


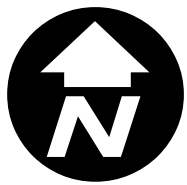
Z2015-037 - FIRST UNITED METHODIST CHURCH  
 SUP - LOCATION MAP = 



# 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)

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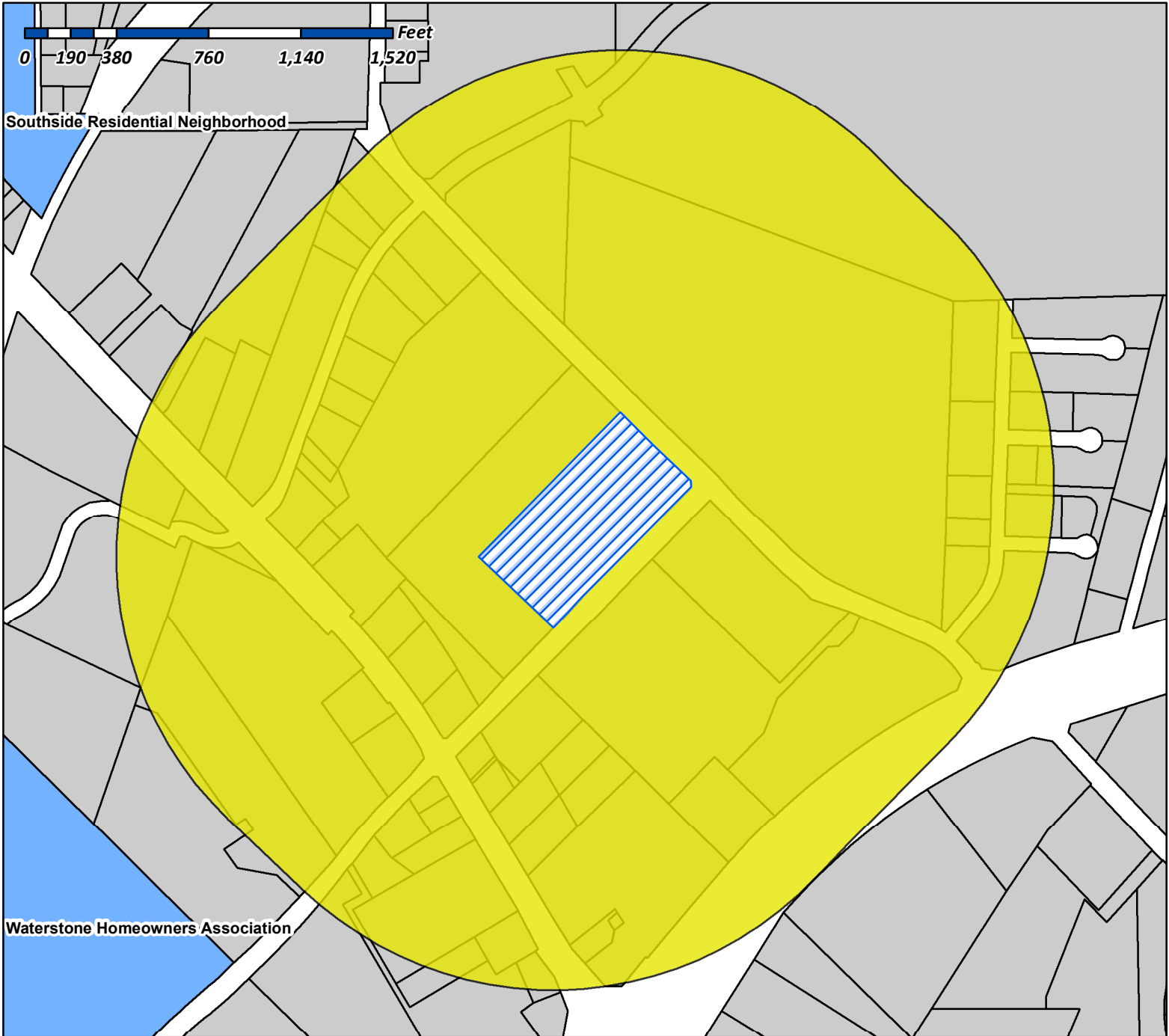
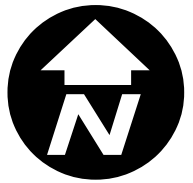




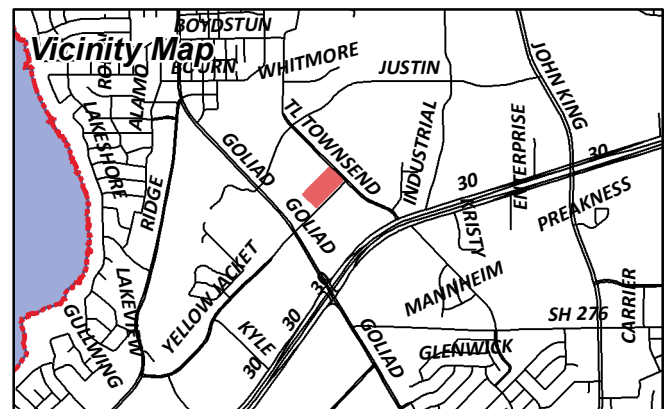
# City of Rockwall

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

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**Case Number:** Z2015-037  
**Case Name:** First United Methodist Church  
**Case Type:** Specific Use Permit  
**Zoning:** Commercial (C) District  
**Case Address:** 1200 Yellow Jacket Lane



**Date Created:** 12/21/2015

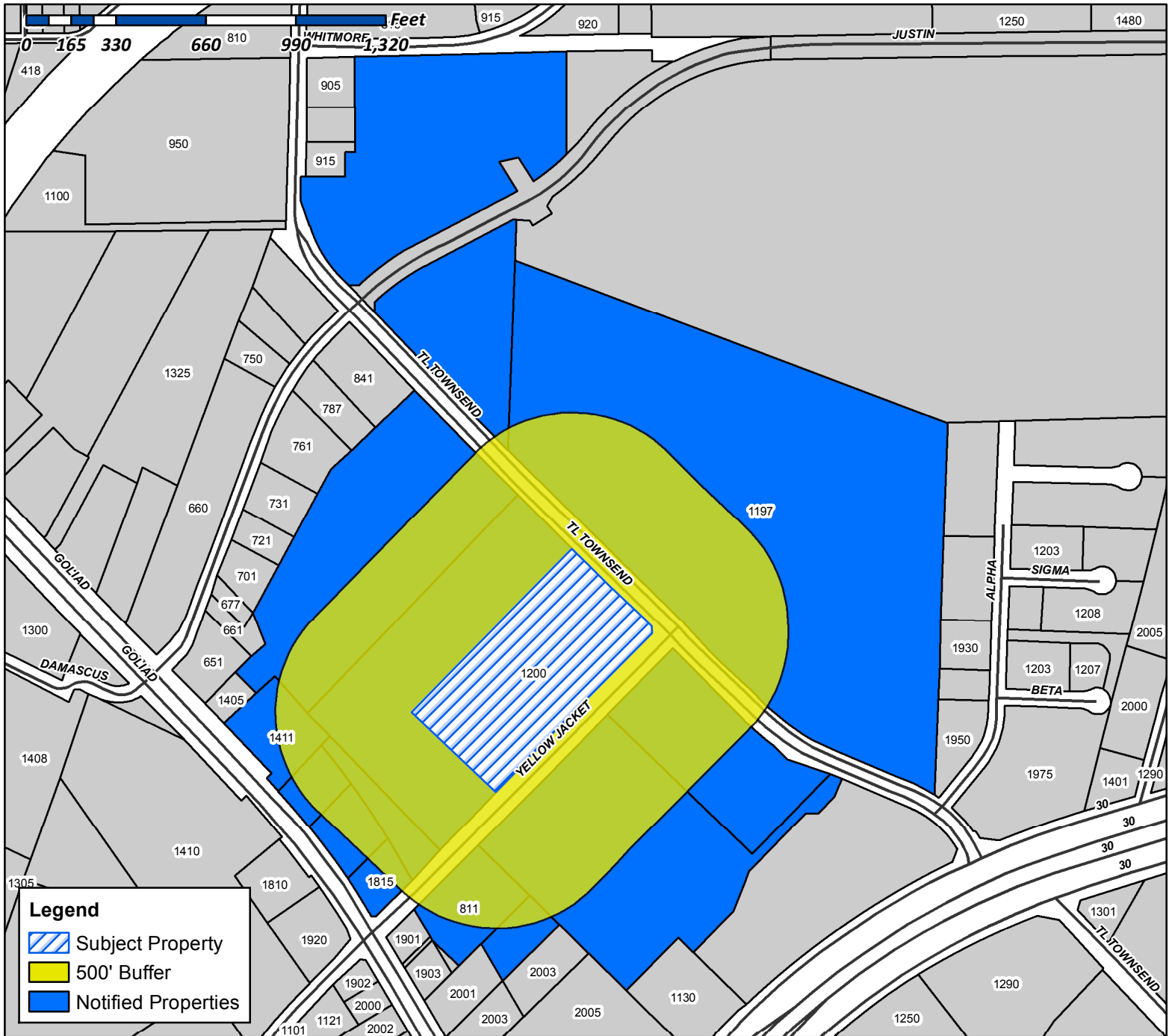
For Questions on this Case Call (972) 771-7745



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# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: 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. Z2015-037: First United Methodist Church**

*Hold a public hearing to discuss and consider a request by Arthur F. Beck of BSM Engineers, Inc. on behalf of the First United Methodist Church for the approval of a Specific Use Permit (SUP) for a structure that exceeds the maximum height requirements for a 8.2983-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, 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, 1/12/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 1/19/2016 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 **1/19/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

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

MORE INFORMATION ON THIS CASE CAN BE FOUND 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. Z2015-037: First United Methodist 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.

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

SMARTT LOFLAND & J BOND PTNRS  
1 CARMARTHEN CT  
DALLAS, TX 75225

ROCKWALL TEXAS 2015 LLC  
109 STILL WILD LANE  
ELGIN, SC 29045

CURRENT RESIDENT  
1197T L TOWNSEND DR  
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1411SGOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1815SGOLIAD  
ROCKWALL, TX 75087

LANDLOW LLC  
2070 PONTCHARTRAIN  
ROCKWALL, TX 75087

CAMERON & CAMERON  
4090 EAST FM 552  
ROCKWALL, TX 75087

RHOADS RHOADS AND COX  
6905 ELLSWORTH AVE  
DALLAS, TX 75214

CURRENT RESIDENT  
811YELLOW JACKET  
ROCKWALL, TX 75087

ROCKWALL ICE CREAM HOLDINGS LLC  
PO BOX 852  
WAXAHACHIE, TX 75168



ARTHUR F. BECK, P.E., RPLS

*Consulting Civil Engineers*

ANDREW M. MARTIN JR., P.E.

December 16, 2015

Mr. David Gonzales, AICP  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087

RE: Special Use Permit for First United Methodist Church Steeple

Dear Mr. Gonzales:

This letter is a request for a Special Use Permit to construct a free standing steeple at the First United Methodist Church, 1200 E. Yellow Jacket Lane.

Attached hereto are the following:

1. Legal description. Metes and bounds description of Lot 7 where steeple will be constructed.
2. Sketch showing Lot 7 and adjacent streets.
3. Completed SUP Application form.
4. Check for Application fee in the amount of \$324.47.

Previously submitted on December 2, 2015 was a request for Administrative Site Plan with required Architectural drawings, Site Plan drawing, CD and PDF drawings, and Site Plan application fee.

The purpose of this SUP is to complete construction of a steeple at this site. The steeple will be 108.5 feet above finished floor and will exceed height permitted by city code. The proposed height is architecturally and proportionally appropriate to existing buildings on the church campus as well as existing nearby buildings, most notably the Rockwall County Courthouse directly across Yellow Jacket and Wilkerson-Sanders Memorial Stadium directly across Townsend Drive.

We appreciate your help in handling this matter for us.

Sincerely,

A handwritten signature in blue ink that reads "Arthur F. Beck".

Arthur F. Beck, P.E.

2015:FUMC SUP

**LOT 7, First United Methodist Church Addition**

**BEING** a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a tract of land conveyed from Bill R. Cameron and Ida Jo Cameron to The Trustees of the First United Methodist Church of Rockwall, Texas by deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and being that tract of land platted as First United Methodist Church Addition, Block 1, Lots 6, 7 and 8, Block 1, an addition to the City of Rockwall, recorded as number 20140000017536 in the records of Rockwall County, Texas, and being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found with cap stamped "BSM" at the North corner of this tract on the West right of way line of T L Townsend Drive (85 feet wide);

**THENCE** South 42° 01' 26" East a distance of 287.09 feet following the southwest line of T L Townsend Drive to the North corner of Lot 7 and the Point of Beginning;

**THENCE** South 42° 01' 26" East a distance of 405.23 feet following the southwest line of T L Townsend Drive to a 5/8 inch iron rod found for corner;

**THENCE** South 3° 11' 09" West a distance of 35.23 feet following a corner clip at the intersection of T L Townsend Drive and Yellow Jacket Lane to a 5/8 inch iron rod for corner;

**THENCE** South 48° 23' 43" West a distance of 817.51 feet following the northwest line of Yellow Jacket Lane to the South corner of Lot 7 and a point for corner;

**THENCE** North 41° 36' 17" West a distance of 430.22 feet to the West corner of Lot 7 and a point for corner;

**THENCE** North 48° 23' 43" East a distance of 839.36 feet to the Point of Beginning of Lot 7 and containing 361,473 square feet or 8.2983 acres, more or less.

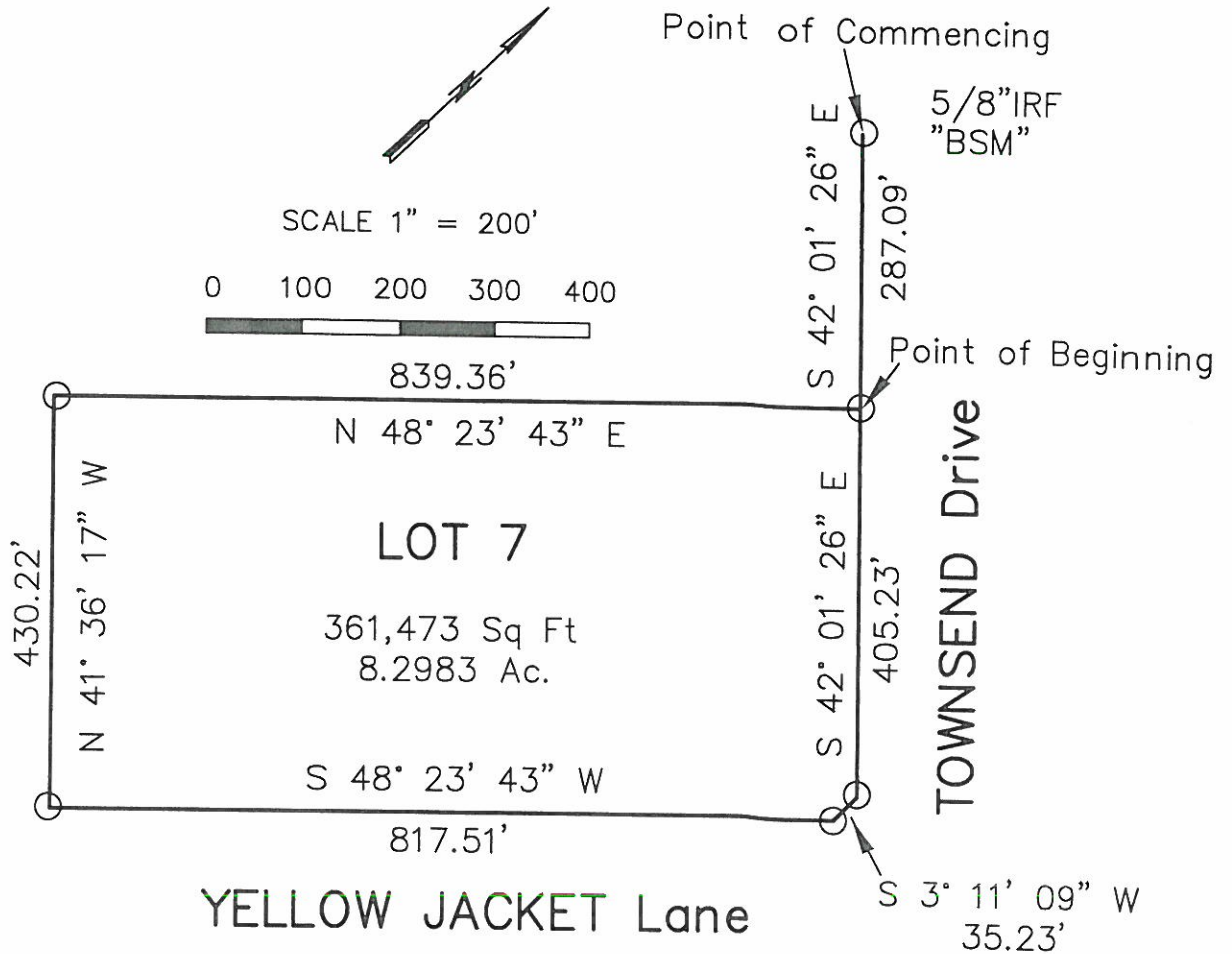
Bearings based of southwest line of T L Townsend Drive as described in First United Methodist Church of Rockwall deed recorded in Volume 1790, Page 206 of the Deed records of Rockwall County, Texas.



*Arthur F. Beck*

FUMCRockLot7

LOT 7  
FIRST UNITED METHODIST CHURCH ADDITION



B. J. T. Lewis Survey  
Abstract No. 225  
Rockwall County, Texas **2015 037**

RECEIVED

DEC 21 2015

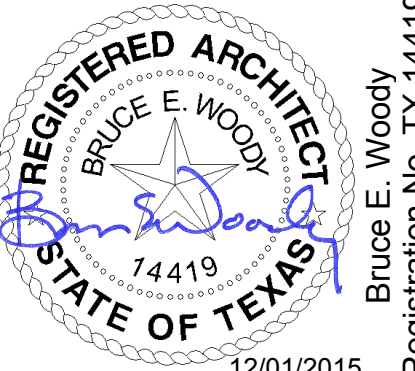
BY: \_\_\_\_\_



<b>BSM</b>	Consulting	TBPE #F000884
	Civil Engineers	
4111 East U.S. Hwy. 80, Suite 405 Mesquite, Texas 75150 (972) 681-4680		
bsm2 @ cawb.com		

December 16, 2015





**HH Architects**  
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HH Architects, Inc.  
5910 North Central Expressway Suite 1200  
Dallas, Texas 75206  
972-404-1034  
fax 972-404-1036

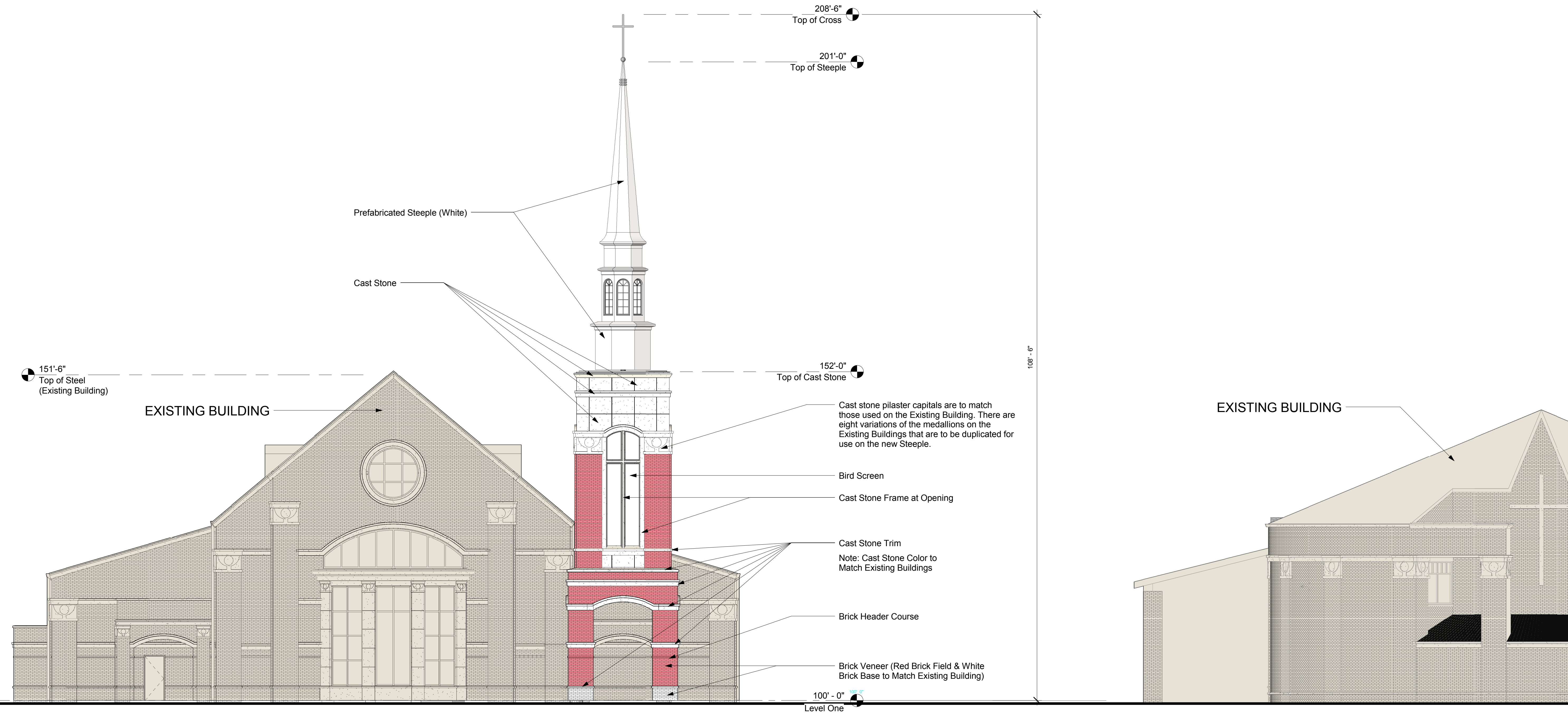
**First United Methodist Church of  
Rockwall - Steeple**  
1200 E Yellow Jacket Lane  
Rockwall, Texas 75087

1209.2 2015.12.01

Construction Documents

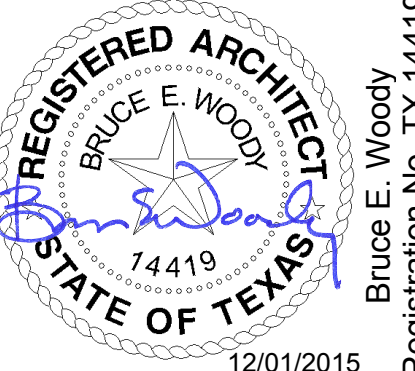
Building Elevation

**A-1**



**1 South Elevation (North Elevation Similar)**  
SCALE: 1/8" = 1'-0"

Checker  
12/1/2015 11:38:05 AM



**HH Architects**  
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 972-404-1034  
 fax 972-404-1036  
 HH Architects, Inc.  
 5910 North Central Expressway Suite 1200  
 Dallas, Texas 75206

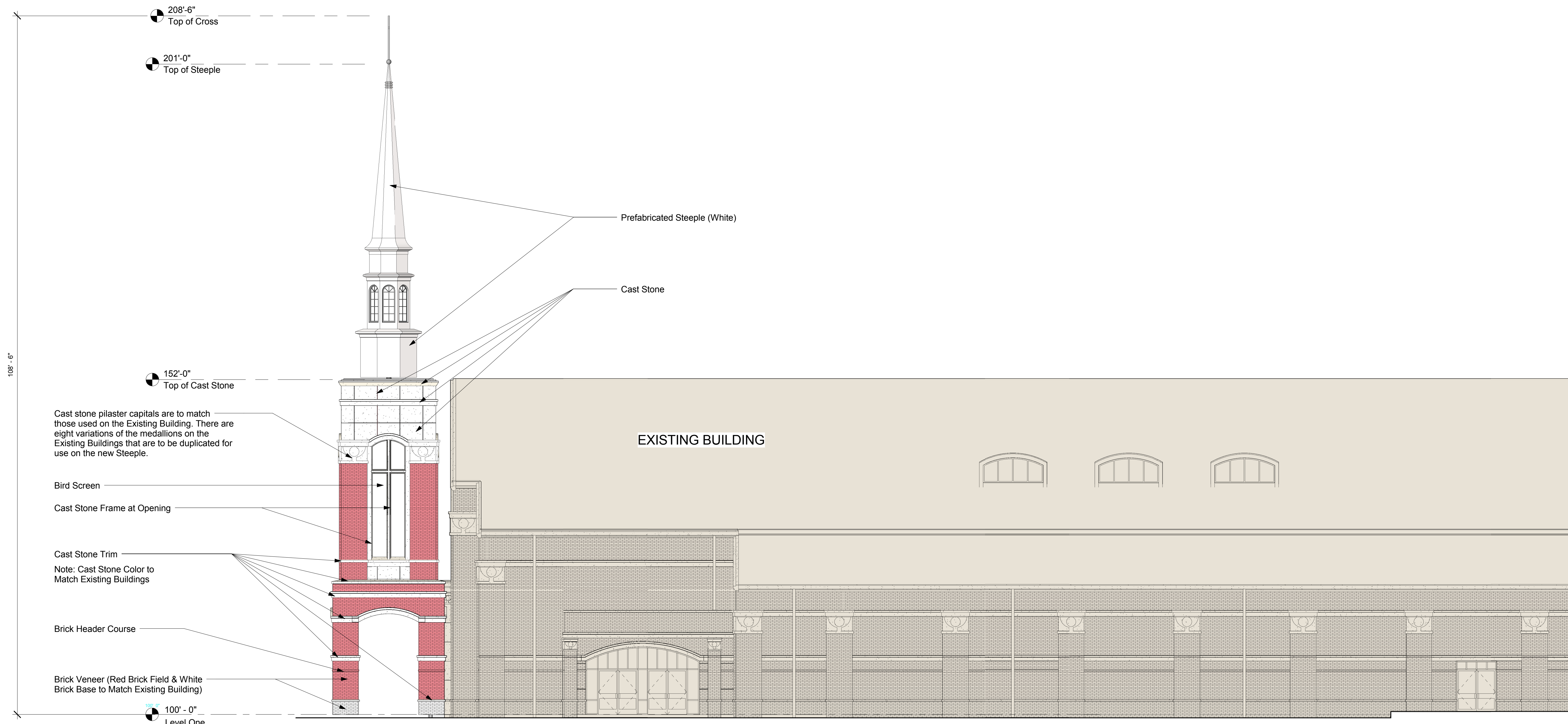
**First United Methodist Church of  
 Rockwall - Steeple**  
 1200 E Yellow Jacket Lane  
 Rockwall, Texas 75087

1209.2 2015.12.01

Construction Documents

Building Elevation

**A-2**



**1 East Elevation (West Elevation Similar)**  
 SCALE: 1/8" = 1'-0"

Checker  
 12/1/2015 11:41:28 AM