

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 89-34-7 Filing Fee *188⁹⁰ Date Sept. 25, 1989
Applicant LAKE SIDE CHURCH OF CHRIST Phone 722-6351
Mailing Address 1204 LAKESHORE DRIVE
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.)¹

RECORD WITH CITY.

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

P.D. w/ C.U.P. District Classification to

COMMERCIAL w/ C.U.P. District Classification for
for the following reasons: (attach separate sheet if necessary)

USE PROPERTY FOR CHURCH FACILITY.

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

Status of Applicant:² Owner X 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 Van R. Hall

City of Rockwall Planning and Zoning Applicant Receipt

Date 11/1/89

Applicant Van Hall Phone _____

Address _____

Development Lakeside Church of Christ

The following items have been received on this date by the City of Rockwall Administrative Office:

- _____ Site Plan Application
- _____ Prel. Plat Application
- _____ Final Plat Application
- _____ Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application
- CUP Application
- (9) sets/site plans - Submission # _____
- _____ () sets/prel. plats - Submission # _____
- _____ () sets/final plats - Submission # _____
- _____ () sets/executed final plats/mylars
- _____ () sets/engineer drawings - Submission # _____
- Filing fee \$ 101.00
- _____ Other _____

Re: COP

With this application, you are scheduled to appear before the
Planning & Zoning Commission
on December 14, 1989
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

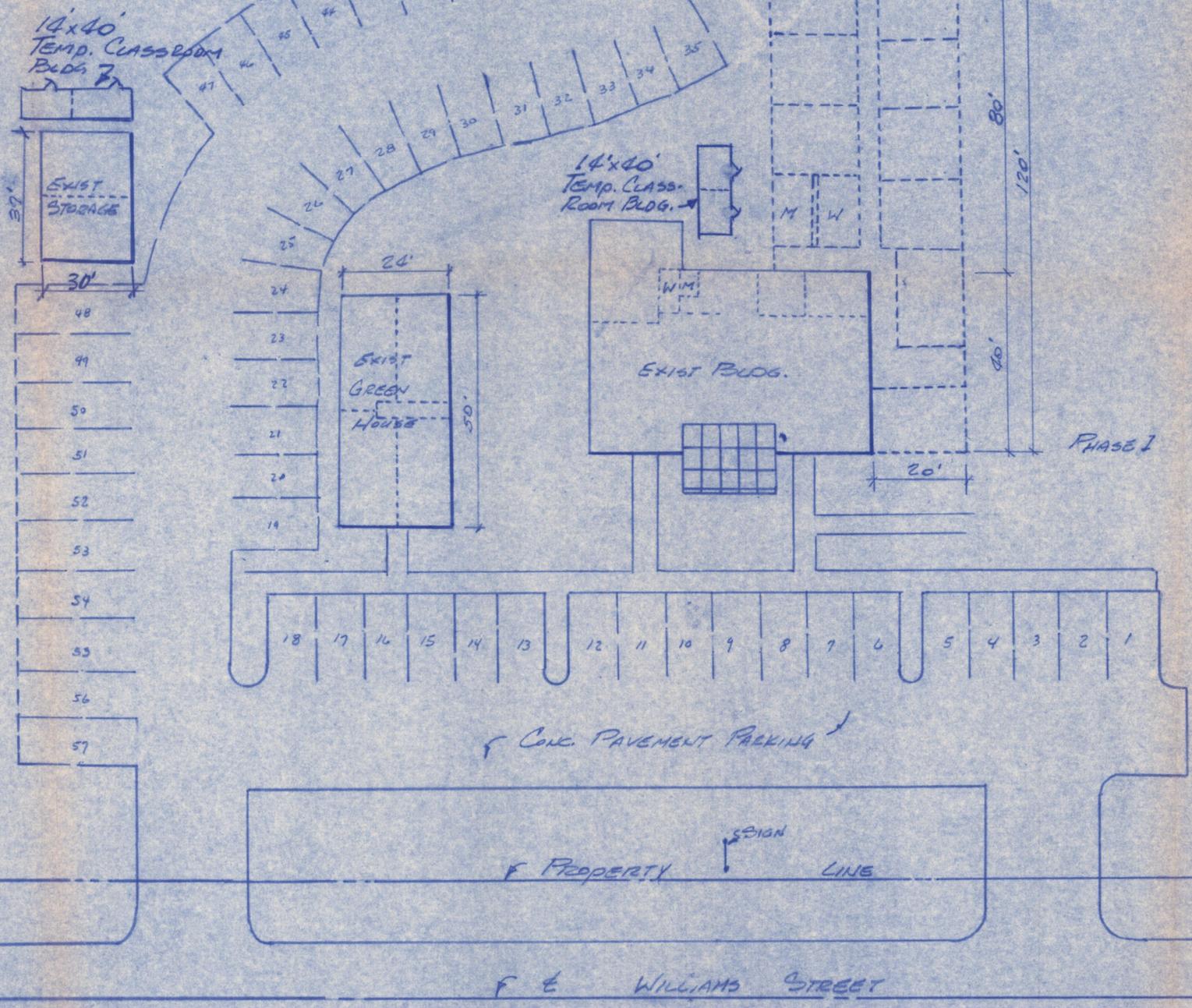
Received By: Mary Nichols



PARKING:
 18 PERMANENT SPACES
 39 TEMPORARY SPACES

PROPOSED:
 2- TEMP. BUILDINGS
 TO MEET CITY ORD ON MASONRY
 EXTERIOR.

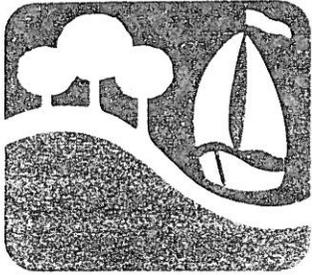
STRUCTURE REVISION: (PHASE I)
 ASSEMBLY = 960 S.F.
 CLASS ROOMS = 2770 S.F.
 REST ROOMS = 270 S.F.
 TOTAL = 4000 S.F.
 GREEN HOUSE = 1200 S.F.
 STORAGE BLDG. = 1110 S.F.



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 Bed.
 ** 18 Bed.

PROGRAM		
PHASE I	{ BLDG "A" RETAIL/DISPLAY	2943 #
	{ BLDG "E" EQUIP. BLDG	864 #
PHASE II	{ BLDG "B" GREENHOUSE/MTL+GLASS	1200 #
	{ BLDG "C" GREENHOUSE/MTL+GLASS	1200 #
	{ BLDG "D" GREENHOUSE/MTL+GLASS	1200 #
TOTAL ACREAGE		8.869 AC



CITY OF ROCKWALL

"THE NEW HORIZON"

October 18, 1989

Lakeside Church of Christ
1204 Lakeshore Drive
Rockwall, TX 75087

Gentlemen:

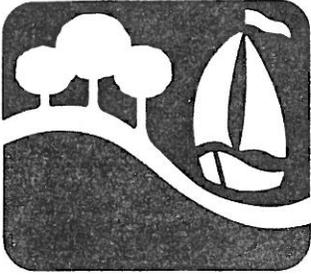
On October 12, 1989, the Planning and Zoning Commission held a public hearing and recommended approval of a change in zoning from PD-23 to Commercial on a tract of land located at 920 Williams street also described as the Waggoner Gardens Addition. The Rockwall City Council will hold a public hearing on Monday, November 6, 1989, at 7:00 P.M. in City Hall, 205 W Rusk, to consider approval of your request. As the applicant, it is important that your interests are represented at this meeting. The Council will also consider approval of an ordinance authorizing the CUP on first reading. An ordinance of this nature requires approval at two separate meetings of Council. The second reading is scheduled for November 20th.

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



CITY OF ROCKWALL

"THE NEW HORIZON"

November 13, 1989

Van Hall
Lakeside Church of Christ
1204 Lakeshore Drive
Rockwall, TX 75087

Dear Van:

On November 6, 1989, the Rockwall City Council held a public hearing and approved your request for a change in zoning from "PD-23" Planned Development to "C" Commercial on a tract of land located at 920 Williams Street also described as the Waggoner Gardens Addition. As previously explained, the zone change is authorized by ordinance which must be approved at two separate meetings of Council. The second reading is scheduled for November 20th. A temporary waiver to the paving standards was granted to allow gravel parking for a period of two years. Please note, however, that any expansion to the building or change in the existing site plan must be approved by the Commission and Council.

In addition, please note that we have received your application for a Conditional Use Permit for less than 90 percent masonry facade and have scheduled it for consideration at a public hearing before the Planning and Zoning Commission on Thursday, December 14, 1989, at 7:30 P.M. in City Hall, 205 W Rusk. Like your previous application, the Commission will make a recommendation to Council who will consider it at a public hearing to be scheduled at a later date.

Please contact Julie Couch at 771-1111 if you have any questions about either of these applications.

Sincerely,

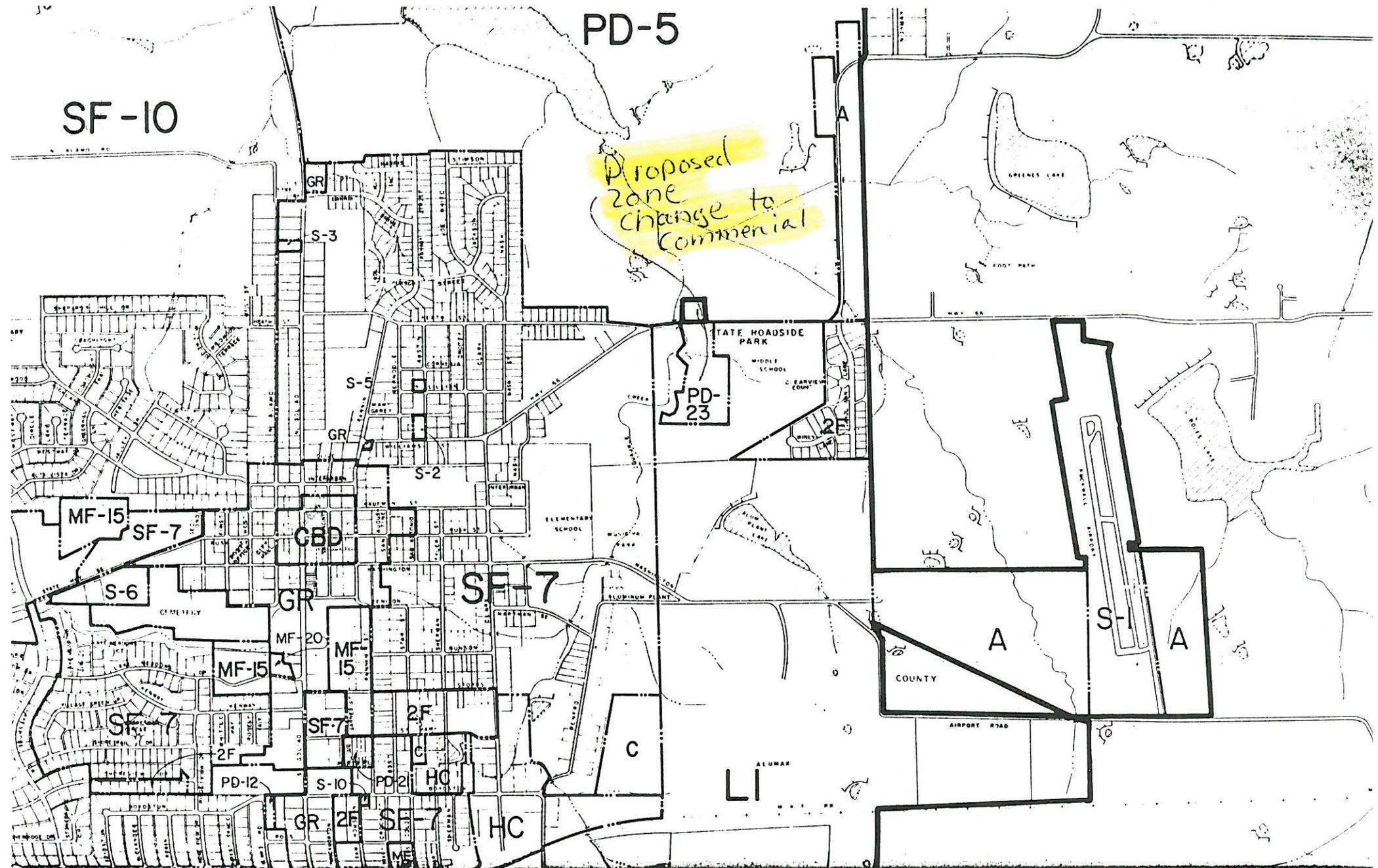
A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

PD-5

SF-10

Proposed
zone
change to
Commercial



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: October 12, 1989

Agenda No: IV. B.

Agenda Item: P&Z 89-34-Z - Hold a Public Hearing and Consider Recommending Approval of a Request from the Lakeside Church of Christ for a Change in Zoning from "PD-23", Planned Development to "C" Commercial on a Tract of Land Located on SH-66 West of the J.W. Williams Middle School

Item Generated By: Applicant, Lakeside Church of Christ

Action Needed: Hold public hearing and recommend approval or denial of the zone change and their request for a temporary parking lot that does not meet city standards

Background Information:

We have received a request for a change in zoning for the site developed as a garden center located west of the middle school. The Lakeside Church of Christ wants to purchase this site as a location for their church. The current PD zoning only authorizes a garden center and would not allow a church. The church has requested Commercial zoning so that if the site is ever sold it could be reoccupied as a garden center or other commercial use. The zoning on the property prior to the PD being granted was for Light Industrial and that is not the appropriate zoning for this property. The property is located between the school and a residential area. The land use plan generally reflects open space and public land use in this area because a large portion of this area is located along a creek and because the city and school own much of the property in this area. Commercial zoning would allow the application for a CUP for a garden center if the property were to sell in the future.

The church plans to utilize the existing buildings and to bring in two temporary buildings on a short term basis. The temporary buildings would meet our masonry requirements. They have also requested permission to utilize gravel parking for some of their required parking. There are 18 existing parking spaces that meet our paving requirements. The church will be required to provide 40 parking spaces based on their fixed seating. They have ample room to provide the additional parking but they would like to only pave them in gravel until they have developed their long range building plans. They do plan to add additional classroom areas and they do not know exactly where those will be located. They will detail the time period they anticipate that the temporary parking would be needed on Thursday night.

Attached is a copy of the original site plan that was approved for the garden center and the revised plan for the church indicating the location of the additional parking.

Attachments:

1. Location Map
2. Original Site Plan
3. Revised Site Plan

Agenda Item: Lakeside Church Rezoning PD-23 to C

Item No: IV. B.

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 12th day of October, 1989

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request Lakeside Church of Christ

for a change in zoning from "PD-23" Planned Development No. 23 to
"C" Commercial

on the following described property:

Lot 1, Block 1, Waggoner Gardens Addition

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. 89-34-Z



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. 89-34-Z

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 _____

Lakeside Church of Christ

R Ballard Survey

Tract 50

Paralee Payne
930 Williams

Tract 48

48-01

Alfred E. Payne
1002 Synobke Creek Lane
Rockwall

Tract 66

L. T. Taylor
940 Williams
Rockwall

Tract 5-1

Science + Technology
c/o Jim Herrington
2121 Richard Dr.
Garland TX 75044

Redlin Survey

Tract 7

Rockwall ISD
Administration Bldg.

Shos. Hall Properties, Inc
4757 ^{Frank} Burke
Addicks, Tx

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 12th day of October, 1989
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request Lakeside Church of Christ
for a change in zoning from "PD-23" Planned Development No. 23 to
"C" Commercial

on the following described property:

Lot 1, Block 1, Waggoner Gardens Addition

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. 89-34-Z

Julie West
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. 89-34-Z

I am in favor of the request for the reasons listed below. Do not oppose

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

- 1.
- 2.
- 3.

Signature Paula Payne
Address 930 Williams