

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-10- CUP

Date Submitted 4/24/90

Filing Fee \$ 101⁰⁰

Applicant Robert Ryan

Address Rt 4 Box 111J
Rockwall, Tex 75087

Phone No. 214-771-6445

Owner _____ Tenant¹ X 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

East Ridge Center Lot 1 Block 1 Space 1102E, 1103A and 1103B

I hereby request that a Conditional Use Permit be issued for the above described property for: Recreation Center Billiard and video arcade

line The current zoning on this property is Planned Development. 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.

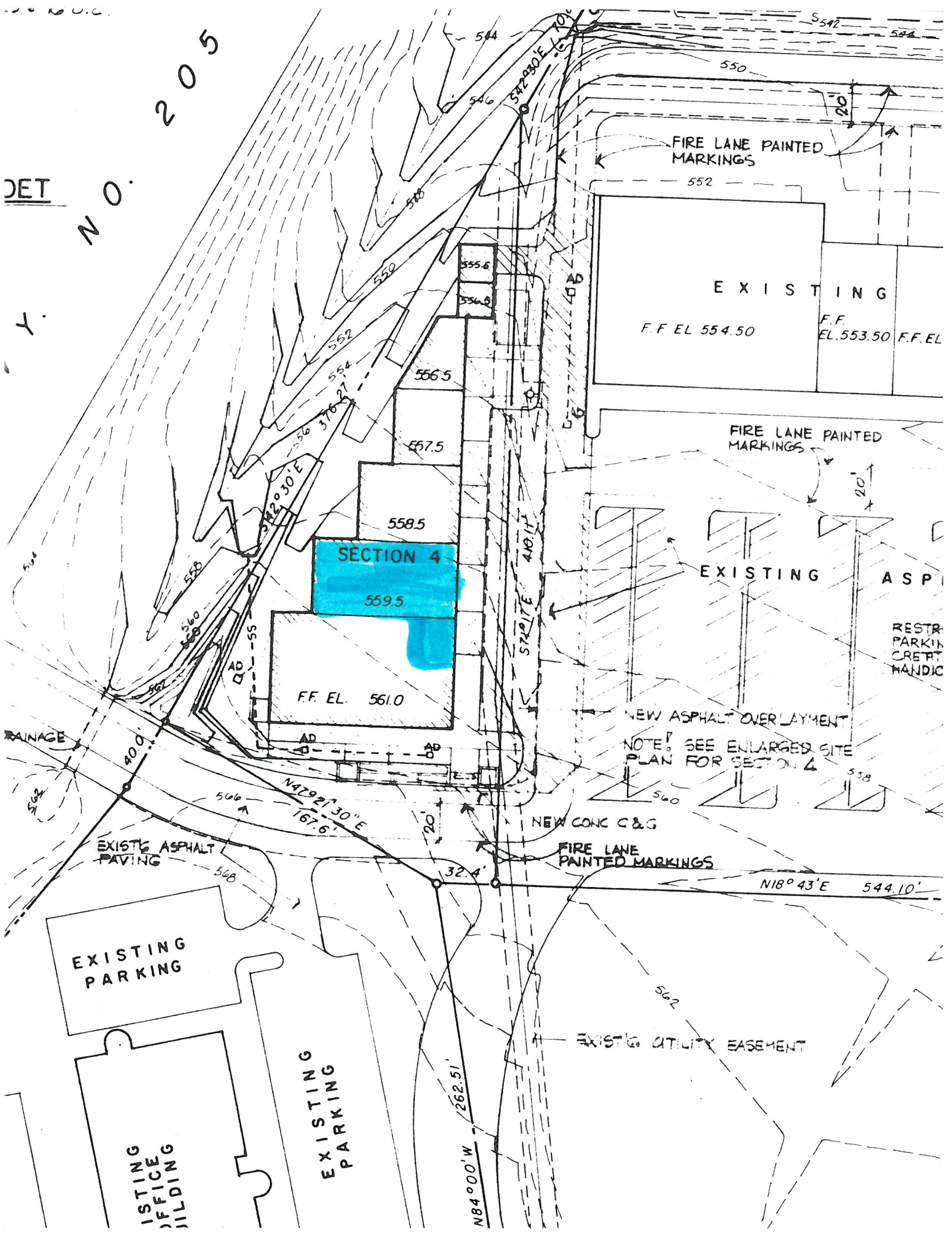
Robert a Ryan

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.

DET

N 0° 20' 5"



SECTION 4

559.5

F.F. EL. 561.0

EXISTING

F.F. EL. 554.50

F.F. EL. 553.50 F.F. EL.

EXISTING

ASPH

RESTRICTION PARKING CREDIT HANDIC

NEW ASPHALT OVERLAYMENT

NOTE: SEE ENLARGED SITE PLAN FOR SECTION 4

NEW CONC C&G

FIRE LANE PAINTED MARKINGS

N 18° 43' E 544.10'

EXISTING PARKING

EXISTING PARKING

EXISTING OFFICE BUILDING

EXISTING UTILITY EASEMENT

N 84° 00' W 262.51'

32.4'

N 47° 27' 30" E 167.6'

400'

568

562

STAIRS 40' 11"

AD

AD

AD

AD

AD

AD

AD

AD

544

546

548

550

552

554

556

558

560

562

564

566

568

570

542

544

550

552

20'

20'

538

20'

20'

20'

20'

20'

20'

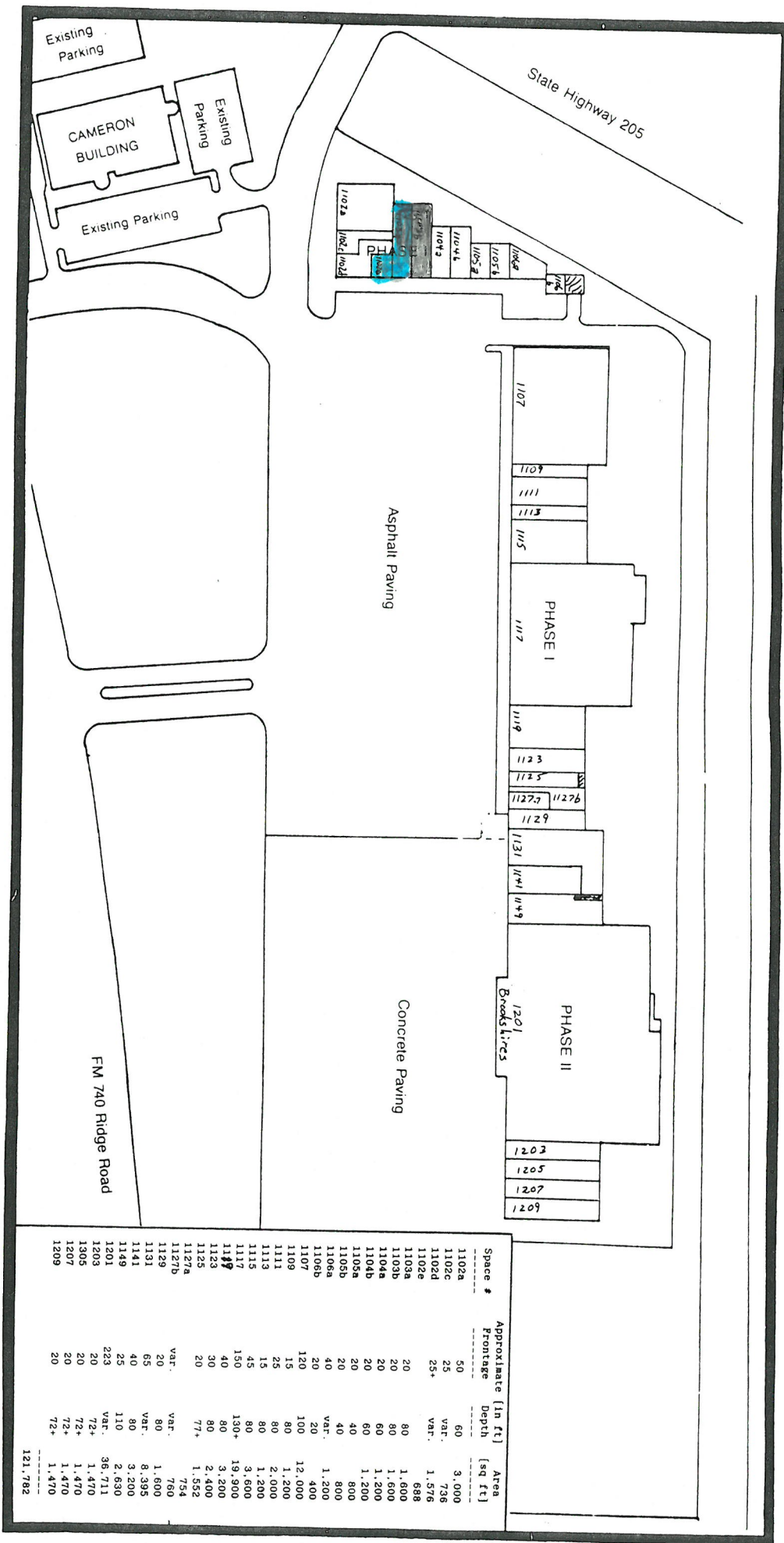
20'

20'

20'

20'

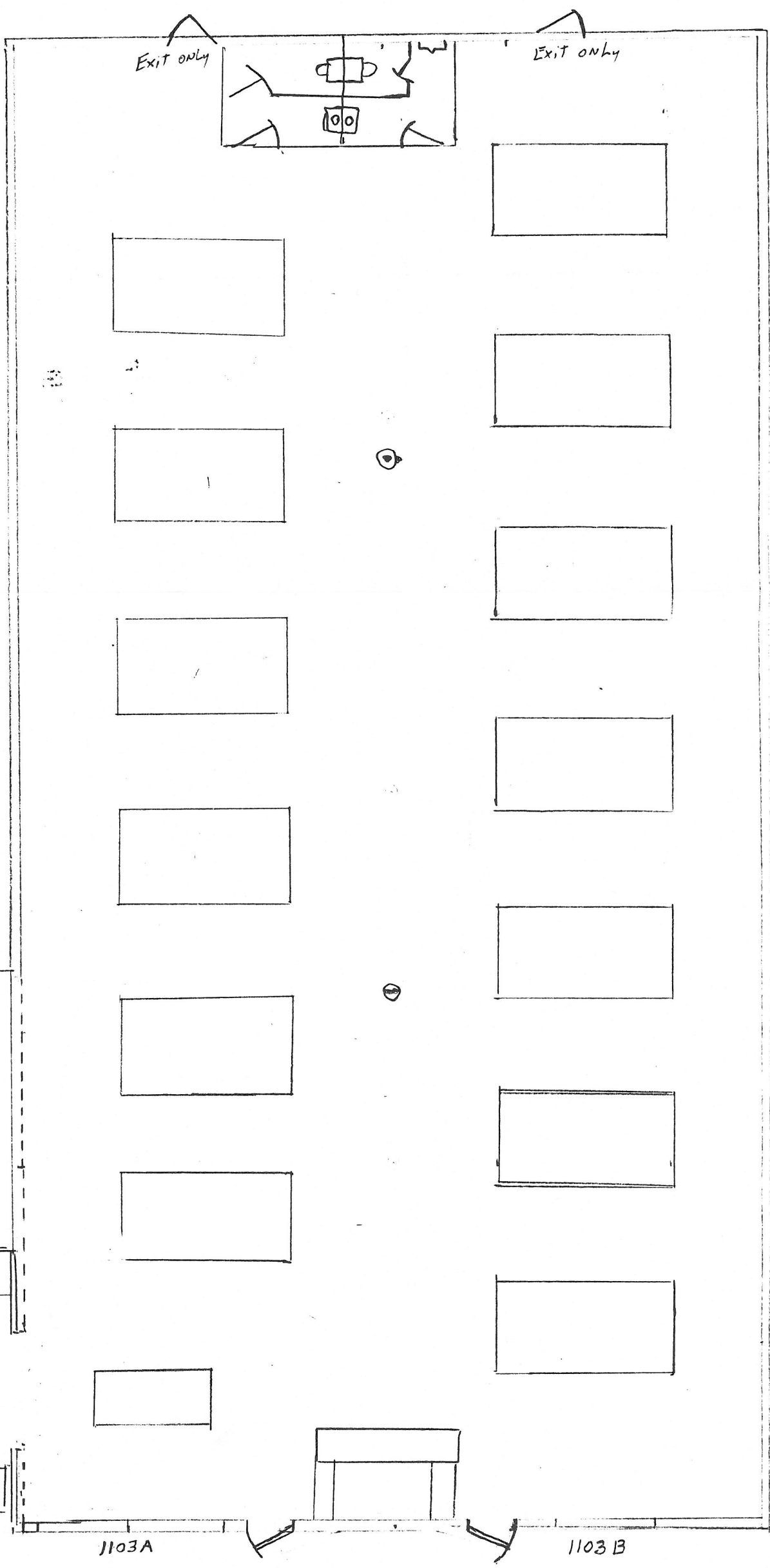
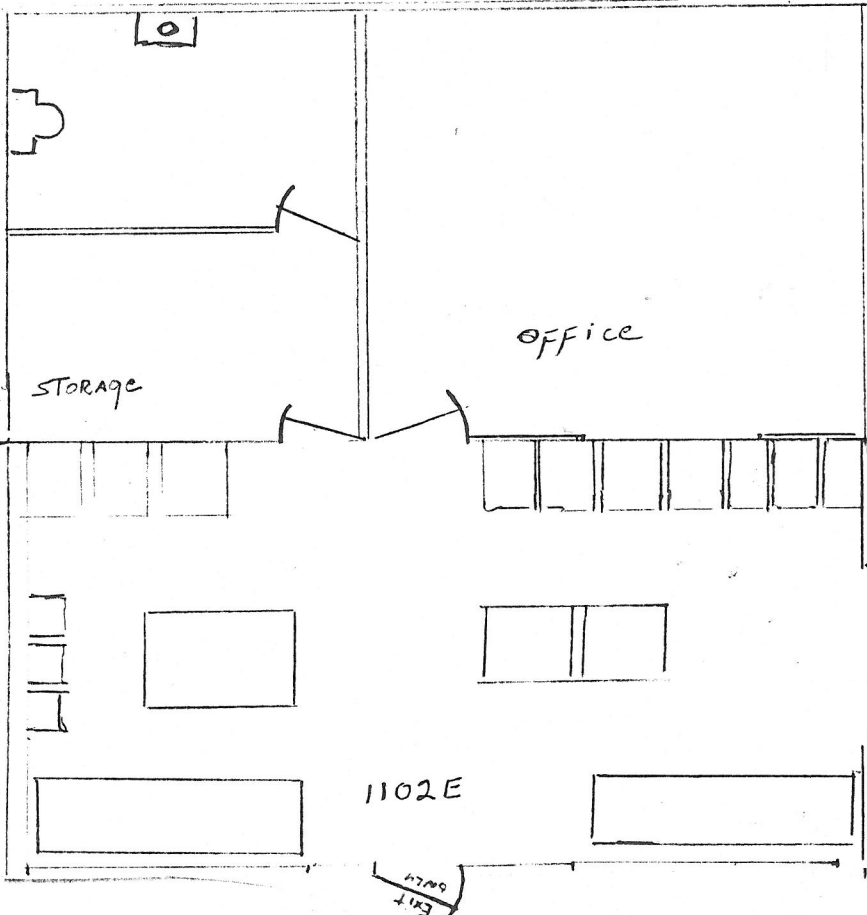
ROBERT RYAN



Space #	Approximate Frontage	Approximate Depth	Area [sq ft]
1102a	50	60	3,000
1102c	25	Var.	736
1102d	25+	Var.	1,576
1102e			688
1103a	20	80	1,600
1103b	20	80	1,600
1104a	20	60	1,200
1104b	20	60	1,200
1105a	20	40	800
1105b	20	40	800
1106a	40	Var.	1,200
1106b	20	20	400
1107	120	100	12,000
1109	13	80	1,040
1111	25	80	2,000
1113	13	80	1,040
1115	15	80	1,200
1117	45	80	3,600
1119	150	130+	19,500
1121	40	80	3,200
1123	30	80	2,400
1125	20	77+	1,552
1127a			754
1127b	Var.	Var.	760
1129	20	80	1,600
1131	65	Var.	8,395
1141	40	80	3,200
1149	25	110	2,650
1201	223	Var.	36,711
1203	20	72+	1,470
1205	20	72+	1,470
1207	20	72+	1,470
1209	20	72+	1,470
			121,782

EAST Ridge Center
Lot 1 Block 1
Spaces 1102 E
1103 A & 1103 B

1 1/2' To 10'





*THE
CAMERON
COMPANY*

CAMERON BUILDING • 1101 RIDGE ROAD • ROCKWALL, TEXAS 75087-4295
ROCKWALL / METRO PHONE: 771-3878

April 23, 1990

Ms. Julie Couch
Rockwall City Hall
205 West Rusk
Rockwall, Tx 75087

Dear Julie,

We are in the process of negotiating with Mr. Robert Ryan for a Lease in Ridge Road Center. His intended use is for a high quality billiard, pin-ball, and video game recreation center. It is our understanding that this is to be a family type of operation. Our Lease will prohibit sales of alcoholic beverages.

I have attached a floor plan that has been provided to us by Mr. Ryan as well as two site plans, one of which has dimensions. The proposed location is indicated in blue.

The Ridge Road Shopping Center board met last April 18th on this issue. We are in favor of the proposal with our current level of knowledge pending agreement with other shopping center tenants who might be affected. Lease negotiation has not been completed at this time.

Therefore we would like to request that the City of Rockwall issue the necessary approvals to Mr. Ryan in order to proceed with this project.

Sincerely,

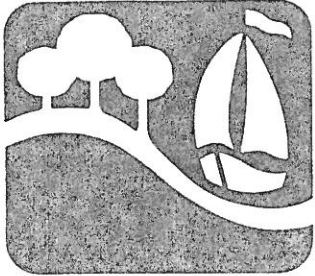


Don R. Cameron

Enclosures

CC: J. Rex Cameron





CITY OF ROCKWALL
"THE NEW HORIZON"

April 26, 1990

Mr. Robert Ryan
Rt 4 Box 111J
Rockwall, Tx 75087

Dear Mr. Ryan:

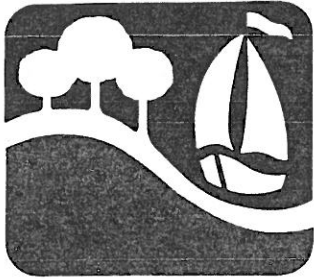
Your application for a Conditional Use Permit for a Commercial Amusement located in Ridge Road Shopping Center has been received and is scheduled for consideration by the Planning and Zoning Commission at a public hearing on Thursday, May 10, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk. The Rockwall City Council will hold a public hearing and consider the request on Monday, May 21, 1990, at 7:00 P.M. in City Hall.

You or your representative should be at both of these hearings. Failure to appear could delay consideration of your request. Please call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL
"THE NEW HORIZON"

May 16, 1990

Mr. Robert Ryan
Rt 4, Box 111J
Rockwall, TX 75087

Dear Mr. Ryan:

On May 10, 1990, the Rockwall Planning and Zoning Commission recommended approval of your request for a Conditional Use Permit for a Commercial Amusement to allow billiard tables and coin operated machines in a proposed business to be located in Ridge Road Shopping Center. The Rockwall City Council will consider approval of your request at a public hearing on Monday, May 21, 1990, in the Rockwall City Hall at 7:00 P.M. As the applicant, it is very important that your interests be represented at this meeting. Lack of representation could delay the approval process.

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

Sincerely,

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

Mary Nichols
Administrative Assistant

EVERYONE BACK INTO POOL
POCKET BILLIARDS GOES UPSCALE, UPTOWN AND UPPITY,
FROM THE LIVING SECTION OF TIME MAGAZINE DEC. 16, 1988

PROFICIENCY AT BILLIARDS, IT HAS BEEN SAID IS A SIGN OF
A MISSPENT YOUTH. THAT IS PUTTING IT POLITELY. POCKET
BILLIARDS, COMMONLY KNOWN AS POOL, HAS HAD IMAGE PROBLEMS FOR
DECADES. THE POOL HALL HOUSED ILLICIT KINGDOMS OF NUMBERS
RUNNERS AND GANGSTERS, WINOS AND BUMS.

FROM BOSTON TO MIAMI, FROM DALLAS TO CHICAGO, POOL HALLS
ARE BACK, WITH YUPPIES LEADING THE WAY. POOL IS AN
ADDICTIVE SPORT, AS SOON AS YOU SINK TWO IN A ROW, YOU WANT
TO GET THREE. THE SIMPLICITY OF PLAY, COUPLED WITH THE
CHANGE IN ATMOSPHERE, HAS ATTRACTED NEW CLIENTELE, INCLUDING
WOMEN. POOL PLACES ONLY A MODEST BURDEN ON THE WALLET. ITS
CHEAP ENTERTAINMENT. SEX AND DRUGS ARE OUT, WE'RE GOING
BACK TO A MORE CONSERVATIVE TIME. POOL HAS CLEANED UP ITS
ACT.

BUSINESS BEAT
SMALL ENTERPRISE AT A GLANCE
ENTREPRENEUR MAGAZINE, MAY 1989.

POOL HALLS GET A FACE LIFT

POOL HAS COME OUT OF THE DARK RECESSES OF THE NATION'S
DINGIEST BARS TO EMERGE AS "POCKET BILLIARDS." POOL IS
BECOMING THE ENTERTAINMENT OF CHOICE FOR AMERICA'S YOUNG
PROFESSIONALS.

THE INCREASING NUMBER OF WOMEN WHO TAKE PART IN THE
SPORT ARE A MAJOR FACTOR IN ITS NEWFOUND POPULARITY.

BILLIARD CONGRESS OF AMERICA
FAST FACTS ABOUT BILLIARDS

ACCORDING TO THE MOST RECENT GALLUP POLL, BILLIARDS HAS
BECOME THE #4 SPORTS ACTIVITY AMONG MEN IN THE COUNTRY..

OVERALL, BILLIARDS NOW RANKS AMONG THE TOP TEN PARTICIPATION
SPORTS IN THE COUNTRY ACCORDING TO RECENT POLLS BY GALLUP
AND SPORTS ILLUSTRATED.

ACCORDING TO THESE SAME POLLS, BILLIARDS IS NOW THE #2 TEAM
SPORT IN THE COUNTRY.



PLAYER PROFILE

Billiards is a tough game to corner. Its appeal knows no limits. It cuts across every demographic group. Men and women, young and old, rich and poor all play the game with equal passion.

It is the type of game you can pick up in an hour yet spend the rest of your life learning to play. It fools you with its simplicity, tricks you with its magic and hooks you with its unerring elegance and beauty.

For men it is the ultimate macho test, a rite of manhood that must be learned at an early age. But billiards is also the only sport in the world in which men and women can compete on an equal basis and do so in ever-growing numbers.

For many Americans, the game has an undeniable appeal. The mere mention of the word "billiards" brings to mind a whole world of wonderful images. It is sexy but subtle. Safe to play but "dangerous" to be around. For centuries it has been called "The Sport of Kings" but two movies later it finds itself equally at home among the heroes and hustlers of the underworld. Shakespeare wrote about it. Presidents from Washington and Jefferson to Grant and Roosevelt put it in the White House. And Mark Twain made it part of every man's education.

With billiards, fact and fiction mix freely. The truth is billiards has become the fastest growing sport in America with over 30 million active participants playing publicly and privately. That is an increase of over 430% since 1959, according to Gallup Poll statistics.

According to a recent player survey conducted by POOL & BILLIARD magazine:

- 81% of all pool players earn over \$25,000 per year.
- 50% earn over \$50,000
- 1/3 are college graduates
- 34% are between the ages of 18-34
- 50% are between the ages of 35-49
- 6% are over 65
- 11% are women

"Pool is cool" among leading celebrities such as Eddie Murphy, Michael J. Fox, David Bowie, Danny DeVito, Sean Penn and Madonna, Tom Cruise and Paul Newman, all of whom play on a regular basis.

Numerous hospitals use billiards to rehabilitate the handicapped for eye/hand coordination and mental concentration and agility.

Billiards is taught at several major universities, such as the University of Illinois, as a way of demonstrating physics and geometry.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 10, 1990

Agenda No: III. A..

Agenda Item: P&Z 90-10-CUP - Hold Public Hearing and Consider Approval of a Request from Robert Ryan for a Conditional Use Permit for a Commercial Amusement for Billiard Tables and Coin Operated /machines to be Located within Ridge Road Shopping Center

Item Generated By: Applicant, Robert Ryan

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

Background Information:

Mr. Ryan has submitted a request for a CUP for a billiard and game machine facility to be located in the Ridge Road Shopping Center. Attached is a copy of the location map within the center and a building layout. As we discussed at the worksession, the Commission might want to consider some of the same requirements that were placed on the Electric Circus when it was adopted, if you wish to recommend approval of the use. Attached is a copy of the ordinance for the Electric Circus.

Attachments:

1. site plan
2. building layout
3. Electric Circus Ordinance
4. Responses

Agenda Item: Billiard CUP

Item No: III. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 21, 1990

Agenda No: VI. C.

Agenda Item: P&Z 90-10-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Robert Ryan for a Conditional Use Permit for a Commercial Amusement for Billiard Tables and Coin Operated Machines to be Located within Ridge Road Shopping Center (1st Reading)

Item Generated By: Applicant, Robert Ryan

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

Background Information:

Mr. Ryan has submitted a request for a CUP for a billiard and game machine facility to be located in the Ridge Road Shopping Center. Attached is a copy of the location map within the center and a building layout. He intends to have approximately 15 billiard tables and a smaller area for video and other games. The Commission, in reviewing this request, expressed several concerns including pedestrian access by children, hours of operation, adequate mature supervision, and the potential for gambling and other illegal activities. The Commission has recommended approval of the request with generally the same conditions that were required of the Electric Circus. They did recommend approval for a period of six months and at that time a public hearing would be held to determine if the permit should be continued. Attached is a copy of the ordinance with the conditions included.

Attachments:

1. Site Plan
2. Building Layout
3. Proposed Ordinance
4. Responses

Agenda Item: Billiard CUP

Item No: VI. C.

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 May, 1990

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the request of Robert Ryan

for a Conditional Use Permit for a Commercial Amusement for Billiard Tables and Coin Operated Machines

on the following described property:

A Portion of Lot 1, Block 1, Eastridge Center commonly known as Ridge Road Shopping Center

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 90-10-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 90-10-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 _____

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Tables and Coin Operated Machines

on the following described property:

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Mary Nichols
City of Rockwall, Texas

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Texas 75087.

Case No. P&Z 90-10-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.

Don R. Cameron
Signature Don R. Cameron
Address 1101 Ridge Rd., St 105
Rockwall

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CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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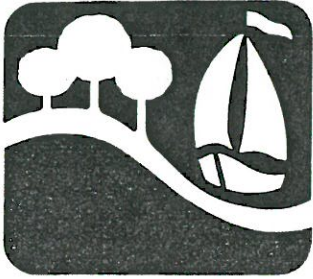
I am in favor of the request for the reasons listed below. YES

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

- 1.
- 2.
- 3.

Signature Mike Perry

Address 1013 S. GOLIAD



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing at 7:00 P.M. on Monday, May 21, 1990, in Rockwall City Hall, 205 W. Rusk Street, Rockwall, Texas, to consider approval of a request from Robert Ryan for a Conditional Use Permit for a Commercial Amusement to allow Billiard Tables and Coin Operated Machines within Ridge Road Shopping Center. As an interested property owner, it is important that you attend this hearing or notify the Council in writing of you feeling in regard to this matter by returning the form below.

Mary Nichols
City of Rockwall

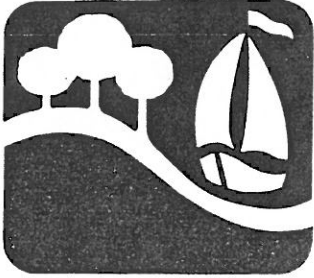
Case No. P&Z 90-10-CUP

I am in favor of the request for the reason listed below. ✓

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

- 1.
- 2.
- 3.

Signature Robert Ryan
Address 1101 Ridge Rd, Suite 105



CITY OF ROCKWALL
"THE NEW HORIZON"

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Mary Nichols

City of Rockwall

Case No. P&Z 90-10-CUP

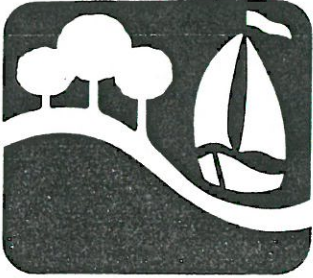
I am in favor of the request for the reason listed below. _____

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

- 1.
- 2.
- 3.

Signature *Beck Samuel*

Address _____



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Mary Nichols

City of Rockwall

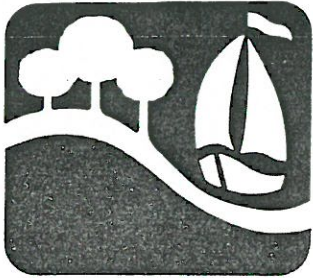
Case No. P&Z 90-10-CUP

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

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

- 1.
- 2.
- 3.

Signature *J. Ryan Cameron*
Address *1101 Ridge Rd.*



CITY OF ROCKWALL

"THE NEW HORIZON"

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Mary Nichols
City of Rockwall

Case No. P&Z 90-10-CUP

I am in favor of the request for the reason listed below. X

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

- 1.
- 2.
- 3.

Signature Robert Ryan
Address 9101 Ridge Rd.
Rockwall, TX
75087

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 10, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk, to consider recommending approval of the following:

1. a request from Robert Ryan for a Conditional Use Permit for a Commercial Amusement including billiard tables and coin operated machines to be located within Ridge Road Shopping Center on FM-740.
2. a request from Rockwall Missionary Baptist Church for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on I-30 east of SH-205.
3. a request from First Baptist Church for a Conditional Use Permit for a church in a residential zoning category located on SH-205 at Boydston.



CITY OF ROCKWALL
"THE NEW HORIZON"

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Mary Nichols

City of Rockwall

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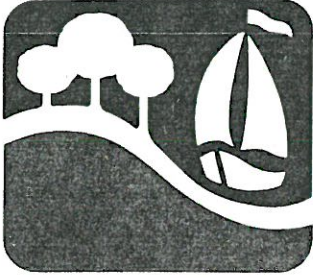
I am in favor of the request for the reason listed below. _____

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- 1.
- 2.
- 3.

Signature _____

Address _____



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Mary Nichols
City of Rockwall

Case No. P&Z 90-10-CUP

I am in favor of the request for the reason listed below. ✓

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

1. WE NEEDED IT
2. HELPS TAXES
3. WHY NOT

Signature Mike Reyes

Address 1013 S. GOLIAD

Robert Ryan
Ridge Road Shopping Center
CVP for billiards / coin op mach

Camp Addn	Rogers + Rogers
12-17	1013 S Coliad
18, 20	Beulah M Coleman Box 111
19	Roy Lee Roquemore Box 111
21	Linda Faye Luke 1109 S Coliad
	Cameron + Cameron 1101 Ridge Road