

90-35-CUP

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-35- CUP

Date Submitted 16 Oct 90

Filing Fee \$ 101.00

Applicant Ross I. Ramsay representing Michael Stephenson, owner

Address 303 W. I-30

Phone No. 771 1030

Rockwall

Owner xxx

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

Lot 1, Blk A, Henry Africa Subdivision

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 C.
There ^{space} are/are not ^{space} deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Ross I. Ramsay

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) 771-1111

Cash Receipt

Name Michael Stephenson Date _____

Mailing Address _____

Job Address _____ Permit No. _____

Check

Cash

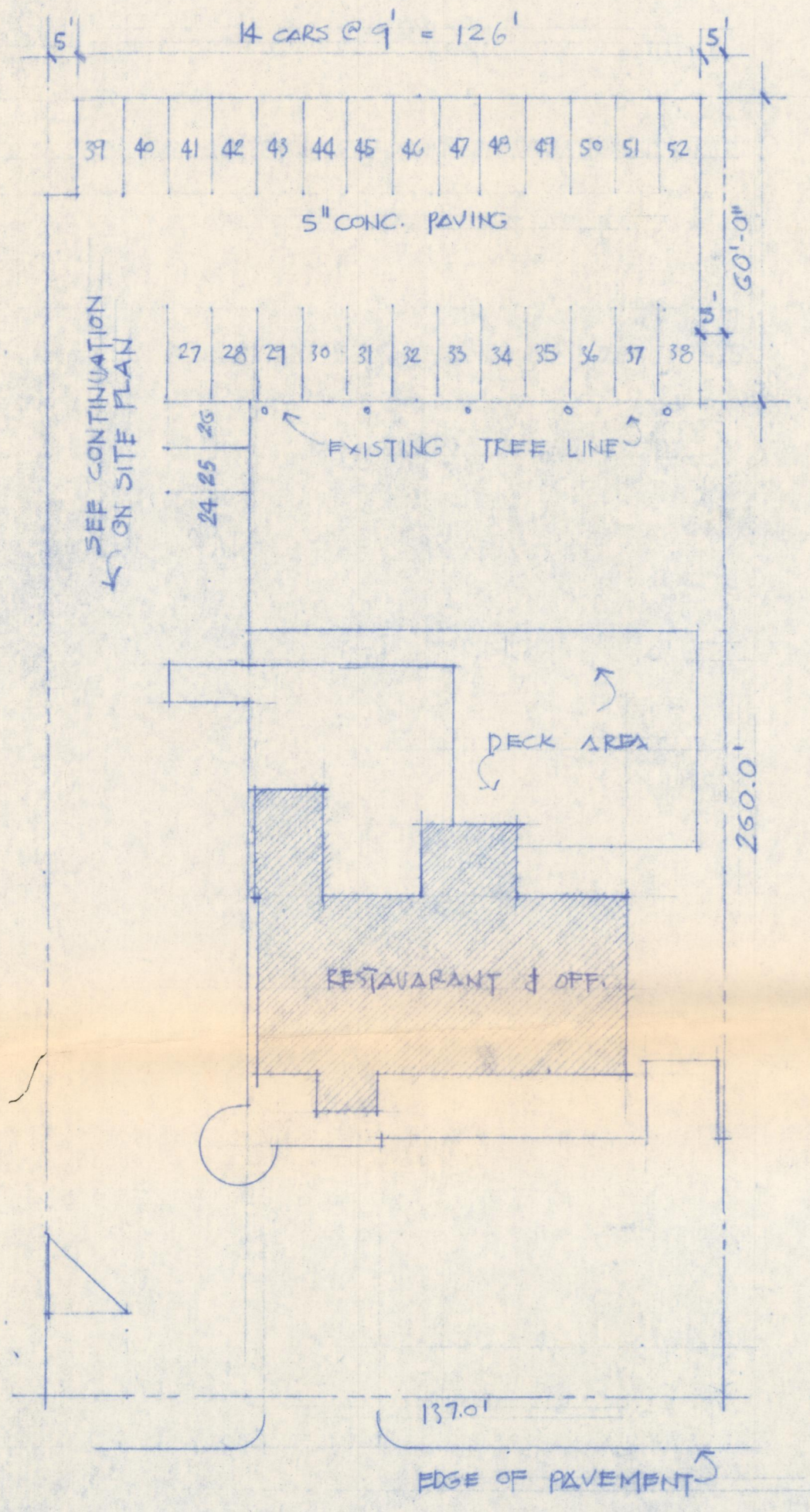
Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	101.00	Portable Meter Deposit	02-2202
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Penalties	20-3117
Misc. Income	01-3819		Hanger Rent	20-3406
Sale of Supplies	01-3807		Tie Down Fees	20-3407
Marina Lease	08-3810		Land Lease	20-3804
Cemetery Receipts	10-3830		Sale of Supplies	20-3807
PID	13-3828		Airport Cred. Cd.	20-1132
Street	14-3828		Fuel Sales	20-3809
Hotel/Motel Tax	15-3206			
TOTAL OF COLUMN			TOTAL OF COLUMN	

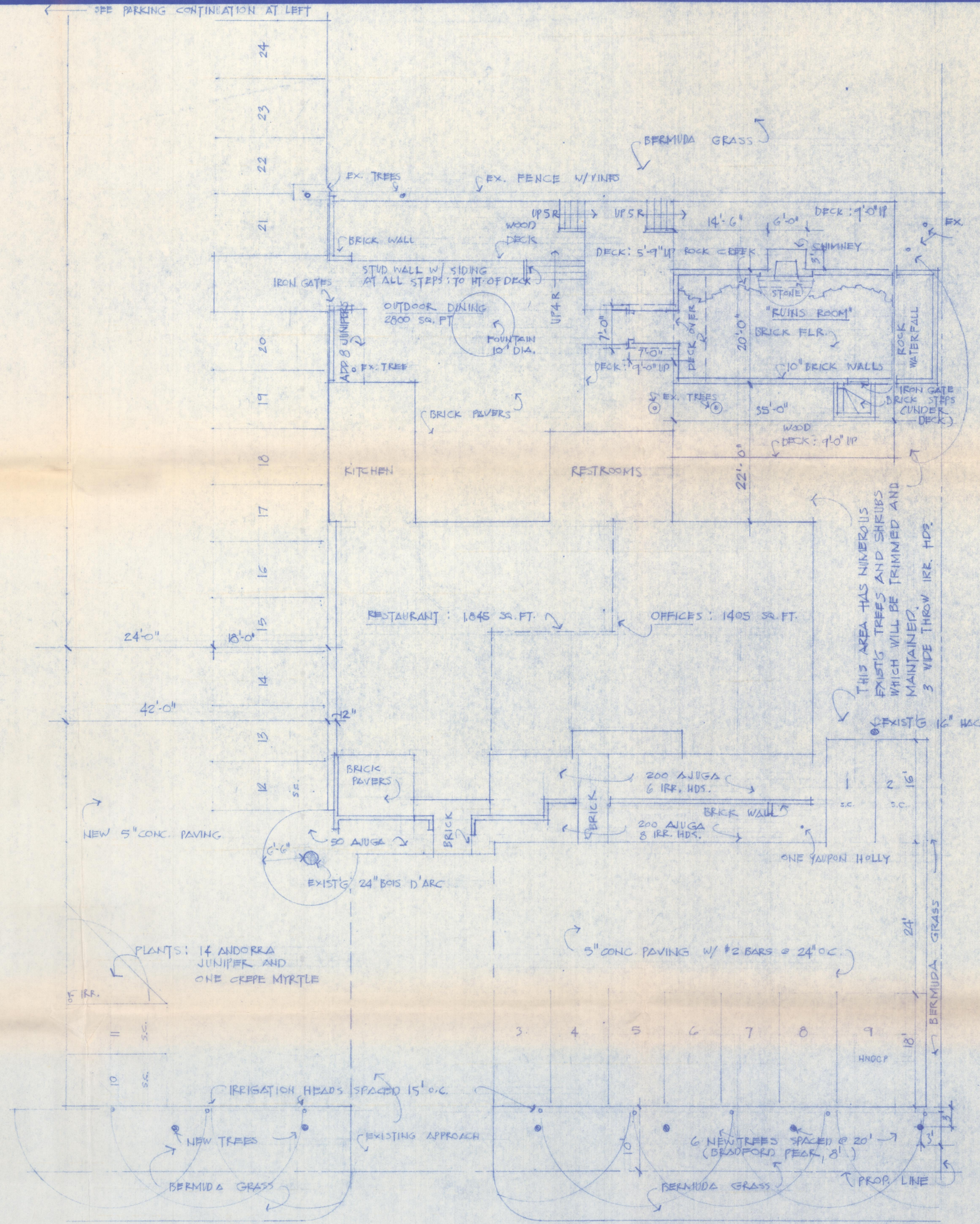
TOTAL DUE

101.00

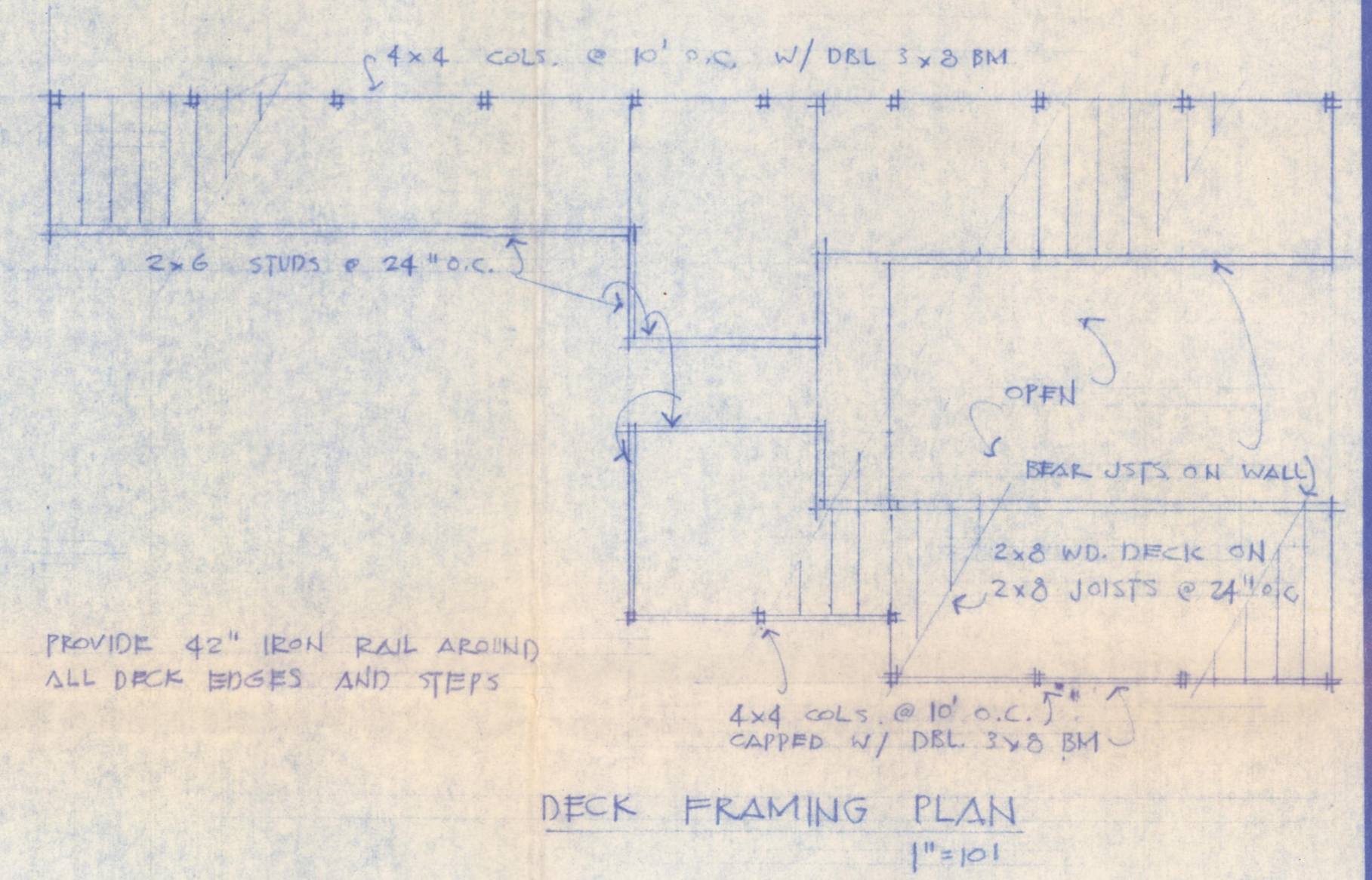
Received By _____



OVERALL SITE
SHOWING REAR PARKING
1"=30'



1.30 SERVICE RD
1"=10'
SITE, PARKING, & LANDSCAPE PLAN



DECK FRAMING PLAN
1"=10'

REVISIONS	BY



RAMSAY ARCHITECTS
1101 RIDGE ROAD
ROCKWALL TEXAS

RESTAURANT - 303 I.H. 30
ROCKWALL TEXAS

DRAWN
CHECKED
DATE 18 AUG 90
SCALE
JOB NO.
SHEET 1
OF 2 SHEETS

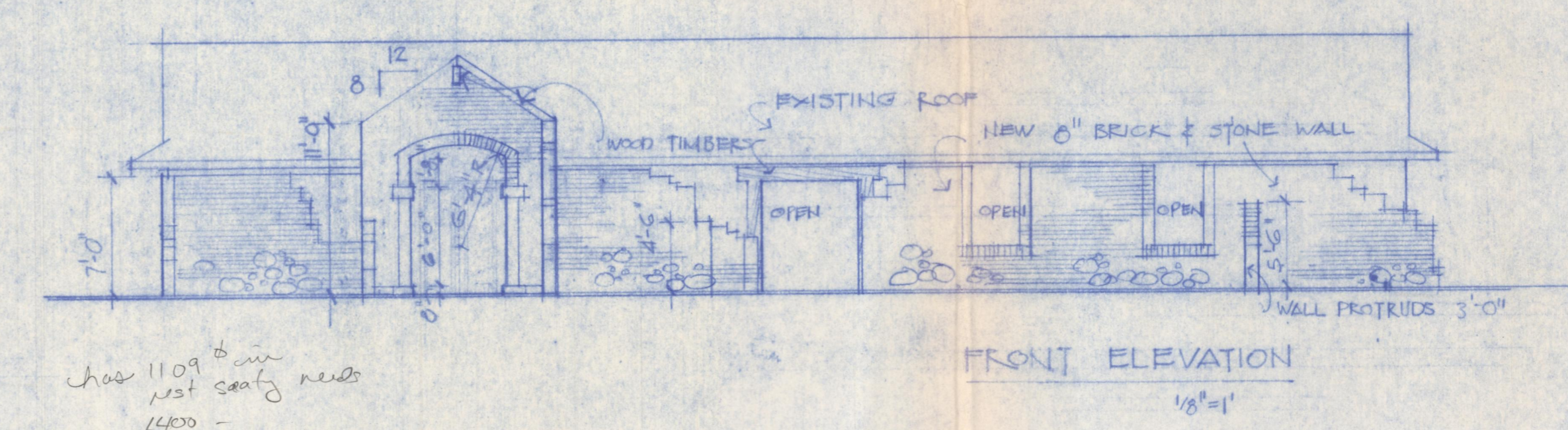
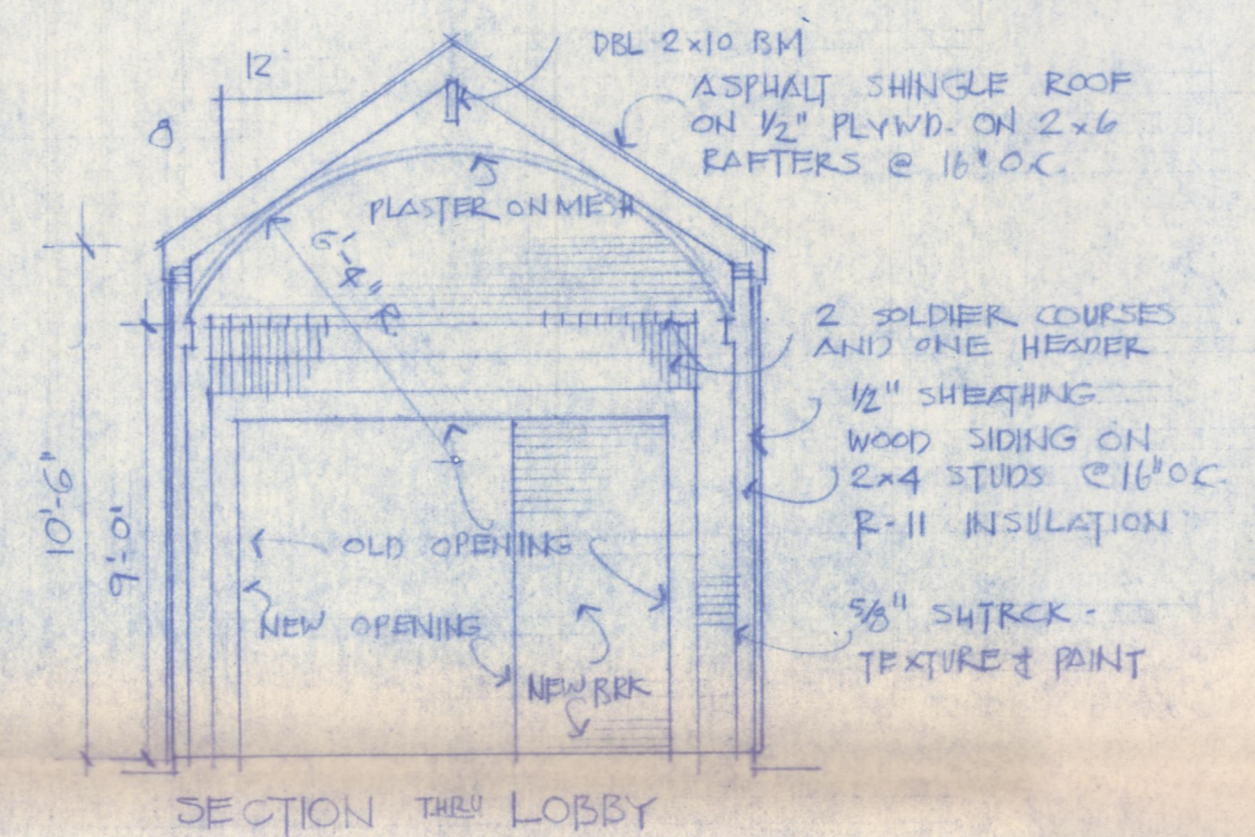
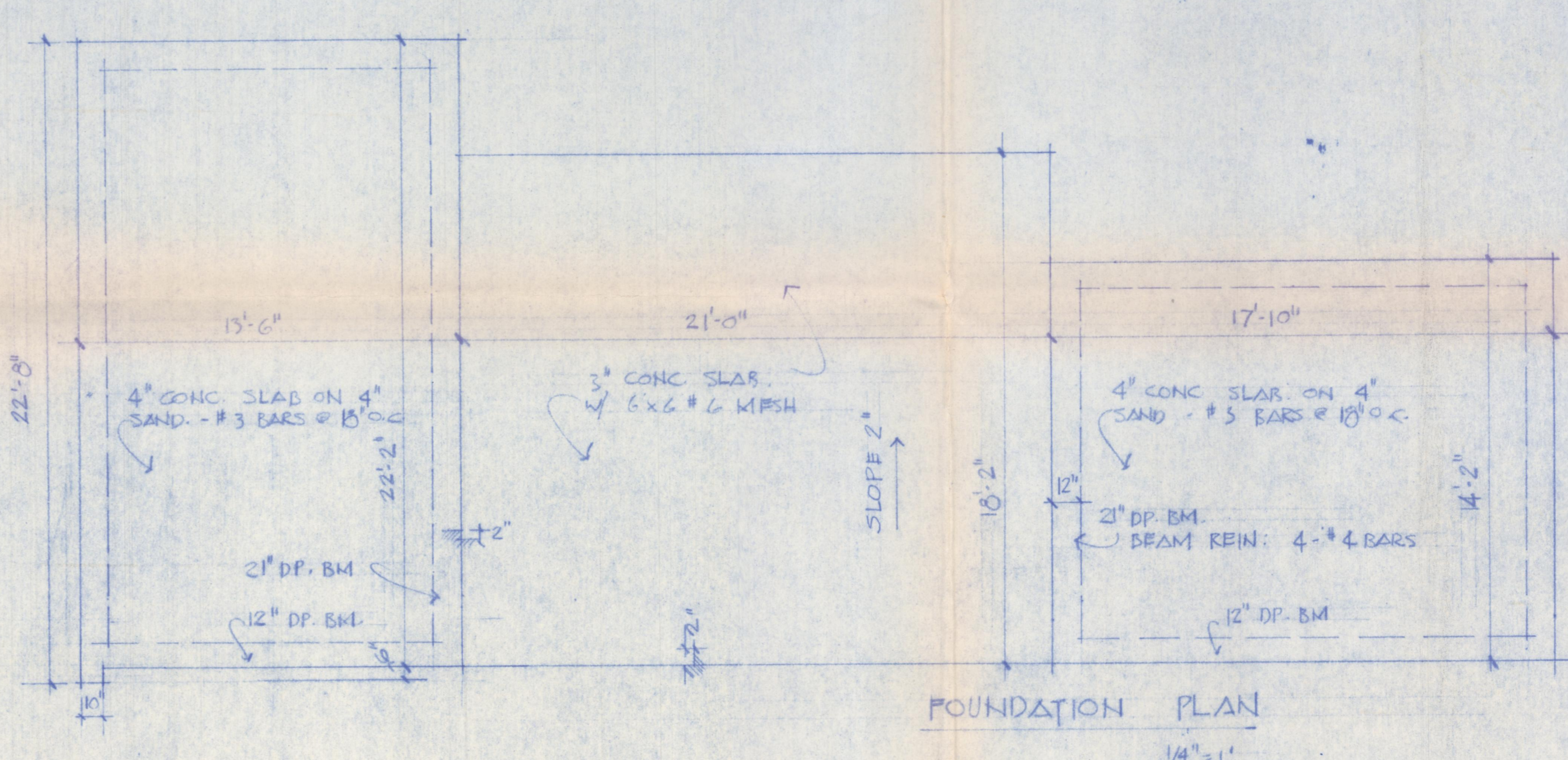
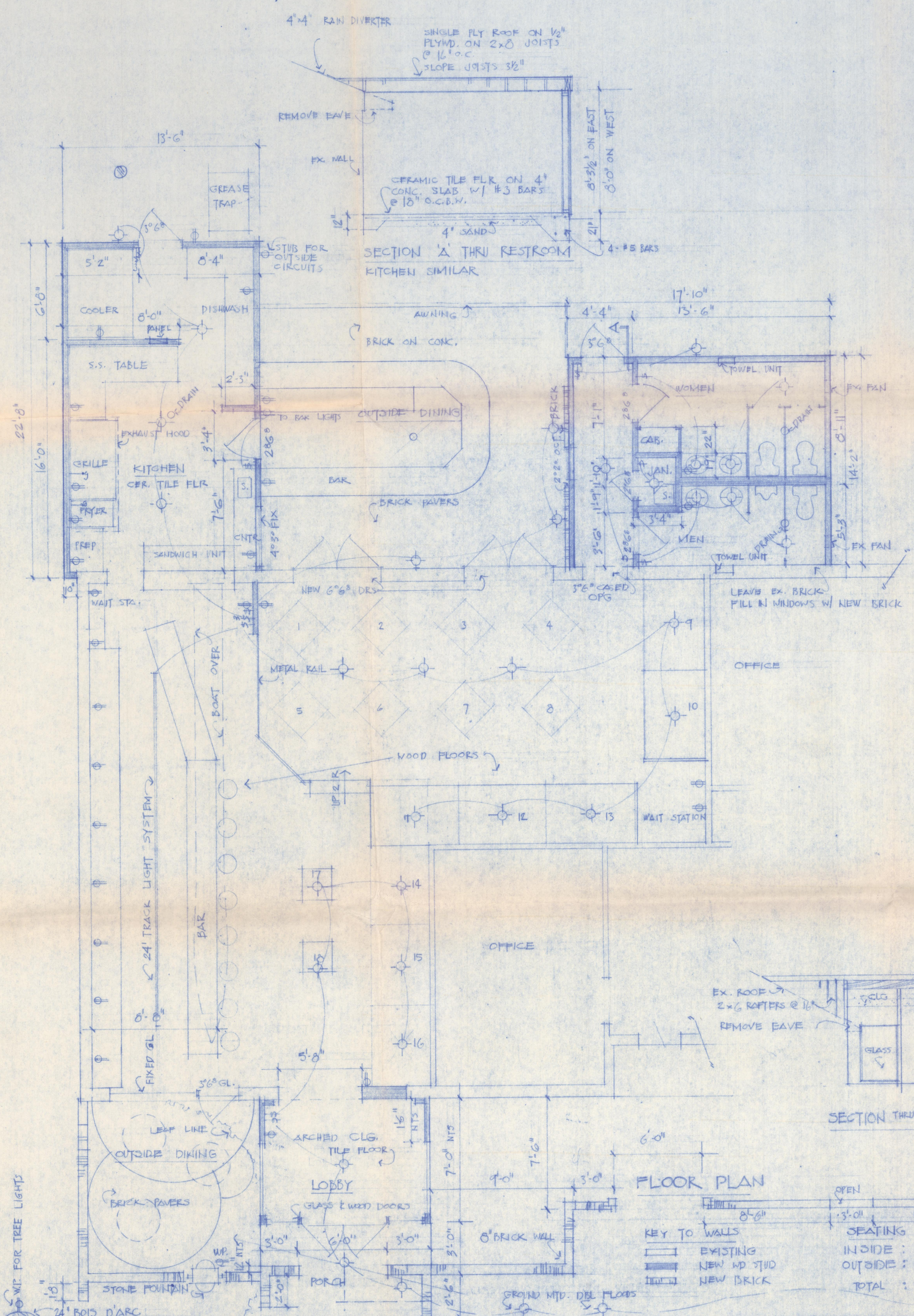
REVISIONS	BY



RAMSAY ARCHITECTS
 1101 RIDGE ROAD
 ROCKWALL, TEXAS

RESTAURANT - 303 I.H. 30
 ROCKWALL, TEXAS

DRAWN
CHECKED
DATE 7 AUG 90
SCALE
JOB NO.
SHEET 2
OF 2 SHEETS



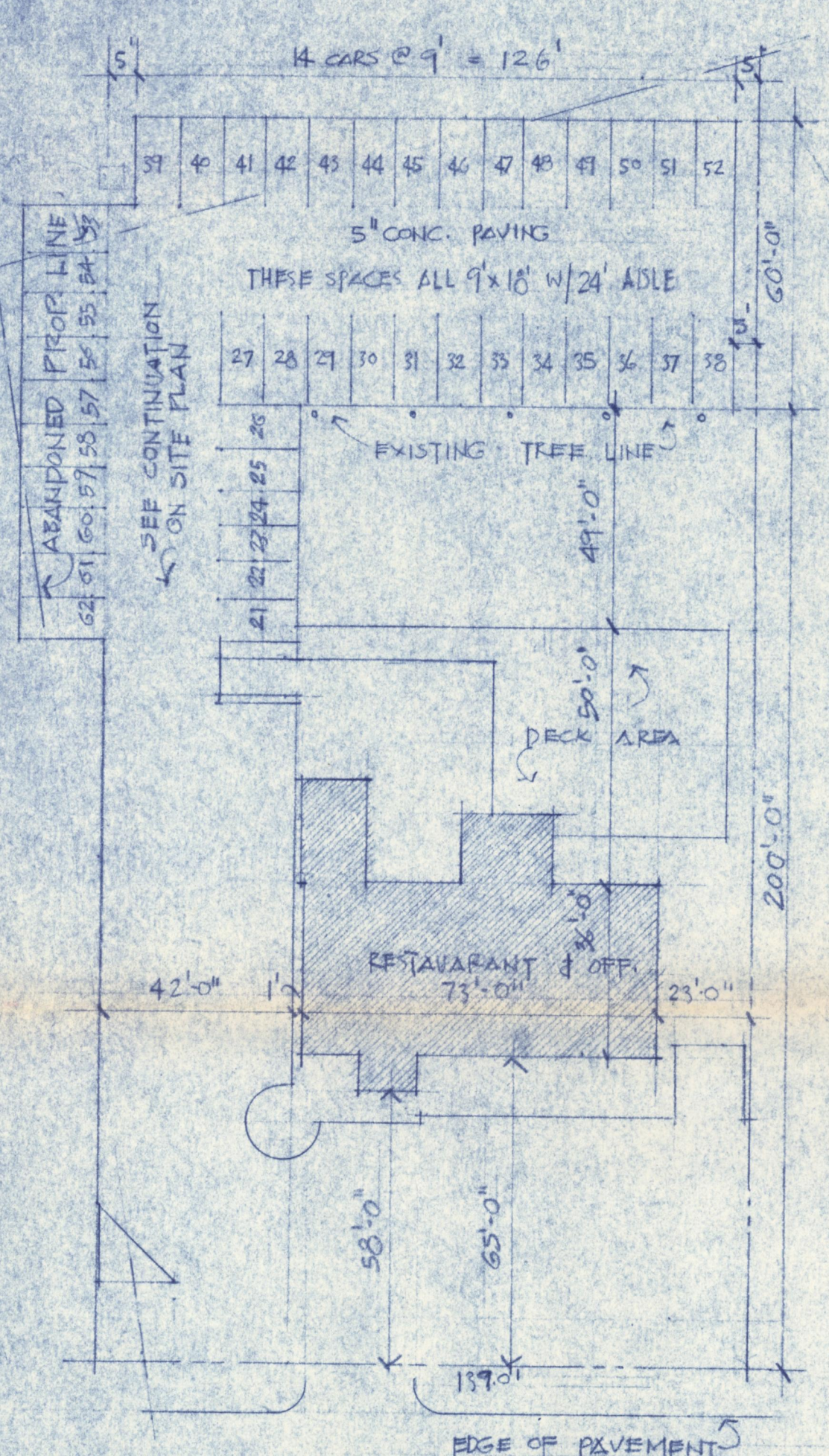
REVISIONS	BY
0097 - ADD PARKG	R



RAMSAY ARCHITECTS
101 RIDGE ROAD
ROCKWALL, TEXAS

RESTAURANT - 303 I.H. 30
ROCKWALL, TEXAS

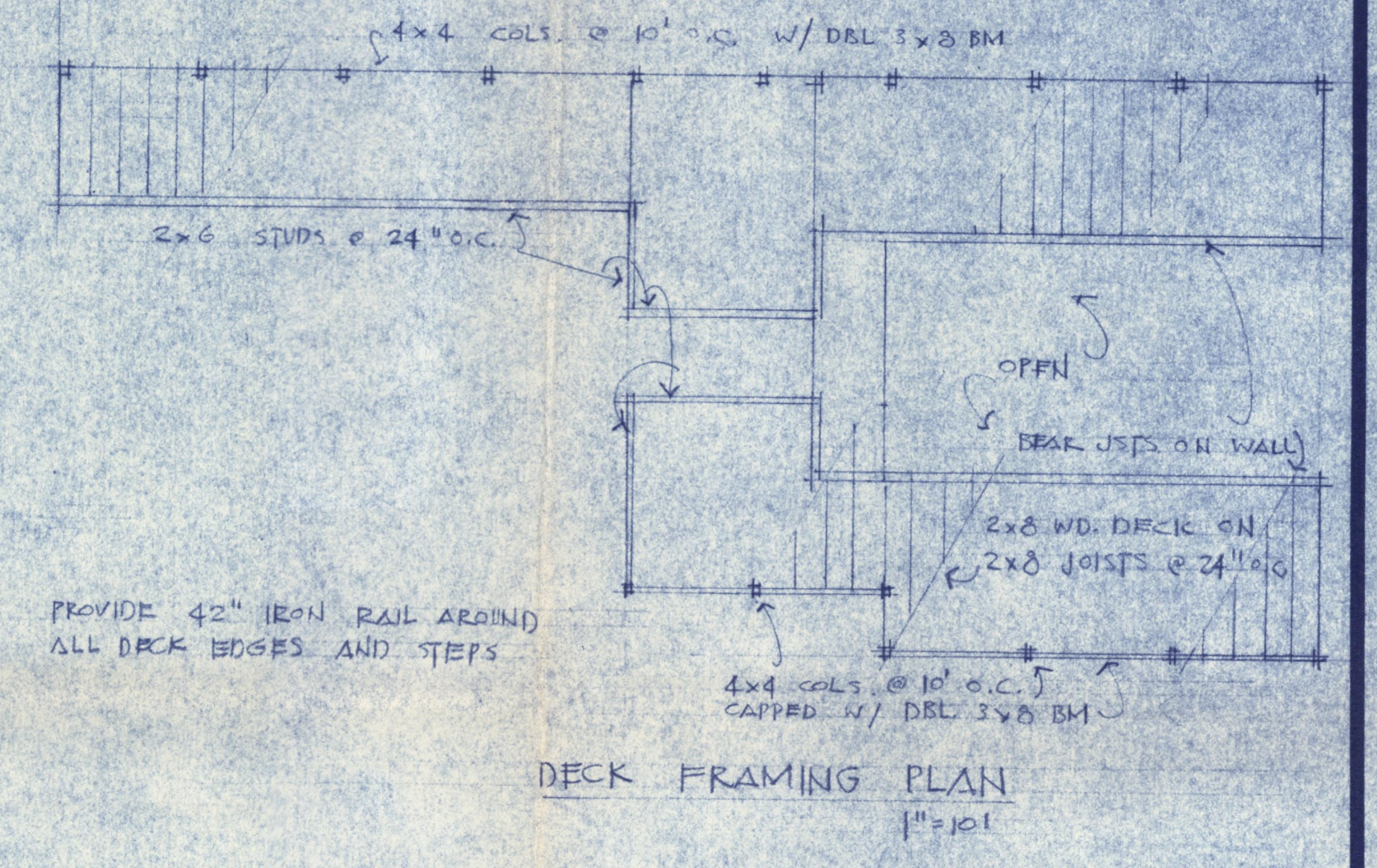
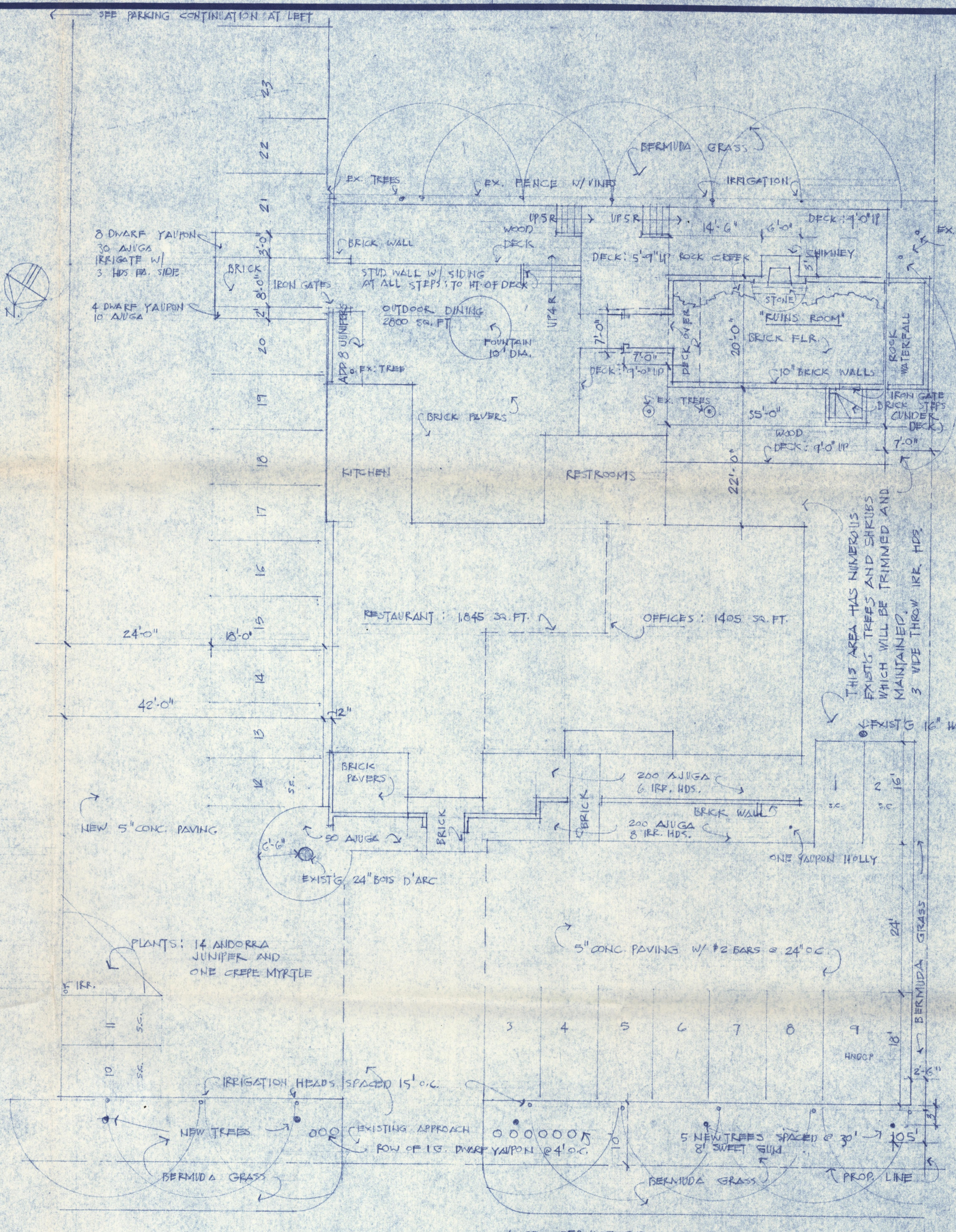
DRAWN
CHECKED
DATE 18 AUG 90
SCALE
JOB NO.
SHEET 1
OF 2 SHEETS



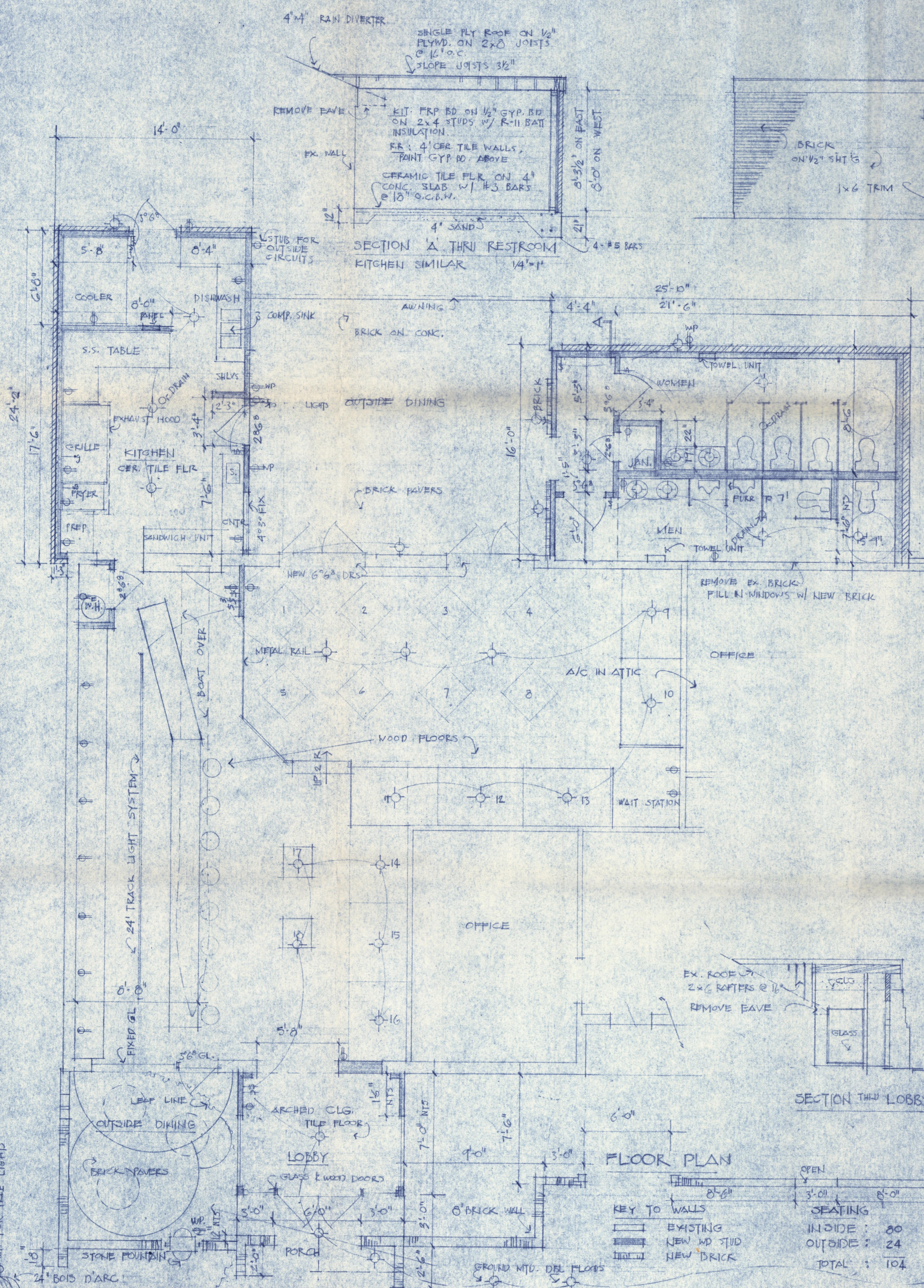
PARKING CALCULATION

OFFICE: 1405 S.F.	5 CARS
RESTAURANT: 1845 S.F.	19 "
OUTSIDE DINING 2800 S.F.	28 "
REQUIRED:	52
PROVIDED:	62

LANDSCAPING
PLANTED AREAS COMPRISE 7535 S.F.
WHICH IS 26% OF THE SITE.



1-30 SERVICE RD
1" = 10'
SITE, PARKING, & LANDSCAPE PLAN



REVISIONS	BY
11-09-70-R.R.	

REGISTERED ARCHITECT
 STATE OF TEXAS
 2443
 Ramsay
RAMSAY ARCHITECTS
 1101 RIDGE ROAD
 ROCKWALL, TEXAS

RESTAURANT - 303 I.H. 30
 ROCKWALL, TEXAS

DRAWN
CHECKED
DATE 7 AUG 70
SCALE
JOB NO.
SHEET 2
OF 2 SHEETS

Henry Africa CVR request

Ab 11 TR 12 Robert S. Whittle
P.O. Box 369

TR 16-1 B. W. Redden, Trustee
P.O. Box 270699
Dallas TX 75227

TR 2 James Brown
301 E Interstate 30

TR 1 + Michael A Stephenson
Culpepper 1215 Westwood
Irving, TX 75061

17-1 D. L. Faulkner
1785 E I-30
Carland TX 75043

Dobbers Site plan

zoning - OK

site plan - OK

curbed around landscaping?

total needed	5343	15%	2671 = 50%	2309
35,620	3562	10%		
	4453	12.5%		

3577 -
except for
Backyard
area
need 1766 15%
need 826 12.5%

will you irrigate the Backyard?

if not need to add 3' hedge in front +
irrigate ~~some~~ some in back 9x95'

dumpster?

parking spaces - 55 based on deck + inside - rest

5 for office
60

private club

320x
29x
140
108

LAKESIDE VILLAGE

LAKESIDE VILLAGE
PH 2,3,4

TR1
36 ACS

LAKESIDE VILLAGE #5

W. BLEVINS A-9

INTER

TR 15
.582 AC

TR 3
1.730 AC

M.K.T.
R.R.

CARLISLE PLAZA

CULPEPPERS
CATTLE & CATERING CO

TR1-1
.076 AC

TR 17
.293 AC

TR 1-2
.735 AC

TR 13
.366 AC

TR1-2
291.98⁹

TR1-3
3,415.6⁶

TR 1-4
292.98

TR 1-5
258.5⁴

M.J.BARKSDALE A-11

VILLAGE
TWO ADDN

HENRY
ATRICK
RUBB!

TR 2
1.12 AC

TR 10-1
1.5883 AC

TR 10
1.29 AC

TR 1
8,569 AC
- 3,415.6⁶
5,153.4 AC

TR 5
5 ACS

TR 4-1
3,899 ACS

GEORGE MORTON SUBD

ISSAC BROWN

TR 12
14.192 AC

102-13

102-14

102-17

102-16

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: November 8, 1990 **Agenda No:** III.

Agenda Item: Hold Public Hearing and Consider Recommending Approval of a Request from Michael Stephenson for a Conditional Use Permit for a Private Club as Accessory to a Restaurant to be Located on I-30 West of Horizon Road

Item Generated By: Applicant, Michael Stephenson

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

Background Information:

We have received a request for a CUP for renewal of a permit for a private club that has expired. Several years ago a CUP, site plan and plat were approved for a restaurant that was to be Henry Africa two lots west of the Culpepper's. The site plan and plat are still in effect, but the CUP was never activated and has expired. Mr. Stephenson is now in the process of locating a restaurant in this location and he would like to have his original permit reapproved. This restaurant, although in compliance with the approved site plan, is smaller in scale than originally planned. He plans to utilize a portion of the building as a restaurant and a portion as office. The restaurant will have both indoor and outdoor seating and he proposes to have two bar locations.

The request generally conforms to the requirements of the private club ordinance, with one area that bears consideration. The proposed restaurant contains approximately 1845 sq.ft. Of that there is approximately 1109 sq.ft. in dining area within the building with 80 seats. There is over 2800 sq. ft. in dining area outside, which will accommodate approximately 150-200 people depending upon the table layout. The private club ordinance specifies a minimum of 100 seats and a minimum of 14 sq. ft. of floor area per required seat to be situated within the building. The purpose of this requirement was to ensure that any approved private club would not end up being a bar with only a few dining seats. The question is does this development meet the intent of the ordinance. Given the number of seats inside the building and the large outdoor dining area it would appear to conform to the requirements, but this may be an item the Commission would like to discuss. A copy of the private club ordinance is attached.

Mr. Stephenson has already begun construction on the restaurant portion of the building. Because the property is already site planned and platted he can begin construction of a restaurant. He fully understands that he cannot operate a private club unless and until a CUP is approved by the Commission and Council. Attached you will find a copy of the floor plan and site plan showing the seating layout and the site plan showing the outdoor seating area in the rear.

Attachments:

1. Floor Plan, Site Plan
2. Location Map
3. Private Club Ordinance

Agenda Item: CUP for Private Club

Item No: III.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: November 19, 1990

Agenda No: VI. D.

Agenda Item: P&Z 90-36-CUP - Hold Public Hearing and Consider Approval of an Ordinance Authorizing a Conditional Use Permit for a Private Club as Accessory to a Restaurant to be Located on the South Service Road of I-30 East of Lake Ray Hubbard and West of Horizon Road, the Henry Africa Addition (1st Reading)

Item Generated By:

Action Needed:

Background Information:

We have received a request for a CUP for renewal of a permit for a private club that has expired. Several years ago a CUP, site plan and plat were approved for a restaurant that was to be Henry Africa two lots west of Culpepper's. The site plan and plat are still in effect, but the CUP was never activated and has expired. Mr. Stephenson is now in the process of locating a restaurant in this location and he would like to have his original permit reapproved. This restaurant, although in compliance with the approved site plan, is smaller in scale than originally planned. He plans to utilize a portion of the building as a restaurant and a portion as office. The restaurant will have both indoor and outdoor seating and he proposes to have two bar locations.

The request conforms to the requirements of the private club ordinance. One issue that was resolved at the Commission hearing eliminated the need for an interpretation of the ordinance. The proposed restaurant originally contained approximately 1845 sq.ft. Of that approximately 1109 sq.ft. was located in the dining area within the building with 80 seats. There is over 2800 sq. ft. in dining area outside, which will accommodate approximately 100-150 people depending upon the table layout. The private club ordinance specifies a minimum of 100 seats and a minimum of 14 sq. ft. of floor area per required seat to be situated within the building. The purpose of this requirement was to ensure that any approved private club would not end up being a bar with only a few dining seats. The Commission determined at their meeting that the ordinance clearly meant that the required seats needed to be located inside the structure and the applicant agreed to enclose the covered porch area to fully meet this requirement. A copy of the private club ordinance is attached for your information.

Mr. Stephenson has already begun construction on the restaurant portion of the building. Because the property is already site planned and platted he can begin construction of a restaurant. He fully understands that he cannot operate a private club unless and until a CUP is approved by the Commission and Council. Attached you will find a copy of the floor plan and site plan showing the seating layout and the site plan showing the outdoor seating area in the rear.

The Commission has recommended approval of the request with the condition that the building plan be amended to reflect compliance with the ordinance. The plan included in your packet has been amended to reflect the additional square footage.

Attachments:

1. Building and site plan
2. Private Club Ordinance
3. Proposed Ordinance

Agenda Item: Private Club Ordinance

Item No: VI. D.



CITY OF ROCKWALL
"THE NEW HORIZON"

October 29, 1990

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 8, 1990 at 7:30 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 19, 1990, at 7:00 P.M. in City Hall to consider approval of a request from Michael Stephenson for a Conditional Use Permit for a private club as an accessory to a restaurant to be located on a tract of land on the south service road of I-30 east of Lake Ray Hubbard and west of Horizon Road further described as being Lot 1, Block A, Henry Africa Addition.

As an interested property owner you are invited to attend this hearing or make your feelings known by returning the form below to City Secretary, Rockwall City Hall, 205 W. Rusk, Rockwall, TX 75087.

P&Z 90-35-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

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 8, 1990, at 7:30 P.M. in Rockwall City Hall, 205 W. Rusk, for the purpose of considering a request from Michael Stephenson for a Conditional Use Permit for a private club as an accessory to a restaurant to be located on a tract of land on the south service road of I-30 east of Lake Ray Hubbard and west of Horizon Road further described as being Lot 1, Block A, Henry Africa Addition.