

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 88-4 - CUP Date Submitted 1/21/88
Filing Fee \$ 101.00 pl
Applicant Terry Guegan
Address PO Box 6 Phone No. 722-6904
Rockwall

Owner _____ Tenant¹ Prospective Purchaser _____¹

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)²

SEE NEXT PAGE

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

INDOOR MINIATURE GOLF + GAMES

^{line} The current zoning on this property is LI - light industrial. There ^{space} are/are not ^{space} deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Terry Guegan

¹If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

This application is approved by the owner: Rockwall Steel Company, Inc.

by: A.H. Sharaway
A.H. Sharaway, President

²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

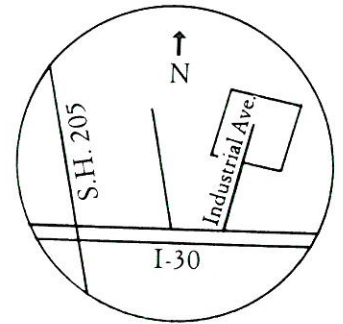
Legal discription for a Conditional Use Permit:

Being 6,000 square feet of a 12,000 square foot building located on Lot 9 in the Rockwall Industrial Foundation District, on file at the Rockwall County Appraisal District Office; and more commonly know as 2010 Industrial Blvd., Suite 602, 604, 607, and 608, in the City of Rockwall, Rockwall County, Texas.

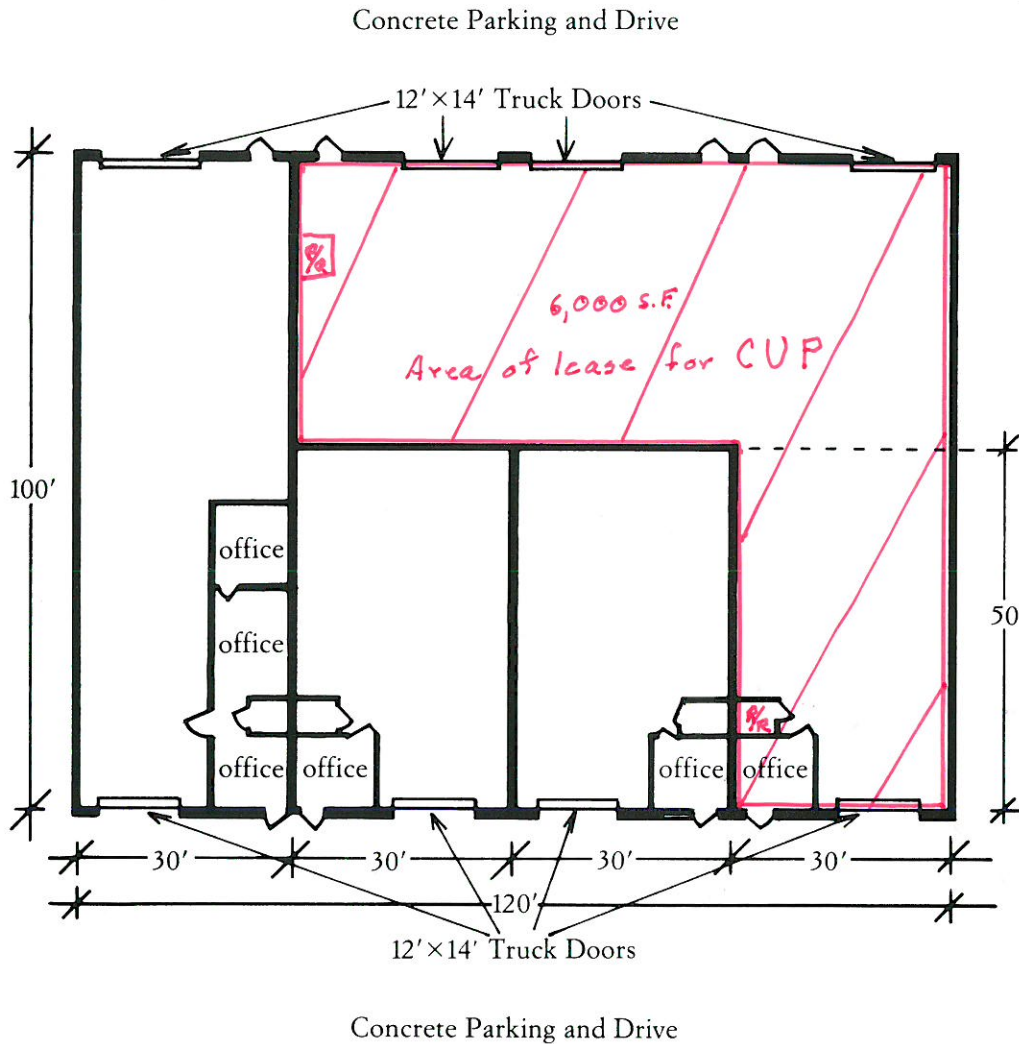
Attached: file plat of District
building floor plan

ROCKWALL INDUSTRIAL PARK

2010 Industrial Ave.
Rockwall, Texas
214/226-1983 ext. 131
For Lease

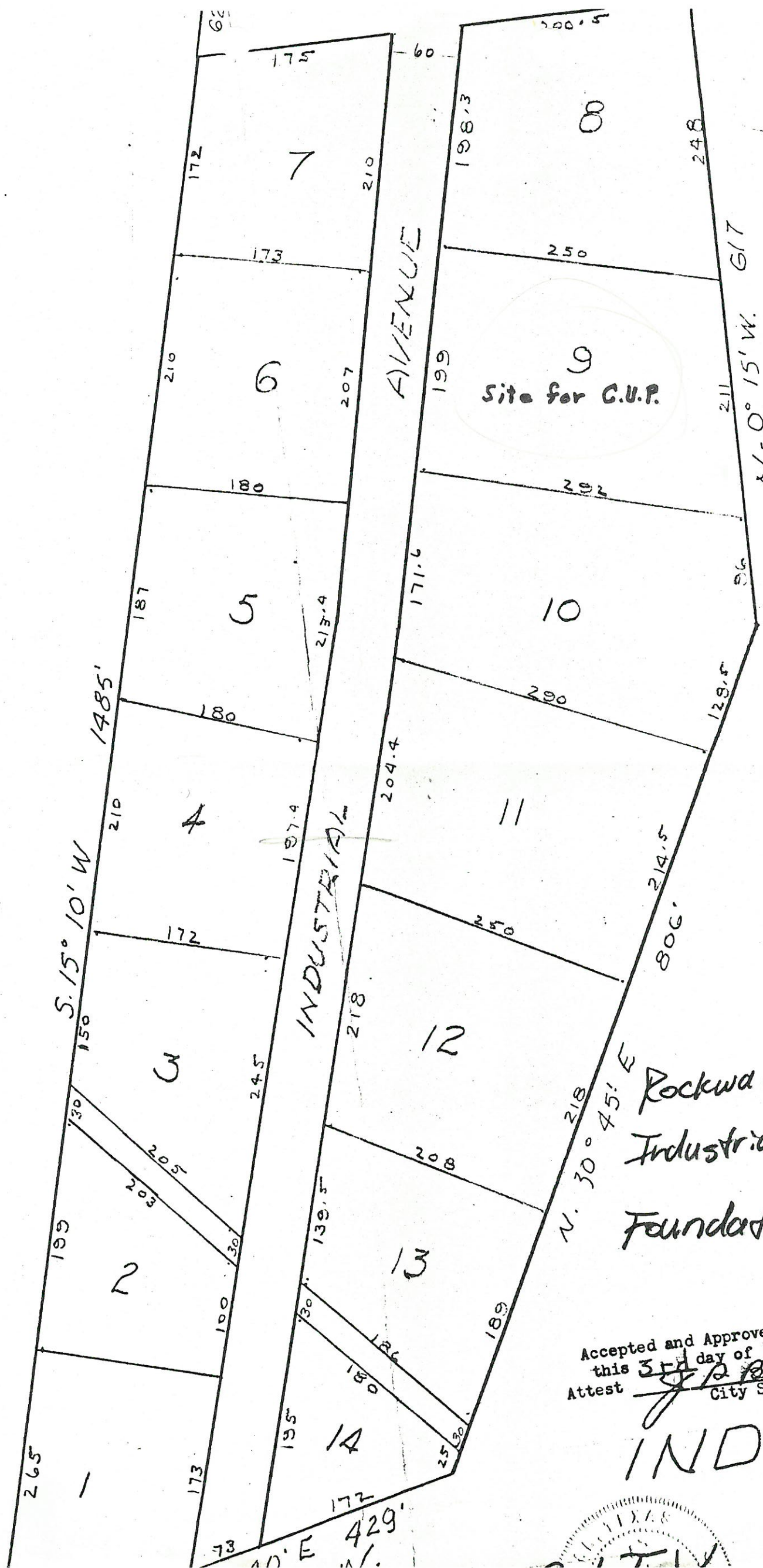


Location



- 16' eaves
- Restrooms
- Walls and Ceiling Insulated

- Utilities:
 - Water and Sewer - City
 - Gas Available
 - So. Western Bell
 - Electric - TP&L



Rockwall
Industrial
Foundation

Accepted and Approved for Cit
this 3rd day of Decem
Attest *J. A. Bembra*
City Secretary

INDUS



TAX CERTIFICATE

Certificate # 2702

This certificate issued by the office of Rockwall County Appraisal District
For the Taxing Entities: ROCKWALL ISD (SRW)
CITY OF ROCKWALL (CRW)

=====

For the Property Item: R21504	Owned by:
Account #: 4843-0000-0005-00-0R	ROCKWALL STEEL CO
ROCKWALL INDUSTRIAL FOUNDATION LOT PT OF	P O BOX 159
4 ALL 5-6-7 2.890 AC UNRECORDED	ROCKWALL, TX 75087

=====

This document is to certify that after a careful check of the tax records of this office the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entity described above:


Entity	Year	Statement ID	Tax Due	Penalty & Interest
--------	------	--------------	---------	--------------------

No Delinquent Bills Exist for the Property Described Above

SRW Taxes Paid on 1987 Bills: \$3,332.57
 CRW Taxes Paid on 1987 Bills: \$1,747.63

(If Applicable) The above described property has/is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated by this document.

This Certificate does not clear abuse of Granted Exemptions under Section 25.21 of the Texas Property Tax Code Paragraph 1



 Signature of Authorized Officer of
 the Collecting Office

1-14-88
 Date of Issue

This Certificate was requested by JOHN SELLON

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

ACTION RECORD

Case No: P&Z 88-4-CVP

Location: Industrial

- 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..... 2/11/88
- Notice Sent:
 - Newspaper..... (1/26/88) 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).....

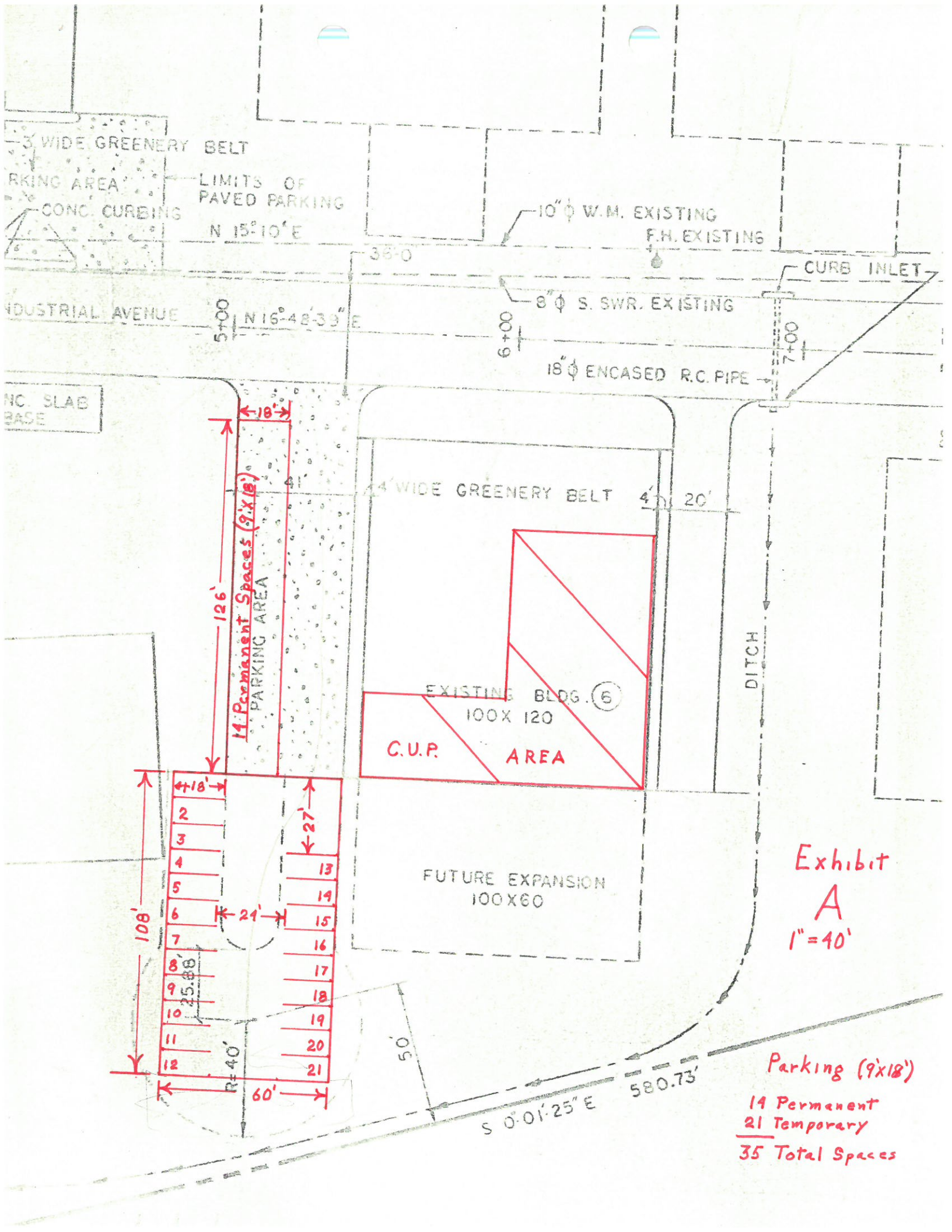
Members of the Rockwall City Council and the Planning and Zoning Commission:

The owner of the property for which this request for a Conditional Use Permit is being made, ask that a temporary parking agreement be approved to allow for gravel parking for a period of six months after this permit is approved. This parking will provide twenty-one (21) additional spaces over the fourteen (14) existing. This is shown on Exhibit A.

Also included is a plot plan, Exhibit B, which shows that a minimum of forty parking spaces can be provided in the final development plan of this site.

Attached: Exhibit A

Exhibit B



3' WIDE GREENERY BELT

PARKING AREA
CONC. CURBING

LIMITS OF
PAVED PARKING
N 15° 10' E

10" Ø W.M. EXISTING
F.H. EXISTING

INDUSTRIAL AVENUE
5' 0" N 15° 43' 39" E

8" Ø S. SWR. EXISTING

18" Ø ENCASED R.C PIPE

CONC. SLAB
BASE

18'

20 SPACES
PARKING AREA

186'

WALK

4' WIDE GREENERY BELT

EXISTING BLDG. ⑥
100 X 120

FUTURE EXPANSION
100 X 60

WALK

21'

20 Parking Spaces

186'

Exhibit
B

18' 25' 23'

21' 18'

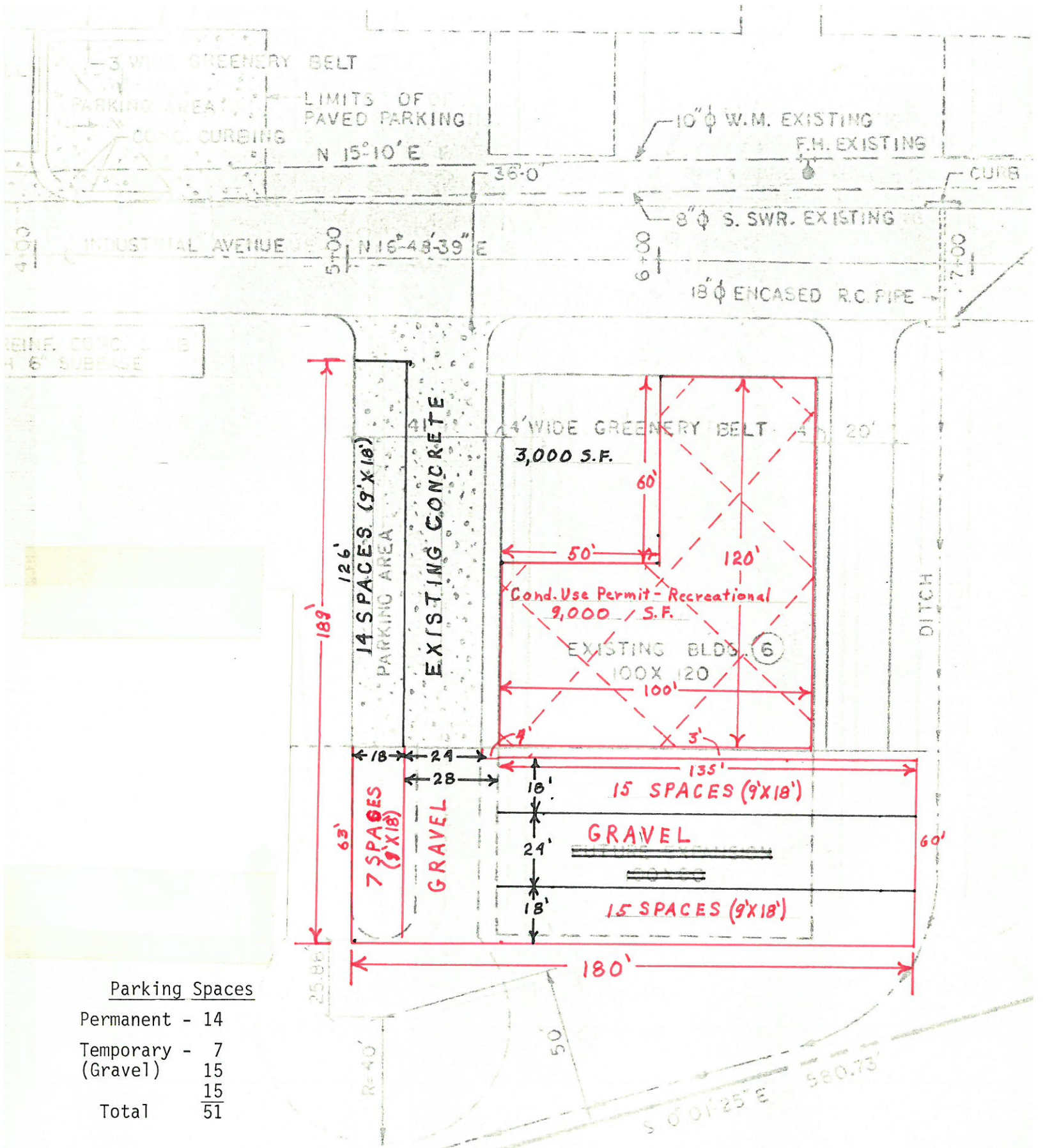
Permanent Parking
40 Spaces (9'x18')

25.88'

R=40'

50'

S 6° 01' 25" E
580.75'



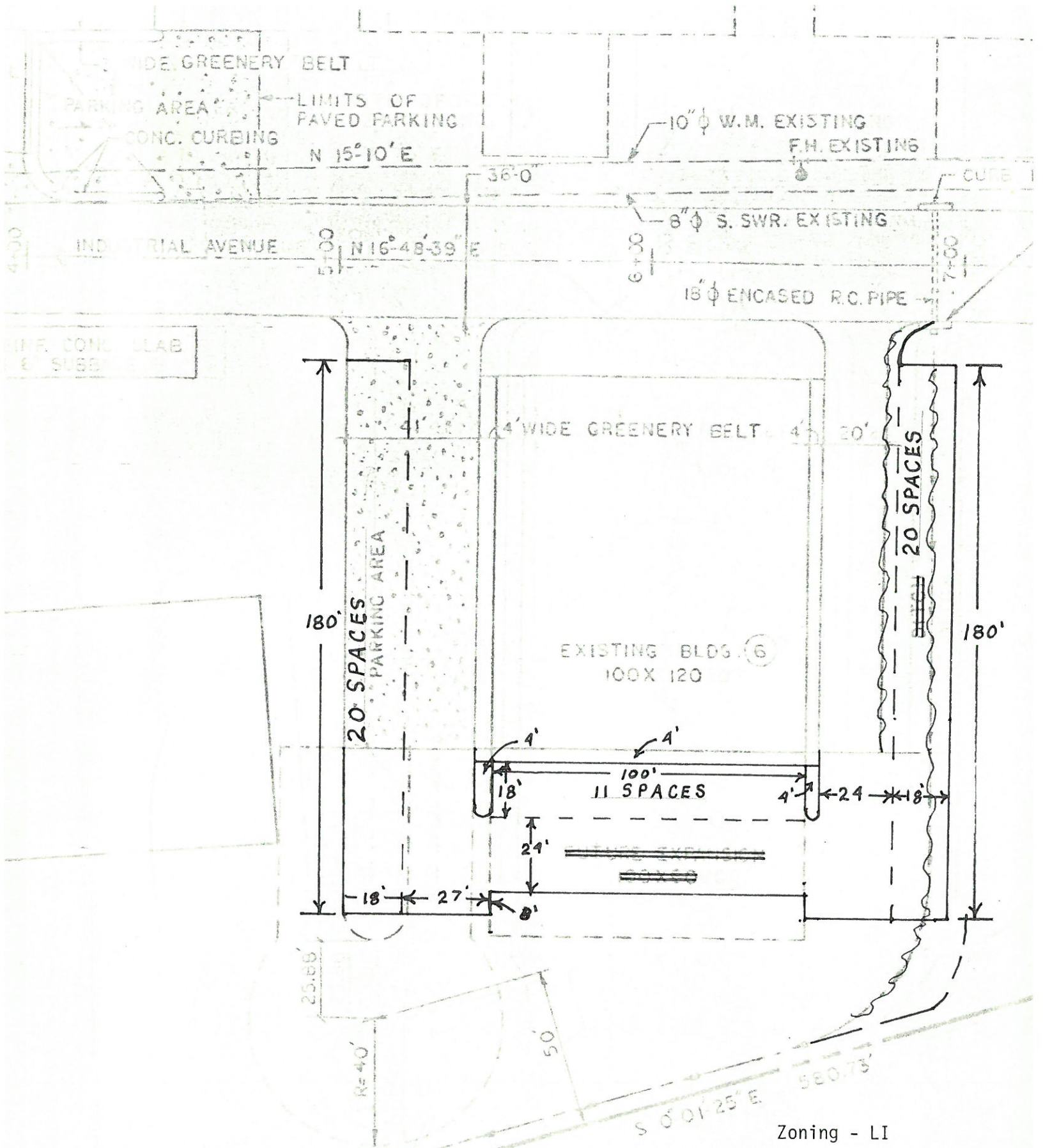
Parking Spaces

Permanent	-	14
Temporary	-	7
(Gravel)		15
		<u>15</u>
Total		51

CUP - Recreational Parking Requirements

9,000 SF CUP @ 1 per 200 SF = 45 spaces
 3,000 SF LI \$ 1 per 500 SF = 6 spaces

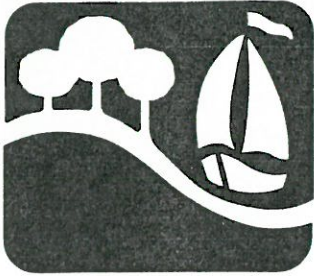
51 total spaces



Zoning - LI

CUP - Recreational

Concrete Parking Spaces	20
	20
	11
Total Spaces	<u>51</u>



CITY OF ROCKWALL
"THE NEW HORIZON"

January 28, 1988

Terry Guerin
P. O. Box 6
Rockwall, Texas 75087

Dear Mr. Guerin:

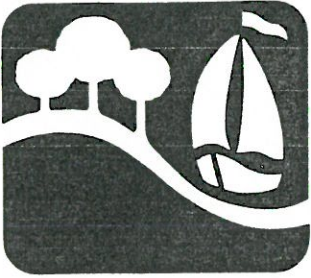
Your application for a Conditional Use Permit for a commercial amusement has been scheduled for a public hearing and consideration by the Planning and Zoning Commission on February 11, 1988, at 7:30 P.M. in City Hall, 205 West Rusk. Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

15 February, 1988

Terry Guerin
P. O. Box 6
Rockwall, Texas 75087

Dear Mr. Guerin:

The Planning and Zoning Commission held a public hearing on February 11, 1988, and recommended approval of a Conditional Use Permit for a commercial amusement within Rockwall Industrial Park on I-30 for a period of six months subject to the following conditions:

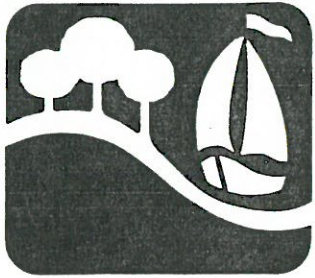
1. Permanent parking must meet City standards and be installed within 6 months from the date of approval.
2. The gravel from the temporary parking area must be removed from the site at the completion of 6 months.
3. Plans for any permanent parking improvements must be submitted and approved by the City Engineer prior to installation.
4. At any time during the 6 months should the necessary parking demand exceed the existing parking, no additional C.O.'s will be issued until adequate parking is provided.

On March 7, 1988, the City Council will hold a public hearing at 7:00 P.M. in City Hall, 205 West Rusk and consider approval of your request. Please contact me if you have any questions.

Sincerely,

Mary Nichols
Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

2 March, 1988

Mr. Terry Guerin
Post Office Box 6
Rockwall, Texas 75087

Dear Mr. Guerin:

The meeting of the Rockwall City Council regularly scheduled for March 7th has been postponed due to lack of a quorum. Because your application pertains to zoning, the earliest date Council may consider your application is Monday, March 21, 1988, and it is scheduled for placement on that Council Agenda.

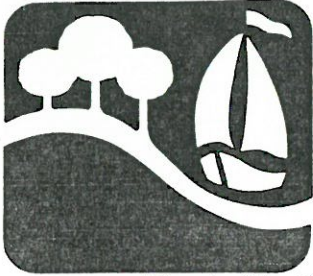
The meeting will begin at 7:00 P.M. in City Hall, 205 West Rusk. As an applicant, it is important that you are represented at this meeting. Please feel free to call me if you have any questions.

Sincerely, \

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

March 28, 1988

Terry Guerin
P. O. Box 6
Rockwall, Texas 75087

Dear Mr. Guerin:

The Rockwall City Council held a public hearing on March 21, 1988, and approved a Conditional Use Permit for a commercial amusement within Rockwall Industrial Park on I-30 for a period of six months subject to the following conditions:

1. Permanent parking must meet City standards and be installed within 6 months from the date of approval.
2. The gravel from the temporary parking area must be removed from the site at the completion of 6 months.
3. Plans for any permanent parking improvements must be submitted and approved by the City Engineer prior to installation.
4. At any time during the 6 months should the necessary parking demand exceed the existing parking, no additional C.O.'s will be issued until adequate parking is provided.

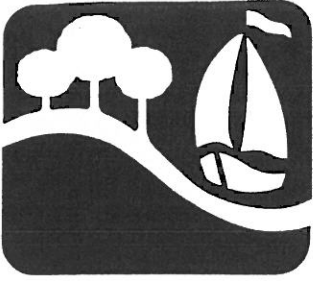
An ordinance authorizing the Conditional Use Permit was read on first reading and approved. An ordinance of this nature must be read at two separate meetings of Council. The second reading will be on April 4th.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

October 3, 1988

Mr. Terry Guerin
2010 Industrial
Rockwall, Texas 75087

Dear Mr. Guerin:

We have received two zoning related applications for Hidden Rock Country Club at 2010 Industrial and have scheduled them as follows:

**Your application for an extension of a Conditional Use Permit for an indoor miniature golf business and related uses will be considered by the Commission at a public hearing on October 13, 1988, at 7:30 P.M. in City Hall.*

**Your application for a variance to the minimum parking requirements of the Comprehensive Zoning Ordinance will be considered by the Board of Adjustments at a public hearing on October 20, 1988, at 7:30 P.M. in City Hall.*

As the applicant, it is important that you are represented at both of these meetings. Per our conversation, I verified with Mrs. Couch that a filing fee of \$101.00 will be necessary to process your CUP application.

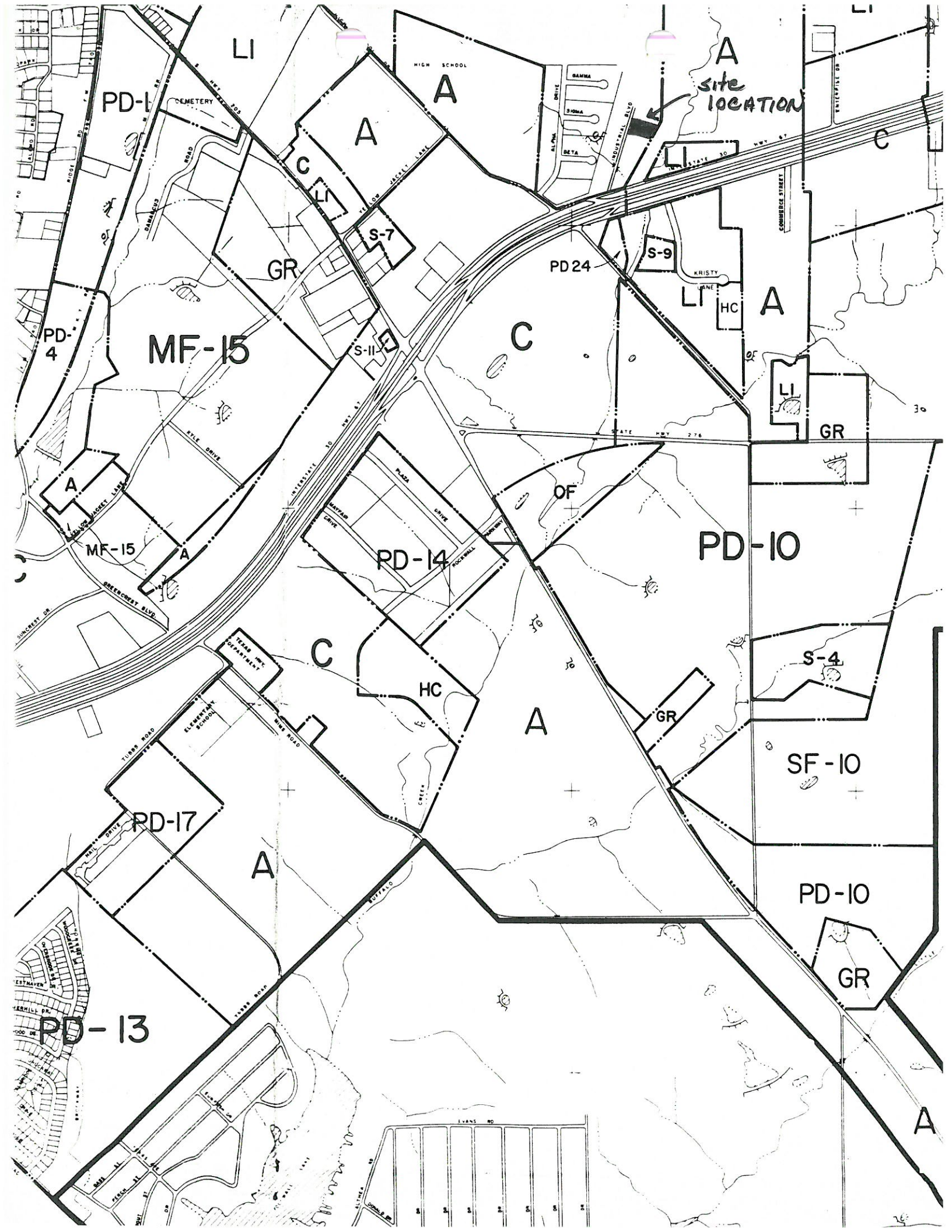
Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

MN/mmp



A
site
location

PD-1

A

A

C

S-7

GR

PD 24

S-9

A

MF-15

C

S-11

LI

GR

PD-4

A

MF-15

A

PD-14

OF

PD-10

S-4

HC

A

GR

SF-10

PD-17

A

PD-10

GR

PD-13

A

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION
AGENDA NOTES

AGENDA DATE February 11, 1988

AGENDA NO. III.C.

AGENDA ITEM P&Z 88-4-CUP - Hold Public Hearing and Consider Approval of a Request from Terry Guerin for a Conditional Use Permit for a Commercial Amusement to Allow an Indoor Golf Center at Industrial and I-30

ITEM GENERATED BY Applicant Terry Guerin

ACTION NEEDED Hold public hearing and recommend approval or denial of CUP request with any conditions included in the motion

BACKGROUND INFORMATION

We have received a request for approval of a Conditional Use Permit for an indoor miniature golf facility proposed in the Industrial Foundation Addition on Industrial Boulevard off of I-30.

The property is zoned Light Industrial and a commercial amusement in "LI" requires a CUP. The primary use will be miniature golf with accessory game machines and snack bar. The only comment that we have regarding the use applies to existing parking. When the parking was provided for this building it was based on industrial standards. This use substantially raises the required amount of parking.

The owner of the property is willing to pave the additional parking, but he would like to have an opportunity to find out if the use can succeed. They have therefore asked for approval of a temporary parking area utilizing gravel, to be replaced by concrete within 6 months. Our recommended conditions on the use, if recommended for approval are as follows:

1. Require that the permanent parking meeting City standards be installed within 6 months from the date of approval.
2. Require that the gravel from the temporary parking area be removed from the site at the completion of 6 months.
3. Require that plans for any permanent parking improvements be submitted and approved by the City Engineer prior to installation.
4. A condition that, at any time during the 6 months, should the necessary parking demand exceed the existing parking, no additional C.O's will be issued until adequate parking is provided.

Attached you will find a site plan outlining the temporary parking and where the permanent parking would be placed.

PUBLIC HEARING NOTICES 4 sent, none returned.

ATTACHMENTS:

1. location map
2. site plan with temporary parking
3. site plan with permanent parking
4. building layout
5. Temporary waiver request

AGENDA ITEM Guerin Indoor Golf Center

ITEM NO. III.C.

CITY OF ROCKWALL
ROCKWALL CITY COUNCIL
AGENDA NOTES

AGENDA DATE March 21, 1988

AGENDA NO. V. E.

AGENDA ITEM P&Z 88-4-CUP - Hold Public Hearing and Consider Approval of a Request from Terry Guerin for a Conditional Use Permit for a Commercial Amusement to Allow an Indoor Golf Center at Industrial and I-30

ITEM GENERATED BY Applicant Terry Guerin

ACTION NEEDED Hold public hearing and approve or deny CUP request with any conditions included in the motion

BACKGROUND INFORMATION

We have received a request for approval of a Conditional Use Permit for an indoor miniature golf facility proposed in the Industrial Foundation Addition on Industrial Boulevard off of I-30.

The property is zoned Light Industrial and a commercial amusement in "LI" requires a CUP. The primary use will be miniature golf with accessory game machines and snack bar. The only comment that we have regarding the use applies to existing parking. When the parking was provided for this building it was based on industrial standards. This use substantially raises the required amount of parking.

The owner of the property is willing to pave the additional parking, but he would like to have an opportunity to find out if the use can succeed. They have therefore asked for approval of a temporary parking area utilizing gravel, to be replaced by concrete within 6 months. Our recommended conditions on the use, if recommended for approval are as follows:

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2. Require that the gravel from the temporary parking area be removed from the site at the completion of 6 months.
3. Require that plans for any permanent parking improvements be submitted and approved by the City Engineer prior to installation.
4. A condition that, at any time during the 6 months, should the necessary parking demand exceed the existing parking, no additional C.O's will be issued until adequate parking is provided.

Attached you will find a site plan outlining the temporary parking and where the permanent parking would be placed.

The P&Z has recommended approval of the CUP for a period of 6 months with all of the above conditions as well as the condition that if the business ceases operation at any time, the CUP will be voided and that all conditions must be met prior to applicant renewing the CUP. We have drafted an ordinance containing all of the conditions approved by the P&Z. If the Council wishes to approve this request the ordinance can be adopted as written or with any changes you wish to make.

PUBLIC HEARING NOTICES 4 sent, none returned.

- ATTACHMENTS:
1. location map
 2. site plan with temporary parking
 3. site plan with permanent parking
 4. building layout
 5. Temporary waiver request
 6. Proposed Ordinance authorizing CUP

AGENDA ITEM: Guerin Indoor Golf Center

ITEM NO. V.E.

Council 3/21/88

Council then held a public hearing and considered approval of an ordinance authorizing a change in zoning from "PD-5" Planned Development to "SF-10" Single Family on a five acre tract located on Quail Run Road and a preliminary plat. Couch explained that this five acre tract was currently incorporated inside PD-5 and that the applicant proposed to use the property as a single family residence. She explained that the Thoroughfare Plan did show a proposed collector and that the Traffic Engineer had reviewed this and felt that the need for the road was no longer there due to the replanning that had occurred in the balance of PD-5. Couch read the caption of an ordinance authorizing the change in zoning. Fox made a motion to approve the ordinance and the preliminary plat. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Terry Guerin for a Conditional Use Permit for a commercial amusement to allow an indoor golf center at Industrial and I-30. Couch explained that the primary use for this property would be miniature golf with accessory game machines and a snack bar. She explained that when the parking was provided for the building it was based on industrial standards and that the proposed use increased the required amount of parking. She stated that the owner of the property was willing to pave the additional parking, but that he wished to have the opportunity to find out if the use would succeed. Terry Guerin told the Council that he had read the recommended conditions of the Planning and Zoning Commission and would comply. Couch read the caption of the ordinance authorizing the Conditional Use Permit, including the conditions of the Planning and Zoning Commission. Bullock made a motion to approve the ordinance subject to the addition of the conditions of the Planning and Zoning Commission. Luby seconded the motion. The motion was voted on and passed unanimously.

Couch then explained that the Architectural Board of Review had requested the opportunity to develop some guidelines regarding construction and design of buildings within the Scenic Overlay District. She explained the Board proposed guidelines that could include descriptions of design details, a variety of roof lines, roof materials, masonry materials, and signage that would be acceptable in the District. Miller made a motion to authorize the Architectural Board of Review to develop these guidelines subject to the approval of Council for the review of the Planning and Zoning Commission. Jones seconded the motion. The motion was voted on and passed five to one, with Fox voting against the motion.

Bob O'Brian of Arthur Anderson then addressed the Council to discuss the management letter pertaining to the Annual Audit. O'Brian stated that there had been significant progress made in the books and status of records and events in the Finance Department and pertaining to the Annual Audit. He stated there were three areas that desired some attention and these were Fixed Asset Record Keeping, Investment Procedures, and Fee Structures. O'Brian briefly outlined the findings of the Auditors. He told Council that the three areas of improvement found were not of significant importance. Director of Finance Mike Phemister pointed out that although the City did have a record of fixed assets, there was no systematic control to reconcile certain items. City Manager Bill Eisen commended the Finance Department on the significant improvement indicated in this letter as opposed to the letter

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 Terry Guerin
for a Conditional Use Permit for a commercial amusement for a
proposed indoor golf center.

on the following described property:

2010 Industrial Boulevard also described as Lot 9, Rockwall
Industrial Foundation

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 88-4-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 88-4-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 _____

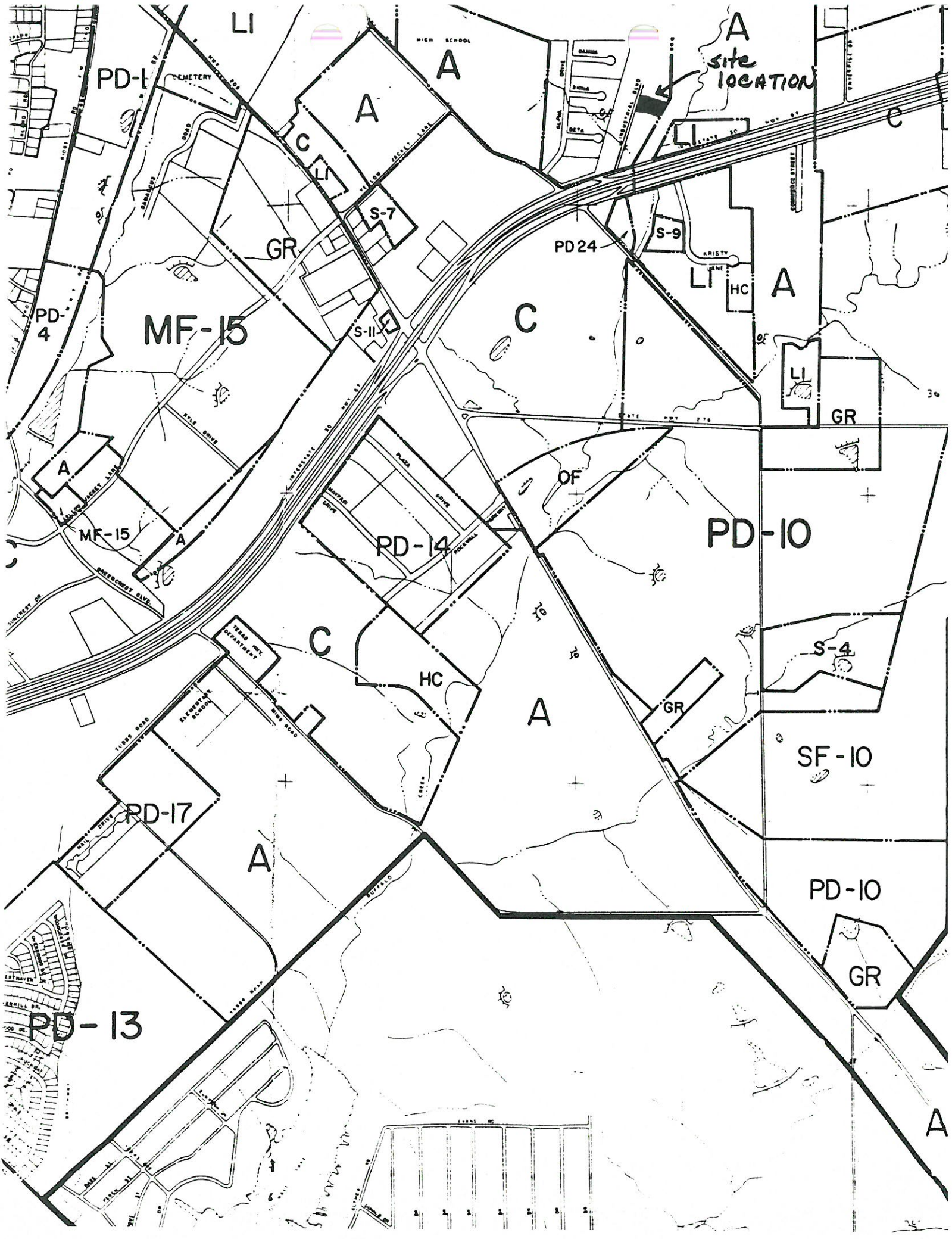
Lot 9
Rockwall Industrial Foundation

8, 9, 10, 11 Rockwall Steel Co. Inc
Box 729
Terrell Tx 75160

567 Rockwall Steel

AB 99 TR 3 Rose K. Cade
802 N Coliad

AB 99 TR 20
20-1 Smartt, Laffard & Bond
603 S Coliad



3' WIDE GREENERY BELT

PARKING AREA
CONC. CURBING
LIMITS OF
PAVED PARKING
N 15° 10' E

10" Ø W.M. EXISTING
F.H. EXISTING

38'-0"

CURB INLET

STETRIAL AVENUE
5'-0" N 15° 48' 33" E

8" Ø S. SWR. EXISTING

6'-0"

18" Ø ENCASED R.C. PIPE

7'-0"

SLAB

← 18' →

14 Permanent Spaces (9'x18')

126'

4' WIDE GREENERY BELT 4' 20'

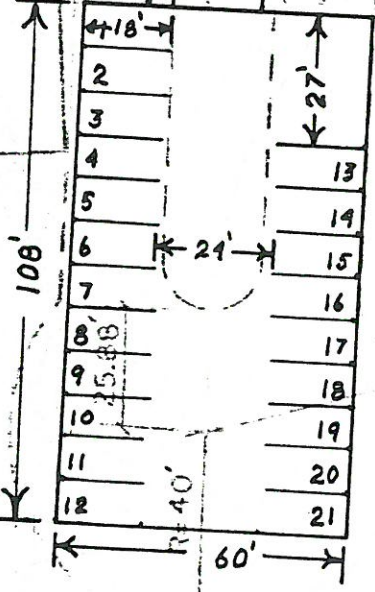
EXISTING BLDG. ⑥
100'x120'

C.U.P. AREA

DITCH

FUTURE EXPANSION
100'x60'

Exhibit
A
1"=40'



50'

S 00° 25' E 580.73'

Parking (9'x18')

14 Permanent
21 Temporary
35 Total Spaces

3' WIDE GREENERY BELT

LIMITS OF PAVED PARKING
N 15° 10' E

10" Ø W.M. EXISTING
F.M. EXISTING

INITIAL AVENUE
N 15° 43' 30" E

8" Ø S. SWR. EXISTING

18" Ø ENCASED R.C. PIPE

SCALE

186'
20 spaces PARKING AREA

4' WIDE GREENERY BELT

EXISTING BLDG (6)
100 X 120

FUTURE EXPANSION
100 X 60

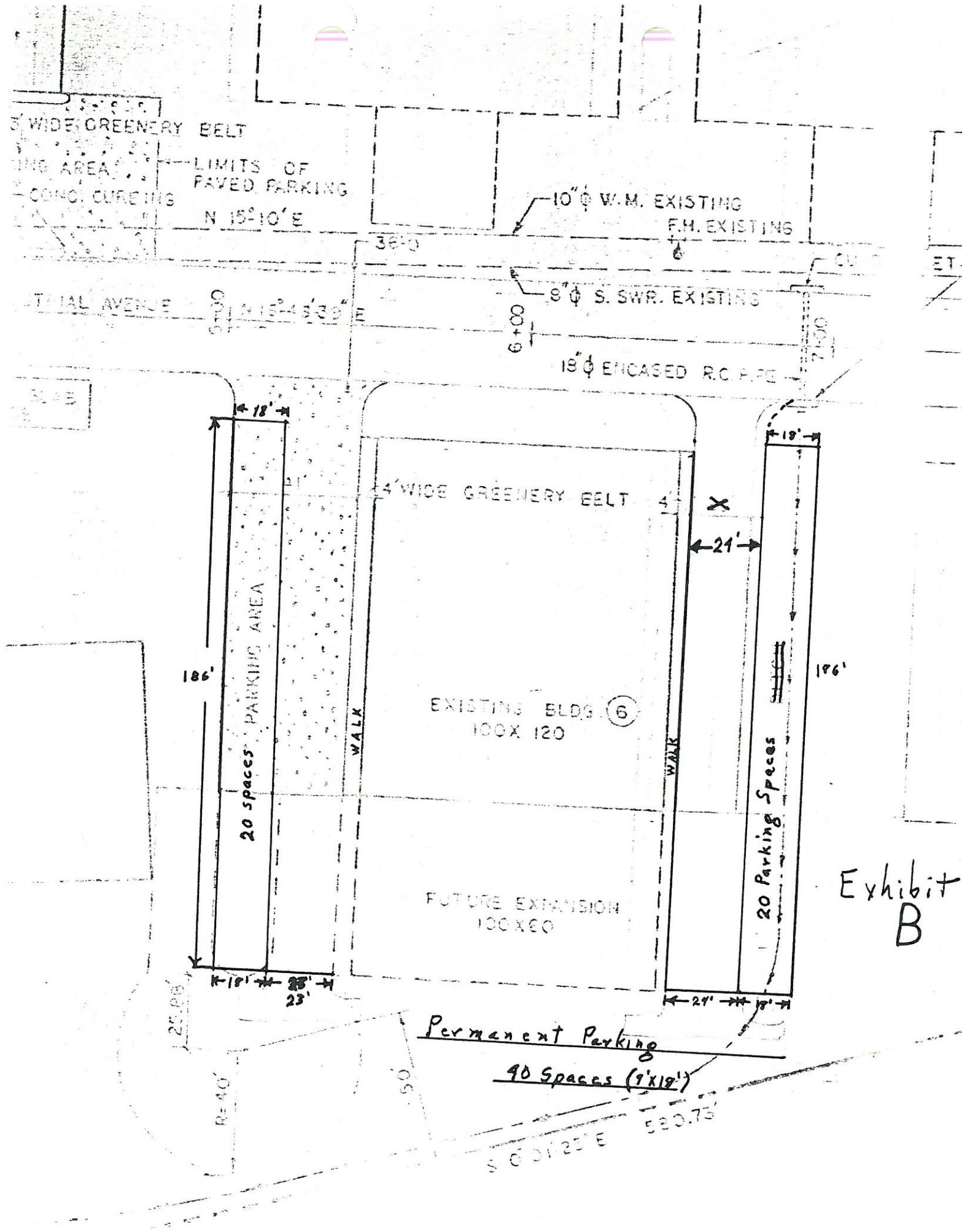
20 Parking Spaces

Exhibit
B

Permanent Parking
40 Spaces (9'x19')

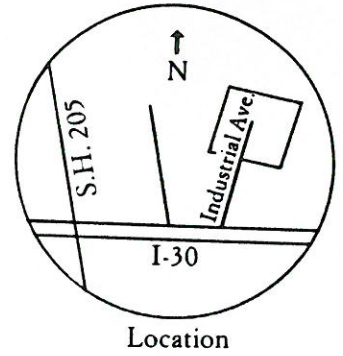
S 60° 23' E 520.75'

R=40'

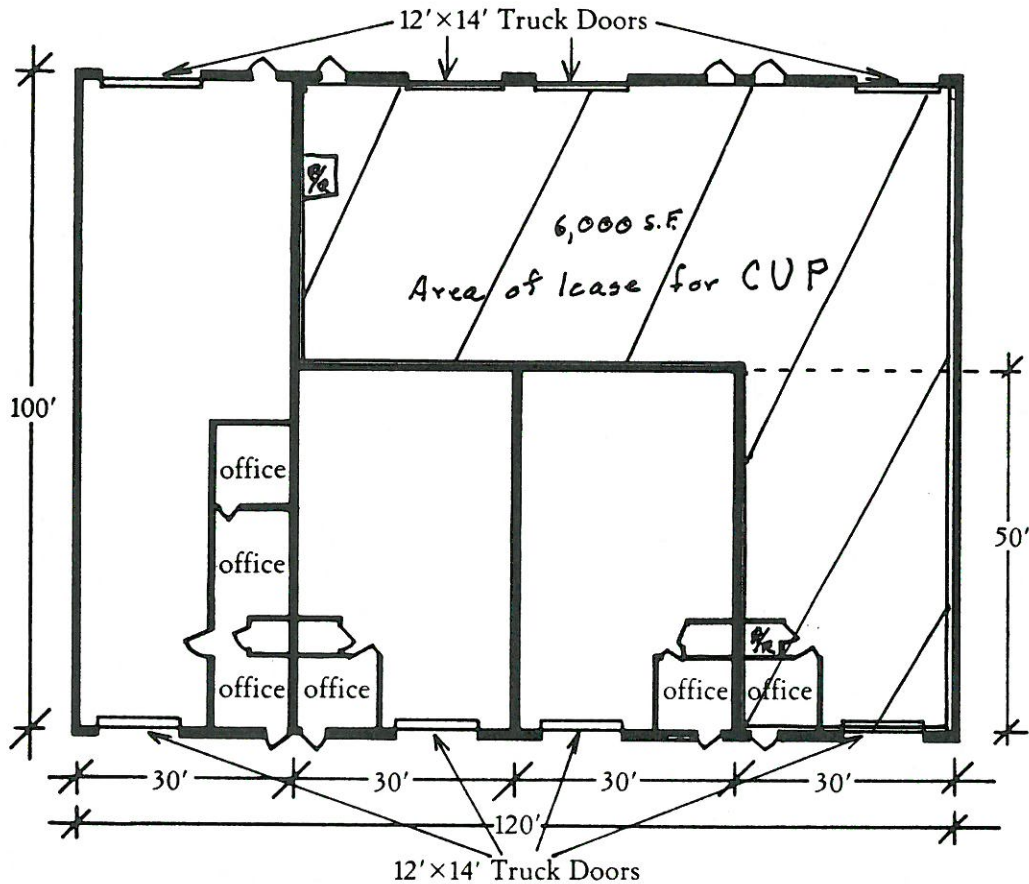


ROCKWALL INDUSTRIAL PARK

2010 Industrial Ave.
Rockwall, Texas
214/226-1983 ext. 131
For Lease



Concrete Parking and Drive



Concrete Parking and Drive

- 16' eaves
- Restrooms
- Walls and Ceiling Insulated

- Utilities:
 - Water and Sewer - City
 - Gas Available
 - So. Western Bell
 - Electric - TP&L

Members of the Rockwall City Council and the Planning and Zoning Commission:

The owner of the property for which this request for a Conditional Use Permit is being made, ask that a temporary parking agreement be approved to allow for gravel parking for a period of six months after this permit is approved. This parking will provide twenty-one (21) additional spaces over the fourteen (14) existing. This is shown on Exhibit A.

Also included is a plot plan, Exhibit B, which shows that a minimum of forty parking spaces can be provided in the final development plan of this site.

Attached: Exhibit A

Exhibit B

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 21st day of March, 1988.
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Terry Guerin
for a Conditional Use Permit for a commercial amusement for
a proposed indoor golf center.

on the following described property:
2010 Industrial Boulevard, also described as Lot 9, Rockwall
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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 88-4-CUP

Mary 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 88-4-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 _____

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 13th day of October, 1988
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request Terry Guerin
for a continuation of a Conditional Use Permit for a commercial amusement
for an indoor golf center.
on the following described property:

2010 Industrial Boulevard also described as Lot 9, Rockwall
Industrial Foundation

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 88-4-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 88-4-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 9
Rockwall Industrial Foundation

1, 9, 10, 11 Rockwall Steel Co. Inc
Box 729
Terrell Tx 75160

F67 Rockwall Steel

1B 99 TR 3 Rose K. Cade
802 N Coliad

9B 99 TR 20
20-1 Smartt, Leland & Bond
603 S Coliad

. PLANNING AND ZONING ACTION SHEET

Applicant Terry Guerin Case No. 88-4-CVP

Property Description Industrial

Case Subject Matter CVP for Commercial Amusement

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>2/11/88</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council <u>3/21</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- 88-10 Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts

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 Planning and Zoning Commission will hold a public hearing on October 13, 1988, at 7:30 P.M. in City Hall, 205 West Rusk, to consider the following:

1. Proposed changes in zoning from "A" Agricultural to "SF-7", "SF-10" or "SF-16" Single Family on Lots located at FM-740 and Shadydale Lane described as No. 1, No. 3, No. 5, No. 6, and No. 10 Shadydale Lane
2. A request from Terry Guerin for renewal of a Conditional Use Permit for a commercial amusement, Hidden Rock Country Club, located on Industrial Boulevard off I-30.