

CITY OF ROCKWALL

ORDINANCE NO. 16-14

SPECIFIC USE PERMIT NO. S-145

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR A STRUCTURE TO EXCEED THE MAXIMUM HEIGHT REQUIREMENT WITHIN A COMMERCIAL (C) DISTRICT, BEING AN 8.2983-ACRE PARCEL OF LAND IDENTIFIED AS LOT 7, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION, ADDRESSED AS 1200 E. YELLOW JACKET LANE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND AS DEPICTED IN EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; 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 request has been made by Arthur F. Beck of BSM Engineers, Inc. on behalf of the First United Methodist Church for the approval of a Specific Use Permit (SUP) to allow for a church steeple to exceed seventy-two (72) feet in height while establishing a maximum height for said steeple within a Commercial (C) District, being an 8.2983-acre parcel of land identified as Lot 7, Block 1 of the First United Methodist Church Addition, and addressed as 1200 Yellow Jacket Lane, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and as depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Unified Development Code 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a structure, and more specifically for a church steeple, to establish a maximum height that exceeds the height requirement for a structure within a Commercial (C) District for the *Subject property*; and

Section 2. That the *Subject Property* shall be developed and used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance granted herein and shall be subject to the conditions set forth in *Article V, District Development Standards, Section 4.1.B.2.a Building Height and Setback Exceptions for Commercial Districts*, and *Article V, District Development Standards, Section 4.5 Commercial (C) District*, of the City of Rockwall Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 Operational Conditions

The following conditions pertain to the construction of a church steeple on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) That generally, the height of the steeple shall not exceed a maximum overall height of 108-ft 6-inches; and
- 2) That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

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.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF FEBRUARY, 2016.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: 01-19-2016

2nd Reading: 02-01-2016



Exhibit 'A' - Legal Description

LOT 7, First United Methodist Church Addition

BEING a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a tract of land conveyed from Bill R. Cameron and Ida Jo Cameron to The Trustees of the First United Methodist Church of Rockwall, Texas by deed recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and being that tract of land platted as First United Methodist Church Addition, Block 1, Lots 6, 7 and 8, Block 1, an addition to the City of Rockwall, recorded as number 20140000017536 in the records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "BSM" at the North corner of this tract on the West right of way line of T L Townsend Drive (85 feet wide);

THENCE South 42° 01' 26" East a distance of 287.09 feet following the southwest line of T L Townsend Drive to the North corner of Lot 7 and the Point of Beginning;

THENCE South 42° 01' 26" East a distance of 405.23 feet following the southwest line of T L Townsend Drive to a 5/8 inch iron rod found for corner;

THENCE South 3° 11' 09" West a distance of 35.23 feet following a corner clip at the intersection of T L Townsend Drive and Yellow Jacket Lane to a 5/8 inch iron rod for corner;

THENCE South 48° 23' 43" West a distance of 817.51 feet following the northwest line of Yellow Jacket Lane to the South corner of Lot 7 and a point for corner;

THENCE North 41° 36' 17" West a distance of 430.22 feet to the West corner of Lot 7 and a point for corner;

THENCE North 48° 23' 43" East a distance of 839.36 feet to the Point of Beginning of Lot 7 and containing 361,473 square feet or 8.2983 acres, more or less.

Bearings based of southwest line of T L Townsend Drive as described in First United Methodist Church of Rockwall deed recorded in Volume 1790, Page 206 of the Deed records of Rockwall County, Texas.

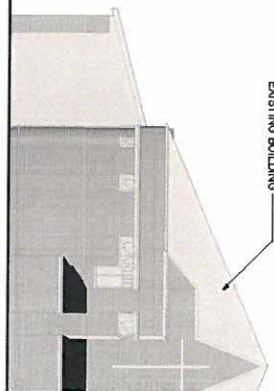
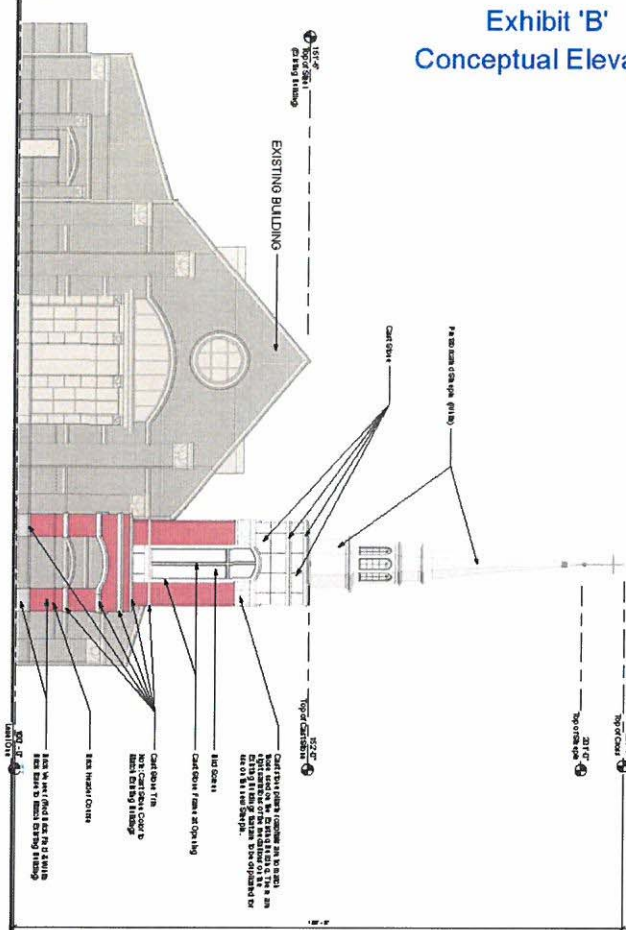


FUMCRockLot7

A handwritten signature in cursive script that reads "Arthur F. Beck".

Exhibit 'B'

Conceptual Elevations



1 South Elevation (North Elevation Similar)
SCALE: 1/8" = 1'-0"

A-1

11. Long Term:

**First United Methodist Church of
Rockwall - Steeple**
1200 E Yellow Jacket Lane
Rockwall, Texas 75087



H H Arch Bldg, Inc.
5910 North Central Expressway Suite 1000
Dallas, Texas 75205

97 2-604-1004
BY 97 2-604-1005

