

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-4- CUP Date Submitted 2-25-92

Filing Fee \$ 135<sup>00</sup>

Applicant Michael A. Stephenson

Address 303 I-30 East  
Rockwall, Tx 75087

Phone No. 771-1001

Owner  Tenant<sup>1</sup>  Prospective Purchaser<sup>1</sup>

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:)<sup>2</sup>

Lot 1 Block A Culpepper Addition

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

Arcade Facility + removing Private Club usage for that specific facility

The current zoning on this property is Commercial.  
There <sup>space</sup> are/are not <sup>space</sup> 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.

Samuel T. Duran

<sup>1</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

<sup>2</sup>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.

**INTERSTATE**

**HIGHWAY**

**NO.**

**30**

**SERVICE ROAD**

$\Delta = 0^{\circ}58'52''$   
 $R = 11,309.20'$

$T = 96.84'$   
 $L = 193.68'$

15' UTILITY EASEMENT

UBDIVISION

199.60'

N 42° 49' 22" W

N 38° 34' 13" E  
79.62'

15' UTILITY EASEMENT

SATELLITE DISH

5.759 AC.

BAND-STAND

WOOD FENCE

WOOD DECK

BAR

PARTIES

LOT 1, BLOCK "A"  
MULTI-LEVEL BUILDING  
309 E INTERSTATE HIGHWAY NO 30

ONE STORY FRAMES

A.C. INCINERATOR

Area to be Designated for Commercial Amusement

0.201 A

N 38° 34' 13" E

POWER LIA

PIPE FOUND

I.P.F.

I.P.S.

P.S.

PARKING

P.S.

P.S.

S 42° 06' E 133.25'

P.S.

P.S.

P.S.

P.S.

P.S.

P.S.

P.S.

P.S.

P.S.



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

(214) 771-7700

Cash Receipt

Name Culpepper Cattle Date 2

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	135.00	Portable Meter Deposit	02-2311
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		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206

TOTAL OF COLUMN TOTAL OF COLUMN

TOTAL DUE

135.00

Received by

**INTERSTATE**

**HIGHWAY**

**NO.**

**30**

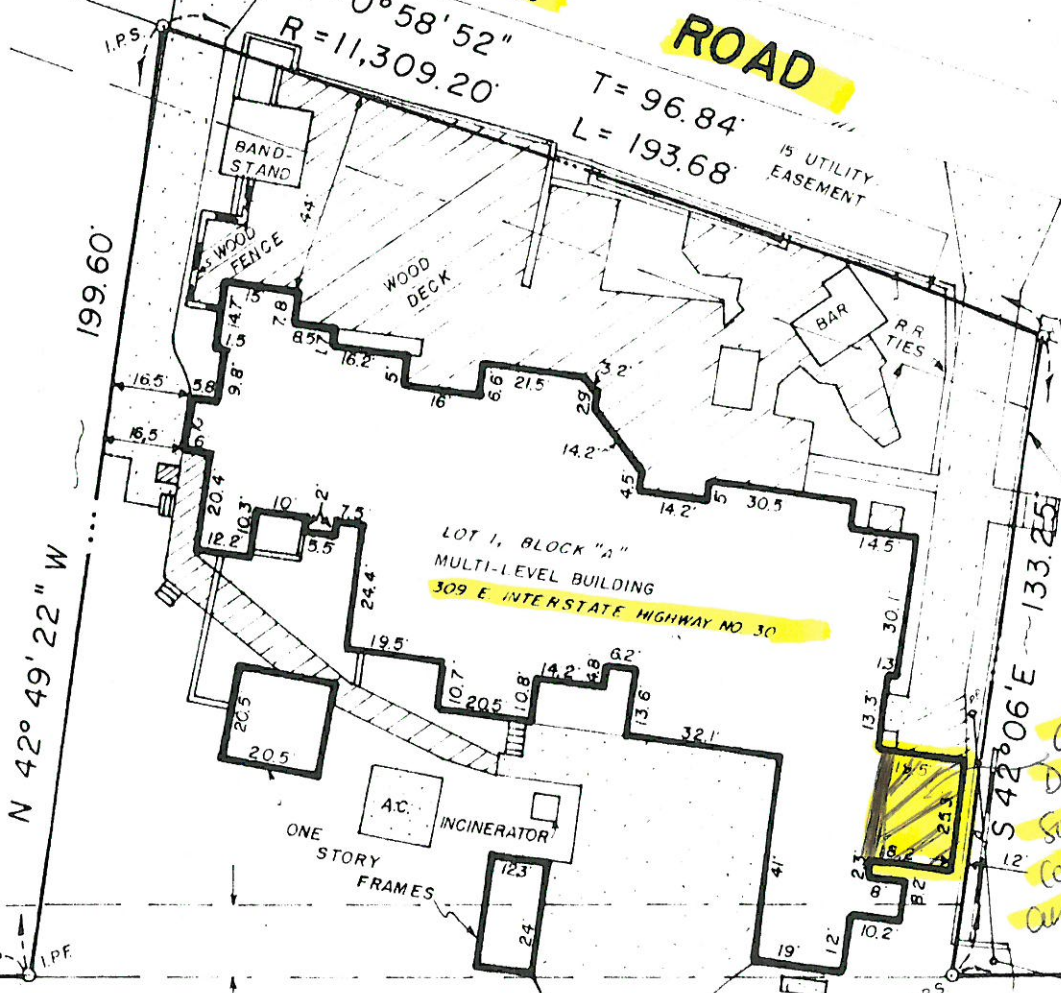
**SERVICE ROAD**

$\Delta = 0^{\circ}58'52''$   
 $R = 11,309.20'$

$T = 96.84'$   
 $L = 193.68'$

15' UTILITY EASEMENT

UBDIVISION



Area to be  
Designated  
for  
Commercial  
Amusement

$N 38^{\circ}34'13'' E$   
79.62'

$N 42^{\circ}49'22'' W$   
199.60'

$S 42^{\circ}06' E$   
133.25'

5.759 AC.



# CITY OF ROCKWALL

## "THE NEW HORIZON"

March 9, 1992

Michael Stephenson  
309 I-30 East  
Rockwall, Texas 85087

Re: Revisions to the Henry Africa Facilities Agreement and Request for Conditional Use Permit for Commercial Amusement

Dear Mr. Stephenson:

You currently have two items pending action before the City Council for which additional information is needed before action can be taken. Several weeks ago you had requested that several changes be considered in the Facilities Agreement applicable to the expansion of your development on I-30. In response to your request we had prepared a revised agreement, which was faxed to you. It was to be considered by the City Council at their meeting on March 2, however, I had not received any response from you regarding the revised agreement. The City Council tabled consideration of the agreement to their next meeting on March 16. As I have indicated to Mr. Duran of your office on several occasions, it is important that this matter be resolved. As of March 1 you were no longer in compliance with the conditions established by the City Council for your expansion and continued noncompliance jeopardizes your ability to continue with the development. I will need a response from you no later than Wednesday, March 11, in order for the revised agreement to be considered by the City Council on March 16.

The second item that is currently under consideration is your request for a CUP for a Commercial Amusement to be located in the Culpeppers Addition. I had indicated to Mr. Duran that I would accept the application, although it was one day past the filing deadline, due to the delay in determining how you would need to apply for your request. However, I indicated to Mr. Duran when he submitted the application on February 25 that I would need certain additional information within the next 1-2 days. This information has still not been received and unless it is provided by 1:00, Tuesday, March 10 you risk your request being tabled by the Commission due to lack of adequate information. If the information is provided the Commission could consider action on Thursday, March 12 and the City Council could consider action on March, 16. You or your representative need to be present at both of those meetings to present your request.

The information needed includes the following:


1. Hours of operation
2. Floor plan of proposed facility identifying the number and types of equipment to be utilized
3. Site plan showing location of facility
4. Description of security and supervision to be provided
5. Smoking policy for facility
6. Description of procedures to ensure a restriction on consumption of alcohol
7. Policy on the consumption of food in the facility

Let me know if you have any questions or comments on either of these two items.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch", with a long horizontal flourish extending to the right.

Julie Couch  
Assistant City Manager

cc: Sam Duran 



# dallas water utilities

City Hall • Dallas, Texas 75201 • 214/670-3146

April 30, 1992

Bill Eisen  
City Manager  
City of Rockwall  
205 W. Rusk  
Rockwall, Texas 75087

Re: Beach Volleyball Area at Lake Ray Hubbard

Dear Mr. Eisen,

After carefully considering the proposal for use of the area behind Robert Whittle's development, we have decided to allow the use on a temporary basis. We are willing to sign a construction/alteration permit for the modifications to run for a term of six months. An addendum to the permit will be required that will indemnify and insure the City of Dallas against liability as a result of the permittee's negligence.

Any long term use of this or any other area will have to wait on our evaluation of our needs and policies at the lake.

You can contact Ken DelRegno at 670-8049 to arrange a specific agreement.

I appreciate your continued interest in Lake Ray Hubbard.

Michael S. Marcotte 5.4.92  
Director

c: Roger Proza





# SCENIC OVERLAY DISTRICT

## LEGEND



ROCKWALL CITY LIMITS LINE  
 ZONING DISTRICT BOUNDARY  
 APPROXIMATE LOCATION OF DALLAS TAKE LINE

999,000 +

HUBBARD

PD-2

C

*Call peppers  
 Call for Commercial  
 Amusement*

C

PD-32

GR

PD-32

GR

PD-16

PD-32

A

GR

A

PD-18

PD-7

A

A

46,000

Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX. - 06-16-1183-33

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** March 12, 1992

**Agenda No:** III. C.

**Agenda Item:** **P&Z 92-4-CUP** - Hold Public Hearing and Consider Recommending Approval of a Request from Michael Stephenson for a Conditional Use Permit for a Commercial Amusement to be Located in the Culpeppers Addition on I-30

**Item Generated By:** Applicant, Michael Stephenson

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

**Background Information:**

We have received a request for approval of a CUP for a game room in the Culpepper's Addition. There is a room located at the end of the Culpeppers Restaurant that has been used as a retail area in the past. Mr. Stephenson wants to be able to create a game room for the patrons who are waiting to eat in the restaurant. This site currently has a CUP for a private club applicable to this area and he has requested that the private club CUP be removed from this room. Attached is a description of what Mr. Stephenson wants to do. If the permit is approved we would recommend the following conditions, which are similar to those established for other commercial amusements:

1. That the CUP for the private club is deleted and no longer applicable for the portion of Lot 1, Block A, Culpeppers Addition designated on the approved site plan and the CUP for the commercial amusement is limited to only that area so designated on the approved site plan.
2. That any change in ownership or management of the facility must be submitted for approval by the Planning and Zoning Commission.
3. That the facility will not operate between the hours of 12:00 A.M. and 10:00 A.M.
4. That the owner and/or operator shall provide adequate security and adult supervision in the facility during the hours of operation.
5. That no smoking will be allowed in the facility.
6. That no alcohol consumption will be allowed in the facility.

Attached is a site plan identifying the location of the building that will be used for the facility.

**Attachments:**

1. Location Map
2. Site Plan
3. Letter from the applicant

**Agenda Item:** CUP for Commercial Amusement for Culpeppers

**Item No:** III. C.



# SCENIC OVERLAY DISTRICT

## LEGEND



ROCKWALL CITY LIMITS LINE  
 ZONING DISTRICT BOUNDARY  
 APPROXIMATE LOCATION OF  
 DALLAS TAKE LINE

999,000 +

HUBBARD

PD-2

C

*Call peppers  
 Call for Commercial  
 Amusement*

C

PD-32

GR

PD-32

GR

PD-16

PD-32

A

GR

A

PD-18

PD-7

A

A

46,000

Prepared in Cooperation With the STATE  
 OF TEXAS DEPARTMENT OF COMMUNITY  
 AFFAIRS.

The Preparation of this Map was  
 Financed in Part Through COMPREHENSIVE  
 PLANNING ASSISTANCE GRANT NO.  
 TX. - 06-16-1183-33

HIGHWAY NO. 30

SERVICE ROAD

PLACE O  
DESIGNATION

$\Delta \cdot 0^{\circ} 58' 52''$   
 $R \cdot 11309.20$

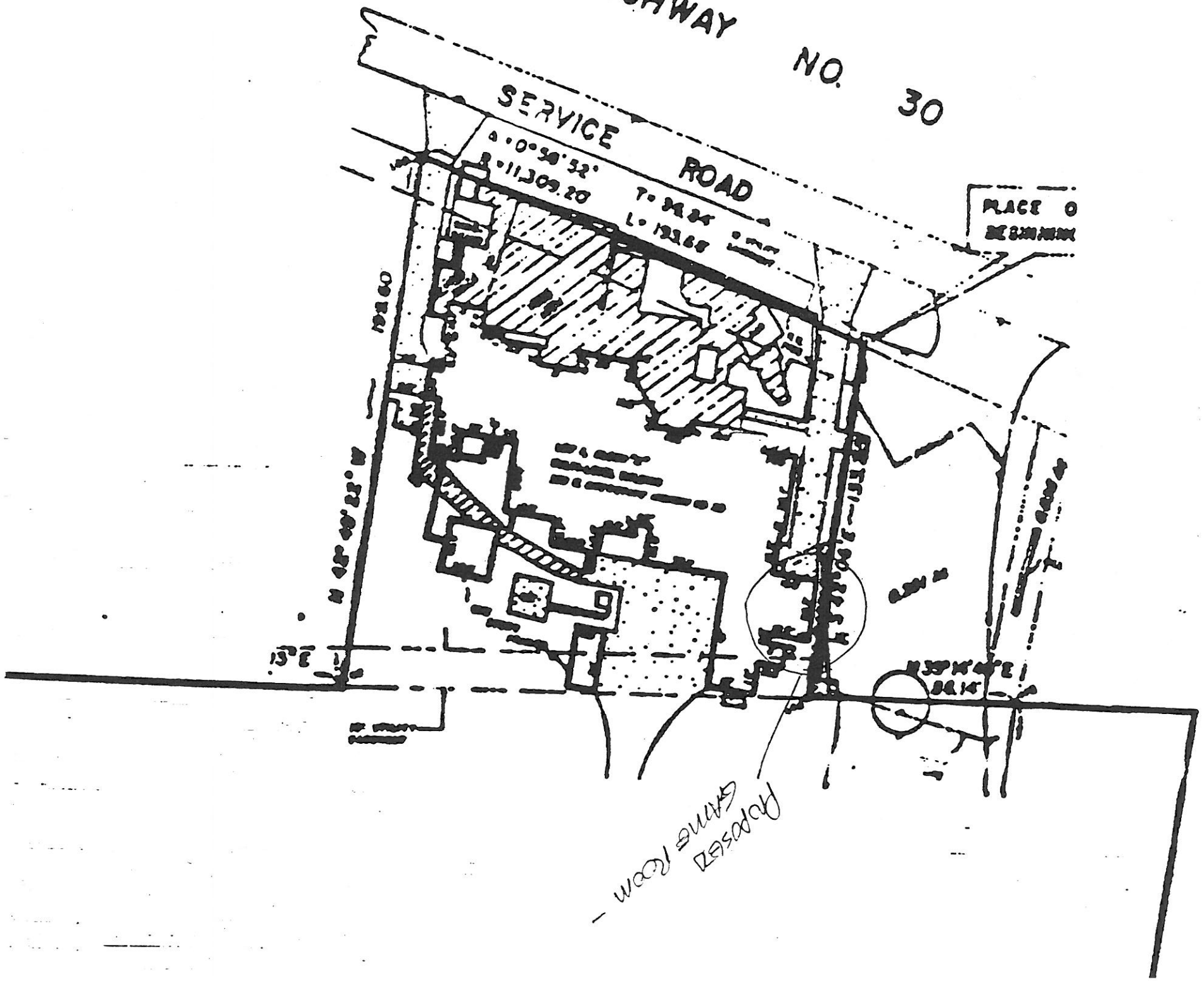
$T \cdot 34.25$   
 $L \cdot 122.68$

122.60

$N 12^{\circ} 40' 21'' W$

13.5

Proposed  
Storage Room





MARCH 9, 1992

JULIE COUCH  
ASSISTANT CITY MANAGER  
ROCKWALL, TEXAS 75087

DEAR MS. COUCH:

IN RESPONSE TO YOUR CORRESPONDENCE DATED MARCH 9, 1992 ON THE REQUEST FOR CONDITIONAL USE PERMIT FOR COMMERCIAL AMUSEMENT, I SUBMIT THE FOLLOWING ANSWERS TO YOUR QUESTIONS.

1. THE HOURS OF OPERATION SHALL BE FROM 3:00 PM TO 12:00 PM SUNDAY THROUGH SATURDAY.
2. AS FAR AS THE FLOOR PLAN, THE BUILDING IS A 15' X 25' RECTANGULAR STRUCTURE. OUR PLAN IS TO LINE THE WALL WITH THE CURRENT HIGH-TECH STATE OF THE ART VIDEO GAMES. THESE ARE PLANNED (IF POSSIBLE) TO BE OPERATED WITH TOKENS THAT WILL BE DISTRIBUTED THROUGH A FLOOR PERSON WHO WILL BE ON THE GAME SITE DURING WORKING HOURS. THIS PERSON WILL ALSO ACT AS A SUPERVISOR AND KEEP THE AREA SUPERVISED AND CLEAN.
3. THERE WILL BE NO SMOKING SIGNS PLACED IN THE GAME AREA AND NO CIGARETTES WILL BE SOLD THERE.
4. ALCOHOLIC BEVERAGES WILL NOT BE ALLOWED IN THIS AREA AND THE SUPERVISOR WILL MONITOR ALL DRINKS BROUGHT INTO THE AREA.
5. ALTHOUGH FOOD WILL NOT BE SOLD IN THE VIDEO GAME AREA, THERE WILL BE NO RESTRICTIONS AS TO FOOD BEING BROUGHT INTO THE GAMES BUILDING. HOWEVER, NO FOOD WILL BE ALLOWED IF IT HAS BEEN BROUGHT IN OR BOUGHT SOMEWHERE OTHER THAN CULPEPPERS.

I HOPE THIS HAS ANSWERED YOUR QUESTIONS ABOUT OUR INTENDED  
USE.

SINCERELY,

A handwritten signature in black ink, appearing to read "Dan Stephenson". The signature is stylized with a long horizontal line extending to the right.

DOBBER STEPHENSON

DS:mlm

MINUTES OF PLANNING AND ZONING COMMISSION  
March 12, 1992

5 Members present included Dale Morgan, Dennis Mitchell, Andrew Leonie, Robert Wilson, and Carl Mastronardi. Nell Welborn and Jim Greenwalt were not present. The meeting was called to order at 7:13 p.m. by Robert Wilson.

APPROVAL OF MINUTES

10 Morgan made a motion to approve the January 30, 1992 minutes. Leonie seconded the motion. The motion was voted on and passed unanimously. There was no quorum to approve the January 9, 1992 minutes.

15 ✓ P&Z 92-3-Z - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF AN AMENDMENT TO PLANNED DEVELOPMENT NO. 2, TURTLE COVE BY AMENDING THE AREA REQUIREMENTS

20 Wilson opened the public hearing. Couch explained the request to amend the area requirements of PD-2 to allow side yards on both sides and permitting side yards equal to 10% of the width of the lot. John Cooper, Architect, 3302 Elkhart, Arlington, Texas representing DCT Investments addressed the Commission and was available to answer any questions. Wilson closed the public hearing. Mastronardi made a motion to approve an amendment to permit side yards equal to 10% of the width of the lot as opposed to zero lot line. Morgan seconded the motion. The motion was voted on and passed unanimously.

25 ✓ P&Z 92-2-CUP/FP - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM ALLEN ANDERSON FOR A CONDITIONAL USE PERMIT FOR A CAR WASH IN A GENERAL RETAIL DISTRICT AND APPROVAL OF A SITE PLAN AND FINAL PLAT FOR A CAR WASH TO BE LOCATED ON YELLOWJACKET LANE WEST OF SH-205

30 Couch outlined the applicant's request for a car wash. Wilson opened the public hearing. Allen Anderson addressed the Commission and indicated he has approved financing pending Commission and Council approval of his request. Bill Atkinson, Arlington, President of Car Wash Systems, Inc. addressed the Commission, and explained the state of the art materials to be used in the construction of the car wash, and indicated they are ready to begin construction upon approval of Commission and Council. The public hearing was closed. Morgan made a motion to recommend approval with the following conditions: 1) that development comply with the site plan and elevations as approved with any significant change in site plan to be approved by the Commission, 2) that any lighting used must be shielded so as not to glare onto any adjacent property or onto the street, and 3) that the drive onto Yellowjacket into the car wash site is allowed only with the stipulation that there will be no additional drives permitted on the 370 feet of frontage along Yellowjacket, and if Mr. Anderson is able to negotiate access from the

45 shopping center drive he will eliminate the proposed drive off of Yellowjacket and will then be able to utilize an additional drive on the undeveloped eastern lot. Mitchell seconded the motion. The motion was voted on and passed unanimously.

50 ✓ P&Z 92-4-CUP - HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM MICHAEL STEPHENSON FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE CULPEPPERS ADDITION ON I-30

55 Couch explained Mr. Stephenson's request for a conditional use permit for a commercial amusement in the Culpeppers Addition, thereby removing the private club conditional use permit. Michael Stephenson addressed the Commission and explained his request and was available for questions. The public hearing was closed. Mastronardi made a motion to recommend approval of the conditional use permit for a commercial amusement with the following conditions: 1) that the conditional use permit for the private club be deleted and no longer applicable for the portion of Lot 1, Block A, Culpeppers Addition designated on the approved site plan and the conditional use permit for the commercial amusement is limited to only that area so designated on the approved site plan, 2) that any change in ownership or management of the facility be submitted for approval by the Commission, 3) that the facility will not operate between the hours of 12:00 a.m. and 10:00 a.m., 4) that the owner and/or operator shall provide adequate security and adult supervision in the facility during the hours of operation, 5) that no smoking be allowed in the facility, and 6) that no alcohol consumption be allowed in the facility. Mitchell seconded the motion. Mastronardi recommended an addition to the conditions be that Mr. Stephenson conform to building codes. The motion was voted on and passed unanimously.

70 ✓ P&Z 91-2-CUP - HOLD PUBLIC HEARING ON THE CONDITIONAL USE PERMIT GRANTED FOR A COMMERCIAL AMUSEMENT FOR ROBERT RYAN IN THE ROCKWALL VILLAGE SHOPPING CENTER AND TAKE ANY NECESSARY ACTION

75 Couch explained that this conditional use permit was approved a year ago with the stipulation that the Commission review performance of the operation in regard to requirements of permit and to determine if there were any problems with the CUP. She indicated that Mr. Ryan would like to extend his hours of operation to 2:00 a.m. on Friday and Saturday nights and would like to make a change in the floor plan to include a small snack bar. Mr. Robert Ryan, 513 Shoretrail, addressed the Commission requesting their review of his CUP, and to consider his change in hours of operation and approving a change in floor plan. Chief Rohre then addressed the Commission. Wilson closed the public hearing. Morgan made a motion to amend the original CUP to allow a snack bar to be added to the floor plan and that the hours of operation be extended to 2:00 a.m. on Friday and Saturday nights. Mitchell seconded the motion. Morgan amended the motion in order to vote on the two separate issues. Morgan made a motion to approve extending the hours of operation to 2:00 a.m. on Friday and Saturday nights. Mitchell seconded the motion. After some discussion Morgan mad a second amendment to his motion to approve extending the hours of operation to also allow the Commission to review in six months. Mitchell seconded the motion. The motion was voted on and passed with all in favor



90 except for Leonie who voted against. Morgan made amotion to approve a change in floor plan  
to permit a snack bar. Leonie seconded the motion. The motion was voted on and passed  
unanimously.

95 DISCUSS ALTERNATIVE BUILDING MATERIALS IN INDUSTRIAL AREAS AND TAKE  
ANY NECESSARY ACTION

Couch explained that the Council had discussed an alternative to consider metal buildings on the  
upper floors of very large structures, and had requested the Commission to review the issue of  
alternative building materials from this persepective, and that the Commission pursue public input  
regarding the issue.

100 ADJOURNMENT

The meeting adjourned at 8:47 p.m.

105 \_\_\_\_\_  
Chairman

110 \_\_\_\_\_  
City Secretary

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** March 16, 1992

**Agenda No:** V. E.

**Agenda Item:** **P&Z 92-4-CUP** - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Michael Stephenson for a Conditional Use Permit for a Commercial Amusement to be Located in the Culpeppers Addition on I-30 (1st Reading)

**Item Generated By:** Applicant, Michael Stephenson

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

**Background Information:**

The Commission has recommended approval of the request with the following conditions:

1. That the CUP for the private club is deleted and no longer applicable for the portion of Lot 1, Block A, Culpeppers Addition designated on the approved site plan and the CUP for the commercial amusement is limited to only that area so designated on the approved site plan.
2. That any change in ownership or management of the facility must be submitted for approval by the Planning and Zoning Commission.
3. That the facility will not operate between the hours of 12:00 A.M. and 10:00 A.M.
4. That the owner and/or operator shall provide adequate security and adult supervision in the facility during the hours of operation.
5. That no smoking will be allowed in the facility.
6. That no alcohol consumption will be allowed in the facility.
7. That the facility meet all City building codes.

**Attachments:**

1. Ordinance

**Agenda Item:** CUP for Commercial Amusement for Culpeppers

**Item No:** V. E.

**MINUTES OF THE CITY COUNCIL MEETING  
MARCH 16, 1992**

5

**CALL TO ORDER**

10 The meeting was called to order by Mayor Frank Miller. Councilmembers present included Jim Flinchum, Gary Martin, Norm Seligman and Pat Luby. Alma Williams and David Elkins were absent.

**CONSENT AGENDA**

- 15 a) Minutes of March 2, 1992
- b) Consider approval of Resolution Number 92-9 Authorizing Submission of a Grant for Continuation of Northeast Area Drug Interdiction Program

20 Martin pulled item b). Seligman made a motion to approve the minutes of March 2, 1992. Luby seconded the motion. The motion was voted on and passed unanimously. Martin asked Chief Rohre to explain the math process of the grant application. Rohre addressed the Council and explained the grant. Martin made a motion to approve the resolution authorizing submission of a grant for continuation of the Northeast Area Drug Interdiction Program. Seligman seconded the motion.

25

**HOLD PUBLIC HEARING REGARDING CREATION OF REINVESTMENT ZONE NUMBER 4 AND CONSIDER APPROVAL OF AN ORDINANCE CREATING REINVESTMENT ZONE NUMBER 4 (1ST READING)**

30 Miller opened the public hearing. Citizens who spoke in favor of reinvestment zone number 4 were Joyce Martin of The Rockwall Chamber of Commerce Economic Development Committee and Tom Manskey of the Rockwall Chamber of Commerce, Gary Johnson of TU Electric Company, Jim Gang, Jr. of C-Power, Inc, and Alan Anderson of Tomet Manufacturing. Miller closed the public hearing. Couch read the caption. Seligman made a motion to approve the resolution creating reinvestment zone number 4 and to also approve an ordinance creating reinvestment zone number 4. Luby seconded the motion. The motion was voted on and passed unanimously.

35

40 **P&Z 93-3-Z HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE AMENDING PLANNED DEVELOPMENT NO. 2 TURTLE COVE BY AMENDING THE AREA REQUIREMENTS (1ST READING)**

Couch outlined the applicant's request amending the area requirements of PD-2. Miller opened the public hearing. Mr. Alern Wang addressed the Council as a representative of D.C.T.

45 Investments and was available to answer questions. Miller closed the public hearing. Seligman made a motion to approve the ordinance amending PD-2 Turtle Cove by Amending the area requirements. Flinchum seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

50 **P&Z 92-2-CUP/FP HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE GRANTING A REQUEST FROM ALLEN ANDERSON FOR A CUP FOR A CAR WASH IN A GENERAL RETAIL DISTRICT AND APPROVAL OF A SITE PLAN AND FINAL PLAT FOR A CAR WASH TO BE LOCATED ON YELLOWJACKET LANE WEST OF SH-205**

55 Couch outlined the applicant's request and stated that the plat does meet all requirements. Miller opened the public hearing. Bill Apperson, President of Car Wash Systems of Texas, Inc., representing Mr. Allen Anderson addressed the Council and spoke about the benefits having another car wash in Rockwall, and was available to answer technical questions about the state-of-the-art materials to be used in construction of the car wash. Tom Manskey, President of the Rockwall Chamber of Commerce addressed the Council in favor of the car wash. Miller closed the public hearing. Martin made a motion to approve the ordinance granting a request from Allen Anderson for a conditional use permit for a car wash in a general retail district and approval of a site plan and final plat for a car wash to be located on Yellowjacket Lane west of SH-205. Luby seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

70 **P&Z 92-4-CUP HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE GRANTING A REQUEST FROM MICHAEL STEPHENSON FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE CULPEPPERS ADDITION ON I-30 (1ST READING)**

75 Couch outlined Mr. Stephenson's request for a conditional use permit for a commercial amusement in a room located at the end of Culpeppers restaurant. Miller opened the public hearing. Mr. Michael Stephenson, owner of Culpeppers Restaurant, addressed the Council and was available to answer questions. After some discussion Seligman made a motion to approve the ordinance granting a request for a conditional use permit for a commercial amusement to be located in the Culpeppers Addition on I-30. Flinchum seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

80 **APPOINTMENT WITH REPRESENTATIVE OF THE ROCKWALL COUNTY ENVIRONMENTAL COMMITTEE**

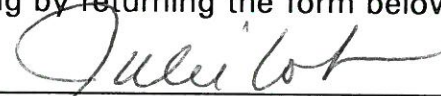
85 Mike Donegan, 2620 Ridge Lake Lane, addressed the Council on the sale of the landfill, and the issue of the environment relating to Columbia Aluminum Processors. He requested that the City Council locate and utilize experts for advice on this problem and asked that the City Council notify the Texas Air Control Board prior to March 23rd to hold a public hearing with representatives of Columbia, the City Council, the City Manager and citizens. Robert Cook,



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

**PUBLIC NOTICE**

The Rockwall Planning and Zoning Commission will hold a public hearing on March 12, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from Michael A. Stephenson for a Conditional Use Permit for a commercial amusement located at 301 E. Interstate 30, further described as Lot 1, Block A, Culpepper 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.     P&Z 92-4-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 \_\_\_\_\_

PLANNING & ZONING

Culpepper Addition

1. D. L. Faulkner  
1785 E. I-30  
Garland, Texas 75043
  
2. Billy Sharp  
3620 Hilton Drive  
Mesquite, Texas 75150
  
3. M. E. Moore, Jr.  
c/o Doug Morgan & Company  
9696 Skillman, Ste. 280, LB 37  
Dallas, Texas 75243