

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

101.00

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 1989-41- CUP

Date Submitted 11-1-89

Filing Fee \$ 101.00

Applicant LAKESIDE CHURCH OF CHRIST  
12. VAN HAN

Address 1204 LAKESHORE DR  
ROCKWALL

Phone No. \_\_\_\_\_

Owner

Tenant<sup>1</sup> \_\_\_\_\_

Prospective Purchaser \_\_\_\_\_<sup>1</sup>

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:)<sup>2</sup>

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

*a structure with less than 90% exterior masonry facade.*

*line* The current zoning on this property is \_\_\_\_\_. There <sup>space</sup> are/are not <sup>space</sup> 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.

*Van R. Hall*

<sup>1</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

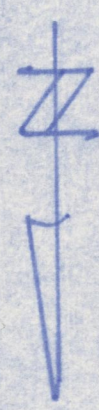
<sup>2</sup>The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on 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.



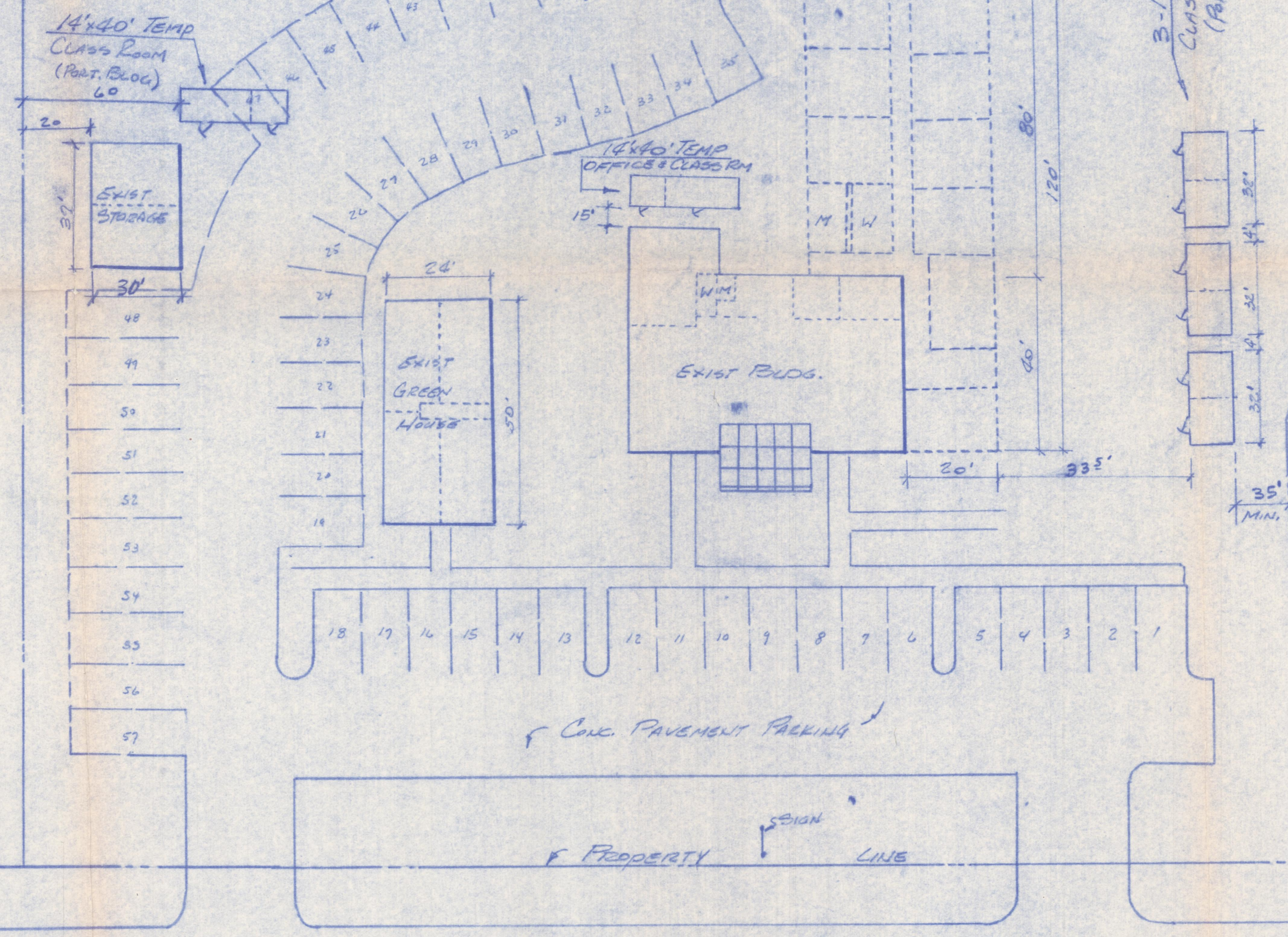
PARKING:  
 18 PERMANENT SPACES  
 39 TEMPORARY SPACES

PROPOSED:  
 5 Temp. Buildings  
 TO MEET CITY ORD. ON MASONRY  
 EXTERIOR IN 2 YRS.

STRUCTURE REVISION: (PHASE I)  
 ASSEMBLY = 960 S.F.  
 CLASS ROOMS = 2770 S.F.  
 REST ROOMS = 270 S.F.  
 TOTAL = 4000 S.F.  
 GREEN HOUSE = 1200 S.F.  
 STORAGE BLDG. = 1110 S.F.



PERMISSION TO USE FOR PARKING



8.869 Ac.  
**LAKESIDE CHURCH OF CHRIST**  
 BUILDING SITE  
 WAGGONER GARDENS ADDITION  
 950 WILLIAMS STREET, ROCKWALL, TX.  
 OCTOBER 9, 1989

Sp. 1 PER 3 SEATS  
 1 PER 100 S.F.  
 \* 40 RAD.  
 \*\* 18 RAD.

WILLIAMS STREET

Lakeside Church of Christ

B Ballard Survey

Tract 50

Paralee Payne  
930 Williams

Tract 48

48-01

alfred E. Payne  
1002 Synanon Creek Lane  
Rockwall

Tract 66

L. T. Taylor  
940 Williams  
Rockwall

Tract 5-1

Science + Technology  
c/o Jim Herrington  
2121 Richwood Dr.  
Duland TX 75044

Redlin Survey

Tract 7

Rockwall ISD  
(Administration Bldg.)

Shos. Stall Properties, Inc  
4757 <sup>Branch</sup> Rube  
Addicks, Tex

LAKESIDE CHURCH OF CHRIST  
950 WILLIAMS STREET  
(214) 771-9161

Elders:

Bob Carroll  
Van Hall  
Tony Pribble

September 27, 1991

City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087

Attention: Ms. Julie Couch  
Subject: Parking for Lakeside church of Christ

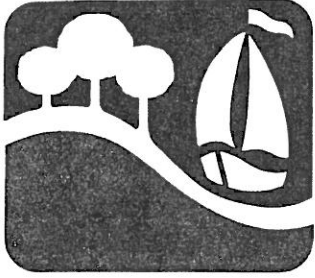
Dear Ms. Couch,

The Lakeside church of Christ would like to request a 12 month extension of our current variance allowing us to use temporary gravel parking instead of permanent asphalt or concrete. We make this request because of financial restraints, in addition to the fact that our lease on the property runs through October, 1992, at which time we are to obtain permanent financing. The church wants to secure this financing before making any permanent improvements on the property.

Thank you for your consideration in this matter. My phone number at work is 286-8630 if you should need to contact me.

Sincerely,

Mike Perry  
Lakeside church of Christ



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

December 7, 1989

Lakeside Church of Christ  
c/o Mr. Van Hall  
1204 Lakeshore Drive  
Rockwall, TX 75087

Dear Mr. Hall:

We have received your application for a Conditional Use Permit for structures with less than 90 percent exterior masonry facade along with your filing fee in the amount of \$101.00. Your application is scheduled for consideration by the Planning and Zoning Commission at a public hearing at 7:30 P.M. on Thursday, December 14th. The decision of the Commission will be a recommendation for approval or denial to the City Council.

As the applicant, it is important that your interests are represented at this meeting. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant

SF-10

PD-5

Church Location

PD-23

STATE HOUSIDE PARK

GREENE LAKE

MIDDLE SCHOOL

ELEMENTARY SCHOOL

GBD

MF-15

SF-7

S-2

S-5

S-3

GR

S-6

GR

SF-7

MF-15

MF-15

MF-20

SF-7

PD-12

S-10

PD-2

HC

GR

S-7

HC

A

S-1

A

COUNTY

AIRPORT ROAD

C

LI





**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** December 14, 1989

**Agenda No:** III. B.

**Agenda Item:** P&Z 89-43-CUP - Hold Public Hearing and Consider Approval of a Request from Lakeside Church of Christ for a CUP for Structures with Less than 90% Masonry Exterior Facade

**Item Generated By:** Applicant, Lakeside Church of Christ

**Action Needed:** Hold public hearing and take any necessary action

**Background Information:**

As the Commission is aware, the Lakeside Church of Christ moved in several portable buildings on their site on SH-66 at the time they occupied the site. Under Commercial zoning all buildings must have 90% masonry exterior walls or be granted a CUP. They have made application for a CUP for temporary use of the portable buildings until they are able to complete their expansion of the church facility. A copy of the site plan showing the location of the portable buildings is attached. The church was granted a period of two years for the temporary parking lot by the City Council. They would want a similar period for the buildings as well. Because this is a CUP that is adopted by ordinance, if a time period is included in any motion for approval the Commission may wish to include a provision in the ordinance that the time period may be extended by the Commission without public hearing upon submission of a request by the Church no less than 60 days prior to the expiration of the permit. If such a provision is not included the Church would have to submit a new application at the end of the two year time period if they wished to extend the time period.

**Attachments:**

1. Location Map
2. Site Plan

**Agenda Item:** Lakeside Church of Christ CUP

**Item No:** III. B.

CITY OF ROCKWALL  
City Council Agenda

89-41  
CUP

**Agenda Date:** October 21, 1991

**Agenda No:** VI. G.

**Agenda Item:** P&Z 91-42-CUP - Discuss and Consider Approval of a Request from Mike Perry for an Extension of a Waiver of Paving Standards at the Lakeside Church of Christ

**Item Generated By:** Applicant, Lakeside Church

**Action Needed:** Discuss and consider recommendation on extension of uses.

**Background Information:**

In 1989 the Church had received a two year waiver for both the parking lot and portable buildings on the site. In 1990 the Church added another building and received an additional one year extension for the portable buildings until 1992. The Church is now asking for the same extension for the parking lot. In November of this year the approval for the gravel parking lot for the Lakeside Church of Christ will expire. The Church would like to request an extension of this use for one year in order to have more time to acquire the financing for the parking lot.

The Planning and Zoning Commission has recommended approval of the request to extend the waiver until November of 1992.

**Attachments:**

1. Letter from the Church

**Agenda Item:** CUP and parking Lot expansion for Church

**Item No:** VI. G.

ORDINANCE NO. 90-2

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR STRUCTURES WITH LESS THAN 90 PERCENT EXTERIOR MASONRY FACADE ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK 1, WAGGONER GARDENS ADDITION AND FURTHER DESCRIBED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, A Conditional Use Permit for structures with less than ninety percent exterior masonry facade has been requested by the Lakeside Church of Christ for the property described as Lot 1, Block 1, Waggoner Gardens Addition; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for structures with less than ninety percent exterior masonry facade on the property described herein.

Section 2. That the Conditional Use Permit shall be subject to the following conditions:

1. the CUP is limited to five portable buildings as displayed on the approved site plan attached as Exhibit "A".
2. the CUP will expire November 6, 1991, concurrently with a previously approved waiver to paving standards to allow a gravel parking lot

Section 3. That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of

Rockwall as heretofore amended, as amended herein by granting of this Conditional Use Permit and as may be amended in the future.

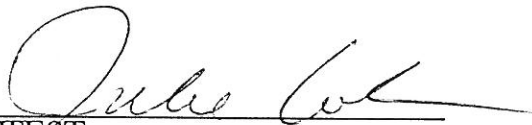
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 5<sup>th</sup> day of February .

  
ATTEST

  
APPROVED

1st Reading 1/15/90  
2nd Reading 2/5/90

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, December 14, 1989, at 7:30 P.M. in City Hall, 205 W.Rusk, to consider approval of a request from Lakeside Church of Christ for a Conditional Use Permit for structures with less than 90% exterior masonry facade located at 950 Williams Street also described as Lot 1, Block 1, Waggoner Gardens Addition. As an interested property owner you may wish to attend this hearing or notify the Commission in writing of your feeling in regard to this matter.