



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

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

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1362 FM Road 552		
SUBDIVISION	Skyview Country Estates No. 3	LOT	28
		BLOCK	
GENERAL LOCATION	Northeast corner of FM Road 552 and Breezy Hill Lane		

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

CURRENT ZONING	General Retail	CURRENT USE	Worship Center
PROPOSED ZONING	General Retail	PROPOSED USE	Worship Center
ACREAGE	7.05	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	Ridgeview Church	<input checked="" type="checkbox"/> APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
ADDRESS	1362 FM Road 552	ADDRESS	6430 Meadowcreek Drive
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75254
PHONE	972.771.2661	PHONE	214.208.0519
E-MAIL	felix.tan@ridgeview.net	E-MAIL	grayson.hughes@sutherlandking.com

## NOTARY VERIFICATION [REQUIRED]

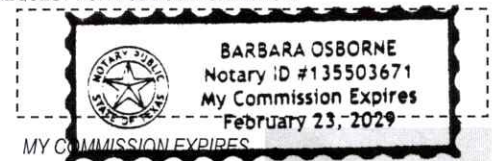
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Geisinger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2025

OWNER'S SIGNATURE Matthew Geisinger

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Barbara Osburn







May 15, 2025

2024.011

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: Specific Use Permit Explanation Letter  
**Ridgeview Church Expansion**

Dear Team,

SUTHERLAND KING CONSULTING, LLC (SKC) is providing this letter on behalf of Ridgeview Church in support of their application for expanding their facilities.

The church endeavors to expand the existing worship facilities by approximately 35,000 square feet of internal space and subsequent parking areas on the exterior of the building as reflected on the site plan associated with this submission.

It is our understanding this property was previously annexed into the City and assigned a zoning designation of General Retail, therefore this use is a legally non-conforming use and requires a Specific Use Permit upon substantial redevelopment.

We respectfully request the approval of a Specific Use Permit to permit this expansion.

In addition, we understand that General Retail prohibits parking between the building and the street frontage.

Since this property is on a corner lot (2 frontages) and the church is attempting to maximize available parking for its patrons' use and safety, we require all available areas for parking we can possibly use.

We respectfully request a variance to this requirement so that we may provide parking as shown on the associated site plan, including parking between the church and Breezy Hill, as well as the parking between the church and FM 552. As required by the landscape ordinance, we will provide landscape screening to accommodate any headlights as well as respecting the required buffers along the rights-of-way.



**In summary:**

- We request approval of the Specific Use Permit to extend the church worship facilities.
- We request approval of the variance to allow parking between the primary building and the right-of-way.

If you should have any questions about the information contained herein, please do not hesitate to contact our office.

Regards,

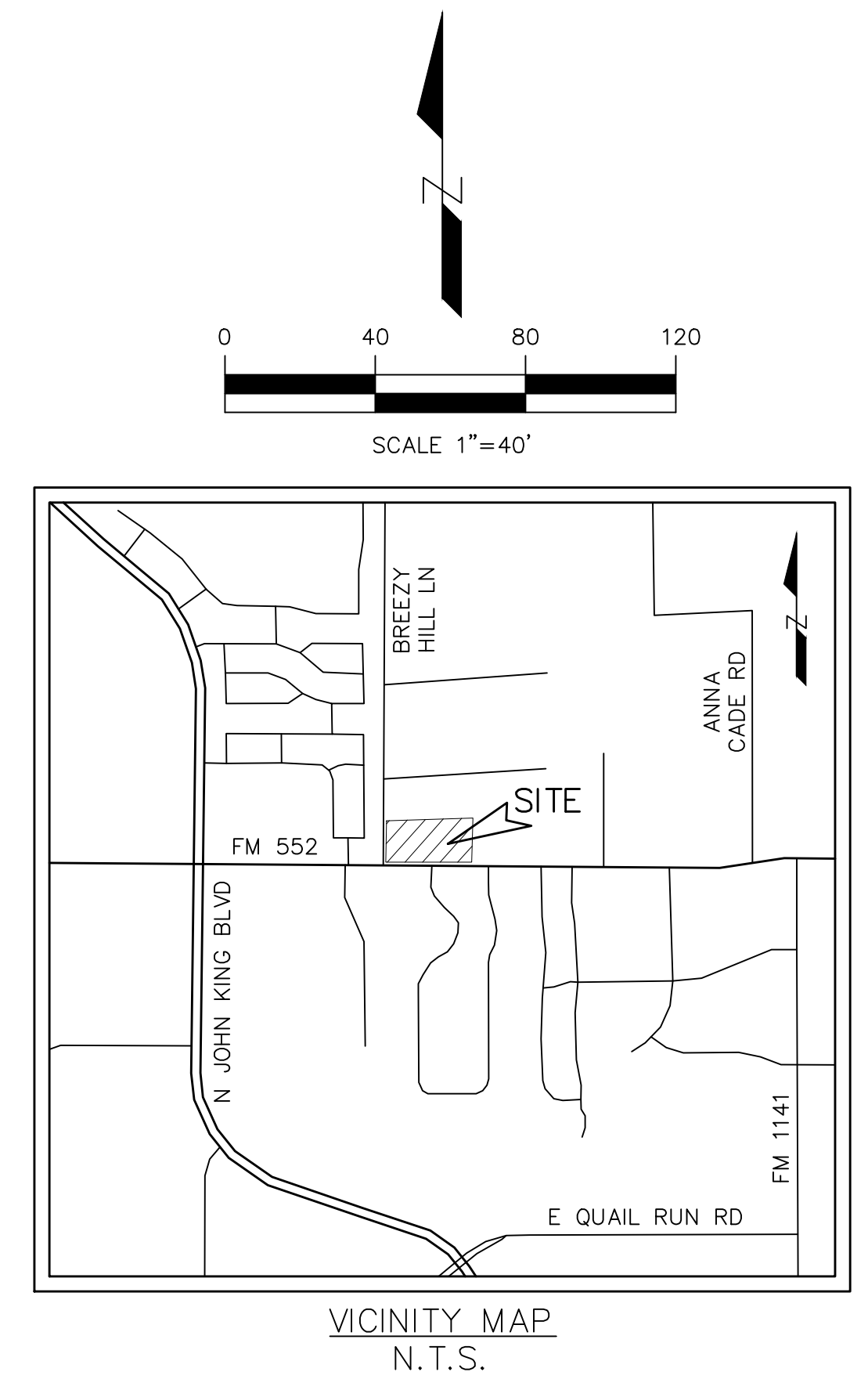
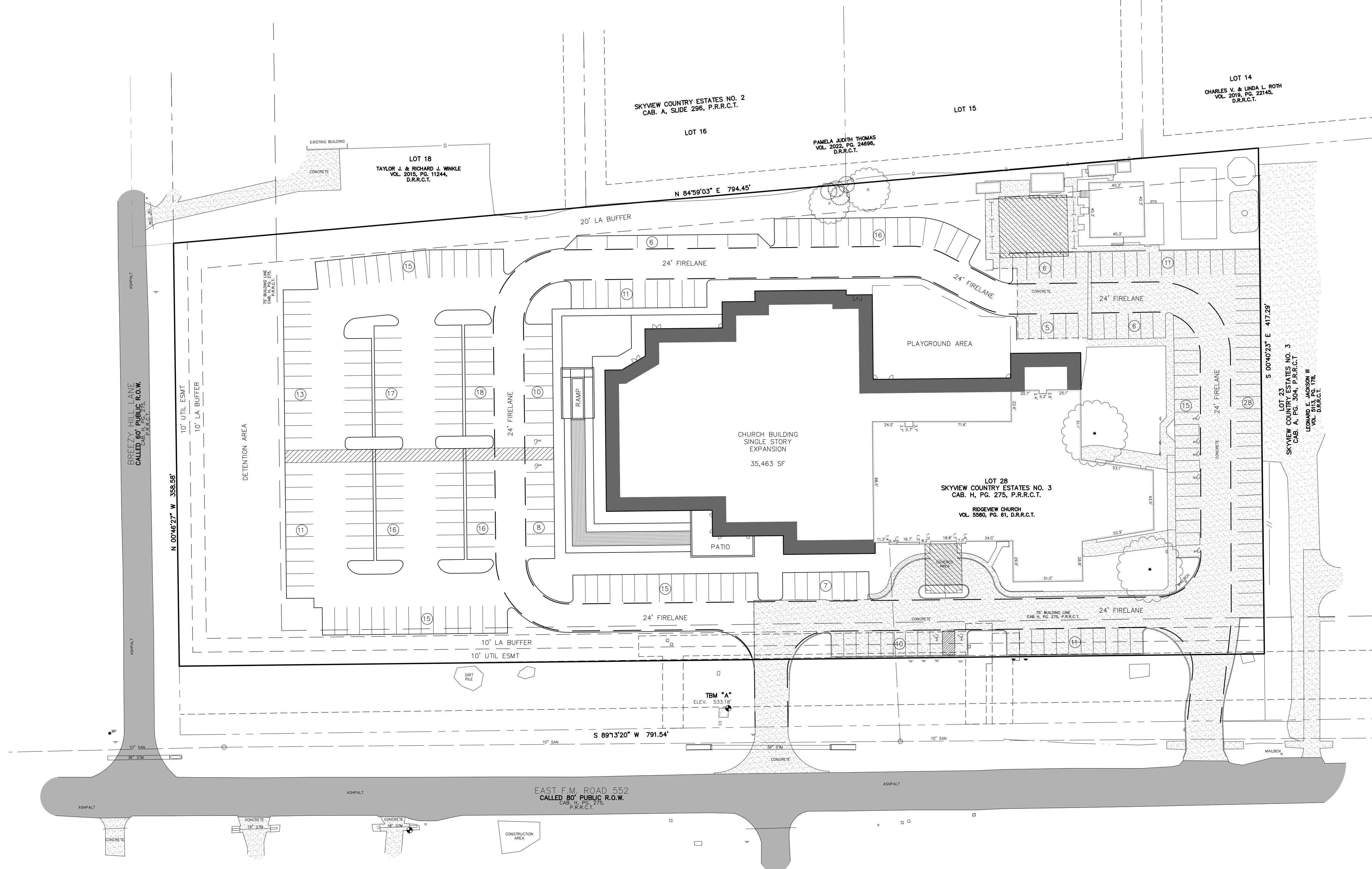
**Sutherland King Consulting, LLC**  
Texas Engineering Firm No. F-22938

A handwritten signature in blue ink, appearing to read "Grayson K. Hughes".

Grayson K. Hughes, P.E.  
CEO / Founding Principal







SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

**SUTHERLAND KING**  
 6430 MEADOWCREEK DR  
 DALLAS, TX 75254  
 SUTHERLANDKING.COM  
 TX FIRM NO. F-22938  
 PHONE: 214.208.0519

**PRELIMINARY**  
 FOR PRELIMINARY REVIEW,  
 PERMIT, OR PRICING  
 PURPOSES ONLY.  
 PREPARED BY:  
 GRAYSON K. HUGHES, PE

**SITE PLAN**  
 RIDGEVIEW CHURCH EXPANSION  
 1362 EAST FM ROAD 552  
 ROCKWALL, TEXAS

PROJECT NUMBER: 2024.011  
 DRAWING DATE: 2025.05.15  
 SCALE: 1"=40'  
 DESIGNED BY: GKH

SHEET NUMBER  
**C1.0**

**TEXAS ONE CALL**  
**CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES**

OWNER:  
 RIDGEVIEW CHURCH  
 1362 FM ROAD 552  
 ROCKWALL, TEXAS 75087  
 PHONE: 972.771.2661  
 ATTN: FELIX TAN

ENGINEER:  
 SUTHERLAND KING CONSULTING, LLC  
 6430 MEADOWCREEK DRIVE  
 DALLAS, TEXAS 75254  
 PHONE: 214.208.0519  
 ATTN: GRAYSON HUGHES, PE

SURVEYOR:  
 WINDROSE SURVEYING & LAND SERVICES, LLC  
 1959 LAKEWAY DRIVE  
 LEWISVILLE, TEXAS 75057  
 PHONE: 325.217.2544  
 ATTN: CHAD ODEN

NOTE:  
 LINework BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

No.	DATE	DESCRIPTION





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1362 FM Road 552

SUBDIVISION Skyview Country Estates No. 3 LOT 28 BLOCK

GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane

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

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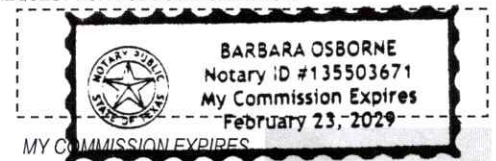
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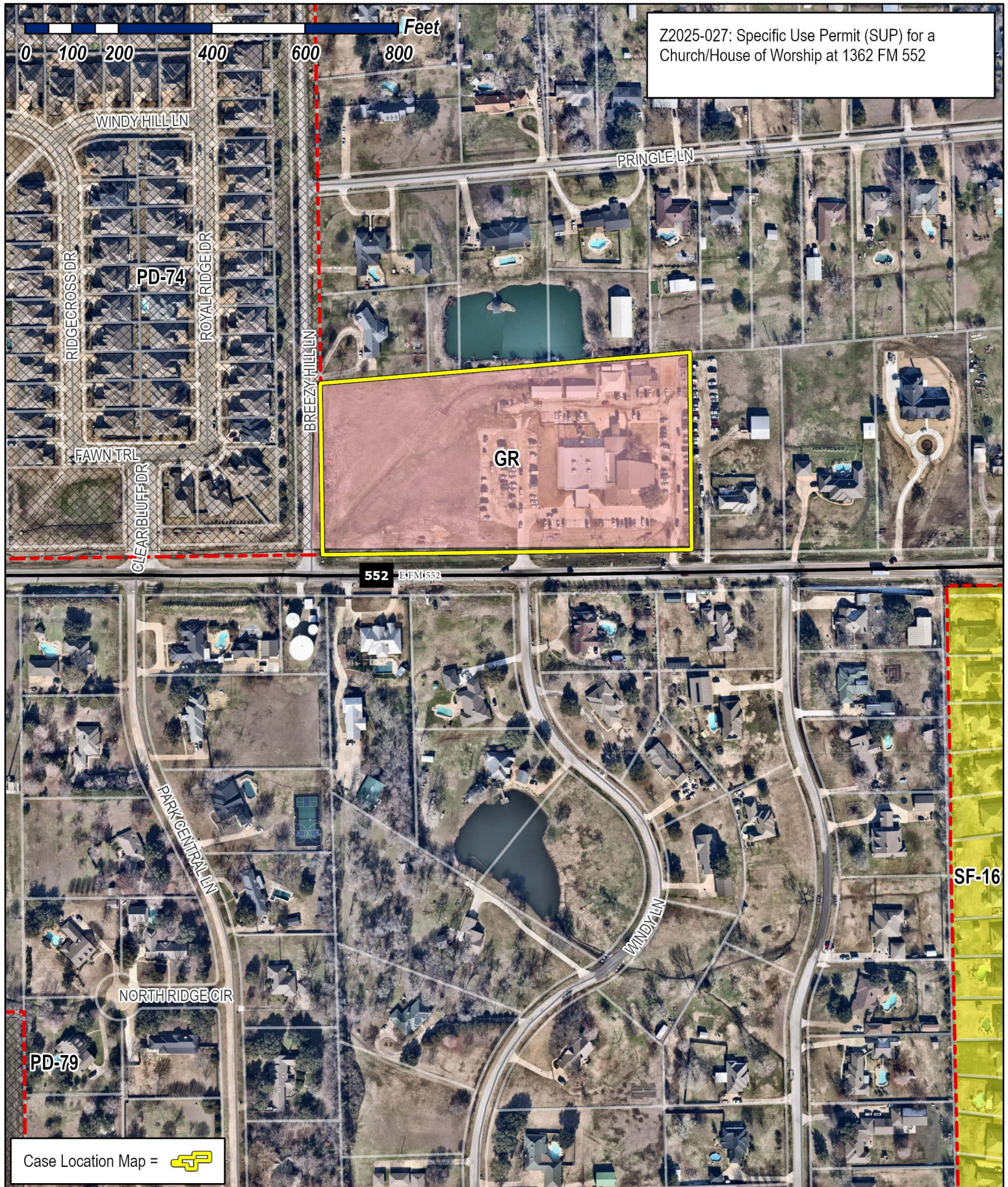
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2025

OWNER'S SIGNATURE Matthew Geisinger


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Barbara Osborne







Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship at 1362 FM 552

Case Location Map = 



# City of Rockwall

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

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



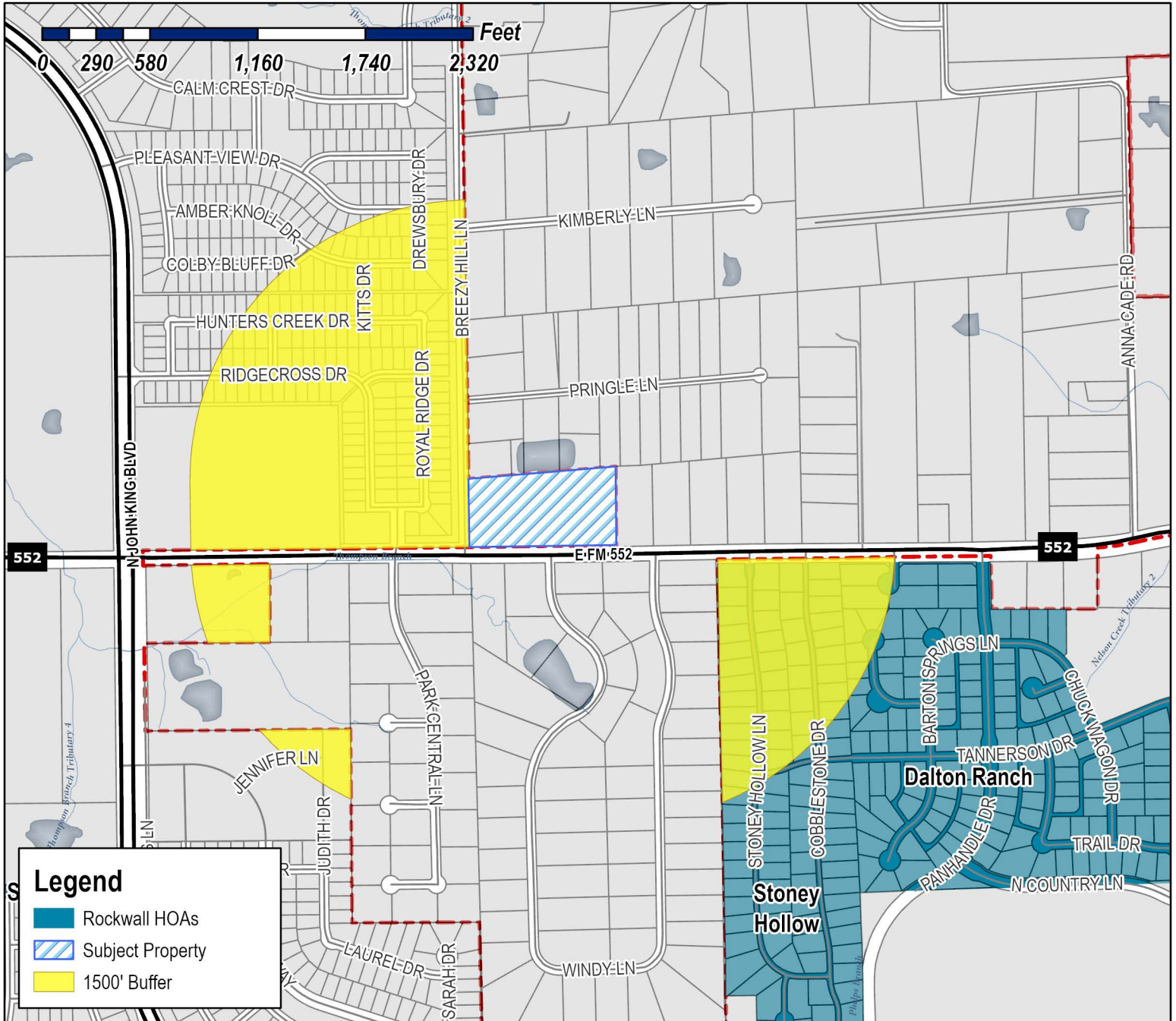




# City of Rockwall

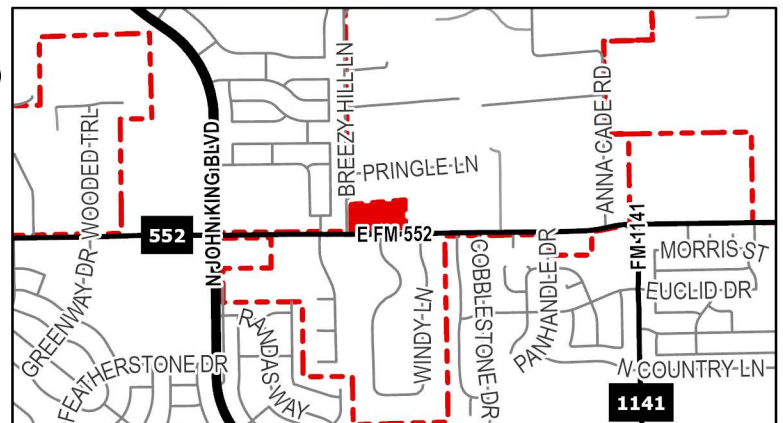
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**Case Number:** Z2025-027  
**Case Name:** SUP for a Church/House of Worship  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1362 FM 552

**Date Saved:** 5/16/2025  
 For Questions on this Case Call (972) 771-7745



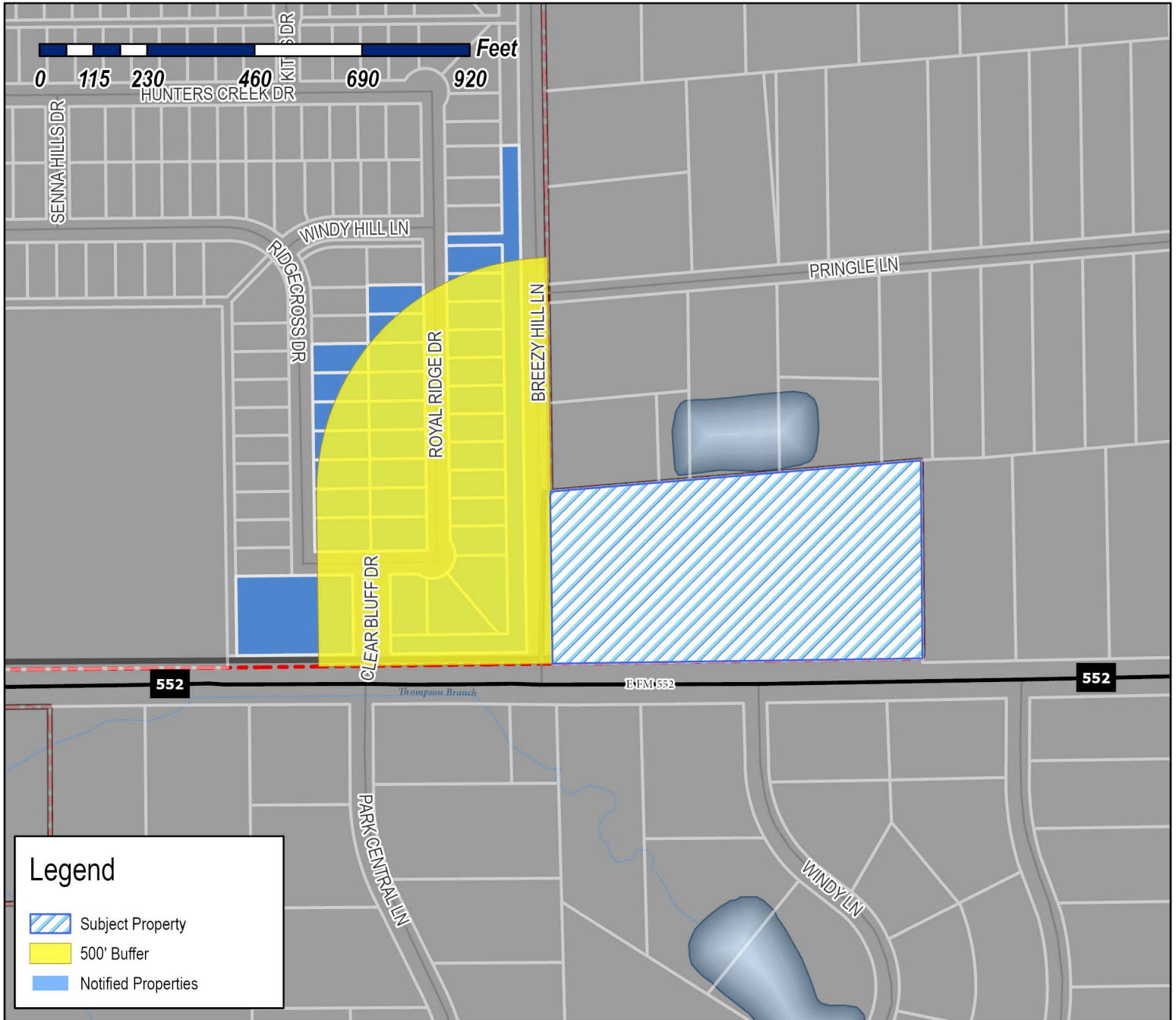




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385 S. Goliad Street  
Rockwall, Texas 75087  
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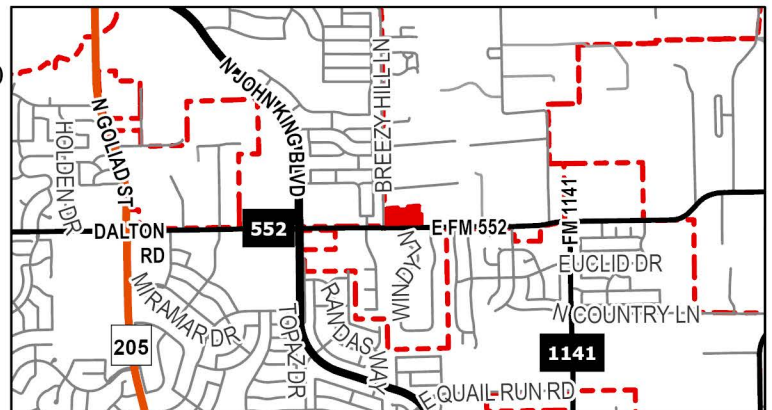
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**Case Name:** SUP for a Church/House of Worship  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1362 FM 552

**Date Saved:** 5/16/2025

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



BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

COMPTON BRADFORD D AND  
REBECCA J COMPTON  
1033 FAWN TRL  
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN  
1037 FAWN TRAIL  
ROCKWALL, TX 75087

RESIDENT  
1313 FM552  
ROCKWALL, TX 75087

RIDGEVIEW CHURCH  
1362 E FM 522  
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR  
3302 ROYAL RIDGE DR  
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA  
3306 RIDGECROSS DR  
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE  
3306 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR  
3307 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N  
3310 RIDGECROSS DRIVE  
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE  
COLAROCHIO  
3310 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE  
3311 ROYAL RIDGE DR  
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D  
3314 RIDGECROSS DR  
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD  
3314 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

LUETKE SENECA L  
3315 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO  
3318 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL  
WAYNE  
3318 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

THOMAS JARROD M  
3319 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN  
3322 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

WADE KENNETH KYLE  
3322 ROYAL RIDGE DR  
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND  
DAYANNA VILLALOBOS  
3323 ROYAL RIDGE DR  
ROCKWALL, TX 75087

BARRETT OLAN DEAN  
3326 ROYAL RIDGE DR  
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND  
NIKITA NASHA COLEMAN  
3401 ROYAL RIDGE DR  
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG  
3402 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE  
3402 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY  
3405 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S  
3406 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J  
3406 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K  
3409 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

SMITH ELOISE  
3410 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087



LEWIS STANLEY DALE AND ANITA LYNN  
3413 ROYAL RIDGE DR  
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA  
3414 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE  
3418 ROYAL RIDGE DR  
ROCKWALL, TX 75087



May 15, 2025

2024.011

Planning & Zoning Department  
385 S. Goliad Street  
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**In summary:**

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- We request approval of the variance to allow parking between the primary building and the right-of-way.

If you should have any questions about the information contained herein, please do not hesitate to contact our office.

Regards,

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Texas Engineering Firm No. F-22938

A handwritten signature in blue ink, appearing to read "Grayson K. Hughes".

Grayson K. Hughes, P.E.  
CEO / Founding Principal







# PROJECT COMMENTS



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

DATE: 5/22/2025

PROJECT NUMBER: Z2025-027  
PROJECT NAME: SUP for a Church/House of Worship  
SITE ADDRESS/LOCATIONS: 1362 E FM 552

CASE CAPTION: Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	05/22/2025	Approved w/ Comments

---

05/22/2025: Z2025-027; Specific Use Permit (SUP) for a Church/House of Worship at 1362 FM-552  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552.

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

M.3 For reference, include the case number (Z2025-027) in the lower right-hand corner of all pages on future submittals.

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

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

I.6 The subject property is zoned General Retail (GR) District. In a General Retail (GR) District the Church/House of Worship land use is permitted by Specific Use Permit (SUP). The SUP process allows "...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, there is currently a 21,658 SF Church/House of Worship, 69,656 SF of relocatable classrooms, and a 2,054 SF single-family home already located at 1362 FM-552; however, the applicant is proposing a 35,000 SF expansion to the church of internal space and parking areas that must be reviewed by the Planning and Zoning Commission and City Council.

I.7 The proposed expansion will be required to meet all applicable non-residential building and fire code requirements.

M.8 Please provide a floor plan for the total building (existing and expansion) to calculate required parking.

I.9 In a General Retail (GR) District, parking is prohibited between the building and street frontage. Therefore, parking spaces are not permitted to be in front of the front building façade and FM-552, and cannot be between the building's façade and FM-552 or Breezy Hill Lane. The current concept plan shows parking spaces to be in these areas. This will require discretionary approval by the Planning and Zoning Commission and City Council.

M.10 Please provide a cueing/pick-up/drop-off plan for the proposed daycare. Please also note that the drop-off area cannot be located within a Fire Lane.

M.11 Please indicate the use of three (3) tiered landscaping (i.e. small to mid-sized shrubs, large shrubs or accent trees, canopy trees, and berms) on your concept plan adjacent to Breezy Hill Lane and the northern property line. Specifically, along the required 20-foot landscape buffer on the northern border of the property and the required 10-foot landscape buffer along Breezy Hill Lane.

M.12 Please indicate that the proposed expansion shall be architecturally compatible in materials and architecture to the existing church.

M.13 The proposed concept plan calls out a playground area. Please indicate what kind of screening (i.e. landscape or fencing), if any, will be used.

M.14 Ordinances. Please review the attached draft ordinance prior to the June 10, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by June 3, 2025.

I.15 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 10, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.16 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 27, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on June 10, 2025.

I.17 City Council Meeting Dates. The projected City Council meeting dates for this case will be June 16, 2025 (1st Reading) and July 7, 2025 (2nd Reading).

I.18 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2025	Approved w/ Comments

- 05/22/2025: 1. There is a large existing drainage swale that runs through the site - you will need to capture that and route it around this new parking area.  
2. 20' utility easement needed in this area.  
3. TxDOT has purchased ROW. Property line is approximately here now. Verify and call out new ROW line.

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.

- All utilities must be underground.
- Tree mitigation will be required for the removal of any existing trees on site.
- Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, and driveway improvements within the FM 552 ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

#### Drainage Items:

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

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Maximum hydrant lead length is 50'.
- Water will have to be looped around the building.
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" water main within the site available for use.
- There is an existing 6" sewer house connection within the site available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Sewer pro-rata of \$86.44/acre on 3.35 acres ( original lots 19 & 20 of Skyview Country Estates)

#### Roadway Paving Items:

- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- Parallel parking spaces are minimum 22'x9'
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.

- Drainage culverts for driveways (if needed) will need to be engineered.
- A TXDOT permit will be required for any driveway modifications along FM 552.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/22/2025	Approved
No Comments			

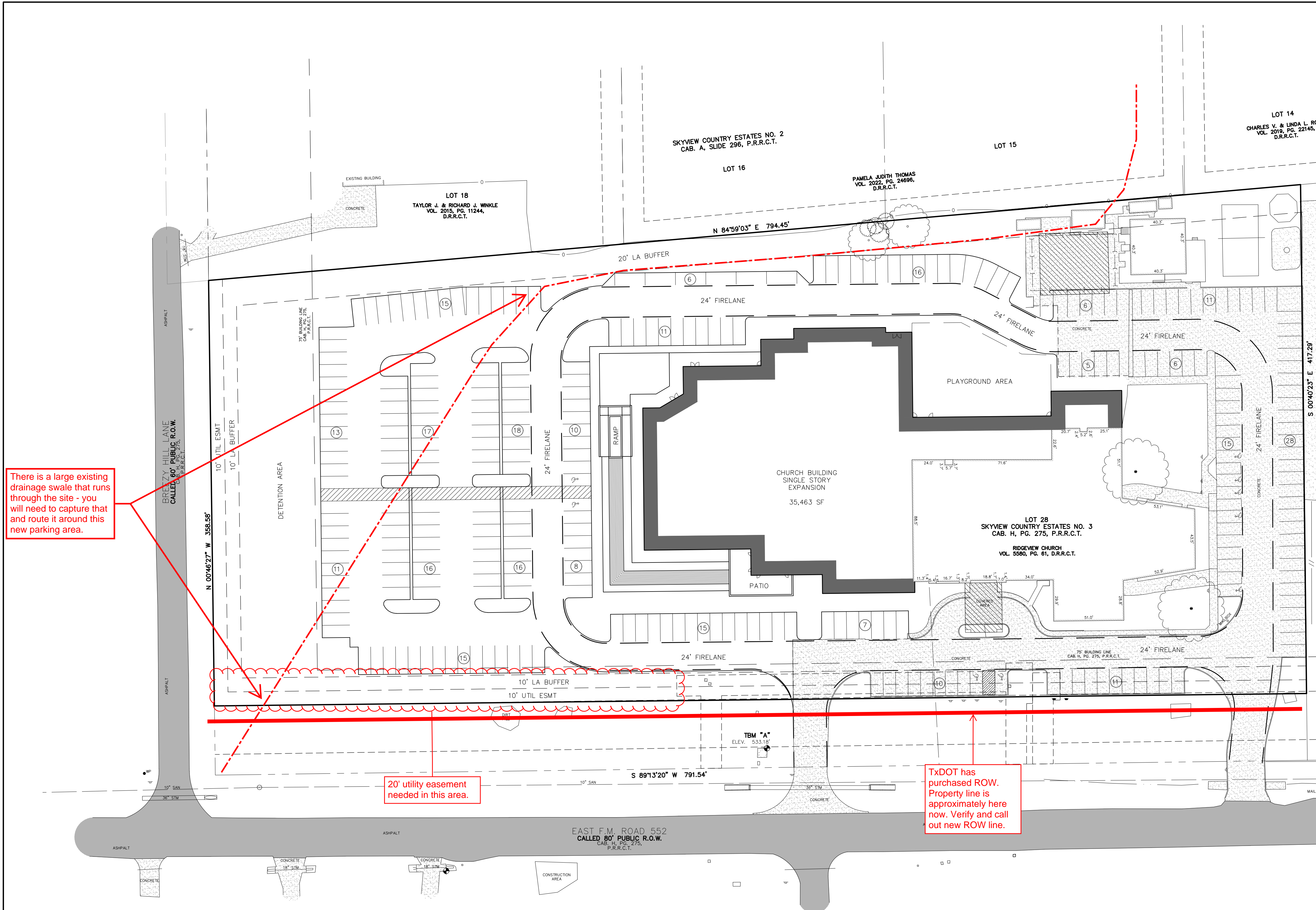
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/19/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/19/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/19/2025	Approved
No Comments			





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20' utility easement needed in this area.

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  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
  - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

No.	DATE	DESCRIPTION

**SUTHERLAND KING**  
 6430 MEADOWCREEK DR  
 DALLAS, TX  
 75254  
 SUTHERLANDKING.COM  
 TX FIRM NO. F-22938B  
 PHONE: 214.808.0519

**PRELIMINARY**  
 FOR PRELIMINARY REVIEW,  
 PERMIT, OR  
 PRICING  
 PURPOSES ONLY.  
 PREPARED BY:  
 GRAYSON K. HUGHES, PE

**SITE PLAN**  
 RIDGEVIEW CHURCH EXPANSION  
 1362 EAST FM ROAD 552  
 ROCKWALL, TEXAS

**TEXAS ONE CALL**  
**CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES**

**OWNER:**  
 RIDGEVIEW CHURCH  
 1362 FM ROAD 552  
 ROCKWALL, TEXAS 75087  
 PHONE: 972.771.2661  
 ATTN: FELIX TAN

**ENGINEER:**  
 SUTHERLAND KING CONSULTING, LLC  
 6430 MEADOWCREEK DRIVE  
 DALLAS, TEXAS 75254  
 PHONE: 214.208.0519  
 ATTN: GRAYSON HUGHES, PE

**SURVEYOR:**  
 WINDROSE SURVEYING & LAND SERVICES, LLC  
 1959 LAKEWAY DRIVE  
 LEWISVILLE, TEXAS 75057  
 PHONE: 325.217.2544  
 ATTN: CHAD ODEN

NOTE:  
 LINWORK BASED ON TOPOGRAPHIC  
 SURVEY INFORMATION ACQUIRED ON  
 4/04/2025 BY WINDROSE SURVEYING  
 AND LAND SERVICES, LLC

PROJECT NUMBER	2024.011
DRAWING DATE	2025.05.15
SCALE	1"=40'
DESIGNED BY	GKH
SHEET NUMBER	<b>C1.0</b>





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1362 FM Road 552

SUBDIVISION: Skyview Country Estates No. 3      LOT: 28      BLOCK: \_\_\_\_\_

GENERAL LOCATION: Northeast corner of FM Road 552 and Breezy Hill Lane

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

CURRENT ZONING	General Retail	CURRENT USE	Worship Center		
PROPOSED ZONING	General Retail	PROPOSED USE	Worship Center		
ACREAGE	7.05	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	Ridgeview Church	<input checked="" type="checkbox"/> APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
ADDRESS	1362 FM Road 552	ADDRESS	6430 Meadowcreek Drive
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75254
PHONE	972.771.2661	PHONE	214.208.0519
E-MAIL	felix.tan@ridgeview.net	E-MAIL	grayson.hughes@sutherlandking.com

## NOTARY VERIFICATION [REQUIRED]

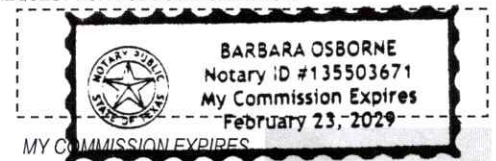
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Geisinger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

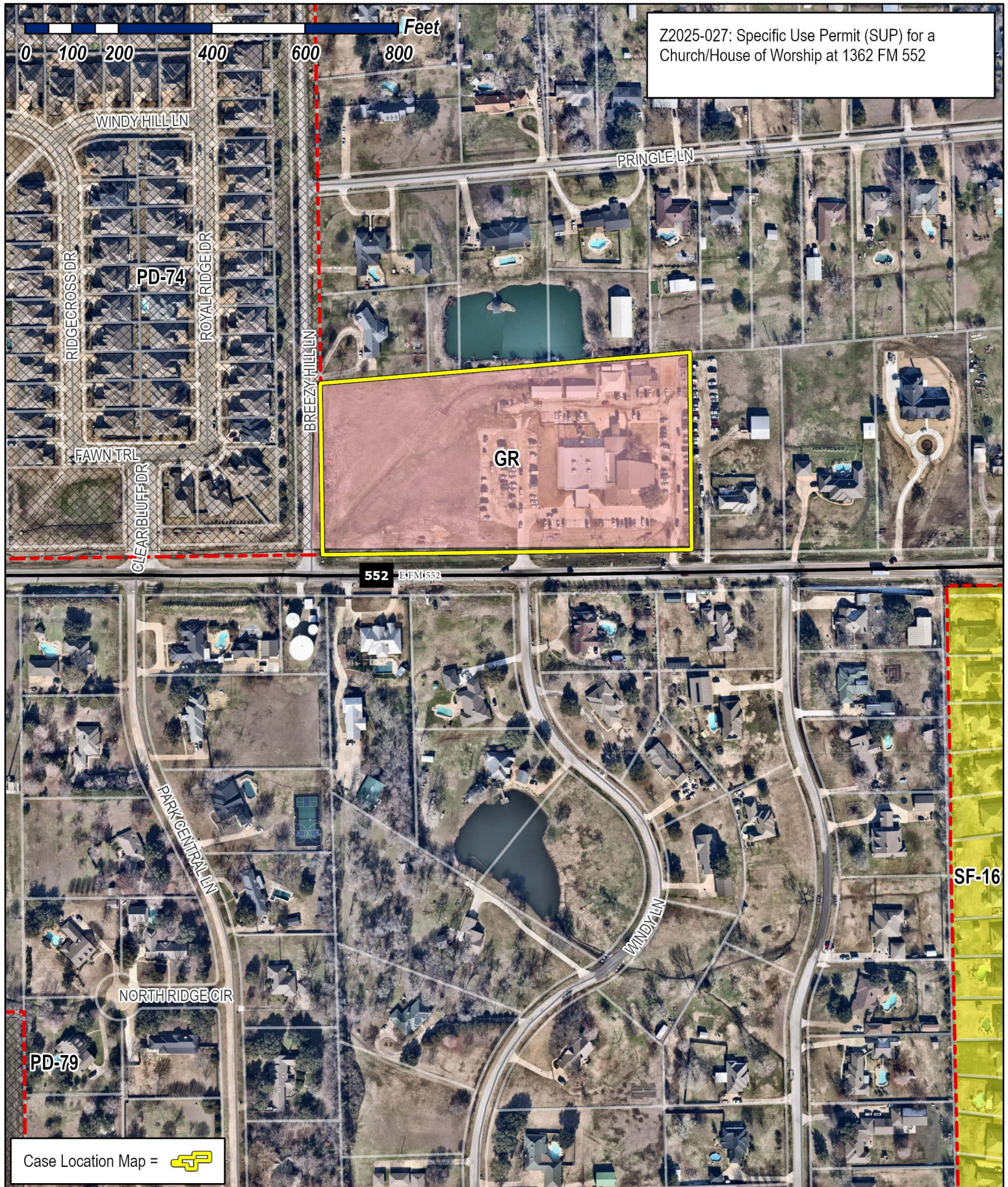
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2025

OWNER'S SIGNATURE Matthew Geisinger


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Barbara Osborn







Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship at 1362 FM 552

Case Location Map = 



# City of Rockwall

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

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



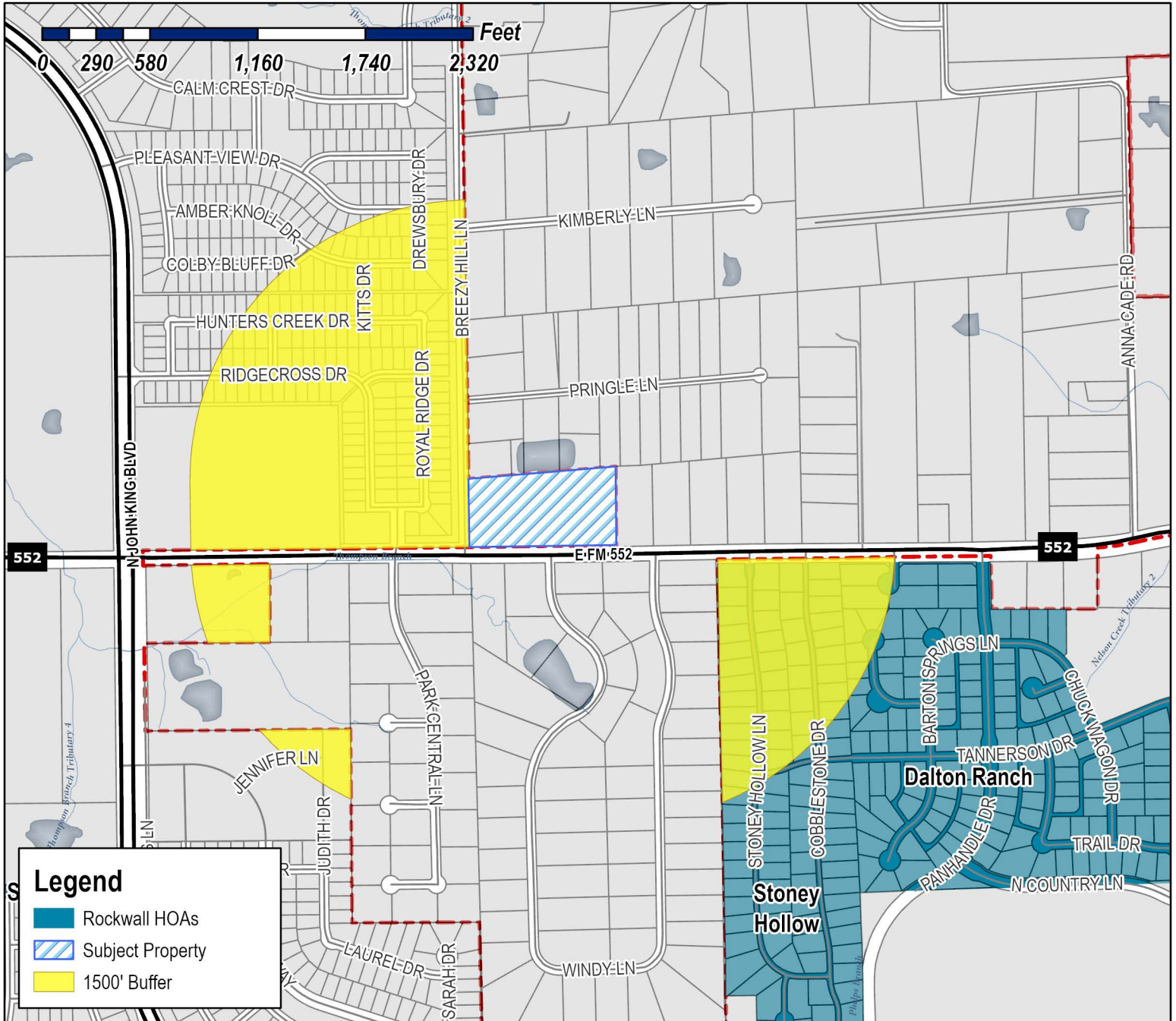




# City of Rockwall

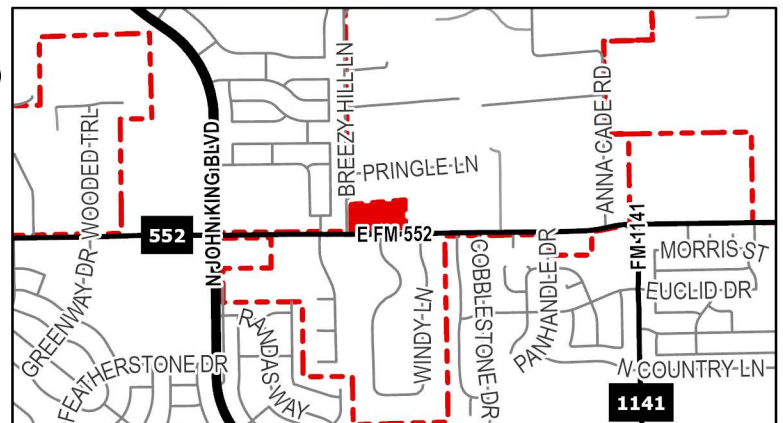
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**Case Number:** Z2025-027  
**Case Name:** SUP for a Church/House of Worship  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1362 FM 552

**Date Saved:** 5/16/2025  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-027]  
**Date:** Tuesday, May 20, 2025 3:51:55 PM  
**Attachments:** [Public Notice \(05.19.2025\).pdf](#)  
[HOA Map \(05.16.2025\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, May 23, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 10, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 16, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2025-027: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a [Specific Use Permit \(SUP\)](#) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

Thank you,

*Melanie Zavala*

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

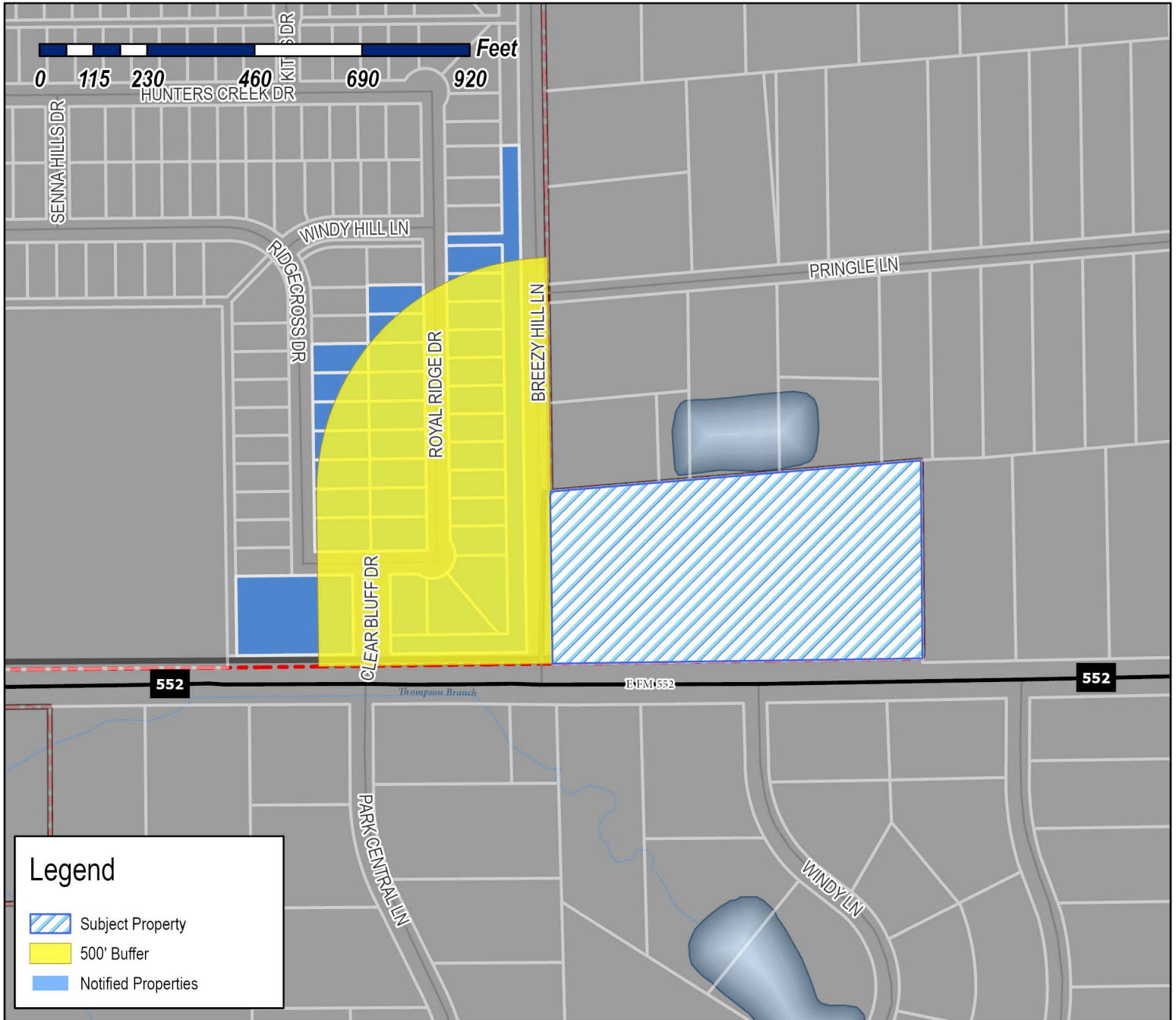




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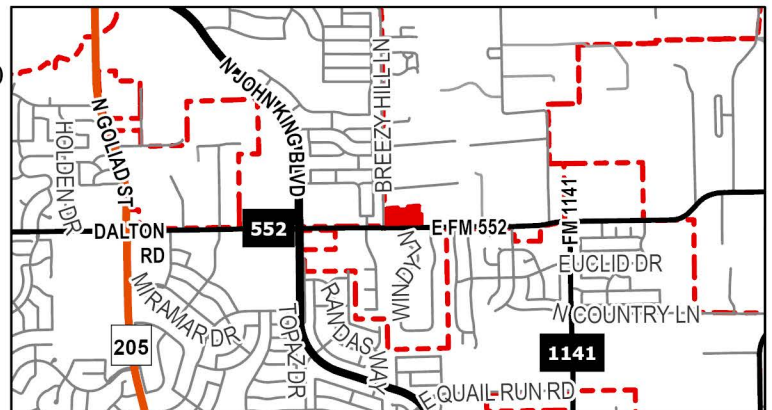
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**Zoning:** General Retail (GR) District  
**Case Address:** 1362 FM 552

**Date Saved:** 5/16/2025

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



BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

COMPTON BRADFORD D AND  
REBECCA J COMPTON  
1033 FAWN TRL  
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN  
1037 FAWN TRAIL  
ROCKWALL, TX 75087

RESIDENT  
1313 FM552  
ROCKWALL, TX 75087

RIDGEVIEW CHURCH  
1362 E FM 522  
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR  
3302 ROYAL RIDGE DR  
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA  
3306 RIDGECROSS DR  
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE  
3306 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR  
3307 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N  
3310 RIDGECROSS DRIVE  
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE  
COLAROCHIO  
3310 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE  
3311 ROYAL RIDGE DR  
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D  
3314 RIDGECROSS DR  
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD  
3314 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

LUETKE SENECA L  
3315 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO  
3318 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL  
WAYNE  
3318 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

THOMAS JARROD M  
3319 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN  
3322 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

WADE KENNETH KYLE  
3322 ROYAL RIDGE DR  
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND  
DAYANNA VILLALOBOS  
3323 ROYAL RIDGE DR  
ROCKWALL, TX 75087

BARRETT OLAN DEAN  
3326 ROYAL RIDGE DR  
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND  
NIKITA NASHA COLEMAN  
3401 ROYAL RIDGE DR  
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG  
3402 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE  
3402 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY  
3405 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S  
3406 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J  
3406 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K  
3409 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

SMITH ELOISE  
3410 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087



LEWIS STANLEY DALE AND ANITA LYNN  
3413 ROYAL RIDGE DR  
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA  
3414 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE  
3418 ROYAL RIDGE DR  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Please place a check mark on the appropriate line below:

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

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

Name: [text box]  
Address: [text box]

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

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





May 15, 2025

2024.011

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: Specific Use Permit Explanation Letter  
**Ridgeview Church Expansion**

Dear Team,

SUTHERLAND KING CONSULTING, LLC (SKC) is providing this letter on behalf of Ridgeview Church in support of their application for expanding their facilities.

The church endeavors to expand the existing worship facilities by approximately 35,000 square feet of internal space and subsequent parking areas on the exterior of the building as reflected on the site plan associated with this submission.

It is our understanding this property was previously annexed into the City and assigned a zoning designation of General Retail, therefore this use is a legally non-conforming use and requires a Specific Use Permit upon substantial redevelopment.

We respectfully request the approval of a Specific Use Permit to permit this expansion.

In addition, we understand that General Retail prohibits parking between the building and the street frontage.

Since this property is on a corner lot (2 frontages) and the church is attempting to maximize available parking for its patrons' use and safety, we require all available areas for parking we can possibly use.

We respectfully request a variance to this requirement so that we may provide parking as shown on the associated site plan, including parking between the church and Breezy Hill, as well as the parking between the church and FM 552. As required by the landscape ordinance, we will provide landscape screening to accommodate any headlights as well as respecting the required buffers along the rights-of-way.



**In summary:**

- We request approval of the Specific Use Permit to extend the church worship facilities.
- We request approval of the variance to allow parking between the primary building and the right-of-way.

If you should have any questions about the information contained herein, please do not hesitate to contact our office.

Regards,

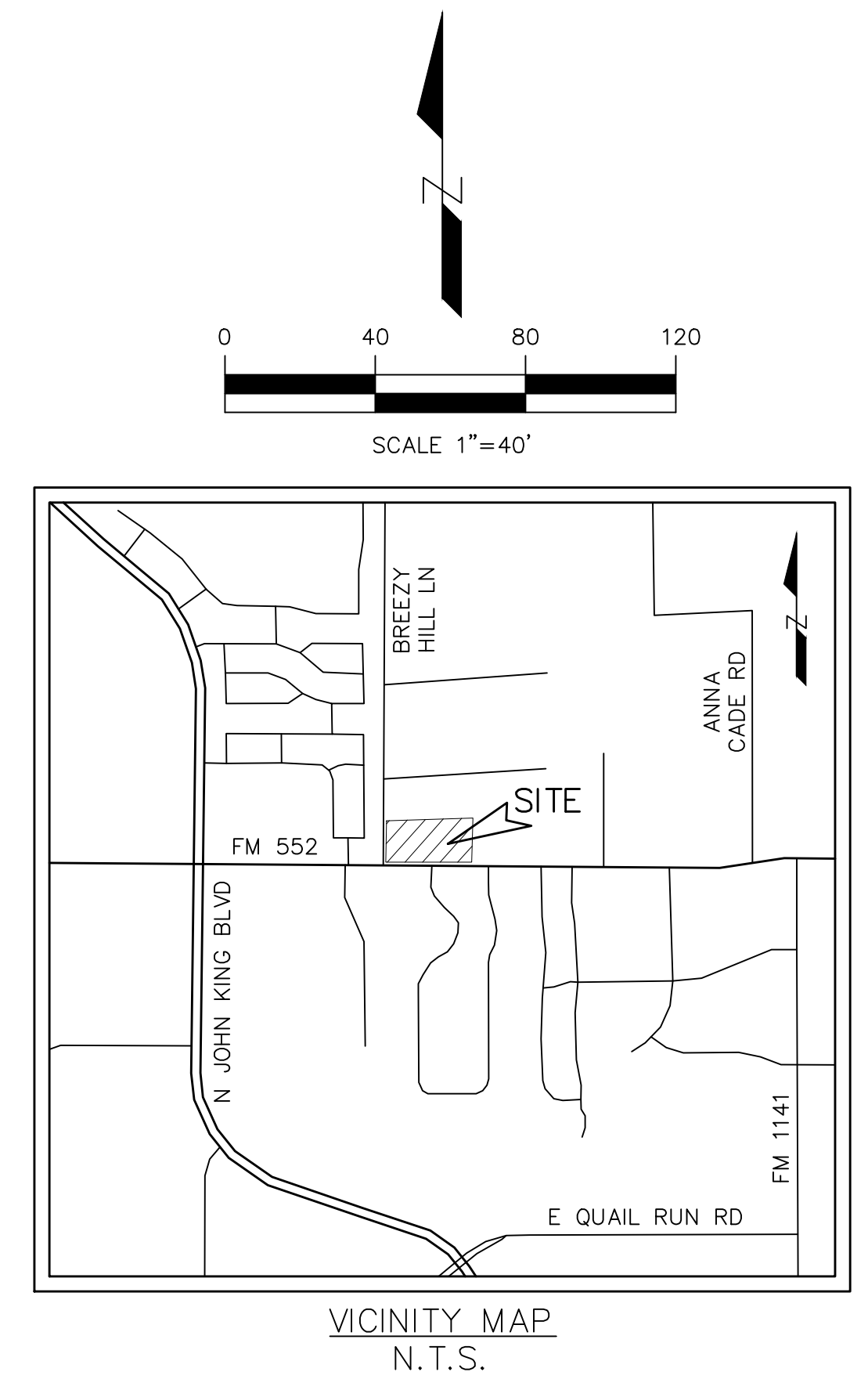
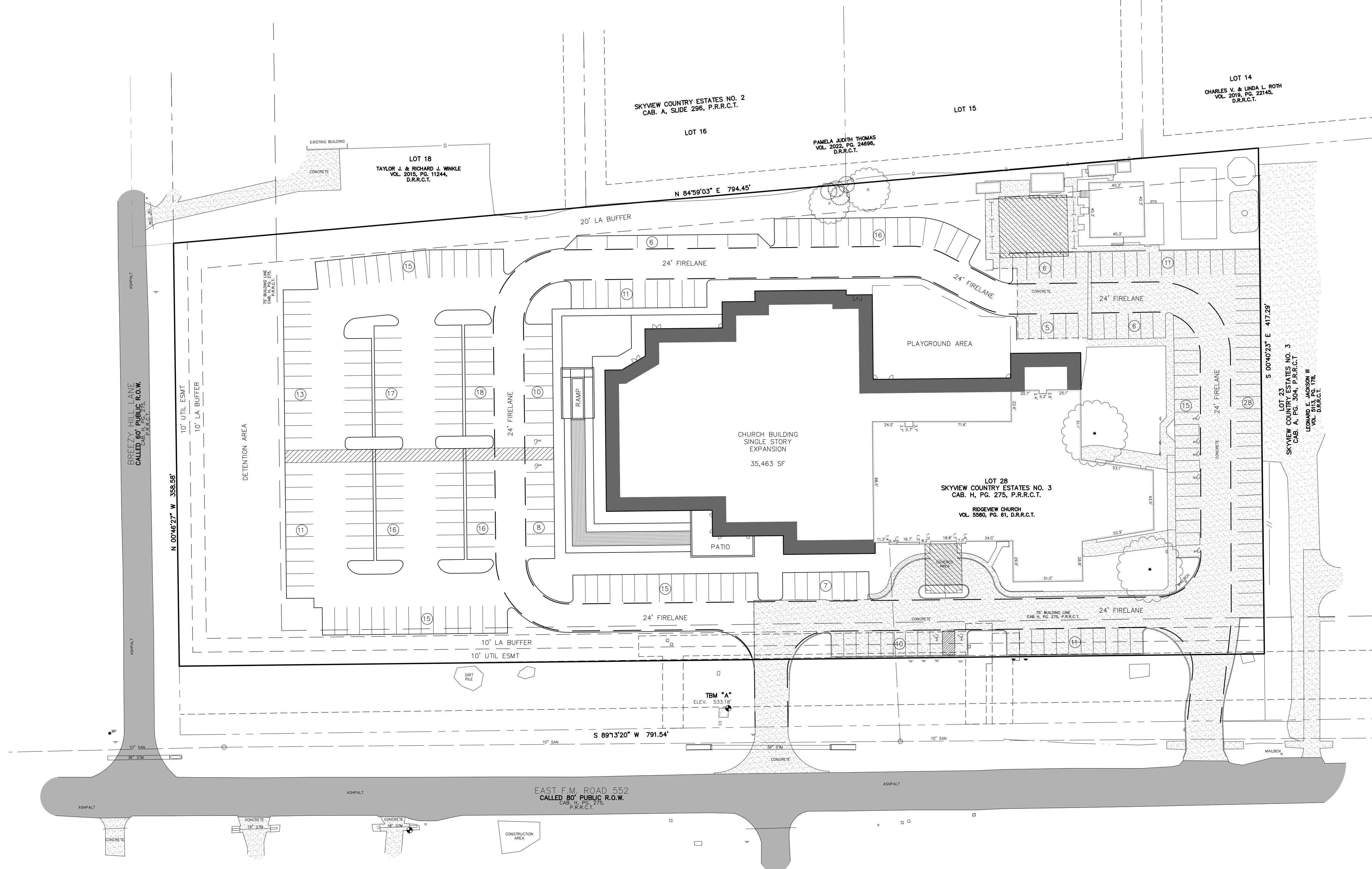
**Sutherland King Consulting, LLC**  
Texas Engineering Firm No. F-22938

A handwritten signature in blue ink, appearing to read "Grayson K. Hughes".

Grayson K. Hughes, P.E.  
CEO / Founding Principal







SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

No.	DATE	DESCRIPTION

**SUTHERLAND KING**  
 6430 MEADOWCREEK DR  
 DALLAS, TX 75254  
 SUTHERLANDKING.COM  
 TX FIRM NO. F-22938  
 PHONE: 214.208.0519

**PRELIMINARY**  
 FOR PRELIMINARY REVIEW,  
 PERMIT, OR PRICING  
 PURPOSES ONLY.  
 PREPARED BY:  
 GRAYSON K. HUGHES, PE

**SITE PLAN**  
 RIDGEVIEW CHURCH EXPANSION  
 1362 EAST FM ROAD 552  
 ROCKWALL, TEXAS

PROJECT NUMBER	2024.011
DRAWING DATE	2025.05.15
SCALE	1"=40'
DESIGNED BY	GKH
SHEET NUMBER	<b>C1.0</b>

**TEXAS ONE CALL**  
**CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES**

**OWNER:**  
 RIDGEVIEW CHURCH  
 1362 FM ROAD 552  
 ROCKWALL, TEXAS 75087  
 PHONE: 972.771.2661  
 ATTN: FELIX TAN

**ENGINEER:**  
 SUTHERLAND KING CONSULTING, LLC  
 6430 MEADOWCREEK DRIVE  
 DALLAS, TEXAS 75254  
 PHONE: 214.208.0519  
 ATTN: GRAYSON HUGHES, PE

**SURVEYOR:**  
 WINDROSE SURVEYING & LAND SERVICES, LLC  
 1959 LAKEWAY DRIVE  
 LEWISVILLE, TEXAS 75057  
 PHONE: 325.217.2544  
 ATTN: CHAD ODEN

NOTE:  
 LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A CHURCH/HOUSE OF WORSHIP ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:



## 2.1 OPERATIONAL CONDITIONS

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

- 1) The proposed *Church/House of Worship* shall generally conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The proposed expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship*.
- 3) A 20-foot landscape buffer, with a wrought iron fence, berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.
- 4) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.
- 5) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or

circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 16, 2025

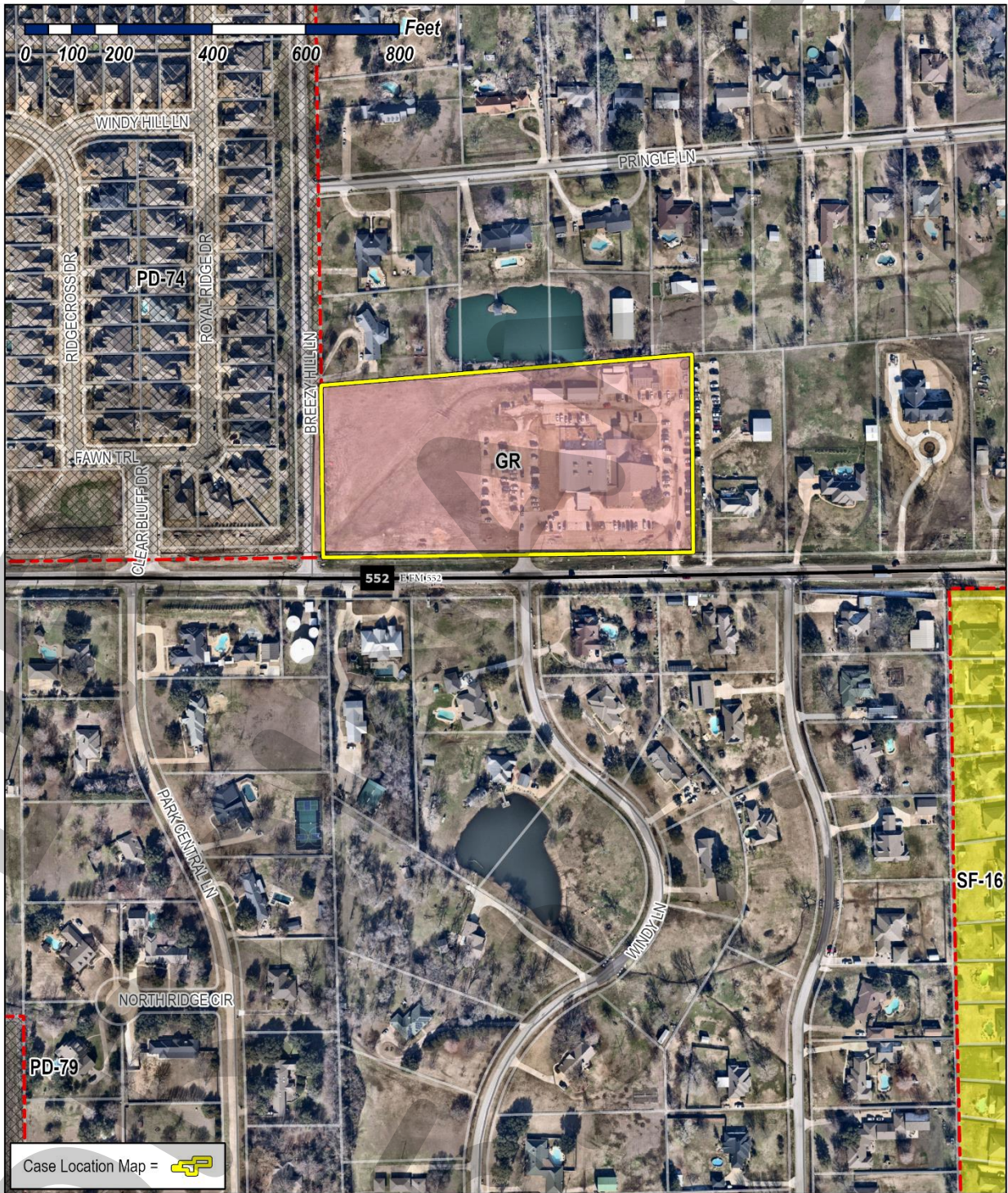
2<sup>nd</sup> Reading: July 7, 2025



**Exhibit 'A':  
Location Map**

Address: 1362 FM-552

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











# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** June 10, 2025  
**APPLICANT:** Grayson Hughes; *Sutherland King Consulting, LLC*  
**CASE NUMBER:** Z2025-027; *Specific Use Permit for a Church/House of Worship at 1362 FM-552*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a *Church/House of Worship* (i.e. *Ridgeview Church*) for the expansion of an existing *Church* that will exceed the maximum permissible building size on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

### BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17 [i.e. Case No. A2012-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [i.e. *Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43 [i.e. Case No. Z2018-038]* changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. In addition to the existing 21,658 SF church, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms.

### PURPOSE

The applicant -- *Grayson Hughes* -- is requesting the approval of a Specific Use Permit (SUP) to allow for an expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1362 FM-552. The land uses adjacent to the subject property are as follows:

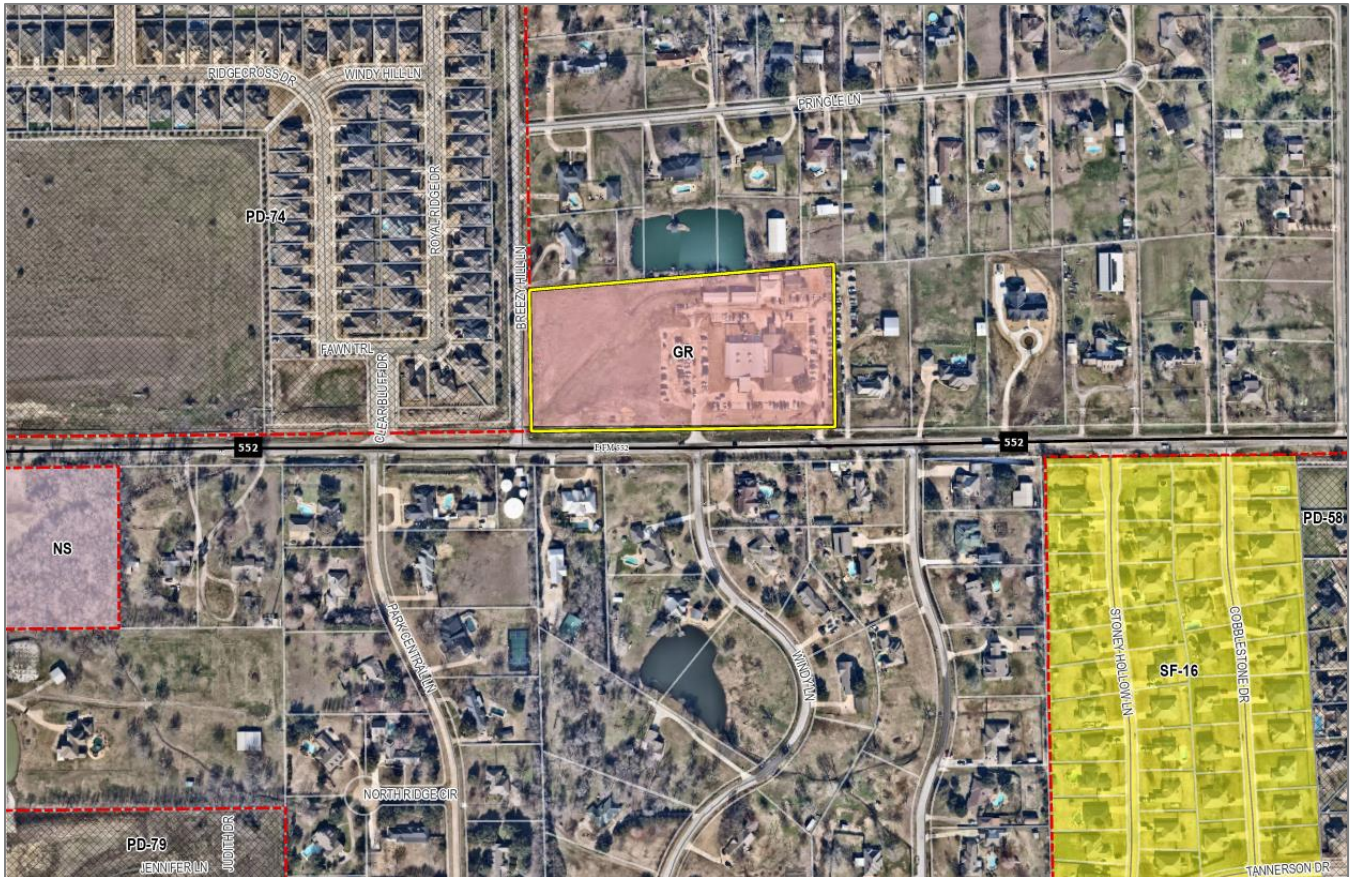
North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is a residential subdivision (i.e. *Skyview Country Estates #2 Addition*) that is situated within the City's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are the corporate limits for the City of Rockwall. Beyond this are five (5) parcels of land (i.e. *Lots 23-27 of the Skyview Country Estates #3 Addition*) developed with single-family homes that are situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property are the corporate limits of the City of Rockwall. Beyond this is FM-552, which is identified as a A4D (i.e. *major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Windmill Valley Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 9 of the Breezy Hill Subdivision, which consists of 59 residential lots on 16.82-acres of land. This subdivision has been in existence since January 29, 2016. West of this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-5 of the T.R. Bailey Survey, Abstract No. 30*). All of these properties are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses.

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



### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, building elevations, site plan, and a floor plan requesting a Specific Use Permit (SUP) for the expansion of an existing *Church/House of Worship* that will exceed the maximum permissible building size for a building in a General Retail (GR) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 21,658 SF church, a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms situated on the subject property. The site plan submitted by the applicant depicts the proposed expansion of the existing *Church/House of Worship*, which will be approximately 35,653 SF and consist of an auditorium, a multi-purpose room, class rooms and offices. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property. Additionally, it indicates that a total of 286 parking spaces will be provided for the 1,013 seats in the sanctuary. This exceeds the required number of parking spaces by 32 spaces (*i.e. 254 spaces are required*). Also included with this request is the removal of the two (2), 1,560 SF portable classrooms from the subject property.

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

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious



education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. The Specific Use Permit (SUP) process allows “...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” Staff should point out that there is currently an existing *Church/House of Worship* already located at 1362 FM-552 that was constructed in 1980; however, the expansion proposed by the applicant consists of 35,653 SF of internal space and parking areas that must be reviewed by the Planning and Zoning Commission and City Council.

With regard to the concept plan provided by the applicant, the proposed parking field is located in front of the front façade of the building along FM-552 and Breezy Hill Lane. According to the notes for the General Retail (GR) District contained in the chart in Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(p)arking should not be located between the front façade and the property line.” In this case, the parking fields located between the front facades of the building and FM-552 and Breezy Hill Road are a deviation from the requirements in the Unified Development Code (UDC). In addition, this section of the code also states that the maximum size of a building in a General Retail (GR) District is 25,000 SF. In this case, the existing *Church/House of Worship* building is 21,658 SF and the proposed expansion will add an additional 35,653 SF for a total building area of 53,904 SF. These aspects of the applicant’s request are discretionary decisions that will need to be considered by the Planning and Zoning Commission and City Council.

### **STAFF ANALYSIS**

When reviewing the applicant’s request, staff should point out that the existing building was constructed prior to the property being annexed into the City of Rockwall, and much of the existing structure is considered to be legally non-conforming. This includes existing parking that is situated between the front façade of the existing building and FM-552. In addition, the existing church was constructed away from the corner of the FM-552 and Breezy Hill Lane. This aspect of the existing design makes it difficult for the *Church/House of Worship* to be expanded and be in conformance with parking requirements; however, it should be noted that the parking being added with the proposed expansion will meet the required number of parking spaces. As a compensatory measure for allowing the deviation for the parking lot locations, the applicant has proposed increasing the amount of landscaping adjacent to both Breezy Hill Road and FM-552. The applicant has also proposed to provide a residential adjacency buffer for the properties north of the subject property, and -- despite these properties being located outside the City’s corporate boundaries -- this will help lessen the impacts on these properties that may result from the increased activities proposed by the expansion. This buffer will be 20-feet wide and incorporate three (3) tiered screening. The final compensatory measure being offered by the applicant is the removal of the two (2), 1,560 SF portable classrooms, which will bring the property closer into conformance with the Unified Development Code (UDC). With all this being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On May 20, 2025, staff mailed 33 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Stoney Hollow and Dalton Ranch Homeowner’s Associations (HOAs), which are the only Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has not received any notices back regarding the applicant’s request.

### **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The proposed expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship* and shall generally conform to the Conceptual Building Elevations depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The proposed *Church/House of Worship* shall generally conform to the Site Plan and Floor Plan depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (c) A 20-foot landscape buffer, with a berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.
  - (d) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.
  - (e) The proposed *Church/House of Worship* shall not exceed a total building size of 54,000 SF.
  - (f) The two (2) existing 1,560 SF portable classrooms shall be removed from the property prior to the issuance of a new Certificate of Occupancy (CO) for the expansion of the *Church/House of Worship*.
  - (g) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1362 FM Road 552		
SUBDIVISION	Skyview Country Estates No. 3	LOT	28
		BLOCK	
GENERAL LOCATION	Northeast corner of FM Road 552 and Breezy Hill Lane		

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

CURRENT ZONING	General Retail	CURRENT USE	Worship Center
PROPOSED ZONING	General Retail	PROPOSED USE	Worship Center
ACREAGE	7.05	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	Ridgeview Church	<input checked="" type="checkbox"/> APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
ADDRESS	1362 FM Road 552	ADDRESS	6430 Meadowcreek Drive
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75254
PHONE	972.771.2661	PHONE	214.208.0519
E-MAIL	felix.tan@ridgeview.net	E-MAIL	grayson.hughes@sutherlandking.com

## NOTARY VERIFICATION [REQUIRED]

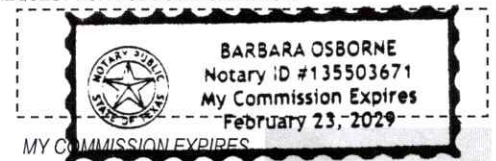
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Geisinger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

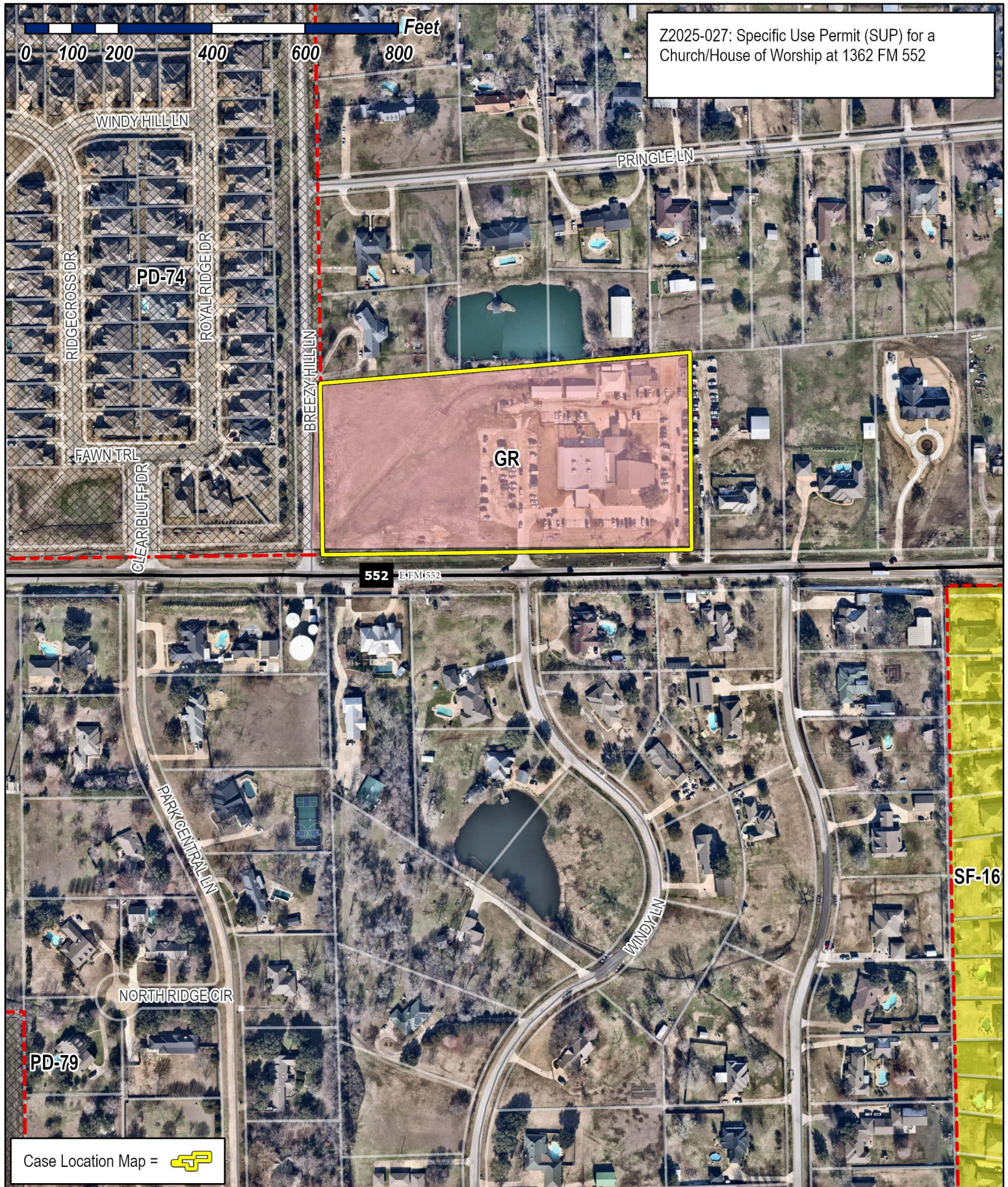
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2025

OWNER'S SIGNATURE Matthew Geisinger


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Barbara Osborn







Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship at 1362 FM 552

Case Location Map = 



# City of Rockwall

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

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



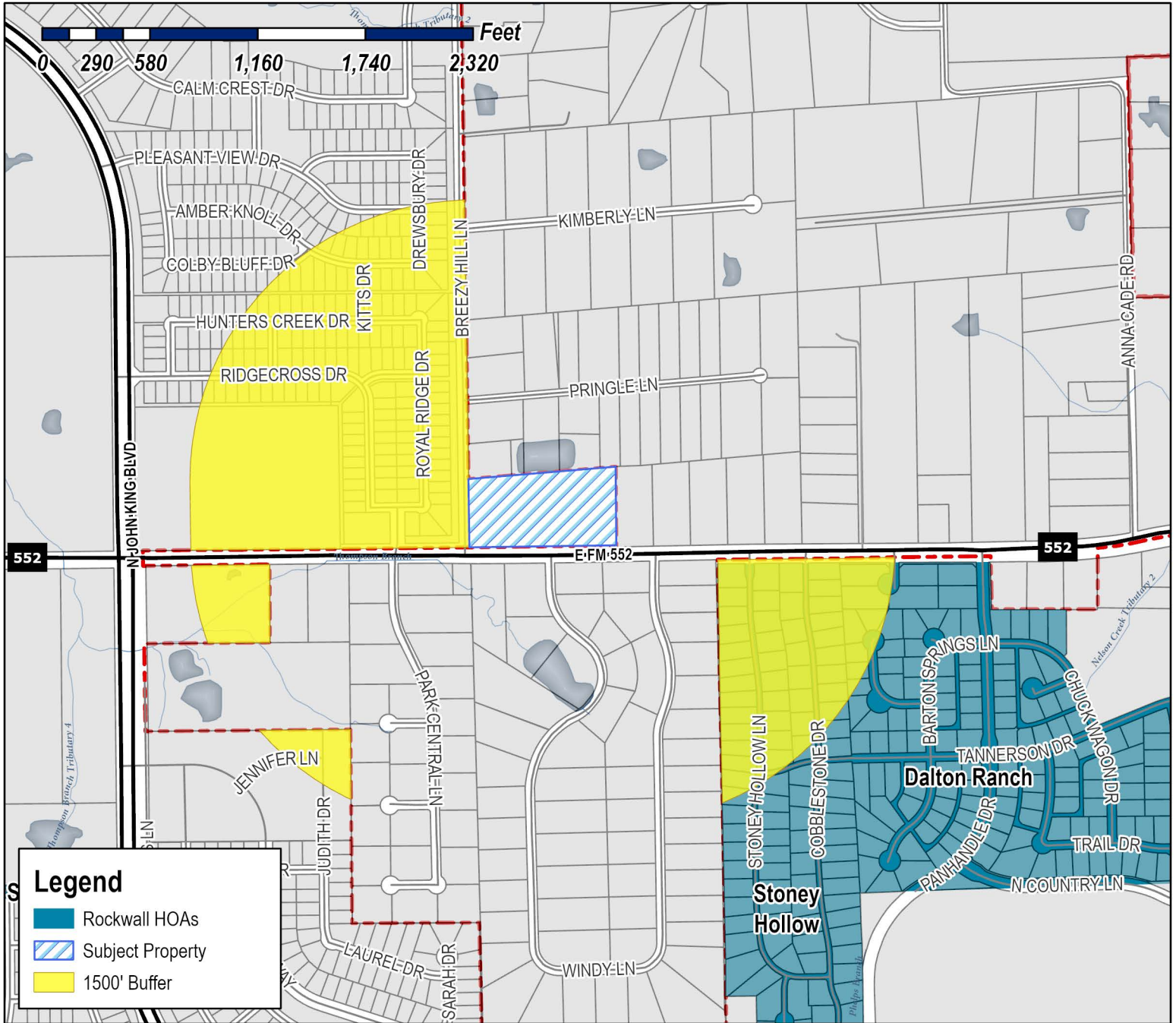




# City of Rockwall

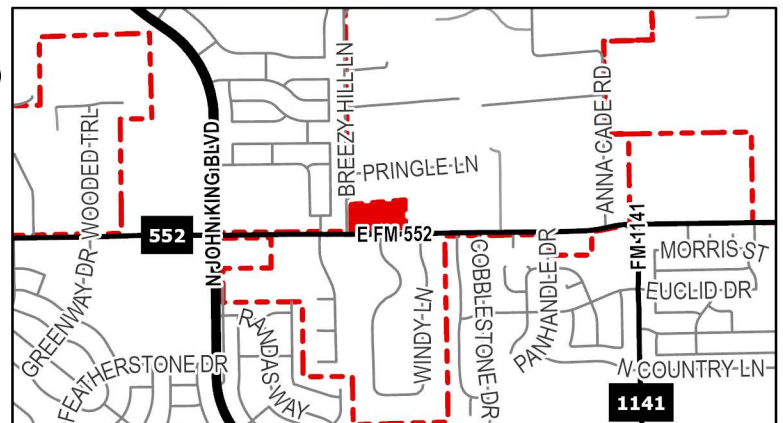
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2025-027  
**Case Name:** SUP for a Church/House of Worship  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1362 FM 552

**Date Saved:** 5/16/2025  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-027]  
**Date:** Tuesday, May 20, 2025 3:51:55 PM  
**Attachments:** [Public Notice \(05.19.2025\).pdf](#)  
[HOA Map \(05.16.2025\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, May 23, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 10, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 16, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2025-027: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a [Specific Use Permit \(SUP\)](#) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

Thank you,

*Melanie Zavala*

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

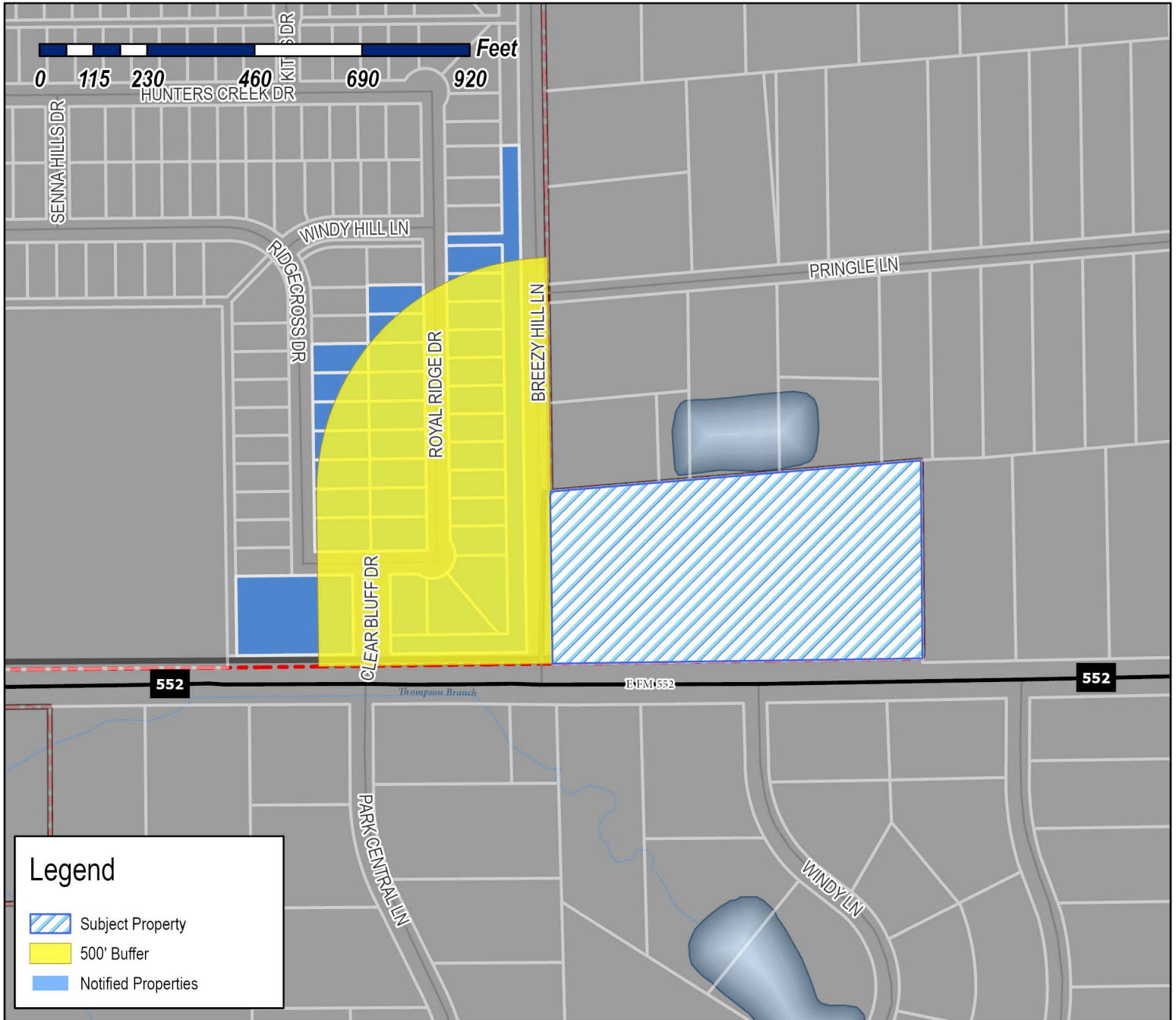




# City of Rockwall

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

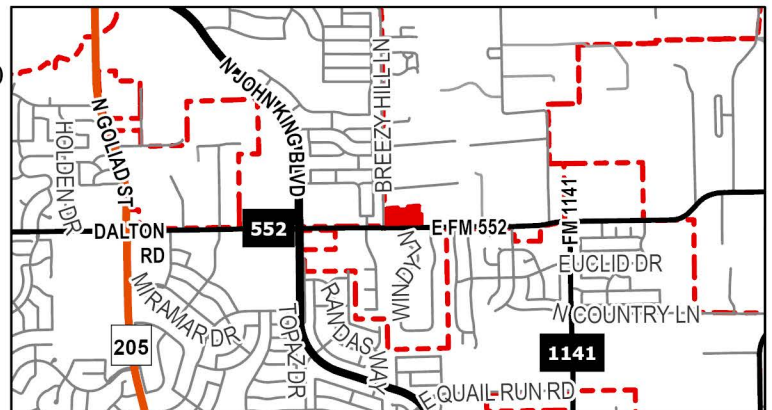
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2025-027  
**Case Name:** SUP for a Church/House of Worship  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1362 FM 552

**Date Saved:** 5/16/2025

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



BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

COMPTON BRADFORD D AND  
REBECCA J COMPTON  
1033 FAWN TRL  
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN  
1037 FAWN TRAIL  
ROCKWALL, TX 75087

RESIDENT  
1313 FM552  
ROCKWALL, TX 75087

RIDGEVIEW CHURCH  
1362 E FM 522  
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR  
3302 ROYAL RIDGE DR  
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA  
3306 RIDGECROSS DR  
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE  
3306 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR  
3307 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N  
3310 RIDGECROSS DRIVE  
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE  
COLAROCHIO  
3310 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE  
3311 ROYAL RIDGE DR  
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D  
3314 RIDGECROSS DR  
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD  
3314 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

LUETKE SENECA L  
3315 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO  
3318 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL  
WAYNE  
3318 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

THOMAS JARROD M  
3319 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN  
3322 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

WADE KENNETH KYLE  
3322 ROYAL RIDGE DR  
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND  
DAYANNA VILLALOBOS  
3323 ROYAL RIDGE DR  
ROCKWALL, TX 75087

BARRETT OLAN DEAN  
3326 ROYAL RIDGE DR  
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND  
NIKITA NASHA COLEMAN  
3401 ROYAL RIDGE DR  
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG  
3402 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE  
3402 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY  
3405 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S  
3406 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J  
3406 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K  
3409 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

SMITH ELOISE  
3410 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087



LEWIS STANLEY DALE AND ANITA LYNN  
3413 ROYAL RIDGE DR  
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA  
3414 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE  
3418 ROYAL RIDGE DR  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Please place a check mark on the appropriate line below:

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

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

Name: [gray box]  
Address: [gray box]

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

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





June 3, 2025

2024.011

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: Specific Use Permit Explanation Letter  
**Ridgeview Church Expansion**

Dear Team,

SUTHERLAND KING CONSULTING, LLC (SKC) is providing this letter on behalf of Ridgeview Church in support of their application for expanding their facilities.

The church endeavors to expand the existing worship facilities by approximately 35,000 square feet of internal space and subsequent parking areas on the exterior of the building as reflected on the site plan associated with this submission.

It is our understanding this property was previously annexed into the City and assigned a zoning designation of General Retail, therefore this use is a legally non-conforming use and requires a Specific Use Permit upon substantial redevelopment.

We respectfully request the approval of a Specific Use Permit to permit this expansion.

In addition, we understand that General Retail prohibits parking between the building and the street frontage.

Since this property is on a corner lot (2 frontages) and the church is attempting to maximize available parking for its patrons' use and safety, we require all available areas for parking we can possibly use.

We respectfully request a variance to this requirement so that we may provide parking as shown on the associated site plan, including parking between the church and Breezy Hill, as well as the parking between the church and FM 552. As required by the landscape ordinance, we will provide landscape screening to accommodate any headlights as well as respecting the required buffers along the rights-of-way.



**In summary:**

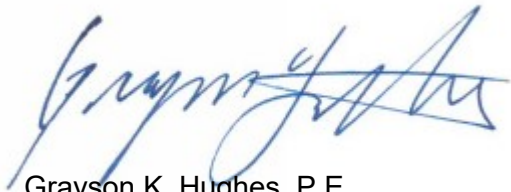
- We request approval of the Specific Use Permit to extend the church worship facilities.
- We request approval of the variance to allow parking between the primary building and the right-of-way.

Finally, as a general note to staff and the reviewing boards, the portable buildings in the back of the lot shall be removed from the property as a part of this redevelopment.

If you should have any questions about the information contained herein, please do not hesitate to contact our office.

Regards,

**Sutherland King Consulting, LLC**  
Texas Engineering Firm No. F-22938



Grayson K. Hughes, P.E.  
CEO / Founding Principal





I H G F E D C B A

Owner

# RIDGEVIEW CHURCH EXPANSION

FM 552  
ROCKWALL, TX 75087



ISSUE/REVISION

DATE

NO.

TEXAS FIRM NO. F38123

# OLESENITZ

2715 E. STONE ROAD, WYILE, TEXAS 75098



PROJECT: RIDGEVIEW CHURCH EXPANSION

FM 552  
ROCKWALL, TX 75087

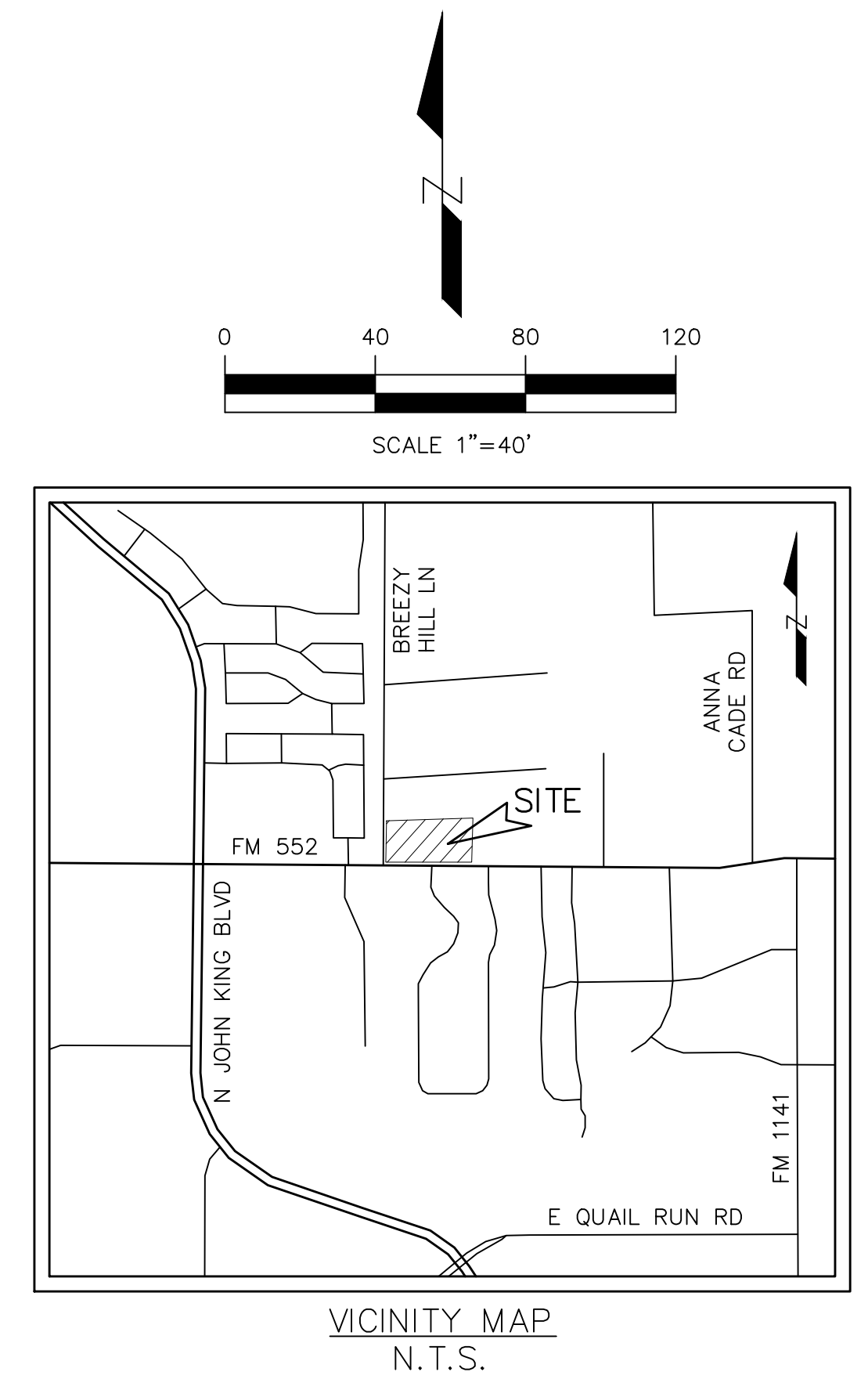
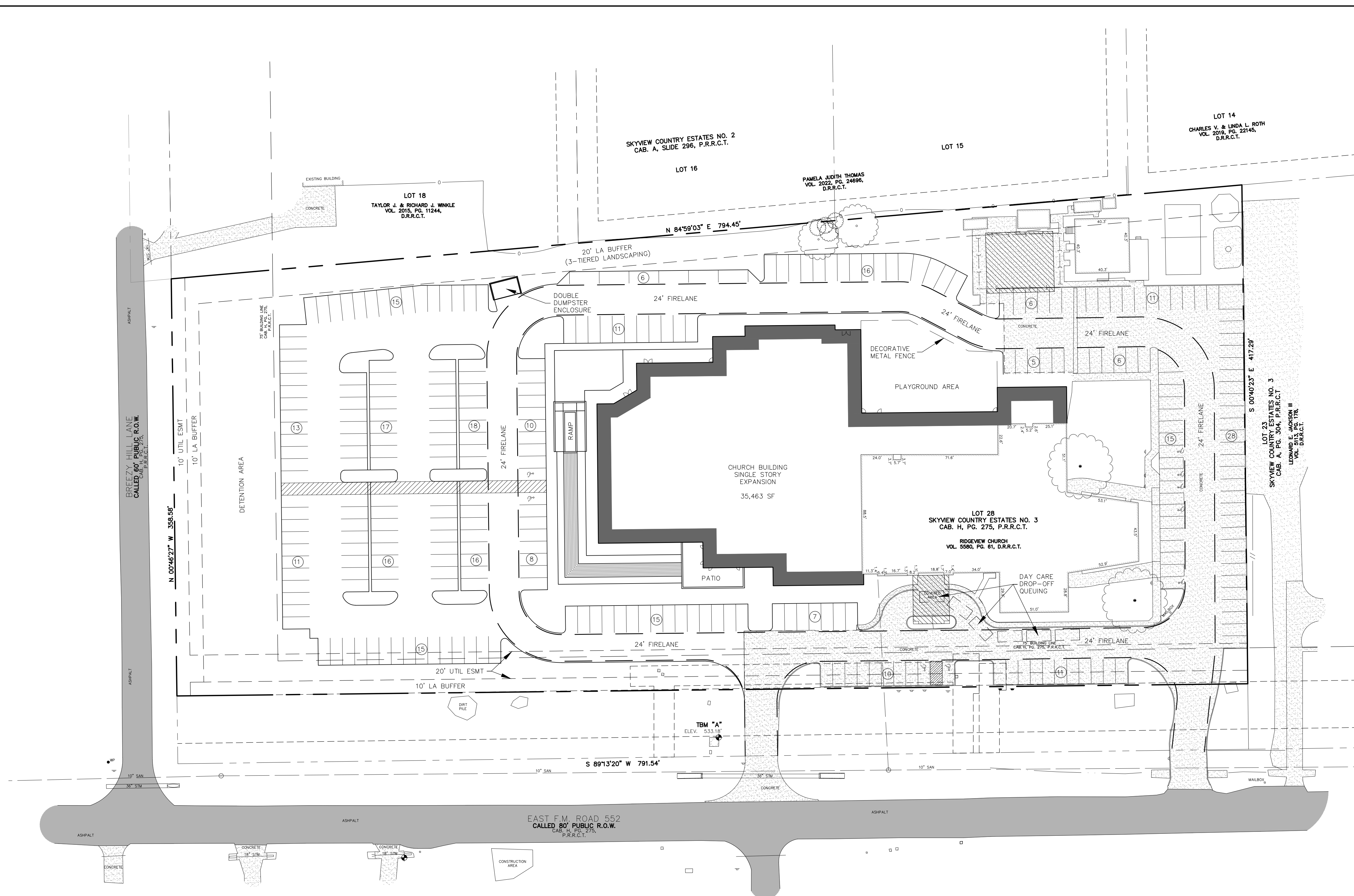
COVER SHEET

SHEET TITLE:

SCALE:

I H G F E D C B A





SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

NOTE:  
 1. THE PROPOSED BUILDING EXPANSION SHALL BE ARCHITECTURALLY COMPATIBLE IN MATERIALS AND ARCHITECTURAL ELEMENTS TO THE EXISTING CHURCH FACILITY.

**TEXAS ONE CALL**  
**CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES**

OWNER:  
 RIDGEVIEW CHURCH  
 1362 FM ROAD 552  
 ROCKWALL, TEXAS 75087  
 PHONE: 972.771.2661  
 ATTN: FELIX TAN

ENGINEER:  
 SUTHERLAND KING CONSULTING, LLC  
 6430 MEADOWCREEK DRIVE  
 DALLAS, TEXAS 75254  
 PHONE: 214.208.0519  
 ATTN: GRAYSON HUGHES, PE

SURVEYOR:  
 WINDROSE SURVEYING & LAND SERVICES, LLC  
 1959 LAKEWAY DRIVE  
 LEWISVILLE, TEXAS 75057  
 PHONE: 325.217.2544  
 ATTN: CHAD ODEN

ROCKWALL ZONING CASE No. Z2025.027

NOTE:  
 LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

No.	DATE	DESCRIPTION

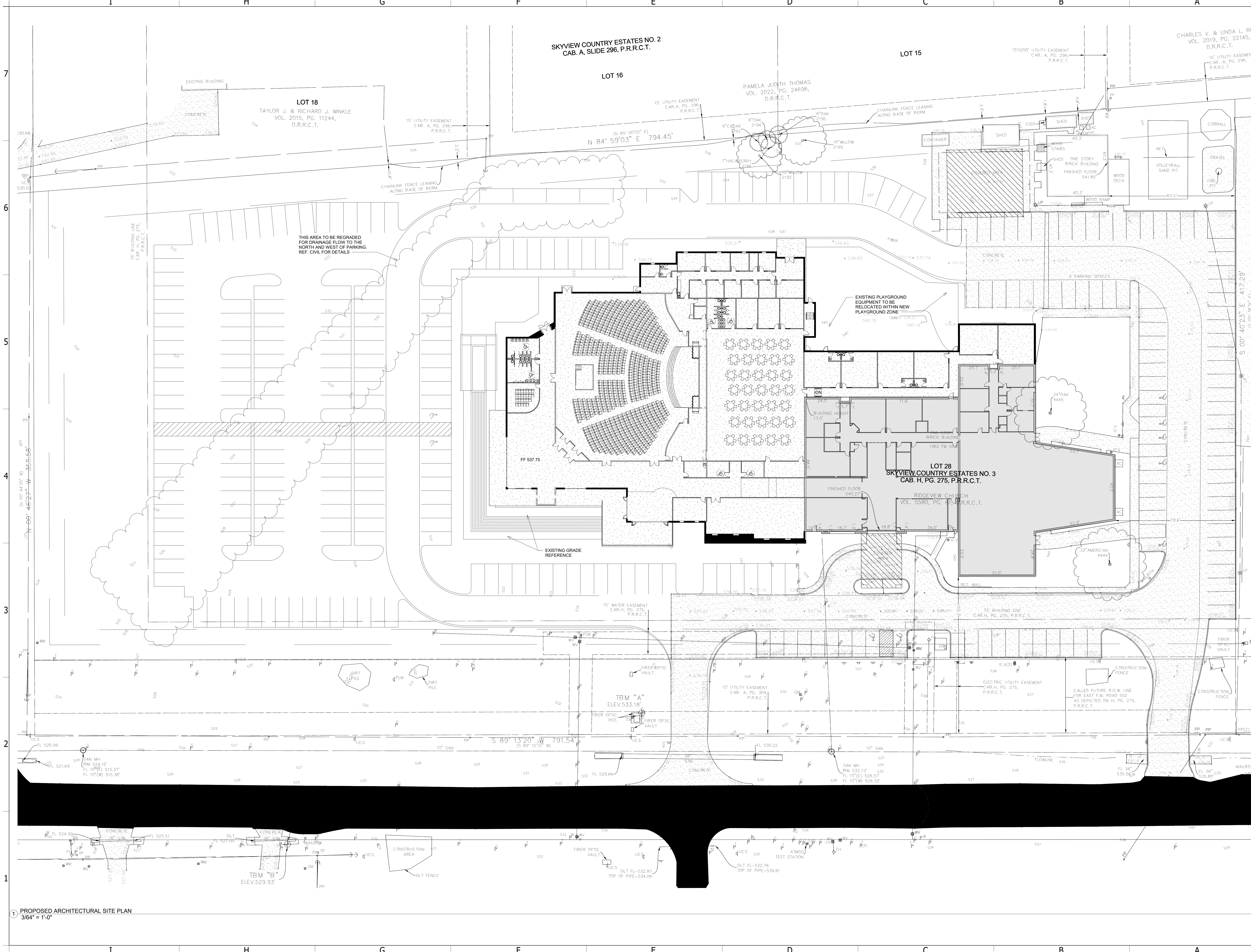
**SUTHERLAND KING**  
 SUTHERLANDKING.COM  
 TX FIRM NO. F-229938  
 PHONE: 214.208.0519  
 6430 MEADOWCREEK DR  
 DALLAS, TX  
 75254

**PRELIMINARY**  
 FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.  
 PREPARED BY:  
 GRAYSON K. HUGHES, PE

**SITE PLAN**  
 RIDGEVIEW CHURCH EXPANSION  
 1362 EAST FM ROAD 552  
 ROCKWALL, TEXAS

PROJECT NUMBER	2024.011
DRAWING DATE	2025.05.29
SCALE	1"=40'
DESIGNED BY	GKH
SHEET NUMBER	<b>C1.0</b>





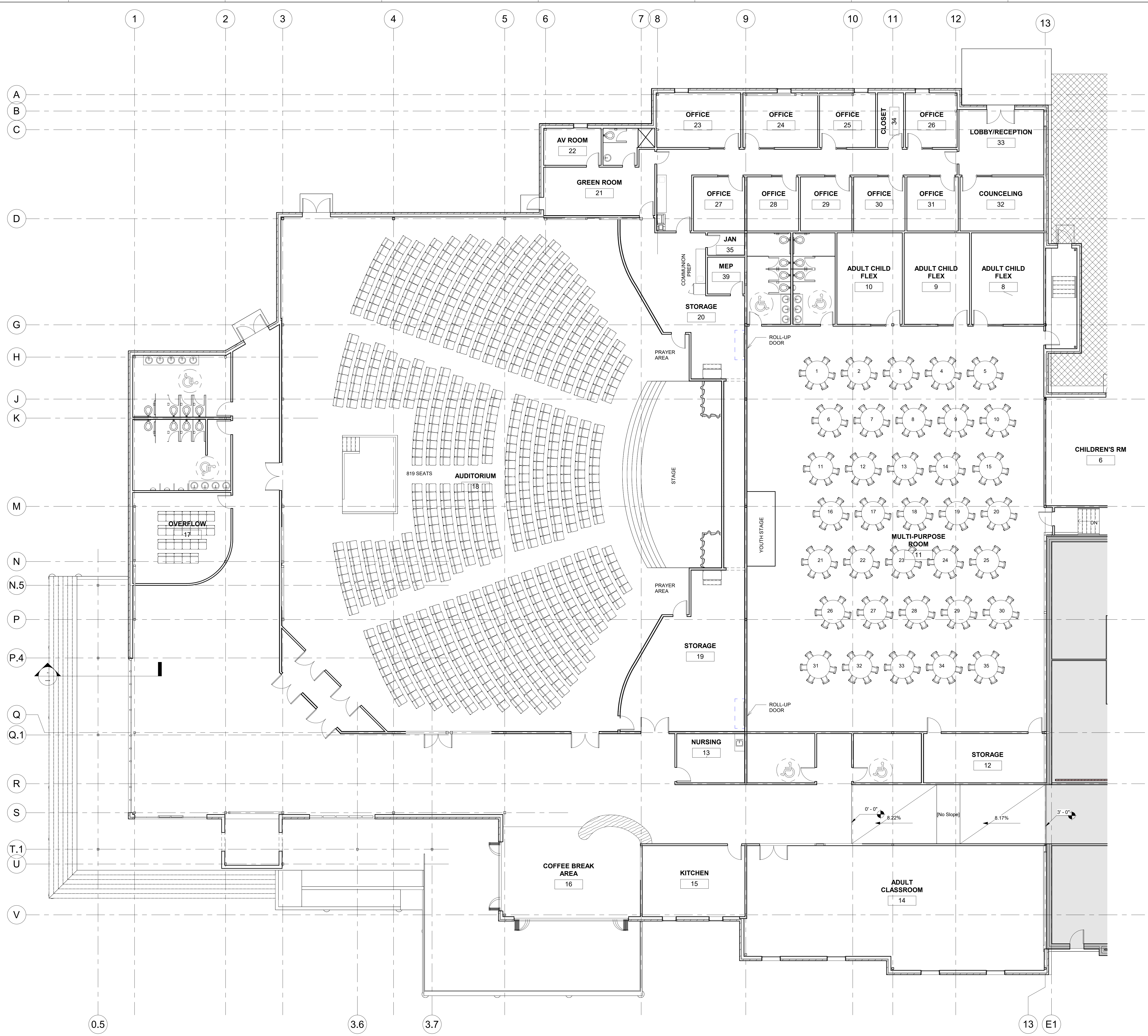
1 PROPOSED ARCHITECTURAL SITE PLAN  
3/64" = 1'-0"

PROJECT: <b>RIDGEVIEW CHURCH EXPANSION</b> FM 552 ROCKWALL, TX 75087	SHEET TITLE: <b>PROPOSED ARCHITECTURAL SITE PLAN</b>
DATE: 06-05-2025	ISSUE/REVISION: 1 ISSUED FOR PERMIT
TEXAS ARCH. REG. NO. 138123	
REGISTERED ARCHITECT MARK J. SENNITT STATE OF TEXAS 24611 2715 E. STONE ROAD, WYCKE, TEXAS 75098	
<b>A002</b>	
SCALE: 3/64" = 1'-0"	



**CHILDREN'S INDOOR SPACE NOTES:**  
 1) 30 SF/CHILD OF INDOOR ACTIVITY SPACE  
 2) 18-MO OLD CHILDREN MUST HAVE SEPERATE SPACES  
 3) 1-SINK / 17 CHILDREN OVER 18-MO OLD  
 4) 1-SINK IN EACH DIAPER CHANGING LOCATION

**CHILDREN'S OUTDOOR SPACE NOTES:**  
 3) 80 SF/CHILD OF OUTDOOR SPACE USING OUTDOOR SPACE AT A GIVEN TIME (MIN 25% OF CHILD CAPACITY)  
 4) 4' FENCE AROUND OUTDOOR PLAY SPACE  
 5) 2 EXITS REQ'D (ONE TO THE INSIDE AND ONE OUT TO THE OPEN)



1 LVL 1  
 1/8" = 1'-0"

ISSUE/REVISION

DATE

NO.



PROJECT: RIDGEVIEW CHURCH EXPANSION  
 FM 552  
 ROCKWALL, TX 75087

SHEET TITLE: LEVEL 1 EXPANSION PLAN

A101

SCALE: 1/8" = 1'-0"





① LVL 1 CONT  
1/8" = 1'-0"

ISSUE/REVISION

DATE

NO.

NO.

NO.

NO.

NO.

NO.

NO.

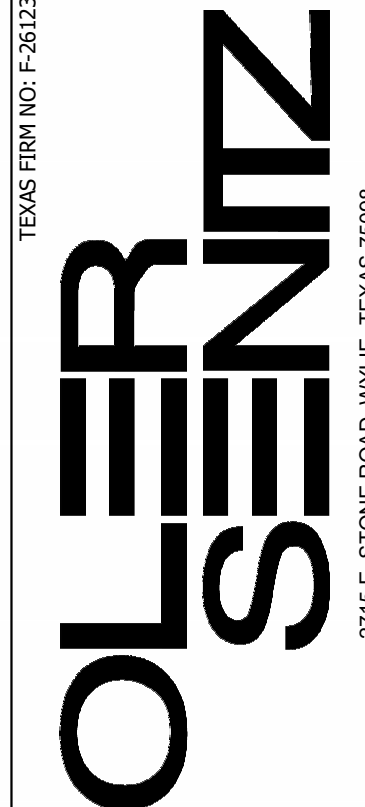
NO.

NO.

NO.

NO.

NO.



PROJECT: RIDGEVIEW CHURCH EXPANSION  
FM 552  
ROCKWALL, TX 75087

SHEET TITLE: LEVEL 1 EXPANSION PLAN CONT.

A101-B

SCALE: 1/8" = 1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A CHURCH/HOUSE OF WORSHIP AND A BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Specific Use Permit (SUP) for a Church/House of Worship and that exceeds 25,000 SF in a General Retail (GR) District on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail District*, and Subsection 04.01, *General Commercial District Standards*, of Article



05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 16, 2025

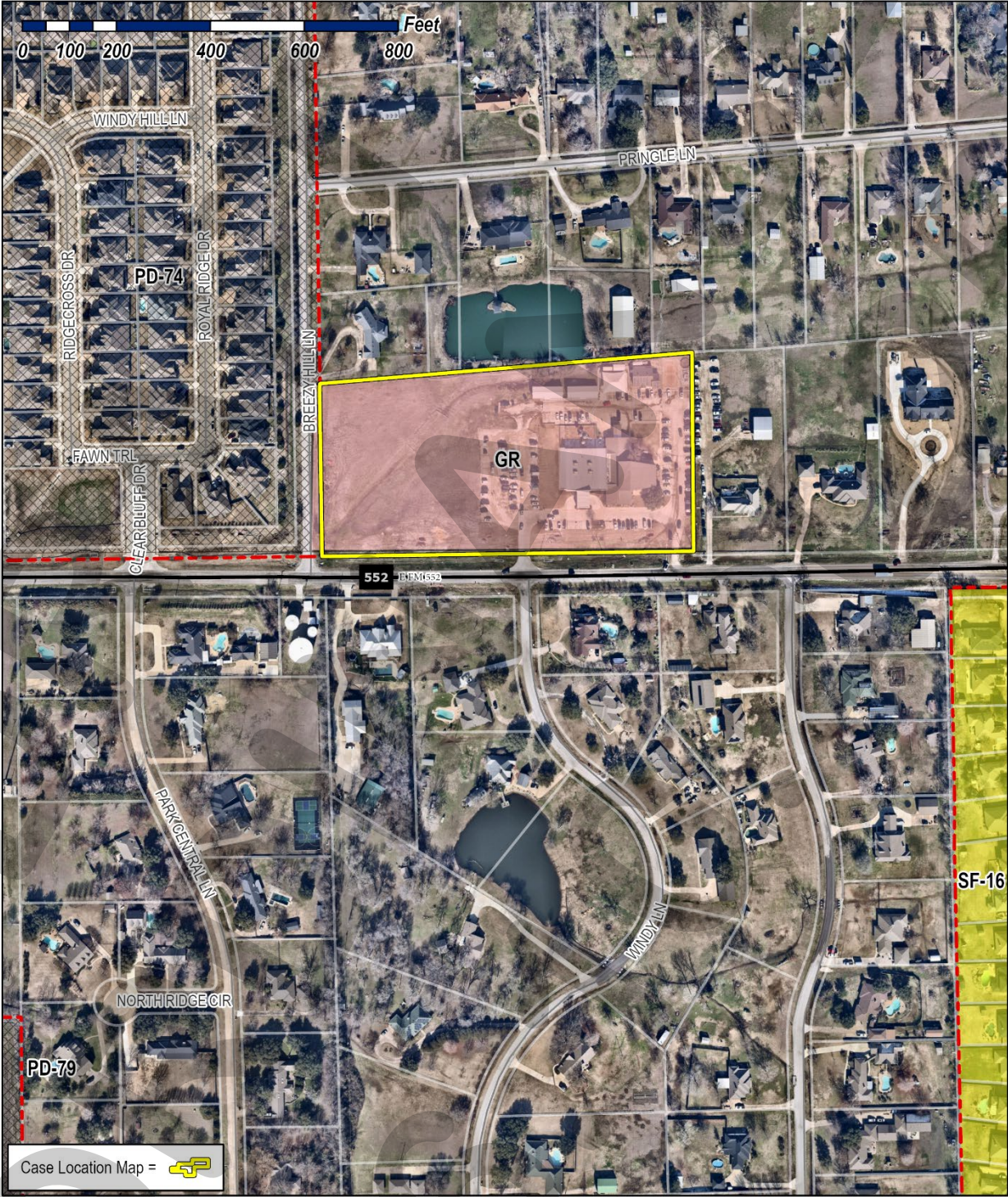
2<sup>nd</sup> Reading: July 7, 2025



**Exhibit 'A':  
Location Map**

Address: 1362 FM-552

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





**Exhibit 'B':**  
*Conceptual Building Elevations*





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

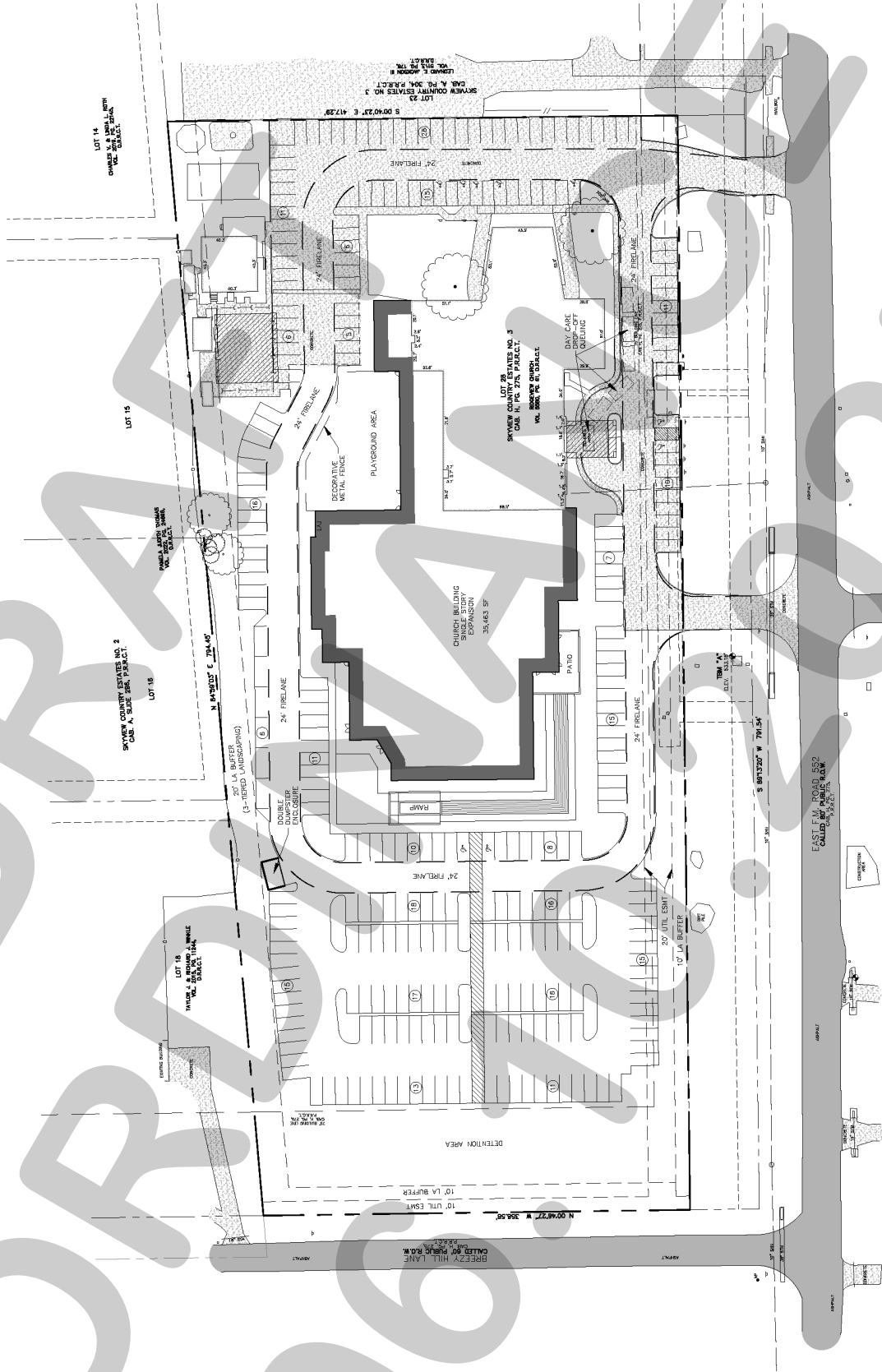
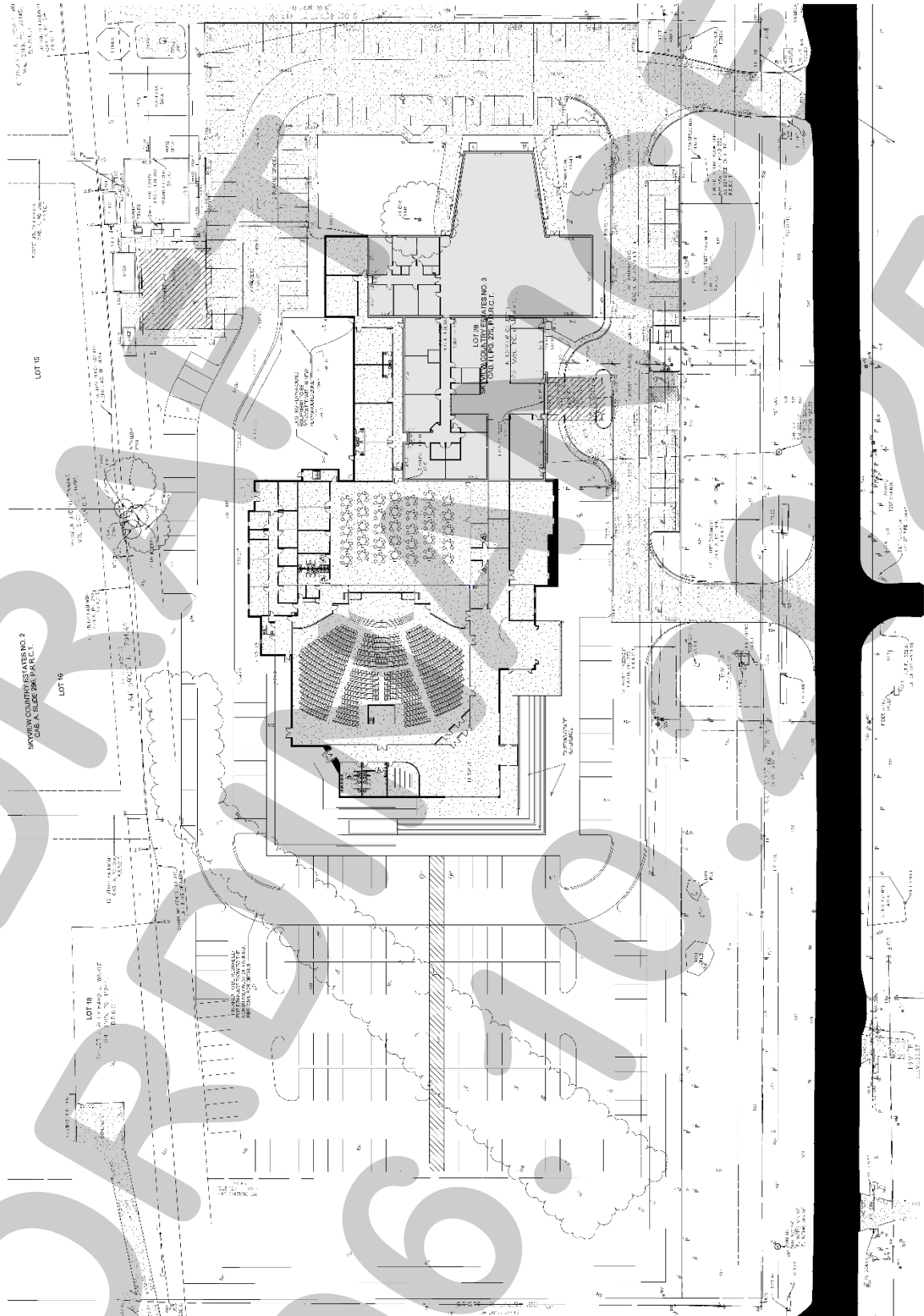


Exhibit 'C':  
Site Plan and Floor Plan









# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** June 16, 2025  
**APPLICANT:** Grayson Hughes; *Sutherland King Consulting, LLC*  
**CASE NUMBER:** Z2025-027; *Specific Use Permit for a Church/House of Worship at 1362 FM-552*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a *Church/House of Worship* (i.e. *Ridgeview Church*) for the expansion of an existing *Church* that will exceed the maximum permissible building size on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

### BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17 [i.e. Case No. A2012-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [i.e. *Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43 [i.e. Case No. Z2018-038]* changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. In addition to the existing 21,658 SF church, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms.

### PURPOSE

The applicant -- *Grayson Hughes* -- is requesting the approval of a Specific Use Permit (SUP) to allow for an expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1362 FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is a residential subdivision (i.e. *Skyview Country Estates #2 Addition*) that is situated within the City's Extraterritorial Jurisdiction (ETJ).

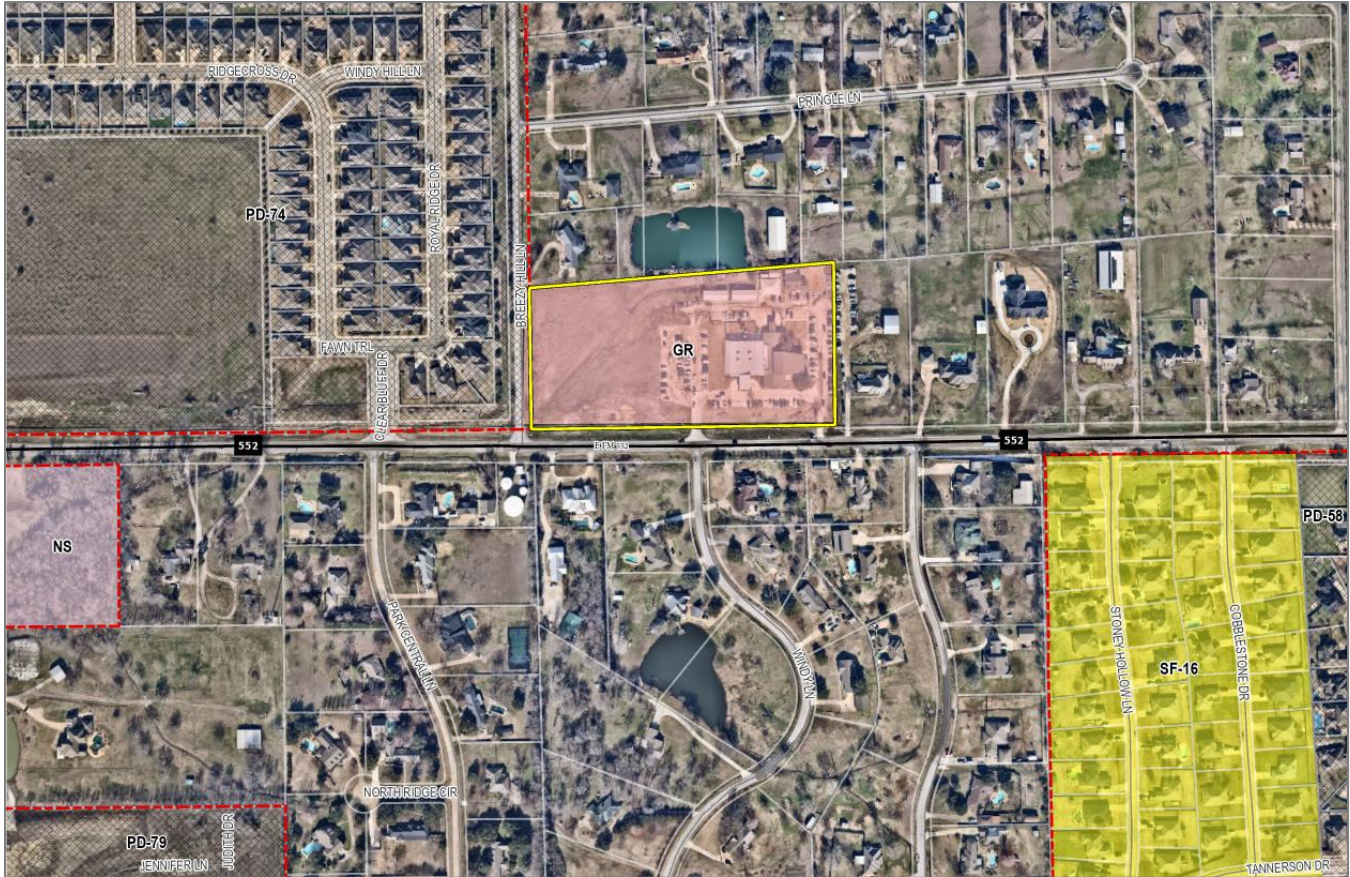
East: Directly east of the subject property are the corporate limits for the City of Rockwall. Beyond this are five (5) parcels of land (i.e. *Lots 23-27 of the Skyview Country Estates #3 Addition*) developed with single-family homes that are situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property are the corporate limits of the City of Rockwall. Beyond this is FM-552, which is identified as a A4D (i.e. *major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Windmill Valley Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).



West: Directly west of the subject property is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 9 of the Breezy Hill Subdivision, which consists of 59 residential lots on 16.82-acres of land. This subdivision has been in existence since January 29, 2016. West of this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-5 of the T.R. Bailey Survey, Abstract No. 30*). All of these properties are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses.

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



## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, building elevations, site plan, and a floor plan requesting a Specific Use Permit (SUP) for the expansion of an existing *Church/House of Worship* that will exceed the maximum permissible building size for a building in a General Retail (GR) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 21,658 SF church, a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms situated on the subject property. The site plan submitted by the applicant depicts the proposed expansion of the existing *Church/House of Worship*, which will be approximately 35,653 SF and consist of an auditorium, a multi-purpose room, class rooms and offices. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property. Additionally, it indicates that a total of 286 parking spaces will be provided for the 1,013 seats in the sanctuary. This exceeds the required number of parking spaces by 32 spaces (*i.e. 254 spaces are required*). Also included with this request is the removal of the two (2), 1,560 SF portable classrooms from the subject property.

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

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious

education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. The Specific Use Permit (SUP) process allows “...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” Staff should point out that there is currently an existing *Church/House of Worship* already located at 1362 FM-552 that was constructed in 1980; however, the expansion proposed by the applicant consists of 35,653 SF of internal space and parking areas that must be reviewed by the Planning and Zoning Commission and City Council.

With regard to the concept plan provided by the applicant, the proposed parking field is located in front of the front façade of the building along FM-552 and Breezy Hill Lane. According to the notes for the General Retail (GR) District contained in the chart in Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(p)arking should not be located between the front façade and the property line.” In this case, the parking fields located between the front facades of the building and FM-552 and Breezy Hill Road are a deviation from the requirements in the Unified Development Code (UDC). In addition, this section of the code also states that the maximum size of a building in a General Retail (GR) District is 25,000 SF. In this case, the existing *Church/House of Worship* building is 21,658 SF and the proposed expansion will add an additional 35,653 SF for a total building area of 53,904 SF. These aspects of the applicant’s request are discretionary decisions that will need to be considered by the Planning and Zoning Commission and City Council.

### **STAFF ANALYSIS**

When reviewing the applicant’s request, staff should point out that the existing building was constructed prior to the property being annexed into the City of Rockwall, and much of the existing structure is considered to be legally non-conforming. This includes existing parking that is situated between the front façade of the existing building and FM-552. In addition, the existing church was constructed away from the corner of the FM-552 and Breezy Hill Lane. This aspect of the existing design makes it difficult for the *Church/House of Worship* to be expanded and be in conformance with parking requirements; however, it should be noted that the parking being added with the proposed expansion will meet the required number of parking spaces. As a compensatory measure for allowing the deviation for the parking lot locations, the applicant has proposed increasing the amount of landscaping adjacent to both Breezy Hill Road and FM-552. The applicant has also proposed to provide a residential adjacency buffer for the properties north of the subject property, and -- despite these properties being located outside the City’s corporate boundaries -- this will help lessen the impacts on these properties that may result from the increased activities proposed by the expansion. This buffer will be 20-feet wide and incorporate three (3) tiered screening. The final compensatory measure being offered by the applicant is the removal of the two (2), 1,560 SF portable classrooms, which will bring the property closer into conformance with the Unified Development Code (UDC). With all this being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On May 20, 2025, staff mailed 33 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Stoney Hollow and Dalton Ranch Homeowner’s Associations (HOAs), which are the only Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has not received any notices back regarding the applicant’s request.

### **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific



Use Permit (SUP) ordinance and which are detailed as follows:

- (a) The proposed expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship* and shall generally conform to the Conceptual Building Elevations depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The proposed *Church/House of Worship* shall generally conform to the Site Plan and Floor Plan depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (c) A 20-foot landscape buffer, with a berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.
  - (d) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.
  - (e) The proposed *Church/House of Worship* shall not exceed a total building size of 54,000 SF.
  - (f) The two (2) existing 1,560 SF portable classrooms shall be removed from the property prior to the issuance of a new Certificate of Occupancy (CO) for the expansion of the *Church/House of Worship*.
  - (g) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Womble absent and one (1) vacant seat.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1362 FM Road 552

SUBDIVISION: Skyview Country Estates No. 3      LOT: 28      BLOCK: \_\_\_\_\_

GENERAL LOCATION: Northeast corner of FM Road 552 and Breezy Hill Lane

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

CURRENT ZONING	General Retail	CURRENT USE	Worship Center
PROPOSED ZONING	General Retail	PROPOSED USE	Worship Center
ACREAGE	7.05	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	Ridgeview Church	<input checked="" type="checkbox"/> APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
ADDRESS	1362 FM Road 552	ADDRESS	6430 Meadowcreek Drive
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75254
PHONE	972.771.2661	PHONE	214.208.0519
E-MAIL	felix.tan@ridgeview.net	E-MAIL	grayson.hughes@sutherlandking.com

## NOTARY VERIFICATION [REQUIRED]

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

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

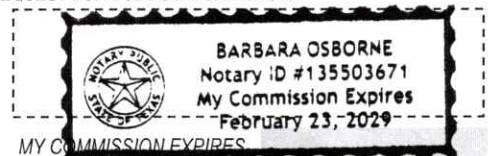
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2025

OWNER'S SIGNATURE

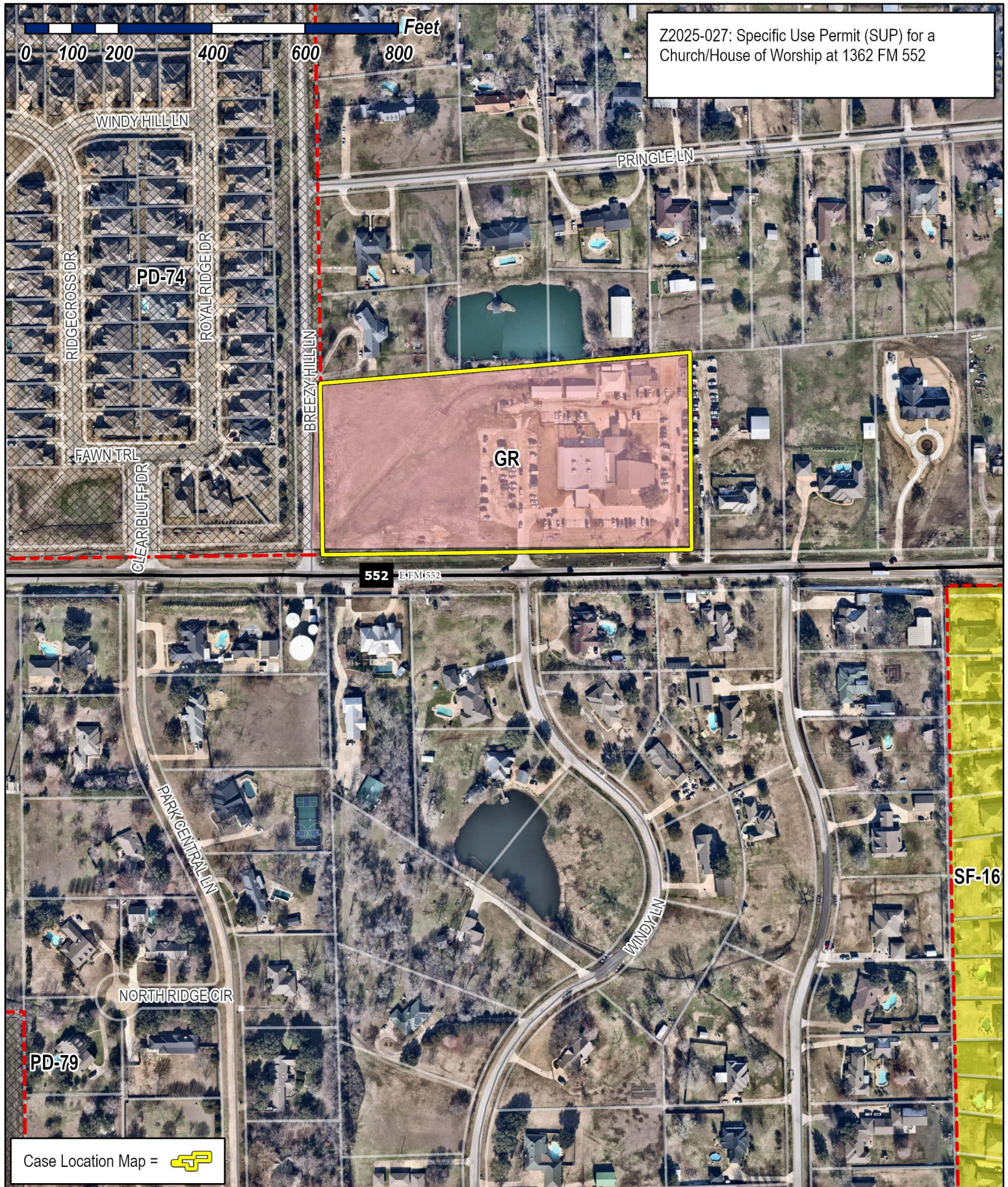
*Matthew Geisinger*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Osborne*








Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship at 1362 FM 552

GR

552 - EPM 552

SF-16

Case Location Map = 



# City of Rockwall

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

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



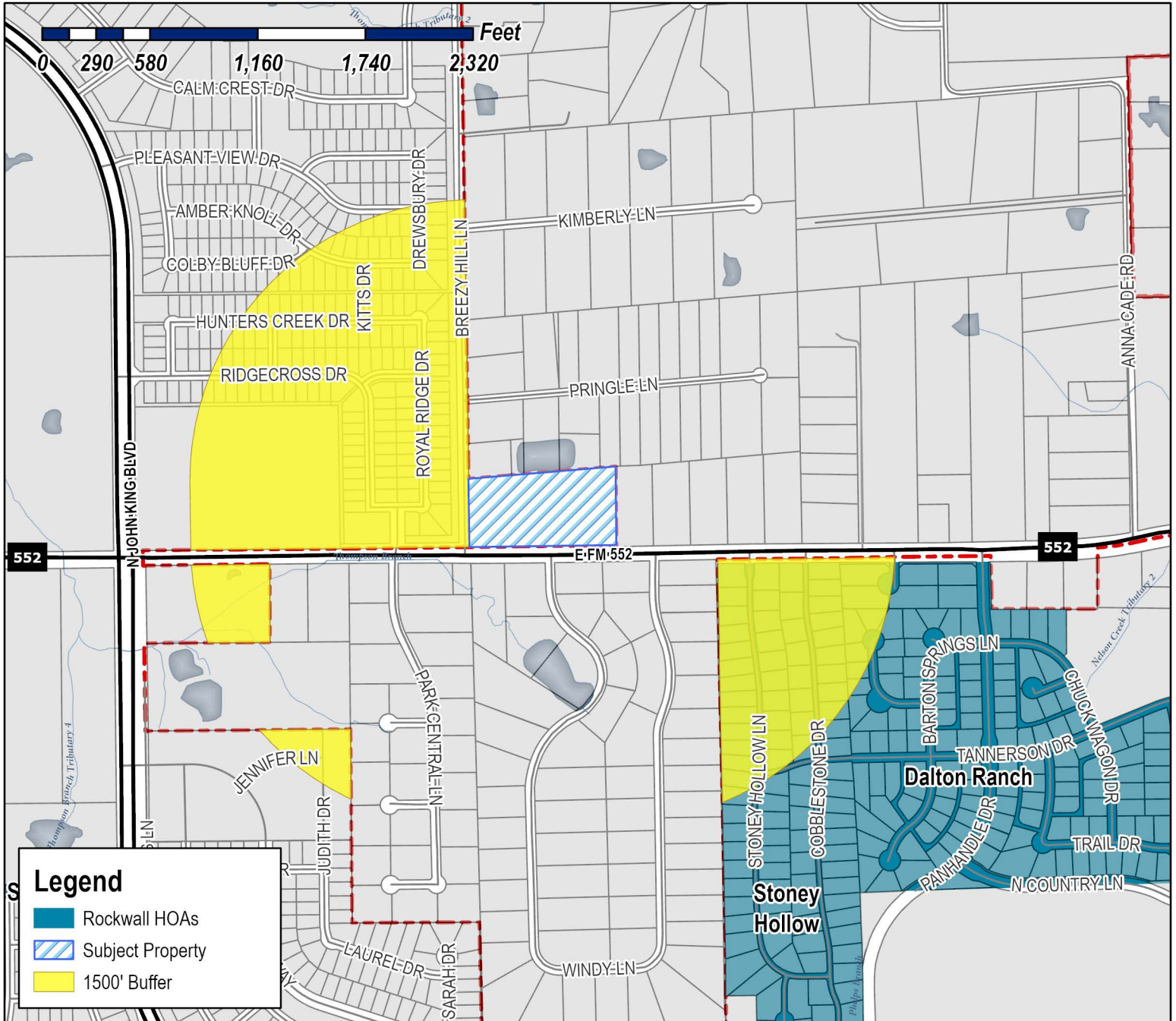




# City of Rockwall

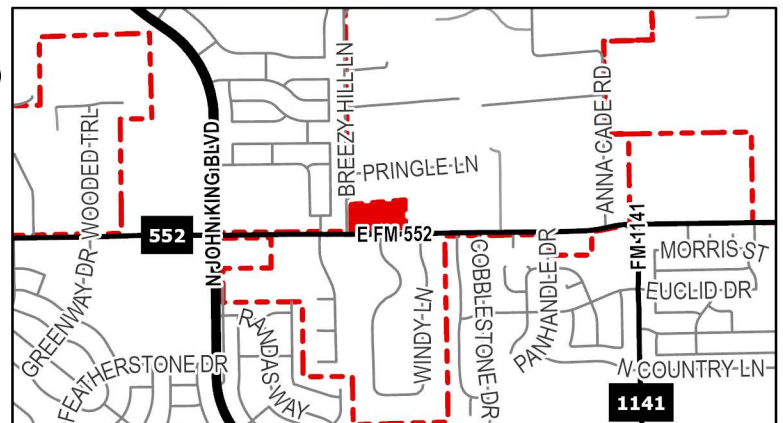
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**Case Number:** Z2025-027  
**Case Name:** SUP for a Church/House of Worship  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1362 FM 552

**Date Saved:** 5/16/2025  
 For Questions on this Case Call (972) 771-7745





**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-027]  
**Date:** Tuesday, May 20, 2025 3:51:55 PM  
**Attachments:** [Public Notice \(05.19.2025\).pdf](#)  
[HOA Map \(05.16.2025\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, May 23, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 10, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 16, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2025-027: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a [Specific Use Permit \(SUP\)](#) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

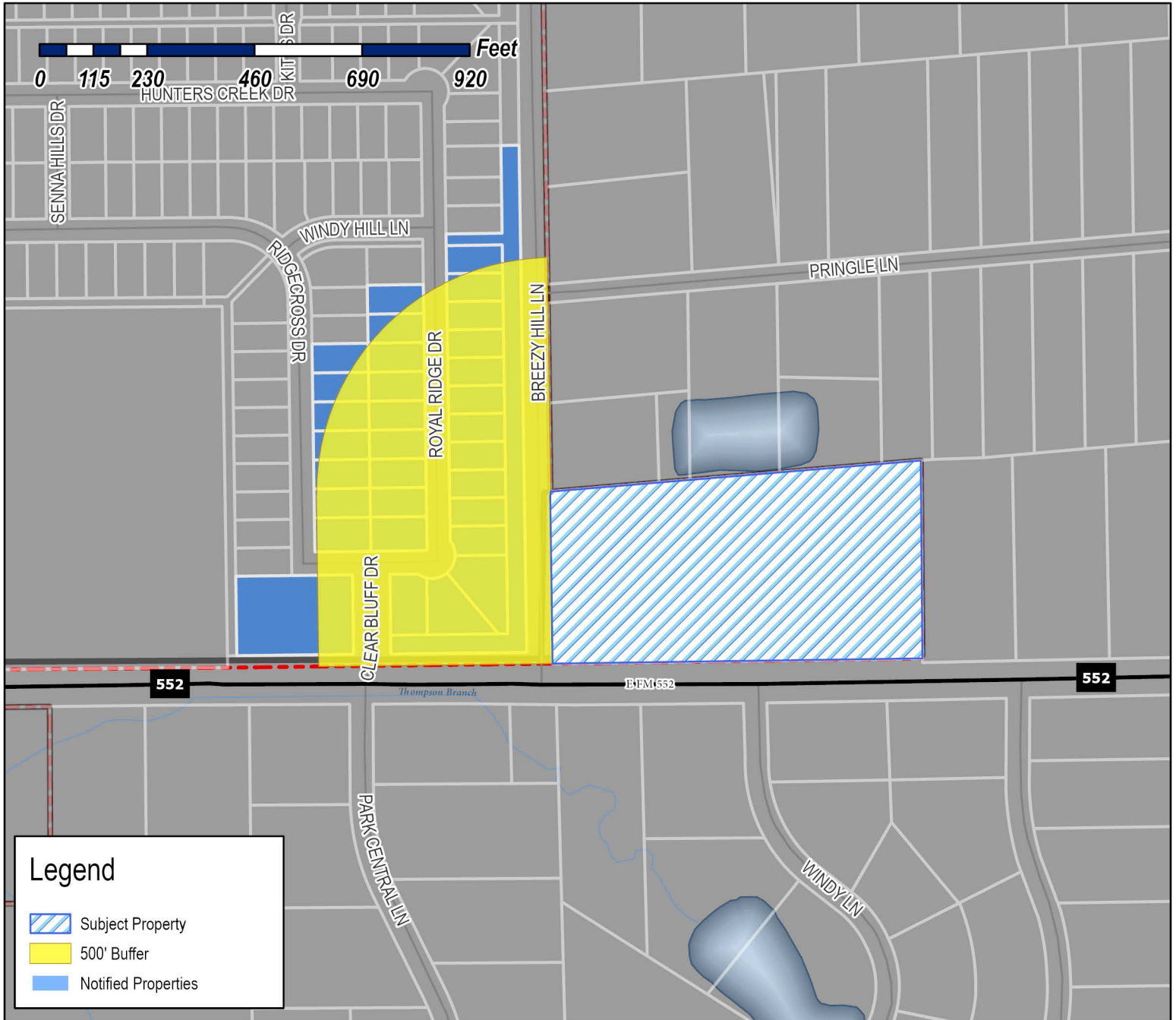
972-771-7745 Ext. 6568



# City of Rockwall

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

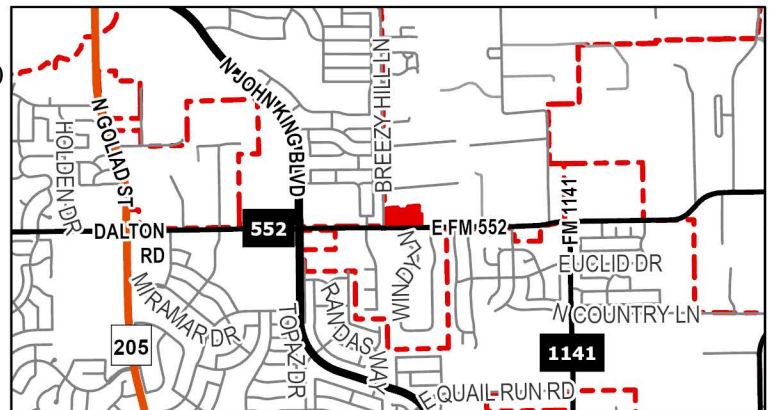
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2025-027  
**Case Name:** SUP for a Church/House of Worship  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1362 FM 552

**Date Saved:** 5/16/2025

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





BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

COMPTON BRADFORD D AND  
REBECCA J COMPTON  
1033 FAWN TRL  
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN  
1037 FAWN TRAIL  
ROCKWALL, TX 75087

RESIDENT  
1313 FM552  
ROCKWALL, TX 75087

RIDGEVIEW CHURCH  
1362 E FM 522  
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR  
3302 ROYAL RIDGE DR  
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA  
3306 RIDGECROSS DR  
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE  
3306 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR  
3307 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N  
3310 RIDGECROSS DRIVE  
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE  
COLAROCHIO  
3310 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE  
3311 ROYAL RIDGE DR  
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D  
3314 RIDGECROSS DR  
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD  
3314 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

LUETKE SENECA L  
3315 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO  
3318 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL  
WAYNE  
3318 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

THOMAS JARROD M  
3319 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN  
3322 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

WADE KENNETH KYLE  
3322 ROYAL RIDGE DR  
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND  
DAYANNA VILLALOBOS  
3323 ROYAL RIDGE DR  
ROCKWALL, TX 75087

BARRETT OLAN DEAN  
3326 ROYAL RIDGE DR  
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND  
NIKITA NASHA COLEMAN  
3401 ROYAL RIDGE DR  
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG  
3402 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE  
3402 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY  
3405 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S  
3406 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J  
3406 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K  
3409 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

SMITH ELOISE  
3410 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN  
3413 ROYAL RIDGE DR  
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA  
3414 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE  
3418 ROYAL RIDGE DR  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

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

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing Church on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Please place a check mark on the appropriate line below:

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

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

Name:   
Address:

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

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



June 3, 2025

2024.011

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: Specific Use Permit Explanation Letter  
**Ridgeview Church Expansion**

Dear Team,

SUTHERLAND KING CONSULTING, LLC (SKC) is providing this letter on behalf of Ridgeview Church in support of their application for expanding their facilities.

The church endeavors to expand the existing worship facilities by approximately 35,000 square feet of internal space and subsequent parking areas on the exterior of the building as reflected on the site plan associated with this submission.

It is our understanding this property was previously annexed into the City and assigned a zoning designation of General Retail, therefore this use is a legally non-conforming use and requires a Specific Use Permit upon substantial redevelopment.

We respectfully request the approval of a Specific Use Permit to permit this expansion.

In addition, we understand that General Retail prohibits parking between the building and the street frontage.

Since this property is on a corner lot (2 frontages) and the church is attempting to maximize available parking for its patrons' use and safety, we require all available areas for parking we can possibly use.

We respectfully request a variance to this requirement so that we may provide parking as shown on the associated site plan, including parking between the church and Breezy Hill, as well as the parking between the church and FM 552. As required by the landscape ordinance, we will provide landscape screening to accommodate any headlights as well as respecting the required buffers along the rights-of-way.





**In summary:**

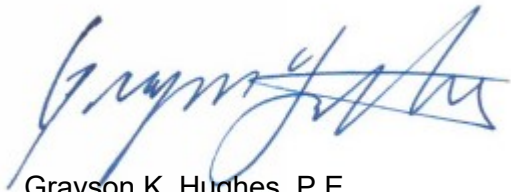
- We request approval of the Specific Use Permit to extend the church worship facilities.
- We request approval of the variance to allow parking between the primary building and the right-of-way.

Finally, as a general note to staff and the reviewing boards, the portable buildings in the back of the lot shall be removed from the property as a part of this redevelopment.

If you should have any questions about the information contained herein, please do not hesitate to contact our office.

Regards,

**Sutherland King Consulting, LLC**  
Texas Engineering Firm No. F-22938



Grayson K. Hughes, P.E.  
CEO / Founding Principal



I H G F E D C B A

Owner

# RIDGEVIEW CHURCH EXPANSION

FM 552  
ROCKWALL, TX 75087



ISSUE/REVISION

DATE

NO.

TEXAS FIRM NO. F38123

# OLESENITZ

2715 E. STONE ROAD, WYILE, TEXAS 75098



PROJECT: RIDGEVIEW CHURCH EXPANSION

FM 552  
ROCKWALL, TX 75087

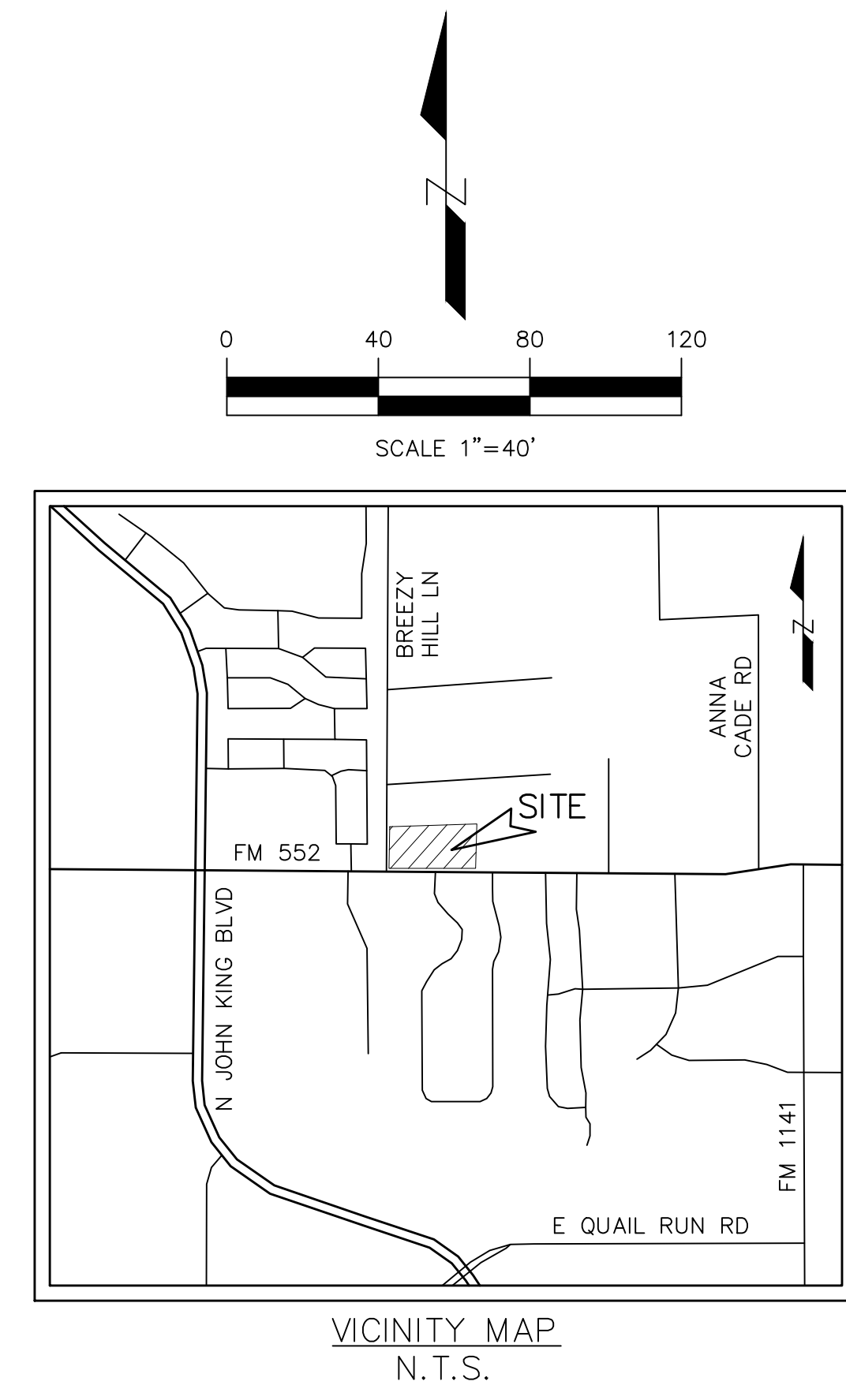
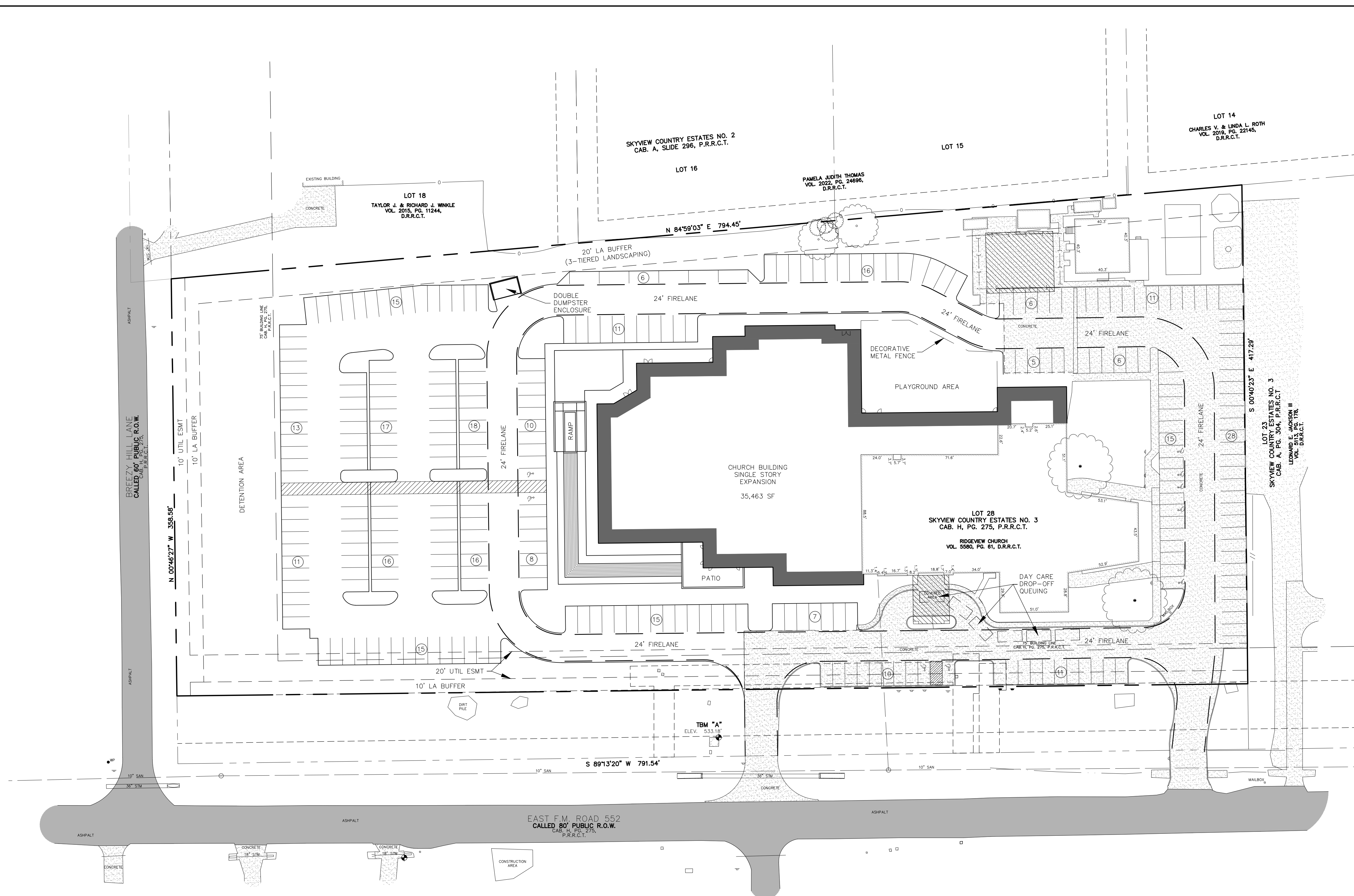
COVER SHEET

SHEET TITLE:

SCALE:

I H G F E D C B A





SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

NOTE:  
 1. THE PROPOSED BUILDING EXPANSION SHALL BE ARCHITECTURALLY COMPATIBLE IN MATERIALS AND ARCHITECTURAL ELEMENTS TO THE EXISTING CHURCH FACILITY.

**TEXAS ONE CALL**  
**CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES**

OWNER:  
 RIDGEVIEW CHURCH  
 1362 FM ROAD 552  
 ROCKWALL, TEXAS 75087  
 PHONE: 972.771.2661  
 ATTN: FELIX TAN

ENGINEER:  
 SUTHERLAND KING CONSULTING, LLC  
 6430 MEADOWCREEK DRIVE  
 DALLAS, TEXAS 75254  
 PHONE: 214.208.0519  
 ATTN: GRAYSON HUGHES, PE

SURVEYOR:  
 WINDROSE SURVEYING & LAND SERVICES, LLC  
 1959 LAKEWAY DRIVE  
 LEWISVILLE, TEXAS 75057  
 PHONE: 325.217.2544  
 ATTN: CHAD ODEN

ROCKWALL ZONING CASE No. Z2025.027

NOTE:  
 LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

No.	DATE	DESCRIPTION

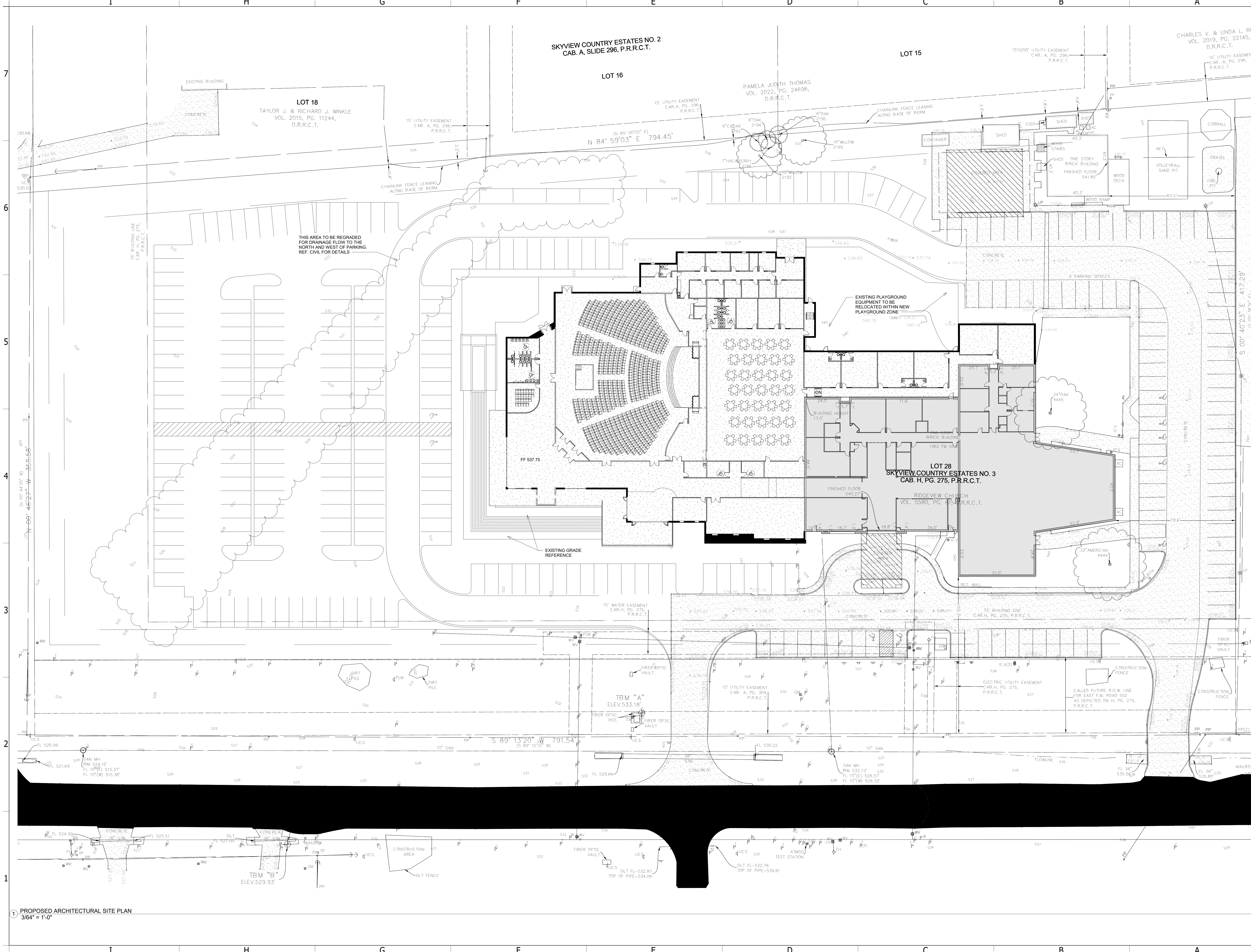
**SUTHERLAND KING**  
 SUTHERLANDKING.COM  
 TX FIRM NO. F-229938  
 PHONE: 214.208.0519  
 6430 MEADOWCREEK DR  
 DALLAS, TX  
 75254

**PRELIMINARY**  
 FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.  
 PREPARED BY:  
 GRAYSON K. HUGHES, PE

**SITE PLAN**  
 RIDGEVIEW CHURCH EXPANSION  
 1362 EAST FM ROAD 552  
 ROCKWALL, TEXAS

PROJECT NUMBER	2024.011
DRAWING DATE	2025.05.29
SCALE	1"=40'
DESIGNED BY	GKH
SHEET NUMBER	<b>C1.0</b>





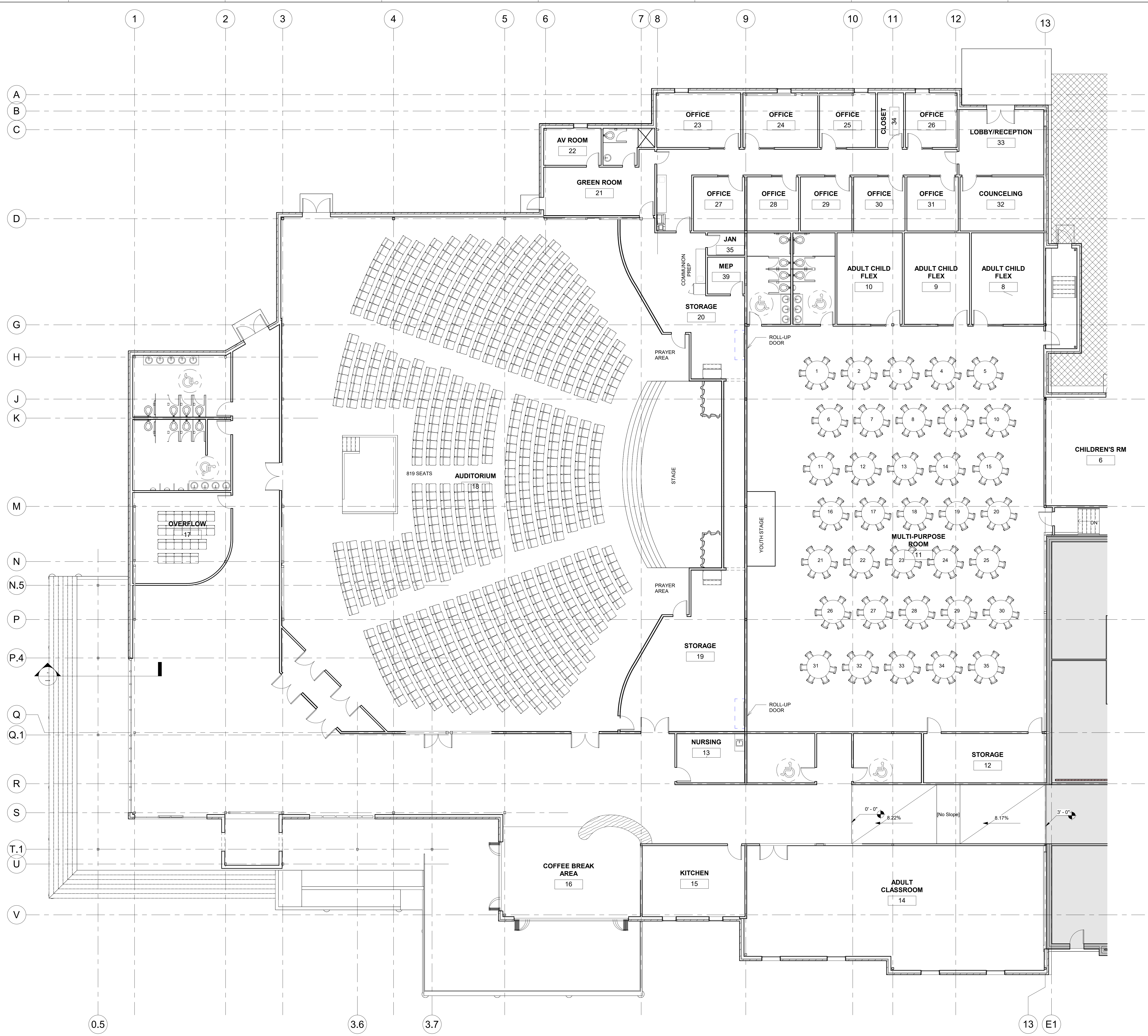
1 PROPOSED ARCHITECTURAL SITE PLAN  
3/64" = 1'-0"

PROJECT: <b>RIDGEVIEW CHURCH EXPANSION</b> FM 552 ROCKWALL, TX 75087	SHEET TITLE: <b>PROPOSED ARCHITECTURAL SITE PLAN</b>
DATE: 06-05-2025	ISSUE/REVISION: 1 ISSUED FOR PERMIT
REGISTERED ARCHITECT STATE OF TEXAS 2461	<b>OLESENITZ</b> 2715 E. STONE ROAD, WYCKE, TEXAS 75098
SCALE: 3/64" = 1'-0"	A002



**CHILDREN'S INDOOR SPACE NOTES:**  
 1) 30 SF/CHILD OF INDOOR ACTIVITY SPACE  
 2) 18-MO OLD CHILDREN MUST HAVE SEPERATE SPACES  
 3) 1-SINK / 17 CHILDREN OVER 18-MO OLD  
 4) 1-SINK IN EACH DIAPER CHANGING LOCATION

**CHILDREN'S OUTDOOR SPACE NOTES:**  
 3) 80 SF/CHILD OF OUTDOOR SPACE USING OUTDOOR SPACE AT A GIVEN TIME (MIN 25% OF CHILD CAPACITY)  
 4) 4' FENCE AROUND OUTDOOR PLAY SPACE  
 5) 2 EXITS REQ'D (ONE TO THE INSIDE AND ONE OUT TO THE OPEN)



1 LVL 1  
 1/8" = 1'-0"

ISSUE/REVISION

DATE

NO.



PROJECT: RIDGEVIEW CHURCH EXPANSION  
 FM 552  
 ROCKWALL, TX 75087

SHEET TITLE: LEVEL 1 EXPANSION PLAN

A101

SCALE: 1/8" = 1'-0"

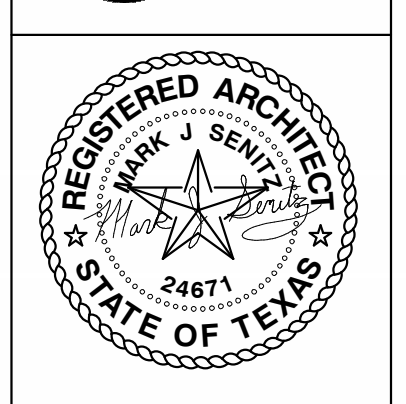




① LVL 1 CONT  
1/8" = 1'-0"

ISSUE/REVISION  
DATE

TEXAS FIRM NO. F38123 NO.  
**OLESENITZ**  
2715 E. STONE ROAD, WYILE, TEXAS 75098



PROJECT: RIDGEVIEW CHURCH EXPANSION  
FM 552  
ROCKWALL, TX 75087  
SHEET TITLE: LEVEL 1 EXPANSION PLAN CONT.

A101-B  
SCALE: 1/8" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A CHURCH/HOUSE OF WORSHIP AND A BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Specific Use Permit (SUP) for a Church/House of Worship and that exceeds 25,000 SF in a General Retail (GR) District on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail District*, and Subsection 04.01, *General Commercial District Standards*, of Article

05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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



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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 16, 2025

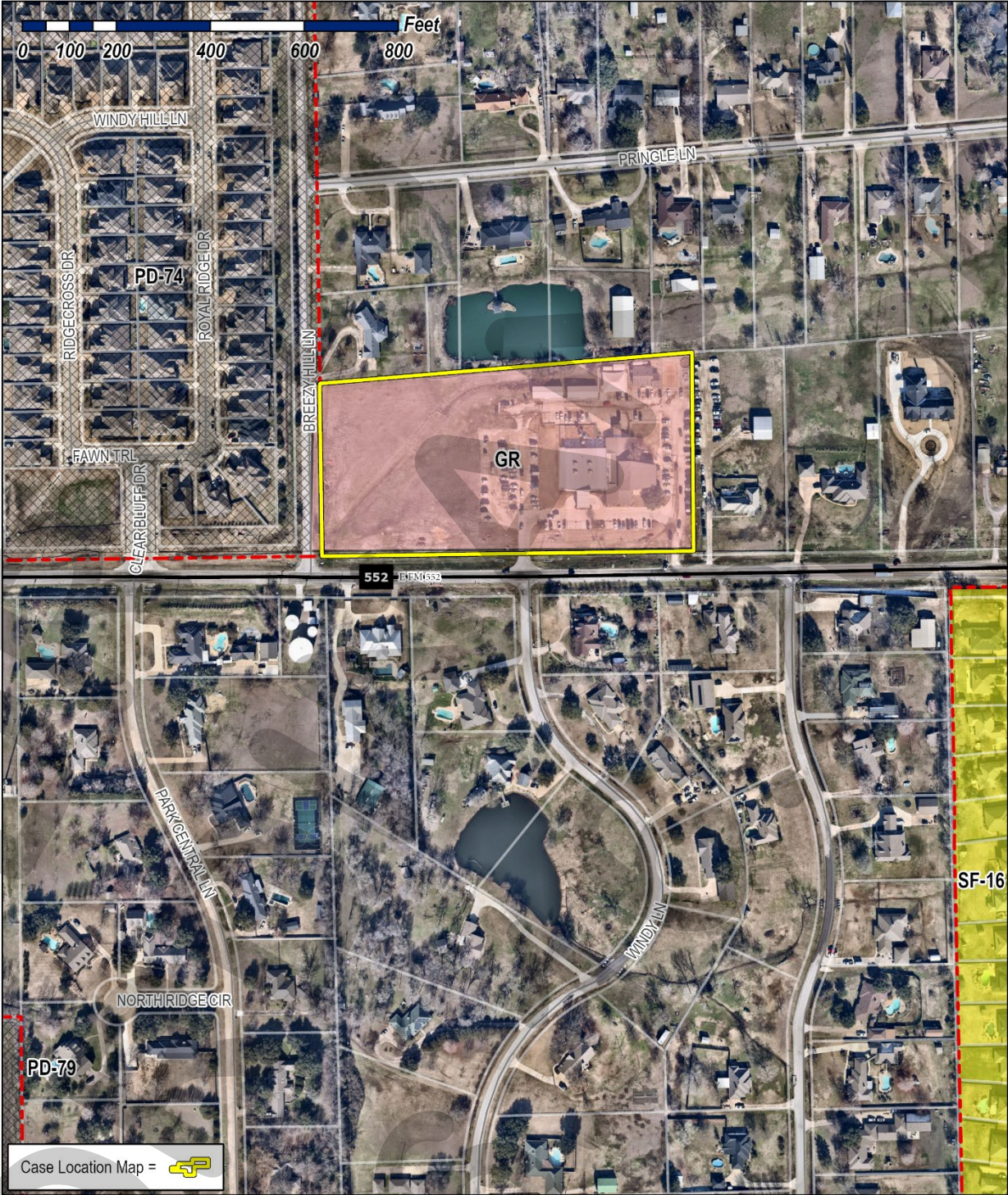
2<sup>nd</sup> Reading: July 7, 2025



**Exhibit 'A':  
Location Map**

Address: 1362 FM-552

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

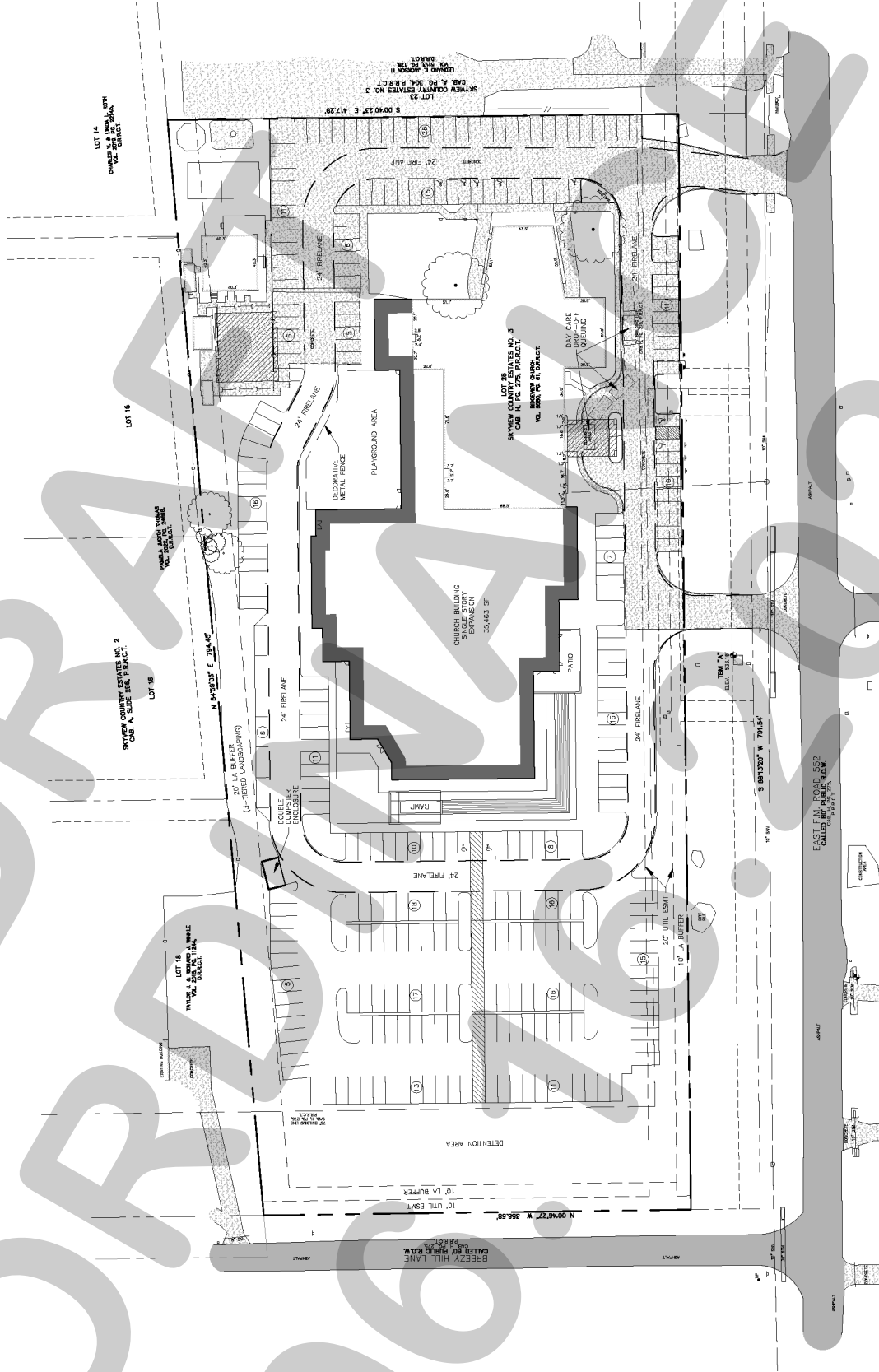




**Exhibit 'B':**  
*Conceptual Building Elevations*

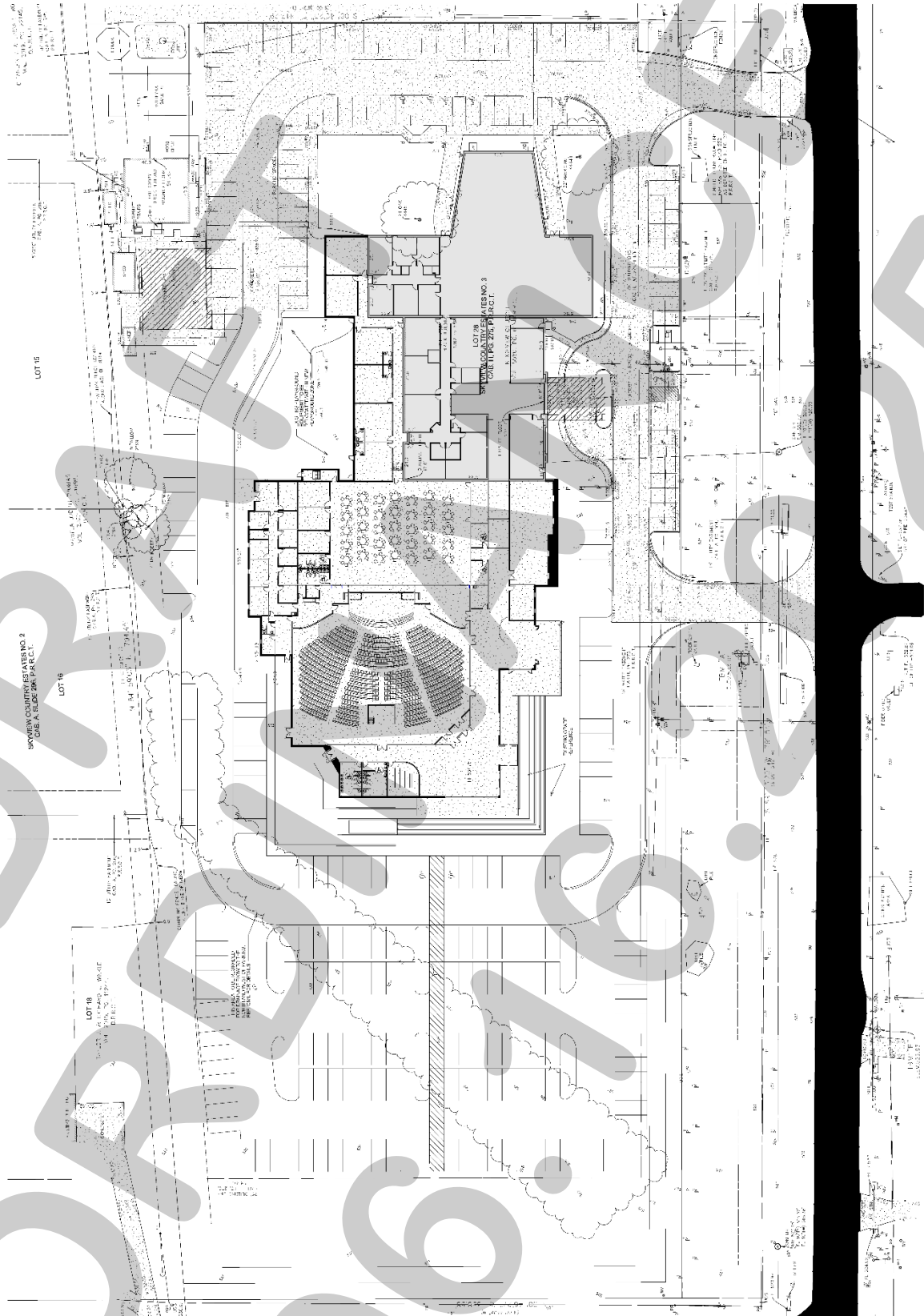


**Exhibit 'C':  
Site Plan and Floor Plan**





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









July 9, 2025

TO: Grayson Hughes  
Sutherland King Consulting, LLC.  
6430 Meadowcreek Drive  
Dallas, TX 75254

CC: Felix Tan  
Ridgeview Church  
1362 FM 552  
Rockwall, TX 75087

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

SUBJECT: Z2025-027; *Specific Use Permit (SUP) for a Church/House of Worship at 1362 FM 552*

Mr. Hughes:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on July 7, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The proposed expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship* and shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'B'* of the SUP Ordinance.
  - (b) The proposed *Church/House of Worship* shall generally conform to the *Site Plan and Floor Plan* depicted in *Exhibit 'C'* of the SUP Ordinance.
  - (c) A 20-foot landscape buffer, with a berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.
  - (d) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.

- (e) The proposed *Church/House of Worship* shall not exceed a total building size of 54,000 SF.
- (f) The two (2) existing 1,560 SF portable classrooms shall be removed from the property prior to the issuance of a new Certificate of Occupancy (CO) for the expansion of the *Church/House of Worship*.
- (g) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.

Planning and Zoning Commission

On June 10, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 5-0, with Commissioner Womble absent and a vacant seat.

City Council

On June 16, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Campbell absent.

On July 7, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Campbell absent.

Included with this letter is a copy of *Ordinance No. 25-37, S-368*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,



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



CITY OF ROCKWALL

ORDINANCE NO. 25-37

SPECIFIC USE PERMIT NO. S-368

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* AND A BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* and that exceeds 25,000 SF in a General Retail (GR) District on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail District*, and Subsection 04.01, *General Commercial District Standards*, of Article

05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

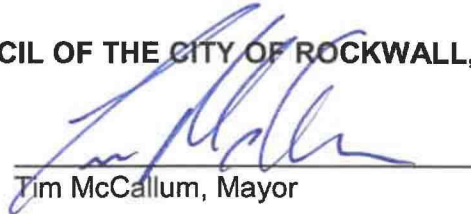


**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such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

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

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

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

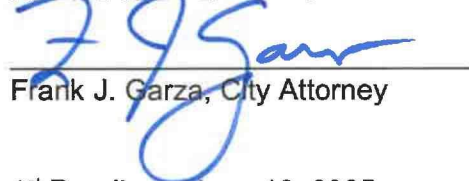
  
\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

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



**APPROVED AS TO FORM:**

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

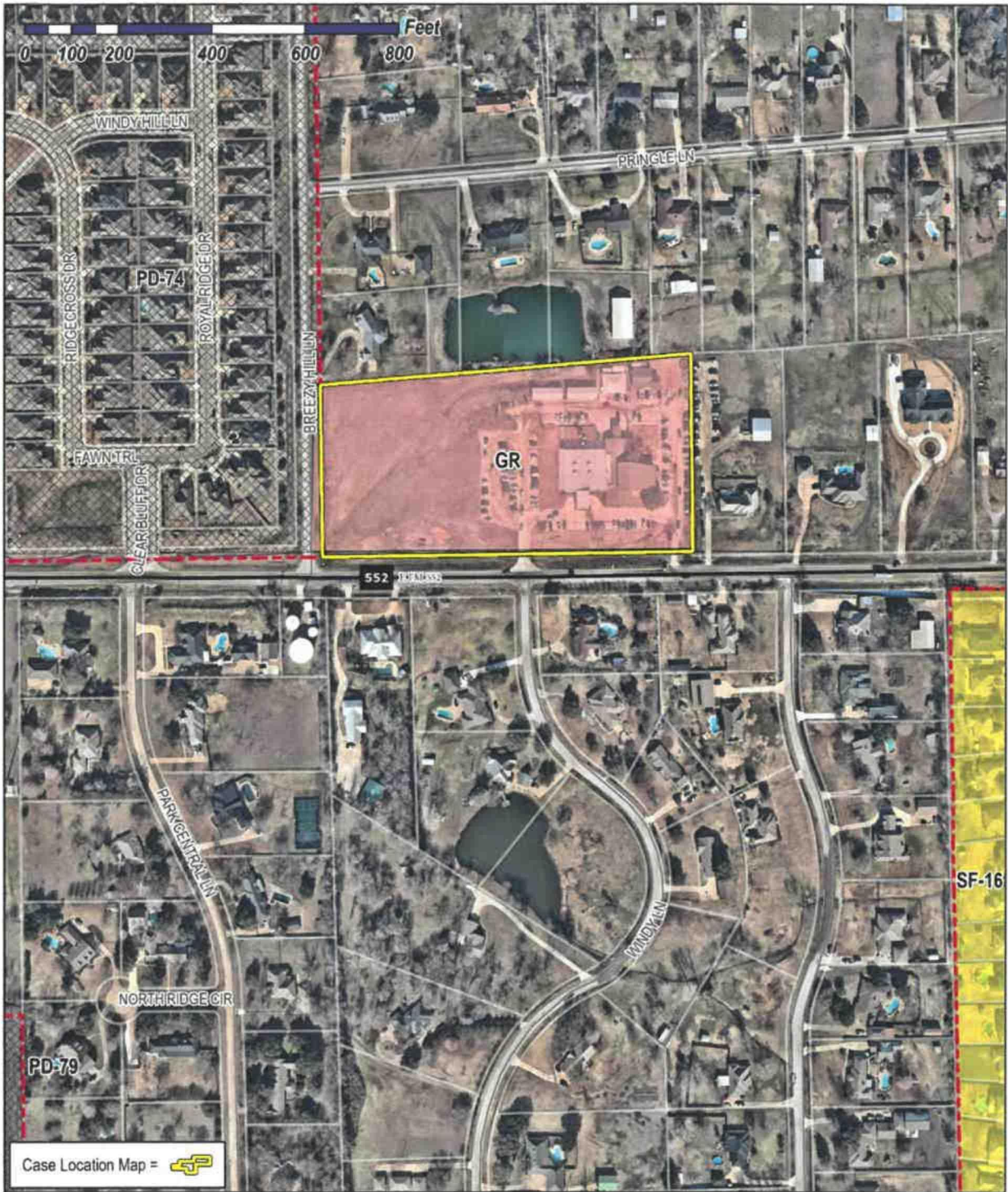
1<sup>st</sup> Reading: June 16, 2025

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

**Exhibit 'A':  
Location Map**

Address: 1362 FM-552

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

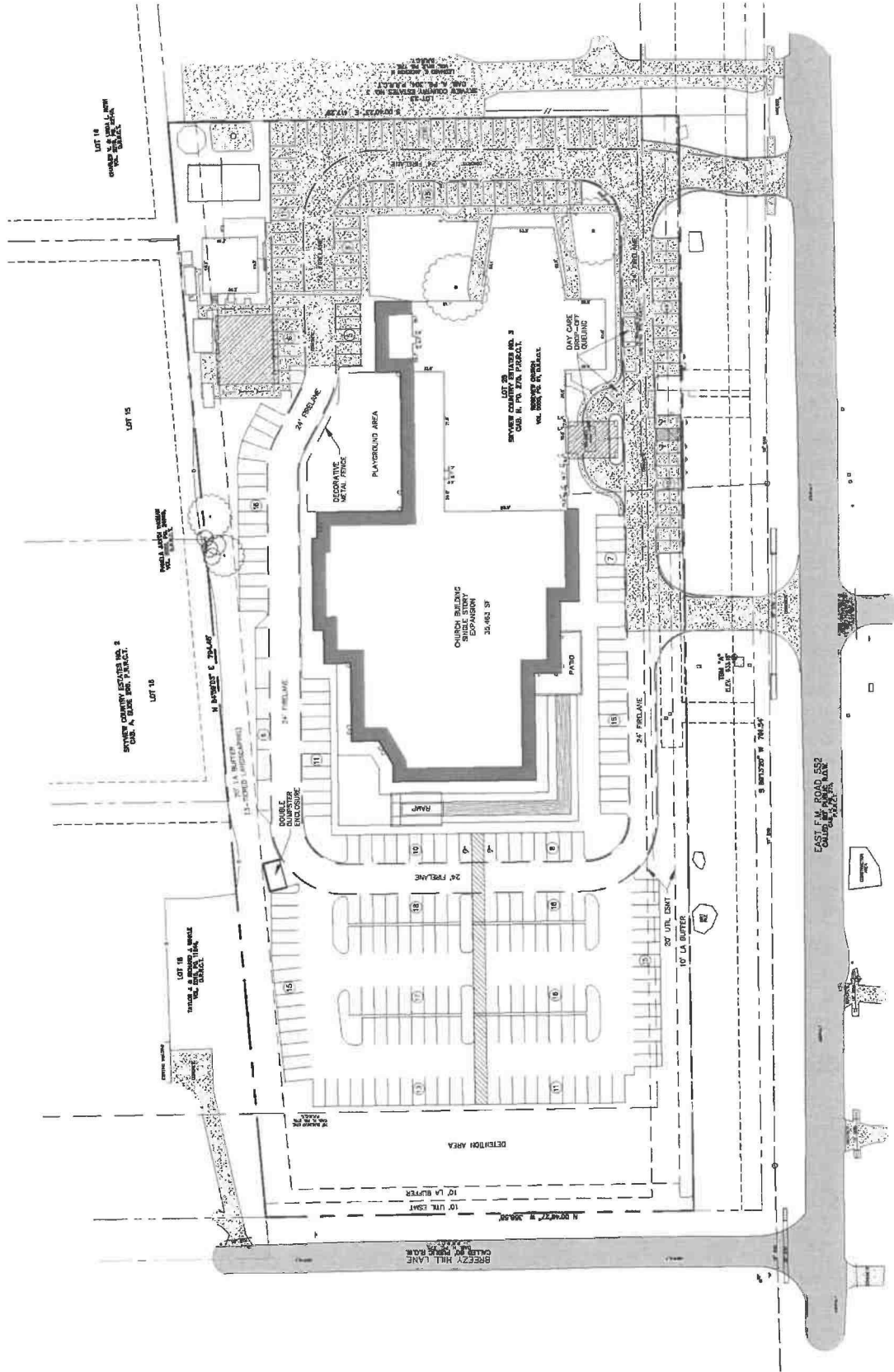




**Exhibit 'B':**  
*Conceptual Building Elevations*

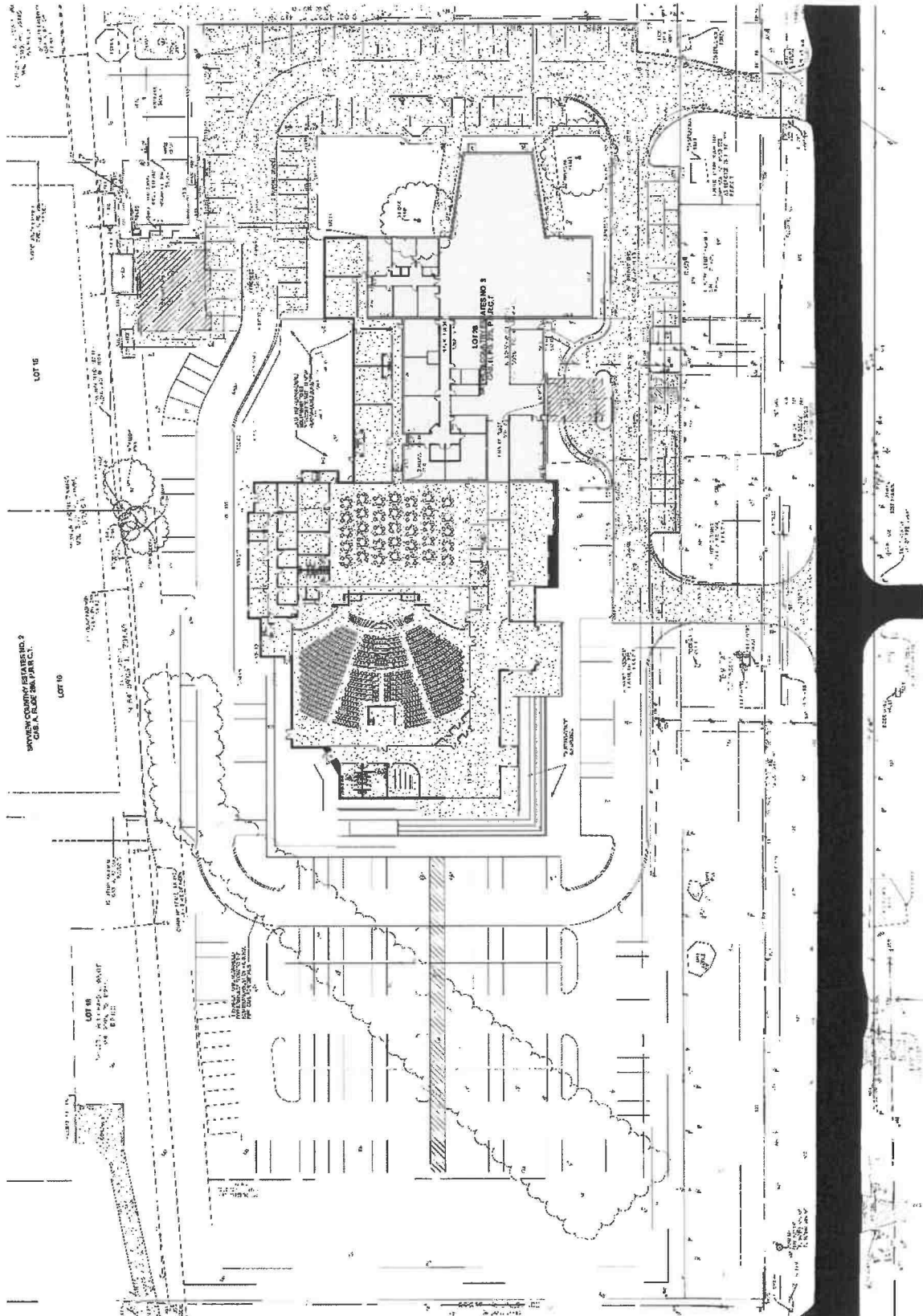


# Exhibit 'C': Site Plan and Floor Plan





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



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

