

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date _____

Applicant CHURCH ON THE ROCK Phone 722-9931

Mailing Address P.O. BOX 880-Rockwall, TX 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

I hereby request that the above described property be changed from its present zoning which is

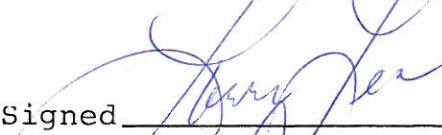
approval of Conditional use permit ~~District Classification~~
to use existing structure and portable building ~~District Classification~~
for the following reasons: (attach separate sheet if necessary)

1. See Attached Sheet
2. See Attached Sheet

There (Are) ~~(Are Not)~~ deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner Tenant _____ Prospective Purchaser _____

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed 

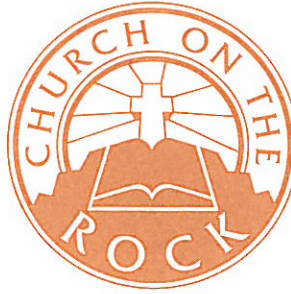
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one)



LARRY LEA, PASTOR

1. Conditional Use Permit

Want to construct four (4) portable buildings of wood frame construction. Reason for construction is for support facilities for Sunday school teaching of children. The buildings will be located approximately 50 yds. to the rear of existing building and 20 yrds. to the west on the very back edge of concrete parking lot. Construction of church's new worship facility will be completed in two (2) years or approximately January 1985. After completion the portable buildings will be removed. We are asking for a two (2) year permit for these buildings.

2. Conditional Use Permit

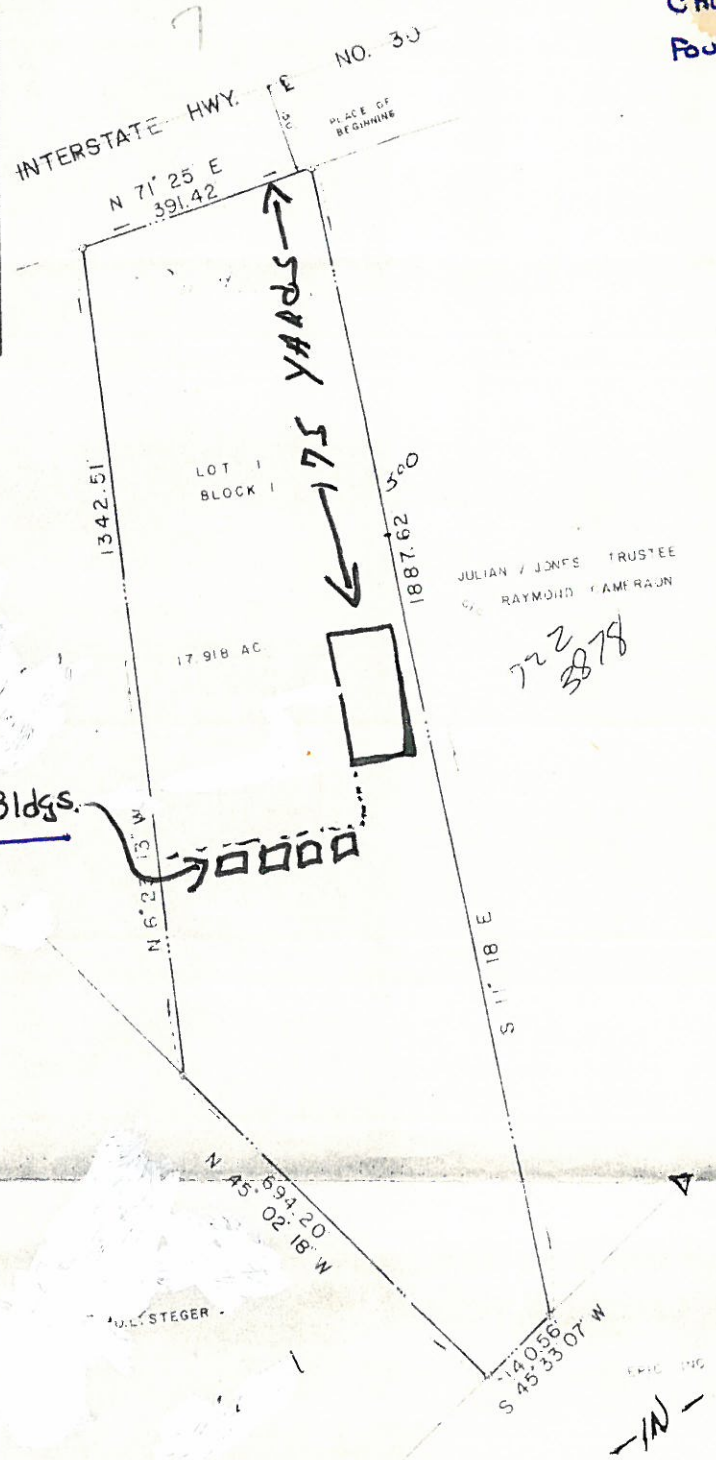
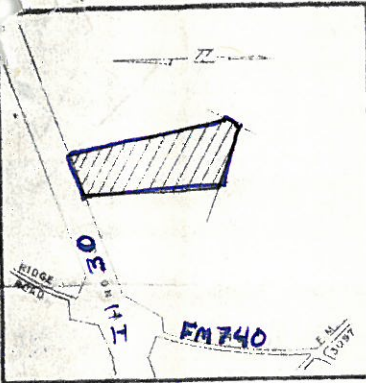
For remodeling of interior of existing building. This will not include expanding of existing building.

CHURCH ON THE ROCK
1-30 AT RIDGE ROAD • P. O. BOX 880
ROCKWALL, TEXAS 75087
(214) 722-9931 • METRO 226-0244

PJZ 83-32-CUP

CHURCH ON THE ROCK
FOUR PORTABLE
BUILDINGS

V.C.



JULIAN J. JONES TRUSTEE
RAYMOND CAMERON

722
3874

① Portable Bldgs.

I hereby certify that the above and foregoing plat of the Church on the Rock Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall, Texas on the

day of _____ 1980

ATTEST our hand this

City of _____ 1980

Mayor

City Secretary

CHURCH ON THE ROCK ADDITION

ROCKWALL

TEXAS

E.P.G. CHISUM SURVEY

ABSTRACT NO. 6

JAMES SMITH SURVEY

ABSTRACT NO. 2

ROCKWALL COUNTY

TEXAS

OWNER

ROCKWALL CHURCH ON THE ROCK INC.

LARRY LEA PRESIDENT

1101 RIDGE ROAD

ROCKWALL, TEXAS 75087

BROWN

LAND

SURVEYORS

P.O. BOX 65 304 W. RUSK

ROCKWALL, TEXAS 75087

SCALE 1" = 200'

DECEMBER 1982

17999
222

TRACT ONE

BEING a tract of land situated in the James Smith Survey, Abstract No. 200 and the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and also being part of a 15.6 acre tract designated as First Tract as conveyed to Mrs. Carter Wooldridge, recorded in Volume 58, Page 236, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Interstate Highway No. 30 with the East line of said 15.6 acre tract, a 1/2" iron stake found for corner;
THENCE, S. 8 deg. 06 min. 41 sec. E., leaving the said South line of Interstate Highway No. 30, a distance of 1784.38 feet to a 1/2" iron stake set for corner;
THENCE, N. 45 deg. 02 min. 18 sec. W., a distance of 494.20 feet to a 1/2" iron stake found for corner;
THENCE, N. 6 deg. 23 min. 13 sec. W., a distance of 1342.51 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;
THENCE, N. 71 deg. 25 min. E. along the said South line of Interstate Highway No. 30, a distance of 260.86 feet to the Place of Beginning and containing 10.010 acres of land.

TRACT TWO

BEING a tract of land situated in the James Smith Survey, Abstract No. 200 and the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and also being part of that tract designated as Second Tract as conveyed to Jimmy Wooldridge recorded in Volume 58, Page 236, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Interstate Highway No. 30 with the East line of said tract recorded in Volume 58, Page 236, a 1/2" iron stake found for corner;
THENCE, S. 11 deg. 18 min. E., leaving the said South line of Interstate Highway No. 30, a distance of 1887.62 to a 1/2" iron stake found for corner;
THENCE, S. 45 deg. 33 min. 07 sec. W., a distance of 140.56 feet to a 1/2" iron stake found for corner;
THENCE, N. 45 deg. 02 min. 18 sec. W., a distance of 200.00 feet to a 1/2" iron stake set for corner;
THENCE, N. 8 deg. 06 min. 41 sec. W., a distance of 1784.38 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;
THENCE, N. 71 deg. 25 min. E., along the said South line of Interstate Highway No. 30, a distance of 130.56 feet to the Place of Beginning and containing 7.908 acres of land.

and being the same property this day conveyed to the Rockwall Church on the Rock, by E. Carter Wooldridge and James W. Wooldridge and to secure the payment of same, according to the tenor hereof, a Vendor's Lien is retained in said conveyance, and is hereby acknowledged; and as further security for the payment hereof, a Deed of Trust is this day given to Brett Hall, Trustee, for the benefit of the holders hereof. Payor may pay said note in full at any time after the third anniversary of the closing without any prepayment penalty. However, Payor shall not prepay

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TRACT TWO

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THENCE, N. 71 deg. 25 min. E., along the said South line of Interstate Highway No. 30, a distance of 130.56 feet to the Place of Beginning and containing 7.908 acres of land.

2. A 17.9818 acre tract of land located on the I-30 Service Road, more particularly described as follows:

BEING a tract of land situated in the James Smith Survey, Abstract No. 200 and the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and also being part of a 15.6 acre tract designated as First Tract as conveyed to Mrs. Carter Wooldridge, recorded in Volume 58, Page 236, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Interstate Highway No. 30 with the East line of said 15.6 acre tract, a 1/2" iron stake found for corner;
THENCE, S. 8 deg. 06 min. 41 sec. E., leaving the said South line of Interstate Highway No. 30, a distance of 1784.38 feet to a 1/2" iron stake set for corner;
THENCE, N. 45 deg. 02 min. 18 sec. W., a distance of 494.20 feet to a 1/2" iron stake found for corner;
THENCE, N. 6 deg. 23 min. 13 sec. W., a distance of 1342.51 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;
THENCE, N. 71 deg. 25 min. E. along the said South line of Interstate Highway No. 30, a distance of 260.86 feet to the Place of Beginning and containing 10.010 acres of land.

TRACT TWO

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BEGINNING at the point of intersection of the South line of Interstate Highway No. 30 with the East line of said tract recorded in Volume 58, Page 236, a 1/2" iron stake found for corner;
THENCE, S. 11 deg. 18 min. E., leaving the said South line of Interstate Highway No. 30, a distance of 1887.62 to a 1/2" iron stake found for corner;
THENCE, S. 45 deg. 33 min. 07 sec. W., a distance of 140.56 feet to a 1/2" iron stake found for corner;
THENCE, N. 45 deg. 02 min. 18 sec. W., a distance of 200.00 feet to a 1/2" iron stake set for corner;
THENCE, N. 8 deg. 06 min. 41 sec. W., a distance of 1784.38 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;
THENCE, N. 71 deg. 25 min. E., along the said South line of Interstate Highway No. 30, a distance of 130.56 feet to the Place of Beginning and containing 7.908 acres of land.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WILL R. RAS, Rockwall Church on the Rock, Inc. is the owner of a part of land in the County of Rockwall, State of Texas, said tract being described as follows:

A certain part of land situated in the E. P. C. C. Survey, Abstract No. 104, and the James Smith Survey, Abstract No. 105, City of Rockwall, Rockwall County, Texas, and also being First and Second Tracts as recorded in Volume 1, Page 23, of the Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Interstate Highway No. 30 with the East line of said Section 1 East recorded in Volume 1, Page 23, at an iron stake for corner;

THENCE, S. 17 deg. 23 min. 13 sec. W., along the said South line of Interstate Highway No. 30, a distance of 18,812.00 feet to an iron stake for corner;

THENCE, S. 45 deg. 33 min. 07 sec. W., a distance of 18,812.00 feet to an iron stake for corner;

THENCE, N. 45 deg. 32 min. 18 sec. W., a distance of 694.20 feet to an iron stake for corner;

THENCE, N. 7 deg. 23 min. 13 sec. W., a distance of 1342.51 feet to a point on the South line of Interstate Highway No. 30, at an iron stake for corner;

THENCE, N. 71 deg. 25 min. E., along the said South line of Interstate Highway No. 30, a distance of 391.42 feet to the PLACE OF BEGINNING and containing 17.918 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Rockwall Church on the Rock, Inc. being owner does hereby adopt this plat designating the herein above described property as Church on the Rock. Addition to the City of Rockwall, Rockwall County, Texas and does hereby dedicate to public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using, and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of these right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of a time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this subdivision.

WITNESS my hand at Rockwall, Texas this _____ day of _____ A. D. 19__

By _____
Larry Lea President Rockwall Church on the Rock, Inc.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Larry Lea, President of Rockwall Church on the Rock, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____ A. D. 19__

Notary Public in and for Rockwall County, Texas

My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown Registered Public Surveyor No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____ A. D. 19__

Notary Public in and for Rockwall County, Texas

My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date _____

APPROVED:

Chairman Planning & Zoning Commission _____

Date _____

DESCRIPTION

BEING, a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225 acre tract out of a 55.20 acre tract as recorded in Volume 59, Page 383, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southeast Line of Interstate Highway No. 30, said point being 286.5 feet more or less from the North Corner of said 55.20 acre tract, a 1/2" iron stake found for corner;

THENCE, S. 38° 40' E., leaving the said Southeast Line of Interstate Highway No. 30, a distance of 254.60 feet to a 1/2" iron stake found for corner;

THENCE, S. 44° 28' 10" W., a distance of 176.50 feet to a 1/2" iron stake found for corner;

THENCE, N. 43° 56' 33" W., a distance of 311.00 feet to a point on the Southeast Line of Interstate Highway No. 30, a 1/2" iron stake found for corner;

THENCE, N. 60° 48' E., along the Southeast Line of Interstate Highway No. 30, a distance of 206.65 feet to the PLACE OF BEGINNING, and containing 1.225 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on June 30, 1983.

CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 11 survey. This plat is for the exclusive use of Safeco Land Title, wherein Bobby Abbott Inc. grantor, conveyed the subject property to Rockwall Church on the Rock, grantee and the undersigned surveyor is not responsible to any others.

Bob O. Brown

Bob O. Brown, Registered Public Surveyor No. 1744



| NO. | DATE | REVISION | BY |
|--|------|----------|--|
| <p>PROJECT TITLE LAND TITLE SURVEY M.J. Barksdale Sur-Abst. No. 11 City of Rockwall Rockwall County, Texas</p> | | | |
| <p>PROJECT 1.225 Acres out of a 55.2 Acre Tract Volume 59, Page 383</p> | | | |
| <p>BROWN LAND SURVEYORS 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522</p> | | | <p>PROJECT NO. 7102 SCALE 1"=40' DATE 6-30-83 DRAWN BY M. B. CHECKED BY B. W. DATE 6-30-83</p> |
| | | | OF SHTS. |

Vc!

PLANNING AND ZONING COMMISSION
CONDITIONAL USE PERMIT FACT SHEET

Case No.: P&Z 83-32-CUP

Applicant: Church on the Rock

Location of Property: Church Site

Acreage: 7 Acres

Current Zoning: "C" Commercial

Surrounding Zoning: "C" Commercial

Proposed Use: Four temporary frame buildings (less than 100% noncombustible and 90% masonry).

Reason for Request: Sunday School for two years until worship facility completed.

Notices: Sent: 4

Favorable: 2

Unfavorable: 0

Description:

Staff Comment: Larry King will review with City Building Codes.

Commission Recommendation:

Approve six 14'x32' buildings of less than 100%/90% for a period not to exceed two years, subject to review by Building Official.

Council Decision:

Approved for up to eight buildings for two years.
Ord. No. 83-
11/7/83

Church on Rock
Church on Rock Sub-Division
lot 1 & 2

Barksdale Survey Abst. 11 vol 13
1.21 ac

30
Survey
Addition to Survey

- 1) Julian V. Jones, Trustee, 6617 North Haven Rd. Dallas
- 2) Whitehead & Steger, 304 Highland
- 3) J. P. Hughes, Rt 1, Box 36 A
- 4) Embrey Enterprises, Inc. Box 277, Richardson 75080
- 5) A. P. Roffino, 3927 Fairlakes Dr., Dallas 75228
- 6) Kirby Albright, Albright & Wolf
- 7) John W. Brown, Rt 3, Box 142
- 8) Michael Stephenson, 3318 Lakeside
- 9) City of Dallas, City Hall, 500 N Jackson, Dallas

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 8th day of September, 1983, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Church on the Rock
for a a Conditional Use Permit for the construction of several temporary
buildings that do not consist of 100% non-combustible structural materials
and 90% masonry facades

on the following described property:

See attached property description

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-32-CU

Julie Louer
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-32-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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on the following described property:

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Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-32-CUP

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

I am opposed to the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature J.P. Hughes
Address Route 4 Box 36 Rockwall, TX
75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Julie Louck
City of Rockwall, Texas

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Case No. 83-32-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

1. Temporary conditions only, which does allow for expansion
2. Existing structures are an asset to the area, therefore
3. I feel we should cooperate with their expansion

Signature JULIAN V. JOHNS, Trustee

Address per Bill R. Cannon, principal

in adjoining 30.631 Acre tract

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

2. A 17.9818 acre tract of land located on the I-30 Service Road, more particularly described as follows:

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BEGINNING at the point of intersection of the South line of Interstate Highway No. 30 with the East line of said 15.6 acre tract, a 1/2" iron stake found for corner:

THENCE, S. 8 deg. 06 min. 41 sec. E., leaving the said South line of Interstate Highway No. 30, a distance of 1784.18 feet to a 1/2" iron stake set for corner;

THENCE, No. 45 deg. 02 min. 18 sec. W., a distance of 494.20 feet to a 1/2" iron stake found for corner;

THENCE, No. 6 deg. 23 min. 13 sec. W., a distance of 1342.51 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;

THENCE, N. 71 deg. 25 min. E. along the said South line of Interstate Highway No. 30, a distance of 260.86 feet to the Place of Beginning and containing 10.010 acres of land.

Tract Two

BEGINNING a tract of land situated in the James Smith Survey, Abstract No. 200 and the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and also being part of that tract designated as Second Tract as conveyed to Jimmy Wooldridge, recorded in Volume 58, Page 236, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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THENCE, S. 45 deg. 33 min. 07 sec. W., a distance of 140.56 feet to a 1/2" iron stake found for corner;

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1.908 acres of land.