

CITY OF ROCKWALL

ORDINANCE NO. 26-05

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, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE-FAMILY 7 (SF-7) DISTRICT, SINGLE-FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT 107 (PD-107) FOR GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 11.155-ACRE TRACT OF LAND IDENTIFIED AS BLOCK A & 129 OF THE B. F. BOYDSTON ADDITION AND LOT 1, BLOCK A, FIRST BAPTIST CHURCH ADDITION, PHASE 3, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for a change in zoning from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses for an 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in

accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall be generally in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of any buildings on the *Subject Property* shall be generally in accordance with the *Conceptual Building Renderings*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 7. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 17TH DAY OF FEBRUARY, 2026.



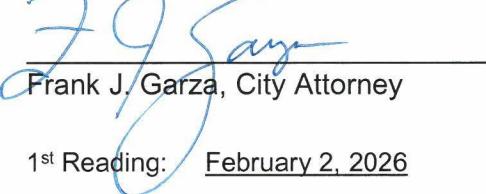
Tim McCallum, Mayor

ATTEST:



Kristy Teague
Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney
1st Reading: February 2, 2026
2nd Reading: February 17, 2026



Exhibit 'A':
Location Map

Address: 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive
Legal Description: Lot 1, Block A, First Baptist Church Addition, Phase 3

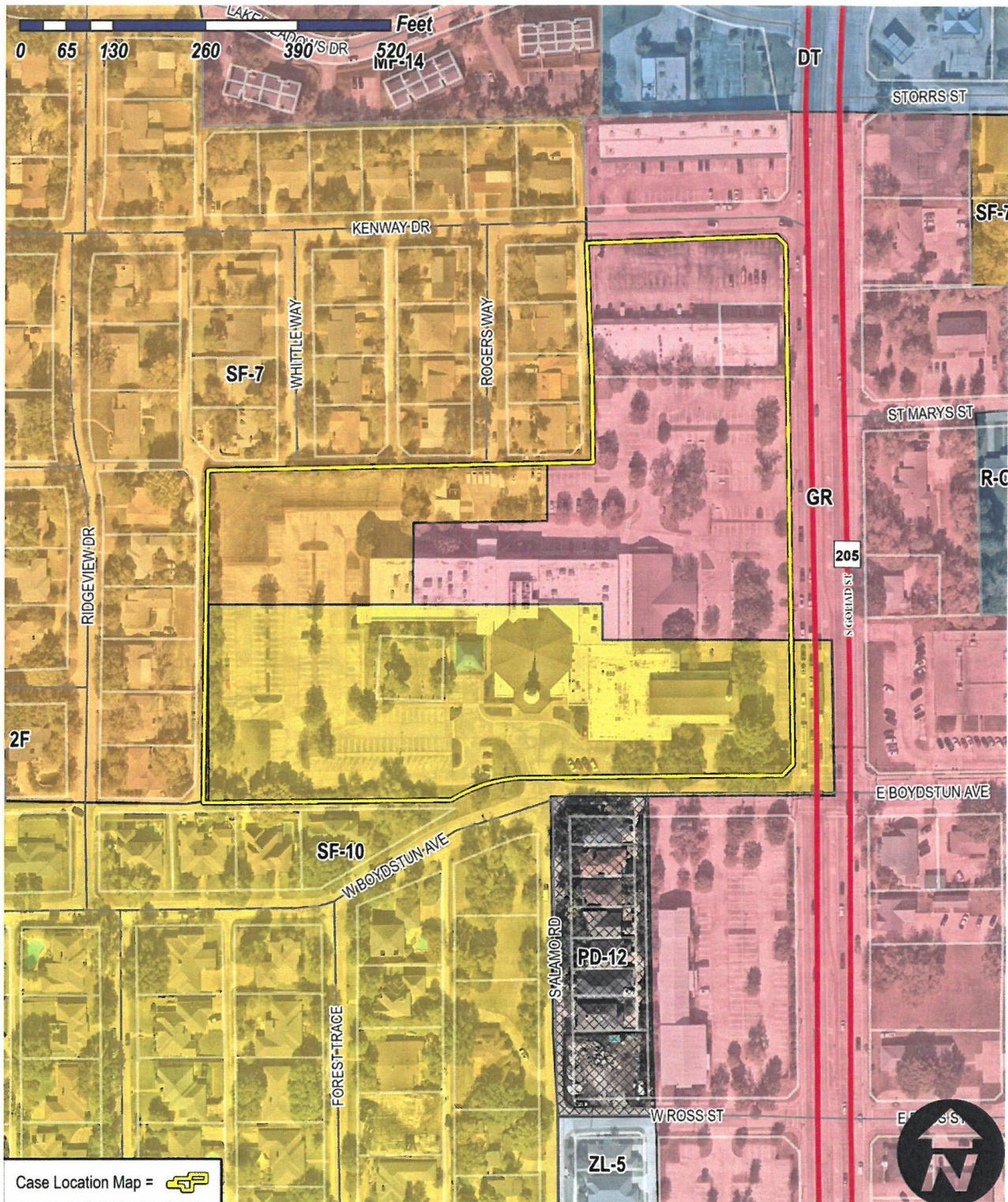


Exhibit 'C':
Conceptual Building Elevations

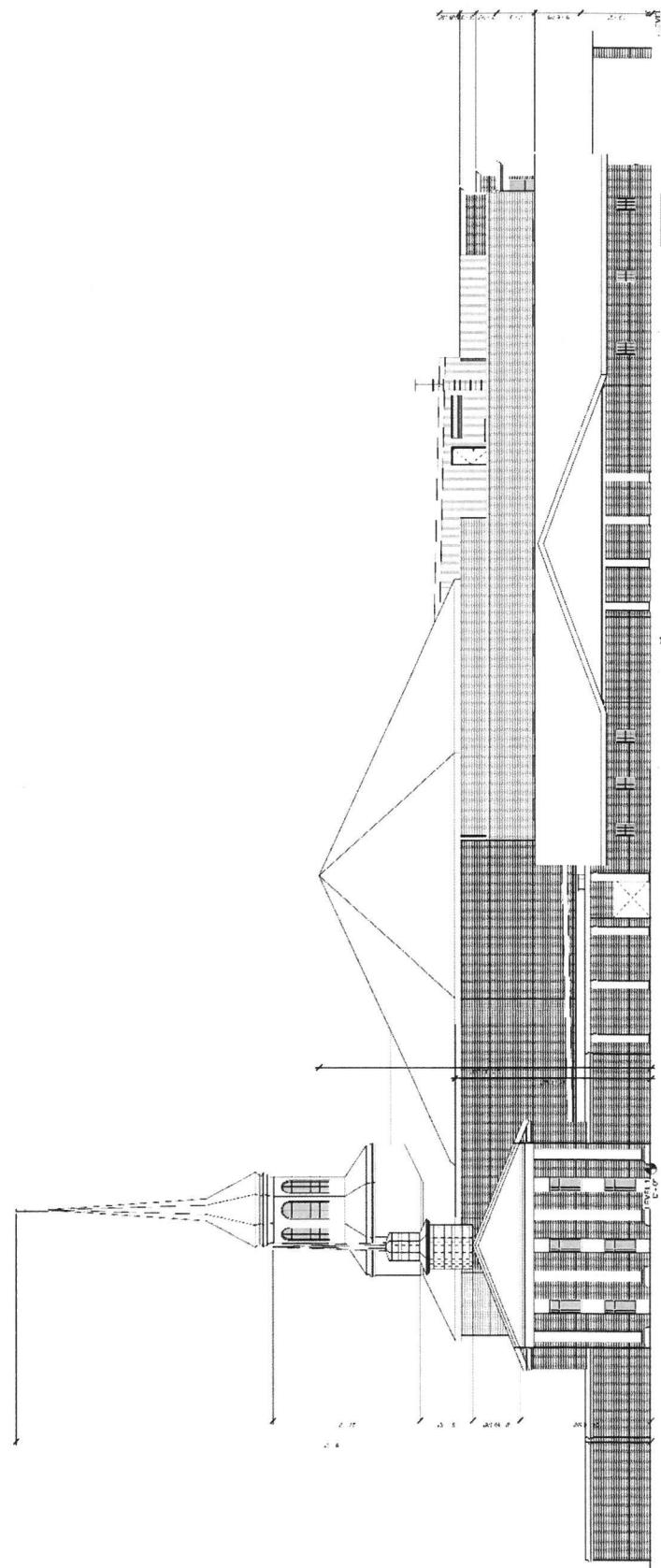
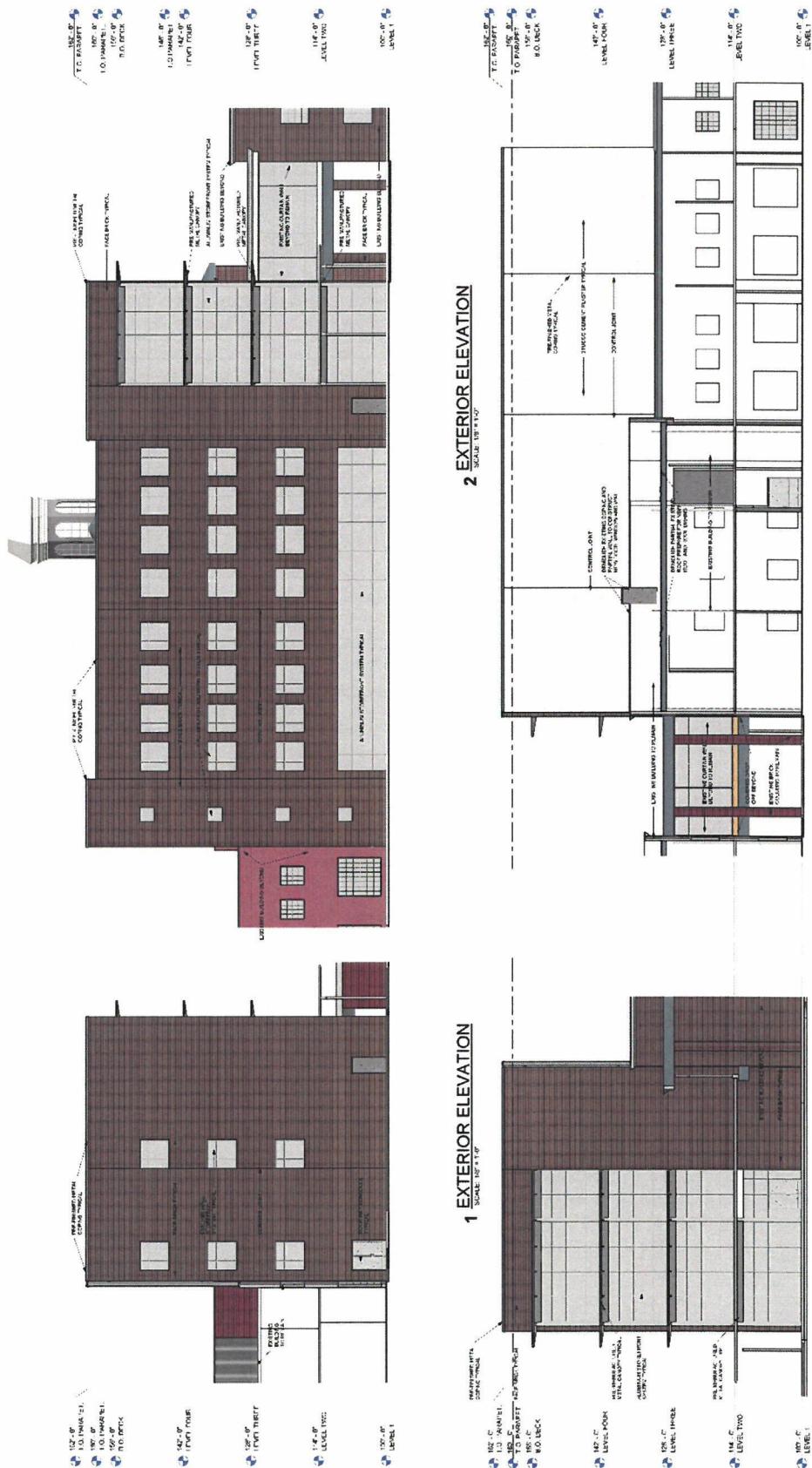


Exhibit 'C':
Conceptual Building Elevations



Z2025-075: Zoning Change (SF-7, SF-10, & GR to PD) for First Baptist Church Rockwall
Ordinance No. 26-05; PD-107

Exhibit 'C':
Conceptual Building Elevations

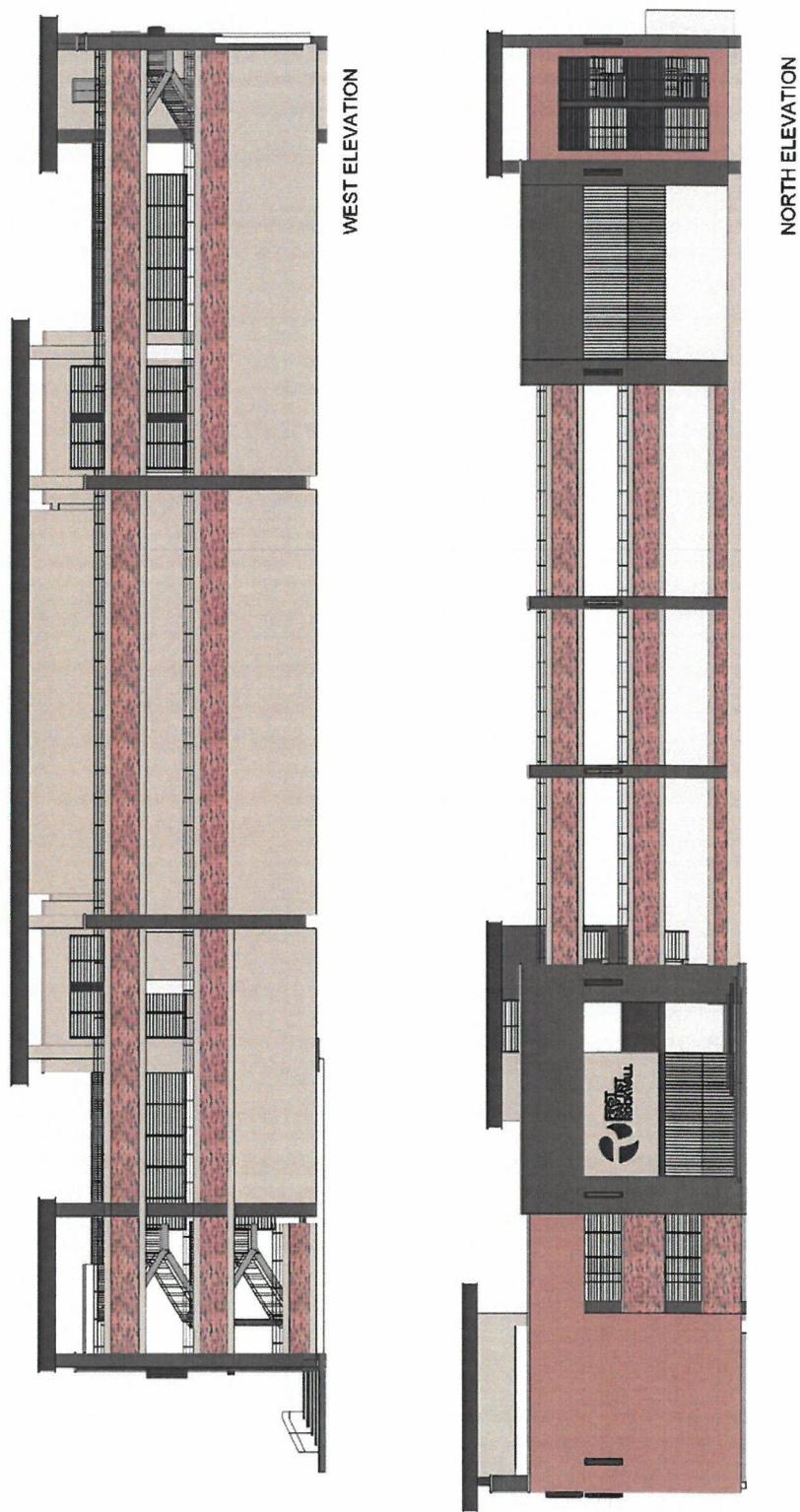


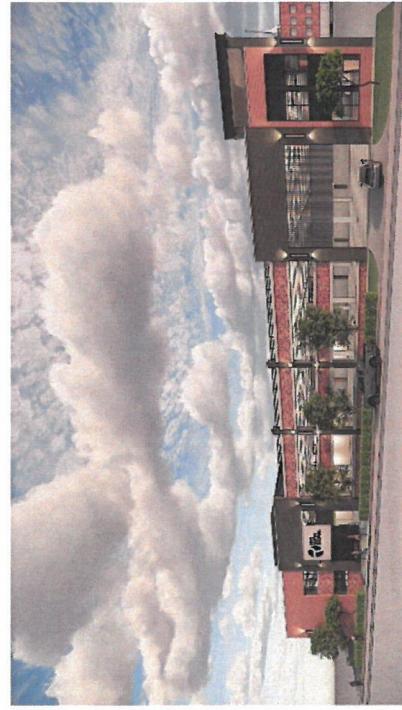
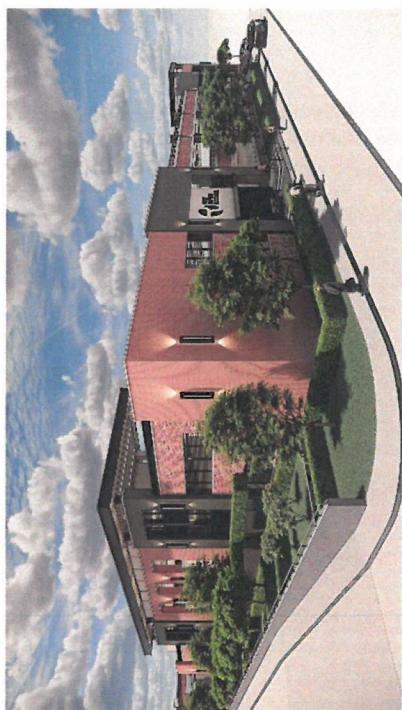
Exhibit 'C':
Conceptual Building Elevations



Exhibit 'D':
Conceptual Building Renderings



Exhibit 'D':
Conceptual Building Renderings



NORTH PARKING GARAGE RENDERINGS
Scale:

Exhibit 'E':
Development Standards

E.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development and expansion of an existing *Church/House of Worship* with special conditions and requirements for ancillary land uses.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses.* Unless specifically provided by this Planned Development District Ordinance only those land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in the Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are permitted on the *Subject Property*; however, the following shall apply to the *Subject Property*:

(a) The only Land Uses Permitted By-Right on the *Subject Property* shall be as follows:

- CEMETERY
- CHURCH/HOUSE OF WORSHIP ⁽¹⁾
- COMMERCIAL PARKING GARAGE
- RESTAURANT, WITH 2,000 SF OR LESS, WITHOUT A DRIVE-THROUGH OR DRIVE-IN

(b) Land Uses Permitted by Specific Use Permit (SUP):

- ACCESSORY BUILDING FOR STORAGE ⁽²⁾
- DAYCARE WITH SEVEN (7) OR MORE CHILDREN

NOTES:

⁽¹⁾: ALL ANCILLARY LAND USES TYPICALLY ASSOCIATED WITH THE DEVELOPMENT OF A CHURCH/HOUSE OF WORSHIP -- AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING OR HIS/HER DESIGNEE -- SHALL BE PERMITTED ON THE SUBJECT PROPERTY AND BE SUBJECT TO APPROVAL THROUGH A SITE PLAN OR AMENDED SITE PLAN BY THE PLANNING AND ZONING COMMISSION.

⁽²⁾: THIS DOES NOT INCLUDE ANY EXISTING ACCESSORY BUILDINGS DEPICTED IN EXHIBIT 'B', CONCEPT PLAN, OF THIS ORDINANCE.

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the General Retail (GR) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*; however, all development shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS

MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK ⁽¹⁾	20'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK ⁽²⁾	20'
MINIMUM DISTANCE BETWEEN BUILDINGS ⁽³⁾	20'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	65'
MAXIMUM LOT COVERAGE	40%

Exhibit 'E':
Development Standards

MINIMUM REQUIRED LANDSCAPING	20%
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GENERAL NOTES:

- 1: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE ADJACENT TO RIGHT-OF-WAY.
- 2: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.
- 3: ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL; HOWEVER, THE EXISTING STEEPLE CAN EXTEND UP TO 120-FEET IN HEIGHT BY-RIGHT AS DEPICTED IN *EXHIBIT 'C'* OF THIS ORDINANCE.

- (3) **Building Size**. There shall be no limit of the size of a building, as long as, the lot coverage requirement remains below 50.00%.
- (4) **Residential Adjacency Standards**. Unless specifically provided by this Planned Development District ordinance, any area adjacent to a residentially zoned or used property will require a 20-foot landscape buffer with three (3) tiered screening [*i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs*] along the entire adjacency.
- (5) **Architectural and Building Standards**. The design of any expansion to the proposed *Church or House of Worship* or proposed parking garage shall adhere to the following requirements:
- (a) **Expansions to the Existing House of Worship**. Any expansion to the existing *Church or House of Worship* shall generally match the materials and design of the existing building/campus. This shall be determined by the Architectural Review Board (ARB) at the time of *Site Plan* approval.
- (b) **Parking Garage**. The proposed parking garage shall adhere to *Exhibits 'B', 'C', & 'D'* of this ordinance. This shall be reviewed by the Architectural Review Board (ARB) for compliance at the time of *Site Plan* approval.
- (6) **Landscaping and Hardscape Standards**. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) shall be applicable to any development of the Subject Property; however, the following standards shall also apply:
- (a) **Landscape Buffer Adjacent to Kenway Drive**. A minimum of a ten (10) foot landscape buffer -- *outside of any required easements and right-of-way dedication* -- shall be established adjacent to Kenway Drive, and shall include one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet of frontage.
- (b) **Landscape Buffer Adjacent to S. Goliad Street [SH-205]**. A minimum of a 20-foot landscape buffer -- *outside of any required easements and right-of-way dedication* -- shall be established adjacent to the proposed parking garage along S. Goliad Street [SH-205], and shall incorporate ground cover, a *built-up berm* and shrubbery along the entire length of the frontage. Berms shall have a

Exhibit 'E':
Development Standards

minimum height of 24-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 50-linear feet of frontage.

- (7) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.