

102 East Washington
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 1984-21-CUP CUP

Date Submitted January 16, 1984

Filing Fee \$65.00

Applicant First Presbyterian Church

Address 602 White Hill Dr., Rockwall, Tx.

Phone 722-5702

Owner X

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):

Lot 1, Block A, 1st Union Presbyterian Church of Rockwall
Comprising 2.73 Acres

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

Buildings with exterior facing with more than 10% combustible materials, and structural construction materials of a combustible nature. Please see attachment.

The current zoning on this property is (C) Commercial District.
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 Robert H. Lawler

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

DATE 1/16/84
NAME 1st Presbyterian Church
ADDRESS 6012 White Hills Drive

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Presbyterian Church</u> <u>CUP</u>		<u>65 00</u>

Received By

2304

FORM G-1

CONDITIONAL USE PERMIT

FACT SHEET

Case No.: 84-21-CUP

Applicant: 1st Union Presbyterian Church

Location of Property: 602 White Hills Drive

Current Zoning: "C"

Surrounding Zoning: "C"

Proposed Use: expand existing church by 3,815 sq. ft. to a total
of 10,781 sq. ft.

Reason for Request: They wish to construct addition out of wood frame
and they will not meet our 90% masonry requirement

Notices: Sent: 9

Favorable: 0

Unfavorable: 0

Additional Information: Masonry after final addition would total 88.7%.
During first phase a temporary dry wall will
reduce masonry percentage even more. A description of what the
builder plans is attached. Space would be used for classrooms, corri-
dors, and choir room.

Staff Comments:

Planning and Zoning Commission Recommendations:

2/9/84 - Approval with 5/8" sheetrock on all walls and ceiling and all
walls and ceiling 1 hour fire rated

City Council Decision:

3/5/84 - Grant CUP

A.

Conditional Use Permit
First Presbyterian Church

January 16, 1984

Conditional Use Permit is requested for the following:

- A. To allow exterior wood facias on proposed new addition to exceed 10% of exterior wall area. Exterior design elevations submitted to City offices show wood facias total apprx. 11.3% of exterior wall area. This is requested to allow new additions to match existing building design and materials. Remainder of exterior wall area to be brick veneer and glass.
- B. To allow structure of new addition to be of combustible materials, including wood stud load bearing and non-load bearing partitions, wood truss or lumber framed roof structure. Again, this is requested to match existing construction. All walls and partitions to receive minimum 1/2" gypsum board interior finish. Ceilings to be suspended lay-in acoustical board or 1/2" gypsum board. All construction as described complies with the 1982 Uniform Building Code Type VN construction, which is permitted for buildings one story in height, and less than 12,000 square feet in area, with minimum 40 feet open space around all sides of the building. Per the design plans submitted to City of Rockwall, we are proposing an addition of 3815 square feet to the existing structure of 6966 square feet, for a total of 10,781 square feet.

Respectfully submitted,



Ronald H. McCormack, AIA
McCormack Associates Architects
2808 Ridge Rd. P.O. Box 92
Rockwall, Texas 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

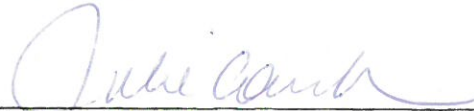
The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 9th day of February, 1984, in
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of First Union Presbyterian Church
for a Conditional Use Permit for a structure with less than 100%
noncombustible structural materials and 90% masonry facade

on the following described property:

Addition to existing church on White Hills Drive
Lot 1, Block A First Union Presbyterian Church of
Rockwall Subdivision

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. 84-21-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. 84-21-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

Presbyterian Church Hill

Leland Miller, Box 417

Carl Bates, 1101 Ridge Rd. # 201

Al L. Morley, 1101 Ridge Rd. #

Macy O. Estes, 3103 South Dr. Wickits Falls ⁷⁵³¹⁵

Jays Watters, Box 217

~~Presbyterian Church~~

Ross B. Morris, Rt 4, Box 605

Lynn H. Tenney Jr, 408 First City Bldg. ^{Gadland 75042}

Leland J. Saczek, Rt 1, Box 522

First Texas Sav., Doherty Busby Co., 13101 Preston Rd
210-19662
75240