF CHRIST  
 CONTACT: ROY GARNER  
 PHONE: ( 972 ) 771-0074

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SUPERSEDING *ORDINANCE NO. 04-16*, AND 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* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST 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 James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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 approved by *Ordinance No. 04-16*; 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 02.01, *Agricultural District*, and Subsection 03.01, *General Residential 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 *Church/House of Worship* shall conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property will need to be replatted prior to the issuance of a Building Permit.

## 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 2<sup>ND</sup> DAY OF JUNE, 2025.**

---

Tim McCallum, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 19, 2025

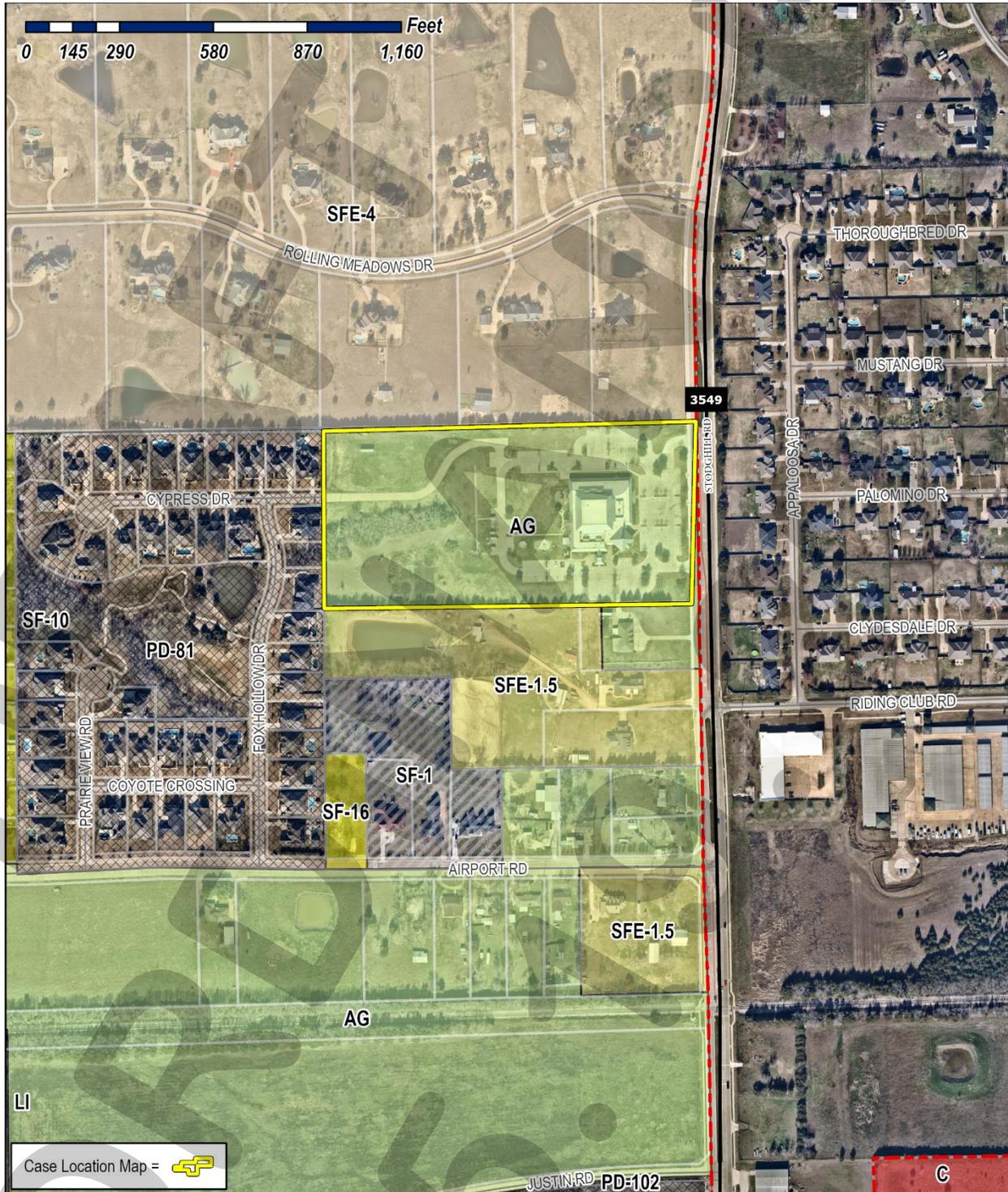
2<sup>nd</sup> Reading: June 2, 2025

DRAFT  
ORDINANCE  
05.19.2025

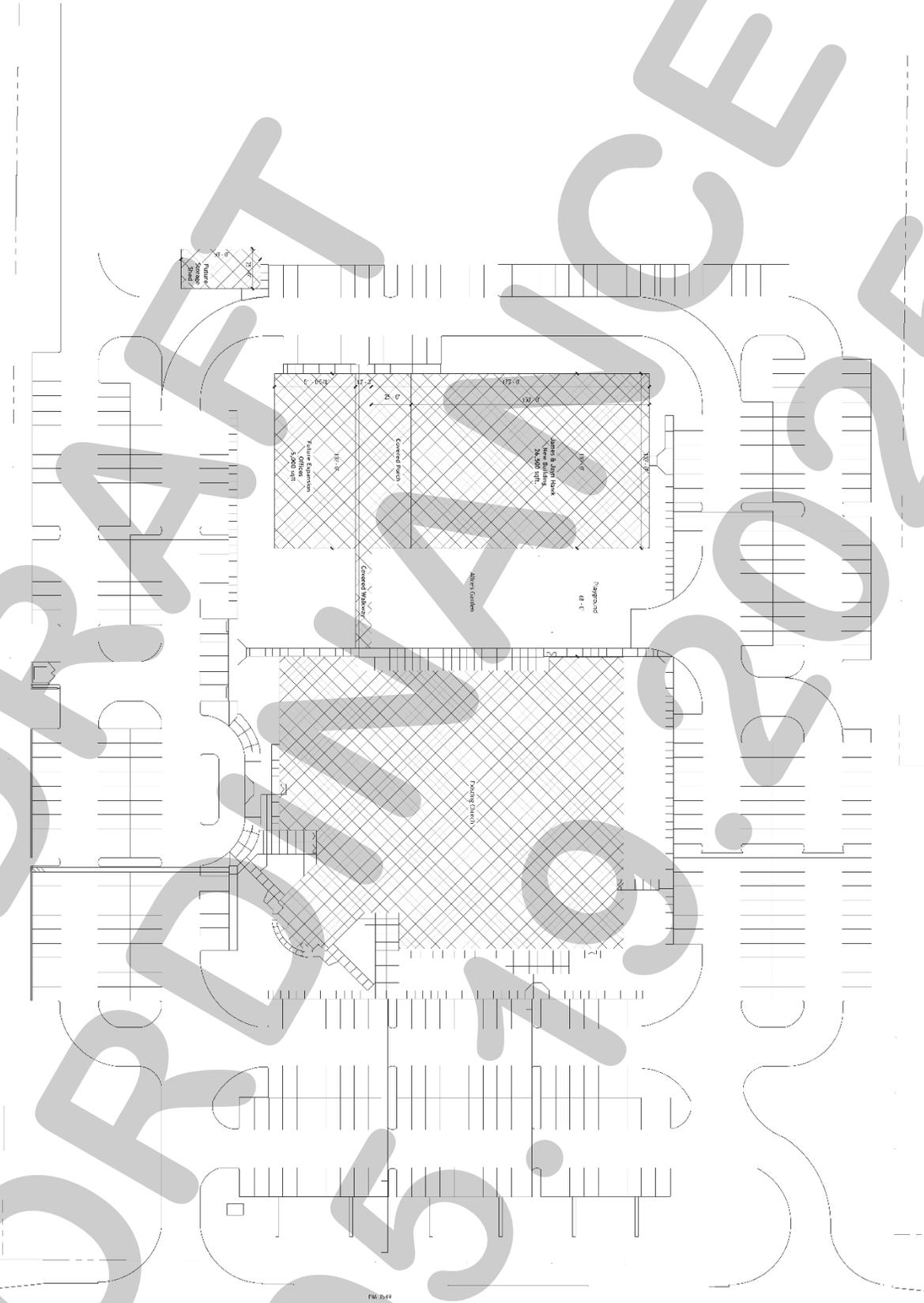
**Exhibit 'A':  
Location Map**

Address: 670 N. Stodghill Road

Legal Description: A Portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition



**Exhibit 'B':  
Concept Plan**





June 3, 2025

TO: James Jackson  
1085 Hidden Lakes Way  
Rockwall, TX 75087

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

SUBJECT: Z2025-017; *Specific Use Permit (SUP) for a Church/House of Worship at 670 Stodghill Road*

Mr. Jackson:

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 June 2, 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 *Church/House of Worship* shall conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.
- (b) The subject property will need to be replatted prior to the issuance of a Building Permit.

Planning and Zoning Commission

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

City Council

On May 19, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On June 2, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Campbell absent.

Included with this letter is a copy of *Ordinance No. 25-39, S-362*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department

**CITY OF ROCKWALL**

**ORDINANCE NO. 25-29**

**SPECIFIC USE PERMIT NO. S-362**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SUPERSEDING *ORDINANCE NO. 04-16*, AND 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* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST 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 James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, 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 approved by *Ordinance No. 04-16*; 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 02.01, *Agricultural District*, and Subsection 03.01, *General Residential 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 *Church/House of Worship* shall conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property will need to be replatted prior to the issuance of a Building Permit.

## 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.

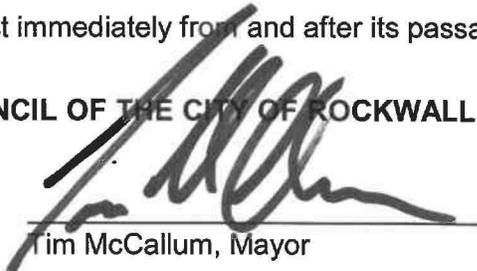
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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 2<sup>ND</sup> DAY OF JUNE, 2025.**

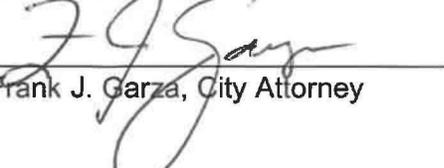


Tim McCallum, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: May 19, 2025

2<sup>nd</sup> Reading: June 2, 2025

**Exhibit 'A':  
Location Map**

Address: 670 N. Stodghill Road

Legal Description: A Portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition



