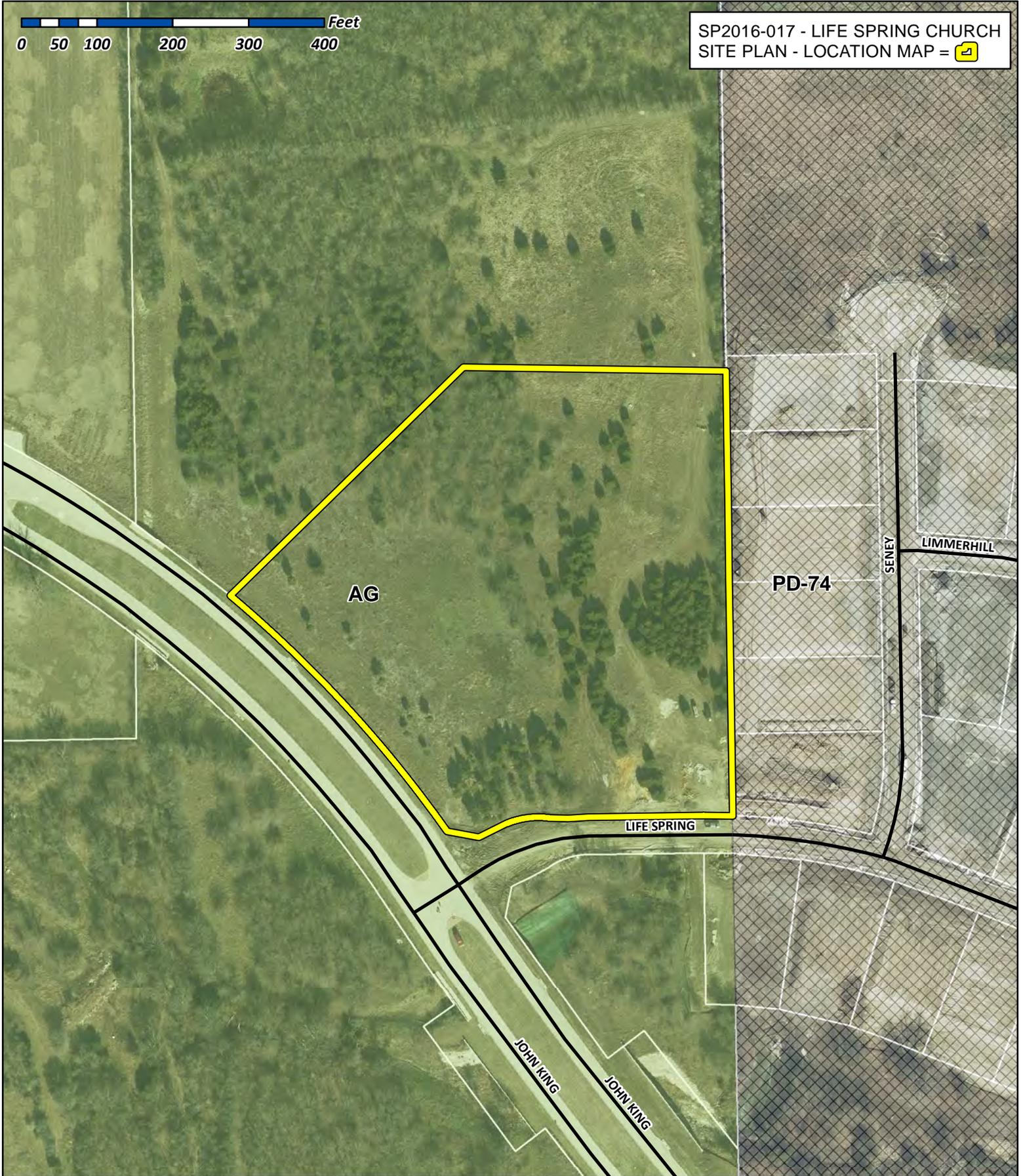


0 50 100 200 300 400 Feet

SP2016-017 - LIFE SPRING CHURCH
SITE PLAN - LOCATION MAP = 



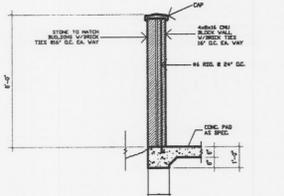
City of Rockwall

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

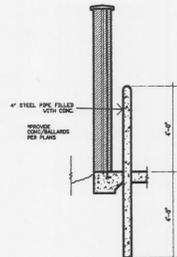
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



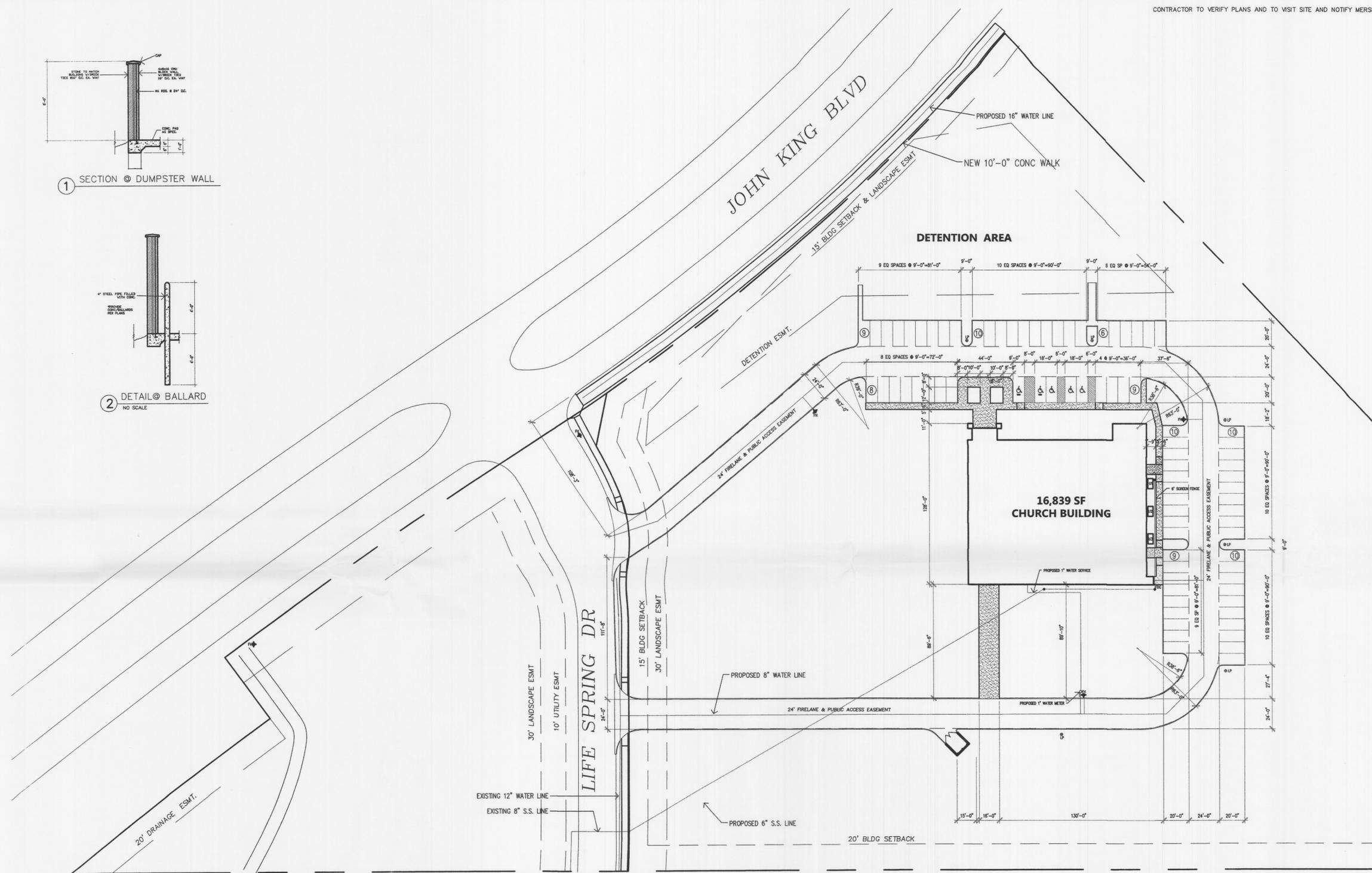
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



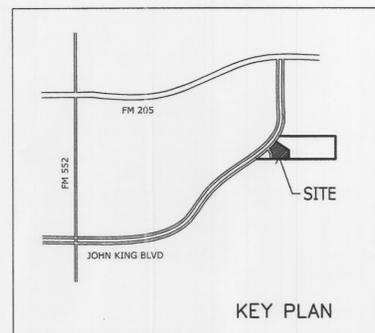
1 SECTION @ DUMPSTER WALL



2 DETAIL @ BALLARD
NO SCALE



W.W. CARUTH, JR.
ADDITION
VOLUME 66 PAGE 493



KEY PLAN

PARKING REQUIREMENTS

CHURCH 1/4 SEATS = 80
80 PARKING SPACES REQUIRED
81 PARKING SPACES PROVIDED
5 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 100-125
5 HANDICAP PARKING SPACES PROVIDED

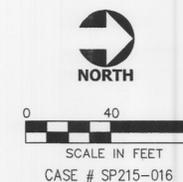
NOTE: REFER TO CIVIL FOR ALL DIMENSIONAL CONTROLS
ALL PAVING RADII ARE 4'-6" U.N.O.
ALL PAVING DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS ARE 5'-0" WIDE

LIFE SPRING CHURCH

BEING A 6.99 AC. TRACT OF LAND SITUATED IN THE JOSEPH STRICKLAND SURVEY, ABST. NO. 187 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER
LIFE SPRING CHURCH**

PASTOR REX WALKER
P.O. Box 886
ROCKWALL, TEXAS 75087
214-497-7206



**PRICING & CONSTRUCTION
GENERAL NOTES:**

THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.

ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.

AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2061

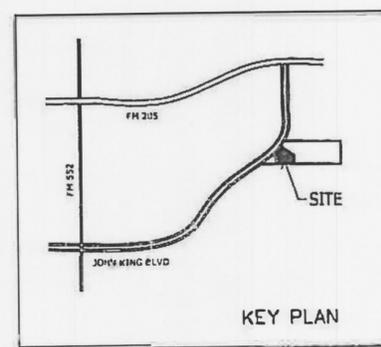
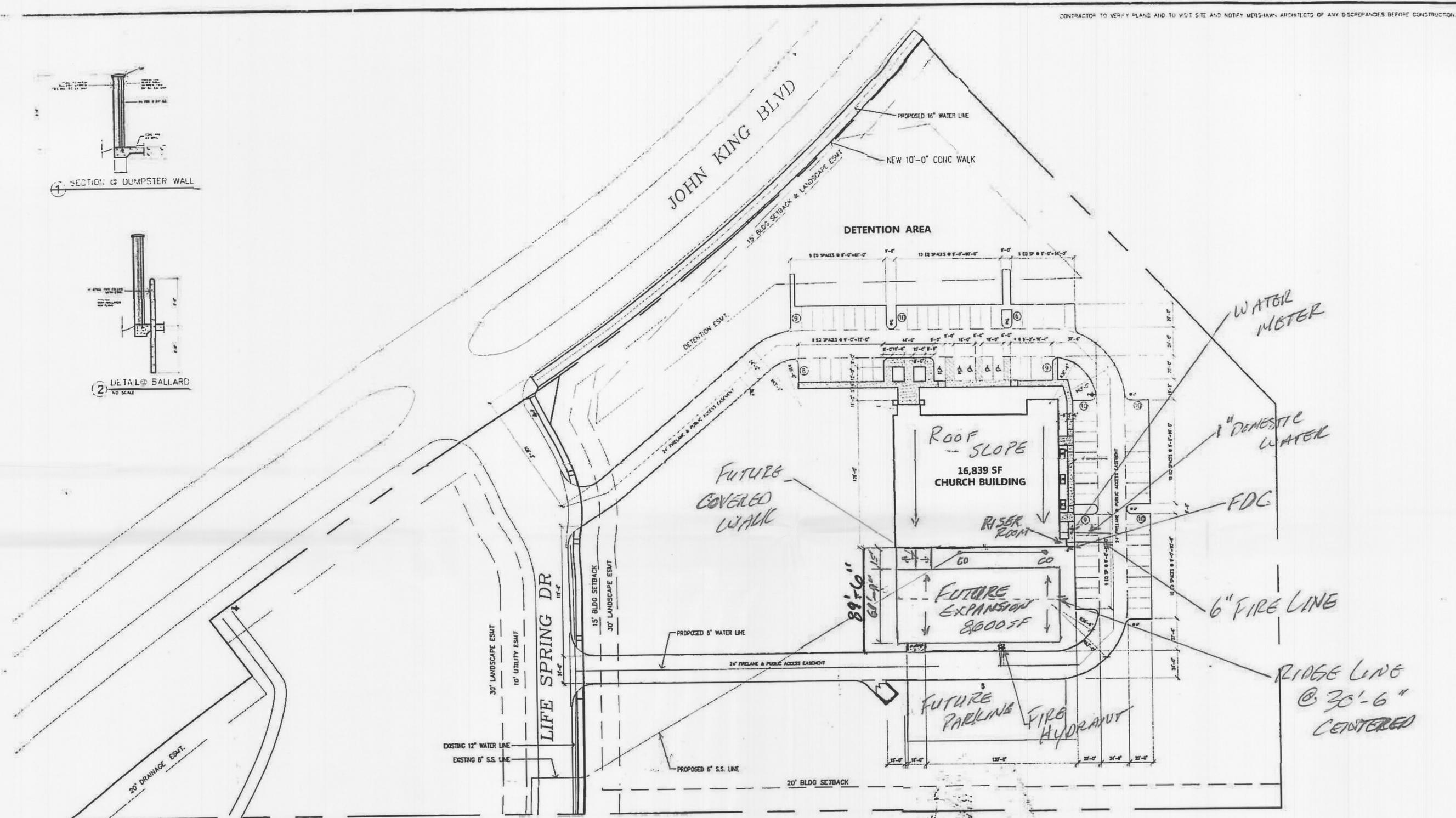
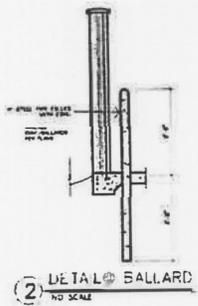
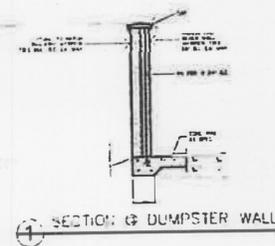
No.	Date	Revision	By



**LIFE SPRING CHURCH
ROCKWALL, TEXAS
SITE PLAN**

Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	140311
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A1 OF
19



W.W. CARLUTH, JR.
ADDITION
VOLUME 66 PAGE 493

PARKING REQUIREMENTS
 CHURCH 1/4 SEATS = 80
 80 PARKING SPACES REQUIRED
 81 PARKING SPACES PROVIDED
 5 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 100-125
 5 HANDICAP PARKING SPACES PROVIDED

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 ALL PAVING RADII ARE 4'-6" U.N.O.
 ALL PAVING DIMENSIONS ARE TO FACE OF CURB
 ALL SIDEWALKS ARE 5'-0" WIDE

LIFE SPRING CHURCH
 BEING A 6.99 AC. TRACT OF LAND SITUATED IN THE JOSEPH STRICKLAND SURVEY, ABST. NO. 187 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER
LIFE SPRING CHURCH
 PASTOR PEK WALKER
 P.O. Box 886
 ROCKWALL, TEXAS 75087
 214-497-7006



PRICING & CONSTRUCTION
GENERAL NOTES:

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 IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
 ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
 AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

Revision	By

LIFE SPRING CHURCH
ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 40'-0"

Date: MM/DD/YY

Project No.: 140311

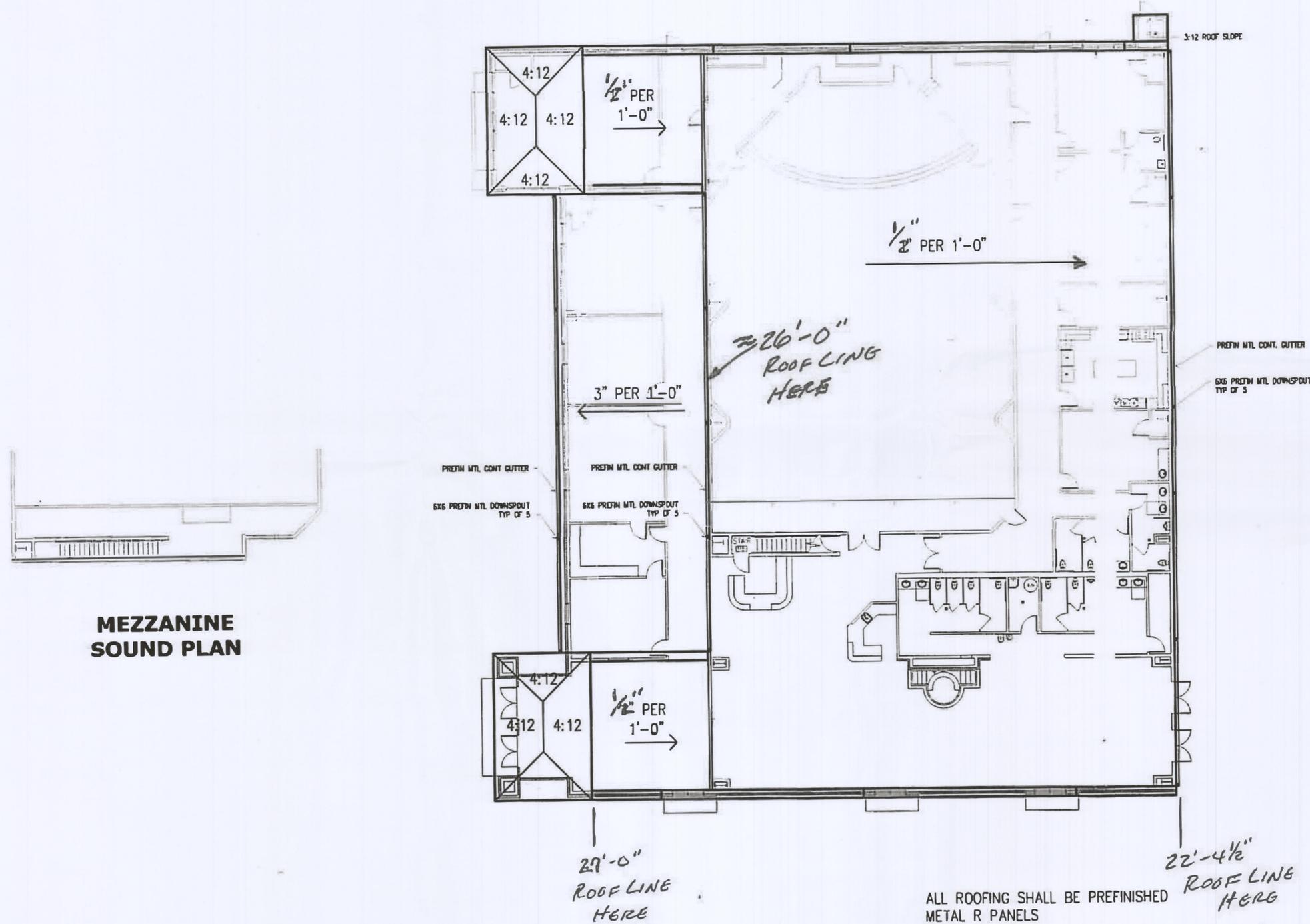
Designed: GW

Drawn: GW

Checked: MW

SHEET **A1** OF **19**

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**MEZZANINE
SOUND PLAN**



**PRICING & CONSTRUCTION
GENERAL NOTES:**

1. THESE DRAWINGS ARE DIAGNOSTIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPEARANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (OR DESIGNER) BEFORE BEGINS THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS NEEDED FOR WORKING SYSTEMS AS NEEDED.

ALL ROOFING SHALL BE PREFINISHED METAL R PANELS

No.	Date	Revision	By



**LIFE SPRING CHURCH
ROCKWALL, TEXAS**

ROOF PLAN

Scale: 1/2" = 1'-0"

Date: 08/08/11

Project No.: 140311

Designed: CW

Drawn: CW

Checked: WM

SHEET
A17 OF
19

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 15-21

SUP NO. 139

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW FOR A "CHURCH" WITHIN AN AGRICULTURAL (AG) DISTRICT, BEING A 7.00-ACRE PORTION OF A LARGER 28.881-ACRE TRACT OF LAND IDENTIFIED AS TRACT 15-01 OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, AND GENERALLY LOCATED ON THE NORTH SIDE OF JOHN KING BOULEVARD EAST OF THE INTERSECTION OF JOHN KING BOULEVARD AND SH-205, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; 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, a request has been made by Wayne Mershawn of Mershawn Architects on behalf of Rex Walker of Life Springs Church for the approval of a Specific Use Permit (SUP) allowing for a "Church" within an Agricultural (AG) District, being a 7.00-acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract 187, and generally located on the north side of John King Boulevard and SH-205, City of Rockwall, Rockwall County, Texas, and more specifically described in Exhibit "A" 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit for a "Church" within the Agricultural (AG) District for the *Subject Property*; and

Section 2. That the Specific Use Permit shall be subject to the requirements as set forth in **Article V, Section 2.1, Agricultural (AG) District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 Operational Conditions

The following conditions pertain to the operation of a *Church* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) That adherence to Engineering and Fire Department standards shall be required, and
- 2) That the proposed conceptual site plan should be used only for the purpose of establishing a boundary that will incorporate a 7.0-acre tract of land as depicted in Exhibit 'B' of this ordinance, and
- 3) That future site plan submittal and approval shall be required, including Architectural Review and adherence to all standards specified in the 205 By-Pass Corridor Overlay district and other applicable sections of the Unified Development Code, and
- 4) That submittal and approval of engineering plans, and final plat shall be required prior to issuance of a Certificate of Occupancy, and

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

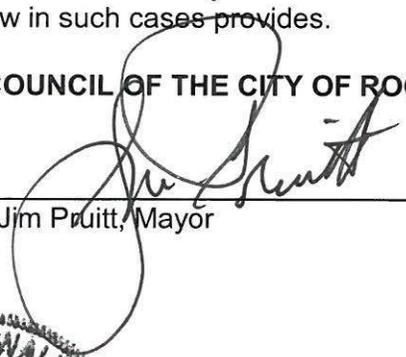
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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, 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 No. 04-38 of the City of Rockwall, Texas, 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 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of August, 2015.



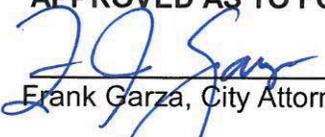
Jim Pruitt, Mayor

ATTEST:

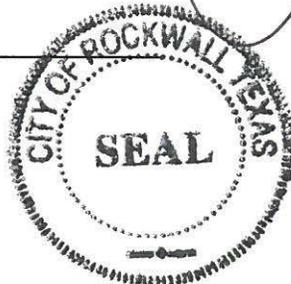


Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank Garza, City Attorney



1st Reading: **07-20-15**

2nd Reading: **08-03-15**

Exhibit 'A' - Legal Description

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';

Exhibit 'A' - Legal Description

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°16'08", a radius of 109.50', and a chord which bears S 82°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°07'31", a radius of 289.00', and a chord which bears S 63°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.

