

Return by Jan 2
Feb. 2

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 85-19- CUP Date Submitted 2/26/85

Filing Fee \$ 55.00

Applicant Willie F. Brown

Address Rt. 1 Box 183-J Phone 722-1417

Owner _____ Tenant Prospective Purchaser _____

from Perry

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):

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

~~pool hall~~ + electronic games + billiards, juice box
Commercial place of amusement Perry Books 7-11

The current zoning on this property is Heavy Commercial. There are/are not 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.

Signed Willie Brown

Note: 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.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description; however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as "Exhibit A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one)

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
Perry Bodin, d/b/a B.J.M. Lumber Co.,

of the County of Rockwall, State of Texas, all that certain
lot, tract or parcel of land situated in Rockwall County, Texas, and described as
follows:

All those certain tracts of land in the B.J.T. Lewis Survey in the City and County
of Rockwall; bounded on the north by the Sanger Bros. Addition and Bourn Avenue, a
50-foot street; on the east by M.K.&T. Rwy. right-of-way (Conveyed by A.B. Gardenhire,
et ux to Dallas & Greenville Rwy. by deed recorded in Vol. "I", Page 443) and a
tract conveyed by G.C. Rochell, et ux to George Tave by deed recorded in Vol. 21,
Page 475; on the south and west by Canup's Addition as recorded in Vol. 39, Page 244;
EXCEPT a 21-foot strip off the north side lying in said Bourn Avenue and a tract
conveyed by the school to D.W. Williams by deed recorded in Vol. 53, Page 381. Said
tracts being recorded in Vol. 45, Page 578, Vol. 53, Page 240, Vol. 53, Page 414 and
reference to one tract conveyed by W.E. Bourn, et ux to County Judge for use and
benefit of colored school according to Vol. "K", Page 527; and being tracts comp-
rising the east portion of a 43-acre tract conveyed by Presley E. Smith, et ux to
W.E. Bourn, et ux by deed dated May 14, 1877 and recorded in Vol. "D", Page 75; all
references being to the Deed Records of Rockwall County, Texas; and said tracts be-
more particularly described by metes and bounds as follows:

BEGINNING on an iron rod at the intersection of the south line of Bourn Avenue and
the east line of Bourn's original 43-acre tract, said iron rod being S 21 deg. 50'W
22.62 feet from the southeast corner of Sanger Bros. Addition as recorded in Vol.
"Q" Page 100;
THENCE with the east line of said 43 acre tract, the west line of the Tave tract and
continuing with the M.K.&T. Rwy. line, S 21 deg. 50' W 650.20 feet to an iron rod
at an old fence corner, the southeast corner of said 43-acre tract, said iron rod
being 67.87 feet from the centerline of said railway;
THENCE with the south line of said 43 acre tract, a north line of said Canup's
Addition, N 89 deg. 40' W 212.95 feet to an iron rod;
THENCE continuing with Canup's line N 0 deg. 23' E 602.33 feet to an iron rod on the
south line of Bourn Avenue;
THENCE with the south line of Bourn Avenue due East 53.77 feet to an iron rod on said
D.W. Williams' line;

305
THENCE with said Williams line S 1 deg. 00' W 125.00 feet, due east 74.00 feet and
N 1 deg. 00' E 125.00 feet to an iron rod on the south line of Bourn Avenue;
THENCE with the south line of Bourn Avenue due East 325.96 feet to the place of
beginning, containing 4.383 acres.

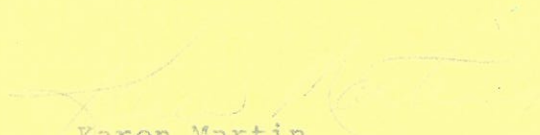
Subject to easements, restrictions and reservations of record.

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: • Willie Brown
• Rt. 1, Box 183-J
• Rockwall, Tx. 75087
•
• March 18, 1985
• Subject: Conditional Use Permit
•
•

> On March 14, 1985, the Planning and Zoning Commission recommended approval of a Conditional Use Permit for a commercial amusement business with electronic games, pool tables, and juke box at 414 E. Bourn, operating within the hours of 3:00 P.M. - 9:00 P.M., Monday through Friday; 9:00 A.M. - 10:00 Saturday; and 1:00 P.M. - 9:00 P.M. Sunday for 90 days, after which time the applicant must appear before the Commission and Council to obtain a permit renewable on a 6-month basis. Your case will be considered by the City Council on April 1, 1985.

If approved, you must also meet the standards of Chapter 4 of the Code of Ordinances (enclosed).


Karen Martin
Administrative Assistant

DUPLICATE

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: • Willie Brown
• Rt. #1, Box 183-J
• Rockwall, Texas 75087
•
• April 2, 1985
•
•

> Re: Commercial Amusement Business

On April 1, 1985, the City Council voted to deny your request for a Conditional Use Permit for a commercial amusement business at 414 East Bourn. The amusement facility must be closed and no additional zoning requests will be accepted on this property for twelve months except at the direction of the City Council.

CC: Alma Dickson
J. E. Hildreth, BO

Karen Martin




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 14th day of March, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Willie Brown
for a Conditional Use Permit for a Commercial Amusement Business Containing Electronic
Video Games, Pool Tables and Juke Box

on the following described property:

414 E. Bourn Ave.
(See Attached Sheet).

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-19-CUP


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO 85-19-CUP

I am in favor of the request for the reasons listed below. _____

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

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

414 E. Bourn

1. D. W. Williams, 408 E. Bourn

2. Mary Price, 309 Emma Jane

3. Marguerite Floyd, c/o Katherine Howard,
609 Sedalia Place, Lawton, OK 73501

4. Archie Jones, 308^{E.} Bourn ~~St~~

5. Helen Jones, 902 Davey Crockett

6. St Paul African Methodist Church, 116
Lake Meadows # 324

7. Bob Perry Estate, c/o Paul Foster, 2026 Lanark,
Dallas 75203

8. Helen Martin, 501 E. Bourn.

9. Bernice Kittrell, PO Box 281

10. Lurline Johnson, c/o Billy Joe Johnson,
2128 Stovall, Dallas 75216

11. J.D. Melton + Joe Fraizer, PO Box 884

12. Henry Thompson, 401 Bourn

13. Galen R Sumrow + James Knight, 221 Joe White

14. John Buffington, 509 E. Bourn

15. MKT RR, Land Dept., 701 Commerce St, Dallas 75202

~~247~~
~~247~~
MKT
9246
9246
Sumrow + Knight
Melton JD

93 94
7900
4392 A 142
3485 B 322 32 34
4512 A 2

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Laura Martin
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO 85-19-CUP

I am in favor of the request for the reasons listed below. yes

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

- 1.
- 2.
- 3.

Signature Mary Ruiz
Address 1006 S. W. Crockett

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall, Texas

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Case NO 85-19-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed the request for the reasons listed below. X

1. possibly disrupt the quality & size of the residential area.
2. no financial benefit to the property owner.
- 3.

Signature Katherine Howard

Address 609 Sedalia Pl Lawton OK
73501

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Loren Martin
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO 85-19-CUP

I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

1. Too Many CHILDREN, IN HEAVY Commercial
2. District
3.

J. A. Melton
Joe Frasier
Signature
Address 401 W. Rusk Street
Rockwall, TX

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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3. _____

J. D. Melton
Joe Frasier
Signature _____
901 Wavy Crockett
Address Rockwall, TX

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Thank you,
City of Rockwall

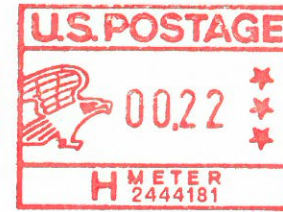


CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



REASON CHECKED

Unclaimed _____ Refused _____

Attempted-Not known _____

Insufficient Address _____

No such street _____ number _____

No such office in state _____

Do not remain in this envelope _____

Henry Thompson
 401 Bourn
 Rockwall, Texas 75087

No Such #