

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.

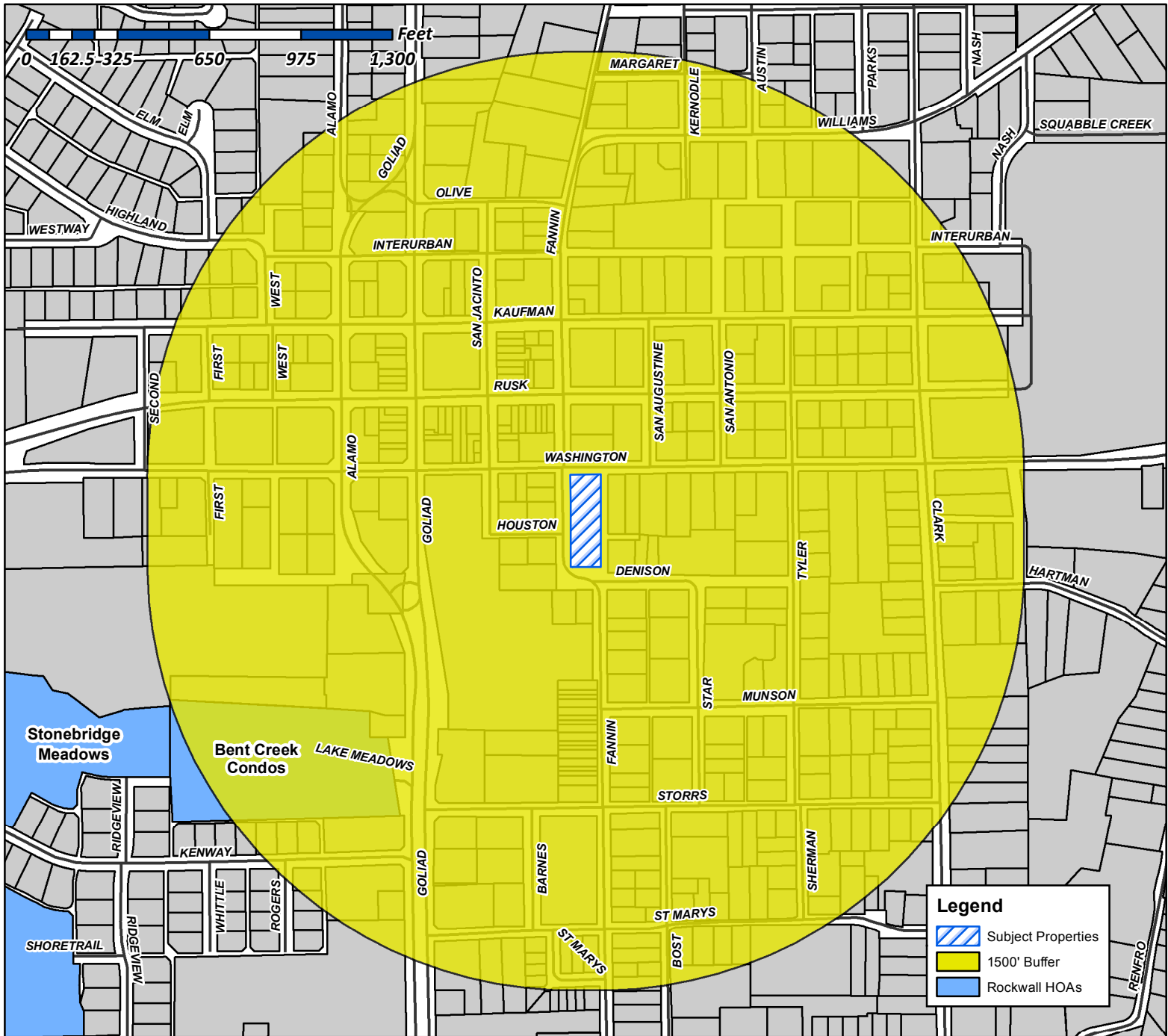




City of Rockwall

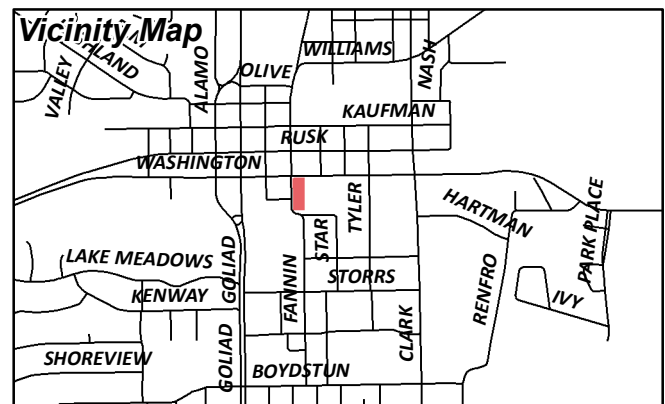
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2017-050
Case Name: SUP for a Church
Case Type: Zoning
Zoning: Downtown District
Case Address: 203 & 305 S. Fannin Street

Date Created: 10/18/2017
For Questions on this Case Call (972) 771-7745

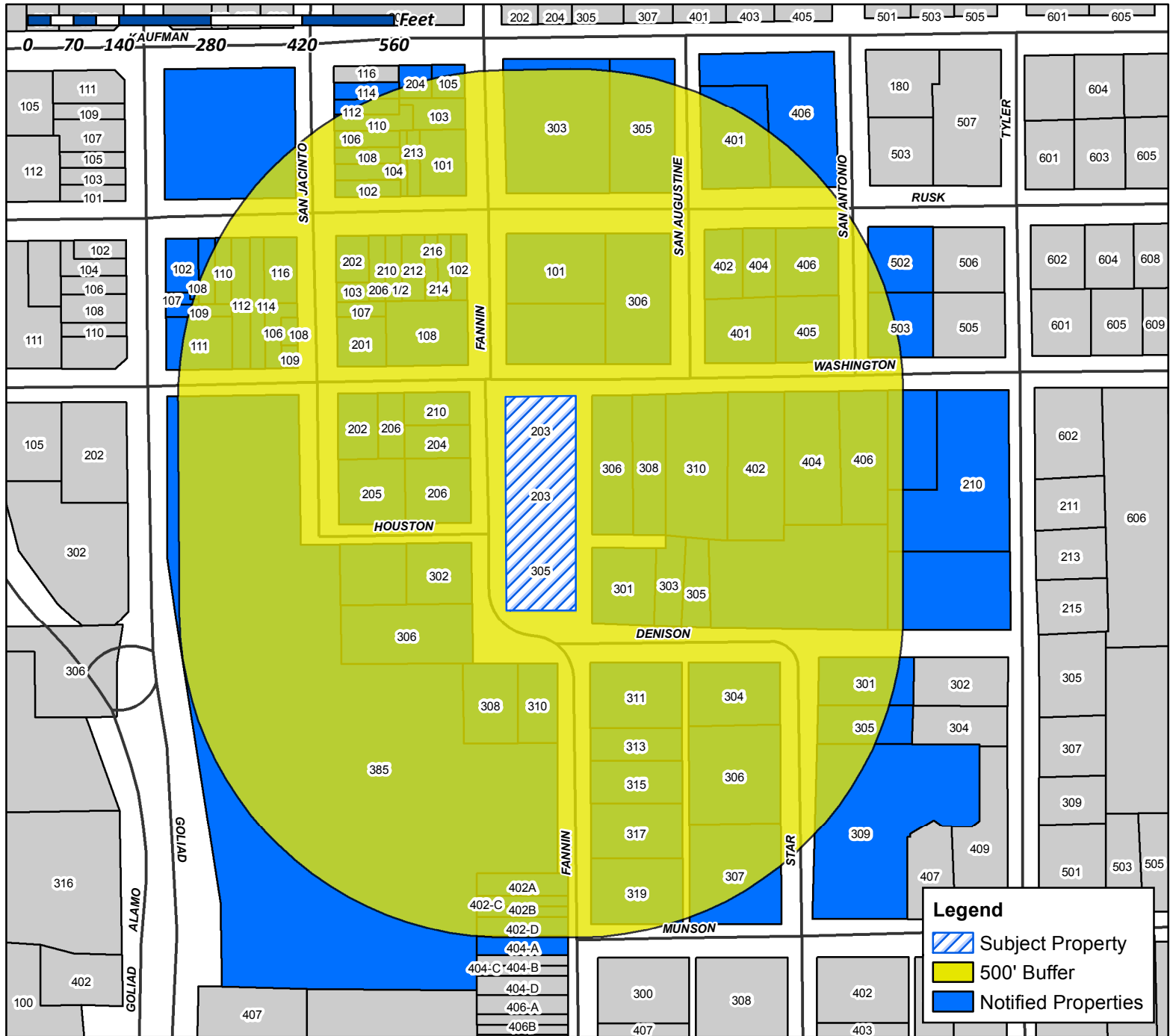
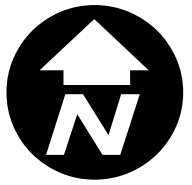




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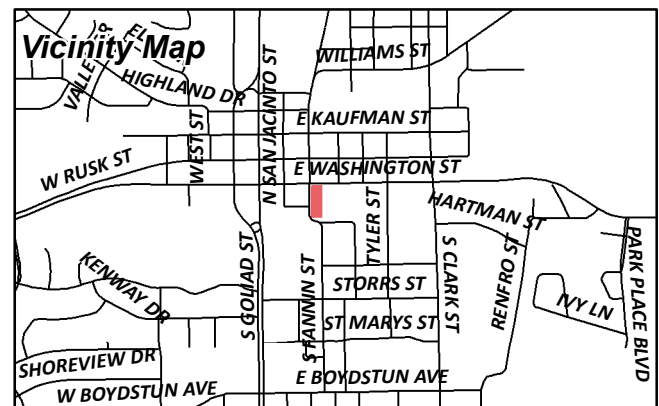
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Case Number: Z2017-050
Case Name: Zoning Change for a Church
Case Type: Zoning
Zoning: Downtown District
Case Address: 203 & 305 S. Fannin Street

Date Created: 10/18/2017

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



CAIN REVOCABLE FAMILY TRUST AND
101 N FANNIN ST
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
101 S FANNIN ST
ROCKWALL, TX 75087

JS2 PROPERTIES LLC
1010 W RALPH HALL PKWY SUITE 200
ROCKWALL, TX 75032

HENDRICKS BARBARA S
102 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
102 N SAN JACINTO
ROCKWALL, TX 75087

ROBERT COOK ESTATE
102 S FANNIN ST
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
103 N FANNIN ST
ROCKWALL, TX 75087

FOX WILLIAM G & ALISON L
103 S SAN JACINTO
ROCKWALL, TX 75087

HEFFERNAN MARILYN
104 N SAN JACINTO
ROCKWALL, TX 75087

FALL C W
105 N FANNIN ST
ROCKWALL, TX 75087

JS2 PROPERTIES LLC
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 106 E RUSK SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 109 N GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 114 E RUSK SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

HENDRICKS JAMES L ESTATE
106 S SAN JACINTO
ROCKWALL, TX 75087

HEFFERNAN MARILYN
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

CITY OF ROCKWALL
108 FANNIN ST
ROCKWALL, TX 75087

SKY 106 E RUSK SERIES LLC
108 E RUSK
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
108 N SAN JACINTO
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
108 S SAN JACINTO
ROCKWALL, TX 75087

UNION BANK & TRUST CO
109 E WASHINGTON
ROCKWALL, TX 75087

CURANOVIC DRANNA
109 ELM CREST DR
ROCKWALL, TX 75087

SKY 109 N GOLIAD SERIES LLC
109 S GOLIAD
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
109 SAINT MARYS ST
FATE, TX 75087

FALLS CHAS W
110 E RUSK
ROCKWALL, TX 75087

KING PACIFIC INC
110 N SAN JACINTO
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
111 S GOLIAD
ROCKWALL, TX 75087

CURANOVIC DRANNA
112 E RUSK
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
112 N SAN JACINTO
ROCKWALL, TX 75087

SKY 114 E RUSK SERIES LLC
114 E RUSK
ROCKWALL, TX 75087

RUSSELL RUTH DIANE
114 N SAN JACINTO
ROCKWALL, TX 75087

HENDRICKS JAMES L ESTATE
116 E RUSK
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HOOKE ROBERT AND KELLIE
13810 SHAVANO MIST
SAN ANTONION, TX 78230

RAMOS MARTHA A
163 SUMMERHILL DR
ROCKWALL, TX 75032

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

FALL C W
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
205 S SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
206 1/2 E RUSK
ROCKWALL, TX 75087

WALKER TOM
206 E WASHINGTON ST
ROCKWALL, TX 75087

WILLESS LADONA
206 S FANNIN ST
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75088

COLLIN-G PROPERTIES LTD
210 E RUSK
ROCKWALL, TX 75089

CITY OF ROCKWALL
210 E WASHINGTON
ROCKWALL, TX 75090

ROCKWALL LIONS CLUB
212 E RUSK
ROCKWALL, TX 75091

FALLS C W
213 E RUSK
ROCKWALL, TX 75092

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

CHOI YOUNG CHOI
216 E RUSK
ROCKWALL, TX 75088

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

RUSSELL RUTH DIANE
2520 WATAUGA RD
FORT WORTH, TX 76111

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
302 S FANNIN ST

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
305 DENISON
ROCKWALL, TX 75088

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

SMITH IRIS
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
306 E WASHINGTON
ROCKWALL, TX 75088

HUGHES THOMAS P
306 S FANNIN ST
ROCKWALL, TX 75089

SOTO AMADO C &
306 STAR ST
ROCKWALL, TX 75090

CONATSER JOHN L & CHERI L
307 MUNSON ST
ROCKWALL, TX 75091

GAREE GEORGIA
308 E WASHINGTON
ROCKWALL, TX 75092

PEOPLES BILLY W
308 S FANNIN ST
ROCKWALL, TX 75093

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75094

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75095

LATHAM MARK
310 S FANNIN ST
ROCKWALL, TX 75096

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

UNION BANK & TRUST CO
312 CENTRAL AVE SE SUITE 508
MINNEAPOLIS, TX 55414

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RAMOS MARTHA A
317 S FANNIN ST
ROCKWALL, TX 75088

GOVERNMENT HOUSING
319 S FANNIN ST
ROCKWALL, TX 75089

CHOI YOUNG CHOI
3828 OLD FAITHFUL CT
IRVING, TX 75062

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, TX 75087

CHRIST FOR INDIA
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

LIGHTEL HELENA M
402 S FANNIN ST APT A
ROCKWALL, TX 75087

CECIL RENEE
402 S FANNIN ST #C
ROCKWALL, TX 75087

LIGHTEL HELENA M
402A S FANNIN ST
ROCKWALL, TX 75088

RAMIREZ NANCY AND MARTIN JR
402B S FANNIN ST
ROCKWALL, TX 75089

CECIL RENEE
402-C S FANNIN ST
ROCKWALL, TX 75090

RICKERSON CHARLES & VIRGINIA
402-D S FANNIN ST
ROCKWALL, TX 75091

CAIN CHAD
404 E RUSK
ROCKWALL, TX 75092

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75093

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75094

IVIE VIRGINIA
404-A S FANNIN ST
ROCKWALL, TX 75095

MATHIS BONNIE JEAN
405 E WASHINGTON ST
ROCKWALL, TX 75096

SOUTHWESTERN BELL TELEPHONE CO
406 E KAUFMAN
ROCKWALL, TX 75097

BONFANTE VITTORIO & ANGELA
406 E RUSK
ROCKWALL, TX 75098

HOOKE ROBERT AND KELLIE
406 E WASHINGTON ST
ROCKWALL, TX 75099

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
503 E WASHINGTON
ROCKWALL, TX 75088

BETHEL BAPTIST CHURCH
520 E WASHINGTON ST
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
5818 PORTSMOUTH LN
DALLAS, TX 75254

SMITH LEON & MARGARET AND
5818 PORTSMOUTH LN
DALLAS, TX 75254

HENDRICKS JAMES L ESTATE
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS BARBARA S
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS JAMES L ESTATE
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HEFFERNAN MARILYN
5924 VOLUNTEER PL
ROCKWALL, TX 75032

BONFANTE VITTORIO & ANGELA
703 FOREST TRCE
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

FOX WILLIAM G & ALISON L
816 FAITH TRAIL
HEATH, TX 75032

ROBERT COOK ESTATE
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE 9E-L-01
ST. LOUIS, MO 63101

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

GAREE GEORGIA
M/R
ROCKWALL, TX 75088

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

LATHAM MARK
PO BOX 1481
ROCKWALL, TX 75087

TEXAS UTILITIES SERVICES INC
PO BOX 219071
DALLAS, TX 75221

CAIN CHAD
PO BOX 2345
ROWLETT, TX 75030

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

ROCKWALL LIONS CLUB
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087



City of Rockwall
Planning & Zoning Department
385 S Goliad Street
Rockwall, TX 75087

October 7, 2017

Re: Specific Use Permit Application, Rockwall OT, Block W, Lot 1,2,3 and Rockwall OT, Block T, Lot 3,4

Dear P&Z Department,

Divine Peace Lutheran Church is in the process of purchasing the properties known as the Rockwall Wedding Chapel on South Fannin Street in Rockwall (see legal description above) in order to make this our Rockwall home for worship, fellowship and service to the community. We have been renting the chapel for Sunday services since 2016 from the current owner Iris Smith and are looking forward to making this our permanent home in Rockwall where we can reach out to our community with the true word of God. It has been a dream of ours to have such a location in Rockwall. We never thought it would be possible, but with the Lord's direction, it is all coming together.

We began worshipping at this location in 2016 by renting the chapel from Iris Smith on Sundays. Earlier this spring she approached us about purchasing the property from her. We have spent the rest of the year doing a feasibility study to make sure this was the right place and time. We are well on our way to making this happen now and are thankful to our Lord for his guidance and blessing.

The specific use permit Divine Peace Lutheran Church is applying for would see this property serve as a place of worship and fellowship as it was originally built as a church and has functioned as such for the majority of its existence. This use of the property closely resembles what the Rockwall Wedding Chapel has been over the past 15 years, except that the primary function of worship will occur on Sunday mornings, rather than weddings during the busier Fridays or Saturdays. Prior to our arrangement with Iris Smith to rent the facility on Sundays, she was renting to a Catholic church for many years. We do not anticipate the use of the property to change significantly from what its use has been over the past 10 years and believe it will fit well with the spirit of the downtown square.

If there are any questions about our plans for the property, we would be happy to discuss those with you. Thank you for your consideration of this application.

We are really looking forward to this second location for Divine Peace congregation. We plan to keep both the Garland and Rockwall campus locations and reach out to both communities with the true word of God.

Sincerely,

Pastor Gunnar Ledermann

E. WASHINGTON STREET
30' R.O.W. BY PLAT

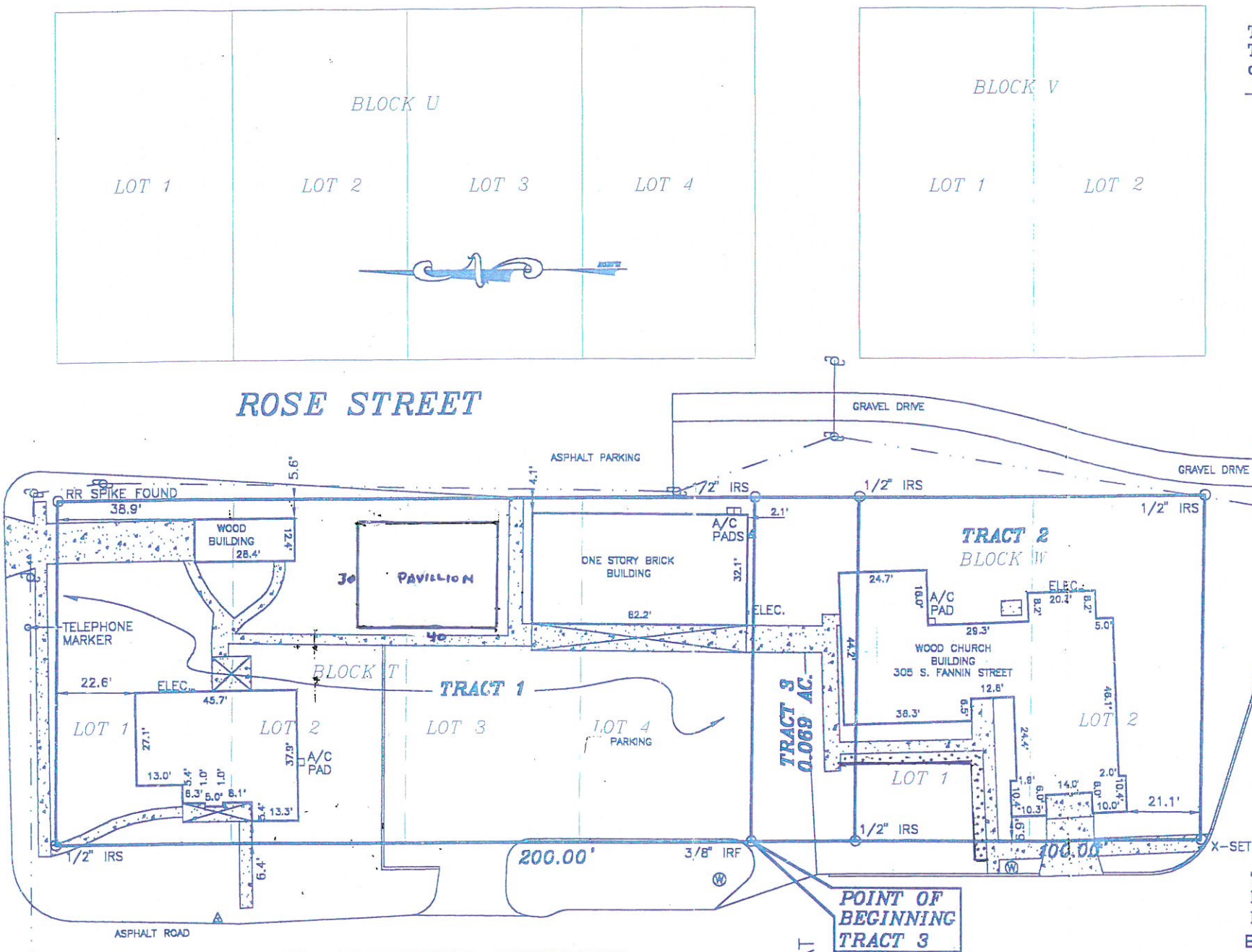
ROSE STREET

S. FANNIN STREET

60' R.O.W. BY PLAT

DENISON STREET
HOUSTON ST. 30' R.O.W. BY PLAT

LEGEND
IRF = IRON ROD FND. X = TRANSFORMER PAD
IRS = IRON ROD SET □ = SUBSURFACE ELECTRIC BOX
IPF = IRON PIPE FND. ○ = WATER METER
P = POWER POLE
Δ = GAS METER
--- CHAIN-LINK FENCE
--- WOOD FENCE
--- BARBED-WIRE FENCE
--- IRON FENCE
--- OVERHEAD ELECTRIC LINE(S)



TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 305 SOUTH FANNIN STREET in the County of ROCKWALL, Texas, described as follows:

TRACT 1
BEING ALL OF LOTS 1, 2, 3 AND 4, IN BLOCK T, OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS.

TRACT 2
BEING LOTS 1 AND 2, IN BLOCK W, OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS.

TRACT 3
BEING A TRACT OF LAND IN THE ORIGINAL TOWN OF ROCKWALL, TEXAS, FORMERLY KNOWN AS HOUSTON STREET, AND PART OF THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD ON THE EAST LINE OF S. FANNIN STREET, SAID ROD BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK T OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS;

THENCE, S 89°15'15" E ALONG THE SOUTH LINE OF LOT 4, BLOCK T AND ALONG THE NORTH LINE OF HOUSTON STREET, A DISTANCE OF 100 FEET TO A 1/2 INCH IROD ROD, SET;

THENCE, SOUTH ALONG THE WEST LINE OF ROSE STREET, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK W OF SAID ORIGINAL TOWN OF ROCKWALL;

THENCE, N 89°15'15" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK W AND ALONG THE SOUTH LINE OF HOUSTON STREET, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET IN THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE, NORTH ALONG THE EAST LINE OF SAID S. FANNIN STREET, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.069 ACRES OF LAND, MORE OR LESS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF ROCKWALL COMMUNITY PANEL NO. 480547 0005 C MAP DATED 6/16/92 (ZONE "C").

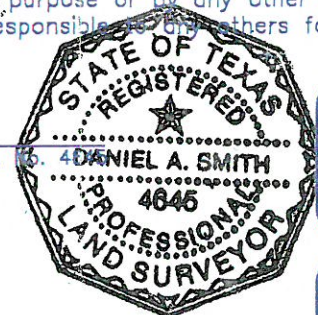
BEARINGS ARE ASSUMED.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.

The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 200208936 of ROCKWALL CO. ABSTRACT. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to others for any loss resulting therefrom.

Registered Professional
Land Surveyor

Daniel A. Smith, R.P.L.S.



Daniel A. Smith Land Surveying, Inc.

309 N. Galloway, Suite 107
Mesquite, Texas 75150

(972) 216-3334 fax (972) 216-9922

Job No. 6965

Date: 10/01/02

Scale: 1" = 40'

Drawn by: JWR