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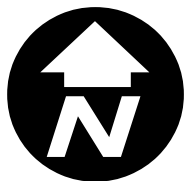
Z2015-020 - LIFE SPRINGS CHURCH  
ZONING - LOCATION MAP = 



## City of Rockwall

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

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

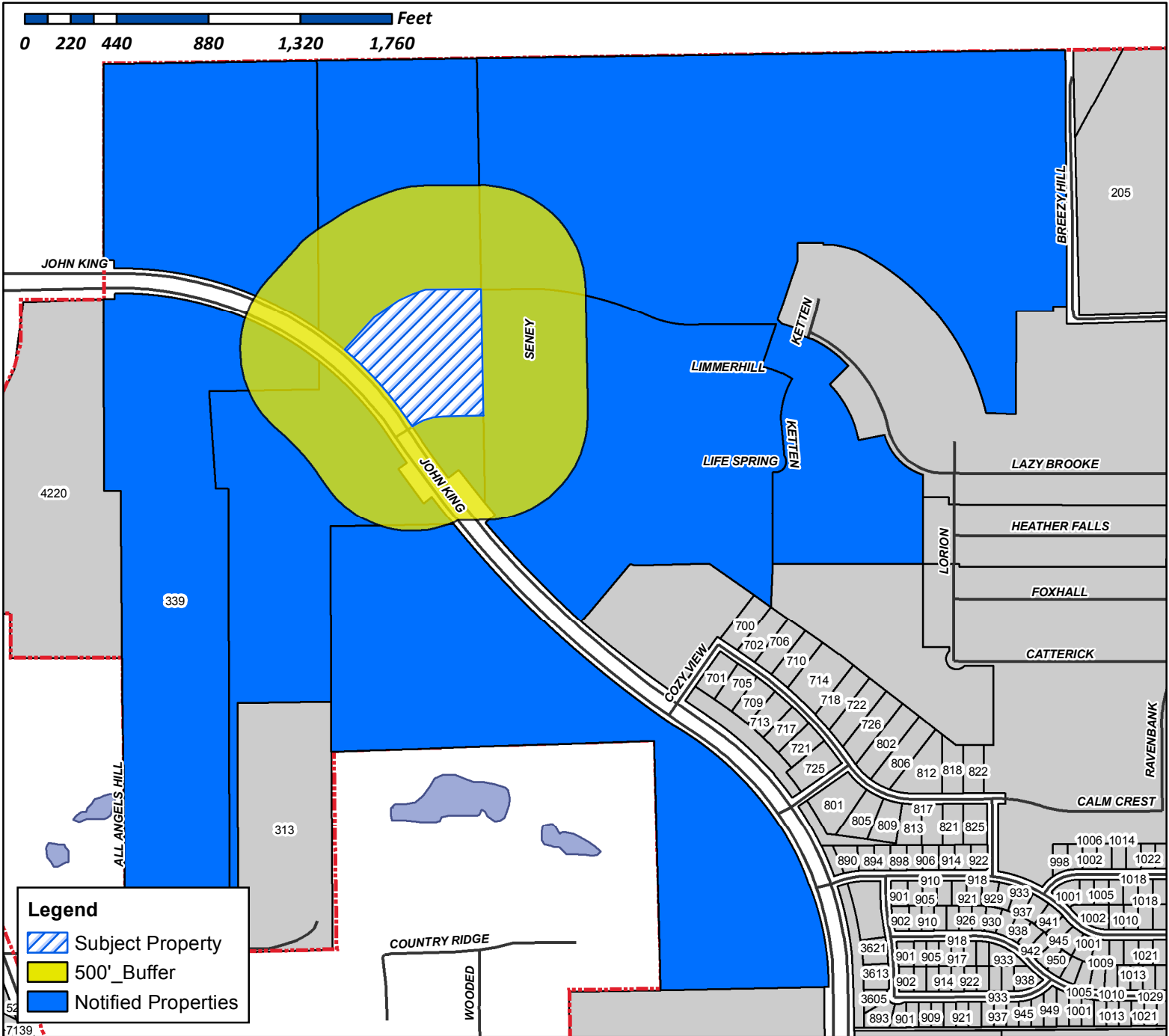




# City of Rockwall

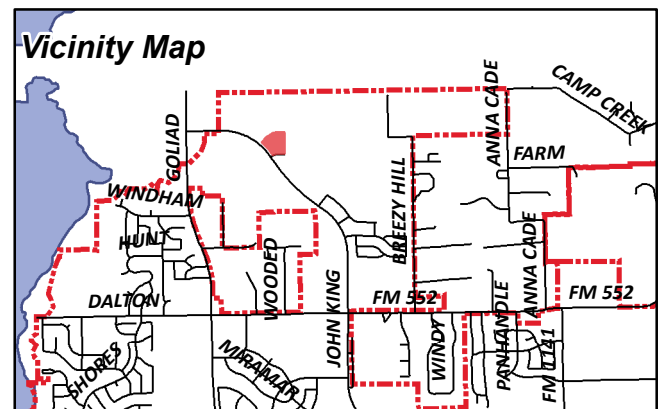
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2015-020  
**Case Name:** Life Spring Church  
**Case Type:** Specific Use Permit  
**Zoning:** AG  
**Case Address:** NE corner of John King Blvd and Life Spring

**Date Created:** 06/16/2015  
 For Questions on this Case Call (972) 771-7745





# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

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

**Case No. Z2015-020: Life Spring Church**

*Hold a public hearing to discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Rex Walker of Life Springs Church for the approval of a Specific Use Permit (SUP) for a church in an Agricultural (AG) District for a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, 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, 7/14/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/20/2015 at 6:00 p.m.** 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:

**David Gonzales**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

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

Your comments must be received by **7/20/2015** to ensure they are included in the information provided to the City Council.

Sincerely,

**Robert LaCroix, AICP**  
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

PLEASE RETURN THE BELOW FORM

**Case No. Z2015-020: Life Spring Church**

Please place a check mark on the appropriate line below:

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

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

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

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

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

CLARK BRUCE A & ROSE R  
313 SHENNENDOAH LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
339 ALL ANGELS HILL  
ROCKWALL, TX 75087

BH BALANCE III LLC  
8214 WESTCHESTER DRIVE  
SUITE 710  
DALLAS, TX 75225

BH PHASE IV SF LTD  
8214 WESTCHESTER DRIVE  
SUITE 710  
DALLAS, TX 75225

LIFE SPRING CHURCH  
P O BOX 886  
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS  
PO BOX 941428  
PLANO, TX 75094



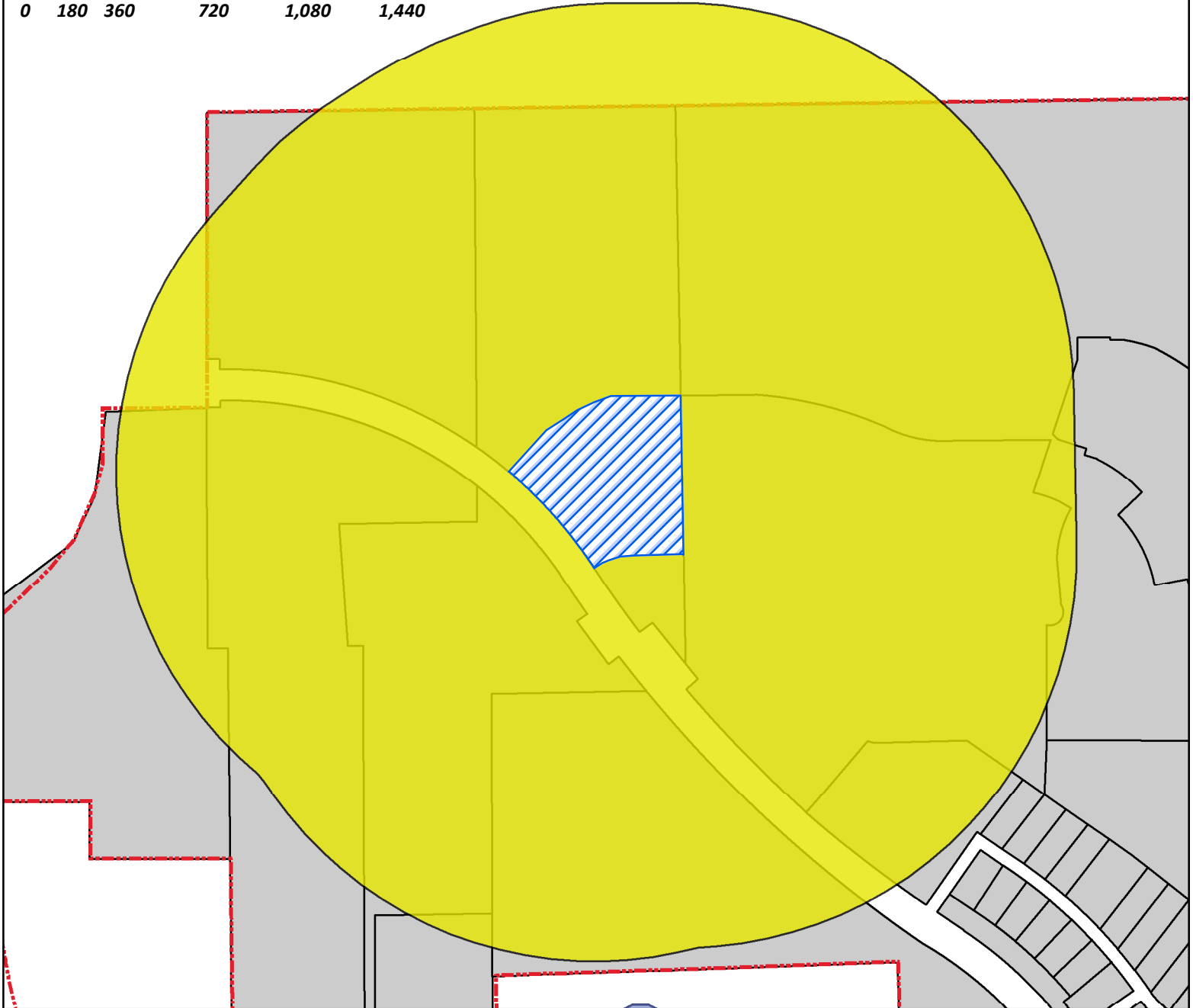
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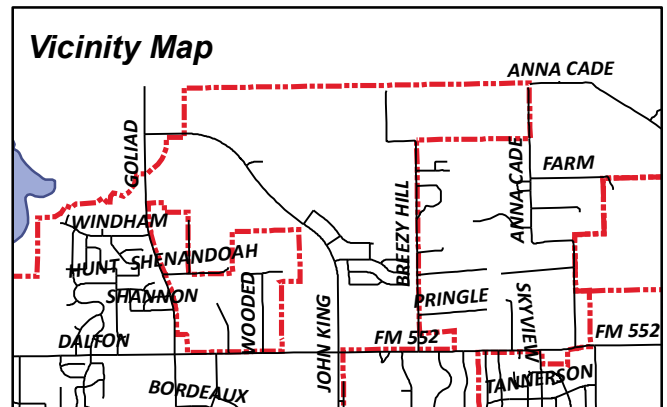


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**Case Number:** Z2015-020  
**Case Name:** Specific Use Permit  
**Case Type:** What is the case type?  
**Zoning:** AG  
**Case Address:** NE corner of John King Blvd and Life Springs

**Date Created:** 06/16/2015  
For Questions on this Case Call (972) 771-7745



**DESCRIPTION OF 6.9946 ACRES**

BEING a tract of land situated in the JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187, Rockwall, Rockwall County, Texas, and being part of that certain 31.012 acre tract of land conveyed from Bruce A. Clark and Rose R. Clark to Life Spring Church, a Texas nonprofit corporation, by Warranty Deed With Vendor's Lien ("LSWD") recorded in Volume 6934, Page 206 of the Official Public Records of Rockwall County, Texas ("OPRRCT"), and being more particularly described as follows:

Basis of bearings is Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202, NAD83);

BEGINNING at 5/8" iron rod with yellow plastic cap set ("5/8" YCIRS") for corner in the northeasterly right-of-way line of John King Boulevard (120' R.O.W.) as described in Warranty Deed to the City of Rockwall, Texas, recorded in Volume 5364, Page 123 of the OPRRCT, and also being in a curve to the left and concave to the southwest, said curve having a central angle of 14°38'17", a radius of 1,660.00', and a chord which bears N 42°34'31" W a distance of 422.95';

THENCE northwesterly with said curve to the left and northeasterly right-of-way line an arc distance of 424.10 feet to a 5/8" YCIRS for corner;

THENCE North 45 deg. 36 min. 28 sec. West a distance of 431.07 feet to a 5/8" YCIRS for corner;

THENCE North 89 deg. 11 min. 22 sec. East a distance of 346.65 feet to a 5/8" YCIRS for corner in the east line of said 31.012 acre tract and west line of Tract 1 as described in Special Warranty Deed With Vendor's Lien to BH Balance III LLC, a Texas limited liability company, recorded in County Clerk Instrument No. 20130000498889 of the OPRRCT, and also being in the west line of Block D of Breezy Hill Phase IV, an addition to the City of Rockwall, Texas as recorded in County Clerk Instrument No. 20150000003964;

THENCE South 00 deg. 52 min. 30 sec. East with said east line of said 31.012 acre tract and west line of said Tract 1 and Block D, a distance of 597.62 feet to a 5/8" YCIRS for corner in the north right-of-way line of Life Spring Drive (variable R.O.W.) as described in Right-Of-Way Plat of Life Spring Drive, recorded in County Clerk Instrument No. 20140000004816 of the OPRRCT, said rod corner being in a curve to the left, said curve being concave to the south and having a central angle of 02°37'29", a radius of 850.00', and a chord which bears N 89°26'27" W a distance of 38.93';

THENCE westerly with said curve to the left and north right-of-way line an arc distance of 38.94 feet to a 5/8" YCIRS for corner and PT of said curve;

THENCE South 89 deg. 14 min. 49 sec. West with said north right-of-way line 152.28 feet to a 5/8" YCIRS for corner and PC of a curve to the left, said curve being concave to the south and having a central angle of 5°25'24", a radius of 275.00', and a chord which bears S 86°32'09" W a distance of 26.02';

THENCE westerly with said curve to the left and north right-of-way line an arc distance of 26.03 feet to a 5/8" YCIRS for corner and point of reverse curve to the right, said curve being concave to the north and having a central angle of 14°46'00", a radius of 90.50', and a chord which bears N 88°47'28" W a distance of 23.26';

THENCE westerly with said curve to the right and north right-of-way line an arc distance of 23.32 feet to a 5/8" YCIRS for corner and point of reverse curve to the left, said curve being concave to the southeast and having a central angle of  $31^{\circ}16'08''$ , a radius of 109.50', and a chord which bears  $S 82^{\circ}57'31'' W$  a distance of 59.02';

THENCE southwesterly with said curve to the left and northerly right-of-way line an arc distance of 59.76 feet to a 5/8" YCIRS for corner and point of compound curve to the left, said curve being concave to the southeast and having a central angle of  $08^{\circ}07'31''$ , a radius of 289.00', and a chord which bears  $S 63^{\circ}15'40'' W$  a distance of 40.95';

THENCE southwesterly with said curve to the left and northerly right-of-way line an arc distance of 40.98 feet to a 5/8" YCIRS for corner and easterly terminus of a northerly right-of-way clip;

THENCE North 79 deg. 14 min. 38 sec. West with the said northerly right-of-way clip 42.80 feet to the PLACE OF BEGINNING, and containing 304,687 square feet or 6.9946 acres of land, more or less.