

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-14- CUP

Date Submitted 4/27/92

Filing Fee \$ 135.⁰⁰

Applicant WAN FU CHINESE RESTAURANT

Address 2006 S. GOLIAD, SUITE 218 Phone No. (214) 771-1688
ROCKWALL, TX 75087

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

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

line The current zoning on this property is COMMERCIAL.
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.



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Wan Ju Chinese Date

Mailing Address _____

Job Address _____ Permit No. _____

Check

Cash

Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Co
Building Permit	01-3601		Water Tap	02-331
Fence Permit	01-3602		10% Fee	02-331
Electrical Permit	01-3604		Sewer Tap	02-331
Plumbing Permit	01-3607		Water Availability	06-383
Mechanical Permit	01-3610		Sewer Availability	07-383
Municipal Pool	01-3402		Meter Deposit	02-220
Zoning, Planning, B.O.A.	01-3411	135.00	Portable Meter Deposit	02-231
Subdivision Plats	01-3412		Misc. Income	02-381
Sign Permits	01-3628		NSF Check	02-112
Health Permits	01-3631		Meter Rent	02-340
Misc. Permits	01-3625		Marina Lease	08-381
Misc. Income	01-3819		Cemetery Receipts	10-383
Sale of Supplies	01-3807		PID	13-382
Recreation Fees	01-3401		Street	14-382
			Assessment-Ph#2	14-383
			Hotel/Motel Tax	15-320
TOTAL OF COLUMN			TOTAL OF COLUMN	

TOTAL DUE 135.00

Received by A



SUITE 880 • 16475 DALLAS PARKWAY • DALLAS, TEXAS 75248-2661 • (214) 931-7400 • FAX (214) 250-1863

April 27, 1992

Mr. William Ng
WAN FU RESTAURANT
2006 South Goliad
Suite 200
Rockwall, Texas 75087

Dear William:

Acting on behalf of Westgrove Properties, Ltd., we hereby authorize you to proceed with pursuing a private club liquor license.

If you have any questions, please give us a call.

Sincerely,

SABRE REALTY MANAGEMENT, INC.

A handwritten signature in blue ink that reads "Lisa Mizell".

Lisa Mizell
Senior Leasing Agent
Retail Division

LM/sla



CITY OF ROCKWALL
"THE NEW HORIZON"

June 5, 1992

Mr. William Ng
Wan Fu Restaurant
2006 South Goliad, Suite 200
Rockwall, Texas 75087

Dear Mr. Ng:

On Monday, June 1, 1992 the Rockwall City Council approved your request for a conditional use permit for a private club located at 2006 S. Goliad, Suite 218.

Attached are the requirements for operating a private club within the City. If you have any questions please don't hesitate to call.

Sincerely,

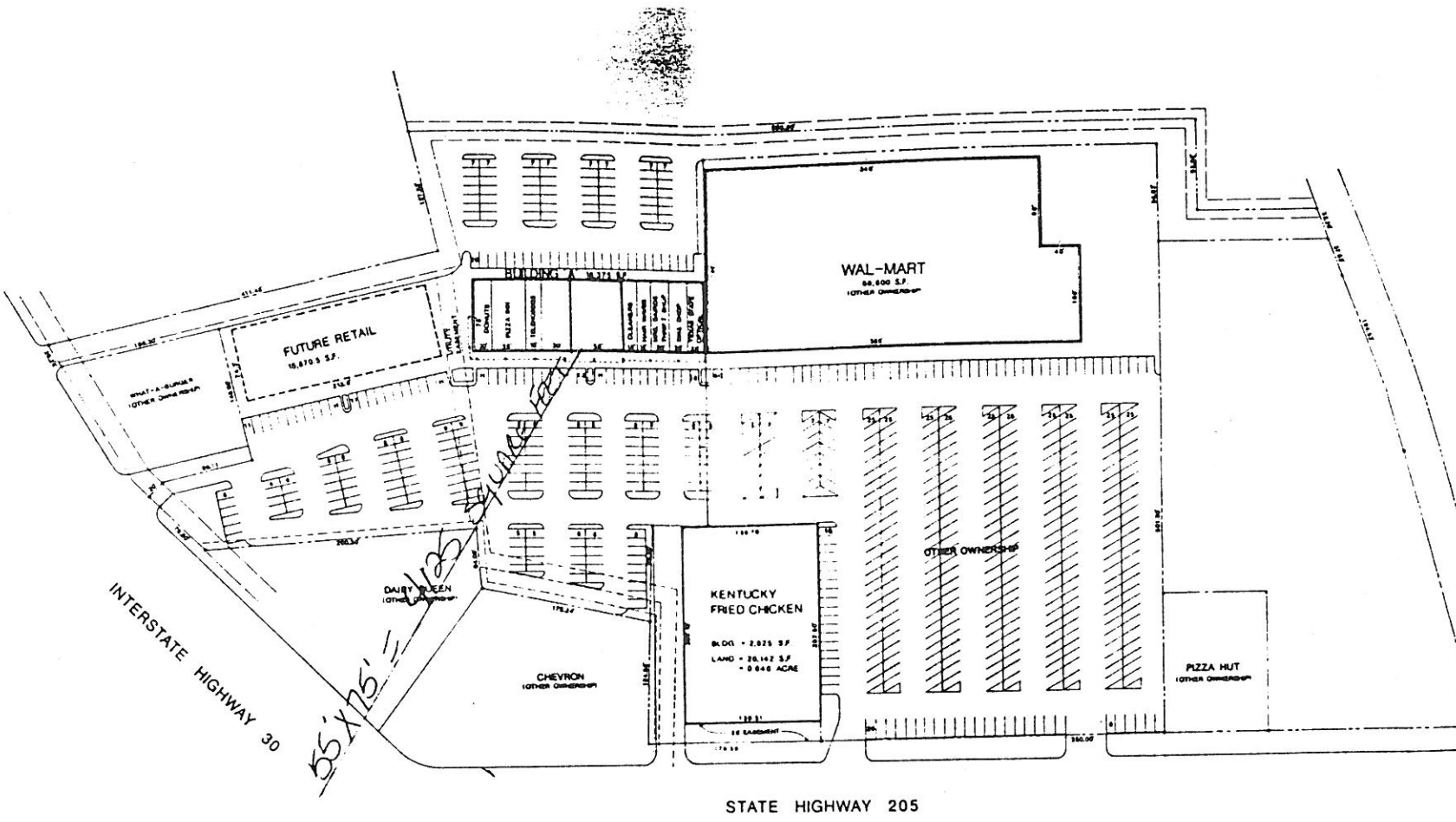
A handwritten signature in black ink, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

hcc

attachment

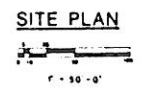
EXHIBIT (A)



Approved by Lessor [Signature]
 Approved by Lessee [Signature]

ROCKWALL CENTRAL SHOPPING CENTER
 ROCKWALL, TEXAS

A PROJECT FOR
FOLSOM INVESTMENTS, INC.
 LEASING & MANAGEMENT ** 214/931-7400
 18475 DALLAS PARKWAY, SUITE 800, DALLAS, TEXAS
MICHAEL F. TWICHELL, INC./ARCHITECTS.
 NOTE

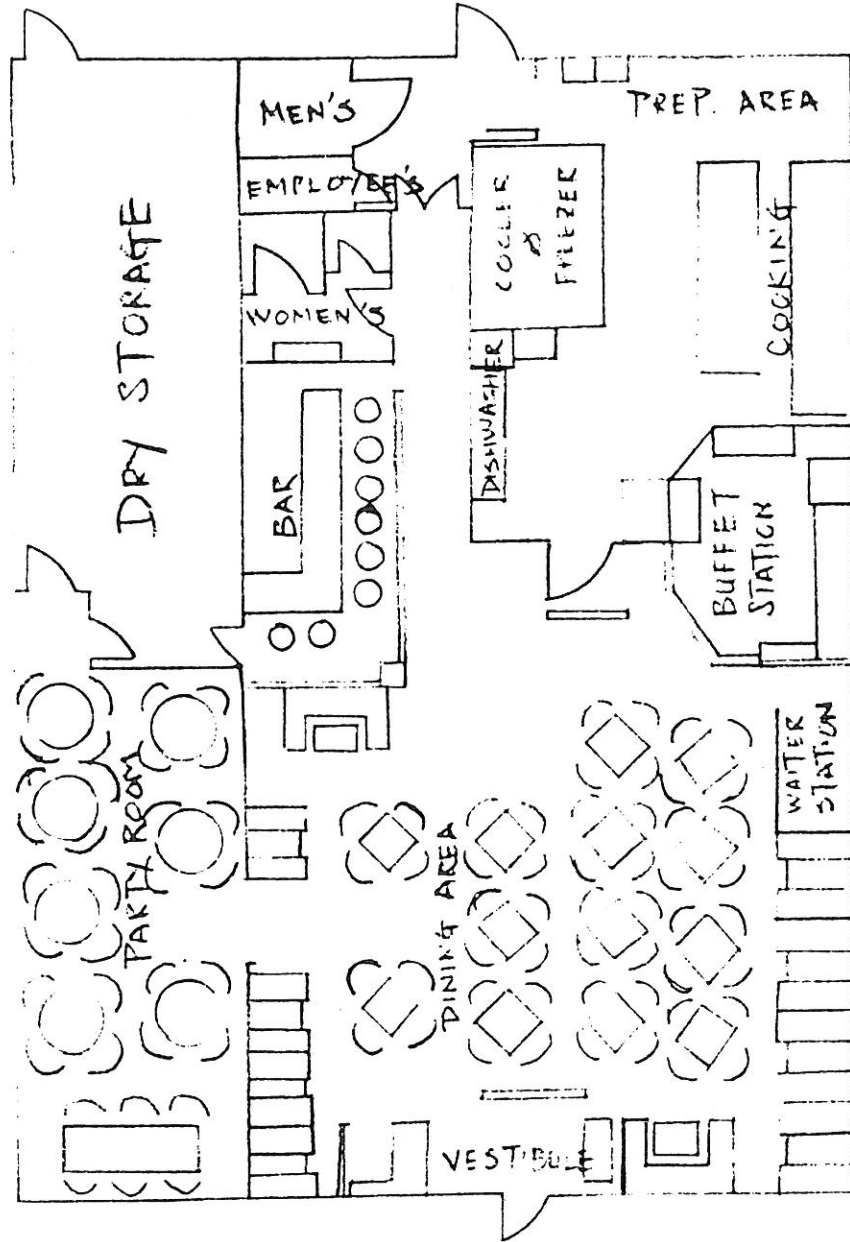


DATE: FEBRUARY 1, 1991

TABULATIONS	
BUILDING AREA	
WAL-MART	= 66,800 S.F.
BUILDING A	= 10,375 S.F.
FUTURE RETAIL	= 15,870 S.F.
PARKING	
WAL-MART (at 3 spaces/100 S.F. and 1 space/each 300 S.F. three Mar.)	= 231 Spaces
BUILDING A (at 1:200)	= 82 Spaces
FUTURE RETAIL (at 1:200)	= 80 Spaces
TOTAL PARKING REQUIRED	= 403 Spaces
TOTAL PARKING INDICATED	= 656 Spaces

"This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access, and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein."

WAN FU RESTAURANT



LAYOUT PLAN

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 14, 1992

Agenda No: III. F.

Agenda Item: P&Z-14-CUP - Hold Public Hearing and consider Approval of a Request from Wan Fu Chinese Restaurant, Inc. for a CUP for a Private Club Located at 2006 S. Goliad, Suite 218

Item Generated By: Applicant, Wan Fu Restaurant

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

Background Information:

We have received a request for a CUP for a private club for the chinese restaurant located in the Walmart Shopping Center on SH-205. The site meets all of the minimum requirements for a private club under our ordinances. We see no problem with the request. A copy of the floor plan is attached.

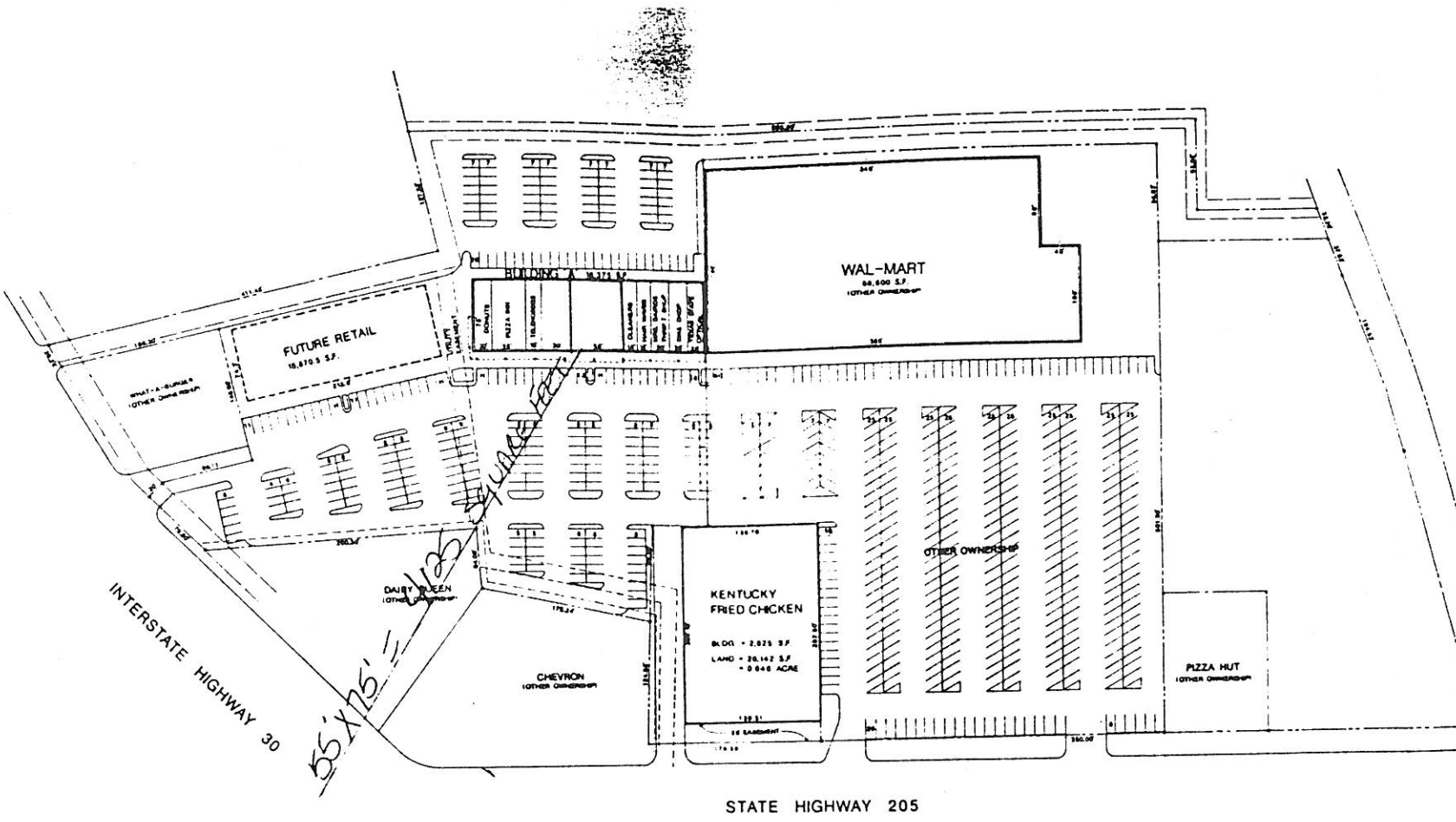
Attachments:

1. Location Map
2. Floor Plan

Agenda Item: CUP for Private Club - Wan Fu

Item No: III. F.

EXHIBIT (A)



Approved by Lessor [Signature]
 Approved by Lessee [Signature]

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 ROCKWALL, TEXAS

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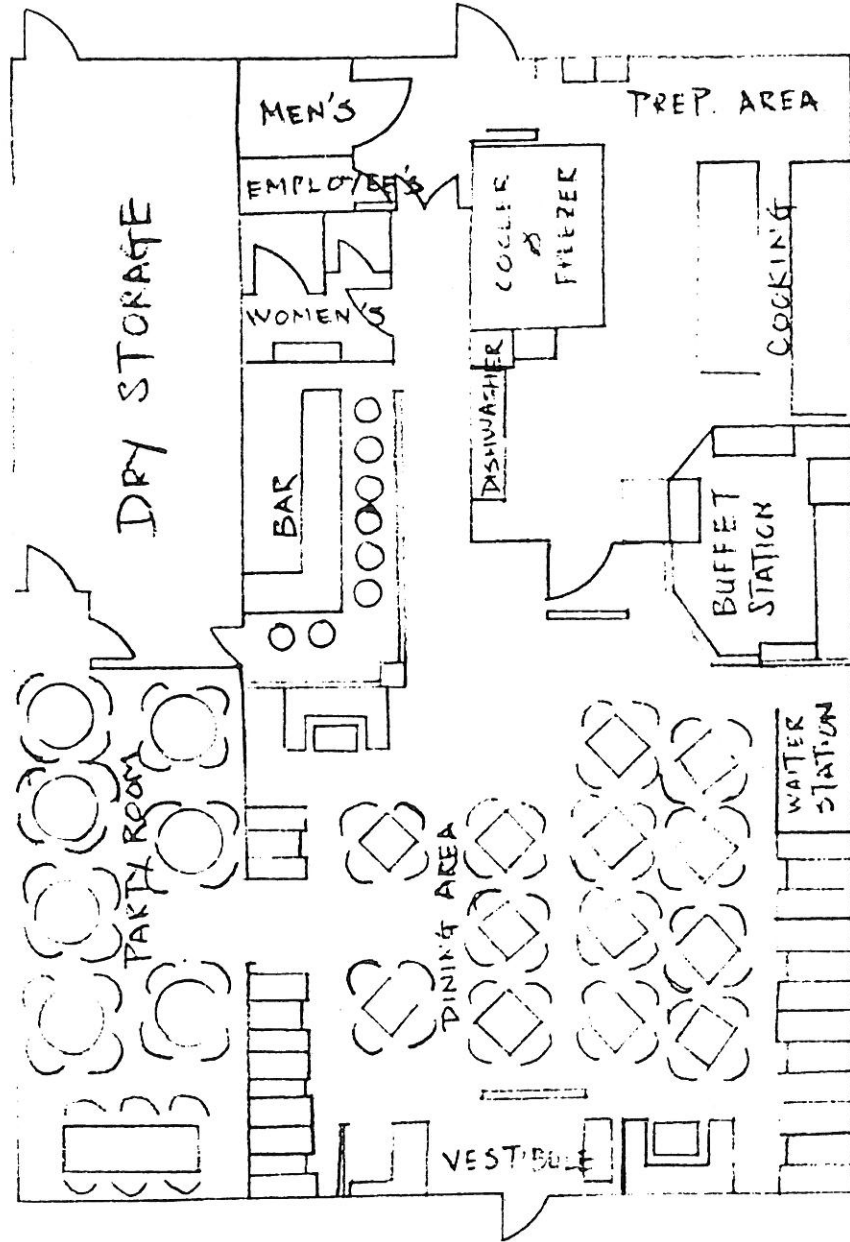


DATE: FEBRUARY 1, 1991

TABULATIONS	
BUILDING AREA	
WAL-MART	= 66,800 S.F.
BUILDING 'A'	= 10,375 S.F.
FUTURE RETAIL	= 18,870 S.F.
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WAN FU RESTAURANT



LAYOUT PLAN

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: May 18, 1992 **Agenda No:** VI. F.

Agenda Item: P&Z-14-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Wan Fu Chinese Restaurant for a CUP for a Private Club Located at 2006 S. Goliad, Suite 218 (1st Reading)

Item Generated By: Applicant, Wan Fu Restaurant

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

Background Information:

The Commission has recommended approval of the request. A copy of the ordinance is attached.

Attachments:

1. Ordinance

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: May 18, 1992

Agenda No: VI. F.

Agenda Item: P&Z-14-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Wan Fu Chinese Restaurant for a CUP for a Private Club Located at 2006 S. Goliad, Suite 218 (1st Reading)

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

Background Information:

We have received a request for a CUP for a private club for the chinese restaurant located in the Walmart Shopping Center on SH-205. The site meets all of the minimum requirements for a private club under our ordinances. We see no problem with the request. A copy of the floor plan is attached.

The Commission is considering this item at their meeting on Thursday night. We will forward their recommendation to you on Friday.

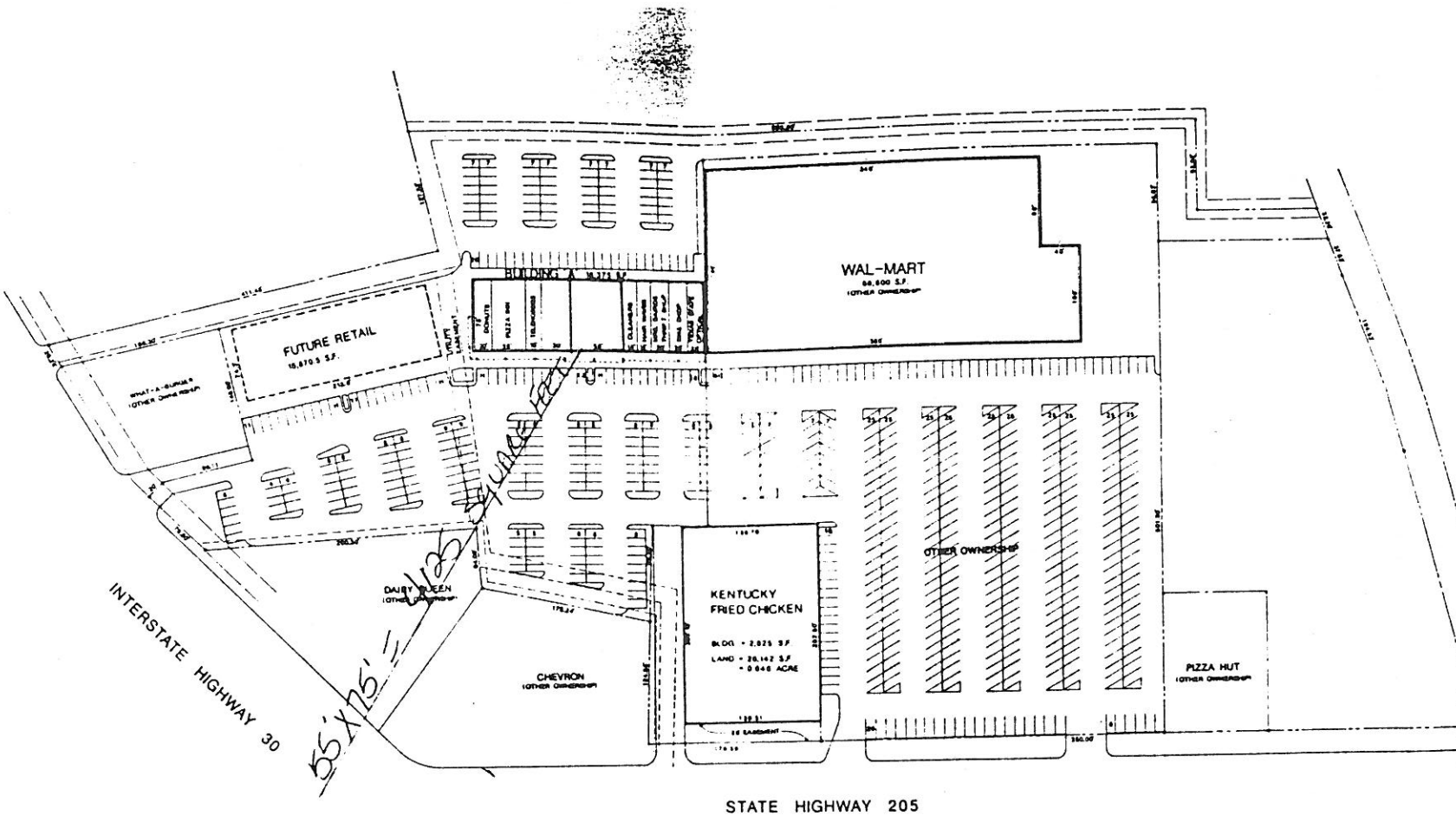
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Agenda Item: CUP for Private Club - Wan Fu

Item No: VI. F.

EXHIBIT (A)



Approved by Lessor _____
 Approved by Lessee _____

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 ROCKWALL, TEXAS

A PROJECT FOR
FOLSOM INVESTMENTS, INC.
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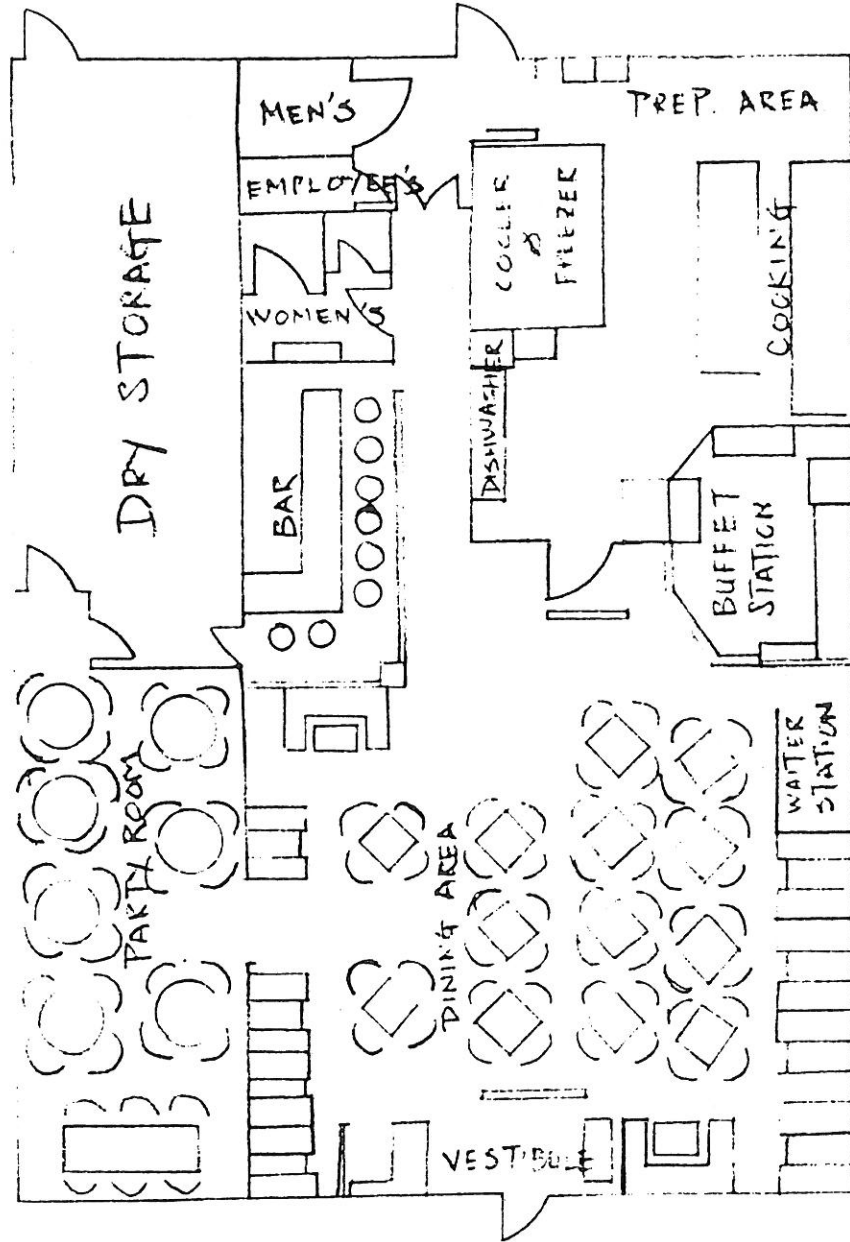


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WAN FU RESTAURANT



LAYOUT PLAN



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 14, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 18, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, Rockwall, Texas to consider approval of a request from Wan Fu Chinese Restaurant for a conditional use permit for a private club located at 2006 S. Goliad, Suite 218 and further described as a portion of Lot 2, Block A Rockwall Central Shopping Center Addition. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



City Secretary

Case No. PZ 92-14-CUP

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

1. A request from El Jardin Mexican Restaurant for a conditional use permit for a private club on property described as being all of lot 1 of the Billy G. Jones Subdivision, an addition to the City of Rockwall County, Texas, and being further described as 1120 Interstate 30, Rockwall, Texas 75087.
2. A request from TMS Manufacturing, Inc. for a change in zoning from Commercial zoning classification to Light Industrial zoning classification for property located at 1411 Goliad further described as follows:

TRACT NO. ONE:

All that certain lot, tract or parcel of land lying in the County of Rockwall, part of the BJT Lewis Survey and being a part of the J.R. Lofland Homestead tract, now in the name of Mrs. Amanda Rochell, said tract being 60 feet by 305.4 feet in size, containing 0.420 acres, described as follows: BEGINNING at an iron pin the Northeast corner of the Charles E. Atkins 1-1/2 Acre tract, of record in Vol. 56, Page 356, Deed Records of Rockwall County, Texas; THENCE North 46 Deg. 09' East 60 feet to an iron pin for a corner; THENCE North 42 Deg. 09' West 305.4 feet to an iron pin for a corner; THENCE South 46 Deg. 09' West 60 feet to an iron pin in the Northwest corner of the Atkins lot; THENCE South 42 Deg. 09' East 305.4 feet with the Atkins tract Northeast line to the place of beginning, containing 0.420 acres as surveyed by R.E.L. Halford, County Surveyor, on March 1, 1966.

TRACT NO. TWO:

All that certain lot, tract or parcel of land, and being a certain 1-1/2 acres out to the B.J.T. Lewis Survey and out of the J.R. Lofland homestead tract, located about 1 mile Southeast of the town of Rockwall, Rockwall County, Texas; Beginning at West corner of a certain 2 acre tract conveyed by Mrs. Amanda Rochell et al to H.L. Williams, as shown in Volume 56, Page 150 of the Deed Records, Rockwall County, Texas; Thence North 41 Deg. 13' West 64.7 feet along North margin of State Highway 205 to R O W marker; Thence North 91 Deg. 03' East where R O W widens 24.8 feet to a concrete R O W marker; Thence North 42 Deg. 09' West 242.7 feet along North margin of Highway 205 to an iron pin in R O W line; Thence North 46 Deg. 09' East 208.7 feet to an iron pin for a corner; Thence South 42 Deg. 09' East 305.4 feet to an iron pin for a corner; Thence South 46 Deg. 09' West 234.7 feet to the place of beginning, and containing 1-1/2 acres of land surveyed by R.E.L. Halford, County Surveyor, on June 24, 1957;

3. a request from Tom Armstrong for the rezoning of "SF-10" Single Family zoning classification to "OF" Office zoning classification on a tract of land located at 401 N. Fannin described as Lot 2, Block 122 of the B.F. Boydston Survey, Abstract 14.
4. A request from the Lakeside Village Homeowners' Association for an amendment to the area requirements for PD-2, Planned Development No. 2 on property described as Phases 1, 2, 3, and 4, Lakeside Village.
5. A request from Wan Fu Chinese Restaurant for a conditional use permit for a private club to be located on a portion of Lot 2, Block A Rockwall Central Shopping Center Addition and further described as 2006 S. Goliad, Suite 218.

6. A request from Doyle Anderton, for a change in zoning from Agriculture zoning to "Hwy C", Highway Commercial classification and a conditional use permit for a Commercial Amusement for a driving range and a conditional use permit for a retail grass sales business utilizing outside storage on a tract of land described as follows:

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77, and the John Lockhart Survey, Abstract No. 134, and being part of a tract conveyed to William H. May, and described in Deed of Trust recorded in Volume 91, Page 893 of the Deed of Trust Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for a corner, at the Northeast corner of said Way tract and on the South line of M.K. & T. Railroad and at the Northwest corner of that tract of land conveyed to Ouida Ruth Springer by deed recorded in Volume 75, Page 59 of the Deed Records of Rockwall County, Texas;

THENCE: South $00^{\circ} 07' 25''$ East a distance of 1718.72 feet along the East line of said Way tract to an iron rod found for a corner at the Northeast corner of that 1.0000 acre tract of land described in deed recorded in Volume 210, Page 21, Deed Records, Rockwall County, Texas;

THENCE: South $88^{\circ} 37' 46''$ West a distance of 163.39 feet to an iron rod found for a corner at the Northwest corner of said 1.0000 acre tract;

THENCE: South $00^{\circ} 07' 25''$ East a distance of 289.33 feet to an iron rod found for a corner on the North line of Interstate Highway No. 30, and at the Southwest corner of said 1.0000 acre tract;

THENCE: South $73^{\circ} 51' 49''$ West a distance of 206.76 feet along the North line of said Interstate Highway No. 30; to an iron rod ^{found} for a corner;

THENCE: North $16^{\circ} 08' 11''$ West a distance of 36.00 feet to an "x" cut ^{in concrete} found for a corner at the point of curvature of a circular curve to the right having a central angle of $24^{\circ} 12' 48''$ and a radius of 110.00 feet; and a chord that bears North $04^{\circ} 01' 47''$ West a distance of 46.14 feet;

THENCE: Along said curve an arc distance of 46.49 feet to an iron rod ^{found} for a corner at the point of reverse curvature of a circular curve to the left having a central angle of $10^{\circ} 12' 40''$, and a radius of 400.00 feet, and a chord that bears North $02^{\circ} 58' 17''$ East a distance of 71.19 feet;

THENCE: Along said curve an arc distance of 71.29 feet to an "x" cut ^{in concrete} found for a corner;

THENCE: North $02^{\circ} 08' 03''$ West a distance of 103.92 feet to an iron rod ^{set} for a corner at the Northeast corner of that 1.025 acre tract of land described in deed recorded in Volume 194, Page 355, Deed Records, Rockwall County, Texas;

THENCE: South $87^{\circ} 39' 58''$ West a distance of 308.42 feet to an iron rod found for a corner;

THENCE: North $04^{\circ} 28' 33''$ West a distance of 1036.69 feet to an iron rod found for a corner;

THENCE: South $89^{\circ} 09' 06''$ East a distance of 176.29 feet to an iron rod found for a corner at the Southwest corner of said E. M. Elliott Survey;

THENCE: North $00^{\circ} 23' 47''$ West a distance of 786.90 feet along the West line of said Elliott Survey to an iron rod found for a corner on the South line of M.K. & T. Railroad;

THENCE: North $89^{\circ} 16' 29''$ East a distance of 589.35 feet along the North line of said Way tract and the South line of said M.K. & T. Railroad to the Point of Beginning and Containing 28.3627 Acres of Land.

The plat heron is a true, correct and accurate representation of the property as determined by survey: the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

7. A request from Darlene Hawk for a change in zoning from an Agriculture classification to Single Family-7 zoning classification and a conditional use permit for guest quarters on a tract of land located at 1415 Hwy 276 further described as follows:

Being a tract of land in the N. M. BALLARD SURVEY, ABSTRACT NO. 24 and being part of the First and Second Tracts of land conveyed to J. C. Tadlock and wife, Eva E. Tadlock of record in Volume 48, Page 493, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner in the North line of State Highway 276, South 87 degrees 18 minutes 09 seconds West 197.3 feet from Southeast corner of the N. M. Ballard Survey, Abstract No. 24;

THENCE South 87 degrees 18 minutes 09 seconds West, with the Right of Way of Highway 276, 117.5 feet to an iron rod for corner;

THENCE North 02 degrees 41 minutes 51 seconds West 185.00 feet to an iron rod for corner;

THENCE North 87 degrees 18 minutes 09 seconds East, 117.5 feet to an iron rod for corner;

THENCE South 02 degrees 41 minutes 51 seconds West, 185.00 feet to the place of beginning and containing .5 acres of land.

All interested persons are encouraged to attend.

Notices for Wan Fu Chinese Restaurant

American Friends of Boystown
c/o Walmart Stores, Inc.
702 SW 8th St. - 0259
Bentonville, Arkansas 72716-0621

YLDC, Inc.
700 N. Pearl #1840
Dallas, TX 75201

Lakeside Chevrolet
P. O. Box 999
Rockwall, Texas 75087

Richard Cullins
P. O. Box 967
Rockwall, Texas 75087

Montego Inc.
P. O. Box 940247
Plano, TX 75094-0247

Comet Land Joint Venture
16475 Dallas Parkway #800
Dallas, TX 75248

C&V of Lancaster
c/o Property Tax Consultants
P. O. Box 2422
Granbury, TX 76048

Newman Associates
2751 S. Garland Ave.
Garland, TX 75041

Rockwall Central Shopping Center J/V
c/o James R. Eltzroth Co.
P. O. Box 270780
Corpus Christi, TX 78427-0780

WAN FU CHINESE REST.

9

1. AMERICAN FRIENDS OF BOYS TOWN
C/O WALMART STORES, INC.
702 S.W. 8th ST. — 0259
BENTONVILLE, ARK. 72716-0621

2. YLDC, INC.
700 N. PEARL #1840
DALLAS, TX 75201

~~3. RACETRAC PETROLEUM, INC.
300 TECHNOLOGY COURT
SMYRNA, GA. 30082~~

4. LAKESIDE CHEVROLET
P.O. BOX 999
ROCKWALL, TX

5. RICHARD CULLINS
P.O. BOX 967
ROCKWALL

~~6. SHELL OIL CO.
2400 WEST LOOP SOUTH, #114
HOUSTON, TX 77027~~

7. MONTEGO INC,
P.O. BOX 940247
PLANO, TX 75094-0247
8. COMET LAND JOINT VENTURE
110475 DALLAS PKWY # 800
DALLAS, TX 75248
9. C + V OF LANCASTER
C/O PROPERTY TAX CONSULTANTS
P.O. BOX 2422
GRANBURY, TX 76048
10. NEWMAN ASSOCIATES
~~2751 GARLAND RD.~~
2751 S. GARLAND AVE.
GARLAND, TX 75041
11. ROCKWALL CENTRAL SHOPPING CENTER J/V
C/O JAMES R. ELTZROTH CO.
P.O. BOX 270780
CORPUS CHRISTI, TX 78427-0780

5. A request from Wan Fu Chinese Restaurant for a conditional use permit for a private club to be located on a portion of Lot 2, Block A Rockwall Central Shopping Center Addition and further described as 2006 S. Goliad, Suite 218.

4-29-92

PZ 92-14-CUP Hold Public Hearing and Consider Approval of a Request from Wan Fu Chinese Restaurant, Inc. for a CUP for a Private Club Located at 2006 S. Goliad, Suite 218

MIN 5/14/92

70

Couch explained the applicant's request and stated that they meet all requirements. William Ng, owner of Wan Fu addressed the Commission and was available to answer questions. Welborn closed the public hearing. Wilson made a motion to recommend approval of a conditional use permit for a private club at Wan Fu Chinese Restaurant. Mitchell seconded the motion. The motion was voted on and passed unanimously.

No. F5-15113

universal