

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-3-D/2/Cap Filing Fee 147.77 Date 1-25-88

Applicant Scotia Properties Phone 771-1501

Mailing Address P.O. Box 839
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

Lot 1, Block "A", Rockwall Business Park East Phase Two as recorded in Cabinet B, Slide 143, Plat Records, Rockwall County, Texas.

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

Commercial District Classification to
be in an amended P.D. - 14 District Classification for
for the following reasons: (attach separate sheet if necessary)

For reasons and uses, see Exhibit "A" attached.

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 *Billie Ladd*

NOTE:

¹The 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.

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

EXHIBIT "A"

SCOTIA PROPERTIES
ZONING CHANGE REQUEST

REASON FOR CHANGE:

To allow the construction of a bowling center.

LIST OF USES:

1. Bowling.
2. Pro Shop.
3. Restaurant.
4. Nursery.
5. Conditional Use Permit for a Commercial Amusement.
6. Conditional Use Permit for a Private Club in a specific area of the building (a separate legal description of the specific area to be furnished with the application for a building permit).
7. Any use allowed in Commercial Districts.

PLAZA

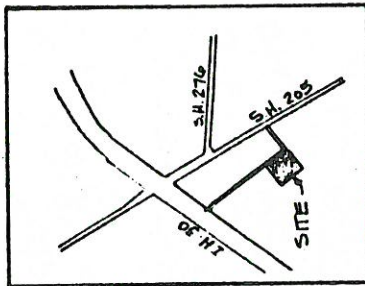
DRIVE

SITE INFORMATION

SITE AREA: 99,056^{sq} = 2.27 ACRES
 LANDSCAPE AREA: 10,000^{sq} = 2.3 ACRES
 10 %
 PARKING REQUIRED 160 SPACES
 RESTAURANT PARKING: 1/100 15 SPACES
 BOWLING PARKING: 145 SPACES
 PARKING PROVIDED 164 SPACES

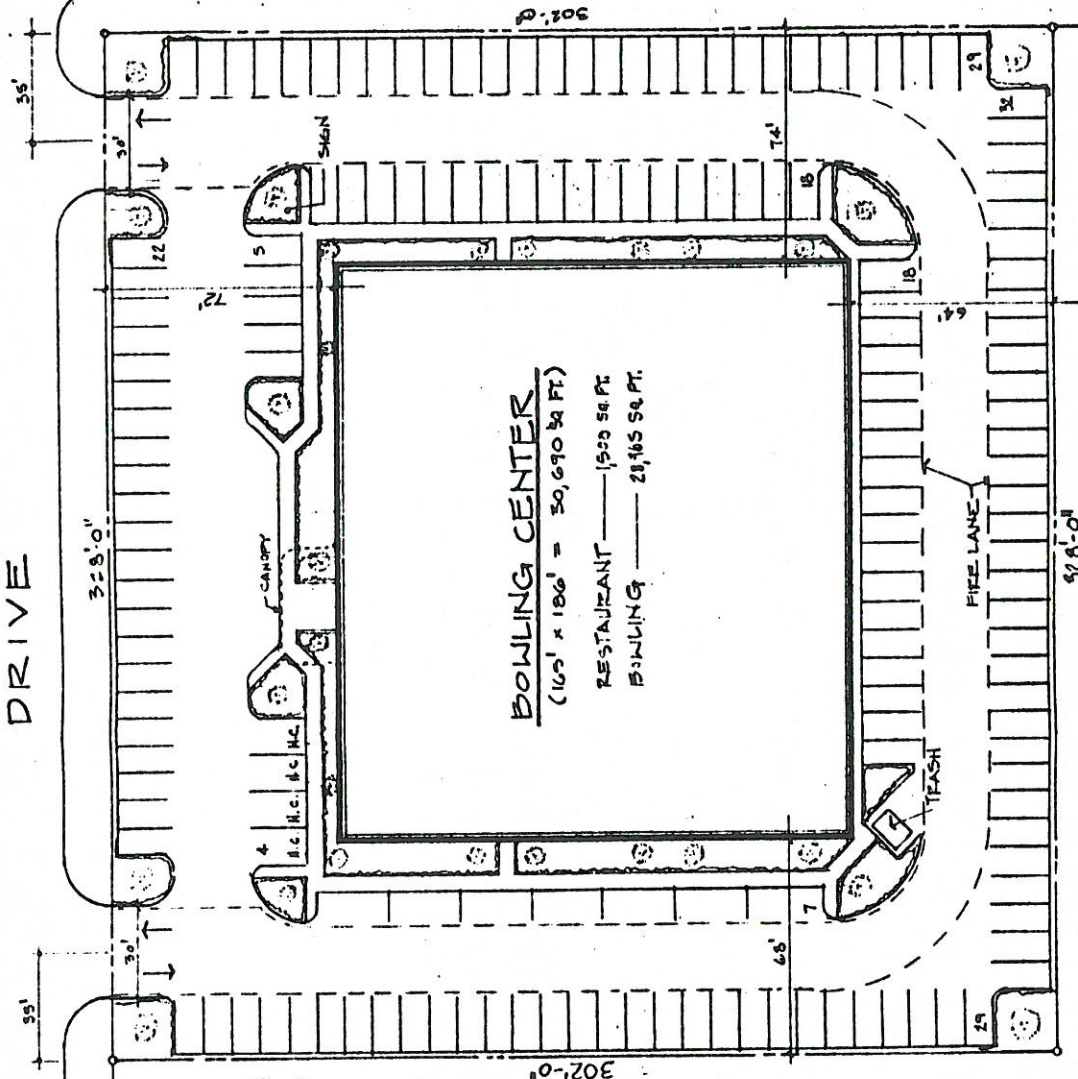
OFFICE / RETAIL ZONING

BOWLING CENTER
 (100' x 186' = 30,690 sq. FT.)
 RESTAURANT — 1,900 sq. FT.
 BOWLING — 28,165 sq. FT.



02 LOCATION MAP

SCALE: N.T.S.



01 SITE PLAN

SCALE: 1" = 40'-0"



FUTURE ROCKWALL PKWY

ROCK

SITE PLAN APPLICATION

Date JAN. 25 1988

NAME OF PROPOSED DEVELOPMENT LONESTAR LANES - ROCKWALL

NAME OF PROPERTY OWNER/DEVELOPER SCOTIA PROPERTIES INC.

ADDRESS 1300 ROCKWALL PARKWAY #108 PHONE 771-1501

NAME OF LAND PLANNER/ENGINEER HAROLD EVANS

ADDRESS P.O. BOX 20885 DALLAS TX PHONE 328-8133

TOTAL ACREAGE 4.77

CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS ONE

SIGNED *Lilli Ladd*

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>On Site Plan</u>	<u>Not</u> <u>Applicable</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

_____ ✓

_____ ✓

_____ ✓

_____ ✓

_____ ✓

_____ ✓

_____ ✓

_____ ✓

6. Location, number and dimensions of off-street parking and loading facilities

7. Height of all structures

8. Proposed uses of all structures

9. Location and types of all signs, including lighting and heights

10. Elevation drawings citing proposed exterior finish materials and proposed structural materials

11. Location and screening of trash facilities

12. Location of nearest fire hydrant within 500 ft.

13. Street names on proposed streets

14. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

File No. _____

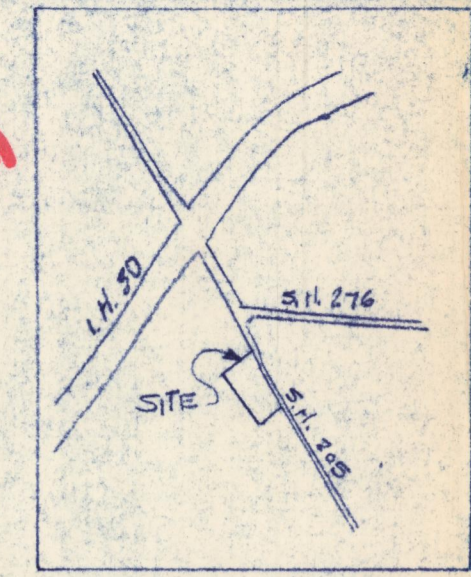
Date _____

Fee _____

DATE: JANUARY 25, 1988

PROJECT NUMBER 88001

1st (SUBMISSION)



02 LOCATION MAP
N.T.S.

214-669-8884

Pizel & Associates
Architecture • Interiors

Eugene D. Pizel, AIA

1701 North Collins • Suite 120, LB20 • Richardson, TX 75080

ROCKWALL BOWLING CENTER

REVISIONS

SITE PLAN

SHEET P-101 1 OF 3

STATE HWY. #205

ROCKWALL PARKWAY

RETAIL

SCREENED TRASH FACILITY

SIGN

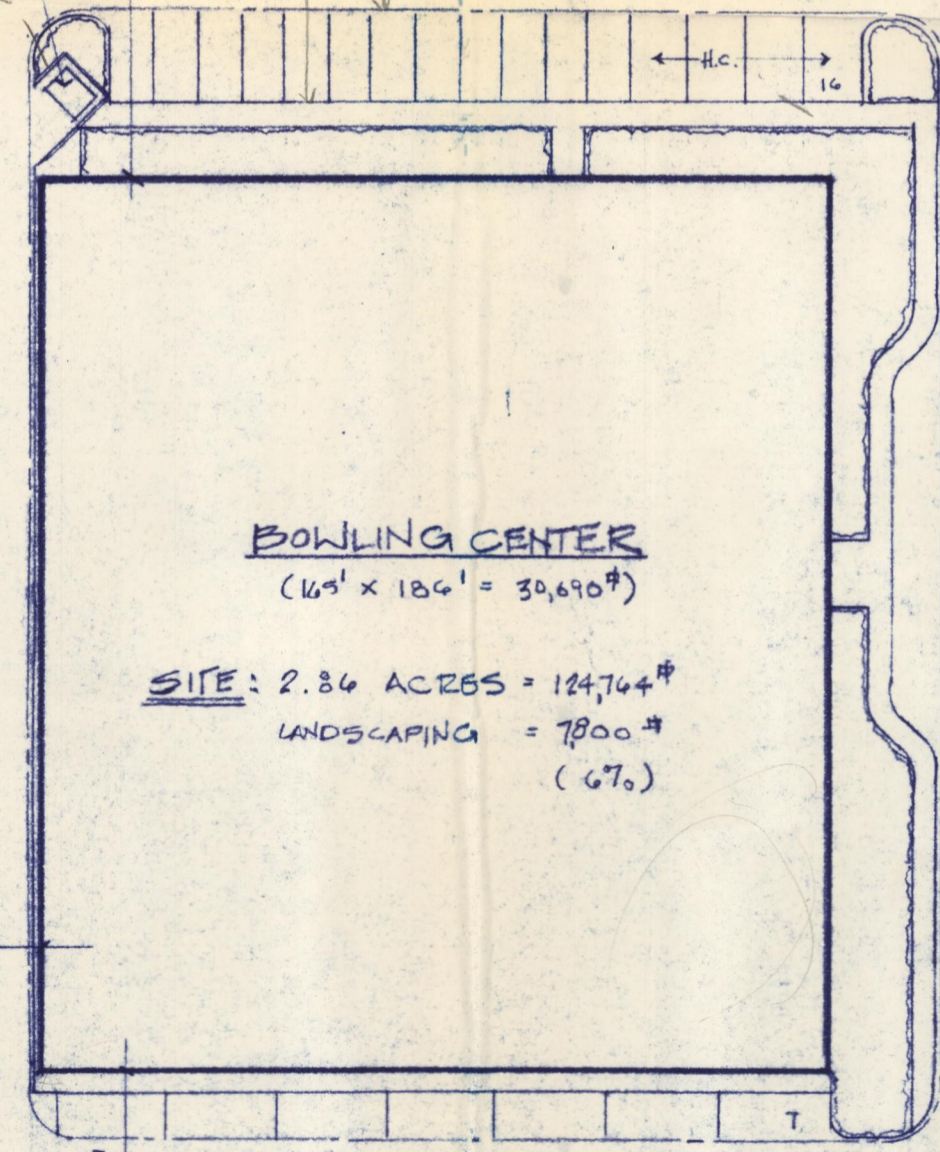
POLE LIGHTING

RETAIL

FIRE LANE

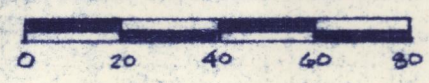
BOWLING CENTER
(165' x 184' = 30,690#)

SITE: 2.86 ACRES = 124,744#
LANDSCAPING = 7800#
(67%)



01 SITE PLAN

SCALE: 1" = 40'-0"



drainage
grading plan
utility location



DATE: JANUARY 25 1988

JOB NUMBER: 88001



214-669-8884

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Architecture • Interiors

Eugene D. Pizel, AIA

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ROCKWALL BOWLING CENTER

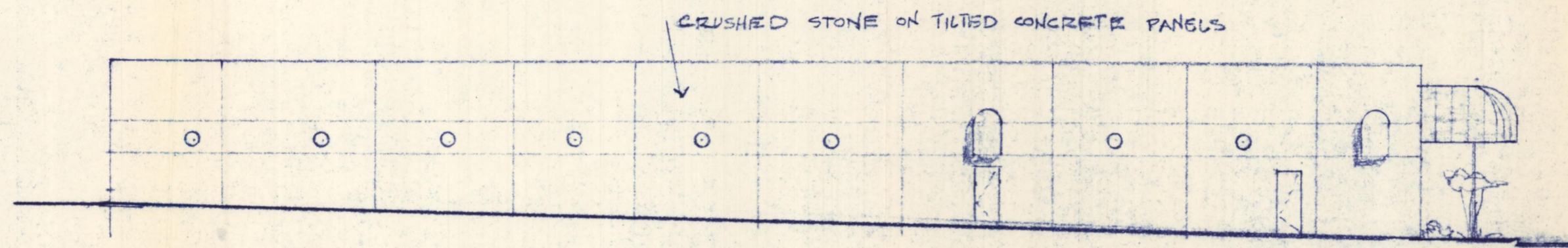
REVISIONS:

ELEVATIONS

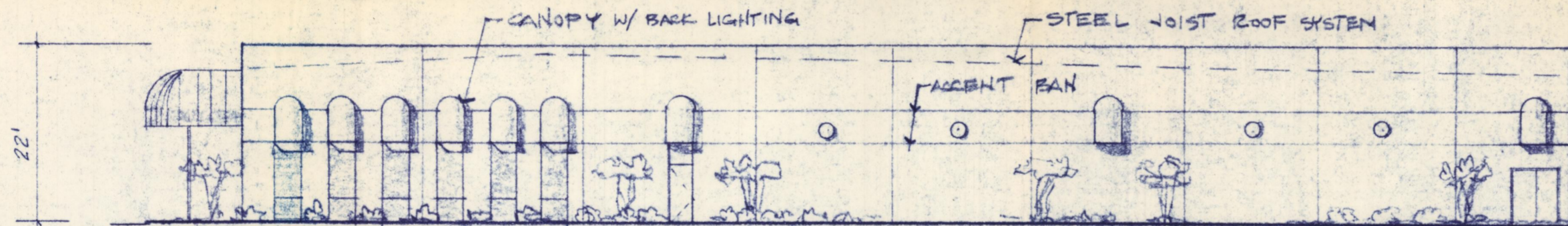
P-102

SHEET

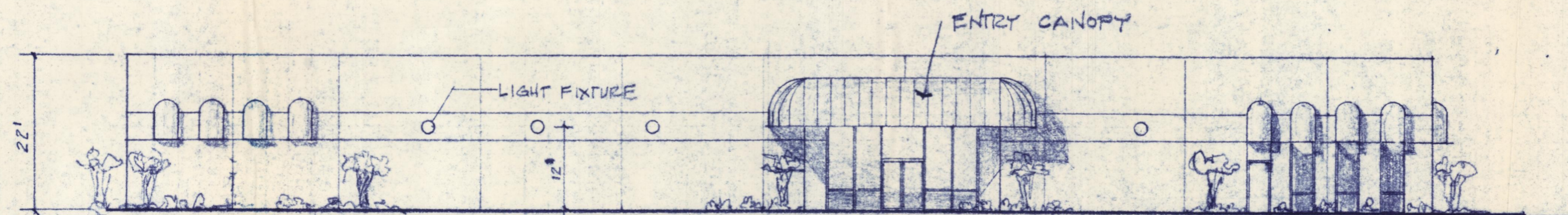
2 OF 3



03 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



02 SIDE ELEVATION
SCALE: 1/16" = 1'-0" (FACING 205)

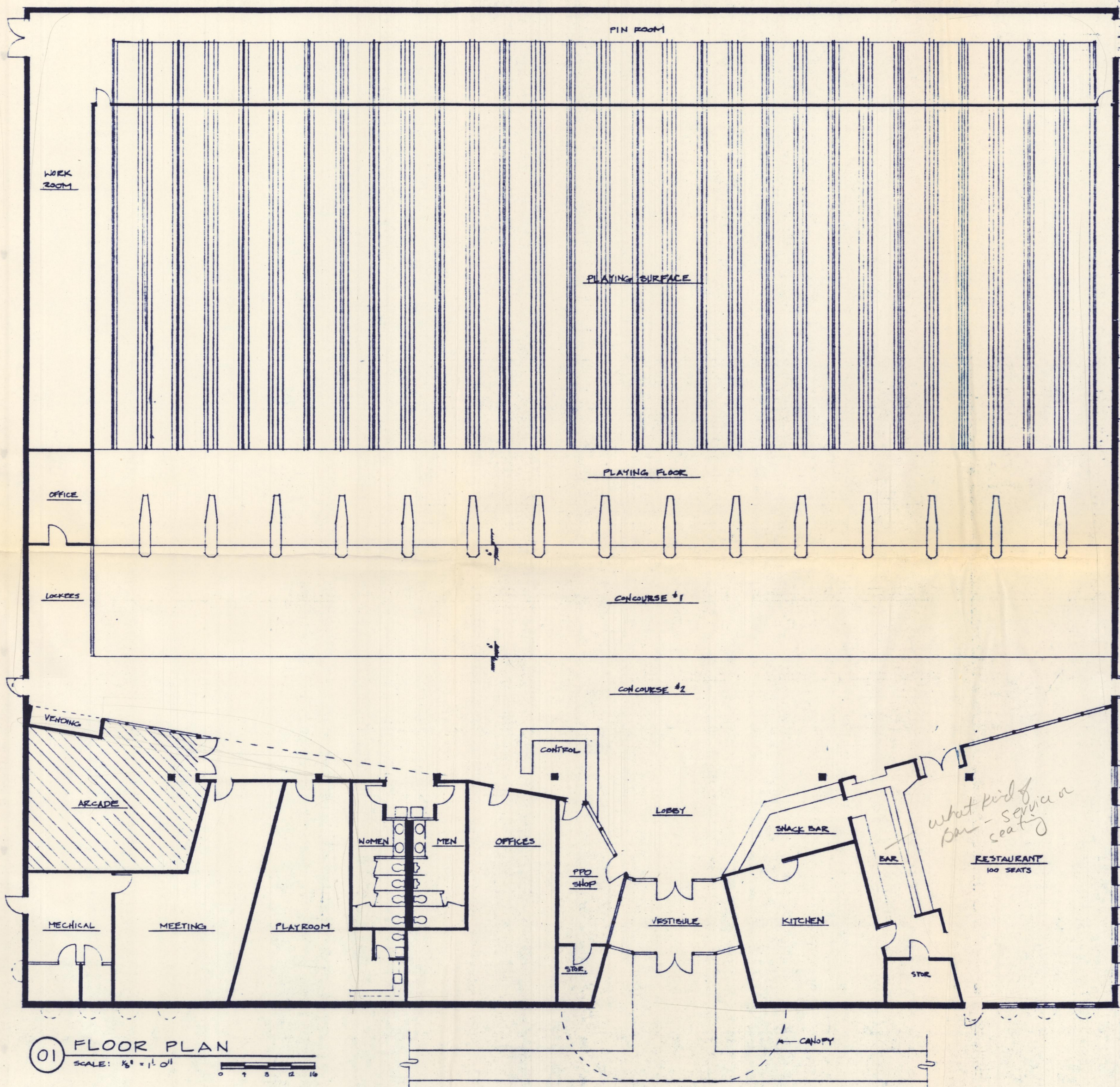


01 FRONT ELEVATION
SCALE: 1/16" = 1'-0" FACING ROCKWALL PARKWAY

ROCKWALL BOWLING CENTER

BUILDING AREA

RESTAURANT	1500 SQ. FT.
BOWLING	28,765 SQ. FT.
TOTAL AREA	29,965 SQ. FT.
RESTAURANT PARKING: 1/100	15 SPACES
BOWLING PARKING: 1/200	143 SPACES
TOTAL PARKING	160 SPACES
PARKING PROVIDED	163 SPACES



01 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS:

DATE: FEBRUARY 22, 1988

JOB NUMBER: 88001



214-669-8884

Pizel & Associates
Architecture • Interiors

Eugene D. Pizel, AIA

1701 North Collins • Suite 120, LB20 • Richardson, TX 75080

**LONE STAR
LANES
ROCKWALL**

2nd (SUBMISSION)

REVISIONS:

SITE PLAN

P-101

SHEET

1 OF 3

DAY
CARE
SITE

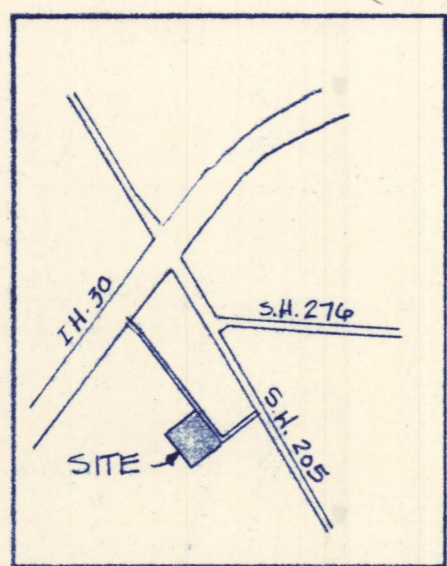
PLAZA

DRIVE

ROCKWALL
PARKWAY

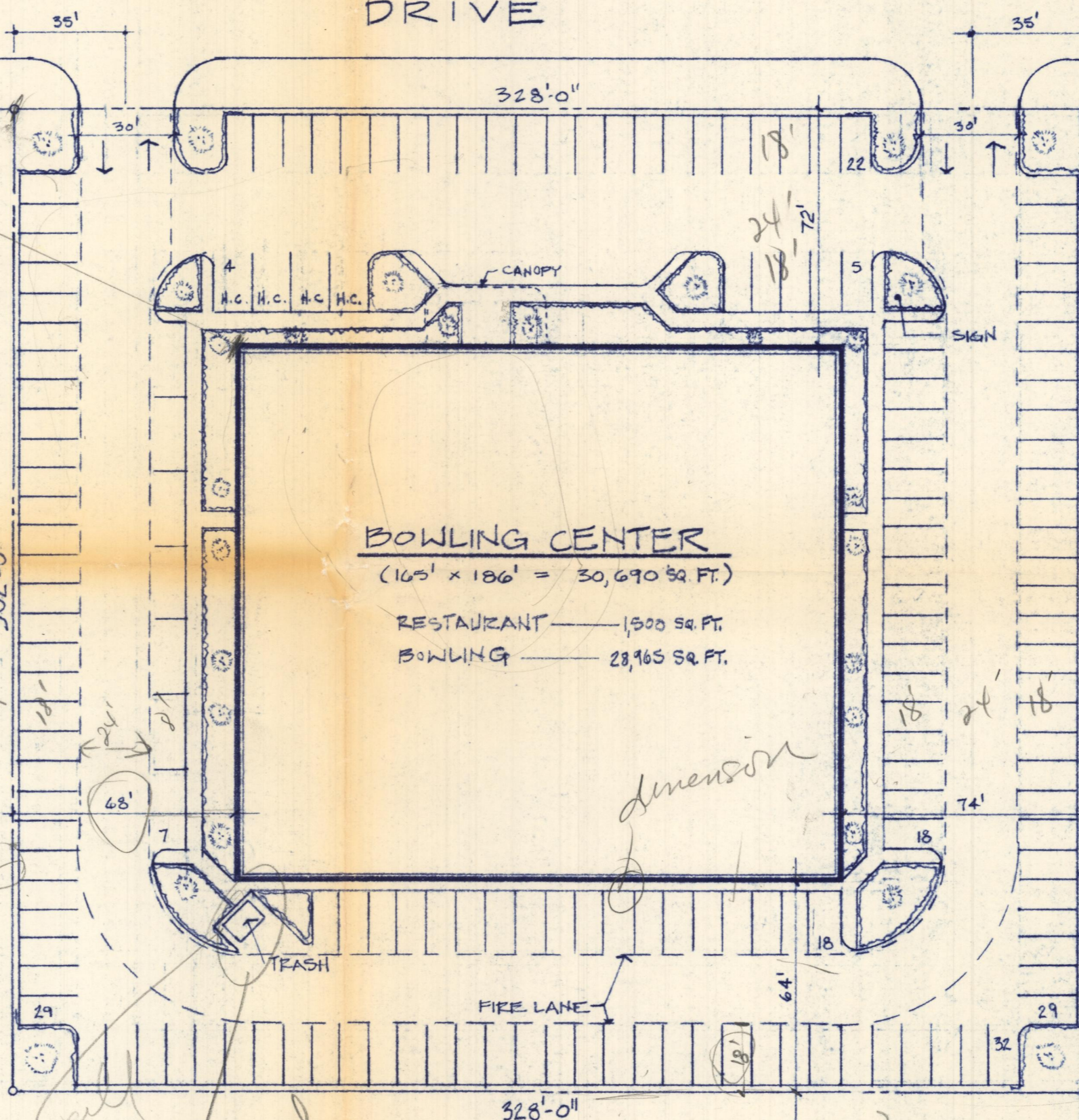
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 ZONING OFFICE / RETAIL



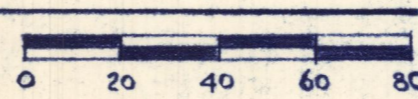
02 LOCATION MAP

SCALE: N.T.S.



01 SITE PLAN

SCALE: 1" = 40'-0"



what type of landscaping?

need dimension

dimension

will need sidewalks w/low built

black wall screened

Rear Entrance?

fire protection!

lightly will use on building

need drainage grady plan are utilities correct what are min. road

DATE: FEBRUARY 22, 1988

JOB NUMBER: 88001

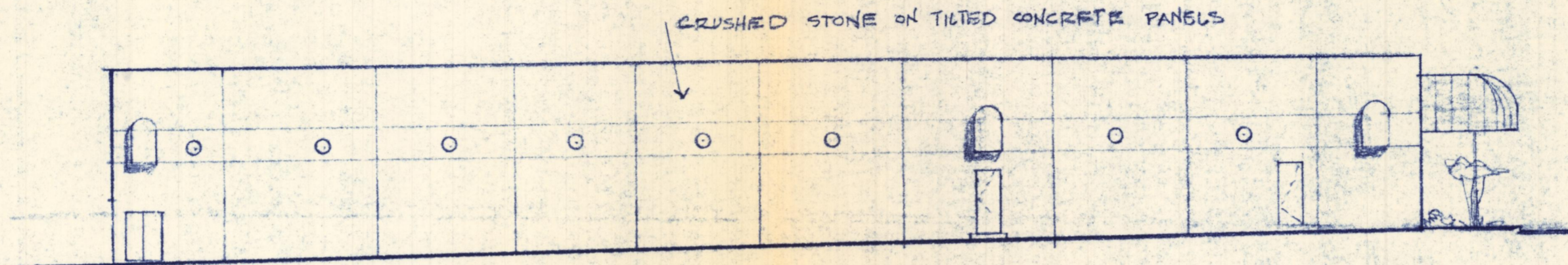


Pizel & Associates
Architecture • Interiors

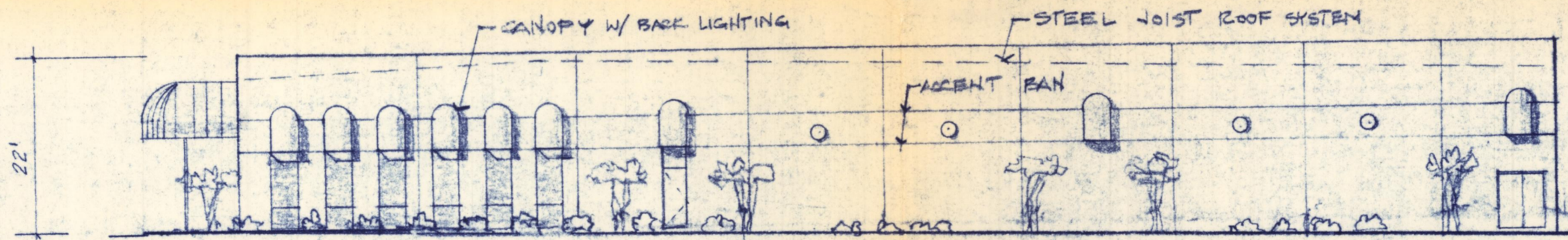
Eugene D. Pizel, AIA

1701 North Collins • Suite 120 LB20 • Richardson, TX 75080

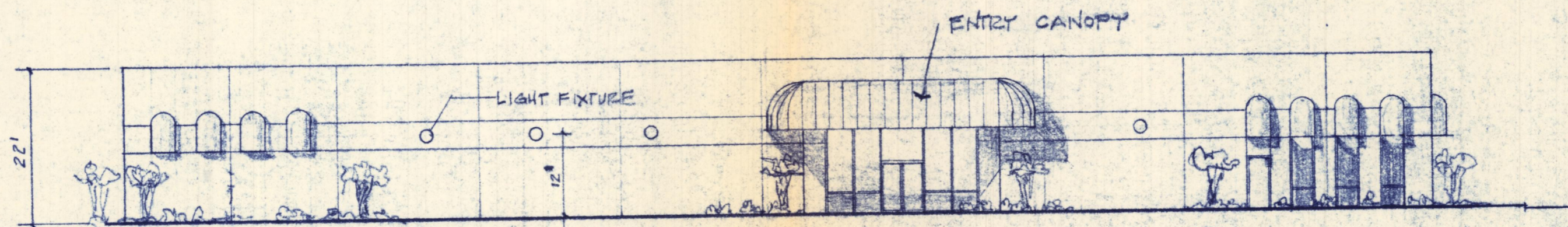
214-669-8884



03 SIDE ELEVATION
SCALE: 1/16" = 1'-0" (FACING PROPOSED ROCKWALL PKWY.)



02 SIDE ELEVATION
SCALE: 1/16" = 1'-0" (FACING I-30)



01 FRONT ELEVATION
SCALE: 1/16" = 1'-0" FACING PLAZA DRIVE

LONE STAR
LANES
ROCKWALL

REVISIONS:

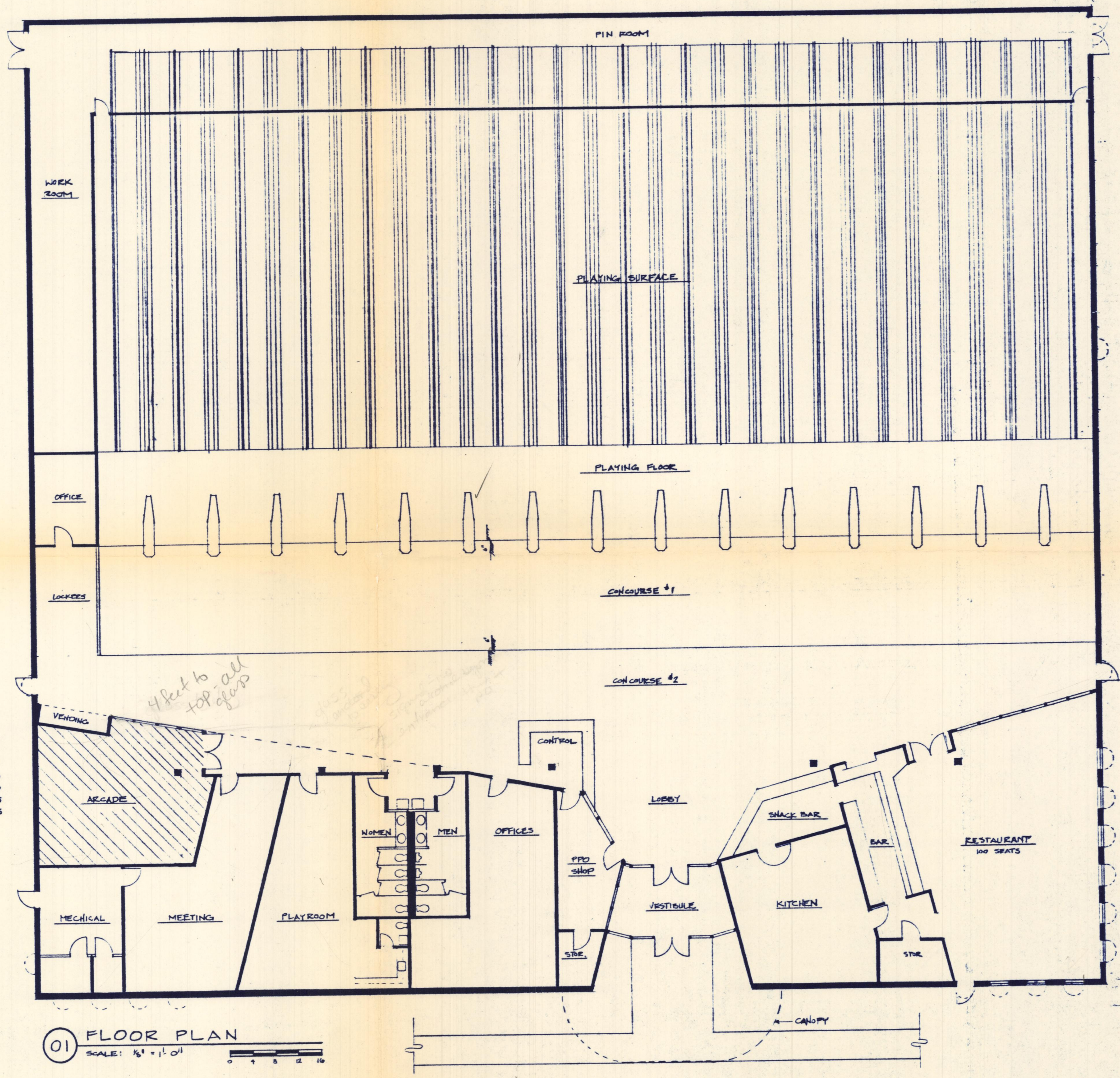
ELEVATIONS

SHEET P-102 2 OF 3

**LONE STAR
 LANES
 ROCKWALL**

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01 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS

DATE: FEBRUARY 22, 1988

JOB NUMBER: 88001



214-669-8884

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1701 North Collins • Suite 120, LB20 • Richardson, TX 75080

LONE STAR LANES ROCKWALL

REVISIONS:

▲ FEB. 26, 1988 SITE DIM. + NOTES

3rd Submittal

SITE PLAN

P-101

SHEET

1 OF 3

DAY
CARE
SITE

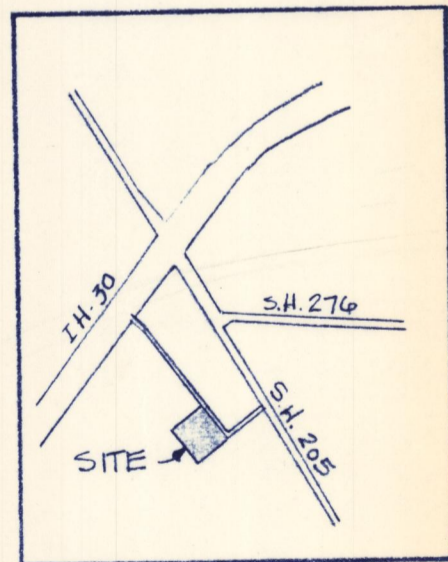
PLAZA

DRIVE

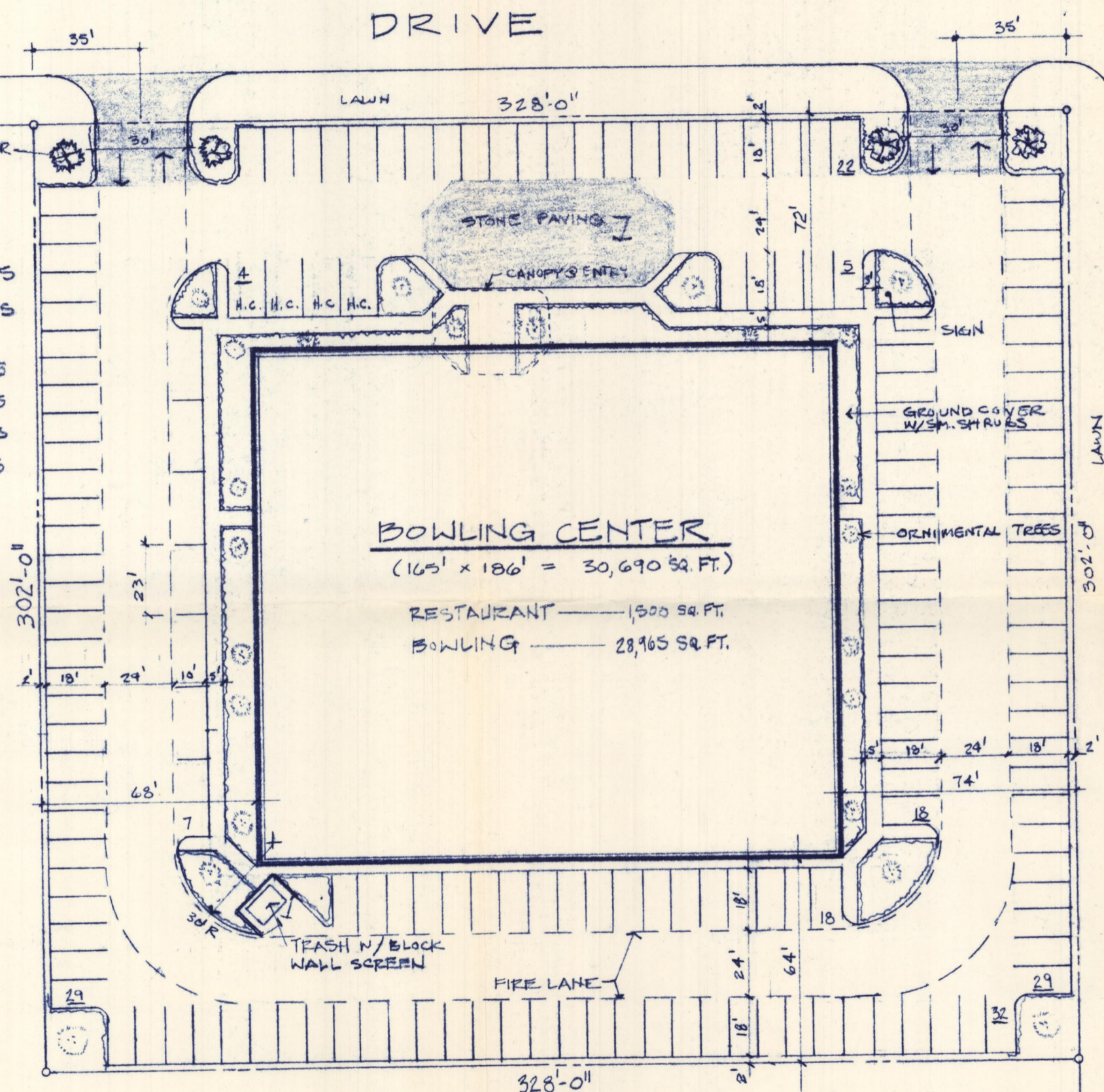
ROCKWALL PARKWAY

SITE INFORMATION

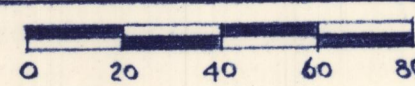
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 ZONING PD-14 — OFFICE / RETAIL



02 LOCATION MAP
SCALE: N.T.S.



01 SITE PLAN
SCALE: 1" = 40'-0"



SITE PLAN REVIEW

* Date Submitted 1/25/88
 * Scheduled for P&Z 2/11/88
 * Scheduled for Council _____
 * Applicant/Owner Billie Ladd
 * Name of Proposed Development _____
 * Location 5th 265 / Rockwall Pkwy * Legal Description Rockwall Lot 1, Bk A Business Park East Ph II
 * Total Acreage 4.77 * No. Lots/Units 1
 * Current Zoning Commercial
 Special Restrictions _____
 * Surrounding Zoning Commercial

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
-----------------	------------	-----------	------------

- | | | | |
|--|------------|------------|------------|
| 1. Is the site zoned properly? <i>app has been made</i> | _____ | ✓
_____ | _____ |
| 2. Does the use conform to the Land Use Plan? | ✓
_____ | _____ | _____ |
| 3. Is this project in compliance with the provisions of a Concept Plan? | _____ | ✓
_____ | ✓
_____ |
| * 4. Is the property platted? | ✓
_____ | _____ | _____ |
| * 5. Is plat filed of record at Courthouse?
File No. _____ | _____ | _____ | _____ |
| * 6. If not, is this site plan serving as a preliminary plat? | _____ | ✓
_____ | _____ |
| 7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following: | | | |
| a. Are setbacks correct? | front | ✓
_____ | _____ |
| <i>1. dont comply 50' private club + school - need to 200' away</i> | side | ✓
_____ | _____ |
| <i>2. Building is 200' away.</i> | rear | ✓
_____ | _____ |
| b. Are buildings on same lot adequately separated? | | _____ | ✓
_____ |

- | | | | | |
|----|--|-------------|-------------|----------|
| c. | Is the lot the proper size? | <u>✓</u> | _____ | _____ |
| d. | Does the lot have proper dimensions? | <u>✓</u> | _____ | _____ |
| e. | Are exterior materials correct? | <u>✓</u> | _____ | _____ |
| f. | Are structural materials correct? | <u>✓</u> | _____ | _____ |
| g. | Is coverage correct? | <u>✓</u> | _____ | _____ |
| h. | Is adequate area in landscaping shown? | <u>✓</u> | _____ | _____ |
| i. | Is it irrigated? | <u>✓</u> | _____ | _____ |
| j. | Is landscaping in parking lot required?
<i>need calculation on parking yards.</i> | <u>✓(1)</u> | <u>✓(2)</u> | _____ |
| k. | Are types of landscaping indicated?
<i>need landscaping plan</i> | _____ | <u>✓</u> | _____ |
| l. | Is floor area ratio correct? | <u>✓</u> | _____ | _____ |
| m. | Is building height correct? | <u>✓</u> | _____ | _____ |
| n. | Are correct number of parking spaces provided? | <u>✓</u> | _____ | _____ |
| o. | Are driving lanes adequate in width? | <u>✓</u> | _____ | _____ |
| p. | Are parking spaces dimensioned properly?
<i>appear to be</i> | <u>✓</u> | _____ | _____ |
| q. | Does the parking lot meet City specifications
<i>appear to be</i> | <u>✓</u> | _____ | _____ |
| r. | Is a fire lane provided? | <u>✓</u> | _____ | _____ |
| s. | Is it adequate in width? | <u>✓</u> | _____ | _____ |
| t. | Are drive entrances properly spaced? | <u>✓</u> | _____ | _____ |
| u. | Are drive entrances properly dimensioned?
<i>need 10' on outside</i> | _____ | <u>✓</u> | _____ |
| |Do drive entrances line up with planned median breaks? | _____ | _____ | <u>✓</u> |
| v. | Is lighting provided and correctly directed? | _____ | _____ | <u>✓</u> |
| w. | Are sidewalks required? | <u>✓</u> | _____ | _____ |
| x. | Are sidewalks provided?
<i>at full development when?</i> | _____ | <u>✓</u> | _____ |
| y. | Is a screen or buffer required? | _____ | <u>✓</u> | _____ |
| |Is it sized properly? | _____ | _____ | _____ |
| |Is it designed properly? | _____ | _____ | _____ |
| |Is it of correct materials? | _____ | _____ | _____ |

- * 7. Does the site plan contain all required information from the application checklist?
- 8. Is there adequate access and circulation?
- 9. Is trash service located and screened?
need to know how screened
- * 10. Are street names acceptable?
- 11. Was the plan reviewed by a consultant?
(If so, attach copy of review.)
- 12. Does the plan conform to the Master Park Plan?
- 13. Are there any existing land features to be maintained?
(ie, topography, trees, ponds, etc.)

Comments:

Building Codes

- 1. Do buildings meet fire codes?
- 2. Do signs conform to Sign Ordinance?

Comments:

Engineering

- 1. Does plan conform to Thoroughfare Plan?
- 2. Do points of access align with adjacent ROW?
- 3. Are the points of access properly spaced?
- 4. Are street improvements required?
- 5. Will escrowing of funds or construction of substandard roads be required?
- 6. Does plan conform with Flood Plain Regulations?
- 7. Is adequate fire protection present?
need to check
- 8. Are all utilities adequate?
- 9. Are adequate drainage facilities present?
need drainage + gully plan present
- 10. Is there a facilities agreement on this site?

- 11. Are existing roads adequate for additional traffic to be generated? ✓
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? ✓
- 13. Are access easements necessary? ✓
- 14. Are street and drive radii adequate? _____
- 15. Have all required conditions been met? _____ ✓
- 16. Is there a pro rata agreement on this site? _____ ✓
- 17. Have all charges been paid? _____ ✓

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Galt</u>	<u>1/28/88</u>	<u>30 min</u>
<u>Julie Galt (ord review)</u>	<u>2/23/88</u>	<u>1 hr.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

DAY
CARE
SITE

PLAZA

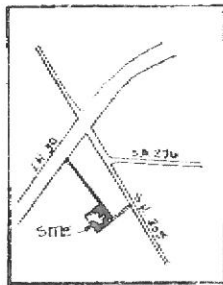
DRIVE

ROCKWALL PARKWAY

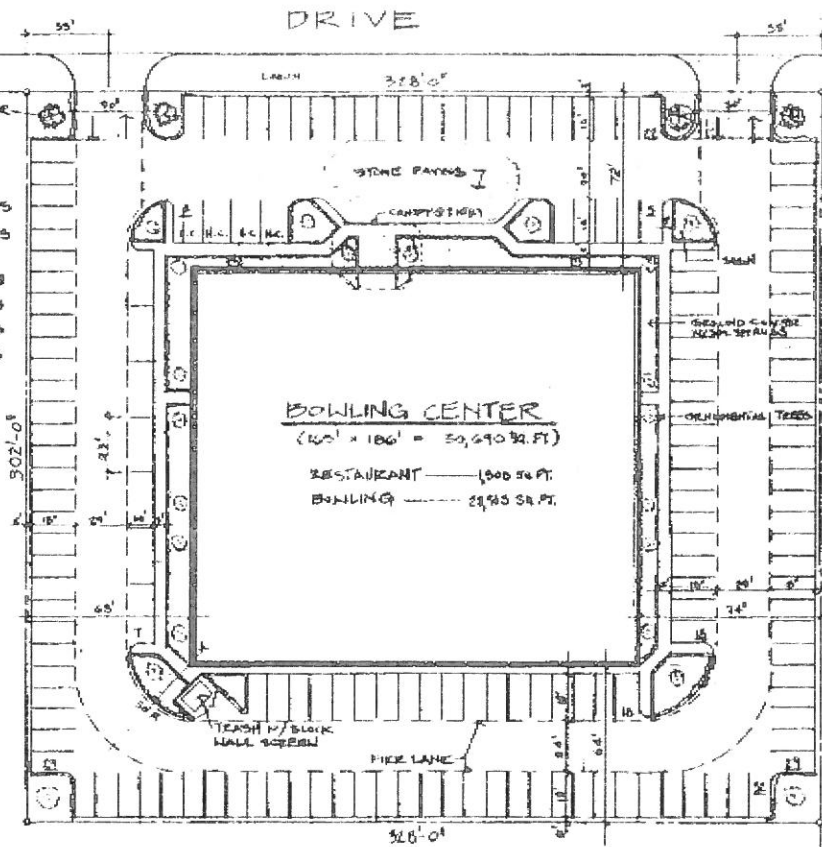
FUTURE ROCKWALL PKWY

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 ZONING: PD-X — OFFICE / RETAIL



02 LOCATION MAP
SCALE: N.T.S.



01 SITE PLAN
SCALE: 1" = 40'-0"



DATE: FEBRUARY 22, 1988

JOB NUMBER: 88001



Pizel & Associates
Architects • Interiors

Reginal D. Pizel, AIA

1701 North Collins • Suite 144 (L-3) • Rockwall, TX 75087

LONE STAR LANES ROCKWALL

REVISIONS:
 Δ FEB. 24, 1988 SITE DEV. + NOTES

SITE PLAN

P-101

SHEET

1 OF 3

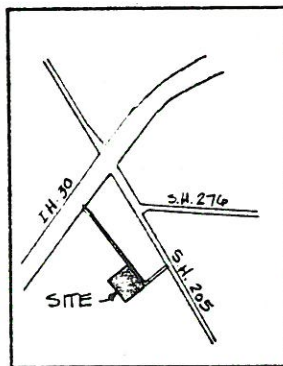
PLAZA

DRIVE

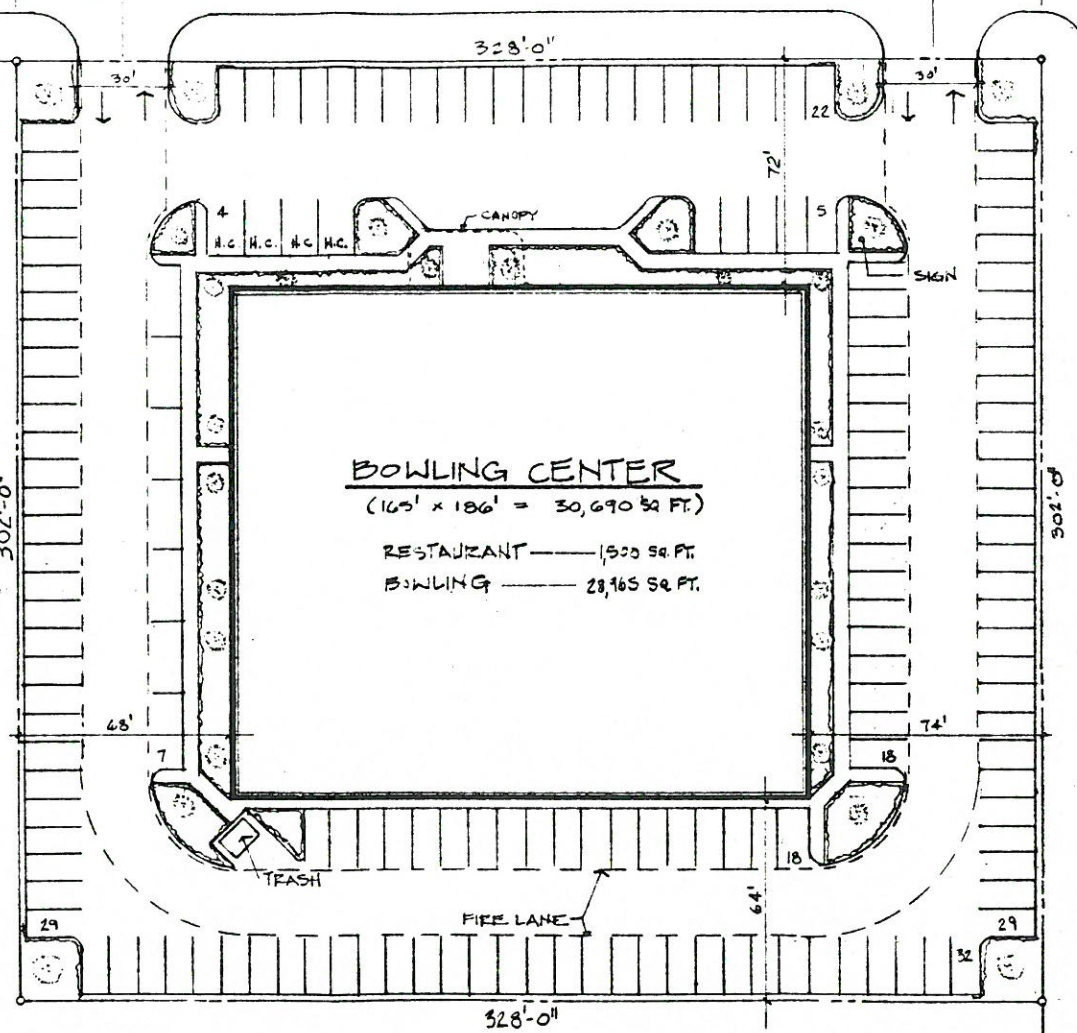
ROCK

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 ZONING OFFICE / RETAIL



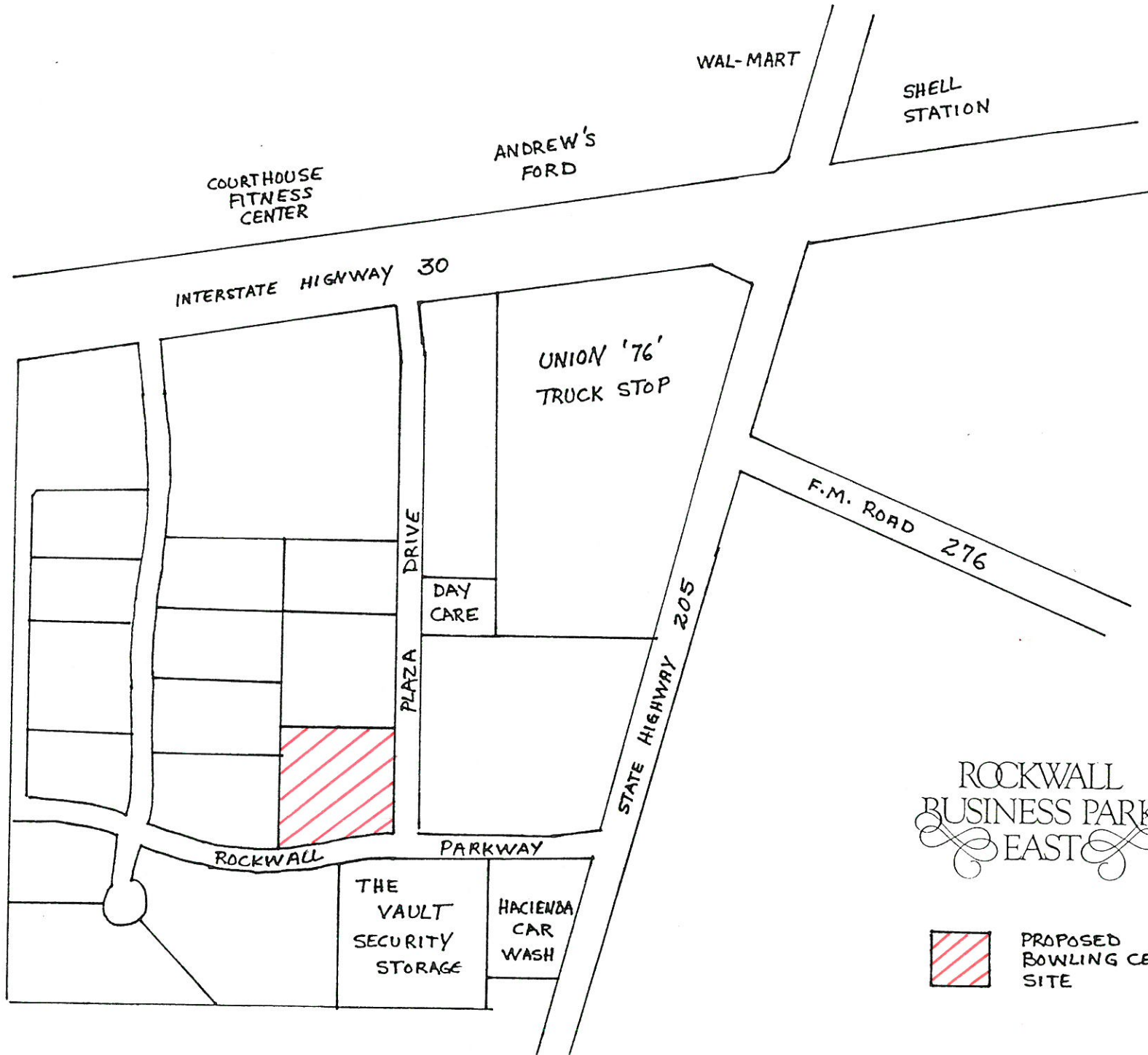
02 LOCATION MAP
SCALE: N.T.S.



01 SITE PLAN
SCALE: 1" = 40'-0"



FUTURE ROCKWALL PKWY



WAL-MART

SHELL STATION

ANDREW'S FORD

COURTHOUSE FITNESS CENTER

INTERSTATE HIGHWAY 30

UNION '76' TRUCK STOP

PLAZA DRIVE

DAY CARE

F.M. ROAD 276

STATE HIGHWAY 205

ROCKWALL BUSINESS PARK EAST

ROCKWALL

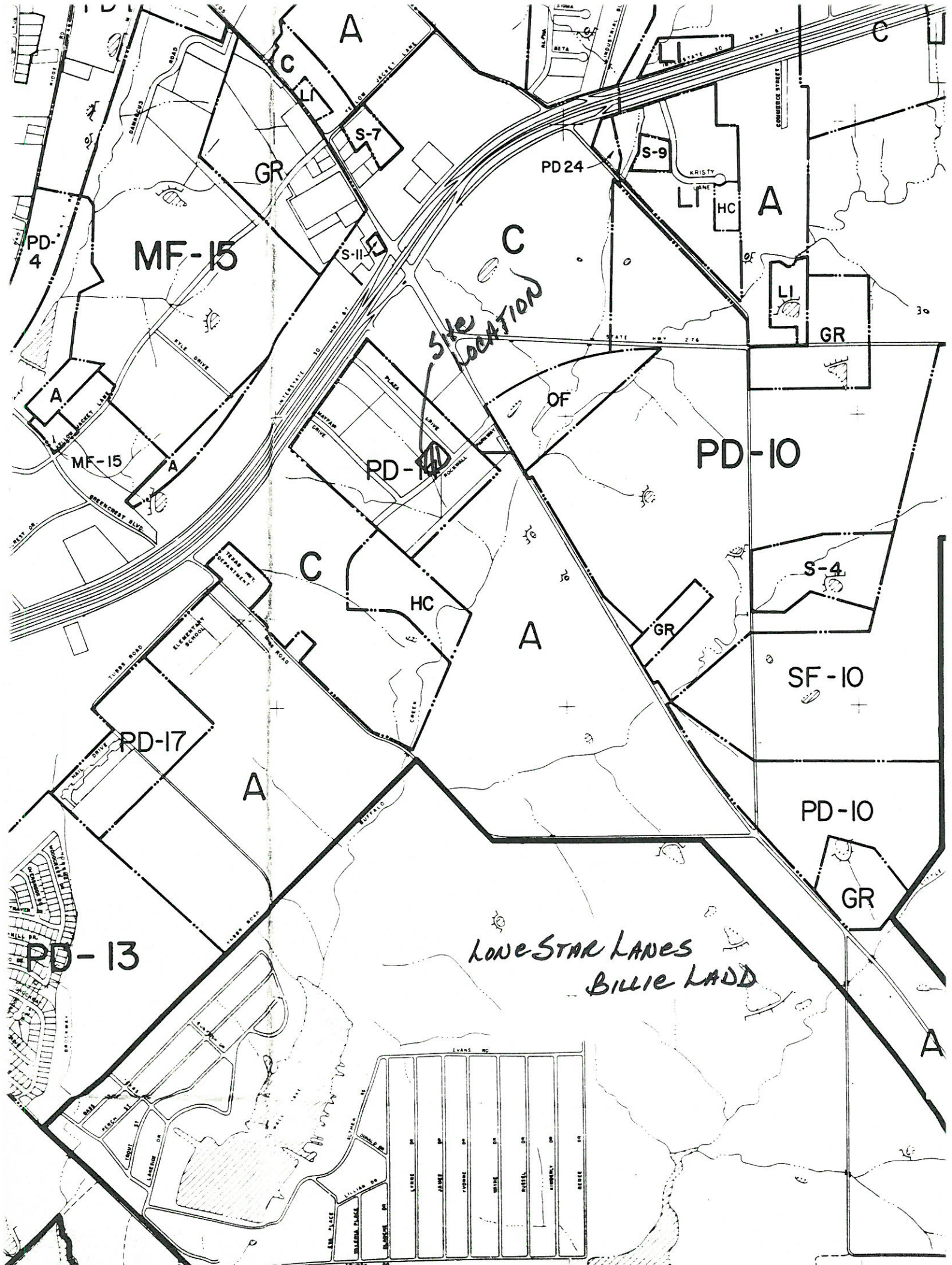
PARKWAY

THE VAULT SECURITY STORAGE

HACIENDA CAR WASH



PROPOSED BOWLING CENTER SITE



MF-15

GR

A

C

S-7

PD-24

S-9

LI

HC

A

S-11

Site Location

PD-10

PD-10

GR

MF-15

A

A

OF

C

HC

A

GR

S-4

SF-10

PD-17

A

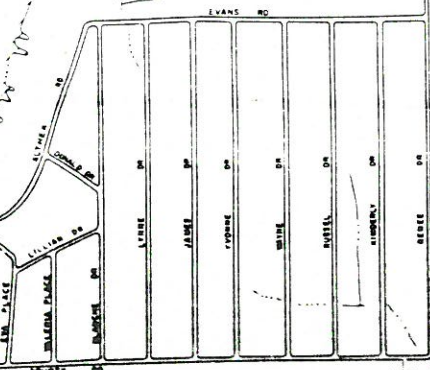
PD-10

GR

PD-13

*LOVE STAR LANES
BILLIE LADD*

A



ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 88-3-D/2/CUP
Location: Rockwall Parkway

- Application Reviewed..... ✓
- File Created ✓
- Filing Fee Paid/Receipt in File..... ✓
- Issued Receipt for Application..... _____
- Review form prepared/^{initial}partial review completed..... ✓
- Circulated Review through:
 - Staff Review:..... _____
 - Assistant City Manager..... _____
- Scheduled for P&Z meeting..... 2/11
- Notice Sent:
 - Newspaper..... (6/2/88) 1/29
 - Surrounding property owners..... (1/29) ✓
 - Sign placed on property..... (1/29)
 - Tallied responses to notices _____
 - Prepared notes and supporting information for P&Z..... _____
 - Notified applicant of results ^{and of} Council date..... _____

after Pt 2 consideration.

~~If approved:~~

Scheduled for City Council....._____

Notice sent to newspaper....._____

Notice sent to property owners....._____

Prepared notes and supporting information for City Council....._____

If approved:

Notified applicant of results....._____

Prepared ordinance....._____

1st reading of ordinance....._____

2nd reading of ordinance....._____

Caption to newspaper....._____

Update office map....._____

Notified Inspection Dept. of change....._____

Included map in update file....._____

Included in CUP list (if applicable)....._____

→ Permit activated within 6 months....._____

→ If not activated, applicant notified permit is void....._____

Included in PD file (if applicable)....._____

MEMORANDUM

January 29, 1988

We have received a request for consideration from Billie Ladd for a change in zoning from Commercial to Planned Development No. 14 on a tract of land located in the northwest corner of Rockwall Parkway and SH-205. She proposes to include this tract in her Planned Development to construct a bowling center that would include 30 playing lanes, a restaurant/private club, a nursery area, arcade room and meeting rooms. Her proposed use, as it is currently planned, does not conform to some of our current ordinances and they are therefore wanting to request the Council to consider several changes in our existing regulations. Following is a summary of the requirements they wish to address:

A. Private Club Ordinance

1. Zoning to Planned Development - Applicant proposes to bring the tract currently zoned "C" into her existing "PD-14" in order to qualify for a private club.
2. Private club and video arcade room - Applicant wishes to have an arcade room inside the building and wants to conform to our existing ordinances. Historically, the legal description of a private club submitted for consideration has been the lot which the building is situated on rather than the building itself. This is primarily because it is cheaper to use an existing description rather than survey the area of the building.

As you are aware, our current ordinance does not allow coin operated machines in a private club except in the case of a hotel. The applicants propose to meet this requirement by describing the legal bounds of the club as the building itself excluding the area of the nursery, arcade and meeting area and including the bowling area.

While this method would meet the legal requirements of the current ordinance, it would open the door to similar requests. An alternative to this, if the Council wishes to consider this use, could be to amend the current requirement to allow uses such as hotels, country clubs, and entertainment centers such as this to have separate arcade rooms with certain specified requirements such as a separation from the area where alcoholic beverages are sold, and approved by a Conditional Use Permit.

3. Private clubs and schools - The current ordinance requires that private clubs must be at least 300 feet from any church, school or hospital. The Country Day School property line abuts this site. They want to discuss the possibility of making some changes to the ordinance regarding schools.

However, they acknowledge that they do have room to place the building at a different location on the site to meet the 300 feet.

B. Public Amusement Ordinance

1. The current Public Amusements Ordinance states that no public amusement, which includes video games and bowling centers, may offer the sale, or consumption of alcohol within the premises of the facility, within the building where the premises are located, or within 300 feet of the building. If this ordinance is unchanged the applicant may not have a private club either in conjunction with the bowling center or with the arcade room. The applicant will be asking the Council to consider amending this ordinance.

If the Council wishes to consider amending the ordinance, one alternative could be to prohibit those uses unless approved as a part of a Conditional Use Permit under the Zoning Ordinance.

We have enclosed copies of the proposed site plan and elevations so that the Council can see what is being proposed. If the Council does wish to make any changes to either of these ordinance, Staff can be instructed to draft any necessary amendments. If the Council wishes to make some changes the applicant would like to proceed to the Planning and Zoning Commission conditionally for zoning and site plan consideration. As a point of information, Councilman Jones has asked that we place an item on the Agenda to consider an amendment to the Private Club Ordinance to clarify requirements regarding gaming devices and hotels to restrict them to separate game rooms and that they be located at least 25 feet from where alcoholic beverages are sold, served or consumed.

LIST OF AREA BOWLING CENTERS WITH PRIVATE CLUB MEMBERSHIPS

SPARE TIME LANES
3149 S. Cooper Street
Arlington, Texas

METRO 467-0129

DON CARTER BOWLING LANES
6343 E. Northwest Hwy.
Dallas, Texas

(214) 363-9418

ADVANTAGES BOWLING CENTER
121 Northgate
DeSoto, Texas

(214) 780-8090

DON CARTER BOWLING LANES
10920 Composite
Dallas, Texas

(214) 358-1382

BUCKNER BOWLING LANES
400 S. Buckner Blvd.
Dallas, Texas

(214) 398-9166

FORUM BOWLING CENTER
2001 Great Southwest
Parkway
Grand Prairie, Texas

(214) 641-4406

SHOWPLACE BOWLING CENTER
1901 W. Airport Freeway
Euless, Texas

METRO 540-0303

HOLIDAY LANES
1212 E. University
Denton, Texas

(817) 382-2110

February 18, 1988

The Rockwall Success
114 N. San Jacinto
Rockwall, TX 75087

Dear Editor:

This is in response to a letter printed in the February 12th issue concerning the serving of liquor in the proposed Rockwall Bowling Center. The letter writer stated she would like to bowl, but would not bowl where liquor is served and would not let her children bowl either. I'm afraid she and her kids will have to find another activity.

In most every bowling center across the metroplex, both in "wet" or so called "dry" areas, you can find beer being consumed during the late leagues. Most of the newer bowling lanes can't make a profit; and in most cases, won't even consider building the establishment unless they can get a liquor permit.

By her own admission, this lady said she has not been inside a bowling "alley", (they are now called centers or lanes), for over two years. Why should we let uninformed people like this dictate our activities?

I would hope that the city council will check with bowling establishments in the Dallas area and find out the realities of trying to build a bowling center without beer sales. If liquor sales is requisite for a first-class bowling center, then I and many others are willing to live with it to gain the facility.

Sincerely,
s/Gary Dickerson

cc/Council Members

February 21, 1988

The Rockwall Success
Rockwall County, Texas

Dear Rockwall,

I am deeply offended by the "ad paid for by Diane Payne" in reference to the "reason for opposition" to serving beer at the bowling alley.

She states that "this bar" will attract TRUCKDRIVERS, which will create an inappropriate atmosphere....." Oh! Please! Truckdrivers are the backbone of America. They work hard for their living. They are helpful, selfless individuals that are the first ones to aid in any disaster or trouble that occurs. They are a great influence on our children and teenagers and I would be proud if my kids emulated them. After all, the influence of the "Jimmy Swaggarts" and the "Jim Bakkers" of the world is what is giving an "inappropriate atmosphere" for our children.

(I cannot believe that you folks REALLY feel that Rockwall is DRY now. It's wide open and no membership is required).

A truckriver can visit my home anytime.....

Thank You,
s/Barbara LaComette

LETTERS TO THE EDITOR

February 22, 1988

The Rockwall Success
114 N. San Jacinto
Rockwall, TX 75087

Dear Ms. Bounds:

To sort of bring the "Bowling Alley vs. Bar" issue up to date, I feel I should first of all apologize to anyone who may have been offended by our statements regarding truckdrivers being a problem. While our concern about the proximity of the proposed bowling alley to the truckstop is a valid point, it is not the issue. Several people have zeroed in on that point, and have missed the boat on the real issue. The real issue is not whether or not people who drive trucks are desirable or not, the issue is whether public drinking is desirable. The issue is pointed directly at the fact that we have existing ordinances that prohibit the sale and consumption of alcohol in a public amusements atmosphere. That is our concern. Do we change the laws for a few people who want to drink in a family-oriented entertainment establishment, or do we enforce these laws? There is a group of people in our society today who want to burglarize buildings, murder people and on a lesser scale, avoid wearing seat belts. Do we change the laws to accommodate the few, or enforce them to carry out the wishes of the majority? Rockwall County was VOTED dry. Mary Cecil said it best in her column last week: "If we're going to be 'wet,' let's be 'wet,' but if we're going to be 'dry' then let's be 'dry'." Very Simple. The only difference I can see between a wet county with unlimited bars and a dry county with private clubs is semantics.

This issue has brought all kinds of other things to light. We've got City Council people having private meetings about issues that should be discussed at the public hearings provided for that purpose; we've got people worrying about who paid for ads (if it makes a real difference, I paid for the ads--I think I have a right to put my money where my mouth is and I invite some of these folks who are calling and telling me I've been around my preacher too long to do the same). And, we've got people who support us. Mostly those kind. I have heard from so many truly caring people since this all started that I am once again refreshed at the fact that Rockwall IS better than most cities, and I'm darn proud of it.

I didn't take this issue on without a lot of thought and prayer. I honestly feel that if somebody didn't do something, our community would suffer. I don't want to see that happen, and I am meeting a lot of people who agree with me. So far the response has been both verbal and written, and only a very small number of those we have heard from think a bar in a bowling alley is okay. Their main reason for saying it was okay was "every other bowling alley they've seen had one." I'm sorry, I just don't think Rockwall ought to try and keep up with the "Joneses" on this particular issue. As one lady said in her written response "I am against granting the (liquor) permit. There is so little we can do to help our youth; therefore, we should do everything which tends to make their environment wholesome." That's what this is all about--a wholesome environment for our youth to grow up in. Thank God for people who can see through the money and the politics to the real issue.

Again, I apologize to anyone who takes offense to our advertising or our comments on this issue. We're only trying to inform people of what is going on in the community. I read about this in the "Public Notice" that is advertised by the City, and since then haven't spoken to anyone else who read it. That's the reason for the full-page ad. I don't need the publicity. I just wanted the people of this community to have a voice.

Thank you, everyone, for your prayers and support. Without you, none of this would be possible. God bless you all.

In Christ's love,
s/Diane Payne
Total Car Care
771-0522

P.S. Don't forget, City Council meets on this issue March 7. That's less than two weeks away. Let your City Council members hear from you--they'll listen, but they don't know how you feel unless you tell them.

You are hereby requested to appear
before the Rockwall City Council
on Monday, March 7, 1988, at 7:00 p.m.,
to voice your opinion.

The Issue:

Whether or not to allow City Ordinances to be amended to accommodate the plans of a joint-venture which proposes to serve alcoholic beverages in the presence of minors in the bowling alley they plan to build.

Reasons for opposition:

1. Having a bar in this bowling alley will create an atmosphere inappropriate for children and teenagers
2. The number of alcohol-related accidents, crimes and deaths can be expected to increase.
3. The likelihood is that this bar will attract truck drivers from the adjacent truck stop which will enhance reason Number 1.
4. Our quality of life is threatened.
5. This proposal will increase the burden on local police, thereby costing the community money.
6. Anticipated revenues from property and sales taxes may not offset added law enforcement costs.
7. Rockwall was voted dry, if this liquor license is granted that vote will be essentially cancelled.
8. According to a National Weekly Reader Survey in 1987, 76% of 7-12 graders feel pressure to try alcoholic beverages.
9. Children are too often the innocent victims of drunk drivers. A study of Pediatric Magazine showed children of drunk drivers make up the largest proportion (54%) of child fatality victims in alcohol related fatal crashes. (This bowling alley will be providing a nursery to watch children while their parents are bowling and possibly drinking.)

We could go on . . .

Reasons for approval:

This proposal will:

1. Benefit the owners.
2. ?

"Let's get the \$\$ signs out of our eyes and look at the real issue of the proposed liquor sales."

Money IS good for Rockwall, atmosphere IS NOT

Rockwall County "DRY" due to elective vote by the people and for the people.

**VOICE YOUR OPINION TO
Your Rockwall City Council members**

Ken Jones
Bill Fox

Jean Holt
Pat Luby
Mayor Dr. Frank Miller

Nell Welborn
John Bullock

Your comments about proposed liquor sales at the bowling alley site would be greatly appreciated, whether pro or con. For further information, call 771-0522.

Your Name _____

Your Address _____

Comments _____

Letters to the Editor

An Open Letter to the Editor:

"I disagree with what you say, but I defend to the death your right to say it" (Voltaire).

As a property owner in Rockwall, I recently came across the full-page advertisement in my copy of the newspaper. Ms. Diane Payne certainly has a right to her opinion, and she has the right to express that opinion in any way she sees fit, up to and including full page ads in the newspaper. I do, however, take

issue with her direct criticism of Billie Ladd and the owners of the Rockwall Business Park who have brought a car wash, shopping center, mini-storage facility and a nursery care center to the Rockwall Community.

This country was made great and survives on free enterprise. But when particular groups attempt to enforce their personal prejudices on an entire community, thereby suffocating free enterprise, only the citizens lose. Business picks up and thereby goes elsewhere, and the city of Rockwall cannot afford this. We need more business and recreational facilities

in Rockwall. Rockwall is growing. Whether we like it or not, growth is a fact of life. With growth, however, comes a need for more and bigger schools, roads, social services, utilities, hospitals, police and fire control, etc. Who's going to pay for this? I, as a property owner, certainly don't want to see my taxes raised any more. Local

businesses contribute a large portion of a community's tax money. It is in a community's best interest to promote free enterprise thereby bringing more and better services and recreational facilities to our city as well as having a large portion

of our taxes picked up by the business community. Business is the life blood of a community. Do we want to drive them out?

The issue here, however, is whether or not to allow a bowling alley to have a private club serving food and alcoholic beverages which will be instrumental to its success. The precedent has already been set as there are three restaurants and two country clubs already doing just that. Young people and families frequent all of these places.

The question of "wet" or "dry" for the city of Rockwall was voted on many years ago. Times change and people change.

Would we really want this to come to a vote today? Wouldn't we rather say "dry" with private clubs which can be controlled rather than be surprised to find ourselves voted "wet" with liquor stores on every corner and no control at all?

Let's welcome another recreational facility into Rockwall and allow them the same privilege and right to success as Culpepper's, Mr. Catfish, Tejanos and the two country clubs.

Sincerely,
Michael F. McAuley

Letters to the editor

Honorable Mayor Frank Miller,
Mayor Pro-Tem Bill Fox,
Council Members John Bullock,
Nell Welborn, Pat Luby,
Ken Jones and Jean Holt

Esteemed Mayor and Council:

Enclosed you will find copies of items I have received and packages for your reference regarding the proposed Private Club permit requested by Billie Ladd. Since we have since learned that there are yet two more bowling alley proposals in the works, I would ask that you consider the enclosed comments as relating to all three. Obviously the issue is not who builds a bowling center, but whether they will be allowed to operate a private club within it.

I wanted to go ahead and mail these to you so that you would have time to peruse them at your leisure. I am sure that the information you already have is voluminous.

I realize that there are some of you who aren't too thrilled about my lobbying in this matter, and I sincerely apologize for any inconvenience or aggravation I may have caused you. I think most of you know that I am not a vindictive person, and most of the time I keep pretty much to myself. My forte obviously is not public speaking, as evidenced by my nervousness when appearing before you in Council Chambers, so I used the talent I do possess, however minimal, at writing letters and putting together ads. I will admit I made some mistakes in my approach, such as the truck-driver thing. Since those mistakes were made publicly, I felt the only way to rectify them would be to publicly apologize, which I did via a letter to the editor, which resulted in more criticism from several folks who think I am old-fashioned, etc. I've been called some names I'd not heard before, but then again I've heard from a lot more people who appreciated my efforts and that makes it all worth it. One young man who called said he also opposed drinking where minors are present. He

said he was eighteen years old and very proud of the fact that he is a registered voter. If nothing else good comes of this, that one young man is worth it. He is, after all, what this is all about.

I hope that you will not take my actions personally. I did not enter into this on a whim, and I still feel that I'm doing the right thing even if it does include making some people mad. (One couple even decided not to have their car repaired here after they saw the bulletin board and petitions in my office.) I guess that's just the price you pay for sticking your neck out.

Regarding the enclosed material, you will note that several people sent in coupons from the newspaper ads, with their comments. I have not excluded any that I have received, even those that think I am a kook. You have a right to hear from both sides, and I will not try and distort the picture I present. I am sure you have received correspondence and calls from both sides and have a pretty good idea of what the numbers are.

Also enclosed are numerous petitions with signatures totalling some 500. These were circulated throughout the community and churches over the past couple of weeks. There are still many out there that haven't found their way back yet. I will forward copies as I receive them, assuming that is acceptable to you. You will probably note that some of the people who signed these petitions do not reside in Rockwall. We approached this part of our lobbying efforts not with the idea of a certain number of registered voters to sign and force an issue, but to illustrate concern of residents as well as visitors to our community. I would mention that those who did sign who reside outside the county were in Rockwall County when they signed, and that most of them noted that they spent money in Rockwall often, through patronage of local businesses as well as support of their churches. Since revenue seems to be a major part of this issue, we felt it appropriate to include our visitors as well as our residents.

I understand that Rockwall needs the revenue that a family bowling center would provide. I just think we, the residents and businesses, should have a voice in an issue that will potentially affect the safety of our community and our children.

I hope that you will not view our actions as a drive by the Christian community to impose our beliefs on others. A lot of the people who have contacted me even stated that Christianity has nothing to do with it, which is true. Christians are instructed to lead people to Jesus, not tell them how to live—He has already done that in His Word.

Again, I apologize for any inconvenience we may have caused you, and I thank you for your time and concern. God will bless you all for your diligence in performing this difficult task.

In Christ's love,
Diane Payne

cc: Bill Eisen, City Manager
The Rockwall Texas Success
The Rockwall Journal

VIEWPOINTS

Letters to the editor may be addressed to: Editor, Rockwall Review,
P. O. Box 431, Rockwall, Texas 75087.
The Rockwall Review recognizes its obligation to print opposing points of view. Letters
must include your name, address and phone number. Names will be withheld upon request.

EDITORIAL

City Council — Bowling For Dollars

March 8th — a day of decisions. Republicans and democrats will go head-to-head in deciding candidates for November's elections. Then, the City Council will meet to decide the following:

Whether to drink and bowl or not to drink and bowl. Or to bowl and play video games, but not to drink. Or to drink and play videos but not to bowl. Or to bowl and drink, but not at the same time. Or to bowl and drink, but not where your playing videos. Or to play videos but not where your drinking, but where you're bowling. Or to bowl and drink, but not if you're a trucker. Or...

You get the point! The whole issue is absurd. The city council has vacillated enough. It's time they make decisions!

In the late 1800s many churches felt that ice cream sodas were "sinful," "intoxicating" and corrupted the youth. Throughout the country, cities were under pressure from local churches to ban the sale of ice cream sodas on Sundays. Vendors got around the ban by serving ice cream sodas without the soda. Hence the name "Sundae."

The old adage, "the more things change, the more they stay the same" holds true. Only now we're dealing with liquor; not ice-cream. But also at stake is the right of a person to conduct business without being infringed upon by anti-liquor forces.

The Rockwall City Council would do this city a great service if it would draw up a definitive blueprint for dealing fairly with all businesses. The council has put itself in an embarrassing position. First, it denied Tejano's permission to install video games in their restaurant because of the presence of a private club. Now, they must vote if a proposed, new \$3 million bowling alley can serve liquor and have video games on their premises.

The tax revenue from the bowling alley will be a great benefit to the city. If the city gives approval to the bowling alley plan, then it will have to revise its position regarding Tejano's. In effect, what they are saying is "if you're big enough, we'll change the rules." Our problem with all this is that Tejano's should have been granted approval from the beginning. This is why the city must have a plan, and follow that plan fairly.

Some well intentioned Rockwall residents feel that serving liquor in a public place, where children are present, might corrupt the youngsters, lead to drunk driving and set a poor example for the youth. As far back as we can recall the bowling alleys we frequented all served liquor, and we don't believe that we were corrupted by the presence of liquor on the scene. In fact, our high school bowling team met in such a place, as did several church sponsored groups.

What it really comes down to is this — it is the responsibility of parents to instill in their children the values they wish for them to live by. Attendance at a bowling alley is not mandatory. If parents don't want their youngsters in a "sinful" place, then they should exercise their parental authority and forbid them from attending. But these well meaning people must not prohibit others from enjoying themselves. Next we'll have people telling us what we can and cannot read, what movies we may attend, and what church to join.

Rockwall
Review
March 1988

FOR WHAT IT'S WORTH

BY MARY CECIL

I'm SO confused! I am trying very hard to understand all the rumors and stories I keep hearing about the City Council's ordinances and rules about what is allowed and what is not allowed to be built and run as a business in this town.

Regarding the proposed bowling alley - I personally would like to have a bowling alley in Rockwall. I used to play in a league and wasn't too bad if I do say so myself! I'm not even upset about the bowling alley serving beer because every bowling alley I've ever been in served beer. I think a bar is a little much, but beer is fine with me because I don't like beer anyway, except maybe with pizza or German food... No, that doesn't bother me! I don't mind if video games are part of a bowling alley - makes sense to me. It should be allowed to have a video arcade for all the ankle-biters who go along with the parents to bowl. That's fine!

What I really don't understand is something I wrote about weeks ago when I was trying to understand why restaurants can't have video games if they also serve liquor. I'm back to being totally confused. Someone please explain to me why the City Council could even consider allowing a bowling alley to be built which will provide amusement in the form of bowling lanes and video games and serve food and alcohol and will not allow a family restaurant to have video games on the premises if alcohol is served! I'm not against the bowling alley or even against it serving beer (but, can certainly understand parents worrying about their children being there) - I am against the hypocrisy which several weeks ago said a loud "NO" to the restaurant owners and now seems to be considering changing the ordinances to fit a similar situation. If a place is considered a bar because it serves alcohol, regardless of

where the actual bar or lounge is located, then ANY PLACE which serves alcohol is a bar and the same law should apply to all.

I, personally, think restaurants should be allowed to have video games, not an arcade with 23 machines and kids wandering in and out all evening, but a video game or two in the reception area. I don't mind alcohol being served in the bowling alley - I think it should be limited to beer and that children should be under the supervision of their parents while there. But, most of all, I think this little game of semantics should be stopped and the City Council should decide what they are going to do, what kind of rules they are going to make up, and then stick to them. If we're going to be "wet" let's be "wet," but if we're going to be "dry" then let's be "dry." This wiggle-wagging is just too silly for words.

"Local Teen Killed By Drunk Driver"

Dramatic? Maybe...

One of the reasons that Rockwall is such a fast-growing community is the quality of life that we enjoy here, which can be attributed in part to the fact that we are in a "dry" county. The reason it is dry is that the voters voiced their opinions and rendered it so. Repeated granting of liquor licenses in Rockwall County can only accomplish one thing, and that is to ignore the wishes of the citizenry.

If we allow liquor to be sold and consumed in a public place where children are present, what kind of people are we? Do we not care that alcohol is the number one problem

among teenagers in this country today? Do we not care what kind of environment we provide for our youth? Or do we just cop out and say "If they want to drink, they'll find a way". Those of us who care consider it our responsibility to the children of this community to ensure that they will be brought up in safe surroundings, not imposed upon by alcohol.

If nobody lights the fire, NOBODY GETS BURNED. By the same token, if the fire is lit, we ALL get burned.

The owners of the Rockwall Business Park, represented by Billie Ladd, are proposing to build a bowling

center in Rockwall, adjacent to the truckstop. In that bowling center, they insist they must have a private club, in order to make a profit. Ms. Ladd indicated at the Planning and Zoning Commission meeting on February 11 that she could not run a profitable business with just a bowling center; that it must include the bar to be a Cadillac facility, instead of just a Volkswagen.

The attractive part of this proposal is that it will be pretty, it will be valued at approximately \$3 million, and that the tax revenue for the City of Rockwall will be welcomed.

MAY WE SUGGEST THAT WE GET THE DOL-

LAR SIGNS OUT OF OUR EYES AND FOCUS ON THE REAL PROBLEM??? They will be serving alcohol in the presence of minors, our children, if we allow it. This simple statement carries with it frightening possibilities.

...Don't let them compare this situation to restaurants with liquor licenses--kids don't go there after school to hang around, church groups, school groups, YMCA, etc., don't take kids to restaurants on outings.

Think about it. After you've done that, contact your City Council. The decision initially lies with them. Unless those of us who care do something, we'll all suffer later, when it's too late.

BOWLING ALLEY, YES BAR - NO!

WITHOUT YOUR VOICE...this headline could become a reality!! Protect your children's future and Rockwall's quality of life. Contact YOUR city council, let them know your feelings.

For more information contact Diane @ 771-0522

Frank Miller, Mayor 220 Alta Vista Business	771-3685 771-1117	Pat Luby 413 Columbia Business	771-2997 324-3629
John Bullock 5912 Yacht Club Business	722-3159 826-9200	C.W. (Bill) Fox 5913 Sceptre Business	722-8168 226-7869
Nell Welborn 810 Lake Meadows Circle Business	771-9454 455-9373	Ken Jones 1728 Ridge Road Business	722-3977 222-2323
Jean Holt 3024 Bayside Drive Business	771-5016 226-0176		

Name _____
Address _____
Phone No. _____
Comments: _____

Mail to P.O. Box 325
Rockwall, Texas 75087

*Rockwall Journal
Feb 16, 1988*

Letters To The Editor

From The Rockwall Success March 4, 1988

March 1, 1988

Jane Bounds, Editor
The Rockwall Texas Success

(Editor's note: The following letter was sent to members of the Rockwall City Council and was distributed to members of the Planning and Zoning Committee.)

January 31, 1988
City of DeSoto, Texas

To Whom It May Concern:

In September 1984, Wyatt Slaughter and his partners in the bowling center business came before our City Council for zoning for a bowling center and a Private Club Specific Use Permit. Among our initial concerns were the mix of alcohol and the other recreational uses of the facility.

They were approved for a multi-use bowling center and a Private Club permit. The Advantages Bowling Center at DeSoto (a 40-lane ultra modern facility) opened in our city in September 1985 and their first 2½ years of operation has been very good for our city.

During that time there have been no problems with the above mentioned initial concerns. Slaughter and his operation have been an asset to our city and have become involved in our community.

In addition to increasing our tax base and bringing in sales tax revenue to DeSoto, the bowling center, under Slaughter's direction, has set up an accredited PE program with our school district, conducted many fund raising programs for our educational and cultural programs, and has hosted a national women's professional tournament.

In August 1987, the center hosted a Ladies Pro Bowlers Tour stop which was nationally televised on ESPN, the sports cable network. The publicity generated preceding, during, and after the week long event was definitely good for DeSoto.

In closing, we have never had a regret in approving the bowling center and look forward to working with the center in years to come.

If you desire to call me for any additional comments, I can be reached at (214) 557-3494 (office) or 223-4772 (home).

s/Ken Urban
Mayor Pro-Tem
DeSoto, Texas

Dear Ms. Bounds:

As you are probably aware, due to the fact that four out of seven City Council officials are unable to attend the March 7 meeting, that meeting was post-poned until March 14 at the Special Session that was held last evening where street assessments were the main topic.

While I feel that it is impossible to notify all the parties who have contacted me and expressed their intent to be present at the now postponed meeting, I do know that a lot of them read your Letters to the Editor Column, and will try and be there on March 14 instead.

I agree with Council members who believe that since the decision of whether to change City Ordinances to allow a Private Club to operate in a mixed-use facility such as the proposed bowling alley is an issue that should be decided by the full council, and I am glad that this decision was made - even though the result may be that there will be less people in attendance. I don't feel that will be a real problem, though, since the Mayor and Council members are well aware of the importance this decision and the future impact on the community.

To put to rest a couple of "rumors" that have made their way to me, first of all let me say that the

rumor that I had been personally visited by Billie Ladd and some of the council members is totally false. The only contact I have had with Council Members has been via telephone, and I have not heard from Billie Ladd, nor do I expect to.

Another rumor is that the reason I got involved in this issue is that Billie Ladd was planning a "Total Car Care" - type facility and that I was worried she might put me out of business. This one doesn't even really merit discussion, except to say that if Billie wants to build a car repair facility, I have no objection whatsoever, and do not feel my business would be in any way threatened. I would object only if she wanted a Private Club license for that, too.

This thing is really getting silly. I have nothing personal to gain or lose by my actions, and have nothing personal against Billie Ladd or any of her associates. I am merely concerned about increased consumption of alcohol in Rockwall and the resulting impact it will have on all our lives. Mud-throwing should be left to those individuals who cannot rise above such tactics, and I will not be a participant in it.

Greater is He that is in me than he that is in the world.

Serving the King,
s/Diane Payne
771-0522

Letters To The Editor

From the Rockwall Success March 4, 1988

February 25, 1988

Ms. Diane Payne
c/o The Rockwall Success
114 N. San Jacinto
Rockwall, TX 75087

Dear Ms. Payne:

You stated that "we're only trying to inform people of what is going on in the community". How are you informing the community with the statement "while our concern about the proximity of the proposed bowling alley to the truckstop is a valid point,"...? What do you know about our business to make that statement?

We have operated our business quietly for 16 years. Maybe too quietly is our problem. I was brought up that the reward for giving was the joy that I helped someone, not how much publicity I could get out of it. Do I need to make an announcement everytime I do something good for somebody? That is not my style.

I am proud of our involvement with the youth of the community. We participate in school/work programs and have for years. We have several high school students who work here. We contribute to various programs that help educate our youth. We provide facilities for visiting sports teams to eat after the games. I am personally involved in coaching several youth team sports. Does that sound like we are providing a less than wholesome environment for our youth?

We perform a service for the community. When there were gas shortages, we always had a reserve of fuel for emergency vehicles twenty-four hours a day. When travelers are in trouble, we contact the appropriate agencies to assist them. We watch for runaway children to help get them back to their families. During ice storms, people seek refuge at our facility. We don't do many of these services to make money. Obviously, we don't do it for publicity. Our approximately 85 employees are proud of our facility and enjoy being a service to the community. It hurts when people, such as yourself, make accusations and innuendos about our facility, employees, and customers.

Leave us out of your crusade!

s/Robert J. Gardner
President
Rockwall 76 Auto/Truck Plaza

February 29, 1988

The Rockwall Success
114 N. San Jacinto
Rockwall, Texas

An Open Letter to the Editor:

"I disagree with what you say, but I defend to the death your right to say it" (Voltaire).

As a property owner in Rockwall, I recently came across the full page advertisement in my copy of the newspaper. Ms. Diane Payne certainly has a right to her opinion, and she has the right to express that opinion in any way she sees fit, up to and including full page ads in the newspaper. I do, however, take issue with her direct criticism of Billie Ladd and the owners of the Rockwall Business Park who have brought a car wash, shopping center, mini-storage facility and a nursery care center to the Rockwall community.

This country was made great and survives on free enterprise. But when particular groups attempt to enforce their personal prejudices on an entire community, thereby suffocating free enterprise, only the citizens lose. Business picks up and goes elsewhere and the city of Rockwall cannot afford this, we need more business and recreational facilities in Rockwall. Rockwall is growing. Whether we like it or not, growth is a fact of life. With growth, however, comes a need for more and bigger schools, roads, social services, utilities, hospitals, police and fire control, etc. Who's going to pay for this? I, as a property owner, certainly don't want to see my taxes raised any more. Local businesses contribute a large portion of a community's tax money. It is in a community's best interest to promote free enterprise thereby bringing more and better services and recreational facilities to our city as well as having a large portion of our taxes picked up by the business community. Business is the life blood of a community. Do we want to drive them out?

The issue here, however, is whether or not to allow a bowling alley to have a private club serving food and alcoholic beverages which will be instrumental to its success. The precedent has already been set as there are three restaurants and two country clubs already doing just that. Young people and families frequent all of these places.

The question of "wet" or "dry" for the city of Rockwall was voted on many years ago. Times change and people change. Would we really want this to come to a vote today? Wouldn't we rather stay "dry" with private clubs which can be controlled rather than be surprised to find ourselves voted "wet" with liquor

stores on every corner and no control at all?

Let's welcome another recreational facility into Rockwall and allow them the same privilege and right to success as Culpepper's, Mr. Catfish, Tejanos and the two country clubs.

Sincerely,

s/Michael F. McAuley
Vice President
Henry S. Miller Co., Realtors

IT SEEMS TO ME...

BY JUDY THURMOND

I had a call the other day from Bob Gardner. Bob and his family opened the Rockwall Auto/Truck Plaza for business in January, 1972. They work very hard to maintain a safe, clean business and employ a night security guard for added safety. The Truckstop contributes financially to the Rockwall community, not only in taxes, but through such organizations as the YMCA and Rockwall Women's League. They are members of The Rockwall Chamber of Commerce and eighty-five people are employed by this business.

Bob Gardner is mad (and he is not going to take it anymore!). He feels his company's name is arbitrarily being thrown around in Planning and Zoning meetings, City Council meetings, newspaper ads, and in general conversation by the public. Bob wants everyone to know that he runs a clean, crime-free business and he does not like the Truckstop being dragged in on this bowling alley controversy.

He adds that according to rules set

forth by Unocal in his lease, the Truckstop cannot serve liquor. Also, liquor has been available to the Truckstop for years at the Scoreboard.

Bob cannot understand why NO ONE has called to ask his position on ANYTHING, but his business is being discussed at meetings, in ads, everywhere. "If there is a problem with my business, no one has brought it to my attention," he said. He would also like everyone to know that most truckers are hard working people with a respectable job. "To insinuate they create an atmosphere inappropriate for children, announce at a public meeting that they are more interested in taking pills than liquor, or voice concern about a bowling alley being constructed next to the Truckstop is unfair and irresponsible," he stated.

The Truckstop contributes a lot to this community. It is hard to keep a business going and maintain a good reputation. It is even harder when the business is unjustly attacked.

February 19, 1988

Dear Ms. Harris:

Praise God, it's working!! Our ad in last week's *Journal* has generated precisely what we hoped it would—community awareness. Response to the ad so far has been overwhelming.

Dozens of people have called, most of them agreeing with our concerns about serving alcohol in a bowling alley in the presence of minors. Some of those caring folks have joined forces with us to oppose this proposal. Also as expected, there are those who think we are "nuts" and "old-fashioned" about our concerns, but they are in the minority.

Several points should be made to bring us up to date. One of them is that yet another bowling alley proposal is now in the works. This one is to be located on FM 740 near 3097. Their request is on the City Council agenda for April 4, and just three days after the request by Billie Ladd is heard by City Council on March 7, the second proposal will be heard by the Planning and Zoning Commission on March 10. This new information obviously brings up new considerations too lengthy to enumerate here. Suffice to say that this issue is now more serious than ever, for a number of reasons. I have spoken with two of the people involved in the second development, and can understand better the position taken about a bowling alley not being able to make a profit without a liquor license. However, one of the owners of the second one did say that she would rather not have the bar if there was a way around it. I am praying for a way around it.

Another thing that has come to my attention is the need for a public apology from me. It has been pointed out, and rightly so, that our comments concerning truck drivers being present and thereby creating an improper atmosphere for kids is not the issue. While our concern about the proximity of the proposed bowling alley to the truckstop is a valid point, it is not the problem. The issue is that we have laws currently in effect about private clubs and public amusements, and we need to demand enforcement of those laws as they are, or ask that it be put to a public vote to change them. Rockwall County was voted dry by the people of this community who care enough about it to show up at the polls. I think our elected officials should at all times keep that in mind while considering this proposal. We do not believe that special interests or friendships should enter into local government and we will not sit idly by and watch it happen.

Thirdly, it has come to our attention that Billie Ladd, one of the owners of the Rockwall Business Park that wants to build this bowling center, met privately with two of our City Council members prior to the public hearings, and contacted at least one more (that we know of) to elicit their support in her proposal. Maybe that's "just the way it's done", but personally, I feel that an issue that concerns the public should be discussed at the Public Hearings that are provided for that purpose, not in private meetings. Friendships and private "campaigning" should not enter into official action, and I would encourage any elected official to disqualify themselves from voting on this or any other issue if they have more on their minds than the betterment of this community. Not if that offends anyone, I am sorry, but that is the way I feel.

Fourth, I am confused about something. One of our Council members called me the other night asking who had paid for the full-page ads I put in the newspapers. When I advised that person that I had paid for the ads, the conversation was over. This Council member said, "That's all I wanted to know", and then hung up. Do I not have the right to spend my money as I see fit? I think I do, and the reason that I did is because I felt I was doing the right thing—and I still do, more than ever. I did not set out to make any enemies in this, but evidently I've made some anyway. That I can live with. I do not expect everyone to agree with me, but I do expect to be allowed to voice my opinions. What difference does it make who paid for the ads, anyway??? That is not the issue. The issue is alcohol, and whether we are going to change laws to accommodate the wishes of a few people who want to make a profit from it. I agree that Rockwall needs more businesses, and we need more family-oriented entertainment. I just don't agree that we need more bars, and I will do everything in my power to stop it. We don't have one child in this town whose safety is worth risking. That is what this is all about. Not who paid for the ad, for crying out loud.

Well, there's a lot more, but it would take days to write and more space than you have in your newspaper. I would like to thank all those who are supporting us in this for getting involved. As someone once said, "Evil men rule when good men do nothing". Thank God we have so many of the good variety. With their help, we'll beat this thing and keep Rockwall the great place it is to live and raise our families.

Again, to anyone who took offense to the ad, we apologize. We're just trying to do what's right. God bless you all. If anyone has comments or suggestions, I can be reached at 771-0522. Your input is appreciated. Until I hear from you, I'm still

Serving the King,
Diane Payne
Total Car Care

P.S. Don't forget—I can't do this alone. The important thing still is for those of you who care to be at that City Council meeting on March 7. The folks on the City Council are good people, they'll listen to you, but they don't know how you feel unless you tell them!

City Council Holds Work Session

The Rockwall City Council held a work session on Monday, February 8 at 7:00 p.m. at City Hall.

Mayor Frank Miller explained that the meeting was for discussion of the ordinance on private clubs and the zoning ordinance. He stressed that this was not being done just for the proposed bowling facility presented formally to council members in regular session on February 1.

Approximately two hours were spent discussing these ordinances. Highlights of the discussion included:

Councilman Fox suggested the easiest way would be to change the word hotel (to multi use facility).

Councilwoman Welborn said she had not made up her mind if she thinks liquor should be involved in a bowling alley. She feels that the present law of restaurants being allowed to serve liquor is adequate. Later in the meeting, Councilman Jones agreed with her.

Councilwoman Holt stated that businesses of this type cannot make it without the sale of alcohol. She also pointed out that, apparently, families with small children are not opposed to liquor being served since you see families in Tejanos and Culpeppers all the time.

Councilman Bullock questioned the bowling alley being located next to the Truckstop. Mayor Miller once again pointed out that the proposed bowling alley should not enter into whether or not the ordinance was being changed. Councilwoman Holt reminded him that was the reason for this meeting.

Councilman Fox stated he felt the Council should legislate as little as possible and still control. Councilwoman Holt noted that the Council's job is not to legislate morals.

Mayor Miller pointed out that he and his wife visited another bowling alley in DeSoto last Saturday. He noted there more people with cokes than drinks and the video room, which was full of kids, had a uniformed guard present. He said it was a

very nice facility.

Councilman Jones asked if the law states that no facility can serve liquor if it is within 300 feet of schools or churches. Councilman Fox said the bowling alley does not violate this law. Councilman Jones pointed out that if they allow the bowling alley to have a liquor license, the Truckstop could ask for a liquor license also. He said there is a similar situation in Mesquite. Chief Beaty was present with crime statistics in that area, but they were not presented to the council.

Mayor Miller suggested an entertainment fee be set on a yearly basis for multi-use facilities to generate money for the City.

Julie Couch reviewed the 1974 Public Amusement Ordinance which states you cannot mix the sale of alcohol with bowling alleys, dance halls, coin operated machines (arcades) and pool halls.

After much discussion, the Mayor asked that the staff rewrite the amusement ordinance. The Council discussed the Home Rule Charter, seminars coming up and setting rules on spending for seminars. The meeting then adjourned.

LETTERS TO THE EDITOR

February 4, 1988

Jane Bounds, Editor
The Rockwall Texas Success

Dear Ms. Bounds:

This letter is intended for the members of the Rockwall City Council, the Planning & Zoning Commission and the owners of the Rockwall Business Park. I am addressing it to you for possible inclusion in the paper, hoping to generate communication to these individuals from others who share my concern.

The subject is the request by the owners of Rockwall Business Park to be allowed to serve liquor in their planned bowling alley, which will include a restaurant, nursery and pro shop. While I respect their right to have their request heard and considered, I feel I must exercise my right to oppose it. Since their request is in conflict with current zoning restrictions and ordinances, I trust that the P & Z and Council will examine it with their usual care and diligence.

One of the many reasons that Rockwall is such a fast-growing community is the quality of life that we enjoy here, which can be attributed, in part at least, to the fact we are in a "dry" area. Our elected officials have approved ordinances and restrictions regulating the service and consumption of alcohol. These individuals have acted in our best interests in the past and I think we can expect nothing less on this issue. Both the P & Z and Council have bent over backward in the past to help local businesses, one of which was my own, but this is not merely a question of business or free enterprise. This proposal, if granted, will expose our youth to an atmosphere that is not conducive to proper upbringing; it will increase the availability of liquor to the public, thereby increasing the threat to public safety. It seems to me we're not talking about a bowling alley anymore--we're talking about a bar.

We all know what the numbers are concerning drinking-related accidents, deaths, and crime. It is my feeling that our police department has enough to do without our adding more to what is already a difficult job for them. They work hard at keeping this community safe to live and work in, for meager compensation and only occasional thanks. They do it because they care. The citizens of this community who care have an opportunity to do something now. I would encourage you to voice your opinions and I pray for God's guidance and intervention.

The thing that frightens me most is the fact that there will be a nursery provided to care for children while their parents are bowling and possibly drinking. I would ask that the owners consider the potential danger when some of those little kids are handed over to parents who are under the influence of alcohol, who will then proceed out to the parking lot where they have parked their

lethal weapon.

I'd vote all-systems-go on a bowling alley. We need more family entertainment in Rockwall. A lot of us non-drinkers like to bowl, but we won't bowl where liquor is served and we certainly won't let our kids go there, either. I think if people want to bowl, they go to a bowling alley. If they want to drink, they should go to a bar, where children are not allowed, and where adults don't go if they don't drink.

This request is on the Planning and Zoning agenda for the February 11 meeting and the City Council agenda for March 7. Lord willing, I'll attend both, and hopefully hear some good news.

Most sincerely,
s/Diane Payne
Total Car Care

cc: Planing & Zoning Commission
City Council
Bill Eisen
Julie Couch
Billie Ladd

IT SEEMS TO ME...

BY JUDY THURMOND


The City Council should think long and hard about the power they have right now in Rockwall. We, as voters and taxpayers, should think just as long and hard about what we want to have happen in Rockwall. And, while we are all doing this long and hard thinking, we need to work together for a solution to this amusement ordinance "crisis" (referred to by some as the "bowling alley ordinance").

A great burden has been placed on the City Council. They are expected to be fair, far-sighted, please everyone, ensure economic growth for the City, keep new and diversified businesses coming to Rockwall and still maintain a quiet, small town atmosphere with no problems. Not an easy job! The Council members need our support and input. Please note, I used the word INPUT, not anger or scare tactics. If we expect the Council members to use sound, fair judgment, they are entitled to the same from us. Working together!

Planning the future of Rockwall is an overwhelming job. Trying to see both sides of the issue and overlooking what friends or business colleagues want is difficult. Finding a workable solution for everyone is possible. Friends and business colleagues come and go, and our side may not always be right. So, we work together and compromise.

Remember, when the final decision is passed, you can't complain if you don't get involved. Remember also, if you do get involved, expect the same conduct of yourself as you do the City Council. And, in the end, developing a town for EVERYONE, not just a few, is the goal to accomplish.

(By the way, I am all for a bowling alley - liquor or not. That is just one more thing my teenager will not have to go to Dallas to do. If you are against the bowling alley and/or liquor being served, I respect that. All I want is for everyone to start being fair and reasonable.)



PETITION

We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME **ADDRESS** **PHONE**

Mr. and Mrs. M. L. Lanier	304 E. Boydston Rockwall	722-5115
Mable Taylor	304 E. Boydston Rockwall	722-5115
Richard G. Linn	306 S. Boydston Rockwall TX 75087	None
Larry D. Linn	304 E. Boydston Rockwall	722-5115
George Miller	1001 N. Colliack Rockwall TX 75087	771-3379
Sharon Miller	1001 N. Colliack	771-3379
Scott Seibert	1001 N. Colliack	771-3379

PETITION

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We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME

ADDRESS

PHONE

Lucina Latham	Rt. 1 Box 1346	771-8569
Jennette Braun	Rt. 3 Box 1151	771-4534
Janice Zabem	12 Northcrest	771-2144
Barbara Demeulen	123 Brockway	772-8799
Miss Deborah Pruitt	29 Eastridge	722-3194
Kathy Hargrave	Canyonridge Apts. #1202	
Joseph A Hayes	438 Perch St.	722-4053
James Gray	406 N Adams	771-1763
Frances White	1929 Lakeshore Dr	771-4044
Jude Crawford	501 Carrigan St	771-3782
James Drake	997 Hallie	771-1378
Norm Kubalad	8809 Willowbrook Ks. Hill	47-7506
J. Paul Wilson	3822 Anderson	232-5402 or 777-6314
Charmayne Johnson	9005 Willowbrook	475-0308
Donna Taylor	438 Perch Rd	722-4053
William Stulz	251 Maple Ridge	722-0876
Robert L Snyder	R.O.T.R. CHRISTIAN school	722-6514
Jane Smith	ft	
Patty Mitchell	6109 Cypress St Grand	722-43 686-6377
Robin Solomon	1205 Ridge Rd West	771-5237
James Archibald	8809 Willowbrook	712-3506
Dina Hancock	17 Amity Ln	771-8705
Jessie Anne		
Alvin H. Pruitt	304 S. 3rd	722-5034

PETITION

28

We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME	ADDRESS	PHONE
Paul Chazy	220 Windmill Ridge, Rockwall	771-5715
Nellie Moore Morel	1512 Signal Ridge Place, Rockwall	771-9144
Bob Mason	204 Meadowdale, Rockwall	226-0244
Nancy Hesel	1512 SIGNAL RIDGE PI. ROCKWALL	771-9144
Judy Munch	1312 Lakeshore Dr. Rockwall	771-9929
Debbie Mason	204 Meadowdale Rockwall	771-9931
Alma Dillen	2106 RAINBOW, ROCKWALL	771-3425
Julia Horvath	216 Alta Vista Rockwall	771-5996
Karen Nelson	508 N. Alamo St Rockwall Tx	no phone
Johi Horvath	218 ALTA VISTA Rockwall Tx	771-5996
Mari Jarver	505 Williams Rockwall, Tex	771-3302
Ron Minth	1312 Lakeshore Dr Rockwall, Tx	771-9929
Mary Lou Necker	P.O. Box 187	240-6690
Honore & Brown	RT 2 Box 115V Rockwall Tx.	771-0745
Roger Holder	205 Summit Ridge Rockwall	771-1149
John	304 Stone Bridge Rockwall	771-2682
Jeanne Noyes	710 FM 549 Rockwall, TX.	771-4659
David Nemeth	710 F.M. 549 Rockwall, TX.	771-4659
Patricia Post	P.O. Box 1393 Rowlett TX	226-0244
Judy Force	102 N. Star RoySEC	ty tx.
Barbed Force	"	"
John Doss	5517 Miami Dr Rowlett, TX	475-2349
Charles Buttr	RT 2 Box 423 Quinlan, Tex	356-2737
John Wiley	220 Windmill Ridge Rockwall, TX	75087 771-576
Bill Hoyer	1320 NORTH FRANK RD Roysecity TX	75089 771-000
George Ortega	136 Elm Ridge Circle - Rockwall, TX	
JEFFREY MINTH	1312 LAKESHORE DRIVE ROCKWALL	771-9929
JAMES J. ESTER	857 2100 / HILLS	# 75087

PETITION

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We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME	ADDRESS	PHONE
Ruth H. Beck	108 Lakendale	771-3573
Charlotte B. Gail	16 Hunter II	722-0254
Charlotte Johnson	2012 Lakeshore	771-8789
Margaret Spidder	404 Driewood	722-3100
Margaret Williams	313 Vally	771-3593
Mary Williams	303 Vally	771-3893
Margaret Kay Benton	222 Joe White	771-3558
W. J. ...	" "	" "
Margaret Marks	206 S. Clark	771-5939
Edward Marks	206 S. Clark	771-5939
Beverly Hamm	303 Wildwood Tr.	771-6175
Theresa Lewis	301 Wildwood	722-9264
Sherry Sharp	2008 Lakeshore	771-6132
Rose DeWitt	2009 Lakeshore	771-6920

PETITION

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We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME	ADDRESS	PHONE
Lee Smith	6 Lakeway Dr-B	771-0374
Michael Williams	4219 Lindero	286-4578
Michelle L. Faulkner	505 Williams	771-3302
Janice Wells	309 Lindo Dr	216-0946
Mark Wells	816 Tubbs Rd Rockwall	771-0728
Joyce Beizer	816 Tubbs Rd. Rockwall	771-0728
Tom Williams	9400 Bruton Rd	398-9877
J. Nelson	9400 Bruton	398-9877
Vernon Nelson	Specias Dallas	
Lavenia Woods	801 Cantrell Blvd	972-6977
Ed Woods	777 Hail Dr. Rockwall	771-5295
Alan Olson	Box 2021 Rye City, Tx	(214) 635-2547
Carolyn Lyons	1000 W Yellowjacket Ln	771-4355
Mark Welburn	" " " "	" "
Blaine Carter	1410 S. GOCIA #408	722-6001
Jared D. Jones	2017 Hillcrest #2060 Mesquite	289-6713
Joseph Smith	9106 Millwood Rowlett	None
Robert Salmon	12527 Firejew Walk Dallas	234-4079
Sheila Flippin	3506 ORCHID LN. Rowlett	975-9325
Maury Park	5926 Reservoir #1007 Garland	240-788
Jay Slay	Rt 7 Box 235A	one k. my 54 727-8935
Justin Sledge	14009 Brookgreen Dallas, Tx	75240 235-6912
Lisa Koble	9211 Licking Shadow rd. Dallas	644-9779
	1813 Box 1257-A Rockwall	771-0897
	Rt. 3 Box 1257A Rockwall	771-0897
	1003 Stillmeadow Richardson	690-3854

PETITION

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We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME	ADDRESS	PHONE
Linda L. Miller	440 Shields Garland	240-0415
Pannamma Mathew	8923 Senate Apt 1089 Dallas	327-1083
Manonima Jacob	5027 Menefee Dallas TX 75227	388-9672
Judy Baker	1609 Stonybrook Dr. Rockwall	722-2561
James E Baker	1609 Stonybrook Dr. Rockwall TX	722-2561
Heath Baker	1609 Stonybrook Dr. Rockwall TX	722-2561
Cheryl Davidson	8902 Woodlake Rowlett, TX	475-2152
Cipabelle Salinas	7777 W. West Blvd	333-5821
Sheela Abraham	35 Carden Cir. Dallas	243-5799
Thidi Elio	5746 Bank Street Hlv Tx	
Katya Schude	9930 Deepwood Lane	235-5966
Scott Dehale	" "	" "
Clovis Money	7405 B TULANE ROWLETT	(214) 475-5640
Jim Smith	2950 Flowerdale Ln.	406-0100
Rayford A Boyer	12815 Southside Dr. Omaha	827-1077
George Wilkins	3135 Salt Springs Rd. Ok	(214) 299-4122
Ms Stewart	937 North Rockwall	771-6266
Olivia Reneau	13620 Stardust	(214) 247-4574
Nancy Cobb	Rt 3 Box 299B Rowlett	214-563-3049
Jan L. Call	Rt 3 Box 299B Rowlett	214-565-5079
Brandi Co KE	239 Woodcrest	438-0587
Deborah Ungles	PO BOX 2597 Mesquite TX	75149 279-8121
Joe Hutchins	8227 Old School Rd Dallas TX	75240
Andrew Jones	3506 Decatur Rowlett TX	475-9325
Atina Jones	5301 Saddleback Garland TX	75043
Janeal Jones	3506 ORCHID LN. Rowlett TX	75088
Richard Jones	5301 Saddleback Garland TX	75043

3-14
23
PETITION

We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME	ADDRESS	PHONE
Mrs Earlene Winkler	918 N. Alamo St	722-3269
Pete Winkler	918 N. Alamo St	722-3269
John Winkler	8713 Briarwood	475-3889
Sue Winkler	8713 Briarwood	475-3889
Judy Whitehurst	Rt 2 - #4 Norman Trail	771-8935
Clara Devin	5 Lee Dr	771-5007
Tom Schwickert	308 Elm Dr	722-5235
Blanca Holly	1000 W Tellow, K. 1 Box 2	771-4664
M. Claudette Carroll	316 Summit Ridge, Rockwall	771-8628
Miss [unclear]	210 [unclear]	771-3343
Miss [unclear]	702 Nash, Rockwall	722-9728
Ruby McGuire	800 Sam Houston, Rockwall	722-2723
Thelma Crawford	914 N. Alamo	722-3266
Margaret Wilkerson	921 N. Alamo	722-3206
Wynne Wilkerson	921 N. Alamo	722-3206
Paul Wilkerson	921 N. Alamo	722-3206
Suzanne Bushnell	924 N. Alamo	722-0250
Michael Bushnell	924 N. Alamo	771-0250
Bethie Clifton	922 Alamo	771-0902
Betty J. Byrd	804 Nash	722-3367
Robert B. Byrd	804 Nash	722-3367
Joan Merton	Box 1101 Rt 3	722-8917
Susan Davis	605 Stars	722-4788

PETITION

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rec'd - 7/6

We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME	ADDRESS	PHONE
Paul Willess	801 N. Melrod	722-8864
Linda H. Kew	Rt. 6 Box 303 McKinney	542-6813
Lynne Harris	7106 Red Bud Dr. Dallas	381-7203
Wanda McKinney	3150 Modella	241-5934
Dan Viny	400 Forestwood Dr. Pamy	552-2562
M. G. Williams	1017 E. I-38th St. S. W.	248-1494
Linda Thompson	11305 Hwy 76 Ballitt Spring	286-7601
Scott Chappell	768 Hwy Dr Rockwall	306-3683
Dale Jones	3701 Junn TX 75246	
Debra D. Duman	2801 Astor Dr Dls	321 6992
Keith Duman		
Chris Dazziel	Rt 1 Box 27 H ¹⁵⁴⁹⁰ Trenton TX	989-5562
Ronald F. Knie	Rt 1 Box 27 - H Trenton TX ²⁵⁴⁹⁰	214 989-5562
Susan Mills	1313 Shorecrest Garland TX	214-494-2044
Jayne Kinman	1902 Lakewood, Rockwall, TX	214-722-8970
W. E. Kinman	1902 Lakewood Dr Rockwall, TX	722-8976
Tracy D. Keger	4419 Harway Dr. Mergert TX	220-4588
Jeremy Alford	7918 Bluebird Rowlett TX	475-4371
Beverly Harper	424 Edgemere	613-0194
Terese H. Davis	4114 Main Rowlett	475-3966
Jonathan Magill	109 Duran Dr. Proyse ^{city} TX	635-2916
Denise E. Magill	"	"
Sybil Choo	200 Hickory Hill #91	NONE
Shirley Martin	RD 1 Box 270 F Rkw	771-3563
Paul Martin	RD 1 Box 220 F Rkw	771-3563
Walter Lane	900 N. Madison	Kaufman TX 75142
Vera Davidson	3915 Le do Ct	Garland TX 75043
Debra J. J. Sims	4017 Kiss Circle	Dallas TX 75234
Thomas J. J. Sims	137 Brockway Dr.	Rockwall, TX 75087 771-9566
Carla Lewis	4552 Chaha	Garland TX 75042

PETITION

10

We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME

ADDRESS

PHONE

Donna Sexton

P.O. Box 57

635-2313

Donna Sexton

P.O. Box 57

635-2313

Harold Strauss

Rt 1 Box 99

771-0735

Billie Ladd

7-Cypress CRT

771-3944

Martin Herrin

203 Meadowdale

771-0919

Blair Rupp

1412 E. Green Briar Royse City

771-463

Frank Jones

2014 Lakeshore Dr.

771-5130

Chuck Johnson

1440 Plummet

771-4840

Don Bennett

Rt 2 Box 4018

771-6448

Lonnie Jare

Rt 2 Royse City

635-9885

PETITION

We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME	ADDRESS	PHONE
Betty Conchiff	3051 Mason Rd	279-1678
John Crayford	999 Brand Rd Garland	341-1800
Ed Lumbing	3917 Scott	475-1326
Brian Wilkerson	Rt 2 Box 29A Rockwall	722-3945
Judie Wilkerson	Rt. 2 Box 29A Rockwall	972-3945
Norma E. Hunt	1500 Edelweiss Dr. Allen Tex	727-6686
Billy D. Thoma	3208 Lavin Ln Garland	276-0121
Joseph Paull	18600 W. Dallas Pkwy	422-1144
Debra Thumple	6801 EASTVIEW DRIVE	475-8058
J. Courcy	1723 AXE GARLAND	271-7268
Robert J. Hove	4200 E. HWY 70 - Mesquite	767-7071
Diann Payne	P.O. Box 325, Rock	771-0522

PETITION

15

rec'd 7/14

undersigned, oppose the approval of the application for a
club by Billie Ladd, et al, which is proposed to be located in a
bowling center. We do not feel it is wise to have alcoholic
beverages served where minors congregate unsupervised.

NAME	ADDRESS	PHONE
Elizabeth Marguardt	12871 MONTFORT #244, DALLAS 75230	741-7632
Ray Woodall	3242 S. EDGFIELD 75224	371-7691
Woni Woodall	3242 S. Edgfield Dallas 75224	371-7691
Delisa L. Stevenson	7777 W. Kiest Blvd., #271 DALLAS 75224	333-5837/333-5416
Michael E. Roth	635 Fawn Ridge #209 Dallas 75224	375-6453
R. Harry V. Dashi	1533 Deepwood Gate 75040	272-2933
Patrick Hollard	7418 Amheest B	475-2177
Bill Trantman	7 Cypress CT	771-3544
Joe Cannon	117 S. BOWSER #22A RICHARDSON	644-6792
Charles Perkins	1909 Pinehurst H 5101 Mesquite	270-0850
Ray Fox	3402 MEADOW OAK ^{Galland}	226-6136
Hope Keim	3715 Commonwealth Gate	271-9268
Karen Z. Liebhaber	803 Village Green Rockwall	722-6604
Har Holden	Bx 170773	572-6364
ADMAN G. KIRBY	3401 CREEK BEND GALLAND TX	495-4605
John Brato	141 Brockway Dr. Rockwall	771-1235

PETITION

REC'D 5-6
8

We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME

ADDRESS

PHONE

NAME	ADDRESS	PHONE
Edward Holt	1610 Hickorytree Hill Mesquite TX -	
Mrs. Kian Bulcer	144 Shuloh Place J.P. 75074	6825631
Cynthia Reprod	2860 Meadowbrook - Plano	75075 985-9505
Nancy Black	902 W. Dennis Street	
Pron Stacey	218 Gardner Duncanville	7513 907-578
Judy Pruitt	906 Elm Crest Rockwall TX	75087
Diane Brem	905 Greenlawn Garland J.	75047
Karen Wing	4254 E Hwy 80 #2141 Mesquite TX	75149

PETITION

REC'D 5/6

21

We, the undersigned, oppose the approval of the application for a Private Club by Billie Ladd, et al, which is proposed to be located in a family bowling center. We do not feel it is wise to have alcoholic beverages served where minors congregate unsupervised.

NAME

ADDRESS

PHONE

Carolyn Herring	426 Ar-Yacht Club Rockwall	771-5179
Richard Spear	9710 Military Pk	2897024
Kristopher Woody		240-2114
Ladd Jo Cameron	1101 Ridge Rd.	771-3878 / 722-3777
Jane Lambert	Rt. 2 Box 40K	722-3778
Bill R. Cannon	1101 Ridge Rd. Rockwall	722-3777
Catherine S. Mumble	2510 Trinity Mills #2006	214-416-1006
Backy Lee Mills	19614 Midway #140	(214) 416-1006
Vivian Smith Hart	4540 Chahard Apt. 103 Garland Tx 75043	214 226 9770 <small>PRaise GOD</small>
Nina Gaines	9110 Denis Rowlett Fr	475-4424
Judith House	3462 Caracas <small>Mesaquite Tx</small>	681-8594
Don Sims	4017 Kerr Cir. Dallas	
Vivian Smith	P.O. Box 894 FARMY, Tx.	552-9443 (214)
Mark Anderson Puzos Full	1910 Rosserest Dallas Tx	
Carrin Fletcher	6151 Melody #504 Dallas	
Anna Jordan	137 Buckway Rockwall Tx	771-9568
Phyllis Mills	5421 Zion Rd Garland	
Grace L Smith	2786520	318 N. Celeste Garland <small>5041</small>
Joan G...	2716 Bridgeland Irving	214-399-1125
Charles T. Adams	27135 3002 Shepherd Garland	2713827
Jillie Starling	314 W Parkview Garden	271-0070



March 17, 1988

Frank Miller, Mayor
220 Alta Vista
Rockwall, Texas 75087

Re: Amendment to Public Amusement Ordinance

Dear Mr. Miller:

Enclosed are copies of the signed petitions of residents who are in favor of the amendment to the Public Amusement Ordinance.

Some of these people attended the meeting last Monday, March 14, 1988 and were satisfied with the manner in which the amendment was written. They may or may not attend the meeting next Monday, March 21, 1988. But these people have shown their support by attending the meeting and/or signing the petitions.

We all appreciate the time and energy you and the rest of the Council are putting into this matter.

Sincerely yours,

A handwritten signature in black ink that reads "Billie J. Ladd".

Billie J. Ladd

cc: John Bullock ✓
Nell Welborn ✓
Jean Holt ✓
Pat Luby ✓
Bill Fox ✓
Ken Jones ✓
Julie Couch
Bill Eisen

Real Estate Development/Sales/Leasing

P-E-T-I-T-I-O-N

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The undersigned are also IN FAVOR of the proposed bowling center in the Rockwall Business Park, at Rockwall Parkway and Plaza Drive. We feel the facility will enhance the area, will create jobs, and contribute much needed tax dollars. The bowling center will be located in a site currently zoned P.D.-14 which permits private clubs. It will also be situated in an area away from residential properties, public schools, and churches. The additional traffic created by the bowling center at the subject site will have minimal impact on the existing roads and highway 205, thus, allowing for smooth and easy traffic flow.

THIS PETITION IS RESPECTFULLY SUBMITTED TO THE ROCKWALL CITY COUNCIL FOR CONSIDERATION ON MARCH 23, 1988.

NAME	ADDRESS
1) <i>Theresa Langel</i>	<i>W. 4 Box 583 Rockwall, Tx.</i>
2) <i>Bobby Bush</i>	<i>603 Wooded Trail Rockwall</i>
3) <i>Randy Sanders</i>	<i>155 H. Chandler Rockwall</i>
✓ 4) <i>Louise Moody</i>	<i>Route 6 Box 360 Wells Point</i>
5) <i>Marion Jackson</i>	<i>P.O. Box 474 Rockwall, Tx.</i>
6) <i>Billy Tanton</i>	<i>P.O. Box 474 Rockwall, TX.</i>
✓ 7) <i>E.W. Petty</i>	<i>RT 4 Box 267 Terrell TX</i>
8) <i>Jim Pannell</i>	<i>W. 4 Box 583 Rockwall, TX</i>
9) <i>Pat Prince</i>	<i>2717 Lakewood Rowlett</i>
10) <i>Cynda Lipp</i>	<i>2249 Sun Valley Dis Tx</i>
11) <i>Brenda Stegurd</i>	<i>138 Emridge Circle</i>
12) <i>Scott Sanders</i>	<i>1513 E-F-30728</i>
✓ 13) <i>Carol Oglin</i>	<i>Rt. 2 Box 233 Wells Point Tx</i>
14) <i>Toby W. Davis</i>	<i>Rt 1. Box 65A-2 Royse City Tx 75089</i>
15) <i>Terry Lowe</i>	<i>1410 S. GOLIAD # 914 P.O. BX 17</i>
16) <i>John McCluskey</i>	<i>908 Lake Melissa</i>
17) <i>Bob Henderson</i>	<i>1312 N. Fork Hwy - Royse City</i>
✓ 18) <i>Delores Miller</i>	<i>502 C. Duck Creek Dr Garland</i>
19) <i>Marin Morales</i>	<i>312 WOOD ST P.O. Box 860 Garland</i>
20) <i>Mark E.</i>	<i>RT 3 Box 1350</i>
21) <i>Pete Henderson</i>	<i>302 WILLIAMS Rockwall, Texas</i>

P-E-T-I-T-I-O-N

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THIS PETITION IS RESPECTFULLY SUBMITTED TO THE ROCKWALL CITY COUNCIL FOR CONSIDERATION ON MARCH ¹⁴/₇, 1988.

NAME	ADDRESS
1) Kenneth Tharid	Rt 2 Box 1350 Rockwall
2) Rick Baumgartner	189 Lakeside Dr. Rockwall
3) Jeff Tharid	325 Oak Grove Lane Royse City
4) Mel Howell	404 E. Rusk Rockwall, Texas
5) Mary Jefferson	704 Jeron Dallas TX
6) J. McLaughlin	5626 Merina Garland TX
7) John R. Gould	1291 Russell Rockwall, TX
8) James A. Jansky	7316 PRINCETON RD ROCKWALL TX
9) J. McBrown	30 Valley Vista Rockwall TX
10) Shilo Brunlee	30 Valley Vista Rockwall TX
11) Dan Mansell	556 YACHT CLUB Rockwall TX
12) Morris Padgett	602 Ross Rockwall TX
13) Linda Hanson	102 Ross Rockwall TX
14) Deborah Cook	1583 Munson Royse City TX
15) Joel Smith	1583 Munson Royse City TX
16) Ronell Marie Krause	11 Park Ridge Central, Rockwall
17) Zell Krause	11 Park Ridge Central Rockwall
18) Sandra Cox	5913 Sceptre Rockwall TX
19) Reba Mansell	556 Yacht Club Rockwall
20) Richard Mansell	428 Yacht Club & Rockwall TX

P-E-T-I-T-I-O-N

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THIS PETITION IS RESPECTFULLY SUBMITTED TO THE ROCKWALL CITY COUNCIL FOR CONSIDERATION ON MARCH 7, 1988.

NAME	ADDRESS
1) Mrs. John L. Darrow	1955 Windy Hill
2) Anne Allen	1601 Eureka
3) Robert Pope	705 PETER COLLINS
4) Jeff Howerton	1601 Rt 3 Box 1601 EVA.
5) Biggs, J. Dwyer	Box 741
6) James James	5809 Riverside Dr.
7) Bill Freeman	Box 53 Rockwall, Tex
8) Mackinley House	345 Maugh Bay Dr. Frisco
9) Calvin Vande	PO Box 846 Rockwall, Tex
10) Mary Ann	1000 Yellow Jacket Ln.
11) J.B. Long	1410 So. Collins Rockwall, TX
12) Barbara C. Rose	1325. Gaandering Way Rockwall, Tex
13) Gary Biddle	1301 I-30 west Rockwall
14) Brenda Dittli	13017-30 east Rockwall,
15) Ralph Freeman	RT1 Box 190 ROCKWALL TX
16) Bob Freeman	RT1 Box 190 Rockwall, Tex
17) Dean Lindsay	RT4 Box 100 Rockwall, Tex
18)	1207 N. Collins, Rockwall
19)	PO Box 53 Rockwall
20) Clayton Jolly	Rockwall, Tex

P-E-T-I-T-I-O-N

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NAME	ADDRESS
1) Susan K. Patterson	1000 W. Yellowjacket Ln #1002 Rockwall Tx.
2) Dale & Bates	105 Maple Ridge Rockwall, Tx.
3) M. Benik	207 Darnin Drive. Rockwall TX 75087
4) Scott Weber	305 Greenhill LN Rockwall TX 75087
5) Alton Cochran	403 Driftwood
6) Squeak Johnson	405 E. Fanner
7) D. Collins	108 Lakeside Dr Rockwall TX 75087
8) D. Fisher	Rt. 4 Box 58-P Rockwall, Tx. 75087
9) Darla Parker	Rt. 4 Box 58P Rockwall, Tx. 75087
10) James Day	671 Althra Rockwall, Tx 75087
11) Brenda Day	671 Althra "
12) James Cooper	404 P perch St Rockwall Tx. 75087
13) Carolyn Cooper	404 P perch St "
14) C. W. W. W.	Rt. 1 Box 244E Rockwall TX 75087
15) Kathy Thasur	13 Amity Lane, Rockwall, TX 75087
16) Ronnie Wylie	13 Amity Rockwall TX 75087
17) Kim Wylie	Rt 1 Box 244E Rockwall TX 75087
18) Cynthia Wylie	904 No. Foliad Rockwall Tx 75087
19) Dorell Wylie	904 No Foliad Rockwall Tx 75087
20) Janie Stanton	116 Lakeside

P-E-T-I-T-I-O-N

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NAME	ADDRESS
1) Betty R. Held	3024 Bayside Dr. 771-5016
2) Gray Held	3002 Bayside Dr. 771-0942
3) Jim Mohr	3021 Lakeside Dr. 771-1311
4) C.O. Thomas	3506 Lakeside Dr. 771-9383
5) C.H. Glass	3416 " " 771-6939
6) M. Durham	3618 Lakeside 771-1648
7) Sandy Durham	3618 Lakeside 771-1648
8) R.R. Foster	3008 Lakeside 722-2449
9) M. Fisk	3008 Lakeside 722-2449
10) Geo. Evans	1918 Lakeshore Dr. 722-1470
11) John B. Dahill	3412 Lakeside Dr. 771-6452
12) Janice Gutches	3928 Mediterranean 475-8233
13) Peggy Anderson	3404 Waterway 772-5757
14) R.L. Anderson	3404 Waterway 722-5757
15) Liz Surland	3510 Lakeside Dr. 771-0803
16) D.A. Surland	" " " " " "
17) Carl E. Zandt	3512 Lakeside Dr. 722-8518
18) Bob Charsney	4010 Mediterranean 771-8149
19) Margelle Magee	4010 Mediterranean 771-8149
20) Pennie Lane	3007 Portside Dr. 771-3013

P-E-T-I-T-I-O-N

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NAME	ADDRESS
1) <i>[Signature]</i>	216 Rockbrook
2) <i>Walter S. Williams</i>	109 Summit Ridge
3) <i>Russell Cullen</i>	1304 Ridge Road
4) <i>Clay S. Williams</i>	109 Summit Ridge
5) <i>Horace Williams</i>	411 Valley Dr
6) <i>Ken W. McIsaac</i>	503 Nash Lane
7) <i>Arven S. Davis</i>	745 Davis Dr
8) <i>Jerry D. Parks</i>	809 Lakeshore
9) <i>Bell Cochran</i>	302 Rockbrook
10) <i>Jeanie White</i>	302 Rockbrook Dr
11) <i>Pat Klein</i>	1004 Halli Lane
12) <i>Bonnie Klein</i>	1004 Halli Lane
13) <i>Barbara Spivey</i>	210 Rockbrook
14) <i>Kenneth Smith</i>	503 Westway Dr
15) <i>Mr. Ted Spansch</i>	Route #4 - Box 111 - Rockwall
16) <i>Ray Lucas</i>	210 Joe White
17)	
18)	
19)	
20)	

P-E-T-I-T-I-O-N

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NAME	ADDRESS
1 Martha Connor Green	3913 Reddenway
2 Giselle Lane	3007 Portside
3)	
4)	
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P-E-T-I-T-I-O-N

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NAME	ADDRESS
1) John J. Fragale	318 SHEPHERD HILL DR
2) Mrs. Stephen Scott	322 ELM DR. ROCKWALL TX.
3) Ted Clark	803 Kennel
4) Betty Smith	1680 Plummer
5) Volsted	202 Glenn Ave.
6) Lloyd J. Larson	1435 Meandering Way
7) Robert Clark	1935 Meandering Way
8) Eva Smith	1505 Lakeshore
9) Jimmie Denny	3402 Lakeside Drive
10) Marcia Colbert	504 Williams St
11) J. L. Lofland	601 East Bush
12)	
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P-E-T-I-T-I-O-N

771-1501

The undersigned residents of Rockwall are IN FAVOR of amending the existing Public Amusement Ordinance and Private Club Ordinance to allow private clubs within mixed-use amusement facilities, i.e., amusement parks, hotels, bowling centers.

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NAME	ADDRESS
✓ 1) GARY PRICE	5241 LOCUST GROVE #250 GARLAND
2) Cindy Houser	8609 Woodside Rd Rowlett TX 7508
3) Bill Whitford	8, Northcrest cr. Rockwall TX 7508
4) XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
5) John Lippa	PO Box 963
6) Tony Doyal	P.O. Box 4A Camp Creek Rd. Rockwall TX
✓ 7) Michelle Hannon	5241 Locust Grove #250 Garland
8) Sherri Clark	Rt 1, Box 220 V Rockwall
✓ 9) Sharon Moore	1379 E. I-30 #203E Garland
✓ 10) Gary Hill	1379 E I-30 Garland #203E
11) J. Lando	PO Box 306 Rockwall
12) Or. Myers	1410 S. Galileo #412
13) Scott Price	PO BOX 82 Rockwall TX
14) Jay Price	PO Box 82 Rockwall TX
15) Rita M. Blumhurn	609 Sunset Hill RW
16) Cathy Halder	404 Jannin Rk.
17) Matt Carson	Rt. 2 Box 61X Rowse City
18) Bobbly Casper	Rt 1 Box 250 Rockwall
19) Donald J. Row	1000 W Yellowjacket Lane #902
20) Don Paulson	84 So. Volstead

(Bowling Alley)

P-E-T-I-T-I-O-N

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NAME	ADDRESS
1) <u>Blu J. Hummel</u>	<u>3000 Shore Drail</u>
2) <u>David Spivey</u>	<u>955 Rockwall Parkway</u>
3) <u>Bonnie Payne</u>	<u>700 Rockwall Hwy.</u>
4) <u>Gene Black</u>	<u>1405 meadows Drive</u>
5) <u>Jude West</u>	<u>1925 W. Jackline</u>
6) <u>Margery & Bruce</u>	<u>808 Lakeshore Dr</u>
7) <u>Judy & Storch</u>	<u>R R BOX 220 B B</u>
8) <u>J. D. Reyes</u>	<u>Tenell TX 75160</u>
9) <u>JACK WHITT</u>	<u>Rockwall, Tx 75087</u>
10) <u>Rachel Kowalski</u>	<u>Rockwall, Tx 75088</u>
11) <u>DISANNA KOWAL</u>	<u>Rockwall, TX 75088</u>
12) <u>Paul Humphrey</u>	<u>RT1, Box 509-A Rockwall</u>
13)	
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P-E-T-I-T-I-O-N

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NAME	ADDRESS
1) James Blazek	3154 C. Quinn Powell
2) James Blazek	9400 Hwy 66 Rowlett, TEXAS
3) Brad Hall	3619 University, Rowlett, Tex
4) Robert Mark	308 308 Shore Trail, Rowlett
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NAME	ADDRESS
1) <i>Gala Courney</i>	<i>5505 Yacht Club Dr</i>
2) <i>Paul Courney</i>	<i>R3 B # 1845</i>
3) <i>Gail Hart</i>	<i>116 Hillview</i>
4) <i>Paul Courney</i>	<i>5505 Yacht Club Dr.</i>
5) <i>Linda Gibbs</i>	<i>208 St Mary's Place</i>
6) <i>Kevin Perry</i>	<i>104 Joe White</i>
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NAME	ADDRESS
1) <i>Barrie Brannon</i>	<i>402 Benton - Rockwall</i>
2) <i>Sandy Jensen</i>	<i>204 Windmill Ridge - Rockwall</i>
3) <i>Marianne Collins</i>	<i>Rt 4 - Box 105N Heath, Tx.</i>
4) <i>Cissi Scott</i>	<i>5701 Yacht Club, Rockwall, Tex</i>
5) <i>Barbara Lonsley</i>	<i>5917 Volunteer Rockwall, Tex.</i>
6) <i>Jill James</i>	<i>710 Forest Trace Rockwall</i>
7) <i>Maudie Hahn</i>	<i>Rt. 1 Box 238F Rockwall</i>
8) <i>Ida Morrow</i>	<i>1915 Lakeside Dr, Rockwall, Tex</i>
9) <i>Martha Sue Keegan</i>	<i>207 Meadowdale, Rockwall, Tx</i>
10) <i>Carol Louie</i>	<i>309 Chestnut Cr.</i>
11) <i>Janet Graham</i>	<i>538 Yacht Club Drive Rockwall</i>
12) <i>Red Smith</i>	<i>Rt. 2 Box 29</i>
13) <i>Les B. Stewart</i>	<i>603 S. Av. 11 - Rockwall</i>
14) <i>Larry C. Carlyle</i>	<i>700 - Mediterranean, Rockwall</i>
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NAME	ADDRESS
1) <i>Bobby Haggerty</i>	<i>Box 297 FATE TX.</i>
2) <i>Wanda Smith</i>	<i>Rockwall</i>
3) <i>Wife Benton</i>	<i>RT1 Rockwall, Tex.</i>
4) <i>Paul Dyer</i>	<i>3922 Modiperean</i>
5) <i>Jerry Benson</i>	<i>RT1 Rockwall, Tex.</i>
6) <i>Sammy Benton</i>	<i>RT1 Rockwall, Tex.</i>
7) <i>Tony Bob Benton</i>	<i>RT1 Rockwall, Tex.</i>
8) <i>Wanda (Smith)</i>	<i>Box 655 Rockwall 205 Mimco Rd</i>
9) <i>Doug Fincher</i>	<i>1032 Russell Rockwa</i>
10) <i>Linda Fincher</i>	<i>" " "</i>
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NAME	ADDRESS
1) <i>Diana Fields</i>	<i>215 Tyler St. Rockwall, TX 75087</i>
2)	
3) <i>Kevin T. M. M.</i>	<i>1017 Signal Bridge Pl 75087</i>
4)	
5) <i>Laura J. Fugate</i>	<i>1500 Rockwall Parkway</i>
6) <i>C. J. Fugate</i>	" " "
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<u>NAME</u>	<u>ADDRESS</u>
1) Donna Kent	3023 Bayside Rockwall
2)	
3) Freda Wood	3012 Bayside Rockwall
4)	
5) Sydney Juglin	Rt 2 Box 17A Rockwall 75087
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NAME	ADDRESS
1) Debbie Hays	5511 Vagas Dr. Rowlett, TX 75088
2) Tracy Steinhoff	5602 Duck Creek Apt J Garland TX 7504
3) Ken Hatcher	5602 Duck Creek Apt J Garland TX 7504
4) Mark Martin	5920 MAPLE LN. Rowlett, TX 75088
5) Justin Cowen	1901 WILLOWBROOK Rowlett 75088
6) Pamela Dale	9400 Hwy. 66, Rowlett TX 75088
7) Bobby Dale	" " " "
8) Gene Tate	1048 Signal Ridge Pl. Rockwall, TX 75088
9) Jerry D. Kellso	9824 Hwy. 66 Rockwall, TX 75087
10) Carolyn Peoples	Rt 2 Box 142 Rockwall TX
11) Todd Rhodes	306 Valley Dr. Rockwall, TX.
12) My Hays	Rt II 140 Rockwall TX
13) Chuckuskos	402 5601/121 Rockwall TX
14) Carol Farner	5513 Vagas Dr., Rowlett, TX
15) [Signature]	1101 BAYSHORE DR. Rockwall, TX
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NAME	ADDRESS
1) Grand Burris	RT 1 Box 209 - Rockwall
2)	
3) Bette Ann Barr	RT 1109 Hwy 276 Box 0 - Rockwall
4) David J. Ingram	202 Durbin Dr Rockwall
5) Carl Bond	Box 25 - FIVE Lk. 75037
6) Jan Hayduch	205 Forest Trce ^{RW, TX} 75087
7) Julie Kelly	RT. 4 Box 113 MA RK 11
8) Ann Sebba	913 Lake Meadow -
9) Steve	RT 1 Box 235 Rockwall
10) El Campbell	209 Lake MEADOWS
11) John J. Shubert	Route 1 Box 656 Rockwall
12) Robert Ann	RT 1 BOX 183 V Rockwall
13) G. S. St. John	1 Box 221 Rockwall 75087
14) Royal Burch	RT 1 Bx 57 FORNEY TX 75116
15) Jerry Lefter	RT 2 Box 12-V Rockwall 75087
16) Martin Simpson	222 Durbin Dr. Rockwall 75087
17) Pamela Jean Knuss	RT 3 Box 1451 Rockwall TX 75087.
18) John D. Foster	708 RIVERVIEW Rockwall TX 75087
19)	
20)	



March 17, 1988

Frank Miller, Mayor
220 Alta Vista
Rockwall, Texas 75087

Re: Amendment to Public Amusement Ordinance

Dear Mr. Miller:

Enclosed are copies of the signed petitions of residents who are in favor of the amendment to the Public Amusement Ordinance.

Some of these people attended the meeting last Monday, March 14, 1988 and were satisfied with the manner in which the amendment was written. They may or may not attend the meeting next Monday, March 21, 1988. But these people have shown their support by attending the meeting and/or signing the petitions.

We all appreciate the time and energy you and the rest of the Council are putting into this matter.

Sincerely yours,

A handwritten signature in black ink that reads "Billie J. Ladd".

Billie J. Ladd

cc: John Bullock ✓
Nell Welborn ✓
Jean Holt ✓
Pat Luby ✓
Bill Fox ✓
Ken Jones ✓
Julie Couch
Bill Eisen

Real Estate Development/Sales/Leasing

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NAME	ADDRESS
1) <i>Theresa Parnell</i>	<i>Rt. 4 Box 583 Rockwall, Tx</i>
2) <i>Betty Burks</i>	<i>603 Wooded Trail Rockwall</i>
3) <i>Randy Sanders</i>	<i>155 H Chandler Rockwall</i>
✓ 4) <i>Louise Moody</i>	<i>Route 6 Box 360 Wells Point</i>
5) <i>Marion Janton</i>	<i>P.O. Box 474 Rockwall, Tx.</i>
6) <i>Billy Janton</i>	<i>P.O. Box 474 Rockwall, TX.</i>
✓ 7) <i>EW Petty</i>	<i>RT 4 Box 267 Terrell TX</i>
8) <i>Jim Pannell</i>	<i>Rt. 4 Box 583, Rockwall, TX</i>
9) <i>Pat Prince</i>	<i>2717 Lakewood Rowlett</i>
10) <i>Cynthia Jantz</i>	<i>2249 Swanton Dis Tx</i>
11) <i>Dorinda Steadman</i>	<i>138 Elmridge Circle</i>
12) <i>SCOTT SANDERS</i>	<i>1513 E I-30 #128</i>
✓ 13) <i>Carol Agin</i>	<i>Rt. 2 Box 233 Wells Point Tx 75169</i>
14) <i>Toby W. Davis</i>	<i>Rt 1. Box 65A-2 Royse City Tx 75089</i>
15) <i>TERRY LOWE</i>	<i>1410 S. GOLIAD # 914 P.O. BX 171</i>
16) <i>John McCluskey</i>	<i>908 Lake Meadow</i>
17) <i>Robert J. Jantzen</i>	<i>1312 W. Fork Rd. - Royse City</i>
✓ 18) <i>Delfine Miller</i>	<i>5102 Cuck Creek Dr Garland</i>
19) <i>Maria Morales</i>	<i>312 WOOD STREET P.O. Box 862 ROYSE CITY, TX</i>
20) <i>Mark E.</i>	<i>RT 3 Box 1350</i>
21) <i>Pete Henderson</i>	<i>302 WILLIAMS' Rockwall, TEXAS</i>

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NAME	ADDRESS
1) Kenneth Thurio	Rt 3 Box 1350 Rockwall
2) Rick Baumgartner	189 Lakeside Dr. Rockwall
3) Jeff Thurio	325 Oak Grove Lane Royse City
4) Mel Howell	404 E. Rusk Rockwall Texas
5) Mary Johnson	704 Jean Dallas TX
6) J. McLaughlin	5626 Merina Garland TX
7) John R. Gould	1291 Russell Rockwall, TX
8) James A. Jundty	7316 PRINCETON RD ROCKWALL TX
9) J. Mc Brown	30 Valley Vista Rockwall TX
10) Sheila Brorlee	30 Valley Vista Rockwall TX
11) Ben Mansell	556 YACHT CLUB Rockwall TX
12) Morris Rodgers	602 Ross Rockwall TEX.
13) Linda Hanson	102 Ross Rockwall Tex.
14) Delilah Coell	1583 Munson Royse City TX
15) Joel Smith	1583 Munson Royse City TX
16) Ronny Marie Krause	11 Park Ridge Central Rockwall
17) Zell Krause	11 Park Ridge Central Rockwall
18) Sandra Fox	5913 Sceptre Rockwall TX
19) Reba Mansell	556 Yacht Club Rockwall
20) Richard Mansell	428 Yacht Club & Pooleville TX

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NAME	ADDRESS
1) Mrs. John L. Harlow	1955 Windhill
2) Steve Dyer	1601 Eva Place
3) Robert Dyer	705 PETER COLLINS
4) Jeff Howerton	1601 Rt 3 Box 1601 EVA.
5) Bigger J. Dyer	Box 741
6) Larry Farnor	5809 Rammer Dr.
7) Bill Freeman	Box 53 Rockwall, Tex.
8) Malcolm Rowe	345 Maria Bay Keith
9) Calvin Daniels	PO Box 846 Rockwall Tx
10) Marcy Eason	1000 Yellow Jacket Ln.
11) J.B. Lugo	1410 So. Golind Rockwall TX
12) Barbara C. Rowe	1325 Gaandering Way Rockwall Tx
13) Gary Biddle	13017-30 west Rockwall
14) Deanda Biddle	13017-30 east Rockwall,
15) Ralph Freeman	RT1 Box 190 ROCKWALL TX
16) Bob Freeman	RT1 Box 196 Rockwall, Tx
17) Dean Lindsay	RT4 Box 100 Rockwall, Texas
18)	1207 N. Golind, Rockwall
19) Tatum L. Freeman	P.O. Box 53 Rockwall
20) C. Clayton Jolly	Rockwall, Tx

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NAME	ADDRESS
1) Susan K. Patterson	1000 W. Yellowjacket Ln. #1002 Rockwall, Tx.
2) Carl & Bette	105 Maple Ridge Rockwall, Tx.
3) M. Byzik	207 Darwin Drive. Rockwall TX 75087
4) Scott Weber	305 Greenhill LN Rockwall TX 75087
5) Alton Cochran	403 Driftwood
6) Squeak John	408 E. Franklin
7) D. Collins	108 Lakeside Dr Rockwall TX 75087
8) Justin	Rt. 4 Box 58-P Rockwall, Tx. 75087
9) Darla Parker	Rt. 4 Box 58P Rockwall, Tx. 75087
10) Jimmie Day	671 Althra Rockwall, Tx 75087
11) Brenda Day	671 Althra " "
12) Norman Cooper	404 Punch St Rockwall, Tx. 75087
13) Carolyn Cooper	404 Punch St " "
14) Judy Byzik	Rt 1 Box 244E Rockwall Tx 75087
15) Kathy Frasier	13 Amity Lane, Rockwall, TX 75087
16) Ronnie Wylie	13 Amity Rockwall TX 75087
17) Kim Wylie	Rt 1 Box 244E Rockwall TX 75087
18) Cynthia Wylie	904 No. Holliad Rockwall Tx 75087
19) Duane Wylie	904 No. Holliad Rockwall Tx 75087
20) Jackie Stanton	116 Lakeside

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NAME	ADDRESS
1) <u>Billy R. Held</u>	<u>3024 Bayside Dr 771-5016</u>
2) <u>Leroy Holt</u>	<u>3002 Bayside Dr 771-0942</u>
3) <u>Jim Mohr</u>	<u>3021 Lakeside Dr 771-1314</u>
4) <u>C.O. Thomas</u>	<u>3506 Lakeside Dr. 771-9383</u>
5) <u>C.H. Gross</u>	<u>3416 " " 771-6939</u>
6) <u>J.M. Durham</u>	<u>3618 Lakeside 771-1648</u>
7) <u>Dandy Durham</u>	<u>3618 Lakeside 771-1648</u>
8) <u>R.R. Fisher</u>	<u>3008 Lakeside 722-2449</u>
9) <u>M. Fiske</u>	<u>3008 Lakeside 722-2449</u>
10) <u>Leo Evans</u>	<u>1918 Lake Shore Dr. 722-1470</u>
11) <u>John R. Dabril</u>	<u>3412 Lakeside Dr. 771-6452</u>
12) <u>Janice Guthrie</u>	<u>3928 Mediterranean 415-8233</u>
13) <u>Peggy Anderson</u>	<u>3404 Waterview 982-5757</u>
14) <u>R.C. Anderson</u>	<u>3404 Waterview 922-5757</u>
15) <u>Leg. Seubahn</u>	<u>3510 Lakeside Dr 771-0803</u>
16) <u>R.D. Seubahn</u>	<u>" " " " "</u>
17) <u>Gayle Zundt</u>	<u>3512 Lakeside Dr 722-8518</u>
18) <u>Late Chassey</u>	<u>4010 Mediterranean 771-8149</u>
19) <u>Mazelle Massey</u>	<u>4010 Mediterranean 771-8149</u>
20) <u>Spinn Lane</u>	<u>3007 Portside Dr. 771-3013</u>

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NAME	ADDRESS
1) <i>Larry Parks</i>	<i>216 Rockbrook</i>
2) <i>Hattie G. Williams</i>	<i>109 Summit Ridge</i>
3) <i>Russell Cullin</i>	<i>1304 Ridge Road.</i>
4) <i>G. G. Williams</i>	<i>109 Summit Ridge</i>
5) <i>Horace Williams</i>	<i>411 Valley Dr</i>
6) <i>Ken W. McLeland</i>	<i>529 Nash St.</i>
7) <i>Owen S. Davis</i>	<i>745 Davis Dr</i>
8) <i>Fanny D. Parks</i>	<i>809 Lakeshore</i>
9) <i>Bill White</i>	<i>302 Rockbrook</i>
10) <i>Jeanie White</i>	<i>302 Rockbrook Dr.</i>
11) <i>Pat Klein</i>	<i>1004 Halli Lane</i>
12) <i>Bonnie Klein</i>	<i>1004 Halli Lane</i>
13) <i>Barbara Parks</i>	<i>210 Rockbrook</i>
14) <i>Kenneth Smith</i>	<i>502 Westway Dr</i>
15) <i>Mr. J. J. Pansch</i>	<i>Route #4 Box 111 - Y Rockwall</i>
16) <i>Roy Lewis</i>	<i>210 Joe White</i>
17)	
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P-E-T-I-T-I-O-N

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NAME	ADDRESS
1 <i>Martha Couson Gaon</i>	<i>3913 Reddysman</i>
2 <i>Regiselle Lane</i>	<i>3007 Portside</i>
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NAME	ADDRESS
1) John J. Fragale	318 SHEPHERD HILL DR
2) MICUS STEPHENSON	322 ELM DR. ROCKWALL TX.
3) Neil Christ	803 Keanville
4) Beth Smith	1680 Plummer
5) Joe Hoel	202 Glenn Ave.
6) Carol L. Larson	1435 Meandering Way
7) Robert L. Linn	1937 Meandering Way
8) Bpa Smith	1505 Lakeshore
9) Julian Dennis	3402 Lakeside Drive
10) Marcia Colbert	504 Williams St.
11) J. L. Lofland	601 East Rust
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P-E-T-I-T-I-O-N

771-1501

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NAME	ADDRESS
✓ 1) GARY PRICE	5241 LOCUST GROVE #250 GARLAND
2) Cindy Howey/Cindy Howey	809 Woodside Rd Rowlett TX 75088
3) Bill Whitford	8, Northcrest cr. Rockwall TX 75087
4) XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
5) John Lappin	PO Box 963
6) Tony Lloyd	P 2 Bx 4A Camp Creek Rd Rockwall
✓ 7) Michelle Harwood	5241 Locust Grove #250 Garland
8) Sherri Clark	Rt 1, Box 220 V Rockwall
✓ 9) Sharon Moore	1379 E. I-30 #203E Garland
✓ 10) Gary Hill	1379 E I-30 Garland #203E
11) J. Lealo	PO Box 306 Rockwall
12) J.R. Myers	1410 S. Galileo #412
13) Scott Price	PO BOX 82 Rockwall TX
14) Jay Linn	PO Box 82 Rockwall TX
15) Robert M. Pluncheon	609 Sunset Hill RW
16) Cathy Halder	404 Fannin Rk.
17) Matt Carson	Rt. 2 Box 61X Royse City
18) Betty Aspin	Rt 1 Box 250 Rockwall
19) Donald Jay Ran	1000 W Yellowjacket Lane #902
20) Don Paulsen	84 So. Federal

(Bowling Alley)

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NAME	ADDRESS
1) <u>Blu J. Shumard</u>	<u>306 Shore Trail</u>
2) <u>David Hanning</u>	<u>955 Rockwall Parkway</u>
3) <u>Bonnie Payne</u>	<u>100 Rockwall Hwy.</u>
4) <u>Karen Black</u>	<u>1405 Meadows Drive</u>
5) <u>Jude West</u>	<u>1925 Windhill</u>
6) <u>Margery X/Bruce</u>	<u>808 Lakeshore Dr</u>
7) <u>Judy Storch</u>	<u>RR1 BOX 220B B</u>
8) <u>J M Reyes</u>	<u>Tennel TX 75160</u>
9) <u>JACK WHITT</u>	<u>Rockwall, Tx 75087</u>
10) <u>Rachel Kowal</u>	<u>Lowell Tx 75088</u>
11) <u>Sisannah Kowal</u>	<u>Rockwall, TX 75088</u>
12) <u>Paul Humphry</u>	<u>RT1, Box 509-A Rockwall</u>
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NAME	ADDRESS
1) <i>James Balasall</i>	<i>3154 C. Quinn Powell Blvd</i>
2) <i>[Signature]</i>	<i>9400 Hwy 66 Rowlett, TEXAS</i>
3) <i>Brad [Signature]</i>	<i>3619 University, Rowlett, Tex</i>
4) <i>Robert A. Mants</i>	<i>308 308 Shore Trail, Rowlett</i>
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NAME	ADDRESS
1) <i>Gala Coursey</i>	<i>5505 Yacht Club Dr</i>
2) <i>Lail McLeod</i>	<i>R3 Box 845</i>
3) <i>Gail Hart</i>	<i>16 Hillview</i>
4) <i>Paul Coursey</i>	<i>5505 Yacht Club Dr.</i>
5) <i>Linda Groves</i>	<i>208 St Mary's Place</i>
6) <i>Kevin Perry</i>	<i>104 Joe White</i>
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NAME	ADDRESS
1) Marie Primmey	402 Bentco - Rockwall, Tx.
2) Sandy Hensler	204 Windmill Ridge - Rockwall
3) Marianne Collins	Rt 4 - Box 105N Heath, Tx.
4) Cissi Scott	5701 Yacht Club Rockwall, Tex
5) Barbara Dinsley	5917 Volunteer Rockwall, Tex.
6) Jean James	7102 Forest Trace Rockwall
7) Paula Wahne	Rt. 1 Box 238F Rockwall
8) Ida Morrow	1915 Lakeside Dr, Rockwall, Tex
9) Madeline Sue Keegan	207 Meadowdale, Rockwall, Tx.
10) Carol Louie	309 Westwood Cr. "
11) Janet J Graham	538 Yacht Club Drive Rockwall
12) Rod Smith	Rt. 2 Box 29
13) Joe B. Smartt	603 S. Goliad - Rockwall
14) Gary C. Coyle	4002 Mediterranean Rockwall
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NAME	ADDRESS
1) <i>Bobby Haggerty</i>	<i>Box 297 FATE TX.</i>
2) <i>Wanda Lambell</i>	<i>Rockwall</i>
3) <i>Duke Benton</i>	<i>RT 1 Rockwall, Tex.</i>
4) <i>Paul Dyer</i>	<i>3922 MEDITERRANEAN</i>
5) <i>Jerry Benson</i>	<i>RT 1 Rockwall, Tex.</i>
6) <i>Sonny Benton</i>	<i>RT 1 Rockwall, Tex.</i>
7) <i>Terry Bob Benton</i>	<i>RT 1 Rockwall Tex.</i>
8) <i>Curtis Crawford</i>	<i>Box 651 205 Mims Rd</i>
9) <i>Doug Fincher</i>	<i>1032 Russell Rockwall</i>
10) <i>Linda Fincher</i>	<i>" " "</i>
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NAME	ADDRESS
1) <i>Dian Fields</i>	<i>215 Tyler St. Rockwall, TX 75087</i>
2)	
3) <i>Kim T. M.</i>	<i>1017 Signal Ridge Pl 75087</i>
4)	
5) <i>Susan J. Fugard</i>	<i>1300 Rockwall Parkway</i>
6) <i>C. P. Fugard</i>	<i>" " "</i>
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NAME	ADDRESS
1) Donna Kent	3023 Bayside Rockwall
2)	
3) Frida Wood	3012 Bayside Rockwall
4)	
5) Sydney Juglin	Rt 2 Box 17A Rockwall 75087
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NAME	ADDRESS
1) Debbie Keys	5517 Vagas Dr. Rowlett, TX 75088
✓ 2) Tracy Steinhoff	5602 Duck Creek Apt J Garland TX 75043
3) Ken Hatcher	5602 Duck Creek Apt J Garland TX 75043
4) Mark Martin	5920 MAPLE LN. Rowlett, TX 75088
5) Justin Cowen	1901 Willowbrook Rowlett 75087
6) Pamela Dale	9400 Hwy 66 Sweetser Rowlett
7) Gabriel Dale	" " " "
8) OENen Tate	1048 Signal Ridge Pl. Rockwall, TX 75087
9) Terry D. Peltso	9824 Hwy. 66 Rockwall, TX 75087
10) Carolyn Peoples	Rt 2 Box 142 Rockwall TX
11) Todd Rhodes	306 Valley DR. Rockwall, TX.
12) Bob Houser	RT II 14D ROCKWALL TX
13) Chuck Wilson	402 5601 RD Rockwall TX
14) Carol Farnar	5513 Vagas Dr., Rowlett, TX
15) John	1101 BAYSHORE DR. Rockwall, TX
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NAME	ADDRESS
1) <u>Joan D. Burris</u>	<u>RT 1 Box 209 - Rockwall</u>
2)	
3) <u>Bethelma Bass</u>	<u>RT 1109 Hwy 276 Box 0 - Rockwall</u>
4) <u>David J. Ingram</u>	<u>202 Darrin Dr. Rockwall</u>
5) <u>Paul Bond</u>	<u>Box 25. FIVE L. 75032</u>
6) <u>Jan Naydub</u>	<u>205 Forest Trac ^{R.W. IX} 75087</u>
7) <u>Julie Kirby</u>	<u>RT. 4 BOX 113 MA RK'11</u>
8) <u>Ann Sapp</u>	<u>913 Lake Meadows -</u>
9) <u>Steve</u>	<u>RT 1 Box 235 Rockwall</u>
10) <u>El Campbell</u>	<u>209 Lake MEADOWS</u>
11) <u>John J. Shubert</u>	<u>Route 1 Box 656 Rockwall</u>
12) <u>Robert Green</u>	<u>RT 1 BOX 183 - V Rockwall</u>
13) <u>W.S. Steuker</u>	<u>P.O. Box 221 Rockwall 75087</u>
✓ 14) <u>Raymond Burk</u>	<u>RT 1 Bx 57 FORNEY TX 75726</u>
15) <u>Henry Lefor</u>	<u>RT 2 Box 12-V Rockwall 75087</u>
16) <u>Marnie Simpson</u>	<u>202 Darrin Dr. Rockwall 75087</u>
17) <u>Ramona Jean Kniss</u>	<u>RT 3 Box 1451 Rockwall TX 75087.</u>
18) <u>John O. Foster</u>	<u>708 Ridge View Rockwall TX 75087</u>
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NAME	ADDRESS
1) <i>Marie Manning</i>	<i>402 Brento - Rockwall</i>
2) <i>Landy Hensler</i>	<i>304 Windmill Ridge - Rockwall</i>
3) <i>Marianne Collins</i>	<i>Rt 4 - Box 105N Heath, Tx.</i>
4) <i>Cissi Scott</i>	<i>5701 Yacht Club Rockwall, Tex</i>
5) <i>Barbara Dinsley</i>	<i>5917 Volunteer Rockwall, Tex</i>
6) <i>Jean James</i>	<i>710 Forest Trace Rockwall</i>
7) <i>Frankie Wahne</i>	<i>Rt. 1 Box 238F Rockwall</i>
8) <i>Ida Morrow</i>	<i>1915 Lakeshore Dr, Rockwall, Tex</i>
9) <i>Mother Sue Keegan</i>	<i>207 Meadowdale, Rockwall, Tx.</i>
10) <i>Cathy Lovelady</i>	<i>309 Westway Cir "</i>
11) <i>Janet Graham</i>	<i>538 Yacht Club Drive Rockwall</i>
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Billie Ladd Bowling Center

1. Need dimensions on drive lanes + parking
2. where is fire hydrant.
3. are utilities adequate.
4. need grade + drainage plan from 10/17

what are they

5. what should min driveway width be
6. Is there room for public use of parking

finish like
low beds

7. How is trash screened - access ok?

8. what type of landscaping

9. Build up 310' from school property

10. need to verify 1400 ft in rest area kitchen + storage

11. no gany devices - to be changed

12. height in rear of beds?

Need from app

1. revised app filing fee
2. ~~Reduced copy of site plan / elevations~~
3. add undo above

Staff Review

1. won't meet fire flows.
2. storm drainage - question
3. sheet lighting
4. utility / grade / drainage
5. need a policy on determining how the 300 ft rule is determined

January 31, 1988

TO WHOM IT MAY CONCERN:

FROM: KEN URBAN, Mayor Pro-Tem, City of DeSoto, Texas

In September 1984, Wyatt Slaughter and his partners in the bowling center business came before our City Council for zoning for a bowling center and a Private Club Specific Use Permit. Among our initial concerns were the mix of alcohol and the other recreational uses of the facility.

They were approved for a multi-use bowling center and a Private Club permit. The Advantages Bowling Center at DeSoto (a 40-lane ultra modern facility) opened in our city in September 1985 and their first 2½ years of operation has been very good for our city.

During that time there have been no problems with the above mentioned initial concerns. Slaughter and his operation have been an asset to our city and have become involved in our community.


In addition to increasing our tax base and bringing in sales tax revenue to DeSoto, the bowling center, under Slaughter's direction, has set up an accredited PE program with our school district, conducted many fund raising programs for our educational and cultural programs, and has hosted a national women's professional tournament.

In August 1987, the center hosted a Ladies Pro Bowlers Tour stop which was nationally televised on ESPN, the sports cable network. The publicity generated preceding, during, and after the week long event was definitely good for DeSoto.

In closing, we have never had a regret in approving the bowling center and look forward to working with the center in years to come.

If you desire to call me for any additional comments, I can be reached at (214) 557-3494 (office) or 223-4772 (home).

Sincerely,



Ken Urban
Mayor Pro-Tem, DeSoto, Texas

WEST COMMUNITY

ARLINGTON/GRAND PRAIRIE
IRVING/HURST/EULESS/BEDFORD

GRAND PRAIRIE

Quaker State tournament puts city on the map

FROM STAFF REPORTS

Live, from Grand Prairie. It's the Quaker State Open.

Once a year, this bowling tournament does for Grand Prairie what the Dallas Cowboys do each football season for Irving: put the city's name in the minds of millions of television viewers.

For the last 12 years the tournament has rolled into town each winter bringing hundreds of professional bowlers; an entourage of promoters, relatives and spectators; and national television coverage on ABC-TV during the finals.

And the city welcomes the exposure.

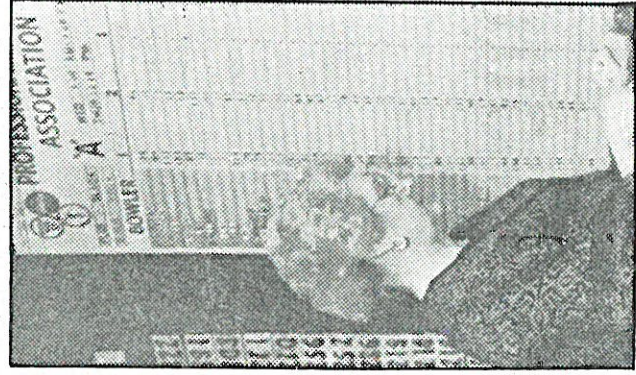
City Councilman Bo Craft isn't a bowling fan, but he was at the Quaker State Open. "I come out here every year to show the state's support for the

Said Mayor Jerry Debo, "We (the city) can't afford to buy the kind of publicity that the tournament brings to us."

The tournament began on Jan. 19 and continued through Saturday.

A spokesman for Forum Bowl, where the tournament takes place each year, said 10,000 to 12,000 people were on hand during the six days of play. "We had a good turnout he said. And we couldn't ask for a better finish than what we got on Saturday," he said referring to the historic 300 game rolled by tournament champion Bob Benoit of Topeka, Kan.

Officials in the city's finance department say they don't know how much money the city will reap in sales taxes and room taxes associated with the tournament, but are confident the \$5,000 the city invests each year in the tournament



Janine Spang/Dallas Times Herald
Reba Goad posts the latest round of scores at the Quaker State Open.

Ladies of the lanes keep score

By **Vevlyn L. Wright**
OF THE TIMES HERALD STAFF

If Bob Benoit was the hero of last week's Quaker State Open at Forum Bowl, then Betty Sears, Reba Goad, Norma McDaniel and Jerry Woodard — the volunteer score tallies — were the heroines.

While the 33-year-old former Texan was rolling his way into the history books by posting the first perfect game in a televised championship match, the ladies were sitting in their cluttered office punching away on adding machines and separating score cards to provide the latest official scores.

"This is my 25th consecutive year doing this," said McDaniel. McDaniel, 63, is the veteran

leagues before retiring from play two years ago. Now she travels from her home in Rockwall all over the state tallying scores for tournaments. "It was something I fell in love with," she said.

What is there to love about sitting in an office adding up bowling scores, removing three carbon copies, putting one in numerical order, another in alphabetical order, and sending one to the press room?

"I like the pressure of it," confessed Jerry Woodard.

Woodard, 37, said tallying scores reminds her of her work overseeing inventory and purchasing at her factory job in Midlothian.

"It's quick and it makes you



P.O. Box 839 Rockwall, Texas 75087
(214) 722-1501 (214) 226-2335

MEMO

DATE: February 1, 1988
TO : Rockwall City Council
Re : Private Club Permit

Ladies and Gentlemen:

In regards to the application we have submitted to the City Council for review tonight, we are enclosing a copy of a newspaper article that appeared in the Dallas Times Herald on Wednesday, January 27, 1988 regarding the Quaker State Bowling Tournament in Grand Prairie. We are also enclosing a copy of a letter from Ken Urban, Mayor Pro-Tem for the City of De Soto.

Please, take in consideration that our building is a MULTI-USE building, not a restaurant. The City of De Soto had the same concerns the City of Rockwall has in regards to Private Clubs. The bowling center in De Soto has been a great asset for that City. Ours will also be a great asset for the City of Rockwall.

Sincerely,


Billie Ladd



TOTAL CAR CARE

February 4, 1988

Mary Nichols, Admin. Aide
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Dear Mary:

Attached is the letter I spoke with you about on the phone this afternoon.

Please distribute copies to all members of City Council, the Planning and Zoning Committee, as well as Mr. Eisen and Julie.

Thank you for your assistance in advance.

Serving the King,



Diane Payne



TOTAL CAR CARE

February 4, 1988

Jane Bounds, Editor
The Rockwall Texas Success

Dear Ms. Bounds:

This letter is intended for the members of the Rockwall City Council, the Planning & Zoning Commission and the owners of the Rockwall Business Park. I am addressing it to you for possible inclusion in the paper, hoping to generate communication to these individuals from others who share my concern.

The subject is the request by the owners of Rockwall Business Park to be allowed to serve liquor in their planned bowling alley, which will include a restaurant, nursery and pro shop. While I respect their right to have their request heard and considered, I feel I must exercise my right to oppose it. Since their request is in conflict with current zoning restrictions and ordinances, I trust that the P & Z and Council will examine it with their usual care and diligence.

One of the many reasons that Rockwall is such a fast-growing community is the quality of life that we enjoy here, which can be attributed, in part at least, to the fact we are in a "dry" area. Our elected officials have approved ordinances and restrictions regulating the service and consumption of alcohol. These individuals have acted in our best interests in the past and I think we can expect nothing less on this issue. Both the P & Z and Council have bent over backward in the past to help local businesses, one of which was my own, but this is not merely a question of business or free enterprise. This proposal, if granted, will expose our youth to an atmosphere that is not conducive to proper upbringing; it will increase the availability of liquor to the public, thereby increasing the threat to public safety. It seems to me we're not talking about a bowling alley anymore--we're talking about a bar.

We all know what the numbers are concerning drinking-related accidents, deaths, and crime. It is my feeling that our police department has enough to do without our adding more to what is already a difficult job for them. They work hard at keeping this community safe to live and work in, for meager compensation and only occasional thanks. They do it because they care. The citizens of this community who care have an opportunity to do something now. I would encourage you to voice your opinions and I pray for God's guidance and intervention.

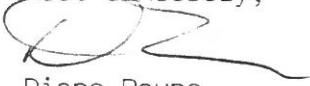
The thing that frightens me most is the fact that there will be a nursery provided to care for children while their parents are bowling and possibly drinking. I would ask that the owners consider the potential danger when some of those little kids are handed over to parents who are under the influence of alcohol, who will then proceed out to the parking lot where they have parked their lethal weapon.

Jane Bounds, Editor
February 4, 1988
Page Two

I'd vote all-systems-go on a bowling alley. We need more family entertainment in Rockwall. A lot of us non-drinkers like to bowl, but we won't bowl where liquor is served and we certainly won't let our kids go there, either. I think if people want to bowl, they go to a bowling alley. If they want to drink, they should go to a bar, where children are not allowed, and where adults don't go if they don't drink.

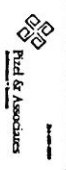
This request is on the Planning and Zoning agenda for the February 11 meeting and the City Council agenda for March 7. Lord willing, I'll attend both, and hopefully hear some good news.

~~Most sincerely,~~



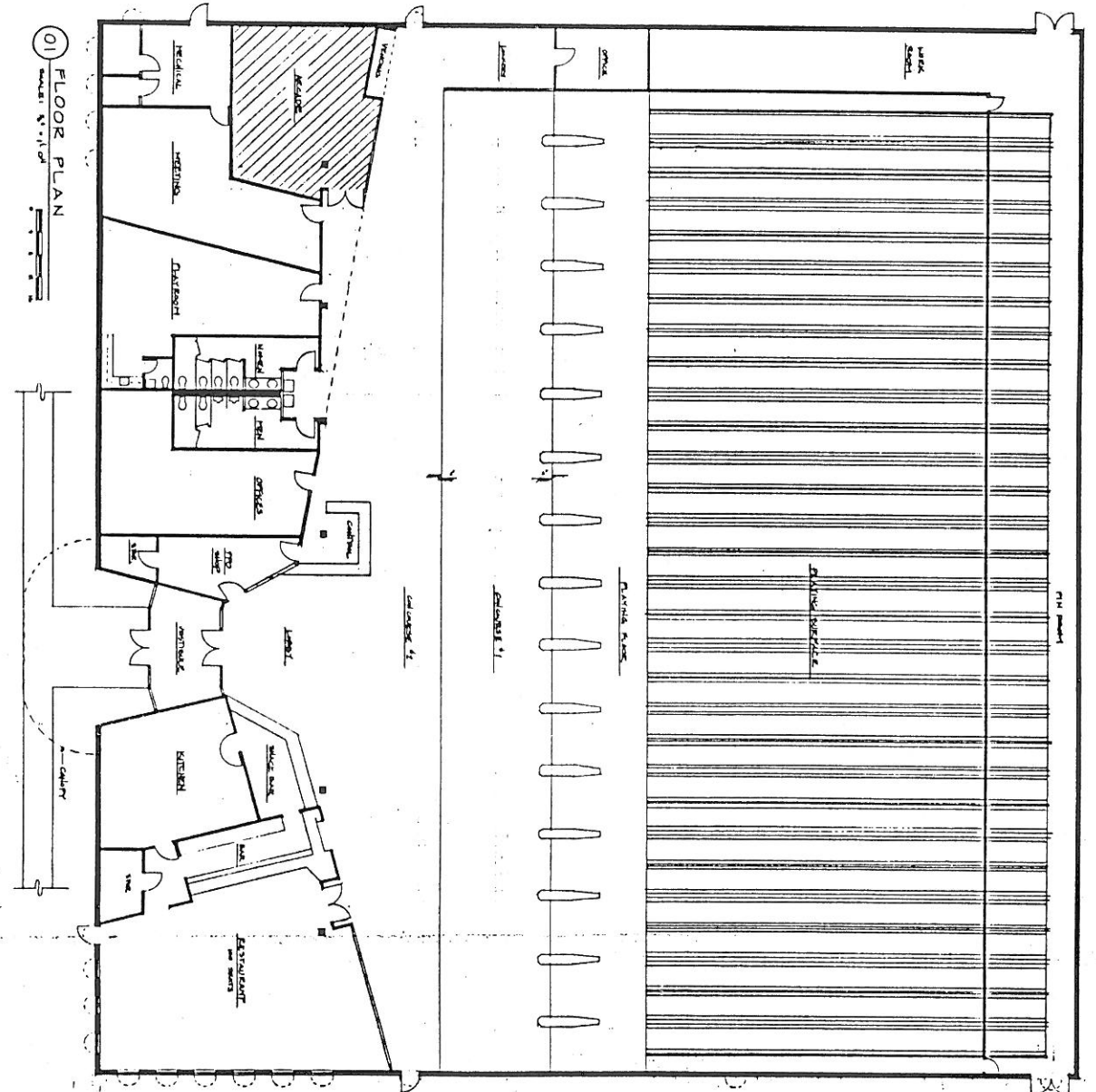
Diane Payne
Total Car Care

cc: Planning & Zoning Commission
City Council
Bill Eisen
Julie Couch
Billie Ladd



Paul & Associates
 ARCHITECTS

ROCKWALL
 BOWLING
 CENTER

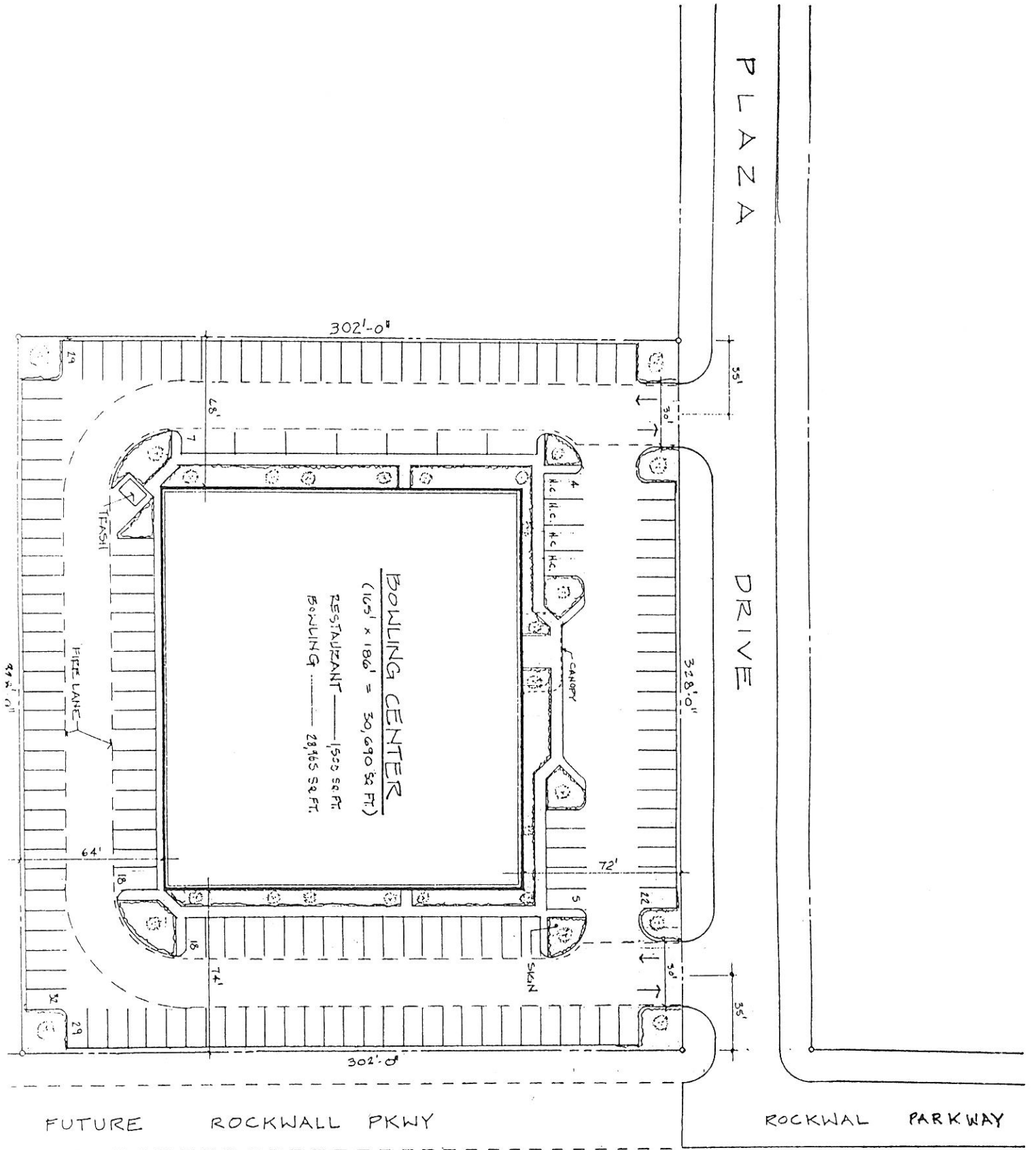


01 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

BUILDING AREA
 FOOTPRINT: 10,000 SQ. FT.
 TOTAL AREA: 12,000 SQ. FT.
 FOOTPRINT THROUGH USE: 10,000 SQ. FT.
 TOTAL THROUGH USE: 12,000 SQ. FT.
 SEPARATE PARCELS: 10,000 SQ. FT.

PLAZA

DRIVE



302'-0"

35'

328'-0"

BOWLING CENTER
(165' x 186' = 30,690 SQ. FT.)
RESTAURANT ——— 1,500 SQ. FT.
BOWLING ——— 29,165 SQ. FT.

CANOPY

SIGN

TRASH

HIGH LANE

FUTURE ROCKWALL PKWY

ROCKWALL PARKWAY

DATE: JANUARY 25 1988

JOB NUMBER: 83001

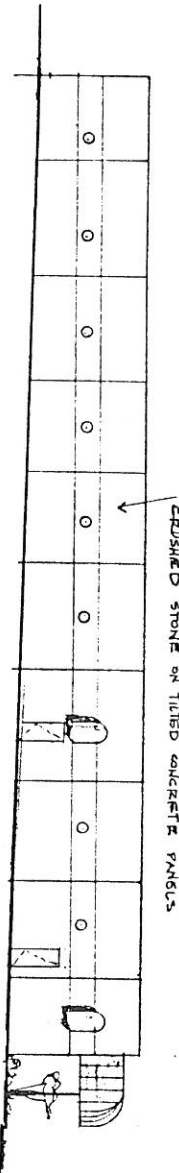
214-669-8884



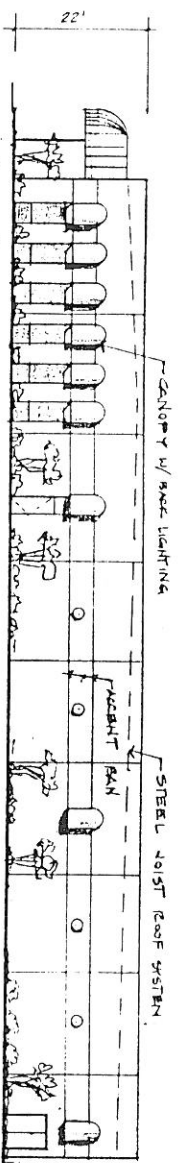
Pizel & Associates
Architects • Interiors

Engineer D. Pizel, AIA

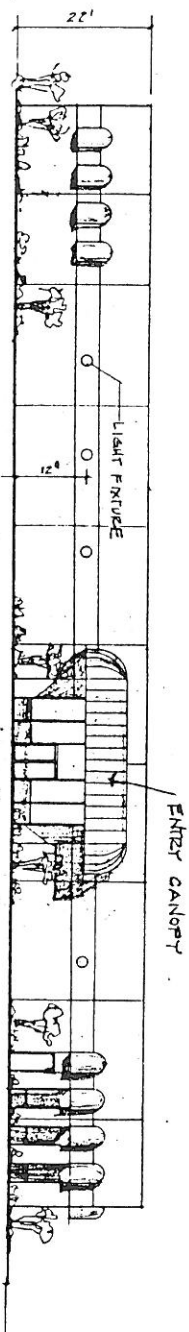
1701 North Collins • Suite 1201 LB20 • Richardson, TX 75080



03 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



02 SIDE ELEVATION
SCALE: 3/8" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

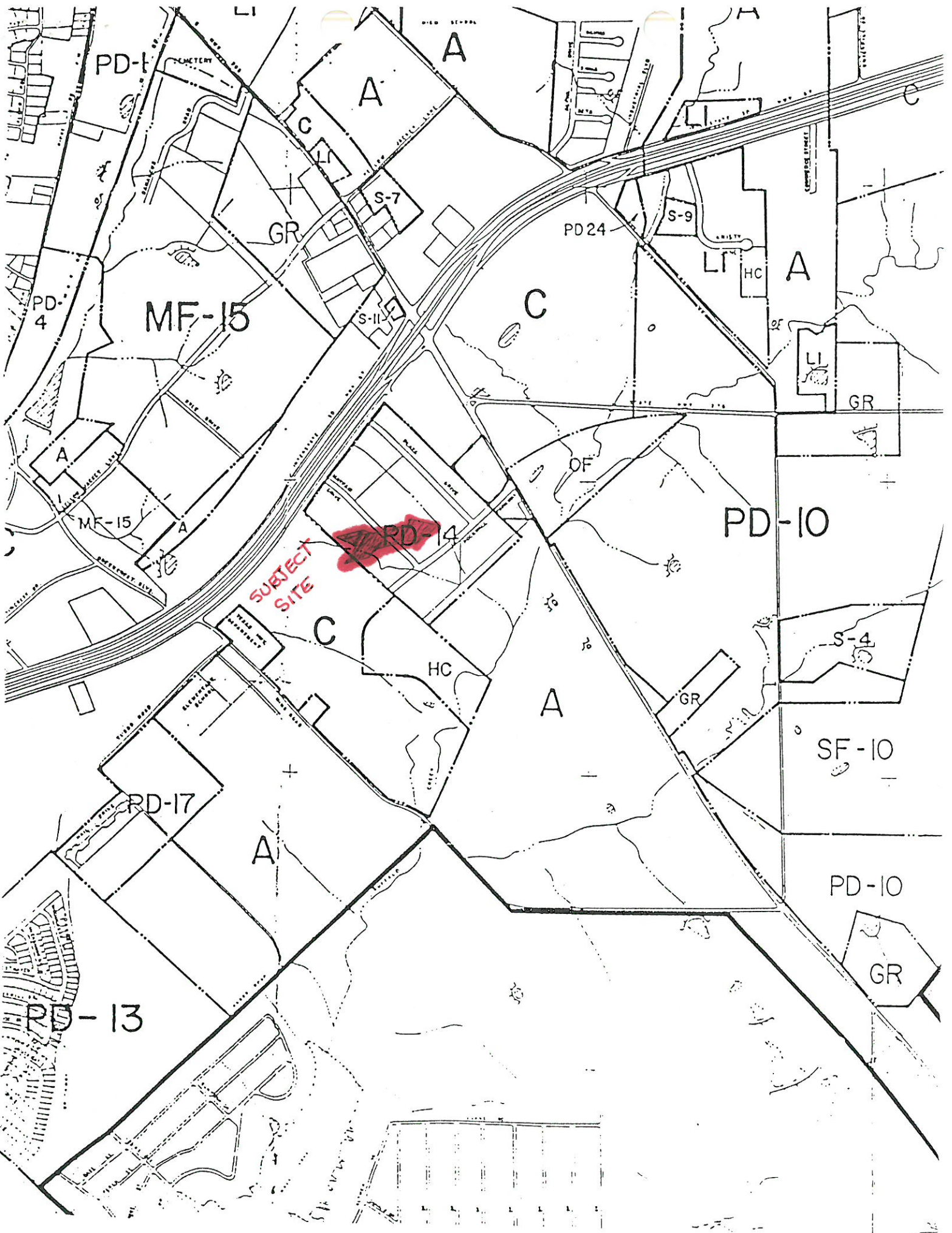
ROCKWALL BOWLING CENTER

REVISIONS:

ELEVATIONS

P-102

SHEET 2 OF 3



SUBJECT SITE

PD-14

MF-15

PD-10

PD-17

SF-10

PD-10

PD-13

PD-24

GR

S-7

S-9

S-11

GR

S-4

HC

GR

GR

A

A

C

C

A

C

A

A

PD-10

GR

A

A

C

C

A

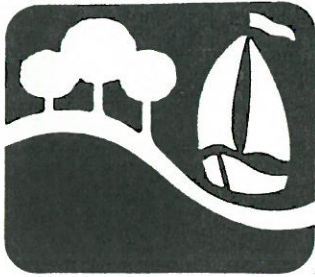
C

A

A

PD-10

GR



CITY OF ROCKWALL
"THE NEW HORIZON"

15 February, 1988

Ms. Billie Ladd
Scotia Properties
1300 Rockwall Parkway #108
Rockwall, Texas 75087

Dear Ms. Ladd:

On February 11, 1988, the Rockwall Planning and Zoning Commission held a public hearing and tabled consideration of your request for a change in zoning from "C" Commercial to "PD" Planned Development No. 14 with a Conditional Use for a bowling center that would include retail, restaurant/private club, child care and arcade uses on a lot located within Rockwall Business Park East Phase II. Consideration of your request was tabled until March 10, 1988. The meeting begins at 7:30 P.M. in City Hall, 205 West Rusk.

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

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans & Assoc.
MN/mmp



February 19, 1988

Planning & Zoning Commission
Attn: Julie Couch
Rockwall City Hall
Rockwall, Texas

Re: Rockwall Business Park

Gentlemen:

This is a request to amend the existing application to change the location to: NW corner of Plaza Drive and Rockwall Parkway, a lot containing approximately 2.8 acres, Lot 1, Block A, Rockwall Business Park Phase III.

This new location is zoned PD-14. The reason for this amendment is to avoid having to apply for a zoning change to accomodate a 30-lane bowling center with a private club.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Billie J. Ladd", is written over a horizontal line.

Billie J. Ladd

Owner

BJL/db

Real Estate Development/Sales/Leasing

Block ~ A

POINT OF BEGINNING

DRIVE

S44°55'43"E 965.28'

Ex. 25'x25' Drain. Clip Esmt.

Proposed Bowling Center Site

LOT 1
BLOCK A

MOVE 40' DRAINAGE EASEMENT

40' DRAINAGE ESMT

N44°29'52"E
20.00'

N45°00'08"W
25.00'

S45°00'08"E
85.00'

N39°20'27"W
299.36'

S40°05'17"E
233.48'

DRAINAGE ESMT.
30.00'

C13

C19

60'

S45°01'43"W
849'

S44°08'17"E
60.00'

Ex. 8'x6' San. Sew. Esmt.

ROCKWALL BUSINESS
PARK (Cab. B, Slide 37)

Lot 1
Block ~

Ex. 20' Sanitary Sewer Esmt.
S00°29'07"W

ROCKWALL PARKWAY

C17

C6

S44°50'04"E 243.53'

243.53'

C18

C7

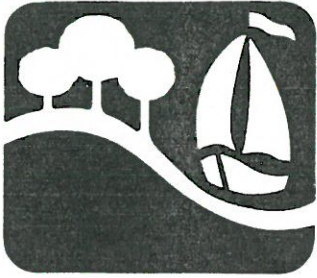
C14

C20

C24

C11

C3



CITY OF ROCKWALL

"THE NEW HORIZON"

26 February, 1988

Ms. Billie Ladd
Scotia Properties
P. O. Box 839
Rockwall, Texas 75087

Dear Ms. Ladd:

The Rockwall Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk, to consider approval of your request for approval of a site plan/development plan and Conditional Use Permit for a bowling center that would include retail, restaurant/private club, child care and arcade uses and to be located at Plaza Drive and Rockwall Parkway.

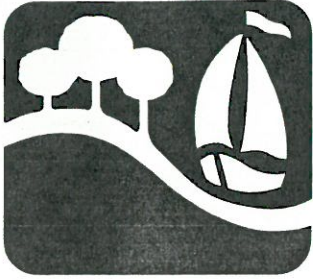
As you are aware, the City Council has not made a final decision on revision of the private club and public amusement ordinances. Consideration of revised ordinances is tentatively scheduled for March 7, 1988, at 7:00 P.M. in City Hall. You will be notified if this date changes. Please contact me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

14 March, 1988

Ms. Billie Ladd
Scotia Properties
P. O. Box 839
Rockwall, Texas 75087

Dear Ms. Ladd:

The Rockwall Planning and Zoning Commission held a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk and tabled until their next regular meeting on April 4, 1988, consideration of your request for approval of a site plan/development plan and Conditional Use Permit for a bowling center that would include retail, restaurant/private club, child care and arcade uses and to be located at Plaza Drive and Rockwall Parkway.

As you are aware, the City Council has not made a final decision on revision of the private club and public amusement ordinances. Consideration of revised ordinances is scheduled for March 14, 1988, at 7:00 P.M. in City Hall. Please contact me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp

TOTAL CAR CARE

March 16, 1988

Mary Nichols
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

RE: March 21 City Council Meeting
Agenda Item: 2nd reading of amendments to Private Club Ordinance
and Public Amusements Ordinance

Dear Mary:

Please accept this letter as my formal request for an appointment with Council on March 21 on items as above.

Since I expect to have others present with me to speak, I would appreciate it if you could include "associates" as part of the appointment. I will not bring more than three or four people, since there is little time to work with between now and then, and in the interest of not taking up too much time at the meeting.

My efforts will be geared at organizing a group to attend the May 2 Council meeting, when the bowling alley itself will be on the agenda. I will try and keep you advised should the number of people reach a point where it would be a seating problem in Council Chambers. (At least I hope there will be that many people!!) I am sure we can expect the folks who are proposing the bowling alley/private club will have their own group present, so I will endeavor to keep you informed of our activities.

Thanks for all your help.

Sincerely,


Diane Payne

TOTAL CAR CARE

3-17-88

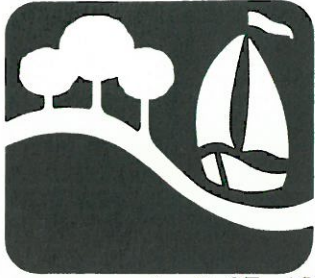
Mary -

attached are copies of petitions received
after I mailed the first bunch to Council.

Watch for my "letter of resignation." I'm tired.

Thanks for all your help.

Diane



CITY OF ROCKWALL
"THE NEW HORIZON"

April 27, 1988

Ms. Billie Ladd
Scotia Properties
P. O. Box 839
Rockwall, Texas 75087

Dear Ms. Ladd:

On April 14, 1988, the Planning and Zoning Commission recommended approval of a development plan and a Conditional Use Permit for a bowling center to be located at Plaza Drive and Rockwall Parkway subject to the following conditions:

1. submission and approval of a grading plan by the City Engineer
2. submission and approval of a drainage plan by the City Engineer
3. street lighting to be installed prior to issuance of a C.O.
4. meeting revised standards for issuance of a private club permit

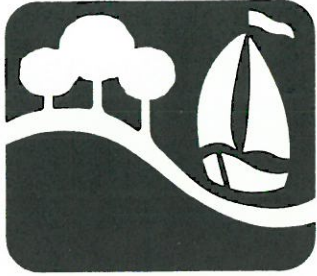
The Rockwall City Council will hold a public hearing on May 2, 1988, at 7:00 P.M. in City Hall, 205 West Rusk and consider approval of your request. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

May 4, 1988

Ms. Billie Ladd
Scotia Properties
P.O. Box 839
Rockwall, TX 75087

Dear Ms. Ladd;

One May 2, 1988, the Rockwall City Council held a public hearing and approved a development plan and a Conditional Use Permit for a bowling center to be located at Plaza Drive and Rockwall Parkway subject to the following conditions:

1. Submission and approval of a grading plan by the City Engineer
2. Submission and approval of a drainage plan by the City Engineer
3. Street lighting to be installed prior to issuance of a Certificate of Occupancy

An ordinance authorizing a Conditional Use Permit was approved on first reading. An ordinance of this nature must be approved at two separate meetings of the Council. The second reading is scheduled for May 9th. Only after approval on second reading will the CUP become effective and a building permit be issued.

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

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide



October 28, 1988

Ms. Julie Couch
Assistant City Manager
205 W. Rush Avenue
Rockwall, Texas 75087

Re: Bowling Center site in Rockwall Business Park
applicant: Scotia Properties Corporation

Dear Ms. Couch:

We are hereby requesting a six (6) months extension to the Conditional Use Permit approved by the Rockwall City Council on May 5, 1988, in regards to the above referenced property.

The extension is necessary in order to complete the financing process which has been extremely slow due to the bad economic conditions in the Dallas Metroplex and the State of Texas as a whole.

Your consideration and that of the Rockwall City Council will be greatly appreciated. If you desire additional information in this regards, please do not hesitate to call us.

Sincerely yours,

A handwritten signature in blue ink that reads "Billie J. Ladd". The signature is fluid and cursive.

Billie J. Ladd
President

BJL/eb

Real Estate Development/Sales/Leasing

TRANSMITTAL FORM
COUNCIL AND BOARD ACTIONS

Completed by: Mary Nichols Date: 11/17/88

- Type of Request or Action: Site Plan/Dev.Plan Zoning Variance
 Preliminary Plat Fence Variance - BOA
 Final Plat Fence Variance - Council
 Conditional Use Permit Sign Variance - BOA
 Ordinance No. _____ Sign Variance - Council
 Other Correspondence

Summary of Request: _____

Applicant: Rob Whittle / Sestia Properties See Attached Drawing
Location: FM-3097 / Plaza @ Rockwall Parkway
Development: Bowling Centers

- Action Taken: Approved Date Approved: 11/7/88
 Council Denied Effective Date: 11/7/88
 Bd. of Adj. Approved w/Conditions Expiration Date: 5/9/89
 CUP void if not activated in 6 months
 Zoning Variance - void if not activated in 90 days

Conditions (list or attach if any): _____

- Attachments: Site Plan Plat
 Elevations Ordinance
 Location Map Correspondence

MEMORANDUM

November 17, 1988

TO: Johnie Davis, Building Inspector
FROM: Mary Nichols, Administrative Assistant
RE: CUP Extensions Granted by Council

On November 7, 1988, the City Council granted a six month extension to the time period in which a Conditional Use Permit must be activated for two ordinances: Ordinance 88-18, which authorizes a CUP for a Commercial Amusement (bowling center) to be located at Rockwall Parkway and Plaza Drive, and Ordinance 88-19 which authorizes a CUP for a Commercial Amusement (bowling center) to be located on FM-3097.

The Zoning Ordinance provides that a CUP not activated within 6 months of approval becomes void. These ordinances were approved on second reading May 9, 1988. Without an extension, they would have been voided on November 9, 1988. With the extension approved these permits will be valid until May 9, 1989. The applicants, Whittle Development and Scotia Properties, will have until that date to activate the CUP's.

Please note that in your CUP index under Commercial Amusements, Ord. 88-19 is marked void. This is not correct and should be marked in your book as valid until May 9, 1989.



April 26, 1989

Ms. Julie Couch
Assistant City Manager
Rockwall City Hall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Extension to the Building Permit Deadline of May 2, 1989
Bowling Center Project

Dear Ms. Couch:

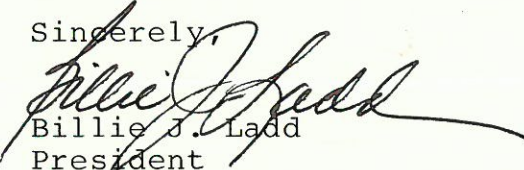
This letter is to request that an extension for an additional six months be granted to Scotia Properties Corporation to procure the building permit on above referenced development.

The proposed bowling center is to be built at the Southwest corner of Plaza Drive and Rockwall Parkway, in the Rockwall Business Park.

As you are aware, the economic market has not improved since our last request on November 2, 1988. However, we sincerely feel this to be a viable project and plan to develop it as soon as economic conditions make it feasible, hopefully in the near future.

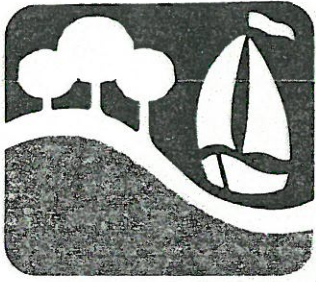
Thank you for your consideration.

Sincerely,


Billie J. Ladd
President

BJL/eb

Real Estate Development/Sales/Leasing



CITY OF ROCKWALL
"THE NEW HORIZON"

May 24, 1989

Ms. Billie Ladd
Scotia Properties
P.O. Box 518
Rockwall, TX 75087

Dear Ms. Ladd:

On May 15, 1989, the Rockwall City Council granted a six month extension to the building permit application deadline of Ordinance 88-18 authorizing a Conditional Use Permit for a bowling center within Rockwall Business Park East. The deadline for application of a building permit is now November 9, 1989. If the CUP is not activated by that time, the permit shall become void and you will be required to reapply for the Conditional Use Permit when you are ready to develop. The Council indicated opposition to future extensions of the six month deadline.

Please feel free to contact me should you have any questions.

Sincerely,

Mary Nichols
Administrative Assistant

cc/Johnie Davis

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION
AGENDA NOTES

AGENDA DATE February 11, 1988

AGENDA NO. III. D

ITEM ITEM P&Z 88-3-D/Z/CUP - Hold Public Hearing and Consider Approval of a Request from Billie Ladd for a Change in Zoning from "C" Commercial to "PD" Planned Development Allowing Commercial Uses and Including a Conditional Use for a Bowling Center that Would Include Retail, Restaurant/Private Club, Nursery and Arcade Uses to be Located at SH-205 and Rockwall Parkway, and Approval of a Development Plan

ITEM GENERATED BY Applicant Billie Ladd

ACTION NEEDED Hold public hearing and recommend approval or denial of rezoning, conditional uses, and development plan, conditioned on City Council amending the current ordinances and including any other conditions in the motion.

BACKGROUND INFORMATION

As you are aware, we have received a request for rezoning to PD and conditional uses for a private club and bowling center on a tract of land in the Rockwall Business Park East subdivision at SH-205 and Rockwall Parkway. This case is being heard by the Commission on a conditional basis authorized by the Council, due to the changes that will have to be made in the City's ordinances. The Council has tentatively agreed to make the changes to our other ordinances that will allow this application to be heard. The changes that are being considered will allow these uses in the same building with a Conditional Use Permit. The Council has indicated that they do not wish to change the 300 foot separation requirement regarding schools, so the site plan as submitted will have to be altered to move the building out of that distance.

The action the Commission will be considering is as follows:

1. Consider rezoning the site to PD-14, to bring it into the existing PD, which would allow the application for a private club.
2. Consider approval of a private club, a bowling center and an arcade within the same building, all of which require conditional use approval.
3. Consider approval of the development plan on the site.

Our comments regarding the site plan refer only to the current plan as submitted. Because the Council just met Monday night, we did not know what items they would or would not be willing to change. There will already need to be some adjustments made, because the building cannot be located within 300 feet of the property line of the school.

Our recommendation is that the Planning and Zoning Commission open the public hearing, take testimony, and continue the hearing to your regular meeting in March. While the Council has agreed to make some changes, those have not been specifically drawn up or approved, and the final ordinance could mandate some changes in the site plan.

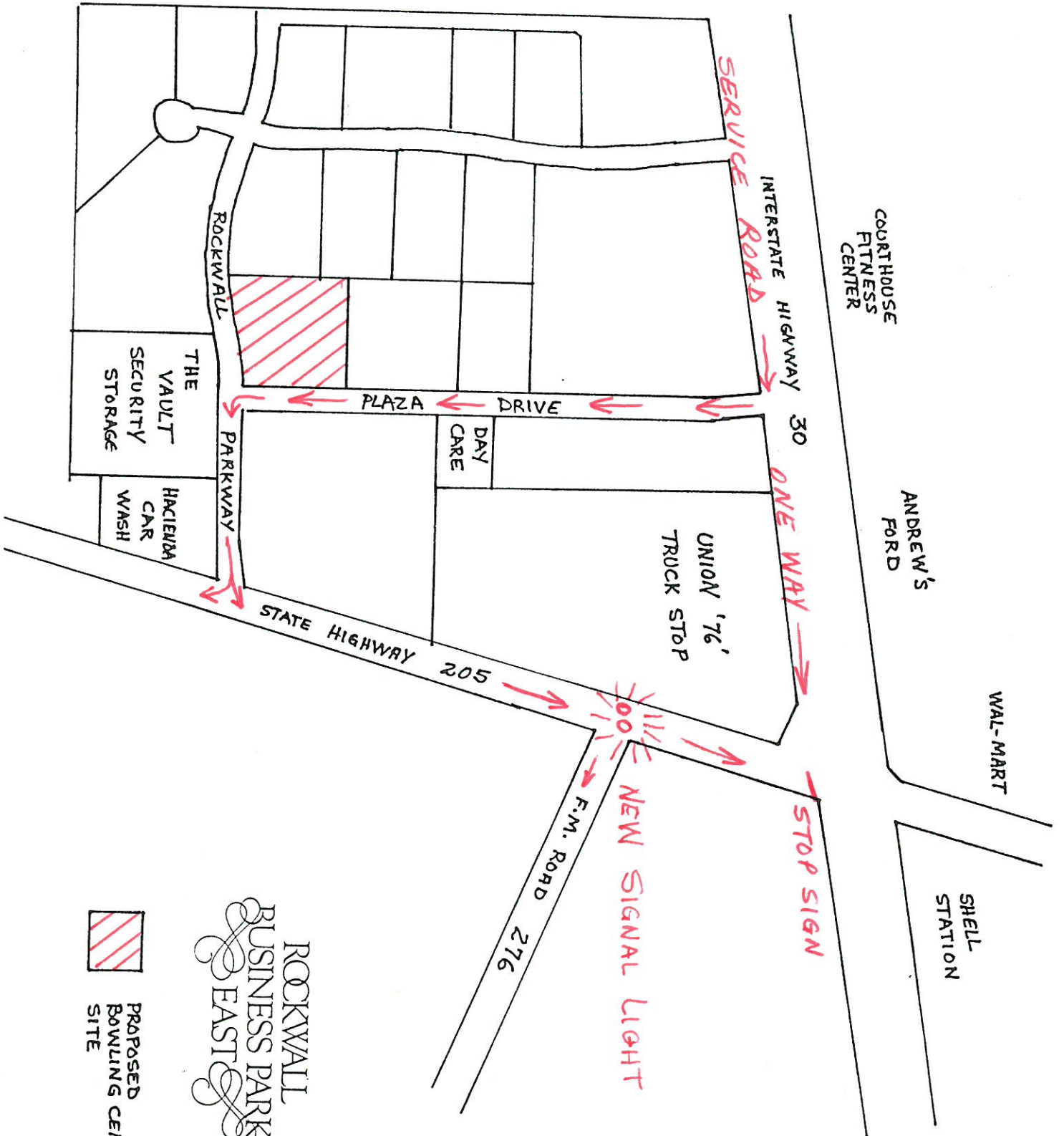
We have enclosed the original site plan for reference but understand that it will have to be revised.

PUBLIC HEARING NOTICES 4 sent, none returned

ATTACHMENTS 1. location map
2. original site plan

AGENDA ITEM Bowling Center

ITEM NO. III.D.



PROPOSED
BOWLING CENTER
SITE

ROCKWALL
BUSINESS PARK
EAST

AGENDA NOTES
PLANNING AND ZONING COMMISSION

AGENDA DATE March 10, 1988

AGENDA NO. III.A.

AGENDA ITEM P&Z 88-3-D/CUP - Hold Public Hearing and Consider Approval of a Request from Billie Ladd for a Conditional Use Permit for a Bowling Center that would Include Retail, Restaurant/Private Club, Day Care and Arcade Uses and Approval of a Development Plan for a Proposed Bowling Center Located at Plaza Drive and Rockwall Parkway

ITEM GENERATED BY The applicant, Billie Ladd

ACTION NEEDED Hold public hearing and either continue the public hearing or close the public hearing and table action to the next meeting.

BACKGROUND INFORMATION

Last month the Commission held a public hearing on Billie Ladd's request for a Bowling Center to be located at the intersection of 205 and Rockwall Parkway. This location required a rezoning to PD in order to make application for a private club. At that meeting the Commission closed the public hearing and tabled action to your next meeting because the Council needed to approve certain changes in an ordinance to allow this combination of uses.

Ms. Ladd has decided to reschedule the proposed center to a site within her existing PD. This will eliminate the need to consider any rezoning. She now only needs to have a CUP considered for the private club and bowling center as well as a site plan. This site is located across the street and down from the school site. The building itself is more than 300 feet from the school property line.

The Council will still not have had an opportunity to make the necessary decisions on the City's ordinances dealing with these uses by your meeting, so the only action needed at this point is to hold the hearing. While you will not be considering approval of the site plan at this meeting, we did have some comments regarding the plan. I will review these comments with the understanding that the developer will address them at your next meeting when you will actually consider the site plan.

1. Dimensions on parking areas need to be better defined.
2. Location of curbs to prevent cars overhanging adjacent property need to be identified.
3. Prior to start of construction a grading and utility plan needs to be submitted and approved by the City Engineer. Any utility improvements must be made prior to construction of the building.
4. Better definition of proposed landscaping needs to be provided.
5. Screening for trash dumpster needs to be identified.
6. It needs to be pointed out that this location, as all areas south of I-30, will not meet our requirements for minimum fire flows. Until the future eastside pump station is constructed we are unable to promise those fire flows.
7. Prior to a CO on this building the required street lighting for this area must be installed.

Notices Sent: 3 Notices Received: - For - Against

ATTACHMENTS

1. Site Plan
2. Location Map
3. Notices Returned
4. Copy of Petition

AGENDA ITEM: Ladd Bowling Center

ITEM NO.

CITY OF ROCKWALL
Planning and Zoning Agenda

AGENDA DATE: April 14, 1988

AGENDA NO. IV.A.

AGENDA ITEM:

P&Z 88-3-D/CUP - Discuss and Consider Approval of a Request from Billie Ladd for a Conditional Use Permit for a Bowling Center that Would Include Retail, Restaurant/Private Club, Day Care, and Arcade Uses, and a Development Plan for a Bowling Center to be Located at Plaza Drive and Rockwall Parkway

ITEM GENERATED BY: Applicant, Billie Ladd

ACTION NEEDED:

Consider approval of request for Conditional Use Permit and Development Plan for Bowling Center with any conditions

BACKGROUND INFORMATION:

The Commission is now ready to take action on the application of Billie Ladd for the proposed bowling center located on Plaza Drive in Rockwall Business Park East. At your last meeting the Commission held the public hearing and tabled action until the Council could make their decisions on the changes to the regulations regarding gaming devices and private clubs. The Council has made the changes and we have reviewed the proposed plans in relation to those changes.

The new standards basically require the following items:

1. The CUP must include the request for the gaming devices
2. The gaming devices must be in a totally enclosed room and the entrance to the room must be at least 50 feet from any service bar for alcoholic beverages
3. The wall separating the room from the rest of the facility must be glass at least from 4 feet from the floor to the top of the ceiling and it may not be obstructed by curtains, machines etc., which would obstruct the view into the room.
4. The room must be signed that no food or beverage of any kind may be consumed in the room

The current proposal does meet these new standards. We have included the notes from the last submission which indicates our other comments. We have notified the applicant of these needed changes and they should respond with some corrected plans where applicable.

ATTACHMENTS:

1. Location Map
2. Site Plan/Elevations
3. Previous Agenda Notes(03-10-88)

AGENDA ITEM: Bowling Center, Rockwall Parkway

AGENDA NO: IV. A.

Ladd Bowling Center

MINUTES OF THE PLANNING AND ZONING COMMISSION

April 14, 1988

Vice Chairman Norm Seligman called the meeting to order with the following members present: Bob McCall, Hank Crumbley, and Leigh Plagens. The Commission first considered approval of the minutes of March 10, 1988. Crumbley made a motion to approve the minutes as submitted. McCall seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Assistant City Manager Julie Couch then outlined a request from Chandlers Landing Development Corporation for a replat of five lots located within Phase 18 of Chandlers Landing. She explained that the applicant proposed to make two smaller lots into one large lot and to do some minor adjustments to the existing lot lines. Seligman opened the public hearing. Karen Mahoney, owner of Lot 3, stated that she was unopposed to the request. The public hearing was closed. McCall made a motion to recommend approval of the replat. Plagens seconded the motion. The motion was voted on and passed unanimously. At this time, 7:40 P.M., Tom Quinn joined the meeting.

The Commission then held a public hearing and considered approval of a request from Whittle Development for an amendment to PD-9 which currently contained designation for "SF-12.5" in an area that had been preliminary platted for "SF-10" in Fox Chase Phase One. Couch explained that the developer proposed to relocate the park which would be dedicated to the City, and that the size would be reduced from 7 acres to 3.8 acres. Rob Whittle addressed the Commission and explained that the lots were intended to be "SF-10" and that the designation of "SF-12.5" was a mistake made by the developer. Crumbley stated concern regarding the slope of the new park. Whittle stated that the park would have a slight roll but not a drastic slope. Plagens made a motion to approve the amendments to the preliminary plan for "PD-9". McCall seconded the motion. The motion was voted on and passed unanimously.

Couch then explained the changes made in the private club and commercial amusements ordinances. She stated that Council had asked the Planning and Zoning Commission to review the definition of a commercial amusement to specify exactly when a business with gaming devices is classified as a commercial amusement and to review the requirement that no commercial amusements may be located within 300 feet of residentially zoned property. She told the Commission that the Council had discussed a business with more than four gaming devices or more than one pool table as being a commercial amusement. She stated, however, that a draft ordinance had not been completed at this time. Seligman opened the public hearing and as there was no one wishing to address the Commission on this issue, the hearing was closed. McCall made a motion to table discussion on the item until the Planning and Zoning Commission Worksession. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Billie Ladd for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, day care, and arcade uses, and a development plan for a bowling center to be located at Plaza Drive and Rockwall Parkway. Couch explained the application, the location of the site and some minor changes that had been made on the site plan including more detailed landscaping, curbs to prevent cars overhanging adjacent property, and better defined parking. She added that the applicant was also aware that additional street lighting would be necessary. Billie Ladd addressed the Commission and showed

photographs of a facility in DeSoto owned by the same persons who would own the future bowling center. She showed the Commission how she anticipated the traffic to flow from I-30 and SH-205 to her property. Quinn made a motion to recommend approval of the CUP and development plan submitted this date subject to the submission of a grading plan, completion of utility improvements, street lighting to be installed prior to issuance of a Certificate of Occupancy, and meeting the new standards for issuance of a private club permit which are as follows:

- 1) The CUP must include the request for the gaming devices
- 2) The gaming devices must be in a totally enclosed room and the entrance to the room must be at least 50 feet from any service bar for alcoholic beverages
- 3) The wall separating the room from the rest of the facility must be glass at least 4 feet from the floor to the top of the ceiling and it may not be obstructed by curtains, machines, etc., which would obstruct the view into the room
- 4) The room must be signed that no food or beverage of any kind may be consumed in the room.

Plagens seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a request from Whittle Development for a Conditional Use Permit for a bowling center to include retail, restaurant/private club, nursery, commercial amusement including pool tables, arcade games, miniature golf, and bowling and approval of a site plan and preliminary plat for a bowling center to be located on FM-3097. At this time, 8:00 P.M., Bill Sinclair joined the meeting. Couch explained that the applicant would make some changes to his floor plan to conform with the current requirements pertaining to private clubs which consisted of putting a glass front as the separating wall for both the pool table area and the video area, placing all video games within the enclosed room, and closing off an outside door from the lounge area. She added that the site plan needed cross access easements, needed to reflect a rear drive lane of 24 feet, needed another location for the trash dumpster, and additional landscaping in the parking lot. She pointed out that the plat did reflect the 7-1/2 feet of necessary right-of-way dedication and that the construction of a 12 inch water main would begin with this development.

Rob Whittle addressed the Commission and agreed to all conditions stated. Quinn made a motion to approve the CUP, site plan and preliminary plat subject to the following conditions: 1) submission of revised drawings to be reviewed by the Commission at the April Worksession, 2) recognizing that the 12 inch water line must be constructed, 3) modification of the site plan per the recommendations of the City Staff, 4) modification of the floor plan as requested and 5) meeting the same standards for a Conditional Use Permit as required for a private club. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Buffalo Creek Phase II. Couch explained that the plat met all the necessary requirements except that it did not reflect the adjusted amount of right-of-way dedication necessary as this was being worked on by the developer's engineer and the City's traffic planner. Couch outlined the recommendation of John Reglin regarding improvements. For this site, Reglin recommended a modified turn lane, which could be done by the developer if not by the

State. Couch explained that as the PD developed, Reglin had recommended a traffic analysis on each development. Whittle stated that he understood that a C.O. would not be issued until the road improvement was done. McCall made a motion to approve the final plat subject to review by the Commission at the Worksession, dedication of the necessary amount of right-of-way, and provision of the cross access easement to the north. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Harbor, Phase I. Couch explained that cross access easements needed to be provided at all three drives but the developer was concerned about tying down the location of the drives prior to having a business committed to the site. She explained that there was some language necessary on the plat to require future access easements. The Commission discussed the drive locations, and the developer's application to the Board of adjustments for a variance to the 200 foot log frontage requirement. Sinclair made a motion to approve the final plat subject to the addition of necessary language regarding future cross access easements, correction of the typographical error indicating a 20 foot drive to 24 feet, and approval of the variance by the Board of Adjustments. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:

Thomas E Quinn
Chairman

ATTEST:

By Julie Lamb

MINUTES OF THE ROCKWALL CITY COUNCIL
MAY 2, 1988

Mayor Pro Tem Bill Fox called the meeting to order with the following Councilmembers present: Nell Welborn, John Bullock,, Pat Luby, and Ken Jones. John Bullock conducted the invocation and led the Pledge of Allegiance.

Council first considered approval of the Consent Agenda which consisted of:

- 1) an ordinance authorizing a change in zoning from "A" Agricultural to "PD-8" Planned Development on a 1.2 acre tract of land located on FM-740 on second reading
- 2) an ordinance authorizing a change in zoning from "SF-7" Single Family to "GR" General Retail on a lot located at 307 North Fannin on second reading
- 3) an ordinance amending "PD-9" to include a garden center as a listed use in the General Retail area on second reading
- 4) an ordinance authorizing a Conditional Use Permit for a proposed garden center to be located on FM-740 on second reading
- 5) an ordinance designating portions of I-30 frontage roads one on second reading

Assistant City Manager Julie Couch read the ordinance captions. Welborn made a motion to approve the Consent Agenda. Bullock seconded the motion. The motion was voted on and passed unanimously.

Don Smith then gave the Planning and Zoning Commission Chairman's Report in which he discussed items on the Council Agenda that the Commission had made recommendations on including the two applications for Conditional Use Permits for bowling centers, the replat within Phase 18 of Chandlers Landing, the final plat for the Harbor Phase I and the final plat for Buffalo Creek Phase II. Welborn questioned the effects of the amendment to the Master Park Plan. Smith explained that the relocation of the amenities area did not affect the overall plan.

The Council then held a public hearing and considered approval of an ordinance authorizing a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, day care, and arcade uses, and a development plan for a bowling center to be located at Plaza Drive and Rockwall Parkway. Couch explained the applicants request and the recommendations of the Planning and Zoning Commission which were:

- 1) that prior to start of construction a grading and utility plan would be submitted and approved by the City Engineer
- 2) that prior to the issuance of a C.O. on the building the required street lighting for the area would be installed.

Couch explained that the applicant had met all the current requirements

regarding private clubs and arcades. Billie Ladd addressed the Council and offered to answer questions. As there was no one else wishing to address the Council on this issue the public hearing was closed. Couch read the ordinance caption. Jones made a motion to approve the ordinance authorizing the CUP subject to the conditions recommended by the Planning and Zoning Commission. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of an ordinance authorizing a Conditional Use Permit for a bowling center to include retail; restaurant/private club; nursery; commercial amusements including pool tables, arcade games and bowling; a site plan; and preliminary plat for a bowling center to be located on FM-3097. Couch explained the applicant's request and the recommendations of the Planning and Zoning Commission which were as follows:

- 1) allowing the drives to be less than the required 200 feet apart for a total drive separation of 160 feet.
- 2) reflecting cross access easements on both sides of the property when the final plat is submitted for approval.

Couch explained that the applicant had met the current requirements pertaining to private clubs and arcade areas. Rob Whittle, the applicant, addressed the Council and offered to answer questions. As there was no one else wishing to address this issue the public hearing was closed. Jones made a motion to approve the ordinance authorizing the CUP, the site plan and preliminary plat subject to the conditions recommended by the Commission. Bullock seconded the motion. Fox questioned the recommendations of the traffic planner. Couch explained that the traffic planner had recommended that as development occurs within PD-9, the traffic needs be reviewed on a case by case basis. Welborn confirmed with staff that the proposed center was the required number of feet away from the church across FM-3097. Jones then amended his motion to include the recommendations of the traffic planner. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a replat of five lots located within Phase 18 , Section II, Chandlers Landing. Couch explained that the developer was combining two lots to make one larger lot and was making some minor lot line adjustments to correct the road alignment. As there was no one wishing to address the Council on this issue the public hearing was closed. Luby made a motion to approve the replat. Welborn seconded the motion. The motion was voted on and passed unanimously.

The Council then held a public hearing and considered approval of an amendment to PD-9 to revise the amenities and change the land use from "SF-12.5" to "SF-10" on a 1.7 acre tract of land located off FM-740. Couch explained that when the preliminary plat for Foxchase was submitted, a conflict was discovered in an area designated "SF-12.5" which was being platted for "SF-10". She further explained that the Park Plan called for a three to five acre park in this area and that the applicant proposed a 3.5 acre park to

be dedicated to the City. Fox questioned the reduction in the park area from the original plan. Rob Whittle, Whittle Development, explained that when the concept plan was developed, a 7 acre park was proposed as it was unknown at the time what requirements would be necessary. Welborn made a motion to approve the amendment. Luby seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he discussed the Southwestern Bell Franchise fee, a newly created safety committee, a recent supreme court ruling on municipal bonds which could result in raising borrowing costs up to 35% for cities, the recent financial report and a recent meeting with Southwestern Bell regarding a regional 911 phone system.

Council then considered approval of a final plat for Buffalo Creek Phase II. Couch explained that the traffic planner had recommended that a short turn lane be provided prior to the issuance of a C.O. She stated that it was possible that the State would make this improvement based on the location of a substandard curve. She recommended that Council also consider conditions that would require the right of way to be reviewed by John Reglin prior to its being filed of record at the County Clerk's Office and that cross access easements be provided for property to the north. Welborn made a motion to approve the final plat with the conditions as outlined and that a turn lane be constructed prior to issuance of a C.O. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for The Harbor-Phase I. Couch explained that the property had been granted a variance by the Board of Adjustments to the lot width along I-30 because it was approximately 2.6 feet short of the required 200 feet, that there was wording on the plat to provide for additional access easements to be dedicated at the time the adjacent site plans were approved, and that the Highway Department had indicated that they would remove the barricade on the service road and upgrade the surface to provide adequate access into the site. Bullock made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed unanimously.

City Manager Bill Eisen then outlined a proposed contract with the City of Heath for the Sale of Water. He stated that the agreement was to sell up to 250,00 gallons of water per day to the City of Heath who will use the water to serve up to 213 lots in the Buffalo Creek Addition. Luby confirmed that price escalator clauses were provided for in the contract. Bullock confirmed that the water was to be used for domestic use only. Welborn made a motion to approve the contract. Luby seconded the motion. The motion was voted on and passed unanimously.

Eisen then outlined the responses received from property owners on Nash Street regarding replacement of the sidewalk on the west side. He explained that the majority of the property owners were in favor of constructing the sidewalk five feet from back of the curb, that none of the trees would be removed and that the cost of these improvements would be \$10,053. He recommended Council approve a change order with Angel Concrete in this amount. Bullock made a motion to approve the change. Luby seconded the

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 11th day of February, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Billie Ladd
for a change in zoning from "C" Commercial to "PD" Planned Develop-
ment allowing commercial uses including a Conditional Use for a bowling
center that would include retail, restaurant/private club, child care
and arcade uses on property described as a lot located on SH-205 and
Rockwall Parkway further described as Lot 1, Block A, Rockwall Business
Park East Phase II.

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 88-3-PD/Z/CUP

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 88-3-PD/Z/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 _____

Lot 1, Block A
Rockwall Business Park East Phase Two

Lot 1, Blk B
Phase II
Dallas East
P.O. Box 839
Rockwall

Lot Blk A
Phase I
Lot 1, Blk C
Phase I

Lot 1, Blk A
Phase I
Morris B Ross and
Lynn Tenney Jr
15 Meadow Lake
Rockwall

AB 65 TR 24
Union Oil Co. of California
4635 Southwest Freeway
Property Tax Division
Houston TX 77027

AB 65 TR 2
Cambridge Companies
Rockwall South Assoc.
16660 Dallas Parkway #2
Dallas 75248

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 March, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request _____ of Ms. Billie Ladd for a Conditional Use Permit
for a bowling center that would include retail, restaurant / private
club, arcade, and day care uses.

on the following described property:

A tract of land located on Rockwall Parkway and Plaza Drive further
described as Lot 1, Block A, Rockwall Business Park East Phase III.

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 88-3-DP/CUP

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 88-3-DP/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 _____

Lot 1, Block A
Rockwall Bus Park East Phase III

Dallas East

P.O. Box 839

~

Dallas

Morris B. Ross & Lynn Tenney
15 Meadowlake

Paul Mulcahy & Billie Lopez Ladd
P.O. Box 839

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:30
o'clock P.M. on the 2nd day of May, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Ms. Billie Ladd

for a Conditional Use Permit for a bowling center that would include retail
private club/restaurant, arcade, and day care uses.

on the following described property:

A tract of land located on Rockwall Parkwal and Plaza Drive further
described as Lot 1, Block A, Rockwall Business Park East Phase III.

As an interested property owner, it is important that you attend this
hearing or notify the Council of your feeling in regard to the matter by
returning the form below.

In replying please refer to Case No. P&Z 88-3-DP/CUP

Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 88-3-DP/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 _____

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on February 11, 1988, at 7:30 p.m. in City Hall, 205 W. Rusk, to consider the following:

- 1.) a request from Wayne Backus for a Conditional Use Permit for a full service gasoline station with auto servicing and repair within the Scenic Overlay District to be located on Ridge Road at Yellowjacket Lane.
- 2.) a request from Lynelle Yingling for a change in zoning from "PD-5" Planned Development to "SF-10" single family on a 5 acre lot located on Quail Run Road east of SH-205.
- 3.) a request from Terry Guerin for a Conditional Use Permit for commercial amusement for a proposed indoor golf center to be located within Rockwall Industrial Park on Industrial Blvd. off I-30.
- 4.) a request from Billie Ladd for a change in zoning from "C" Commercial to "PD", Planned Development allowing commercial uses including a conditional use for a Bowling Center that would include retail, restaurant/private club, child care, and arcade uses to be located in Rockwall Business Park East at SH-205 and Rockwall Parkway.

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk to consider the following:

1. A request from Billie Ladd for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, child care and arcade uses to be located within Rockwall Business Park East on Plaza Drive north of Rockwall Parkway.
2. A request from Whittle Development for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, miniature golf, child care and arcade uses to be located on FM-3097 southeast of FM-740.
3. A request from Wayne Rogers for a change in zoning from "C" Commercial to "HC" Heavy Commercial on a .508 acre tract of land located at 1013 South Goliad.
4. A request from Chandlers Landing Development Corporation for a change in zoning from "A" Agricultural to "PD-8" Planned Development for use as a residential community center for Chandlers Landing on a 1.2 acre tract of land located on FM-740 south of Shadydale Lane and approval of a development plan.
5. A request from David Adams for a change in zoning from "SF-7" Single Family to "GR" General Retail on a tract of land located at 307 North Fannin.
6. A request from Whittle Development for an amendment to PD-9 to include a garden center as a listed use in the "General Retail" area and to consider a Conditional Use Permit for a garden center within PD-9 to be located on FM-740 south of Summer Lea Drive.
7. A request from Whittle development for a Conditional Use Permit for a private club as an accessory to a proposed restaurant to be located on I-30 at Lake Ray Hubbard.