CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2026-016

PLANNING & ZONING FEE $ 240.20

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

On May 12, 2026, the Planning and Zoning Commission approved a motion to approve the applicant's request to table by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himeself.

On June 9, 2026, the Planning and Zoning Commission approved a motion to approve the request to withdraw the application by a vote of 6-0, with Commissioner Conway absent.

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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: 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.
[2]: 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	600 TURTLE COVE BLVD, ROCKWALL TX 75087				
SUBDIVISION	A0064		LOT	22 10-01	BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	2.68	LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	CENTER FOR PEACE & MERCY	☑ APPLICANT	BILAL MASHHOOD
CONTACT PERSON	ABDUL KHAN	CONTACT PERSON	BILAL MASHHOOD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	Y, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted] L com	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [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 $ 140.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April, 2026 *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 15th *DAY OF* April *2026*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KRIS J CANNON
Notary ID #134917928
My Commission Expires
May 24, 2028

MY COMMISSION EXPIRES 5/24/28

From: Abdul Lateef Khan
To: [redacted]

Dear City of Rockwall Planning and Zoning Team,

Thank you for your time and consideration and for your help with the processing of the application for SUP approvals.

We are happy to share a brief overview of our proposed community facility and its intended use.

The building is planned as a small, community-focused facility with two main components:

1. Prayer Area : The first half of the space will be used to serve local residents for prayer services and community building programs focused on guidance for youth . The goal is to provide a peaceful and organized place of worship for families in the Rockwall community.

2. Retail Area: The second half of the building will comprise of small retail stores with a focus to establish small businesses, create employment opportunities for Rockwall residents and to serve area residents. The stores will help generate rental support to help with the maintenance expenses of the building .

The planned building will be professionally finished with low-impact and will be well-integrated into the neighborhood, with the following goals:

Managed attendees and predictable usage times to minimize any traffic interruptions.

Appropriate parking and safe access and properly landscaped areas

Full alignment with city guidelines and community standards

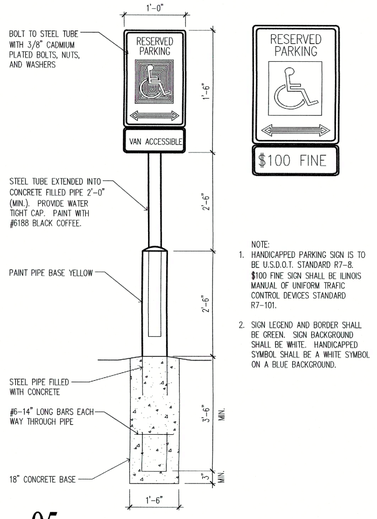
Our intention is to create a welcoming facility for all and that contributes positively to the local community.

Please let us know if any additional information would be helpful.

Sincerely,

Abdul Lateef Khan MD
President,
Centers for Peace and Mercy Inc

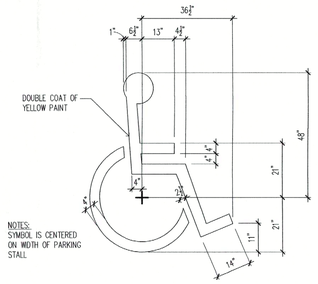
CAUTION: This email originated from outside of the organization. Do not click links



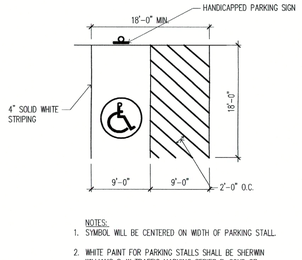
NOTE:
1. HANDICAPPED PARKING SIGN IS TO BE U.S.D.O.T. STANDARD R7-8. $100 FINE SIGN SHALL BE ILLINOIS MANUAL OF UNIFORM TRAFIC CONTROL DEVICES STANDARD R7-101.
2. SIGN LEGEND AND BORDER SHALL BE GREEN. SIGN BACKGROUND SHALL BE WHITE. HANDICAPPED SYMBOL SHALL BE A WHITE SYMBOL ON A BLUE BACKGROUND.

05 HANDICAP PARKING SIGN
N.T.S.

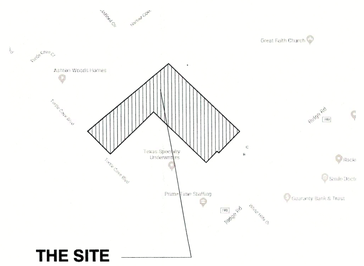
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



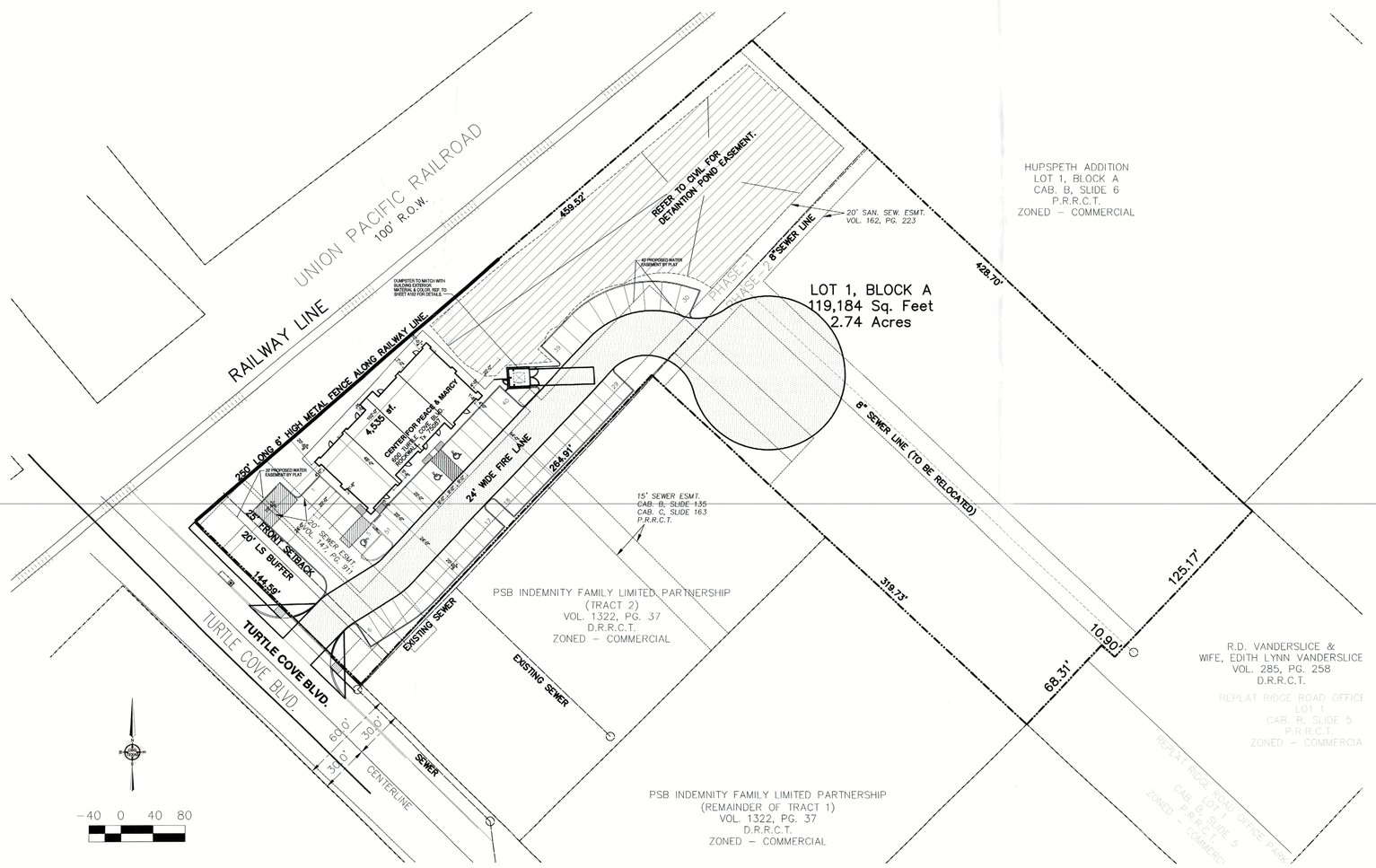
04 HANDICAPPED PAINTED SYMBOL
N.T.S.



03 HANDICAPPED PARKING STALL
N.T.S.



02 VICINITY MAP
SCALE: 1" = 40'-0"



01 SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fekruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FEKRUDDIN KHONDAKER 78469 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

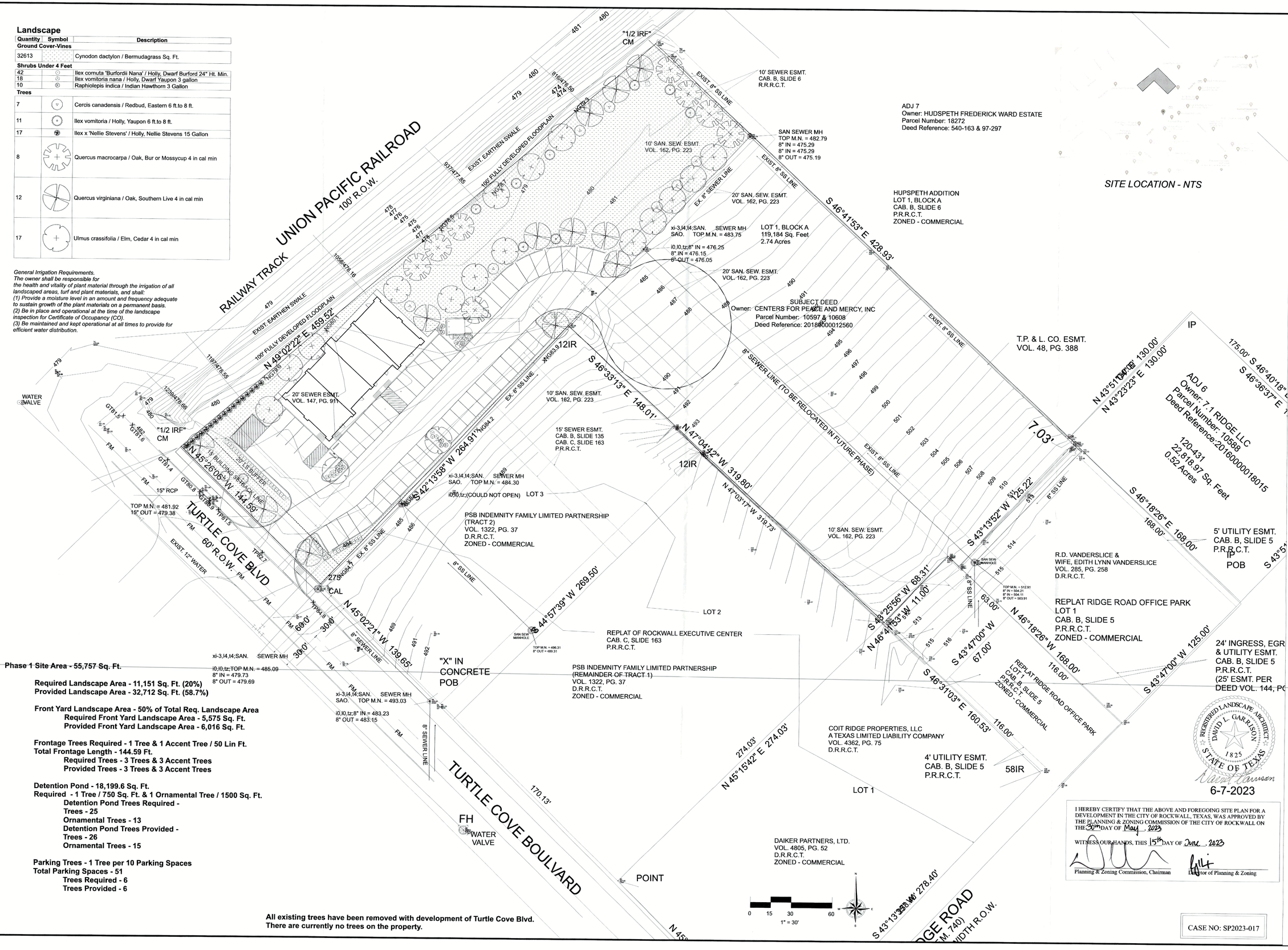
PROJECT #
H-2019-02

SHEET NO:
A101

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
32613		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
42		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
18		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
10		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft.to 8 ft.
11		Ilex vomitoria / Holly, Yaupon 6 ft.to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
17		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.



DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@iPlanLandscapes.com

LANDSCAPE DESIGN STUDIO

LANDSCAPE PLAN

CPM MASJID
Center for Peace and Mercy, Inc.
600 Turtle Cove Blvd.
Rockwall, TX 75087

REVISIONS:
6-1-2023

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS
6-7-2023

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023
WITNESS OUR HANDS, THIS 15th DAY OF June, 2023
Planning & Zoning Commission, Chairman
Director of Planning & Zoning

CASE NO: SP2023-017

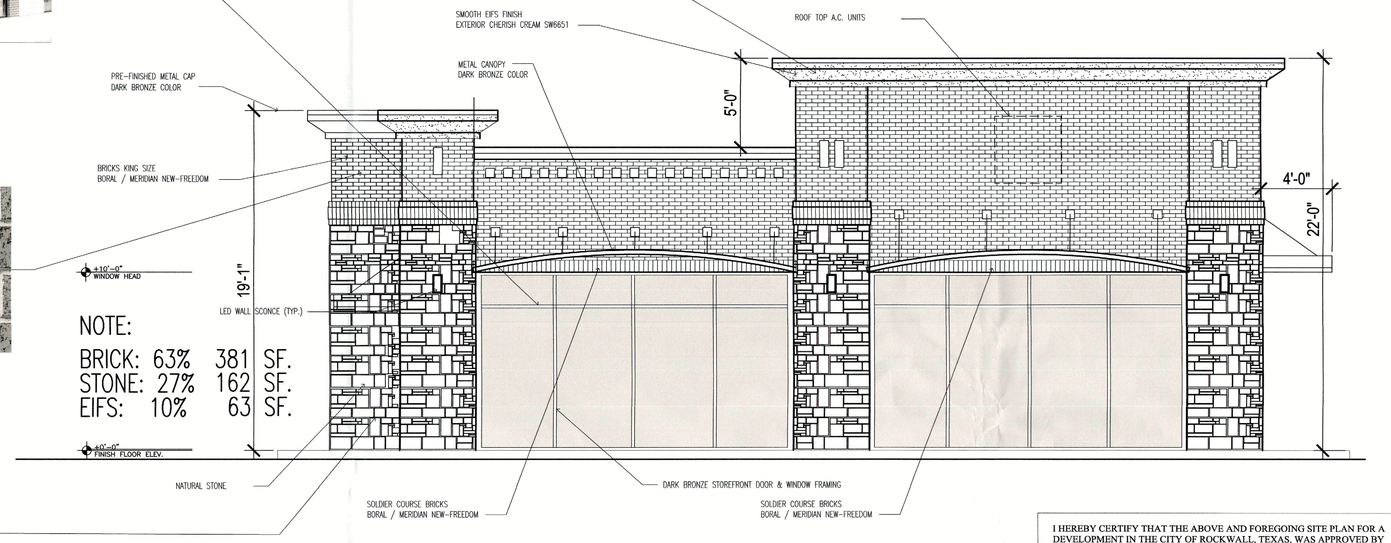
DATE: 5-7-2023
JOB NUMBER: 230507
DRAWN BY: David G
CHECKED BY: N/A
SCALE: 1" = 30'
SHEET: L - 1

DARK BRONZE FRAMES, PARAPET CAP & CANOPY

CHERISH CREAM SW6651 OR EQUAL

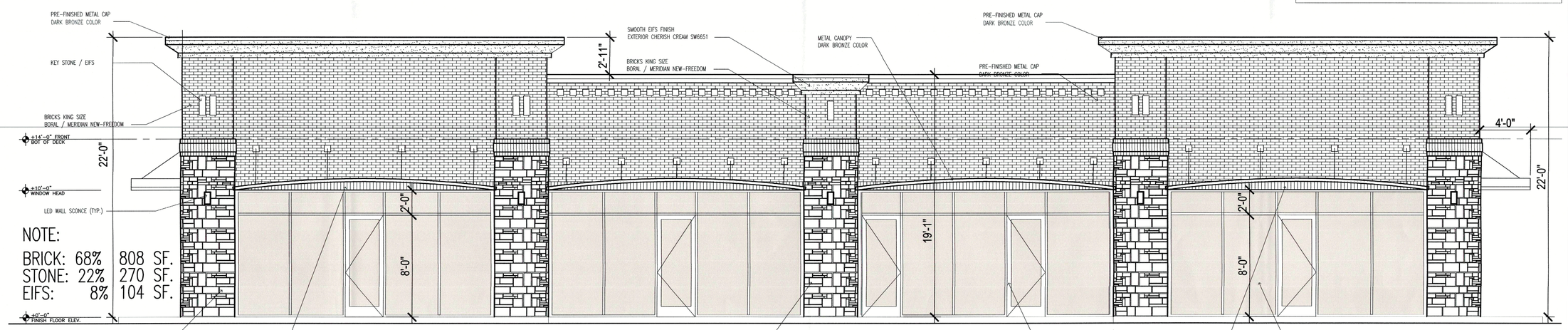
BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL

NATURAL LIME STONE OR EQUAL



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
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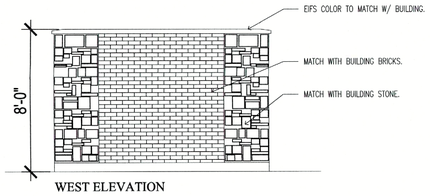
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

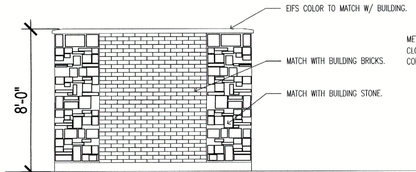
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

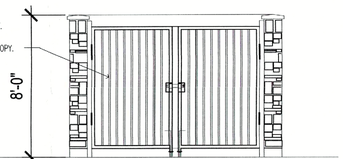
SHEET NO:
A501



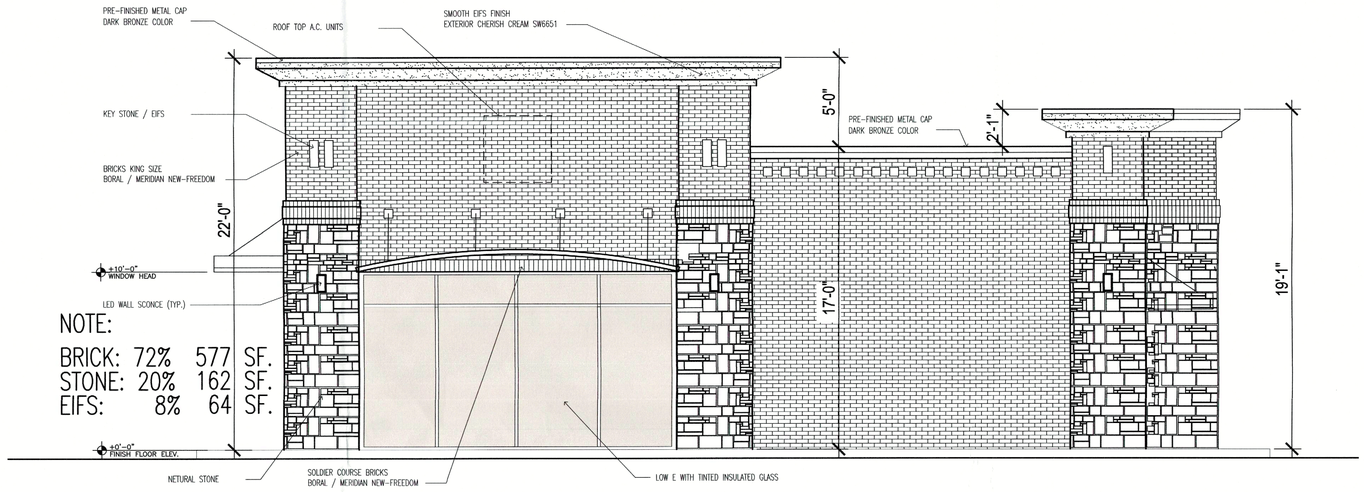
WEST ELEVATION



NORTH & SOUTH ELEVATIONS



EAST ELEVATION



NOTE:

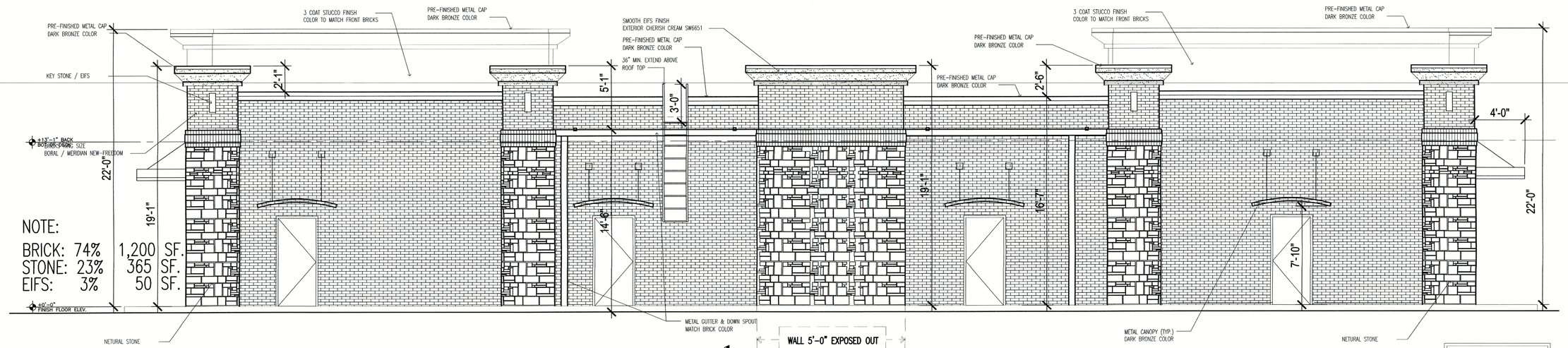
BRICK:	72%	577 SF.
STONE:	20%	162 SF.
EIFS:	8%	64 SF.

3 DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NOTE:

BRICK:	74%	1,200 SF.
STONE:	23%	365 SF.
EIFS:	3%	50 SF.

1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
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REVISIONS:

ARCHITECT OF THE RECORD:
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Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
A502

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
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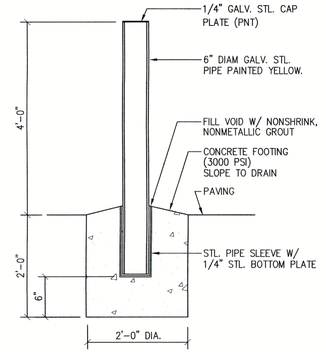
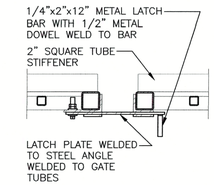
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.



06 PIPE BOLLARD DETAIL
SCALE : 1/4" = 1'-0"



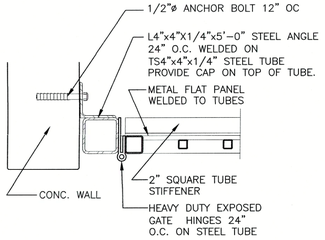
05 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2022.

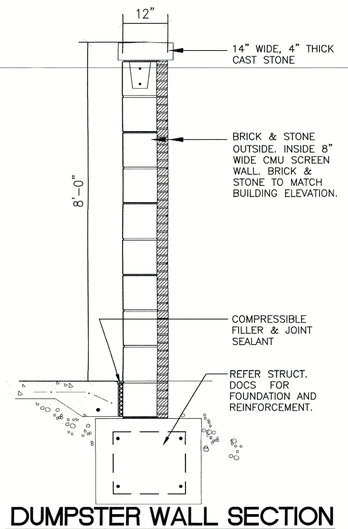
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

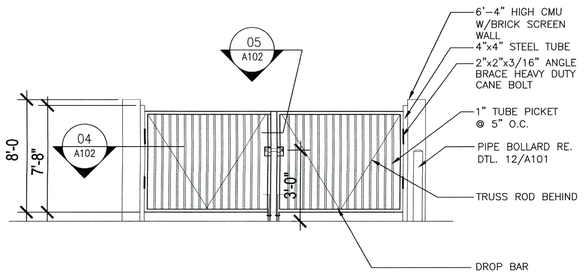
NOTE:
REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



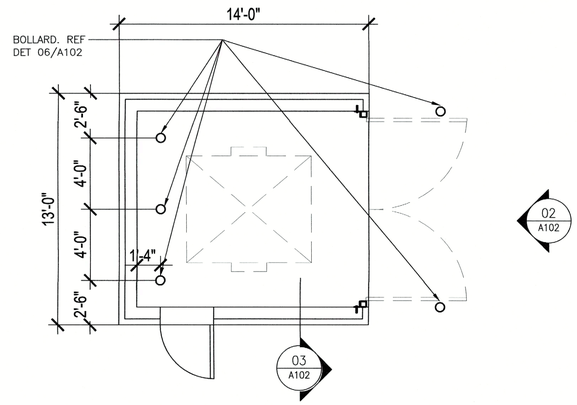
04 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
SCALE : 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
SCALE : 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
SCALE : 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Foknuddin.Khondaker.AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FOKNUDDIN KHONDAKER 28468 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE DETAILS

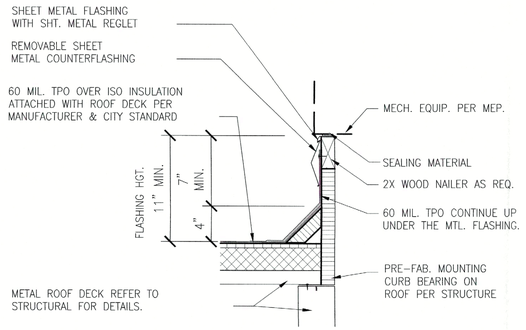
DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

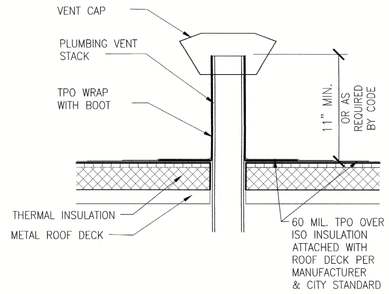
SHEET NO:
A102

GENERAL ROOF PLAN NOTES:

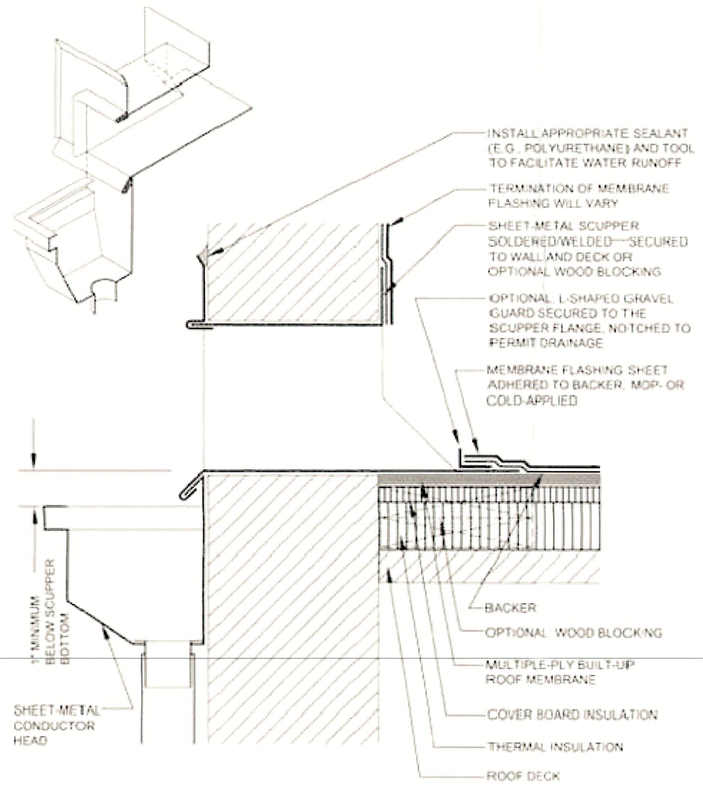
01. CONTRACTOR/SUBCONTRACTOR TO VERIFY ROOF AND LOCATION OF EQUIPMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
02. CONTRACTOR TO REVIEW AND VERIFY EQUIPMENT'S SIZES & DETAILS OF RTU PER MEP.
03. CONTRACTOR TO PROVIDE TEMPORARY SAFETY BARRIERS PER OSHA WHILE WORKING ON THE ROOF OR ABOVE 30" FROM ADJACENT AREA.
04. ROOF TO SLOPE 1/4" PER FT. TO DRAIN RAIN WATER AS SHOWN ON PLAN.
05. CONTRACTOR TO CLEANUP THE ROOF AREA AND DISPOSE THEM PER CITY & STATE RULES.
06. CONTRACTOR TO REFER CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



03 ROOF CURB DETAIL
SCALE: 1 1/2" = 1'-0"



02 ROOF VENT DETAIL
SCALE: 1 1/2" = 1'-0"

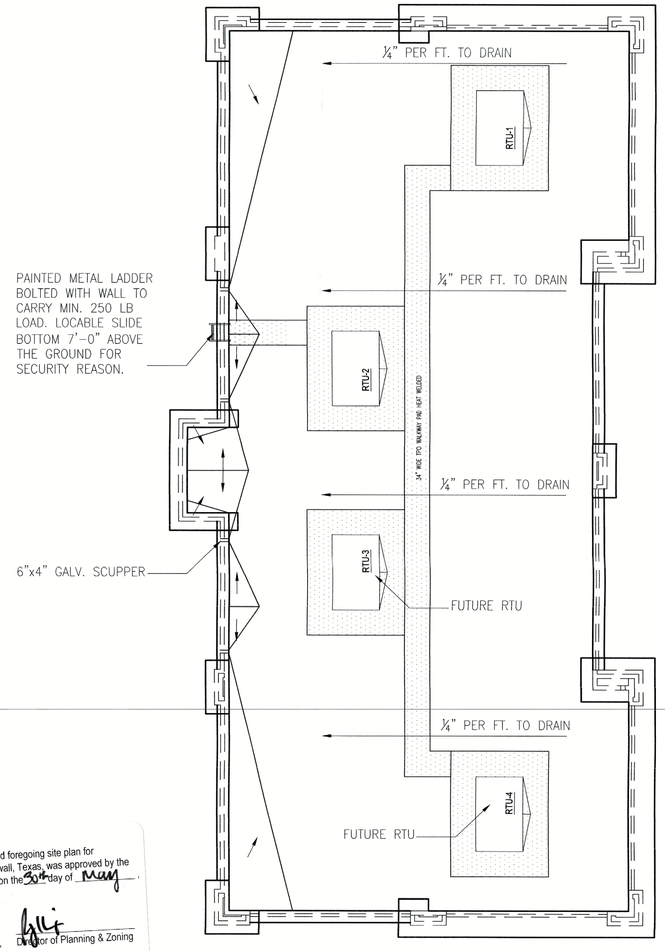


04 SCUPPER DETAIL
SCALE: NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



TRUE NORTH

01 ROOF PLAN
SCALE: 1/8" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (808) 609 4806

REGISTERED ARCHITECT — FOKRUDDIN KHONDAKER — 28468 — STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

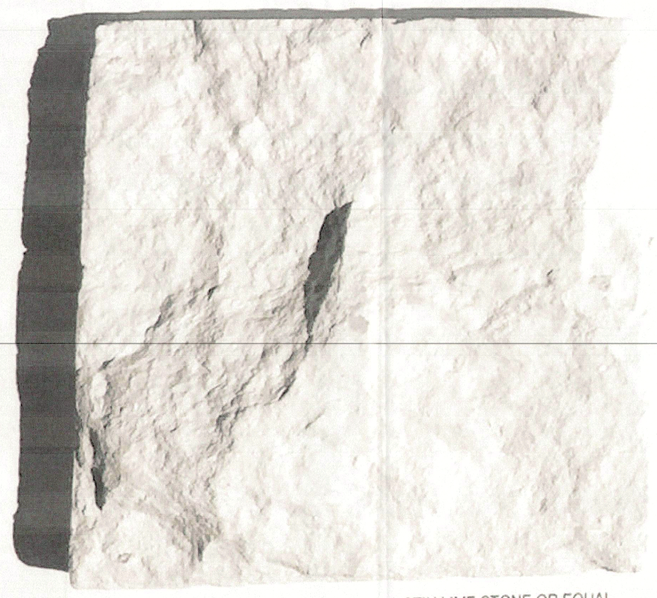
SHEET TITLE:
ROOF PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #: H-2019-02

SHEET NO: A202

PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL

MERIDIAN NEW-FREEDOM OR EQUAL

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

OWNER:
Adal Lal Iham
#30 Lowfield dr. Richardson, Tx 75082
CENTER FOR PEACE AND MERCY INC.
PHONE: 318417-3481

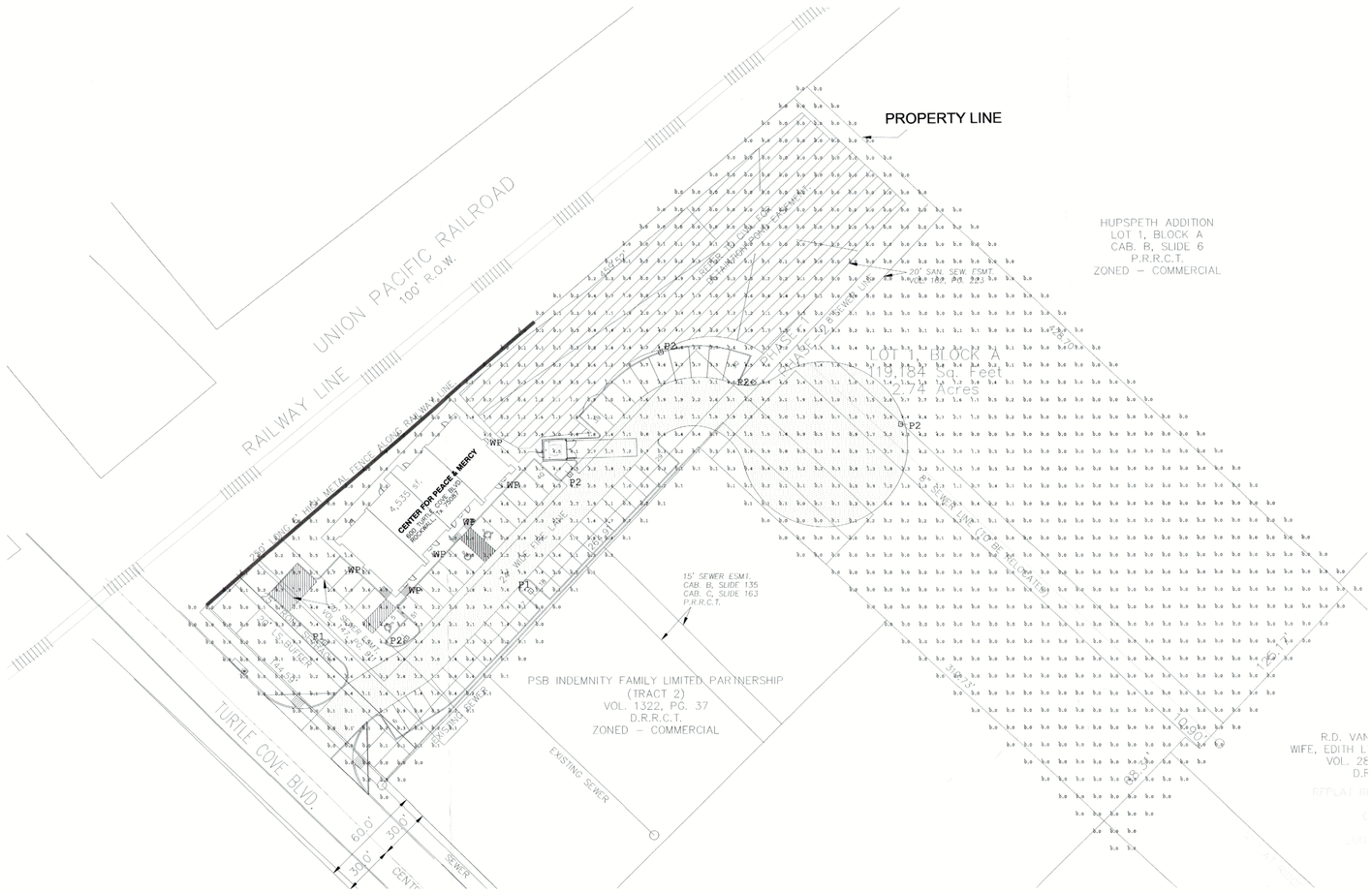
PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

amazing d
residential & commercial
540 Coventry Drive, Sulphur Springs, Tx 75482
Ph: (817) 609-9617
E-mail: dev.helaluzzaman@gmail.com

PROJECT N
RETAIL BUI

CASE NUM

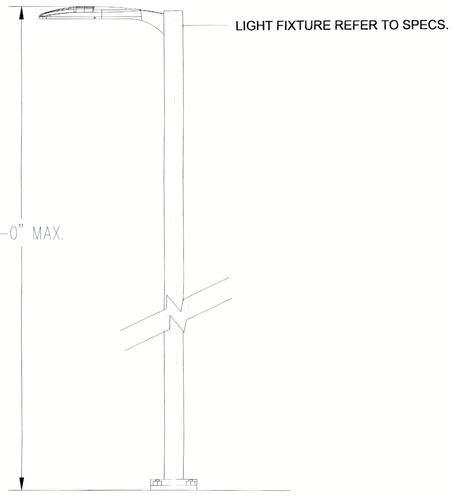


0 40 80 120

01 PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

THE SITE
600 TURTLE COVE BLVD.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1" = 40'-0"



03 TYPICAL SITE POLE
SCALE: N.T.S

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
~~OVERLAY DISTRICT~~	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	0.75	9.5	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2		Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5		Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102
WP	6		Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO.: SP2023-017

M.A. WAHEED 64418 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
05/20/2023

WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
PH: 817-793-2010
FIRM #: F-6336

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel: (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE:	SCALE:
06.11.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
SP2023-017

SHEET NO:
ESP

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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: 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.
[2]: 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	600 TURTLE COVE BLVD, ROCKWALL TX 75087				
SUBDIVISION	A0064		LOT	22 10-01	BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	2.68	LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	CENTER FOR PEACE & MERCY	☑ APPLICANT	BILAL MASHHOOD
CONTACT PERSON	ABDUL KHAN	CONTACT PERSON	BILAL MASHHOOD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	Y, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted] L com	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [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 $ 140.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April, 2026 *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 15th *DAY OF* April *2026*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KRIS J CANNON
Notary ID #134917928
My Commission Expires
May 24, 2028

MY COMMISSION EXPIRES 5/24/28

From: Abdul Lateef Khan
To: [redacted]

Dear City of Rockwall Planning and Zoning Team,

Thank you for your time and consideration and for your help with the processing of the application for SUP approvals.

We are happy to share a brief overview of our proposed community facility and its intended use.

The building is planned as a small, community-focused facility with two main components:

1. Prayer Area : The first half of the space will be used to serve local residents for prayer services and community building programs focused on guidance for youth . The goal is to provide a peaceful and organized place of worship for families in the Rockwall community.

2. Retail Area: The second half of the building will comprise of small retail stores with a focus to establish small businesses, create employment opportunities for Rockwall residents and to serve area residents. The stores will help generate rental support to help with the maintenance expenses of the building .

The planned building will be professionally finished with low-impact and will be well-integrated into the neighborhood, with the following goals:

Managed attendees and predictable usage times to minimize any traffic interruptions.

Appropriate parking and safe access and properly landscaped areas

Full alignment with city guidelines and community standards

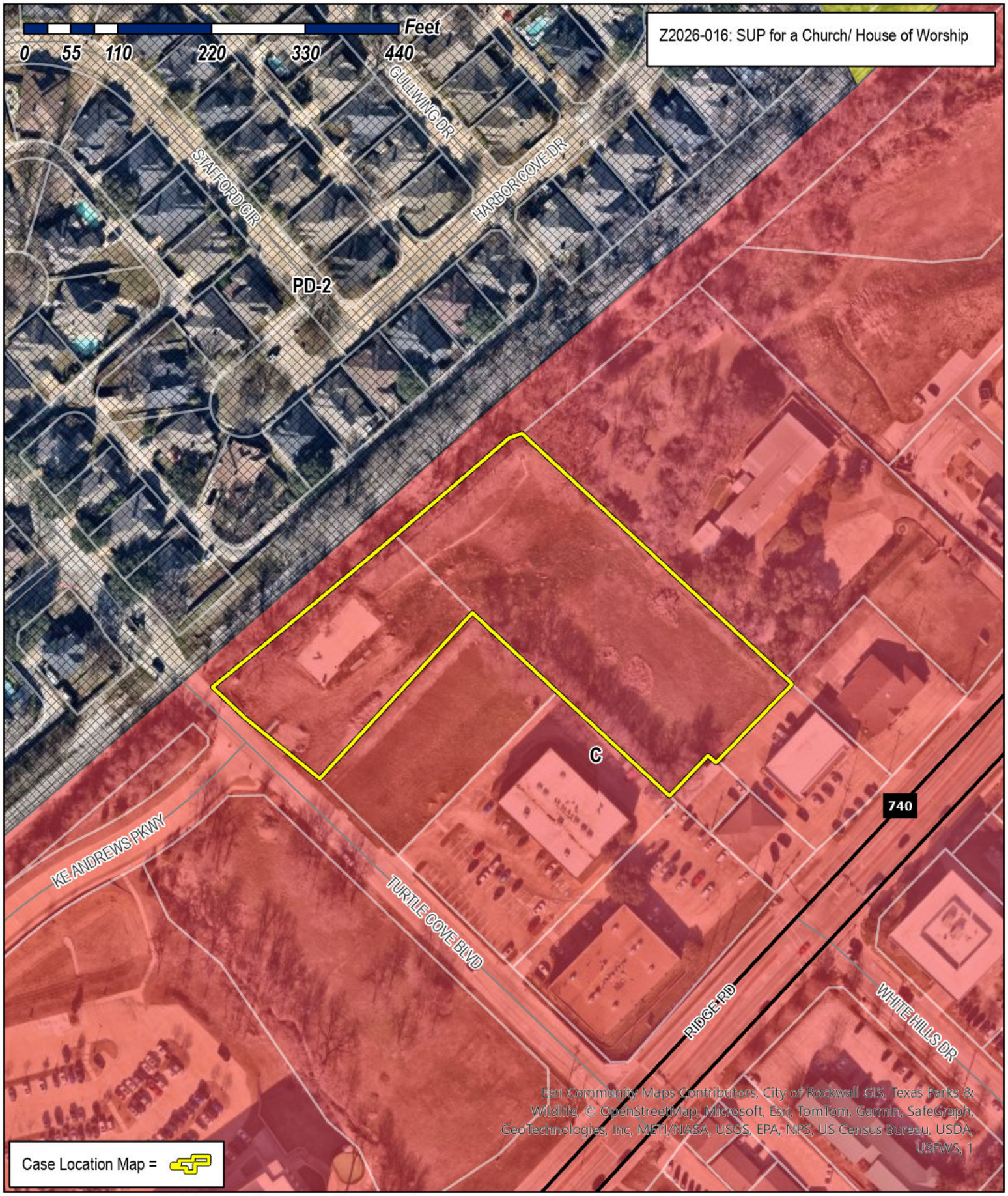
Our intention is to create a welcoming facility for all and that contributes positively to the local community.

Please let us know if any additional information would be helpful.

Sincerely,

Abdul Lateef Khan MD
President,
Centers for Peace and Mercy Inc

CAUTION: This email originated from outside of the organization. Do not click links



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.

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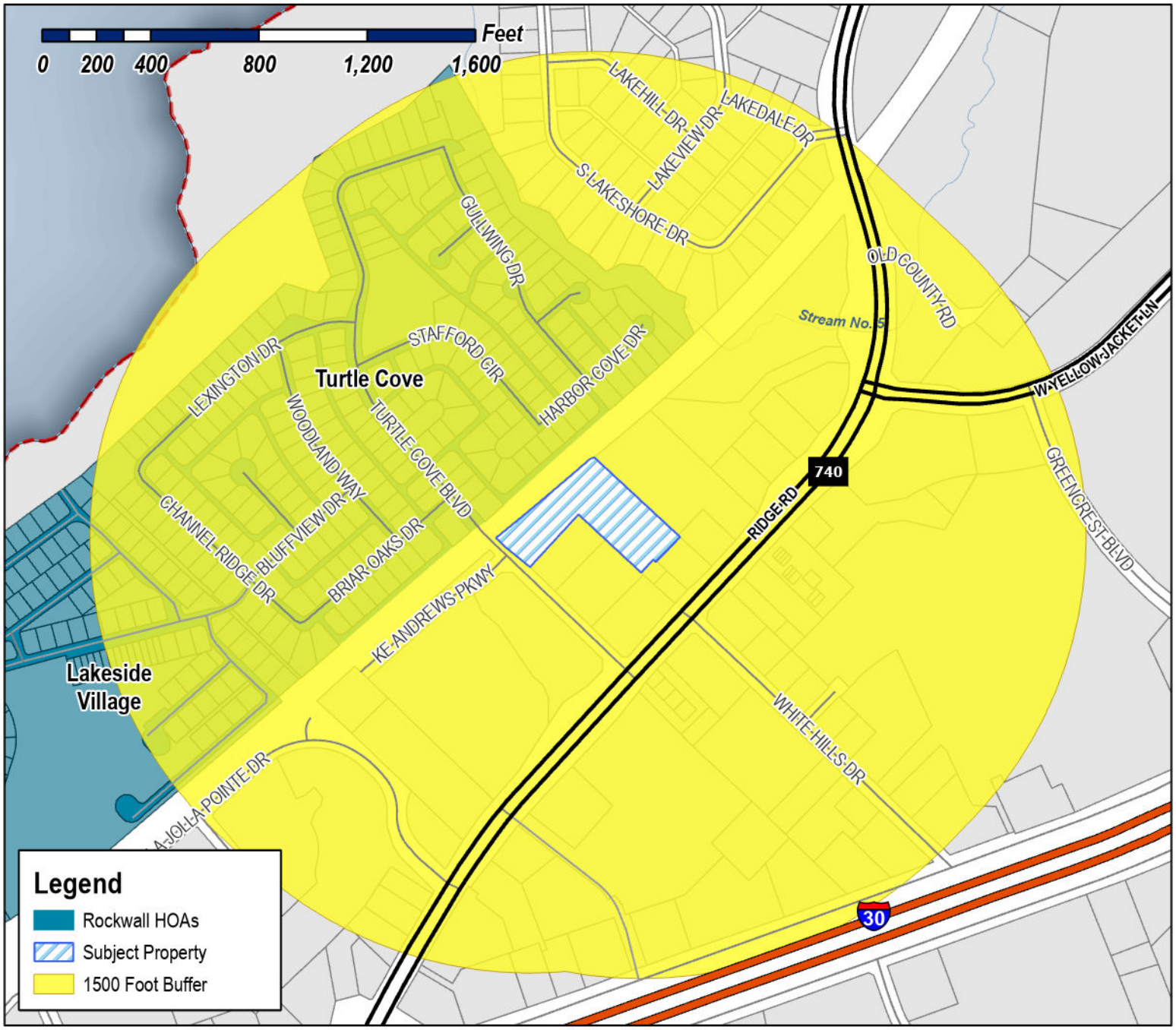

Case Number: Z2026-016
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Intersection of Turtle Cove Boulevard and Ridge Road

Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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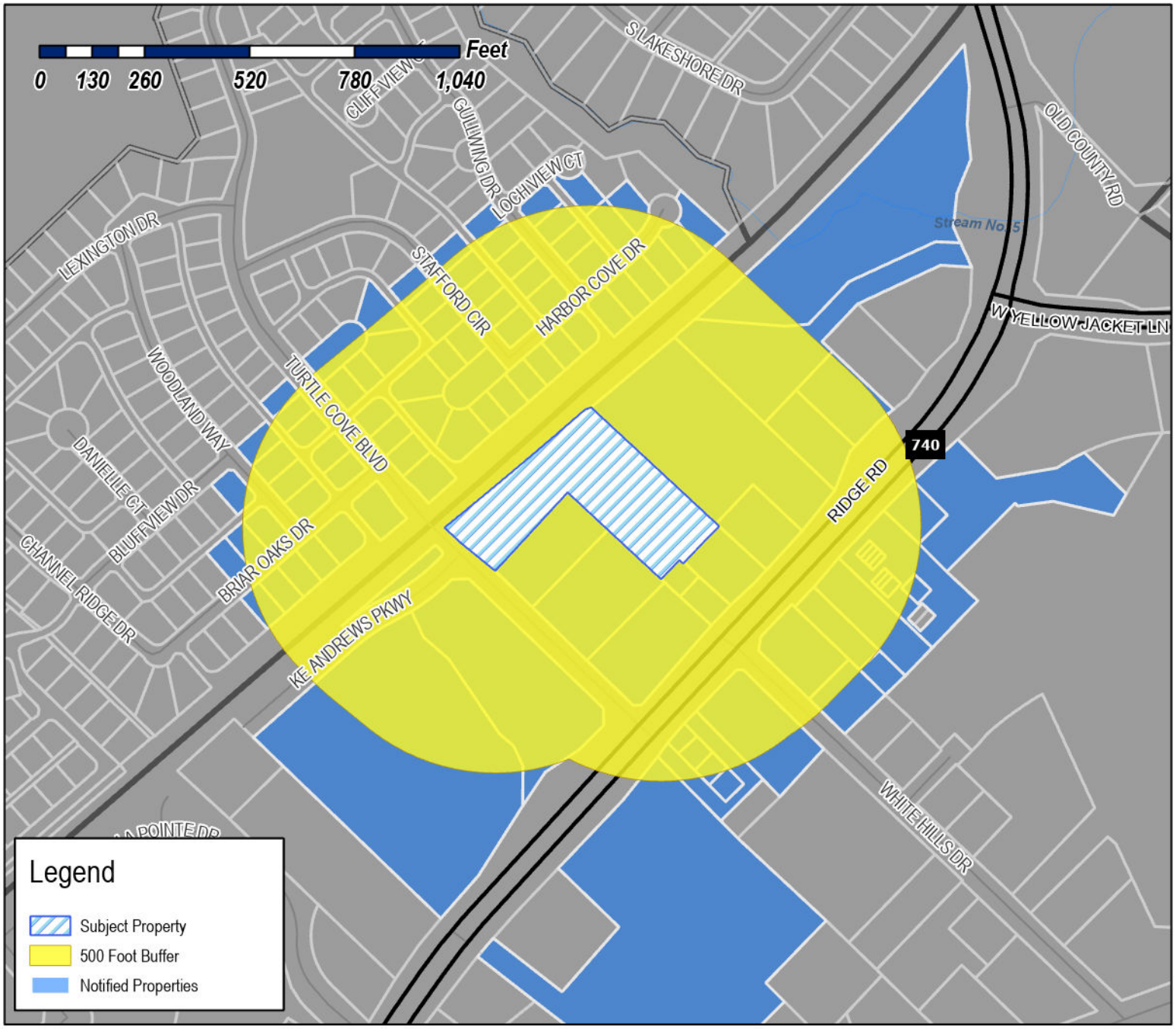

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Case Address: Intersection of Turtle Cove Boulevard and Ridge Road

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

CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
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ROYSE CITY, TX 75189

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JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

ROBINSON PETER R & ANGELA M
1972 GULLWING DR
ROCKWALL, TX 75087

BEAVERS JEFFREY
2004 GULLWING DRIVE
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME
2005 GULLWING DRIVE
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA
2009 GULLWING DR
ROCKWALL, TX 75087

KEEGAN AND TERRY WILLIAMSON REVOCABLE TRUST
KEEGAN DANIEL WILLIAMSON AND TERRY KING WILLIAMSON- COTRUSTE
2014 GULLWING DR
ROCKWALL, TX 75087

PARKER CAMERON BEAU & AMANDA NICOLE
2015 GULLWING DR
ROCKWALL, TX 75032

WATT JENNIFER
2018 GULLWING DRIVE
ROCKWALL, TX 75087

RESIDENT
2019 GULLWING DR
ROCKWALL, TX 75087

RUSSELL RYAN & GABRIELA FRANCES
2116 BARLASS DR
ROCKWALL, TX 75087

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2225 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
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ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2235 RIDGE RD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2255 RIDGE
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75087

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN FAMILY TRUST
JAMES TRAVIS SPILLMAN III & MICHELE CRAMER
SPILLMAN - TRUSTE
3117 AMHERST AVE
Rockwall, TX 75087

CH-FSR I/ROCKWALL RIDGE ROAD, L.P
3819 MAPLE AVE
DALLAS, TX 75219

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

JOHNSON KEDALL
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

KNIGHT JAY ROMAN & TEUTA
619 LOCH VIEW CT
Rockwall, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

HUSTON LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
629 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
631 HARBOR COVE DR
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE
TRUST
JIMMIE LEE ALFORD AND BARBARA EDWARDS
ALFORD-COTRUSTEES
635 STAFFORD CIR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
637 Stafford Cir
Rockwall, TX 75087

GARRISON KIMBERLY RAE AND JOHN
638 TURTLE COVE BLVD
ROCKWALL, TX 75087

SALITURE CODY
639 STAFFORD CIR
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L
640 Woodland Way
Rockwall, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G AND EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
644 STAFFORD CIR
ROCKWALL, TX 75087

JOHNSON SAUNDRA J
644 TURTLE COVE
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75087

JENNIFER GILLIKIN REVOCABLE LIVING TRUST
JENNIFER GILLIKIN - TRUSTEE
648 WOODLAND WAY
ROCKWALL, TX 75087

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

RESIDENT
652 STAFFORD CIR
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
JENNIFER ANN WEST
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

BANISTER NICOLE M
652 Turtle Cove Blvd
Rockwall, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN
653 Stafford Cir
Rockwall, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND
ALFONSO ANDRADE
653 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

WING REMONA ANN
654 STAFFORD CIR
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS AMY JO
655 STAFFORD CIR
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C
655 TURTLE COVE BLVD
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION
656 TURTLE COVE BLVD
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES
6817 208TH ST SW #5532
LYNNWOOD, WA 98046

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E
920 BRIAR OAK
ROCKWALL, TX 75087

BISHOP MICHAEL F
926 BRIAR OAK DR
ROCKWALL, TX 75087

JEFCOAT CANDACE
930 BLUFFVIEW DR
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY
930 BRIAR OAKS DR
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A
931 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

2024 J C HAYNES REVOCABLE TRUST
JERI CLINTON HAYNES - TRUSTEE
934 BRIAR OAKS DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN
938 BRAIR OAKS DRIVE
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON
942 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP
M/R

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

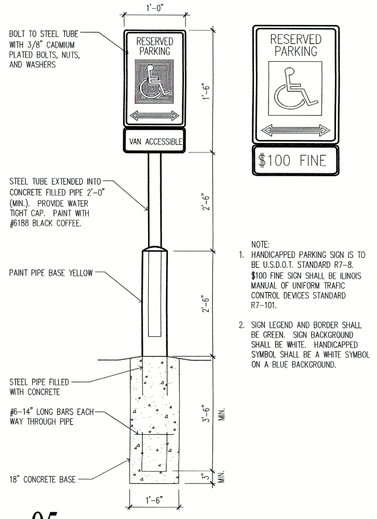
DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP
C/O ROOFSTOCK
PO Box 40970
Mesa, AZ 85274

TURTLE COVE RESIDENTIAL ASSOC
C/O ASSOCIA PMG
PO Box 650255
Dallas, TX 75265

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

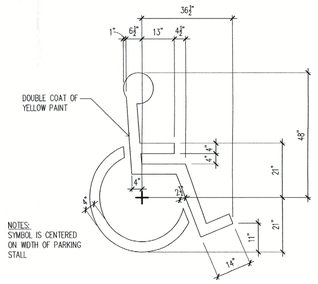
ALMLAM REAL ESTATE LLC
PO BOX 755
ROCKWALL, TX 75087



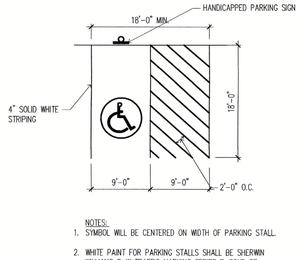
NOTE:
1. HANDICAPPED PARKING SIGN IS TO BE U.S.D.O.T. STANDARD R7-8. $100 FINE SIGN SHALL BE ILLINOIS MANUAL OF UNIFORM TRAFIC CONTROL DEVICES STANDARD R7-101.
2. SIGN LEGEND AND BORDER SHALL BE GREEN. SIGN BACKGROUND SHALL BE WHITE. HANDICAPPED SYMBOL SHALL BE A WHITE SYMBOL ON A BLUE BACKGROUND.

05 HANDICAP PARKING SIGN
N.T.S.

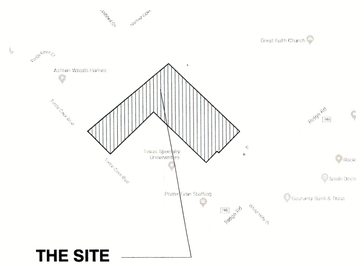
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



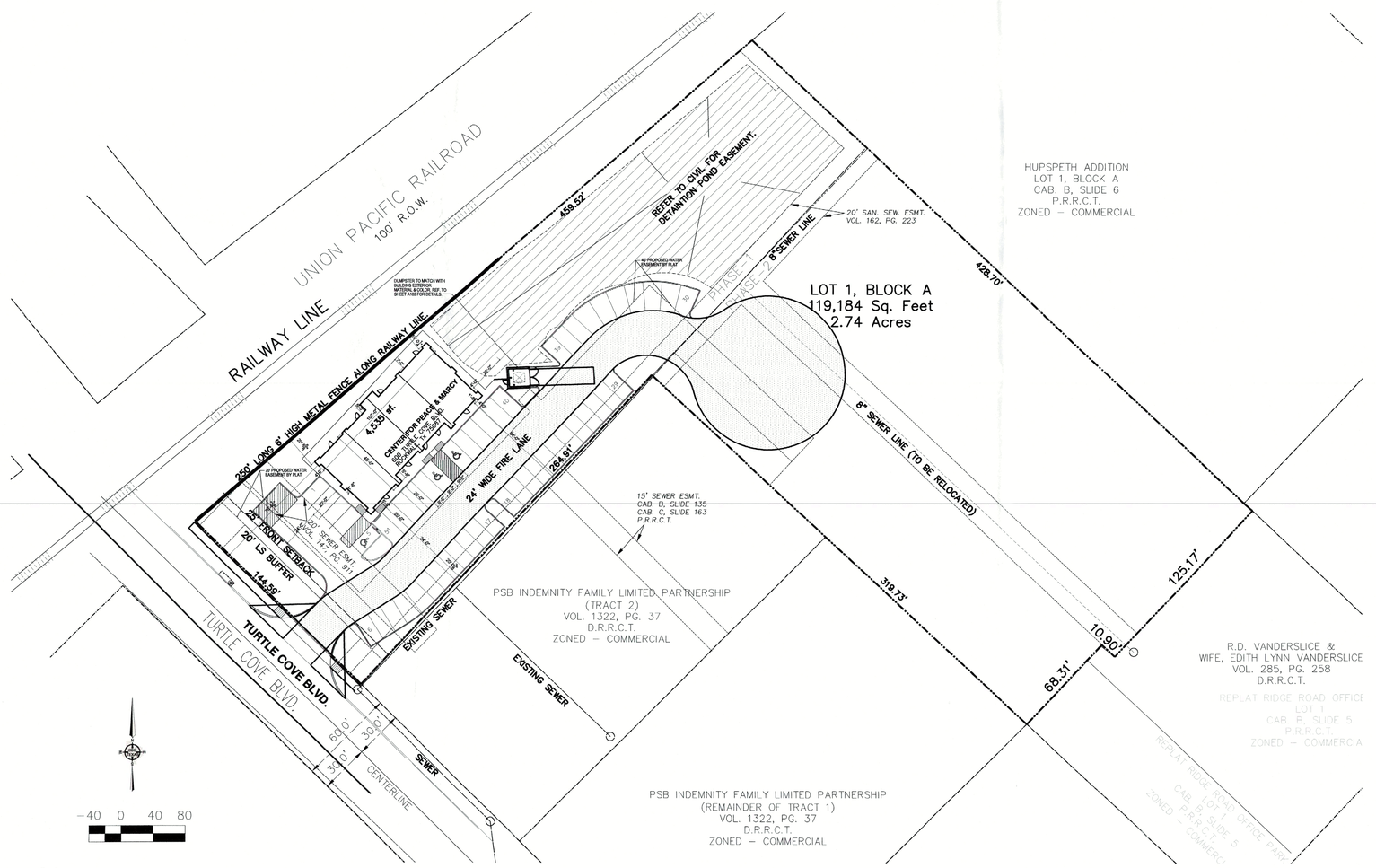
04 HANDICAPPED PAINTED SYMBOL
N.T.S.



03 HANDICAPPED PARKING STALL
N.T.S.



02 VICINITY MAP
SCALE: 1" = 40'-0"



01 SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fekruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FEKRUDDIN KHONDAKER 78469 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

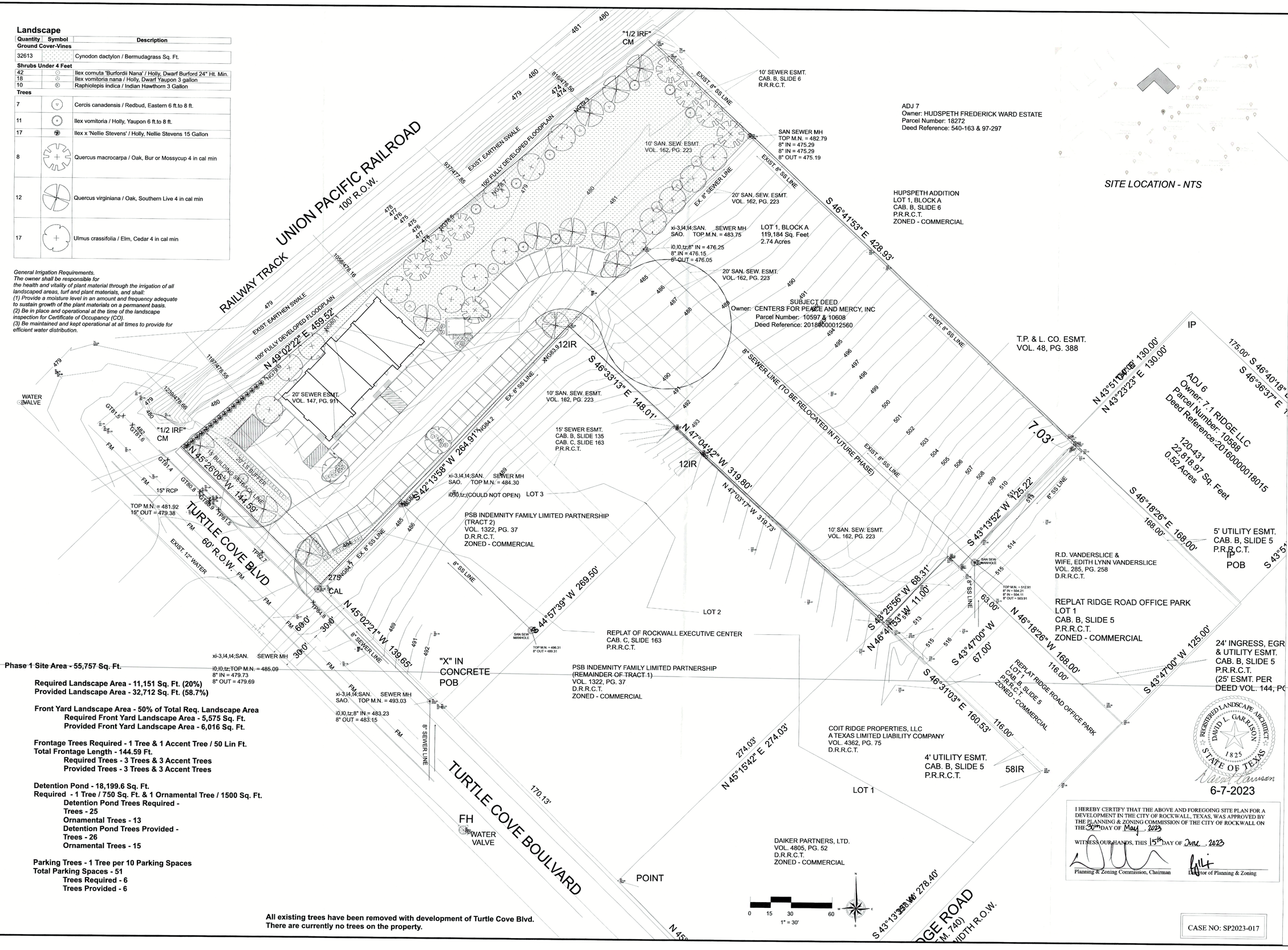
PROJECT #
H-2019-02

SHEET NO:
A101

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
32613		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
42		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
18		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
10		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft.to 8 ft.
11		Ilex vomitoria / Holly, Yaupon 6 ft.to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
17		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.



DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@iPlanLandscapes.com

LANDSCAPE DESIGN STUDIO

LANDSCAPE PLAN

CPM MASJID
Center for Peace and Mercy, Inc.
600 Turtle Cove Blvd.
Rockwall, TX 75087

REVISIONS:
6-1-2023

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS
6-7-2023

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023
WITNESS OUR HANDS, THIS 15th DAY OF June, 2023
Planning & Zoning Commission, Chairman
Director of Planning & Zoning

CASE NO: SP2023-017

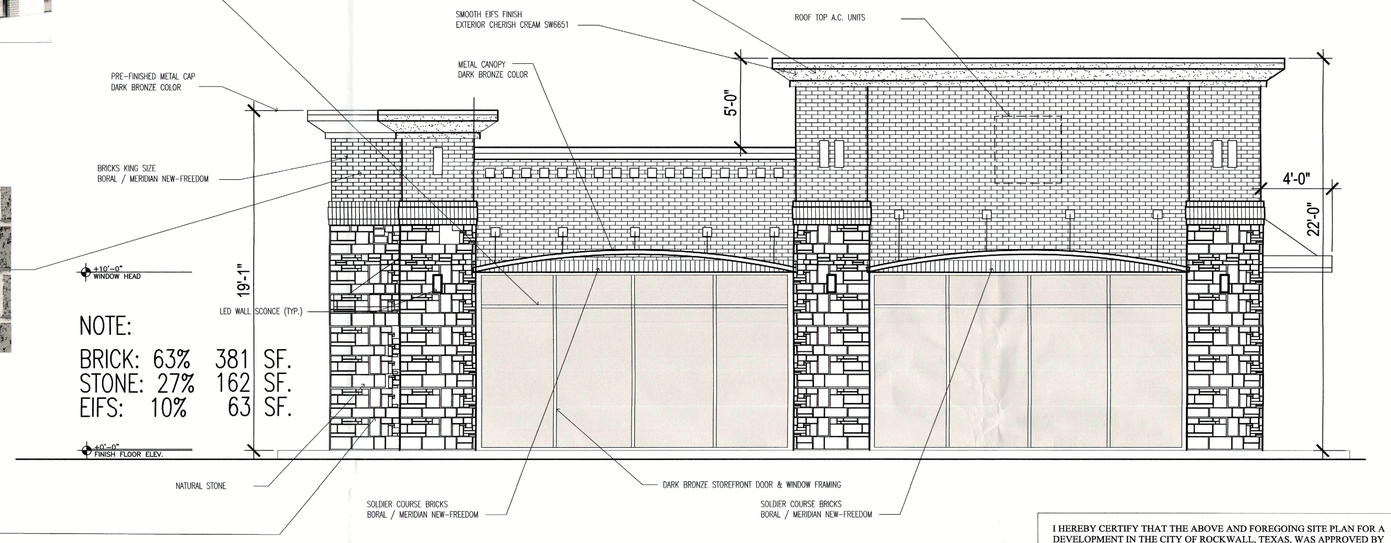
DATE: 5-7-2023
JOB NUMBER: 230507
DRAWN BY: David G
CHECKED BY: N/A
SCALE: 1" = 30'
SHEET: L - 1

DARK BRONZE FRAMES, PARAPET CAP & CANOPY

CHERISH CREAM SW6651 OR EQUAL

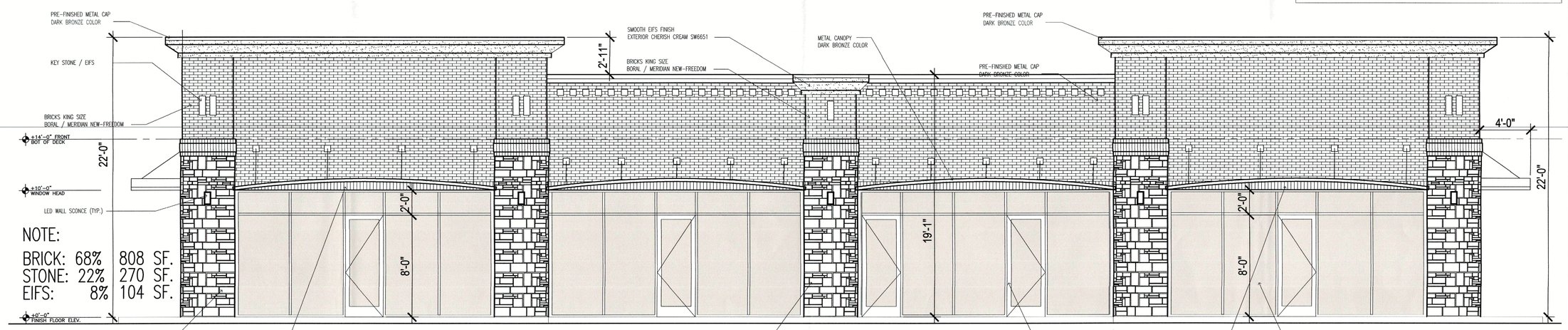
BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL

NATURAL LIME STONE OR EQUAL



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

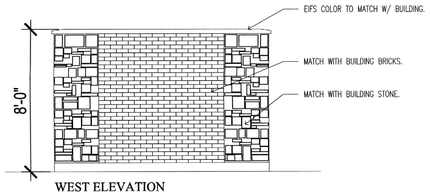
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

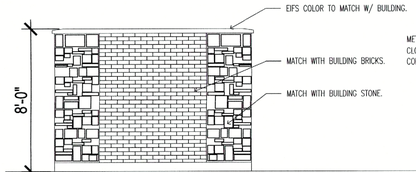
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

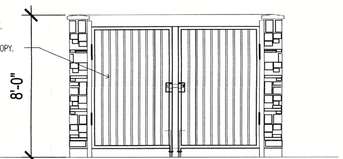
SHEET NO:
A501



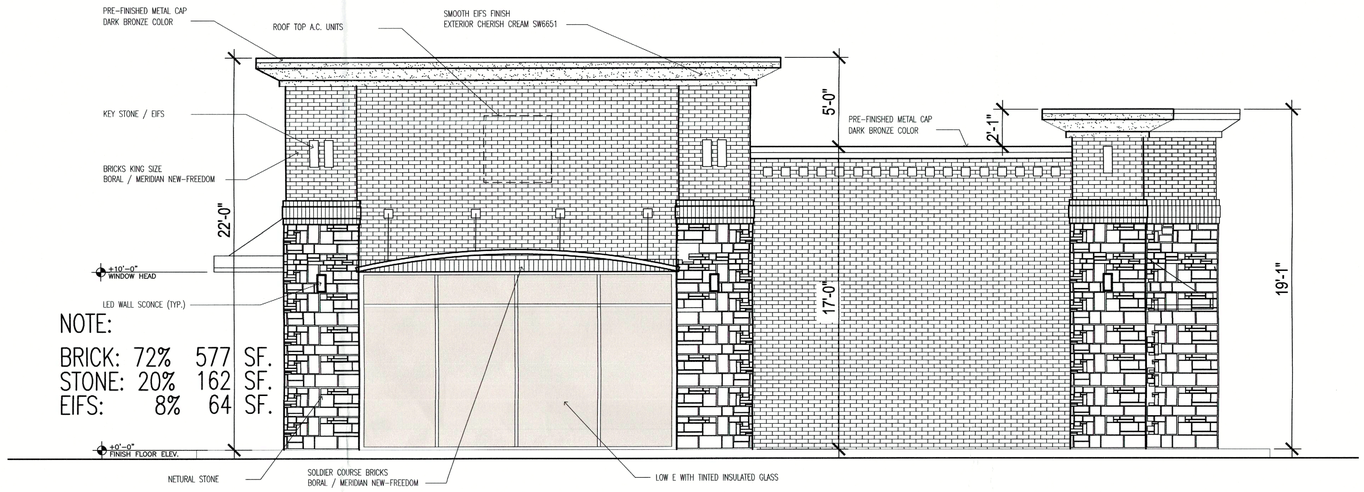
WEST ELEVATION



NORTH & SOUTH ELEVATIONS



EAST ELEVATION



NOTE:

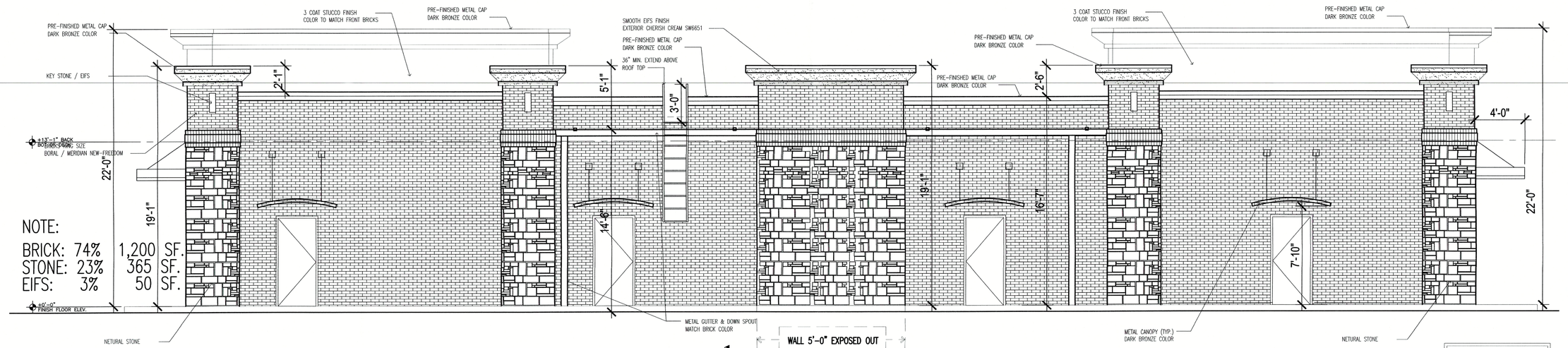
BRICK:	72%	577 SF.
STONE:	20%	162 SF.
EIFS:	8%	64 SF.

3 DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NOTE:

BRICK:	74%	1,200 SF.
STONE:	23%	365 SF.
EIFS:	3%	50 SF.

1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

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14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (808) 609 4806

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
A502

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
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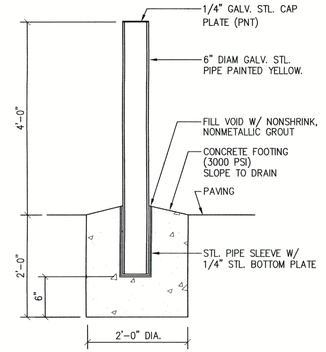
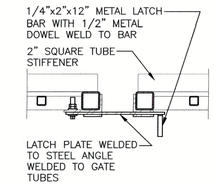
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.



06 PIPE BOLLARD DETAIL
SCALE : 1/4" = 1'-0"



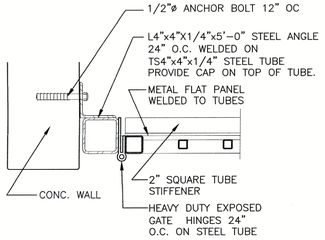
05 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2022.

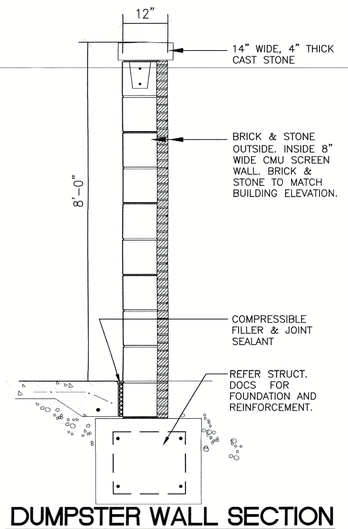
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

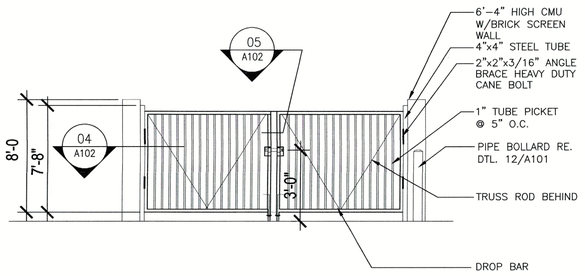
NOTE:
REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



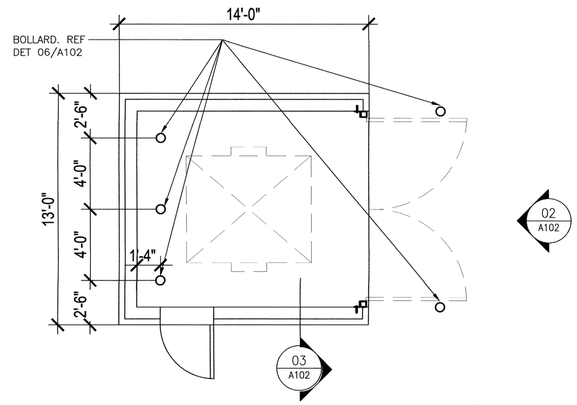
04 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
SCALE : 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
SCALE : 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
SCALE : 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Foknuddin.Khondaker.AIA, NCARB.
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14310 Rich Branch Dr
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REGISTERED ARCHITECT FOKNUDDIN KHONDAKER 28468 STATE OF TEXAS

12/26/2022

amazing concept
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545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE DETAILS

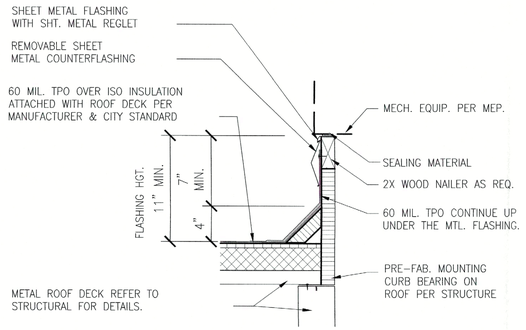
DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

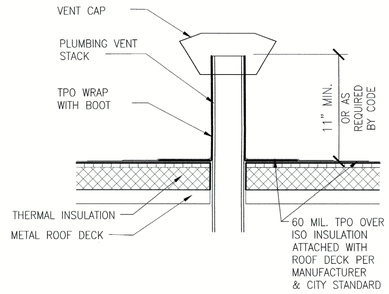
SHEET NO:
A102

GENERAL ROOF PLAN NOTES:

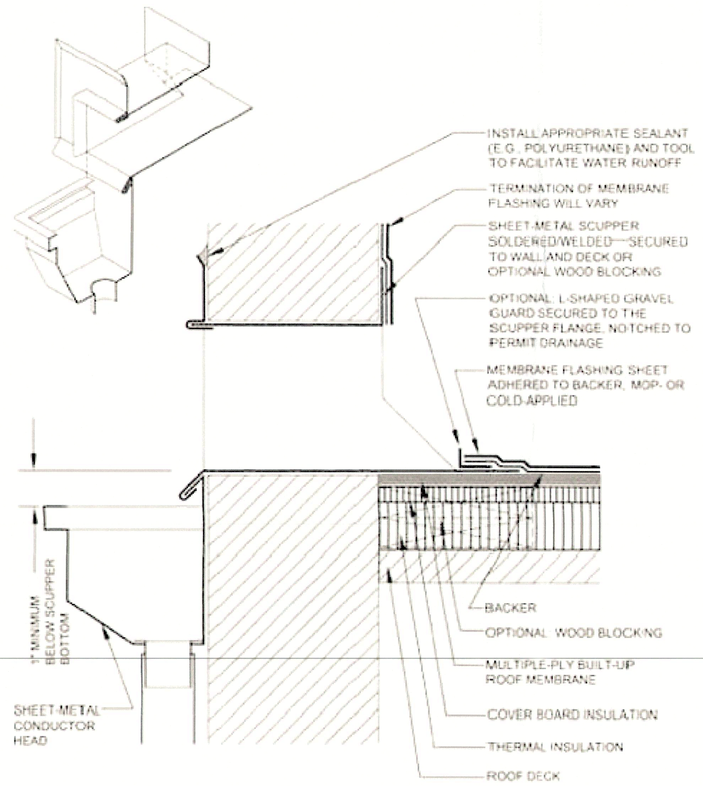
01. CONTRACTOR/SUBCONTRACTOR TO VERIFY ROOF AND LOCATION OF EQUIPMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
02. CONTRACTOR TO REVIEW AND VERIFY EQUIPMENT'S SIZES & DETAILS OF RTU PER MEP.
03. CONTRACTOR TO PROVIDE TEMPORARY SAFETY BARRIERS PER OSHA WHILE WORKING ON THE ROOF OR ABOVE 30" FROM ADJACENT AREA.
04. ROOF TO SLOPE 1/4" PER FT. TO DRAIN RAIN WATER AS SHOWN ON PLAN.
05. CONTRACTOR TO CLEANUP THE ROOF AREA AND DISPOSE THEM PER CITY & STATE RULES.
06. CONTRACTOR TO REFER CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



03 ROOF CURB DETAIL
SCALE: 1 1/2" = 1'-0"



02 ROOF VENT DETAIL
SCALE: 1 1/2" = 1'-0"

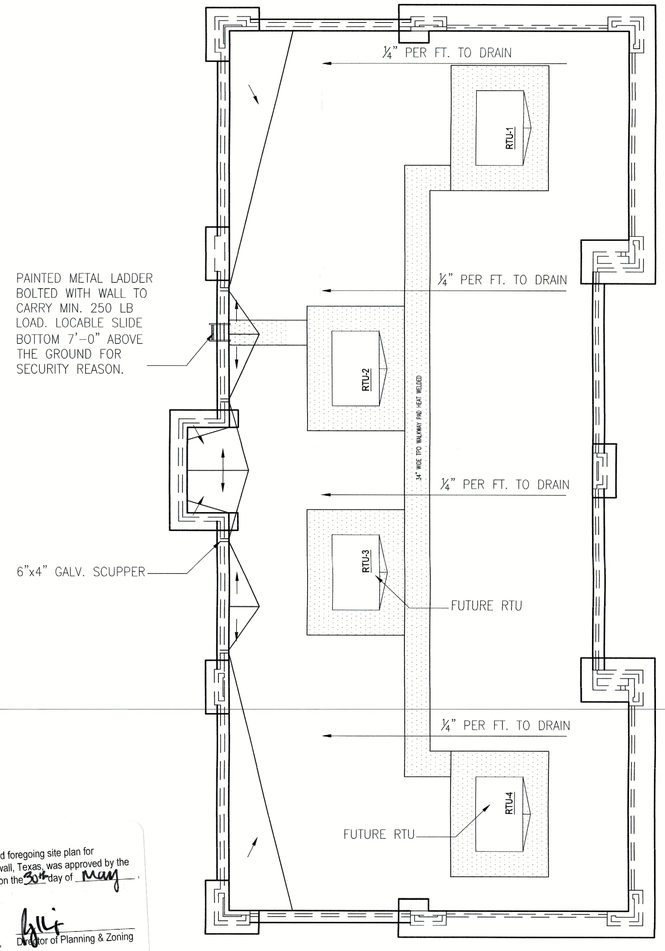


04 SCUPPER DETAIL
SCALE: NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



TRUE NORTH

01 ROOF PLAN
SCALE: 1/8" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (808) 609 4806

REGISTERED ARCHITECT — FOKRUDDIN KHONDAKER — 28468 — STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

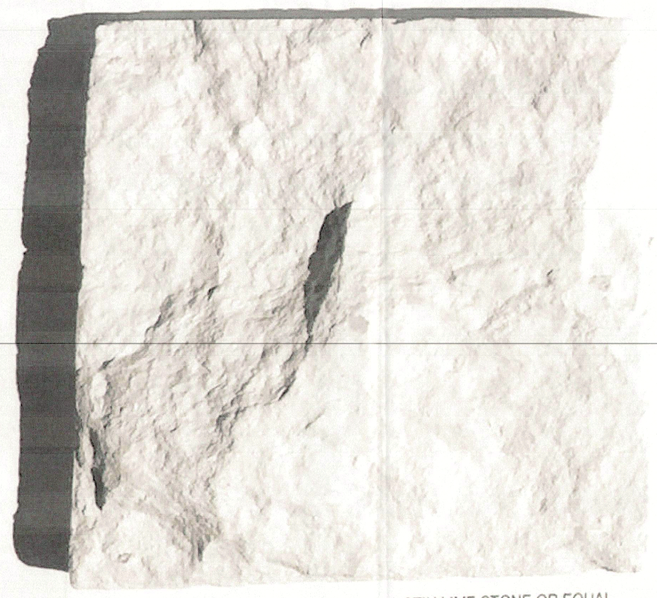
SHEET TITLE:
ROOF PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #: H-2019-02

SHEET NO: A202

PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL

MERIDIAN NEW-FREEDOM OR EQUAL

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

OWNER:
Adal Lal Iham
#30 Lowfield dr. Richardson, Tx 75082
CENTER FOR PEACE AND MERCY INC.
PHONE: 318417-3481

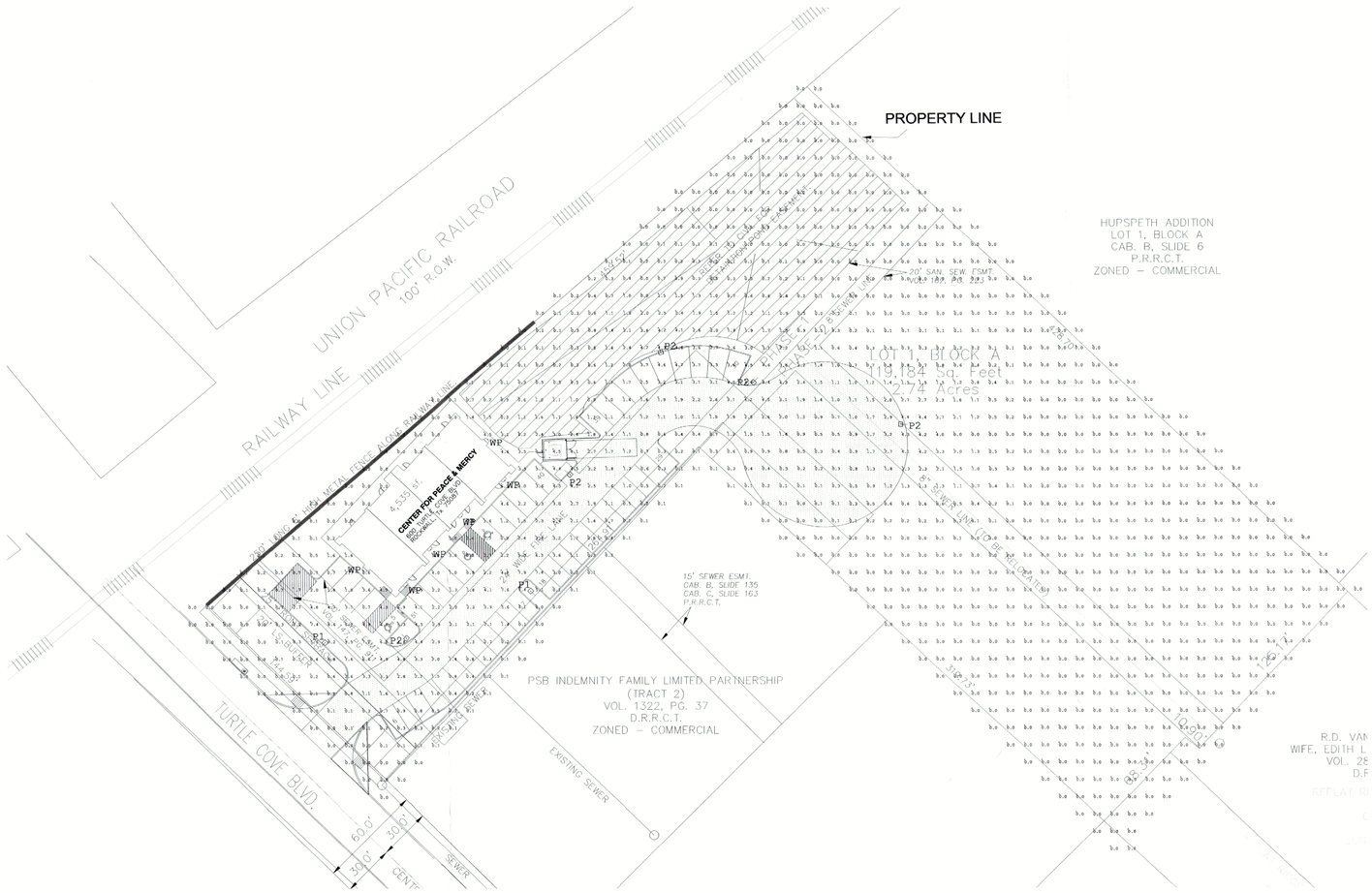
PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

amazing d
residential & commercial
540 Coventry Drive, Sulphur Springs, Tx 75482
Ph: (817) 609-9617
E-mail: dev.helaluzzaman@gmail.com

PROJECT N
RETAIL BUI

CASE NUM

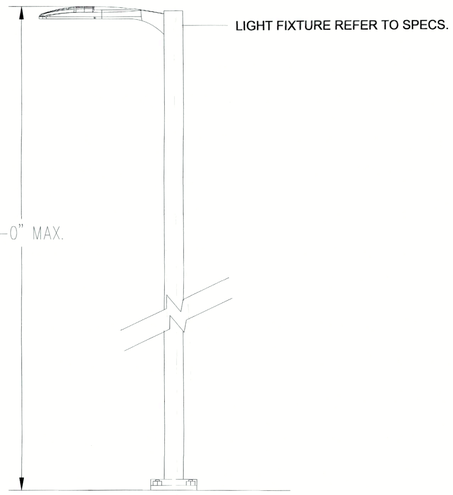


0 40 80 120

01 PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

THE SITE
600 TURTLE COVE BLVD.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1" = 40'-0"



03 TYPICAL SITE POLE
SCALE: N.T.S

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
~~OVERLAY DISTRICT~~	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	0.75	9.5	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2		Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5		Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102
WP	6		Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO.: SP2023-017

M.A. WAHEED 64418 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
05/20/2023

WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
PH: 817-793-2010
FIRM #: F-6336

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel: (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE:	SCALE:
06.11.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
SP2023-017

SHEET NO:
ESP

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-016
PROJECT NAME: SUP for 600 Turtle Cove Blvd
SITE ADDRESS/LOCATIONS: 600 Turtle Cove

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Pease and Mercy for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	04/22/2026	Approved w/ Comments

04/22/2026: Z2026-016: Specific Use Permit (SUP) for Church/House of Worship

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2026-016) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), a Church/House of Worship requires a Specific Use Permit (SUP) in a Commercial (C) District. Please note that if this request is approved, the applicant will be required to submit and be approved for a site plan, civil engineering plans, and a subdivision plat prior to the submittal of a building permit.

I.5 Based on the submitted materials -- and the previously approved site plan -- staff has identified the following corrections that need to be made to the proposed concept plan:

1) The proposed Church/House of Worship shall generally conform to the Concept Plan depicted in Exhibit 'B' of the draft ordinance.
2) The proposed Church/House of Worship shall generally conform to the Conceptual Building Elevations depicted in Exhibit 'C' of the draft ordinance.

M.6 Ordinances. Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Work Session meeting, and provide staff with your markups by May 5, 2026.

I.7 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to

give staff ample time to review the case prior to the May 12, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.8 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.9 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

I.10 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	Jonathan Browning	04/22/2026	Approved w/ Comments

04/22/2026: - Must meet all current engineering standards of design and construction.
- Need to show existing and proposed water and sewer along with easements
- Dumpster area to drain to oil/water separator prior to discharging into the storm system
- Show the 100 year fully developed flood plain
- Show proposed retaining wall
- No structures including retaining walls in easements
- No vertical walls in detention/drainage easement
- No metal fencing allowed
- Impact fees are due at building permit
- Siren fee is due
- Add note: Dimensions are to face of curb and edge of paving
- See markup on A102
- Site plan submitted does not match the latest site plan dated 1-22-2024 from last approval.

- All parking spots must be 20 feet in length.
- No metal fencing allowed. Location shown for metal fence has a proposed retaining wall at same location.
- Label 5' sidewalk along Turtle Cove
- Dumpster area to drain to oil/water separator.
- Show 20' water easement.
- Label turn around with 48' radius.
- No Parking area at end of dead end parking is minimum 15' depth.
- No trees within 5' of water main.
-

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved w/ Comments

04/22/2026: If approved, they will need to resubmit for a Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

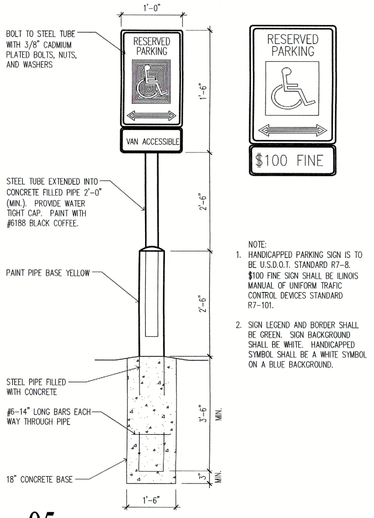
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved w/ Comments

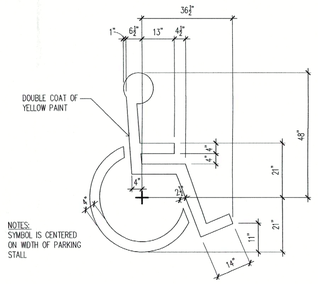
04/20/2026: The are better varieties of turfgrass available than Common Bermuda that are more drought, cold, wear and shade tolerant such as Tif Tuf, Tahoma 31, Latitude 36 and Northbridge.



NOTE:
1. HANDICAPPED PARKING SIGN IS TO BE U.S.D.O.T. STANDARD R7-8. $100 FINE SIGN SHALL BE ILLINOIS MANUAL OF UNIFORM TRAFIC CONTROL DEVICES STANDARD R7-101.
2. SIGN LEGEND AND BORDER SHALL BE GREEN. SIGN BACKGROUND SHALL BE WHITE. HANDICAPPED SYMBOL SHALL BE A WHITE SYMBOL ON A BLUE BACKGROUND.

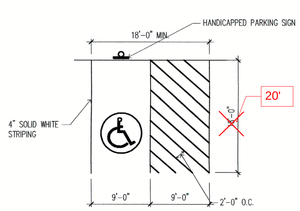
05 HANDICAP PARKING SIGN
N.T.S.

NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



NOTES:
SYMBOL IS CENTERED ON WIDTH OF PARKING STALL.

04 HANDICAPPED PAINTED SYMBOL
N.T.S.



NOTES:
1. SYMBOL WILL BE CENTERED ON WIDTH OF PARKING STALL.
2. WHITE PAINT FOR PARKING STALLS SHALL BE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL.
3. HANDICAP SIGNS WILL BE CENTERED ON THE STALLS AND SHALL BE VISIBLE OVER CARS.

03 HANDICAPPED PARKING STALL
N.T.S.

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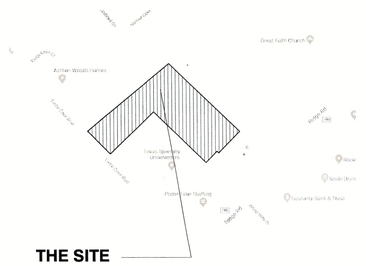
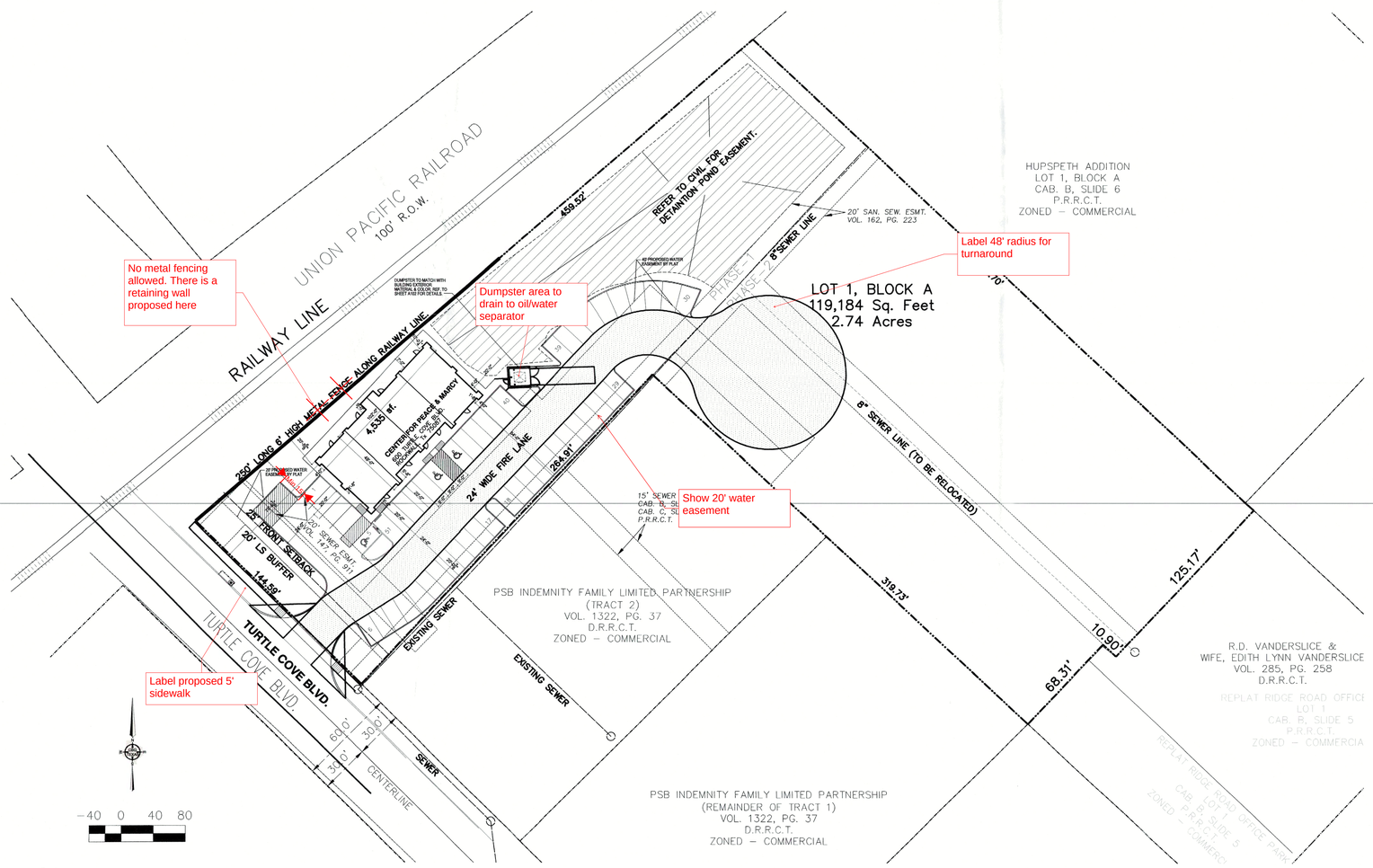


THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1" = 40'-0"



01 SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA TABLE

DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
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PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
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TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
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ARCHITECT OF THE RECORD:
Fekruddin Khondaker AIA, NCARB.
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14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FEKRUDDIN KHONDAKER 78469 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

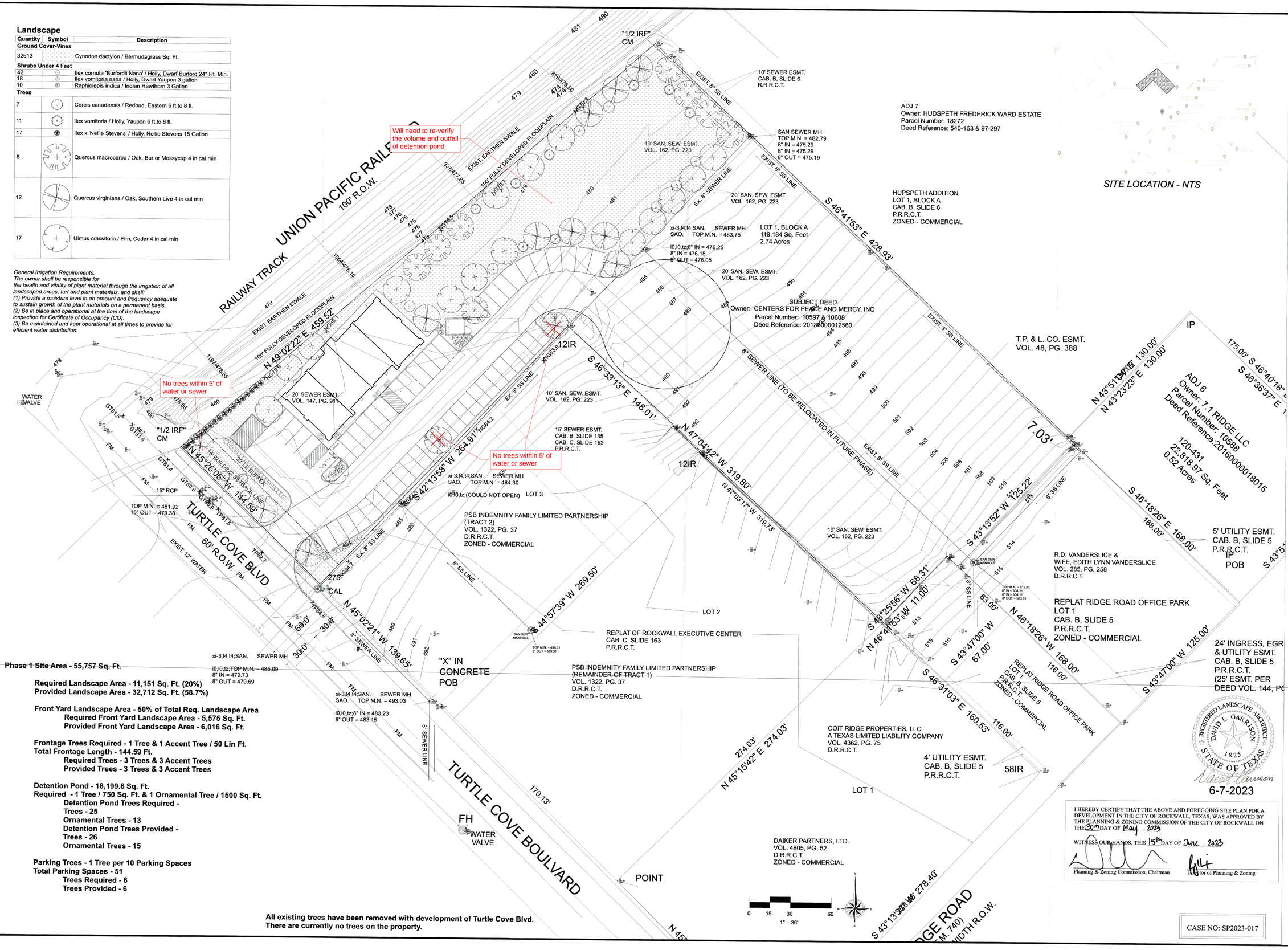
PROJECT #
H-2019-02

SHEET NO: A101

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
32613		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
42		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
18		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
10		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft.to 8 ft.
11		Ilex vomitoria / Holly, Yaupon 6 ft.to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
17		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.



DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@iPlanLandscapes.com

LANDSCAPE PLAN

CPM MASJID
Center for Peace and Mercy, Inc.
600 Turtle Cove Blvd.
Rockwall, TX 75087

REVISIONS:
6-1-2023

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS
6-7-2023

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023
WITNESS OUR HANDS, THIS 15th DAY OF June, 2023
Planning & Zoning Commission, Chairman
Director of Planning & Zoning

CASE NO: SP2023-017

DATE: 5-7-2023
JOB NUMBER: 230507
DRAWN BY: David G
CHECKED BY: N/A
SCALE: 1" = 30'
SHEET: L - 1

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
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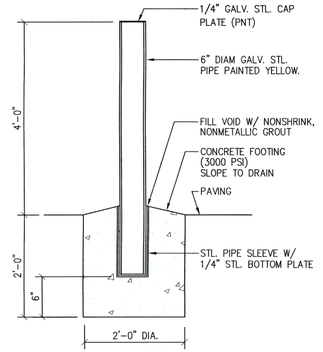
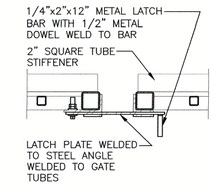


06 PIPE BOLLARD DETAIL

SCALE : 1/4" = 1'-0"



05 GATE HINGE DETAIL

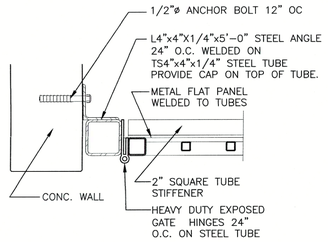
SCALE : 1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2022.

Planning & Zoning Commission, Chairman

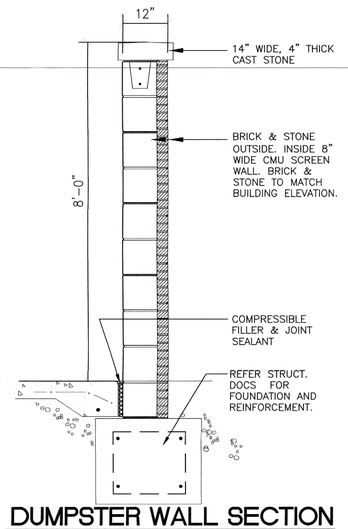
Director of Planning & Zoning

NOTE:
REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



04 GATE HINGE DETAIL

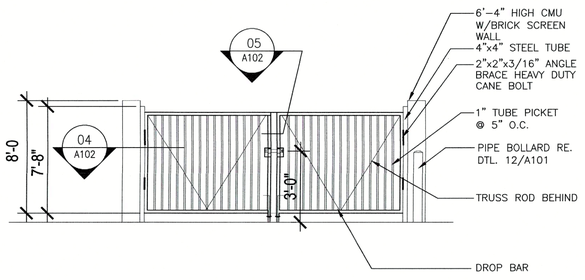
SCALE : 1/4" = 1'-0"



03 DUMPSTER WALL SECTION

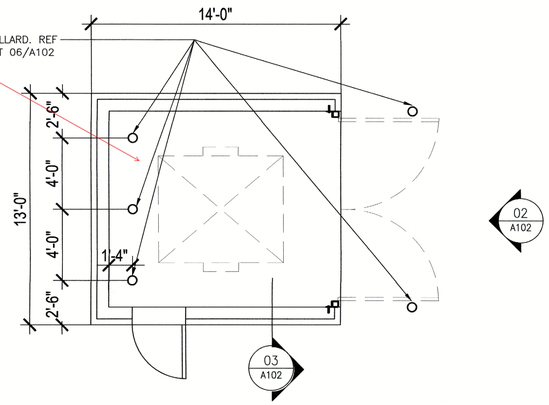
SCALE : 1/4" = 1'-0"

Dumpster area to drain to oil/water separator prior to discharging into storm system



02 DUMPSTER ENCLOSURE ELEVATION

SCALE : 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN

SCALE : 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Foknuddin.Khondaker.AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FOKNUDDIN KHONDAKER 28468 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE DETAILS

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
A102

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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: 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.
[2]: 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	600 TURTLE COVE BLVD, ROCKWALL TX 75087				
SUBDIVISION	A0064		LOT	22 10-01	BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	2.68	LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	CENTER FOR PEACE & MERCY	☑ APPLICANT	BILAL MASHHOOD
CONTACT PERSON	ABDUL KHAN	CONTACT PERSON	BILAL MASHHOOD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	Y, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted] L com	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [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 $ 140.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April, 2026 *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."*

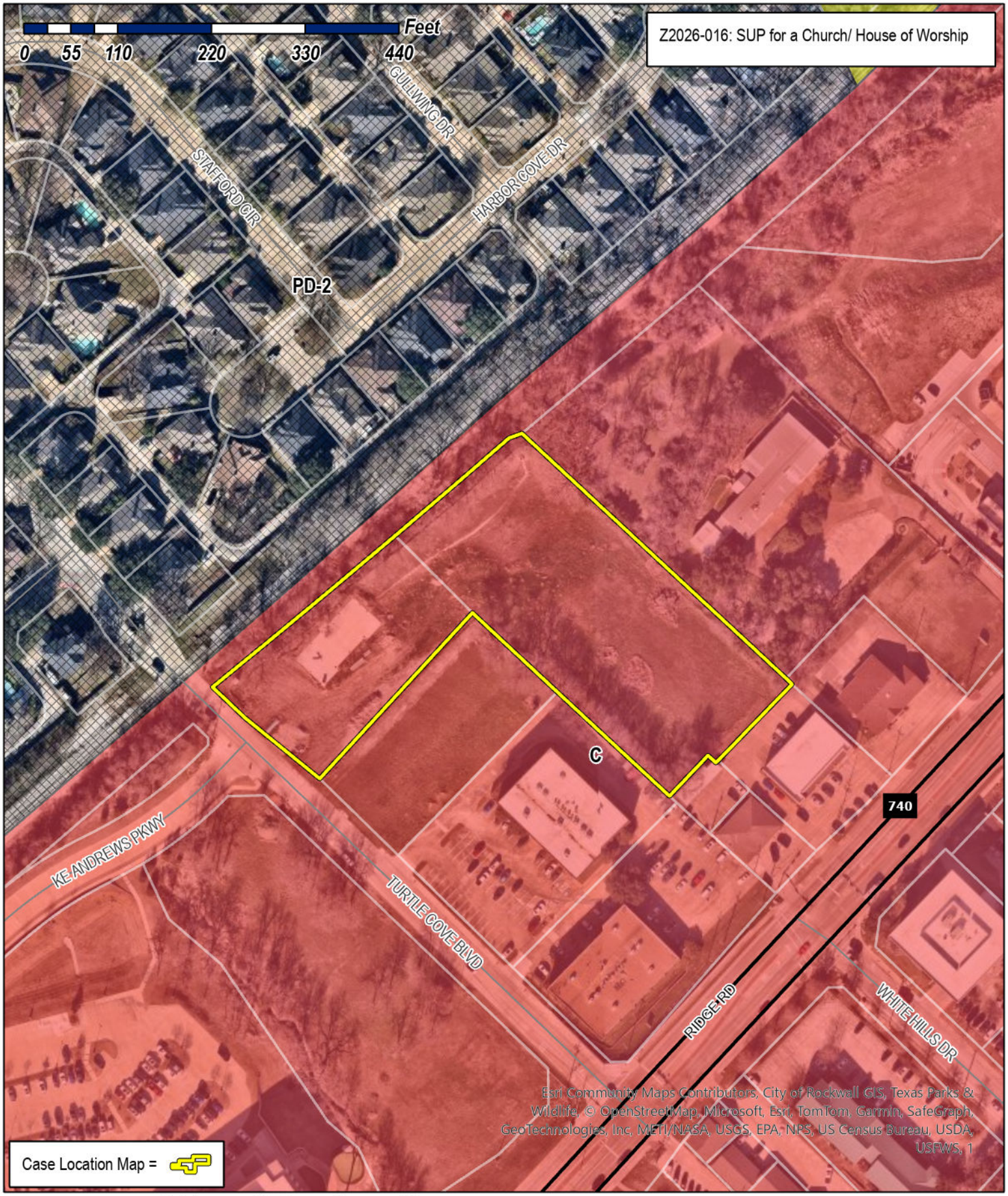
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* April *2026*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KRIS J CANNON
Notary ID #134917928
My Commission Expires
May 24, 2028

MY COMMISSION EXPIRES 5/24/28



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.

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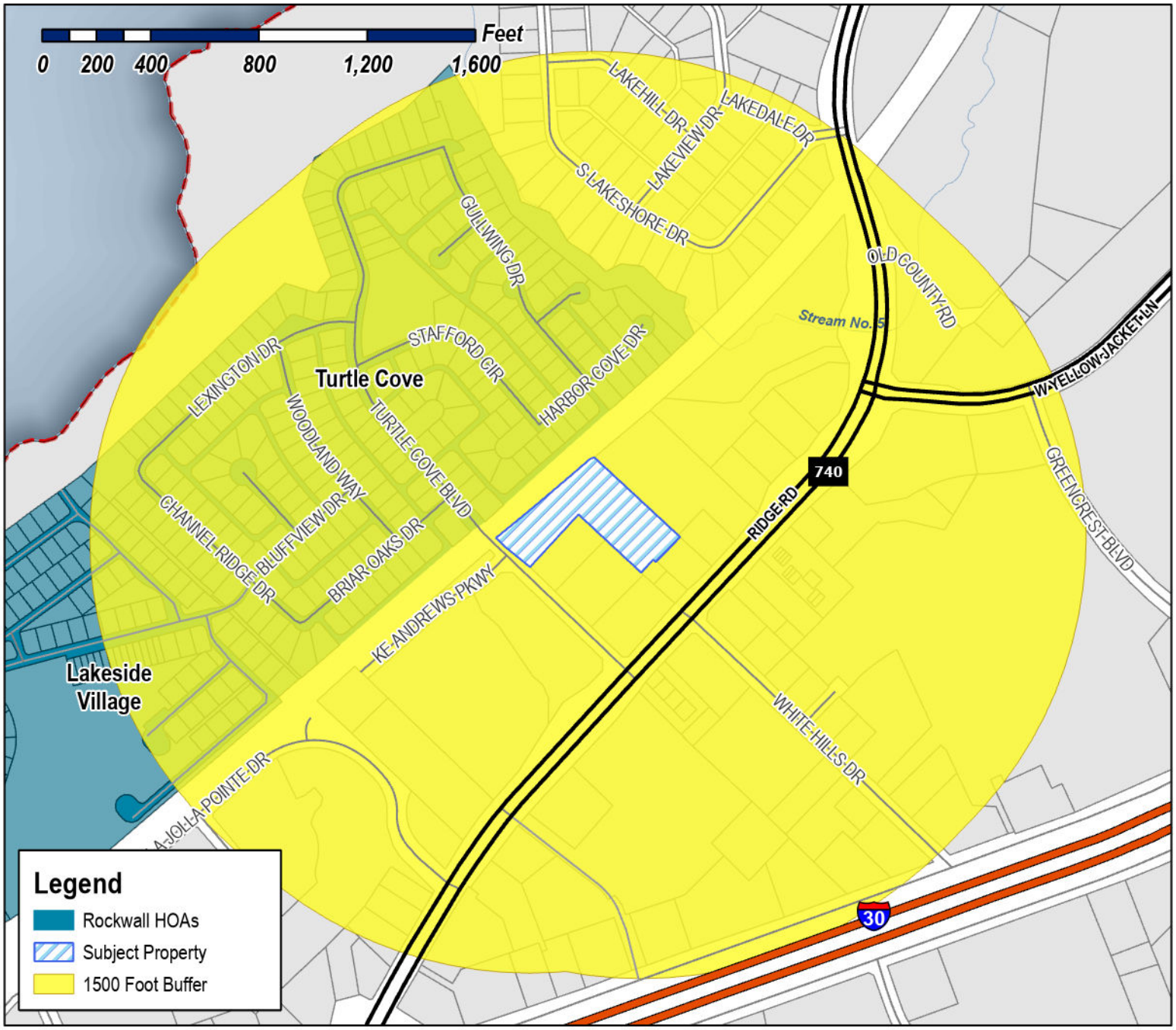

Case Number: Z2026-016
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Intersection of Turtle Cove Boulevard and Ridge Road

Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, April 22, 2026 8:58 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2026-016]
Attachments: Public Notice (04.20.2026).pdf; HOA Map (04.21.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, April 24, 2026*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 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 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.

Z2026-016: SUP for a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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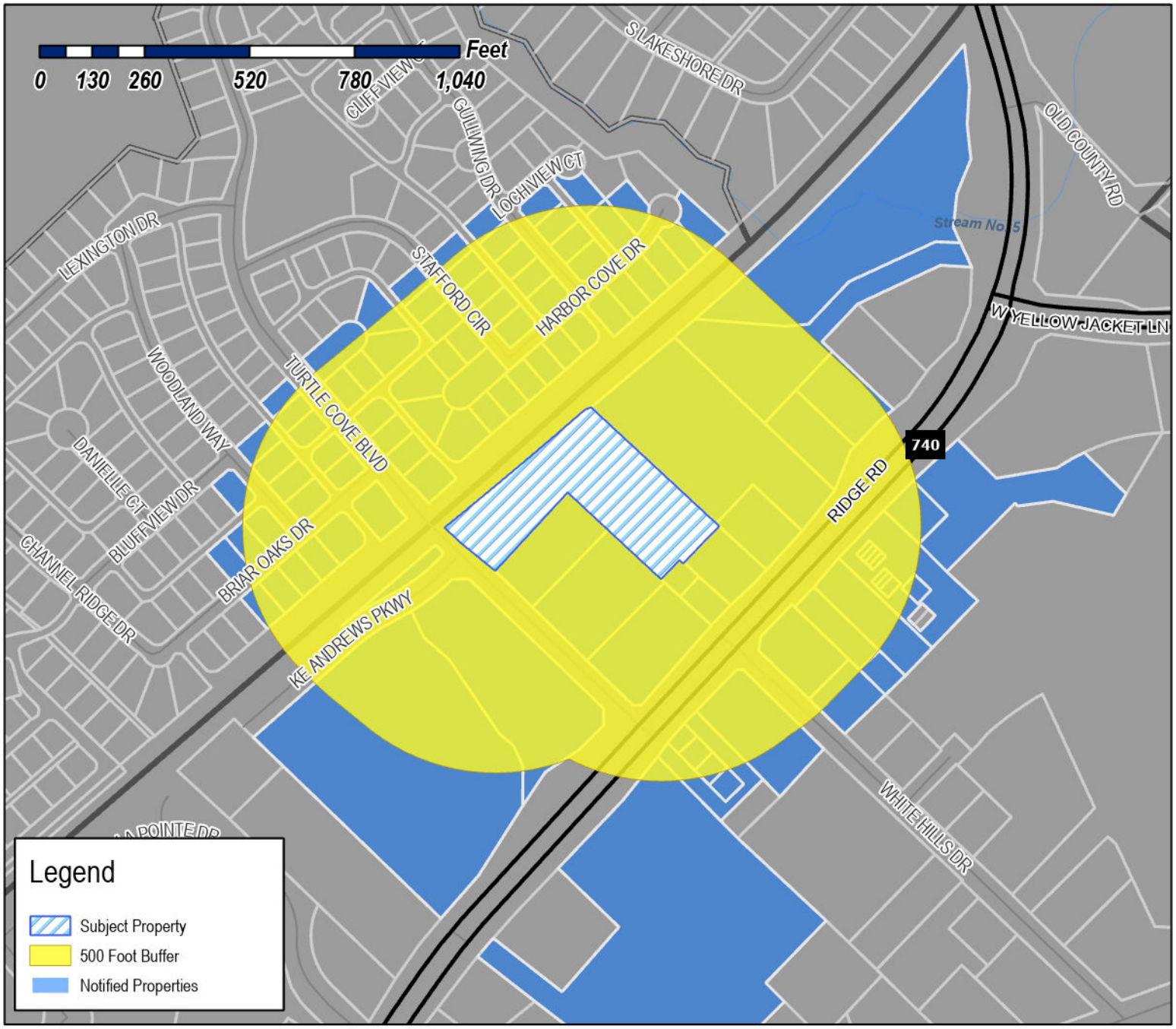

Case Number: Z2026-016
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Zoning: Commercial (C) District
Case Address: Intersection of Turtle Cove Boulevard and Ridge Road

Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
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ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

ROBINSON PETER R & ANGELA M
1972 GULLWING DR
ROCKWALL, TX 75087

BEAVERS JEFFREY
2004 GULLWING DRIVE
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME
2005 GULLWING DRIVE
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA
2009 GULLWING DR
ROCKWALL, TX 75087

KEEGAN AND TERRY WILLIAMSON REVOCABLE TRUST
KEEGAN DANIEL WILLIAMSON AND TERRY KING WILLIAMSON- COTRUSTE
2014 GULLWING DR
ROCKWALL, TX 75087

PARKER CAMERON BEAU & AMANDA NICOLE
2015 GULLWING DR
ROCKWALL, TX 75032

WATT JENNIFER
2018 GULLWING DRIVE
ROCKWALL, TX 75087

RESIDENT
2019 GULLWING DR
ROCKWALL, TX 75087

RUSSELL RYAN & GABRIELA FRANCES
2116 BARLASS DR
ROCKWALL, TX 75087

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2225 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2235 RIDGE RD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2255 RIDGE
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75087

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN FAMILY TRUST
JAMES TRAVIS SPILLMAN III & MICHELE CRAMER
SPILLMAN - TRUSTE
3117 AMHERST AVE
Rockwall, TX 75087

CH-FSR I/ROCKWALL RIDGE ROAD, L.P
3819 MAPLE AVE
DALLAS, TX 75219

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

JOHNSON KEDALL
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

KNIGHT JAY ROMAN & TEUTA
619 LOCH VIEW CT
Rockwall, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

HUSTON LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
629 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
631 HARBOR COVE DR
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE
TRUST
JIMMIE LEE ALFORD AND BARBARA EDWARDS
ALFORD-COTRUSTEES
635 STAFFORD CIR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
637 Stafford Cir
Rockwall, TX 75087

GARRISON KIMBERLY RAE AND JOHN
638 TURTLE COVE BLVD
ROCKWALL, TX 75087

SALITURE CODY
639 STAFFORD CIR
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L
640 Woodland Way
Rockwall, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G AND EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
644 STAFFORD CIR
ROCKWALL, TX 75087

JOHNSON SAUNDRA J
644 TURTLE COVE
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75087

JENNIFER GILLIKIN REVOCABLE LIVING TRUST
JENNIFER GILLIKIN - TRUSTEE
648 WOODLAND WAY
ROCKWALL, TX 75087

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

RESIDENT
652 STAFFORD CIR
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
JENNIFER ANN WEST
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

BANISTER NICOLE M
652 Turtle Cove Blvd
Rockwall, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN
653 Stafford Cir
Rockwall, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND
ALFONSO ANDRADE
653 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

WING REMONA ANN
654 STAFFORD CIR
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS AMY JO
655 STAFFORD CIR
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C
655 TURTLE COVE BLVD
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION
656 TURTLE COVE BLVD
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES
6817 208TH ST SW #5532
LYNNWOOD, WA 98046

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E
920 BRIAR OAK
ROCKWALL, TX 75087

BISHOP MICHAEL F
926 BRIAR OAK DR
ROCKWALL, TX 75087

JEFCOAT CANDACE
930 BLUFFVIEW DR
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY
930 BRIAR OAKS DR
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A
931 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

2024 J C HAYNES REVOCABLE TRUST
JERI CLINTON HAYNES - TRUSTEE
934 BRIAR OAKS DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN
938 BRAIR OAKS DRIVE
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON
942 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP
M/R

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP
C/O ROOFSTOCK
PO Box 40970
Mesa, AZ 85274

TURTLE COVE RESIDENTIAL ASSOC
C/O ASSOCIA PMG
PO Box 650255
Dallas, TX 75265

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC
PO BOX 755
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:

Z2026-016: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 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:

Ryan Miller
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-016: 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.

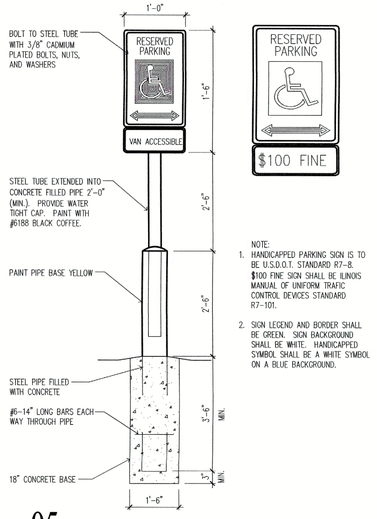
☐ I am opposed to the request for the reasons listed below.

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.

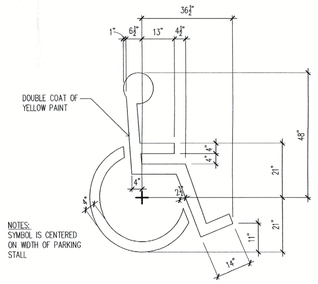
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



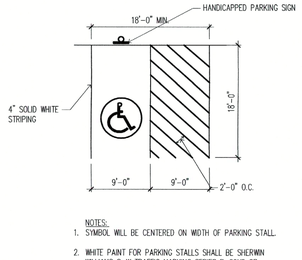
NOTE:
1. HANDICAPPED PARKING SIGN IS TO BE U.S.D.O.T. STANDARD R7-8. $100 FINE SIGN SHALL BE ILLINOIS MANUAL OF UNIFORM TRAFIC CONTROL DEVICES STANDARD R7-101.
2. SIGN LEGEND AND BORDER SHALL BE GREEN. SIGN BACKGROUND SHALL BE WHITE. HANDICAPPED SYMBOL SHALL BE A WHITE SYMBOL ON A BLUE BACKGROUND.

05 HANDICAP PARKING SIGN
N.T.S.

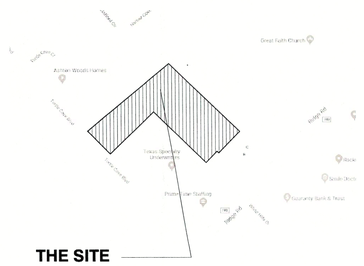
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



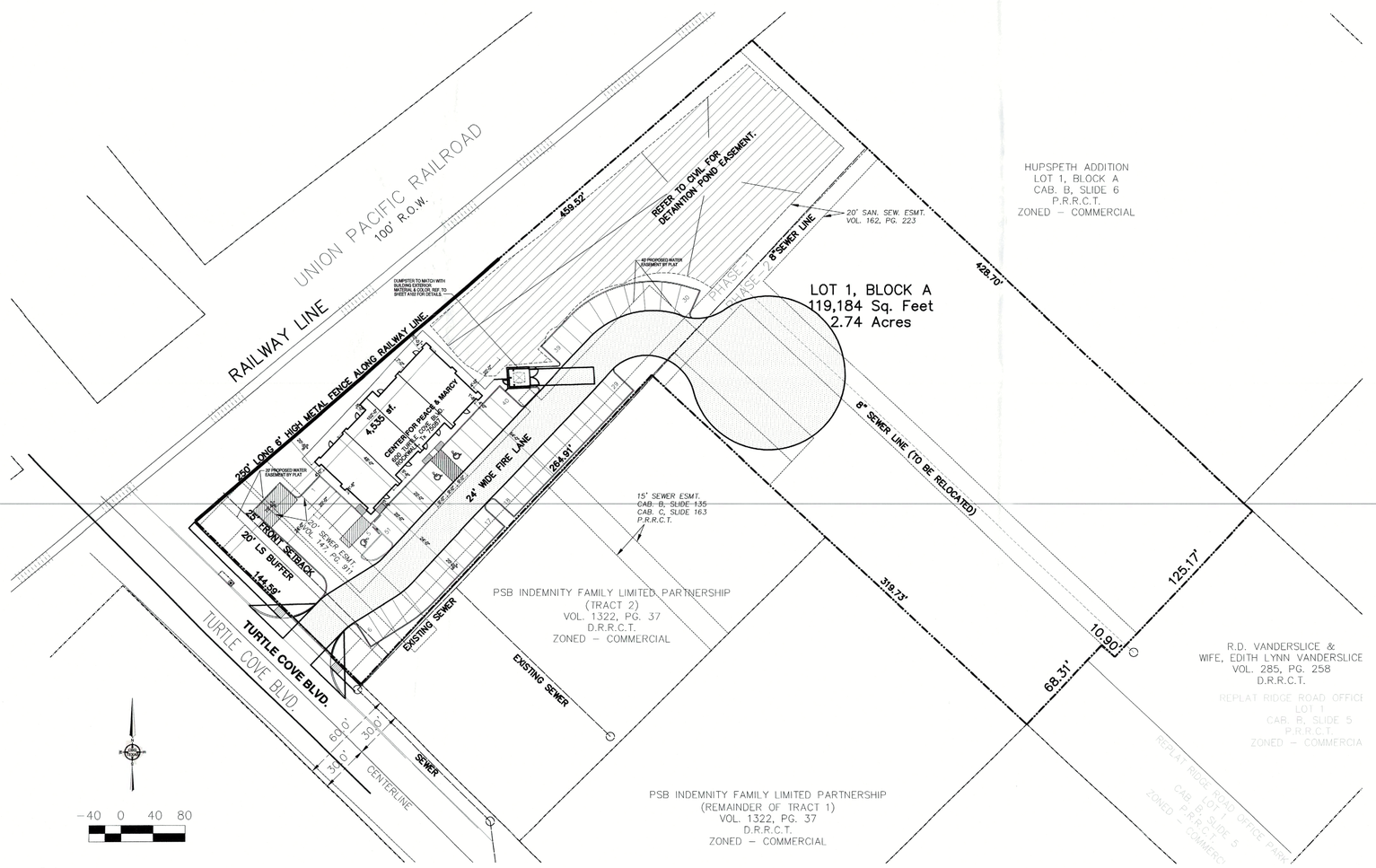
04 HANDICAPPED PAINTED SYMBOL
N.T.S.



03 HANDICAPPED PARKING STALL
N.T.S.



02 VICINITY MAP
SCALE: 1" = 40'-0"



01 SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fekruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FEKRUDDIN KHONDAKER 78469 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

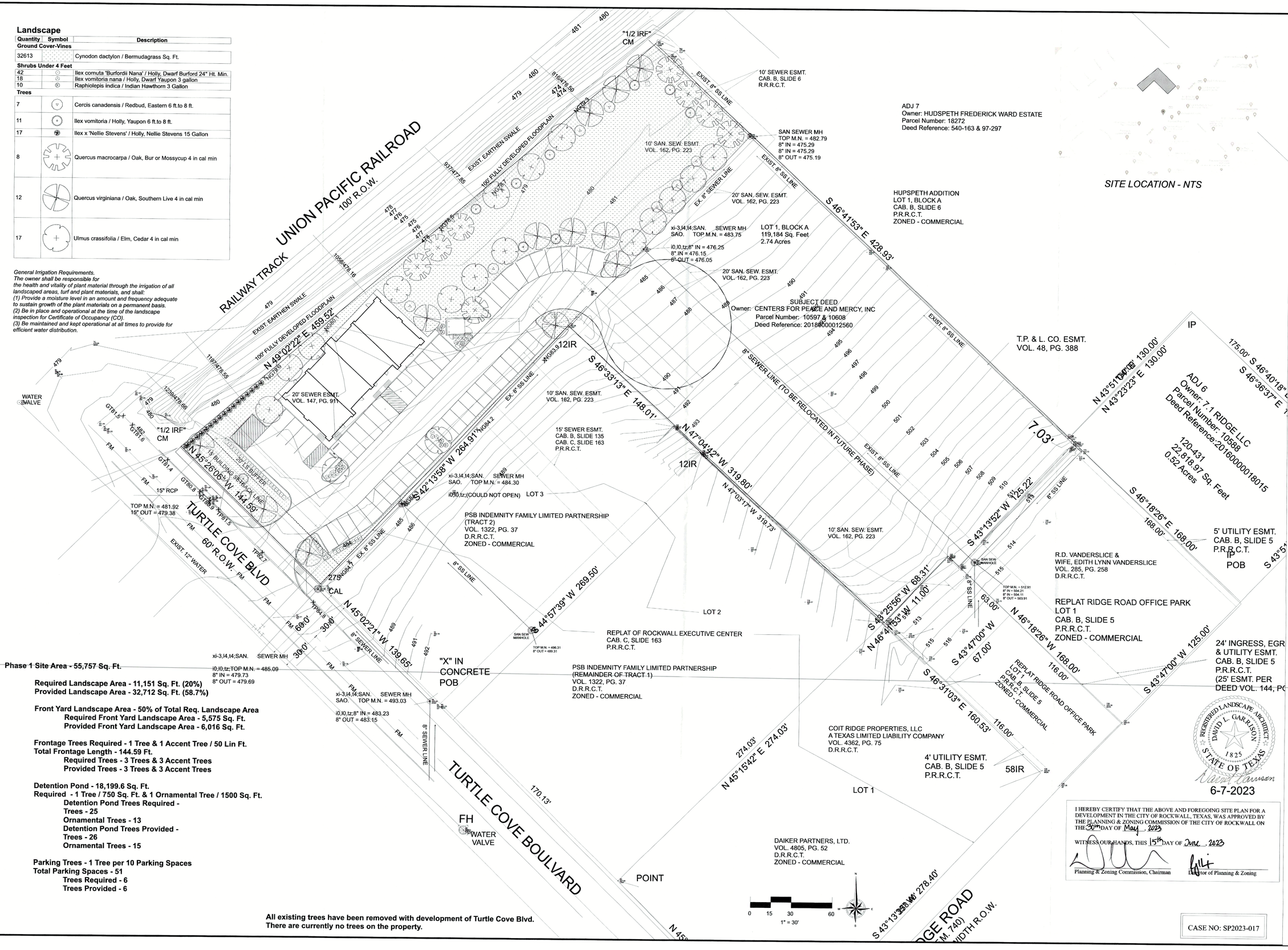
PROJECT #
H-2019-02

SHEET NO:
A101

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
32613		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
42		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
18		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
10		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft.to 8 ft.
11		Ilex vomitoria / Holly, Yaupon 6 ft.to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
17		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.



DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@iPlanLandscapes.com

LANDSCAPE DESIGN STUDIO

LANDSCAPE PLAN

CPM MASJID
Center for Peace and Mercy, Inc.
600 Turtle Cove Blvd.
Rockwall, TX 75087

REVISIONS:
6-1-2023

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS
6-7-2023

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023
WITNESS OUR HANDS, THIS 15th DAY OF June, 2023
Planning & Zoning Commission, Chairman
Director of Planning & Zoning

CASE NO: SP2023-017

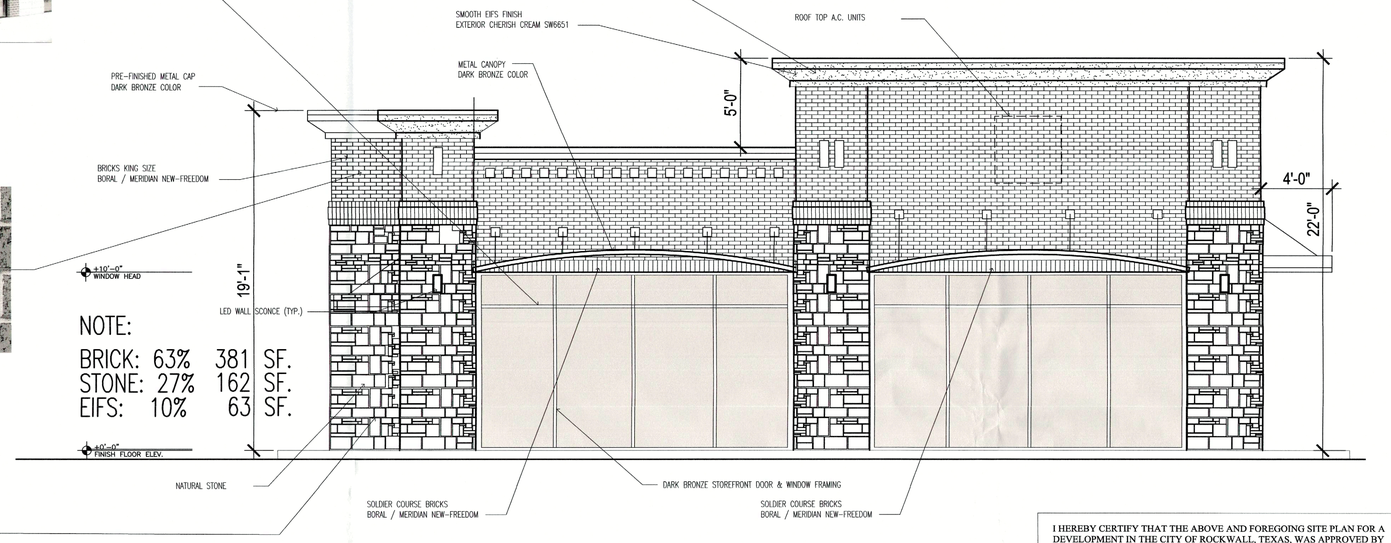
DATE: 5-7-2023
JOB NUMBER: 230507
DRAWN BY: David G
CHECKED BY: N/A
SCALE: 1" = 30'
SHEET: L - 1

DARK BRONZE FRAMES, PARAPET CAP & CANOPY

CHERISH CREAM SW6651 OR EQUAL

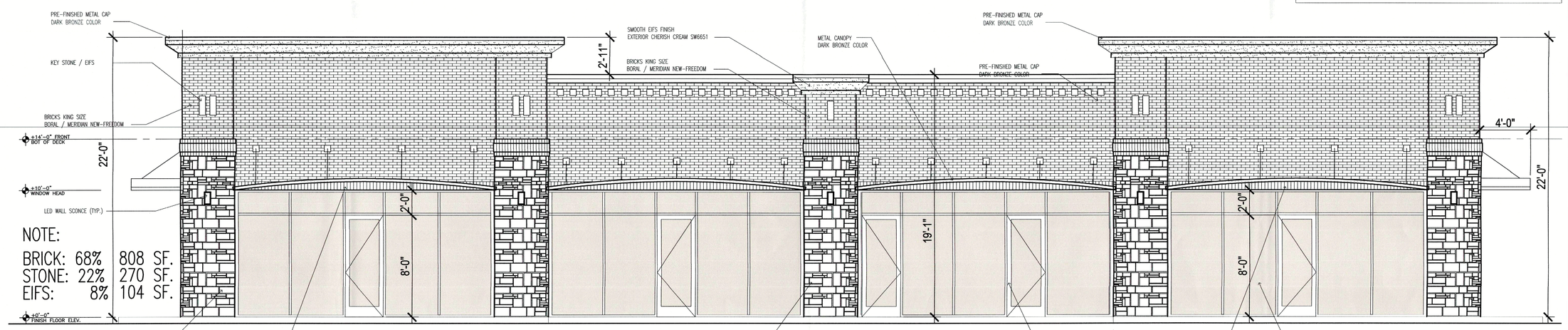
BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL

NATURAL LIME STONE OR EQUAL



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

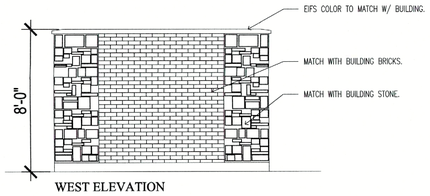
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

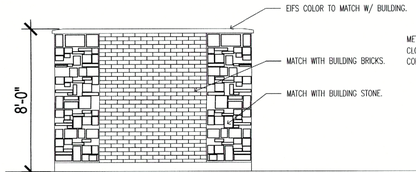
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

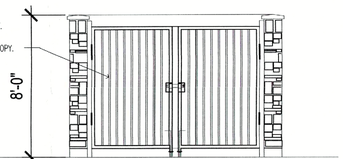
SHEET NO:
A501



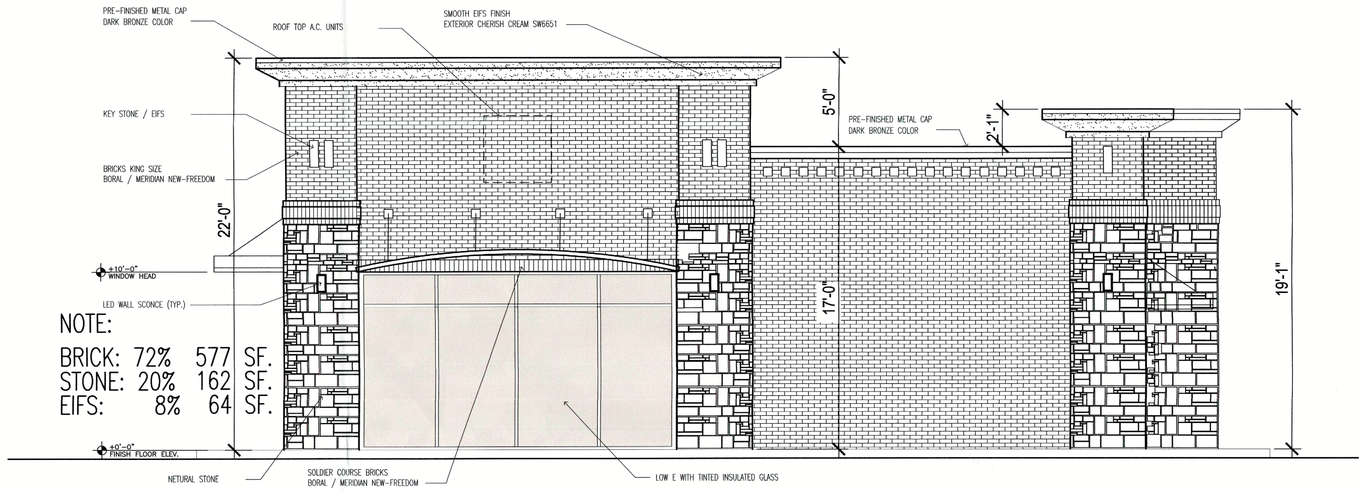
WEST ELEVATION



NORTH & SOUTH ELEVATIONS



EAST ELEVATION



NOTE:

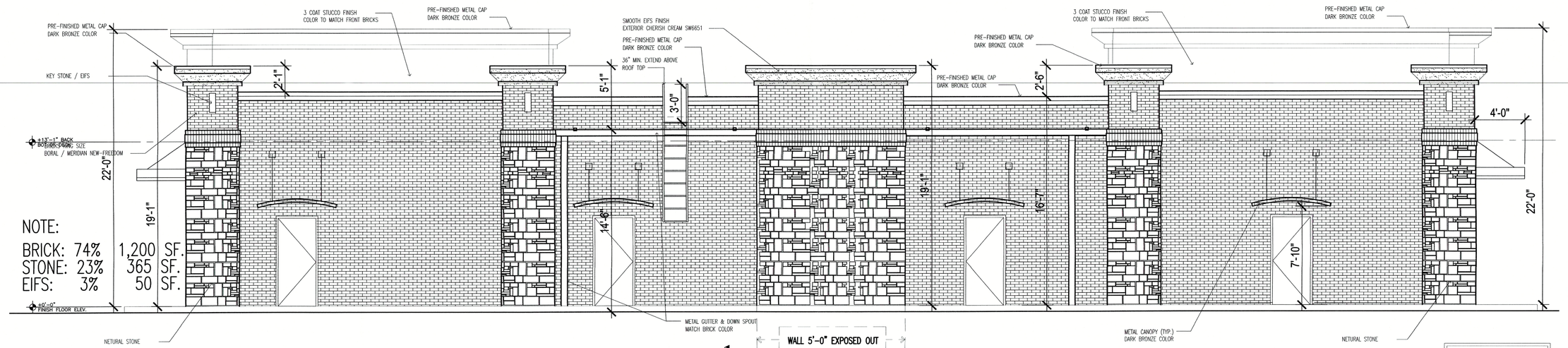
BRICK:	72%	577 SF.
STONE:	20%	162 SF.
EIFS:	8%	64 SF.

3 DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NOTE:

BRICK:	74%	1,200 SF.
STONE:	23%	365 SF.
EIFS:	3%	50 SF.

1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
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Tel. (808) 609 4806

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

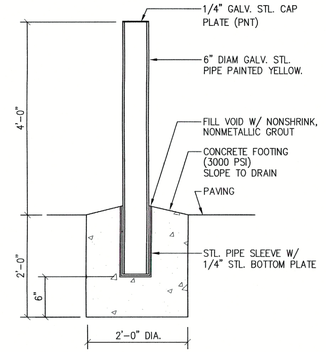
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

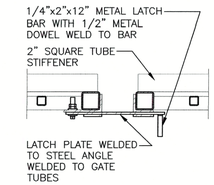
SHEET NO:
A502

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.



06 PIPE BOLLARD DETAIL
SCALE : 1/4" = 1'-0"



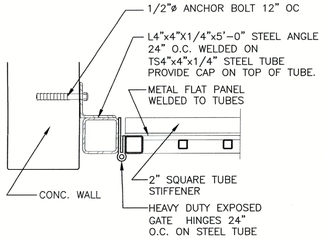
05 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2022.

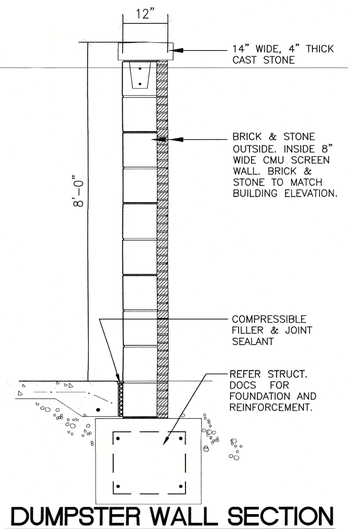
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

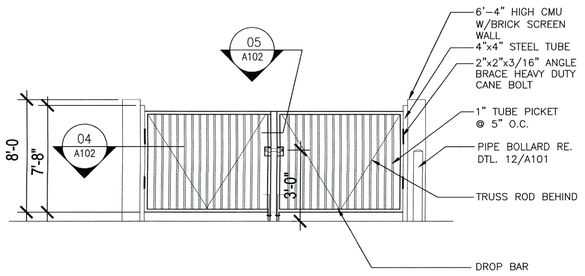
NOTE:
REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



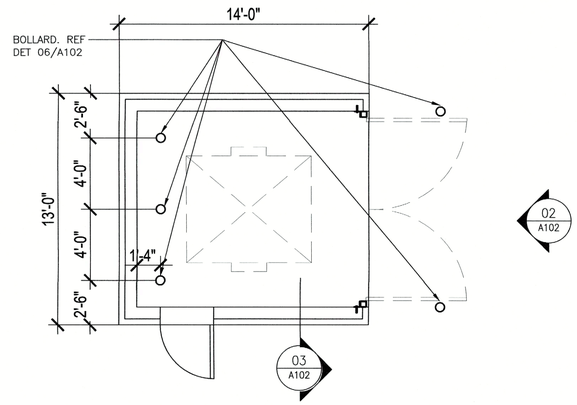
04 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
SCALE : 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
SCALE : 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
SCALE : 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Foknuddin.Khondaker.AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FOKNUDDIN KHONDAKER 28468 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE DETAILS

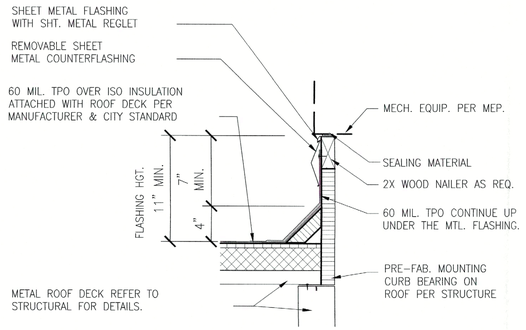
DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

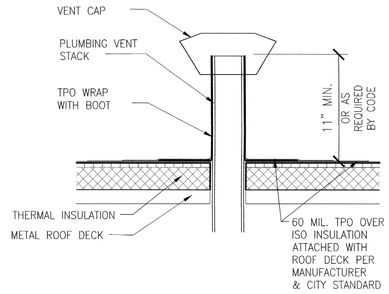
SHEET NO:
A102

GENERAL ROOF PLAN NOTES:

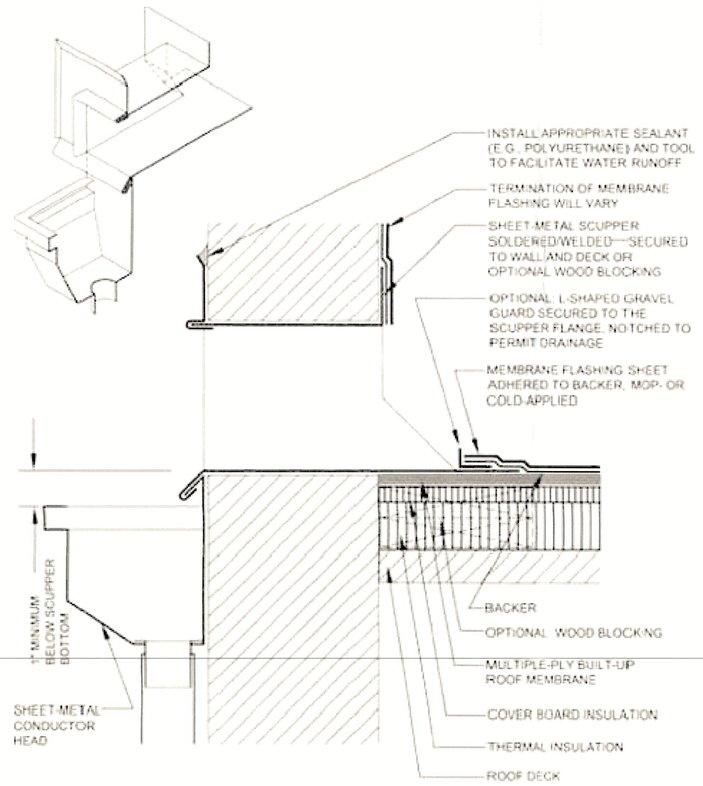
01. CONTRACTOR/SUBCONTRACTOR TO VERIFY ROOF AND LOCATION OF EQUIPMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
02. CONTRACTOR TO REVIEW AND VERIFY EQUIPMENT'S SIZES & DETAILS OF RTU PER MEP.
03. CONTRACTOR TO PROVIDE TEMPORARY SAFETY BARRIERS PER OSHA WHILE WORKING ON THE ROOF OR ABOVE 30" FROM ADJACENT AREA.
04. ROOF TO SLOPE 1/4" PER FT. TO DRAIN RAIN WATER AS SHOWN ON PLAN.
05. CONTRACTOR TO CLEANUP THE ROOF AREA AND DISPOSE THEM PER CITY & STATE RULES.
06. CONTRACTOR TO REFER CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



03 ROOF CURB DETAIL
SCALE: 1 1/2" = 1'-0"



02 ROOF VENT DETAIL
SCALE: 1 1/2" = 1'-0"

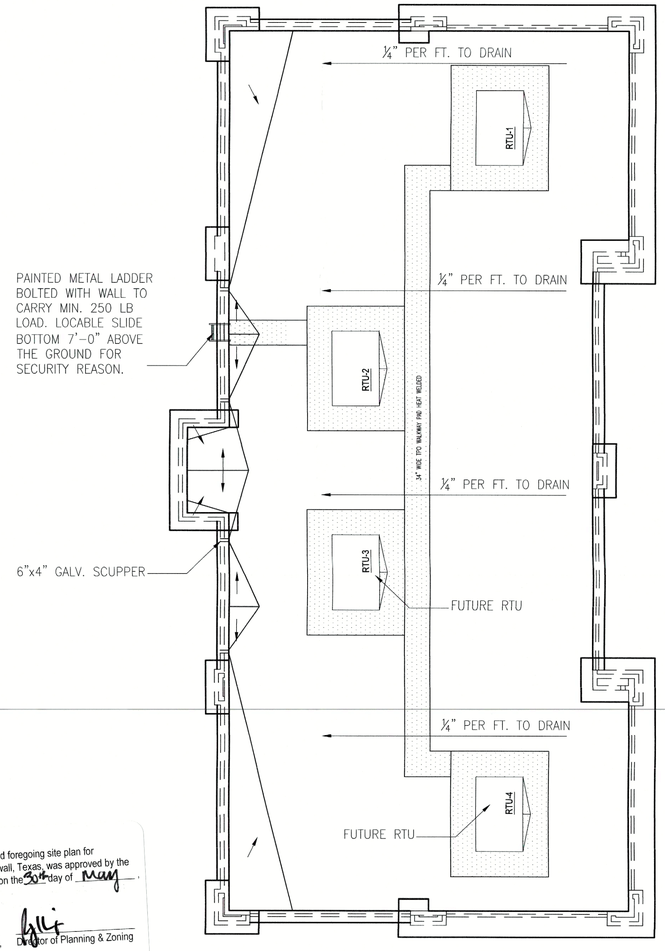


04 SCUPPER DETAIL
SCALE: NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



TRUE NORTH

01 ROOF PLAN
SCALE: 1/8" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (808) 609 4806

REGISTERED ARCHITECT — FOKRUDDIN KHONDAKER — 28468 — STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

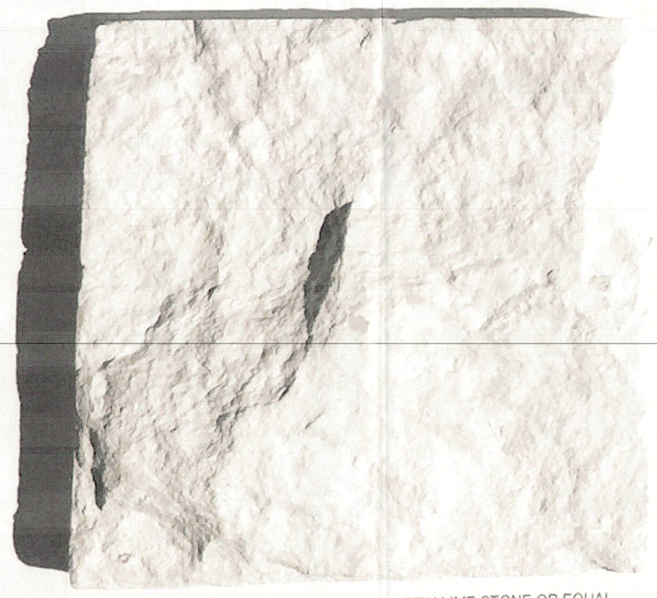
SHEET TITLE:
ROOF PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #: H-2019-02

SHEET NO: A202

PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL

MERIDIAN NEW-FREEDOM OR EQUAL

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

OWNER:
Adal Lal Iham
#30 Lowfield dr. Richardson, Tx 75082
CENTER FOR PEACE AND MERCY INC.
PHONE: 318417-3481

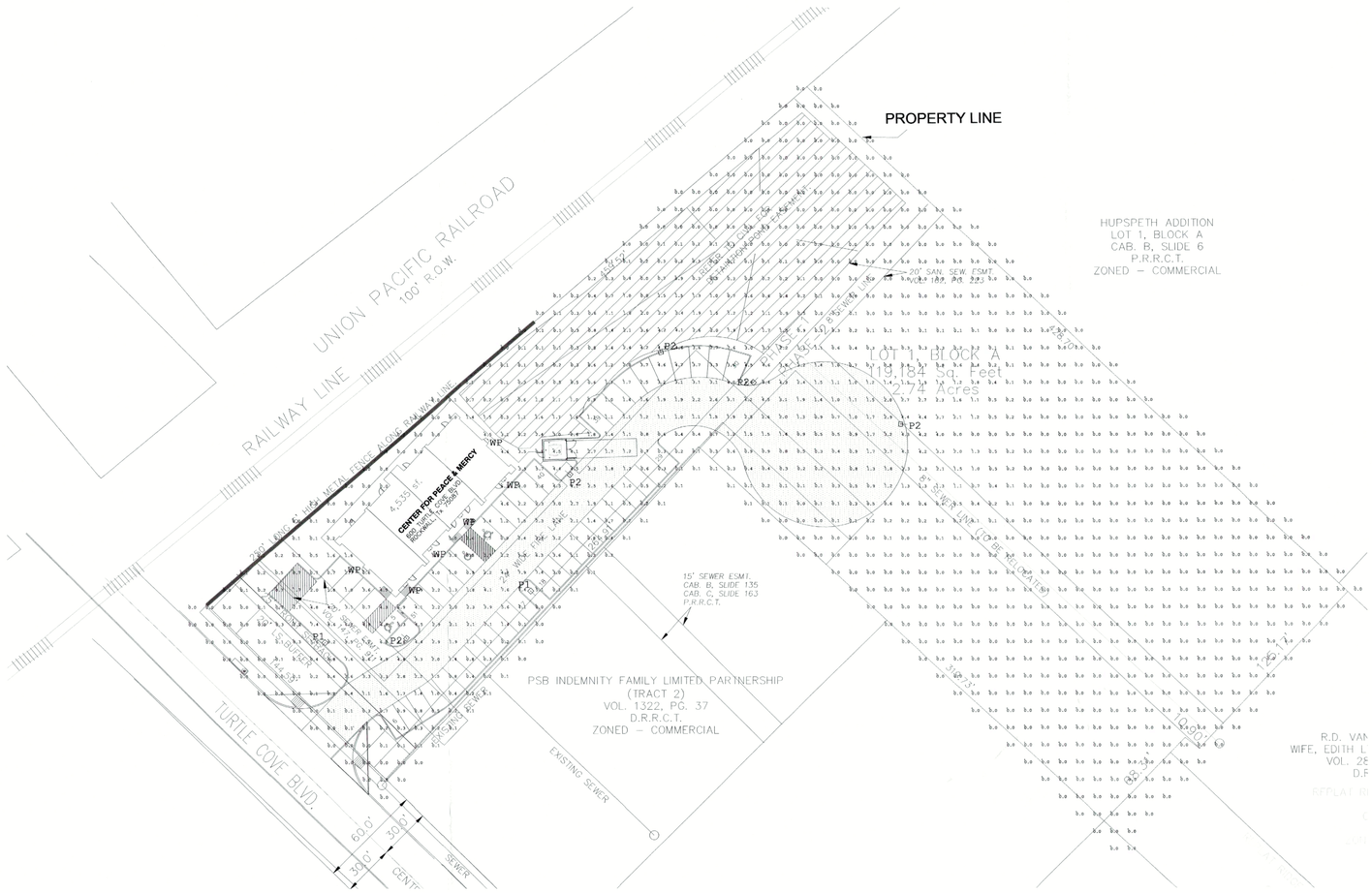
PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

amazing d
residential & commercial
540 Coventry Drive, Sulphur Springs, Tx 75482
Ph: (817) 609-9617
E-mail: dev.helaluzzaman@gmail.com

PROJECT N
RETAIL BUI

CASE NUM

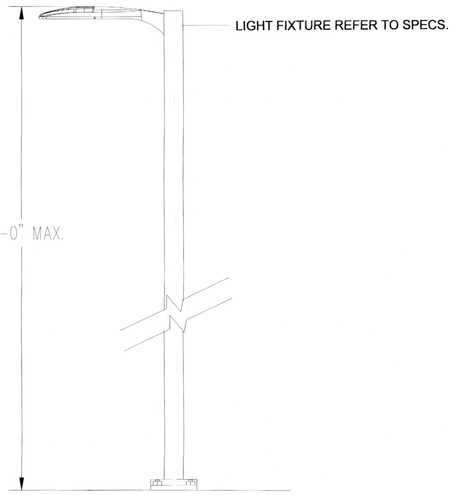


0 40 80 120

01 PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

THE SITE
600 TURTLE COVE BLVD.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1" = 40'-0"



03 TYPICAL SITE POLE
SCALE: N.T.S

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
~~OVERLAY DISTRICT~~	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	0.75	9.5	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2		Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5		Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102
WP	6		Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO.: SP2023-017

M.A. WAHEED 64418 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
05/20/2023

WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
PH: 817-793-2010
FIRM #: F-6336

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel: (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE:	SCALE:
06.11.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
SP2023-017

SHEET NO:
ESP

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* ON A 2.681-ACRE TRACT OF LAND IDENTIFIED AS TRACT 10-01 & 22 OF THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, 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 Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, 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 04.01, *General Commercial District Standards*; Subsection 04.05*, Commercial (C) District*; and Subsection 06.02, *General Overlay 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 futur*e -- and with the following conditions:

DRAFT 04.28.26

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 *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Church/House of Worship* shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

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 1ST DAY OF JUNE, 2026.

_____

Tim McCallum, *Mayor*

DRAFT ORDINANCE 04.28.2026

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

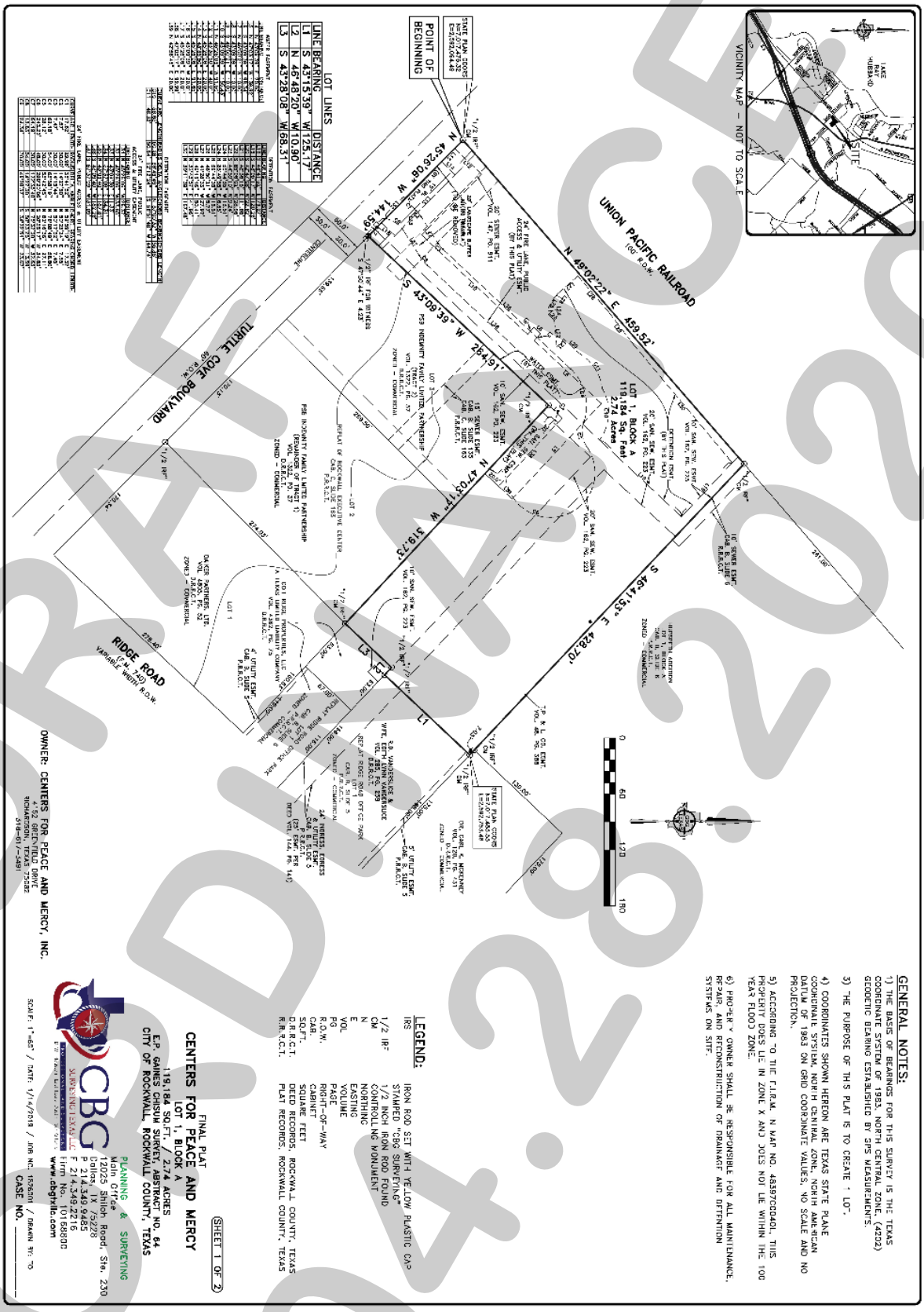
_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT
ORDINANCE
04.28.2026

Exhibit 'A':
Subject Property Location and Description



DRAFT
04.28.2026

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land described in deed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 20180000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (80 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice Family Limited Partnership by deed recorded in Volume 235, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Colt Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Colt Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Colt Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Colt Ridge Properties, LLC tract, a distance of 68.31 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 313.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 Inch Iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner(s) of the land shown on this plat, and designated herein as the **CENTERS FOR PEACE AND MERCY** addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate(s) to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. **We** further certify that all other parties who have a mortgage or lien interest in the **CENTERS FOR PEACE AND MERCY** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns on-site and off-site that conform with the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements including but not limited to the construction and acceptance by the City of all required streets, the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or before the same made by a contractor and pay for the same out of the escrow deposit, such deposit may be used by the city for the improvements within the time stated in such written agreement. But in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the development, and waive any claim that the City of Rockwall and its successors and assigns may have, at this time and in the future, based on the proportionality of development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Abdul L. Khan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2021.

By: _____

printed name: _____

Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until the construction of streets is completed to the binder course. The City does not guarantee approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2021.

RELEASED FOR REVIEW 3/12/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the _____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2021.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

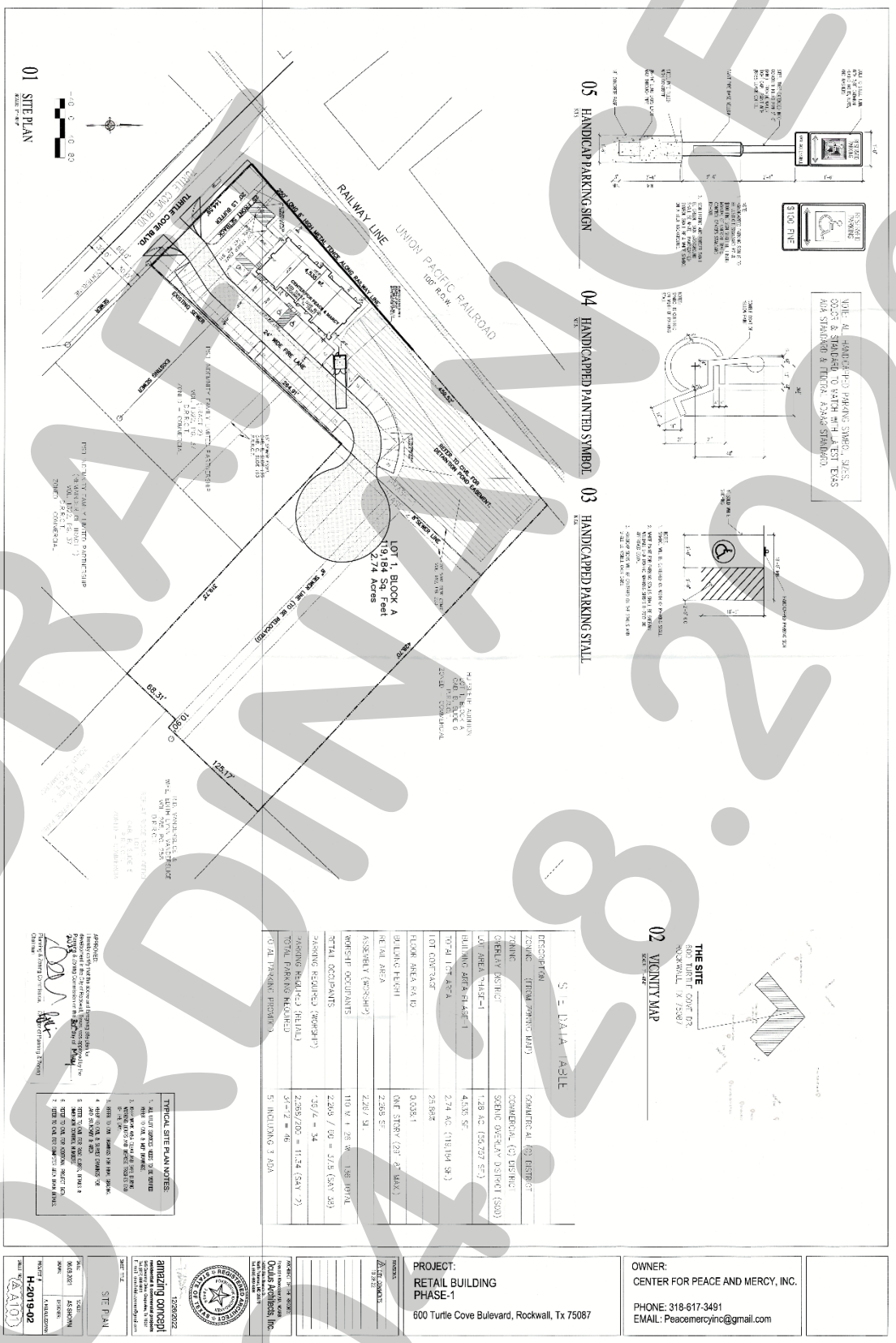
OWNER: CENTERS FOR PEACE AND MERCY, INC.
4532 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3481

CBG
PROFESSIONAL LAND SURVEYING
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 182601 / DRAWN BY: TO
CASE NO. _____

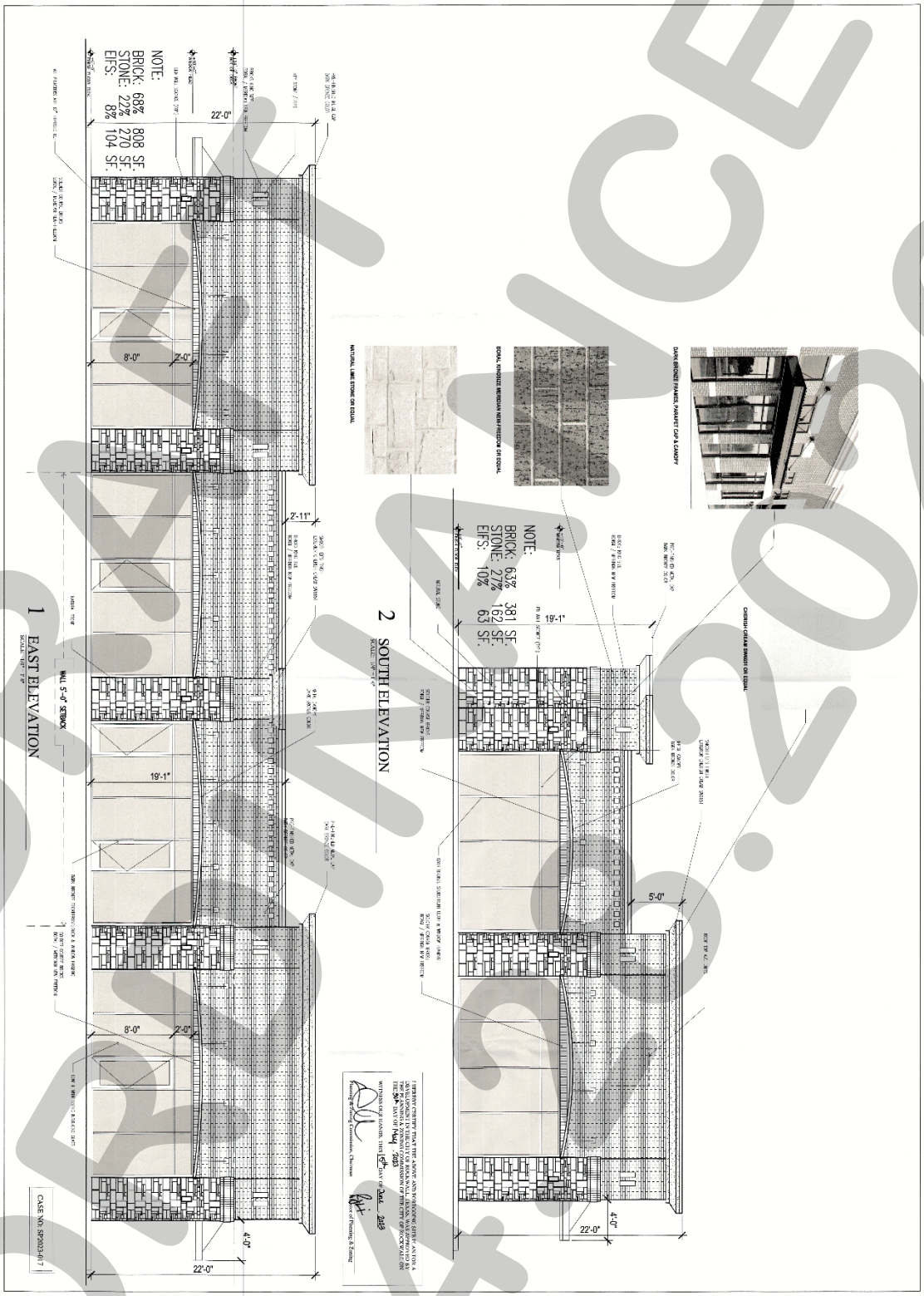
DRAFT 04.30.26

Exhibit 'B':
Concept Plan



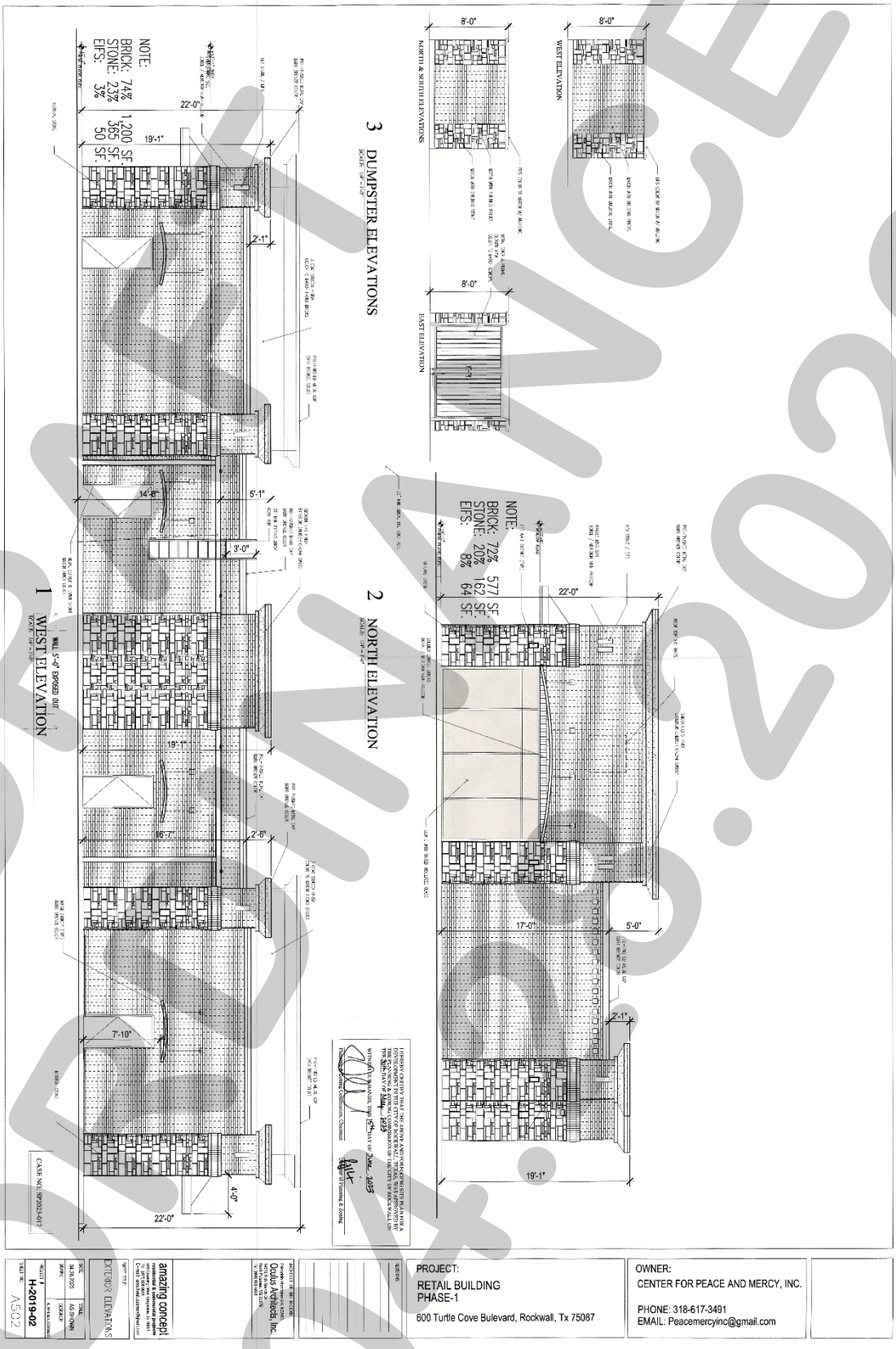
DRAFT
03.18.2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT NOT FOR OFFICE 04.15.2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT
04.03.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	May 12, 2026
SUBJECT:	Z2026-016; *Specific Use Permit (SUP) for a Church/House of Worship*

The applicant -- *Bilal Mashhood* -- has requested that the Planning and Zoning Commission postpone the public hearing for *Case No. Z2026-016* to the *June 9, 2026* Planning and Zoning Commission meeting (*see Exhibit 'A'*). According to the applicant, the purpose of this request is to allow the applicant and property owner "…some time to discuss this further with the community members …". According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means that the applicant will not be able to postpone or table the case beyond the *June 9, 2026* Planning and Zoning Commission meeting without holding a public hearing. Should the Planning and Zoning Commission have any questions staff and the applicant will be available at the *May 12, 2026* Planning and Zoning Commission meeting.

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Tuesday, May 5, 2026 11:33 AM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
We are requesting for tabling to June 9th
Please let us know when it is confirmed
Thank you sir for your support and help
With Regards
Bilal Mashhood
8456719628

Get Outlook for iOS

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Thursday, April 30, 2026 2:56 PM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
Thank you for your help with our case
May we request to table the case and postpone it for the next available dates so we have some time to discuss this further with the community members
Please let us know the available options and dates
Thank you
Bilal Mashhood
8456719628

Get Outlook for iOS

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller; *Director of Planning and Zoning*
DATE:	May 18, 2026
CASE NUMBER:	Z2026-016; *Specific Use Permit (SUP) for a Church/House of Worship*

On May 12, 2026, the Planning and Zoning Commission approved a motion postponing *Case No. Z2026-011* to the *June 9 2026* Planning and Zoning Commission meeting by a vote of 5-0, with Commissioner Hagaman recusing himself and Commissioner Brock absent. According to the applicant -- *Bilal Mashhood* --, the purpose of this request is to allow the applicant and property owner "…some time to discuss this further with the community members …" (*see Exhibit 'A'*). Subsection 02.03(C), *Postponement, Recess, and Continuation of a Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states, "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." Since the Planning and Zoning Commission postponed the case to the *June 9, 2026* Planning and Zoning Commission meeting, the City Council will need to announce a new public hearing date of *June 15, 2026* at their meeting on *May 18, 2026*. No additional action on this case is required. Should the City Council have any questions, staff will be available at the *May 18, 2026* meeting.

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Tuesday, May 5, 2026 11:33 AM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
We are requesting for tabling to June 9th
Please let us know when it is confirmed
Thank you sir for your support and help
With Regards
Bilal Mashhood
8456719628

Get Outlook for iOS

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Thursday, April 30, 2026 2:56 PM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
Thank you for your help with our case
May we request to table the case and postpone it for the next available dates so we have some time to discuss this further with the community members
Please let us know the available options and dates
Thank you
Bilal Mashhood
8456719628

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 9, 2026
SUBJECT:	Z2026-016; *Specific Use Permit (SUP) for a Church/House of Worship*

On June 3, 2026, the property owner -- *Abdul Kahn* -- emailed staff requesting to withdraw *Case No. Z2026-016* (*see Exhibit 'A'*). According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw the case. Should the Planning and Zoning Commission have any questions staff will be available at the *June 9, 2026* meeting.

From: Abdul Lateef Khan <hafzab@hotmail.com>
Sent: Wednesday, June 3, 2026 4:06 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: rockwallmasjid@gmail.com; Bill Mashhood <billm@supernovasolutions.com>
Subject: Re: 600 Turtle Cove Blvd

Appreciate the quick response.

At this time, we would like to withdraw our current application.

Please advise when a convenient time is to call tomorrow, as there are a few questions we have needing clarification.

Thank you again for your continued guidance.

Abdul Lateef Khan MD

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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: 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.
[2]: 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	600 TURTLE COVE BLVD, ROCKWALL TX 75087				
SUBDIVISION	A0064		LOT	22 10-01	BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	2.68	LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	CENTER FOR PEACE & MERCY	☑ APPLICANT	BILAL MASHHOOD
CONTACT PERSON	ABDUL KHAN	CONTACT PERSON	BILAL MASHHOOD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	Y, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted] L com	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [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 $ 140.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April, 2026 *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."*

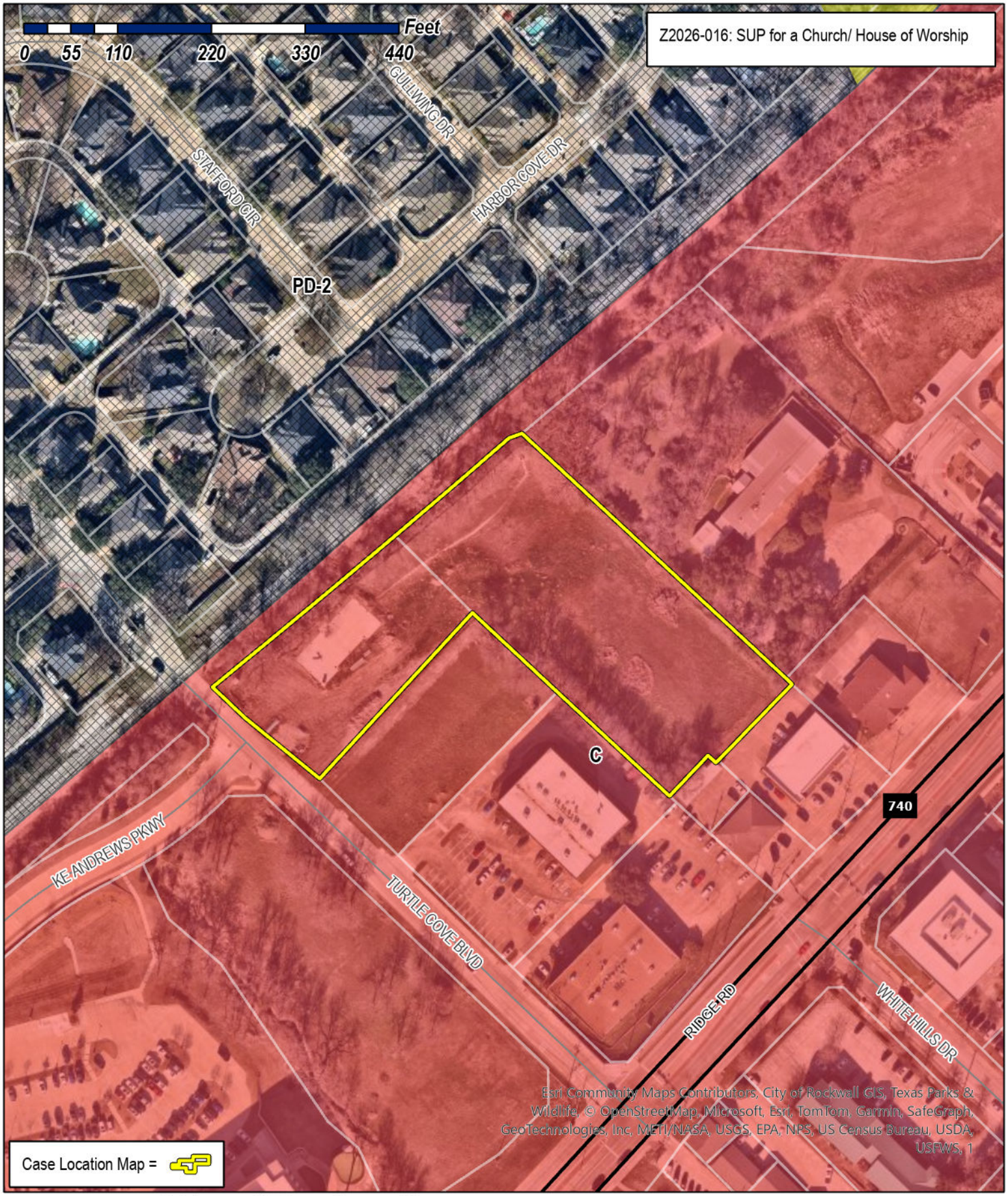
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* April *2026*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KRIS J CANNON
Notary ID #134917928
My Commission Expires
May 24, 2028

MY COMMISSION EXPIRES 5/24/28



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.

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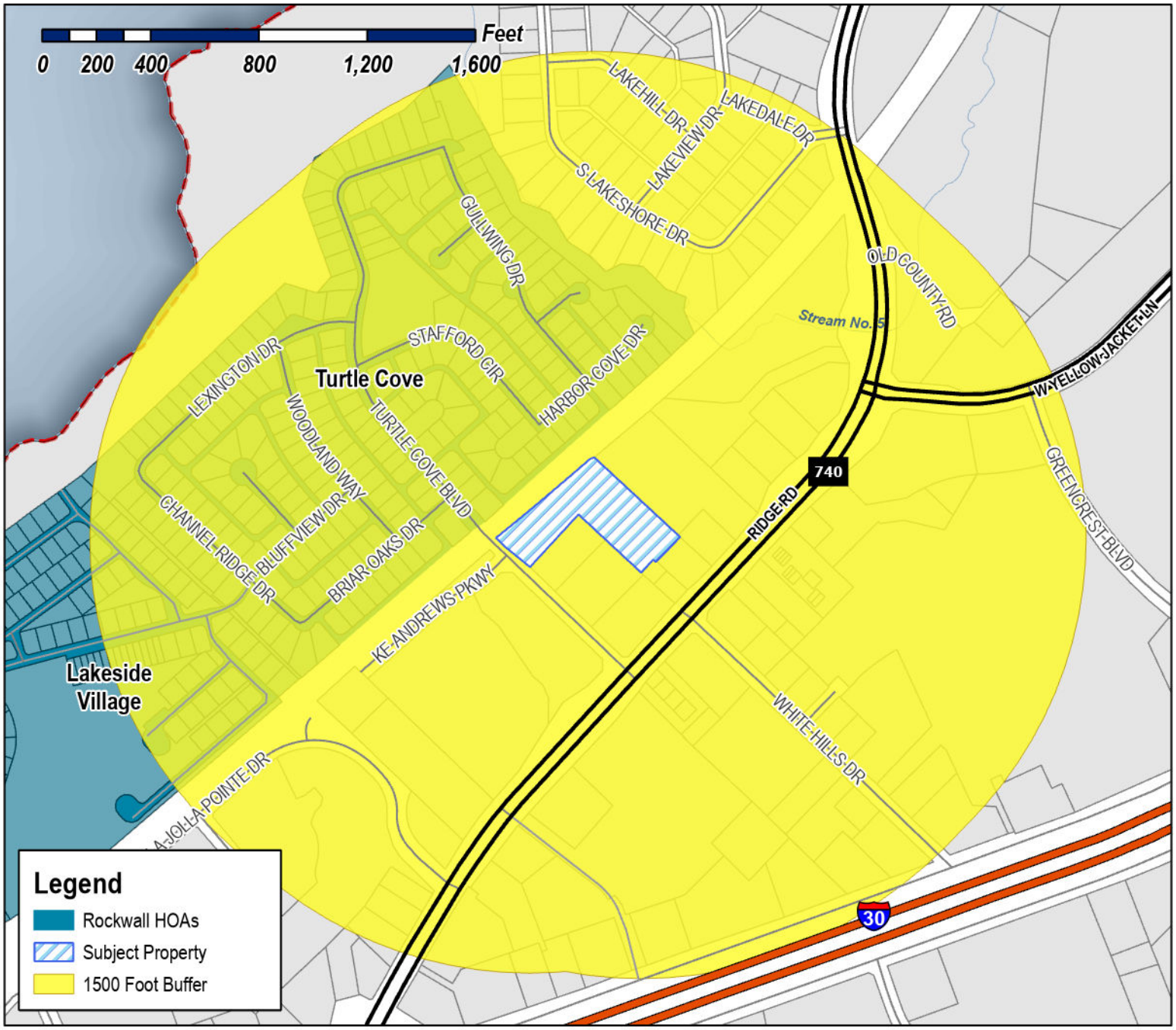

Case Number: Z2026-016
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Intersection of Turtle Cove Boulevard and Ridge Road

Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, April 22, 2026 8:58 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2026-016]
Attachments: Public Notice (04.20.2026).pdf; HOA Map (04.21.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, April 24, 2026*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 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 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.

Z2026-016: SUP for a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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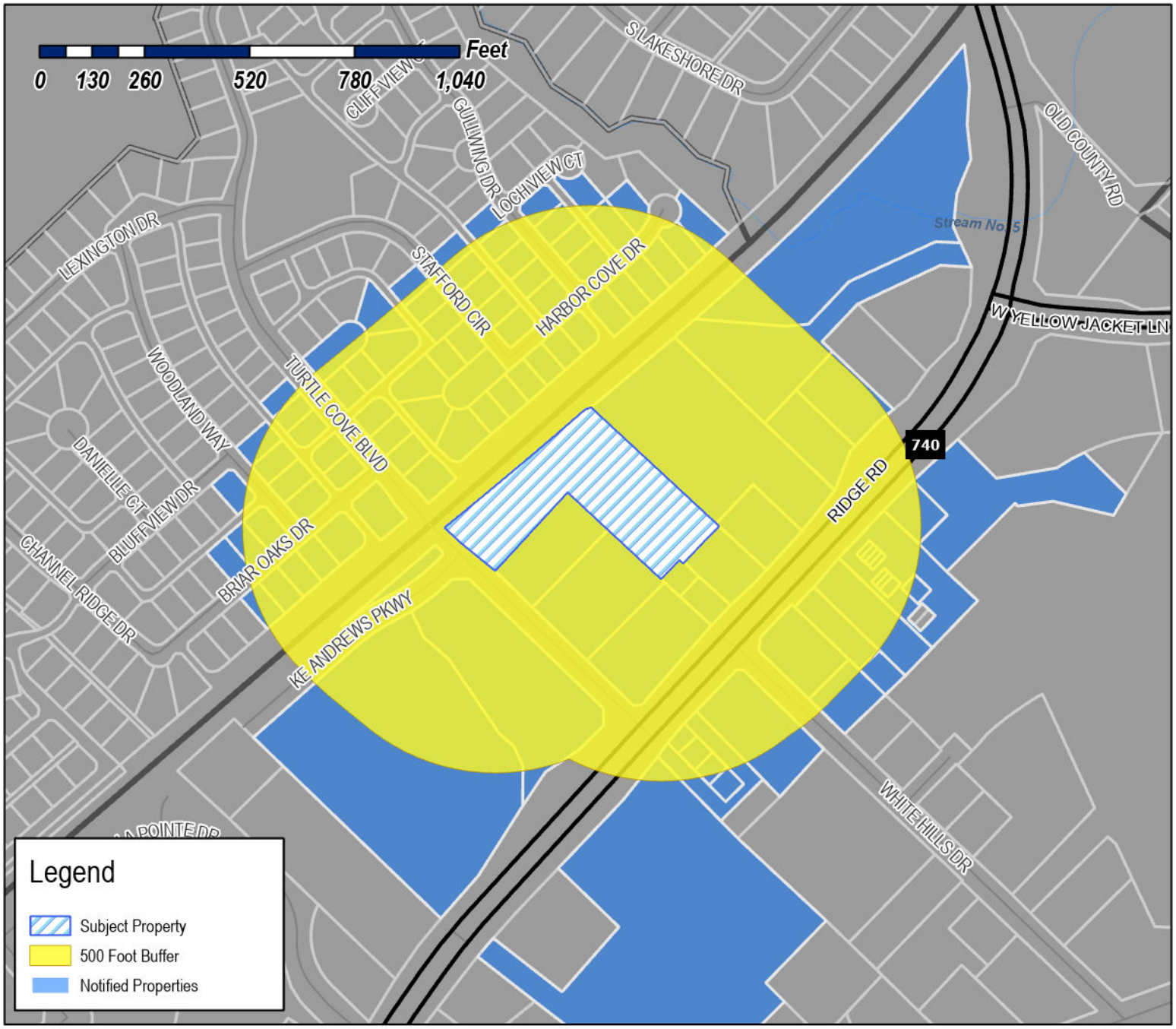

Case Number: Z2026-016
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Intersection of Turtle Cove Boulevard and Ridge Road

Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

ROBINSON PETER R & ANGELA M
1972 GULLWING DR
ROCKWALL, TX 75087

BEAVERS JEFFREY
2004 GULLWING DRIVE
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME
2005 GULLWING DRIVE
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA
2009 GULLWING DR
ROCKWALL, TX 75087

KEEGAN AND TERRY WILLIAMSON REVOCABLE TRUST
KEEGAN DANIEL WILLIAMSON AND TERRY KING WILLIAMSON- COTRUSTE
2014 GULLWING DR
ROCKWALL, TX 75087

PARKER CAMERON BEAU & AMANDA NICOLE
2015 GULLWING DR
ROCKWALL, TX 75032

WATT JENNIFER
2018 GULLWING DRIVE
ROCKWALL, TX 75087

RESIDENT
2019 GULLWING DR
ROCKWALL, TX 75087

RUSSELL RYAN & GABRIELA FRANCES
2116 BARLASS DR
ROCKWALL, TX 75087

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2225 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2235 RIDGE RD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2255 RIDGE
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75087

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN FAMILY TRUST
JAMES TRAVIS SPILLMAN III & MICHELE CRAMER
SPILLMAN - TRUSTE
3117 AMHERST AVE
Rockwall, TX 75087

CH-FSR I/ROCKWALL RIDGE ROAD, L.P
3819 MAPLE AVE
DALLAS, TX 75219

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

JOHNSON KEDALL
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

KNIGHT JAY ROMAN & TEUTA
619 LOCH VIEW CT
Rockwall, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

HUSTON LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
629 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
631 HARBOR COVE DR
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE
TRUST
JIMMIE LEE ALFORD AND BARBARA EDWARDS
ALFORD-COTRUSTEES
635 STAFFORD CIR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
637 Stafford Cir
Rockwall, TX 75087

GARRISON KIMBERLY RAE AND JOHN
638 TURTLE COVE BLVD
ROCKWALL, TX 75087

SALITURE CODY
639 STAFFORD CIR
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L
640 Woodland Way
Rockwall, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G AND EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
644 STAFFORD CIR
ROCKWALL, TX 75087

JOHNSON SAUNDRA J
644 TURTLE COVE
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75087

JENNIFER GILLIKIN REVOCABLE LIVING TRUST
JENNIFER GILLIKIN - TRUSTEE
648 WOODLAND WAY
ROCKWALL, TX 75087

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

RESIDENT
652 STAFFORD CIR
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
JENNIFER ANN WEST
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

BANISTER NICOLE M
652 Turtle Cove Blvd
Rockwall, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN
653 Stafford Cir
Rockwall, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND
ALFONSO ANDRADE
653 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

WING REMONA ANN
654 STAFFORD CIR
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS AMY JO
655 STAFFORD CIR
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C
655 TURTLE COVE BLVD
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION
656 TURTLE COVE BLVD
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES
6817 208TH ST SW #5532
LYNNWOOD, WA 98046

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E
920 BRIAR OAK
ROCKWALL, TX 75087

BISHOP MICHAEL F
926 BRIAR OAK DR
ROCKWALL, TX 75087

JEFCOAT CANDACE
930 BLUFFVIEW DR
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY
930 BRIAR OAKS DR
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A
931 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

2024 J C HAYNES REVOCABLE TRUST
JERI CLINTON HAYNES - TRUSTEE
934 BRIAR OAKS DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN
938 BRAIR OAKS DRIVE
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON
942 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP
M/R

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP
C/O ROOFSTOCK
PO Box 40970
Mesa, AZ 85274

TURTLE COVE RESIDENTIAL ASSOC
C/O ASSOCIA PMG
PO Box 650255
Dallas, TX 75265

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC
PO BOX 755
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:

Z2026-016: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

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

Ryan Miller
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-016: 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.

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.

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PUBLIC NOTICE

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

Received
APR 24 2026
Texas Specialty
Underwriters, Inc.

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

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Case No. Z2026-016: 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.

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

The Planning & Zoning Committee has already graciously allowed 3 building permits over the past 8 years, with construction still not completed. Please see my attached letter outlining my opposition points regarding: parking and traffic; construction concerns; devaluation of property values; and loss of commercial tenants.

Name: Paul Davis, Jr.

Address: [redacted]

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DAVIS ENTERPRISES

[redacted]

April 30, 2026

Ryan Miller
Rockwall Planning & Zoning Dept
385 S. Goliad Street
Rockwall, Texas 75087

Mr. Miller

Thank you for the opportunity to voice my opposition to the Specific Use Permit application on behalf of the Abdul Khan of Center for Peace and Mercy.

I own the vacant lot adjacent to the property in question, as well as the property at [redacted] I strongly oppose this request for the following reasons:

- Parking and Traffic Turtle Cove Boulevard serves as the sole point of ingress and egress for two commercial buildings as well as the Turtle Cove residential community. It is my understanding that the Center for Peace and Mercy plans to hold gatherings up to five times daily for its congregation. These frequent events would significantly increase both traffic volume and on-street parking along Turtle Cove Boulevard. Furthermore, the presence of a railroad crossing along this roadway presents an additional concern. When traffic is halted due to passing trains, the increased number of vehicles in the area could result in substantial congestion and disruption to traffic flow. This situation would be further worsened if vehicles are parked along the street to accommodate visitors to the Center. Any planned future growth of the Center would only add to this already concerning situation.

- Construction Concerns This construction project has experienced multiple delays, having been started and halted three separate times since its initial approval eight years ago, with extended periods of inactivity between each phase. During these lapses, the site has not been properly maintained, with construction materials and equipment left unused for months at a time. The project has remained unfinished for over a year, despite the slab having been poured and plumbing fixtures left exposed. The limited progress made since groundbreaking is concerning and does not reflect a reasonable construction timeline. Given this pattern of delays and lack of site maintenance, it raises serious concerns about future oversight. It is difficult to have confidence that the completed building and its surrounding grounds will be properly maintained when the construction process itself has demonstrated such a lack of consistent management and care, and a disregard for the aesthetics of the community.

- Devaluation of surrounding property values As previously stated, I own two lots along Turtle Cove Boulevard adjacent to the proposed site. I am deeply concerned that the construction and operation of this facility will have a negative impact on the value of these properties. Given the anticipated increase in traffic, parking demands, and the pattern of inconsistent construction oversight, there is a strong likelihood that nearby property values could be negatively affected.

- Loss of Commercial Tenants In addition to the potential loss of property value, I own a commercial building located at [redacted] where approximately 50% of the space is leased to tenants. I am concerned that the proposed Center may negatively impact tenant satisfaction. As a result, it is very likely that some existing tenants could choose to relocate, creating a risk to the stability of my rental income and the long-term viability of the property.

For the good of the community and for the reasons stated above, I strongly urge the committee to deny the Specific Use Permit requested by the Abdul Khan of Center for Peace and Mercy.

Sincerely,

William Paul Davis, Jr.
President and Owner
Davis Enterprises and
Texas Specialty Underwriters, Inc.

PD/rm

Case No. Z2026-016: 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.

1) NOISE - LOUDSPEAKER ANNOUNCEMENTS START TO SHUTDOWN DAILY.
2) BAIT & SWITCH - TOLD BY OWNER REP. BUILDING RESTAURANT & SHOPS.
3). TRAFFIC - ALREADY HEAVY & IS OFTEN BACKED UP PAST OUR ONE EGRESS TO RIDGE Rd.
4) NOT COMPATIBLE W/ SURROUNDING AREA (8a-5p) CHURCH OPEN 24 hrs - 365 DAYS.

Name: JERRY & BARBARA BAUZER

Address: [redacted]

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

Traffic concerns + also more strangers (possibly illegal) sneaking into our community

Name: Ramona Wing

Address: [redacted]

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Case No. Z2026-016: SUP for a Church/House of Worship

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

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

Does not fit the site location or what was previously expressed.
Have not been a good neighbor through lengthy construction.

Name: Mark Andrews

Address: [redacted]

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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-016 SUP: Church/House of Worship

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Eberle Smith

ADDRESS [redacted]

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

I live just inside the gate at [redacted]. in one of the 220 homes in the subdivision.

The ONLY egress/ingress to these homes is via Turtle Cove Blvd. From my office at the front of our house, I can view the daily activity at our gate.

Every work-week day from early morning beginning around 6 a.m. and not decreasing until after 8 p.m., there is a vehicle entering/exiting those gates. In addition to the residents there are multiple school buses, vehicles representing repair companies, remodeling entities, landscapers, maids, home medical care givers, Amazon/UPS/FedX/grocery store/furniture store deliveries, Atmos and City water company employees, plus many more other vehicles using those gates. It is not unusual for 2-3 vehicles to be lined up at the gates to either enter or leave the subdivision. Any building outside our gate that requires and accommodates public comings and goings throughout the day would only escalate the traffic and congestion that currently exists.

PLEASE CHECK ALL THAT APPLY.

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

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

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

From: [redacted]
To: Planning
Subject: CASE NO. Z2026-016: SUP for a Church/House of Worship
Date: Tuesday, May 5, 2026 2:31:34 PM

Please see below my reasons for **OPPOSING** the request for Case No. Z2026-016: SUP for a Church/House of Worship

I live in the Turtle Cove subdivision in Rockwall, TX. There are 220 homes in our division.

The **ONLY** egress or ingress to these homes is via Turtle Cove Blvd., a very short street compared to other city roadways. I live on Turtle Cove Blvd. just inside the gate to the Turtle Cove community. My office at the front of our house and facing the street has a large window which allows me to witness the daily activity at our gate.

Every work-week day…all day long from early morning beginning around 6 a.m. and not decreasing until after 8 p.m., there is a vehicle constantly entering or exiting those gates. In addition to the residents in Turtle Cove using the gate there are multiple school buses, vehicles representing repair companies, remodeling entities, landscapers, maids, home medical care givers, Amazon/UPS/FedX/grocery store/furniture store deliveries, Atmos and City water company employees checking meters, plus many more other vehicles using those gates. It is not unusual for 2-3 vehicles to be lined up at the gates to either enter or leave the subdivision.

Any building just outside our gate that requires and accommodates public comings and goings throughout the day would only escalate the traffic and congestion that currently exists.

Eberle Smith
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-016

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Megan Marcus

ADDRESS [redacted]

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

We have ONE entrance/exit to our neighborhood and cannot support the increased traffic to from a place of worship up and down our only road. It's already incredibly difficult to leave the neighborhood because of not only the Turtle Cove stoplight, but also the traffic on Ridge. A church directly behind my house would not only increase the noise and decrease the property value, but I also have serious concerns regarding drainage. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved because it has been an absolute disaster from the start and will only negatively impact our neighborhood's tax-paying residents.

PLEASE CHECK ALL THAT APPLY.

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

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INFORMATION FORM

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

CASE NUMBER Z2026-16

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Bryan Shaw

ADDRESS [redacted]

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

The parking does not seem adequate for a place of worship. Without adequate parking, the street will be lined with cars making it a safety issue to entry or exit our neighborhood. It would cause a strain on emergency personnel to get into our neighborhood if there is an emergency.
As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2026-016

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

NAME Christie Rotramel

ADDRESS [redacted]

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

These people have a supposed retail space in this area already but little to nothing has happened and the site looks terrible, always. Did that permit expire? Never saw code enforcement over there. They finally filled up the big hole on the other side of the road from the project. I live in Turtlecove so I see it every day. If they cannot finish the first project, how are we supposed to believe the next project will not look this exact same way. Tall grass, trash, pipe sitting on the property with a slab poured and plumbing pipes sticking out of the slab. The extra traffic this will bring on Turtlecove blvd will be terrible with on one entrance and exit to Ridge Road. They don't have the money to fund this project, the city has to say no.

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CASE NUMBER Z2026-16

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

NAME Lorilee Huston

ADDRESS [redacted]

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

As a Turtle Cove resident whose lot backs to this mess and local realtor with nearly 20 years of experience, it's hard to comprehend that this "project" has been allowed to fester for so many years. First as a neglected lot, then as the most painstakingly slow and unprofessional construction start. How they haven't been fined into bankruptcy baffles me since it undoubtedly violates so many city and county codes/deed restrictions/etc. It has negatively affected home values in Turtle Cove. I've had several clients who have either sold their homes or are considering selling specifically because of this project. I've also received feedback from multiple agents who can't believe this is tolerated within city limits - tall grass/weeds, stalled construction, leftover materials and trash strewn everywhere. Additional traffic on Turtle Cove, especially since the neighborhood only has a single point of ingress/egress, is a major concern. It wasn't approved the first time, nothing has changed.

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- ☑ I am in opposition of the request

NAME Enrique and Jo Ann Pacheco

ADDRESS [redacted]

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

Parking overflow during peak times, holidays, Friday prayers. Traffic concerns since Ridge Road is already heavily congested. Traffic getting out of Turtle Cove Blvd after services - assembly use versus daily use. (How long will the line be to get out of Turtle Cove??). Flooding. This is a moderate flood zone area.
City has already had problems with them and code violations.

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

NAME Jeff Radebaugh

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2026-016

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Liz Johnson

ADDRESS [redacted]

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

6 year construction with nothing accomplished. Hazards like standing water. Trash. Parking overflow during peak times, holidays, Friday prayers. Traffic concerns since Ridge Road is already heavily congested. Traffic getting out of Turtle Cove Blvd after services - assembly use versus daily use. (How long will the line be to get out of Turtle Cove??). Flooding. This is a moderate flood zone area.
City has already had problems with them and code violations.

PLEASE CHECK ALL THAT APPLY.

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NAME Scott Phillips

ADDRESS [redacted]

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

Adamantly opposed to change the zoning to accommodate the current owners. They knew the zoning when they purchased it and lied about their intentions. What used to be a nice property has been nothing but a trashy mess since they purchased it and an embarrassing eyesore for those of us who live near it. The current owners have been terrible neighbors for the community and the city and obviously don't care about trashing up the area. They've harmed the quality of life in our area and certainly made the area less desirable which harms property values. There remains drainage concerns and traffic concerns for our neighborhood that would definitely need to be resolved first. Hard NO for me.

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- ☑ I am in opposition of the request

NAME Kelli Moore

ADDRESS [redacted]

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

I am very concerned with my property value decreasing due to the large development near the area and adding more strain on our critical drainage infrastructure and unnecessary traffic congestion.
The land developer has shown blatant disregard for building protocols and permits and has left the property neglected for many years and not furthering the enhancement of our city. I call on our city employees and council members to correct this situation and reject this rezoning request.

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NAME Jennifer West

ADDRESS [redacted]

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

Due to limited space provided here a letter has also been mailed to zoning commission noting all concerns. I live in Turtle Cove and I oppose the request. I request a formal traffic study assessing the impact of this proposal. The proposed site sits adjacent to a busy gated subdivision entrance. Vehicles waiting at the gate currently get backed up into a line that sprawls over the railroad tracks. The intersection of Turtle Cove and Ridge is also often backed up. There have been ongoing issues with accidents and near-misses associated with illegal u-turns, drivers running the light (likely students from the school) and cars making a right turn onto Ridge accidentally pulling out into oncoming traffic (limited visibility at this intersection due to the hill). There are also noise concerns with permitting frequent large gatherings adjacent to an established quiet residential subdivision.

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- ☑ Other: Online post

PLEASE RETURN THE BELOW FORM

Case No. Z2026-016: 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.

WE WERE TOLD IT WAS TO BE A HAL-AL MEAT MARKET. DO NOT WANT A MOSQUE BLARING HORNS 5 X/DAY RIGHT OUTSIDE THE SUBDIVISION, FOR CALL TO PRAYER EVERY DAY. ALSO INCREASED TRAFFIC A MAJOR CONCERN.

Name: WILLIAM M. WEST + JENNIFER A. WEST

Address: [redacted]

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

April 26, 2026

Ryan Miller

Rockwall Planning and Zoning Dept

385 S. Goliad St.

Rockwall, TX 75087

To the Rockwall City Planning and Zoning Commission,

I am a resident of Turtle Cove Subdivision and am writing regarding the proposed construction Z2026-016 SUP for a house of worship near the entrance to our neighborhood. I am opposed to this request for the reasons cited below.

I would like to express several concerns related to land use compatibility, infrastructure impact, and quality of life for current residents.

First, traffic flow and safety are significant concerns. The proposed location sits immediately adjacent to a gated residential entrance that already experiences congestion during peak hours. The line of vehicles waiting to enter Turtle Cove subdivision often extends across the railroad tracks that run immediately outside the subdivision. The proposed location is also near the traffic light at the corner of Ridge Road and Turtle Cove Blvd. A facility that hosts regular gatherings multiple times per week – potentially with higher attendance on specific days – could substantially increase vehicle traffic, leading to delays, reduced visibility, and increased risk of accidents. I respectfully request that a detailed traffic impact study be conducted and shared with residents before any approval is granted.

Second, noise levels are an important consideration. Our neighborhood is currently quiet, and any use of outdoor amplification systems, early morning or late evening activities, or frequent large gatherings could disrupt the peaceful character of the area. I ask that clear limitations be established regarding amplified sound, hours of operation, and event frequency, consistent with local noise ordinances.

Third, I would ask the Commission to evaluate whether this location is appropriate given its immediate proximity to a residential entrance, as opposed to placement along a more suitable commercial corridor or arterial roadway better equipped to handle higher traffic volumes.

Finally, I encourage the Commission to ensure that any development -regardless of its nature – adheres to the same standards for parking capacity, traffic management, buffering (such as

landscaping or fencing), and community impact mitigation that are applied to all similar projects.

I appreciate your time and thoughtful consideration of these concerns. My goal, like many residents, is to preserve the safety, accessibility, and quiet character of our neighborhood while ensuring that all development is handled responsibly and with proper planning.

Sincerely,

Jennifer West

[redacted]

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CASE NUMBER Z2026-016

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- ☑ I am in opposition of the request

NAME Nicole Banister

ADDRESS [redacted]

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

I do not want a church of any kind built outside of the neighborhood I live in especially a mosque!!! This neighborhood has only one entrance/exit so I have no choice but to see that everyday. I do not agree with this at all! Shame on Rockwall for letting it get this far. Wake up Texas!!! Do you not realize what their agenda is!?! The value of the homes in this neighborhood will go down because no one will have to live next to that, meaning I won't be able to sale my house. And even if it's not a church but a shopping store(s) disguised as a church, that's going to more traffic for our neighborhood. The traffic is already bad during the week with the businesses that are around. Please revoke this individual's permit from building anything! It is very clear to this neighborhood what this individual's intent is. Please Rockwall...do the right thing and stand up for your home owners!!!

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NAME Dan Donihoo

ADDRESS [redacted]

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

The property owners and the project builders have not been neighbors. The green scape of the property around the project has been left unmowed. Construction materials have been scattered around the property. Without concern for the property owners in Turtle Cove.
The project builders have not followed the basic building permit regulations.
These property owners do not deserve any special consideration. They did not comply to the original permit requirements. In my opinion they Now want more.

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NAME Marion Duhamel

ADDRESS [redacted]

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

This project has been going on for long enough and should have been completed by now. Now a request for a SUP… why after all these years. What is the special use? I wasn't in favor at the beginning and I'm not in favor now. There are too many unknowns and I think that's a fact since the project is taking so long to complete. I don't trust whoever is in charge of the project. As previously mentioned we in Turtle Cive have been patient but enough is enough. This certainly could be a deterrent to selling one's home.

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CASE NUMBER Z2026-16

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

NAME Mike Bishop

ADDRESS [redacted]

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

I am in opposition to the Specific Use Permit request for 600 Turtle Cove Blvd.

The owners of this property have made no meaningful progress on the site over an extended period of time, and it has become a source of blight for the surrounding community. The property is not properly maintained and continues to negatively impact the appearance and overall quality of the area.

Based on the lack of execution to date, I do not have confidence that this project will be completed in a way that improves the community. In fact, I believe it is more likely to continue as an ongoing issue even after approval.

For these reasons, I support rejecting this request

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- ☑ Other: Turtle Cove Community Page

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- ☑ I am in opposition of the request

NAME Madge Jefcoat

ADDRESS [redacted]

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

I am opposed to allowing the Mosque to be built because it is an unsightly mess now. Will they maintain any better when completed? The street will be filled with cars during services so our traffic will be so congested making it difficult to enter or exit our neighborhood.

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- ☑ I am in opposition of the request

NAME Stephen Kearney

ADDRESS [redacted]

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

I am writing to formally express my opposition to the pending zoning permit request currently under consideration. After reviewing the available information and considering the potential impacts, I believe that approval of this request would not be in the best interest of the surrounding community.

First and foremost, the proposed zoning change raises serious concerns regarding compatibility with the existing character of the neighborhood. The current area is established with a particular use, density, and aesthetic that residents rely upon. Introducing a development or use that significantly deviates from these established patterns risks diminishing property values and altering the overall quality of life.

Additionally, there are concerns about increased traffic, noise, and strain on local infrastructure.

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NAME Jeri Haynes

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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NAME Kenneth Hood

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☑ Other: Turtle Cove HOA

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NAME Sally Meek

ADDRESS [redacted]

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

I live within the 500 ft buffer zone for this property and I am unequivocally opposed to the SUP. This property has not been maintained and has contributed to falling property values in my neighborhood. No not allow an SUP and do not allow this property to deteriorate.

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NAME Brian Price

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved

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

NAME Jeff Beavers

ADDRESS [redacted]

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

I do not want the additional traffic this will bring to our community in Turtle Cove.

PLEASE CHECK ALL THAT APPLY.

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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-16

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

NAME Ken Giese

ADDRESS [redacted]

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

I've lived in Turtle Cove for 22 years. For 6 years it has been a frustrating guessing game for us to try and figure out what is going on with this property. We have complained to the city about numerous issues with this development such as overgrown weeds, scattered trash, idle equipment, construction supplies and hazardous areas on the street. The total lack of respect that this religious group has shown to our city and especially the Turtle Cove community to build their house of worship is a preview of what we can expect from them in the future. This has been a trashed-out eyesore for 6 years. A responsible business with integrity would never behave nor be permitted to behave in such a manner. But a house of worship? What a shame, and such a bad reflection on their faith. This community deserves better!

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CASE NUMBER Z2026-16

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NAME Diane Giese

ADDRESS [redacted]

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

I built my home in Turtle Cove 26 years ago. I have fond memories when driving into our neighborhood, where this construction has been going on for 6 years now, use to be the land with beautiful trees and a quaint old barn where photographers often took photographs. Rockwall is a different town now and I understand that. But as a daily walker inside and outside Turtle Cove I have witnessed numerous DANGEROUS deep ditches on both sides of the road for months on end..a tragedy waiting to happen. There has been a deep hole in Turtle Cove Blvd that has been covered with PLYWOOD and a busted sandbag for probably a year now. This is not to mention the TRASH and WEEDS that any other resident in Rockwall would be cited for. As a resident, I welcome GOOD responsible neighbors as KC Andrew's and their lovely property. But as I was told when I reported those deep trenches with long collapsed orange caution tape to the city, there is no timeline to complete construction? We DESERVE BETTER.

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NAME Jyl Venner

ADDRESS [redacted]

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

Turtle Cove residents rely exclusively on Turtle Cove Blvd. for ingress and egress, and access to Ridge Road is already congested during peak weekday and weekend periods. The proposed mosque would share this sole access point, hosting multiple daily services that frequently coincide with peak traffic hours, thereby worsening congestion and creating safety concerns. Turtle Cove Blvd. also has documented flooding issues related to runoff, which additional impervious surface would exacerbate. Residents have already experienced increased light pollution from recent Ridge Road developments, and this project would further degrade community conditions. Finally, several cities across the United States have faced ongoing noise complaints related to amplified exterior calls to prayer. The potential for similar disturbances presents an additional and legitimate concern for our community. Collectively, these impacts make approval of the SUP detrimental to Turtle Cove.

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CASE NUMBER Z2026-16

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NAME Terry Williamson

ADDRESS [redacted]

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

The property is located at the entrance to Turtle Cove and would present traffic problems when they have services. There is insufficient distance between the proposed worship center and our subdivision, and the movement of people and cars would rob our subdivision of much of its appeal and lower property values.

Since construction was started the property has been poorly maintained, had unremoved construction trash and reflects a lack of care and respect for our area. They even began construction originally without the proper permits and continue to leave the property in a poorly cared for state.

The proposed request is not for a church, but a mosque. The purposes and end goals between a church and mosque are totally different and the request should not have the name church in the request. Muslims themselves, never refer to their mosques as any other than mosques. This is deceptive and creates distrust.

I strongly oppose a decision to change zoning.

PLEASE CHECK ALL THAT APPLY.

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NAME Keegan Williamson

ADDRESS [redacted]

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

The property is located at the entrance to Turtle Cove and would present problems entering and leaving when they have services. There is insufficient distance between the proposed worship center and our subdivision, and the movement of people and cars would rob our subdivision of much of its appeal and lower property values.
Since construction was started the property has been poorly maintained, had unremoved construction trash and reflects a lack of care and respect for our area.
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NAME Travis Spillman

ADDRESS [redacted]

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

This property has been an eye sore. I own property next to it. It constantly has tall grass. I stare at trash piles now. A zoning change would not help. It would decrease the surrounding values of the properties, and neighborhoods.

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From: [redacted]
To: Planning
Subject: Fw: Muslim Brotherhood Explanatory Memorandum
Date: Sunday, May 10, 2026 3:49:27 PM

From: [redacted]
Sent: Sunday, May 10, 2026 2:50 PM
To: [redacted]
Cc: [redacted]
Subject: Muslim Brotherhood Explanatory Memorandum

City of Rockwall Specific Use Permit Zoning Change Request Case Number Z2025-016 from Commercial to Church/House of Worship

Mary Candace Everhart
[redacted]

May 12, 2026

Allah is described through several computer search engine definitions as "the unique and perfect master who has no companion or child." This definition stands against Christian Bible teaching in John 3:16 that God's only begotten Son is Christ Jesus. Only God, not Allah, is the Supreme being upon which the United States of America at the Continental Congress was founded. We American Citizens comprise "One Nation Under God." "In God We Trust" is the official motto of The United States of America."

Therefore, Islamic mosques may be called "houses of worship", but the congregants worship against our one Triune God who is the One upon which our unique nation is based. Texas landowners and legislators have allowed approximately 331 mosques to be built in our state according to Rentech Digital. The Muslim population in Texas increased from about 140,000 in1990 to over 450,000 in 2023 as recorded by Texas State Historical Association.

What verifiable information has led to this massive escalation of Muslims moving into Texas? Texas is the jewel of the crown of the United States which has been targeted by the Muslim Brotherhood. The Muslim Brotherhood organization released its "Explanatory Memorandum" in 1987. Section One spells out their plan for: "Establishing an effective and stable Islamic Movement led by the Muslim Brotherhood which adopts Muslims' causes domestically and globally, and which works to expand the observant Muslim base, aims at unifying and directing Muslims' efforts, presents Islam as a civilization alternative, and supports the global Islamic

State wherever it is."

Section Four of the Explanatory Memorandum, regarding "The Process of Settlement" states: "In order for Islam and its Movement to become "a part of the homeland" in which it lives, "stable" in its land, "rooted" in the spirits and minds of its people, "enabled" in the live (sic) of its society and has firmly established "organizations" on which the Islamic Structure is built and with which the testimony of civilization is achieved, the Movement must plan and struggle to obtain "the keys" and the tools of this process in carry (sic) out this grand mission as a "Civilization Jihadist" responsibility which lies on the shoulders of Muslims and -on top of them- the Muslim Brotherhood in this country (U.S.A.) . The memorandum then lists the keys and tools needed to take control of our state, then our country.

In conclusion, mosques teach Sharia and Jihad, both of which are strategies to supersede the United States Constitution, our founding document which is the law of OUR LAND. Is this the legacy we propose to dump onto future generations of American Citizens? If it is, then this country and all of us as American Citizens will have failed in our duty to uphold the Constitution. Please do not allow any more mosques to be built in Texas, and let's start right in our own backyard of Rockwall. The proposed zoning change site is located directly behind my 27-year strong small business which may forever be disrupted by loud speaker noise, traffic jams, and a massive Islamic invasion the likes of which we have never seen. Prayerfully decide the future direction in which you would like to guide Rockwall.

Respectfully.

Mary C. Everhart

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CASE NUMBER Z2026-016

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

NAME ~~Doaa Alsrouji~~

ADDRESS [redacted]

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

I think this would be a great addition to the community the retail will bring in revenue for the city of rockwall.

PLEASE CHECK ALL THAT APPLY.

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Hello. I'm writing in support of the Planning & Zoning Commission recommending approval of the SUP for case Z2026-016. I'm concerned that the opposition to the applicants based on their religion is unfairly discriminatory to them.

Please feel free to reach out with questions.

Thank you,

Melanie Chandler
[redacted]

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From: [redacted]
Sent: [redacted]
To: [redacted]
Subject: SUP for case Z2026-016

Hello Mr Miller,
I am writing to express my support for the proposed construction of a mosque, case Z2026-016.

As a Muslim and a contributing member of the Rockwall community, I believe that I, along with other Muslim residents, deserve to have a place of worship close to home. A mosque would provide an important space for prayer, community service, education, and fellowship for local families.

I am concerned that much of the opposition to this project appears to be based on misconceptions and negative stereotypes about Islam and Muslims rather than on legitimate planning or zoning considerations. Decisions regarding places of worship should be guided by fairness, equal treatment, and the values of inclusion that strengthen our community.

The proposed mosque deserves the same consideration and respect afforded to any other religious institution seeking to serve its congregation. Supporting this project would reflect Rockwall's commitment to religious freedom, diversity, and equal opportunity for all residents.

Thank you for your time and consideration.

Zaida Jorai-McCallum

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NAME Muhammad Qureshi

ADDRESS [redacted]

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

Everyone has the right to believe and practice their faith. With a handful of Muslims in rockwall, it will not affect traffic as it does during Sunday church.

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NAME Ehab Bahjat

ADDRESS [redacted]

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

There many Muslims that are part of our community that deserve a place for worship

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NAME Mattison Myers

ADDRESS [redacted]

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

This project needs to be eliminated.

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Miller, Ryan

From: [redacted]
Sent: Tuesday, April 28, 2026 2:48 PM
To: Planning; Miller, Ryan; Guevara, Angelica
Subject: Planning and Zoning Case tonight Z2026-016 04.28.26

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Zoning Commission:

Planning and Zoning Commission (P&Z)
Dr. Jean Conway, Chairman
John Hagaman, Vice Chairman
Carin Brock
Douglas Roth
Ellis Bentley
David Schoen
Galen Hilliard

My name is Rick Dirkse, I reside in Rockwall, Texas.
I have a business on the square in Rockwall Texas.
I own a second home in Turtle Cove in Rockwall Texas.

It is my understanding that you will be hearing tonight a case on a building permit or on a SUP that has expired on or near the entrance to Turtle Cove.
I hereby ask that you deny this application or reapplication for the following reasons:

Facts:
As I have watched the construction and development of this project, I have the following issues.

1) Time of Construction.
   To me an applicant should be allowed reasonable time to construct a project.
   It appears this project is poorly funded and has not been constructed in a timely manner.
   I see no path were extending or reissuing a building permit will change their past performance.

   This applicant has not performed under any reasonable time constraint.

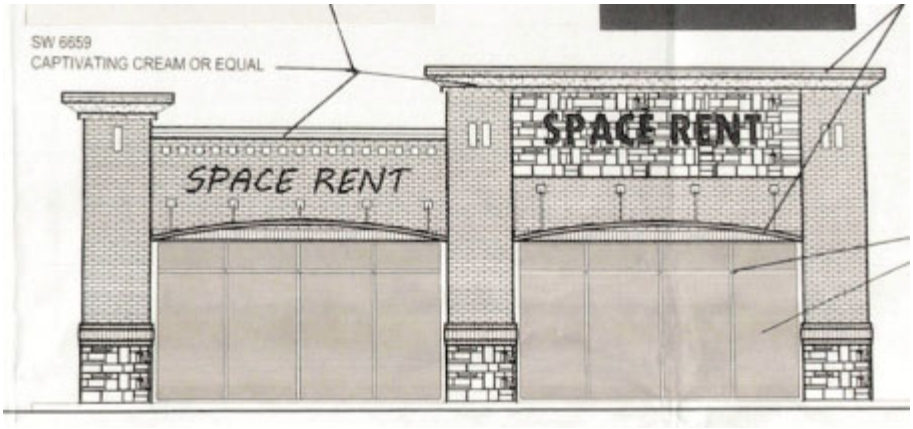
2) Construction site.
   As I travel into Turtle Cove I have monitored the progress on this site.
   The applicant has left building materials strewn all over the property.
   Weeds have grown to an excessive level.
   General this construction site has been managed poorly.

   This applicant has not demonstrated the ability to maintain and manage a construction site.

3) Development use.

It is my understanding that this site will be developed as general retail.
My understanding exists because of the documents attached to this SUP.
It also appears that this site has a commercial designation.
It appears this is for a Specific Use Permit for a house of worship.

As I view the renderings I see the following:
A property that looks retail.
A property that has “Space Rent” on its public road elevations.
But an applicant that wants a house of worship.



Honesty in development is a sign of integrity.
So, what is this site? General Retail or a House of worship.

This applicant is not clear in the specific use of this property.
Showing one design on their renderings and yet asking for an SUP for an entirely different use concerns me.
What else will this applicant change?

To me the purpose of a planning and zoning committee is to ensure that development is proper and timely for the site.
An applicant should submit a plan, stick to the plan, and develop accordingly.

I hereby request that you deny this request for the reasons listed:

1) This applicant has been given more then enough time to develop this site.
2) This applicant has demonstrated their inability to fund the project and to maintain a construction site.
3) As I observe construction sites in Rockwall Texas, this is the worst execution of a construction site and or plan that I can remember.
4) This applicant has been unclear in the use of this property. (General Retail vs House of Worship)

All applicants who cannot develop in a reasonable amount of time,
who cannot properly maintain a construction site,
and who are unclear in their development use should be denied.

Thank you very much for your consideration.

Sincerely,

Rick Dirkse, CFP, EA
[redacted]

Click here to send a secure document
CTR+click to go to link

[redacted]

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From: [redacted]
To: Planning
Subject: Case # SP2023-017
Date: Sunday, May 3, 2026 7:27:42 AM

Dear City Officials:

Please be advised that I am writing to formally express my opposition to the construction of a mosque in Rockwall. My concerns are numerous and encompass both physical and spiritual aspects regarding this development.

Sincerely,

Kim Edgar
[redacted]

[redacted] **email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

May 8, 2026

Planning & Zoning Commissioners - City Hall
385 Goliad Street
Rockwall, Texas 75087

RE: SUP Case Z2026-16

I am writing to ask you to remember that this is a land use case and it is not about the occupant. Land use should be considered as to whether it is appropriate to the general area, access, fire prevention access, utilities, traffic congestion, adjacent and area property values and if the use is good for the growth of the community, businesses and residential areas around this property.

With that in mind, I would ask you to consider these questions before you vote:

- Would you want to be going south on Ridge Road and be stuck in traffic at Yellow Jacket or even the railroad tracks? It's already backed up at Turtle Cove and the additional traffic congestion caused by voting for this SUP will only cause the traffic congestion to increase. Ridge Road is also a main artery to the hospital (would you want to be stuck in traffic in an emergency situation?).
- Would you want to own a home in Turtle Cove if this SUP request is approved? There is only one way in and out to get to your home and the added congestion plus public safety and emergency access concerns if you vote for this SUP are going to drive property values in Turtle Cove down. The lack of demonstrated project completion and site maintenance has created a blight appearance that home owners have to drive by which also affects their property values. There are no guarantees that the property owners will correct this situation with the approval of this SUP. And if approved, there are no guarantees how the additional property will be utilized in the future which could also drive down property values in Turtle Cove.
- Do you think there are better uses for this property that will produce more tax revenue for the city and allow more growth? Does this land use align with the city's adopted planning goals for this strategically important commercial area?

There are many other questions and concerns that I could ask you to consider but I'm sure others will bring those concerns to the hearing this next Tuesday night. In closing I ask that you vote to deny the Special Use permit for Z2026-16.

Sincerely,

Tommy White
[redacted]

From: [redacted]
To: Planning
Subject: Z2026-016
Date: Tuesday, April 28, 2026 3:29:50 PM

[redacted]

I would like to express that I am AGAINST Case Z2026-016 as this is not the highest and best use for the situs. Ingress egress would create undue traffic congestion at the single entrance for a residential neighborhood, Turtle Cove, which is not established for regular use as the single point of access to a facility of this measure and intended use as a public access space.

Keep the faith and make it a great day!

Jason G. Lain, MDiv, MA, Broker
Woda Cooper Companies, Senior Vice President of Development
LS Real Estate Services, President & CEO
RJGL Enterprises, President & CEO
JJGeolytics, GP
NfinitE Ministries, Founder
[redacted]

The information contained in this transmission may contain privileged and confidential information that may be privileged or protected by rules relating to non-public information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [redacted]
To: Planning
Subject: Mosque
Date: Tuesday, April 28, 2026 4:29:42 PM

Sent from my iPad I am totally against this request.
Patrick Welch
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[redacted]

May 9, 2026

Planning & Zoning Board
City of Rockwall
City Hall
Rockwall, Texas 75087

Re: SUP #Z2026-16

Dear Members of the Planning & Zoning Board:

This letter is our request to you to deny the above referenced permit. The area under consideration for approval of a Special Use Permit before the P&Z Board in the referenced case noted above is not the right area for this use. Our opposition to such approval is based on the following points:

1) Since this is an I30 overlay where businesses are expected to be of high value and a contributor to the tax base of the City, this use would be a tax exempt entity and would cause a reduction in the City's tax base. This area is the wrong place for a tax exempt entity.

2) General and emergency access would be restricted and blocked by excess traffic from this use. The granting of such a SUP would present hazards to the public.

3) Traffic will increase as the entity increases in attendance. The traffic in the City of Rockwall is already an issue. What organizations, such as churches, do not wish to increase their attendance? Traffic on Ridge Road and Turtle Cove would become an immense problem.

4) The additional land owned by the applicant has no known future plan which could lead to more non-taxed use and additional traffic.

5) The residents of Turtle Cove will be negatively impacted by the excess traffic.

6) The increased traffic issues at Turtle Cove and Ridge Road would result in Turtle Cove property values being negatively impacted.

7) Since it has been six years with no progress on this land use, can completion of the planned use be even possible in a limited time frame?

8) With the obvious lack of planning for the applicant's total land use, the P&Z Board should not consider approving this Special Use Permit.

We sincerely appreciate your time and consideration to our request for denial of SUP #Z2026-16. Thank you for all of the efforts of your Board in this matter.

Sincerely,

Robert W. Brewer

Gayle T. Brewer

Subject: Case Z2020-010 Mosque

Sir,
I am sending you this email to oppose the continuation of the Mosque proposal in Rockwall.
This is not about "freedom of religion". Islam is not compatible with American life, and Rockwall cannot open the door to this ideology. islam is not a religion but an ideology.

Prager university has many short 5 min videos which explain the incompatibility of Islam and America. .

Here's a sample.

https://www.prageru.com/videos/the-dangers-of-radical-islam

Thank you for your consideration.

Respectfully,
Colleen Harrison
[redacted]

Planning and Zoning Committee
Rockwall City Hall
Rockwall, TX 75087

May 9, 2026

To Whom it May Concern:

The proposed SUP construction of the complex on a one-way street seems very ill advised. Traffic is already a problem on many streets in Rockwall. Permits have not yet been approved after a previous one was allowed to expire. Could it also follow that this type of approach to business would not bode well toward a timely conclusion of construction?

The construction vehicles would need to park all along the street blocking ordinary traffic. A greater risk would involve life-saving vehicles such as an ambulance, fire truck or police assistance to the neighborhood by being unable to reach those needing immediate service. Would the applicant fund widening of the road? Property values would no doubt be affected as well.

We are already experiencing traffic flow issues in this area, and many residents would choose to go elsewhere instead of to the businesses already existing nearby.

The plan for unknown expansion would continue this problem in the proposed area indefinitely. Please deny this application and encourage the applicant to choose other property that would suit their needs more effectively.

Thank you for your consideration,
Barbara Karbowski
[redacted]

May 8, 2026

City of Rockwall
Planning & Zoning Department
385 S Goliad St
Rockwall, TX. 75087

Reference: Arguments to Deny SUP Rezoning
Case Z2026-16

We oppose the rezoning approval of the subject property located on Ridge Road and Turtle Cove Blvd. Below are justifications for denial of this zoning:

1) The land use is not appropriate for general access area: for fire and emergency responders' access, for utilities repair access, and for Turtle Cove residents.

2) The requested use is largely, if not fully, non-tax paying. The property under consideration for a proposed SUP is in the I-30 corridor overlay district, making it valuable land for commercial use and tax base. The requested use negates the overlay district purpose which is to create high-value development and to add a contributor to the tax base of Rockwall, and not tax-exempt entities.

3) This proposed use would contribute to existing traffic congestion. The development is on a single-lane, dead-end access street which will create a traffic flow problem. Current Ridge Road traffic has daily congestion that backs up south and north of Turtle Cove Blvd today.

4) Turtle Cove residents would be negatively impacted by excess traffic.

5) Nearby property values would be negatively impacted.

6) Lack of planning for the applicant's total property is reason that the city of Rockwall should not consider approving this SUP. Additional land that would be owned by applicant has no known future plan that can result in more non-taxed use and increased traffic.

Thank you in advance for your diligent consideration of our appeal for the city of Rockwall to deny the SUP rezoning of the application Case Z2026-16.

Gratefully,

Ray & Yvonne Kelly

[redacted]

May 11, 2026

Dear Rockwall City Council, P & Z BOARD

I am writing to express my concern regarding the proposed mosque construction near Ridge Road and Turtle Cove.

I respectfully ask the Council to carefully reconsider approval of this project and to take into account the impact it may have on the surrounding neighborhood, nearby residents and our community.

Many citizens value the character, safety, and future development of this area and would appreciate thoughtful review before moving forward with construction approval.

Thank you for your time, consideration, and service to our community.

Sincerely,

Ted Smith

Ted Smith

Helen Smith

Helen Smith

[redacted]

From: [redacted]
To: Planning
Subject: AGAINST Z2026-016
Date: Tuesday, April 28, 2026 3:26:59 PM

Thomas James Davis
[redacted]

AGAINST Z2026-016

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Keith Jones [redacted]
Sent: Tuesday, April 28, 2026 3:18 PM
To: Planning; Miller, Ryan
Subject: Against Z2026-016

Follow Up Flag: Follow up
Flag Status: Flagged

Home address
[redacted]

God Bless
Keith Jones CPA
[redacted]

[redacted] email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-016

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Laura Matteson

ADDRESS [redacted]

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

I moved here in 1980 when the town was sweet and caring about its residents. I have had 6 homes here since ranging from $200k to $3M. I knew and loved Ralph and Mary Ellen and their sons. He would be shocked at how our town has changed bc of rampant multi-home and industrial projects seemingly with little restraint and concern for the residents who came here with the quaint town in mind. To think we would add another building which would flood the area and bring even more traffic that is already heavily impacted with severe traffic and no room to expand roads is unconscionable and shows a lack of awareness, respect and concern for the people and community that are native or have been here for 50plus years. We are hurting already, please do NOT add to our congestion misery. Care enough for your families and our families to keep us more safe, sweet and sane. Blessings are your efforts to do so.

PLEASE CHECK ALL THAT APPLY.

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

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- ☐ I read about the request in the Rockwall Herald Banner
- ☑ My neighbors told me about the request
- ☐ Other:

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

NAME Perfecta Pedroza

ADDRESS [redacted]

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

Distruption on traffic on Ridge Rd which is already horrible.

PLEASE CHECK ALL THAT APPLY.

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

NAME Brett Cortopassi

ADDRESS [redacted]

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

I don't live in Minnisota for a reason

PLEASE CHECK ALL THAT APPLY.

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

NAME Austin Cain

ADDRESS [redacted]

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

Not in favor of this by my office

PLEASE CHECK ALL THAT APPLY.

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NAME Nicholas Morgan

ADDRESS [redacted]

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

I would like to oppose the zoning for this mosque. Their expressed purpose does not align with the safety of the citizens of the US. There are also added traffic concerns in an already congested Rockwall. Noise pollution from potential loudspeakers (such as the Adhan or call to prayer) and increased noise levels from higher pedestrian traffic.

PLEASE CHECK ALL THAT APPLY.

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NAME Jacob Morgan

ADDRESS [redacted]

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NAME Carl Morgan

ADDRESS [redacted]

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I would like to oppose the zoning for this mosque. Their expressed purpose does not align with the safety of the citizens of the US. There are also added traffic concerns in an already congested Rockwall. Noise pollution from potential loudspeakers (such as the Adhan or call to prayer) and increased noise levels from higher pedestrian traffic.

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NAME Diane Morgan

ADDRESS [redacted]

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

I would like to oppose the zoning for this mosque. Their expressed purpose does not align with the safety of the citizens of the US. There are also added traffic concerns in an already congested Rockwall. Noise pollution from potential loudspeakers (such as the Adhan or call to prayer) and increased noise levels from higher pedestrian traffic.

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- ☑ I am in opposition of the request

NAME Elliott HUFF

ADDRESS [redacted]

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

The location is not acceptable for this type of building.

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME Tamara Buckland

ADDRESS [redacted]

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

The traffic is a huge concern

PLEASE CHECK ALL THAT APPLY.

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

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

NAME Devin Buckland

ADDRESS [redacted]

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

Traffic issues, the disruption it will cause on Ridge Road and poor planning.

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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

NAME Mary Weber

ADDRESS [redacted]

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

The area that the proposed mosque is slated for is a high traffic area and does not need more congestion. The traffic on ridge road needs to be addressed before putting a NEW high traffic building in that area.

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: I drive to Heath every other day for kids sports/work. This would cause major traffic issues.

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

NAME Maria Rivas

ADDRESS [redacted]

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

Strongly oppose to this due to the high traffic impact on Ridge and the noise will affect this quiet community where many of my friends live in.

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2026-016

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Paul Nicholson

ADDRESS [redacted]

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

This belief system is directly in opposition to the constitution of the United States.

PLEASE CHECK ALL THAT APPLY.

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

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NAME Jacquelyn Nicholson

ADDRESS [redacted]

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

I believe that the fundamental beliefs of practicing Muslims are completely incompatible with our free Republic and the free society of the United States especially as it pertains to the enforcement of an entirely different code of law called Sharia Law as supported by practicing Muslims.

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: I am very concerned.

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NAME Ellana Breder

ADDRESS [redacted]

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

The development may negatively impact the quality of life for current residents by creating additional traffic, noise, and pressure on community resources.

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- ☑ I am in opposition of the request

NAME Joseph Breder

ADDRESS [redacted]

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

I oppose this development because it will increase traffic congestion and place additional strain on already overcrowded roads and infrastructure. This project does not align with the character and needs of our community. I am concerned about noise, safety, and the loss of green space.

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NAME Holly Woodlee

ADDRESS [redacted]

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

Concerns about the construction of a mosque often stem from deep-seated fears regarding national security and the potential for radicalization. I worry that such institutions could become hubs for ideologies that are incompatible with American values or, in a worst-case scenario, serve as breeding grounds for extremist activities. These anxieties are frequently heightened by global events and historical instances of terrorism, leading to a persistent sense of unease and a lack of trust. For me, the presence of a mosque isn't just a matter of urban planning; it represents a perceived threat to the safety and stability of my community, making me fearful that my neighborhood could become a target or a staging ground for violence

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- ☑ I am in opposition of the request

NAME Keith Tyler

ADDRESS [redacted]

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

Rockwall County continues to grow in number. As we grow, building a structure like this would cause more traffic, congestion, and unwelcome activity in this area of our city. In order to build something like this in this location does not make sense for Rockwall, especially when our current infrastructure does not support adding new places like this in that location. I strongly am against having the city build the structure and oppose any permit being approved.

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NAME Carmen Demengeon

ADDRESS [redacted]

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

Highly opposed to this request because of the negative effect on the traffic on Ridge Rd

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NAME Aaron Pinkstock

ADDRESS [redacted]

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

With the growth and limited space in our town, I feel that area could be better used for the Rockwall population.

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NAME Craig ODonnell

ADDRESS [redacted]

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

This is a not an appropriate location due to proximity to the school and will create a terrible traffic situation in this area. This use of land for this purpose will not benefit the residents of Rockwall and this area, instead it will create more congestion and traffic in an already busy area.

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

NAME Patricia Scott

ADDRESS [redacted]

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

Previous request were not completed by this person in previous YEARS… site was not kept clean during previous construction.
Traffic increase would affect the neighborhood flow.

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CASE NUMBER Z2026-16

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

NAME Frank Clinger

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved. Way more information should be given before SUP is allowed.

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NAME Gail Clinger

ADDRESS [redacted]

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

I am in full agreement that this property has been an eyesore to all coming and going from the Turtle Cove neighborhood for way too long - 5+ years. I have also observed a concerning water issue - days of standing water, every time it rains for any length of time due to the incorrect grading? stuff on the lot? - who knows - but before the construction began it was not a problem. The Turtle Cove neighborhood and surrounding business deserve more complete information of the planned building, use of the property, traffic impact to our one and only access this will have as well as details for the requested "special use permit". Bottom Line - more information is needed before any special permits are granted.

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NAME Scott Bruce

ADDRESS [redacted]

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

Construction was approved for commercial retail. The work that has been done is of very low quality. They are risking flooding our community with the new proposed structures. It is a small area, the proposed project will overburden the plat and the surrounding area.

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- ☑ I am in opposition of the request

NAME Blair Lankford

ADDRESS [redacted]

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

We have endured many years of this eyesore and call on our city employees and council members to take action NOW to rectify the situation.

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NAME Tim Lankford

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☑ I am in opposition of the request

NAME Robin Gibson

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project as well as a lack of proper back-fill of the excavation at the water tie-in site. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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NAME Yitzhak Velasquez

ADDRESS [redacted]

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

Not in favor with this religion that supports such awful “traditions”

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- ☑ I am in opposition of the request

NAME Heather Stotts

ADDRESS [redacted]

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

We do not have the infrastructure to support this additional traffic on an already busy road.

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

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- ☑ My neighbors told me about the request
- ☐ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-16

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Toya Traweek

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years or more of this project not progressing and being a major eye-sore at the front gate to my lovely neighborhood. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about, plus occasionally a port-o-potty sitting there with no workers on site. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have concerns about the drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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CASE NUMBER Z2026-016

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

NAME Jeremy Warren

ADDRESS [redacted]

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

Road infastructure doesnt support current population today. Raises noise/illumination concerns for neighbors.

PLEASE CHECK ALL THAT APPLY.

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

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- ☐ My neighbors told me about the request
- ☐ Other:

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

NAME Alyse Warren

ADDRESS [redacted]

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

Increased traffic volume on residential streets and incompatibility with existing road infrastructure

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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CASE NUMBER Z2026-016

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

NAME Christopher Byrd

ADDRESS [redacted]

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

I am opposed due to traffic and safety concerns and the negative impact on the Turtle Cove neighborhood and their property values.

PLEASE CHECK ALL THAT APPLY.

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

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME Carrie Byrd

ADDRESS [redacted]

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

Too much traffic added and noise all timea of the day.

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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NAME Joel Johnson

ADDRESS [redacted]

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

They have not been following rules now, who's to say they won't continue this issue.
Traffic congestion concerns.

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME WILLIAM KATT

ADDRESS [redacted]

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

Traffic. Not appropriate location for church/place of worship.
Original zoning should be maintained.

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- ☐ Other:

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- ☐ Other:

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CASE NUMBER Z2026-16

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

NAME Terrill Baughman

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to put up with six years of this project not progressing and being a major eye-sore.

The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about.

This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value.

I have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☐ Other:

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- ☐ Other:

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- ☐ I am in favor of the request
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NAME Judy Hogue

ADDRESS [redacted]

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

This has been an eyesore from the beginning. The residents of Turtle Cove have had to look at this mess for two to three years. it should have been finished by now. How much longer do the residents of TC have to endure this mess. It is decreasing home values. This piece of property is too small in my opinion to build what is supposed to be built. It is also too close to residential. Please consider what the residents have had to put up with.

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME Brynn Blair

ADDRESS [redacted]

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

Absolutely not. Does not belong in Rockwall

PLEASE CHECK ALL THAT APPLY.

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- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: I'm a resident of this city/county

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- ☐ Other:

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CASE NUMBER Z2026-16

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

NAME HAROLD & SAUNDRA LEINWEBER

ADDRESS [redacted]

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

As a resident of the City of Rockwall and a home owner in the residential community known as Turtle Cove, my wife and I oppose the referenced Zoning request.
For many years, this project has started and stopped. The property has not been maintained to the standards of our City. We do not understand why a project with no obvious completion date should be permitted to change the zoning use permit much less continue to have a building permit period. Please consider this a submission of opposition from two City residents.
We appreciate the opportunity to voice our concern for the best interest of our City, our neighbors and ourselves.

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

NAME Chris Rock

ADDRESS [redacted]

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

Any commercial or retail outlet request at this location should be denied because it's entirely too close to our residential site which has been established for over 20 years. Please do not allow..

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- ☐ Other:

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CASE NUMBER Z2026-016

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

NAME Rachel Ganter

ADDRESS [redacted]

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

Am not supportive.

PLEASE CHECK ALL THAT APPLY.

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

NAME Julie Kampfer

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing. It has been a daily eye-sore for the residents and their guests. The property is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have concerns regarding drainage related to this project and have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☑ I am in opposition of the request

NAME James Womack

ADDRESS [redacted]

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

I am strongly opposed to this zoning request. There is only one way in and out of Turtle Cove. My wife and I just bought a home here, and had we been informed there was a Mosque, or a school, or a Church, retail space, anything that would increase traffic density, proposed to be built on the property just outside the main gate, we would have bought elsewhere. The traffic will be a nightmare.
It is already somewhat difficult getting out on Ridge Road during peak traffic hours. This would compound the problem.

PLEASE CHECK ALL THAT APPLY.

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- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: I received an email from our HOA

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- ☑ I am in opposition of the request

NAME Michele Womack

ADDRESS [redacted]

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

There is only one way in, and one way out. This will cause a HUGE problem with traffic into my neighborhood! I would not have bought my house, if I knew there would be this kind of traffic, just to get home. This is NOT a good place to put a Mosque, this is a tiny street!

PLEASE CHECK ALL THAT APPLY.

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- ☑ I am in opposition of the request

NAME Vicki Green

ADDRESS [redacted]

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

As a resident of Turtle Cove, the issue I have is that the property is an eye-sore for our neighborhood. It is not being maintained and does accumulate trash often. I also believe it will definitely impact traffic on Turtle Cove Blvd. Please take a hard look at this property and take into account what the residents are saying before any permits are approved. Thank you.

PLEASE CHECK ALL THAT APPLY.

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

NAME Beth Edgecomb

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

PLEASE CHECK ALL THAT APPLY.

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-16

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Patrick Anderson

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure years of this project not progressing. The area is not maintained and is constantly littered with trash, unmanicured grass, and construction materials haphazardly strewn about. It also has lead to increased traffic at times, which is problematic since residents have “one way out” and the light only permits us to leave the intersection every 90 - 120 sec (if you turn north).

This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and it negatively impacts my property value; depending one what is built there, it can definitively affect my property value and those of other Turtle Cove residents. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd; the light is already awful. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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

NAME Nicki Nynas

ADDRESS [redacted]

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

As a resident of Turtle Cove for the past 20 years, I have had to endure 6 years of this project not progressing and being a major eyesore in my daily life. This area, at the entrance of my neighborhood, serves as a terrible first impression for visitors. It is a huge mess that is not maintained and is constantly littered with trash, puddles of stagnant water, tall grass, and construction materials haphazardly strewn about, which also pose a safety hazard. It has not been maintained professionally at all. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project, and my neighbors and I have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☑ I am in opposition of the request

NAME Paula Thomas

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☑ I am in opposition of the request

NAME John Thomas

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I had to take my property off the market due to the eye sore of that property. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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

NAME Philippe Meca

ADDRESS [redacted]

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

I oppose this request for various reasons. The request will cause major traffic disruptions on, as previously seen, 'nighmaric' levels of traffic on Ridge Road, causing several residents issues. There's no appropriate ingress/egress, this will cause impact on emergency vehicle access, directly affecting our community which is mostly of age.
This will also cause heightened noise during peak hours, on a rather peaceful community.
Furthermore, a high-occupancy assembly is disproportionate to the density and character of our surrounding zoning district.

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

NAME Cecilia Meca

ADDRESS [redacted]

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

I oppose this request for various reasons. The request will cause major traffic disruptions on, as previously seen, nightmarish levels of traffic on Ridge Road, causing several residents issues. There's no appropriate ingress/egress, this will cause impact on emergency vehicle access, directly affecting our community which is mostly of age.
This will also cause heightened noise during peak hours, on a rather peaceful community.
Furthermore, a high-occupancy assembly is disproportionate to the density and character of our surrounding zoning district.

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

NAME Glen Sturgeon

ADDRESS [redacted]

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

I have a difficult time understanding exactly what the property will be used for. It has been several years and nothing has happened just a slab and a lot of trash. A real eyesore for our neighborhood residents and guest. Our traffic is bad enough as is with only one way in and one way out. How can we make it even worse. Big NO

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

NAME Leslie Prado

ADDRESS [redacted]

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

This mosque will have a huge effect on infrastructure, huge effect on safety, business, huge effect on community and any proximity to school or location. Just ask the non-Muslims in the community of Dearborn Michigan on the effect it has had in their community. Just ask community's in the UK or Europe. They do not assimilate to american values and laws, they expect special treatment like sharia law Their next move will be to take over the City Council and tell the non-muslim residents to go to hell like they did in Dearborn. What is Rockwall going to do when they do a sit down in the middle of Turtle Creek Blvd. or even worse Ridge Rd. and block traffic. When they are in the minority they will pretend to be peaceful until they become the majority and the next thing you know they will be attacking people at events in our parks. PLEASE DO NOT APPROVE THIS MOSQUE.

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

NAME Linda Oistad

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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NAME Leif Erik Oistad

ADDRESS [redacted]

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- ☑ I am in opposition of the request

NAME Johan Koenen

ADDRESS [redacted]

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

Street is already very crowded and adding a place of worship would be devastating.
We have 200 residents in our subdivision and commercial buildings on both side of the street.

PLEASE CHECK ALL THAT APPLY.

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NAME Victor Salazar

ADDRESS [redacted]

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

Noise, traffic there's only one street of Turtle Cove . We don't need more cars trying to get out at the light at Ridge road and Turtle cove blvd . It dangerous enough with all the cars that run the stop light on ridge rd. I also feel the development will drive down housing prices.

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- ☑ I am in opposition of the request

NAME Nicky Bishop

ADDRESS [redacted]

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

No one wants a mosque built in our backyard. Nor should this be built anywhere near a residential area. The traffic congestion alone that this will cause will be a nightmare coming and going from our homes.

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

NAME Summer Thompson

ADDRESS [redacted]

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

NA

PLEASE CHECK ALL THAT APPLY.

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- ☑ I am in opposition of the request

NAME Ashley Spoerl

ADDRESS [redacted]

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

There is no room to add anything for more traffic in ridge road.

PLEASE CHECK ALL THAT APPLY.

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- ☑ I am in opposition of the request

NAME Jacob Spoerl

ADDRESS [redacted]

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

Traffic is concerns

PLEASE CHECK ALL THAT APPLY.

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

CASE NUMBER Z2026-016

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Chris Holden

ADDRESS [redacted]

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

Traffic on this road is awful. Allowing this to be built in Rockwall would create more traffic congestion.

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NAME Jennifer Spoerl

ADDRESS [redacted]

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

I am opposed to the building of a mosque in the Rockwall county, especially in the city of Rockwall off I30. Traffic is already terrible, parking is terrible, and this would just add to more safety concerns. Our Rockwall PD is already busy with traffic in that area and all around Rockwall. As a resident of Rockwall I want to protect the integrity, enjoyment, and property values of our community.

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NAME Josh Spoerl

ADDRESS [redacted]

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

I highly oppose this zoning request and believe that there is only ONE true GOD!!

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NAME Jarrett Pugh

ADDRESS [redacted]

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.

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NAME John Otterson

ADDRESS [redacted]

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

Rockwall is already overcrowded. This will lead to a huge influx in population. Our infrastructure can't support it.

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NAME Shelly Dean

ADDRESS [redacted]

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

It's not anything that is safe and we will regret letting them do this throughout our country for our kids and grandkids. And generations to come.

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NAME Patrick Welch

ADDRESS [redacted]

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

Look at the recent Texas AM University push, the state stepped in, thank god! These people have their own agenda.

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NAME Susan Welch

ADDRESS [redacted]

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

Don't want it in Rockwall Texas

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NAME Shane Stafford

ADDRESS [redacted]

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

Religious views that stand in opposition of American values.

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NAME Elizabeth Stafford

ADDRESS [redacted]

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

I oppose a Islamic Mosque being built within Rockwall or Rockwall county.

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NAME Diana Rogers

ADDRESS [redacted]

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

Traffic would be awful on Ridge Rd and I drive on that road daily.

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CASE NUMBER Z2026-16

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

NAME Karla Crow

ADDRESS [redacted]

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

Opposed to request to build a mosque due to traffic congestion on roads already not equipped to handle the flow. Loudspeakers - no! Why would that be needed?

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- ☑ I am in opposition of the request

NAME Greg Crow

ADDRESS [redacted]

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

This will add an unnecessary increase to already bad traffic if it switches to assembly use.

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NAME Amanda Ravetta

ADDRESS [redacted]

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

Traffic is already terrible there. Call to prayer will be disruptive to the residential neighborhoods.

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- ☑ I am in opposition of the request

NAME Susan Moore

ADDRESS [redacted]

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

That has been the biggest eye sore and junk yard for what 5-7 years. Why has the city even allowed it to go on this long?! Can't imagine the apartments across from police station taking 10 years to build! Sit there with nothing going on for months at a time. No one has to look at this but the residents of Turtle Cove. Then they told us that they wouldn't hold services there - so no loud speaker- not all the traffic and parking issues - so I think a lot of our residents had gone on that. Now they want to do all of that. It will decrease our neighborhood house values. It hasn't been good now when people see that crap

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- ☑ I am in opposition of the request

NAME Jennifer Courbier

ADDRESS [redacted]

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

As a longtime resident of Turtle Cove, I would like to share my growing concerns regarding the stalled progress of this project. Over the past six years, the site has remained unfinished and poorly maintained, with an accumulation of trash, overgrown grass, and construction materials that have become a significant eyesore for our community. I worry that this ongoing situation has a noticeable impact on our daily quality of life and the value of our homes. I know there are also serious questions regarding the project's long-term effects on drainage and traffic flow along Turtle Cove Blvd.

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NAME Kevin Acosta

ADDRESS [redacted]

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

Increased traffic volume on residential streets, inadequate ingress/egress, insufficient parking relative to projected attendance, impact on emergency vehicle access, noise during peak hours, and incompatibility with existing road infrastructure

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NAME Justin Sevits

ADDRESS [redacted]

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

As a resident living within approximately 100 feet of this project, I strongly oppose approval of this request. For years, this site has remained unfinished and poorly maintained, a constant eyesore for nearby residents. The property is frequently littered with trash, overgrown vegetation, and scattered construction materials, which negatively affect our neighborhood's appearance and overall quality of life.

I also have serious concerns regarding drainage, increased traffic, and safety on Turtle Cove Blvd, and the long-term impact on surrounding property values. After years without meaningful progress, I have little confidence that this project will be completed or maintained responsibly.

This development directly impacts the residents who live beside it every day. I respectfully ask the City of Rockwall to deny this request.

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

CASE NUMBER Z2026-016

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Moriah Gay-Sevits

ADDRESS [redacted]

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

As a homeowner living within approximately 100 feet of this project, I strongly oppose approval of this request. This property has been an ongoing problem for years and continues to negatively impact the surrounding neighborhood. The area is often unmaintained, with trash, tall grass, and construction debris regularly visible from nearby homes.

I am very concerned about the effect this project will continue to have on traffic, safety, drainage, and nearby property values. Living this close to the site, my family and I deal with the disruption and appearance of this unfinished project on a daily basis. After years of little progress and poor upkeep, I do not believe this project should receive additional approval from the City.

I respectfully ask the City of Rockwall to deny this request.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I read about the request in the Rockwall Herald Banner
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- ☐ Other:

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CASE NUMBER Z2026-16

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

NAME Kay-Lee Ogle

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved

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NAME Jonathan Ogle

ADDRESS [redacted]

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

While I want to protect all places of worship for all people, this location should not be approved for this use case. As any congregation can grow and knowing that this will attract people being the only “church” of its kind, it will cause unwanted congestion and challenges to our community. The location butts up directly next to our only road in and out of the neighborhood with no alternative streets. It becomes a dead end drive for congregants and blocks our neighborhood flow of traffic. I also am concerned that the it will create challenges with property values to our neighborhood if this is approved

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NAME Deborah Crady

ADDRESS [redacted]

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

The request is for a Church/House of Worship and it will not be such. It will be a mosque and represent a place where people gather who are not pro American in their ideologies. This property has been a major eye-sore for our community for six years. This mess negatively impacts my community and it is an embarrassment when I have guests. They have proven over these years to be a very bad neighbor for our community. They do not represent the quality of the surrounding properties. They are at odds at our community. Our entrance to our community does not have adequate ingress and egress to handle the traffic which this will create. There is not adequate land space for parking.

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CASE NUMBER Z2026-16

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- ☑ I am in opposition of the request

NAME Len and Marlene McKinney

ADDRESS [redacted]

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

Construction has been haphazard over many months, with rubble and supplies creating a dangerous situation for the entire area. The proposed use of the property will Create unmanageable traffic on a short street (Turtle Cove) already heavily used by residents and businesses, as well as a railroad crossing. School buses are in and out of the area daily. A stoplight for access to Ridge Road is frequently backed up, and additional autos will not have access to off street parking and will make traffic lines even longer than as presently. The intended construction of a mosque for daily use should be denied.

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NAME Vernon Goodman

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. Based on how slow the project is progressing, they also lack the funds to complete anything properly. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. Often, there are insects, including flies and mosquitos about as we walk or bike near it due to drainage problems. I have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: I drive, walk, or bike by the address multiple times daily.

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NAME Joyce Goodman

ADDRESS [redacted]

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

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: I walk, bike, or drive by the property several times a day.

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- ☑ I am in opposition of the request

NAME Lynn Ledoux

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☐ My neighbors told me about the request
- ☑ Other: HOA Association had to alert us as the City did not. Why hide??

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NAME James Ledoux

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☐ My neighbors told me about the request
- ☑ Other: HOA email. Why did the City not notify us?? This property has been problematic for years.

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NAME Leah Schlief-Freese

ADDRESS [redacted]

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

I do not want anything that will interfere will reselling our house, which I'm sure will be the case if Muslims buy up the neighborhood

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NAME April Wilson

ADDRESS [redacted]

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

As a resident of Turtle Cove I have to look at this eyesore every day as I enter or leave my neighborhood. It's always overgrown with weeds and trash and materials all over. We already only have onlyone way out of our neighborhood and if something is built there which will increase traffic and most likely parking on the streets I feel it would be a safety hazard. The current status has already brought down the property values in our neighborhood. There already seems to be no scrutiny or anyone making them keep the area clean for the last many years, so I don't feel it would be any better once something gets built.

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NAME Ronald Pyke

ADDRESS [redacted]

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

I am a Rockwall/Turtle Cove resident living next to this project and oppose this zoning change. The construction has been ongoing for 6 years and is always in various stages of disarray, incompletion and code violations. The project owners seem to have little knowledge of what they are doing. It is an eyesore, a health hazard with routine standing water, and littered with trash. What infrastructure studies have been completed? Traffic impact study/capacity? Parking overflow? Peak gathering times as a religious assembly? Can a 2-acre site realistically support that intensity of use without impacting surrounding properties especially during holidays, Friday prayers, large events? Ridge Road is VERY congested without adding more traffic during peak times. Flooding? This property has moderate flood zone risks. Turtle Cove has water issues during heavy rainfalls. Does this align with the city's long-term plan, or does it just create reduced property values for Turtle Cove?

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NAME Jane Pyke

ADDRESS [redacted]

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NAME Pam Marchbanks

ADDRESS [redacted]

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As a resident of Turtle Cove I have had to endure a year of this project not progressing and being a major eye-sore for my daily existence. I know it has been years before I moved here. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☐ My neighbors told me about the request
- ☑ Other: My HOA informed me!

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NAME Joshua Whitaker

ADDRESS [redacted]

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

This would create a traffic nightmare

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

NAME Emily Block

ADDRESS [redacted]

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

Bad traffic issues. Ridge road already has to much traffic because of poor planning and this will only make it worse.

PLEASE CHECK ALL THAT APPLY.

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- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: I often drive on ridge road

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

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- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-016

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

NAME Barbara Perser

ADDRESS [redacted]

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

I am not in favor of an Islamic facility in my hometown.

PLEASE CHECK ALL THAT APPLY.

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- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: Not in favor of an Islamic community in my hometown

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

NAME Cynthia Gonzalez

ADDRESS [redacted]

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

I am in opposition because it goes against our community values and beliefs.

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

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NAME Alison Bell

ADDRESS [redacted]

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

Traffic concerns

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- ☐ Other:

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NAME Valerie Denhartog

ADDRESS [redacted]

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

Zoning and traffic concerns as well as more of a “conquest” vs place of worship atmosphere.

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: Resident of the area, also visit places around the area a lot.

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NAME Sarah Watkins

ADDRESS [redacted]

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

1. Traffic congestion, street maintenance, and concerns for delayed Emergency Dispatch-
2. Water quality and all other natural resources-
Ensure that water/sewer treatment centers operate efficiently. Control development to protect our natural resources.
3. Emergency Management and Disaster Response-
Control development to prevent disasters and respond to them; ensure effective drainage and runoff.
4. Architectural Design and Culture-
I urge you to protect our culture and architecture. Please visit https://rockwallmasjid.org/. It states that Sunnah (the primary source of Islamic law, Shari'ah) is followed with the Quran. Please create and enforce architectural and building codes that reflect Rockwall's historic past and its present status as a modern lakeside community. Do not allow Minaret, Qubba, or Iwan architecture. Control development projects to preserve our city's traditional design and culture. Architectural codes are functional & not part of the 1st Amend.

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: I live less than 4 miles to the proposed SUP request and travel N. Ridge Road frequently..

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- ☑ I am in opposition of the request

NAME Lara lovell

ADDRESS [redacted]

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

This would be a Ridge Road nightmare, never mind the entire premise of bringing this to our town and the consequences, there of.

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- ☐ Other:

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NAME Kayla Knight

ADDRESS [redacted]

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

Rockwall already has too much traffic and the inability to acquire something this size. Ridge road is already difficult to get through. This is poor planning and not a good location.

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- ☐ Other:

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- ☐ Other:

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NAME Marioli Diaz

ADDRESS [redacted]

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

Increased traffic volume on residential streets, inadequate ingress/egress, insufficient parking relative to projected attendance, impact on emergency vehicle access, noise during peak hours, and unsuitable road infrastructure.

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- ☐ Other:

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- ☐ Other:

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NAME Rebekah Myre

ADDRESS [redacted]

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

The traffic is already a flipping nightmare on Ridge Road and this will make it so much worse. The monstrosity going in by the police department downtown is already going to be bad going through there now to add in the mosque would be terrible for Ridge Road you can forget going that way to get to 30. Lake Point is a nightmare. People park in the business parking lots nearby (Discount Tire and shopping strip). I've tried driving in Richardson during one of the many times of day the mosques have service and that was horrible. Took me forever to get through their traffic! No thank you! Build somewhere else!! Outside of town preferably.

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: I'm a resident that uses Ridge Road daily

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- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Facebook and email

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NAME Connie Hamilton

ADDRESS [redacted]

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

Traffic ...it's awful in that area .

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- ☐ Other:

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- ☐ Other:

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

NAME Sheryl Fidger

ADDRESS [redacted]

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

I oppose the desire to build a mosque because of the concerns of traffic issues and the disruption it will cause on Ridge Road.

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- ☐ Other:

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME Brian Fidger

ADDRESS [redacted]

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

Traffic issues and disruption to the area will cause even more delays and traffic problems our city is not large enough to accommodate .

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- ☑ I am in opposition of the request

NAME Zahira Jager

ADDRESS [redacted]

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

Negative. This has taken dfw with Dallas ISD and Plano ISD.

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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

NAME Stephen Jager

ADDRESS [redacted]

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

I strongly oppose this permit because this development would place an unacceptable burden on local roads, traffic, parking, and public infrastructure that are already struggling to keep pace with growth in our community. The city should not approve a high-impact project without first proving that emergency services, traffic management, drainage, and surrounding businesses and neighborhoods will not suffer negative consequences. Residents invested in this area expecting responsible and compatible development, not projects that dramatically increase congestion, noise, and strain on public resources. The council's responsibility is to protect the long-term safety, stability, and quality of life of existing residents, and this proposal does not appear to meet that standard.

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CASE NUMBER Z2026-16

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

NAME Michael Bartis

ADDRESS [redacted]

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

As a resident of Turtle Cove I have had to endure six years of this project not progressing and being a major eye-sore for my daily existence. The area is not maintained and is constantly littered with trash, tall grass, and construction materials haphazardly strewn about. It is obvious the people in charge of this project do not know what they are doing. This mess has negatively impacted my quality of life, is an embarrassment when I have visitors, and I believe it negatively impacts my property value. I have documented concerns regarding drainage related to this project and i have major concerns about how this project will impact traffic on Turtle Cove Blvd. I believe this project deserves the utmost scrutiny and opportunity for public input before any permits are approved.

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME Naomi Wright

ADDRESS [redacted]

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

My concern comes from other locations that mosques have been built have driven business away, losing money for the local communities. The building is expecting like 2000 worshippers that rockwall does not have the infrastructure to support. The little local neighborhood this building is supposed to be built by already high traffic areas for schools. Emergency vehicle access especially during school hours would be delayed response time.

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NAME Olga Borek

ADDRESS [redacted]

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

Traffic

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

NAME Susan Rivera

ADDRESS [redacted]

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

Community opinions, local residents, and concerns about the proposed location for the following: increase in a high traffic area via foot traffic and vehicle traffic, noise concerns above the usual noise levels, and from the looks of the plans-the heights of the building drawings are not the same as other commercial property in the area of the proposed building which decrease the value of the proposed area.

There are alternative mosque locations in Rowlett and Wylie within 10 minles and they would be better served in their welcoming locations that align with their community needs.

I respectfully object to the propsal.

PLEASE CHECK ALL THAT APPLY.

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: Concerned community member.

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- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Planning and zoning agenda

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-016

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Jack Livingston

ADDRESS [redacted]

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

I respectfully oppose the proposed development at this location due to concerns about increased traffic, parking congestion, noise, and the impact it may have on the character and infrastructure of our community. I believe any large-scale development should carefully consider how it affects nearby residents, public safety, and property values. I ask that the city take the concerns of current residents into serious consideration before approving this project.

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- ☐ Other:

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- ☑ Other:

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- ☑ I am in opposition of the request

NAME Cecilia Torio

ADDRESS [redacted]

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

Increased traffic volume on residential streets, inadequate ingress/egress, insufficient parking relative to projected attendance, impact on emergency vehicle access, noise during peak hours, and incompatibility with existing road infrastructure

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- ☐ Other:

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- ☑ Other: Friend in that neighborhood

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NAME Travis Spillman

ADDRESS [redacted]

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

This property has been an eye sore. I own property next to it. It constantly has tall grass. I stare at trash piles now. A zoning change would not help. It would decrease the surrounding values of the properties, and neighborhoods.

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- ☐ Other:

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME Suzanne Coker

ADDRESS [redacted]

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

To the Rockwall County Commissioners,

I request careful review of the proposed development to ensure full compliance with zoning, traffic, infrastructure, public safety, and current local law requirements. My concerns are centered on the impact a large assembly facility could have on surrounding neighborhoods, road capacity, emergency access, parking, and enactment of sharia laws

I ask for transparency regarding organizational leadership, funding, and intended property use, along with assurance that all activities conducted on the property will comply with local, state, and federal laws.

Residents deserve a transparent approval process for any major development project in Rockwall County.

Respectfully,
Suzanne Coker

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2026-16

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME John Dority

ADDRESS [redacted]

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

Too much traffic, too much noise. Not enough parking.

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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- ☐ Other:

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CASE NUMBER Z2026-16

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

NAME Janet Dority

ADDRESS [redacted]

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

Too much traffic! Its one way in and one way out. Also noise !

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2026-016

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

NAME Carolyn Shearer

ADDRESS [redacted]

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

This would cause too much additional traffic and congestion, it is too close to schools and could cause additional delays for bus routes, parents picking up children, and children being left at school waiting on busses.

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- ☐ Other:

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME Jordan Novoa

ADDRESS [redacted]

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

The proposed facility location would be majorly disruptive to the residents of Turtle Cove. This proposed location has a singular inlet and outlet to Ridge Rd that cannot sustain this level of increased traffic, nor can it support the amount of parking required. The proposed facility would create a major disruption to local businesses. Overflow traffic would be forced to flood local business areas for alternate traffic routes. In summation, I do not approve the proposed location for this facility. Rockwall County needs to prioritize undoing the mess they've made overbuilding in this area and the burden of simple travel due to increased traffic and overpopulation.

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- ☐ Other:

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- ☐ My neighbors told me about the request
- ☑ Other: Family

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CASE NUMBER Z2026-16

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

NAME Logan Sharkey

ADDRESS [redacted]

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

It is against my religious beliefs to think this is something that is needed in Rockwall, Texas

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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- ☐ My neighbors told me about the request
- ☑ Other: Social media

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

NAME Ryan Tauss

ADDRESS [redacted]

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

Traffic & Parking
Large assembly uses generate significant vehicle traffic during peak gathering times. I request that the applicant provide a traffic impact study demonstrating that surrounding roads and intersections can accommodate increased volume, and that adequate on-site parking meets or exceeds code requirements for attendance.
Utilities & Water/Sewer Capacity
I ask that the city confirm existing utility infrastructure is sufficient to serve this facility at full capacity without degrading service to neighboring properties.
Road Capacity & Access
Depending on the site's location, ingress and egress points may create safety concerns for pedestrians and drivers. I request a review of turn lanes, traffic signals, or other improvements are needed prior to occupancy.
You should require a full infrastructure and traffic impact assessment as a condition of approval, with results made available for public review before a final decision is made.

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

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- ☐ Other:

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

NAME Chris Farah

ADDRESS [redacted]

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

There is to much being built with out adequate infrastructure

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- ☐ Other:

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- ☑ Other: Facebook

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CASE NUMBER Z2026-16

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Krista Taber

ADDRESS [redacted]

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

Very against.

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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NAME Andrew Taber

ADDRESS [redacted]

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

As a citizen of rockwall county I do not want the ideology of Islam or the people that come with it in my community. Zoning for a mosque in Rockwall will always get my NO vote.

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- ☐ Other:

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

NAME kathy williams

ADDRESS [redacted]

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

None

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- ☐ Other:

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

NAME Marilyn Taylor

ADDRESS [redacted]

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

I would like to oppose the zoning for this mosque. Their expressed purpose does not align with the safety of the citizens of the US. There are also added traffic concerns in an already congested Rockwall. Noise pollution from potential loudspeakers (such as the Adhan or call to prayer) and increased noise levels from higher pedestrian traffic.

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- ☐ Other:

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- ☑ I am in opposition of the request

NAME JP Ralston

ADDRESS [redacted]

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

No mosques in Rockwall

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

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

NAME Sara George

ADDRESS [redacted]

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

Those who attend the mosque are not interested in assimilating into the American culture. They tend to favor an exclusive lifestyle and eventually subsume surrounding neighborhoods and shopping centers. There is no reciprocity. Anyone can visit my church but we cannot visit their mosque.

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

NAME David Erickson

ADDRESS [redacted]

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

Noise, traffic

PLEASE CHECK ALL THAT APPLY.

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

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- ☐ My neighbors told me about the request
- ☑ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-16

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Debi Erickson

ADDRESS [redacted]

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

Noise, traffic

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CASE NUMBER Z2026-16

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

NAME Charla Malek

ADDRESS [redacted]

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

Summary of Concerns

The original approval appeared to be for a supply/storefront use, not a full worship center. The applicant now seeks a 4,000-square-foot complex with a 2,000-square-foot worship center plus retail space. After six years, the site still appears to have only a slab, visible trash, and unresolved code or maintenance concerns, raising questions about planning, funding, and completion.

Residents are concerned about daily assembly use, increased cars, parking, traffic, and emergency access because there is only one way in and out onto Turtle Cove. The area is already compact and congested. Noise is also a concern, including any possible outdoor loudspeakers.

Flooding and drainage must be carefully reviewed because the property is in a moderate flood-risk area near homes that already experience flooding. Residents request clear water, drainage, traffic, parking, and code-impact studies before approval.

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CASE NUMBER Z2026-16

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NAME Chris Malek

ADDRESS [redacted]

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CASE NUMBER Z2026-016

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

NAME Kaylee Houser

ADDRESS [redacted]

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

Do not feel this would support Rockwall's core values

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2026-016

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

NAME Seth Conner

ADDRESS [redacted]

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

I am writing to firmly oppose the requested Specific Use Permit for an Islamic Mosque at this location.

This proposal is incompatible with the purpose and protections of the Scenic Overlay District. A high-intensity assembly use on only 2.681 acres will create unavoidable traffic surges, unsafe turning movements, queueing, and increased congestion at Turtle Cove Blvd and Ridge Rd—an intersection already under pressure.

Parking demand will far exceed what this site can reasonably support during peak attendance, creating spillover and operational impacts that do not belong in this corridor.

This request is a clear exception to the established intent of the area and amounts to de facto spot zoning. If approved, it will set a damaging precedent for future high-intensity uses and further weaken the integrity of the City's zoning standards.

The Commission should uphold the purpose of the Scenic Overlay District and deny this request.

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CASE NUMBER Z2026-016

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- ☑ I am in opposition of the request

NAME Scott Benners

ADDRESS [redacted]

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

We don't have the Infrastructure in place to support this. Traveling through Rockwall, due to the traffic, is already bad enough. This will make it worse. I urge the City Council to vote against this.

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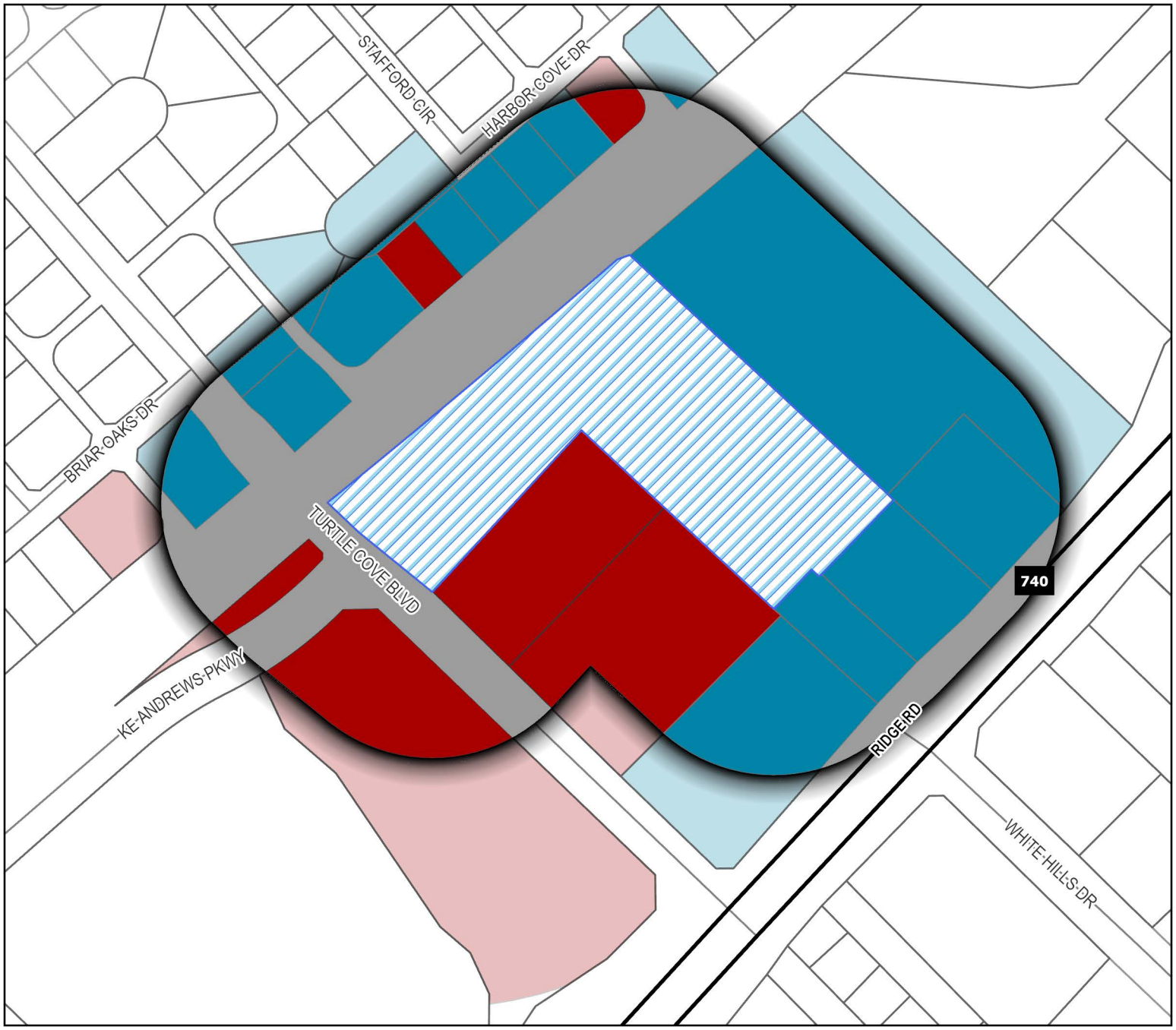
City of Rockwall

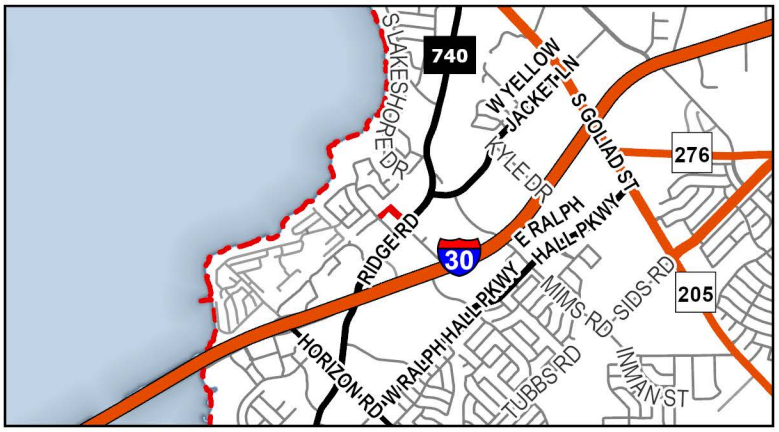
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



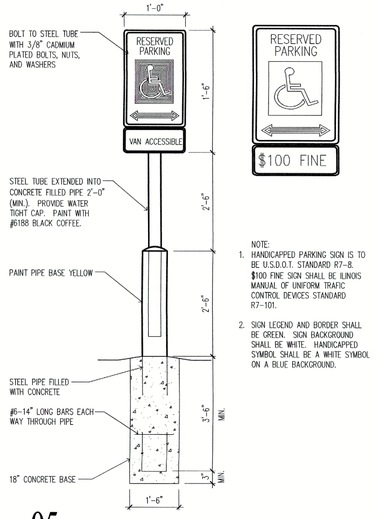
Z2026-016 SUP for House of Worship

- Subject Property
- AGAINST 24.83% (2.77 Acres)
- FOR 0% (0 Acres)
- NO RESPONSE 46.41% (5.18 Acres)
- ROW 28.75% (3.21 Acres)



Date Saved: 6/2/2026

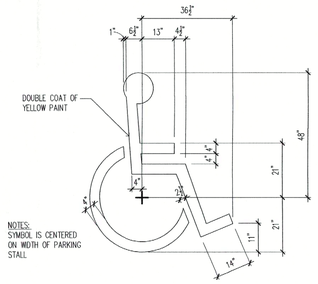
For Questions on this Case Call (972) 771-7745



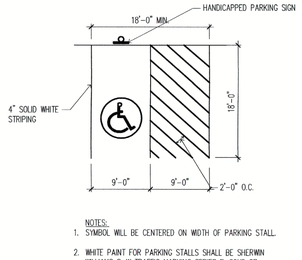
NOTE:
1. HANDICAPPED PARKING SIGN IS TO BE U.S.D.O.T. STANDARD R7-8. $100 FINE SIGN SHALL BE ILLINOIS MANUAL OF UNIFORM TRAFIC CONTROL DEVICES STANDARD R7-101.
2. SIGN LEGEND AND BORDER SHALL BE GREEN. SIGN BACKGROUND SHALL BE WHITE. HANDICAPPED SYMBOL SHALL BE A WHITE SYMBOL ON A BLUE BACKGROUND.

05 HANDICAP PARKING SIGN
N.T.S.

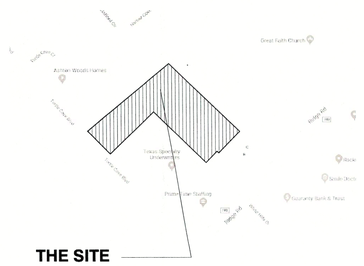
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



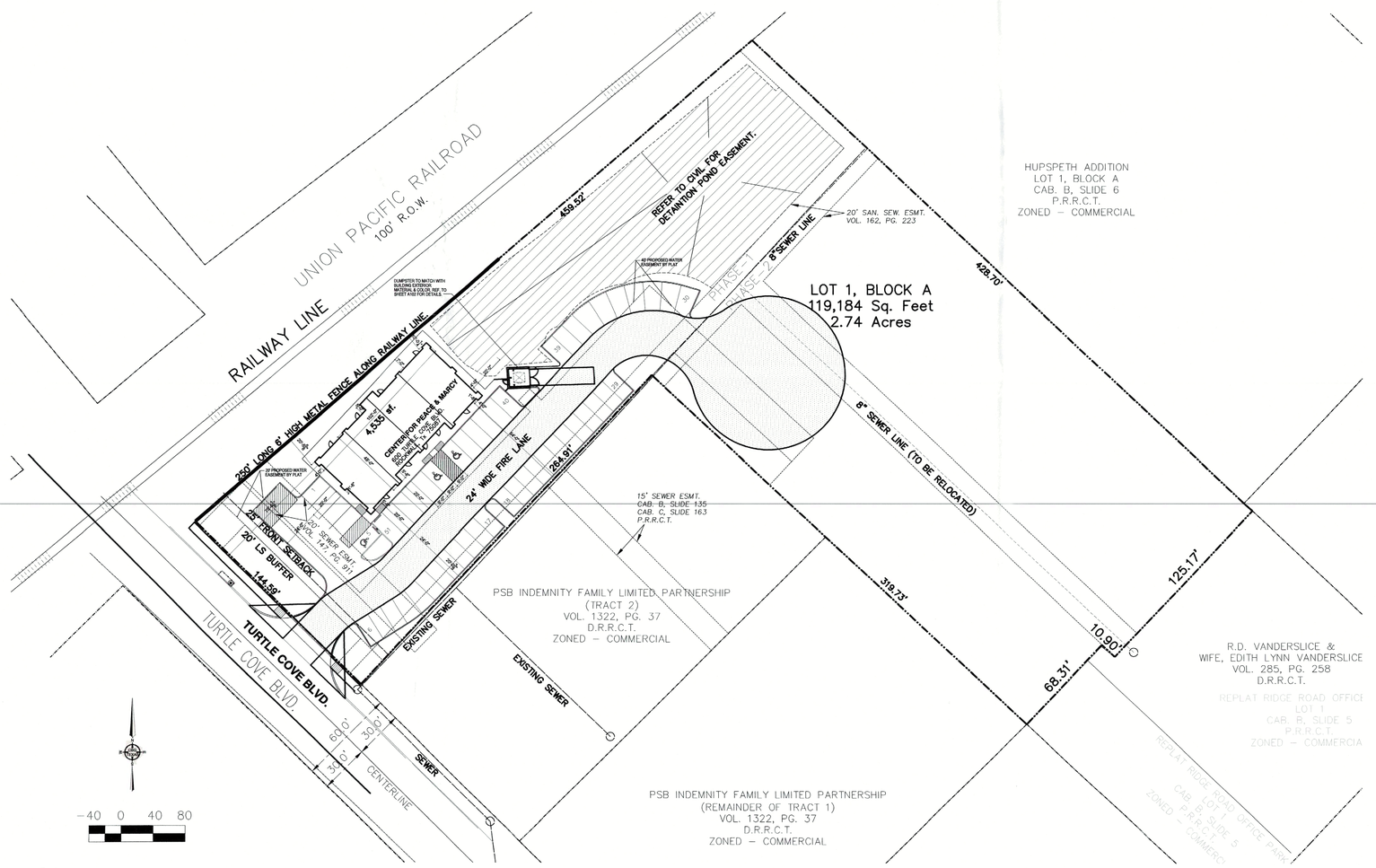
04 HANDICAPPED PAINTED SYMBOL
N.T.S.



03 HANDICAPPED PARKING STALL
N.T.S.



02 VICINITY MAP
SCALE: 1" = 40'-0"



01 SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fekruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FEKRUDDIN KHONDAKER 78469 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

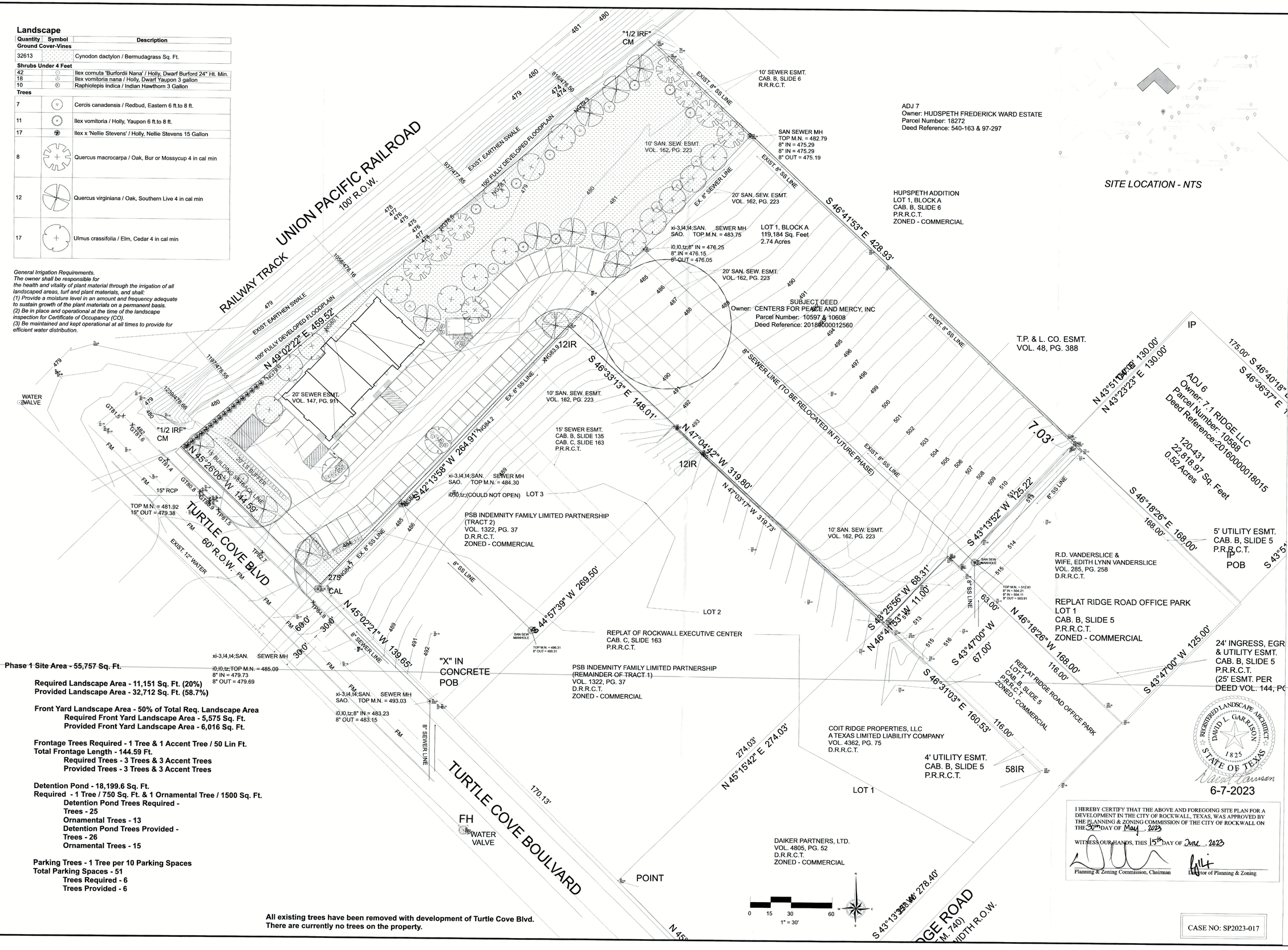
PROJECT #
H-2019-02

SHEET NO:
A101

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
32613		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
42		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
18		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
10		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft.to 8 ft.
11		Ilex vomitoria / Holly, Yaupon 6 ft.to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
17		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.



DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@iPlanLandscapes.com

LANDSCAPE DESIGN STUDIO

LANDSCAPE PLAN

CPM MASJID
Center for Peace and Mercy, Inc.
600 Turtle Cove Blvd.
Rockwall, TX 75087

REVISIONS:
6-1-2023

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS
6-7-2023

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023
WITNESS OUR HANDS, THIS 15th DAY OF June, 2023
Planning & Zoning Commission, Chairman
Director of Planning & Zoning

CASE NO: SP2023-017

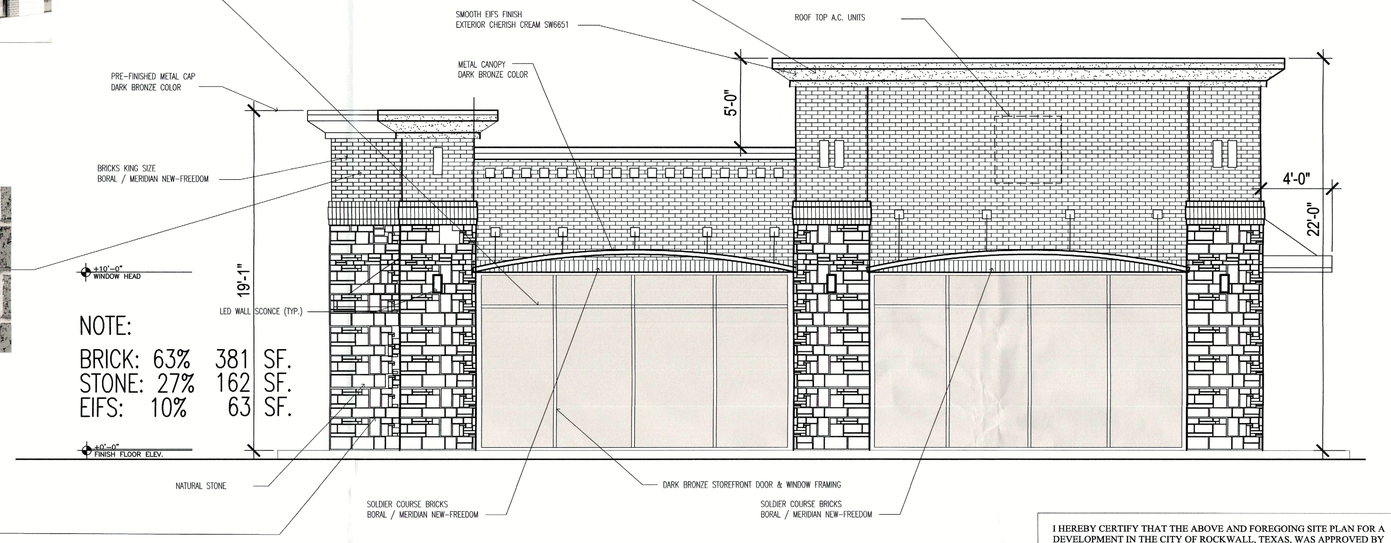
DATE: 5-7-2023
JOB NUMBER: 230507
DRAWN BY: David G
CHECKED BY: N/A
SCALE: 1" = 30'
SHEET: L - 1

DARK BRONZE FRAMES, PARAPET CAP & CANOPY

CHERISH CREAM SW6651 OR EQUAL

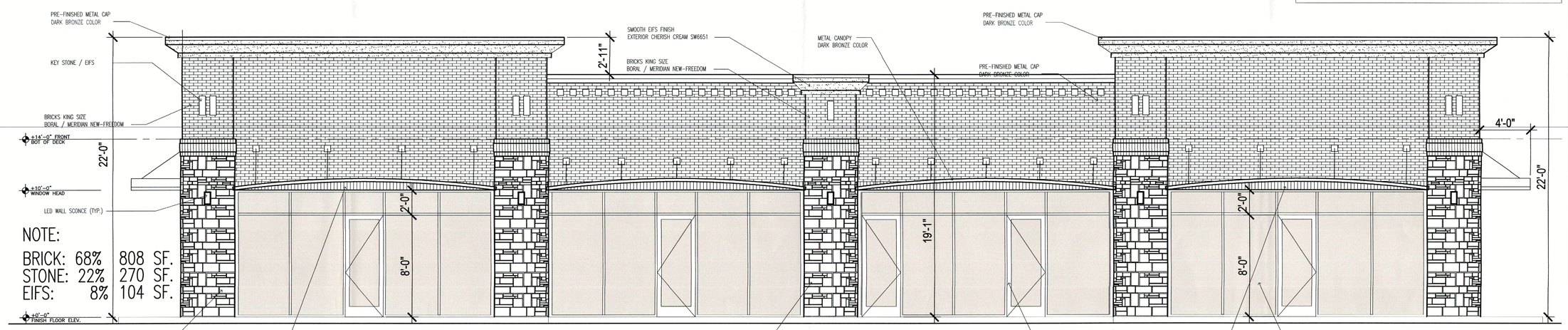
BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL

NATURAL LIME STONE OR EQUAL



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

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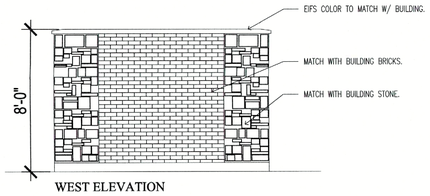
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

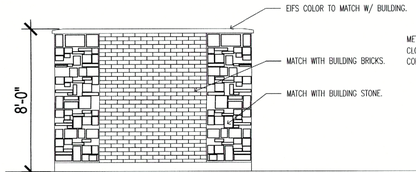
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

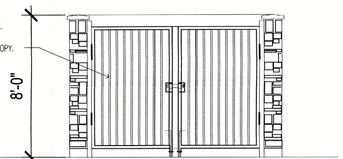
SHEET NO:
A501



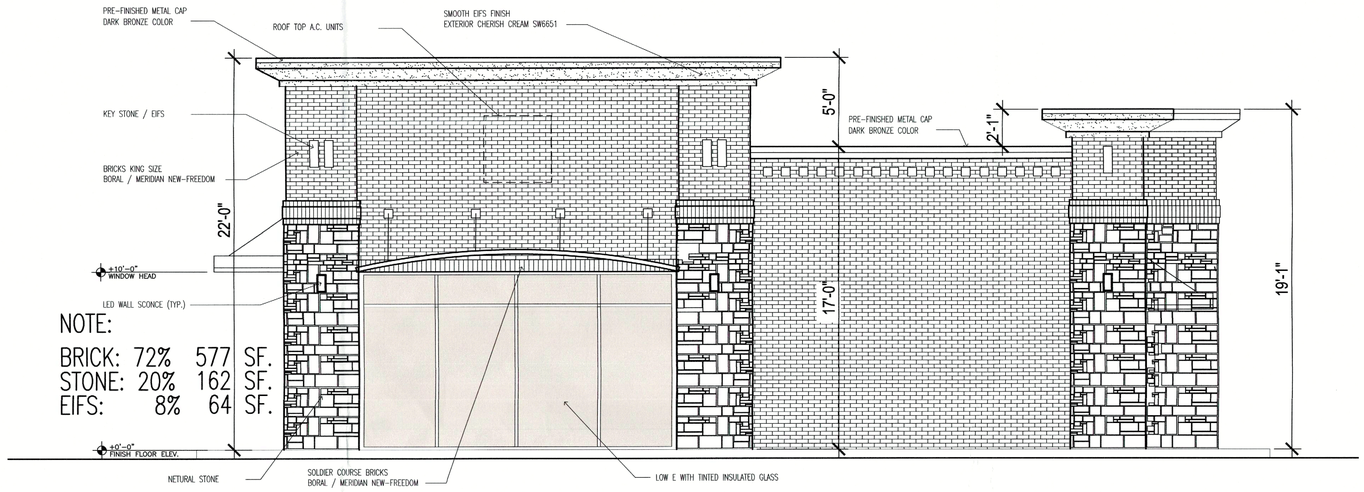
WEST ELEVATION



NORTH & SOUTH ELEVATIONS



EAST ELEVATION



NOTE:

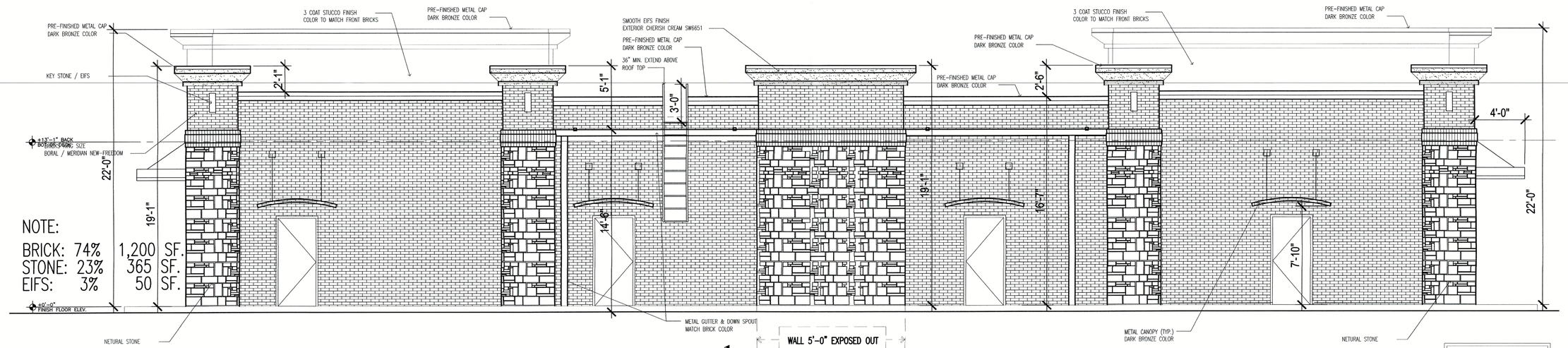
BRICK:	72%	577 SF.
STONE:	20%	162 SF.
EIFS:	8%	64 SF.

3 DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NOTE:

BRICK:	74%	1,200 SF.
STONE:	23%	365 SF.
EIFS:	3%	50 SF.

1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (808) 609 4806

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

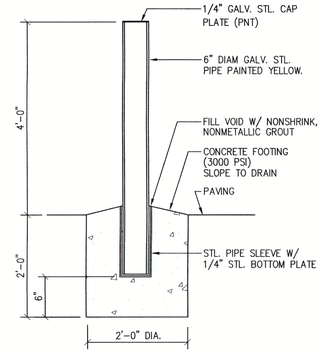
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

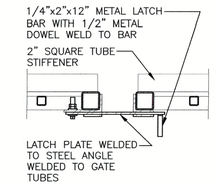
SHEET NO:
A502

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.



06 PIPE BOLLARD DETAIL
SCALE : 1/4" = 1'-0"



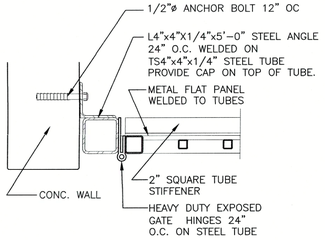
05 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2022.

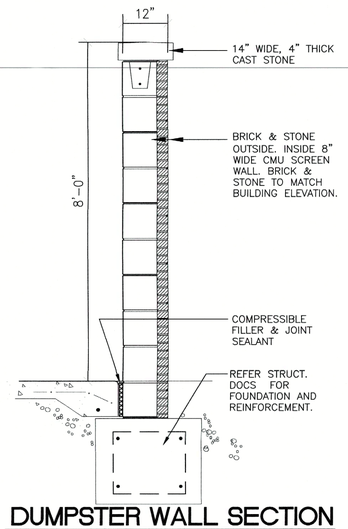
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

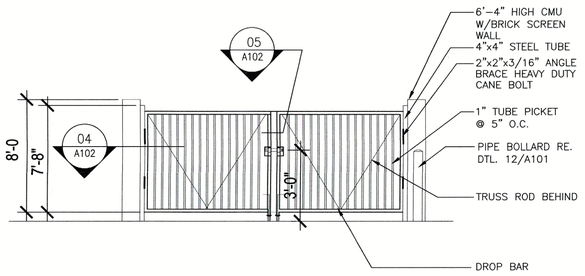
NOTE:
REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



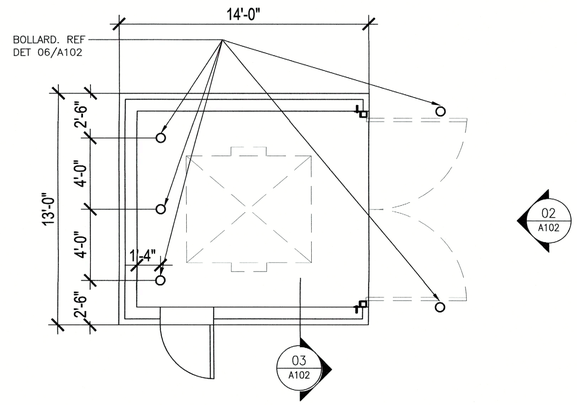
04 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
SCALE : 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
SCALE : 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
SCALE : 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Foknuddin.Khondaker.AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FOKNUDDIN KHONDAKER 28468 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE DETAILS

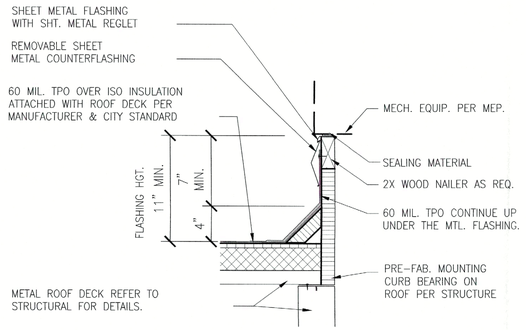
DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

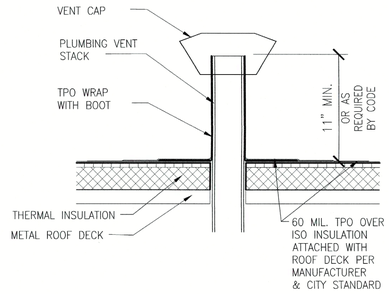
SHEET NO:
A102

GENERAL ROOF PLAN NOTES:

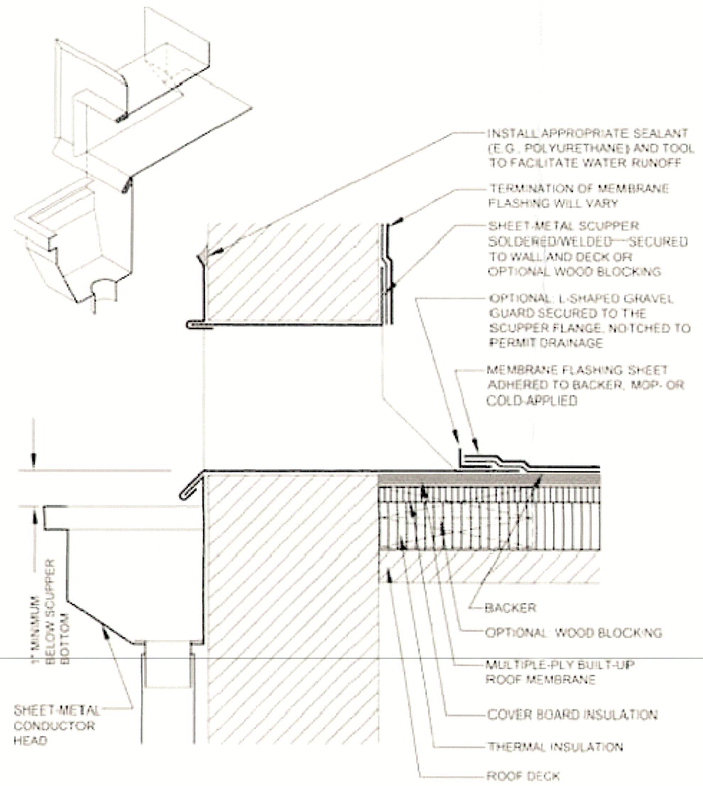
01. CONTRACTOR/SUBCONTRACTOR TO VERIFY ROOF AND LOCATION OF EQUIPMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
02. CONTRACTOR TO REVIEW AND VERIFY EQUIPMENT'S SIZES & DETAILS OF RTU PER MEP.
03. CONTRACTOR TO PROVIDE TEMPORARY SAFETY BARRIERS PER OSHA WHILE WORKING ON THE ROOF OR ABOVE 30" FROM ADJACENT AREA.
04. ROOF TO SLOPE 1/4" PER FT. TO DRAIN RAIN WATER AS SHOWN ON PLAN.
05. CONTRACTOR TO CLEANUP THE ROOF AREA AND DISPOSE THEM PER CITY & STATE RULES.
06. CONTRACTOR TO REFER CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



03 ROOF CURB DETAIL
SCALE: 1 1/2" = 1'-0"



02 ROOF VENT DETAIL
SCALE: 1 1/2" = 1'-0"

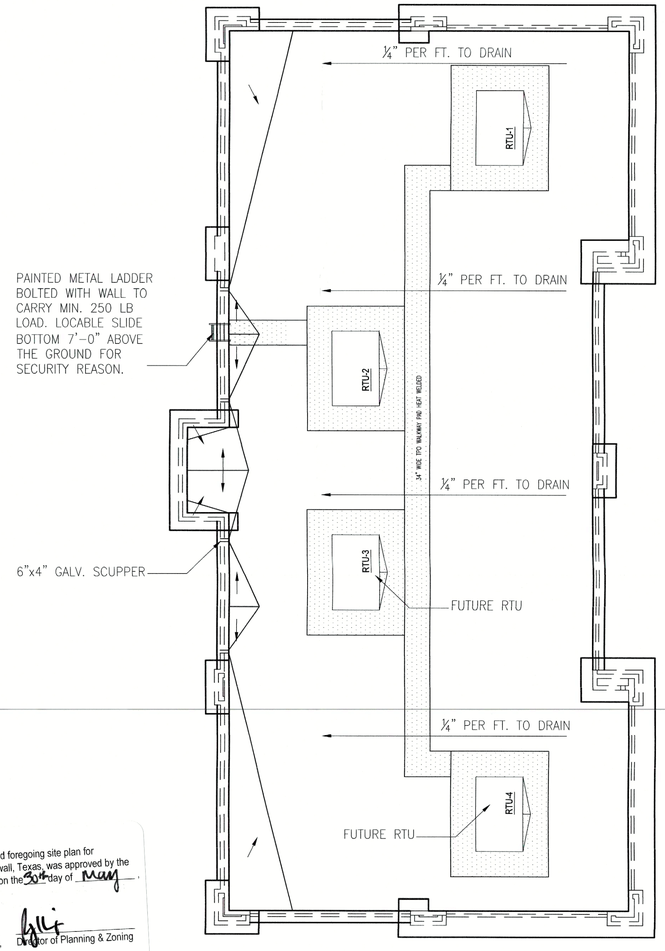


04 SCUPPER DETAIL
SCALE: NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



TRUE NORTH

01 ROOF PLAN
SCALE: 1/8" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (808) 609 4806

REGISTERED ARCHITECT — FOKRUDDIN KHONDAKER — 28468 — STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

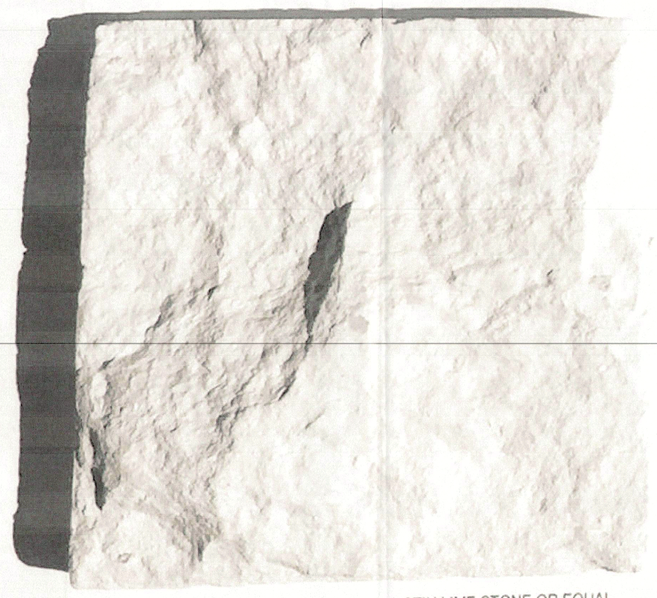
SHEET TITLE:
ROOF PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #: H-2019-02

SHEET NO: A202

PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL

MERIDIAN NEW-FREEDOM OR EQUAL

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

OWNER:
Adal Lal Iham
#30 Lowfield dr. Richardson, Tx 75082
CENTER FOR PEACE AND MERCY INC.
PHONE: 318417-3481

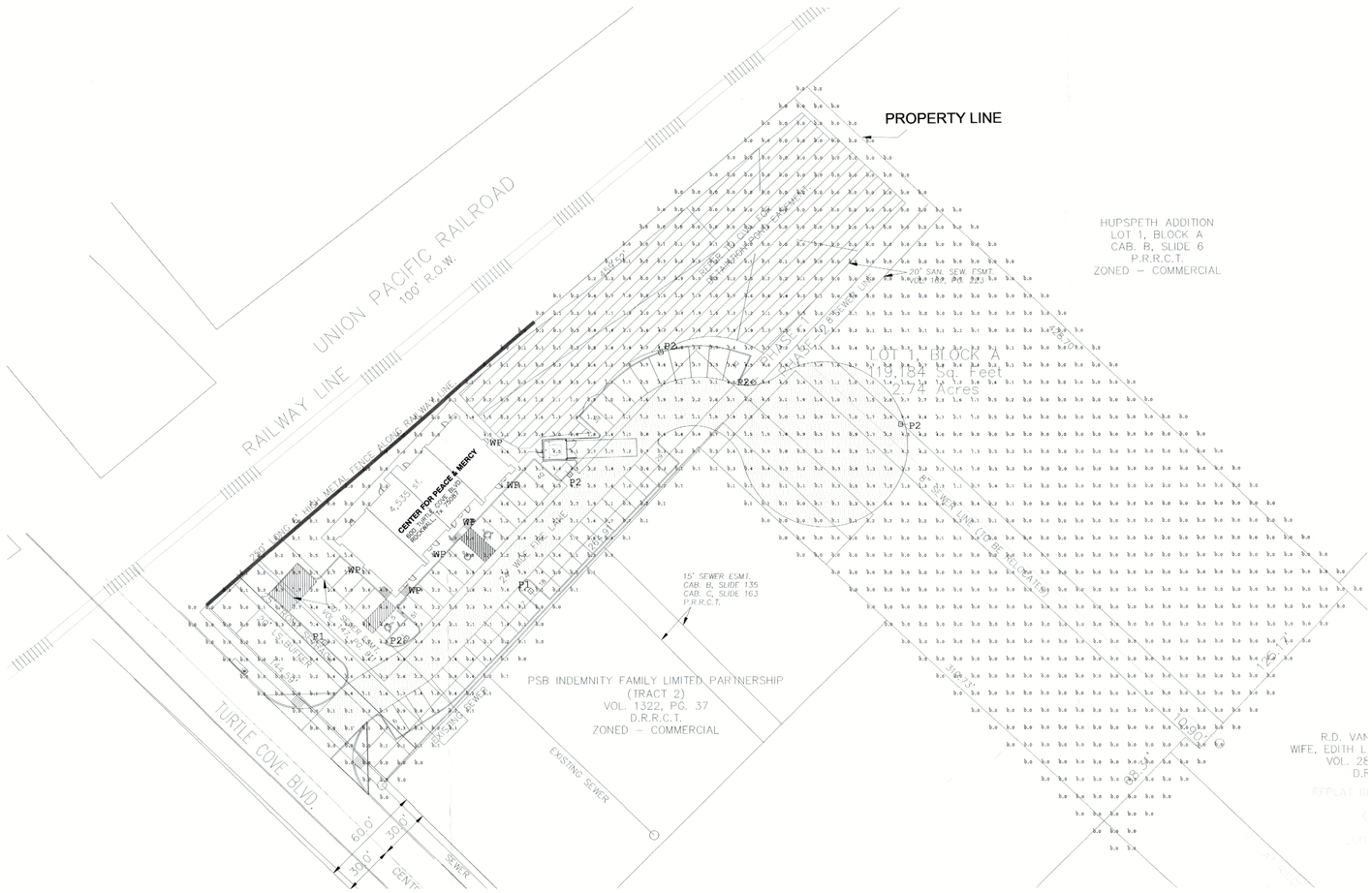
PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

amazing d
residential & commercial
540 Coventry Drive, Sulphur Springs, Tx 75482
Ph: (817) 609-9617
E-mail: dev.helaluzzaman@gmail.com

PROJECT N
RETAIL BUI

CASE NUM

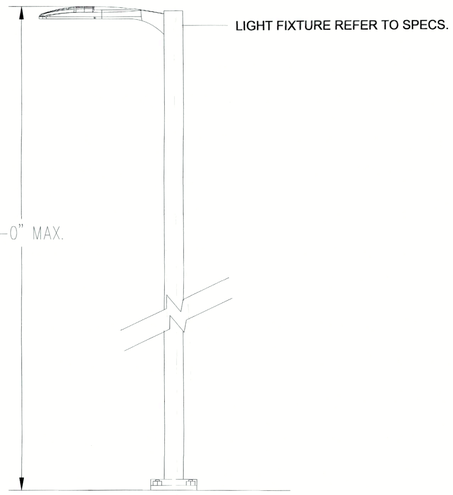


0 40 80 120

01 PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

THE SITE
600 TURTLE COVE BLVD.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1" = 40'-0"



03 TYPICAL SITE POLE
SCALE: N.T.S

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
~~OVERLAY DISTRICT~~	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	0.75	9.5	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2		Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5		Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102
WP	6		Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO.: SP2023-017

M.A. WAHEED 64418 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
05/20/2023

WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
PH: 817-793-2010
FIRM #: F-6336

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel: (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE:	SCALE:
06.11.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
SP2023-017

SHEET NO:
ESP

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* ON A 2.681-ACRE TRACT OF LAND IDENTIFIED AS TRACT 10-01 & 22 OF THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, 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 Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, 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 04.01, *General Commercial District Standards*; Subsection 04.05*, Commercial (C) District*; and Subsection 06.02, *General Overlay 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 futur*e -- and with the following conditions:

DRAFT 03.26

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 *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Church/House of Worship* shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

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 1ST DAY OF JUNE, 2026.

_____

Tim McCallum, *Mayor*

DRAFT ORDINANCE 06.03.2026

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

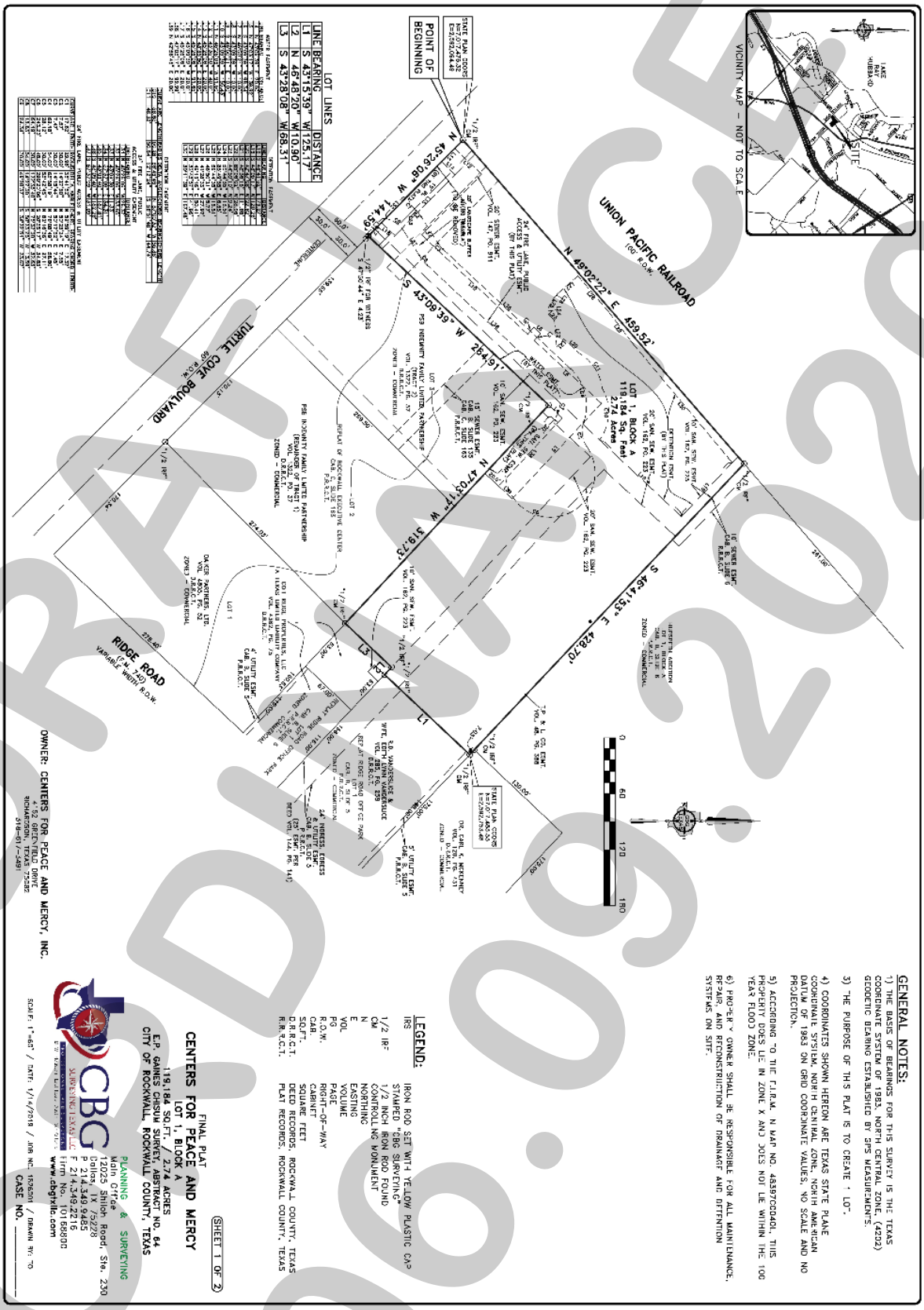
_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT
ORDINANCE
06.09.2026

Exhibit 'A':
Subject Property Location and Description



DRAFT
06.09.2026

Exhibit 'A':
Subject Property Location and Description

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land described by deed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 20180000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (80 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice Lumber Co., Ltd., a Texas limited liability company by deed recorded in Volume 235, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Colt Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE North 46 degrees 48 minutes 20 seconds West along the Northeast line of said Colt Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Colt Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Colt Ridge Properties, LLC tract, a distance of 88.31 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 1), a distance of 313.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner(s) of the land shown on this plat, and designated herein as the **CENTERS FOR PEACE AND MERCY** addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate(s) to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. **We** further certify that all other parties who have a mortgage or lien interest in the **CENTERS FOR PEACE AND MERCY** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns on, through, or around the development within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements (including but not limited to water, sewer, streets, and drainage improvements) and has accepted the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or before the same made by a contractor and pay for the same out of the escrow deposit, such deposit may be used by the city for the improvements within the time stated in such written agreement. But in no case shall the City be obligated to make such improvements. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the proposed development, and we waive any claims that we may have as to proportionality between the development and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Abdul L. Khan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2021.

By: _____

printed name: _____

Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until the construction of streets is completed to the binder course. The City does not guarantee approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2021.

RELEASED FOR REVIEW 3/12/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the _____ day of _____ 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

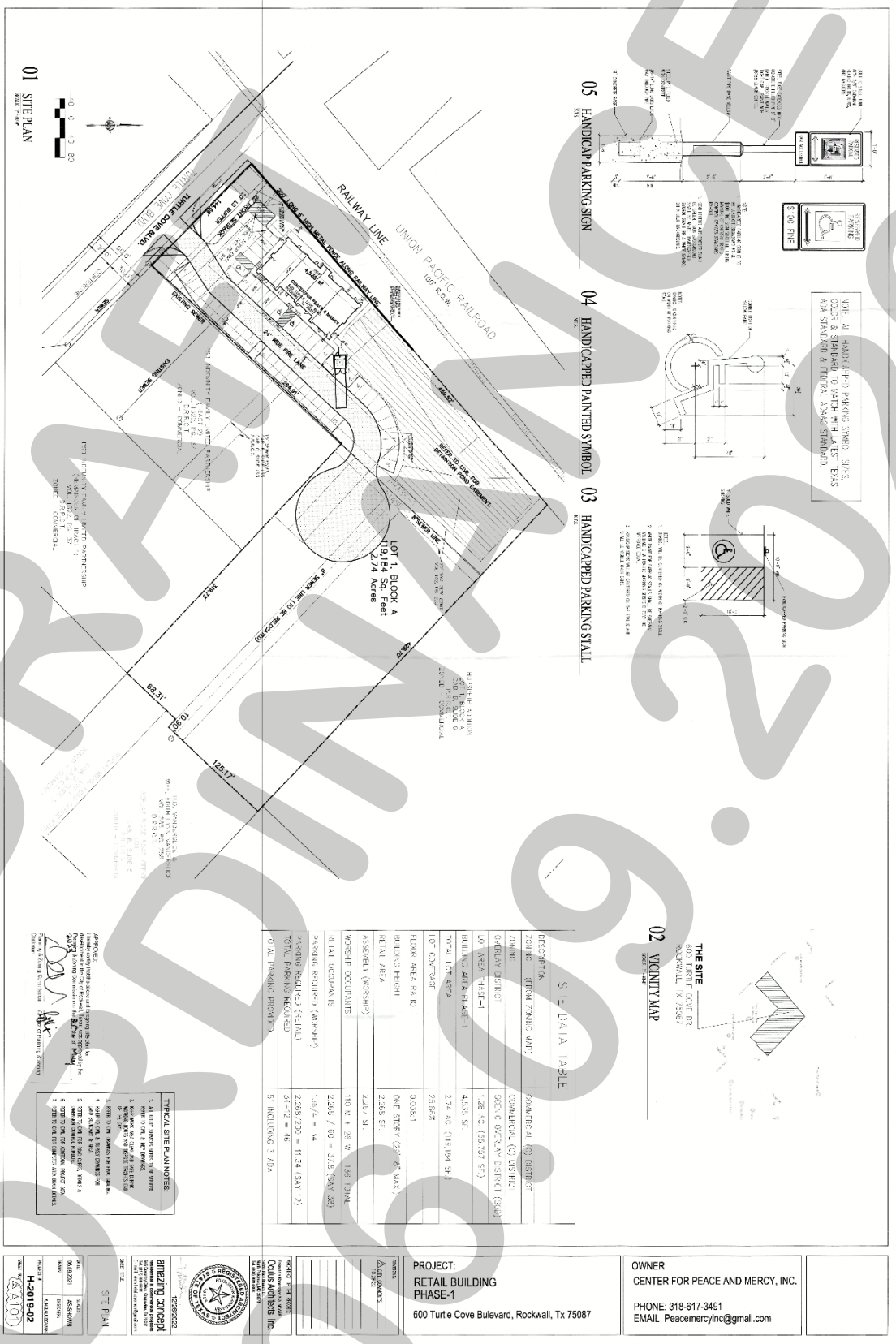
OWNER: CENTERS FOR PEACE AND MERCY, INC.
4532 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3481

CBG
PROFESSIONAL LAND SURVEYING
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, Texas 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 182601 / DRAWN BY: TO
CASE NO. _____

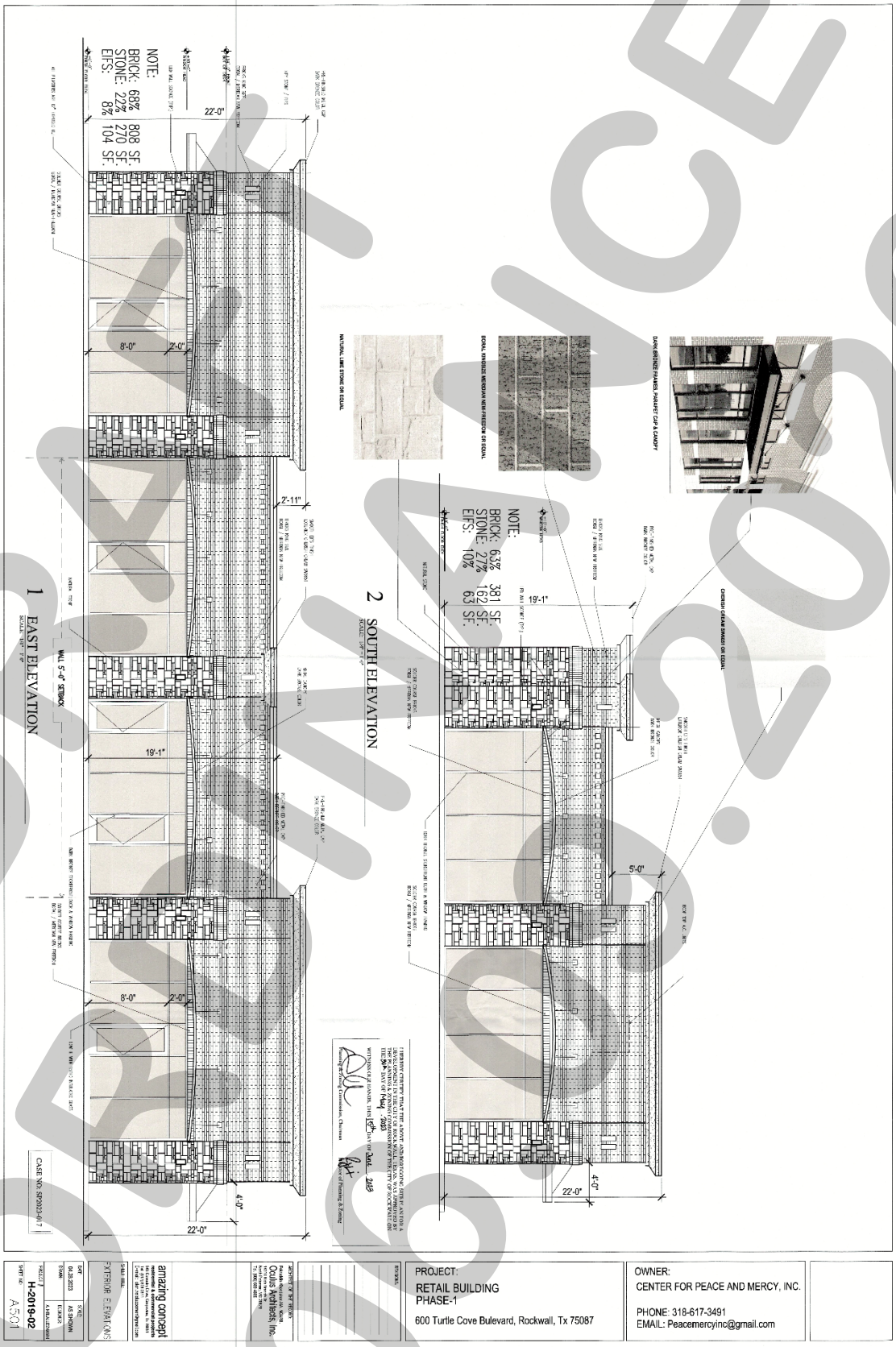
DRAFT 06.09.2026

Exhibit 'B':
Concept Plan



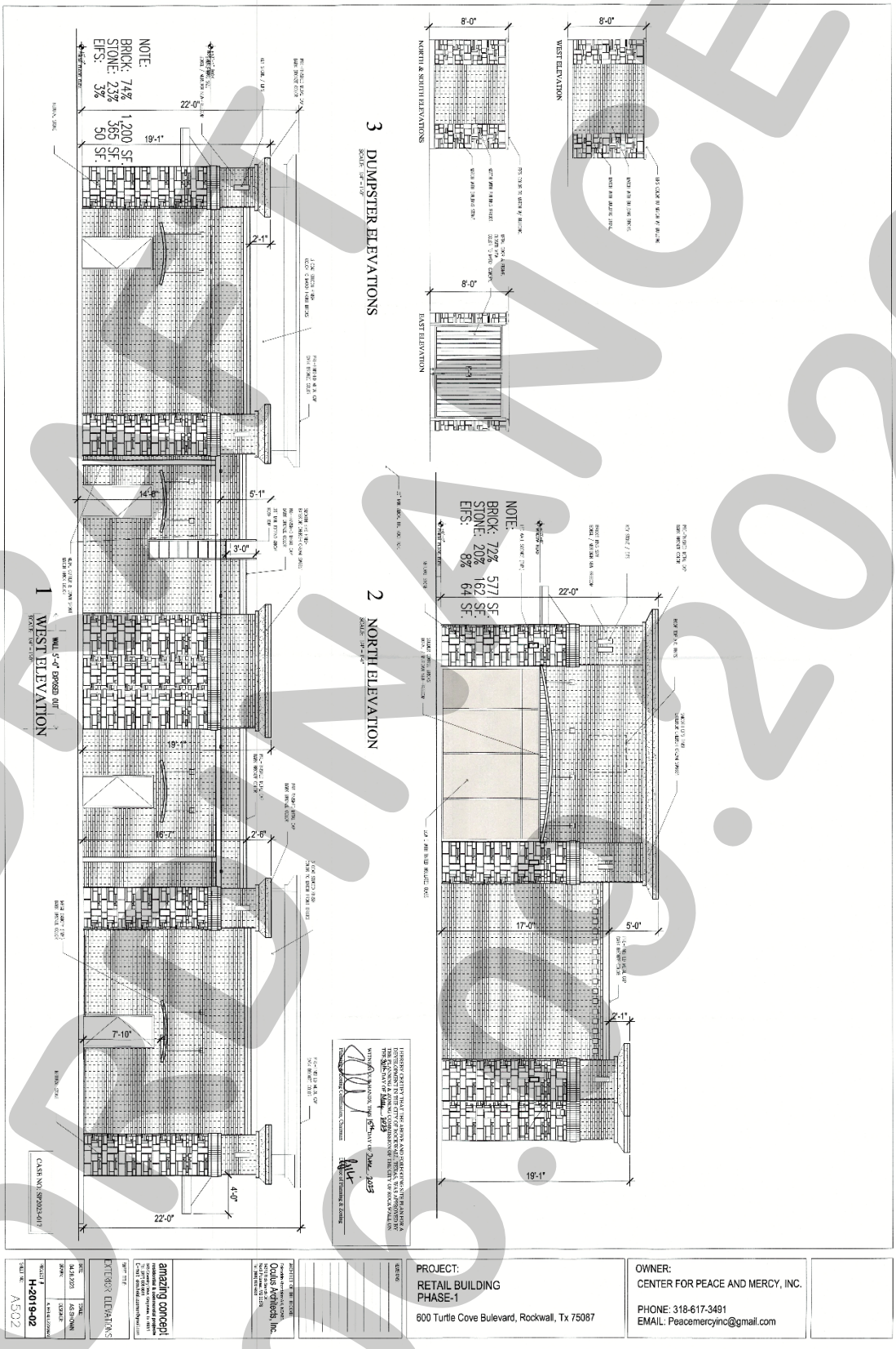
DRAFT
ORDINANCE
09.09.2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT
09.05.2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT
05.13.2026

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, April 23, 2026 3:55 PM
To: 'billm@ahlbuilders.com'
Cc: 'rockwallmasjid@gmail.com'
Subject: Case No. Z2026-016: Project Comments
Attachments: Engineering Comments (04.23.2026).pdf; Draft Ordinance (04.20.2026).pdf; Project Comments (04.23.2026).pdf

Mr. Mashhood,

Attached are the project comments, engineering markups, and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Work Session: April 28, 2026
Planning and Zoning Commission: May 12, 2026
City Council (1st Reading): May 18, 2026
City Council (2nd Reading): June 1, 2026

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings.

Should you have any questions please let me know.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

NOTES:
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

Miller, Ryan

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Thursday, April 30, 2026 2:56 PM
To: Miller, Ryan; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
Thank you for your help with our case
May we request to table the case and postpone it for the next available dates so we have some time to discuss this further with the community members
Please let us know the available options and dates
Thank you
Bilal Mashhood
8456719628

Get Outlook for iOS

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, 23 April 2026 15:55:23
To: billm@ahlbuilders.com <billm@ahlbuilders.com>
Cc: rockwallmasjid@gmail.com <rockwallmasjid@gmail.com>
Subject: Case No. Z2026-016: Project Comments

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Miller, Ryan

To: Bill Mashhood; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: RE: Case No. Z2026-016: Project Comments

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Tuesday, May 5, 2026 11:33 AM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
We are requesting for tabling to June 9th
Please let us know when it is confirmed
Thank you sir for your support and help
With Regards
Bilal Mashhood
8456719628

Get Outlook for iOS

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Thursday, April 30, 2026 2:56 PM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
Thank you for your help with our case
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