

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-86-Z/SP Filing Fee \$230.00 Date 10/25/85  
Applicant Michael A. Stephenson, Trustee Phone 722-1126  
Mailing Address 309 I-30, Rockwall, Texas 75087

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 attached "B". - 5 acres

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

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

Golf Course/Driving Range

There ~~xxxx~~  
(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 "A" 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.

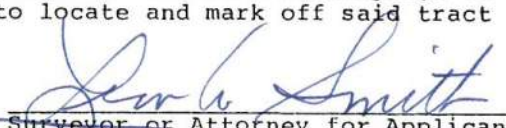
Signed   
Michael A. Stephenson

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 "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

  
Surveyor or Attorney for Applicant  
(Mark out one)

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. \_\_\_\_\_ CUP Date Submitted 10-25-85  
Filing Fee \$ \_\_\_\_\_  
Applicant Michael A. Stephenson, Trustee  
Address 309 I-30 Phone Number 722-1126  
Rockwall, Texas 75087  
Owner X Tenant \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_

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):

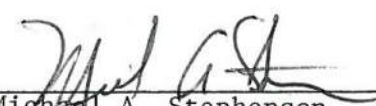
See Attached "B". - 5 acres

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

Golf Course/Driving Range

The current zoning on this property is Agriculture.  
There ~~are~~ 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.

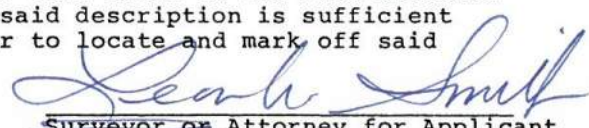
Signed   
Michael A. Stephenson

Note: The 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.

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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 A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

  
Surveyor or Attorney for Applicant



CITY OF ROCKWALL

205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. \_\_\_\_\_ CUP \_\_\_\_\_ Date Submitted \_\_\_\_\_

Filing Fee \$ \_\_\_\_\_

Applicant Michael A. Stephenson, Trustee

Address 309 I-30 Phone Number 722-1126

Rockwall, Texas 75087

Owner X Tenant \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_

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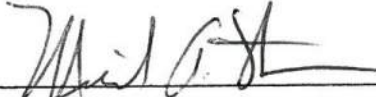
See Attached "A". (8.588 acres)

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

Golf Course/Driving Range

The current zoning on this property is Agriculture. There ~~are~~ 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.

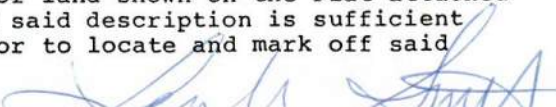
Signed   
Michael A. Stephenson

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CERTIFICATE

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Surveyor or Attorney for Applicant

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \_\_\_\_\_ Date 10/25/85  
Applicant Michael A. Stephenson, Trust Phone 722-1126  
Mailing Address 309 I-30, Rockwall, Texas 75087

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

Golf Course/Driving Range

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 "A" 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.

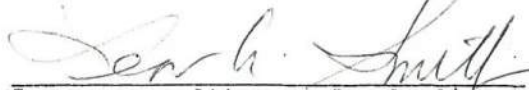
Signed   
Michael A. Stephenson

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~~Surveyor~~ or Attorney for Applicant  
(Mark out one)



SITE PLAN APPLICATION

Date: August 8, 1983

*Used Site Plan*

OF PROPOSED DEVELOPMENT CULPEPPER'S CATTLE & CATERING CO.

OF PROPERTY OWNER/DEVELOPER MICHALE A. STEPHENSON

ADDRESS HIGHWAY 30, ROCKWALL, TEXAS PHONE 722-1001

NAME OF ARCHITECT ARCHITECTURE PLUS  
~~LAND PLANNER/ENGINEER~~

ADDRESS 1101 RIDGE ROAD, SUITE 202 ROCKWALL, TEX. PHONE 722-3247

TOTAL ACREAGE .7153

CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS ONE

Signed *Fred C. Cook*  
 FRED C. COOK, AIA

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>	
_____	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
✓ _____	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
✓ _____	_____	3. Design and location of ingress and egress
✓ _____	_____	4. Off-street parking and loading facilities
_____	✓ _____	5. Height of all structures
✓ _____	_____	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
✓ _____	_____	8. Elevation drawings citing proposed exterior finish materials

*not shown*

*not shown*

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: \_\_\_\_\_



SITE PLAN APPLICATION

Date: 11-1-85

NAME OF PROPOSED DEVELOPMENT Lake Ray Hubbard Driving Range

NAME OF PROPERTY OWNER/DEVELOPER Michael A. Stephenson

ADDRESS I-30 Farm Road 740 PHONE 722-1001

NAME OF LAND PLANNER/ENGINEER Chuck Hodges

ADDRESS 1101 Ridge Road PHONE 722-1030

TOTAL ACREAGE 13.588 CURRENT ZONING Ag

NUMBER OF LOTS/UNITS \_\_\_\_\_

Signed Michael A. Stephenson  
Michael A. Stephenson

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>X</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>X</u>	_____	2. Landscaping, lighting, fencing and/or screening of yards and setback areas
_____	_____	3. Design and location of ingress and egress
<u>X</u>	_____	4. Off-street parking and loading facilities
<u>X</u>	_____	5. Height of all structures
_____	<u>X</u>	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
_____	<u>X</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_

  X

9. Street names on proposed streets

\_\_\_\_\_

\_\_\_\_\_

10. The following additional information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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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: \_\_\_\_\_



( SITE PLAN/PRELIMINARY PLAT/FINAL PLAT  
FACT SHEET

Applicant: Michael Stephenson

Name of Proposed Development: Culpepper's

Acreage: .7153

Number of Lots: 1

Current Zoning: "C" Commercial

Surrounding Zoning: "C" Commercial

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Description:

Restaurant/retail/amphitheater complex.  
Expansion of existing facilities at Culpepper's.

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Staff Comments:

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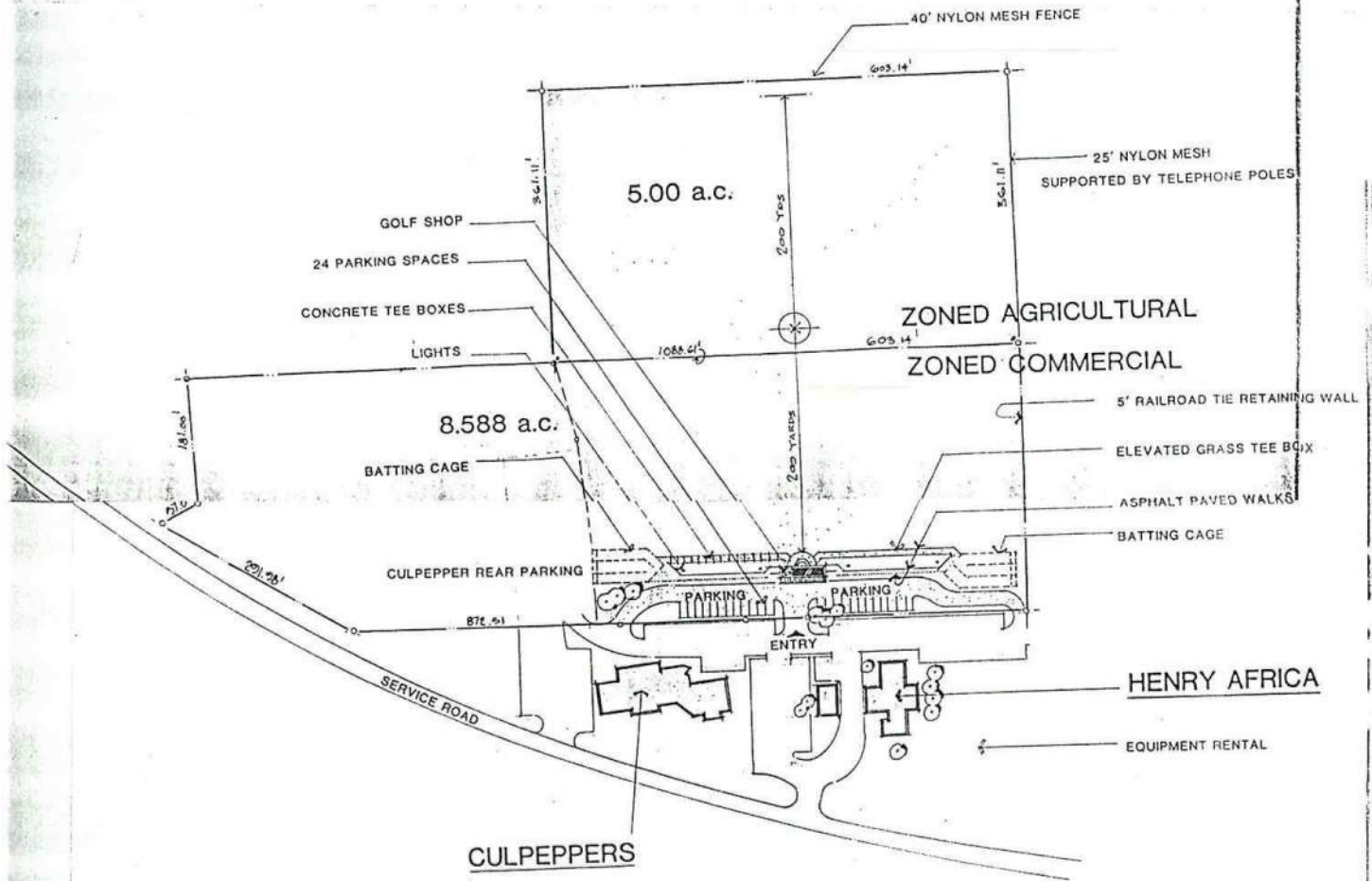
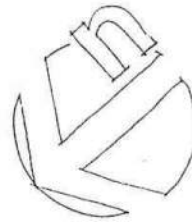
Planning and Zoning Commission Recommendations:

Approval with the requirements that 70 parking spaces be built and available and a second access to the parking area be provided on the west side of the tract when amphitheater built.

archimatrix, inc.  
RAMSAY & HODGES ARCHITECTS  
(214) 722-1030

# site plan

scale 0 50 100 200 500





S.I.R.

N. 45° 26' 40" E.

603.14'

361.11'

5.000 Ac.

N. 44° 26' 43" W.

S.I.R.

S. 45° 26' 40" W.

603.14'



STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, and the E. Teal Survey, Rockwall County, Texas, and being a part of that 13 acre tract of land described in deed recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set on the Northwest line of the above mentioned 13 acre tract, said iron rod set on the Northwest line of said 13 acre tract from an iron pipe found at the North corner of Cedar Grove Christian Church, Volume 18, Page 565, Deed Records, Rockwall County, Texas;

THENCE: South 44° 26' 43" East a distance of 361.11 feet to an iron rod set for a corner on the Southwest line of said 13 acre tract;

THENCE: South 45° 26' 40" West a distance of 603.14 feet along said Southwest line to an iron rod set for a corner on the Southwest line of said 13 acre tract;

THENCE: North 44° 26' 43" West along the Southwest line of said 13 acre tract, passing at 186.24 feet from the corner of that 55.20 acre tract of land described in deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and continuing a total distance of 361.11 feet along said Southwest line and the Northeast line of said 13 acre tract;

THENCE: North 45° 26' 40" East a distance of 603.14 feet along the Northwest line of said 13 acre tract and Containing 5.000 Acres of Land.

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



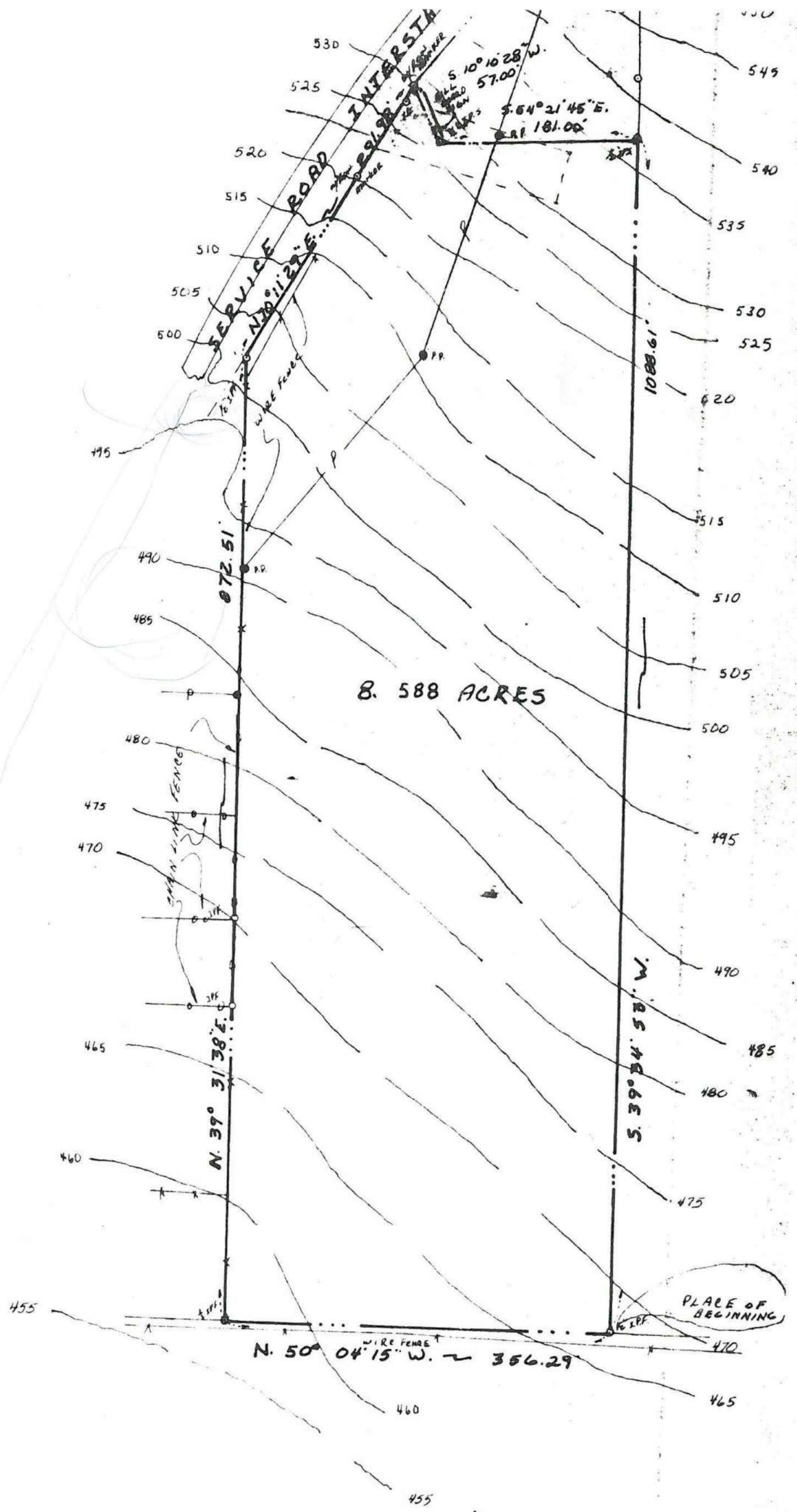
Harold L. Evans, P.E., Registered Public Surveyor No. 2146



VF  
G







DESCRIPTION

BEING a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas and being part of the same tracts as recorded in Volume 100, Page 15, Deed Records, Rockwall County, Texas and being more particularly described as follows;

BEGINNING at the South corner of said Tract recorded in Volume 100, Page 15 (Tract One) Deed Records, Rockwall County, Texas, a 1/2" iron stake found for corner;

THENCE, N. 50 deg. 04 min. 15 sec. W., a distance of 356.29 feet to a 1/2" iron stake found for corner;

THENCE, N. 39 deg. 31 min. 38 sec. E., along a fence line, a distance of 872.51 feet to a point in the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;

THENCE, N. 70 deg. 11 min. 29 sec. E., along the South line of Interstate Highway No. 30, a distance of 291.98 feet to a wooden right-of-way marker for corner;

THENCE, S. 10 deg. 10 min. 28 sec. W., leaving the South line of Interstate Highway No. 30, a distance of 57.00 feet to a 1/2" iron stake set for corner;

THENCE, S. 54 deg. 21 min. 45 sec. E., a distance of 181.00 feet to a 1/2" iron stake set for corner;

THENCE, S. 39 deg. 34 min. 53 sec. W., a distance of 1088.61 feet to the PLACE OF BEGINNING and containing 8.583 Acres of land. This description is based on the Standard Land Survey and Plat made by Kenneth E. Brown, on August 29, 1980.

CERTIFICATION

I, Kenneth E. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-B condition 2 survey. This plat is for the exclusive use of Larry Bair and the undersigned surveyor is not responsible to any others.

ATTACHMENT "A"

*Kenneth E. Brown*

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520

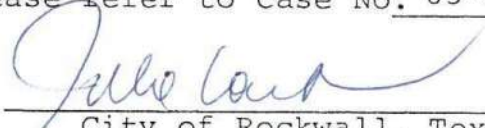


BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30  
o'clock P. M. on the 14th day of November, 1985 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Michael Stephenson  
for a change in zoning from "A" Agricultural to "C" Commercial with a  
Conditional Use Permit for a driving range  
on the following described property:

See Attached Field Notes

As an interested property owner, it is important that you attend this hear-  
ing or notify the Commission of your feeling in regard to the matter by re-  
turning the form below. In replying, please refer to Case No. 85-86-Z-SP

  
\_\_\_\_\_  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-86-Z-SP

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

I am opposed the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

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

Thank you,  
City of Rockwall



DESCRIPTION

BEING a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas and being part of the same tracts as recorded in Volume 100, Page 15, Deed Records, Rockwall County, Texas and being more particularly described as follows;

BEGINNING at the South corner of said Tract recorded in Volume 100, Page 15 (Tract One) Deed Records, Rockwall County, Texas, a 1/2" iron stake found for corner;

THENCE, N. 50 deg. 04 min. 15 sec. W., a distance of 356.29 feet to a 1/2" iron stake found for corner;

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THENCE, N. 70 deg. 11 min. 29 sec. E., along the South line of Interstate Highway No. 30, a distance of 291.98 feet to a wooden right-of-way marker for corner;

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CERTIFICATION

I, Kenneth E. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-B condition 2 survey. This plat is for the exclusive use of Larry Bair and the undersigned surveyor is not responsible to any others.

ATTACHMENT "A"

*Kenneth E. Brown*

555  
- 550  
545  
540  
535  
- 530  
525  
20

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, and the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 13 acre tract of land described in deed recorded in Volume 18, Page 565, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set on the Northwest line of the above mentioned 13 acre tract, said iron rod being 765.1 feet along the Northwest line of said 13 acre tract from an iron pipe found at the North corner of Cedar Grove Christian Church, as recorded in Volume 18, Page 565, Deed Records, Rockwall County, Texas;

THENCE: South  $44^{\circ} 26' 43''$  East a distance of 361.11 feet to an iron rod set for a corner on the Southeast line of said 13 acre tract;

THENCE: South  $45^{\circ} 26' 40''$  West a distance of 603.14 feet along said Southwest line to an iron rod set at the South corner of said 13 acre tract;

THENCE: North  $44^{\circ} 26' 43''$  West along the Southwest line of said 13 acre tract, passing at 186.24 feet the most Northerly East corner of that 55.20 acre tract of land described in deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and continuing a total distance of 361.11 feet along said Southwest line and the Northeast line of said 55.20 acre tract to an iron rod set at the West corner of said 13 acre tract;

THENCE: North  $45^{\circ} 26' 40''$  East a distance of 603.14 feet along the Northwest line of said 13 acre tract to the Point of Beginning and Containing 5.000 Acres of Land.

The plat hereon 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.



Harold L. Evans, P.E., Registered Public Surveyor No. 2146



~~Ham~~  
~~Hot~~ by

M J Banksdale

# Celpepper's

1. Church on the Rock, P.O. Box 880
2. D. L. Faulkner, c/o Equity Tax Group,  
James PO Box 475459, Garland 75047
3. ~~John~~ Brown, Rte 3 Box 412
4. ~~Cedar~~ ~~Gene~~ Peak Investment Corp., 12970  
Pandora Dr, Dallas 75238
5. Gene Banks, 603 Wooded Trail
6. Kirby Albright ~~9330 LBJ Freeway, Ste 775~~
7. ~~Garland Federal Stk~~ PO Box 461507, Garland ~~75046~~  
Dallas 75243

11



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 14th day of November, 1985 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Michael Stephenson  
for a change in zoning from "A" Agricultural to "C" Commercial with a  
Conditional Use Permit for a driving range  
on the following described property:

See Attached Field Notes

As an interested property owner, it is important that you attend this hear-  
ing or notify the Commission of your feeling in regard to the matter by re-  
turning the form below. In replying, please refer to Case No. 85-86-Z-SP

*Jillie Carr*  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-86-Z-SP

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

I am opposed the request for the reasons listed below. \_\_\_\_\_

1. I think it would be beneficial to the community.
- 2.
- 3.

Signature *Dwight Frank*  
Address 1785 EAST I-30 GARLAND  
TX 75043

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

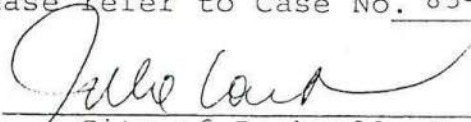
Thank you,  
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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\_\_\_\_\_  
City of Rockwall, Texas

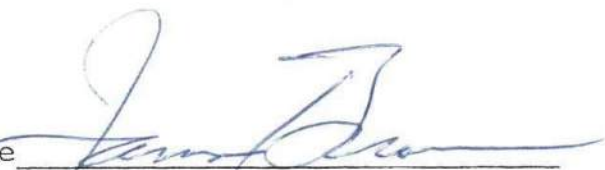
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-86-Z-SP

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

I am opposed the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature   
Address 301 E. I-30 Rockwall

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

Thank you,  
City of Rockwall.

FREESE AND NICHOLS, INC.  
CONSULTING ENGINEERS

September 6, 1983

Mr. Jesse Gilbert  
City Administrator  
City of Rockwall  
102 East Washington  
Rockwall, Texas 75087

SIMON W. FREESE, P.E.  
JAMES R. NICHOLS, P.E.  
ROBERT L. NICHOLS, P.E.  
LEE B. FREESE, P.E.  
ROBERT S. GOOCH, P.E.  
JOE PAUL JONES, P.E.  
ROBERT A. THOMPSON III, P.E.  
JOHN H. COOK, P.E.  
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.  
OCIE C. ALLEN, P.E.  
W. ERNEST CLEMENT, P.E.  
ELVIN C. COPELAND, P.E.  
GARY N. REEVES, P.E.

*Karen  
and me  
Culpeppers  
file*

Re: Culpepper's, Rockwall

Dear Jesse:

We have reviewed the septic sewage treatment expansion for Culpeppers per your request.

A board rule by Texas Department of Water Resources prohibits new or enlargement of septic sewage treatment within a 2,000-foot lateral distance around the perimeter of Lake Ray Hubbard. Culpeppers is located within this 2,000-foot zone and it is our opinion that approval for expansion of the septic system is highly unlikely.

Our recommendation for serving this area is a system that gravitates to a lift station located along Lake Ray Hubbard and there pumped up to the Buffalo Creek gravity system. Possibly the Signal Ridge lift station can serve Culpeppers as well as the surrounding area; however, we have not investigated in detail to determine gravity line routes or availability of sufficient grade. We do recommend minimizing the number of lift stations to reduce maintenance requirements.

Please feel free to call if you have any questions concerning this matter.

Sincerely,

FREESE AND NICHOLS, INC.

*Jerry L. Fleming*  
Jerry L. Fleming, P.E.

JLF:cg

# ARCHITECTURE JL PLUS IT

MEMBER: AMERICAN INSTITUTE OF ARCHITECTS

## MATERIAL LIST

The following list is meant to outline materials to be used in the addition to and alteration of CULPEPPER'S CATTLE & CATERING COMPANY RESTAURANT, Rockwall, Texas. To simplify the explanation, the materials have been noted for each individual area considered. Consult attached drawings for additional detail.

### GREENHOUSE

- STRUCTURE: Anodized Aluminum Frame with Timber Beams & Posts.
- SKIN: Glass Greenhouse Windows.
- WALLS: Railroad Tie Retaining Walls on East Side, existing wood construction with Barnwood or similar on West Wall adjoining existing Restaurant.
- FLOORS: Brick Pavers.

### STORAGE/PREP KITCHEN

- STRUCTURE: Existing 2 x 4 Wood Frame over Concrete Slab.
- EXTERIOR SKIN: Existing Composition Siding on all sides except North Wall. North Wall to consist of Chicago Fire Brick, Barnwood and Railroad Ties.
- INTERIOR SKIN: Painted  $\frac{1}{2}$ " Gypsum Wall Board.
- FLOORS: Sealed Concrete.
- NOTE: Additional Plumbing considered in this area.

### WAITING

- STRUCTURE: Heavy Timber Posts & Beams with Metal Roof, 2 x 4 Wood Stud Walls, Pier and Beam Flooring.



EXTERIOR SKIN: Glass, Barnwood, Fish Scale Wood Shingles, Stone, Chicago Fire Brick. ( See Exterior Elevation. )

INTERIOR SKIN: Barnwood Railroad Ties, Chicago Firebrick, Stone Fireplace & partial Stone South Wall, 1 x 4 Wood Ceiling, antique Mahogany/Glass Feature Walls, Brass Handrailing.

FLOORS: Wood Plank Floors, Brick Pavers, and Exposed Aggregate concept.

## RESTAURANT

STRUCTURE: Existing Wood construction over Pier and Beam Foundation.

EXTERIOR SKIN: Existing Brick Veneer, Chicago Fire Brick, Field Stone, Railroad Ties, Fish Scale Wood Shingles, Barnwood, Wood Slab, Existing Composition Shingles to remain.

INTERIOR SKIN: Same as Exterior. Note all Finishes shall be applied over Existing  $\frac{1}{2}$ ' Gypsum Wallboard.

FLOORING: Wood Planking, Sealed Concrete, Quarry Tile. ( See drawings for locations. )

CEILINGS: Heavy Timber Beams With Metal Ceilings. With R-19 Fiberglass Batt Insulation above.

## AMPHITHEATER: (DECK & STAGE)

STRUCTURE: Pier & Beam Construction with Wolmanized 2 x Wood Decking Stage and Backstage Area shall consist of Wood Construction.

INTERIOR/EXTERIOR SKIN: Barnwood, Wood Slabs, Stone, Railroad Ties and and Similar Finishes.

ROOFING: Composition Shingles.

## CONCESSION/RESTRCOMS

STRUCTURE: Concrete Slab with Concrete Block Walls & Wood Roof Structure.

INTERIOR SKIN: Painted Concrete Block.

EXTERIOR SKIN: Field Stone, Chicago Fire Brick, Railroad Ties, Barnwood Fish Scale Shingles & Composition Roofing.

FLOORS: Sealed Concrete.

## CRAFTSHOPS

STRUCTURE: Wood Framing over concrete slab, Timber Beams & Roof with Metal Roofing

EXTERIOR SKIN: Chicago Fire Brick, Field Stone Railroad Ties, Barnwood, Wood Slabs, Fish Scale Shingles.

INTERIOR SKIN: Same as Exterior with 1 x 4 Wood Plank Ceiling.

FLOORING: Brick Pavers.

## LANDSCAPE

Concrete Ponds with River Rock Covering, Milsap Boulders, Wolmanized Wood Decking. Patio Fagstone Walks, Railroad Tie Retaining Walls, Landscape Shrubs.





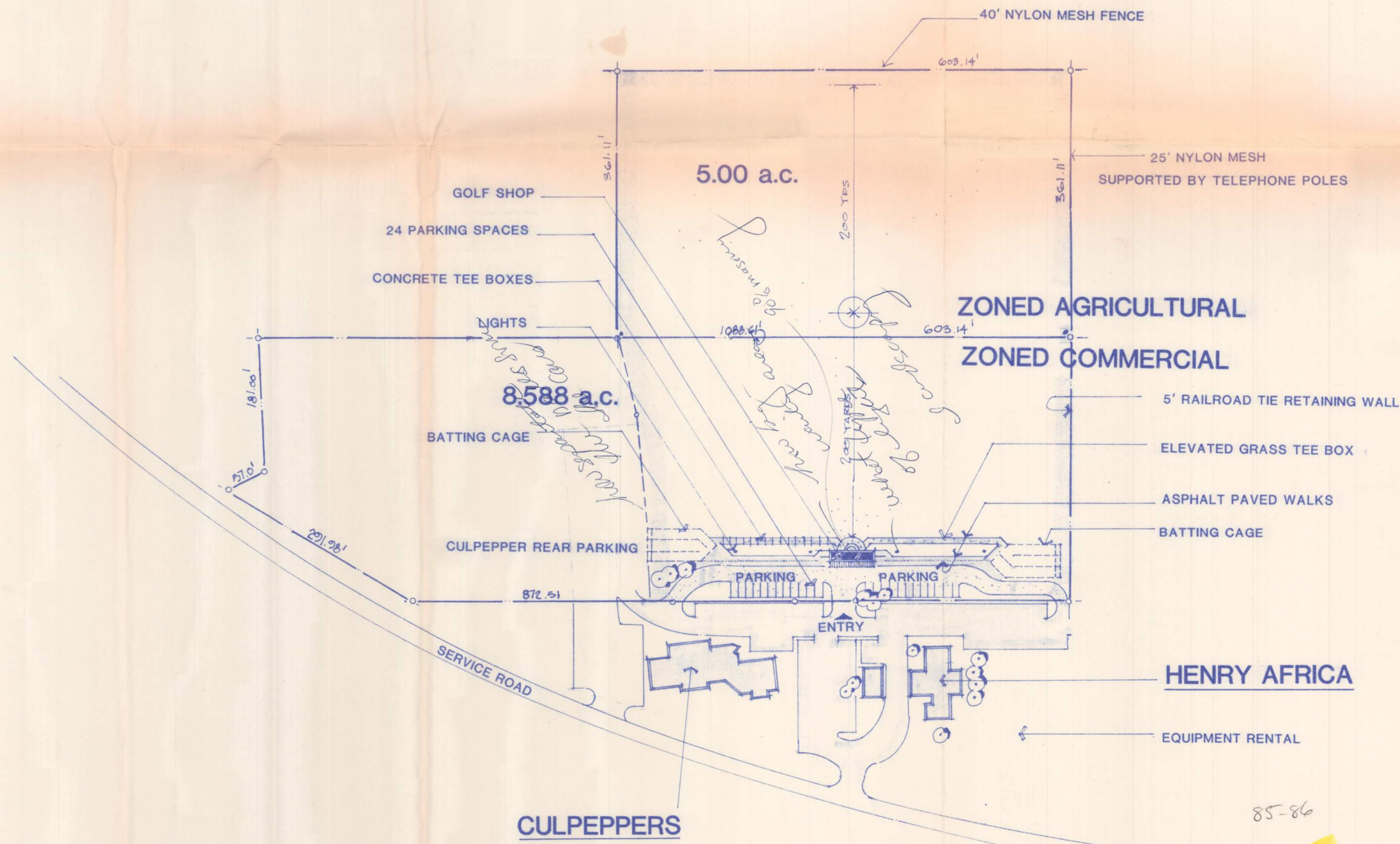
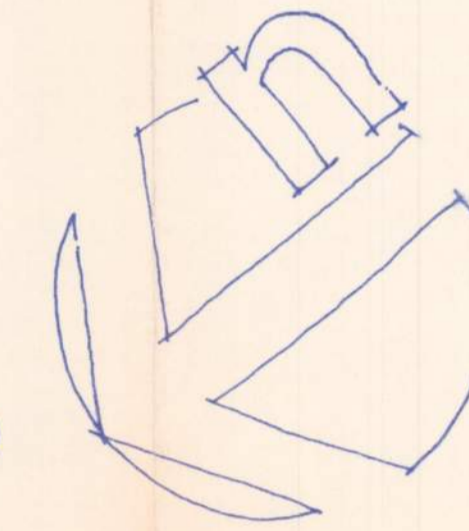
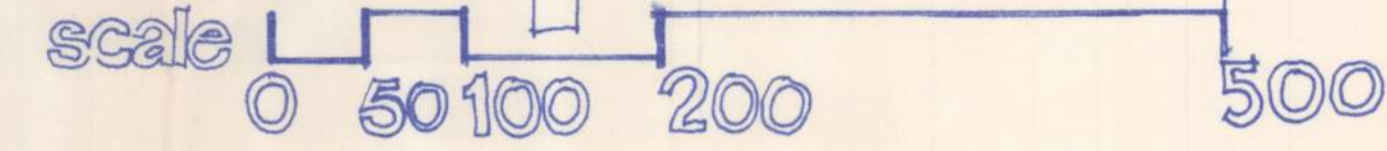


PROPOSED GOLF DRIVING RANGE

michael a. stephenson

archimatrix, inc.  
RAMSAY & HODGES ARCHITECTS  
(214) 722-1030

site plan



85-86  
1st  
Submission

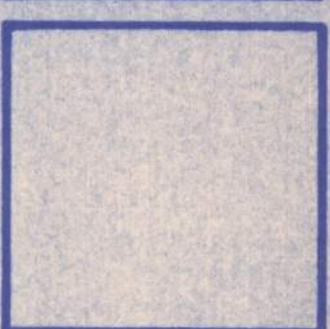


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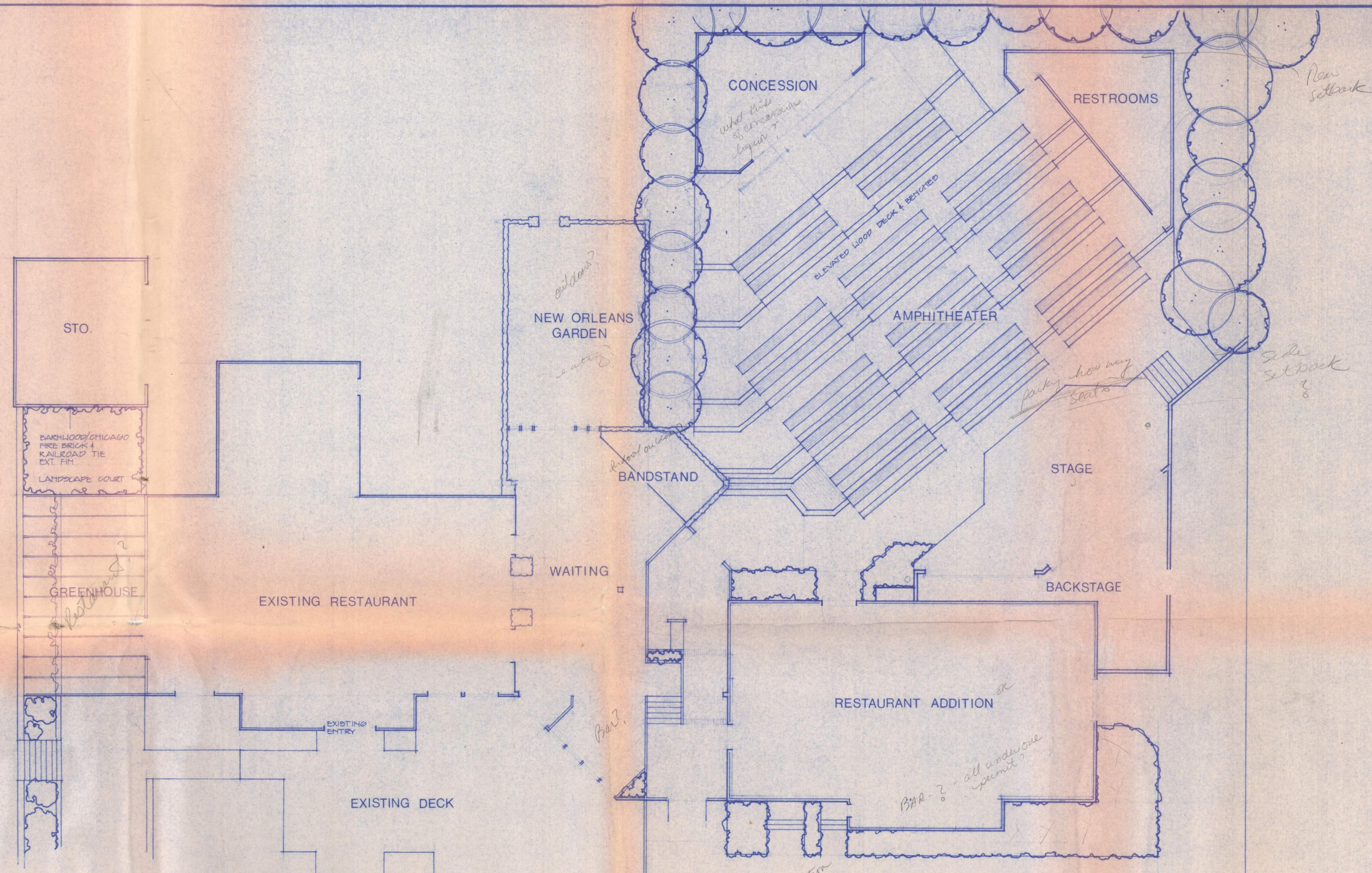
**SITE PLAN**

culpepper cattle & catering co.

ARCHITECTURE PLUS



drawn	
date	
scale	
job	
sheet	
of	



culpepper's  
cattle and  
catering  
company

site plan  
1-8-01

coverage  
 1) 50% of landscape & irrigation  
 2) needs to rear of property  
 3) amphitheater - see not allowed  
 4) parking - need stamped permit  
 5) how on the building - landscape design  
 6) how on the building - landscape design  
 7) rings & layers - total lot of  
 8) site layout - secondary area  
 9) woods

where?  
parking  
 CRAFT SHOP  
 first  
setback?



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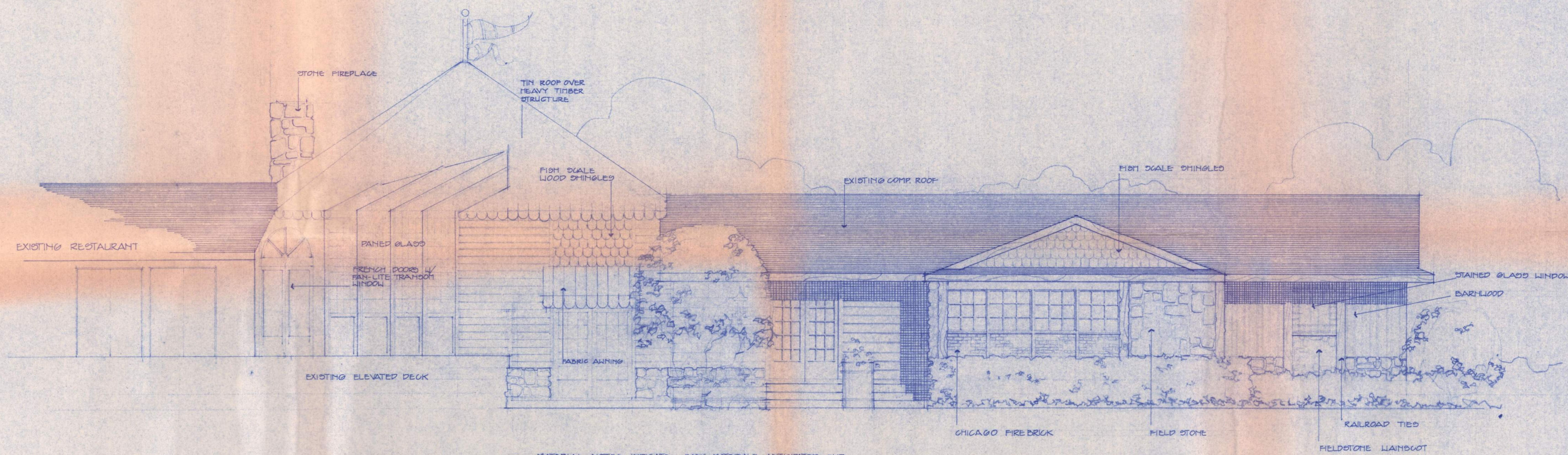
ELEVATION

culpepper's

ARCHITECTURE PLUS  
1101 RIDGE ROAD, SUITE 202 • ROCKWALL, TEXAS 75087 • (214) 725-3247

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date	
scale	
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2



MATERIAL NOTES INDICATE BASIC MATERIALS ANTICIPATED BUT ARE NOT MEANT TO FIX THE EXACT AMOUNT OR LOCATION OF THE MATERIAL USED.

culpepper's  
cattle and  
catering  
company

north elevation  
1'-4"=1'

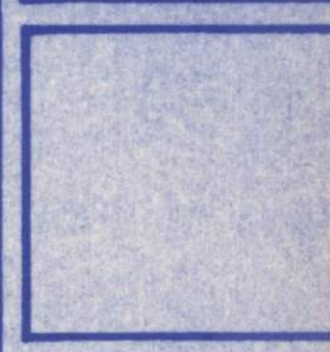


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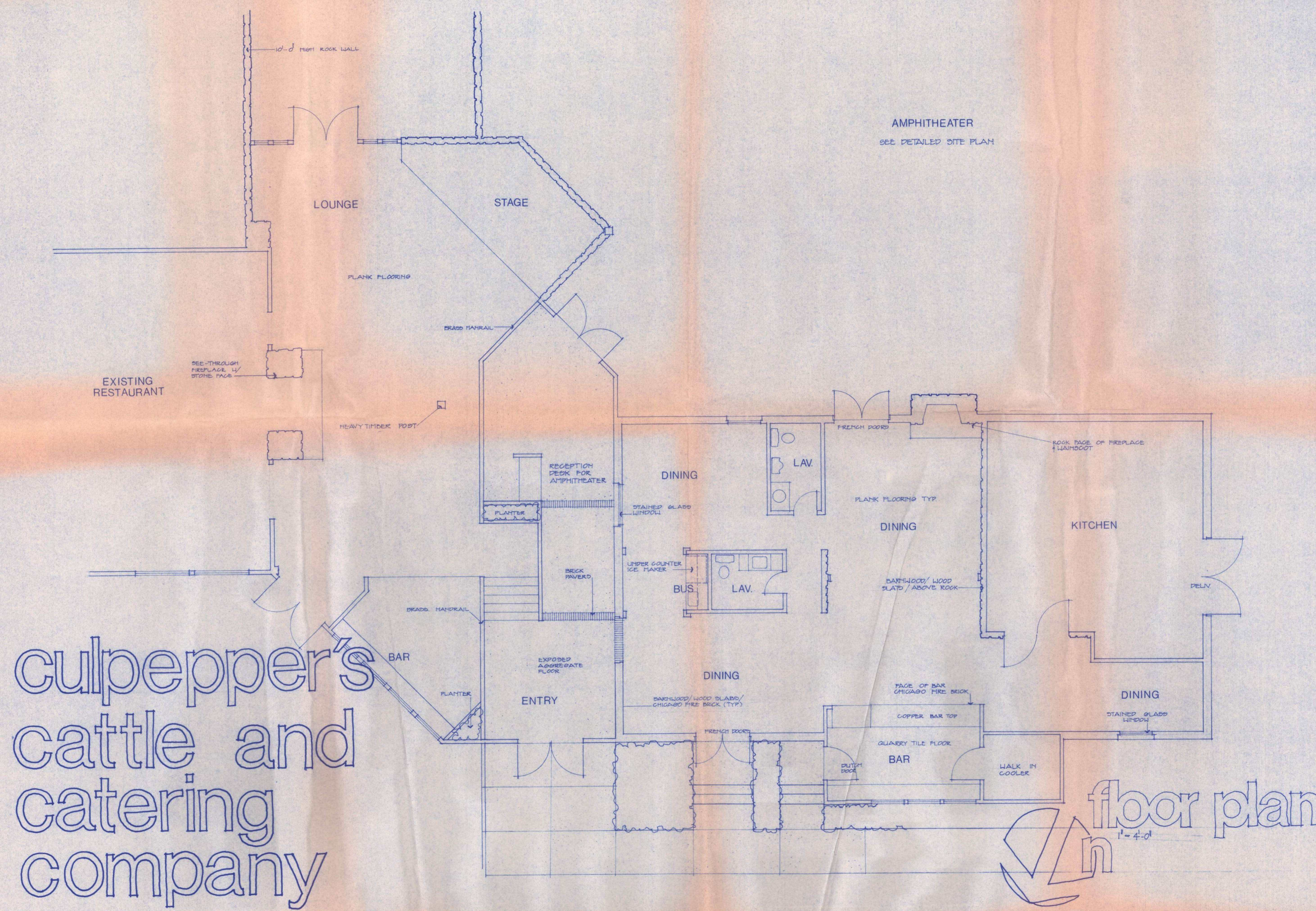
FLOOR PLAN

culpepper's

ARCHITECTURE PLUS

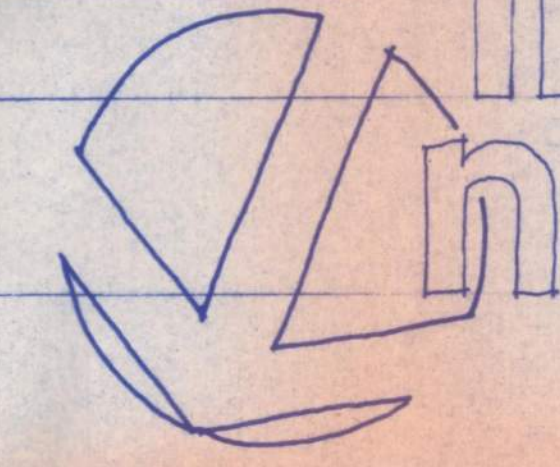


drawn	BJD
date	6-29-05
scale	1/4" = 1'-0"
job	
sheet	
of	3
sheets	

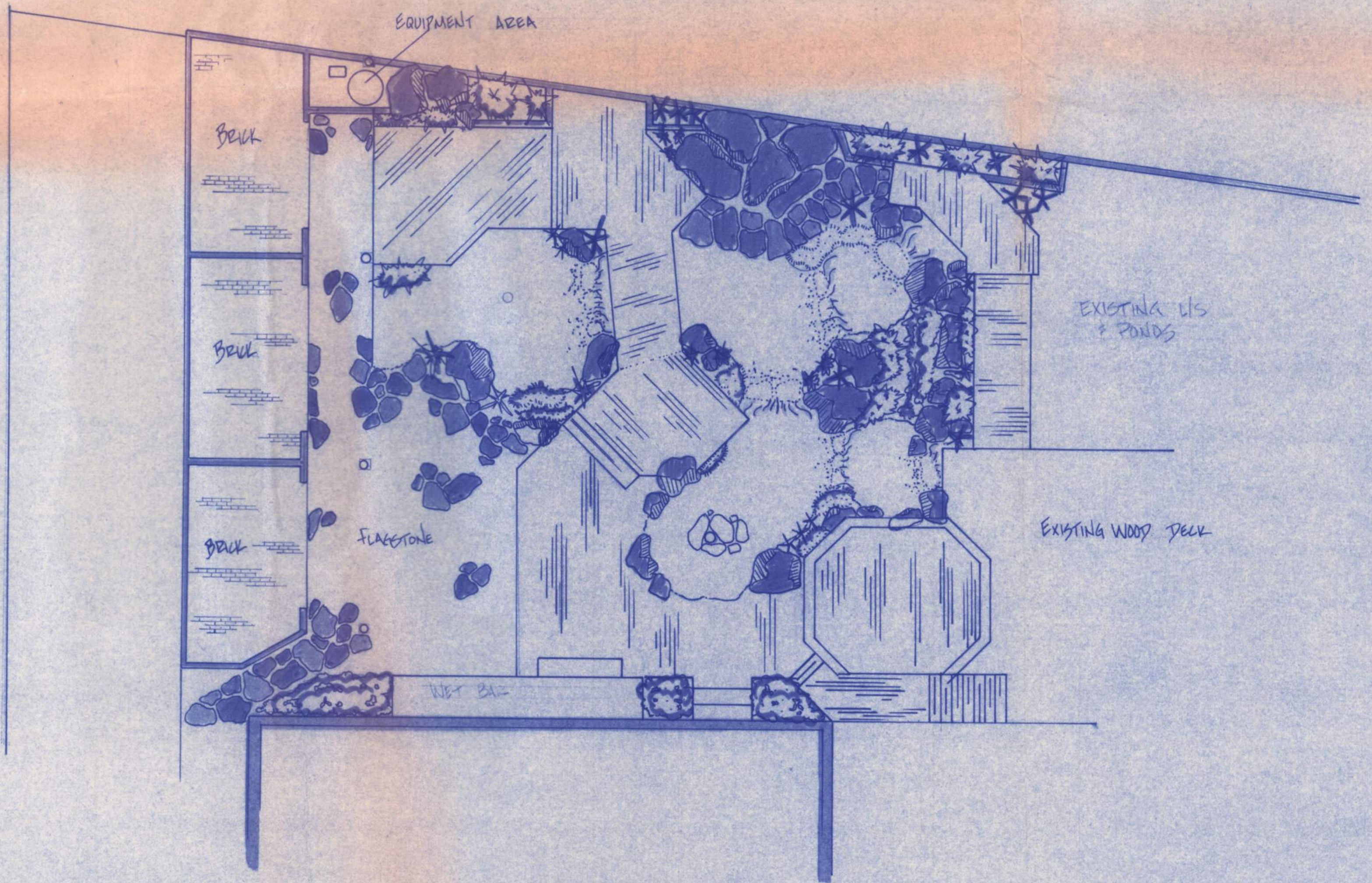


culpepper's  
cattle and  
catering  
company

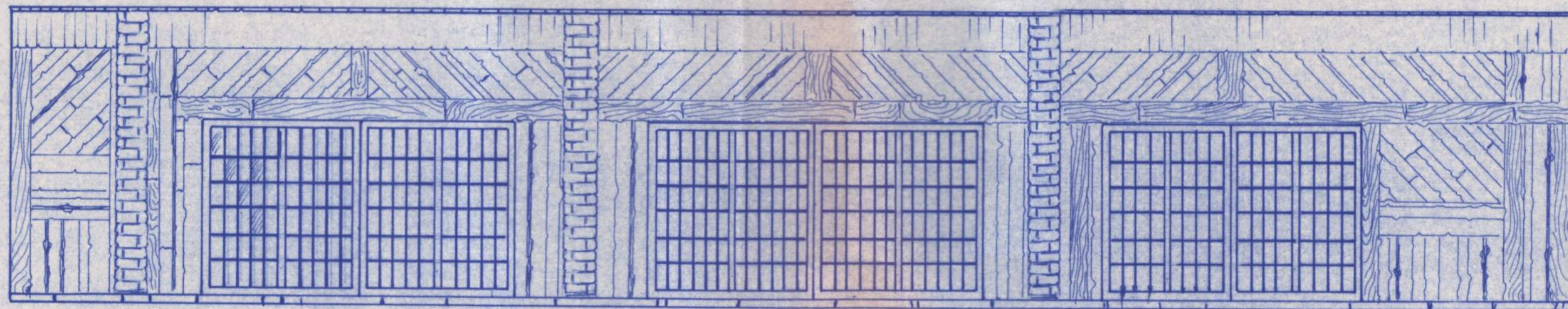
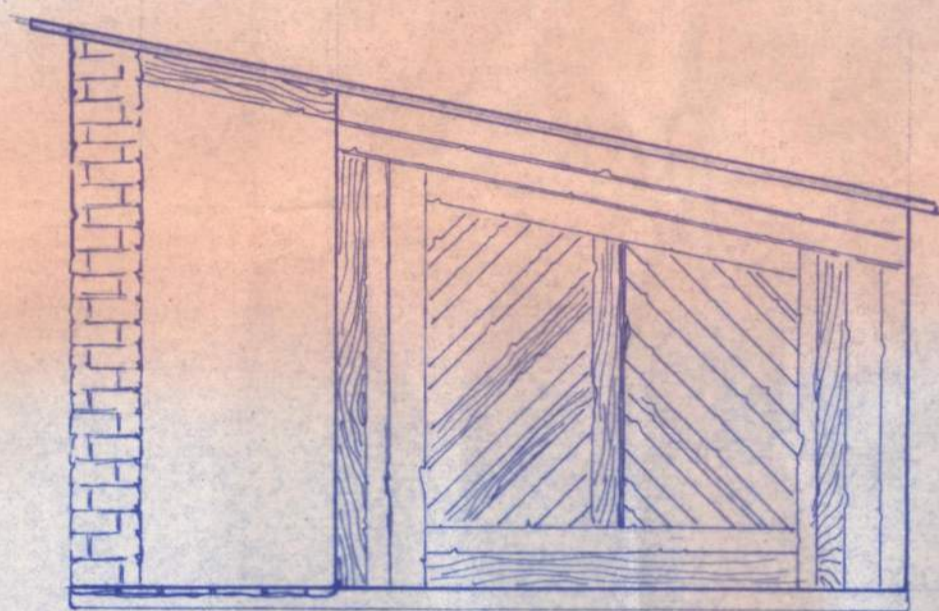
floor plan  
1" = 4'-0"



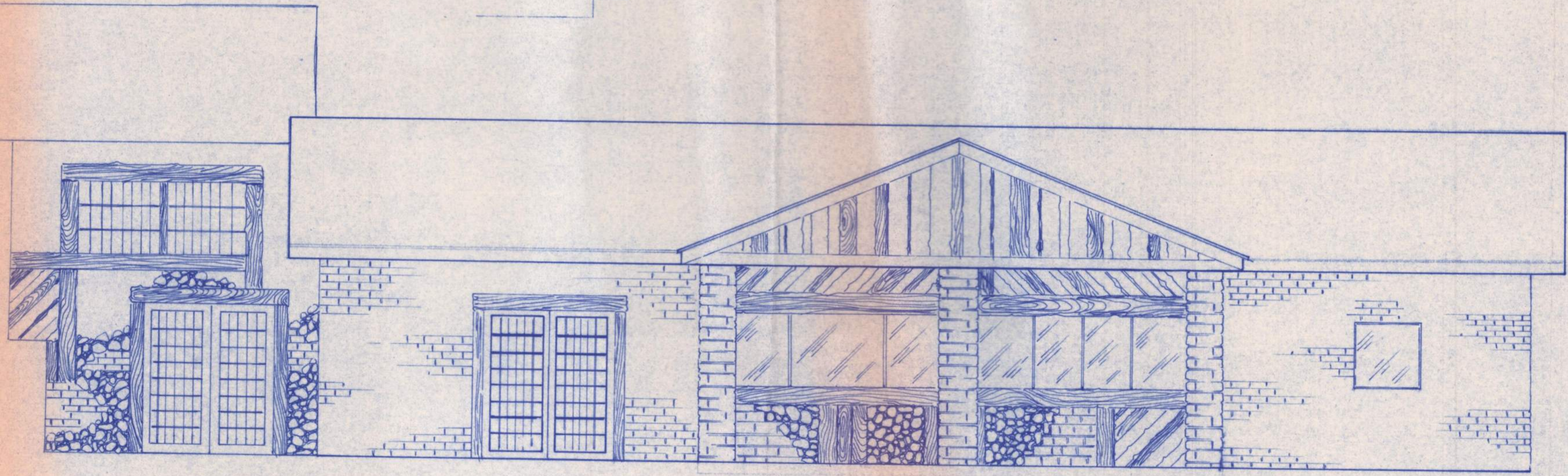
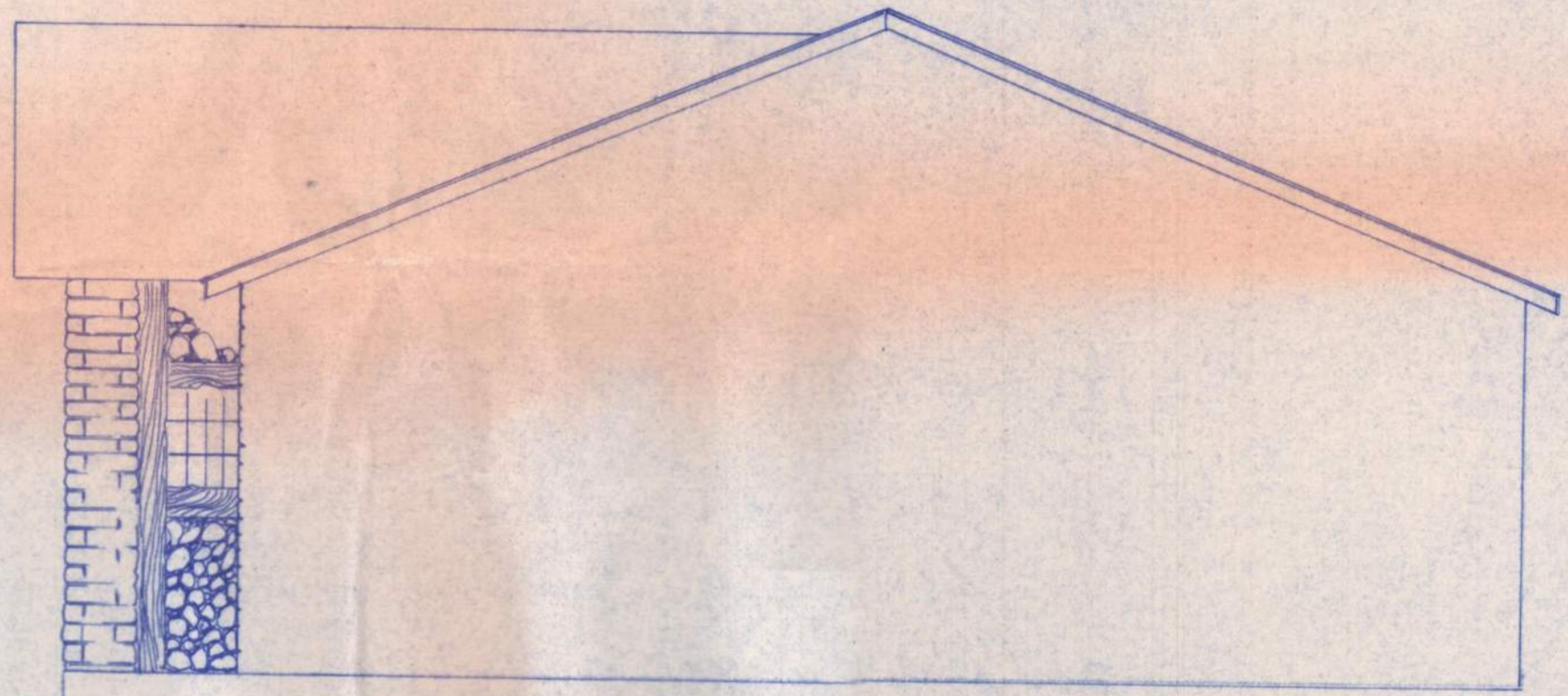














- VII. Hold Public Hearing and Consider Approval of a Request from Michael Stephenson for a Change in Zoning from "Ag" Agricultural Zoning to "C" Commercial Zoning with a Conditional Use Permit for a Driving Range and Accessory Uses on a 13.5 Acre Tract of Land Located Behind Culpeppers Restaurant on South I-30.

Action Needed: Approve or deny a change in zoning and a conditional use permit for a Driving Range and accessory uses within the conditions.

Michael Stephenson has submitted a request to zone the property behind Culpeppers from Agricultural to Commercial and has requested approval for a conditional use permit for a Driving Range and some accessory uses to be constructed on the site as temporary use for the property until he is ready to finally develop it. A copy of the site plan is attached. As you will note, the site plan indicates a small pro-shop, two batting cages, lights for the Driving Range and mesh fences around the rear of the Driving Range to catch balls. He has indicated that he wants this to be a temporary facility and he will indicate at the meeting Thursday night what time limit he would like placed on the facility. Although this is going to be a temporary facility, you need to think about how this use would be viewed from the Interstate as it would be a highly visible tract from I-30. If you would wish to consider approval of the request, you would also need to take into consideration the type of lighting he is proposing, the landscaping appearance of the Driving Range and the appearance of the fencing around the Driving Range. Another consideration would be the potential of balls being hit from the Driving Range into the parking area of Culpeppers.