

North Elevation

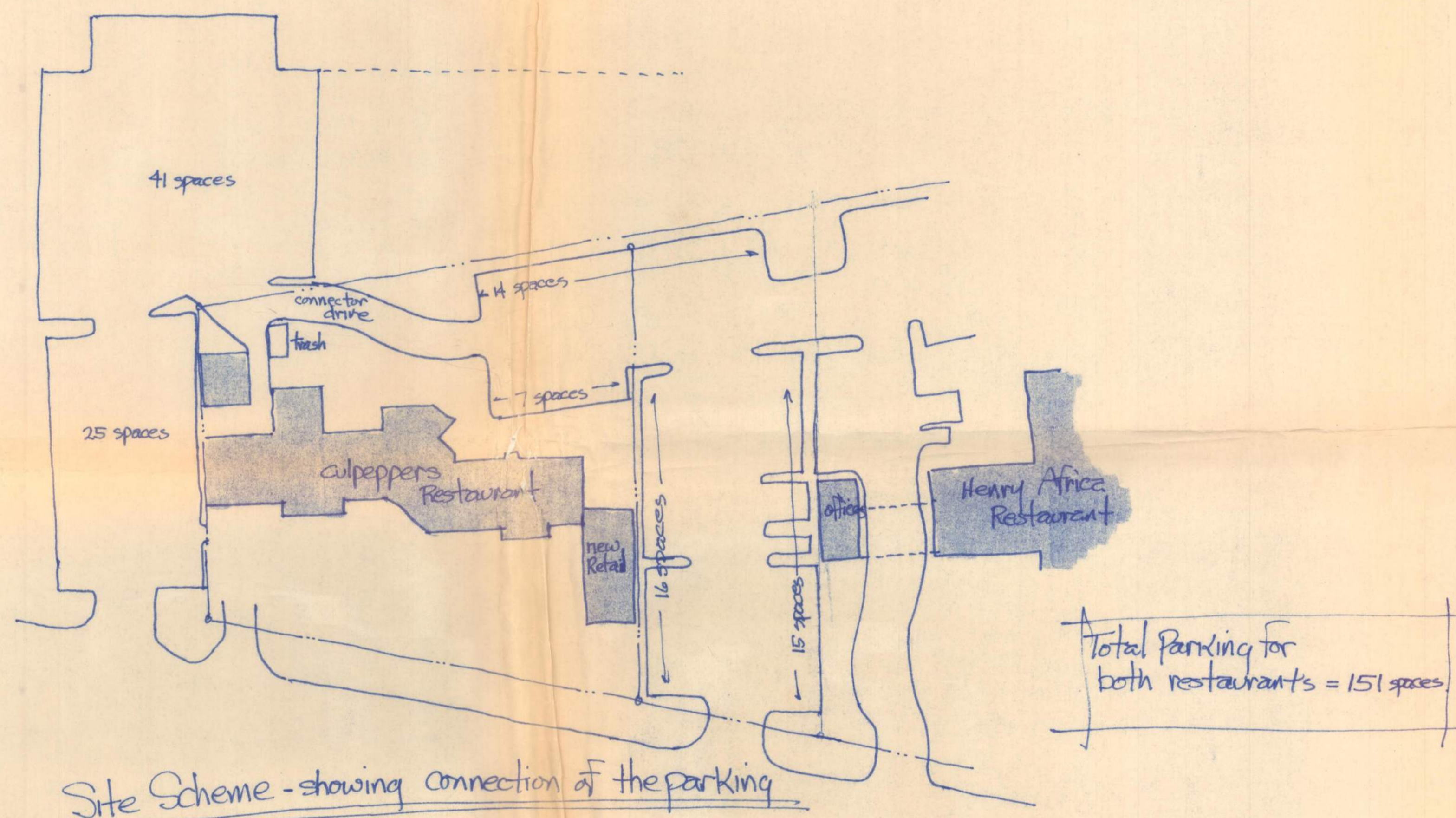
Lindell

sc: 1/8" = 1'-0"

HENRY AFRICA
ROCKWALL, TEXAS



IV

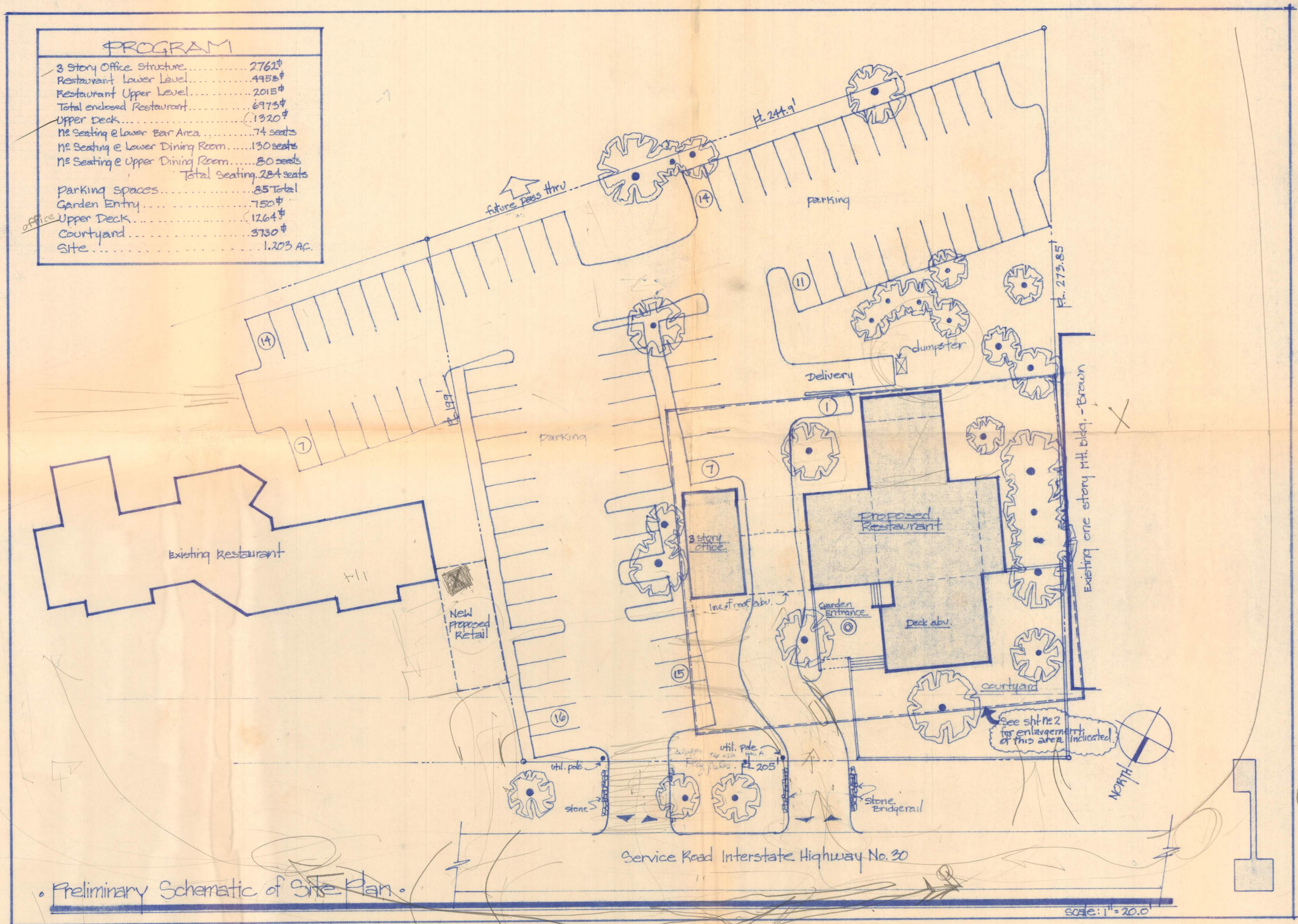


Site Scheme - showing connection of the parking

38
 151
 174
 101
 73
 58
 101 -
 5/27
 11023
 3
 330
 0261
 6973
 1-6973

0 5'00" #
 0261 -
 22021

| PROGRAM | |
|--------------------------------|-----------|
| 3 Story Office Structure | 2762' |
| Restaurant Lower Level | 495' |
| Restaurant Upper Level | 2015' |
| Total enclosed Restaurant | 6973' |
| Upper Deck | 1320' |
| No Seating @ Lower Bar Area | 74 seats |
| No Seating @ Lower Dining Room | 130 seats |
| No Seating @ Upper Dining Room | 80 seats |
| Total Seating | 284 seats |
| Parking spaces | 85 total |
| Garden Entry | 750' |
| Office Upper Deck | 1264' |
| Courtyard | 3730' |
| Site | 1.203 AC. |



Preliminary Schematic of Site Plan.

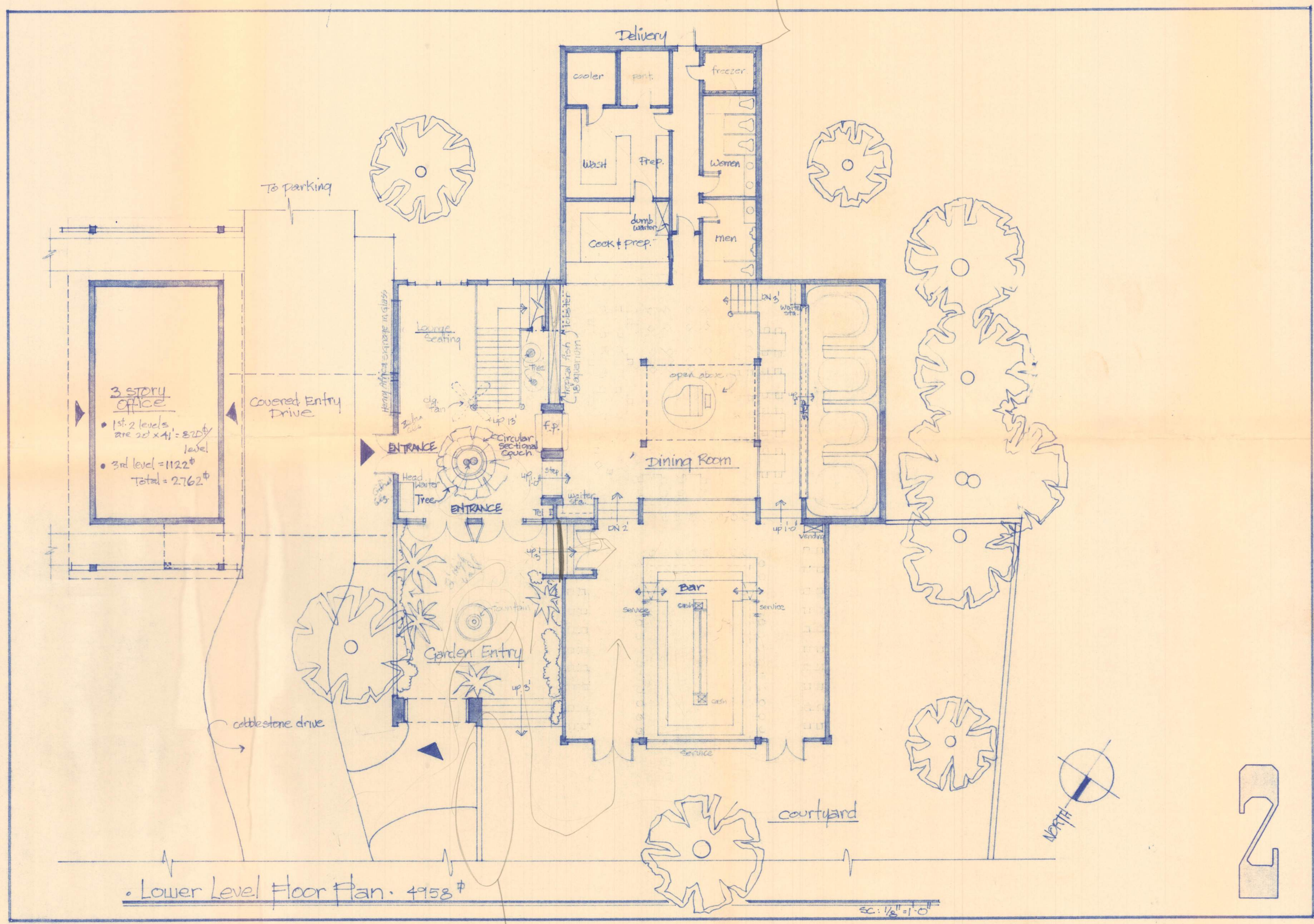
scale: 1" = 20.0'

full hard copy
 canopy - fire bar
 one entry
 5000 lbs
 1000 lbs

02 b/1
07/20
08/91
672
1001

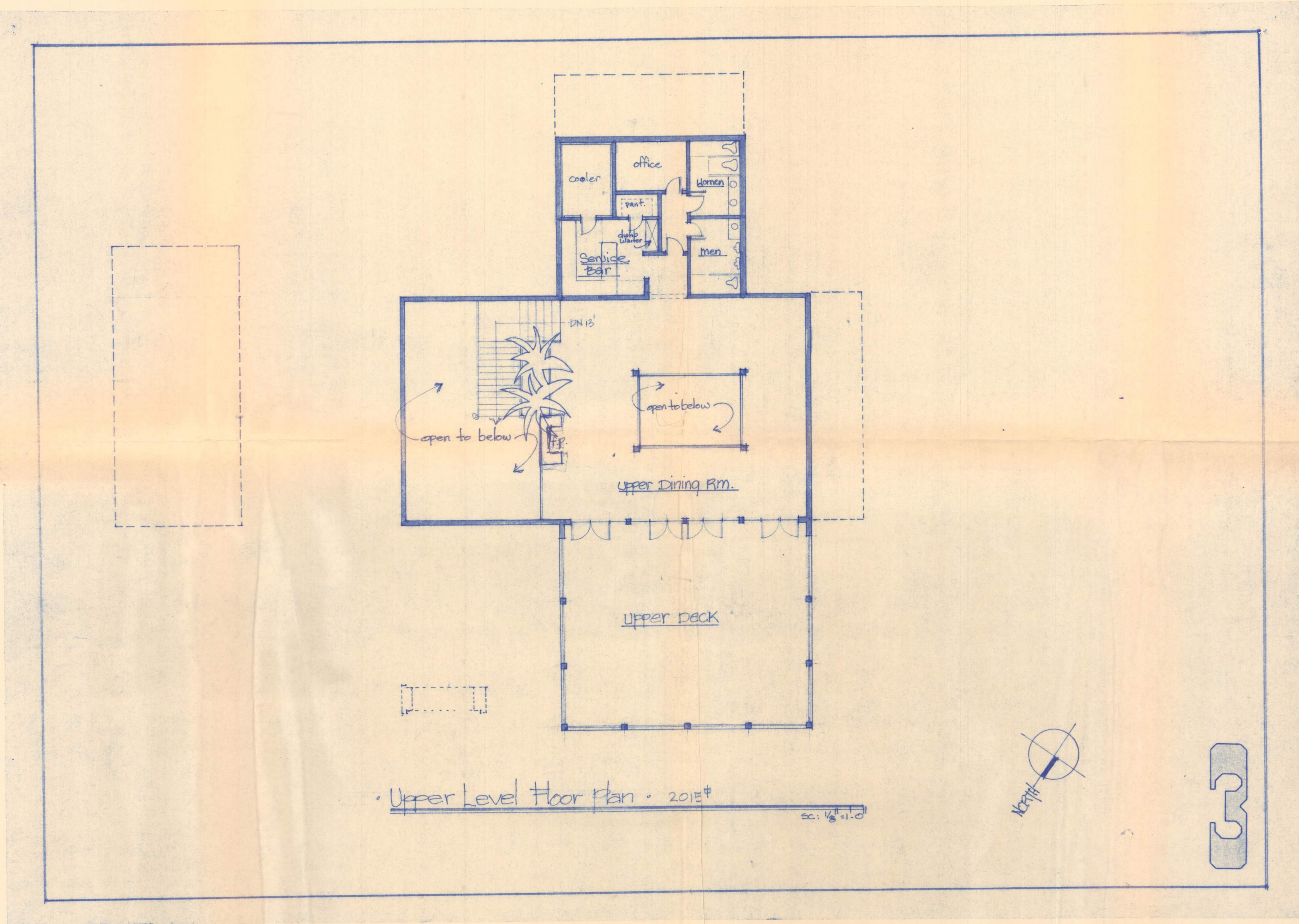
8' x 2'
5' x 3'

Setback 3



• Lower Level Floor Plan • 4953 #

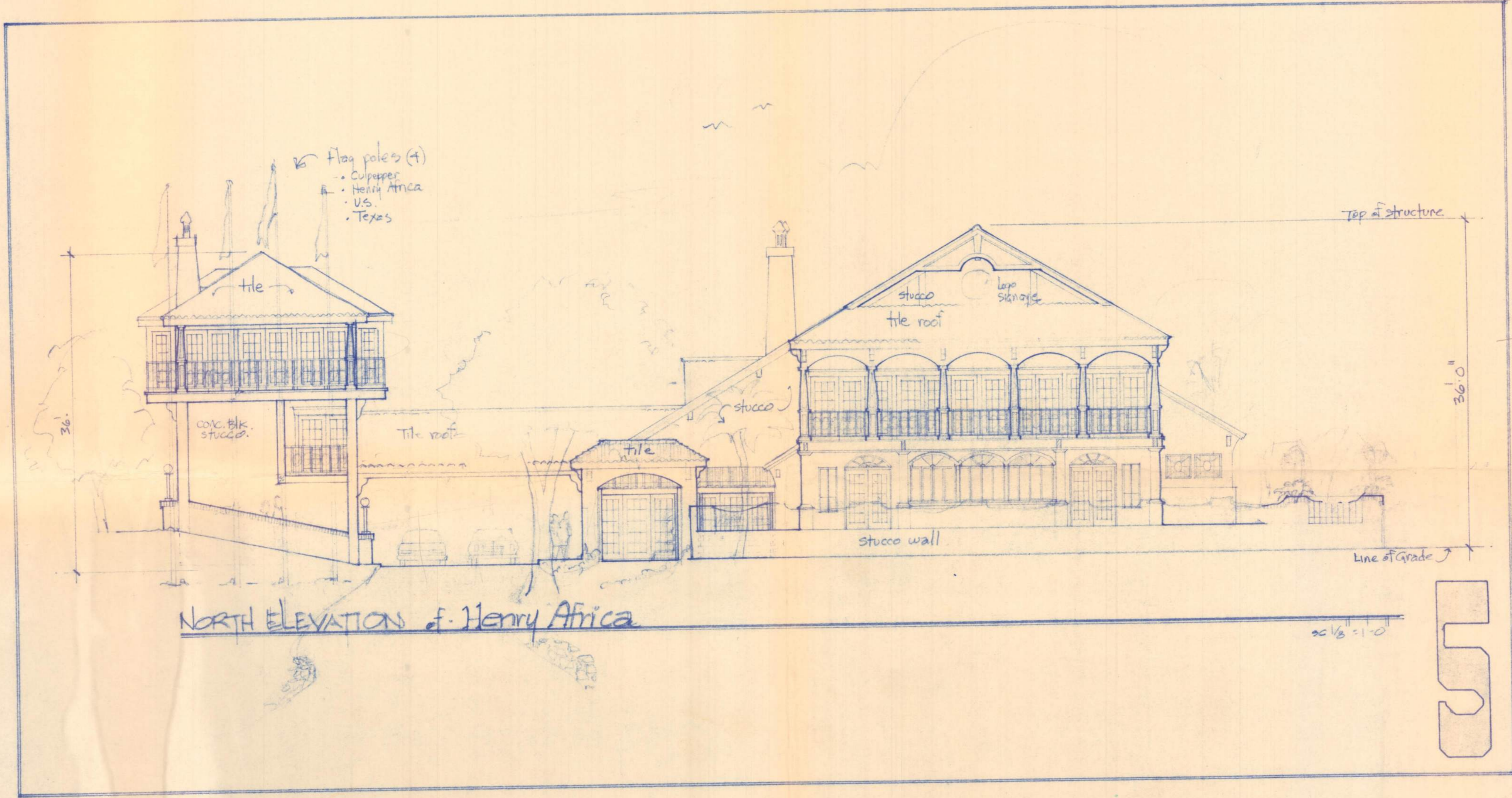
2



Upper Level Floor plan • 2013 #

ac: 1/8" = 1'-0"





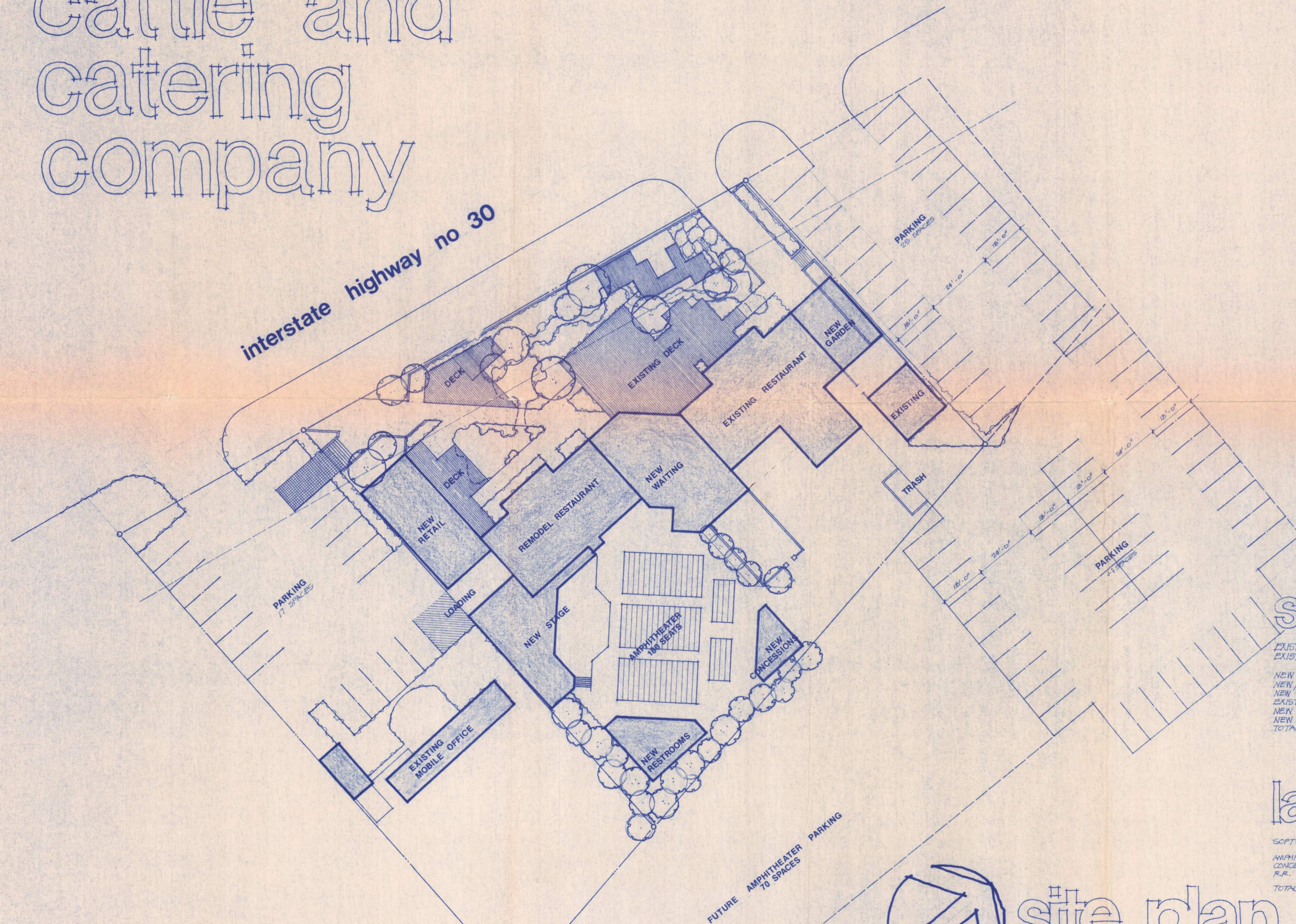
NORTH ELEVATION of Henry Africa

no concrete blk exterior

1

culpepper's cattle and catering company

interstate highway no 30

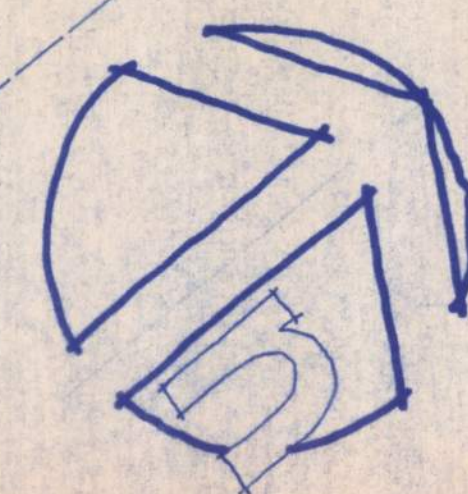


site data

| | | |
|------------------------------------|-------------------------------|-------------|
| EXISTING RESTAURANT & STORAGE: | 2,792 S.F. | 20 SEATS ✓ |
| EXISTING MOBILE OFFICE & GARPORT: | 882 S.F. | |
| NEW WAITING: | 1,605 S.F. | 30 SEATS ✓ |
| NEW/REMODEL RESTAURANT: | 1,704 S.F. | 60 SEATS ✓ |
| NEW GARDEN: | 600 S.F. | 30 SEATS ✓ |
| EXISTING DECK: | 2,226 S.F. | 100 SEATS ✓ |
| NEW DECK: | 1,094 S.F. | 40 SEATS ✓ |
| NEW RETAIL: | 1,150 S.F. | N/A |
| TOTAL RESTAURANT SEATING CAPACITY: | | 240 SEATS |
| TOTAL PARKING REQUIRED: | 310 SEATS @ 1 SPACE / 4 SEATS | 86 SPACES |
| TOTAL PARKING PROVIDED: | | 86 SPACES |

landscape

| | | |
|------------------------------|------------|-------------|
| SOFTSCAPE (PLANT MATERIALS): | ≈ | 61,092 S.F. |
| AMPHITHEATER: | 4,160 S.F. | 120 SEATS |
| CONCESSIONS: | 878 S.F. | |
| R.R.: | 963 S.F. | |
| TOTAL AMPHITHEATER S.F.: | 5,436 S.F. | |



site plan

SCALE: 1" = 20'-0"

| revisions | by |
|-----------|----|
| | |
| | |
| | |

SITE PLAN

culpepper cattle & catering co.

ARCHITECTURE PLUS

1101 RIDGE ROAD, SUITE 202 • ROCKWALL, TEXAS 75087 • (214) 722-3247

Drawn: F.C.C.
Date: AUG. 8, 1983
Scale:
Job: 8323
Sheet:

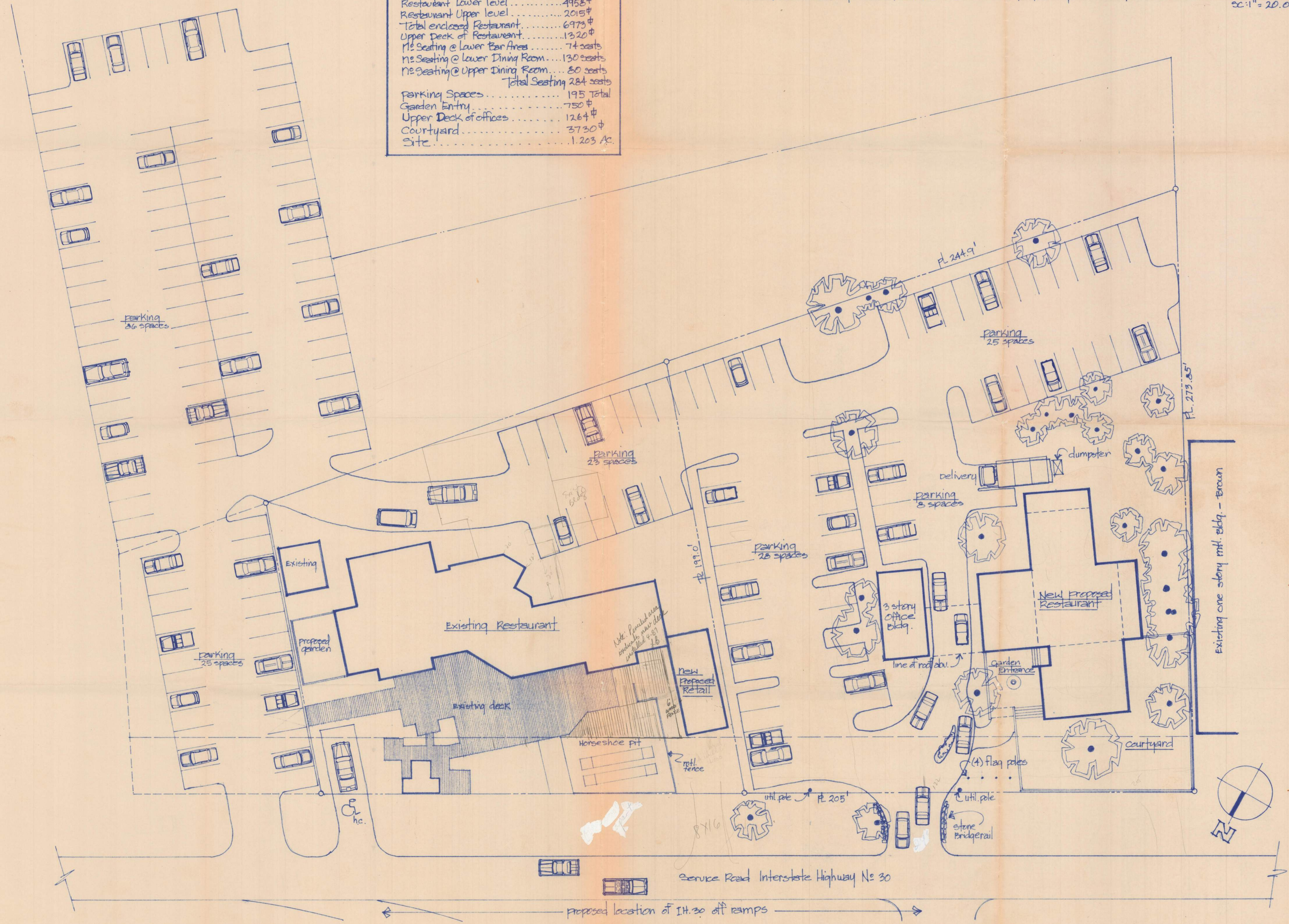
1
of sheets

Program for Henry Africa

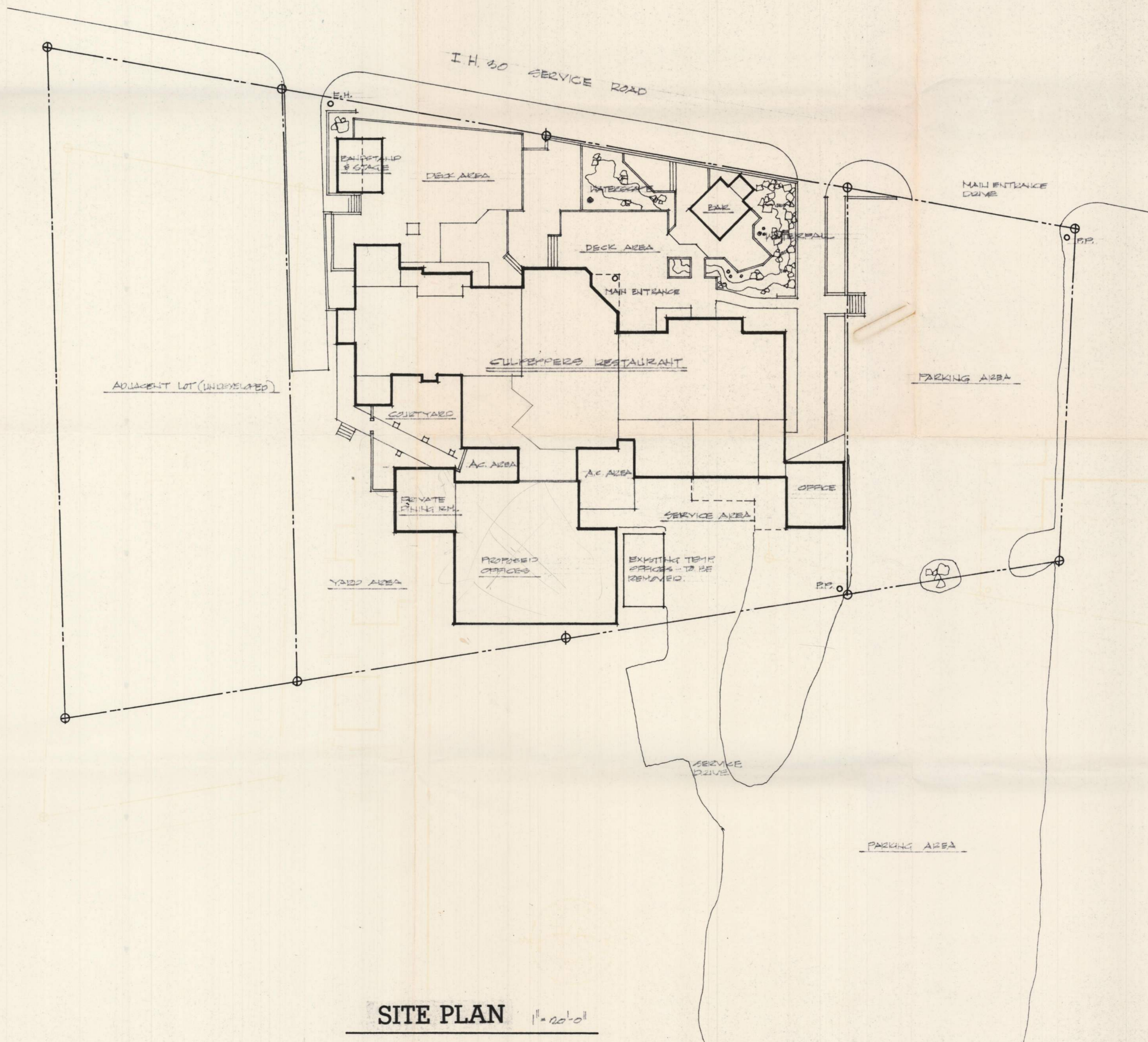
| | |
|--|------------------|
| 3 story Office Structure | 2762 # |
| Restaurant Lower level | 4958 # |
| Restaurant Upper level | 2015 # |
| Total enclosed Restaurant | 6973 # |
| Upper Deck of Restaurant | 1320 # |
| M ² Seating @ Lower Bar Area | 74 seats |
| M ² Seating @ Lower Dining Room | 130 seats |
| M ² Seating @ Upper Dining Room | 80 seats |
| Total Seating | 284 seats |
| Parking Spaces | 195 Total |
| Garden Entry | 750 # |
| Upper Deck of offices | 1264 # |
| Courtyard | 3730 # |
| Site | 1.203 Ac. |

PROPOSED SITE PLAN for HENRY AFRICA
 W/ EXISTING CULPEPPER'S AND TOTAL PARKING

SC: 1" = 20.0'



JOHN R. LINDSEY & ASSOC. 1035 S. SAN JACINTO ROCKWALL, TEXAS

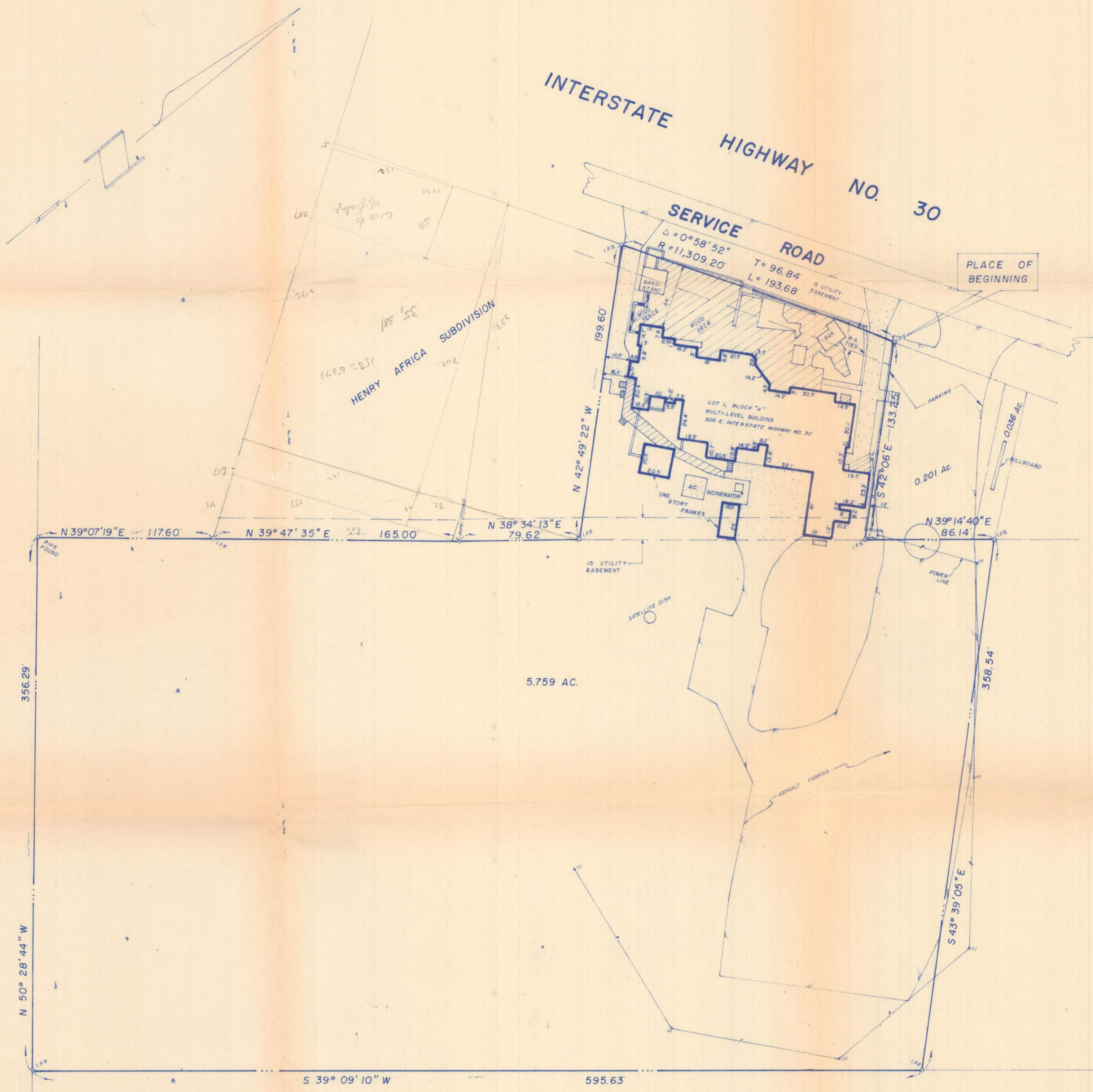


SITE PLAN 1" = 20'-0"

NOTE: ALL DIMENSIONS ARE APPROXIMATE. SITE PLAN NOT VERIFIED BY SURVEY.



Barry A. Thompson A.I.A.
 8825 WALNUT HILL LANE #206A
 DALLAS, TX 75201
 (214) 368-6374



DESCRIPTION

Being a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being all of Culpepper's Cattle & Catering Company, an addition to the City of Rockwall as Recorded in Slide B, Page 125, Plat Records, Rockwall County, Texas and being part of a 8.588 acre tract as Recorded in Volume 161, Page 560, Deed Records, Rockwall County, Texas and being more particularly described as follows:

Beginning at a point on the Southerly line of Interstate Highway No. 30, said point being the Northeast corner of Culpepper's Cattle & Catering Company Addition, a 1/2" iron stake set for corner.

Thence, S. 42° 06' E., leaving the said Southerly line of Interstate Highway No. 30, a distance of 133.25 feet to a 1/2" iron stake set for corner.

Thence, N. 39° 14' 40" E., a distance of 86.14 feet to an iron stake for corner.

Thence, S. 43° 39' 05" E., a distance of 356.54 feet to a 1/2" iron stake found for corner.

Thence, S. 39° 09' 10" W., a distance of 595.63 feet to the South corner of said 8.588 acre tract, a 1/2" iron stake found for corner.

Thence, N. 50° 28' 44" W., a distance of 356.29 feet to the West corner of said 8.588 acre tract, a iron pipe found for corner.

Thence, N. 39° 07' 19" E., a distance of 117.60 feet to the South Corner of the Henry Africa Subdivision, a 1/2" iron stake found for corner.

Thence, along the Easterly lines of the Henry Africa Subdivision the following:

N. 39° 47' 35" E., a distance of 165.00 feet to a iron pipe found for corner.

N. 38° 34' 13" E., a distance of 79.62 feet to a 1/2" iron stake found for corner.

N. 42° 49' 22" W., a distance of 199.60 feet to a point on the Southerly line of Interstate Highway No. 30, said point being the North corner of Henry Africa, and also being the beginning of a curve to the right having a central angle of 0° 58' 52" and a radius of 11,309.20 feet, a 1/2" iron stake found for corner.

Thence, around said curve, and along the Southerly line of Interstate Highway No. 30, a distance of 193.68 feet to the Place of Beginning and containing 5.759 acres of land. This description is based on the Land Title Survey, and Plat made by Bob O. Brown, Registered Public Surveyor, on June 19, 1989.

CERTIFICATION

I, Bob O. Brown, Registered Public Surveyor, do hereby certify that: A) this plat and property description shown hereon are true and correct and prepared from an on the ground survey of the property shown hereon; B) such survey was conducted under my supervision; C) all monuments shown actually exist and the location, size and type of material thereof are shown; D) except as shown hereon, there are no encroachments onto the property or protrusions therefrom; there are no improvements on the property, there are no visible easements or rights-of-way on the property and there are no visible discrepancies, conflicts, shortage in area or boundary line conflicts; E) the size, location and type of improvements, if any, are shown hereon and set back from the property lines the distances indicated; F) the property has access to and from a Public Roadway; G) all applicable easements, furnished to or known to me, have been labeled and shown hereon; H) the boundaries and dimensions shown hereon are true and correct and this service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1-A condition 2 survey. This plat is for the exclusive use of Michael A. Stephenson, Michael A. Stephenson, Trustee, Culpepper Cattle and Catering Company, and Vision Financial Services Corporation, and Southwest Land Title Co., and the under signed surveyor is not responsible to any other.

Bob O. Brown
 Bob O. Brown Registered Public Surveyor
 No. 1744



| | |
|---|--|
| SHEET TITLE LAND TITLE SURVEY CULPEPPER'S CATTLE & CATERING CO. M.J. Barksdale Survey Abst. No. 11 Rockwall County, Texas | PROJECT NO. 89034 SCALE 1"=40' DATE 6-20-89 DRAWN BY C.B. & D.B. CHECKED BY Notes DATE OF SHOTS |
| AREA 5.795 Acres | PROJECT 5.795 Acres |
| B.L.S. & ASSOCIATES, INC. RT. 1 BOX 142-E SIDS RD. P.O. BOX-65 ROCKWALL, TEXAS 75087 (214) 722-3036 771-3036 | |

SITE PLAN APPLICATION

Date 4-25-89

NAME OF PROPOSED DEVELOPMENT Culpeppers

NAME OF PROPERTY OWNER/DEVELOPER Michael A. Stephenson

ADDRESS 309 E-30 E. Rockwall PHONE 711-1001

NAME OF LAND PLANNER/ENGINEER Barry A. Thompson

ADDRESS 8325 Walnut Hill Ln #225A PHONE 363-6374

TOTAL ACREAGE _____ Dallas CURRENT ZONING Commercial

NUMBER OF LOTS/UNITS 1

SIGNED Samuel T. Duraz, Comptroller

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. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft. |
| _____ | _____ | 3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas |
| _____ | _____ | 4. <u>Calculation</u> of landscaped area provided |
| _____ | _____ | 5. <u>Location</u> and <u>dimensions</u> of ingress and egress |

6. Location, number and dimensions of off-street parking and loading facilities
7. Height of all structures
8. Proposed uses of all structures
9. Location and types of all signs, including lighting and heights
10. Elevation drawings citing proposed exterior finish materials and proposed structural materials
11. Location and screening of trash facilities
12. Location 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 _____

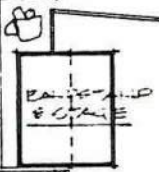
File No. _____

Date _____

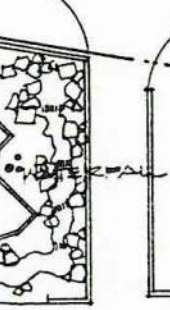
Fee _____

I H. 30 SERVICE ROAD

E.H.



DECK AREA



MAIN ENTRANCE CURVE

DECK AREA

MAIN ENTRANCE

CULPEPERS RESTAURANT

PARKING AREA

RENT LOT (UNDEVELOPED)

COURTYARD

A/C AREA

A/C AREA

OFFICE

PRIVATE DINING RM.

SERVICE AREA

VOID AREA

PROPOSED OFFICES

EXISTING TRUCK OFFICES - TO BE DEMOLISHED

P.P.



P.P.

City of Rockwall
Planning and Zoning Applicant Receipt

Date 4/25/89

Applicant Sam Duman Phone _____

Address _____

Development Appeals

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

(1) sets/site plans - Submission # _____

() sets/prel. plats - Submission # _____

() sets/final plats - Submission # _____

() sets/executed final plats/mylars

() sets/engineer drawings - Submission # _____

Filing fee \$ 85.00

Other _____

With this application, you are scheduled to appear before the

P+Z Commission

on June 8, 1989

at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mex

Submit Monday

SITE PLAN APPLICATION

Date: 7.22.85

NAME OF PROPOSED DEVELOPMENT Henry Africa

NAME OF PROPERTY OWNER/DEVELOPER Michael Stephenson

ADDRESS 311 E 30 E Serv. Rd. Rockwall PHONE 722-1001

NAME OF LAND PLANNER/ENGINEER John R. Lindsey / Bob Brown

ADDRESS 103 S. San Jacinto Rockwall PHONE 722-8271

TOTAL ACREAGE 1.203 AC CURRENT ZONING Commerical

NUMBER OF LOTS/UNITS 1

Signed John R. Lindsey

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.

| <u>Provided or Shown on Site Plan</u> | <u>Not Applicable</u> | |
|---|---------------------------|---|
| <u>✓</u> | <u>_____</u> | 1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft. |
| <u>✓</u> | <u>_____</u> | 2. Landscaping, lighting, fencing and/or screening of yards and set-back areas |
| <u>✓</u> | <u>_____</u> | 3. Design and location of ingress and egress |
| <u>✓</u> | <u>_____</u> | 4. Off-street parking and loading facilities |
| <u>✓</u> | <u>_____</u> | 5. Height of all structures |
| <u>✓</u> | <u>_____</u> | 6. Proposed Uses |
| <u>✓</u> | <u>_____</u> | 7. Location and types of all signs, including lighting and heights |
| <u>✓</u> | <u>_____</u> | 8. Elevation drawings citing proposed exterior finish materials |

Provided or Shown
on Site Plan

Not
Applicable

✓

9. Street names on proposed streets
10. 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: _____



CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

001423

205 West Rusk

(214) 722-1111

Metro 226-7885

Cash Receipt

Name

Culpepper

Date

7-22-85

Mailing Address

Job Address

Permit No.

Check

4976

Cash

Other

General Fund Revenue 01

W & S Fund Revenue 02

| DESCRIPTION | Acct. Code | Amount | DESCRIPTION | Acct. Code | Amount |
|------------------------------------|------------|---------------|------------------------|------------|--------|
| General Sales Tax | 3201 | | RCH | 00-3211 | |
| Beverage Tax | 3204 | | Blackland | 00-3214 | |
| Building Permit | 3601 | | Water Tap | 00-3311 | |
| Fence Permit | 3602 | | 10% Fee | 00-3311 | |
| Electrical Permit | 3604 | | Sewer Tap | 00-3314 | |
| Plumbing Permit | 3607 | | Reconnect Fees | 00-3318 | |
| Mechanical Permit | 3610 | | Water Availability | 33-3835 | |
| Zoning, Planning, Board of Adj. | 3616 | <i>230.00</i> | Sewer Availability | 33-3836 | |
| Subdivision Plats | 3619 | | Meter Deposit | 00-2201 | |
| Sign Permits | 3628 | | Portable Meter Deposit | 00-2202 | |
| Health Permits | 3631 | | Misc. Income | 00-3819 | |
| Garage Sales | 3625 | | Extra Trash | 00-1129 | |
| Misc. Permits | 3625 | | | | |
| Misc. Licenses | 3613 | | | | |
| Misc. Income | 3819 | | | | |

TOTAL GENERAL

TOTAL WATER

TOTAL DUE

230.00

Received by

[Signature]

Submit Monday

SITE PLAN APPLICATION

Date: 7.22.85

NAME OF PROPOSED DEVELOPMENT Henry Africa

NAME OF PROPERTY OWNER/DEVELOPER Michael Stephenson

ADDRESS 311 E 30 E Serv. Rd. Rockwall PHONE 722-1001

NAME OF LAND PLANNER/ENGINEER John R. Lindsey / Bob Brown

ADDRESS 103 S. San Jacinto Rockwall PHONE 722-8271

TOTAL ACREAGE 1.203 AC CURRENT ZONING Commerical

NUMBER OF LOTS/UNITS 1

Signed John R. Lindsey

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.

| <u>Provided or Shown on Site Plan</u> | <u>Not Applicable</u> | |
|---|---------------------------|---|
| <u>✓</u> | <u> </u> | 1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft. |
| <u>✓</u> | <u> </u> | 2. Landscaping, lighting, fencing and/or screening of yards and set-back areas |
| <u>✓</u> | <u> </u> | 3. Design and location of ingress and egress |
| <u>✓</u> | <u> </u> | 4. Off-street parking and loading facilities |
| <u>✓</u> | <u> </u> | 5. Height of all structures |
| <u>✓</u> | <u> </u> | 6. Proposed Uses |
| <u>✓</u> | <u> </u> | 7. Location and types of all signs, including lighting and heights |
| <u>✓</u> | <u> </u> | 8. Elevation drawings citing proposed exterior finish materials |

Provided or Shown
on Site Plan

Not
Applicable

✓

9. Street names on proposed streets
10. 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: _____

Tuttle called for a vote on the amended main motion. The amended main motion passed unanimously.

The Mayor then opened a public hearing to consider a request from Michael Stephenson for a Conditional Use Permit for a building with less than 90% masonry facade next to Culpepper Cattle and Catering Company.

John Lindsey appeared before the Council and presented the site plan for two projects. He explained the projects to the Council. He told the Council that the plans showed 6 inch depth concrete paving over 4 inch sand fill.

Tuttle stated that the corrugated metal bothered him and asked if the fence had been approved by the City. Lindsey stated that the fence was material that had been selected due to its durability (for use near the horseshoe pit) and the fence would be heavily landscaped. Eubanks asked if the fence was temporary. Stephenson answered that it was permanent. Eubanks expressed his displeasure with the fence. Several Councilmembers suggested that a cedar fence be used. Stephenson stated that he would be more than happy to put up a cedar fence. Fox asked if there had been a permit to build a fence. Stephenson stated that he had been under the impression that no permit was required and no permit had been applied for. Fox stated that a permit should be taken out. Stephenson stated that he would build a cedar fence.

Bullock asked Stephenson if his intent was to work out any problems which exist between him and the City. Stephenson stated that that was his intent.

Fox inquired about a building which he had seen being built and asked if Stephenson had taken out a permit. Stephenson said that the building had been on the property since he had bought the property and stated that what Fox must have seen was the work being done to close in that existing building. He stated that he had been under the impression that a previous building permit would still be in effect, but when he learned that a new permit was required he made application for a permit. He said that this would not happen again.

Tuttle stated that his problem with the situation is that Culpepper's had come in with a variance request, the Council had approved the request, and Culpepper's had not done what they said would be done. Tuttle said he did not think this was fair. Stephenson agreed and stated that they were at this time making changes which would improve that sort of situation. Tuttle stated that it was his view that the City needed some assurances that if variances were continued to be approved that these problems would not re-occur. Stephenson said that every space shown on the plan would, he hoped, be constructed before winter.

Fox pointed out that \$5,000 in legal fees due to a legal case filed against the City by Stephenson had been spent by the City. Stephenson stated that his intent was to "bury the hatchet" and go forward and be a part of the community. Tuttle stated that he felt it was unfortunate that the City had been required

to spend the money for legal fees to enforce ordinances. Stephenson agreed. Fox pointed out that the City had worked with every business developer in the City. He stated that he was of the opinion that some of the past problems should be worked out before new projects were started. Davis stated his feeling that the City should give Stephenson the chance to correct past problems and do right.

Well Welborn made a motion to approve a request from Michael Stephenson for a Conditional Use Permit for a building with less than 90% masonry facade next to Culpepper Restaurant with the stipulation that a Certificate of Occupancy would not be issued until paving of parking lots was completed on all of Culpeppers. Bullock seconded the motion. The motion was voted on and passed, six to one, with Fox opposed.

The Mayor opened a public hearing on a request from Michael Stephenson for a Conditional Use Permit for a private club as an accessory to a restaurant at Culpepper Cattle and Catering Company. Considerable discussion was given to the location of the entrance relative to the location of the bar. The Mayor closed the public hearing.

Gournay made a motion that the Council approve a Conditional Use Permit for a private club as an accessory to a restaurant at Culpepper Cattle and Catering Company which would meet the standards set by the City Council and without a time limit. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered a site plan and preliminary plat for Henry Africa and Culpepper Restaurants on I-30. Tuttle asked for adequate fire protection would be provided. Stephenson told the Council that his engineers were working on utility plans. The Council discussed further the corrugated metal for a currently existing fence. Gournay made a motion to approve the site plan/preliminary plat for Henry Africa and Culpepper restaurants on I-30 with the following stipulations:

1. That the existing metal fence be replaced with a cross-tie fence.
2. That the plan meet the City's landscape requirements.
3. That an 8 inch water main be constructed to serve Henry Africa and Culpepper restaurants.
4. That City sewer service be provided for both Henry Africa and Culpepper restaurants.
5. That all associated parking lots and driveways be paved.

Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Mayor opened a public hearing to consider a request for Conditional Use Permit by Michael Stephenson for a building with less than 100% noncombustible materials at the Henry Africa Restaurant. John Lindsey, representing Stephenson, explained that

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: ■ Michael Stephenson
Culpepper Cattle & Catering Co.
■ 309 I-30
Rockwall, TX. 75087
■

■ Karen Martin
Administrative Assistant
■
■

> Subject: Culpepper/Henry Africa Site Plan

On Aug. 3, 1985 the P & Z Commission voted to recommend approval of your site plan as presented. The City Council will consider this case on September 9, 1985.

Please submit 5 additional copies of the site plan, floor plans, and elevations by August 30.

cc: John Lindsey
103 S. San Jacinto
Rockwall, TX. 75087

DUPLICATE



CITY OF ROCKWALL

"THE NEW HORIZON"

July 26, 1985

MEMORANDUM

TO: Michael Stephenson and John Lindsay
FROM: Karen Martin *KM*
SUBJECT: Henry Africa Site Plan

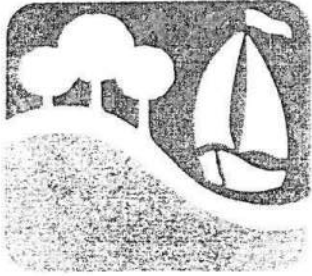
The above site plan has been through an initial review by the City Staff. In addition, the Planning and Zoning Commission reviewed it briefly at a Work Session. From these meetings we have developed the following comments:

1. Since the parking for Henry Africa requires an alteration to the 1983 Culpeppers site plan, the entire Culpeppers site plan needs to be amended to reflect both existing and planned future development. This will help the applicant by allowing him to meet the parking requirements over both sites instead of segregating each parking area.
2. The applicant will be questioned as to whether there are any planned changes to the exterior of the proposed retail building, or whether it will retain the wood siding presently on the structure.
3. The applicant will be questioned as to when he plans to pave the parking lot to accommodate the existing restaurant and the proposed retail building.
4. The applicant should provide the reasons the Commission should grant a Conditional Use Permit for combustibile structural materials in the Henry Africa restaurant. The Commission must be persuaded as to the need for the combustibile structural materials as opposed to only installing decorative nonstructural wood pieces.
5. The two entrances proposed to the Henry Africa site are too close together. We suggest closing one entrance and having a branch off of a main entrance, one going toward the drop off and canopy area, and the other entering the parking area.
6. The applicant should prepare for signage which will direct customers into his property once the new off ramp on I-30 is constructed.
7. The parking requirement for the existing Culpeppers Restaurant and deck area was based on the old parking standard in effect when the site plan was submitted. Therefore, for the 310 seats shown on the old site

plan as available inside the restaurant and out on the decks, a total of 78 parking spaces is required. The proposed retail building will require 5 parking spaces. The three story office building requires 10 spaces. The Henry Africa Restaurant must meet the parking standards of the new Zoning Ordinance. The new ordinance says a restaurant must provide 1 parking space for each 4 dining seats, or 1 parking space for each 100 sq. ft. of floor area, whichever is greater. In calculating the area available for seating in Henry Africa, Staff added together the dining areas, waiting area, courtyard and deck. Based on this square footage, the Henry Africa restaurant requires 101 parking spaces. Therefore, between the two restaurants, retail and office space, the two sites require a total of 194 paved, striped parking spaces.

Please submit a written explanation for the request for a Conditional Use Permit for the combustible structural materials in the Henry Africa Restaurant, along with a revised site plan showing the structures now planned to be built and the parking to accommodate them by August 1st. This information will then be distributed to the Commission in preparation for the August 8th meeting.

Julie



CITY OF ROCKWALL
"THE NEW HORIZON"

July 6, 1989

Mr. Sam Duran
c/o Culpepper Cattle & Catering Company
309 East Interstate 30
Rockwall, TX 75087

Dear Mr. Duran:

A preliminary review has been completed on the site plan submitted for an addition to the Culpepper restaurant. The site plan as submitted still lacks the following information:

- * total site area
- * total existing building area
- * area of building to be added
- * total number of parking spaces
- * total amount of area existing in landscaping
- * layout of existing parking showing all spaces available
- * Identification of landscaped areas
- * dimensions of all buildings, drives, parking spaces
- * identification of all irrigated landscaped areas
- * description of what will be done with the original Henry Africa site plan next to Culpeppers

Note also that the temporary building and storage shed are in an existing easement and these cannot be approved.

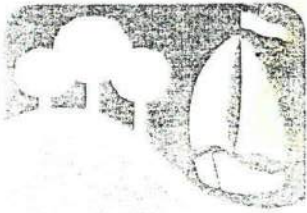
The information listed above must be added to the site plan prior to being considered by the Planning and Zoning Commission on July 13th. **Nine copies** of the revised site plan must be submitted to this office not later than **Tuesday, July 11th**. Please contact Julie Couch on Monday if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

cc/ Ross Ramsey



CITY OF ROCKWALL

"THE NEW HORIZON"

July 12, 1989

Michael Stephenson
309 I-30 East
Rockwall, Texas 75087

Dear Mr. Stephenson:

In response to your request regarding the temporary placement of a building behind Culpepper's Restuarant, as you are aware the approved site plan for Culpepper's and the adjacent lot identifies a drive and parking area in the location where you propose to locate the building. Until a revised site plan is submitted and approved on this location the site plan on file outlines how the property will be developed. You have indicated a desire to place a 400 sq. ft. building meeting all of the City's requirements in this area on a temporary basis. We have no problem with the building in the location shown on the attached site plan on a temporary basis with the following conditions:

1. That this approval is temporary and will be reviewed by staff annually. If upon review by staff it is determined that a new site plan is required such a plan must be submitted within 30 days or the building must be removed within 30 days.
2. No additional building, development, or relocation of buildings onto the site will occur on the property governed by the approved site plan without submission and approval of a revised site plan, if required, and removal of this building.
3. All required permits must be obtained for the building as required by City ordinances.

If you have any questions regarding this matter please don's hesitate to contact me.

Sincerely,

Julie Couch, Assistant City Manager



July 12, 1989

Julie Couch
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

Dear Ms. Couch,

In response to our telephone conversation of 7/12/89, I hereby submit a formal request to locate a temporary building at the back of Henry Africa as shown on my submitted site plan.

I understand this building will be placed on a temporary basis subject to review annually or until such time as an amended site plan can be submitted.

I understand that no further construction can be done until a new site plan is submitted to the city.

Sincerely,

Dobber Stephenson
President-Culpepper Cattle & Catering Co.
DS/sal

S 43° 05' 42" W

0.711 AC.

CHAIN-LINK FENCE

CHAIN-LINK FENCE

0.103 AC.

231.42'

S 38° 39' 53" E

BUTANE TANK

23'

ONE STORY BRICK

73'

24.2'

39'

36'

22.8'

19.3'

37'

18.5'

17.5'

BRICK WELL

64'

N 61° 35' E 105.00'

I.P.S.

I.P.S.

I.P.F.

78
4 | 310
28 30

111
5
116
30
146
151
30
181
70
65

44
25
69
17
86 - 79
10
69

Culpepper
exist restaurant + storage

340 seats or 1,081 sq ft = 101 sp
w/out grade - - 95

new retail

822 sq ft 1/200 = 5 spaces

17
4

106 spaces

Henry Africa rest + deck + city ft 12,000 sq ft = 12.1 space
284 seats + deck + city ft 71 + deck + city ft

Office 2762 sq ft 1/300 10 spaces

151 total provided

121
84
217
21
167

close
entry to play lot 45 ft. separation
min 24' wide drive

Canopy tall enough for fire truck, connect to Culpepper =

landscape required 2,620 sq ft ✓

if twin drive + lot 524 sq ft ✓

all wood

1 hr. rated + sprayed ore else sprinkler
include tables + decorative + exterior doors

final plat - access easement
to adjacent rest.