

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 91-44-2 Filing Fee \$155.00 Date 10/20/91
Applicant Texas Grand Prix Phone (214)563-1696
Mailing Address P. O. Box 1176 Rockwall, Tx.

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

See attached sheet.

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

Agricultural District Classification to

Commercial District Classification for
for the following reasons: (attach separate sheet if necessary)

Miniature Golf, Amusement Games, Go-Karts,
Batting Cages, Concessions and sales of related products

There ~~(are)~~ (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:² Owner _____ Tenant _____

Prospective Purchaser XX

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 *Ridgely*

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.

LEGAL DESCRIPTION

BEGINNING at an iron rod for a corner on the Southwest line of S.H. 205 , said point being the North corner of said 2.64 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 2.64 acre tract, 395.00 feet to an iron rod for a corner;

THENCE South 48 deg. 30 min. 00 sec. West 395.00 feet Northwest of and parallel to the Southeast line of said 2.64 acre tract, 290.92 feet to an iron rod for a corner;

THENCE North 41 deg. 30 min. 00 sec. West, 395.00 feet to an iron rod for a corner on the Northwest line of said 2.64 acre tract;

THENCE North 48 deg. 30 min. 00 sec. East, with the Northwest line of said 2.64 acre tract, 290.92 feet to the POINT OF BEGINNING and containing 114,913.40 square feet on 2.64 acres of land.

10 FT. RIGHT OF WAY DEDICATION

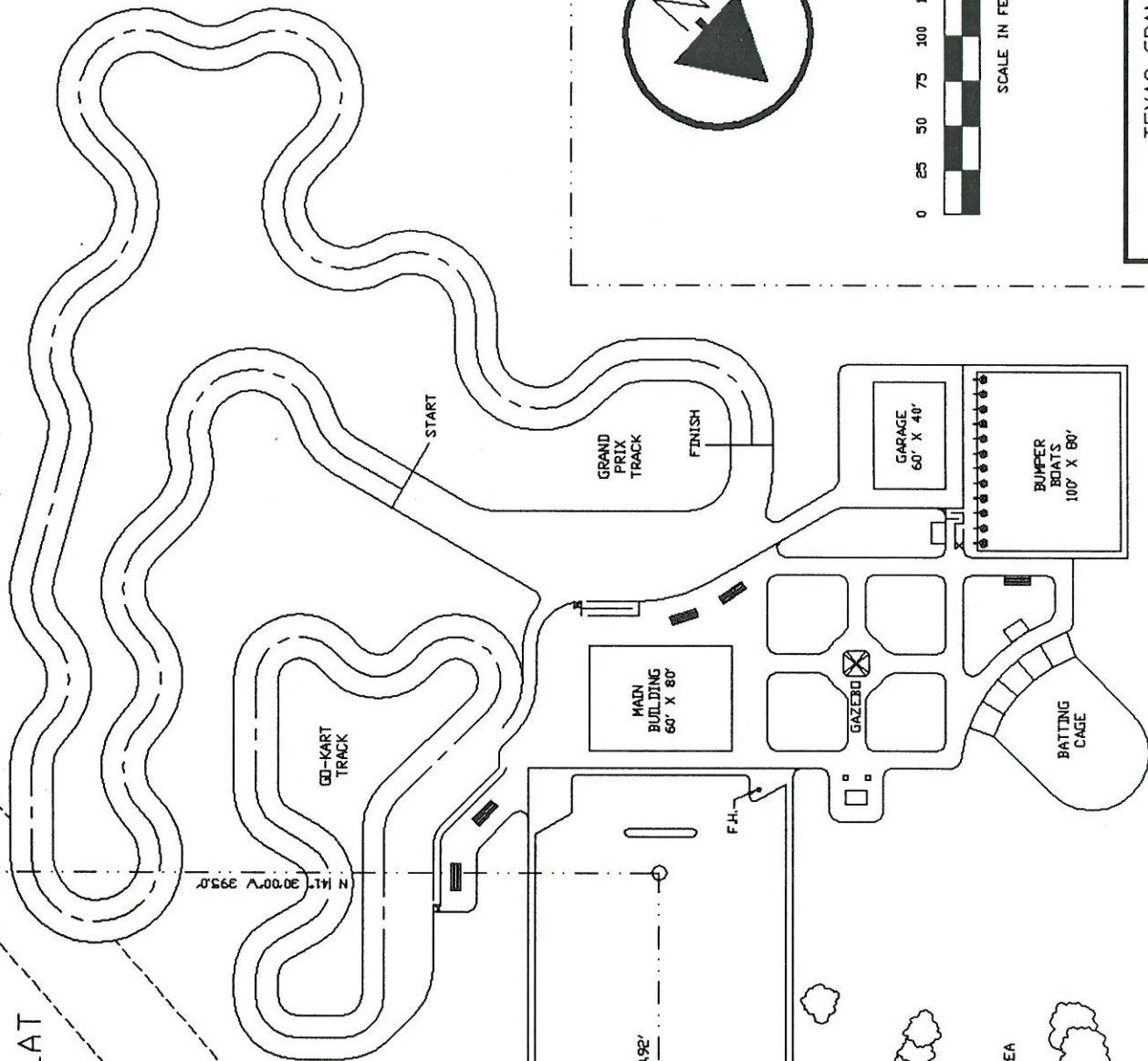
15 FT. WATER LINE EASEMENT

S 48° 30'00"V 290.92'

PRELIMINARY PLAT

S 41° 30'00"E 395.0'

50' LANE STAR GAS EASEMENT
APPROXIMATE LOCATION



STATE HIGHWAY 205

TEXAS GRAND PRIX
ROCKWALL, TEXAS

PRELIMINARY PLAT

10-22-91

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-44- CUP Date Submitted 10-28-91

Filing Fee \$ 245.00

Applicant Texas Grand Prix

Address P. O. Box 1176 Phone No. (214) 563-1696
Rockwall, Tx.

Owner _____ Tenant¹ _____ Prospective Purchaser xx¹

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 attached sheet.

I hereby request that a Conditional Use Permit be issued for the above described property for: Miniature Golf, Amusement Games, Go-Karts, Batting Cages, Concessions and sales of related products

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

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

[Signature]

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.

LEGAL DESCRIPTION OF PROPERTY FOR TEXAS GRAND PRIX

FINAL PLAT LEGAL DESCRIPTION

BEGINNING at an iron rod for a corner on the southwest line of S.H. 205, said point being the north corner of said 5.00 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 280.07 feet to an iron rod for a corner;

THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 19.30 feet to an iron rod for a corner;

THENCE South 48 deg. 30 min. 00 sec. West 50.00 feet Northwest of and parallel to the Southeast line of said 5.00 acre tract, 290.92 feet to an iron rod for a corner;

THENCE North 41 deg. 30 min. 00 sec. West, 299.37 feet to an iron rod for a corner on the Northwest line of said 5.00 tract;

THENCE North 48 deg. 30 min. 00 sec. East with the Northwest line of said 5.00 acre tract, 291.01 feet to the POINT OF BEGINNING and containing 87,120.00 square feet or 2.00 acres of land.

PRELIMINARY PLAT LEGAL DESCRIPTION

*Portion
Zone Change*

BEGINNING at an iron rod for a corner on the Southwest line of S.H. 205, said point being the North corner of said 2.64 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 2.64 acre tract, 395.00 feet to an iron rod for a corner;

THENCE South 48 deg. 30 min. 00 sec. West 395.00 feet Northwest of and parallel to the Southeast line of said 2.64 acre tract, 290.92 feet to an iron rod for a corner;

THENCE North 41 deg. 30 min. 00 sec. West, 395.00 feet to an iron rod for a corner on the Northwest line of said 2.64 acre tract;

THENCE North 48 deg. 30 min. 00 sec. East, with the Northwest line of said 2.64 acre tract, 290.92 feet to the POINT OF BEGINNING and containing 114,913.40 square feet on 2.64 acres of land.



BAPTIST ASSOCIATION

8001 East R. L. Thornton Freeway
Dallas, Texas 75228
Phone 214/324-2803

August 2, 1990

Gary L. Hearon
Executive Director

DBA/DBU Liaison
Henry H. Kinkeade

Director of Evangelism
Erwin R. McManus

Church Services Division
Bobby L. Walker, *Director*

Missions Division
Aubrey Patterson, *Director*

Weekday Ministries Division
Ed A. Minatrea, *Director*

Special Services Division
Joe W. Mosley, *Director*

Student Work, DCCCD
Reginal King, *Coordinator*

Mount Lebanon Baptist Encampment
W. L. "Red" Colquitt, *Administrator*
214/291-7156

To Whom It May Concern:

Mr. Mike Slavens, Route 1, 1009 Frontier Trail, Rockwall, Texas 75081, has agreed to purchase 5 acres of land on Highway 205 South in Rockwall, Texas, being known as Abstract 128, Tracts 2-1 and 2-2, from the Dallas Baptist Association, 8001 East R. L. Thornton Freeway, Dallas, Texas.

Mr. Slavens has permission from Dallas Baptist Association to apply for rezoning of the property.

Thank you,

Aubrey Patterson, *Director*
Church and Mission Development Division

AQP/mg

City of Rockwall Planning and Zoning Applicant Receipt

Date 10/28/91

Applicant Slanens Phone _____

Address _____

Development Put Around

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
- Handwritten notes:*
legal 10/29
plat copies 10/8
P+Z 10/14
CC 10/18
2nd Rdy 11/2

_____ () sets/site plans - Submission # _____

_____ () sets/prel. plats - Submission # _____

_____ () sets/final plats - Submission # _____

_____ () sets/executed final plats/mylars

_____ () sets/engineer drawings - Submission # _____

Filing fee \$ 245.00 - check # 3728

Other _____

With this application, you are scheduled to appear before the

(above)

on _____,

at _____ P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary Nichols

SITE PLAN APPLICATION

Date 10-26-91

NAME OF PROPOSED DEVELOPMENT Texas Grand Prix

NAME OF PROPERTY OWNER/DEVELOPER Texas Grand Prix

ADDRESS P. O. Box 1176 Rockwall, Tx.

PHONE (214)563-1696

NAME OF LAND PLANNER/ENGINEER Texas Grand Prix

ADDRESS P. O. Box 1176 Rockwall, Tx.

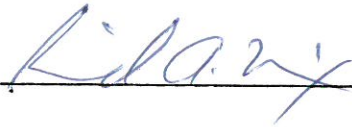
PHONE (214)563-1696

TOTAL ACREAGE 4.64

CURRENT ZONING Com/Agr.

NUMBER OF LOTS/UNITS 3

SIGNED



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>Not</u>
<u>On Site Plan</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. <u>Location</u> , <u>number</u> and <u>dimensions</u> of off-street parking and loading facilities |
| _____ | _____ | 7. <u>Height</u> of all structures |
| _____ | _____ | 8. <u>Proposed uses</u> of all structures |
| _____ | _____ | 9. <u>Location</u> and <u>types</u> of all signs, including lighting and heights |
| _____ | _____ | 10. <u>Elevation</u> <u>drawings</u> citing proposed exterior finish materials and proposed structural materials |
| _____ | _____ | 11. <u>Location</u> and <u>screening</u> of trash facilities |
| _____ | _____ | 12. <u>Location</u> of nearest fire hydrant within 500 ft. |
| _____ | _____ | 13. Street names on proposed streets |
| _____ | _____ | 14. The following additional information: |
| | | _____ |
| | | _____ |
| | | _____ |
| | | _____ |
| | | _____ |

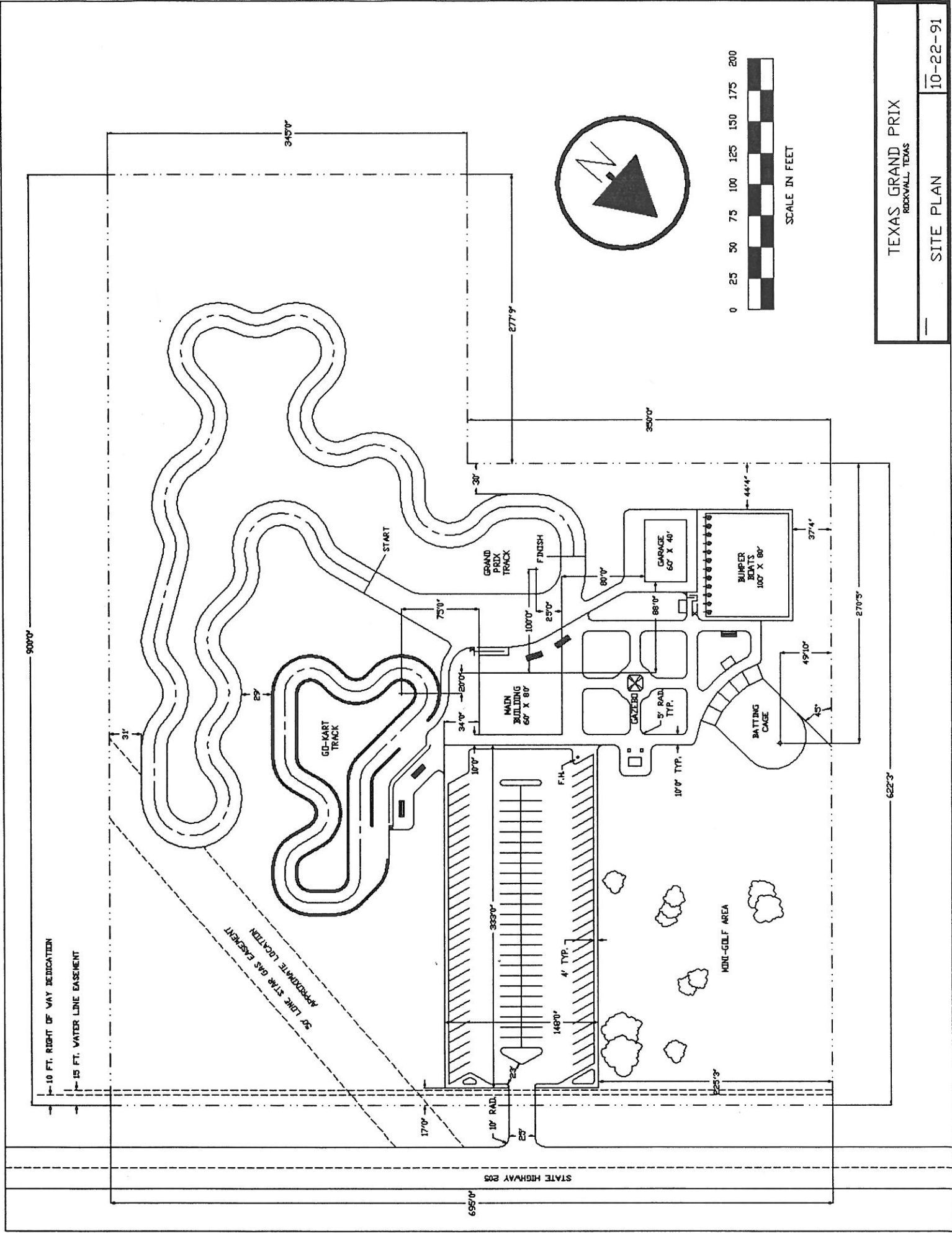
If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

File No. _____

Date _____

Fee _____



APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 10-26-91

NAME OF PROPOSED SUBDIVISION Texas Grand Prix

NAME OF SUBDIVIDER Texas Grand Prix

ADDRESS P. O. Box 1176 Rockwall, Tx. Phone (214) 563-1696

OWNER OF RECORD Max Scheid Associates

ADDRESS P. O. Box 472347 Garland, Tx. PHONE (214) 270-4481

NAME OF LAND PLANNER/SURVEYOR/ENGINEER Texas Grand Prix

ADDRESS P. O. Box 1176 Rockwall, Tx. PHONE (214) 563-1696

TOTAL ACREAGE 2.64 CURRENT ZONING Agricultural

NO. OF LOTS/UNITS 2

SIGNED [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

I. General Information

Checklist grid with handwritten checkmarks in the first column.

- A. Vicinity map
B. Subdivision Name
C. Name of record owner, subdivider, land planner/engineer
D. Date of plat preparation, scale and north point

II. Subject Property

_____	_____ ✓	A. Subdivision boundary lines
_____	_____ ✓	B. Identification of each lot and block by number or letter
_____ ✓	_____	C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
_____	_____	D. Proposed land uses, and existing and proposed zoning categories
_____ ✓	_____	E. Approximate acreage
_____	_____ ✓	F. Typical lot size; lot layout; smallest lot area; number of lots
_____	_____ ✓	G. Building set-back lines adjacent to street
_____	_____ ✓	H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
_____	_____	I. Location of City Limit lines, contiguous or within plat area
_____	_____ ✓	J. Location and sizes of existing utilities
_____	_____	K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction

III. Surrounding Area

_____ ✓

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

_____ ✓

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

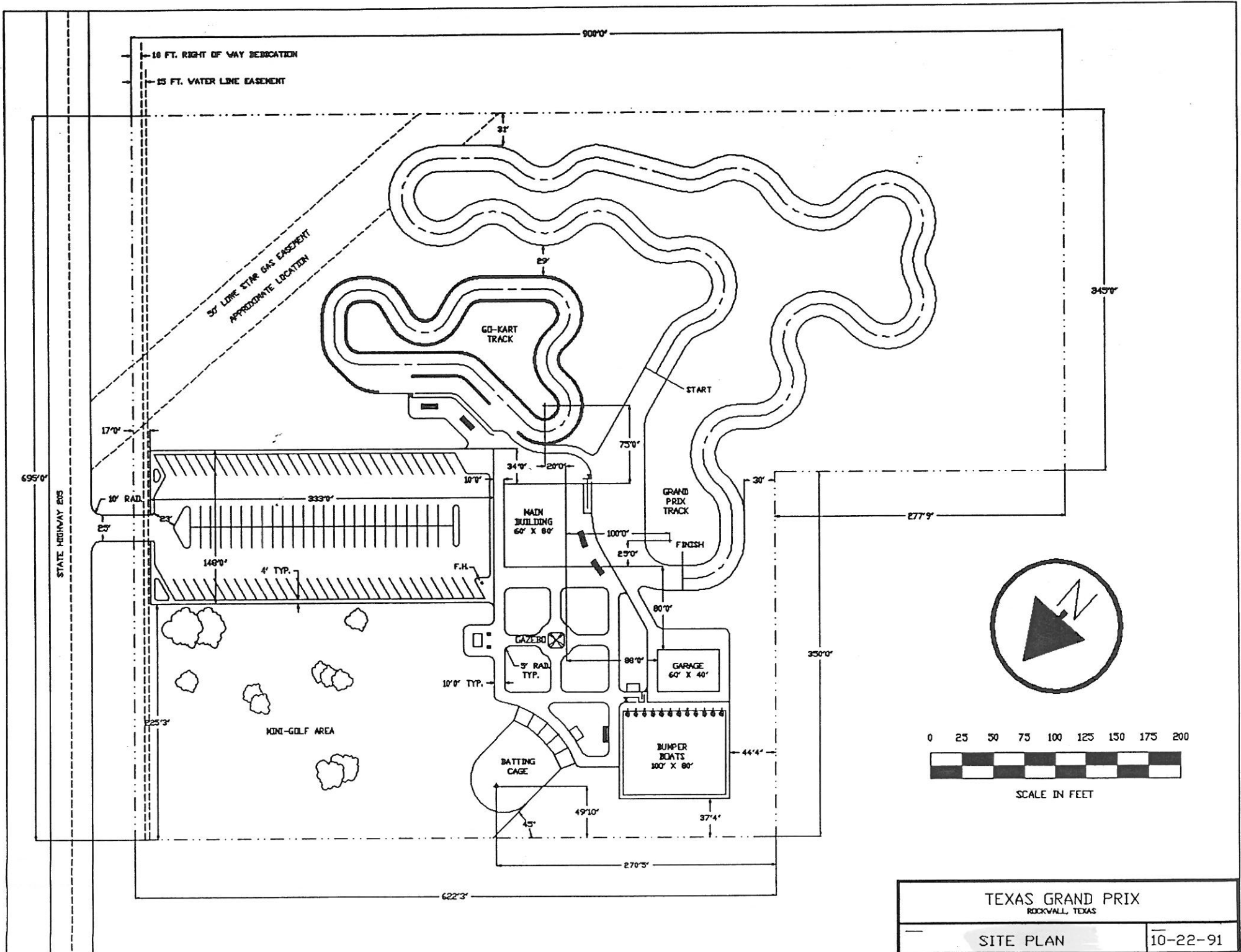
Taken by _____

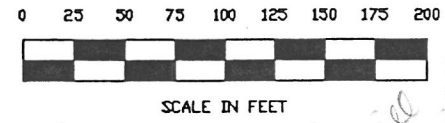
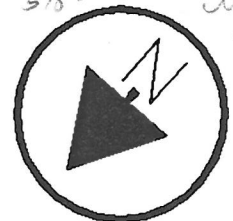
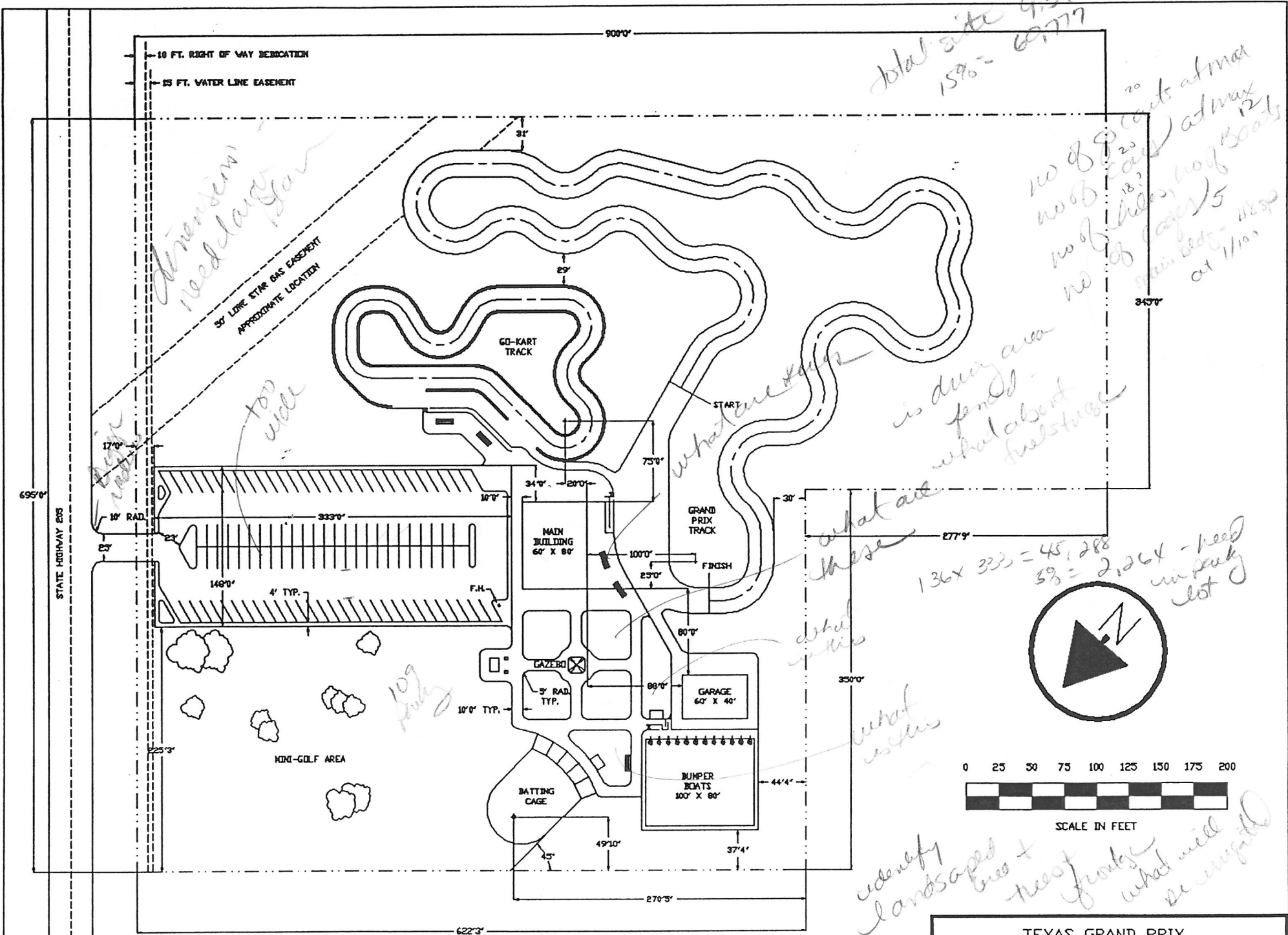
File No. _____

Date _____

Fee _____

Receipt No. _____





SITE PLAN REVIEW

✓ Date Submitted _____

✓ Scheduled for P&Z _____

✓ Scheduled for Council _____

✓ Applicant/Owner _____

✓ Name of Proposed Development Texas Grand Prix

✓ Location _____ Legal Description _____

✓ Total Acreage _____ No. Lots/Units _____

✓ Current Zoning _____

Special Restrictions _____

✓ Surrounding Zoning _____

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly? <i>comp has been made</i>	_____	<u>X</u>	_____
2. Does the use conform to the Land Use Plan?	<u>✓</u>	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	<u>✓</u>
✓ 4. Is the property platted? <i>pub. plat</i>	_____	<u>✓</u>	_____
✓ 5. Is plat filed of record at Courthouse? File No. _____	_____	_____	<u>✓</u>
✓ 6. If not, is this site plan serving as a preliminary plat?	<u>✓</u>	<u>✓</u>	_____
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<u>✓</u>	_____	_____
side	<u>✓</u>	_____	_____
rear	<u>✓</u>	_____	_____
b. Are buildings on same lot adequately separated?	<u>✓</u>	_____	_____

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct? *need to know*
- f. Are structural materials correct?
- g. Is coverage correct?
- h. Is adequate area in landscaping shown? *need*
- i. Is it irrigated? *need*
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated? *no*
- l. Is floor area ratio correct?
- m. Is building height correct?
- n. Are correct number of parking spaces provided? *need info*
- o. Are driving lanes adequate in width? *is wide*
- p. Are parking spaces dimensioned properly
- q. Does the parking lot meet City specifications
- r. Is a fire lane provided? *need to check needs designation*
- s. Is it adequate in width?
- t. Are drive entrances properly spaced?
- u. Are drive entrances properly dimensioned? *need to specify*
-Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed? *need info*
- w. Are sidewalks required?
- x. Are sidewalks provided? *205*
- y. Is a screen or buffer required?
-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*
- ✓ 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:

Some trees to remain need to know how they will be protected

Building Codes

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

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 info*
- 8. Are all utilities adequate? *need info*
- 9. Are adequate drainage facilities 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? *not obvious*
- 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>
<i>Julie Lot</i>		<i>45 min</i>

COMMERCIAL ZONING REVIEW CHECKLIST

* Applicant Texas Edward Pux

* Current Zoning _____ Land Use Plan Indicates _____

* Proposed Zoning _____

* Location _____

There are only two reasons why zoning should be changed. Either the original zoning was applied in error or conditions have changed to warrant a change in land use in the area. Any changes must be in accordance with the Comprehensive Plan.

I. Planning and Engineering

	<u>Yes</u>	<u>No</u>
A. Is the proposed zoning (development) strip development?	_____	_____ ✓
1. Is the parcel(s) too shallow? (200 foot depth minimum)	_____	_____
2. Is the parcel(s) owned in small pieces by different owners?	_____	_____ ✓
3. Is there a potential for an excess of curb cuts?	_____	_____ ✓
C. Is the proposed commercial use incompatible with existing adjacent land uses, or existing commercial uses in the area?	_____	_____ ✓
D. Will the proposed activities disturb adjacent residential areas, or depreciate surrounding property with noise, pollution, traffic or other factors?	_____	_____ ✓
E. Does the proposed rezoning or development disrupt the orderly development of adjacent neighborhoods?	_____	_____ ✓
F. Is the buffering inadequate and/or is the parcel too small to allow for adequate open space, landscaping and buffering?	_____	_____ ✓

- G. Is the parcel too small for the proposed use with inadequate parking and/or truck loading areas?
- H. Does the proposed development force commercial traffic through residential neighborhoods or onto residential sized streets?
- I. Does the proposed development mix traffic generated from retail activity with wholesale trucking operations?
- J. Is the overall transportation system adequate to handle the additional traffic?
- K. Are the public facilities and services inadequate to support such development i.e., sewer, water, drainage, electricity, fire protection?
 - 1. If public facilities are not adequate, is the parcel outside an active growth area and not adjacent to existing facilities and services?
- L. Are there any pollution or environmental hazards and other objectionable hazards affecting the proposed use?
- M. Does the proposed rezoning significantly alter the desired percentage of land uses?
- N. Is the proposed zoning change in conflict with the Master Plan?
- O. Has there been a lack of significant change since the Master Plan Update was adopted that would favor approval of the request though not in conformance with the existing Master Plan? (Substantial zoning changes dictate modification of the Master Plan.)

P. Could the request be considered premature? (Are other things required to happen before the use recommended becomes viable?)

✓ _____

II. Existing Zoning Pattern (Neighborhood)

A. What is the existing zoning adjacent to site? _____

C/A _____

1. What is the predominant zoning in the area? _____

A _____

2. Is the area developed the same as it is zoned? _____

✓ _____

B. Is the requested zoning incompatible with the existing zoning pattern? _____

_____ ✓

C. Will the requested change alter a logical transition between zoning types? _____

_____ ✓

D. Will the proposed use change the stability of the zoning pattern? _____

_____ ✓

E. Could this property be effectively utilized without the zoning being changed? _____

✓ _____

F. Is there another, less intense zoning classification that permits the proposed use? _____

_____ ✓

G. Are there any "peculiarities" of the proposed new use that are likely to affect neighboring properties? i.e., unusual or long hours, heavy "come and go" traffic, lights, trash? _____

✓ _____

If "yes" what are they? noise - outside truck activities
this ~~could~~ ^{would} impact any residential development to the south

Comments: This site is well outside the developed area of Rockwall.
Today there is nothing around it which would suffer. It could
impact the development to the south & west in the
future.

TAX CERTIFICATE

Certificate # 4386

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

For the Property Item: R11298
Account #: 0128-3380-0002-01-0R
A0128 J R JOHNSON, TRACT 2-01, ACRES
2.462, (PT OF 5 AC TR)

Owned by:
DALLAS BAPTIST ASSOC INC
8001 EAST R L THORNTON FRWY
DALLAS, TX 75228

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
CRW	91	1158	\$48.46	\$0.00
ERW	91	1158	\$98.11	\$0.00
SRW	91	1158	\$64.87	\$0.00

Total tax due on All Bills if paid before 11/01/91: \$211.44

(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 as defined
in Section 11.43 of the Texas Property Tax Code Paragraph (1)



Signature of Authorized Officer of
the Collecting Office

10-28-91
Date of Issue

This Certificate was requested by PATSY

TAX CERTIFICATE

Certificate # 4387

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

For the Property Item: R30861
Account #: 0128-3380-0002-02-0R
A0128 J R JOHNSON, TRACT 2-2, ACRES
2.538, (PT OF 5 AC TR)

Owned by:
DALLAS BAPTIST ASSOC INC
8001 EAST R L THORNTON FRWY
DALLAS, TX 75228

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
ERW	91	1159	\$101.09	\$0.00
SRW	91	1159	\$66.84	\$0.00

Total tax due on All Bills if paid before 11/01/91: \$167.93

(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 as defined
in Section 11.43 of the Texas Property Tax Code Paragraph (1)

Signature of Authorized Officer of
the Collecting Office

10-28-91
Date of Issue

This Certificate was requested by PATSY

TAX CERTIFICATE

Certificate # 4388

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

For the Property Item: R30860
Account #: 0128-3380-0002-03-0R
A0128 J R JOHNSON, TRACT 2-3, ACRES
6.286, (PT OF 46.330 AC TR)

Owned by:
SCHEID MAX TR
P O BOX 472347
GARLAND, TX 75047

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
CRW	91	1160	\$3.08	\$0.00
ERW	91	1160	\$6.23	\$0.00
SRW	91	1160	\$4.12	\$0.00

Total tax due on All Bills if paid before 11/01/91: \$13.43

(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 as defined
in Section 11.43 of the Texas Property Tax Code Paragraph (i)


Signature of Authorized Officer of
the Collecting Office

10-28-91
Date of Issue

This Certificate was requested by PATSY

TEXAS GRAND PRIX
ROCKWALL, TEXAS

INTRODUCTION

Rapidly growing communities first receive convenience stores, gas stations, fast food establishments and shopping centers. Recreation is one of the last items on the agenda to fulfill the needs of a community.

TEXAS GRAND PRIX, upon initial capitalization will provide a complete amusement recreational complex which will be family orientated consisting of miniature golf, go-karts, batting cages, bumper boats, grand prix race cars, games, attractions, party rooms and other forms of entertainment.

It is the intent to run TEXAS GRAND PRIX in a very professional manner and offer the greatest value of recreational entertainment. This will be the only complex of its kind in Rockwall County and the City of Rockwall.

TEXAS GRAND PRIX BUILDINGS and FACILITIES

TEXAS GRAND PRIX plans to provide a neat and well cared for facility that all people can enjoy. The entire complex will ultimately be totally landscaped and appealing to everyone. Plans call for a picnic area that will offer tables and benches for use.

Building plans call for 2 metal building structures. The largest building will house the main facility including video arcade, snack bar, party rooms, rest rooms, and corporate offices. This building will have 20 ft. sidewalls with a low pitch roof structure, it will include a 10 ft. awning around the entire structure with decorative metal railing at the base. This design allows for a 2 story interior for office area and a mezzanine rest area. The second building will be used as a storage and repair facility for all of the motorized vehicles used in the park. This building will use 12 ft. walls with a low pitch roof structure. Future plans call for areas around the buildings to be landscaped and tastefully decorated.

Fuel storage at the park will be in an above ground fully approved NFPA rated storage tank located near the garage/storage area. We are currently talking with a national petroleum company for assistance in this area.

Plans for construction of the facility call for the following 3 phases to begin as soon as capitalization can be finalized. Currently funding is under way by U.S. MORTGAGE INC.

Phase 1 calls for construction of parking, go-kart track, grand prix track, and the 2 building facilities.

Phase 2 calls for the start of construction on the mini-golf area as quickly as the construction firm can finalize plans and schedule the start of construction.

Phase 3 calls for the start of construction on the batting cages and bumper boat pond in the February/March time frame to facilitate a spring opening of these areas of the complex.

MINIATURE GOLF

The mini-golf courses will be designed and constructed by Miniature Golf Development Ltd., a recognized national mini-golf development firm located in Olmsted, Ohio. Photographs of typical construction quality have been provided for your review.

Existing trees will be left in place with the miniature golf courses interwoven among them to enhance the natural beauty.

The miniature golf courses will be completely fenced in to discourage walk on traffic which may be distracting to paying customers. Sufficient lighting will be designed and installed through out. This will extend operating hours and enable the courses to be used in the cooler evening hours. The use of brick planters for flowers, shrubbery and small colorful hedges will be installed to compliment the miniature golf courses.

Construction of all holes will be of concrete and outdoor carpet especially designed for miniature golf. Sidewalks will be in place on each course to eliminate traffic on planted grass and to insure movement of players in the proper direction from hole to hole. By designing and creating miniature golf courses using the environmental landscaping of trees, grass, shrubbery, hedges, and colorful flowers will enhance the visual effect thus creating a park like atmosphere which is pleasant, refreshing and enjoyable.

GRAND PRIX

The TEXAS GRAND PRIX cars were designed to provide all drivers with the excitement of driving a modified formula racing vehicle, giving them thrills and opportunity to utilize skills and concentration to maneuver a styled racing machine around a twisting course. Drivers maneuver the modified formula cars through the twisting, 24-foot wide, concrete road course in a race against an electronic clocking system, not wheel-to-wheel racing against other drivers. All drivers must be of legal age and hold a current valid state issued drivers license, and also hold an official TEXAS GRAND PRIX issued racing license.

BUMPER BOATS, and BATTING CAGES

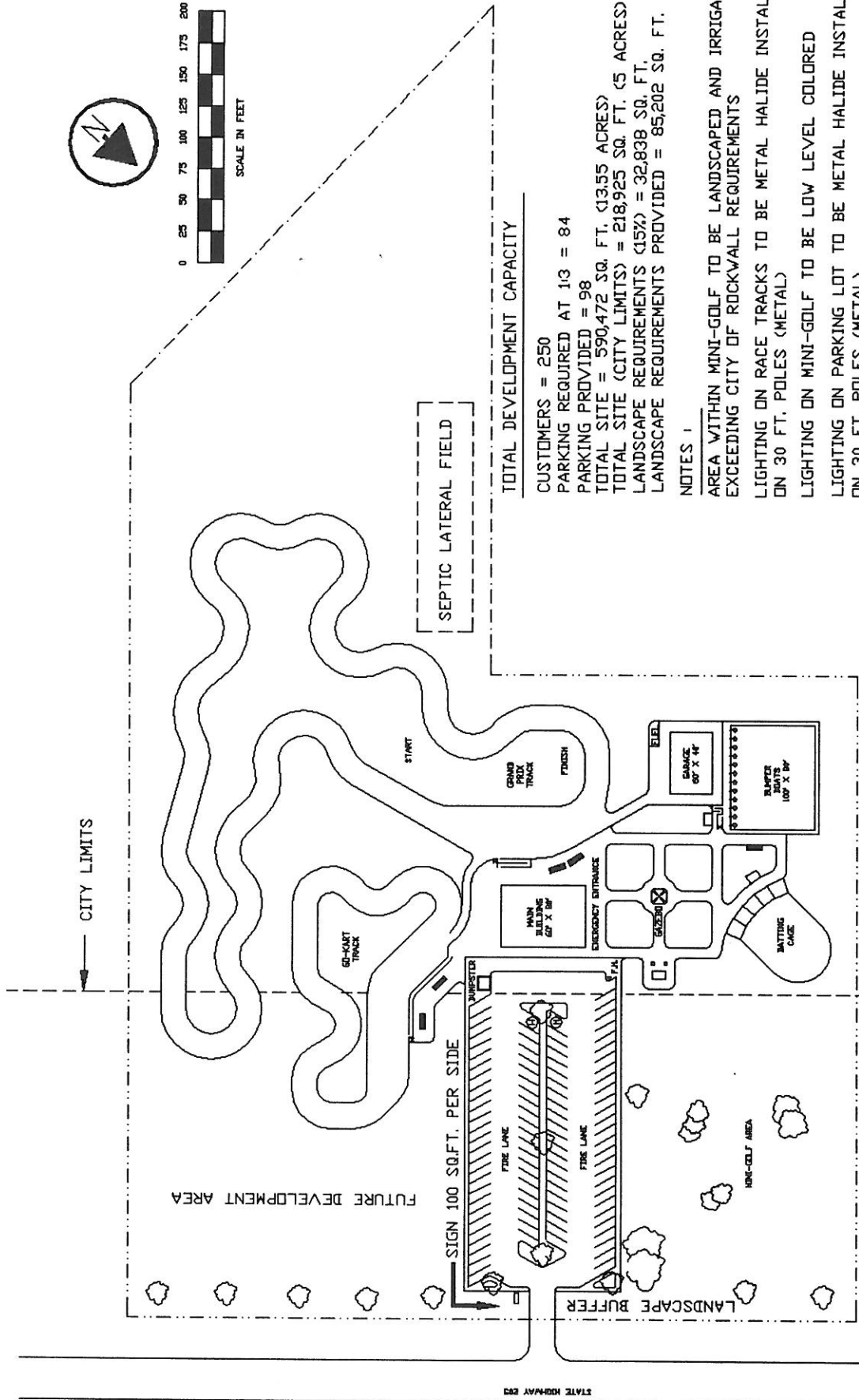
Go-karts are designed to provide all ages with the thrill of competition with maximum safety in mind. The course is designed with a high impact safety rail system to protect everyone from injuring themselves or others. Karts will be purchased from J&J Amusements, an industry leader in design and construction of concession go-karts.

Bumper boats will provide both young and old with the thrill of bumping and pushing other people around, in a specially designed bumper pond. Kids will enjoy pushing Mom and Dad around with safety foremost in mind. J&J Amusements will also provide these quality products.

Batting cages are provided to help everyone playing baseball or softball improve their batting skills and eye/hand coordination. Special programs will be provided to local teams to help their players improve their abilities. Cages are designed and the equipment provided by Automated Batting Cages.

REVISIONS PER CITY OF ROCKWALL NOVEMBER 9, 1991

- 1. INSTALLED 12 TREES
- 2. INSTALLED CITY LIMITS
- 3. INSTALLED LANDSCAPE BUFFER
- 4. CHANGED PARKING LOT
- 5. INSTALLED DUMPSTER
- 6. PROVIDED EMERGENCY ACCESS
- 7. PROVIDED SITE STATISTICS
- 8. INDICATED FUTURE DEVELOPMENT AREA
- 9. INDICATED LANDSCAPE BUFFER
- 10. INDICATED FUEL STORAGE



TOTAL DEVELOPMENT CAPACITY

CUSTOMERS = 250
 PARKING REQUIRED AT 1:3 = 84
 PARKING PROVIDED = 98
 TOTAL SITE = 590,472 SQ. FT. (13.55 ACRES)
 TOTAL SITE (CITY LIMITS) = 218,925 SQ. FT. (5 ACRES)
 LANDSCAPE REQUIREMENTS (15%) = 32,838 SQ. FT.
 LANDSCAPE REQUIREMENTS PROVIDED = 85,202 SQ. FT.

NOTES 1

- AREA WITHIN MINI-GOLF TO BE LANDSCAPED AND IRRIGATED EXCEEDING CITY OF ROCKWALL REQUIREMENTS
- LIGHTING ON RACE TRACKS TO BE METAL HALIDE INSTALLED ON 30 FT. POLES (METAL)
- LIGHTING ON MINI-GOLF TO BE LOW LEVEL COLORED LIGHTING ON PARKING LOT TO BE METAL HALIDE INSTALLED ON 30 FT. POLES (METAL)
- FUEL STORAGE TO BE ABOVE GROUND (1000 GALS.)

PUTT - A - ROUND GOLF AND GAMES

TOTAL DEVELOPMENT CAPACITY

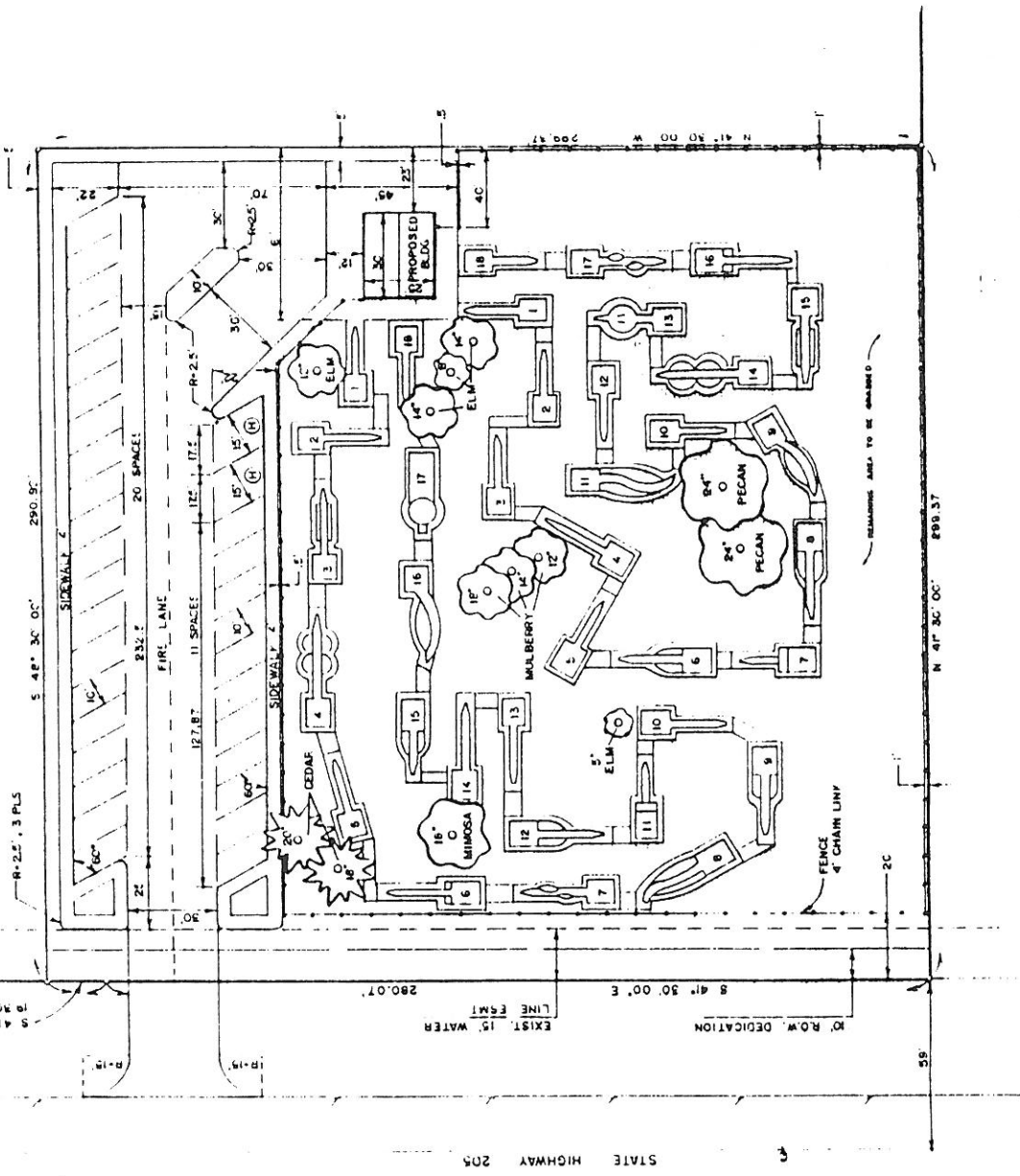
CUSTOMERS - 90
 PARKING REQUIRED AT 1:3 - 30
 PARKING PROVIDED - 31
 TOTAL SITE - 87,120 SF
 LANDSCAPE REQUIREMENTS - 13,068 SF (15%)



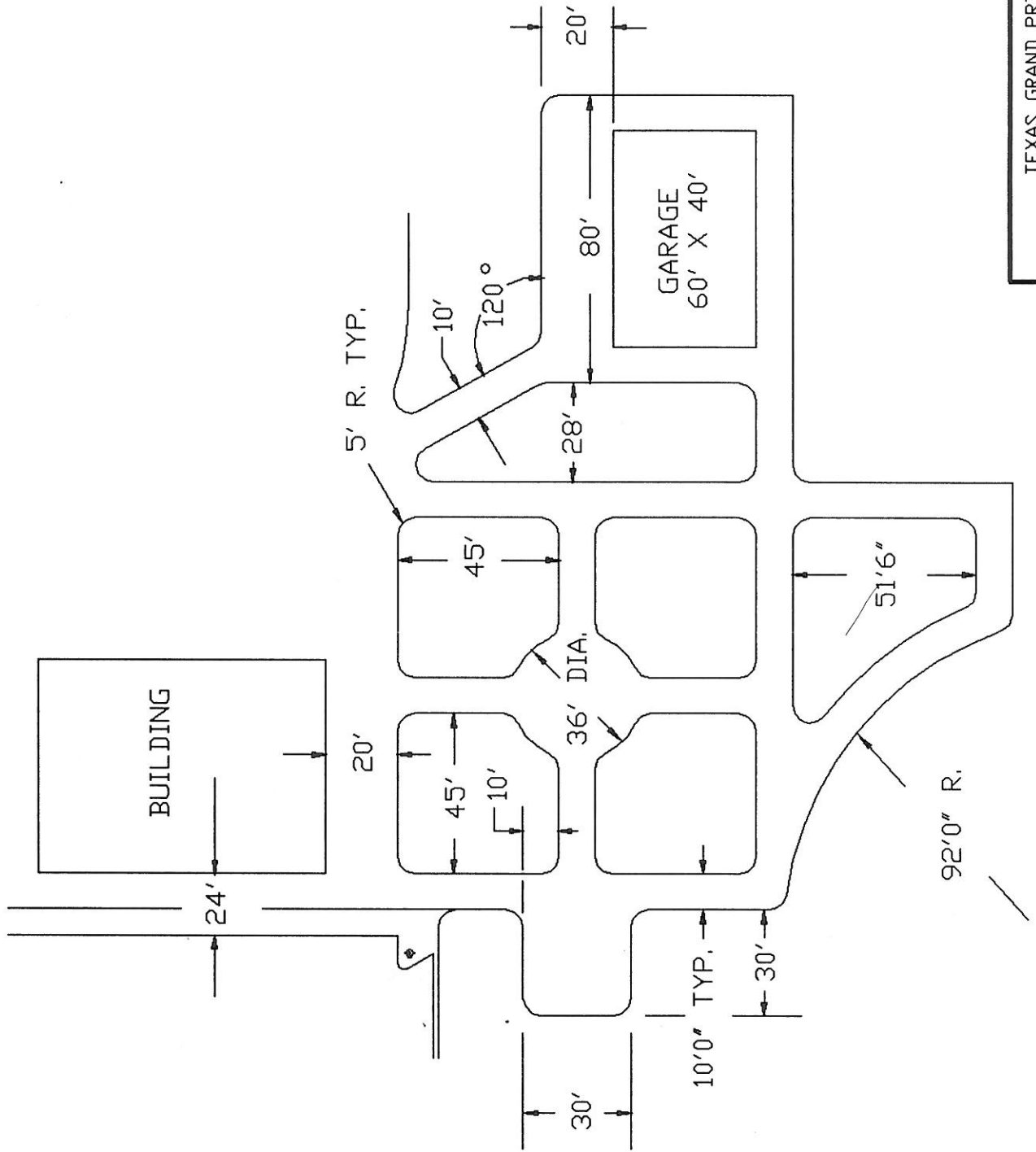
VICINITY MAP

NOTICE TO ALL PERSONS INTERESTED IN THIS DEVELOPMENT: This site plan is submitted for review and approval by the Planning and Zoning Commission. The Commission will hold a public hearing on this site plan at the next meeting of the Commission. The Commission will make a recommendation to the City Council. The City Council will make a final decision on this site plan. The Commission will also consider any comments or objections from interested parties. The Commission will hold a public hearing on this site plan at the next meeting of the Commission. The Commission will make a recommendation to the City Council. The City Council will make a final decision on this site plan. The Commission will also consider any comments or objections from interested parties.

PROJECT NAME	PUTT - A - ROUND
OWNER	PUTT - A - ROUND
DATE	10-01-08
SCALE	1" = 20'
SHEET	1



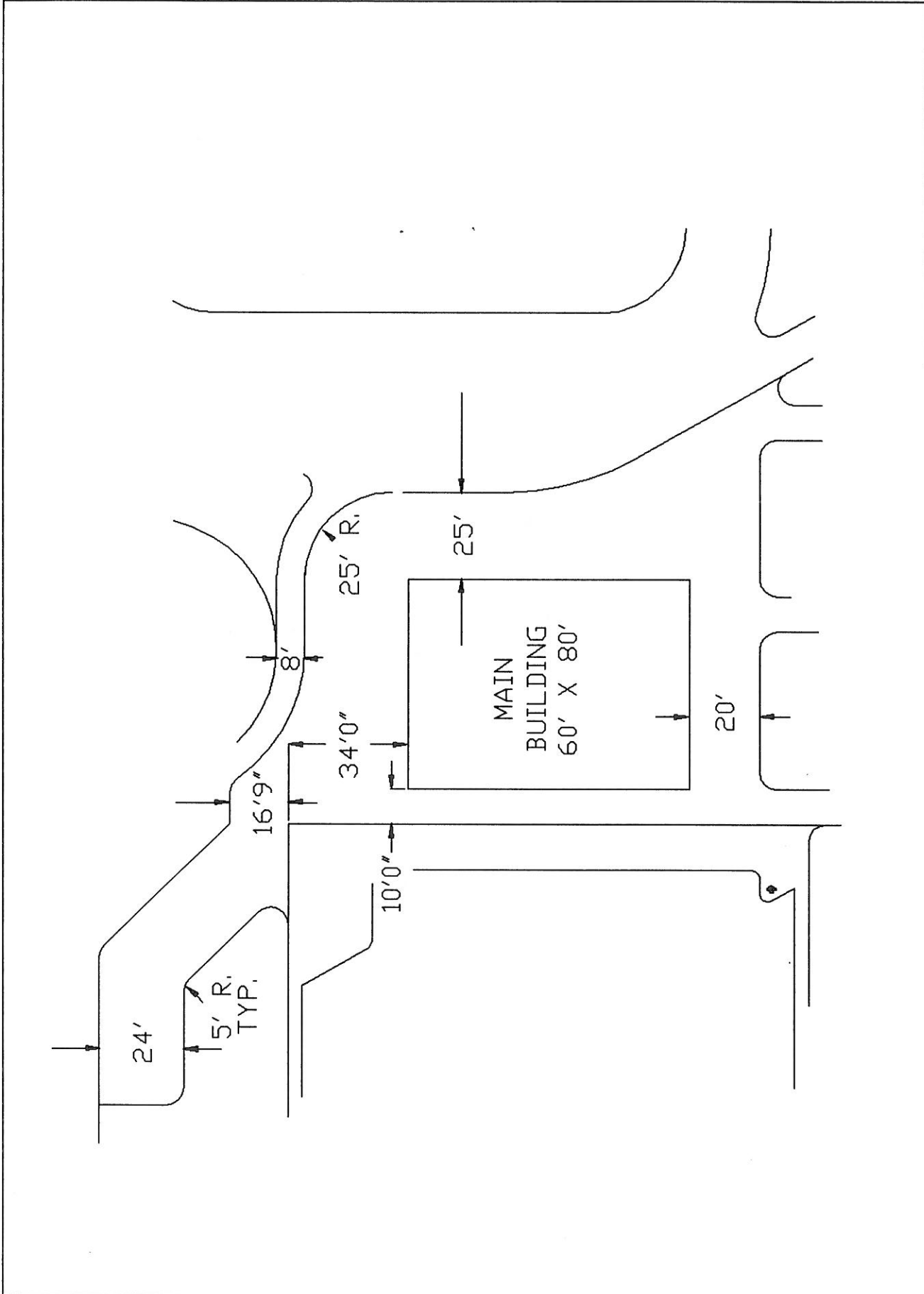
STATE HIGHWAY 205

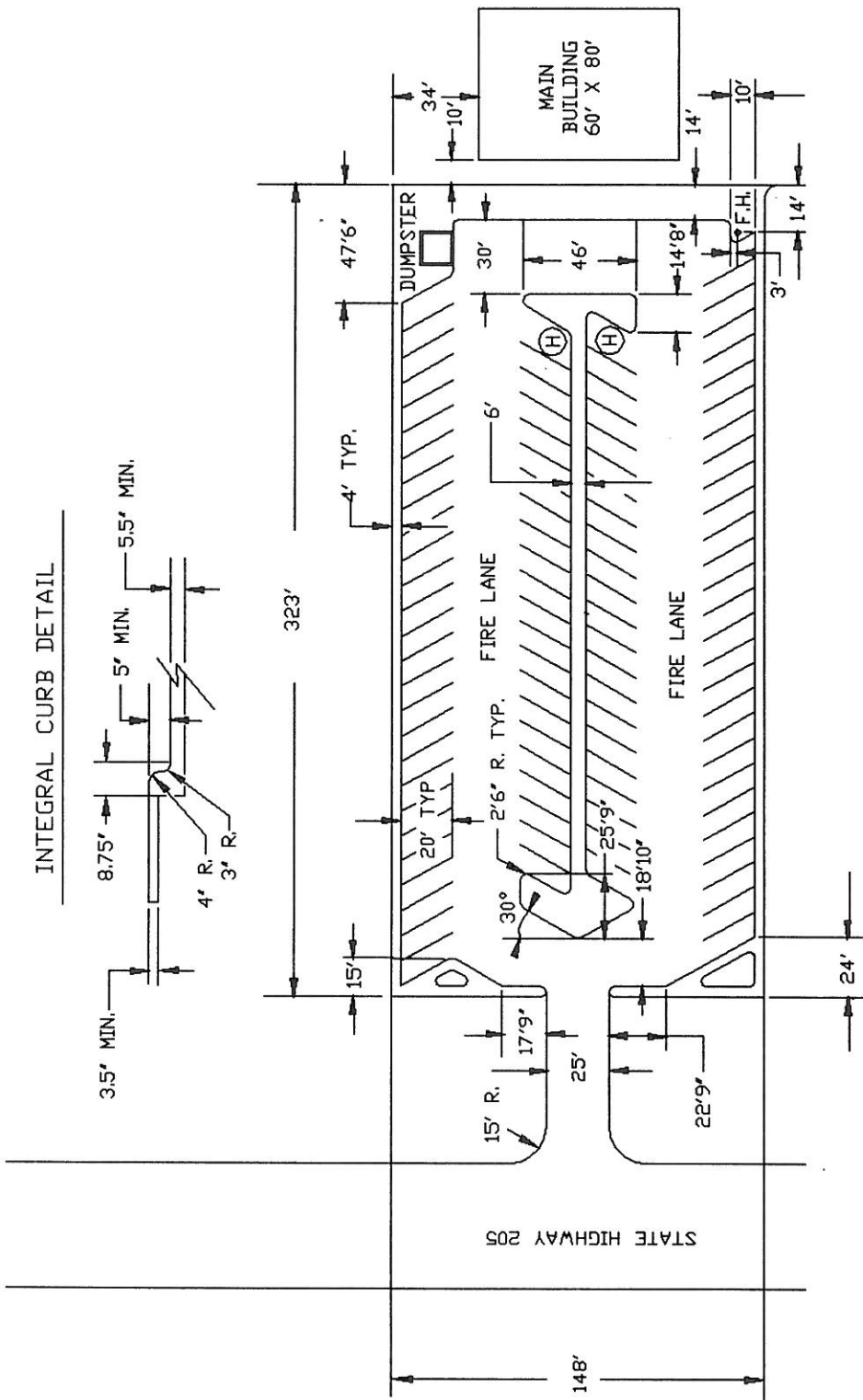


TEXAS GRAND PRIX
 900 FRONTIER TRAIL, ROCKWALL, TEXAS

REVISED DETAIL 1 A

11-09-91





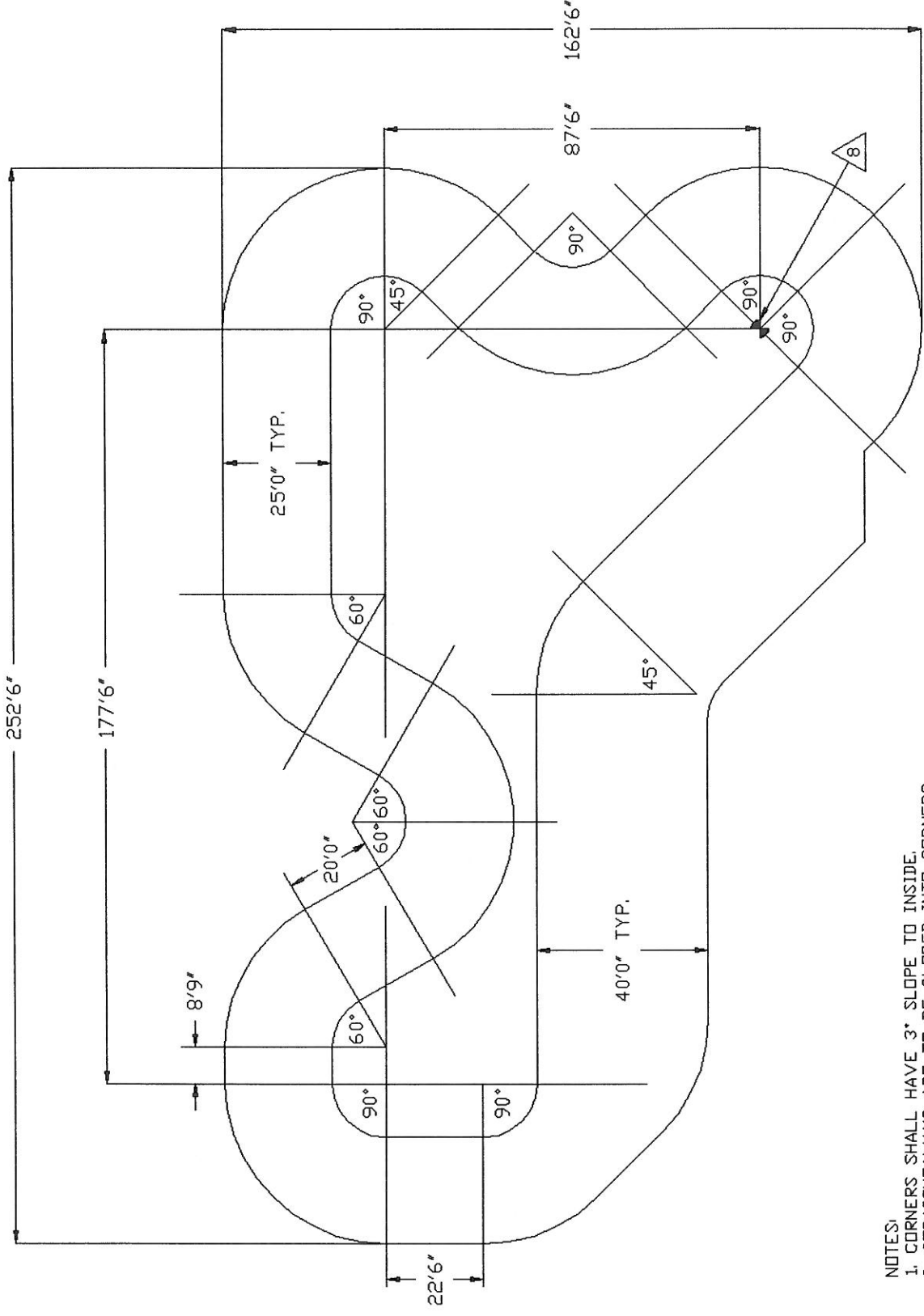
NOTES:

1. AREA OF PARKING LOT = 42,700 SQ.FT.
2. LANDSCAPE REQUIREMENTS = 2,135 SQ.FT.
3. LANDSCAPE PROVIDED = 3,123 SQ.FT.
4. PARKING SPACES PROVIDED = 98
5. TOTAL AREA LESS ENTRANCE = 47,804 SQ.FT.

TEXAS GRAND PRIX
 900 FRONTIER TRAIL, ROCKWALL, TEXAS

REVISED DETAIL 3 A

DATE
 11-09-91



- NOTES:
1. CORNERS SHALL HAVE 3° SLOPE TO INSIDE.
 2. STRAIGHTAWAYS ARE TO BE SLOPED INTO CORNERS.
 3. CORNERS ARE TO HAVE 12'6" INSIDE RADIUS, AND 37'6" OUTSIDE RADIUS.
 4. STRESS JOINTS ARE TO BE SAW CUT 1" DEEP MAX.
 5. MATERIAL: 4 INCH THK. MIN. CONCRETE, 3000 PSI, 28 DAY, #10 MESH WIRE.
 6. FINISH: SMOOTH TROWEL.
 7. TOP OF TRACK TO BE AT GROUND LEVEL.

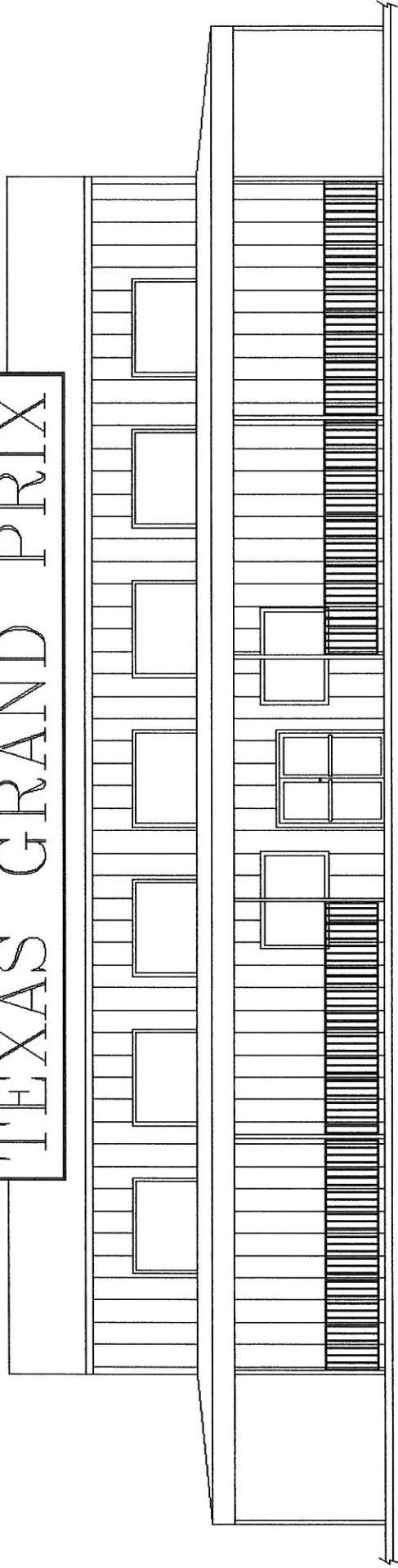
8 SITE PLAN LOCATION.

TEXAS GRAND PRIX
ROCKWALL, TEXAS

FILE GO-KART TRACK DETAIL

DATE 10-22-91

TEXAS GRAND PRIX



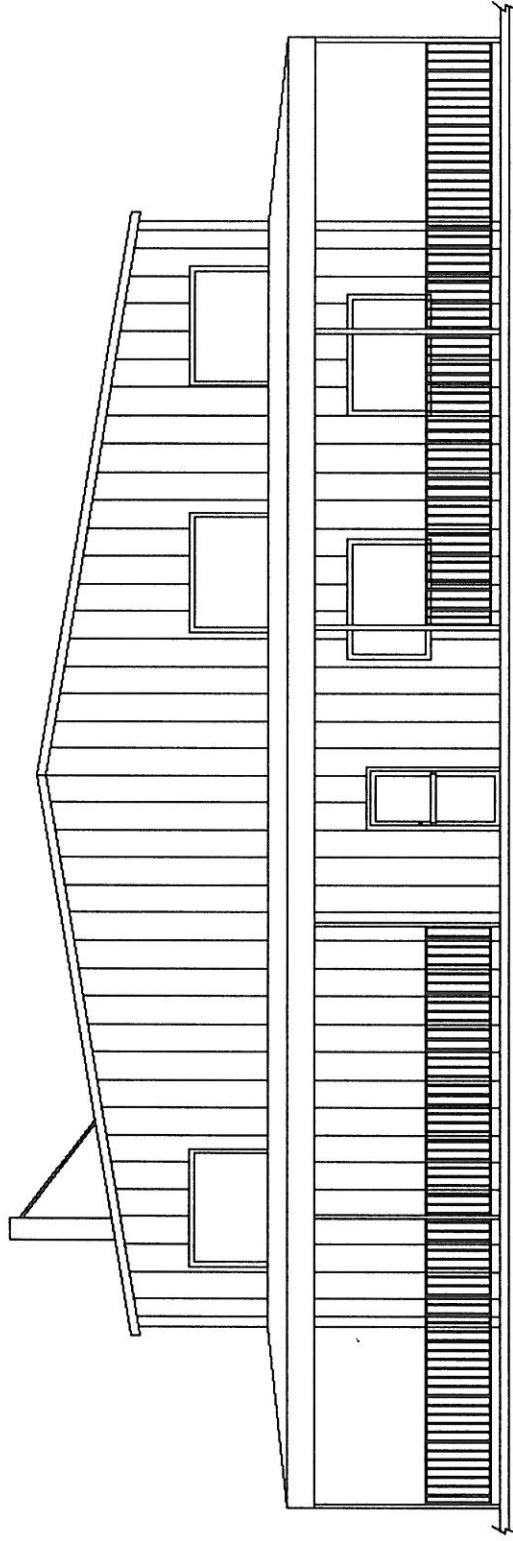
FRONT VIEW

TEXAS GRAND PRIX
ROCKWALL, TEXAS

TITLE MAIN BUILDING

DATE

10-24-91

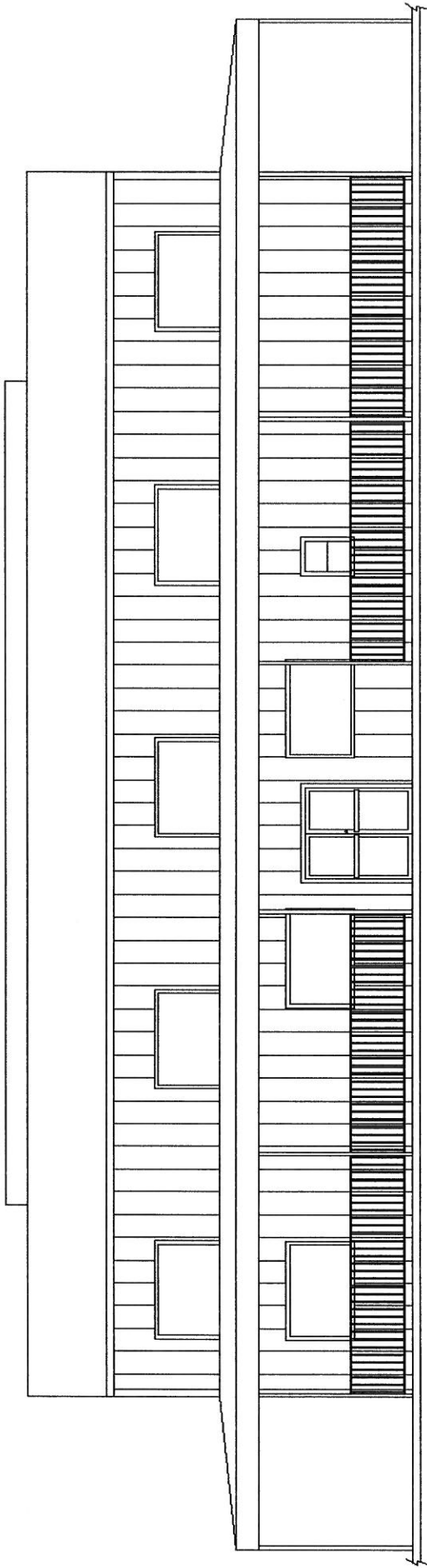


RIGHT SIDE VIEW

TEXAS GRAND PRIX
ROCKWALL, TEXAS

TITLE
MAIN BUILDING

DATE
10-24-91

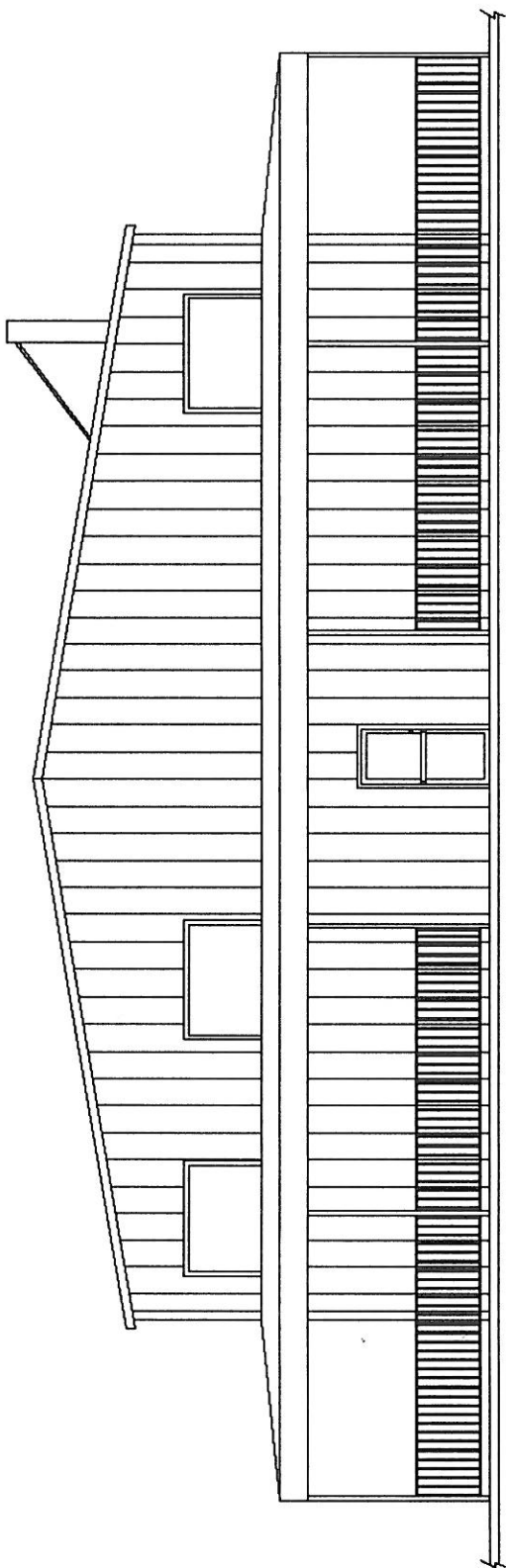


REAR VIEW

TEXAS GRAND PRIX
ROCKWALL, TEXAS

TITLE
MAIN BUILDING

DATE
10-24-91



LEFT SIDE VIEW

TEXAS GRAND PRIX
ROCKWALL, TEXAS

TITLE

MAIN BUILDING

DATE

10-24-91

Issues

1. Sign can only be 60¢
2. Parking - has 98 spaces, needs 113
needs 15 additional spaces
3. ~~Drive lanes~~ 30' poles factory -
need to be checked
4. Need to show ROW dedication + easement
5. Need small blow ups at a scale that
can be measured.
6. Need more detailed landscape plan
upon design of golf course to be
submitted to staff or Commission for review
7. Build materials of all build up shall be
in compliance w/ city requirements.
8. What screening around dumpster
9. All build up shall meet build codes -
utilities agent

Zony / Capon Stevens

Zony

✓ need letter from owner of new land

Prep. Plat

~~1. need~~

✓ Water source - need to get service of of or 8" line - need to talk to RCH about permission to tie into that line

✓ Septic system adequate to handle - when is lateral field - needs to be an engineered system.

Site Plan

✓ need steel trees - 14 unless want ground

✓ need total landscape irrigation total

✓ all construction needs to meet codes & be inspected

✓ Anticipated capacity of each facility

✓ fuel storage - when, how much, fire protection

✓ Parking circles too wide

✓ need wide radius on entrance

✓ need total no. of parking spaces provided

✓ need total site size - document out of ~~city~~ city

✓ Signage - when - how big

✓ Phasing plan

✓ Definition of elevations of what important are

13. clarity on property - what type
14. Trash dumpster + screening
15. need 5% of party area in landscaping
16. What about submitting detailed landscape plan + golf ~~plan~~ prior to construction
17. need larger scale drawing - 4 copies
18. need to designate fire lane on site plan
19. Building need to meet codes in + out of city
20. are you exactly the party lot.
21. need 10' buff all along front.
22. need 6 feet inside party lot.
23. ~~are~~ Emergency access to back of truck - how.

0

Mila Slawens

288 ^{acc.}	-	golf courses 2-36 hole courses	4 per hole / hour
5	-	Battery cages	-5 capacity
18	-	Bumper Boats	18 "
8	-	Grand Prix	8 "
18	= 112	go cart	18 "
<u>48</u>		Buidy 4800 ft	2 story - metal bldg - well add
161		brick later	

Fuel 1000 gal above ground tank

Tree credits - Mila ~~sto~~ Slawens

4-6 - 1	credit
	1
7-12 - 11	4
13+ - 111	9
	<u>15</u>
needs 20 trees	10 ^{50%}
out phy list by 3	3
	<u>1</u>

1106 Dewayne Womack
71-1133

五
五
五
五
五
五

C

457-7832

Slavens -

1. Make CAP that site will comply with Building codes & inspected
2. Tie into RCH or 8" waterline
3. Annotation upon completion
4. Masonry Building - what will they look like
5. Must meet electrical codes & handwired codes
6. Find stone where is it going to be.
Emergency access to back of truck

LEGAL DESCRIPTION OF PROPERTY FOR TEXAS GRAND PRIX

LEGAL DESCRIPTION

BEING known as Abstract 128 J.R. Johnson Survey, Tracts 2-1 and 2-2 from the Dallas Baptist Association, 8001 East R.L. Thornton Freeway, Dallas, Texas and Abstract 128 J.R. Johnson Survey, Tract 2-3 from Max TR Scheid, P.O. Box 472347, Garland, Texas.

BEGINNING at an iron rod for a corner on the southwest line of S.H. 205, said point being the north corner of said 5.00 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 280.07 feet to an iron rod for a corner;

THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 19.30 feet to an iron rod for a corner;

THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 50.63 feet to an iron rod for a corner;

THENCE South 41 deg. 31 min. 36 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 6.286 acre tract, 345.00 feet to an iron rod for a corner;

THENCE South 48 deg. 30 min. 00 sec. West, 345.00 feet Northwest of and parallel to the Southeast line of said 5.00 acre tract, 291.00 feet of said 6.286 acre tract to an iron rod for a corner;

THENCE North 41 deg. 31 min. 36 sec. West, Northwest of and parallel to the Northeast line of said 6.286 acre tract, 345.00 feet to an iron rod for a corner on the Northeast line of said 5.00 tract;

THENCE North 41 deg. 30 min. 00 sec. West, 350.00 feet to an iron rod for a corner on the Northwest line of said 5.00 tract;

THENCE North 48 deg. 30 min. 00 sec. East with the Northwest line of said 5.00 acre tract, 291.01 feet to the POINT OF BEGINNING and containing 202,245.00 square feet or 4.64 acres of land.

LEGAL DESCRIPTION

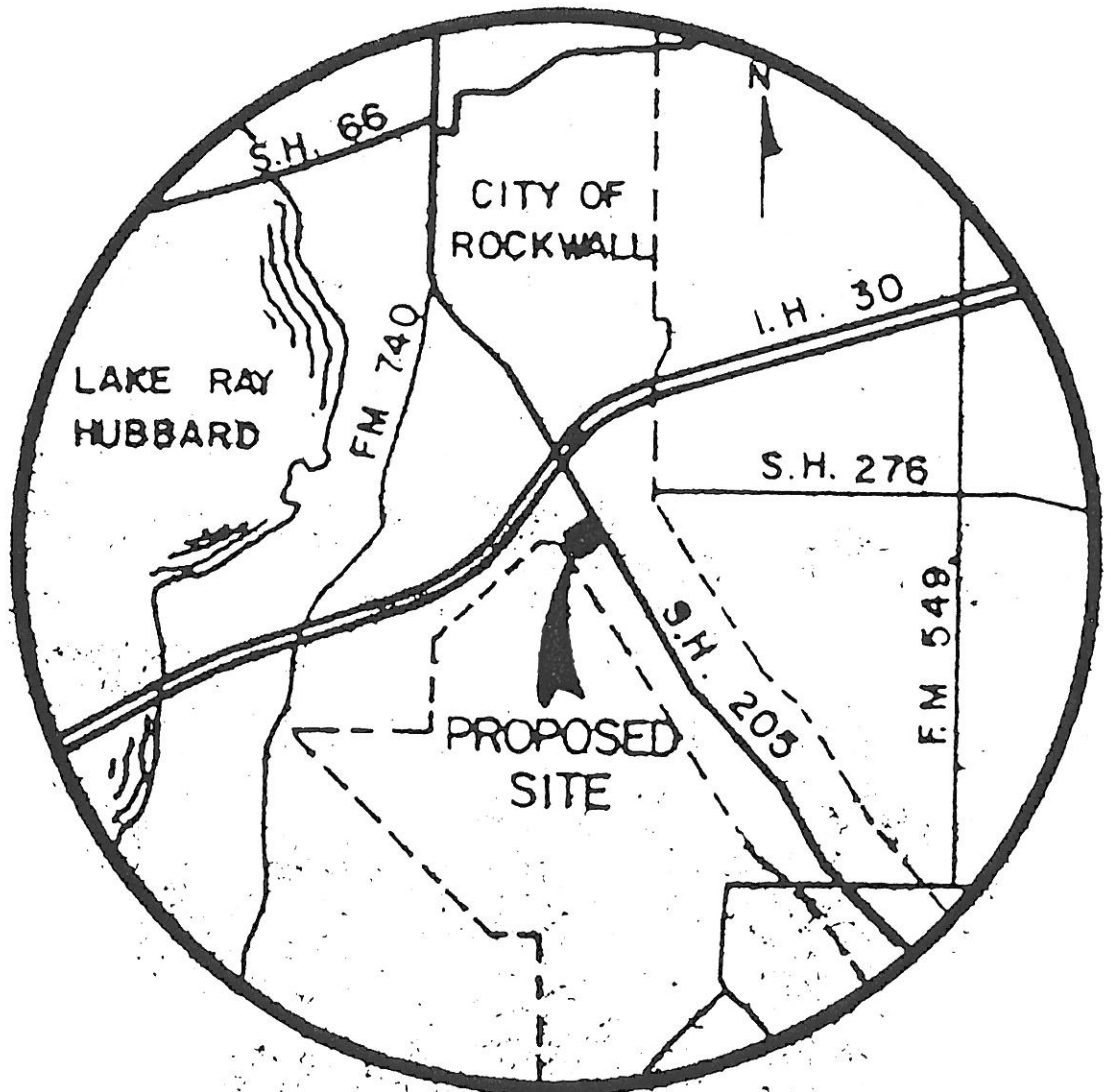
BEGINNING at an iron rod for a corner on the Southwest line of S.H. 205 , said point being the North corner of said 2.64 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 2.64 acre tract, 395.00 feet to an iron rod for a corner;

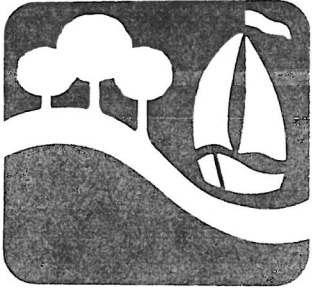
THENCE South 48 deg. 30 min. 00 sec. West 395.00 feet Northwest of and parallel to the Southeast line of said 2.64 acre tract, 290.92 feet to an iron rod for a corner;

THENCE North 41 deg. 30 min. 00 sec. West, 395.00 feet to an iron rod for a corner on the Northwest line of said 2.64 acre tract;

THENCE North 48 deg. 30 min. 00 sec. East, with the Northwest line of said 2.64 acre tract, 290.92 feet to the POINT OF BEGINNING and containing 114,913.40 square feet on 2.64 acres of land.



VICINITY MAP



CITY OF ROCKWALL

"THE NEW HORIZON"

November 7, 1991

Mike Slavens
P.O. Box 1176
Rockwall, Texas 75087

Dear Mr. Slavens:

In response to your development submission for the proposed Grand Prix and mini golf facility on south SH-205 the following items still need to be addressed:

Zoning

1. You need to submit a letter from the current property owner on the acreage added to this application indicating that he supports the zoning and conditional use permit request. Your application cannot proceed without this confirmation.

CUP/Site Plan

1. The total site size as well as the size of the area within the City needs to be stated on the site plan.
2. Landscaping -
 - a. You need to reflect the area to be landscaped and irrigated to meet your minimum landscaping requirement.
 - b. You need to identify the required street trees on the frontage and the required trees in the parking lot. You are identifying 6 existing trees to remain that earn credits. These will reduce your street trees to 7 and the trees in the parking lot to 3. Attached is a copy of the requirements for protecting the existing trees during construction.
 - c. The trash dumpster and the screen around the dumpster needs to be identified on the site plan.
 - d. A minimum of 5% of area within the parking lot needs to be landscaped.
 - e. The parking lot and the drives need to be curbed to protect the landscaping.

- f. A 10' landscaping buffer along the full length of SH-205 needs to be provided.
3. As we discussed during the last application, the buildings and improvements, both in the City and outside the City need to be constructed to City building code standards. We would want to consider this as a requirement to the CUP.
4. Parking -
 - a. Please provide a list of the maximum capacity of each outdoor activity as well as the square footage of each building and its use for the determination of parking.
 - b. The parking lot is too wide for angle parking. Additionally, if you plan to have one way drives the interior parking needs to be angled as well.
 - c. The site plan needs to identify the total number of parking spaces provided.
 - d. The radius turns into the parking lot from SH-205 need to increased to 15 ft. widths.
 - e. A fire lane needs to be designated on the site plan.
5. Signage - please indicate the location and size of any free standing signs to be used on the site.
6. Buildings - please indicate the type of buildings including the exterior building materials proposed to be used.
7. Phasing plan - please indicate the phasing and timing of the indicated improvements.
8. Fuel storage - please indicate the location, amount, and type of storage facility to be used for the fuel.
9. Please indicate the location of the current City limits on the site plan.
10. Please indicate the type and height of any exterior lighting to be used. All lighting must be directed lighting so as not to impact the adjacent road or adjacent property.
11. Please address emergency access to the track areas. How will emergency vehicles be able to access all track areas.
12. As we discussed, I will need one overall revised site plan and detail sheets on the individual sections of development. I will need these revised sheets by Monday for submission to the Commission.

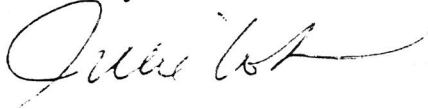
Preliminary Plat

1. The most adequate water source for this development is the City of Rockwall's 8" water line located on SH-205. The capacity of this line is fully assigned to the RCH water corporation and you need to discuss with them the possibility of accessing this line.
2. Because this development is not located within close proximity to sanitary sewer service

an engineered septic system will be needed to accommodate the project. Please indicate the area to be used for lateral fields.

If you have any questions on these items please give me a call. You are scheduled to meet with the Commission on Thursday, November 14 at 7:00 P.M. and the City Council on Monday, November 18 at 7:00 P.M.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

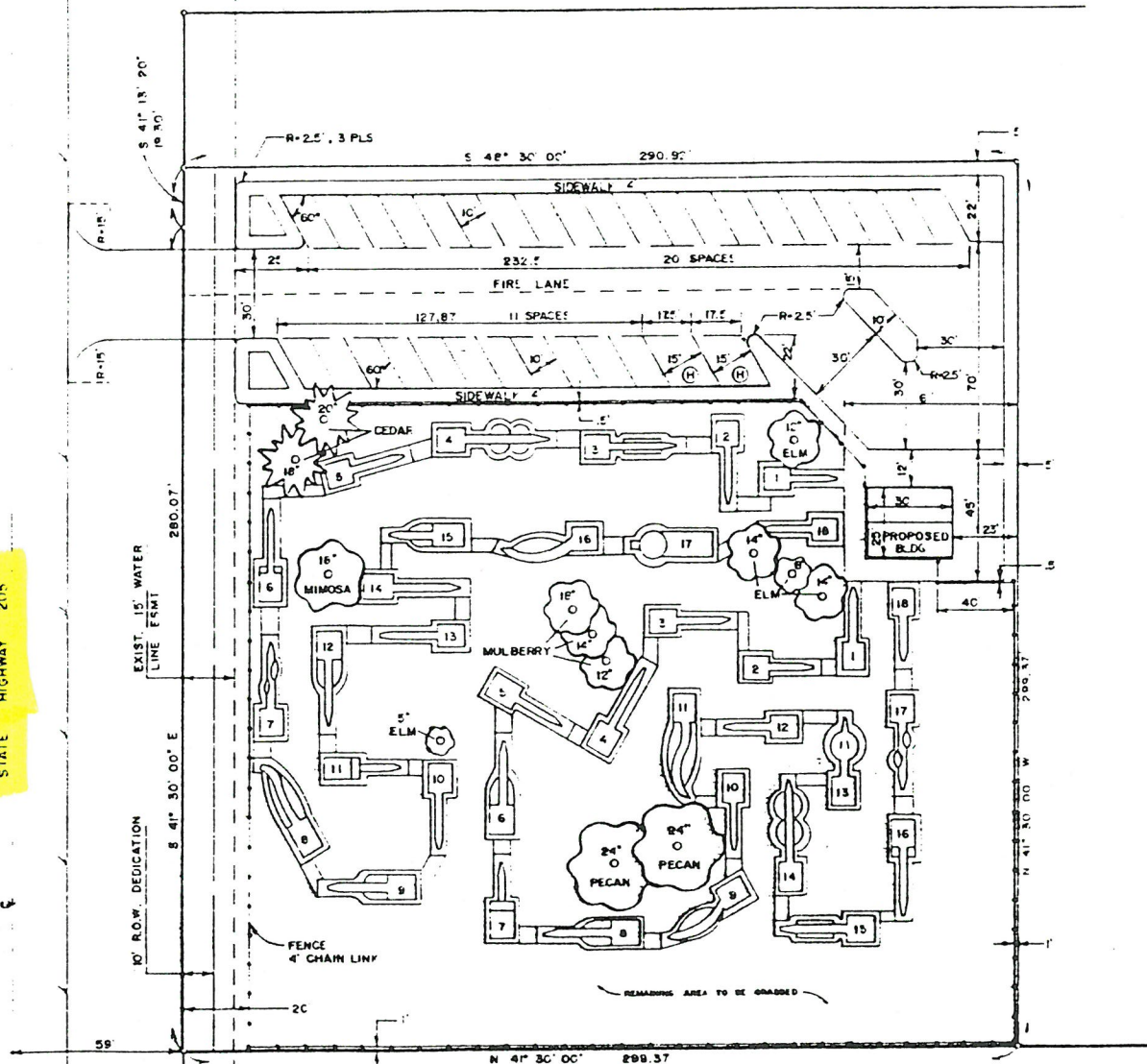
MEMORANDUM
November 14, 1991

TO: Mayor and Members of the City Council
FROM: Julie Couch, Assistant City Manager
RE: Status of November 18 Agenda Items V. H. and V. J.

These two items will not be considered by the Council on Monday for the following reasons:

- A. Item V.H., the request from Doug Patterson for a Commercial Amusement in Ridge Road Shopping Center was tabled by the Commission at their meeting on Thursday night in order to provide for additional public input and to further study the issues raised during the discussion. The item will be reconsidered at their next worksession and will be scheduled on the following City Council meeting.
- B. Item V. J., the request from Mike Slavens for a Commercial Amusement on SH-205 was not considered by the Commission due to the withdrawal of support for the application by one of the property owners of the proposed site. The applicants had planned to purchase a portion of the proposed site from the current owner, however, he notified us of his opposition to the zoning changes to his property. Without his concurrence the request was effectively nullified.

STATE HIGHWAY 205



PUTT-A-ROUND GOLF AND GAMES

TOTAL DEVELOPMENT CAPACITY
 CUSTOMERS - 90
 PARKING REQUIRED AT 1:3 = 30
 PARKING PROVIDED - 32
 TOTAL SITE = 87,120 SF
 LANDSCAPE REQUIREMENTS = 13,068 SF (15%)



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PUTT-A-ROUND GOLF AND GAMES	DATE
PT 1000 PREFERRED TRAIL, ROCKWELL, TEXAS 75087	D
DRAWN BY SLAVENS	8-01-80
ISSUED	SCALE 1" = 25' PTH

W. BARNES A-26

205 BUSINESS PARK

0121-3380-0002-01

Site of ~~land~~
Stavens
Request

TR 3 360.990 ACS

0121-3310-0002-03

JR. JOHNSON A-128

A. JOHNSON A-123

0123-3375-0003-01

TR 3 56.248 ACS

TR 7 146.18 ACS

TR 4 60 ACS

TR 1 678.7 ACS

0123-3375-0001-01

TR 43 1AC
TR 43-1 135.39 ACS

0010-3275-0021-03
TR 6 7 ACS
TR 7 4.34 AC

0010-3275-0007-01
0010-3275-0024-02
0010-3275-0017-05
TR 17-5
1.8755 ACS
0010-3275-0000-01

W.W. FORD A-80

TR 10 177.30 ACS

TR 30 5 ACS

INDN

TR 1 6.55 ACS	TR 2 7.54
TR 23 2.60	TR 24 6.40 ACS
TR 25 1.60	TR 26 1.60
TR 27 1.60	TR 28 1.60
TR 29 1.60	TR 30 1.60

SEE
SAT
2-5

TR 3-3 1AC
TR 3-5 1AC

TR 2
26.75 ACS

TR 2
TR 3

TR 3
91.626 ACS

W. BARNES A-26

TERRELL

MIMS RD

TR 5
50 ACS

205 BUSINESS
PARK

TR 2-1
2462 ACS
TR 2-2
2538 ACS

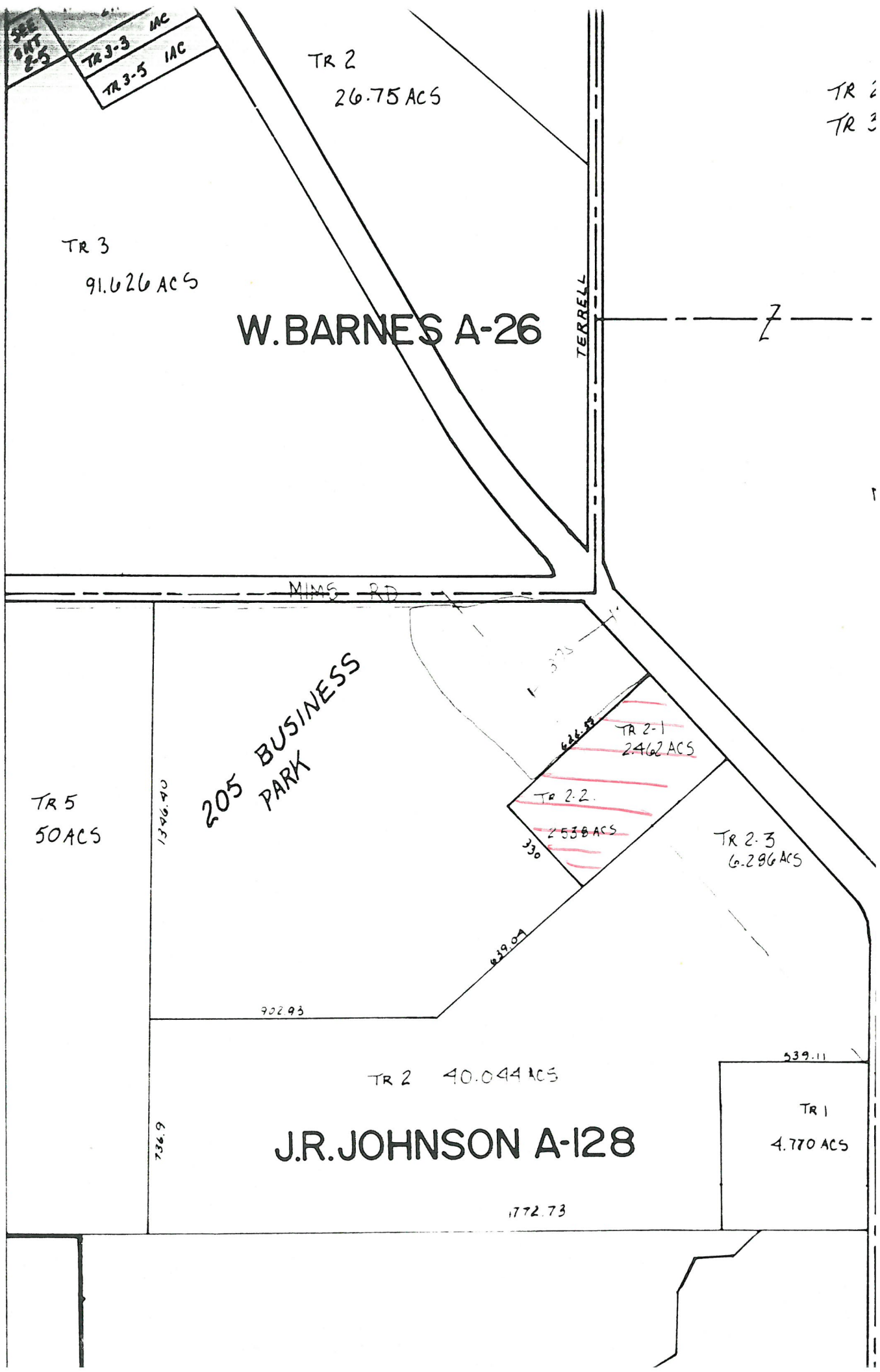
TR 2-3
6.296 ACS

TR 2 40.044 ACS

J.R. JOHNSON A-128

TR 1
4.770 ACS

2-5



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: November 14, 1991

Agenda No: III. A.

Agenda Item: **P&Z 91-41-Z/CUP/PP** - Hold Public Hearing and Consider Recommending Approval of a Request from Mike Slavens for a Change in Zoning from "A" Agricultural to "C" Commercial, CUP for a Commercial Amusement, and a Preliminary Plat for a Tract of Land Located on SH-205 South of Mims Road

Item Generated By: Applicant, Mike Slavens

Action Needed: Hold public hearing and consider approving the request with any conditions included.

Background Information:

Last year the Commission and City Council approved a request from Mike Slavens for a miniature golf course and related activities to be located on south SH-205. The CUP was never activated and therefore he must reapply. In addition, the scope of the project has been expanded. He now plans to occupy additional land to the south and initially begin with a grand prix and go cart track in addition to the miniature golf course. A portion of the site is in the City Limits and a portion is out. The applicant is submitting his entire development plan so that we can see how it will develop. A discussion of the requests and the issues is as follows:

Zoning/CUP

A portion of the tract is not zoned and a portion is zoned Commercial. The applicant has requested that the area currently designated as Agricultural be zoned Commercial. The land use plan reflects a commercial corner at the intersection of Mims Road and SH-205 and the intersection of SH-205 and the 205 Bypass. Additionally, the area to the north of Mims Road and west of SH-205 is designated as commercial. This tract is located between the two major intersections and it is not likely that anything but commercial will develop in this area. The total site is approximately 13.55 acres. The land use plan does indicate low density residential behind this area and this type of outdoor commercial amusement would probably inhibit such development in close proximity.

The CUP is requested for 2-36 hole miniature golf courses, one go cart track for 18 cars, one grand prix track for 8 cars, 5 batting cages, 18 bumper boats, and a 4,800 sq. ft. building that will house concessions, video games and offer room for private parties. Accessory uses include a maintenance building for the site and vehicles and picnic areas. The CUP should be limited to these uses and in the number requested. Any expansion of the uses needs to be approved by the Commission and City Council.

SEE ATTACHED NOTES CONT'D.

Attachments:

1. Location Map
2. Site Plan

Agenda Item: Slavens Zoning, CUP, Preliminary Plat

Item No: III. A.

Site Plan

As mentioned a portion of the site is in the City and a portion is not. The applicant is submitting his entire development plan and we have reviewed it as though it were entirely in the City. Our comments regarding the plan are as follows:

1. The parking lot needs to be expanded to 113 spaces based on the uses. We will review this issue in more detail prior to the meeting on Thursday.
2. The sign cannot exceed 60 sq. ft.
3. A detailed landscape plan should be submitted once the miniature golf courses are designed, for approval by either staff or Commission. The area for landscaping is adequate but the detailed plans have not been completed.
4. The buildings are going to be located within the County but not in the City. We have indicated that we would want all buildings and improvements to meet City construction codes and we would want such a condition to be included in a facilities agreement in conjunction with the final plat. The buildings are planned to be metal buildings. The applicant has indicated that they do plan to install a partial brick facade on the main building at some point in the future.
5. They are planning to use 30 ft. light poles in the parking and track areas. These need to be hooded fixtures and designed to not shine on the road or adjacent property.

Plat

This application constitutes a preliminary plat on the entire tract. The applicant will vacate the existing plat on the original site as a part of the final plat of this area. The plat will include the necessary dedication of right of way on SH-205. We will want them to enter into a facilities agreement regarding the building construction and any other conditions the commission or Council might want to require on the property outside the City.

SEE
SAT
2-5

TR 3-3 1AC
TR 3-5 1AC

TR 2
26.75 ACS

TR 2
TR 3

TR 3
91.626 ACS

W. BARNES A-26

TERRELL

MIMS RD

TR 5
50 ACS

205 BUSINESS
PARK

TR 2-1
2462 ACS
TR 2-2
2538 ACS

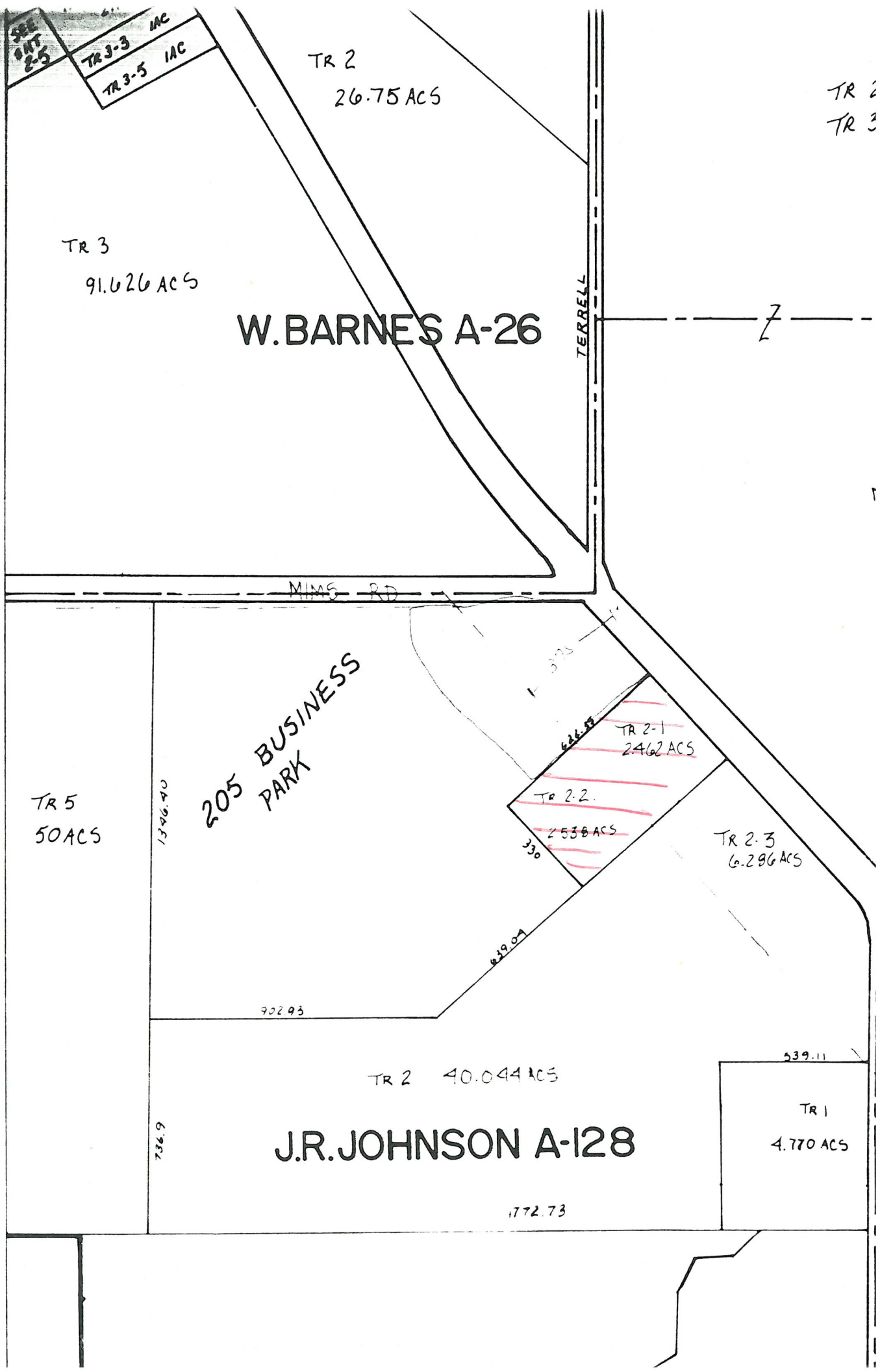
TR 2-3
6.296 ACS

TR 2 40.044 ACS

J.R. JOHNSON A-128

TR 1
4.770 ACS

2-5



W. BARNES A-26

205 BUSINESS PARK

0121-3380-0002-01

Site of ~~land~~
Stavens
Request

TR 3 360.990 ACS

0121-3310-0002-03

JR. JOHNSON A-128

A. JOHNSON A-123

0123-3375-0003-01

TR 3 56.248 ACS

TR 7 146.18 ACS

TR 3 ACS

TR 4 60 ACS

TR 1 678.7 ACS

0123-3375-0001-01

TR 43 1AC
TR 43-1 135.39 ACS

0010-3275-0021-03
TR 6 7ACS
TR 7 4.34 AC

0010-3275-0007-01

0010-3275-0024-02
0010-3275-0017-05

TR 17-5
1.8755 ACS

0010-3275-0000-01

TR 18 177.30 ACS

W.W. FORD A-80

TR 30
5ACS

INDN

TR 1 6.55 ACS	TR 2 7.54
TR 23 2.60	TR 24 6.44 ACS
TR 25 1.60	TR 26 1.60
TR 27 1.60	TR 28 1.60
TR 29 1.60	TR 30 5ACS

CITY OF ROCKWALL
City Council Agenda

Agenda Date: November 18, 1991

Agenda No: V. J.

Agenda Item: **P&Z 91-44-Z/CUP/PP** - Hold Public Hearing and Consider Approval of an Ordinance Authorizing a Request from Mike Slavens for a Change in Zoning from "A" Agricultural to "C" Commercial, an Ordinance Authorizing a CUP for a Commercial Amusement, and a Preliminary Plat for a Tract of Land Located on SH-205 South of Mims Road (1st Reading)

Item Generated By: Applicant, Mike Slavens

Action Needed: Hold public hearing and consider approving the request with any conditions included.

Background Information:

Last year the Commission and City Council approved a request from Mike Slavens for a miniature golf course and related activities to be located on south SH-205. The CUP was never activated and therefore he must reapply. In addition, the scope of the project has been expanded. He now plans to occupy additional land to the south and initially begin with a grand prix and go cart track in addition to the miniature golf course. A portion of the site is in the City Limits and a portion is out. The applicant is submitting his entire development plan so that we can see how it will develop. A discussion of the requests and the issues is as follows:

Zoning/CUP

A portion of the tract is not zoned and a portion is zoned Commercial. The applicant has requested that the area currently designated as Agricultural be zoned Commercial. The land use plan reflects a commercial corner at the intersection of Mims Road and SH-205 and the intersection of SH-205 and the 205 Bypass. Additionally, the area to the north of Mims Road and west of SH-205 is designated as commercial. This tract is located between the two major intersections and it is not likely that anything but commercial will develop in this area. The total site is approximately 13.55 acres. The land use plan does indicate low density residential behind this area and this type of outdoor commercial amusement would probably inhibit such development in close proximity.

The CUP is requested for 2-36 hole miniature golf courses, one go cart track for 18 cars, one grand prix track for 8 cars, 5 batting cages, 18 bumper boats, and a 4,800 sq. ft. building that will house concessions, video games and offer room for private parties. Accessory uses include a maintenance building for the site and vehicles and picnic areas. The CUP should be limited to these uses and in the number requested. Any expansion of the uses needs to be approved by the Commission and City Council.

SEE ATTACHED NOTES CONT'D.

Attachments:

1. Location Map
2. Site Plan

Agenda Item: Slavens Zoning, CUP, Preliminary Plat

Item No: V.J.

Site Plan

As mentioned a portion of the site is in the City and a portion is not. The applicant is submitting his entire development plan and we have reviewed it as though it were entirely in the City. Our comments regarding the plan are as follows:

1. The parking lot needs to be expanded to 113 spaces based on the uses. We will review this issue in more detail prior to the meeting on Thursday.
2. The sign cannot exceed 60 sq. ft.
3. A detailed landscape plan should be submitted once the miniature golf courses are designed, for approval by either staff or Commission. The area for landscaping is adequate but the detailed plans have not been completed.
4. The buildings are going to be located within the County but not in the City. We have indicated that we would want all buildings and improvements to meet City construction codes and we would want such a condition to be included in a facilities agreement in conjunction with the final plat. The buildings are planned to be metal buildings. The applicant has indicated that they do plan to install a partial brick facade on the main building at some point in the future.
5. They are planning to use 30 ft. light poles in the parking and track areas. These need to be hooded fixtures and designed to not shine on the road or adjacent property.

Plat

This application constitutes a preliminary plat on the entire tract. The applicant will vacate the existing plat on the original site as a part of the final plat of this area. The plat will include the necessary dedication of right of way on SH-205. We will want them to enter into a facilities agreement regarding the building construction and any other conditions the commission or Council might want to require on the property outside the City.

The Commission will consider this item on Thursday night. We will forward their recommendation on Friday.

W. BARNES A-26

205 BUSINESS PARK

0121-3380-0002-01

Site of ~~land~~
Stavens
Request

TR 3 360.990 ACS

0121-3310-0002-03

JR. JOHNSON A-128

A. JOHNSON A-123

0123-3375-0003-01

TR 3 56.248 ACS

TR 7 146.18 ACS

TR 3 ACS

TR 4 60 ACS

TR 1 678.7 ACS

0123-3375-0001-01

TR 43 1AC
TR 43-1 135.39 ACS

0010-3275-0021-03
TR 6 7ACS
TR 7 4.34 AC

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0010-3275-0017-05
TR 17-5
1.8755 ACS
0010-3275-0000-01

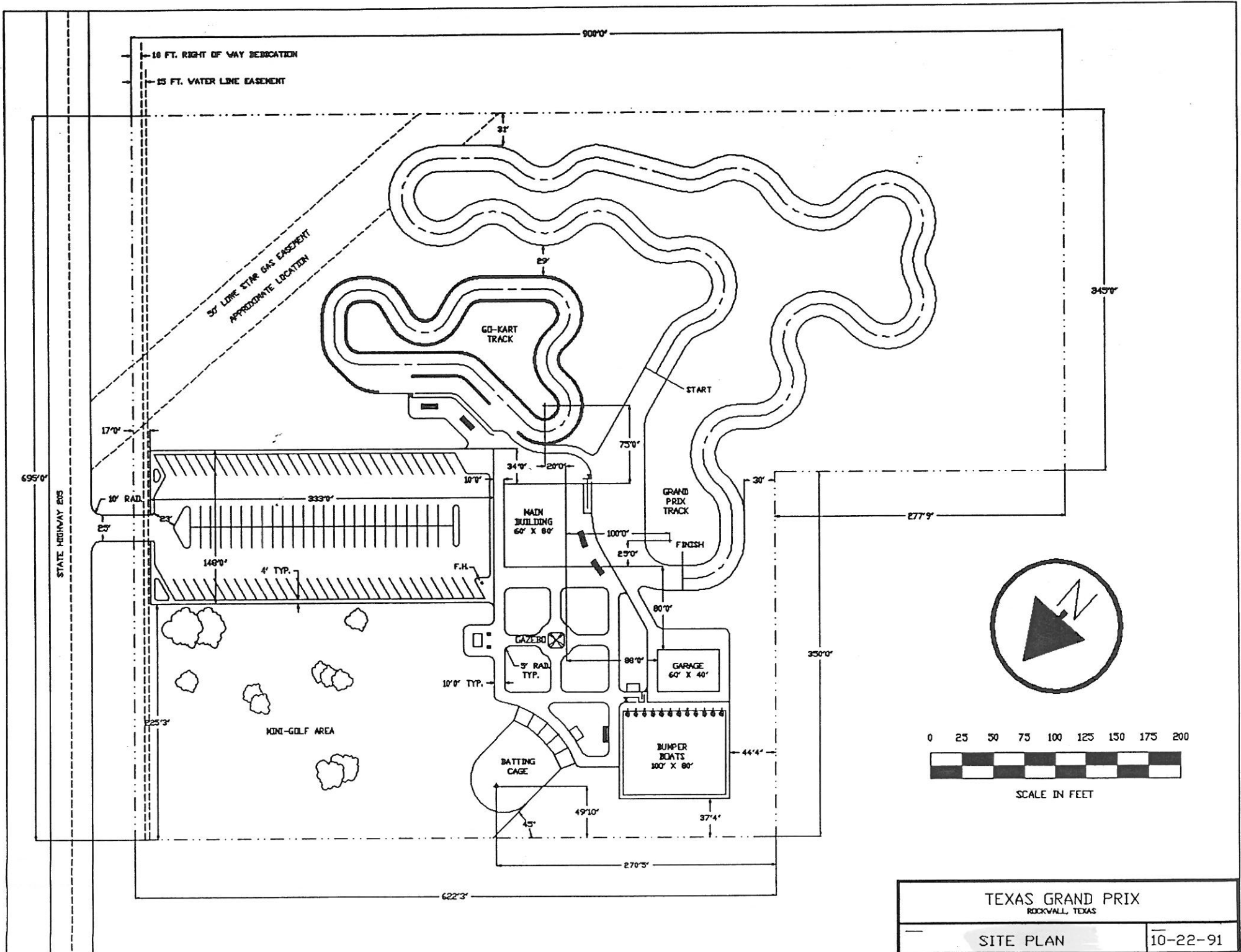
W.W. FORD A-80

TR 18 177.30 ACS

TR 30 5ACS

INDN

TR 1 6.55 ACS	TR 2 7.54
TR 23 2.60	TR 24 6.40 ACS
TR 25 1.60	TR 26 1.60
TR 27 1.60	TR 28 1.60
TR 29 1.60	TR 30 1.60





CITY OF ROCKWALL

"THE NEW HORIZON"

November 4, 1991
PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 14, 1991, at 7:00 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 18, 1991, at 7:00 P.M. in City Hall to consider approval of a request from Michael Slavens for a change in zoning from "A" Agricultural to "C" Commercial and for a Conditional Use Permit for a Commercial Amusement to allow go-carts, miniature golf, batting cages and a video arcade on a tract of land located on SH-205 south of I-30 and further described on the reverse of this page.

P&Z 91-44-Z/CUP Slavens Zone Change and CUP Request on SH-205 for Commercial Amusement

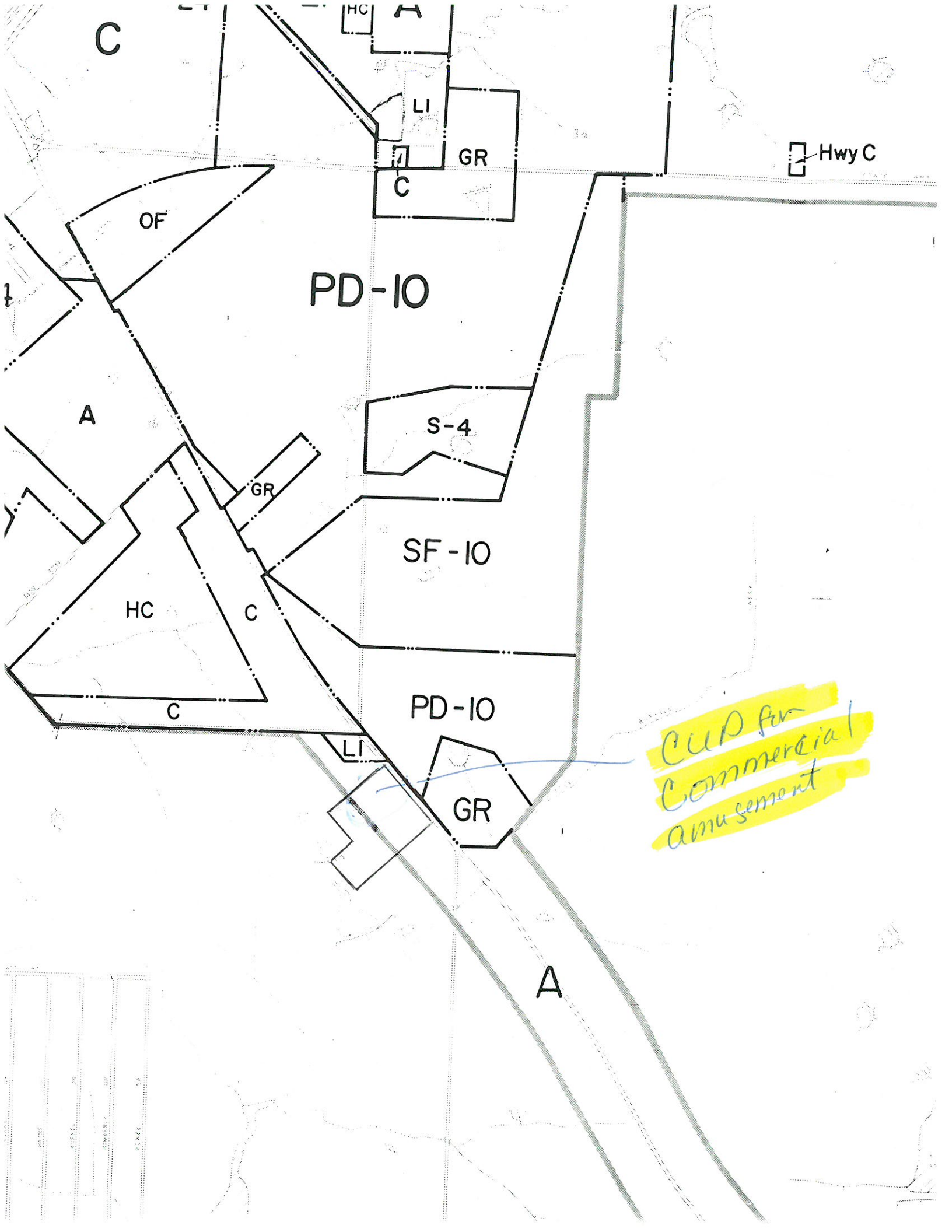
I am in favor of the request for the reasons listed below _____

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

- 1.
- 2.
- 3.

Name _____

Address _____



C

HC

LI

GR

Hwy C

C

OF

PD-10

A

S-4

GR

SF-10

HC

C

PD-10

C

LI

GR

CUP for
Commercial
Amusement

A

LEGAL DESCRIPTION OF PROPERTY FOR TEXAS GRAND PRIX

LEGAL DESCRIPTION

BEING known as Abstract 128 J.R. Johnson Survey, Tracts 2-1 and 2-2 from the Dallas Baptist Association, 8001 East R.L. Thornton Freeway, Dallas, Texas and Abstract 128 J.R. Johnson Survey, Tract 2-3 from Max TR Scheid, P.O. Box 472347, Garland, Texas.

BEGINNING at an iron rod for a corner on the southwest line of S.H. 205, said point being the north corner of said 5.00 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 280.07 feet to an iron rod for a corner;

THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 19.30 feet to an iron rod for a corner;

THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 50.63 feet to an iron rod for a corner;

THENCE South 41 deg. 31 min. 36 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 6.286 acre tract, 345.00 feet to an iron rod for a corner;

THENCE South 48 deg. 30 min. 00 sec. West, 345.00 feet Northwest of and parallel to the Southeast line of said 5.00 acre tract, 291.00 feet of said 6.286 acre tract to an iron rod for a corner;

THENCE North 41 deg. 31 min. 36 sec. West, Northwest of and parallel to the Northeast line of said 6.286 acre tract, 345.00 feet to an iron rod for a corner on the Northeast line of said 5.00 tract;

THENCE North 41 deg. 30 min. 00 sec. West, 350.00 feet to an iron rod for a corner on the Northwest line of said 5.00 tract;

THENCE North 48 deg. 30 min. 00 sec. East with the Northwest line of said 5.00 acre tract, 291.01 feet to the POINT OF BEGINNING and containing 202,245.00 square feet or 4.64 acres of land.

Slanens CIP Request
zone Change

Ab 128
2-1, 2-2

Dallas Baptist Association
8001 East R. L. Thornton
Dallas 75228

2-3

Max Scheid
P.O. Box 472347
Carland TX 75047

2

David Parent
3000 E Parker Rd
Plano, TX 75074

Ab 25
TR 2, 3

Cambridge Companies
17440 Dallas Parkway #103
Dallas 75252

Ab 128 2-4

70 Acres Corporation
2890 S Coliad