



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22018-056 P&Z DATE 1/15/2019 CC DATE 1/21/2019 APPROVED/DENIED

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

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input checked="" type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22018-056

**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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address \_\_\_\_\_

Subdivision N/A Lot \_\_\_\_\_ Block \_\_\_\_\_

General Location N/E Corner of John King Blvd, future Justin Rd

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

Current Zoning Agriculture (Ag) District Current Use Vacant

Proposed Zoning Commercial (C) District Proposed Use Church

Acreage 6.03 Lots [Current] 1 Lots [Proposed] 1

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Rockwall Friendship Baptist Church  Applicant Rockwall Friendship Baptist Church

Contact Person Shanon Thomas Contact Person Shanon Thomas Tom Jones

Address John King Blvd (Proposal #7175) Address 5651 State Highway 276

City, State & Zip Rockwall, TX 75032 City, State & Zip Royse City, TX 75189

Phone 9727727520 Phone 9727727520 214-679-1679

E-Mail sthomas@rockwallfbc.org E-Mail sthomas@rockwallfbc.org TJONES@TOMJONES.COM

## NOTARY VERIFICATION [REQUIRED]

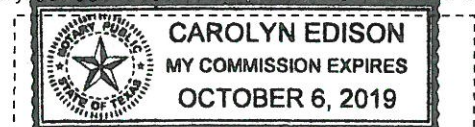
Before me, the undersigned authority, on this day personally appeared Shanon L. Thomas [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 290.45, to cover the cost of this application, has been paid to the City of Rockwall on this the 13<sup>th</sup> day of December, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13<sup>th</sup> day of December, 20 18.

Owner's/Applicant's Signature Shanon L. Thomas

Notary Public in and for the State of Texas Carolyn Edison



My Commission Expires October 6, 2019





## DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department


Date: 12/14/2018

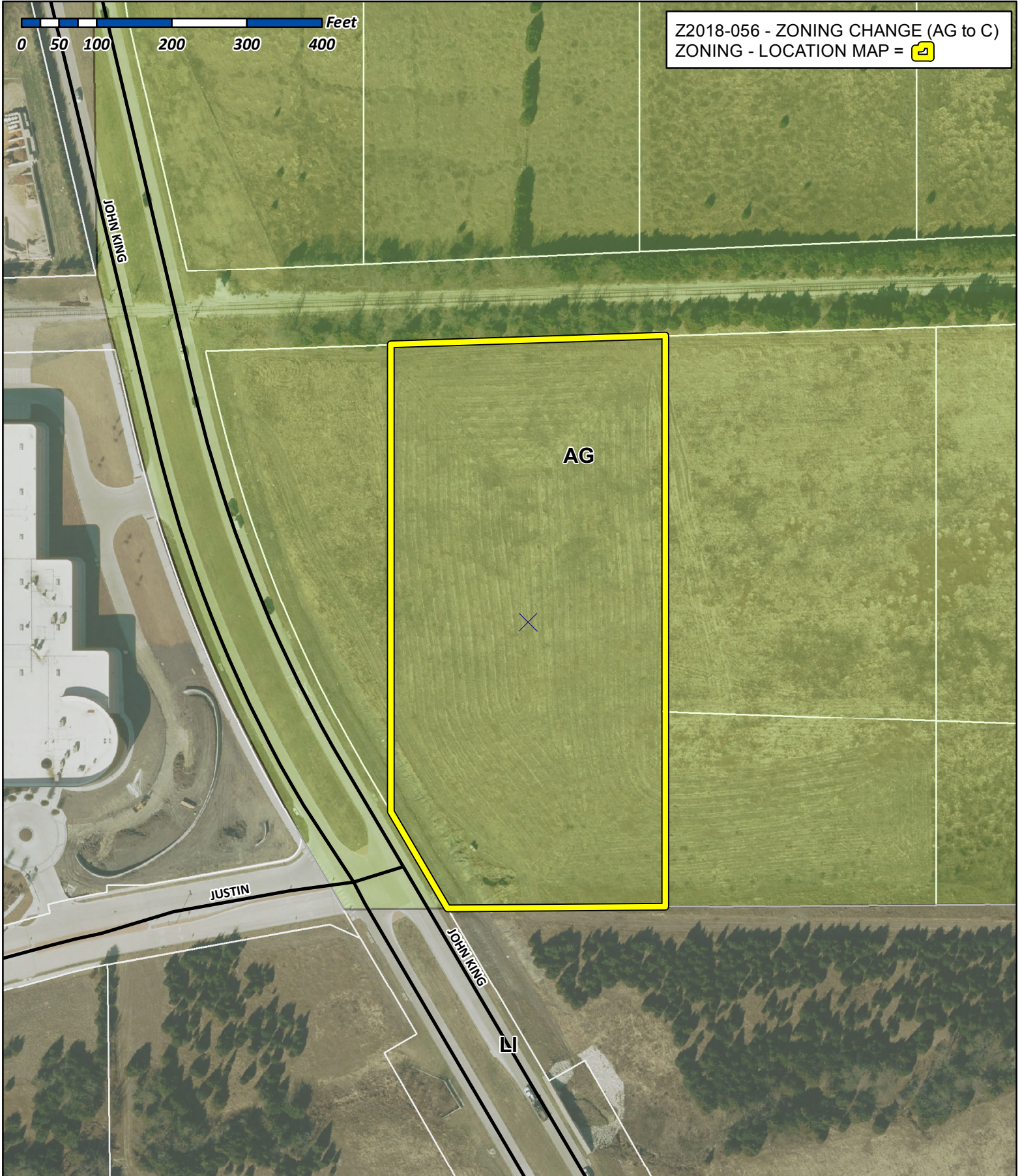
To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/2/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/2/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** Z2018-056  
**Project Name:** Zoning Change (AG to C)  
**Project Type:** ZONING  
**Applicant Name:** ROCKWALL FRIENDSHIP BAPTIST CHURCH  
**Owner Name:** ATHEY, BOBBY FRANK  
**Project Description:**



0 50 100 200 300 400 Feet

Z2018-056 - ZONING CHANGE (AG to C)  
ZONING - LOCATION MAP = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



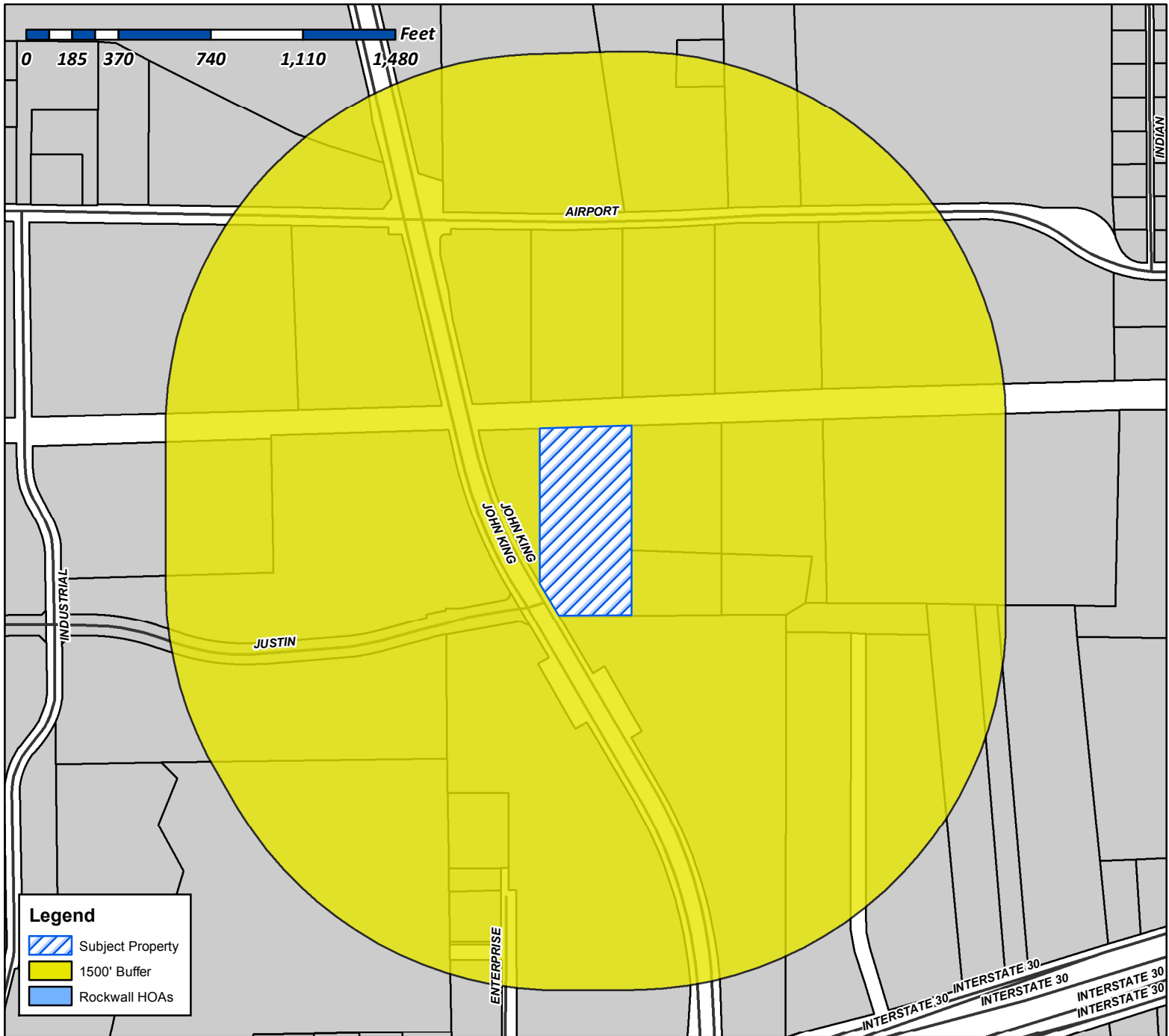




# City of Rockwall

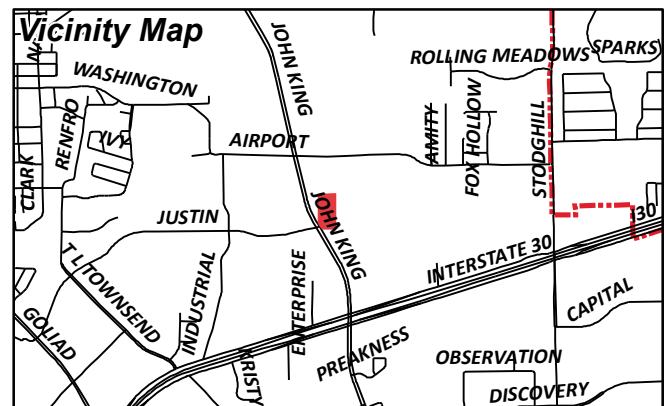
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**Case Number:** Z2018-056  
**Case Name:** Zoning Change (AG to C)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** East of the Intersection of Justin Road and John King Blvd.

**Date Created:** 12/14/2018  
 For Questions on this Case Call (972) 771-7745



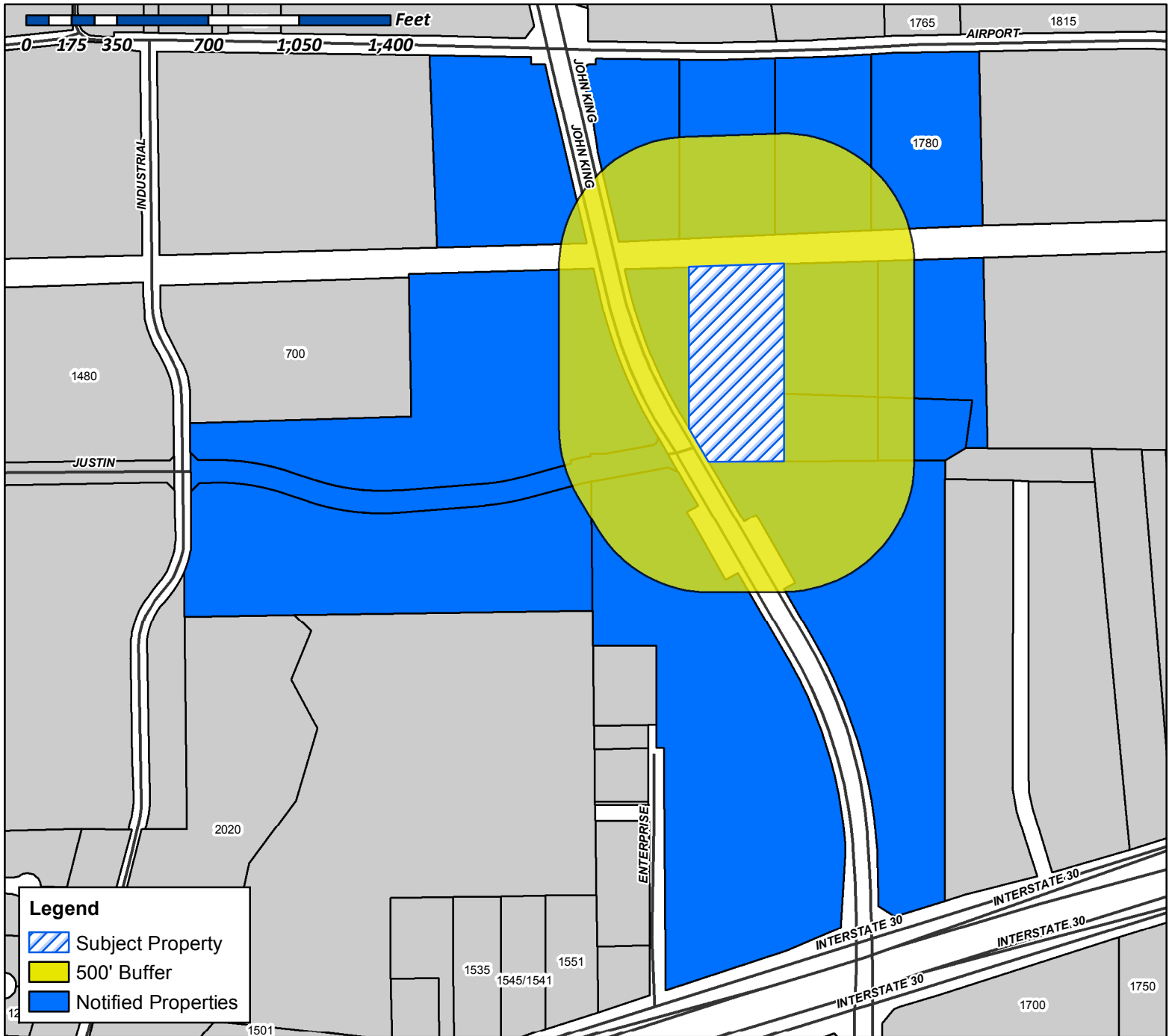




# City of Rockwall

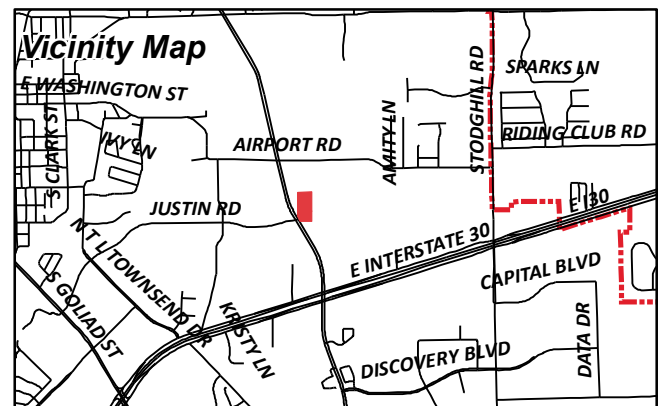
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CURRENT RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

ATHEY JACKIE RAY  
1780 AIRPORT RD  
ROCKWALL, TX 75087

VALK RON  
1834 S FM 551  
FATE, TX 75189

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
26040 YNEZ ROAD  
TEMECULA, CA 92591

TEMUNOVIC PARTNERSHIP LTD  
3021 RIDGE RD SUITE A57  
ROCKWALL, TX 75032

ROCKWALL FRIENDSHIP BAPTIST CHURCH  
REV SHANON THOMAS, PASTOR  
5651 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

ATHEY JO ANN  
PO BOX 219  
LAVON, TX 75166

ATHEY BOBBY FRANK  
PO BOX 472051  
GARLAND, TX 75047

ATHEY BOBBY FRANK  
PO BOX 472051  
GARLAND, TX 75047

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087





**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# NEW WORSHIP CENTER







**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# MASTER SITE PLAN





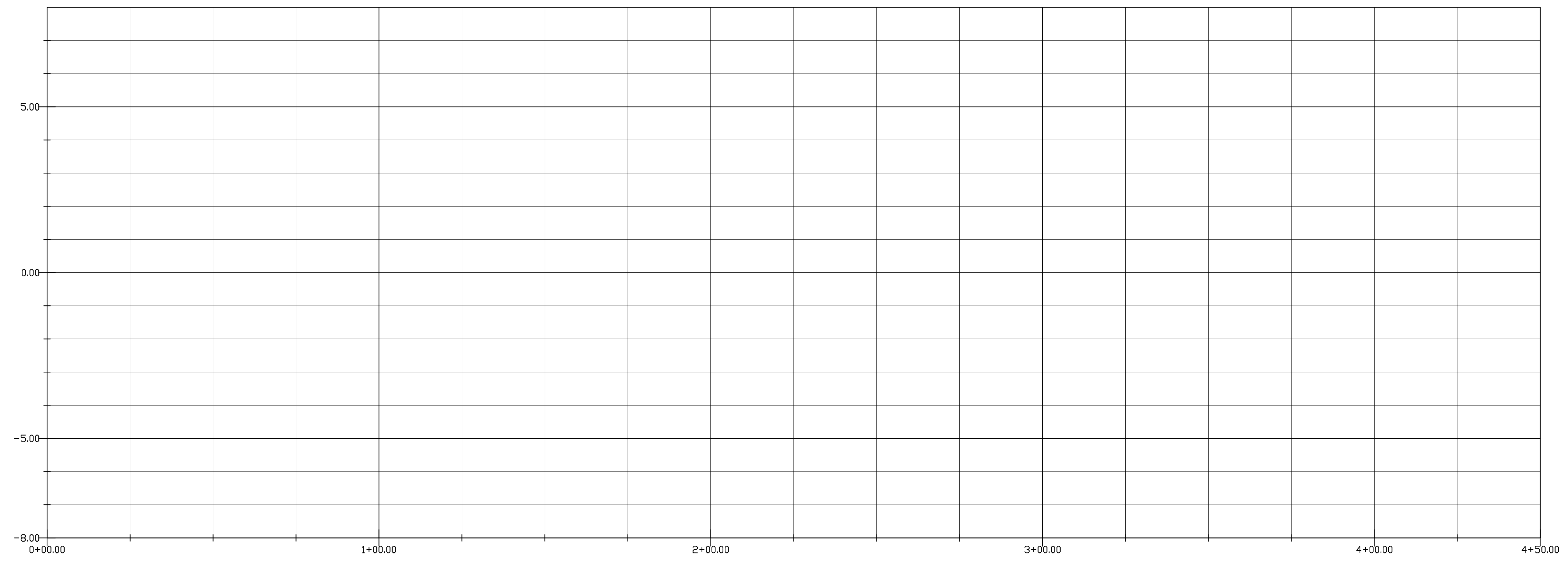
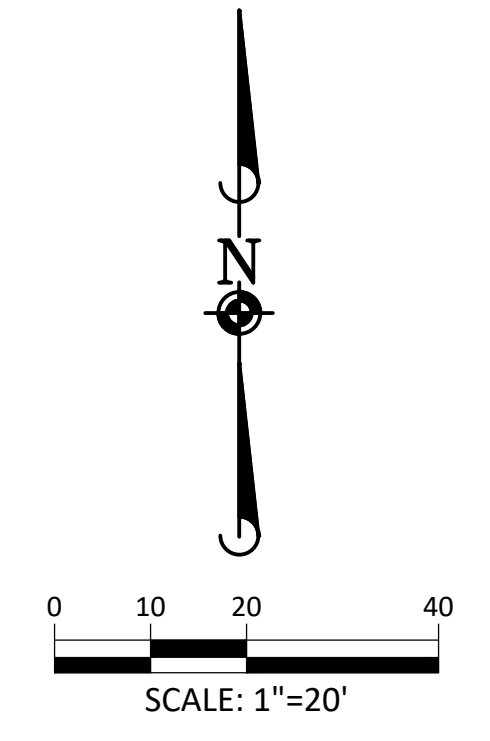
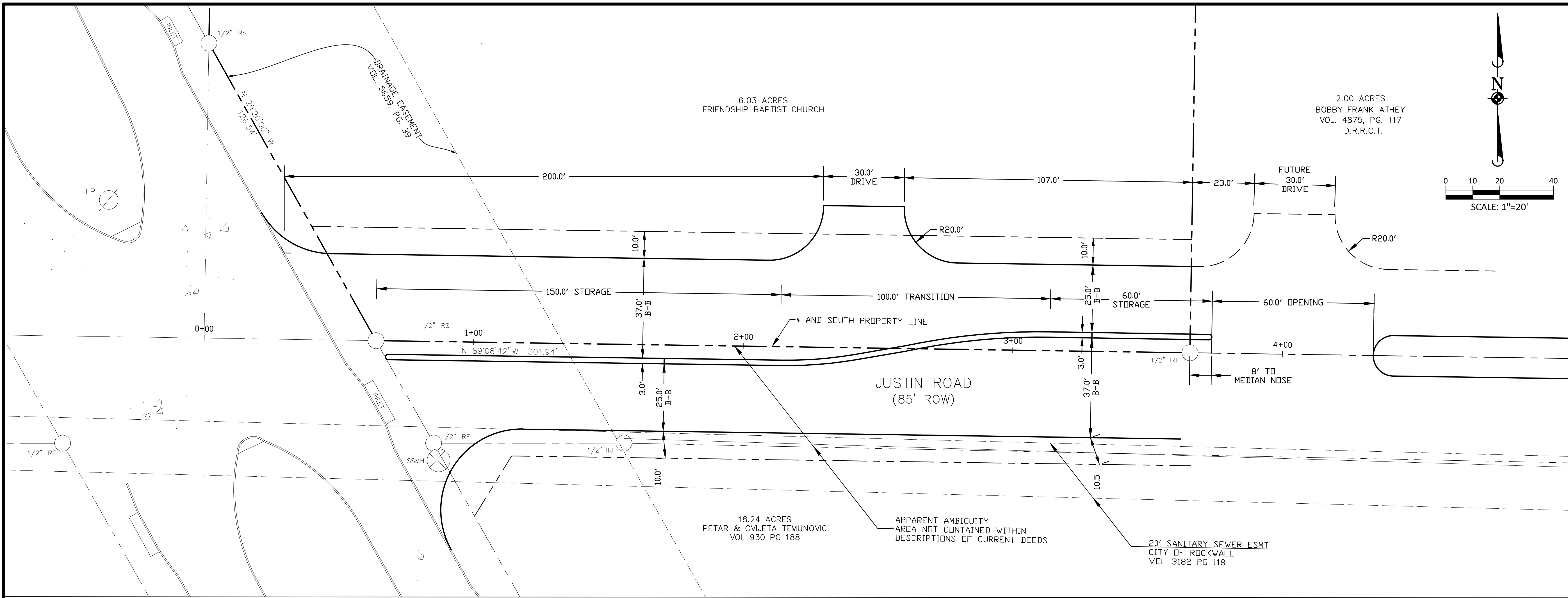


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# FLOOR PLAN







NO.	DATE	REVISIONS

**TOMDEN ENGINEERING, L.L.P.**  
 5815 MEADOWCREST  
 DALLAS, TX 75230  
 (214) 679-1679  
 FIRM No. 19244  
 tjones@tomden.com

**JUSTIN ROAD EXTENSION  
 FRIENDSHIP BAPTIST CHURCH  
 PRELIMINARY ROADWAY LAYOUT**

THOMAS P. JONES, P.E.  
 TEXAS P.E. No. 58887  
 ISSUED THIS DATE:  
 DECEMBER 10, 2018

PROJ. MGR.: TJ  
 PROJ. ASSOC.: AC  
 DRAWN BY: AC  
 DATE: 12/10/2018  
 SCALE: \_\_\_\_\_

## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2018-056	<b>Owner</b> ATHEY, BOBBY FRANK	<b>Applied</b> 12/14/2018 LM
<b>Project Name</b> Zoning Change (AG to C)	<b>Applicant</b> ROCKWALL FRIENDSHIP BAPTIST CHURCH	<b>Approved</b>
<b>Type</b> ZONING		<b>Closed</b>
<b>Subtype</b> REZONE		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> AIRPORT RD	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
-----------------------------------	--	---------------

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	2-4	NULL	2-4	0102-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	
ENGINEERING (12/27/2018 10:56 AM SH) - 4% Engineering Inspection Fees. - Impact Fees. - Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section. - Off site right-of-way dedication required. - Driveway spacing on Justin Rd is 200' from John King and 100' to the east. - Median in Justin Rd. to be stamped and stained in truck full depth. - Detention is required. "C" value for drainage is by land use. - Minimum utility easement width is 20'. - Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road. - Sewer is available along the proposed Justin road. - No dead-end parking. Must include a loop or turnaround. - Parking to be 20'x9' - Drive isles to be 24' wide with 20' min radius. - 10 ft trail along John King - Impoundments/Retention of Water requires State Approval - Dumpster to drain to oil/water separator or grease trap. - Must install left turn lane on John King. - Must construct a 10' wide trail along John King. - TxDOT permit required. - Must meet City Standards.	Sarah Hager	12/14/2018	12/21/2018	12/27/2018	13	APPROVED	



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	
PLANNING	Korey Brooks	12/14/2018	12/21/2018	12/27/2018	13	COMMENTS	Comments
<p>Z2018-056 ZONING CHANGE (AG TO C)  Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2018-056) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning &amp; Zoning Commission meeting.</p> <p>I.5 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 by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.</p> <p>I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.</p>							



# PRE-APPLICATION MEETING REQUEST

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

<b>STAFF USE ONLY</b>	
MEETING DATE:	12-6-2018
MEETING TIME:	11:00


## PRE-APPLICATION MEETING INFORMATION

A Pre-Application Meeting is strongly recommended prior to submittal of a development application. These meetings are held on Thursday morning's beginning at 9:00 AM, by appointment. Representatives from Engineering, Planning, Fire, Parks (if necessary) and Building attend the meeting in an effort to assist you with your project by answering any questions you may have and explaining the development process and timelines.

Due to the number of requests for Pre-Application meetings that are received, staff cannot guarantee an appointment at the next scheduled meeting. We recommend requesting an appointment a minimum of one (1) week in advance. To best facilitate discussion during the meeting, include all conceptual drawings, site plans or other schematics with your completed request. For assistance with this form or other questions, please contact the Planning Department at (972) 771-7745 or at [planning@rockwall.com](mailto:planning@rockwall.com).

  
Initial Above

I acknowledge that a conceptual drawing or site plan must be submitted as part of this request. Appointments may not be scheduled for requests without conceptual plans.

  
Initial Above

I acknowledge that neither submission of this request, nor the Pre-Application meeting, constitutes a permit or confers any permit rights under Chapter 245 of the Texas Local Government Code.

## PROPERTY AND PROJECT INFORMATION [PLEASE PRINT]

Address: \_\_\_\_\_

General Location: NEC JOHN KING BLVD & JUSTIN ROAD

Proposed Use: Church Proposed Square Footage: 25,700

Are you proposing any alcohol sales?  Yes  No

Do you intend to subdivide or combine the property with other parcels?  Yes  No

Is the project expected to exceed \$50,000 in cost?  Yes  No

## APPLICANT INFORMATION [PLEASE PRINT]

Applicant: THOMAS JONES

Address: 5815 MEADOWCREST

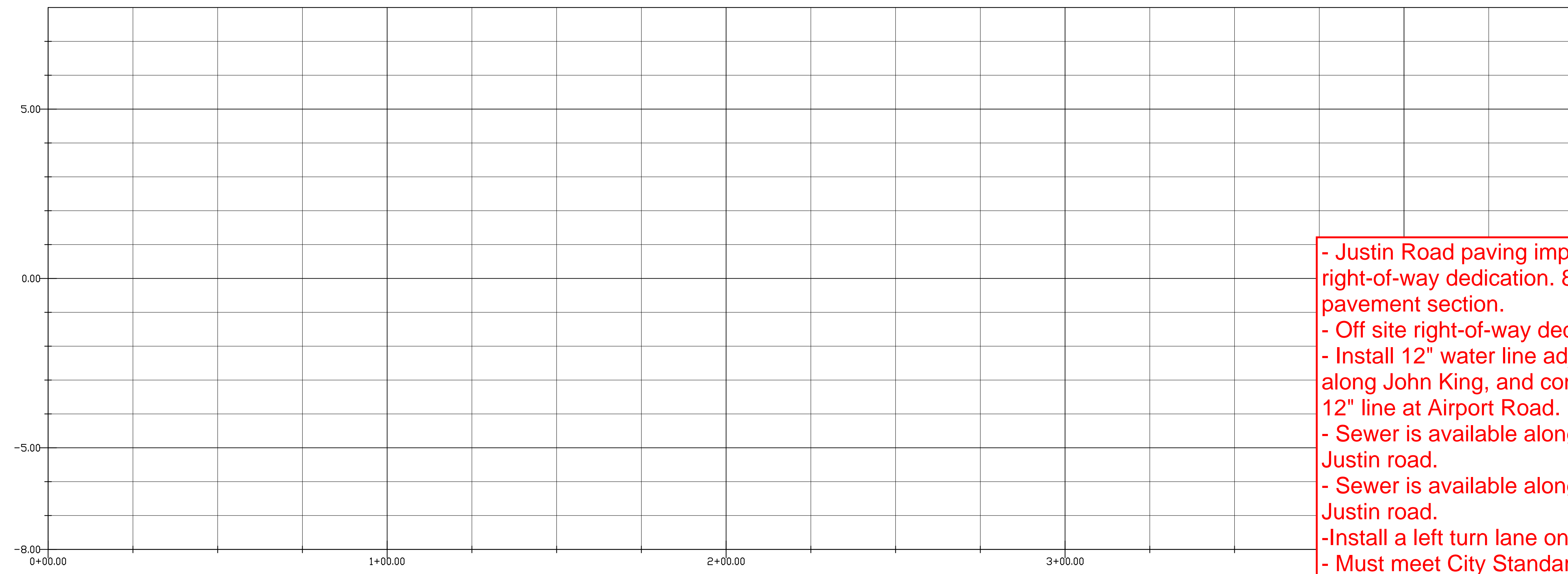
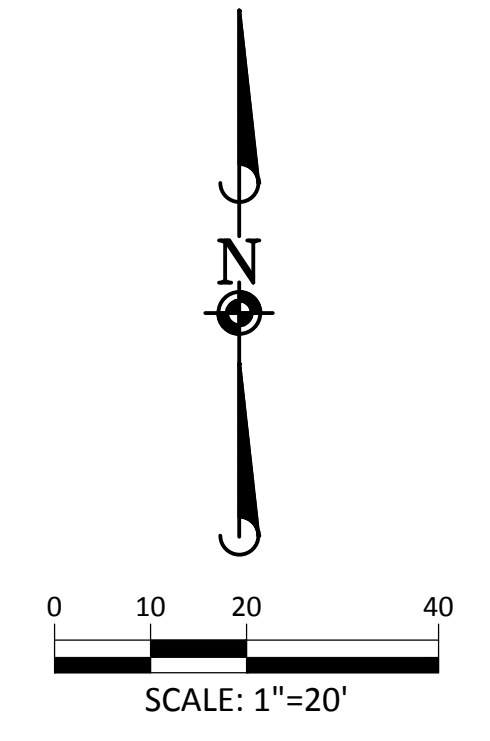
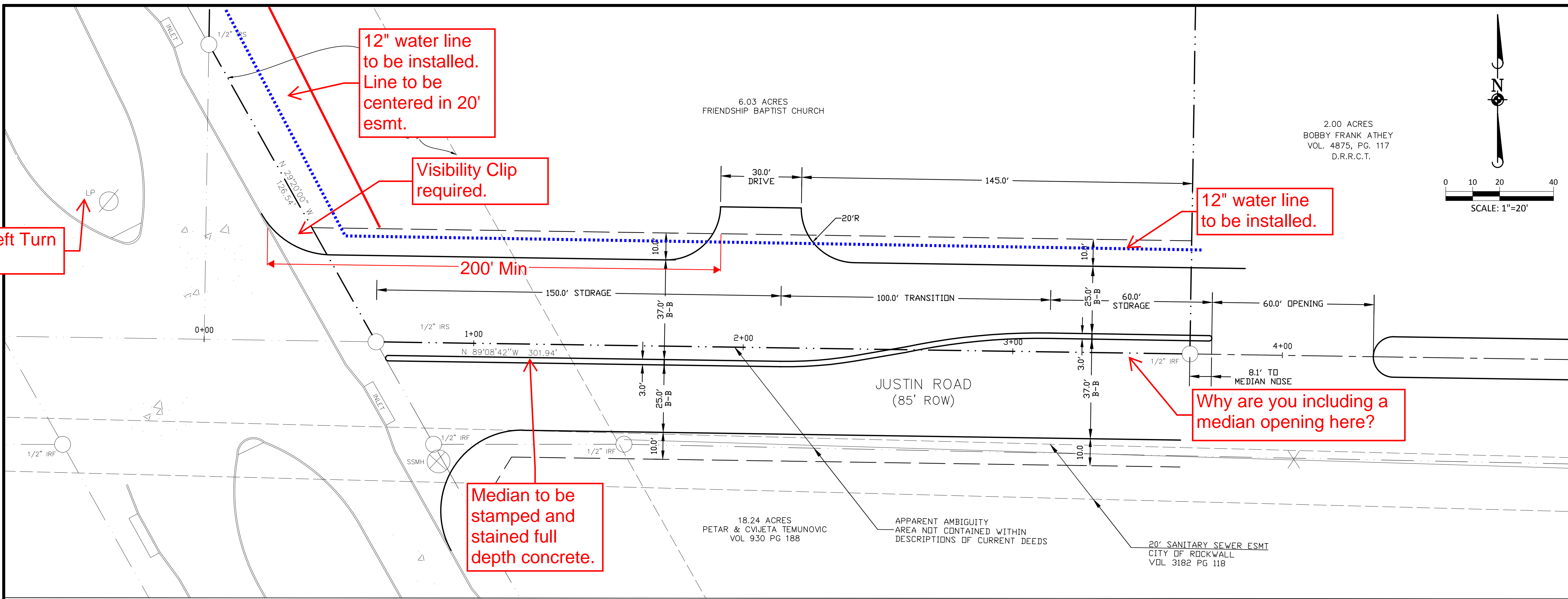
City: DAVAS State: TX Zip: 75230

Phone: 214.679.1679 Email: TJONES@TMDEN.COM

## RESOURCES FOR YOU

- ✓ For applications, checklists, departmental contacts, demographics and more, visit our website: <http://www.rockwall.com/planning>
- ✓ For GIS information for due diligence research, including downloadable and interactive maps (for zoning, parcel information, etc.), visit our GIS website: <http://www.rockwall.com/gis>





- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- Sewer is available along the proposed Justin road.
- Install a left turn lane on John King Rd.
- Must meet City Standards.
- 10 ft trail along John King
- Must have TxDOT permit.

NO.	DATE	REVISIONS

**TOMDEN ENGINEERING, L.L.P.**  
 5815 MEADOWCREST  
 DALLAS, TX 75230  
 (214) 679-1679  
 tjones@tomden.com  
 FIRM No. 19244

**JUSTIN ROAD EXTENSION**  
**FRIENDSHIP BAPTIST CHURCH**  
**PRELIMINARY ROADWAY LAYOUT**

THOMAS P. JONES, P.E.  
 TEXAS P.E. No. 58887  
 ISSUED THIS DATE:  
 NOVEMBER 02, 2018  
 PROJ. MGR.: TJ  
 PROJ. ASSOC.: AC  
 DRAWN BY: AC  
 DATE: 11/02/2018  
 SCALE:



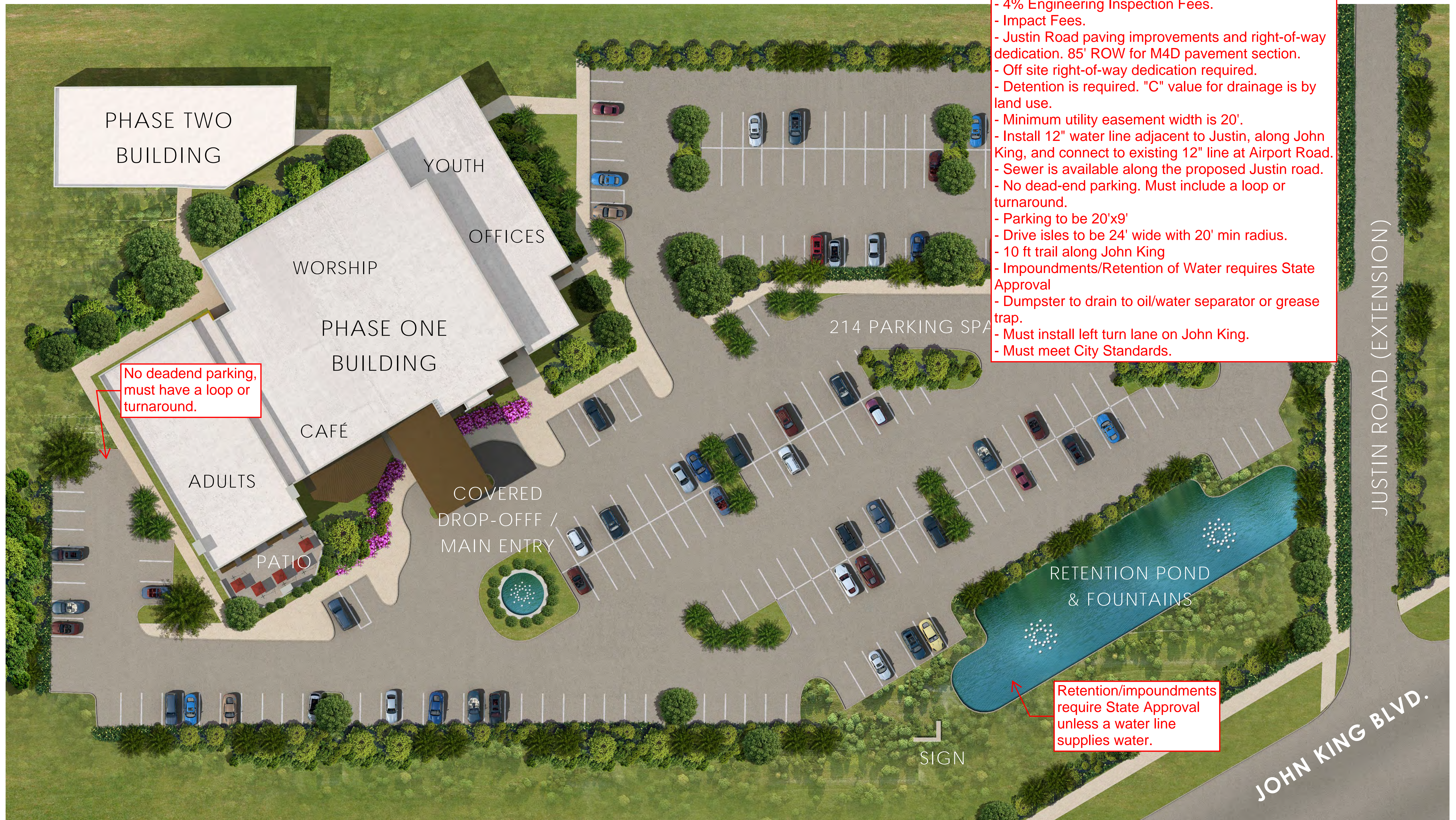


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# NEW WORSHIP CENTER







No deadend parking, must have a loop or turnaround.

- 4% Engineering Inspection Fees.
- Impact Fees.
- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Detention is required. "C" value for drainage is by land use.
- Minimum utility easement width is 20'.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- No dead-end parking. Must include a loop or turnaround.
- Parking to be 20'x9'
- Drive isles to be 24' wide with 20' min radius.
- 10 ft trail along John King
- Impoundments/Retention of Water requires State Approval
- Dumpster to drain to oil/water separator or grease trap.
- Must install left turn lane on John King.
- Must meet City Standards.

Retention/impoundments require State Approval unless a water line supplies water.



**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# MASTER SITE PLAN





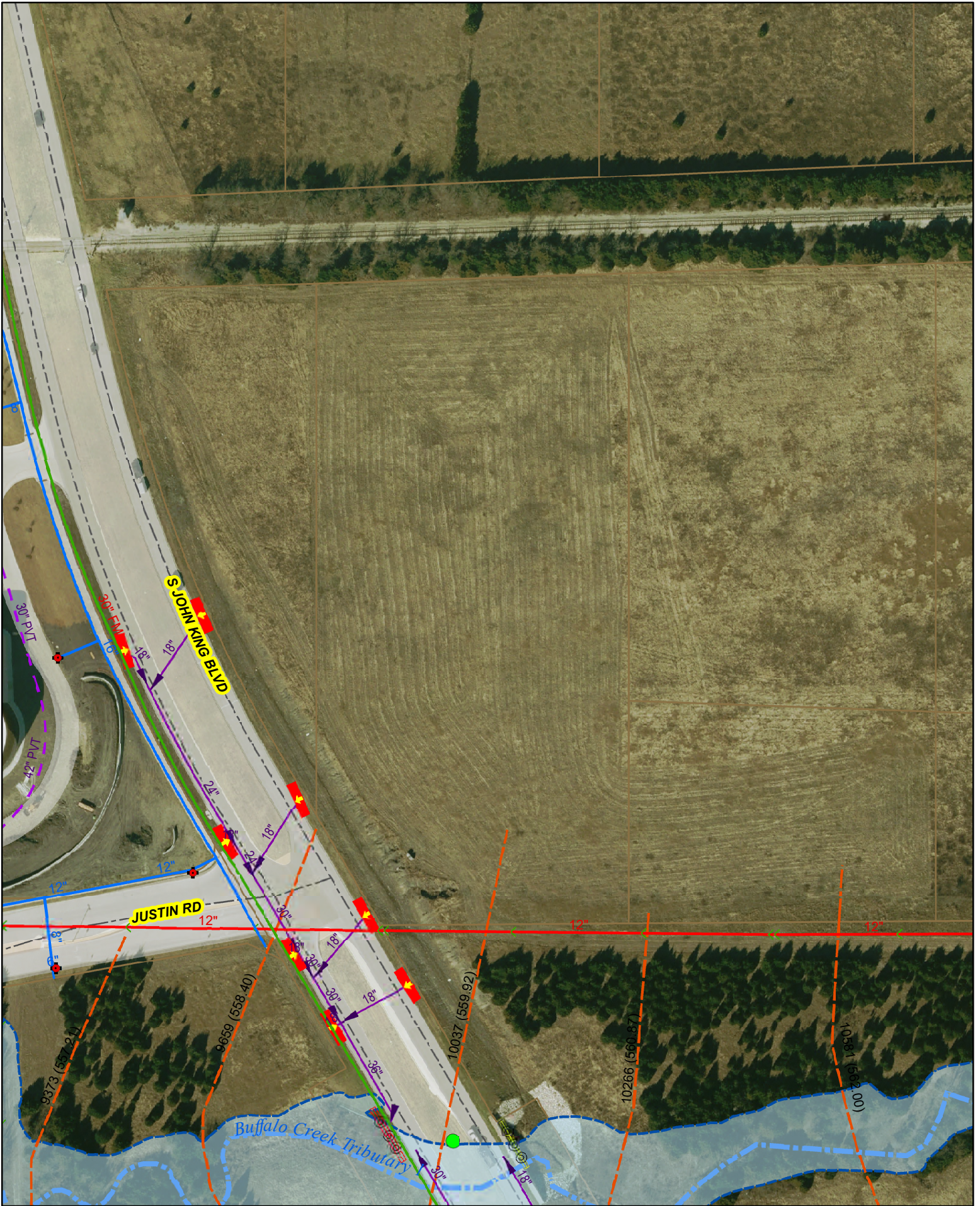


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# FLOOR PLAN








0 50 100 Feet  
 CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS  
 1 inch = 142 feet  
 Date: 12/3/2018

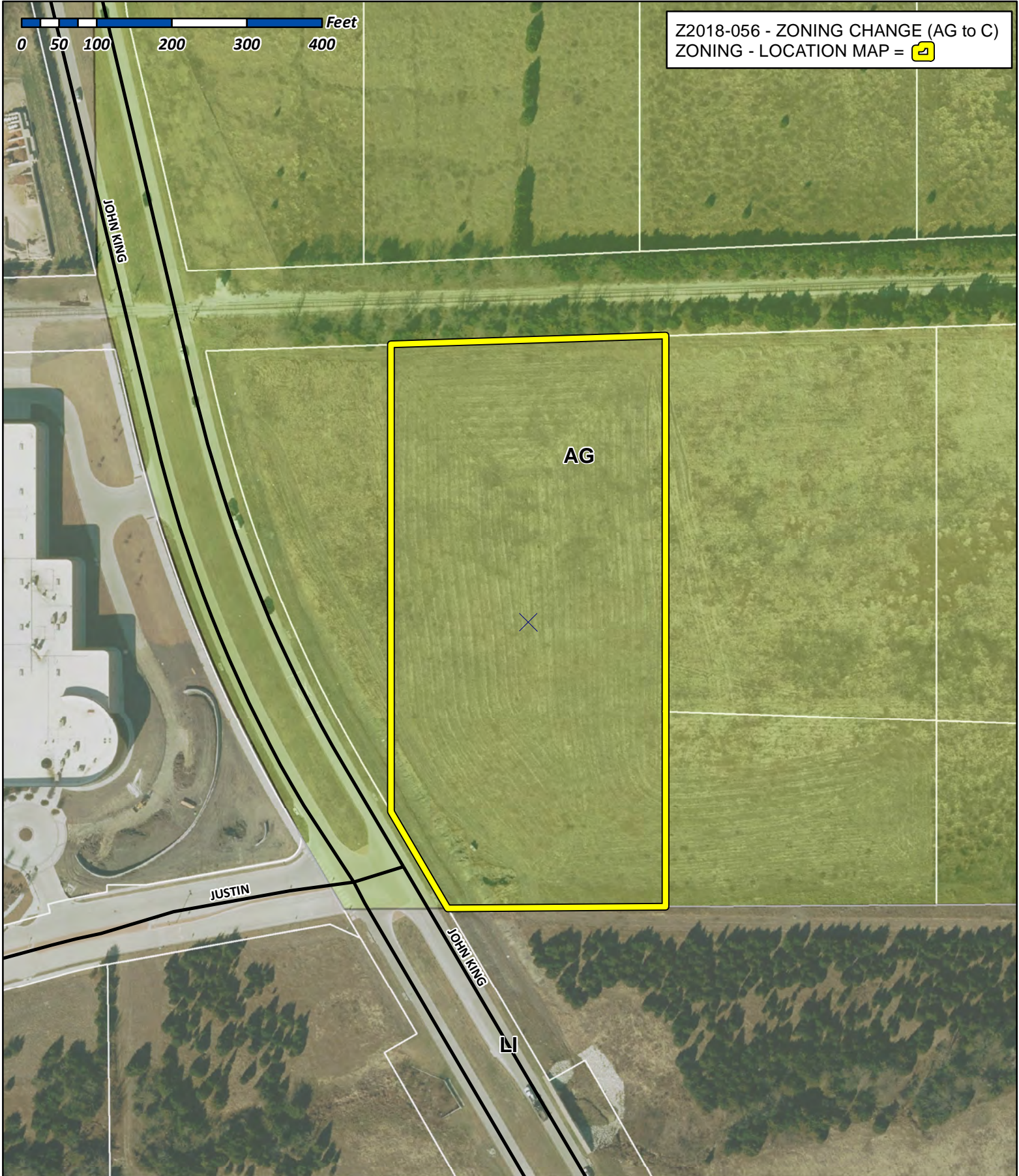
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

**Approximate  
 Utility Locations**



0 50 100 200 300 400 Feet

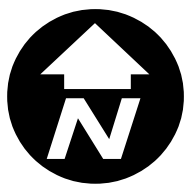
Z2018-056 - ZONING CHANGE (AG to C)  
ZONING - LOCATION MAP = 



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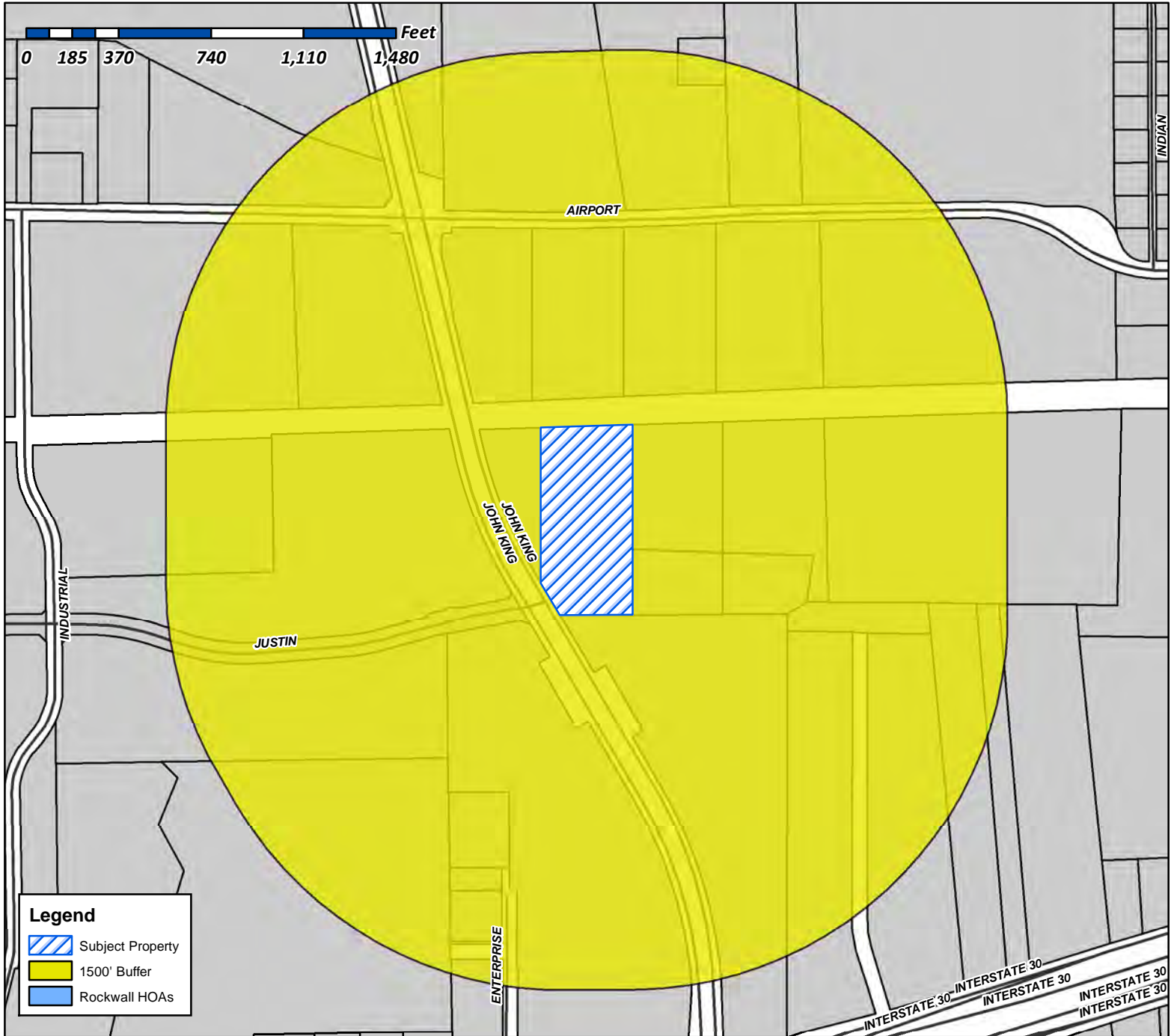




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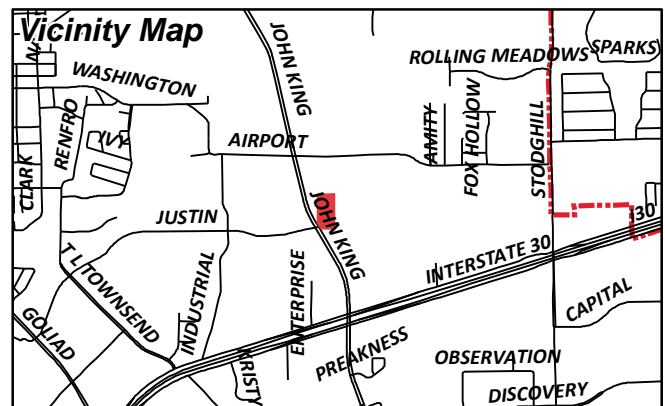
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**Case Name:** Zoning Change (AG to C)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** East of the Intersection of Justin Road and John King Blvd.

**Date Created:** 12/14/2018  
 For Questions on this Case Call (972) 771-7745







# City of Rockwall

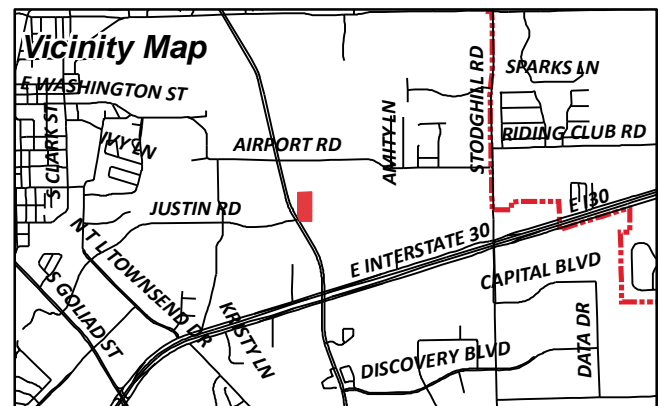
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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



**Case Number:** Z2018-056  
**Case Name:** Zoning Change (AG to C)  
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**Zoning:** Agricultural (AG) District  
**Case Address:** East of the Intersection of Justin Road and John King Blvd.

**Date Created:** 12/14/2018  
 For Questions on this Case Call (972) 771-7745





CURRENT RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

ATHEY JACKIE RAY  
1780 AIRPORT RD  
ROCKWALL, TX 75087

VALK RON  
1834 S FM 551  
FATE, TX 75189

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
26040 YNEZ ROAD  
TEMECULA, CA 92591

TEMUNOVIC PARTNERSHIP LTD  
3021 RIDGE RD SUITE A57  
ROCKWALL, TX 75032

ROCKWALL FRIENDSHIP BAPTIST CHURCH  
REV SHANON THOMAS, PASTOR  
5651 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

ATHEY JO ANN  
PO BOX 219  
LAVON, TX 75166

ATHEY BOBBY FRANK  
PO BOX 472051  
GARLAND, TX 75047

ATHEY BOBBY FRANK  
PO BOX 472051  
GARLAND, TX 75047

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087





**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

## NEW WORSHIP CENTER







**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# MASTER SITE PLAN





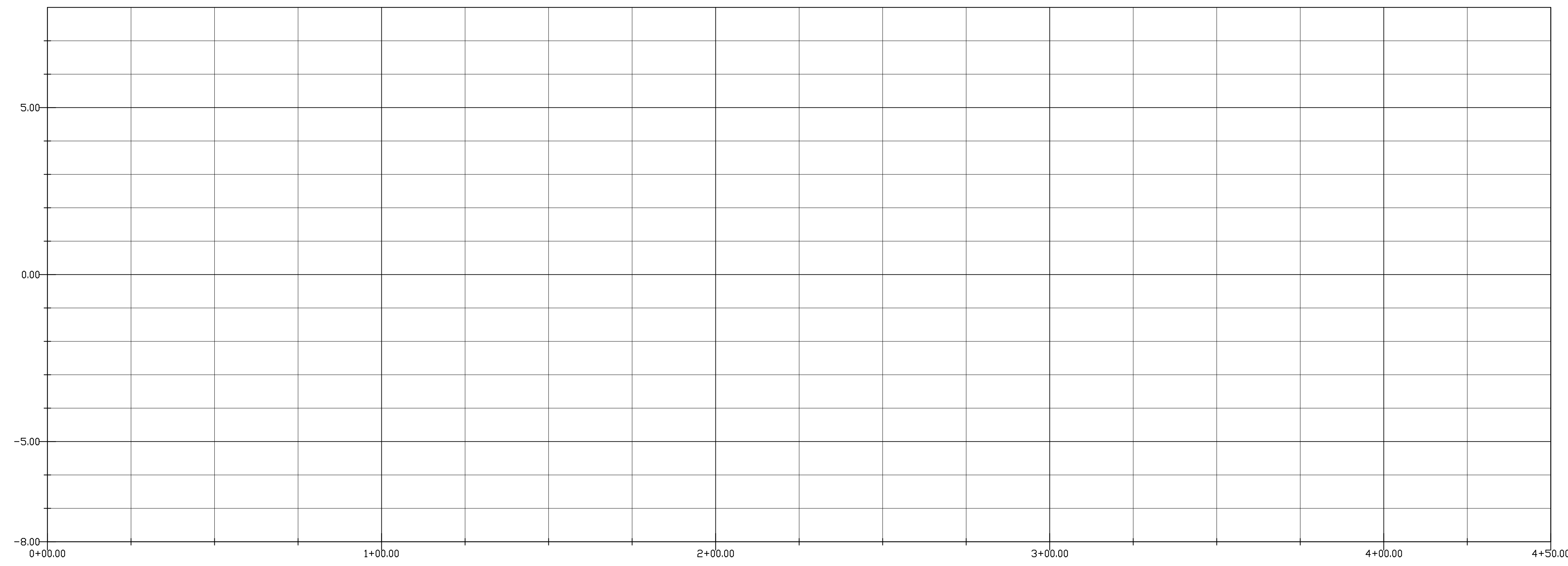
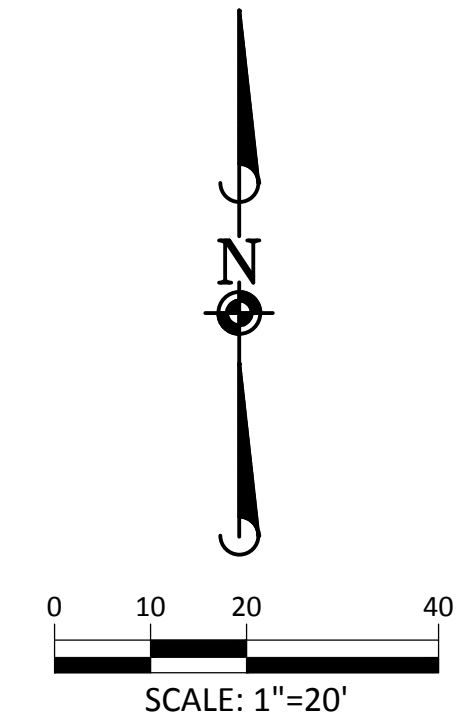
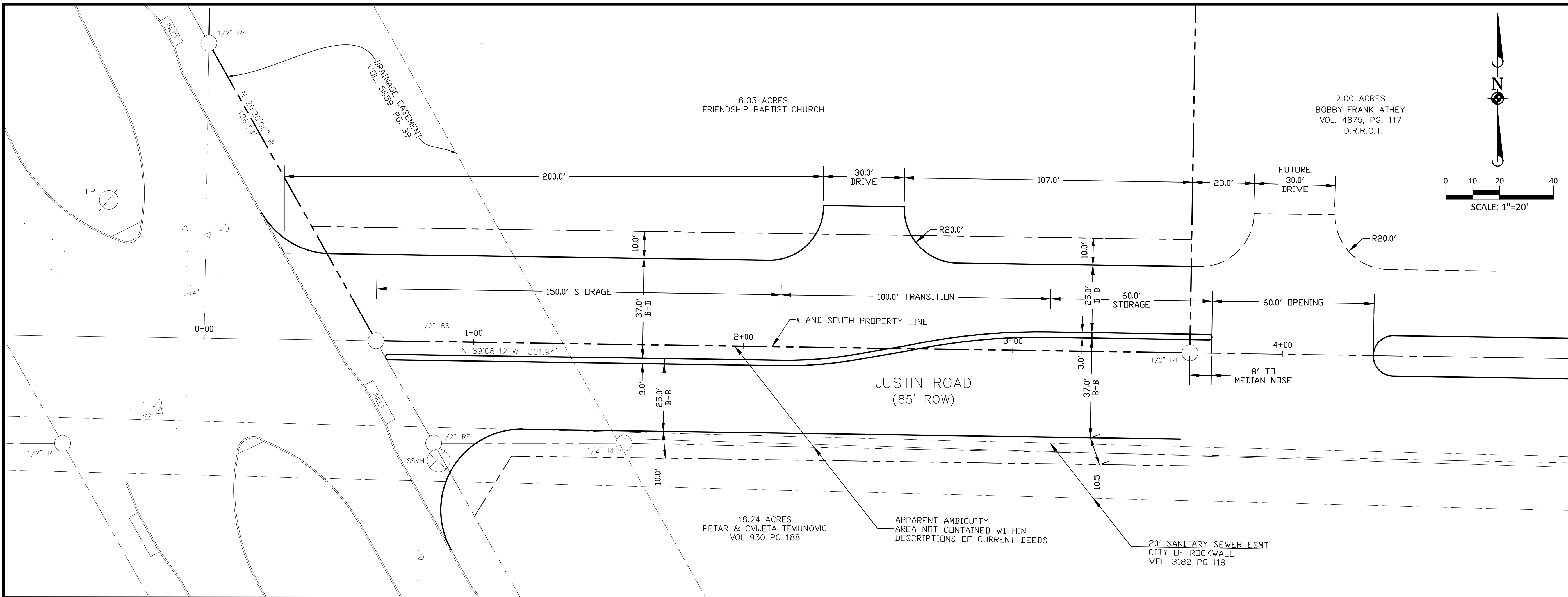


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# FLOOR PLAN







NO.	DATE	REVISIONS

**TOMDEN ENGINEERING, L.L.P.**  
 5815 MEADOWCREST  
 DALLAS, TX 75230  
 (214) 679-1679  
 tjones@tomden.com  
 FIRM No. 19244

**JUSTIN ROAD EXTENSION  
 FRIENDSHIP BAPTIST CHURCH  
 PRELIMINARY ROADWAY LAYOUT**

THOMAS P. JONES, P.E.  
 TEXAS P.E. No. 58887  
 ISSUED THIS DATE:  
 DECEMBER 10, 2018  
 PROJ. MGR.: TJ  
 PROJ. ASSOC.: AC  
 DRAWN BY: AC  
 DATE: 12/10/2018  
 SCALE:



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 6.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND FURTHER DESCRIBED IN EXHIBIT 'B' OF THIS ORDINANCE; 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**, the City has received a request from Tom Jones on behalf of Susan Thomas of Rockwall Friendship Baptist Church for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 6.03-acre tract of land identified as Tract 2-4 of the D. Harr Survey, Abstract No. 103, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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 (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Commercial (C) District as stipulated in Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses* and Section 4.5, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;



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

**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 Unified Development Code (UDC) 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; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 4<sup>TH</sup> DAY OF FEBRUARY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: January 22, 2019

2<sup>nd</sup> Reading: February 4, 2019



**Exhibit 'A'**  
**Zoning Exhibit**

Legal Description: Tract 2-4 of the D. Harr Survey, Abstract No. 102





**Exhibit 'B'**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 120, City of Rockwall, Rockwall County, Texas, and being a part of a 50 acres tract of land as described in a Warrantydeed to F.B. Athey, as recorded in Volume 42, Page 91 of the Deed Records of Rockwall County, Texas, and being a part of Tract B2 as described in a Deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of M.K. & T. Railroad, said point being at the northwest corner of Tract B2, said point being N. 89 deg. 23 min. 21 sec. E, a distance of 360.54 feet from the intersection of the west boundary of said 50 acres and said railroad right-of-way;

THENCE N. 89 deg. 23 min. 21 sec. E. along said right-of-way line, a distance of 365.97 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 56 min. 05 sec. W. a distance of 732.64 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 08 min. 42 sec. W. a distance of 301.94 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of John King Boulevard, per Volume 5659, Page 39 of the Official Public Records of Rockwall County, Texas;

THENCE N. 29 deg. 20 min. 00 sec. W. along said right-of-way line, a distance of 126.54 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 55 min. 26 sec. E. a distance of 613.93 feet to the POINT OF BEGINNING and containing 262,780 square feet or 6.03 acres of land.



**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 01/15/2019

**APPLICANT:** Tom Jones

**AGENDA ITEM:** **Z2018-056**; *Zoning Change (AG to C)*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

**BACKGROUND INFORMATION AND PURPOSE:**

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Commercial (C) District for the purpose of constructing a *house of worship* on the subject property. The subject property is situated on a 6.03-acre tract of land, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and is located east of the intersection of Justin Road and John King Boulevard.

The subject property was annexed in 1985 [*Ordinance No. 85-69*] and zoned Agricultural (AG) District. The Agricultural (AG) District is a holding district with the intent that a property will be rezoned in conformance with the Land Use Plan in the future. The applicant is requesting to rezone the subject property to Commercial (C) District for the purpose of constructing a house of worship (*i.e. Friendship Baptist Church*). According to Section 1.0, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a house of worship is permitted in an Agricultural (AG) District by Specific Use Permit (SUP) or permitted by-right in a Commercial (C) District. Rezoning the property is in conformance with the City's Future Land Use Plan.

**ADJACENT LAND USES AND ACCESS:**

The land uses adjacent to the subject property are all follows:

**North:** Directly north of the subject property is a railroad (*i.e. Union Pacific/Dallas Garland N. E.*) followed by several vacant tracts of land. Beyond this is Airport Road which is identified as a M4U (*Major Collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the Rockwall Municipal Airport. These areas are zoned Agriculture (AG) District.

**South:** Directly south of the subject property is Justin Road, which is identified M4D (*Major Collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several vacant tracts of land zoned Light Industrial (LI) District and Commercial (C) District followed by IH-30, which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan.



**East:** Directly east of the subject property are several vacant tracts of land zoned Agricultural (AG) District and Light Industrial (LI) District. Beyond this is FM-3549, which is identified as a TxDOT Roadway, which delineates the city limits of Rockwall.

**West:** Directly west of the subject property is a small vacant tract of land followed by S. John King Boulevard, which is identified as a P6D (*Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) manufacturing companies (*i.e. Channell Commercial Corporation and Graham Packaging Technologies*). These areas are zoned Light Industrial (LI) District.

**UNIFIED DEVELOPMENT CODE:**

According to the purpose statements stipulated in Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is the "...proper zoning classification for most types of commercial development (*e.g. larger shopping centers, office, retail, etc.*)..." The Unified Development Code (UDC) goes on to state "...an area should not be zoned Commercial (C) District unless it is located close to an arterial or major collector that is capable of carrying additional traffic generated by land uses in the district..." In this case, the subject property is located at the intersection of an arterial and a major collector (*i.e. S. John King Blvd and Airport Road*) and conforms to these requirements. The following is a summary of the minimum development standards for a property within a Commercial (C) District:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>
<i>Minimum Lot Width</i>	<i>60-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>25-Feet</i>
<i>Maximum Height</i>	<i>60-Feet</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>
<i>Minimum Dwelling SF</i>	<i>2,500</i>
<i>Maximum Building Coverage</i>	<i>60%</i>
<i>Floor Area Ratio</i>	<i>4:1</i>

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, designates the subject property for Special Commercial Corridor land uses, which is intended to provide regional commercial/retail uses (*e.g. regional shopping centers, entertainment, restaurant corporate uses, etc.*). In this case this applicant's proposed use (*i.e. a house of worship*) does not appear to meet the intent of the Special Commercial Corridor; however, the change in zoning (*i.e. from AG to C*) conforms to the Future Land Use Plan and will not require any changes to the Future Land Use Plan.

**STAFF ANALYSIS:**

When analyzing the applicant's request (*i.e. to rezone the subject property for the purpose of constructing a house of worship*) the Commercial (C) District appears to be an appropriate zoning district. With that being said, a house of worship is designated as a Quasi-Public land use (*e.g. universities, community centers, private schools, etc.*) in the Comprehensive Plan and approval of a zoning change is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission.



**NOTIFICATION:**

On December 28, 2018, staff mailed 10 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

**RECOMMENDATIONS:**

Should the Planning and Zoning Commission recommend approval of the change in zoning, staff would recommend the following conditions of approval:

- 1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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.



## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2018-056	<b>Owner</b> ATHEY, BOBBY FRANK	<b>Applied</b> 12/14/2018	LM
<b>Project Name</b> Zoning Change (AG to C)	<b>Applicant</b> ROCKWALL FRIENDSHIP BAPTIST CHURCH	<b>Approved</b>	
<b>Type</b> ZONING		<b>Closed</b>	
<b>Subtype</b> REZONE		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	

<b>Site Address</b> AIRPORT RD	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
-----------------------------------	--	---------------

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	2-4	NULL	2-4	0102-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/27/2018	13	APPROVED	(12/27/2018 10:56 AM SH) - 4% Engineering Inspection Fees. - Impact Fees. - Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section. - Off site right-of-way dedication required. - Driveway spacing on Justin Rd is 200' from John King and 100' to the east. - Median in Justin Rd. to be stamped and stained in truck full depth. - Detention is required. "C" value for drainage is by land use. - Minimum utility easement width is 20'. - Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road. - Sewer is available along the proposed Justin road. - No dead-end parking. Must include a loop or turnaround. - Parking to be 20'x9' - Drive isles to be 24' wide with 20' min radius. - 10 ft trail along John King - Impoundments/Retention of Water requires State Approval - Dumpster to drain to oil/water separator or grease trap. - Must install left turn lane on John King. - Must construct a 10' wide trail along John King. - TxDOT permit required. - Must meet City Standards.



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5 APPROVED	
PLANNING	Korey Brooks	12/14/2018	12/21/2018	12/27/2018	13 COMMENTS	Comments
<p>Z2018-056 ZONING CHANGE (AG TO C)  Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2018-056) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning &amp; Zoning Commission meeting.</p> <p>I.5 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 by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.</p> <p>I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.</p>						





# PRE-APPLICATION MEETING REQUEST

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

<b>STAFF USE ONLY</b>	
MEETING DATE:	12-6-2018
MEETING TIME:	11:00


## PRE-APPLICATION MEETING INFORMATION

A Pre-Application Meeting is strongly recommended prior to submittal of a development application. These meetings are held on Thursday morning's beginning at 9:00 AM, by appointment. Representatives from Engineering, Planning, Fire, Parks (if necessary) and Building attend the meeting in an effort to assist you with your project by answering any questions you may have and explaining the development process and timelines.

Due to the number of requests for Pre-Application meetings that are received, staff cannot guarantee an appointment at the next scheduled meeting. We recommend requesting an appointment a minimum of one (1) week in advance. To best facilitate discussion during the meeting, include all conceptual drawings, site plans or other schematics with your completed request. For assistance with this form or other questions, please contact the Planning Department at (972) 771-7745 or at [planning@rockwall.com](mailto:planning@rockwall.com).

  
Initial Above

I acknowledge that a conceptual drawing or site plan must be submitted as part of this request. Appointments may not be scheduled for requests without conceptual plans.

  
Initial Above

I acknowledge that neither submission of this request, nor the Pre-Application meeting, constitutes a permit or confers any permit rights under Chapter 245 of the Texas Local Government Code.

## PROPERTY AND PROJECT INFORMATION [PLEASE PRINT]

Address: \_\_\_\_\_

General Location: NEC JOHN KING BLVD & JUSTIN ROAD

Proposed Use: Church      Proposed Square Footage: 25,700

Are you proposing any alcohol sales?       Yes       No

Do you intend to subdivide or combine the property with other parcels?       Yes       No

Is the project expected to exceed \$50,000 in cost?       Yes       No

## APPLICANT INFORMATION [PLEASE PRINT]

Applicant: THOMAS JONES

Address: 5815 MEADOWCREST

City: DAVAS      State: TX      Zip: 75230

Phone: 214.679.1679      Email: TJONES@TJMDEN.COM

## RESOURCES FOR YOU

- ✓ For applications, checklists, departmental contacts, demographics and more, visit our website: <http://www.rockwall.com/planning>
- ✓ For GIS information for due diligence research, including downloadable and interactive maps (for zoning, parcel information, etc.), visit our GIS website: <http://www.rockwall.com/gis>







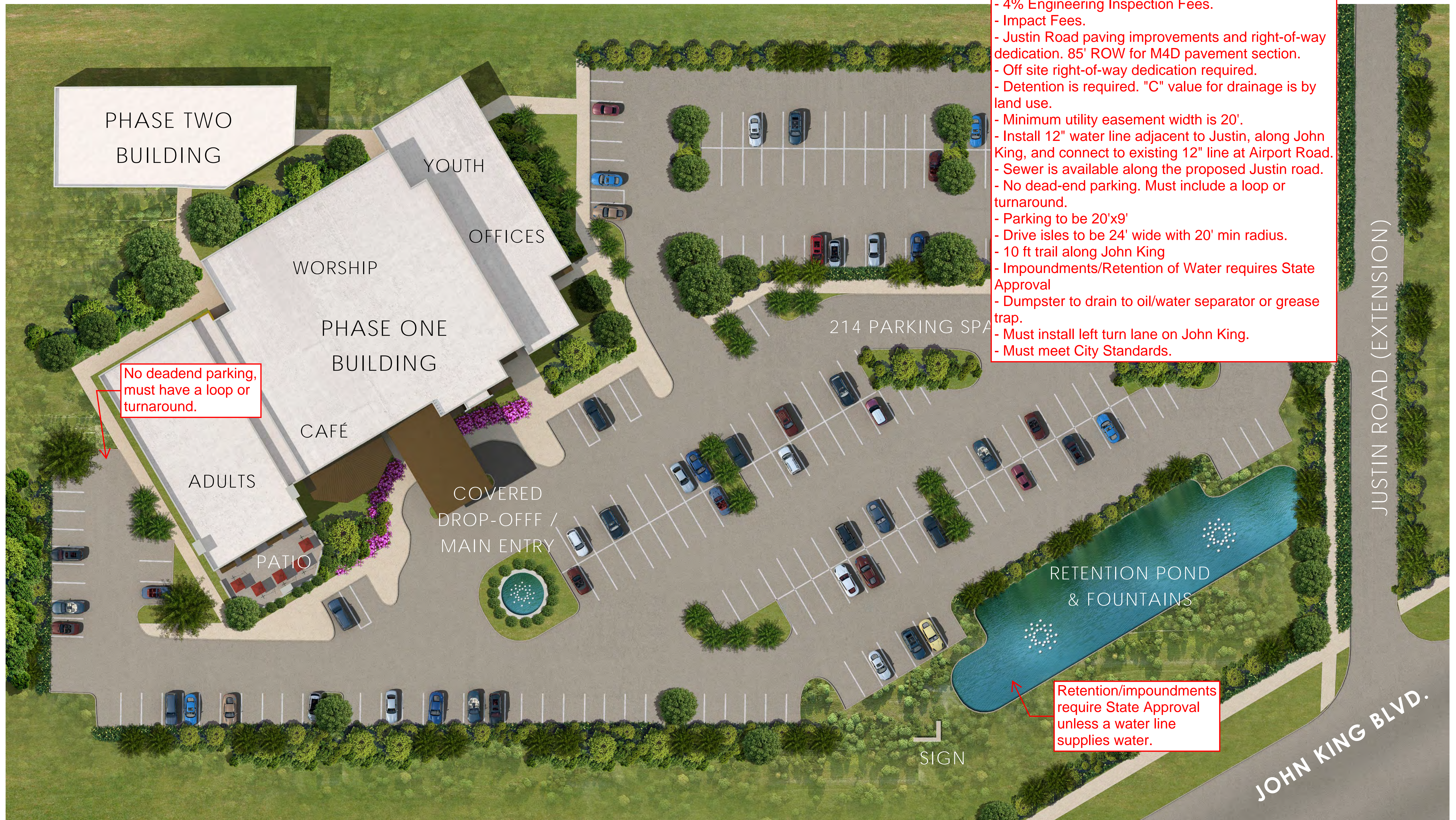


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

## NEW WORSHIP CENTER







- 4% Engineering Inspection Fees.
- Impact Fees.
- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Detention is required. "C" value for drainage is by land use.
- Minimum utility easement width is 20'.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- No dead-end parking. Must include a loop or turnaround.
- Parking to be 20'x9'
- Drive isles to be 24' wide with 20' min radius.
- 10 ft trail along John King
- Impoundments/Retention of Water requires State Approval
- Dumpster to drain to oil/water separator or grease trap.
- Must install left turn lane on John King.
- Must meet City Standards.

No deadend parking, must have a loop or turnaround.

Retention/impoundments require State Approval unless a water line supplies water.



**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# MASTER SITE PLAN





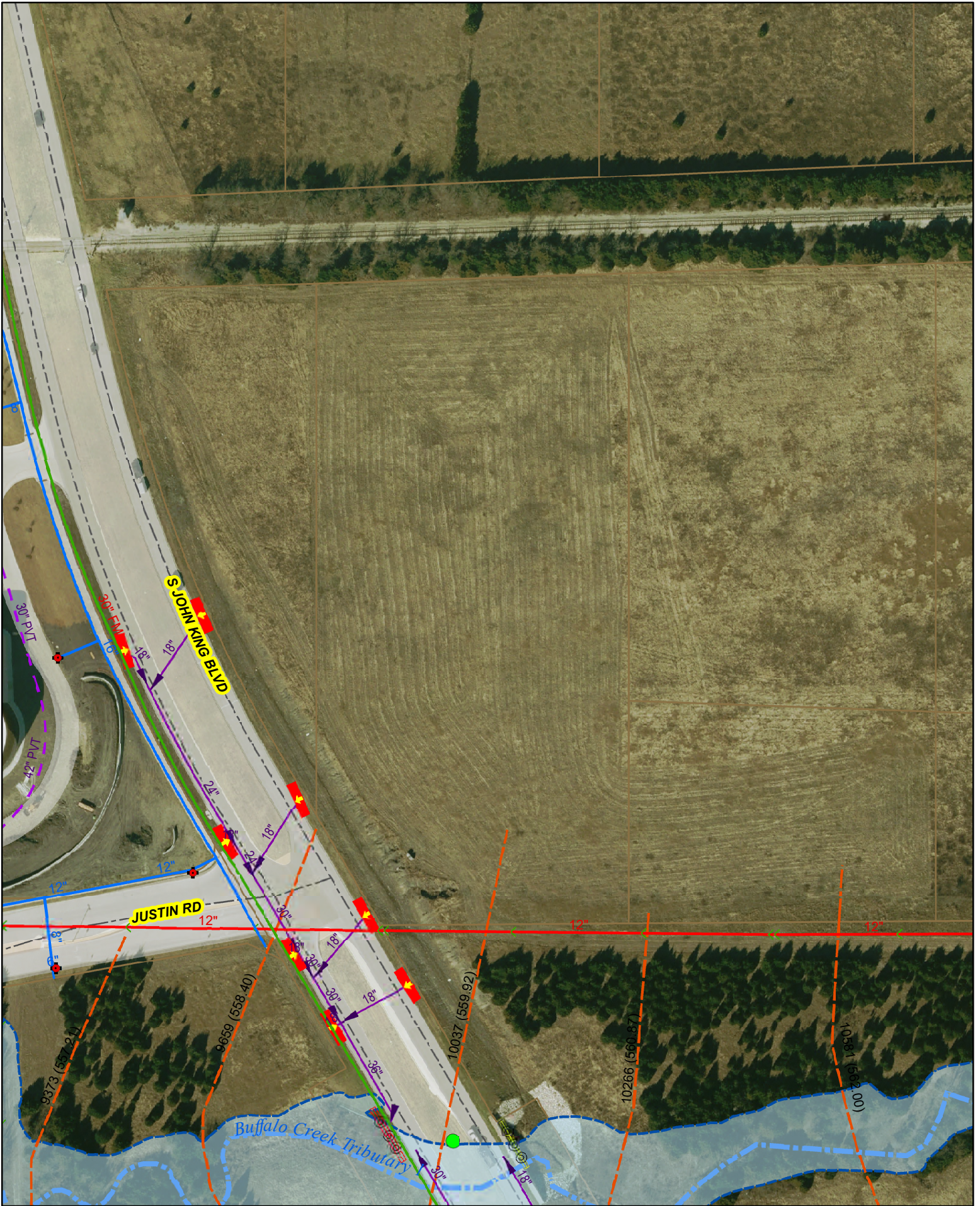


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# FLOOR PLAN








0 50 100 Feet  
 CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS  
 1 inch = 142 feet  
 Date: 12/3/2018

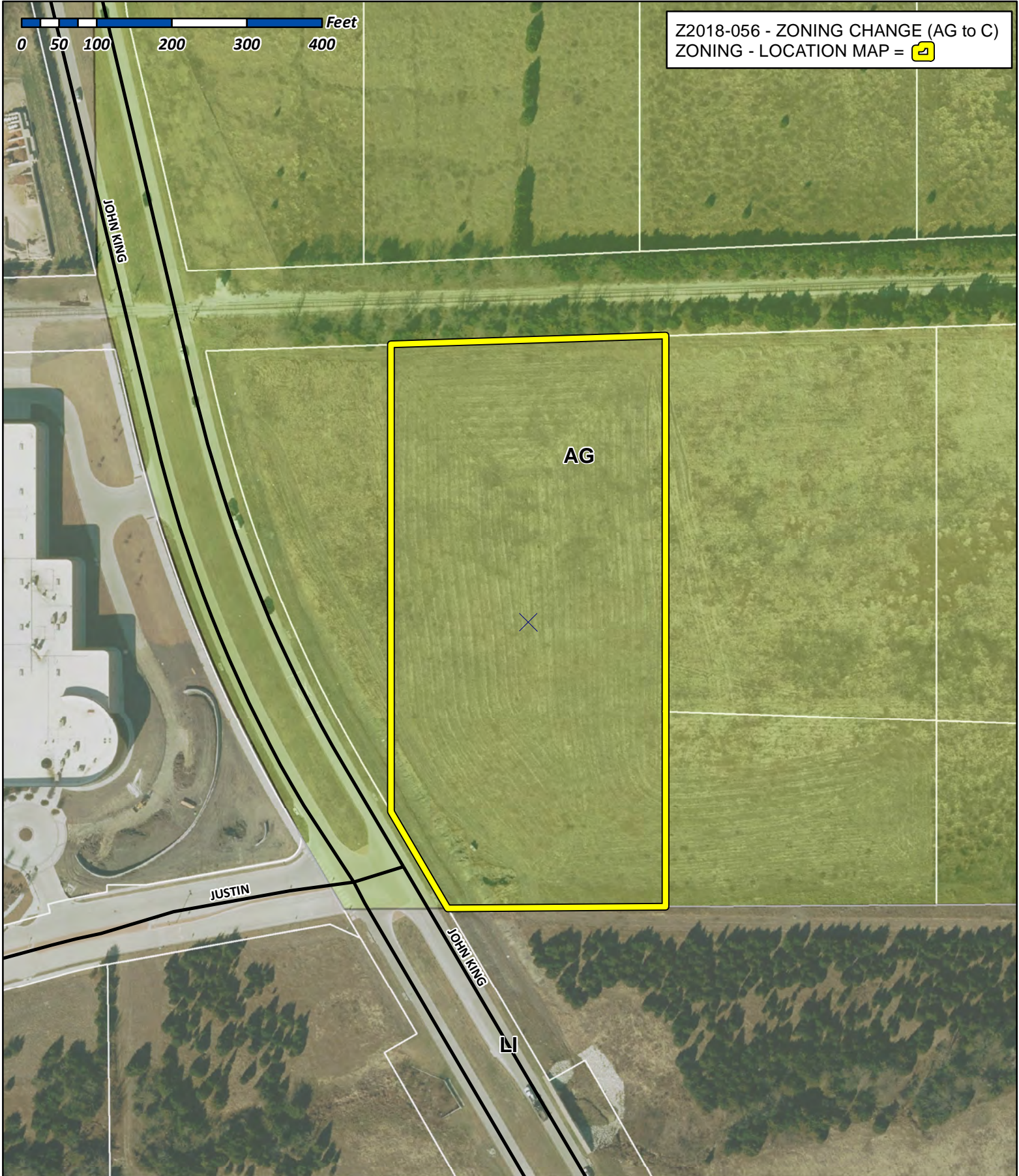
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

**Approximate  
 Utility Locations**



0 50 100 200 300 400 Feet

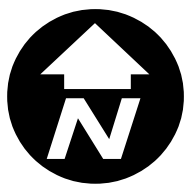
Z2018-056 - ZONING CHANGE (AG to C)  
ZONING - LOCATION MAP = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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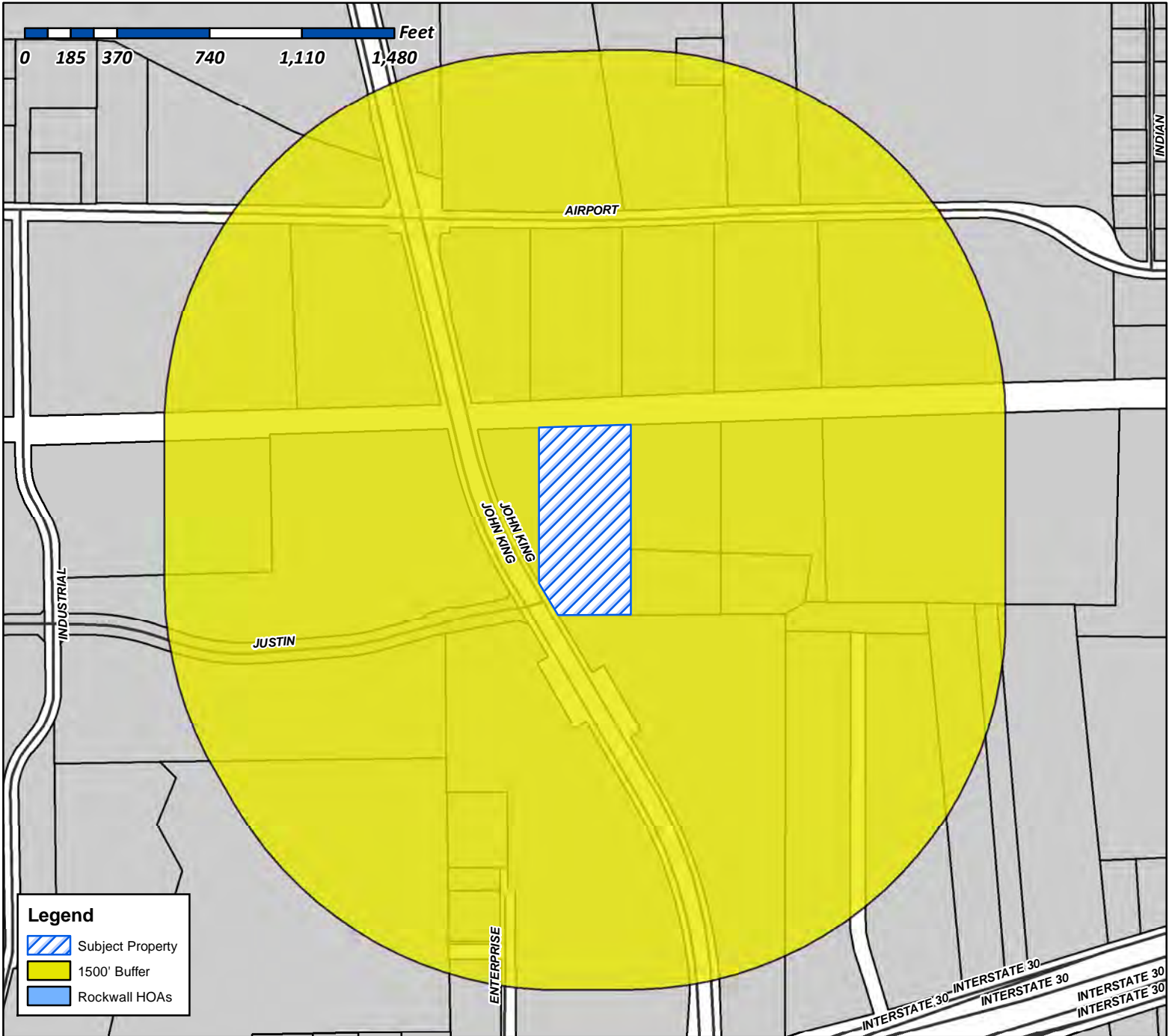




# City of Rockwall

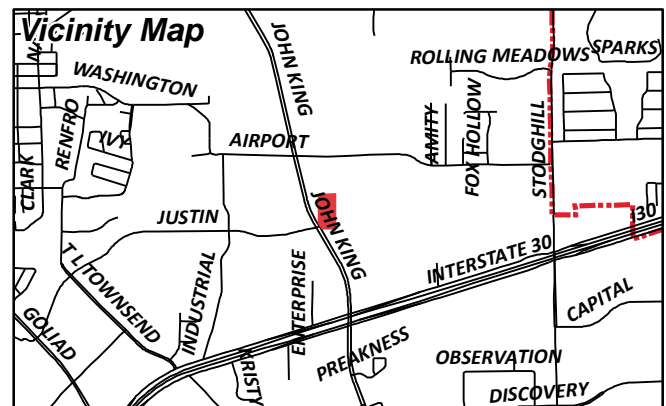
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**Case Number:** Z2018-056  
**Case Name:** Zoning Change (AG to C)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** East of the Intersection of Justin Road and John King Blvd.

**Date Created:** 12/14/2018  
 For Questions on this Case Call (972) 771-7745







# City of Rockwall

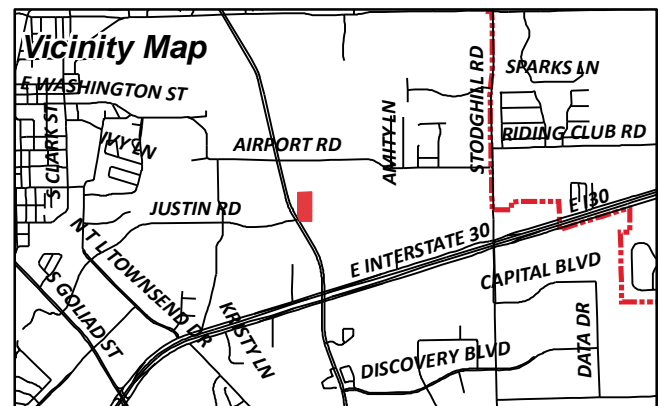
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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CURRENT RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

ATHEY JACKIE RAY  
1780 AIRPORT RD  
ROCKWALL, TX 75087

VALK RON  
1834 S FM 551  
FATE, TX 75189

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
26040 YNEZ ROAD  
TEMECULA, CA 92591

TEMUNOVIC PARTNERSHIP LTD  
3021 RIDGE RD SUITE A57  
ROCKWALL, TX 75032

ROCKWALL FRIENDSHIP BAPTIST CHURCH  
REV SHANON THOMAS, PASTOR  
5651 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

ATHEY JO ANN  
PO BOX 219  
LAVON, TX 75166

ATHEY BOBBY FRANK  
PO BOX 472051  
GARLAND, TX 75047

ATHEY BOBBY FRANK  
PO BOX 472051  
GARLAND, TX 75047

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087





**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

## NEW WORSHIP CENTER







**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# MASTER SITE PLAN





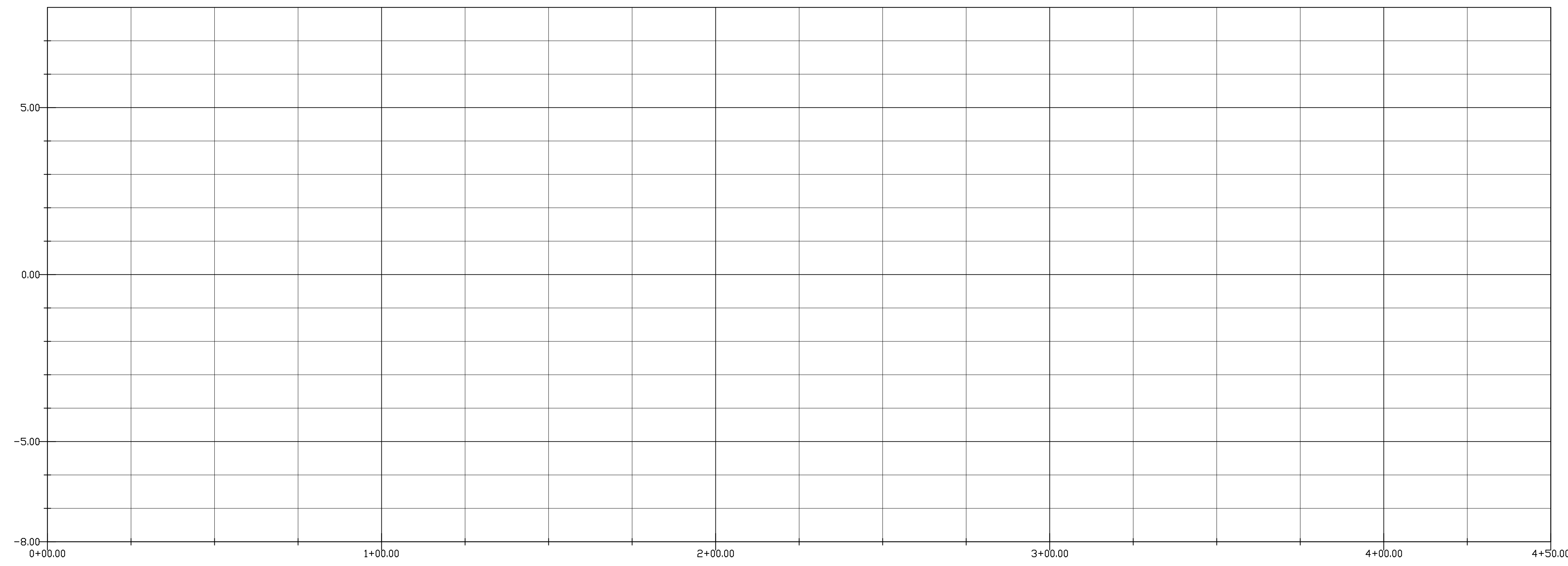
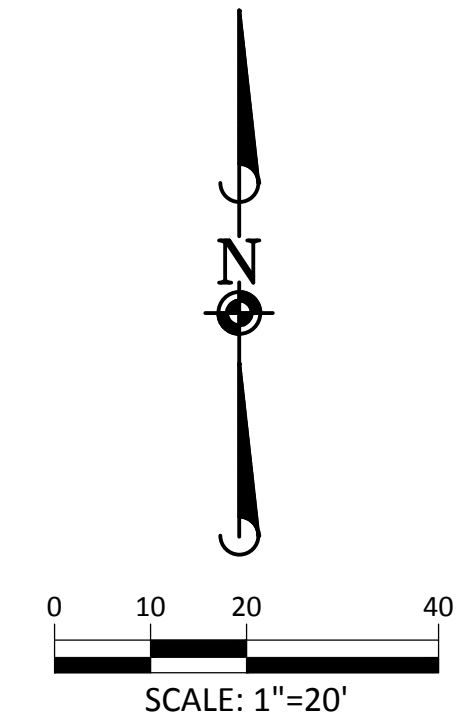
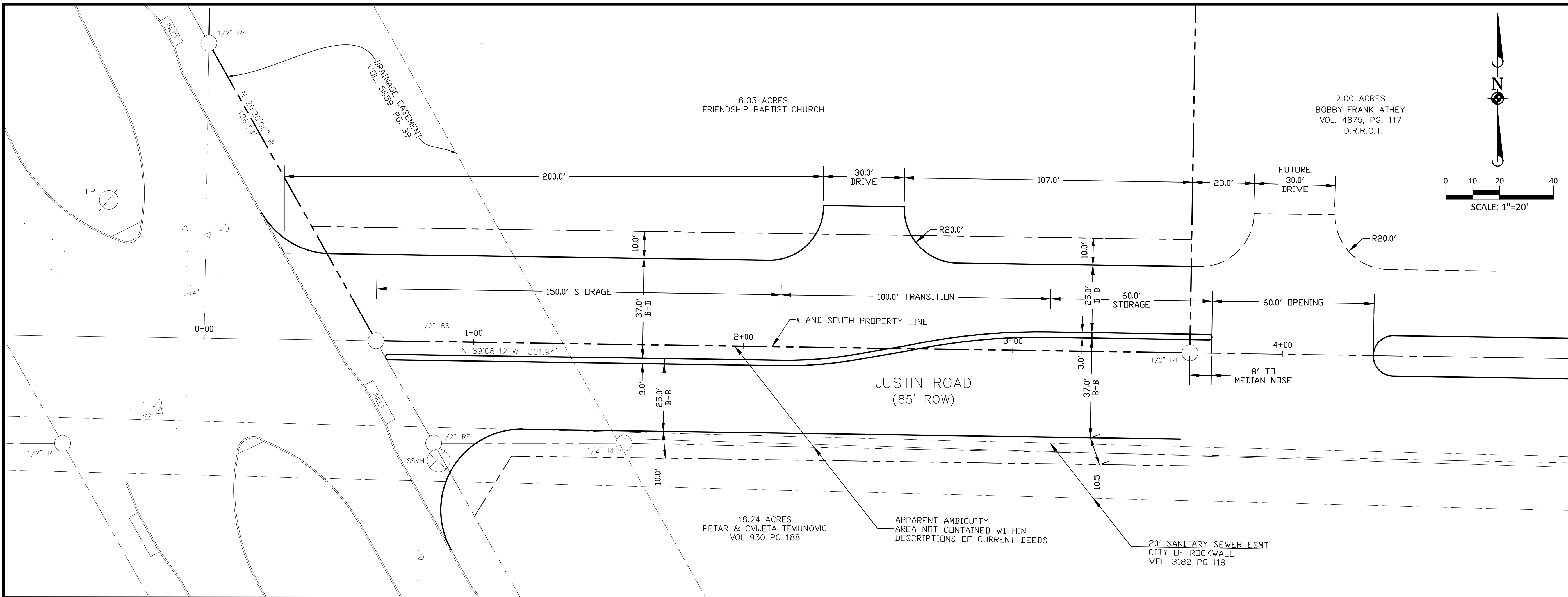


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# FLOOR PLAN







NO.	DATE	REVISIONS

**TOMDEN ENGINEERING, L.L.P.**  
 5815 MEADOWCREST  
 DALLAS, TX 75230  
 (214) 679-1679  
 tjones@tomden.com  
 FIRM No. 19244

**JUSTIN ROAD EXTENSION  
 FRIENDSHIP BAPTIST CHURCH  
 PRELIMINARY ROADWAY LAYOUT**

THOMAS P. JONES, P.E.  
 TEXAS P.E. No. 58887  
 ISSUED THIS DATE:  
 DECEMBER 10, 2018

PROJ. MGR.: TJ  
 PROJ. ASSOC.: AC  
 DRAWN BY: AC  
 DATE: 12/10/2018  
 SCALE: \_\_\_\_\_



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 6.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND FURTHER DESCRIBED IN EXHIBIT 'B' OF THIS ORDINANCE; 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**, the City has received a request from Tom Jones on behalf of Susan Thomas of Rockwall Friendship Baptist Church for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 6.03-acre tract of land identified as Tract 2-4 of the D. Harr Survey, Abstract No. 103, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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 (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Commercial (C) District as stipulated in Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses* and Section 4.5, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;



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

**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 Unified Development Code (UDC) 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; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 4<sup>TH</sup> DAY OF FEBRUARY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: January 22, 2019

2<sup>nd</sup> Reading: February 4, 2019



**Exhibit 'A'**  
**Zoning Exhibit**

Legal Description: Tract 2-4 of the D. Harr Survey, Abstract No. 102





**Exhibit 'B'**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 120, City of Rockwall, Rockwall County, Texas, and being a part of a 50 acres tract of land as described in a Warrantydeed to F.B. Athey, as recorded in Volume 42, Page 91 of the Deed Records of Rockwall County, Texas, and being a part of Tract B2 as described in a Deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of M.K. & T. Railroad, said point being at the northwest corner of Tract B2, said point being N. 89 deg. 23 min. 21 sec. E, a distance of 360.54 feet from the intersection of the west boundary of said 50 acres and said railroad right-of-way;

THENCE N. 89 deg. 23 min. 21 sec. E. along said right-of-way line, a distance of 365.97 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 56 min. 05 sec. W. a distance of 732.64 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 08 min. 42 sec. W. a distance of 301.94 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of John King Boulevard, per Volume 5659, Page 39 of the Official Public Records of Rockwall County, Texas;

THENCE N. 29 deg. 20 min. 00 sec. W. along said right-of-way line, a distance of 126.54 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 55 min. 26 sec. E. a distance of 613.93 feet to the POINT OF BEGINNING and containing 262,780 square feet or 6.03 acres of land.



**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 01/29/2019

**APPLICANT:** Tom Jones

**AGENDA ITEM:** **Z2018-056**; *Zoning Change (AG to LI)*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

**PURPOSE AND BACKGROUND:**

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for the purpose of constructing a *house of worship* on the subject property. The subject property is situated on a 6.03-acre tract of land, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and located east of the intersection of Justin Road and John King Boulevard. The subject property was annexed in 1985 [*Ordinance No. 85-69*] and IS zoned Agricultural (AG) District. The Agricultural (AG) District is a holding district with the intent that a property will be rezoned in conformance with the Future Land Use Plan contained in the Comprehensive Plan. According to Section 1.0, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a house of worship is permitted in an Agricultural (AG) District by Specific Use Permit (SUP) or permitted by-right in a Light Industrial (LI) District. The proposed request to rezone the property to Light Industrial (LI) District is in conformance with the City's Future Land Use Plan.

**ADJACENT LAND USES AND ACCESS:**

The land uses adjacent to the subject property are all follows:

**North:** Directly north of the subject property is a railroad (*i.e. Union Pacific/Dallas Garland N. E.*) followed by several vacant tracts of land. Beyond this is Airport Road which is identified as a M4U (*Major Collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the Rockwall Municipal Airport. These areas are zoned Agriculture (AG) District.

**South:** Directly south of the subject property is Justin Road, which is identified M4D (*Major Collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several vacant tracts of land zoned Light Industrial (LI) District and Commercial (C) District followed by IH-30, which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan.

**East:** Directly east of the subject property are several vacant tracts of land zoned Agricultural (AG) District and Light Industrial (LI) District. Beyond this is FM-3549, which is identified as a TxDOT Roadway, which delineates the city limits of Rockwall.



**West:** Directly west of the subject property is a small vacant tract of land followed by S. John King Boulevard, which is identified as a P6D (*Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) manufacturing companies (*i.e. Channell Commercial Corporation and Graham Packaging Technologies*). These areas are zoned Light Industrial (LI) District.

**UNIFIED DEVELOPMENT CODE:**

According to the purpose statements stipulated in Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Light Industrial (LI) District is intended for industrial parks and larger cleaner types of industries and located close to an arterial capable of carrying commercial traffic. In this case, the subject property is located at the intersection of an arterial and a major collector (*i.e. S. John King Blvd and Airport Road*) and conforms to these requirements. The following is a summary of the minimum development standards for a property within a Light Industrial (LI) District:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>
<i>Minimum Lot Area</i>	<i>12,500 SF</i>
<i>Minimum Lot Width</i>	<i>100-Feet</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>15-Feet 1/2 Building Height</i>
<i>Maximum Height</i>	<i>60-Feet</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>
<i>Maximum Impervious Parking</i>	<i>90-95%</i>
<i>Maximum Building Coverage</i>	<i>60%</i>
<i>Floor Area Ratio</i>	<i>2:1</i>

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, designates the subject property for Technology/Employment land uses, which is characterized by employment-oriented businesses, typically situated in larger centers that have access to key transportation networks. In this case, the applicant's request to rezone the property to Light Industrial (LI) District is in conformance with the Future Land Use Plan; however the land use (*i.e. a house of worship*) is considered to be a Quasi-Public land use. This will necessitate a change in the Future Land Use Plan and this change has been made a condition of approval.

**STAFF ANALYSIS:**

According to the Future Land Use Plan, the subject property is located within the Central District and is designated for Technology/Employment land uses. The Technology/Employment designation is typically associated with Light Industrial (LI) District zoning. Alternatively, the plan allows the City Council to consider requests conforming to the Special Commercial Corridor, which is typically associated with Commercial (C) District zoning. In this case, the applicant originally submitted a request for Commercial (C) District zoning; however, after reviewing the case staff suggested that the applicant consider Light Industrial (LI) District zoning. The reason for this suggestion is two (2) fold: (1) this property is directly adjacent to John King Boulevard and would hinder the visibility of adjacent properties that do not front onto John King Boulevard, therefore it is a reasonable expectation that the adjacent properties will develop in accordance with the Technology/Employment designation, and (2) the adjacent properties proximity to the existing railroad tracks may make the adjacent property better suited to Light Industrial (LI) District zoning in the future.

Staff should also note that while the Church could maintain its Agricultural (AG) District zoning by requesting a Specific Use Permit (SUP), a SUP would necessitate that the Church amend



said SUP with every proposed change on the property. The Light Industrial (LI) District zoning will allow the church the flexibility to make improvements to the property in conformance with the UDC without the burden of a public hearing process for every proposed improvement. With that being said, approval of a zoning change is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission. In this case, the Planning and Zoning Commission and City Council have the discretion to approve the request as submitted (*i.e. Light Industrial [LI] District*) or choose to downzone the property to a Commercial (C) District. Either zoning district allows the *House of Worship* land use *by-right*.

#### **NOTIFICATION:**

On January 14, 2019, staff mailed 10 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Herold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

#### **RECOMMENDATIONS:**

Should the Planning and Zoning Commission recommend approval of the change in zoning, staff would recommend the following conditions of approval:

- 1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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.
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Plan. Specifically, this will change the designation of the subject property from a Technology/Employment land use designation to a Quasi-Public land use designation;



## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2018-056	<b>Owner</b> ATHEY, BOBBY FRANK	<b>Applied</b> 12/14/2018 LM
<b>Project Name</b> Zoning Change (AG to LI)	<b>Applicant</b> ROCKWALL FRIENDSHIP BAPTIST CHURCH	<b>Approved</b>
<b>Type</b> ZONING		<b>Closed</b>
<b>Subtype</b> REZONE		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> AIRPORT RD	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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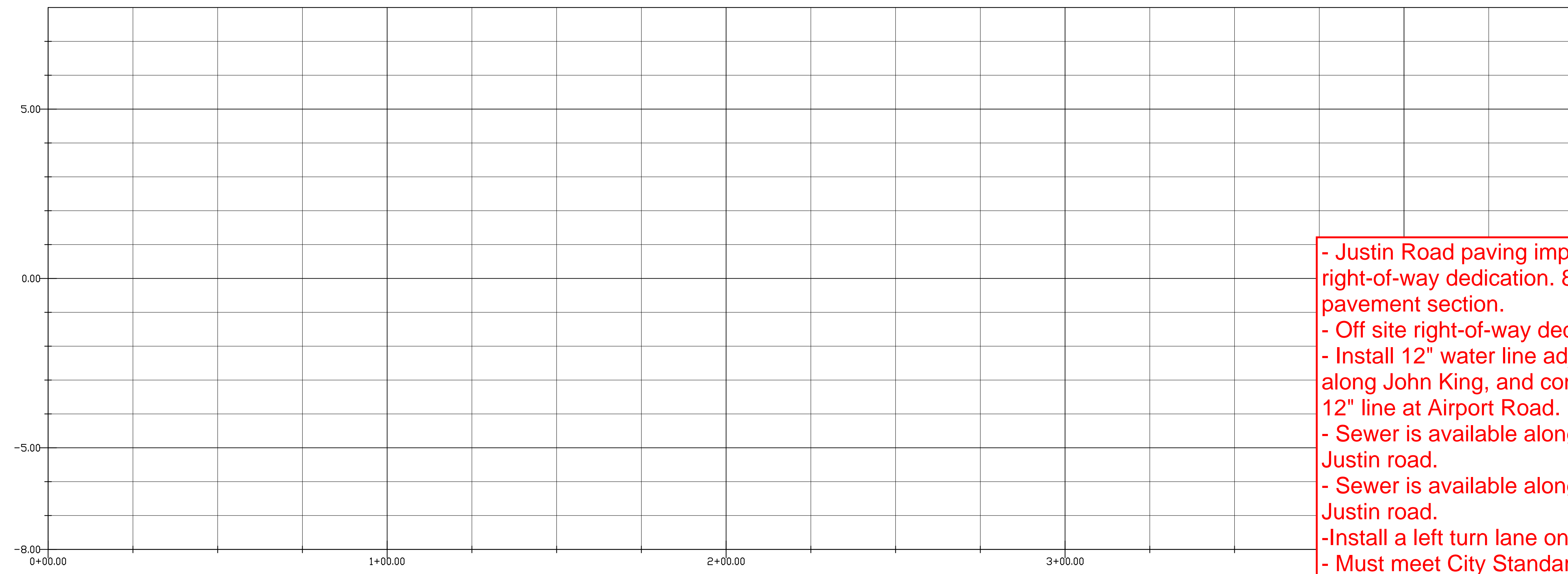
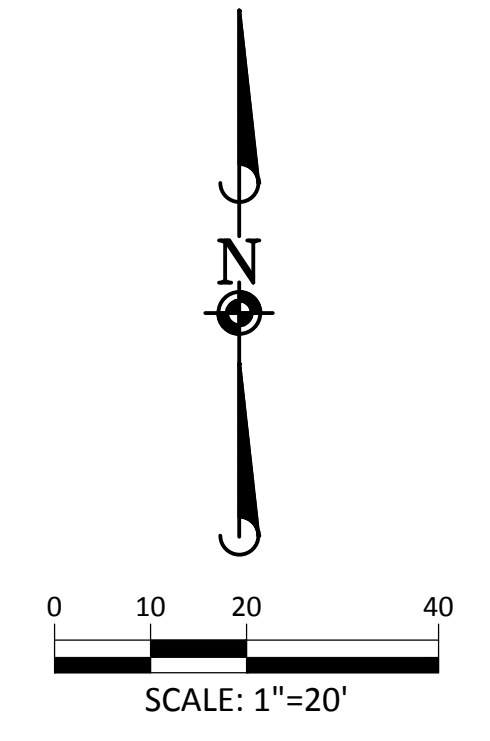
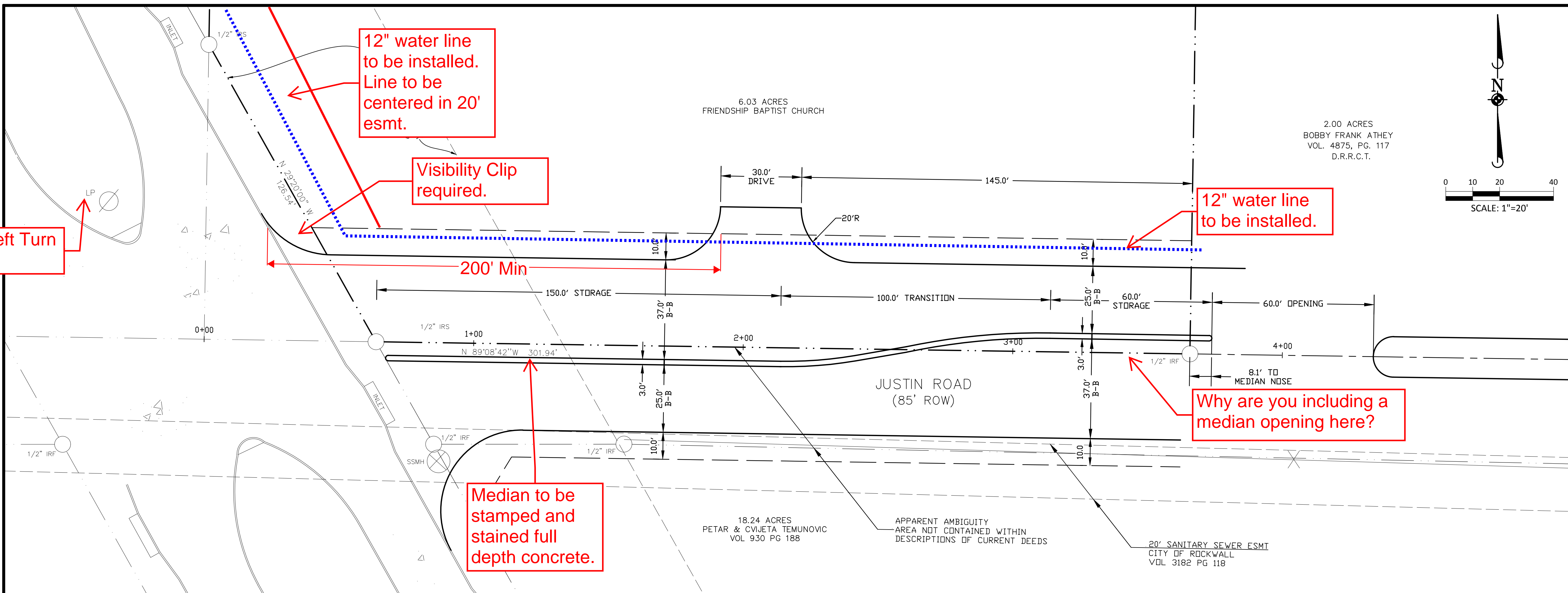
<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	2-4	NULL	2-4	0102-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/27/2018	13	APPROVED	<ul style="list-style-type: none"> <li>(12/27/2018 10:56 AM SH)</li> <li>- 4% Engineering Inspection Fees.</li> <li>- Impact Fees.</li> <li>- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.</li> <li>- Off site right-of-way dedication required.</li> <li>- Driveway spacing on Justin Rd is 200' from John King and 100' to the east.</li> <li>- Median in Justin Rd. to be stamped and stained in truck full depth.</li> <li>- Detention is required. "C" value for drainage is by land use.</li> <li>- Minimum utility easement width is 20'.</li> <li>- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.</li> <li>- Sewer is available along the proposed Justin road.</li> <li>- No dead-end parking. Must include a loop or turnaround.</li> <li>- Parking to be 20'x9'</li> <li>- Drive isles to be 24' wide with 20' min radius.</li> <li>- 10 ft trail along John King</li> <li>- Impoundments/Retention of Water requires State Approval</li> <li>- Dumpster to drain to oil/water separator or grease trap.</li> <li>- Must install left turn lane on John King.</li> <li>- Must construct a 10' wide trail along John King.</li> <li>- TxDOT permit required.</li> <li>- Must meet City Standards.</li> </ul>



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	
PLANNING	Korey Brooks	12/14/2018	12/21/2018	12/27/2018	13	COMMENTS	Comments
<p>Z2018-056 ZONING CHANGE (AG TO C)  Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2018-056) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning &amp; Zoning Commission meeting.</p> <p>I.5 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 by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.</p> <p>I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.</p>							





- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- Sewer is available along the proposed Justin road.
- Install a left turn lane on John King Rd.
- Must meet City Standards.
- 10 ft trail along John King
- Must have TxDOT permit.

NO.	DATE	REVISIONS

**TOMDEN ENGINEERING, L.L.P.**  
 5815 MEADOWCREST  
 DALLAS, TX 75230  
 (214) 679-1679  
 tjones@tomden.com  
 FIRM No. 19244

**JUSTIN ROAD EXTENSION**  
**FRIENDSHIP BAPTIST CHURCH**  
**PRELIMINARY ROADWAY LAYOUT**

THOMAS P. JONES, P.E.  
 TEXAS P.E. No. 58887  
 ISSUED THIS DATE:  
 NOVEMBER 02, 2018  
 PROJ. MGR.: TJ  
 PROJ. ASSOC.: AC  
 DRAWN BY: AC  
 DATE: 11/02/2018  
 SCALE:



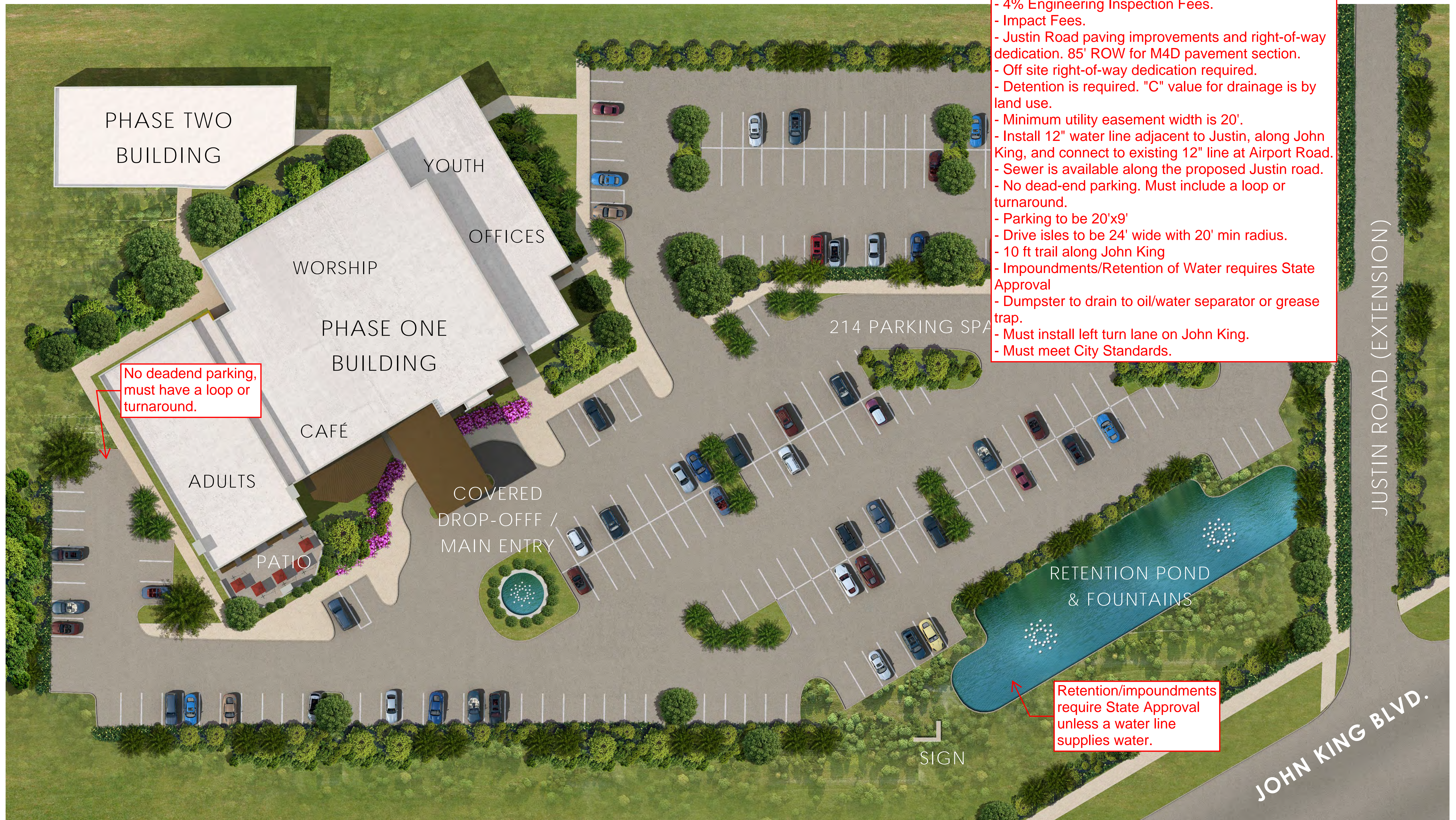


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

## NEW WORSHIP CENTER







No deadend parking, must have a loop or turnaround.

- 4% Engineering Inspection Fees.
- Impact Fees.
- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Detention is required. "C" value for drainage is by land use.
- Minimum utility easement width is 20'.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- No dead-end parking. Must include a loop or turnaround.
- Parking to be 20'x9'
- Drive isles to be 24' wide with 20' min radius.
- 10 ft trail along John King
- Impoundments/Retention of Water requires State Approval
- Dumpster to drain to oil/water separator or grease trap.
- Must install left turn lane on John King.
- Must meet City Standards.

Retention/impoundments require State Approval unless a water line supplies water.



**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# MASTER SITE PLAN





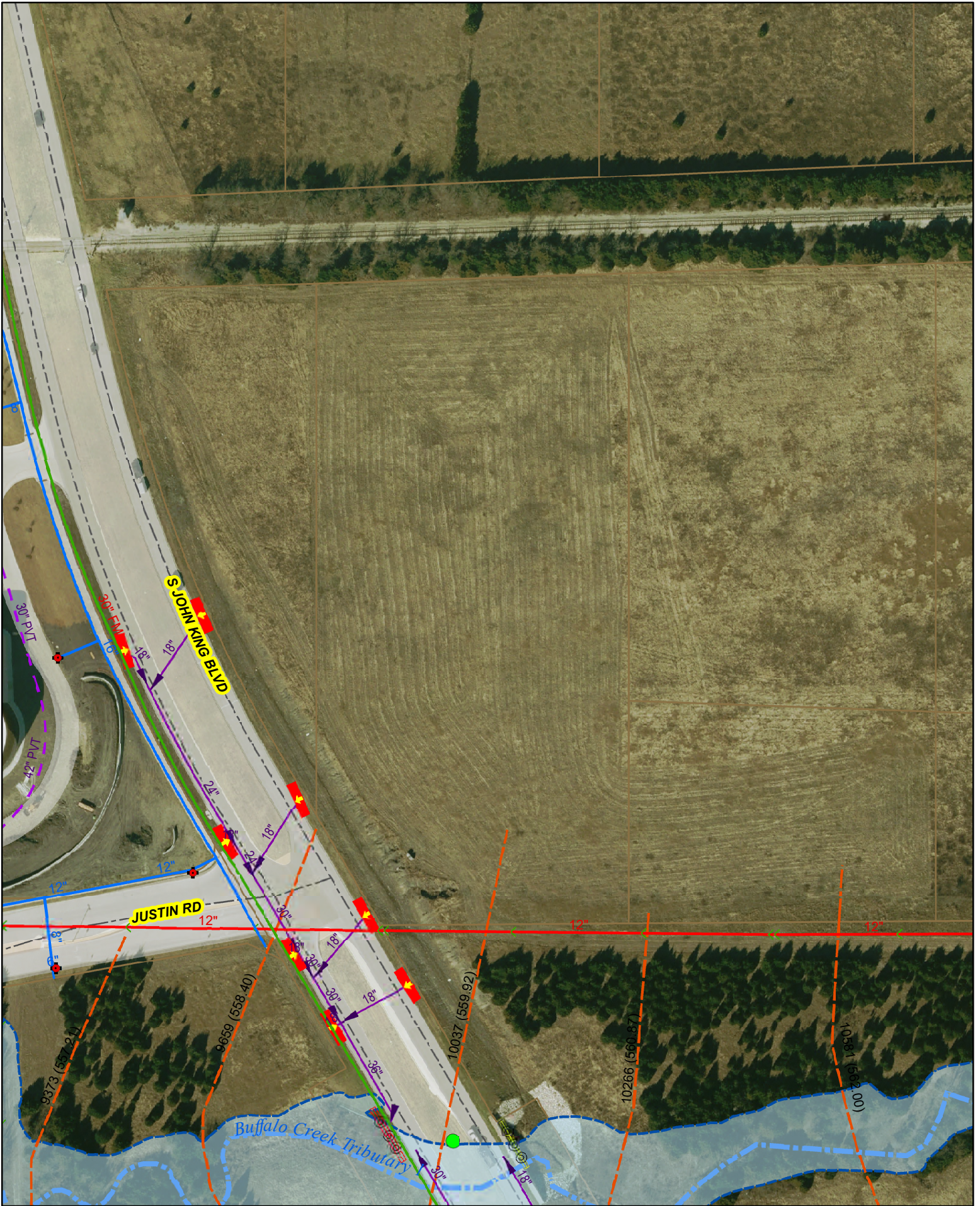


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# FLOOR PLAN








0 50 100 Feet  
 CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS  
 1 inch = 142 feet  
 Date: 12/3/2018

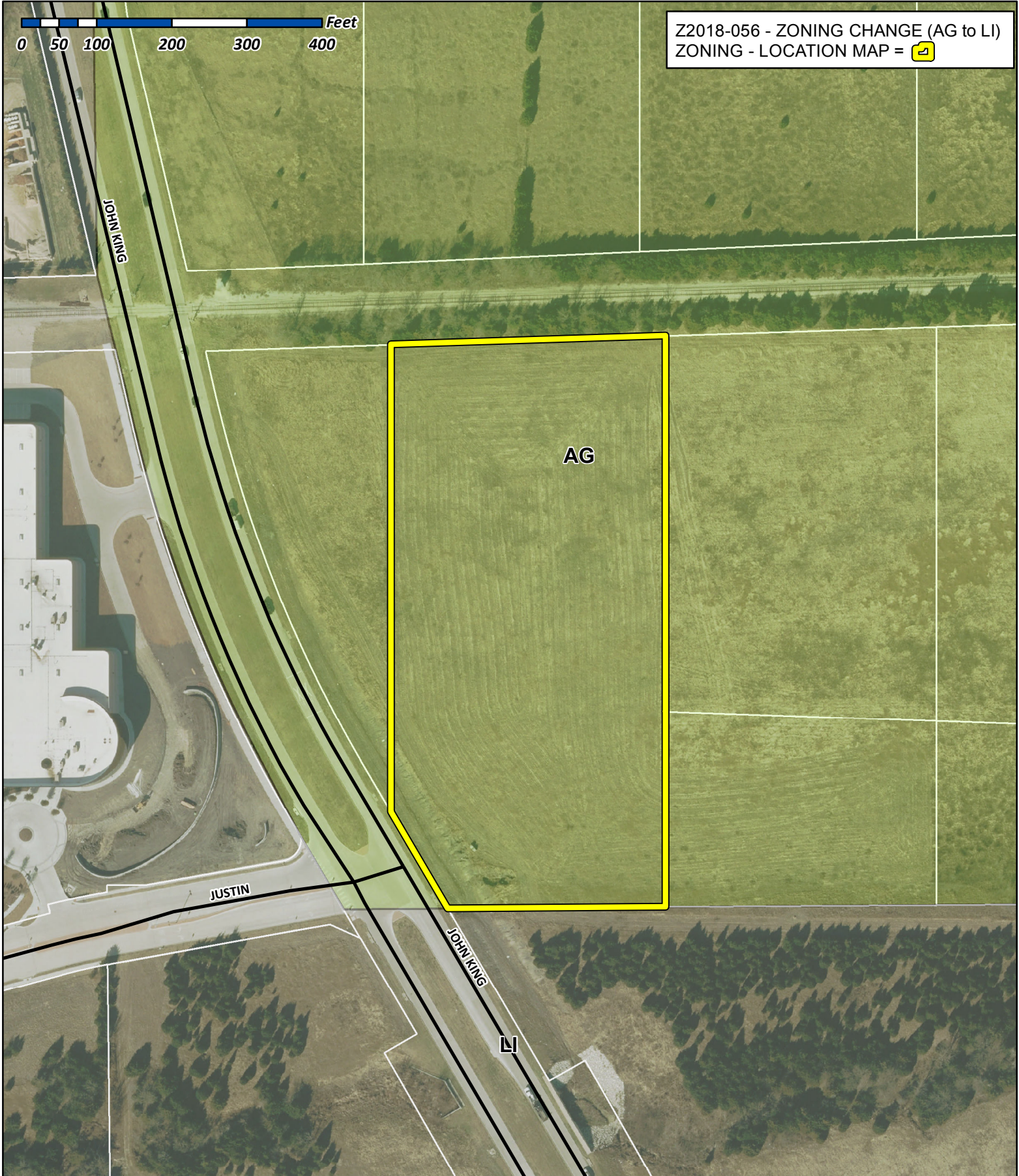
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

**Approximate  
 Utility Locations**



0 50 100 200 300 400 Feet

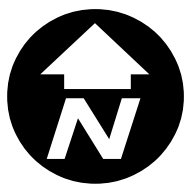
Z2018-056 - ZONING CHANGE (AG to LI)  
ZONING - LOCATION MAP = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



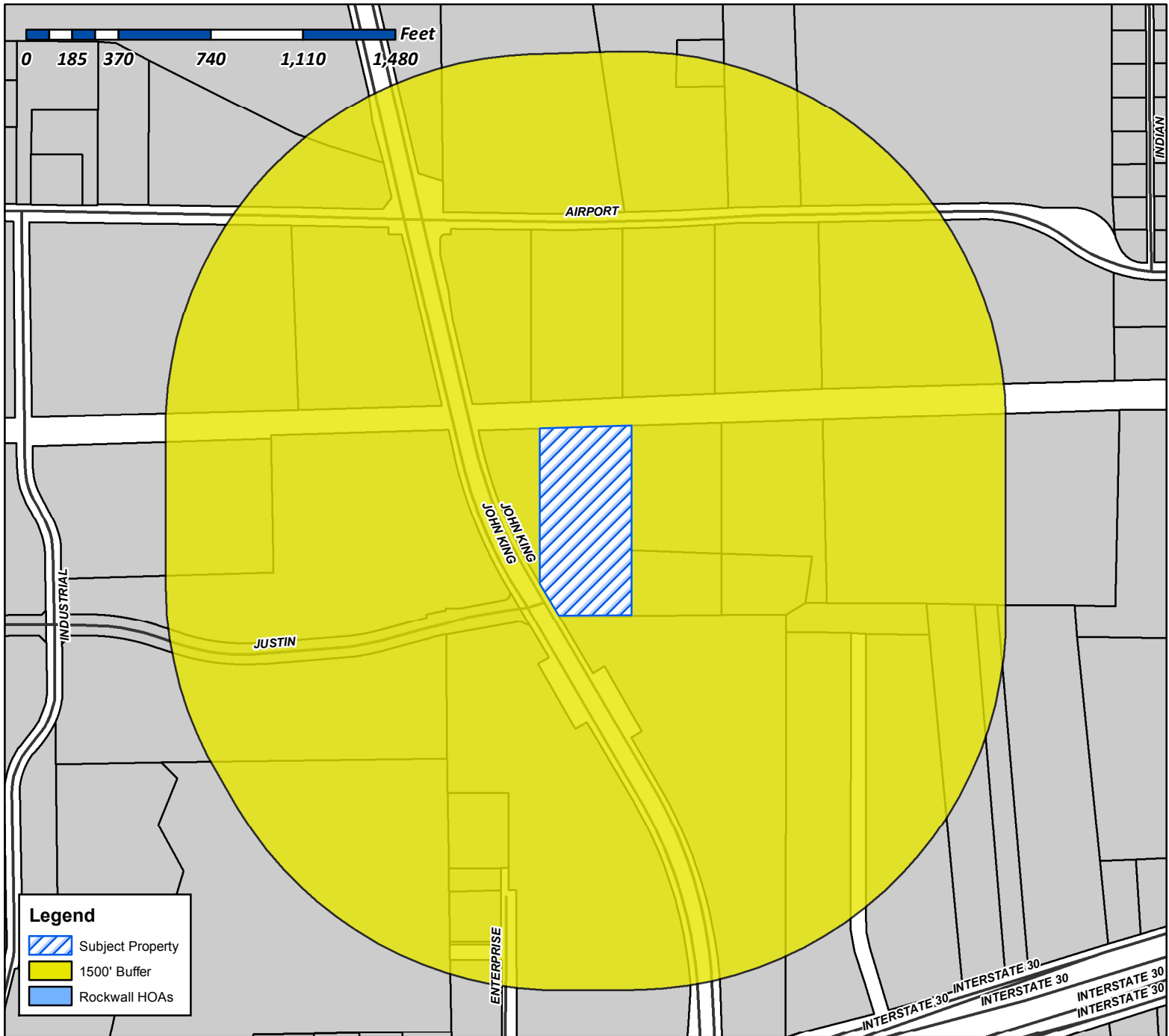




# City of Rockwall

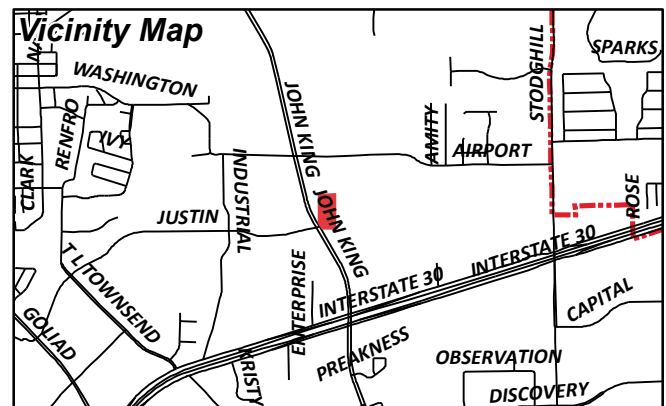
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2018-056  
**Case Name:** Zoning Change (AG to LI)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** East of the Intersection of Justin Road and John King Blvd.

**Date Created:** 1/25/2019  
 For Questions on this Case Call (972) 771-7745



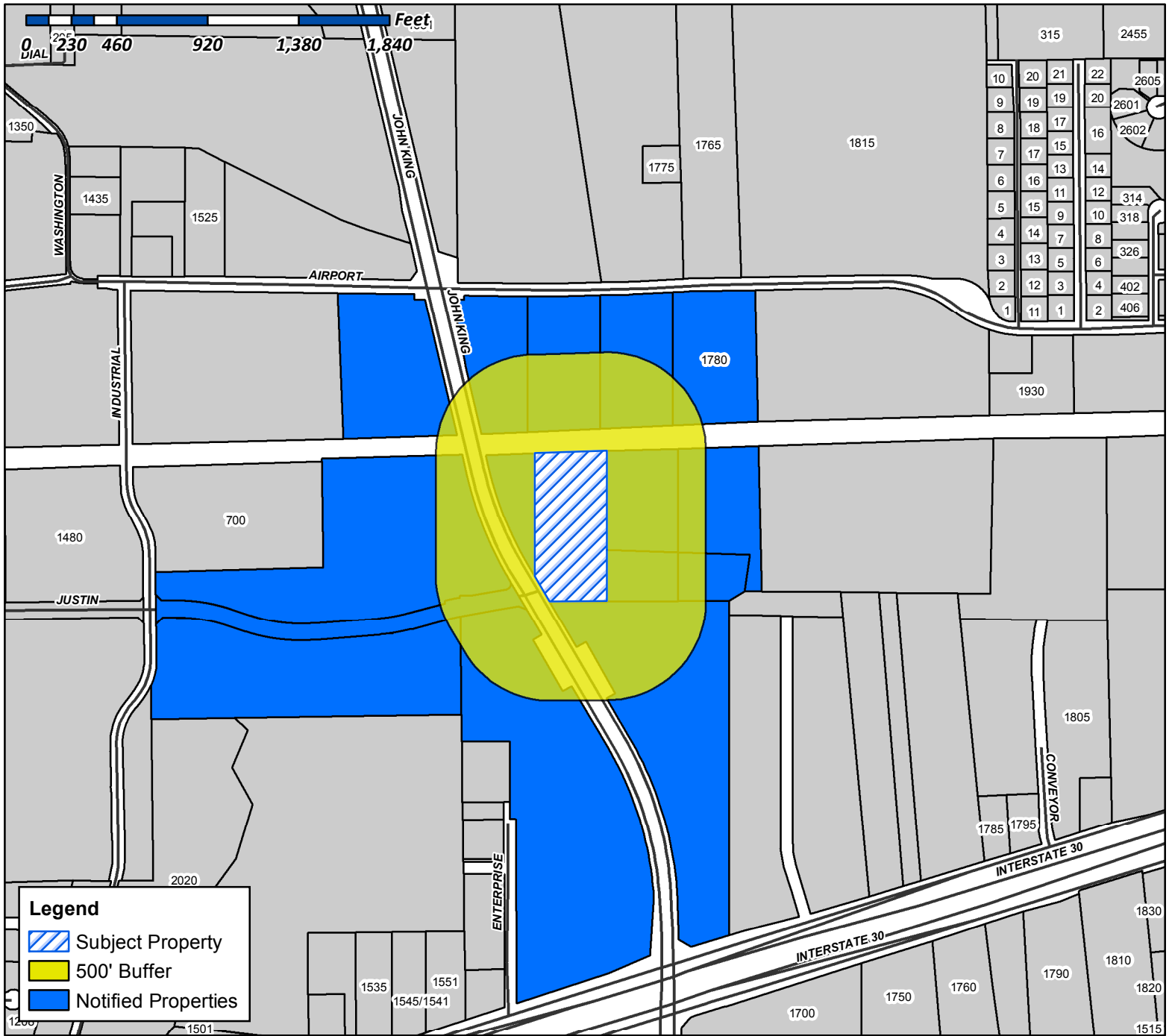




# City of Rockwall

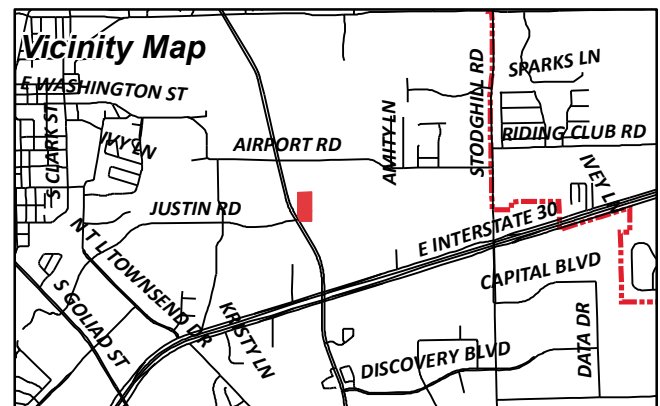
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**Case Number:** Z2018-056  
**Case Name:** Zoning Change (AG to LI)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** East of the Intersection of Justin Road and John King Blvd.

**Date Created:** 12/14/2018  
**For Questions on this Case Call** (972) 771-7745





CURRENT RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

ATHEY JACKIE RAY  
1780 AIRPORT RD  
ROCKWALL, TX 75087

VALK RON  
1834 S FM 551  
FATE, TX 75189

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
26040 YNEZ ROAD  
TEMECULA, CA 92591

TEMUNOVIC PARTNERSHIP LTD  
3021 RIDGE RD SUITE A57  
ROCKWALL, TX 75032

ROCKWALL FRIENDSHIP BAPTIST CHURCH  
REV SHANON THOMAS, PASTOR  
5651 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

ATHEY JO ANN  
PO BOX 219  
LAVON, TX 75166

ATHEY BOBBY FRANK  
PO BOX 472051  
GARLAND, TX 75047

ATHEY BOBBY FRANK  
PO BOX 472051  
GARLAND, TX 75047

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087



# 01 CENTRAL DISTRICT DISTRICT STRATEGIES

## DISTRICT DESCRIPTION

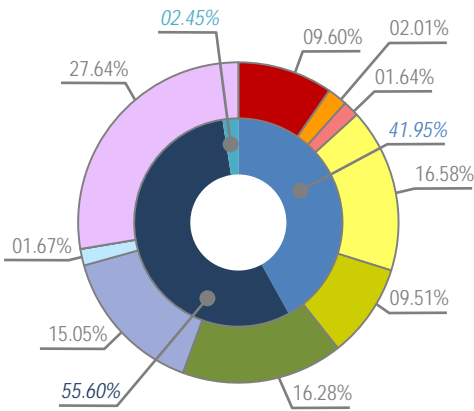
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

## DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

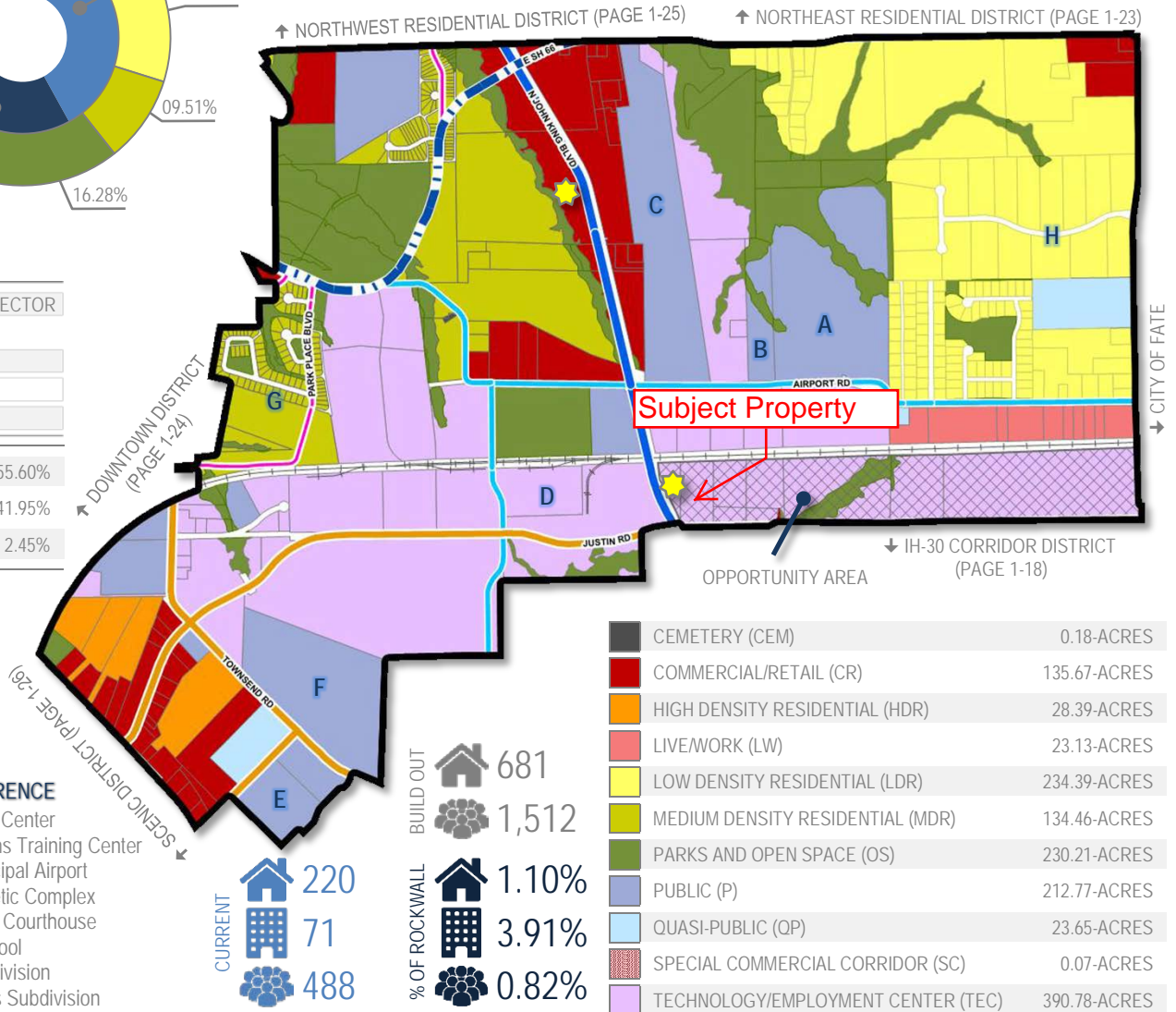
- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



Line Style	Description
Thin pink line	MINOR COLLECTOR
Thick blue line	M4U
Thick orange line	M4D
Thick blue line	P6D
Thin blue line	TXDOT 4D

Dark blue square	COMMERCIAL	55.60%
Light blue square	RESIDENTIAL	41.95%
Light green square	MIXED USE	2.45%



## POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

**BUILD OUT**

- House icon: 681
- Flower icon: 1,512

**% OF ROCKWALL**

- House icon: 1.10%
- Flower icon: 0.82%

**CURRENT**

- House icon: 220
- Flower icon: 71
- Flower icon: 488





**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

## NEW WORSHIP CENTER







**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# MASTER SITE PLAN





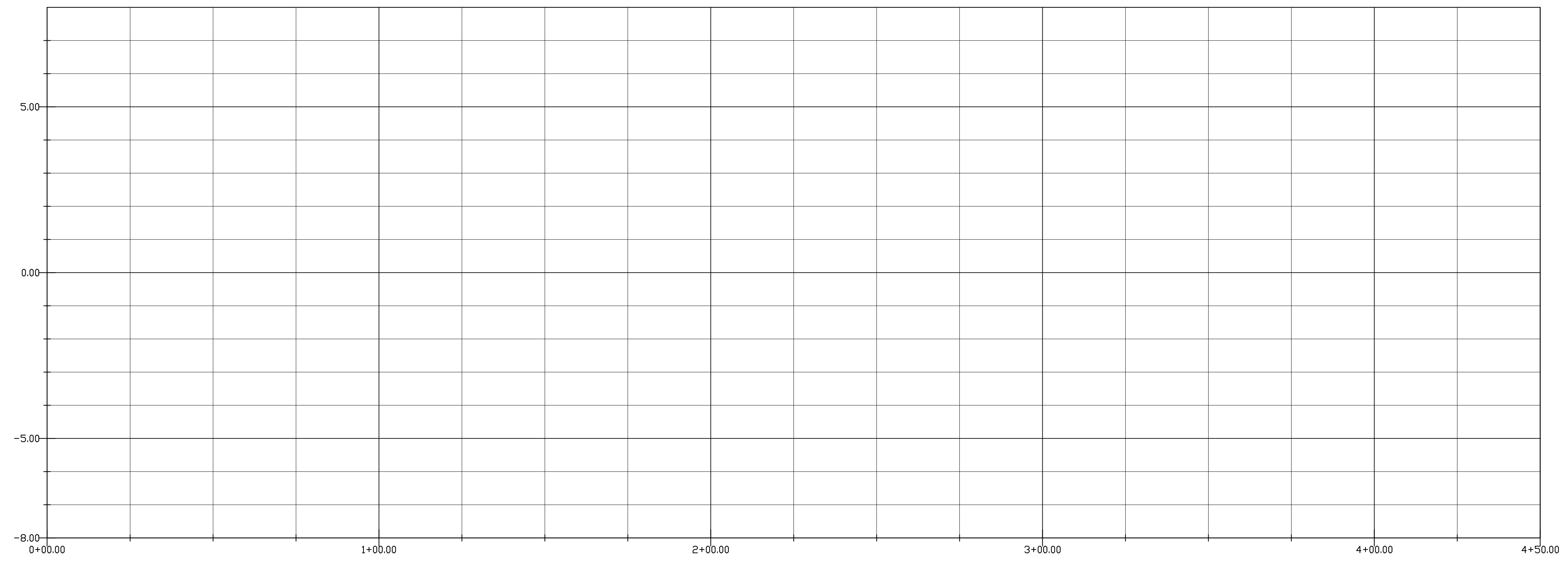
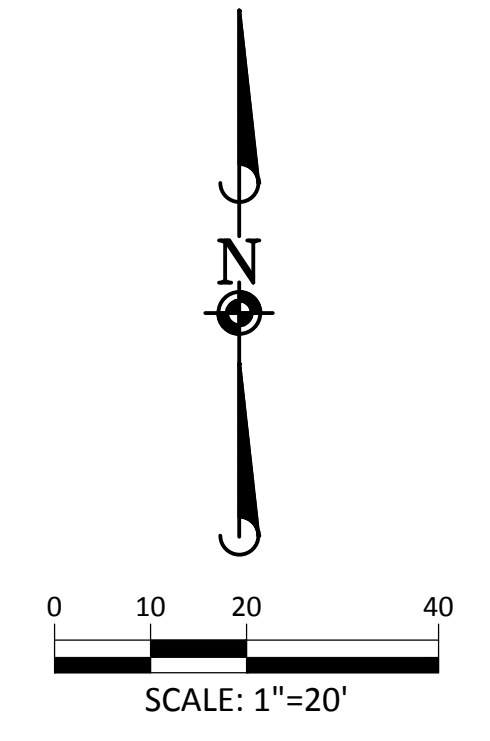
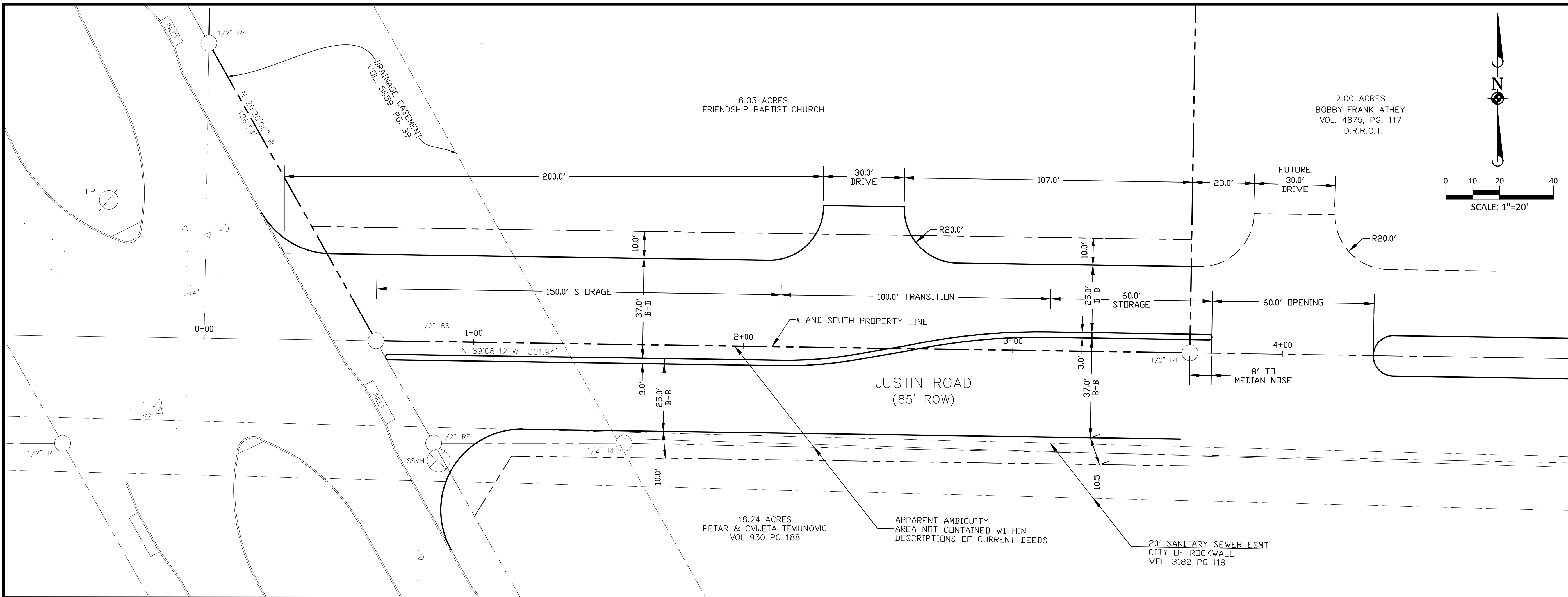


**ROCKWALL  
FRIENDSHIP**  
BAPTIST CHURCH

# FLOOR PLAN







NO.	DATE	REVISIONS

**TOMDEN ENGINEERING, L.L.P.**  
 5815 MEADOWCREST  
 DALLAS, TX 75230  
 (214) 679-1679  
 tjones@tomden.com  
 FIRM No. 19244

**JUSTIN ROAD EXTENSION  
 FRIENDSHIP BAPTIST CHURCH  
 PRELIMINARY ROADWAY LAYOUT**

THOMAS P. JONES, P.E.  
 TEXAS P.E. No. 58887  
 ISSUED THIS DATE:  
 DECEMBER 10, 2018  
 PROJ. MGR.: TJ  
 PROJ. ASSOC.: AC  
 DRAWN BY: AC  
 DATE: 12/10/2018  
 SCALE: \_\_\_\_\_



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT ON A 6.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND FURTHER DESCRIBED IN EXHIBIT 'B' OF THIS ORDINANCE; 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**, the City has received a request from Tom Jones on behalf of Susan Thomas of Rockwall Friendship Baptist Church for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District on a 6.03-acre tract of land identified as Tract 2-4 of the D. Harr Survey, Abstract No. 103, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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 (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses* and Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;



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

**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 Unified Development Code (UDC) 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; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 19<sup>TH</sup> DAY OF FEBRUARY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

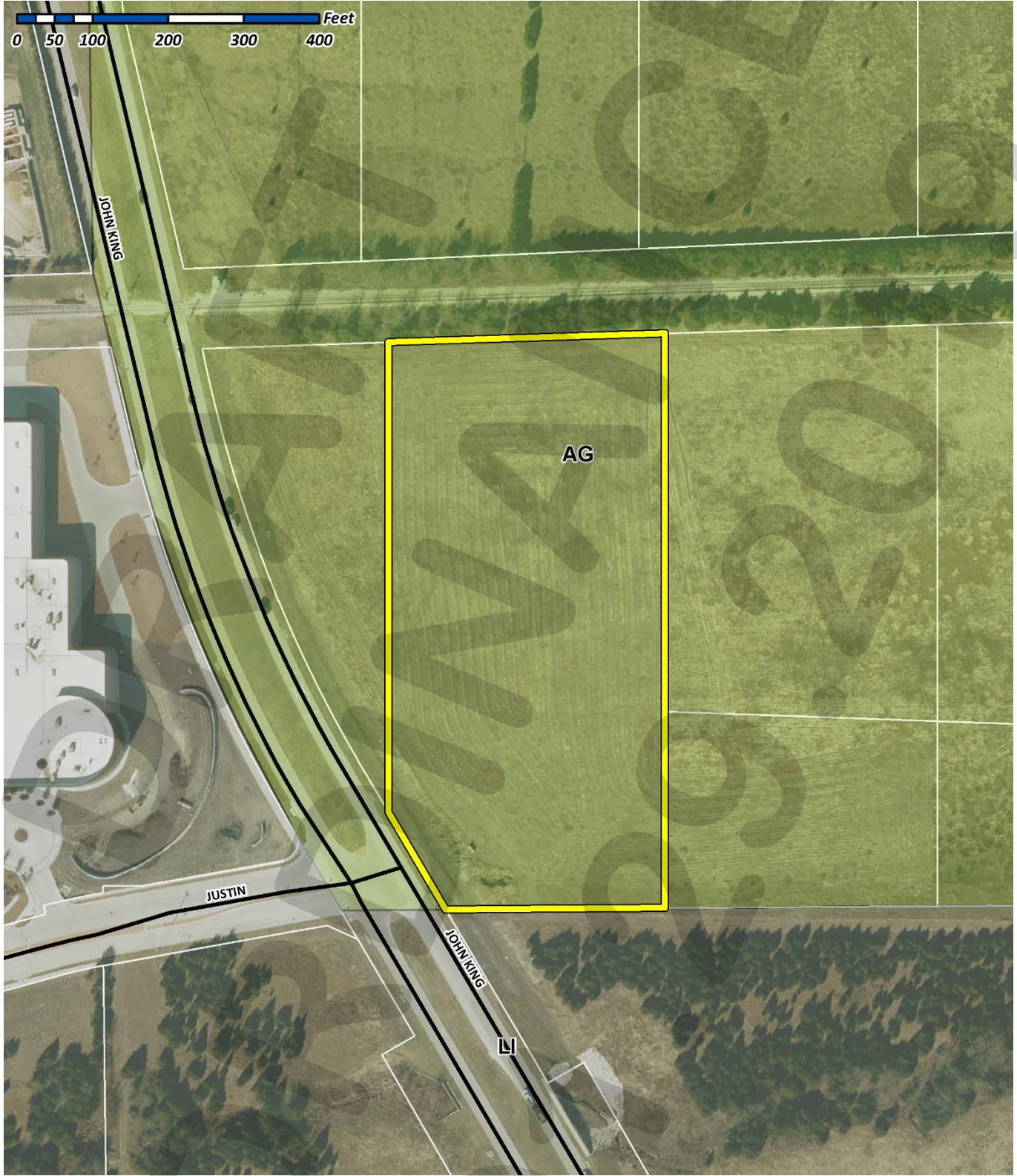
1<sup>st</sup> Reading: February 4, 2019

2<sup>nd</sup> Reading: February 19, 2019



**Exhibit 'A'**  
**Zoning Exhibit**

Legal Description: Tract 2-4 of the D. Harr Survey, Abstract No. 102





**Exhibit 'B'**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 120, City of Rockwall, Rockwall County, Texas, and being a part of a 50 acres tract of land as described in a Warrantydeed to F.B. Athey, as recorded in Volume 42, Page 91 of the Deed Records of Rockwall County, Texas, and being a part of Tract B2 as described in a Deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of M.K. & T. Railroad, said point being at the northwest corner of Tract B2, said point being N. 89 deg. 23 min. 21 sec. E, a distance of 360.54 feet from the intersection of the west boundary of said 50 acres and said railroad right-of-way;

THENCE N. 89 deg. 23 min. 21 sec. E. along said right-of-way line, a distance of 365.97 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 56 min. 05 sec. W. a distance of 732.64 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 08 min. 42 sec. W. a distance of 301.94 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of John King Boulevard, per Volume 5659, Page 39 of the Official Public Records of Rockwall County, Texas;

THENCE N. 29 deg. 20 min. 00 sec. W. along said right-of-way line, a distance of 126.54 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 55 min. 26 sec. E. a distance of 613.93 feet to the POINT OF BEGINNING and containing 262,780 square feet or 6.03 acres of land.





# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

---

**TO:** Planning and Zoning Commission

**FROM:** Korey Brooks, *Senior Planner*

**CC:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** January 15, 2019

**SUBJECT:** Z2018-056; Friendship Baptist Church-(AG to C)

---

On December 14, 2018, the applicant requested a zoning change from an Agricultural (AG) District to a Commercial (C) District for the purpose of constructing a *house of worship* (i.e. *Friendship Baptist Church*). Around the same time, the City Council adopted the OurHometown Vision 2040 Comprehensive Plan, which indicates the subject property being zoned Light Industrial (LI) District on the Future Land Use Plan. In order to zone in conformance with the Comprehensive Plan, the applicant has requested to postpone this case until January 29<sup>th</sup> to allow staff the time to re-advertise and re-notify this case as a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District. New notifications have been sent out, and the newspaper notice will appear in the newspaper on January 18, 2019. Staff should note, a Light Industrial (LI) District allows a *house of worship* by-right.





**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**CC:** Rick Crowley, *City Manager*  
Mary Smith, *Assistant City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** February 19, 2019  
**SUBJECT:** Z2018-056; *Zoning Change for Friendship Baptist Church (AG to LI)*

---

On February 4, 2019, the City Council voted to approve the applicant's request for a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District by a vote of 6-1, with Council Member Hohenshelt dissenting. This will be the second reading of the ordinance.



CITY OF ROCKWALL

ORDINANCE NO. 19-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT ON A 6.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND FURTHER DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; 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**, the City has received a request from Tom Jones on behalf of Susan Thomas of Rockwall Friendship Baptist Church for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District on a 6.03-acre tract of land identified as Tract 2-4 of the D. Harr Survey, Abstract No. 103, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] should be amended as follows:

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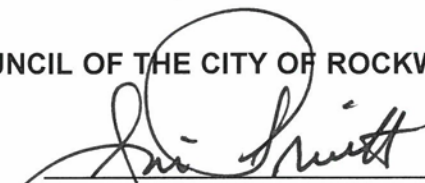
**SECTION 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such 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 Unified Development Code (UDC) 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; and

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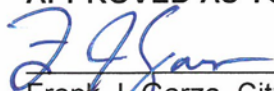
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 19<sup>TH</sup> DAY OF FEBRUARY, 2019.**

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



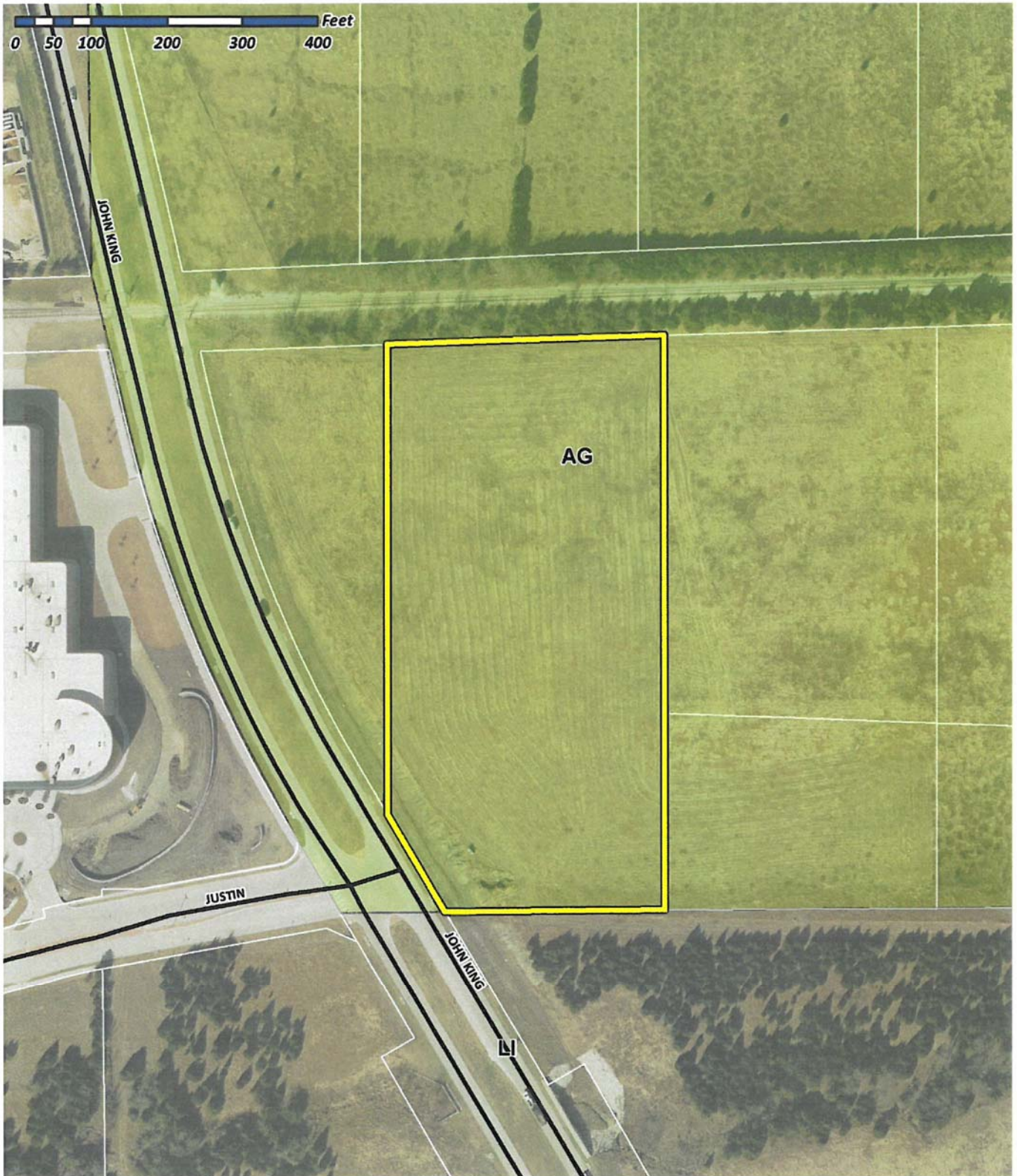
1<sup>st</sup> Reading: February 4, 2019

2<sup>nd</sup> Reading: February 19, 2019



**Exhibit 'A'**  
**Zoning Exhibit**

Legal Description: Tract 2-4 of the D. Harr Survey, Abstract No. 102





**Exhibit 'B'**  
*Legal Description*

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THENCE N. 00 deg. 55 min. 26 sec. E. a distance of 613.93 feet to the POINT OF BEGINNING and containing 262,780 square feet or 6.03 acres of land.





February 25, 2019

**ATTN: TOM JONES**  
ROCKWALL FRIENDSHIP BAPTIST CHURCH  
5651 STATE HWY 276,  
Royse City, Tx 75189

**RE: REZONE ZONING (Z2018-056), Zoning Change (AG to LI)**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 02/19/2019 via Ordinance No. 19-11. The following is a record of all recommendations, voting records and conditions of approval:

**STAFF RECOMMENDATIONS:**

*Should the City Council approve the change in zoning, staff would recommend the following conditions of approval:*

- 1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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.*
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Plan. Specifically, this will change the designation of the subject property from a Technology/Employment land use designation to a Quasi-Public land use designation;*

**PLANNING AND ZONING COMMISSION:**

*On January 29, 2019, the Planning and Zoning Commission's motion to recommend approval of the change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District passed by a vote of 7-0.*

**CITY COUNCIL:**

*On February 4, 2019, the City Council's motion to approve a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District with staff conditions passed by a vote of 6 to 1 with Council Member Hohenshelt dissenting [1st Reading].*

*On February 19, 2019, the City Council's motion to approve a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District with staff conditions passed by a vote of 4 to 1 with Council Members Macalik and Johannesen absent [2nd Reading].*





Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Korey Brooks".

**Korey Brooks, AICP**

Senior Planner

Planning & Zoning Department

City of Rockwall, TX