

John Zachary - 771-3138 -  
Site plan/plot

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 90-12-2 Filing Fee \$115.00 Date 4/23/90  
Applicant Rockwall Missionary Baptist Church Phone 772-6637 / 771-3138  
Mailing Address I-30 P.O. Box 892  
Rockwall, TEXAS 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)<sup>1</sup>

I hereby request that the above described property be changed from its present zoning which is

Agricultural District Classification to  
Commercial District Classification for  
for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> Owner  Tenant \_\_\_\_\_  
Prospective Purchaser \_\_\_\_\_

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

Signed John Zachary

NOTE:

<sup>1</sup>The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. 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.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

SITE PLAN APPLICATION

Date \_\_\_\_\_

NAME OF PROPOSED DEVELOPMENT Rockwall Missionary Baptist Church

NAME OF PROPERTY OWNER/DEVELOPER Rockwall Missionary Baptist Church

ADDRESS I 30 Box 892 PHONE 772-6637

NAME OF LAND PLANNER/ENGINEER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

TOTAL ACREAGE 1.597

CURRENT ZONING Agricultural

NUMBER OF LOTS/UNITS 1

SIGNED John Jackson

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. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown</u>	<u>Not</u>
<u>On Site Plan</u>	<u>Applicable</u>

<u>✓</u> _____	_____
_____	<u>✓</u> _____
<u>✓</u> _____	_____
_____	<u>✓</u> _____
_____	_____

1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned
2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas
4. Calculation of landscaped area provided
5. Location and dimensions of ingress and egress





Taken by \_\_\_\_\_

File No. \_\_\_\_\_

Date \_\_\_\_\_

Fee \_\_\_\_\_

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 4/23/90

NAME OF PROPOSED SUBDIVISION Rockwall Missionary Baptist Church

NAME OF SUBDIVIDER

ADDRESS Phone

OWNER OF RECORD Rockwall Missionary Baptist Church

ADDRESS I-30 D.O. Box 692 PHONE 722-6687

NAME OF LAND PLANNER/SURVEYOR/ENGINEER

ADDRESS PHONE

TOTAL ACREAGE 1.597 CURRENT ZONING Agricultural

NO. OF LOTS/UNITS 1

SIGNED John Gashug

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

I. General Information

✓

A. Vicinity map

B. Subdivision Name

✓

C. Name of record owner, subdivider, land planner/engineer

✓

D. Date of plat preparation, scale and north point

II. Subject Property

- |          |          |                                                                                                                                                                                                                                          |
|----------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>✓</u> | _____    | A. Subdivision boundary lines                                                                                                                                                                                                            |
| _____    | <u>✓</u> | B. Identification of each lot and block by number or letter                                                                                                                                                                              |
| <u>✓</u> | _____    | C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization |
| <u>✓</u> | _____    | D. Proposed land uses, and existing and proposed zoning categories                                                                                                                                                                       |
| <u>✓</u> | _____    | E. Approximate acreage                                                                                                                                                                                                                   |
| _____    | <u>✓</u> | F. Typical lot size; lot layout; smallest lot area; number of lots                                                                                                                                                                       |
| <u>✓</u> | _____    | G. Building set-back lines adjacent to street                                                                                                                                                                                            |
| _____    | <u>✓</u> | H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable                                                    |
| _____    | _____    | I. Location of City Limit lines, contiguous or within plat area                                                                                                                                                                          |
| _____    | <u>✓</u> | J. Location and sizes of existing utilities                                                                                                                                                                                              |
| <u>✓</u> | _____    | K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction                                                                                                                       |

III. Surrounding Area

\_\_\_\_\_ ✓

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

✓ \_\_\_\_\_

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by \_\_\_\_\_

File No. \_\_\_\_\_

Date \_\_\_\_\_

Fee \_\_\_\_\_

Receipt No. \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the N. M. Ballard Survey, Abstract No. 24, Rockwall County, Texas, and being that certain tract of land conveyed to W. S. Taylor, Larry B. Kearby, and Floyd Hitt, Trustees, or their duly qualified successors in office, in Trust for the Rockwall Missionary Baptist Church, by Warranty Deed recorded in Volume 106, Page 642, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found on the Northerly line of I.H. 30 at the Southwest corner of said Church tract and at the Southeast corner of Industrial Addition, Revised, an addition to the City of Rockwall recorded in Slide A, Page 21, Plat Records, Rockwall County, Texas, said iron rod bears North  $73^{\circ} 39' 47''$  East a distance of 429.00 feet along the Northerly line of I.H. 30 from an iron rod found at the Southwest corner of said Industrial Addition, Revised;  
THENCE: North  $27^{\circ} 55' 04''$  East with the Southeast line of said addition, passing at 455.70 feet an iron rod found and continuing a total distance of 523.27 feet to an iron rod set for a corner at the Northwest corner of said Church tract, said iron rod bears South  $27^{\circ} 55' 04''$  West a distance of 312.43 feet along the Southeast line of said Addition from an iron rod found at an angle point in said line;  
THENCE: North  $89^{\circ} 30' 00''$  East a distance of 164.79 feet with the North line of said Church tract to an iron pipe found for the Northeast corner of said Church tract;  
THENCE: South  $27^{\circ} 45' 50''$  West a distance of 459.28 feet with the East line of said Church tract to the Northerly line of I.H. 30 and the Southeast corner of said Church tract;  
THENCE: South  $78^{\circ} 39' 47''$  West with the Northerly line of I.H. 30, passing at 30.00 feet an iron rod set on line and continuing a total distance of 204.08 feet to the Point of Beginning and containing 1.643 acres of land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146









# Missionary Baptist Church

## Plat:

1. Flood Plain
2. Off site water + fire hydrant
3. Easement on driveway
4. Need to tie into sewer system

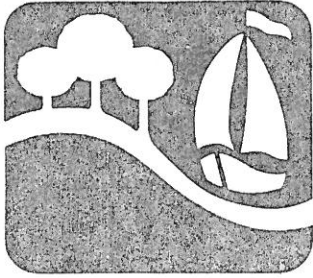
## Site Plan:

don't  
need to  
be changed  
at this  
time.

1. Parking lot not to standards
2. Drives too close and not wide enough
3. ~~Back~~

## Landscaping:

1. 15% = 10,735 \$ to be irrigated unless a watering <sup>granted</sup>
2. need street trees along frontage - 5 trees
- 3.



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

April 26, 1990

Rockwall Missionary Baptist Church  
P.O. Box 892  
Rockwall, Tx 75087

Gentlemen:

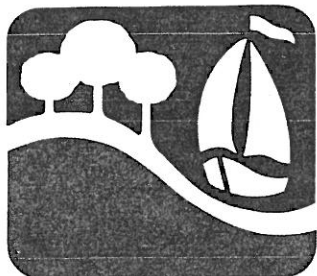
Your application for a change in zoning, site plan, and preliminary plat for the Rockwall Missionary Baptist Church has been received and is scheduled for consideration by the Planning and Zoning Commission at a public hearing on Thursday, May 10, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk. The Rockwall City Council will hold a public hearing and consider the request on Monday, May 21, 1990, at 7:00 P.M. in City Hall.

You as your representative should be at both of these hearings. Failure to appear could delay consideration of your request. Please call me if you have any questions.

Sincerely,

Mary Nichols  
Administrative Assistant





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

May 16, 1990

Rockwall Missionary Baptist Church  
P.O. Box 892  
Rockwall, TX 75087

Gentlemen:

On May 10, 1990, the Rockwall Planning and Zoning Commission recommended approval of your request for a change in zoning, site plan, and preliminary plat for the Rockwall Missionary Baptist Church to be located on I-30. The Rockwall City Council will consider approval of your request at a public hearing on Monday, May 21, 1990, in the Rockwall City Hall at 7:00 P.M. As the applicant, it is very important that your interests be represented at this meeting. Lack of representation could delay the approval process.

Please feel free to call me if you have any questions.

Sincerely,

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

Mary Nichols  
Administrative Assistant



# Rockwall Missionary Baptist Church

*"Busy About Our Father's Business"*

City of Rockwall,

Rockwall Missionary Baptist Church acknowledges and authorizes John Zachary to make all necessary arrangements regarding application of the zoning request.

Kerry Pool

A handwritten signature in blue ink, appearing to read 'Kerry Pool', written over a faint grid background.

Pastor Rockwall Missionary Baptist Church





**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** May 10, 1990

**Agenda No:** III. C.

**Agenda Item:** P&Z 90-12-Z/PP/SP - Hold Public Hearing and Consider Approval of a Change in Zoning from "A" Agricultural to "C" Commercial, Site Plan, and PReliminary Plan for Rockwall Missionary Church on I-30

**Item Generated By:** Applicant

**Action Needed:** Hold public hearing and consider approval of the request.

**Background Information:**

We have received a request from the Missionary Baptist Church for site zoning, site plan, and platting approval. Our comments are as follows:

Zoning -

They have requested Commercial zoning which is in conformance with the land use plan.

Site Planning -

1. The church wants to construct a new classroom addition. This expansion brings them under our site plan and landscape plan requirements. The church is requesting a waiver to the landscape requirements. They would be required to irrigate approximately 10,735 sq. ft. and to install five large trees along the frontage.

Platting -

1. The church is currently preliminary platting the site. Prior to preparation of the final plat a drainage study will need to be completed to determine if the property is in the flood plain. We are also reviewing the need for additional water facilities in this location. Approval of the preliminary plat should be subject to these items.

**Attachments:**

1. site plan

**Agenda Item:** Missionary Baptist Church

**Item No:** III.C..



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** May 21, 1990

**Agenda No:** VI. E.

**Agenda Item:** P&Z 90-12-Z/PP/SP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Change in Zoning from "A" Agricultural to "C" Commercial, and Consider Approval of a Site Plan, and Preliminary Plat for Rockwall Missionary Church on I-30 (1st Reading)

**Item Generated By:** Applicant

**Action Needed:** Hold public hearing and consider approval of the request.

**Background Information:**

We have received a request from the Missionary Baptist Church for zoning, site plan, and platting approval. Our comments are as follows:

Zoning -

They have requested Commercial zoning which is in conformance with the land use plan.

Site Planning -

The church wants to construct a new classroom addition. This expansion brings them under our site plan and landscape plan requirements. The church is requesting a waiver to the landscape requirements. They would be required to irrigate approximately 10,735 sq. ft. and to install five large trees along the frontage.

Platting -

The church is currently preliminary platting the site. Prior to preparation of the final plat a drainage study will need to be completed to determine if the property is in the flood plain. We are also reviewing the need for additional water facilities in this location. Approval of the preliminary plat should be subject to these items.

The Planning and Zoning Commission has recommended approval of the change in zoning, the site plan, and the preliminary plat with the following conditions:

1. That a landscaping waiver be granted for a period of five years or additional expansion of the church, whichever occurs first, with the stipulation that irrigation be installed on the property in front of the building and that the required large trees be planted along the I-30 frontage.
2. That the preliminary plat be approved subject to a determination of flood plain status and the need for additional water facilities.

**Attachments:**

1. site plan/preliminary plat
2. Ordinance

**Agenda Item:** Missionary Baptist Church

**Item No:** VI. E.

90-12

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** March 18, 1991

**Agenda No:** VI. B.

**Agenda Item:** Discuss and Consider Approval of a Final Plat for the Missionary Baptist Church Located on I-30 East of Industrial Blvd.

**Item Generated By:** Applicant, Missionary Baptist Church

**Action Needed:** Consider approval of the final plat.

**Background Information:**

We have received a request for a final plat for the church located on the Interstate. The Council approved a site plan and preliminary plat for the church a number of months ago. Since that time the City completed a flood study in this area and it was determined that the building will not be in the flood plain. The plat, as submitted, meets our requirements and complies with the preliminary plat with one addition. We have asked the church to provide a drainage easement along the drainage channel on the east side of their property so that the City will have the ability to maintain that channel if the need arises. They are willing to add that easement and we recommend that the plat be approved with that condition.

The Planning and Zoning Commission will consider this request on Thursday night and we will forward their recommendation to you on Friday.

**Attachments:**

1. Location Map
2. Plat

**Agenda Item:** Missionary Baptist Church Plat

**Item No:** VI. B.



205 West Rusk

# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



**RETURNED TO SENDER**

**REASON CHECKED**

Unclaimed \_\_\_\_\_ Refused \_\_\_\_\_

Addressee unknown \_\_\_\_\_

Insufficient Address \_\_\_\_\_

No such street \_\_\_\_\_ number \_\_\_\_\_

No such office in state \_\_\_\_\_

**Do not re-mail in this envelope**

New Libert Baptist Church  
 Rockwall Missionary Baptist  
 Box 697  
 Rockwall, TX 75087

*NO T AT THIS Box #*

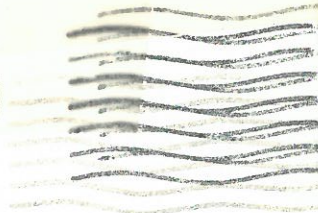


205 West Rusk

# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



**RETURNED TO SENDER**

**REASON CHECKED**

Unclaimed \_\_\_\_\_ Refused \_\_\_\_\_

Attempted-Not known \_\_\_\_\_

Insufficient Address \_\_\_\_\_

No such street \_\_\_\_\_ number \_\_\_\_\_

No such office in state \_\_\_\_\_

**Do not re-mail in this envelope**

Rockwall Steel Co  
 Box 729  
 Rockwall, TX 75087

*not at this P.O. Box Return to Sender*





# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall City Council will hold a public hearing at 7:00 P.M. on Monday, May 21, 1990, in Rockwall City Hall, 205 W. Rusk Street, Rockwall, Texas, to consider approval of a request from Rockwall Missionary Church for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on I-30 east of SH-205. As an interested property owner, it is important that you attend this hearing or notify the Council in writing of you feeling in regard to this matter by returning the form below.

*Mary Nichols*  
\_\_\_\_\_  
City of Rockwall

-----

Case No. P&Z 90-12-Z/PP/SP

I am in favor of the request for the reason listed below. \_\_\_\_\_

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

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

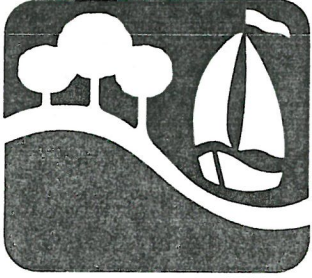
Address \_\_\_\_\_



## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 10, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk, to consider recommending approval of the following:

1. a request from Robert Ryan for a Conditional Use Permit for a Commercial Amusement including billiard tables and coin operated machines to be located within Ridge Road Shopping Center on FM-740.
2. a request from Rockwall Missionary Baptist Church for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on I-30 east of SH-205.
3. a request from First Baptist Church for a Conditional Use Permit for a church in a residential zoning category located on SH-205 at Boydston.



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

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing at 7:00 P.M. on Monday, May 21, 1990, in Rockwall City Hall, 205 W. Rusk Street, Rockwall, Texas, to consider approval of a request from Rockwall Missionary Church for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on I-30 east of SH-205. As an interested property owner, it is important that you attend this hearing or notify the Council in writing of you feeling in regard to this matter by returning the form below.

Mary Nichols  
City of Rockwall

2 VOTES

Case No. P&Z 90-12-Z/PP/SP

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

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

- 1.
- 2.
- 3.

Irvin D. Carssone  
John F. Carssone  
Signature \_\_\_\_\_  
Address \_\_\_\_\_

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 May, 1990

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request \_\_\_\_\_ of Rockwall Missionary Church

for a Change in Zoning from "A" Agricultural to "C" Commercial

\_\_\_\_\_ on the following described property:

A tract of Land Located on I-30 East of SH-205 more particulary  
Described on the REverse of this 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. The decision of the Planning and Zoning  
Commission will be a recommendation for approval or denial which will be  
forwarded to the City Council for a final decision. In replying please  
refer to Case No. P&Z 90-12-Z/PP/SP

*Mary Nichols*

\_\_\_\_\_  
City of Rockwall, Texas

\_\_\_\_\_ The following form may be filled out and returned as soon as possible to  
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,  
Texas 75087.

Case No. P&Z 90-12-Z/PP/SP

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 \_\_\_\_\_



Rockwall Missionary Church

Ab 99 TR18 New Liberty Baptist Church  
Rockwall Missionary Baptist  
Box 697  
1st Natl Bank Central  
FDIC  
P.O. 802090  
Dallas 75380

TR 5  
5-1 John J Carson  
12124 Drujan Lane  
Dallas 75244

5-3 Aphelion Inc  
P.O. Box 691285  
San Antonio 78269

3 Rose K. Cade  
802 N Cealiad

Rockwall Steel Co.  
Box 729

Charles Falls  
Box 7

Frank Hughes  
805 Bowie  
Cearland 75040