

Return by March 23  
Filing Fee \$135.00

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-5-CUPCUP

Date Submitted 3-14-92

Filing Fee \$ 135.00

Applicant St Pove A. M. F Church

Address 805 Peter Colony  
Rockwall TX 75087

Phone No. 722-9720  
358-0822 DALLAS

Owner

Tenant<sup>1</sup>

Prospective Purchaser<sup>1</sup>

*attach* 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:

*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.

<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.



CITY OF ROCKWALL  
"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Joe Robbins Date 3

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Cod
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	135.00	Portable Meter Deposit	02-2311
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206

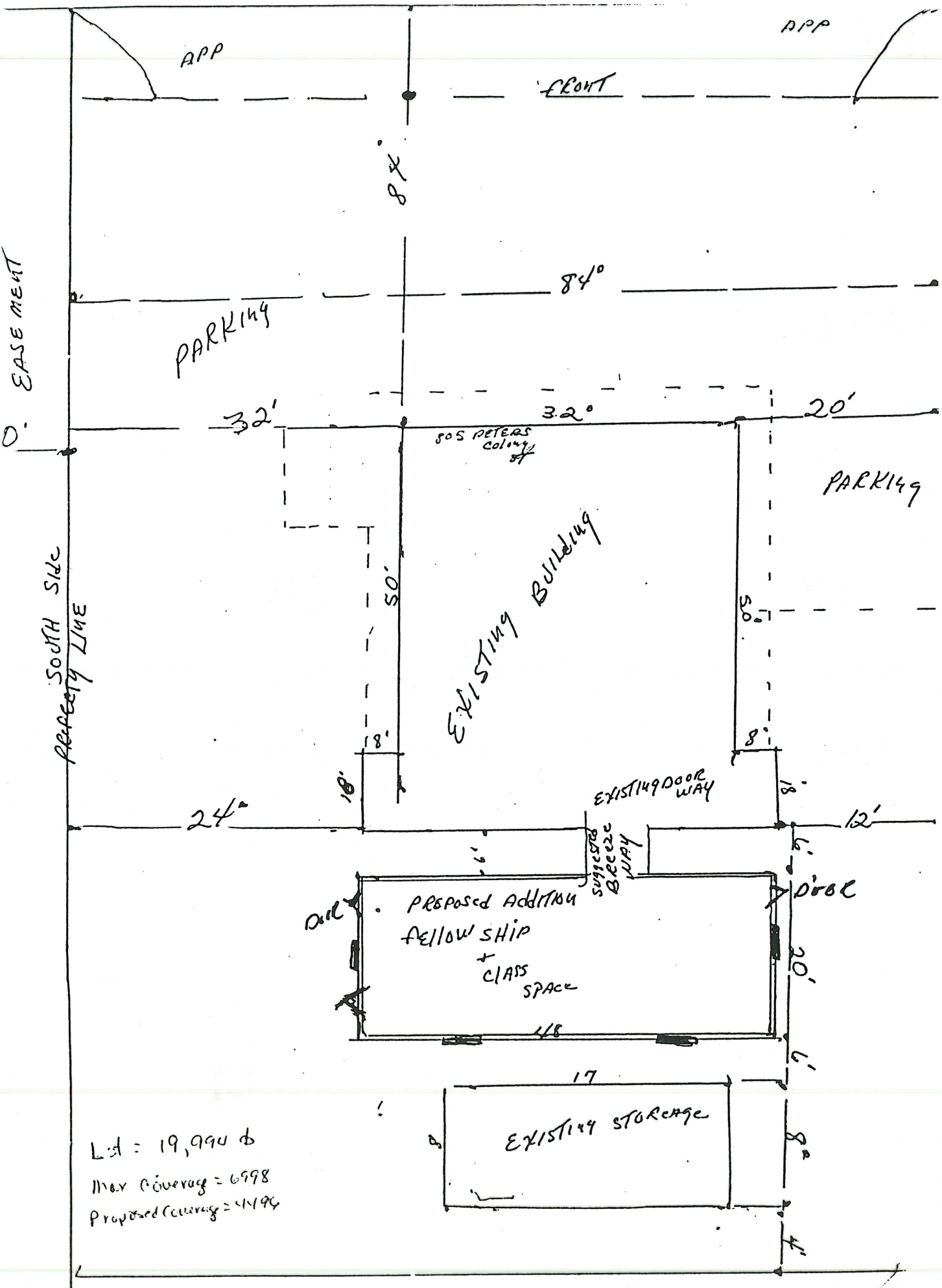
TOTAL OF COLUMN

TOTAL OF COLUMN

TOTAL DUE

135.00

Received by A



APP

APP

FRONT

EASEMENT

PARKING

PARKING

PROPERTY SOUTH SIDE PROPERTY LINE

EXISTING BUILDING

805 PETERS COLONY ST

24'

18'

50'

50'

8'

EXISTING DOORWAY

SUGGEST BREZE WAY

18'

12'

DOOR

PROPOSED ADDITION FELLOWSHIP + CLASS SPACE

EXISTING STORAGE

Lot = 19,990 sq ft  
 Max Coverage = 6998  
 Proposed Coverage = 4196

A.I.

THE STATE OF TEXAS, }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ROCKWALL

23157

462

Whereas a certain Deed of Trust note

dated April 10th, 19 79, executed by African Methodist Episcopal Church, payable to the order of T.A. Norman, Trustee

which is fully described in a certain deed of trust duly recorded in Record of Deeds of Trust in Book 78 Page 514 of the County of Rockwall Texas.

Said note having been executed as a Deed of Trust Lien

on the following described lot or parcel of land situated in the County of Rockwall, Texas:

Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.

*[Handwritten signature]*

And whereas AFRICAN METHODIST EPISCOPAL CHURCH, also Known at St. Paul A.M.E. Church, of the County of Rockwall, State of

Texas is now the owner of said real estate and now obligated to pay the above described note and THE FIRST STATE BANK of the County of Rockwall

State of Texas, is the legal and equitable holder of said note and at the request of said

obligor has agreed to extend the time of payment of said note for a period of time

from this date so that the original principal sum of \$22,000.00 plus accrued interest shall be due and payable on or before January 5th, 1980.

Now, therefore, for and in consideration for the extension of the term payment of said note this day made by the legal holder of said note, we hereby ratify and affirm the extension of said note, and the lien on the above described real estate.

Witness our hands this 9th day of October A. D. 19 79

*[Circular stamp: THE FIRST STATE BANK, ROCKWALL, TEXAS, INCORPORATED]*  
*[Signature]*  
Robert L. Taylor, Sr. Vice President & Cashier

*[Signature: Roger J. Price]*  
*[Signature: Mary Price]*  
*[Signature: Charles Humber]*  
THE FIRST STATE BANK, ROCKWALL, TEXAS  
By: *[Signature]*

ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Rockwall

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared AFRICAN METHODIST EPISCOPAL CHURCH TRUSTEES Charles Humphrey, Roger Price, Mary Price & Helen L. Jones

known to me to be the persons whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of October, A.D. 1979

(L.S.)

Helda W Holland Notary Public, Rockwall County, Texas My Commission Expires

ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of, A.D. 19

(L.S.)

Notary Public, County, Texas My Commission Expires

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Rockwall

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

T.A. Norman

known to me to be the person and officer

whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

THE FIRST STATE BANK, ROCKWALL, TEXAS

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of October, A.D. 1979

(L.S.)

Helda W Holland Notary Public, ROCKWALL County, Texas My Commission Expires

CLERK'S CERTIFICATE

THE STATE OF TEXAS,

COUNTY OF Rockwall

I, June Wimpee, County

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the 19th day of October, A. D. 1979, with its Certificate of Authentication, was filed for

record in my office on the 19th day of October, A. D. 1979, at 2:00 o'clock P. M., and duly recorded this 2nd day of October, A. D. 1979, at 3:00 o'clock P. M., in the

Records of said County, in Volume 145, on pages 462

Witness my hand and seal of the County Court of said County, at office in Rockwall

Texas, the day and year last above written.

June Wimpee County Clerk, Rockwall County, Texas. By Patsy Stewart, Deputy.

(L. S.)

INDEXED

Form with fields: No., EXTENSION OF LIEN, FROM, TO, FILED FOR RECORD, this 19th day of October, A. D. 1979, at 2:00 o'clock P. M., County Clerk, Rockwall Co., Texas, By Patsy Stewart, Deputy, RECORDED, A. D. 19, County Records, Book, Page, County Clerk, Deputy, Recording Fee \$ 5.00, This instrument should be filed immediately with the County Clerk for record. MARTIN Stationery Co., Dallas RETURN: THE FIRST STATE BANK Rockwall, Tx

PROPERTY ID AND LEGAL DESCRIPTION

PROPERTY ID: R21974  
 SANGER LOT 2 BLK G EXEMPT  
 4900-0009-0002-00-0R

PRINTED: 10/26/90 VALUE CHG: 04/16/87

PROPERTY SITUS ADDRESS NBHD: 54900

EXEMPT

OWNER NAME AND ADDRESS

ST PAUL AFRICAN METHODIST (19683)  
 EPISCOPAL CHURCH  
 805 PETERS COLONY  
 ROCKWALL, TX 75087

TAXING ENTITIES

GRW SRW CRW

EXEMPTIONS  
 EX

LAST APPRAISAL

APPRAISED VALUE  
 114,070

BUILDING ATTRIBUTES

CONST. STYLE	FOUNDATION	EXT. FINISH	INT. FINISH	ROOF STYLE	FLOORING
HEATING/A.C.	PLUMBING	FIREPLACE ELECTRICAL	BUILT INS SPRINKLERS	ROOMS CEILING HTS.	BEDROOMS DOCKS

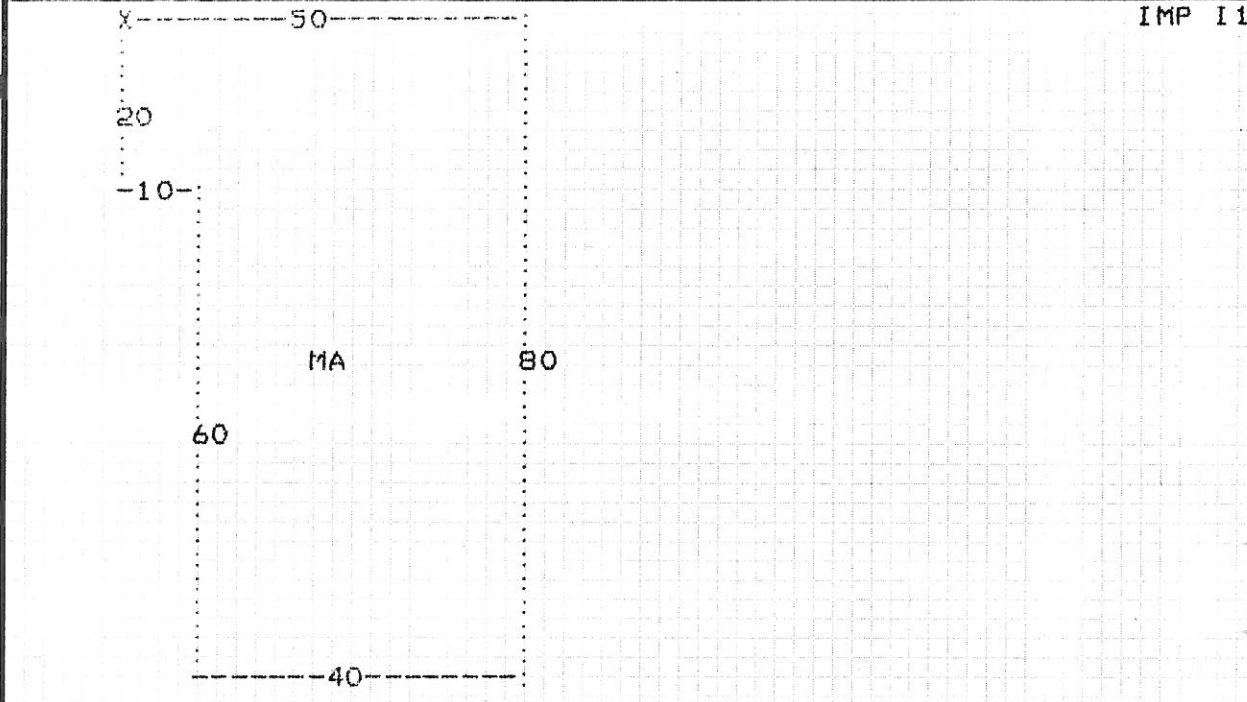
REMARKS AND SKETCH COMMANDS

I1. 1: DR50, DDB0, DL40, DU60, DL10, DU20

SALES HISTORY

DATE	PRICE	DEED BOOK I.D.	DEED BOOK PAGE
TOPOGRAPHY	UTILITIES	ACCESS	ZONE
	U	G	SF3
			OTHER

IMPROVEMENT SKETCH

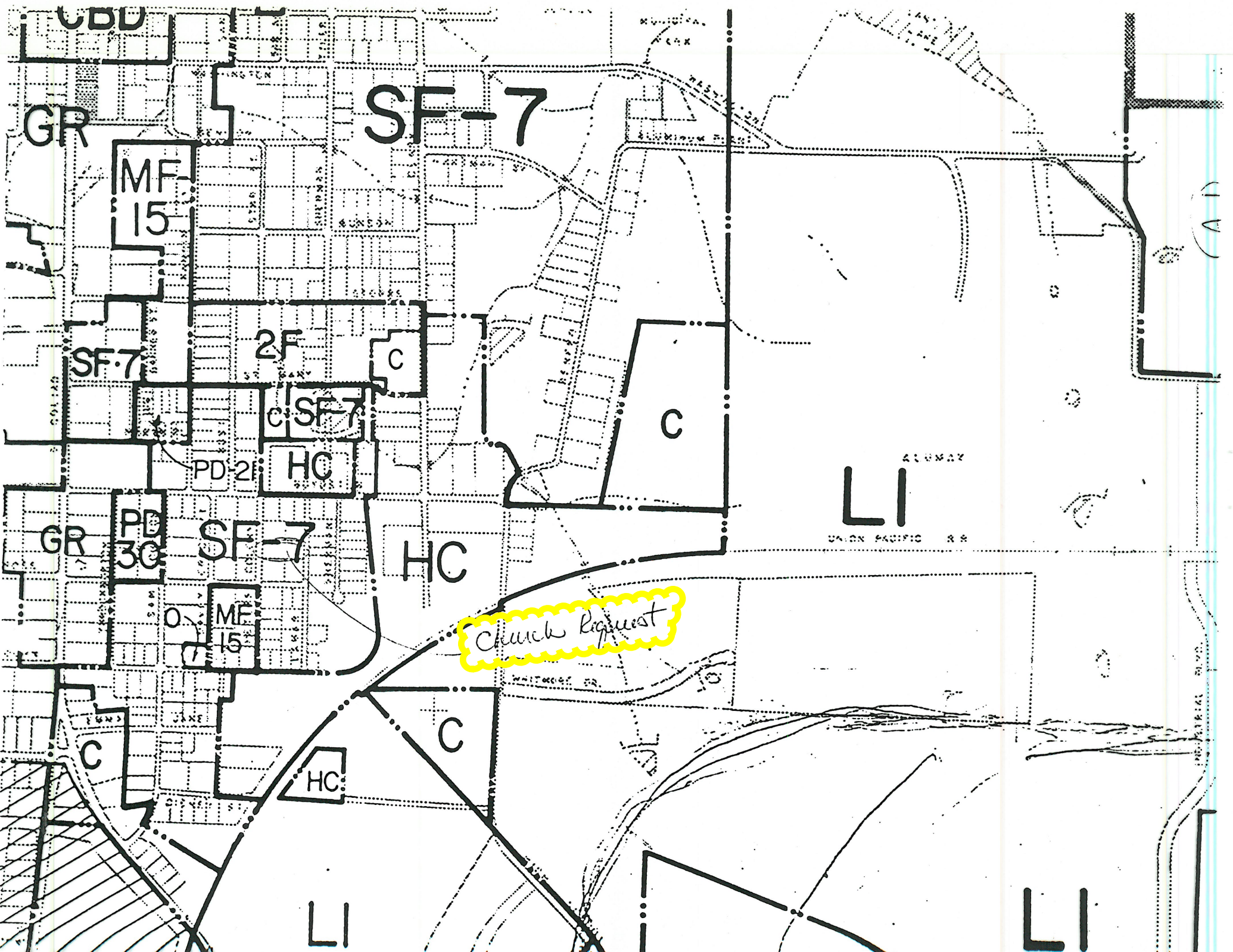


IMPROVEMENT VALUATION

SEGMENT I.D.	TYPE	DESCRIPTION	SPTB HOME SITE METHOD	CLASS	AREA	AREA FACTOR	ADJUST AREA	UNIT PRICE	YEAR BUILT	COND-ITON	% GOOD	PHY. %	ECON. %	FUNC. %	VALUE	
I1	C	CHURCH	M4 N					34.50							105,570	
1.1	MA	MAIN AREA	SP	HURCH	3400			34.50				90			105,570	
														NBHX	Total	105,570

LAND VALUATION

NBHX	DESCRIPTION (CLASS)	TYPE	SPTB	HME SITE	APPR METHOD	AREA	UNIT PRICE	FUNC.	ECON.	ADJUST	MARKET VALUE	AG USE	AG METHOD	AG UNIT PRICE	AG VALUE
CV		CV	M4	N	F	0.459A					8,500				
						Total	0.459A				Total	8,500			





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

**Agenda Date:** April 9, 1992 **Agenda No:** III. A.

**Agenda Item:** P&Z 92-5-CUP - Hold Public Hearing and Consider Request from St. Paul A.M.E. Church for a Conditional Use Permit for a Church in a Residential Zoning Classification Located at 805 Peters Colony

**Item Generated By:** Applicant, A.M.E. Church

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

**Background Information:**

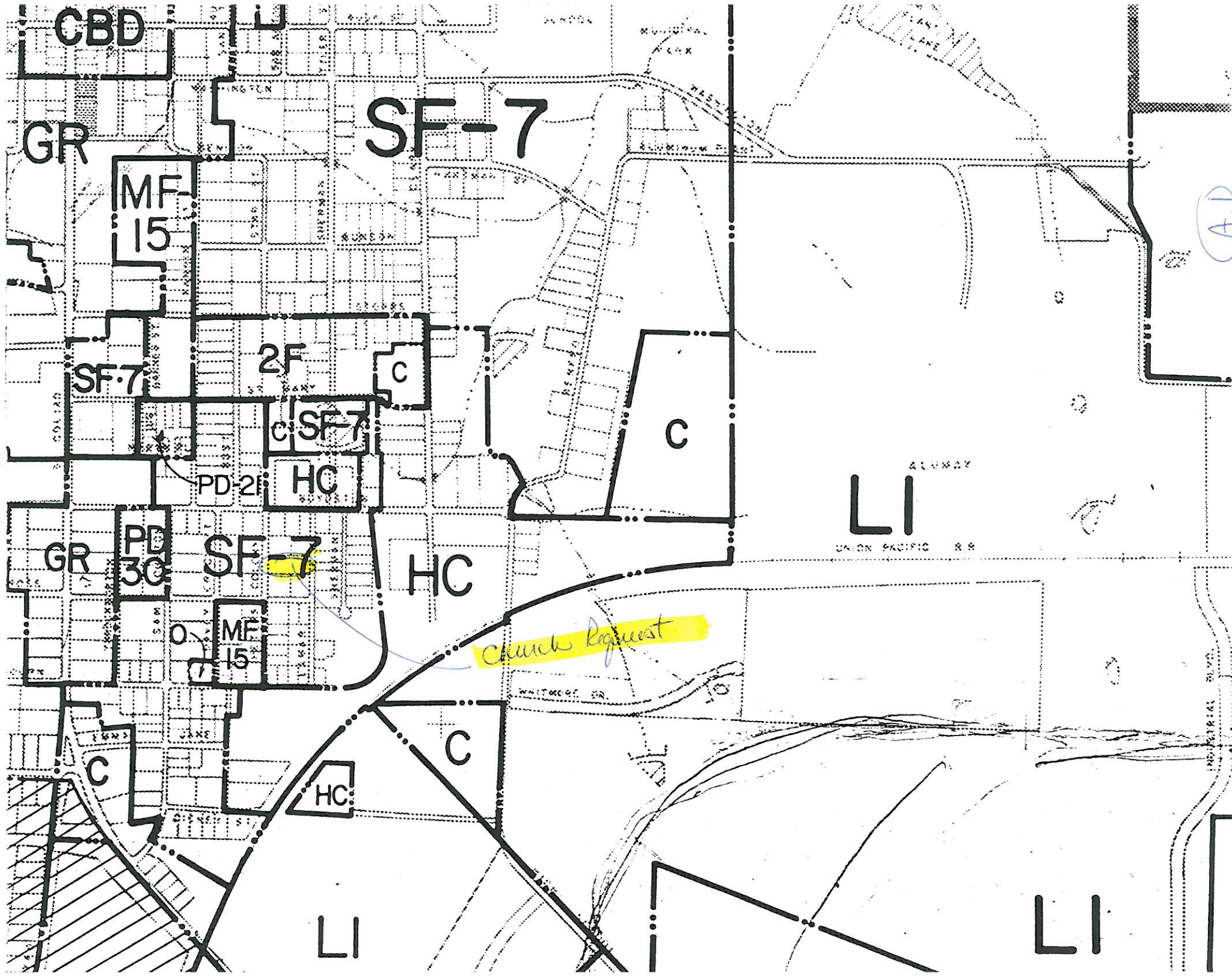
We have received a request from the Church for approval of a CUP for this location. It is currently zoned residential and a church must have a CUP in a residentially zoned area. The church now has non conforming status which does not allow them to expand the facility. They would like to add a classroom/fellowship room to the back of the building and they must obtain the proper zoning in order to expand. This addition meets the area requirements and will not increase the parking requirements for the church. We see no problem with the request.

**Attachments:**

1. Location Map
2. Site Plan

**Agenda Item:** CUP for A.M.E. Church

**Item No:** III. A.



CBD

SF-7

GR

MF-15

2F

SF-7

C-SF-7

PD-2

HC

GR

PD-30

SF-7

HC

MF-15

Church Request

LI

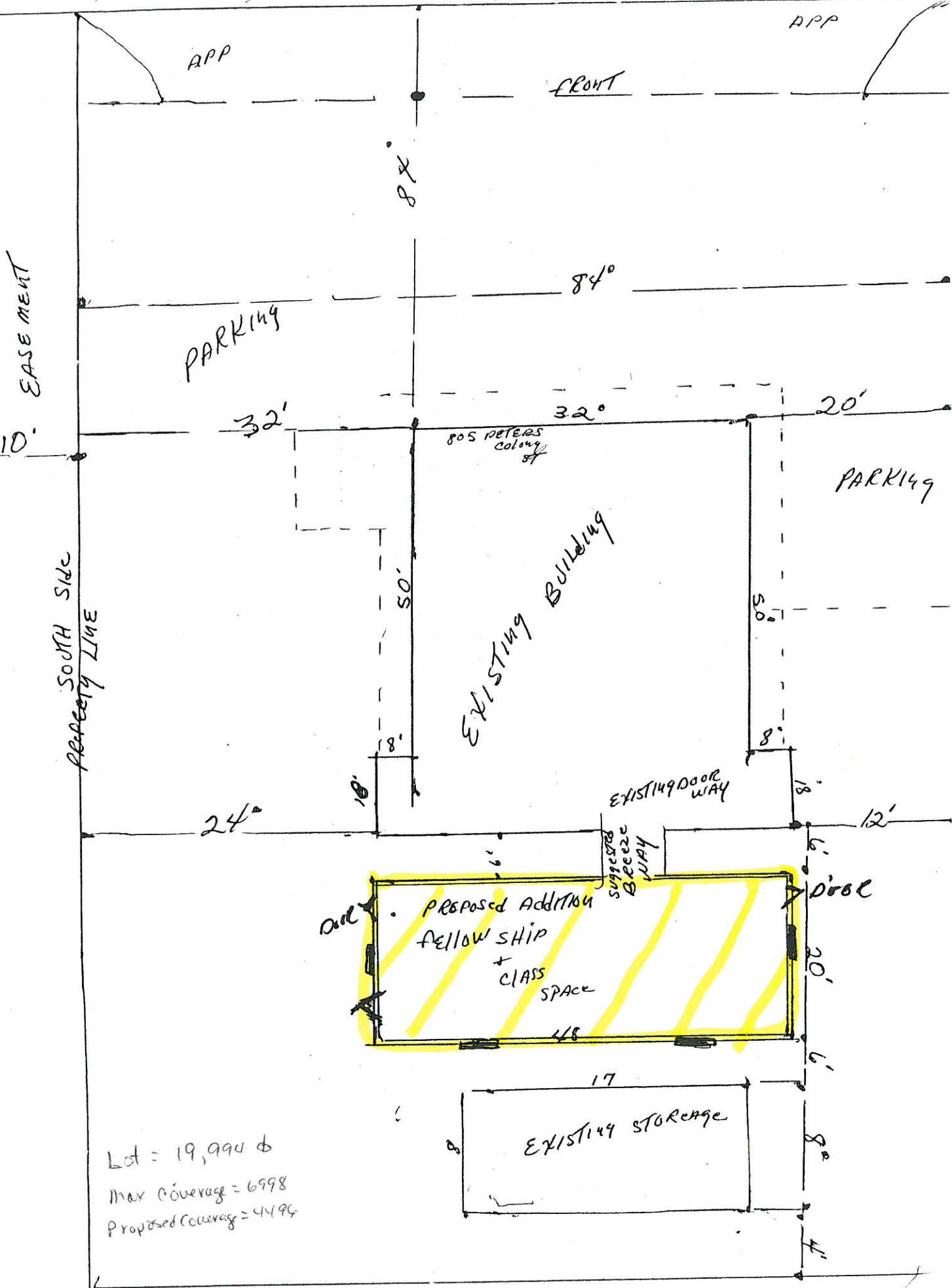
UNION PACIFIC R.R.

ALUMAY

LI

LI

A



Lot = 19,994 sq ft  
 Max Coverage = 6998 sq ft  
 Proposed Coverage = 4495 sq ft

A.I.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** April 20, 1992 **Agenda No:** V. B.

**Agenda Item:** P&Z 92-5-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from St. Paul A.M.E. Church for a Conditional Use Permit for a Church in a Residential Zoning Classification Located at 805 Peters Colony

**Item Generated By:** Applicant, A.M.E. Church

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

**Background Information:**

We have received a request from the Church for approval of a CUP for this location. It is currently zoned residential and a church must have a CUP in a residentially zoned area. The church now has non conforming status which does not allow them to expand the facility. They would like to add a classroom/fellowship room to the back of the building and they must obtain the proper zoning in order to expand. This addition meets the area requirements and will not increase the parking requirements for the church. We see no problem with the request.

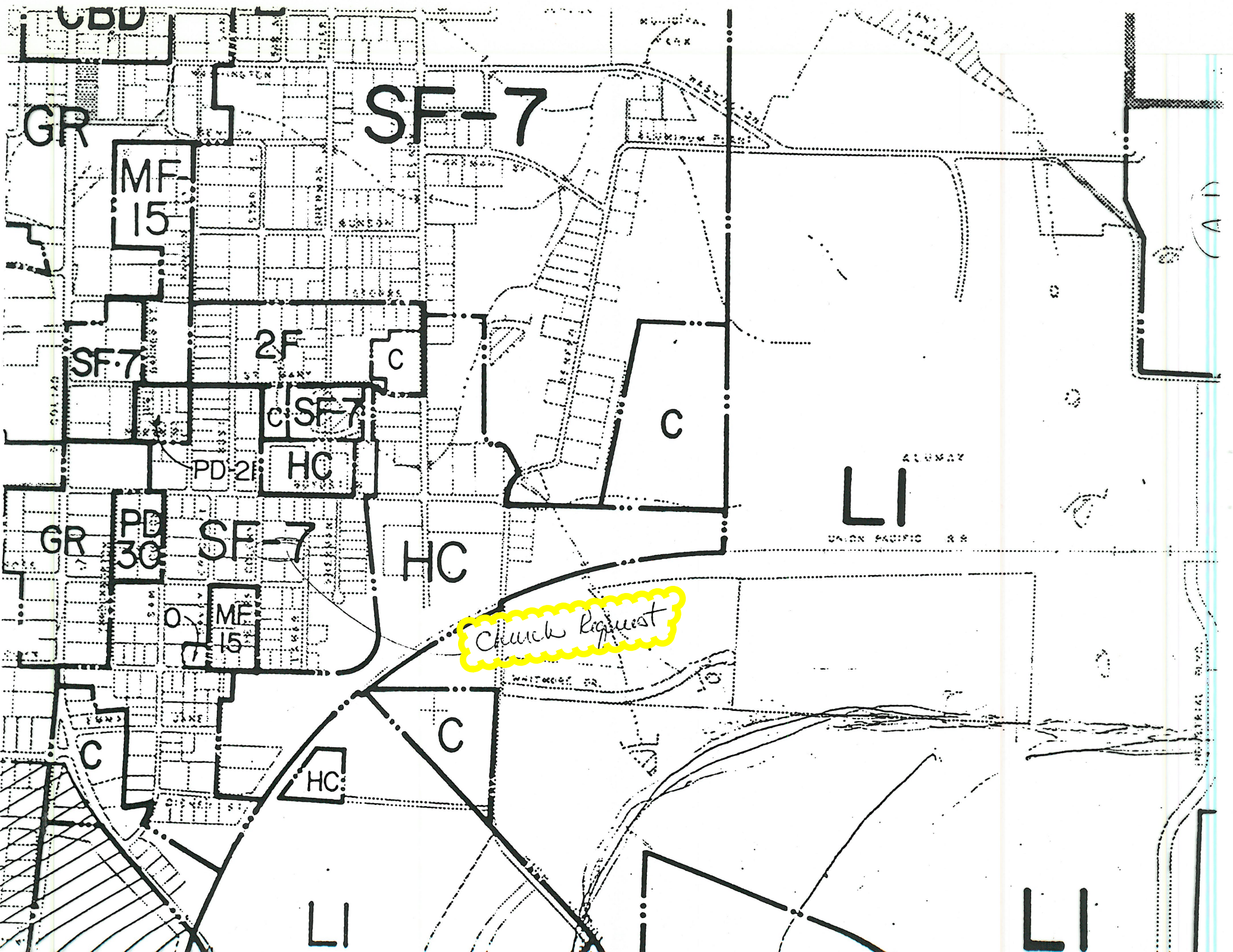
The Planning and Zoning Commission has recommended approval of the request. A copy of the draft ordinance is attached.

**Attachments:**

1. Location Map
2. Site Plan
3. Ordinance

**Agenda Item:** CUP for A.M.E. Church

**Item No:** V. B.



SF-7

GR

MF-15

SF-7

2F

C

C-SF-7

PD-2

HC

C

GR

PD-30

SF-7

HC

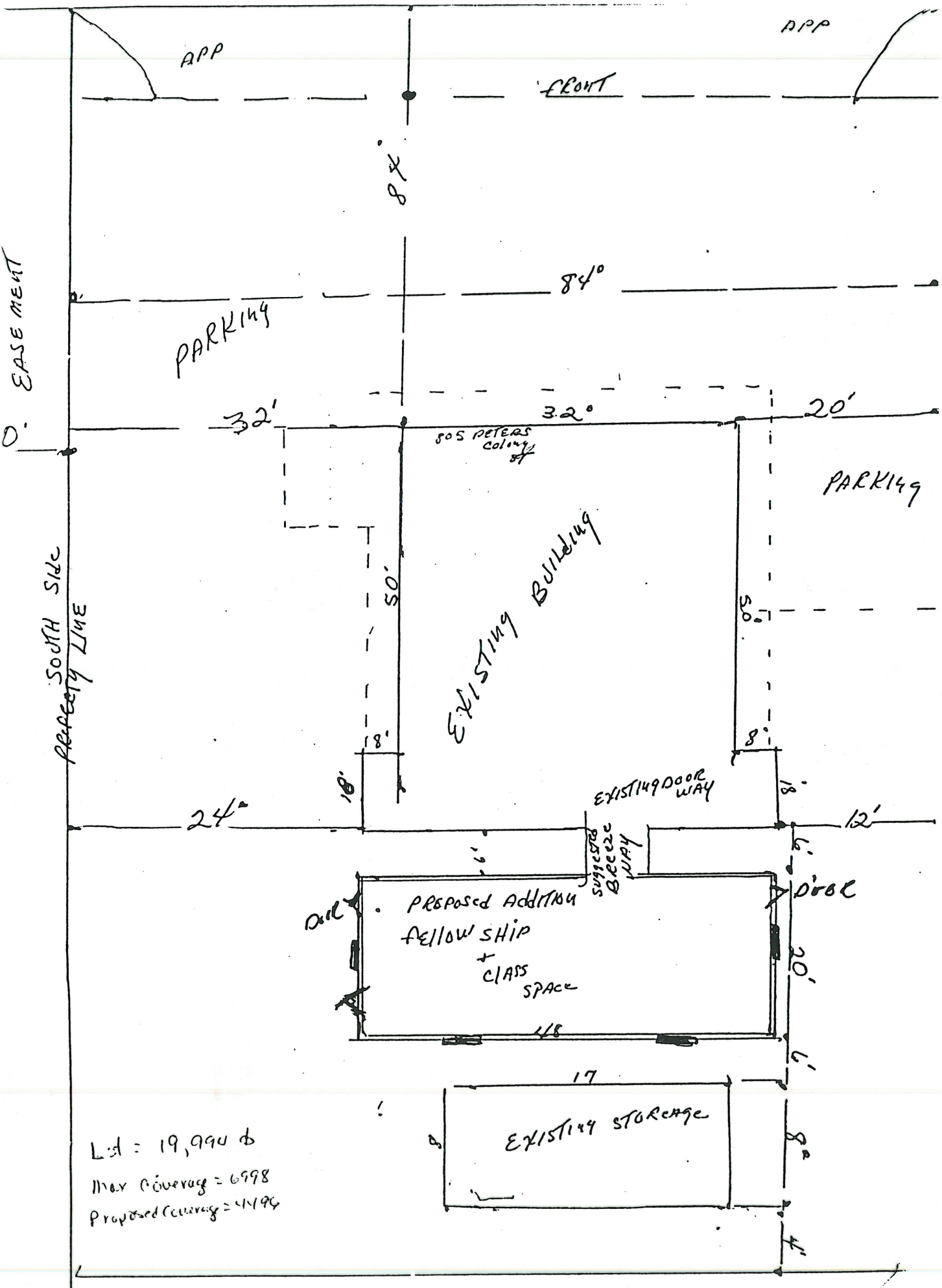
MF-15

Church Request

LI  
UNION PACIFIC R.R.

LI

LI



Lot = 19,990 sq ft  
 Max Coverage = 6998  
 Proposed Coverage = 4196

A.I.

## PUBLIC HEARING

The Rockwall Planning and Zoning Commission will hold public hearings on April 9, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider the following items:

1. A request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church at 805 Peter Colony more specifically described as follows: Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.
2. A request from Reubin E and Brenda E. Harle to replat lots 5, 7, and 8 Block A of Zion Hills Estates into one lot, located on Zion Hills Circle.
3. A request from Dr. M. Sealock for a conditional use permit to allow a veterinary clinic in a commercial zoning classification on a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.
4. A change in the Preliminary Plan for PD-8, Planned Development No. 8, regarding the area requirements, maximum density, and approved land uses applicable to a 6.88 acre tract of land located between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive.

All interested persons are encouraged to attend.

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Attn: Rockwall Chronicle  
Please publish this public hearing in tomorrow's edition  
of March 25, 1992.

Thanks.

Hilda Crangle  
City of Rockwall  
771-7700 ext. 103

## PUBLIC HEARING

The Rockwall City Council will hold public hearings on April 20, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider the following items:

1. A request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church at 805 Peter Colony more specifically described as follows: Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.
2. A request from Reubin E and Brenda E. Harle to replat lots 5, 7, and 8 Block A of Zion Hills Estates into one lot, located on Zion Hills Circle.
3. A request from Dr. M. Sealock for a conditional use permit to allow a veterinary clinic in a commercial zoning classification on a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.

All interested persons are encouraged to attend.

## PUBLIC HEARING

The Rockwall City Council will hold a public hearing on April 20, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider a request from Maximum Security Fence for approval to construct a fence in the required front yard at 5912 Yacht Club Drive. All interested persons are encouraged to attend.





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

**PUBLIC NOTICE**

The Rockwall Planning and Zoning Commission will hold a public hearing on April 9, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church located at 805 Peter Colony, further described as Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

*Julie Couch*  
\_\_\_\_\_  
City Secretary

-----  
Case No.     PZ 92-5-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 \_\_\_\_\_

Bob Perry Estate  
c/o James & Maggie Perry  
2415 Hollandale, #E  
Arlington, Texas 76010

Teresa Dabney  
Route 1, Box W-70  
Rockwall, Texas 75087

Joe Day  
Rt. 4, Box 617  
Quinlan, Texas 75474

7  
o  
Upper Room Temple Holiness Church  
P. O. Box ?  
Rockwall, Texas 75087

Helen Martin  
501 E. Bourn  
Rockwall, Texas 75087

Bernice Kittrell  
c/o Al Hill  
5132 Freestone Circle  
Dallas, Texas 75227

Lurline Johnson  
c/o Billy Johnson  
2128 Stovall  
Dallas, Texas 75216

Henry & Lillie Thompson  
1408 Houston Street  
Vernon, Texas 76384

Jacqelyn Coleman  
15320 Bittersweet Lane  
Brookfield, Wisconsin 53005

Albert Hill  
5132 Freestone Circle  
Dallas, Texas 75227

John Buffington  
509 E. Bourn  
Rockwall, Texas 75087

Robert Jackson  
712 Sherman  
Rockwall, Texas 75087

Ernest Ogilbert  
c/o Pollett Johnson  
Rt. 6, Box 314-A  
Longview, Texas 75603

Windell Buffin  
P. O. Box 646  
Rockwall, Texas 75087

Mamie Garrett  
513 E. Bourn  
Rockwall, Texas 75087

Harvey Perry  
c/o Paul Foster

2026 Lanark  
Dallas, Texas 75203

Oliver Linvel  
712 Peters Colony  
Rockwall, Texas 75087

Joe Robbins  
3609 Royal Lane  
Dallas, Texas 75229