

Filing Fee - \$100.00 + 1.00/acre

Filing deadline - May 24

P&Z 86-50-CUP

CITY OF ROCKWALL
205 West Rušk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z CUP Date Submitted 6-23-86
Filing Fee 106.00
Applicant First Assembly of God
Address 609 E WILLIAMS Phone 722-3926
Owner 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):

Green Acres subdivision

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

To set portable building Morgan type for storage of yard eqpt & supplies. Building to be approx 14' x 20' located near back parking lot.

The current zoning on this property is RESIDENTIAL. 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 [Signature] 722-9220

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

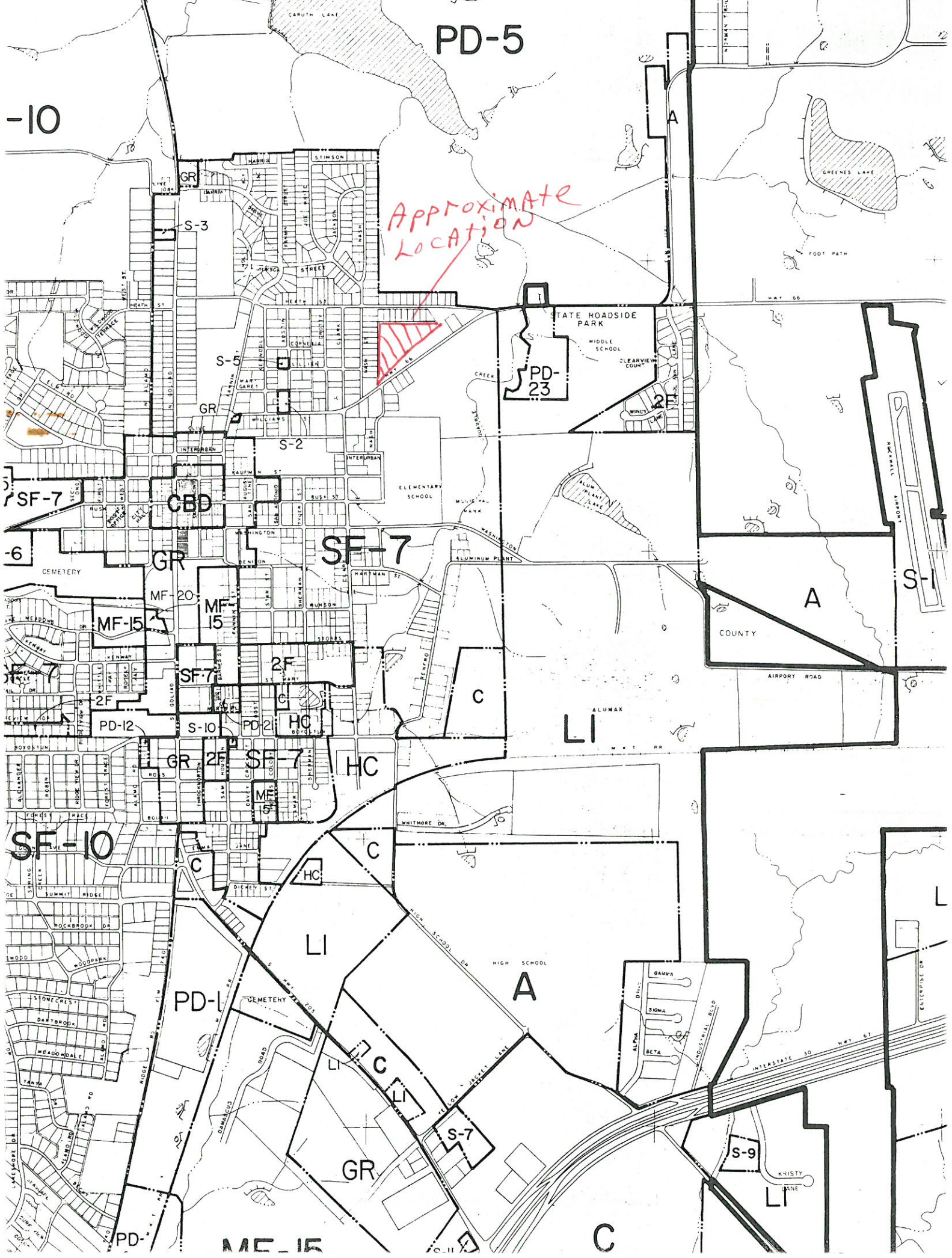
I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as "Exhibit A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one)

-10

PD-5

APPROXIMATE LOCATION



SF-7

-6

SF-10

PD-15

PD-23

CBD

MF-15

PD-12

SF-10

PD-1

SF-7

GR

PD-5

PD-23

LI

A

A COUNTY

S-9

LI

C

July 10, 1986

Planning and Zoning Commission
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Dear Zoning Committee:

We are writing in regard to the request for a "Conditional Use Permit" for a storage building by the First Assembly of God Church.

We regret to say that we must voice opposition to the request. After speaking with the Planning and Zoning office, we found out that the type of structure to be erected is a metal portable building. While we can understand the Church wishing to keep expenses down, we do not feel this type of structure is in accordance with a "neighborhood" environment. This type of structure is more conducive to "commercial" areas.

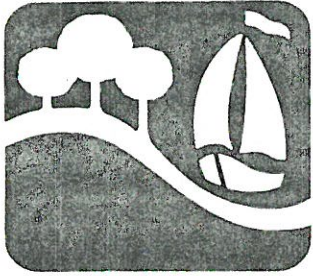
Our home is directly across the street from the Church, it actually faces the Church and we would have to look out on this metal building daily. It would make us very unhappy to see this. We also believe this would not enhance our property values. Therefore, we would ask that this permit not be approved.

If the Church would agree in writing, within 60 days to have the metal building covered in rock, brick or wood, and have it blend in with the main Church structure, then we would have no objection.

Thank you for taking our feelings into consideration.

Sincerely,


Robert and Sherry Epperson
804 Williams
722-2575



CITY OF ROCKWALL

"THE NEW HORIZON"

July 14, 1986

The Reverend Ray Castile
First Assembly of God
609 East Williams
Rockwall, Texas 75087

Re: P&Z Case No. 86-50-CUP

Dear Reverend Castile:

On July 10, 1986, the Rockwall Planning and Zoning Commission recommended approval of your request for a "CUP" Conditional Use Permit for the Church and related facilities, including a portable building, located at 609 East Williams subject to the following conditions:

1. That the portable building be constructed of wood and painted to blend with the color of the Church, and
2. That the side of the portable building facing residences contain no windows.

The Rockwall City Council will hold a public hearing and consider approval of your request on August 4, 1986, beginning at 7:30 P.M. at the City Hall, 205 West Rusk.

If you should have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Sincerely,

Jennifer Jarrett
Administrative Aide

JJ/mmp

III. B. Hold Public Hearing and Consider Approval of a Request from the First Assembly of God for a "CUP" Conditional Use Permit for a Church and Related Facilities, Including a Portable Building, at 609 East Williams

As the Commission is aware, the current Zoning Ordinance requires that a church have a Conditional Use Permit if it is located in a residential zone. All existing churches are only required to obtain a "CUP" if they need a building permit for any additional work. The First Assembly of God Church on Williams Street is wanting to put up a portable building behind their church to use for storage. A permit cannot be issued for the structure unless a "CUP" has been approved.

In addition, the building is larger than the permitted size for a portable building in a residential zone under our new accessory building requirements. This also requires a Conditional Use Permit.

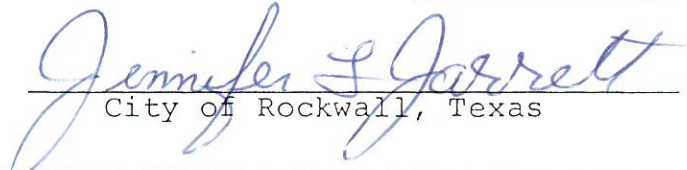
The applicant proposes to construct a 14' X 20' portable building along the rear of the parking lot behind the main building. They would be willing to construct it out of wood or metal, so long as they could move it when they are ready. Attached is a general location map showing where they want to locate the building.

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 10th day of July, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of First Assembly of God Church
for a "CUP" Conditional Use Permit for a church and a storage building
not meeting the City's exterior materials requirements for accessory structure:
on the following described property:

Block C & D of Green Meadows Addition
(609 East Williams)

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 86-50-CUP



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 86-50-CUP

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

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

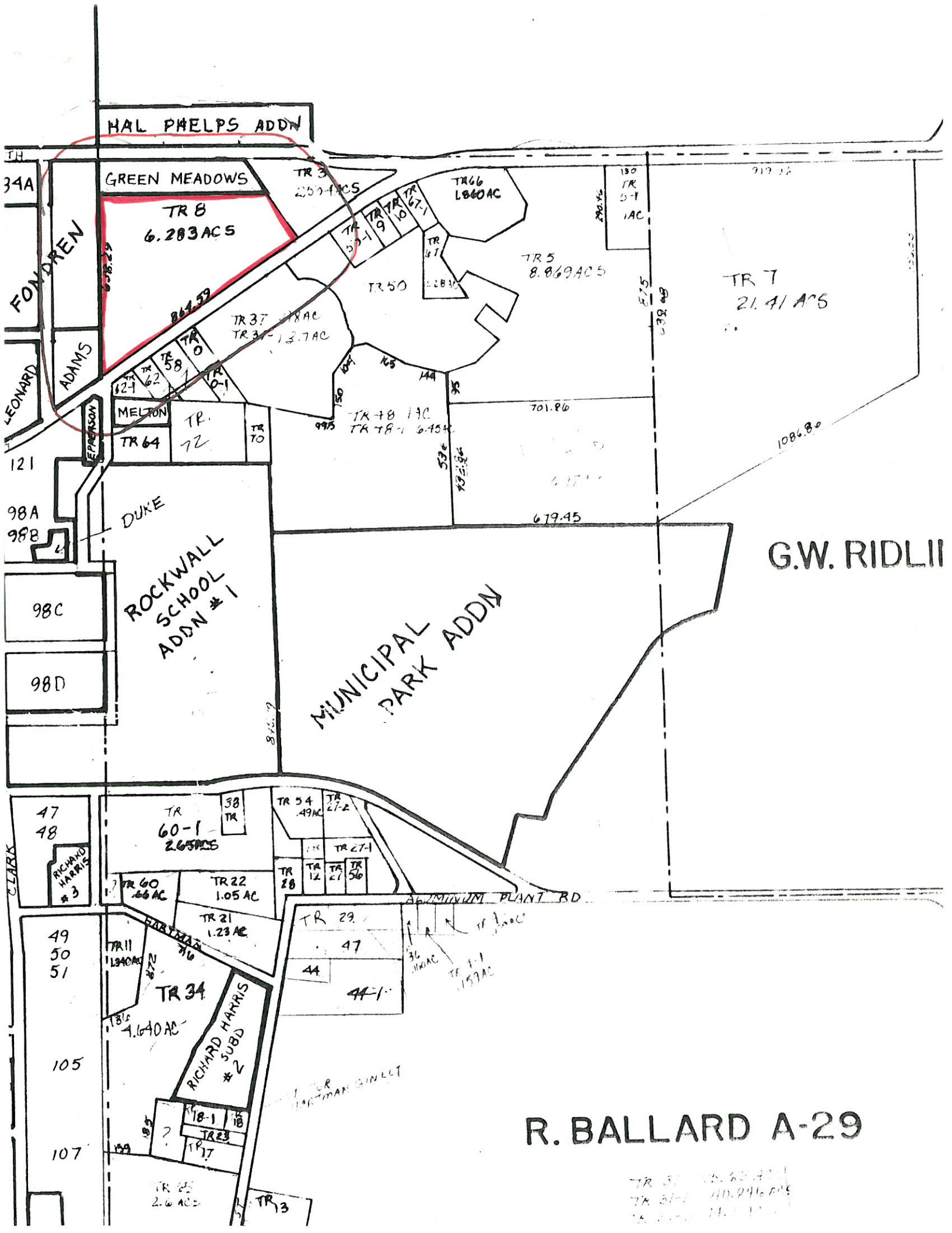
- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall



HAL PHELPS ADDN

GREEN MEADOWS

TR 8
6.283 AC

TR 3
250.4 AC

TR 66
1866 AC

TR 5
8.869 AC

TR 7
21.41 AC

TR 37
TR 37-1
13.7 AC

TR 50

MELTON

TR 64

TR 72

TR 70

TR 48
TR 48-1
6.45 AC

701.86

679.45

DUKE

ROCKWALL
SCHOOL
ADDN # 1

MUNICIPAL
PARK ADDN

G.W. RIDLII

47
48

TR 60-1
2.65 AC

TR 38

TR 54
49 AC

TR 27-2

TR 27-1

TR 60
66 AC

TR 22
1.05 AC

TR 28

TR 12

TR 27

TR 56

ALUMINUM PLANT RD

49
50
51

TR 11
1340 AC

TR 21
1.23 AC

TR 29

47

44

44-1

TR 34
1.64 AC

RICHARD HARRIS
SUBD # 2

FOR
LAWMAN IN LCT

105

107

TR 18-1
TR 23
TR 17

TR 25
2.6 AC

TR 3

R. BALLARD A-29

TR 31
TR 31-1
TR 31-2

25



First Assembly of God Church

John Robert Epperson
804 Williams
Rockwall

Joe Tim Griffin ETUX
606 Nash
Rockwall

Timothy P. & Cynthia Wilcoxson
802 Williams
Rockwall

Blanch M. Lay
608 Nash
Rockwall

Cyndi K. Happel
706 Williams
Rockwall

Richard Harris
P.O. Box 279
Rockwall

A. H. Stovall
704 Williams
Rockwall

Mona Louise Mitchell
702 Nash
Rockwall

Mrs. Alvin L. Richardson
504 Nash
Rockwall

Charles Braly
704 Nash
Rockwall

Terry D. Garrett ETUX Bonnie
506 Nash
Rockwall

Joe Frank Spafford JR
424 Coachlight
Rockwall

Clifford N. Garrett
508 Nash
Rockwall

Jeannine Langley
708 Nash
Rockwall

Joseph Capparelli
604 Nash
Rockwall

Carolyn J. Peoples
Rt. 1, Box 96
Princeton, TX.

75077

Mrs. Earl B. Watkins
802 Nash
Rockwall

Joseph Randall Allard
814 Heath
Rockwall

Remcey J. Chaney
1000 Yellow Jacket on #2805
Rockwall

Elbert Holland
818 Heath
Rockwall

R. E. Clark
804 Heath
Rockwall

James D. McCasland
801 E. Heath
Rockwall

Billie J. Bell Tr.
P.O. Box 757
Rockwall

Robert M. & Wanda J. Taylor
803 E. Heath
Rockwall

Yates A. Marsh
808 Heath
Rockwall

Alton Marks ETUX
805 E. Heath
Rockwall

F. E. Martin
810 E. Heath
Rockwall

Willie J. Mitchell
807 E. Heath
Rockwall

Kenneth R. Harrison
812 E. Heath
Rockwall

E. B. Watkins
809 E. Heath
Rockwall

Michael Don Garner
816 Heath
Rockwall

Billy Joe Blythe
811 E. Heath
Rockwall

Windell Brockway
813 E. Heath
Rockwall

Jimmy David Babb
908 Williams
Rockwall

Milton Gene Nations
815 Heath
Rockwall

RH Sheets
906 Williams
Rockwall

Wm. Robert Hill
817 E. Heath
Rockwall

LC. Stevenson
90 William G. A. Stevenson
Rt. 2, Box 18

Benny Franklin Larue ET ux
819 Heath
Rockwall

SAME
(904 Williams)
Rockwall
(902 Williams)
William G. A. Stevenson
Rt 2 Box 18
Rockwall

Coyce Gramberry
821 Heath
Rockwall

James T. Spillman SR.
402 Nash

Rick Polk
P.O. Box 625
Rockwall

Ronald G. Melton
404 Nash
Rockwall

D.E. Payne
Rt. 2 Box 4-A
Rockwall

Roger McCallum
928 Williams
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 10th day of July, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of First Assembly of God Church
for a "CUP" Conditional Use Permit for a church and a storage building
not meeting the City's exterior materials requirements for accessory structures
on the following described property:

Block C & D of Green Meadows Addition
(609 East Williams)

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 86-50-CUP

Jennifer L. Garrett
City of Rockwall, Texas

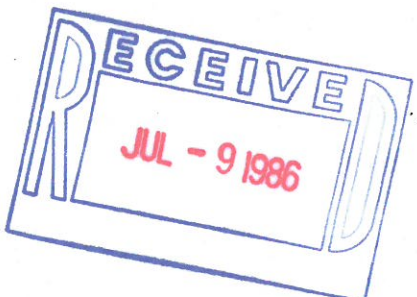
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-50-CUP

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 Mrs. D. E. Payne
Address 930 Williams

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

Thank you,
City of Rockwall

722-1111

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20x36
Margor Portable Bldg.

As an interested property owner, it is important that you attend this hear-
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Jennifer J. Garrett
City of Rockwall, Texas

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Case NO. P&Z 86-50-CUP

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

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

1. *a metal portable building would not look appropriate for the area being on Hwy 66 facing a neighborhood. (More appropriate in a warehouse district)*
2. *If finished with city approved materials (wood siding, brick etc.) it would be acceptable*
3. *Regardless of positioning of building, it would be highly visible from a neighborhood*

Signature *Laura L. Wood*
Address *404 Nash Street*

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

Thank you,
City of Rockwall

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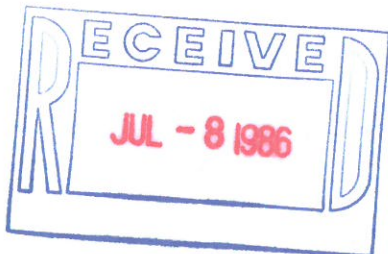
I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

1.

2.

3.



Signature Clifford N. Garrett

Address 508 Nash, Rockwall

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

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City of Rockwall

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City of Rockwall, Texas

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Case NO. P&Z 86-50-CUP

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

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

- 1. **See attached letter.**
- 2.
- 3.

Robert & Sherry Epperson

Signature _____

Address 804 Williams

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

Thank you,
City of Rockwall