

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ~~XXXXXXXXXXXX~~
CONDITIONAL USE PERMIT

Case No. _____ Filing Fee _____ Date Aug. 16, 1983

Applicant MICHAEL STEPHENSON DBA Phone 722-1001
CULPEPPER'S CATTLE & CATERING CO.
Mailing Address 11659 McRae Rd., Dallas TX 75228

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.)

SEE EXHIBIT A

I hereby request that the above described property be ~~changed from its present zoning which is~~ granted a Conditional Use Permit.

COMMERCIAL District Classification
to _____ District Classification
for the following reasons: (attach separate sheet if necessary)

Culpepper's Cattle and Catering Co. proposes the addition of an outdoor amphitheater for outdoor melodrama plays and entertainment as outlined in EXHIBIT B. This use requires the granting of a Conditional Use Permit.

There ~~(Are)~~ (Are Not) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner X Tenant _____ Prospective Purchaser _____

I have attached hereto as Exhibit "C" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed Fred C. Cook
Fred C. Cook, OWNER'S AGENT

NOTE: The 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.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "C" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Fred C. Cook
~~XXXXXXXXXXXX~~ for Applicant
ARCHITECT (Mark out one)
No. 8142

CITY OF ROCKWALL

OFFICIAL RECEIPT

*Stephenson
Culpeppers*

DATE 8-23-83

NAME

Architecture Plus

ADDRESS _____

Cash

Check

Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICITORS PERMIT

RENT

MISCELLANEOUS WATER SALES

zoning Fee

110.00

Received By _____

2005

FORM G-1

ARCHITECTURE JL PLUS TF

MEMBER: AMERICAN INSTITUTE OF ARCHITECTS

August 8, 1983

Re: AMPHITHEATER

The amphitheater planned for future construction at Culpepper Cattle & Catering Co. was conceived for the purpose of adding cultural, cosmetic, and commercial appeal to the property. The primary usage of the theater will center around the presentation of a summer melodrama production. Utilizing both original and existing scripts, and featuring local talent, the melodrama will serve as a showcase for summer light theater. This format would enable Culpepper's to offer live entertainment in an attractive outdoor setting with tastefully presented production.

Special events such as local talent shows, beauty contests, animal shows and charity promotions are also possibilities for the theater. The potential for enjoyable forms of entertainment is unlimited.

The outdoor grandstand atmosphere and small stage area will offer patrons an opportunity to take advantage of our natural outdoor lakeside beauty while enjoying entertainment, food, and service as provided by the Culpepper management and staff.

Entrance and egress from the theater area will be controlled as a separate entity from the restaurant complex, and separate sanitary facilities will be provided for the theater itself. In a separate atmosphere, an entertainment center would be created for public use and enjoyment.

EXHIBIT "A"

LEGAL DESCRIPTION

Being part of the M.J. Barksdale Survey and out of the Homer Herring Tract as shown of record in Vol. 48 Page 647, Deed of Records of Rockwall County Texas and more particularly described as follows:

Beginning 360.1 feet, North 40 deg. 30 min. East of the South corner of said Homer Herring Tract, thence North 41 deg. 21 min. 15 sec. West 199.0 feet to the south right-of-way line of Interstate Highway No. 30; thence in a Northeasterly direction along South-right-a-way line of Interstate Highway No. 30 and along a curve to the right whose radius is 11,309.20 feet a distance of 190.00 feet; thence South 42 deg. 06 min. East 133.25 feet to the Southeast line of said Homer Herring tract; thence South 40 deg. 30 min. West 189.90 feet to the place of beginning and containing 0.7153 acres of land.

CONDITIONAL USE PERMIT
FACT SHEET

Case No.: P&Z 83-29-CUP

Applicant: Michael Stephenson

Location of Property: Culpepper's on I-30

Current Zoning: "C" Commercial

Surrounding Zoning: "C" Commercial

Proposed Use: Amphitheater

Reason for Request: Culpepper's would like to add an amphitheater for outdoor amateur theatrical productions during the Summer.

Notices: Sent: 9

Favorable: 2

Unfavorable: 0

Additional Information:

Culpepper's owns additional property behind the site. It is not near a property line. The amphitheater would share parking areas and drive-ways with the rest of the development.

A copy of the letter describing what they plan to do is attached.

Staff Recommendations:

Planning and Zoning Commission Recommendations:

Approval, subject to their proposed uses as outlined.

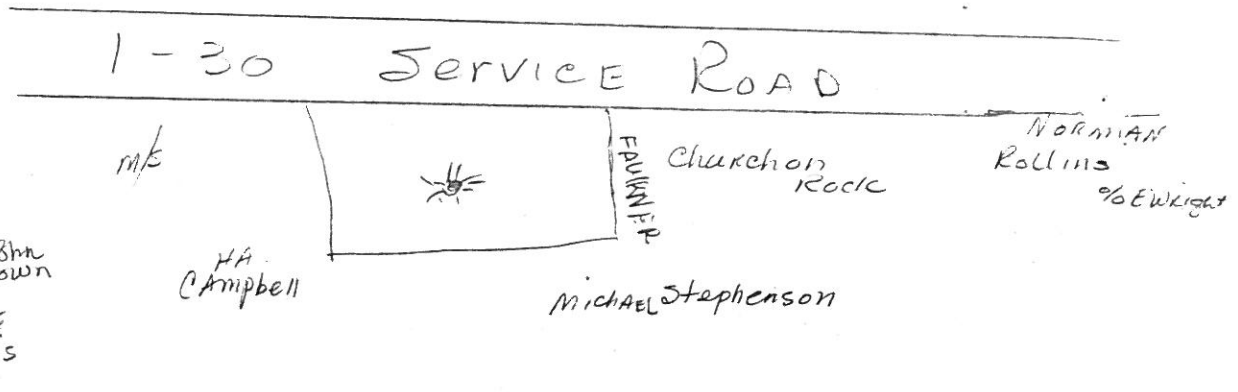
City Council Decision:

Approved subject to uses listed and without the sale of alcoholic beverages.

Ordinance No. 83-44
10/3/83

Barkis Day

Cullpepper Cattle Co.



- ① Roscoe Rollins, Rt 3, Box 420
- ② Church on the Rock, Box 880
- ③ L. L. Faulkner, Jr., 4345 Faulkner Point Dr., Garland 75043
- ④ Michael Stephenson, 3318 Lakeside Dr.
- ⑤ H.A. Campbell, Rt 3, Box 410
- ⑥ Joe Lely NG, % China Dr., 6521 E. NW Hwy, Dallas
- ⑦ John Brown, Rt 3, Box 412
- ⑧ The Title & Mtg. Corp. ^{% Paul E. Loken}, 9533 Loea Dr., Dallas 75218
- ⑨ Cedar Grove Christian Church, Rt 3, Box 421

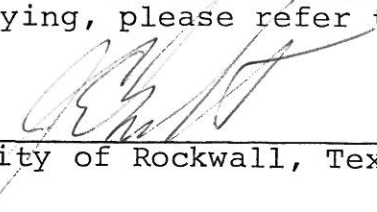
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 25th day of August, 1983, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Culpepper Cattle & Catering Company
for a Conditional Use Permit for an outdoor amphitheater

on the following described property:

M. J. Barksdale Survey #11

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-29



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-29

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 _____

mailed 8/15/83

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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[Signature]
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Case No. 83-29

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

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

1. We like them!
- 2.
- 3.

Signature [Signature]

Address P.O. Box 880 Rockwall, TX

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS


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

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

1. *I think Culpeppers is the best thing that has happened to Rockwall and*
2. *anything he would do would be top quality.*
- 3.

Signature D.L. Faulkner

Address 1785 E.I-30, Garland, Texas 75043

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



REASON CHECKED

- Unclaimed _____ Refused _____
- Attempted-Not known _____
- Insufficient Address _____
- No such street _____ number _____
- No such office in state _____
- Do not remain in this envelope



~~Michael Stephenson
3318 Lakeside Drive
Rockwall, Tx. 75087~~

Galyn