

720-3393
475 ~~8070~~
1080

SITE PLAN APPLICATION

Date: 2/19/86

NAME OF PROPOSED DEVELOPMENT Church of the Living Word

NAME OF PROPERTY OWNER/DEVELOPER Present Mack Nenson, Proposed COPLW

ADDRESS 401 Renfro, Rockwall, Texas 75087 PHONE 214-722-0228

NAME OF LAND PLANNER/ENGINEER Church of the Living Word

ADDRESS 401 Renfro, Rockwall, Texas 75087 PHONE 214-722-0228

TOTAL ACREAGE 1.621 Acres CURRENT ZONING _____

NUMBER OF LOTS/UNITS _____

Signed _____

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>XX</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>X</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

X

9. Street names on proposed streets

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: _____

SIDE PLAN

Proposed Uses of Structures

- A. Parsonage/Educational Facility
- B. Carport
- C. Garage
- D. Storage
- E. Worship Facility
- F. Storage

Rev. Phil Wright

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 1986-15- CUP Date Submitted 2/19/86
Filing Fee \$ _____
Applicant Church of the Living Word
Address 401 Renfro Phone Number 214-722-0228
Rockwall, Texas 75087
Owner _____ Tenant _____ Prospective Purchaser XX

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):

Attached

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

Church and paraonage

The current zoning on this property is _____.
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 Rev. Phil Wright

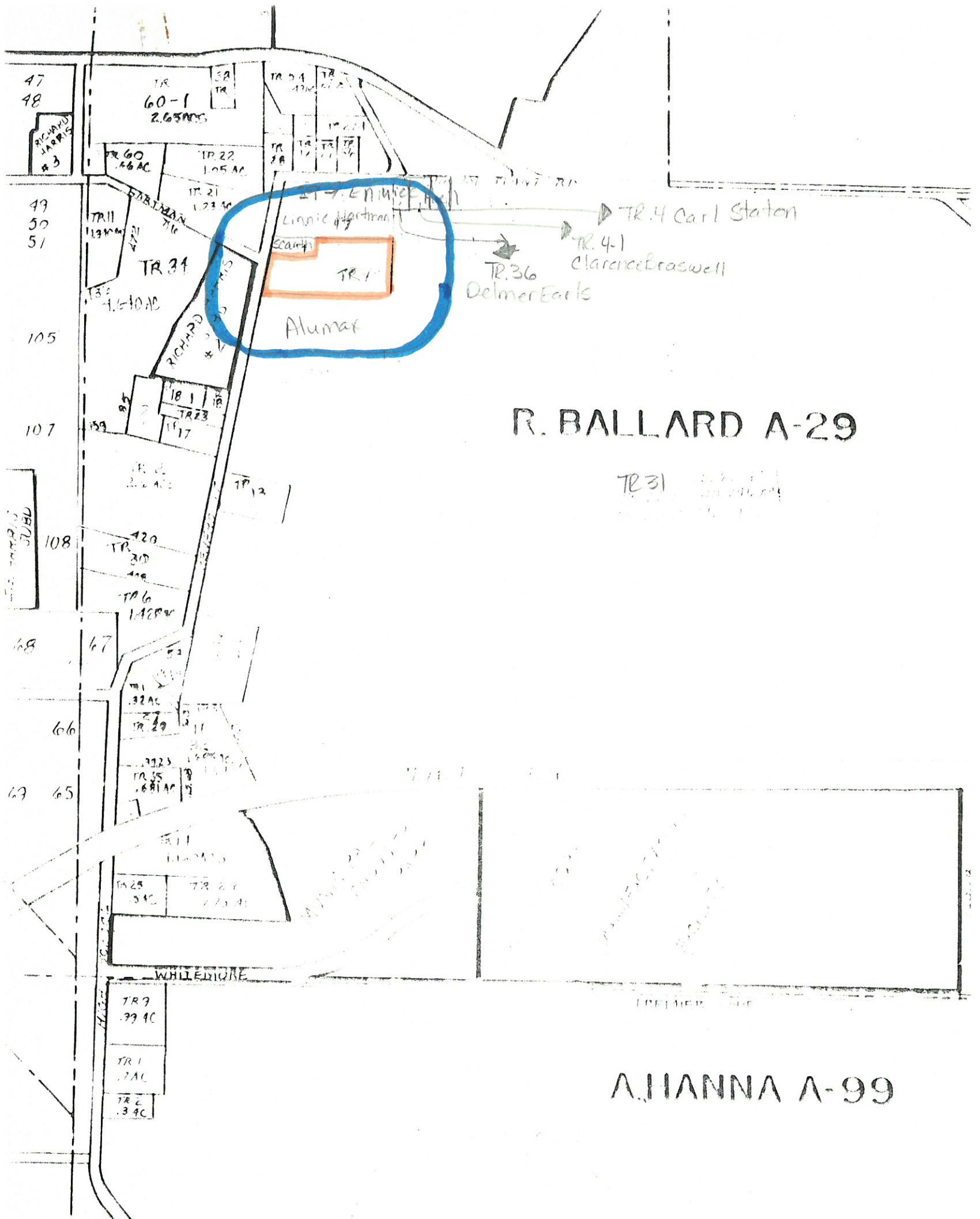
Note: The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the 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



TR 60-1
2.65 AC

TR 1
Alumax

R. BALLARD A-29

TR 31

ALHANNA A-99

47
48

49
50
51

105

107

108

68

67

66

69

65

TR 9
39 AC

TR 1
2 AC

TR 2
3 AC

RICHARD HARRIS

LINNIE HIGHTMAN

DELMEER EARLS

CLARENCE EASWELL

CARL STATON

ALUMAX

R. BALLARD

ALHANNA

A-29

A-99

TR 31

TR 1

TR 2

TR 3

TR 4

TR 5

TR 6

TR 7

TR 8

TR 9

TR 10

TR 11

TR 12

TR 13

TR 14

TR 15

TR 16

TR 17

TR 18

TR 19

TR 20

TR 21

TR 22

TR 23

TR 24

TR 25

TR 26

TR 27

TR 28

TR 29

TR 30

TR 31

TR 32

TR 33

TR 34

TR 35

TR 36

TR 37

TR 38

TR 39

TR 40

TR 41

TR 42

TR 43

TR 44

TR 45

TR 46

TR 47

TR 48

TR 49

TR 50

TR 51

TR 52

TR 53

TR 54

TR 55

TR 56

TR 57

TR 58

TR 59

TR 60

TR 61

TR 62

TR 63

TR 64

TR 65

TR 66

TR 67

TR 68

TR 69

TR 70

TR 71

TR 72

TR 73

TR 74

TR 75

TR 76

TR 77

TR 78

TR 79

TR 80

TR 81

TR 82

TR 83

TR 84

TR 85

TR 86

TR 87

TR 88

TR 89

TR 90

TR 91

TR 92

TR 93

TR 94

TR 95

TR 96

TR 97

TR 98

TR 99

TR 100

Church of Living Word

DESCRIPTION

BEING, a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and also being that tract as recorded in Volume 105, Page 514, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the East line of Renfro Street, said point being the Southwest corner of said tract recorded in Volume 105, Page 514, a 1/2" iron stake found for corner;

THENCE, N. 10° 00' E., along the East line of Renfro Street, a distance of 128.78 feet to a 1/2" iron stake found for corner;

THENCE, S. 62° 53' 09" E., leaving the said East line of Renfro Street, a distance of 134.49 feet to a 1/2" iron stake found for corner;

THENCE, N. 5° 34' 35" E., a distance of 84.28 feet to a 1/2" iron stake found for corner;

THENCE, S. 88° 25' 09" E., a distance of 259.44 feet to a 1/2" iron stake found for corner;

THENCE, S. 0° 44' 02" W., a distance of 200.98 feet to a 1/2" iron stake found for corner;

THENCE, N. 88° 05' 05" W., a distance of 421.01 feet to the PLACE OF BEGINNING and containing 1.621 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on April 14, 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 2 survey. This plat is for the exclusive use of Rockwall County Abstract and Title Co. and wherein Delmer and Maggie Earle, grantors, conveyed the subject property to Bennie M. and Martha Henson, grantees, and the undersigned surveyor is not responsible to any others.

Bob O. Brown

Bob O. Brown, Registered Public Surveyor No. 1744



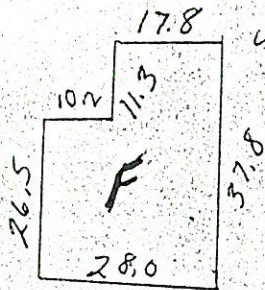
WIRE FENCE

200.98' (DEED 205.50)

STRUCTURE HEIGHTS (APPROX)

- A. 30'
- B. 15'
- C. 15'
- D. 10'
- E. 15'
- F. 20'

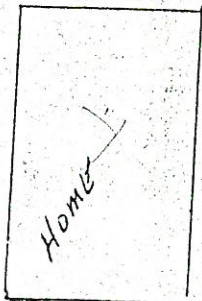
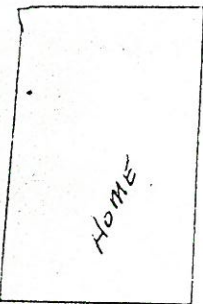
179.44 WIRE FENCE



WOODEN BARN

1.621 ACRES

SITE PLAN
Page 1

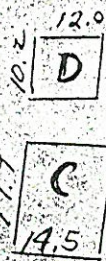


WIRE FENCE

CHAIN LINK WOODEN

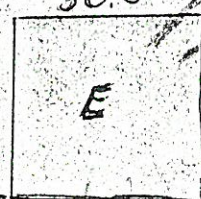
EXISTING ASPHALT DRIVE

WIRE FENCE



17.7 14.5

EXISTING ASPHALT PARKING

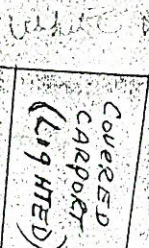


30.0'

Services work

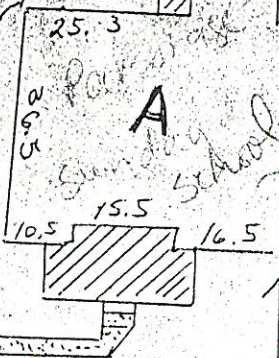
50

GUARD LIGHT (PROP)



COVERED CARPORT (LIGHTED)

PHASE 2 PARKING (APPROX) 30 CARS 6 months 30 bays



25.3 26.5 15.5 10.5 16.5 20.0

PHASE 1 PARKING AND DRIVE 25 kids

GUARD LIGHT (PROP)

101.5

PROPOSED SIGN UNLIGHTED

ENTRANCE/EXIT (PROP)

WIRE FENCE

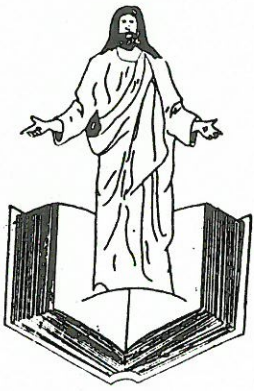
421.0'

RENFRD ST

128.78'

90° asphalt

gate



Church of the Living Word

P.O. Box 444

Rockwall, Texas 75087

February 10, 1986

City Inspectors Office
205 W. Rusk
Rockwall, Texas 75087

Re: Temporary Use Permit

Dear Ms. Couch,

I'm herewith requesting a temporary use permit be issued to Church of the Living Word, P.O. Box 444, Rockwall, Texas 75087 in order that they may conduct services at 401 Renfro, Rockwall, Texas 75087 on the following days and times;

1. Sunday 9:30 A.M. - 1:30 P.M.
2. Sunday 6:00 P.M. - 9:00 P.M.
3. Wednesday 7:00 P.M. - 9:00 P.M.

Application for a Conditional Use Permit will be made within ten (10) working days of this letter. Temporary use permit is requested until such Conditional Use Permit is issued.

Respectfully,
In Jesus name,

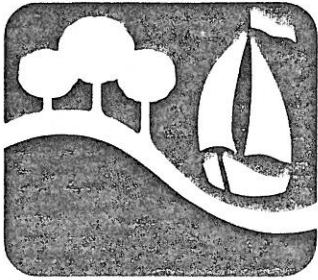
Rev. Phil Wright,
Pastor

1. can hold services during the day Sunday 9:30 - 1:30
2. Don't create undue noise in the neighborhood
3. If application is not in within 10 working days all activities will have to cease until the CUR is granted.

6833

Phil 475 1080
782 3393

722-0228



CITY OF ROCKWALL
"THE NEW HORIZON"

*Church
of the
Living Word*

March 21, 1986

Mr. Art Rouin
Church of The Living Word
401 Renfro
Rockwall, Texas 75087

Dear Mr. Rouin:

This letter is in reference to the inspection I made on the church and classrooms at 401 Renfro. Listed below are the items you will need to bring into code compliance prior to receiving a Certificate of Occupancy on these buildings.

1. The classrooms in the house must have 1 hour fire separation from the residential section of the building and must be 1 hour rated throughout due to this mixed occupancy. (UBC Table 5-B & Sec. 602)
2. The church assembly building must be provided with both a men's & women's restroom due to its occupancy.
3. The church assembly building must be provided with its own water & sewer services since it is a separate building.
4. Due to the fact that the church building is over 500' from a fire hydrant, you must provide fire protection in the form of an additional fire hydrant.
5. All exits in both the classrooms and church must be illuminated.
6. The rear exits from the church assembly must have stairs & hand rails.
7. The unvented space heater in the church must be vented to the outside.
8. The church assembly must be provided with its own electric service and meter. NEC does not allow one building to be serviced from another.
9. All of the electrical systems in both buildings will have to be inspected and comply with current codes.

These are the major items which I feel must be brought into compliance, at this time. If upon further inspections, any other code violations are found, they will have to be dealt with accordingly.

I would recommend that you get an estimate on these items to see if it is economically feasible to have this work done.

Please also be aware that these requirements only pertain to the buildings themselves and not any requirements which the City Council may impose.

Sincerely,

Larry Bennett
Chief Building Inspector

LB:cls

cc: Julie Couch ✓
File

JENKENS, HUTCHISON & GILCHRIST

MEMORANDUM

TO: Mayor Leon Tuttle
Members of the City Council
Bill Eisen, City Manager
Julie Couch, Asst. City Manager

FROM: City Attorney

DATE: April 1, 1986

RE: Church Zoning Request - Single Family District

I have been requested to issue an opinion regarding the ability of the Council to deal with the Church Zoning Request. It is my understanding that the Planning and Zoning Commission turned down the request and it evidently is the owner's intent to proceed to the Council. The first question to examine is the status of a church as it relates to the City's Comprehensive Zoning Ordinance.

In the single-family districts, institutional uses are allowed by conditional use permits. Institutional uses are defined in the ordinance as follows:

"A non-profit organization or building public or private, for the benefits of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergarten; churches, temples, cemetery's, mausoleum's, or crematory's for the deposit of the human dead, hospitals, civic clubs, private parks, private libraries, museums, etc."

Conditional use permits are set out in article IV of the ordinance and the criteria for approval of a conditional use permit are listed as follows:

(a) That the proposed use meets all the minimum standards established in this ordinance and other applicable ordinances.

(b) That the proposed use meets the intent of the district in which it is located and is in accordance with the comprehensive plan.

(c) That the proposed use will not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to the neighboring property.


Although there is some conflict of opinion as to whether churches or other places of public worship may be excluded from residential zones, most of the judicial decisions have concluded that such an exclusion is both improper and illegal. This view has been based upon the ground that such institutions tend to promote the public health, comfort and general welfare, and also as far as zoning laws are concerned, that the exclusion of such places is unrelated to the public welfare. City of Sherman v. Simms, 183 S.W.2d 415. The exclusion of

churches from residential zones has been sustained, however, in some instances, although this view has been criticized, upon the ground, among others, that in effect such buildings would be excluded from the entire municipality; but even by such authorities, it has been recognized that reasonable conditions and restrictions may be placed upon the construction and use of such buildings. Thus, a church or a church use may not be excluded from a residential zone upon the ground that it will reduce municipal revenues by reason of tax exemption, or reduce values of property in the surrounding area, disturb the peace and quiet or change the residential character of the neighborhood, or increase traffic hazards and street congestion. Either presently or in the future. In the case of congregation committee, North Fort Worth Congregation, Jehovah's Witnesses vs. The City Council of Haltom City, 287 S.W.2d 700 (Tx. Ct. App.-Fort Worth, 1956). The Court found that the City's contentions regarding lot size, parking, inconvenienced neighbors, possible depreciation of surrounding property, and traffic safety, all were without merit and the Court overturned the City's denial of a permit to the Church to erect their building. The Court applied the generally recognized test that the reasons for refusing permits must be based on valid evidence showing that to permit a church would be detrimental to the health, safety, morals, and general welfare of the community. The problem in promoting the City's police powers in these instances is, as one might suspect, that churches in the American community have traditionally occupied the role of both teacher and guardian of morals. Therefore, restrictions against churches could therefore scarcely be predicated upon a purpose to protect public morals.

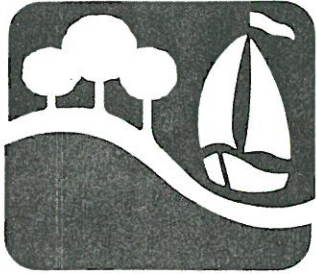
Thus, extreme care needs to be utilized in dealing with the churches application for a conditional used permit. Based upon current Texas law, it is my opinion that reasonable regulations or conditions can be imposed as long as such regulations or conditions are designed to prevent materially injuring neighboring property for residential purposes. Thus, setbacks can be imposed as well as parking and sign conditions. It should be noted that in the Haltom City case, the parking regulations as prescribed by Haltom City's Ordinance were met by the Church. In essence, the Council can require that the Church reasonably conform to the existing character and demeanor of the surrounding neighborhood.

In any conditional use permit, the basic underlying use has already been established, but the Council is merely requiring conditions or restrictions that would not be, as stated above, injurious to surrounding property. If the Council does not impose such conditions, the use is permitted outright by the ordinance. It is this concept that gives me a problem with the Planning and Zoning Commission recommendation. Although the Council can hear and act on the request, I suggest that the Council should consider sending the case back to the Planning & Zoning Commission for imposition and consideration of certain regulations and restrictions to be placed upon the property for church use before the case is heard by the City Council. The case would have to be readvertised.

If the Council acts favorably on the above recommendation, I do not need to reach the second question which involves whether the three-quarter vote override is applicable, in view of a Planning & Zoning Commission recommendation which is not in accordance with the provisions of the Comprehensive Zoning Ordinance. If the Council desires further discussion on this question, we will so respond. If the Mayor, or the Council or City Staff has any questions regarding this memorandum, please do not hesitate to call.



Pete Eckert



CITY OF ROCKWALL
"THE NEW HORIZON"

April 9, 1986

Church of the Living Word
401 Renfro
Rockwall, Texas 75087

Dear Mr. Wright:

On March 13th the Rockwall Planning and Zoning Commission voted to deny your request for a Conditional Use Permit for a church at this location. The case was scheduled to be heard before the City Council on April 7th. There being no one present from the Church to speak on the request, the case was remanded back to the Planning and Zoning Commission for further study.

If the case is reheard by the Commission, notices to surrounding property owners will have to again be sent out. If the Church wishes to continue with this application I need to receive written verification no later than April 21st. If I do not hear from the Church by this time I will assume that you do not wish to pursue the request for a Conditional Use Permit.

If you have any questions please don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

JC/mmp

VACANT

200'

179.99'

90'

721.01'

SITE PLAN
Page 2

ALUMAX
STORAGE

HOME

HOME

128.78'

RENFRO ST.

VACANT
LOTS

HARTMAN
ST

Home

Home

HOME

IV. B. P&Z 85-15-CUP/SP - Hold Public Hearing and Consider Approval Of a Request from Church of the Living Word for a "CUP" Conditional Use Permit for a Church on 1.621 Acres of Land Located on Renfro Street (401 Renfro)

Action Needed: Approval of a Conditional Use Permit with any reasonable conditions established on the site.

We have received a request for a Conditional Use Permit for a church to be located in an "SF-7" Zoning classification on Renfro Street. Attached is a copy of the site plan for the tract and the location map. There are several items that the applicants are going to have to address in order to maintain a church at this facility. They currently propose to hold their worship services in a building designated on the site plan as Building E. This previously was a workshop and before a Certificate of Occupancy can be issued on the structure it is very possible that some improvements are going to be needed to the building in the area of entrances and exits, electrical improvements, possibly structural improvements. If there are improvements that require a building permit, prior to the issuance of the permit they will need to plat the property. In platting the property they will need to dedicate sufficient right-of-way on Renfro to provide for their portion of 60 ft. or right-of-way width, as Renfro is shown on the Thoroughfare Plan as a collector. In addition, it is currently a substandard road and under the terms of our current escrow ordinance they would be required to escrow the funds for approving 18 ft. of Renfro Street unless granted a waiver. All of these are requirements that they will have to meet over and above any requirements that may be placed on them for the Conditional Use Permit.

In reviewing their site layout for the church, they are currently using an existing asphalt drive on the north side of the property adjacent to an existing home. This leads to an existing asphalt parking lot which has room to park approximately 15 cars. In addition, they have a lighted covered carport which provides an additional parking area. Building A on the site plan is the existing house and it is used currently as a parsonage and as the Sunday School for children. Building E is the structure used currently for services. Buildings D, C, and F are miscellaneous buildings existing on the site but are not currently used in the church operation. They are proposing to construct the new entrance on the south side of the property line leading to a new parking area, again on the south side of the property. They estimate that they can have the new entranceway and the parking lot in within 90 days. They estimate that they can have the new parking lot completely built to City standards within 6 months.

There has been some concern expressed by some of the residents in this area, especially by the homeowner directly adjacent to the site on the north. If the existing asphalt drive is abandoned and the existing asphalt parking is abandoned, that would eliminate some of the impact on this property owner. There is an existing 8 ft. wooden fence from

the house line of the Church parsonage extending back along the asphalt parking lot. This does provide some buffering between the adjacent property and the church facility. The pastor for the church has indicated that they would be willing to abandon this existing asphalt drive when the new drive is in place, and that they can also abandon the existing parking when the new parking is in place.

Some suggested conditions for this facility are as follows:

1. Require that the proposed new drive location and new parking facility be completed within 90 days and the old parking area and drive be abandoned.
2. If you are willing to grant them a temporary waiver on the paving of the new parking lot and drive, require that the new parking lot and drive be paved to City specifications within 6 months.
3. Require that a parking plan detailing the layout of the parking as approved be submitted prior to beginning construction of the new parking area.
4. That any lighting installed be so shielded as to protect adjacent properties from undue glare.
5. Possible additional screening between the facility and the residential uses to the north of the property.
6. A stipulation that no unreasonably loud noises or other nuisance shall extend beyond the property lines.
7. That should any future buildings be proposed for use, they shall be submitted to the P&Z and City Council for site plan review and approval.
8. That the use shall only extend to normal church services and Sunday School facilities, and parsonage.
9. That a minimum of 25 parking spaces shall be provided initially and that parking adequate to meet the parking requirements under the Comprehensive Zoning Ordinance shall be maintained as maximum attendance increases.
10. That there shall be a time limit of one year on the permit and that it shall be reviewed at that time for compliance with all conditions and requirements.

As I mentioned at the Work Session, under the terms of our ordinance and under relevant court cases as reviewed by our Attorney, we cannot deny the church this permit; we can only place upon them reasonable conditions for use of the property as a church facility.

- V. B. P&Z 85-15-CUP/SF - Hold Public Hearing and Consider Approval of a Request from Church of the Living Word for a "CUP" Conditional Use Permit for a Church on 1.621 Acres of Land Located on Renfro Street (401 Renfro)

Action Needed: Approval of a Conditional Use Permit with any reasonable conditions established on the site or remand case back to P&Z.

We have received a request for a Conditional Use Permit for a church to be located in an "SF-7" Zoning classification on Renfro Street. Attached is a copy of the site plan for the tract and the location map. There are several items that the applicants are going to have to address in order to maintain a church at this facility. They currently propose to hold their worship services in a building designated on the site plan as Building E. This previously was a workshop and before a Certificate of Occupancy can be issued on the structure it is very possible that some improvements are going to be needed to the building in the area of entrances and exits, electrical improvements, possibly structural improvements. If there are improvements that require a building permit, prior to the issuance of the permit they will need to plat the property. In platting the property they will need to dedicate sufficient right-of-way on Renfro to provide for their portion of 60 ft. or right-of-way width, as Renfro is shown on the Thoroughfare Plan as a collector. In addition, it is currently a substandard road and under the terms of our current escrow ordinance they would be required to escrow the funds for approving 18 ft. of Renfro Street unless granted a waiver. All of these are requirements that they will have to meet over and above any requirements that may be placed on them for the Conditional Use Permit.

In reviewing their site layout for the church, they are currently using an existing asphalt drive on the north side of the property adjacent to an existing home. This leads to an existing asphalt parking lot which has room to park approximately 15 cars. In addition, they have a lighted covered carport which provides an additional parking area. Building A on the site plan is the existing house and it is used currently as a parsonage and as the Sunday School for children. Building E is the structure used currently for services. Buildings D, C, and F are miscellaneous buildings existing on the site but are not currently used in the church operation. They are proposing to construct the new entrance on the south side of the property line leading to a new parking area, again on the south side of the property. They estimate that they can have the new entranceway and the parking lot in within 90 days. They estimate that they can have the new parking lot completely built to City standards within 6 months.

There has been some concern expressed by some of the residents in this area, especially by the homeowner directly adjacent to the site on the north. If the existing asphalt drive is abandoned and the existing asphalt parking is abandoned, that would eliminate some of the impact on this property owner. There is an existing 8 ft. wooden fence from

the house line of the Church parsonage extending back along the asphalt parking lot. This does provide some buffering between the adjacent property and the church facility. The pastor for the church has indicated that they would be willing to abandon this existing asphalt drive when the new drive is in place, and that they can also abandon the existing parking when the new parking is in place.

Some suggested conditions for this facility are as follows:

1. Require that the proposed new drive location and new parking facility be completed either prior to occupancy or within 90 days of occupancy and the old parking area and drive be abandoned.
2. If you are willing to grant them a temporary waiver on the paving of the new parking lot and drive, require that the new parking lot and drive be paved to City specifications within 6 months.
3. Require that a parking plan detailing the layout of the parking as approved be submitted and approved prior to beginning any construction.
4. That any lighting installed be so shielded as to protect adjacent properties from undue glare.
5. Possible additional screening between the facility and the residential uses to the north of the property.
6. A stipulation that no unreasonably loud noises or other nuisance shall extend beyond the property lines.
7. That should any future buildings or expansions of existing buildings be proposed, they shall be submitted to the P&Z and City Council for site plan review and approval.
8. That the use shall only extend to normal church services and Sunday School facilities, and parsonage.
9. That a minimum of 25 parking spaces shall be provided initially and that parking adequate to meet the parking requirements under the Comprehensive Zoning Ordinance shall be maintained as maximum attendance increases.
10. That there shall be a time limit of one year on the permit and that it shall be reviewed at that time for compliance with all conditions and requirements.

Under the terms of our ordinance and under relevant court cases as reviewed by our Attorney, we cannot deny the church this permit; we can only place upon them reasonable conditions for use of the property as a church facility. The Planning and Zoning Commission did return a recommendation for denial. Attached you will find a copy of an opinion from our attorney. He suggests that the Council consider sending the case back to the Planning and Zoning Commission for a recommendation that the Council can consider.

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 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Connie Wright - Church of the Living Word
for a "CUP" Conditional Use Permit to allow a church to be located at 401 Renfro
and approval of a site plan (1.621 acres)

on the following described property:

See attached legal description

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-15/CUP/SP


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-15/CUP/SP

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

I am opposed 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

Church of the Living Word

R. Ballard

TR. 44

Melvin L. Searth
P.O. Box 709
Rockwall

TR22 - S.D. Young Est.
% Sid Young
10515 Fergerson
Dal. 75228

TR. 47

Linnie J. Hartman
P.O. Box 14
Rockwall

R. Harris #2 Richard Harris
P.O. Box 279
Rockwall

TR. 29

Enuice Heil
P.O. Box 274
Simonton, Tx. 77476

R. Ballard ^{TR. 34} Jeffery Simpson
716 Hartman
Rockwall

TR. 36

Delmer Earls
Box 678
Rockwall

TR. 4-1

Mrs. Clarence A. Braswell
904 Aluminum Plant Rd.
Rockwall

TR. 4

Carl E. Staton
906 Aluminum Plant Rd.
Rockwall

TR. 31

Alumax Aluminum Corp.
% AD Valorem Tax Dept.
P.O. Box 1186
Arlington, 76010

31-1

31-3

TR. 21 W.R. Standley
711 Hartman
Rockwall

VACANT

SITE PLAN
Page 2

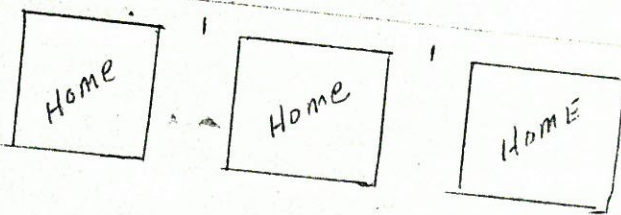


ALUMAX
STORAGE

RENSSELAER ST.

VACANT
LOTS

HARTMAN
ST.



2

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 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Connie Wright - Church of the Living Word
for a "CUP" Conditional Use Permit to allow a church to be located at 401 Renfro
and approval of a site plan (1.621 acres)

on the following described property:

See attached legal description

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-15/CUP/SP


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-15/CUP/SP

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

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

- 1.
- 2.
- 3.

Signature Delmer B. Earle
Address 202 Renfro 500 Renfro
204 Renfro

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

Thank you,
City of Rockwall

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 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Connie Wright - Church of the Living Word
for a "CUP" Conditional Use Permit to allow a church to be located at 401 Renfro
and approval of a site plan (1.621 acres)

on the following described property:

See attached legal description

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-15/CUP/SP

J. S. Jarrett
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-15/CUP/SP

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

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

1. THIS IS A RESIDENTIAL AREA - STRUCTURE IS A HOUSE
2. HARTMAN & RENFRO ARE IN TERRIBLE SHAPE ALREADY WITHOUT ADDITIONAL TRAFFIC
3. IN THE 2 OR 3 MONTHS THAT THESE PEOPLE HAVE ALREADY BEEN USING THIS HOUSE & PROPERTY FOR A CHURCH THE AMOUNT OF TRAFFIC ON THESE NARROW STREETS HAS INCREASE MARKEDLY AND THERE IS A TOTAL LACK OF REGARD ON THEIR PART AS TO SPEED LIMIT & LITTERING.

Signature J. S. Jarrett

Address 716 HARTMAN

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

Thank you,
City of Rockwall

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 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Connie Wright - Church of the Living Word
for a "CUP" Conditional Use Permit to allow a church to be located at 401 Renfro
and approval of a site plan (1.621 acres)

on the following described property:

See attached legal description

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-15/CUP/SP

J. J. Jarrett
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-15/CUP/SP

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

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

- 1.
- 2.
- 3.

Signature Carlo Bobbie Staker

Address 906 Alvarado Pk Rd
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
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Connie Wright - Church of the Living Word
for a "CUP" Conditional Use Permit to allow a church to be located at 401 Renfro
and approval of a site plan (1.621 acres)

on the following described property:

See attached legal description

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-15/CUP/SP


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-15/CUP/SP

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

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

- 1. Renfro is a residential street.** A church in this area would increase traffic on Hartman and Renfro thus creating a hazzard to children living here and my grandchildren who come to visit me.
- 2. Because of the poor condition of the streets,** an increase in the traffic would make our chug holes get bigger.
- 3. A church in our neighborhood would create unnecessary noise.** We like our quite streets and would like to keep them this way.

Signature  W.R. STANLEY

Address 711 Hartman 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
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Connie Wright - Church of the Living Word
for a "CUP" Conditional Use Permit to allow a church to be located at 401 Renfro
and approval of a site plan (1.621 acres)

on the following described property:

See attached legal description

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-15/CUP/SP


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-15/CUP/SP

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

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

1. Because the streets need repaving and it
2. Can't stand that much traffic!
- 3.

Signature Mildred Braswell

Address 904 Aluminum Pkt. Rd.

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

Thank you,
City of Rockwall