

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-46- CUP

Date Submitted 10/26/91

Filing Fee \$ 72.00

Applicant DOUGLAS W. PATTERSON

Address 1117 RIDGE ROAD
ROCKWALL, TEXAS 75087

Phone No. (214) 771-2242

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

ENTERTAINMENT CENTER AT RIDGE ROAD PLAZA

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

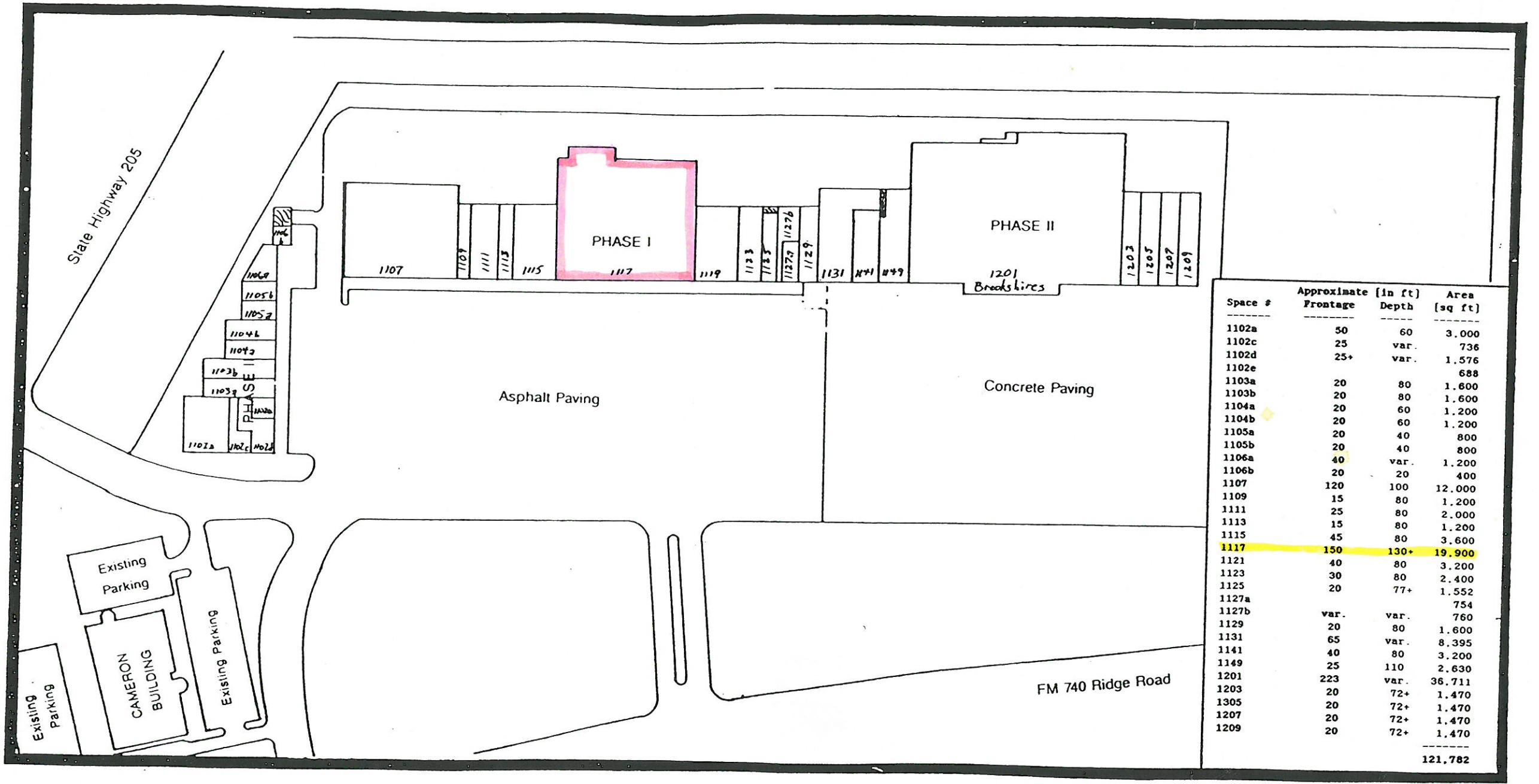
line The current zoning on this property is _____.
There ^{space} are/are not ^{space} deed restrictions pertaining to the intended use of this property.

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.

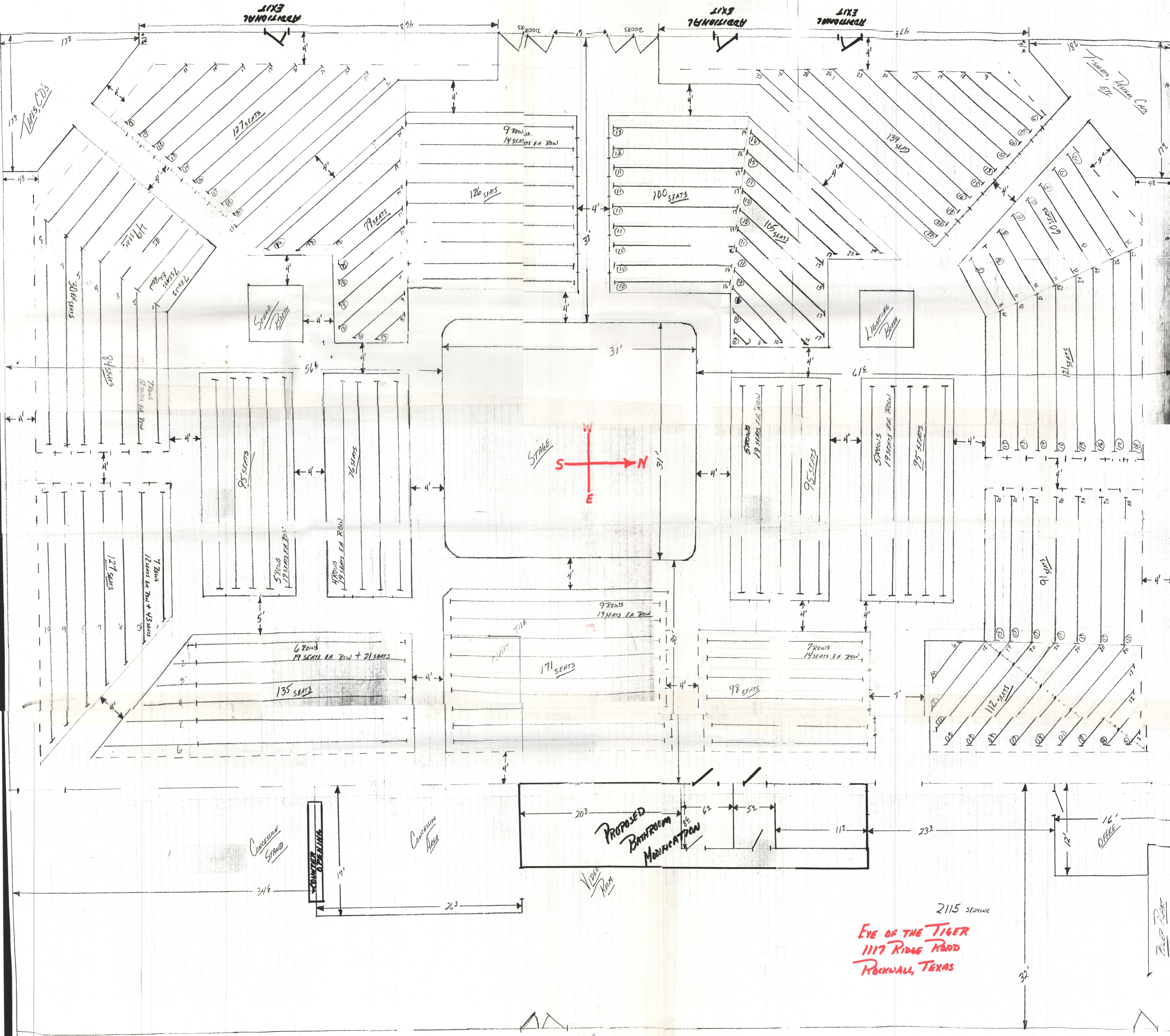
¹If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

number of seats/phasing *occupancy loads for activities*
floor plan *max number of video games + other machines*
letter
hours of operation for activities

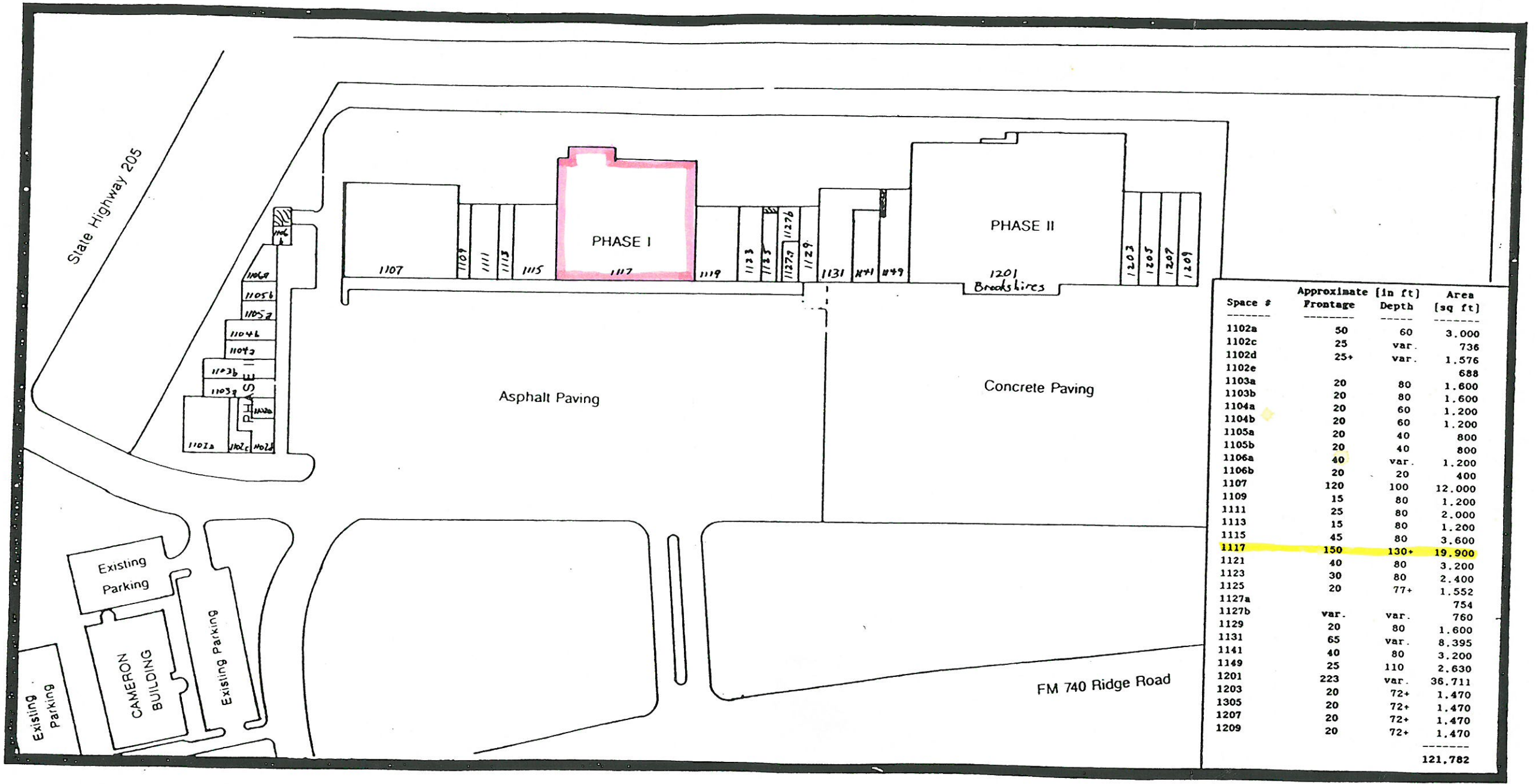
²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. 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.



Space #	Approximate Frontage [in ft]	Approximate Depth [in ft]	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	15	80	1,200
1111	25	80	2,000
1113	15	80	1,200
1115	45	80	3,600
1117	150	130+	19,900
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	2,630
1201	223	var.	36,711
1203	20	72+	1,470
1305	20	72+	1,470
1207	20	72+	1,470
1209	20	72+	1,470
			121,782



2115 SEATING
EYE OF THE TIGER
1117 RIDGE ROAD
ROCKWALL, TEXAS



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			121,782

CONDITIONS FOR CONSIDERATION
EYE OF THE TIGER REQUEST

Uses

1. The uses authorized under the CUP would include:
 - a. Live musical concerts and performances meeting all other ordinances of the City including noise ordinances.
 - b. Light shows such as laser light shows
 - c. Coin operated machines including video games, bumper pool not to exceed 6 machines. Any increase in the number of machines must first be approved by the Commission.

Hours of Operation

1. The hours of operation for a. and b. above shall be between the hours of 7:00 P.M. to 12:00 P.M. on Thursday , Friday, and Saturday.
2. All other uses shall not operate between the hours of 12:00 A.M. and 8:00 A.M.

Building and Parking

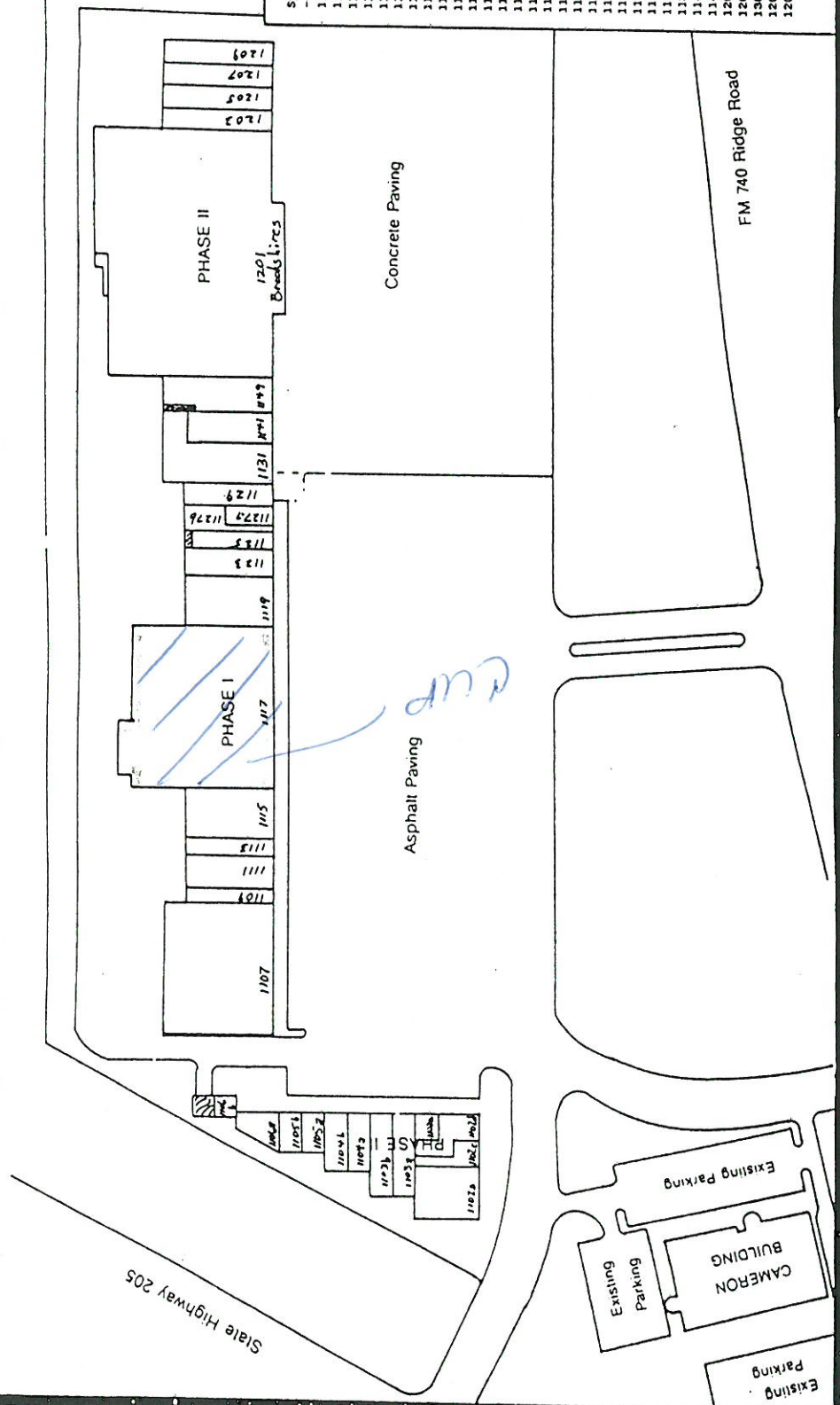
1. Any significant changes in the floor plan of the facility must be approved by the Planning and Zoning Commission.
2. The maximum occupancy for the building for the purposes of concerts and shows shall be 1,140. This restriction may be reviewed by the Planning and Zoning Commission, after one year of operation and after the submission of documentation from the applicant regarding the occupancy of the facility and the actual usage of existing parking.
3. The building shall meet all applicable building, construction, and fire codes of the City prior to issuance of a Certificate of Occupancy for the use.

Business Operations

1. Any change in the ownership or management must be approved by the Planning and Zoning Commission.
2. No smoking shall be permitted in the facility during business hours.
3. The permit shall be reviewed by the Planning and Zoning Commission for

compliance with all requirements one year from the date of final approval.

2. The owner and/or operator shall provide adequate security and adult supervision to activities during business hours.



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State Highway 205

FM 740 Ridge Road

Concrete Paving

Asphalt Paving

PHASE II

PHASE I

CAMERON BUILDING

GUP

1201
Boards/Trcs

1203
1205
1207
1209

1131
1133
1135
1137
1139

1107
1109
1111
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1101
1103
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1111
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1115
1117
1119
1121
1123
1125
1127
1129

EYE OF THE TIGER
1117 RIDGE ROAD
ROCKWALL, TEXAS 75087
(214)771-2275

STARTING OUT, WE HAVE OBTAINED PERMISSION FROM THE BUILDING INSPECTER, DAVID SMITH, FOR 1000 SEATS. WHEN WE OBTAIN THE RE-ZONING CHANGE, BY THE CITY COUNCIL, AT A LATER DATE WE PLAN TO EXPAND ACCORDING TO THE REQUESTS BY MR. SMITH, OF ADDING 3 ADDITIONAL EXITS AND EXPANDING THE RESTROOM FACILITIES, TO ACCOMMODATE A CAPACITY OF 2000, WE WILL THEN REAPPLY TO EXPAND THE LOAD FACTOR TO THAT CAPACITY.

AFTER THE EXPANSION, THE LOAD FACTOR ON THURSDAY, FRIDAY AND SATURDAY NIGHTS WILL BE AT 2000 SEATS, WITH THE CITY'S APPROVAL, ON THE NIGHTS THAT THE LIVE ENTERTAINMENT IS PERFORMING. DURING THE PERFORMANCES, WE PLAN TO HAVE THE FACILITY OPEN FROM 7:00 P.M. TO MIDNIGHT. DURING THE WEEKDAYS MONDAY-SATURDAY, WE ARE PLANNING TO HAVE THE FACILITY OPEN FROM 9:00 A.M. TO 6:00 P.M. FOR TAPE, CD'S, POSTER, T-SHIRT, ETC. SALES. ALSO, WE WILL BE INSTITUTING AN AFTER SCHOOL PROGRAM FOR THE YOUTH, SUCH AS, CLASSES IN THEATRE ARTS, MUSICAL INSTRUCTION, AND VOCATIONAL SKILLS, AT A FUTURE DATE, FROM 2:00 P.M. TO 6:00 P.M. THE LOAD FACTOR FOR THAT WOULD NOT EXCEED ~~500~~ ⁴⁰⁰ TO 500 PERSONS, WE ANTICIPATE.

THE MAXIMUM AMOUNT OF VIDEO GAMES AND OTHER MACHINES WOULD BE 6.

THE PROGRAMS FOR THE ELDERLY AND OTHER GROUPS, THAT ARE IN THE PLANNING STAGES, WOULD FALL UNDER THE SAME LOAD AND TIME FACTOR LIMITS, SET FORTH IN THIS LETTER.

THANK YOU, FOR YOUR TIME AND ATTENTION ON THIS APPLICATION FOR THIS PERMIT.

SINCERLY,



DOUGLAS PATTERSON



Eye of the Tiger

10/4/91

1117 Ridge Road
Rockwall, Texas 75087
(214) 771-2275

Dear City Managers of Rockwall,

This entertainment center will be bringing in live entertainment 3 nights per week. We will be holding concerts and light shows contained in the building facility. We will have concession equipment, in the future, to serve the audience Soft drinks, Hot dogs, Pizza, Hamburgers, French fries, Chips, Candy, etc. There will be no alcohol served. We will also be selling Tapes, C.D.'s, T-shirts, Posters, Caps, etc., On the nights of performances and during the week. There will be video games, bumper pool, etc. for the audience and during the week. This will be an alternative to having the youth hang out in the streets, pool halls, etc. The concerts will be held at 7:00p.m. Thursday, Friday, And Saturday, after the other merchants have closed up for the night. There will be training programs for young people interested in pursuing a music background. Also, in the future, programs will be available for the elderly and other groups in the community.

Sincerely,

Doug Patterson
President

Exp of the Tiger

- adept
1. Bathrooms - needs to know the number of bathrooms
 2. needs to be reminded for fire access
 3. Emergency exits & plan
 4. Uses - all - wrestly, power team
 5. Admission - how will people be regulated
 6. Meet fire requirements
 7. Parky areas
 8. Mark fire lanes
 9. Smoky areas
 10. Hours of operation
 11. Video games
-

274

11. need to provide bathroom facilities

questions for Doug

Admission procedures

control procedures -

smoking policy -

type of seats? -

fire control inside -

15-20 people eventually
6-8 security officers control
5-10 normally no staff
no smoking
padded foldy chairs

arts + crafts sale + jewelry



THE
CAMERON
COMPANY

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

October 10, 1991

We at the Cameron Company, understand and acknowledge that Douglas and Jeanetta Patterson, of Eye of the Tiger, have applied for a Conditional Use Permit for the said named commercial facility at 1117 Ridge Road in Rockwall, Texas.

We understand that due to a number of considerations by the City of Rockwall that this is the appropriate procedure for zoning of this facility, for an entertainment center. The Cameron Company approves of this project coming into Ridge Road Shopping Center and feels it will be an asset not only to the Center, but to the community of Rockwall.

We ask for this Conditional Use Permit to be granted and the zoning for this Center to be acceptable for the entertainment center's use.



J. Rex Cameron

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.



CITY OF ROCKWALL
"THE NEW HORIZON"

December 23, 1991

Mr. Doug Patterson
1117 Ridge Road
Rockwall, Texas 75087

Dear Mr. Patterson:

As you know, the City Council has postponed your public hearing to January 6, 1991. This letter serves as a reminder that you or your representative should attend this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", with a long, sweeping horizontal line extending to the right.

Julie Couch
Assistant City Manager

hcc

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: November 14, 1991

Agenda No: III. C.

Agenda Item: **P&Z 91-41-CUP** - Hold Public Hearing and Consider Recommending Approval of a Request from Doug Patterson for a Conditional Use Permit for a Commercial Amusement to be Located in the Ridge Road Shopping Center

Item Generated By: Applicant, Doug Patterson

Action Needed: Hold public hearing and take any necessary action.

Background Information:

This request was submitted for a commercial amusement for an entertainment facility. The applicant wants to offer live stage entertainment with a snack bar, accessory video and game tables as well as retail sales of tapes, records, and t-shirts to be located in the old Mitchell's lease space. The maximum occupancy of the facility as requested is 2,000. Our comments are as follows:

Parking

The applicant is proposing to use the existing parking for this establishment. There are 545 parking spaces in the development. Under our current requirements Brookshire's would require 165 spaces. This use with 2,000 seats would require 667 spaces. The applicant plans to operate the live shows from 7:00 P.M. to Midnight on Thursday, Friday, and Saturday, which is the slower time for use of the grocery facility. Most of the other tenants would be closed during this time period. It would be my recommendation that the applicant only be allowed seating that will not utilize the parking required for Brookshire's. Under a ratio of 1 space for three seats, that would equate to a maximum of 1,140 seats.

Uses

Attached you will find a letter outlining the uses to be included in the facility. The specific uses to be approved need to be included in the motion for any approval, including the number of video games permitted in the building and hours of operation. The plan to have a minimum of 5 people on staff at all times. During live shows they plan for a staff of 15 to 18 with a number of security officers. Admission will be taken at the door.

Building

The building will have to be significantly altered to meet codes for this type of occupancy. They do plan to restrict smoking in the building and this should be a condition of approval.

Attachments:

1. Site Plan
2. Floor Plan
3. List of Uses

Agenda Item: CUP Request for Commercial Amusement

Item No: III. C.

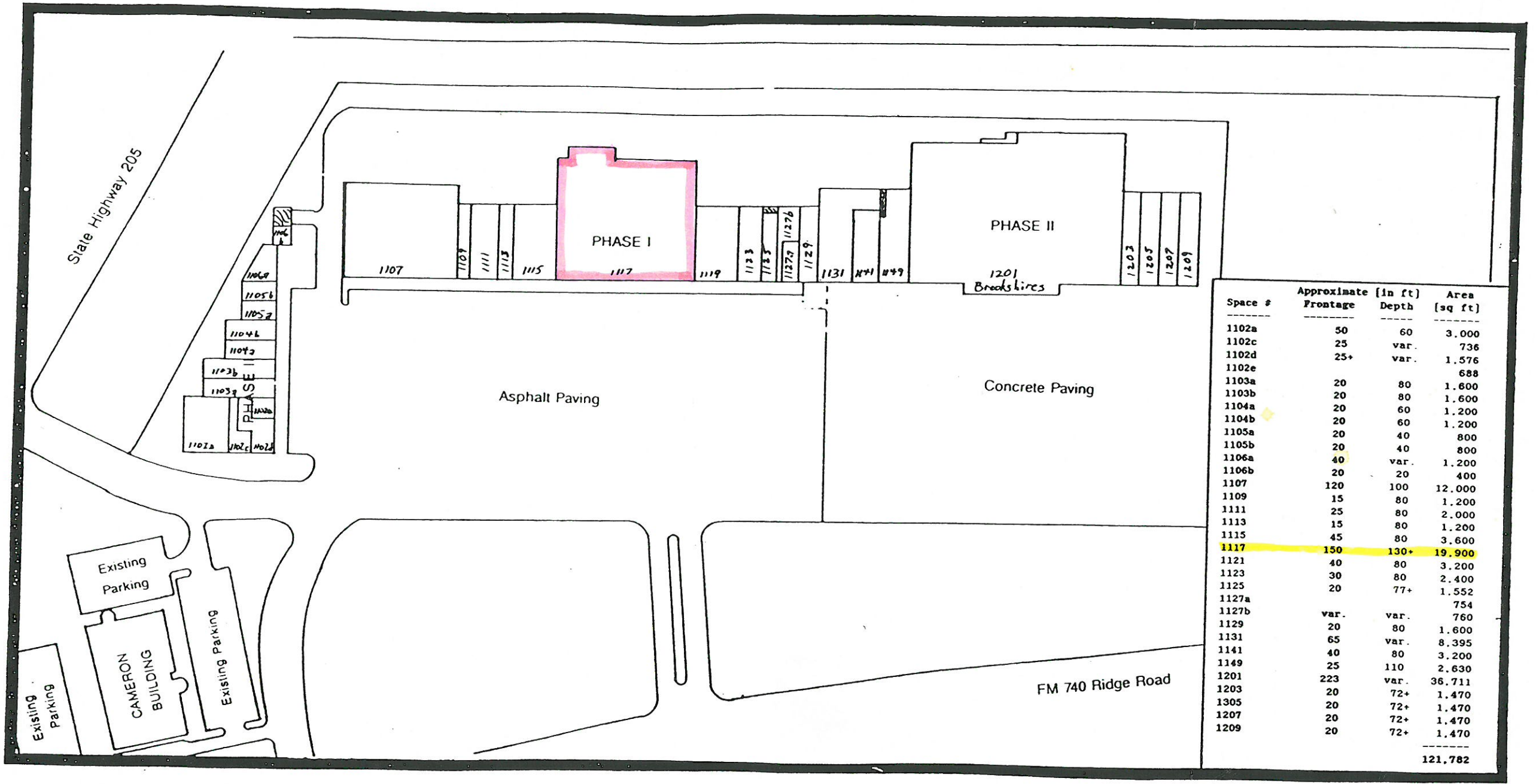
Site Plan

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.



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MINUTES OF THE PLANNING AND ZONING COMMISSION

November 14, 1991

CALL TO ORDER

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Vice Chairman Jim Greenwalt called the meeting to order with the following Commission members present: Dale Morgan, Robert Wilson, and Carl Mastronardi. Jim Flinchum and Nell Welborn were absent.

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MINUTES OF OCTOBER 10, 1991

The Commission first considered approval of the minutes of October 10, 1991. There being no changes Wilson made a motion to approve the minutes as published. Morgan seconded the motion. The motion carried unanimously.

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P&Z 91-46-CUP PUBLIC HEARING AND REQUEST FROM DOUG PATTERSON FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE RIDGE ROAD SHOPPING CENTER *M I W 10/14/91*

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Couch outlined the application and her recommendations. She indicated that the applicant wanted to open a commercial amusement in the Ridge Road Shopping Center. She indicated that he had requested approval of a 2,000 seat occupancy for this location and that this level of occupancy would not be permitted with the existing amount of parking. She reviewed a list of proposed conditions that the Commission could consider if approval were contemplated. Doug Patterson reviewed his request with the Commission and requested a 2000 seat occupancy for the location instead of the 1140 recommended limit. He stated that he believed the sound from his operation would be self contained in the building. There being no one else to speak the Chairman closed the public hearing.

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There was considerable discussion regarding the application and the impact it would have on the surrounding property. Wilson made a motion to recommend approval subject to the limitation of 1140 seats, as recommended by Couch, and that any time after four months from Council approval the owner may request review of occupancy limit. Morgan seconded the motion. The motion failed with Greenwalt and Mastronardi opposed and Wilson and Morgan for. Greenwalt then made a motion to recommend denial. The motion failed for lack of second. Mastronardi then made a motion to table action until the next worksession and to direct staff to notify property owners within 200 feet of the entire shopping center. Morgan seconded the motion. The motion was voted on and passed unanimously.

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to recommend approval. Morgan seconded the motion. Wilson confirmed that no notices were returned. The motion was voted on and passed unanimously.

50 **P&Z 91-45-CUP PUBLIC HEARING AND REQUEST FROM MICHAEL PRESS FOR CUP FOR AUTOMOTIVE REPAIR FACILITY TO BE LOCATED ON SH-276**

55 Couch outlined the request and recommended certain conditions for the Commission to consider including no outside storage other than vehicles to be worked on and limiting the use to a transmission repair facility. The Chairman opened the public hearing. Mike Press, 405 E Heath, outlined his request. There being no one else to address the Commission the public hearing was closed. Mastronardi confirmed that cars waiting to be repaired were not considered outside storage. Morgan made a motion to recommend approval with conditions as recommended. Mastronardi seconded the motion. The motion carried unanimously.

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P&Z 91-47-FP REPLAT OF CAIN PROPERTIES NO.1 ON SH-205

65 Couch outlined the request and recommended approval with the conditions that cross access easements between lots as well as dual signature lines be added to the plat. Morgan made a motion to recommend approval of the request with the two conditions. Mastronardi seconded the motion, which carried unanimously.

P&Z 91-48-PP PRELIMINARY PLAT FOR TWO LOTS ON HEATH STREET

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Couch outlined the request explaining that the applicant was requesting a waiver to the escrow requirements. She indicated that the plat conformed to previous conditions established for such waivers. After some discussion Mastronardi made a motion to approve the preliminary plat subject to Board of Adjustment approval of the lot depth and waiving escrow requirements. Wilson seconded the motion, which carried unanimously.

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There being no further business the meeting was adjourned.

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Signed:

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Chairman, Planning and Zoning Commission

MINUTES OF ROCKWALL PLANNING AND ZONING COMMISSION
November 26, 1991

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Members present included Chairman Nell Welborn, members Andrew Leonie, Dale Morgan, Jim Flinchum, Bob Wilson, Carl Mastronardi, and Jim Greenwalt. The meeting was called to order at 7:00 P.M.

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P&Z 91-46-CUP - Continue Public Hearing and Consider Recommending Approval of a Request from Doug Patterson for a Conditional Use Permit for a Commercial Amusement to be Located in the Ridge Road Shopping Center

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Welborn explained that the Commission had continued the public hearing on the request in order to provide an opportunity to notify all of the property owners within 200 feet of the entire shopping center of the pending application. Julie Couch, Assistant City Manager stated that those property owners had been notified and that several responses had been returned. She also reviewed the application and indicated that staff had recommended a number of conditions to be considered should the Commission wish to consider recommending approval. She indicated that staff had concerns about the parking that would be generated by the proposed entertainment facility.

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Welborn then requested the applicant to make his presentation. Doug Patterson reviewed his request with the Commission, indicating that while he would like to have an occupancy of 2,000 seats in the facility, he would be willing to have a lesser number for several months to allow a study of his parking use. He also addressed noise and the type of entertainment that would be offered in the facility.

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Evelyn Lofland then addressed the Commission in opposition to the request. She cited traffic, noise and concern about the type of use proposed as her reasons for concern.

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Bill Briggs Lofland then addressed the Commission in opposition to the request again citing traffic and noise as concerns.

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George Benafonte spoke in favor of the request. He indicated that he would be involved in the construction of the facility and he indicated that he felt such a use would be good for the community.

Rex Cameron spoke in favor of the request. As the owner of the building, he indicated that they would be requiring Mr. Patterson to control the traffic and the noise as a part of the lease.

45

At the conclusion of the remarks by those present wishing to speak for and against the application the public hearing was closed by the Chairman. The Commission then discussed the request. Greenwalt then made a motion to recommend denial of the request. Mastronardi seconded the motion. Discussion on the motion then followed with Greenwalt indicating that he was opposed to the application due to traffic and noise. Mastronardi indicated that he felt the use was a good

50 one but in the wrong location. Wilson indicated that he did not support the motion and that additional business was needed in the downtown area. Leonie and Welborn indicated similar concerns regarding traffic and noise in this location. The motion was then voted on and passed with all voting for except Wilson, who voted against.

55 The Commission then discussed the need for a December meeting and agreed to cancel the meeting due to a lack of any applications. There being no further business the meeting was adjourned at 8:45 P.M.

Signed:

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Chairman, Planning and Zoning Commission

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Attest:

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Deputy City Secretary

CITY OF ROCKWALL
City Council Agenda

Agenda Date: January 6, 1992

Agenda No: VI. A.

Agenda Item: **P&Z 91-46-CUP** - Continue Public Hearing and Consider Approval of a Request from Doug Patterson for a Conditional Use Permit for a Commercial Amusement to be Located in the Ridge Road Shopping Center

Item Generated By: Applicant, Doug Patterson

Action Needed: Hold public hearing and take any necessary action.

Background Information:

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Uses

Attached you will find a letter outlining the uses to be included in the facility. The specific uses to be approved need to be included in the motion for any approval, including the number of video games permitted in the building and hours of operation. The plan to have a minimum of 5 people on staff at all times. During live shows they plan for a staff of 15 to 18 with a number of security officers. Admission will be taken at the door.

Building

The building will have to be significantly altered to meet codes for this type of occupancy. They do plan to restrict smoking in the building and this should be a condition of approval.

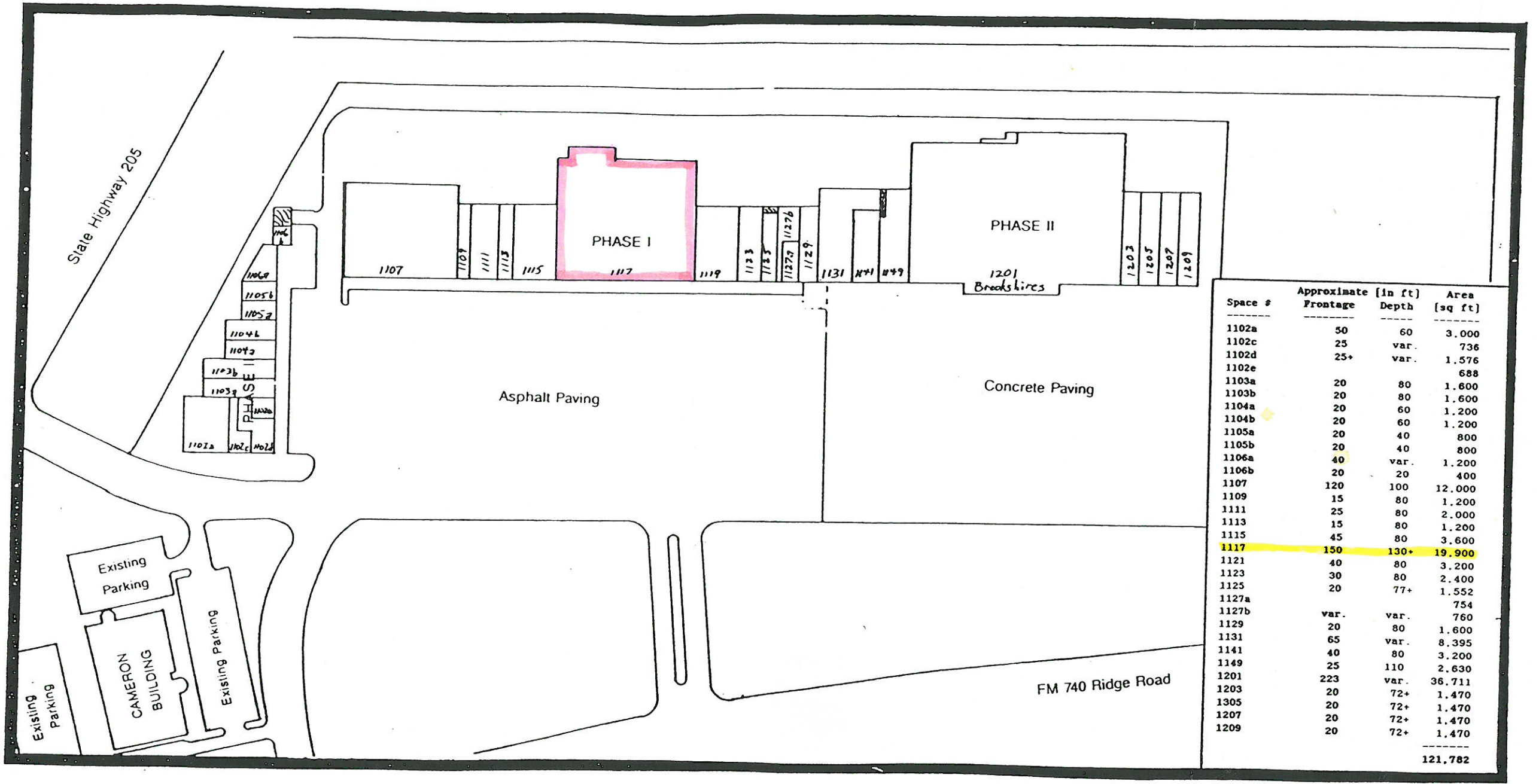
Attached you will find a list of conditions that were recommended to the Commission by staff if the Commission wanted to consider recommending approval of the request. The Commission, after holding one hearing on the matter and tabling action in order to hear additional testimony regarding the request, has recommended denial of the request. The vote to deny was 6 to 1. Their primary concerns were those of traffic and noise to the adjacent properties. There was concern about the proximity of residential uses in the area and the impact of this use on those areas. Because of the recommendation of denial by the Commission it would require a positive vote of 3/4 majority of the current Council or 5 affirmative votes to approve the request.

Attachments:

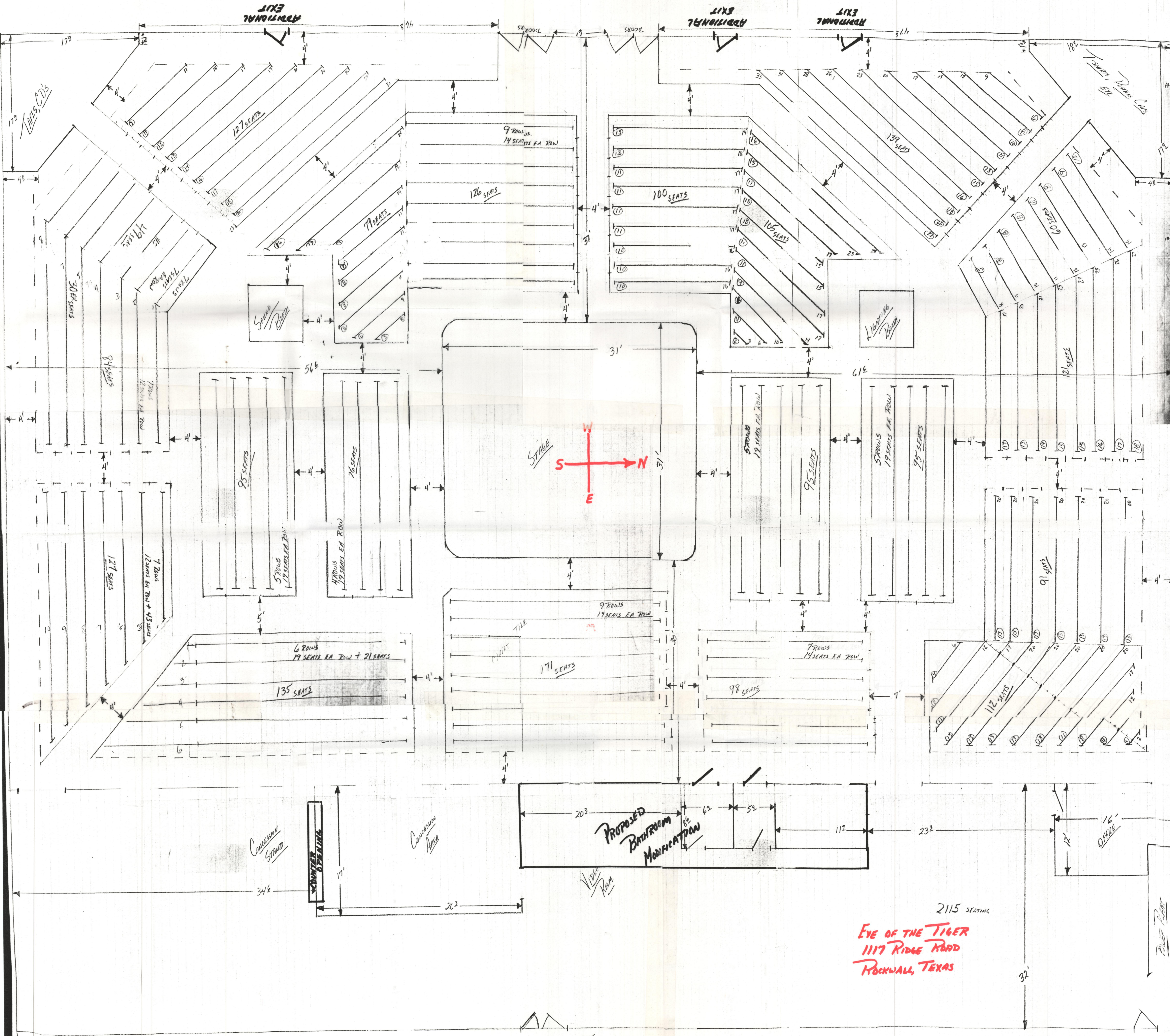
1. Site Plan
2. Floor Plan
3. List of Uses

Agenda Item: CUP Request for Commercial Amusement

Item No: VI. A.



Space #	Approximate Frontage [in ft]	Approximate Depth [in ft]	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	15	80	1,200
1111	25	80	2,000
1113	15	80	1,200
1115	45	80	3,600
1117	150	130+	19,900
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	2,630
1201	223	var.	36,711
1203	20	72+	1,470
1305	20	72+	1,470
1207	20	72+	1,470
1209	20	72+	1,470
			121,782



2115 SEATING
EYE OF THE TIGER
1117 RIDGE ROAD
ROCKWALL, TEXAS



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 Douglas W. Patterson for a Conditional Use Permit for a Commercial Amusement to allow an entertainment center including live entertainment, video arcade and coin operated machines, concessions, and general retail uses, to be located on FM-740 within Ridge Road Shopping Center, more particularly described as being a portion of Lot 1, Block A, Eastridge Center.

As an interested property owner, you may wish to attend these hearings or notify the Commission and Council of your feeling regarding the matter by returning the form below to City Secretary, 205 W. Rusk, Rockwall, TX 75087.

P&Z 91-41-CUP CUP Request for Entertainment Center in Ridge Road Shopping Center

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 _____



CITY OF ROCKWALL
"THE NEW HORIZON"

November 20, 1991

Dear Property Owner:

On November 14, 1991, the Rockwall Planning and Zoning Commission held a hearing regarding a request from Doug Patterson for a Conditional Use Permit for a Commercial Amusement to be located within Ridge Road Shopping Center. The business proposed will include live entertainment between the hours of 7:00 P.M. and midnight, video games, snack bar, retail sales and will have a maximum occupancy of approximately 1140 people. The business called "Tiger's Eye" is proposed to be located in the old Mitchell's building.

The Commission tabled consideration of this request until their meeting on Tuesday, November 26th and requested the City staff to notify those property owners in the area in order that they have the opportunity to ask questions and submit their comments. As an interested property owner, you are invited to attend this meeting or notify the Commission of your feeling in regard to the application in writing by returning the form below.

P&Z 91-46-CUP Request for Commercial Amusement in Ridge Road Shopping Center

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 _____

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700



Tigers Eye

14	B. A. Klutts 406 N Cochiad	Kousse Pichens 1303 Alamo	28
6, 6-1	M. L. Turbeville 1306 Ridge Road	Heare C Bowen 1301 Alamo	4
27	Billy W. Peoples P.O. Box 35	William Leland 105 E Kaufman	
38, 33, 32	V. M. Wallace & E Leland 105 E Kaufman	Steen Clarke 1401 Alamo	
30, 25, 13, 16 29,	Ana Cole Laffer Rt 1, Box 231-C	American National Bank P.O. Box 40 Terrell 75160	
12	Billy D. Collins 1018 Ridge Road	Rogers & Rogers 1213 S. Cochiad	Camp 12 16, 17
21	Clifford Hall & James Radney 710 Ridgeview	Balden Beulah Coleman Box 111	18 20
20	Bernie & Cedona Daniels 331 Shepherd's Hill	Ray Lee Roquemore Box 111	19
23	Lynette Bell P.O. Box 682	Linda Faye Luke 1109 S Cochiad	21
Cullins	Richard Cullins P.O. Box 467	Eldora Humphrey & Georgia Baker Rt 1 P.O. Box 249 McKinney 75069	22 23

Canup

24

Lena & Leroy Mitchell
508 Dickey

25

Verna Mae Simms
P.O. Box 124

26

Lurline Hicks
P.O. Box 144

27

Led Cain
206 Rockbrook



CITY OF ROCKWALL
 "THE NEW HORIZON"

November 20, 1991

Dear Property Owner:

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The Commission tabled consideration of this request until their meeting on Tuesday, November 26th and requested the City staff to notify those property owners in the area in order that they have the opportunity to ask questions and submit their comments. As an interested property owner, you are invited to attend this meeting or notify the Commission of your feeling in regard to the application in writing by returning the form below.

 P&Z 91-46-CUP Request for Commercial Amusement in Ridge Road Shopping Center

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

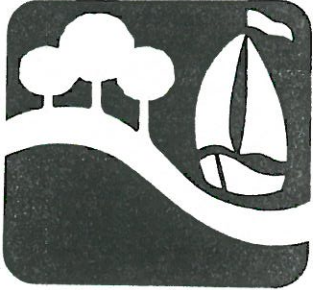
I am opposed to the request for the reasons listed below X

1. Possibility of excessive noise. Residents in the neighborhood would like to come home to peace and quiet between the hours of 7:00 & midnight.
2. The two houses on Ridge Road which we own are both directly in front of two exits from Ridge Road Village and the car lights from these exits are already bad enough. Add at least an additional 500 cars nightly to the situation and it will become a real problem.

Signature Evelyn Leland & V.M.

Address 1026 Ridge Road and 1202 Ridge Road

3. We question the type of influence this business might have on the young people of our town. We feel that it is our responsibility to be as protective as possible of them.



CITY OF ROCKWALL
"THE NEW HORIZON"

November 20, 1991

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P&Z 91-46-CUP Request for Commercial Amusement in Ridge Road Shopping Center

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

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

1. This building was not constructed to keep the volume of the music inside the building and this will disturb the residents who live nearby.
2. Parking and traffic will be disruptive for an amusement center of this size.
3. Ridge Road Shopping Center is a shopping center and not an amusement park or an auditorium. Most of the businesses operate during the day and are closed at night.

Signature Bill JS [Signature]

Address 1202 Ridge Rd

4. A commercial amusement center should be ~~located~~ in an area that is not across the street from a residential neighborhood.
5. The Kroger Shopping Center has a small amusement center and they have had many problems with juveniles and people who trespass in the shopping center beyond the hours of operation.
6. Our community doesn't need a business like this at this location.

THANK YOU FOR ASKING FOR THE ADJACENT PROPERTY OWNERS' VIEWS.

205 West Rusk Rockwall, Texas 75087 (214) 771-7700