

June 3, 2026

To: City of Rockwall Planning & Zoning Commission

From: Board of Directors, Turtle Cove Residential Association Inc.

Re: Letter of Opposition to Z2026-016: Applicant Bilal Mashhood on behalf of Abdul Khan of the Center for Peace & Mercy seeking approval of a Specific Use Permit (SUP) for a Church/House of Worship.

This letter is submitted on behalf of the more than 500 residents of the Turtle Cove subdivision to express our strong opposition to the SUP request for the project at 600 Turtle Cove Blvd. Turtle Cove is a gated residential neighborhood of more than 220 homes that immediately abuts the proposed development just beyond a 100 foot Railroad ROW.

We respectfully request that this letter be admitted into the official record of the Rockwall Planning and Zoning Commission meeting for consideration of this SUP case.

This project should not be approved for at least the following key reasons:

1. **TRAFFIC CONCERNS:** Turtle Cove Blvd. is the sole means of ingress and egress for the Turtle Cove Community and it is already experiencing severe congestion that has significant negative consequences for the residents of Turtle Cove. The anticipated traffic from five daily prayer sessions is significantly greater than that of a traditional retail or professional office building. This additional traffic will certainly affect the enjoyment and use of Turtle Cove residents and it could also impact safety. **The Rockwall Planning & Zoning Commission and/or City Council should require a traffic impact study (Traffic Impact Analysis or TIA) prepared by a licensed Texas professional engineer with transportation expertise, including analysis of worship-period peak traffic, retail overlap, driveway queueing, parking adequacy, Turtle Cove neighborhood impacts, and Ridge Road/FM-740 operations.**
2. **WATER RUNOFF / DRAINAGE:** Water runoff from the proposed development will be significant and require an impoundment pond. The drainage ditch that will receive this runoff is already overburdened, has a history of contributing to flooding within Turtle Cove, and poses a threat to the base material supporting the railroad track and the broader Turtle Cove community. Additionally, the developer has not received permission to discharge water into this ditch which is located in a Union Pacific Railroad right of way (ROW). **The developer should be required to perform an engineering and hydraulic study and receive permission to discharge water into the ROW.**
3. **PARKING CONCERNS:** The Applicant suggests that there will only be 110 male and 26 female occupants (136 total) at the house of worship and 38 at the retail establishment. What is the basis for only 136 total occupants? What about the many children that the Applicant hopes will attend services and special classes? What about the future growth in the number of worshipers five or ten years in the future? While the stated initial occupancy is 136 worshipers, every house of worship is established with the expectation of future growth in attendance. Prior submitted site plans even suggest a future building in the larger (currently unimproved) 1.9-acre portion of the tract. If in the future there are 500 expected occupants, the city code requires 125 parking spots. As a reminder, on-street parking is not permitted along Turtle Cove Boulevard which is the sole entry/exit road into the Turtle Cove

community. The developer must obtain approval from adjacent property owners for congregant parking and this approval must include seven-day-per-week, five-times-per-day parking to accommodate current and future congregation size. We wholeheartedly disagree that Applicant's planned 51 parking spots are "in conformance" with the city code. **P&Z should require the Applicant to provide a growth projection plan for the house of worship portion of the project for today, five years, and ten years into the future, and determine the parking requirements based on those figures.**

4. **INCOMPATIBILITY WITH EXISTING DEVELOPMENT:** The proposed land use is fundamentally incompatible with the residential character of the Turtle Cove Community and **could cause injury to the value of every home. The cumulative negative impacts** of the proposed development would likely be detrimental to the home values and general enjoyment of the community by its existing residents and their guests.
5. **LIGHT POLLUTION:** Round-the-clock use of the facility for five daily prayer times will require parking lot lights that could affect the homes immediately adjacent to the development.
6. ******* POSSIBLE HAZARDOUS CONDITIONS EXIST ******* There is strong reason to believe that the developer did not properly compact the soil under Turtle Cove Blvd. when they aborted their attempt at a tie-in to the municipal water line. **The developer should be required to prove that they properly replaced and compacted the soil under Turtle Cove Blvd. before any new permits are considered.**

Traffic Concerns

The current congestion on Ridge Road (FM-740) is such that Turtle Cove Residents are often unable to turn right onto Ridge Road. The images below show typical traffic at 1 p.m. on a Saturday afternoon. The same congestion is consistently present every weekend and at peak hours during weekdays. Adding the traffic from the proposed worship services (five times daily seven days per week) would have a significant negative impact on the commute to and from the Turtle Cove neighborhood.



Traffic at the intersection of Ridge Road and Turtle Cove Blvd. Right turns onto Ridge Road are often impossible. Residents of Turtle Cove are frequently forced to turn left onto Ridge Road in order to leave their neighborhood.



Residents of Turtle Cove are often required to wait through green lights at the intersection of Ridge Road and Turtle Cove Blvd.

WATER RUNOFF / DRAINAGE

Significant erosion along the banks of the drainage ditch has occurred over the last few years. The water in this ditch has a history of **cresting at the top of the railroad tracks** during heavy rains.





Erosion of the drainage ditch bank and railroad base material is cause for safety concerns.



Erosion of the ditch bank and railroad base material.



There is a history of significant flooding of structures within Turtle Cove.



POSSIBLY HAZARDOUS CONDITIONS





In 2025 The developers tunneled under Turtle Cove Blvd. then aborted their attempt at a water tie-in. It is believed they did not replace and compact the soil in conformance with NTCOG construction standards. Turtle Cove Blvd. and travelers could be at risk.



General Summary

In summary, even if a Church/House of Worship is a potentially lawful use in the Commercial District through an SUP, P&Z and City Council must still determine whether this particular SUP is appropriate on this particular tract, considering traffic generation, ingress/egress, parking demand, pedestrian & children's safety (especially immediately abutting a train track), immediate proximity to residential areas, buffering, drainage, scenic overlay requirements, Comprehensive Plan consistency, and compatibility with surrounding development.

We feel strongly that the proposed use is fundamentally incompatible with the existing infrastructure and the residential character of the Turtle Cove Community and would likely cause harm to the value of every home.

Additionally, based on the poor progress and site management that we have seen and documented since the Applicant's original construction permit was issued more than three years ago, our community has great concern as to the type of neighbor the Applicant will be long term.

A vote to approve this project is a vote against the peaceful enjoyment and longstanding residential character of the Turtle Cove community - initially established more than 30 years ago.

Sincerely,

The Board of Directors, Turtle Cove Residential Association, Inc.