

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

owes
8.18

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z - 83-68 - CUP

Date Submitted 10/24/83

Filing Fee \$261.82 *slightly* #270

Applicant Church On The Rock by Wayne Mershawn

Address P.O. Box 880 Rockwall, Texas 75087

Phone 226-0244

Owner COTR

Tenant _____

Prospective Purchaser _____

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

I hereby request that a Conditional Use Permit be issued for the above described property for:

Purpose of building church facilities and proposed parking lot.

The current zoning on this property is 7.78 Commercial & 16.18 Agricultural. There are/are not deed restrictions pertaining to the intended use of this property.

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

Signed Wayne Mershawn

Note: The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. 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)

CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Dallas Design DATE 10/24/97
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>CHURCH ON THE ROCK</u>		
<u>CONDITIONAL USE PERMIT</u>		<u>261.82</u>

2137
FORM G 1

SITE PLAN APPLICATION

Date: 10/24/83

NAME OF PROPOSED DEVELOPMENT Rockwall Church On The Rock, Inc.

NAME OF PROPERTY OWNER/DEVELOPER Rockwall Church On The Rock, Inc.

ADDRESS P.O. Box 880 Rockwall, Texas 75087 PHONE 226-0244

NAME OF LAND PLANNER/ENGINEER Bob O. Brown Surveyor

ADDRESS P.O. Box 65 Rockwall, Texas 75087 PHONE 722-3036

TOTAL ACREAGE 23.964

CURRENT ZONING 7.78 Commercial
16.18 Agricultural

NUMBER OF LOTS/UNITS _____

Signed Wayne Mershaw

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>X</u>	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>X</u>	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>X</u>	_____	3. Design and location of ingress and egress
<u>X</u>	_____	4. Off-street parking and loading facilities
<u>X</u>	_____	5. Height of all structures
<u>X</u>	_____	6. Proposed Uses
<u>X</u>	_____	7. Location and types of all signs, including lighting and heights
<u>EXTERIOR - MASONRY & GLASS</u>	_____	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

X

9. Street names on proposed streets

X

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. _____

Date: _____

Fee: _____

CONDITIONAL USE PERMIT
FACT SHEET

Case No.: 83-68-CUP

Applicant: Church on the Rock

Location of Property: I-30

Current Zoning: C and A

Surrounding Zoning: C and A

Proposed Use: Church sanctuary, office buildings, accessory parking lot, and structure with less than 100%/90%

Reason for Request: required for Church and parking lot; want to add onto wooden building.

Notices: Sent: 4
Favorable: 2
Unfavorable: 0

Additional Information: Churches are allowed in any district with a Conditional Use Permit. They plan to build a sanctuary in front of the existing building and expand the parking lot to the west. They also want to add onto a wooden building on the site.

Staff Comments:
Note that this a Conditional Use Permit for three items:

1. Church
2. Accessory parking lot.
3. Adding onto a building with less than 100% noncombustible structural and 90% masonry facade in a "C" District.

Planning and Zoning Commission Recommendations:
12/8/83 - Approval

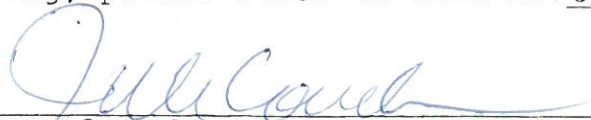
City Council Decision:
1/9/84 - Grant

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 December, 1983, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Church on the Rock
for a Conditional Use Permit for a church, parking lot and structures
with less than 100% noncombustible structural materials and 90% masonry
facade in Agricultural and Commercial Districts
on the following described property:

Current Church on the Rock site
(See attached page)

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. 83-68-CUP



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. 83-68-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

BEING, a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the James Smith Survey, Abstract No 200 City of Rockwall, Rockwall County, Texas, and also being all of Church on the Rock Addition, recorded in Slide A, Page 391, Map and Plat Records, and those tracts as recorded in Volume 93, Page 54, Volume 94, Page 446, and Volume 93, Page 46, 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 Church on the Rock Addition, recorded in Slide A, Page 391, a iron stake for corner;

THENCE, S. $11^{\circ} 18'$ E., leaving the said South Line of Interstate Highway No. 30, a distance of 1887.62 feet to a iron stake for corner;

THENCE, S. $45^{\circ} 33' 07''$ W., a distance of 140.56 feet to a iron stake for corner;

THENCE, N. $45^{\circ} 02' 18''$ W., a distance of 1214.57 feet to a iron stake for corner;

THENCE, N. $12^{\circ} 42' 47''$ E., a distance of 480.13 feet to a iron stake for corner;

THENCE, N. $11^{\circ} 14' 20''$ W., a distance of 439.66 feet to a point on the South Line of Interstate Highway No. 30, a iron stake for corner;

THENCE, N. $71^{\circ} 25'$ E., along the South Line of Interstate Highway No. 30, a distance of 601.25 feet to the PLACE OF BEGINNING, and containing 23.982 acres of land.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

Karen

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o'clock P.M., on the 8th day of December, 1983, in
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[Signature]

City of Rockwall, Texas

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Case No. 83-68-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 *[Signature]* Pres.
Address 8581 N. Summer Doherty

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


Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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Case No. 83-68-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. The structures are an asset to the area.
- 2.
- 3.

Signature Julian V. Jones, Trustee

Address By Bob Rowland

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


Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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Case No. 83-68-CUP

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

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

1. Should be allowed for 'Parking Lot'
2. basically.
- 3.

Signature Walter Finley

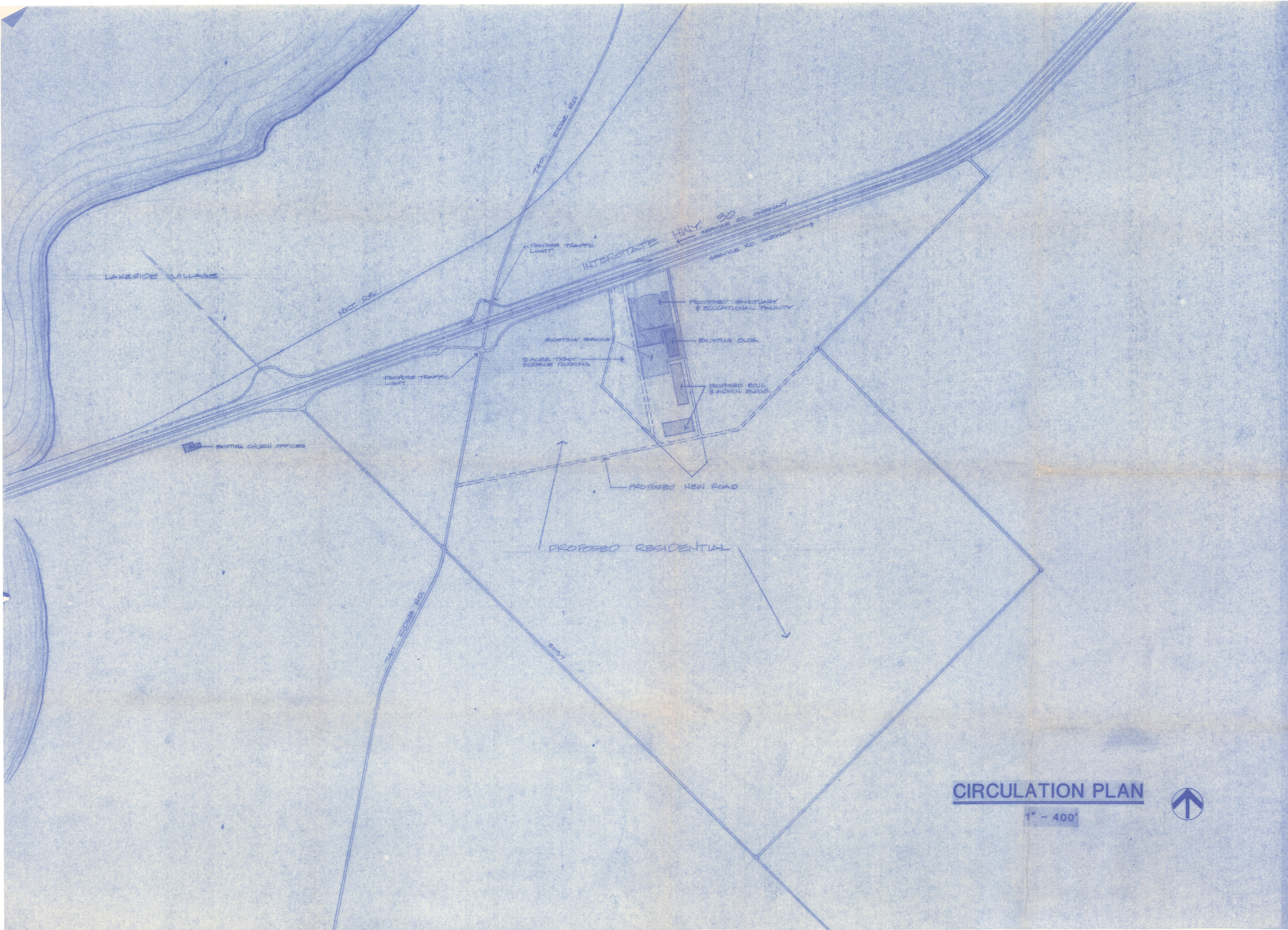
Address Route 2, Box 148, A
Cremona, TX 74337

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

Thank you,
City of Rockwall

Church on the Rock

- 1) Julian Jones, 6617 Northhaven Rd., Dallas
- 2) Steger & Whitehead, 304 Highland
- 3) Walter J. Tribbey, Rt 2, Box 148, Chouteau Okla. 74337
- 4) Epic Inc., 8585 N. Stemmons, Dallas 75247



CIRCULATION PLAN

1" = 400'

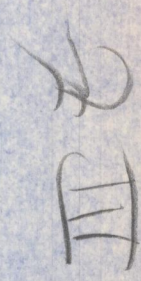


date	revisions

seal:

projects

CHURCH ON THE ROCK



DATE: 11/11/11
 DRAWN BY: [unclear]
 CHECKED BY: [unclear]
 IN CHARGE: [unclear]

SHEET NO.
A-1

Ballas Design
 associates

11325 Pegasus St. Suite 8-209 Tel. 341-4920 Dallas, Tx. 75238