

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

739-8100

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 1989-44- CUP Date Submitted 12/22/89

Filing Fee \$ 101.00

Applicant LIM PANNELL

Address 1207 N GOLIND
ROCKWALL TX

Phone No. 722 0042

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

SMALL RESTRUANT

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

line The current zoning on this property is _____. 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.

Christa Pannell

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

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.

No 14740



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628
(214) 771-1111

Cash Receipt

Name Jain Pennie Date 12-22-89
Mailing Address _____
Job Address _____ Permit No. _____

Check Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	101.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 101.00 Received by Heer

**City of Rockwall
Planning and Zoning Applicant Receipt**

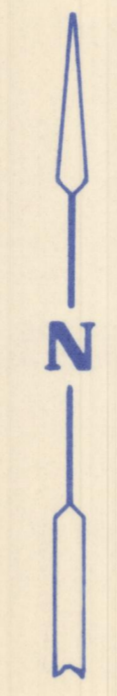
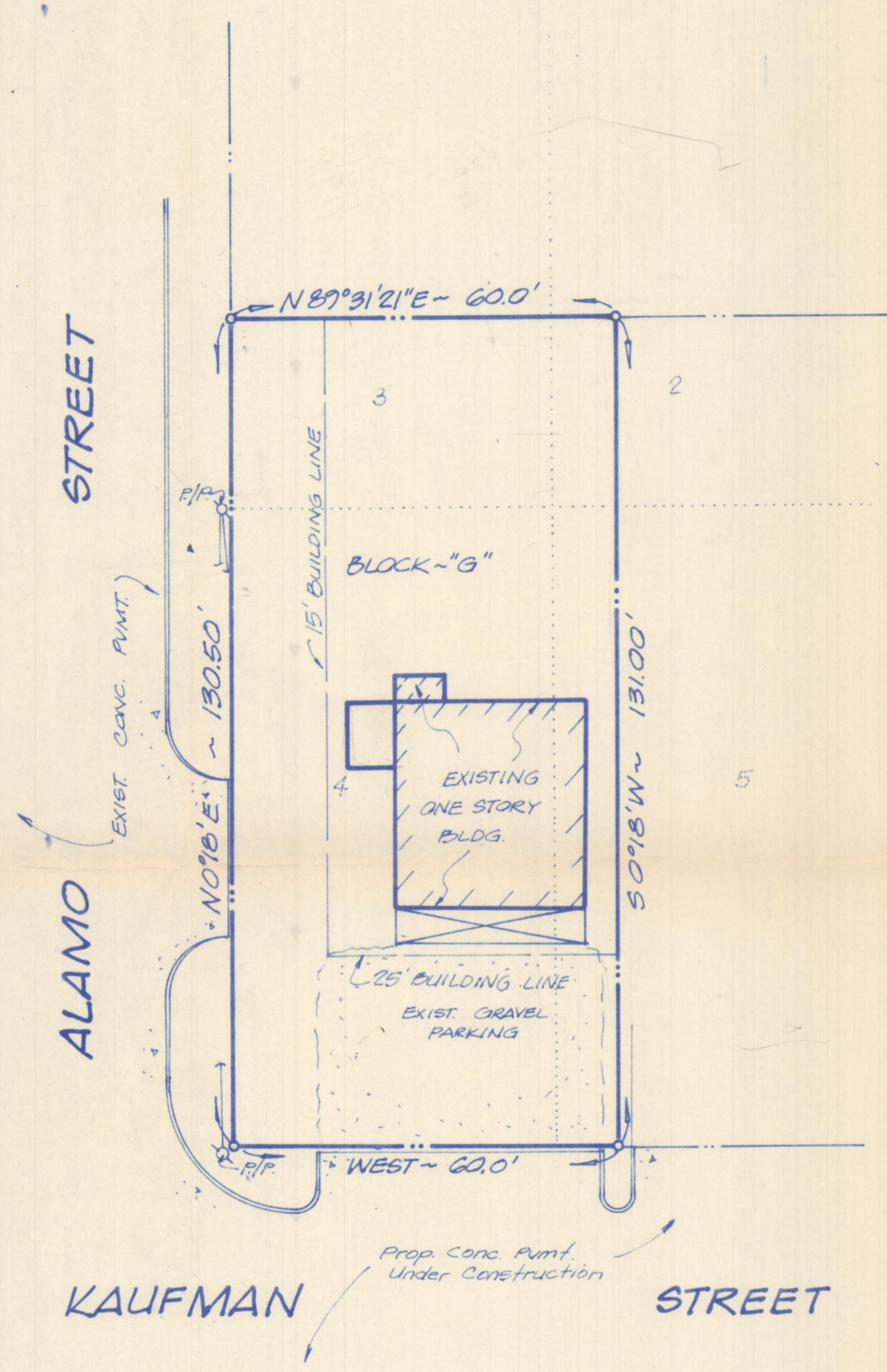
Date 12/22/89
Applicant Jim Farrell Phone _____
Address _____
Development 500 Williams St

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

- Site Plan Application
- Prel. Plat Application
- Final Plat Application
- Zone Change Application
- Sign Board Application
- Board of Adj. Application
- Front Yard Fence Application
- CUP Application
- (1) sets/site plans - Submission # 1
- () sets/prel. plats - Submission # _____
- () sets/final plats - Submission # _____
- () sets/executed final plats/mylars
- () sets/engineer drawings - Submission # _____
- Filing fee \$ 10.00
- Other legal description

With this application, you are scheduled to appear before the
Planning & Zoning Commission
on January 11, 1990,
at 1:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: Mary Nichols

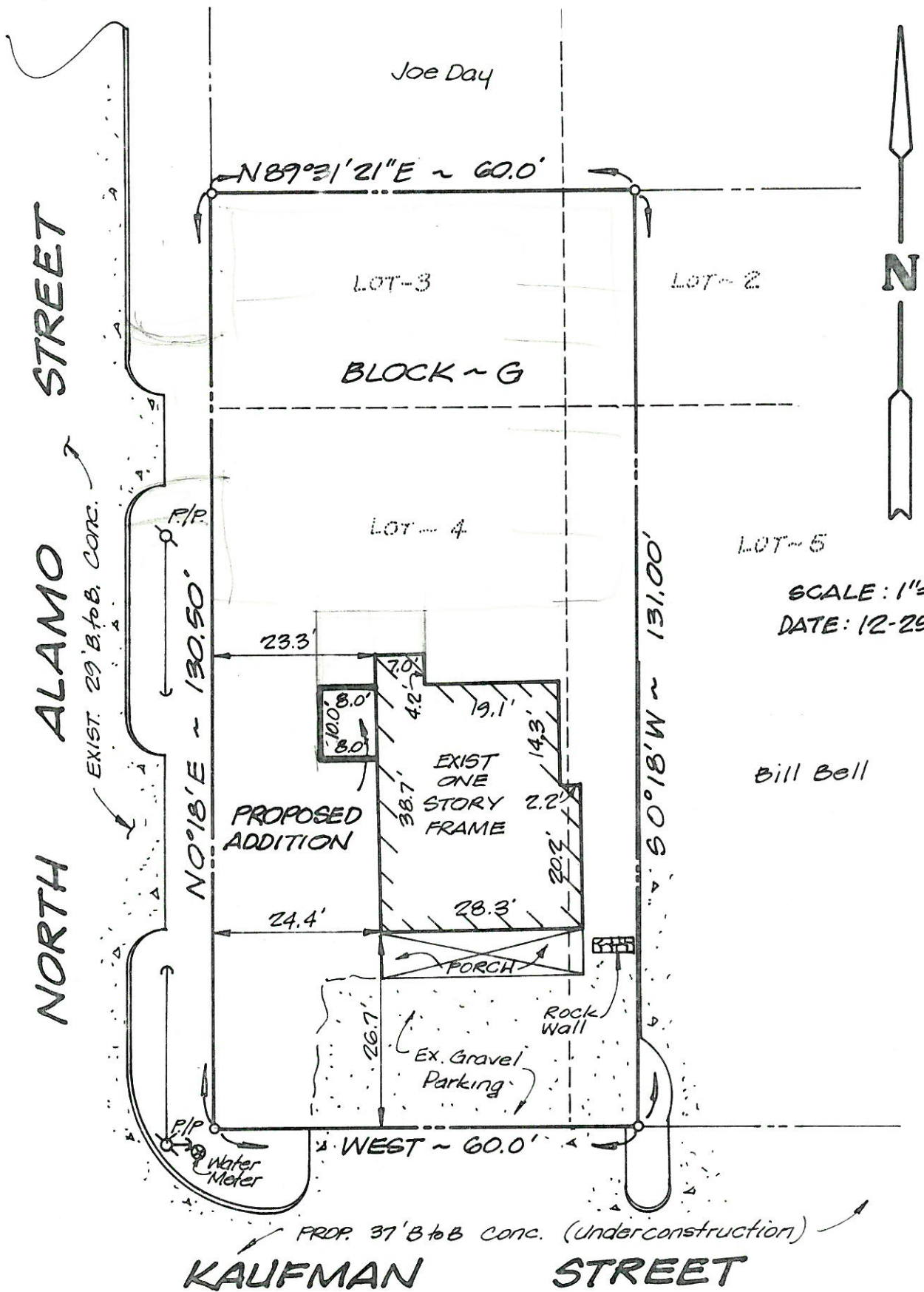


1" = 20'

771-8038
Buddy Miller

SITE PLAN
PROPOSED EXPANSION
 ALL OF LOT 4 AND PART OF LOT 2, 3, & 5
 BLOCK "G" OF THE ORIGINAL TOWN OF ROCKWALL
 CITY OF ROCKWALL, TEXAS

771-2448
 NELSON CONTRACTING ~ PREPARED BY
 502 WILLIAMS ST. ~ ROCKWALL, TEXAS, 75087



SITE PLAN

PROPOSED ADDITION

ALL OF LOT 4 AND PART OF LOTS 2, 3 & 5 ~ BLOCK ~ G
 OF THE ORIGINAL TOWN OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PREPARED BY ~ NELSON CONTRACTING
 ROCKWALL TX 75087 ~ PH. (214) 771-2448

8905

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Revised 1-1-76
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

DEED OF TRUST TO SECURE ASSUMPTION

(WHERE BENEFICIARY IS LIABLE ON NOTE ASSUMED)

THE STATE OF TEXAS
COUNTY OF ROCKWALL

}

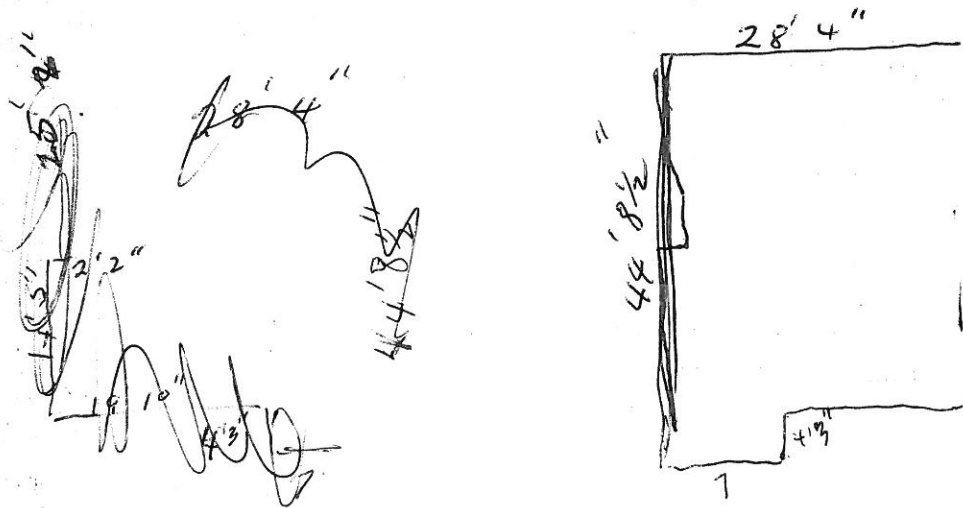
KNOW ALL MEN BY THESE PRESENTS:

That I, WILLIAM A. WHITE

of ROCKWALL County, Texas, hereinafter called Grantors (whether one or more) for the purpose of securing the indebtedness hereinafter described, and in consideration of the sum of TEN DOLLARS (\$10.00) to us in hand paid by the Trustee hereinafter named, the receipt of which is hereby acknowledged, and for the further consideration of the uses, purposes and trusts hereinafter set forth, have granted, sold and conveyed, and by these presents do grant, sell and convey unto PHILIP L. HAIL, Trustee, of ROCKWALL County, Texas, and his substitutes or successors, all of the following described property situated in ROCKWALL County, Texas, to-wit:

BEING all of LOT 4 and parts of LOTS 2,3, and 5, BLOCK "C" of the ORIGINAL TOWN PLAT of Rockwall, as recorded in Volume 1, Page 555 and Volume F, Page 510, of the Deed Records of Rockwall County, Texas, and also being part of that tract as conveyed to Earl Lowe and wife, Addie Lowe, and being more particularly described as follows:

BEGINNING at the point of intersection of the East line of North Alamo Street with the North line of West Kaufman Street, said point being the Southwest corner of LOT 4, BLOCK "C" an iron stake found for corner;
THENCE: North 0°18' East, along the East line of North Alamo Street a distance of 130.50 feet to an iron stake found for corner;
THENCE: North 89°31'21" East, leaving the said East line of North Alamo Street a distance of 60.00 feet to an iron stake found for corner;
THENCE: South 0°18' West, a distance of 131.00 feet to an iron stake found for corner;
THENCE: West, along the North line of West Kaufman Street, a distance of 60.00 feet to the PLACE OF BEGINNING and containing 0.180 acres of land.



ALAMO

30'

44' 8 1/2"

Porch

1
5'
1

28' 4"

64'

7'

4' 3"

19' 15"

14' 6"

2' 2"

30'

KALFMAN

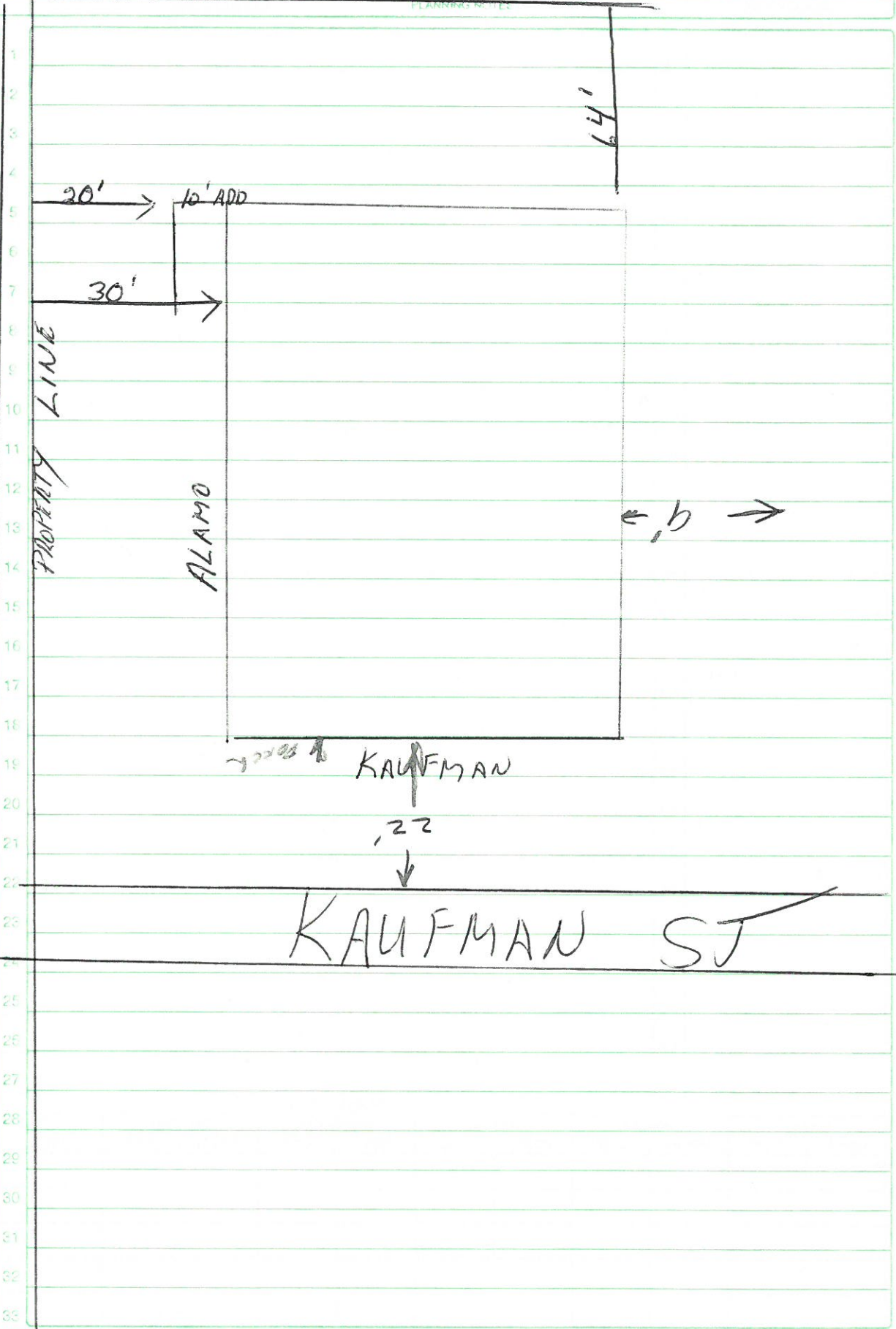
ACTION NOTES

ALAMO ST

PROPERTY LINE

ALAMO

KAUFMAN SJ



Site Plan for Junction

Repeat

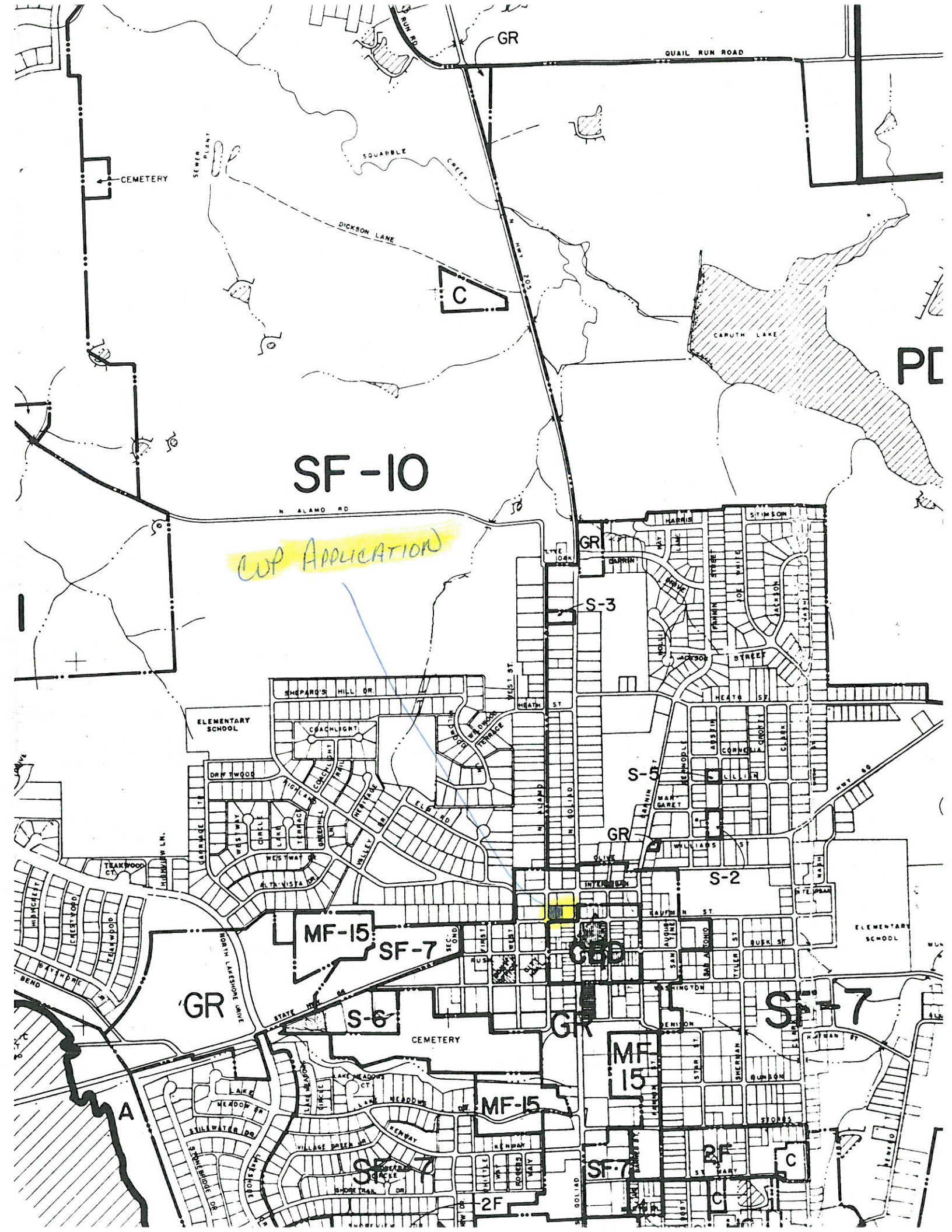
1. Cross lot lines - existing would not increase

can add
water by
P22 + control

2. Has inadequate parking - no + material
has 5 needs 10 will increase to 11

cut

- 3. Materials not conforming - frame structure



SF-10

CWP Application

MF-15

SF-7

S-6

S-3

S-2

GR

MF-15

SF-7

SF-7

SF-7

2F

CEMETERY

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

GR

QUAIL RUN ROAD

SQUABBLE CREEK

DICKSON LANE

C

CARUTH LAKE

PC

N ALAMO RD

GR

S-3

GR

S-2

MF-15

SF-7

S-6

GR

MF-15

SF-7

SF-7

SF-7

2F

CEMETERY

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

GR

QUAIL RUN ROAD

SQUABBLE CREEK

DICKSON LANE

C

CARUTH LAKE

PC

N ALAMO RD

GR

S-3

GR

S-2

MF-15

SF-7

S-6

GR

MF-15

SF-7

SF-7

SF-7

2F

STREET

ALAMO

New Parking lot

N 87° 31' 21" E - 60.0'

EXIST. CONC. PUNT.

N 07° 16' E - 130.50'

15' BUILDING LINE

BLOCK - "G"

160 sq ft Addition

EXISTING ONE STORY BLDG.

25' BUILDING LINE

EXIST. GRAVEL PARKING

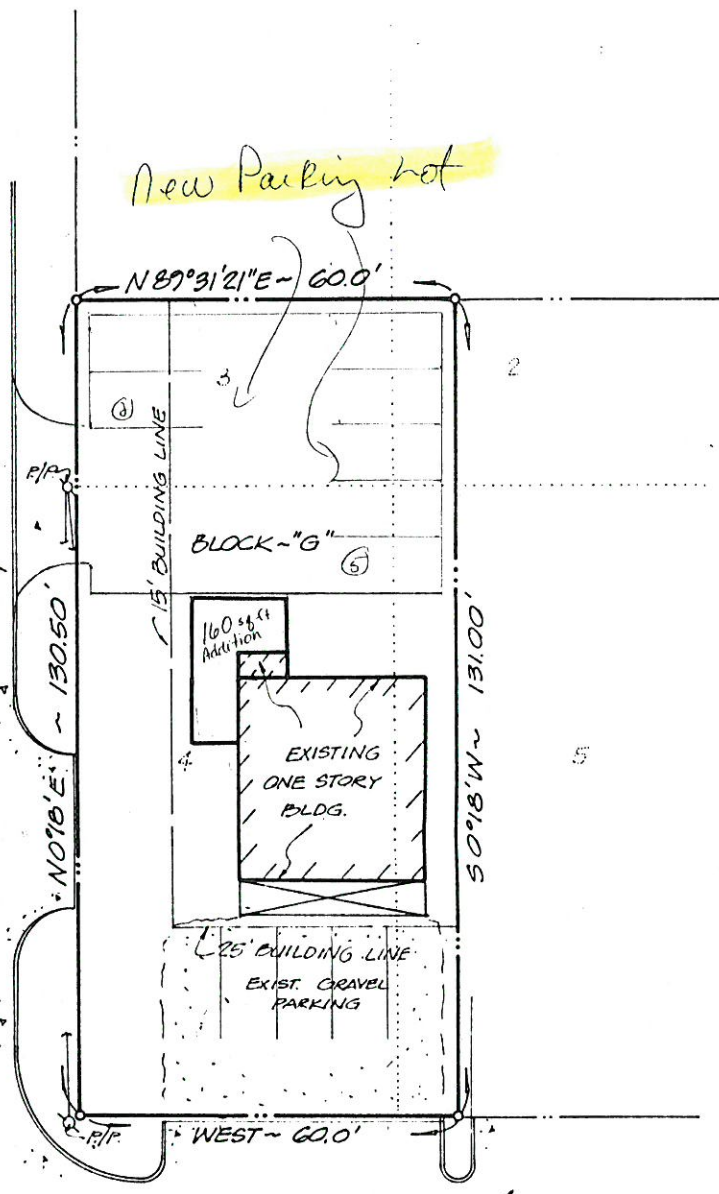
S 01° 15' W - 101.00'

WEST - 60.0'

Prop. Conc. Punt Under Construction

KAUFMAN

STREET



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: January 8, 1990

Agenda No: III. A.

Agenda Item: Hold Public Hearing and Consider Approval of a Request from Chrystal Pannell for a Conditional Use Permit for Less Than 90% Masonry Facade at Alamo and Kaufman Streets and a Temporary Gravel Parking Lot

Item Generated By: Applicant

Action Needed: Hold public hearing and consider approval of the request

Background Information:

The building located at Alamo and Kaufman is a frame structure, currently used as a restaurant, that is a legal non-conforming structure. It does not have 90% masonry exterior materials and it does not have the currently required number of parking spaces. The parking that does exist is gravel parking and maneuvering into and out of the parking must be done on a public street. The current owner of the business wishes to add approximately 160 square feet to the building in the kitchen area. In order to obtain approval for this expansion several of the non-conforming issues must be addressed. A request has been made for a CUP for a structure with less than 90% masonry materials. The structure is very old and, as with most of the older structures in this area, the exterior materials are wood. The applicant wishes to add on the building with a material that would match the existing siding.

The current parking requirement is 10 spaces. There are five spaces in front of the building. The addition will increase the parking requirement to 12 spaces. The applicant will have to provide the proper number of spaces for the entire site in order to build the expansion. There is adequate room in the rear of the building to add the parking. The business owner understands that our current standards would require asphalt or concrete. He is requesting permission to use gravel for a temporary parking lot material and add an asphalt surface for both the existing parking and the new parking in a year and a half. He is requesting a temporary use of gravel for 1 1/2 years from the completion of his addition. Attached is a site drawing that identifies the existing building and parking, and the location for the new parking.

Attachments:

1. Location Map
2. Site Drawing

Agenda Item: CUP - Alamo and Kaufman

Item No: III. A.

PUBLIC NOTICE

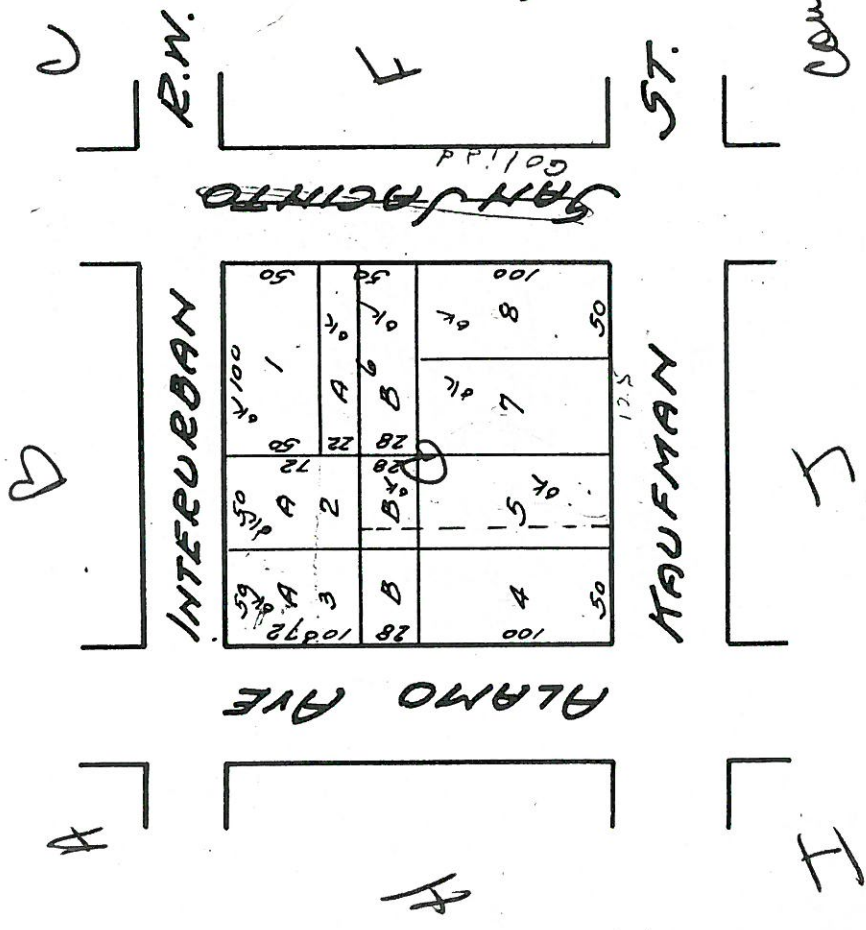
The Rockwall City Council will hold a public hearing on Monday, February 5, 1990, at 7:00 P.M. in City Hall, 205 West Rusk, to consider approval of a request from Jim Pannell for a Conditional Use Permit for an existing structure and proposed addition with less than 90 percent masonry exterior facade for the property located at Kaufman and Alamo Streets and further described as follows:

BEING all of LOT 4 and parts of LOTS 2, 3, and 5, BLOCK "G" of the ORIGINAL TOWN PLAT of Rockwall, as recorded in Volume 1, Page 555 and Volume F, Page 510, of the Deed Records of Rockwall County, Texas, and also being part of that tract as conveyed to Earl Lowe and wife, Addie Lowe, and being more particularly described as follows:

BEGINNING at the point of intersection of the East line of North Alamo Street with the North line of West Kaufman Street, said point being the Southwest corner of LOT 4, BLOCK "G" an iron stake found for corner;
THENCE: North 0°18' East, along the East line of North Alamo Street a distance of 130.50 feet to an iron stake found for corner;
THENCE: North 89°31'21" East, leaving the said East line of North Alamo Street a distance of 60.00 feet to an iron stake found for corner;
THENCE: South 0°18' West, a distance of 131.00 feet to an iron stake found for corner;
THENCE: West, along the North line of West Kaufman Street, a distance of 60.00 feet to the PLACE OF BEGINNING and containing 0.180 acres of land.

Block 6

12-20-18



CUP for 90% masonry - Kaufman/Alamo
Lot 4, Lot Pt 2, 3, 5 Bk C

	William A White 302 Rockbrook	Jane Wimper 302 W Kaufman	3, 2, I
2, 5 C	Lucille Bell P.O. Box 682	H & Heath 101 Alamo	4 I
2, 3 C	Joe D Day Rt 4 Box 617 Quinlan, TX 75474	Bob White P.O. Box 786	1, 2 J
	Rockwall County Courthouse	Billy Peoples P.O. Box 35	2, 3 J
1, 6, 2 E & H C	L Reed 5635 Emerald Rd Dallas TX 75227	Linda Sparks 103 N 1st St	4, 5 J
3, 1/2 2 H	Ken Archibald & Nancy Jo Mayo 204 N West	John Weddle 101 N Lehiad	7 J
	John Smith 302 N West St	William Paul Davis 101 N Lehiad	8 J
4, 5 H		C Kent Smith 109 N Lehiad	6 & 5
5, 7, 8 H	Beardon Mayfield 1902 S Lamar Dallas 75215	David Pirth 1945 Wind Hill	6 & 7 & 5
1, 6 I	Lahoma Kimbrell Rt 5, 205 Pt Royal	Jack Cain	
2, 1, 6, I	Barbara Hensley P.O. Box 348		

1,4 A Nancy Bryant
P.O. 670

2,3,6 A Joe Halt
11474 Dumbarton
Dallas 75228

5,4 A Charles Pinell
1425 S Alamo

3,4 B Ronald Perkins
3456 9231 Mass Haven
Des 75231

C Free Methodist Church
Rockwall TX 302 N. Goliad

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 11, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from Jim Pannell for a Conditional Use Permit for an existing structure and proposed addition with less than 90 percent masonry exterior facade for the property located at Kaufman and Alamo Streets and further described below. As an interested property owner, you are encouraged to attend this meeting or respond in writing with regard to your feeling on this matter.

BEING all of LOT 4 and parts of LOTS 2, 3, and 5, BLOCK "C" of the ORIGINAL TOWN PLAT of Rockwall, as recorded in Volume 1, Page 555 and Volume F, Page 510, of the Deed Records of Rockwall County, Texas, and also being part of that tract as conveyed to Earl Lowe and wife, Addie Lowe, and being more particularly described as follows:

BEGINNING at the point of intersection of the East line of North Alamo Street with the North line of West Kaufman Street, said point being the Southwest corner of LOT 4, BLOCK "C" an iron stake found for corner;

THENCE: North $0^{\circ}18'$ East, along the East line of North Alamo Street a distance of 130.50 feet to an iron stake found for corner;

THENCE: North $89^{\circ}31'21''$ East, leaving the said East line of North Alamo Street a distance of 60.00 feet to an iron stake found for corner;

THENCE: South $0^{\circ}18'$ West, a distance of 131.00 feet to an iron stake found for corner;

THENCE: West, along the North line of West Kaufman Street, a distance of 60.00 feet to the PLACE OF BEGINNING and containing 0.180 acres of land.

12/29/8