

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 1989-14-CUP

Date Submitted MAY 22, 1989

Filing Fee \$ 101.00

Applicant HENRY AFRICA RESTAURANT

Address 1-30
ROCKWALL

Phone No. 771-1001

Owner ☒

Tenant¹ ☐

Prospective Purchaser¹ ☐

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

I hereby request that a Conditional Use Permit be issued for the above described property for: RESTAURANT AND BAR -
ADDITIONAL LAND NEXT TO EXISTING USE, AND EXTENSION
OF ALCOHOLIC BEVERAGE PERMIT.

line The current zoning on this property is P.D..
There ^{space} are/are ^{space} 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.

Poss / Ramsey Architect
for Michael Thompson

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.

Deck CP

No 12322



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

(214) 771-1111

Cash Receipt

Name Ross Ramsay Date 5-24-89
Mailing Address P.O. Box 32, Rockwall
Job Address _____ Permit No. _____

Check ☒ Cash ☐ Other ☐

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
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	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	101.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE

101.00

Received by

Lisa

OWNERS CERTIFICATE

INTERSTATE HIGHWAY NO. 30
(U.S. HIGHWAY NO. 67)

KIRBY ALBRIGHT

Lot 1 Block A

Lot 2 Block A

Lot 3 Block A

Lot 4 Block A
1.0312 Acres
(44,921 Sq. Ft.)

Point of Beginning

LAKE
RAY
HUBBARD

STATE FEDERAL SAVINGS

15' Utility Easement

24' Access Easement

304.04'

121.76'

51°45'20.2"E ~ 107.86'

15' Utility Easement

238.17'

56°30'20"W

52°29'40"E ~ 96.35'

121.54'

56°30'20"W

202.16'

65°17'59"N

119.50'

N 60°30'20"E

110

M.K. & T. R.R.

I.H.

RIERGE RD.

30

LAKE
RAY
HUBBARD

A hand-drawn map showing the location of the site. The map includes labels for "M.K. & T. R.R.", "RIDGE RD.", "I.H.", "30", "SITE" with an arrow, and "FM. 740".

REPLAT OF LOT4-BLOCK A
ROCKWALL HARBOR-PHASE ONE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ROCKWALL HARBOR CORP. I ~ OWNER
2804 RIDGE ROAD ~ ROCKWALL, TEXAS, 75087 TEL. NO. 771-5238

PARKING CALCULATION

DECK AREA - 6489

1 SPACE/100SQFT - 65 SPACES

NOTE: INITIALLY PARKING FOR THE DECK & BEACH AREAS WILL BE PROVIDED ON THE ADJACENT 3 LOTS. IN THE FUTURE AS BUILDINGS ARE CONSTRUCTED ON THESE SITES ADDITIONAL PARKING WILL BE PROVIDED IN A NEW LOT TO BE BUILT UP THE HILL AS SHOWN ON THE SITE PLAN.

DECK NOTES

THE DECK WILL BE BUILT USING
FOOT & BEAM HEAVY TIMBER CONSTRUCTION.
USE WILL BE SEASONAL ON FAIR WEATHER
DAYS. VOLLEY BALL TOURNAMENTS WILL
BE HELD ON OCCASION W/ SPECTATOR
SEATING AT TABLES AROUND THE COURT.
USE OF THE DECK WILL BE STRICTLY TIED
TO OPERATION OF THE EXISTING RESTAURANT

DECK PLAN

$$50' 1'' = 20' - 0''$$

BEACH LANDSCAPING

THE LANDSCAPE IMPROVEMENTS TO THE SHORE LINE SHALL CONSIST OF WHITE SAND 10" DEEP IN THE AREAS SHOWN AND NATIVE GRASSES AND OTHER PLANTS. THESE AREAS WILL SERVE MAINLY AS VISUAL ENHANCEMENTS. THERE WILL BE SEVERAL EVENTS SCHEDULED IN THIS AREA EACH YEAR.

TOTAL BEACH AREA = 55,000 sf
GREEN BELT AREA = 55,000 sf

SITE PLAN

scale : $1'' = 100'-0''$

Original Submission

**RAMSAY ARCHITECTS
ROCKWALL TEXAS**

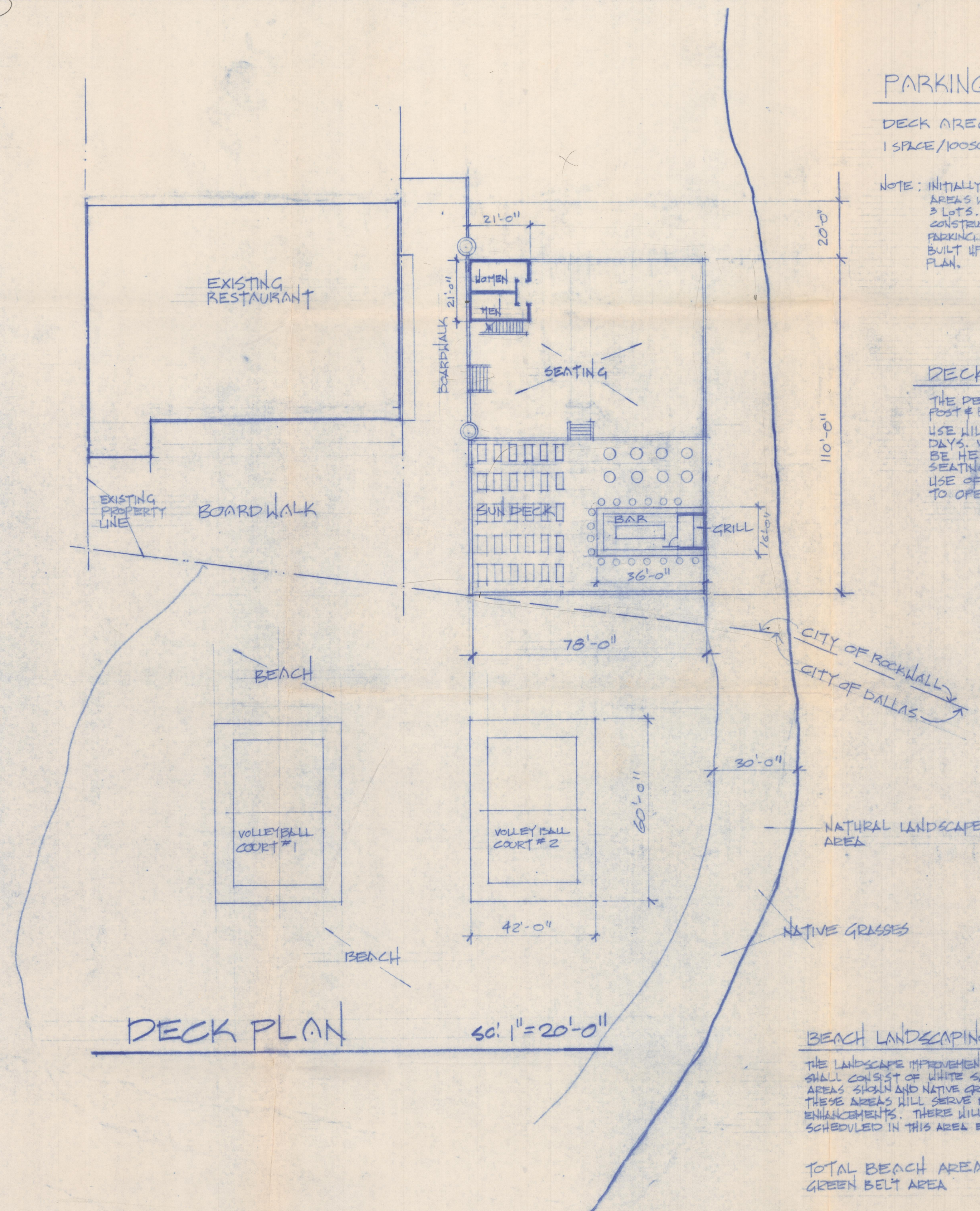
HENRY AFRICA'S
DECK & BEACH ADDITION

REV. 5/23/85

SHEET
OF 2

SITE PLAN

scale : $1'' = 100' - 0''$



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TOTAL BEACH AREA = 55,000 sf
GREEN BELT AREA = 55,000 sf

SITE PLAN REVIEW

Date Submitted 5/22/89
 Scheduled for P&Z 6/8/89
 Scheduled for Council 6/19/89
 Applicant/Owner Michael Stephenson
 Name of Proposed Development Henry of a deck
 Location _____ Legal Description _____

 Total Acreage _____ No. Lots/Units _____
 Current Zoning _____
 Special Restrictions _____

 Surrounding Zoning _____

		<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>				
1.	Is the site zoned properly? <u>app has been made</u>	_____	<u>✓</u>	_____
2.	Does the use conform to the Land Use Plan?	<u>✓</u>	_____	_____
3.	Is this project in compliance with the provisions of a Concept Plan?	<u>✓</u>	_____	_____
4.	Is the property platted? <u>has been sub.</u>	_____	<u>✓</u>	_____
5.	Is plat filed of record at Courthouse? File No. _____	_____	_____	_____
6.	If not, is this site plan serving as a preliminary plat?	_____	<u>✓</u>	_____
7.	Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a.	Are setbacks correct?			
	front	<u>✓</u>	_____	_____
	side	<u>✓</u>	_____	_____
	rear	<u>✓</u>	_____	_____
b.	Are buildings on same lot adequately separated?	_____	_____	<u>✓</u>

- | | | | | |
|----|---|-------------------------------------|-------------------------------------|-------------------------------------|
| c. | Is the lot the proper size? | ☒ | ☐ | ☐ |
| d. | Does the lot have proper dimensions? | ☒ | ☐ | ☐ |
| e. | Are exterior materials correct? <i>don't know</i> | ☐ | ☐ | ☐ |
| f. | Are structural materials correct? <i>must be checked</i> | ☒ | ☐ | ☐ |
| g. | Is coverage correct? | ☒ | ☐ | ☐ |
| h. | Is adequate area in landscaping shown? <i>will have to be added</i> | ☐ | ☒ | ☐ |
| i. | Is it irrigated? | ☐ | ☐ | ☒ |
| j. | Is landscaping in parking lot required? <i>need detailed plan</i> | ☒ | ☐ | ☒ |
| k. | Are types of landscaping indicated? | ☐ | ☒ | ☐ |
| l. | Is floor area ratio correct? | ☒ | ☐ | ☐ |
| m. | Is building height correct? | ☒ | ☐ | ☐ |
| n. | Are correct number of parking spaces provided? <i>need 75</i> | ☐ | ☒ | ☐ |
| o. | Are driving lanes adequate in width? | ☐ | ☐ | ☒ |
| p. | Are parking spaces dimensioned properly? <i>need plan</i> | ☐ | ☐ | ☐ |
| q. | Does the parking lot meet City specifications? <i>don't know</i> | ☐ | ☐ | ☐ |
| r. | Is a fire lane provided? | ☐ | ☐ | ☐ |
| s. | Is it adequate in width? | ☐ | ☐ | ☐ |
| t. | Are drive entrances properly spaced? | ☐ | ☐ | ☐ |
| u. | Are drive entrances properly dimensioned? | ☐ | ☐ | ☐ |
| |Do drive entrances line up with planned median breaks? | ☐ | ☐ | ☐ |
| v. | Is lighting provided and correctly directed? | ☐ | ☒ | ☐ |
| w. | Are sidewalks required? | ☐ | ☒ | ☐ |
| x. | Are sidewalks provided? | ☐ | ☒ | ☐ |
| y. | Is a screen or buffer required? | ☐ | ☒ | ☐ |
| |Is it sized properly? | ☐ | ☐ | ☐ |
| |Is it designed properly? | ☐ | ☐ | ☐ |
| |Is it of correct materials? | ☐ | ☐ | ☐ |

- | | | | |
|--|-------|-------|-------|
| ✓ 7. Does the site plan contain all required information from the application checklist? | _____ | _____ | ✓ |
| 8. Is there adequate access and circulation? | _____ | _____ | ✓ |
| 9. Is trash service located and screened? | _____ | _____ | ✓ |
| ✓ 10. Are street names acceptable? | _____ | _____ | ✓ |
| 11. Was the plan reviewed by a consultant?
(If so, attach copy of review.) | _____ | _____ | ✓ |
| 12. Does the plan conform to the Master Park Plan? | _____ | _____ | ✓ |
| 13. Are there any existing land features to be maintained?
(ie, topography, trees, ponds, etc.) | _____ | ✓ | _____ |

Comments:

Building Codes

- | | | | |
|--|-------|-------|-------|
| 1. Do buildings meet fire codes? <i>will have to</i> | _____ | _____ | _____ |
| 2. Do signs conform to Sign Ordinance? <i>will have to</i> | _____ | _____ | _____ |

Comments:

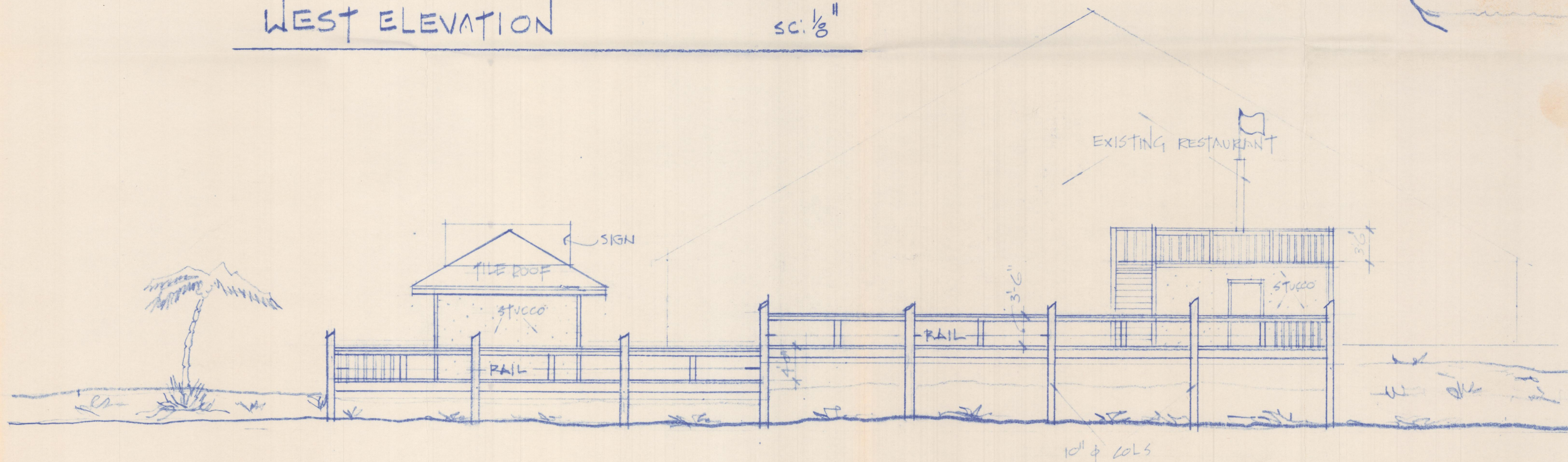
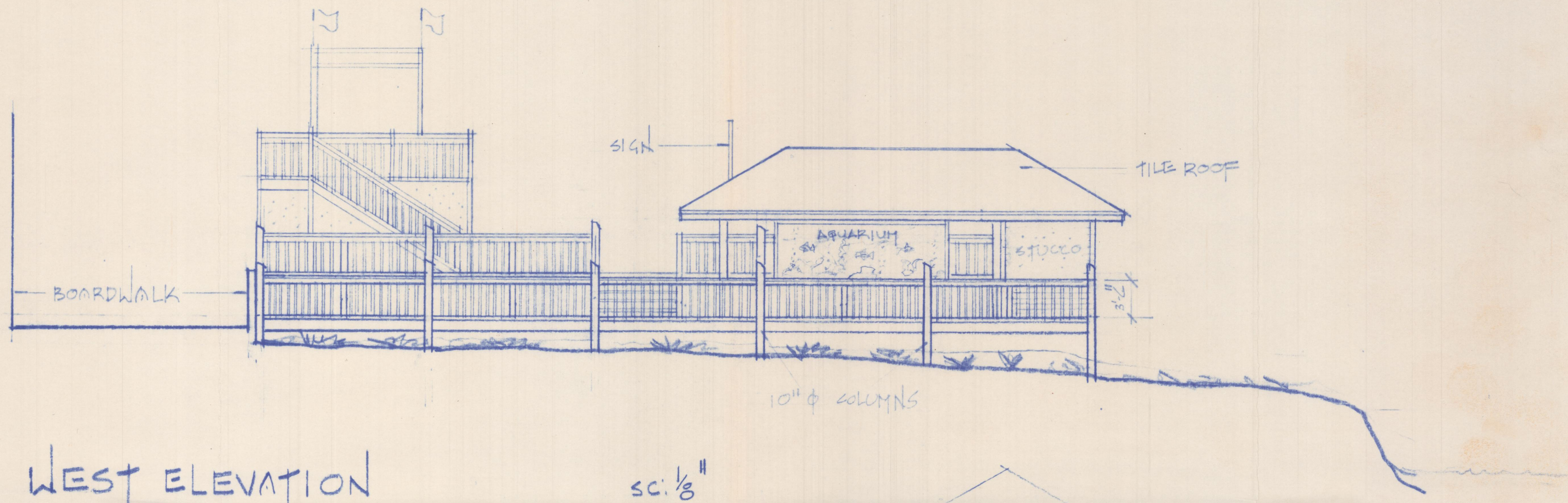
Engineering

- | | | | |
|--|-------|-------|-------|
| 1. Does plan conform to Thoroughfare Plan? | _____ | _____ | ✓ |
| 2. Do points of access align with adjacent ROW? | _____ | _____ | ✓ |
| 3. Are the points of access properly spaced? | _____ | _____ | _____ |
| 4. Are street improvements required? | _____ | _____ | _____ |
| 5. Will escrowing of funds or construction of substandard roads be required? | _____ | _____ | _____ |
| 6. Does plan conform with Flood Plain Regulations? | _____ | _____ | _____ |
| 7. Is adequate fire protection present? | _____ | _____ | _____ |
| 8. Are all utilities adequate? | _____ | _____ | _____ |
| 9. Are adequate drainage facilities present? | _____ | _____ | _____ |
| 10. Is there a facilities agreement on this site? | _____ | _____ | _____ |

- | | | | |
|---|-------|-------|-------|
| 11. Are existing roads adequate for additional traffic to be generated? | _____ | _____ | _____ |
| 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? | | | |
| 13. Are access easements necessary? | _____ | _____ | _____ |
| 14. Are street and drive radii adequate? | _____ | _____ | _____ |
| 15. Have all required conditions been met? | _____ | _____ | _____ |
| 16. Is there a pro rata agreement on this site? | _____ | _____ | _____ |
| 17. Have all charges been paid? | _____ | _____ | _____ |

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



RAMSAY ARCHITECTS
1101 RIDGE ROAD
ROCKWALL, TEXAS

HENRY AFRICAS
DECK ADDITION

DATE
5/23/89

SHEET

2 of 2

2nd
Submission

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a part of that land conveyed to A. P. Roffino by deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the City of Dallas Take Line for Lake Ray Hubbard and at the South corner of Lot 4, Block A, Rockwall Harbor, Phase One, an addition to the City of Rockwall, recorded in Slide C, Page 29, Plat Records, Rockwall County, Texas;

THENCE: North $60^{\circ} 30' 20''$ East a distance of 97.05 feet with the Southeast line of said lot to a point for a corner;

THENCE: South $29^{\circ} 29' 40''$ East a distance of 96.35 feet to a point for a corner;

THENCE: South $60^{\circ} 30' 20''$ West a distance of 110.07 feet to a point for a corner on said Take Line;

THENCE: North $21^{\circ} 47' 59''$ West a distance of 97.22 feet to the Point of Beginning and Containing 9.978 Square Feet or 0.2291 Acres of Land.

*Original
Submission*

Harold L. Evans & Associates
5/22/89

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas and being a part of that land conveyed to A. P. Roffino by deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the City of Dallas Take Line for Lake Ray Hubbard and at the South corner of Lot 4, Block A, Rockwall Harbor, Phase One, an addition to the City of Rockwall recorded in Slide C, Page 29, Plat Records, Rockwall County, Texas;

THENCE: North $60^{\circ} 30' 20''$ East a distance of 108.52 feet with the Southeast line of said lot to a point for a corner;

THENCE: South $29^{\circ} 29' 40''$ East a distance of 96.35 feet to a point for a corner;

THENCE: South $60^{\circ} 30' 20''$ West a distance of 121.54 feet to a point for a corner on said Take Line;

THENCE: North $21^{\circ} 47' 59''$ West a distance of 97.22 feet to the Point of Beginning and containing 11,083 square feet or 0.2544 acres of land.

Harold L. Evans and Associates
5/24/89

Correct legal for deck expansion

Henry Africa Dock

- ✓ 1. Landscaping for add. lot area
- ✓ 2. Deck calculation @ 7500 sq ft less grill & Bathrooms? need 75 spaces
3. need access easement for parking.
- ✓ 4. add lot area = ~~15,977~~ 11,088
15% of land = ~~2,228~~ 1,664
= 18' x 110' 1,980
could do something along the deck or provide some planters on the deck
- ✓ 5. need to talk to Ed re: Building ^{code} need structural drawing
all material needs to be loaded/unloaded
6. Signage on deck - restricted to 10% of face area of front of Bldg
need to keep that in mind
- ✓ 7. The parking will be installed at time of construction of deck need detailed plan of parking area - ie adequate landscaping within parking lot if it is permanent
- ✓ 8. need to revise site plan and take off expenses information
- ✓ 9. Road to park goes through parking
- ✓ 10. any ~~music~~ entertainment must be approved by

Bathroom size -

100 of fixtures for public park
in addition to the deck area

General trees in the deck

would ^{temporary} landscaping & parking materials
But require seal coat compact base

Adequate lighting shall be provided in
new parking
Time limit 2 years or start of phase 2
the parking lot brought up to
standards

Landscaping - add min of 2 trees in
deck permanent up
ground
~~no list of small trees~~

Entertainment - be reviewed at
the end of one year

Bathroom facilities - adequate
including the beach & deck

Access easement - adequate easement
be supplied

Stephenson Deck

1. Parking has been increased to 82 odd spaces - 3 are relocated
2. Is showing landscaping around deck 940 \$ less than required - what happens as deck is built 390 \$ permanent lands.
3. Have extended some parking along the north property line - gets closer to the restaurant + deck. Parking will be built at time of crst - not as shown on drawing.

questions - 1. type of pavement

2. Easement.

3. Landscaping / irrigation

due to temp nature of parking lot

if temp need fine detail to bring up to standard w/ next phase or 2 years - what can come first

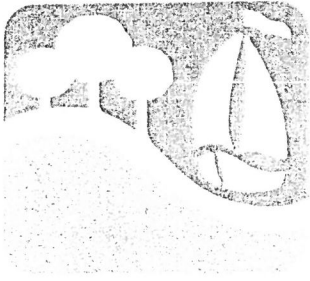
+

4. Need to take museum statement off of site plan.

5. Too up plan entertainment

Changes

1. add parking + lands.
2. Landscaping
3. Entertainment
- 4.



CITY OF ROCKWALL

"THE NEW HORIZON"

June 20, 1989

Mr. Michael Stephenson
Henry Africa, Inc.
201 East I-30
Rockwall, TX 75087

Dear Mr. Stephenson:

On June 19, 1989, the Rockwall City Council held a public hearing and considered approval of the following items in relationship to the proposed deck addition to Henry Africa: an ordinance expanding the existing Conditional Use Permit for a private club at Henry Africa to include the deck area, a site plan submitted as a part of that Conditional Use Permit request, and a replat of Lot 4, the Harbor to include the deck area. Each of these items was approved with certain conditions:

Site Plan

1. that the additional landscaping on Lot 4 is approved with the addition of a minimum of 2 trees to be planted in the ground within the deck area. The location of the trees are at your discretion.
2. that the landscaping and parking materials requirements for the additional parking and drive be temporarily waived for a period of two years or the construction of Phase 2 of the Harbor development, whichever comes first. The temporary parking lot and drive will be constructed of a compacted rock base with a seal coat surface.
3. that lighting acceptable to the City will be provided for the additional parking area and access area to the parking
4. that adequate facilities for both the deck and for the beach use will be provided in the restrooms

CUP Expansion

1. the entertainment on the deck is approved with the condition that the use of entertainment be reviewed at the end of one year

2. the private club shall meet all conditions for the issuance of private club permits set by the City Council in ordinance No. 85-2, No. 87-36, No. 88-8, and any future regulatory ordinances

Replat

1. that an access easement will be provided to the additional parking area prior to the filing of the plat at the County Clerk's Office by this office

As was the case with your beach CUP, the ordinance authorizing the expansion of the Henry Africa private club must be approved at two separate meetings of Council. The second reading is scheduled for July 10, 1989, in City Hall at 7:00 P.M. However, as I have previously notified you on May 25th, your current CUP for Henry Africa is in non-compliance due to failure to submit quarterly alcoholic beverage and food sales reports which is grounds for denial of the requested expansion.

An approved final plat, or replat in this case, must be filed by this office with the County Clerk not later than 120 days from the date of approval or the approval becomes void. Please submit 16 executed copies and two mylars to this office not later than September 28th (100 days). We cannot guarantee timely filing of plats received after this date. Please note, however, that no building permit may be issued until the plat is filed. You may wish to submit the required plats at your earliest convenience if you are planning to get a building permit in the near future.

Please contact Julie Couch at 771-1111 if you have any questions regarding these approvals.

Sincerely,



Mary Nichols
Administrative Assistant

cc/ Ross Ramsey, Ramsey Architects
Harold Evans & Associates
Rob Whittle, Whittle Development

TRANSMITTAL FORM
COUNCIL AND BOARD ACTIONS

Completed by: M. Nichols

Date: 6/20/89

Type of Request or Action: ☒ Site Plan/Dev. Plan ☐ Zoning Variance
☐ Preliminary Plat ☐ Fence Variance - BOA
☒ Final Plat Replat ☐ Fence Variance - Council
☒ Conditional Use Permit ☐ Sign Variance - BOA
☐ Ordinance No. ☐ Sign Variance - Council
☒ Other Correspondence

Summary of Request: Expansion of existing CUP, replat of Lot 4, the Harbor, site plan for deck

☒ See Attached Drawing

Applicant: Michael Stephenson

Location: 201 East I-30

Development: Henry Africa / Lot 4, the Harbor Phase I

Action Taken: ☐ Approved Date Approved: 6/19/89

☒ Council ☐ Denied Effective Date: ☐

☐ Bd. of Adj. ☒ Approved w/Conditions Expiration Date: ☐

☐ CUP void if not activated in 6 months

☐ Zoning Variance - void if not activated in 90 days

Conditions (list or attach if any): ☐

Site Plan - Conditions on attached correspondence

Replat - still to be filed at county, easement to be provided prior to filing

CUP - conditions listed in Correspondence
Ordinance scheduled for 2nd reading 7/10/89

Attachments: ☒ Site Plan ☒ Plat - unrepresented
☒ Elevations ☐ Ordinance
☐ Location Map ☒ Correspondence

GR
OF
CBD
NS
HC
LI
HI
PD
S

GENERAL RETAIL
OFFICE
CENTRAL BUSINESS DISTRICT
NEIGHBORHOOD SERVICE
HEAVY COMMERCIAL
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
PLANNED DEVELOPMENT
SPECIAL USE PERMIT

LEGEND

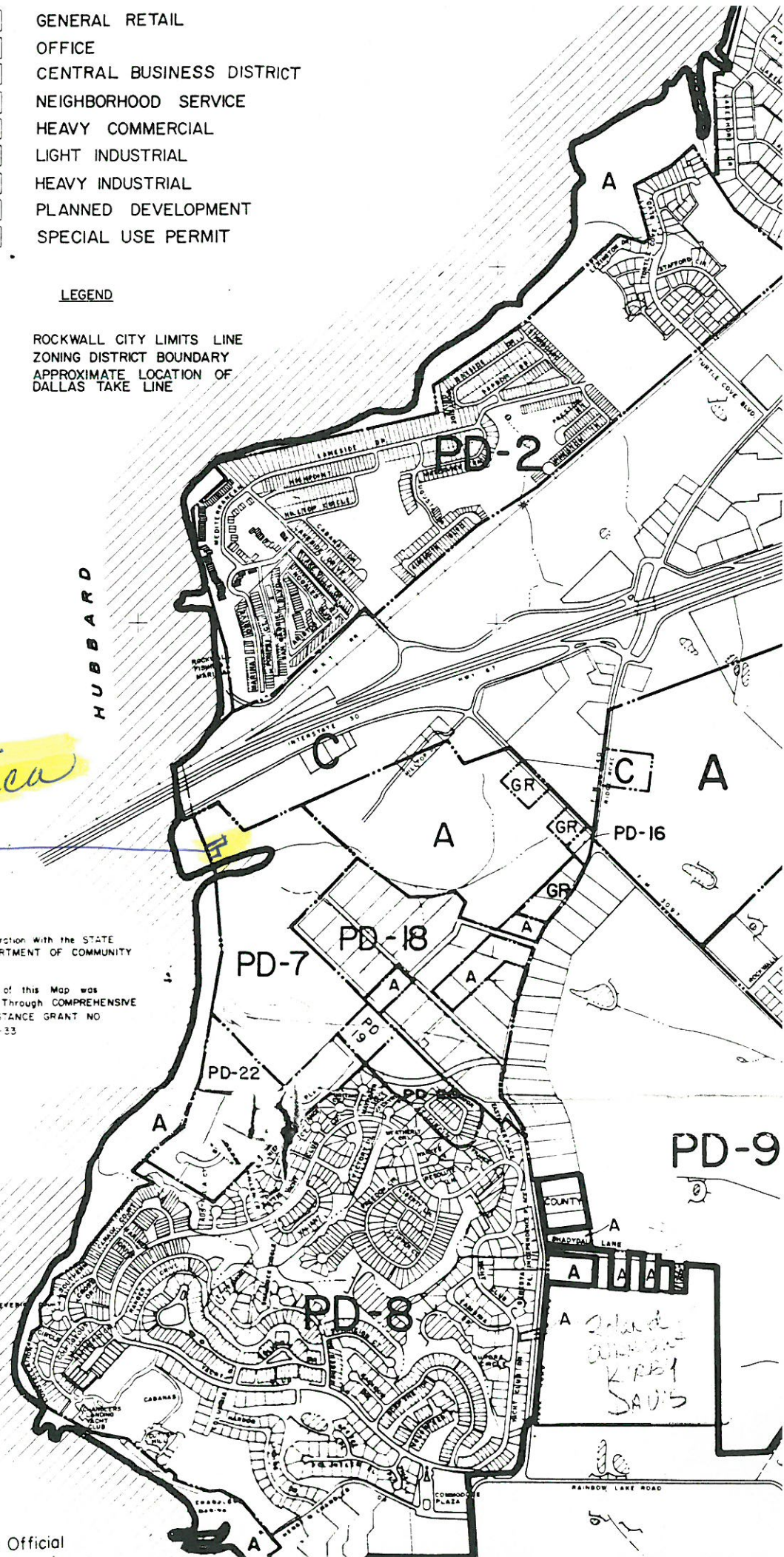


ROCKWALL CITY LIMITS LINE
ZONING DISTRICT BOUNDARY
APPROXIMATE LOCATION OF DALLAS TAKE LINE

Henry Africa

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



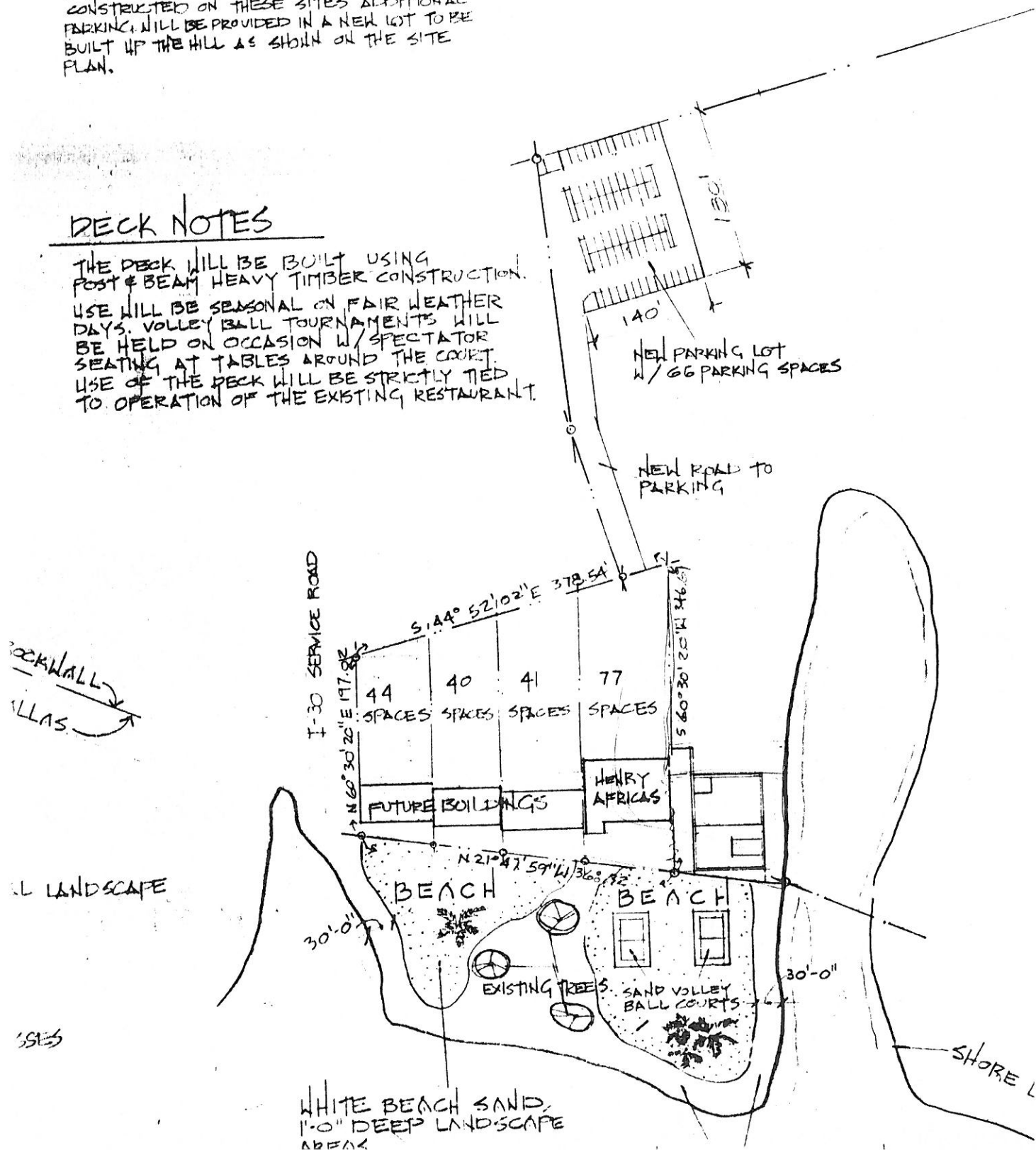
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DECK NOTES

THE DECK WILL BE BUILT USING POST & BEAM HEAVY TIMBER CONSTRUCTION. USE WILL BE SEASONAL ON FAIR WEATHER DAYS. VOLLEY BALL TOURNAMENTS WILL BE HELD ON OCCASION W/ SPECTATOR SEATING AT TABLES AROUND THE COURT. USE OF THE DECK WILL BE STRICTLY TIED TO OPERATION OF THE EXISTING RESTAURANT.



DECK NOTES

THE DECK WILL BE BUILT USING
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USE WILL BE SEASONAL ON FAIR WEATHER
DAYS. VOLLEY BALL & TABLE TENNIS WILL
BE HELD ON OCCASION W/ SPECTATOR
SEATING AT TABLES AROUND THE DECK.
USE OF THE DECK WILL BE EXTENSIVELY TIED
TO OPERATION OF THE EXISTING RESTAURANT.
ENTERTAINMENT WILL BE ON DECK.

ROCK WALL
DALLAS

AL LANDSCAPE

MS

WHITE BEACH SAND,
DEEP LANDSCAPE
AREAS

LANDSCAPING

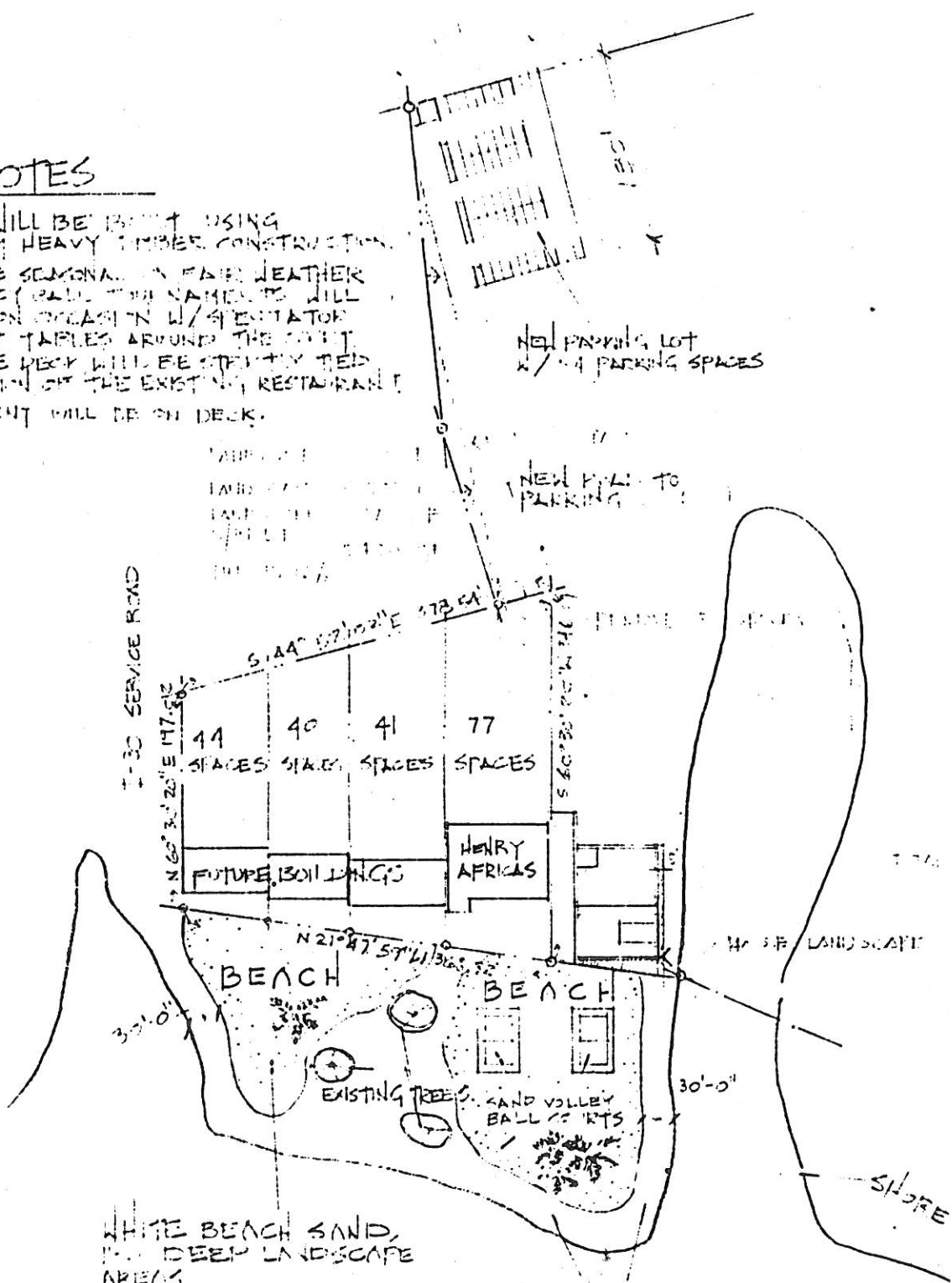
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IN THIS AREA EACH YEAR.

EACH AREA = 55,000 SF
ELT AREA = 55,000 SF

LAKE RAY HUBBARD

SITE PLAN

scale : 1" = 100'



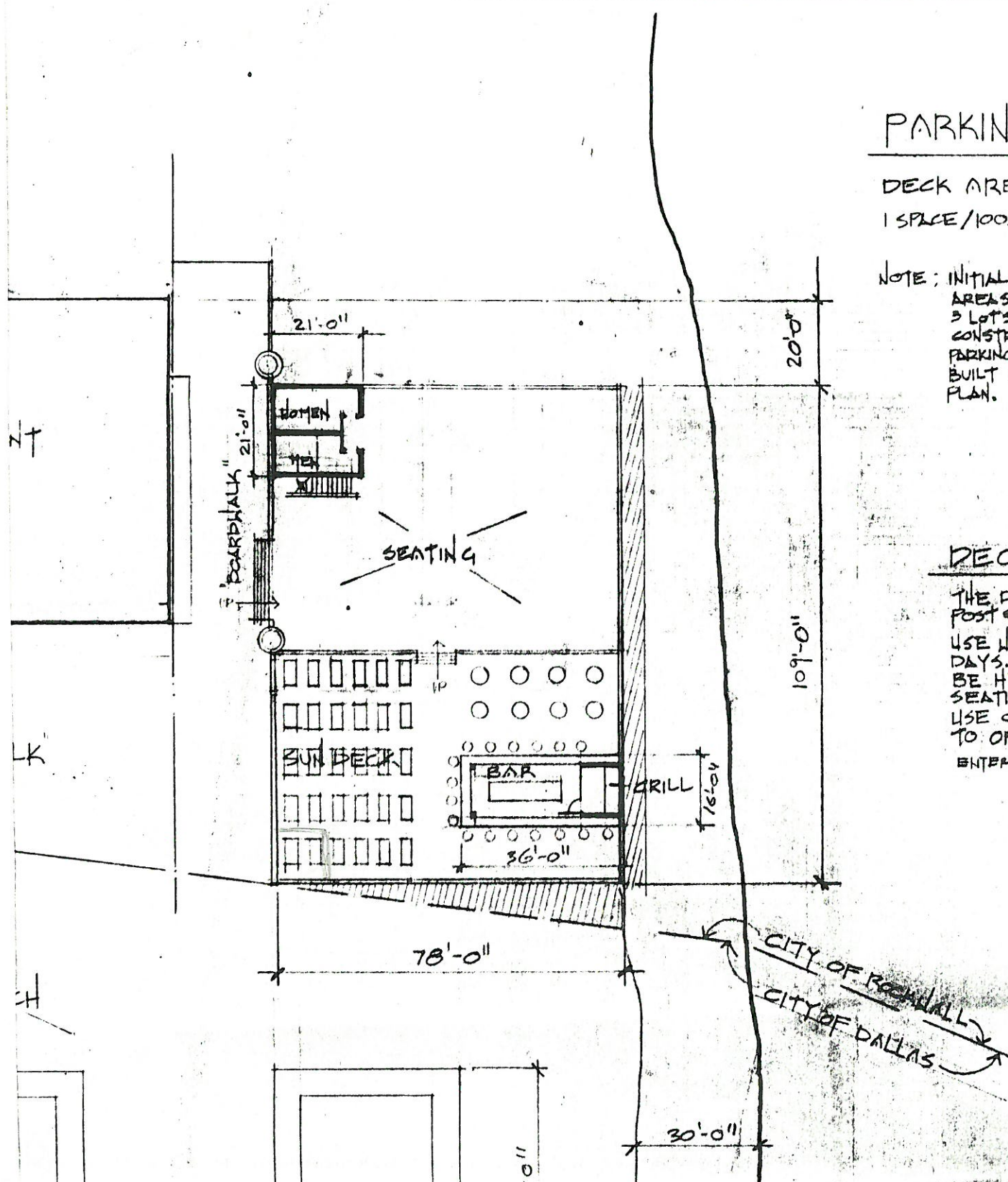
PARKING

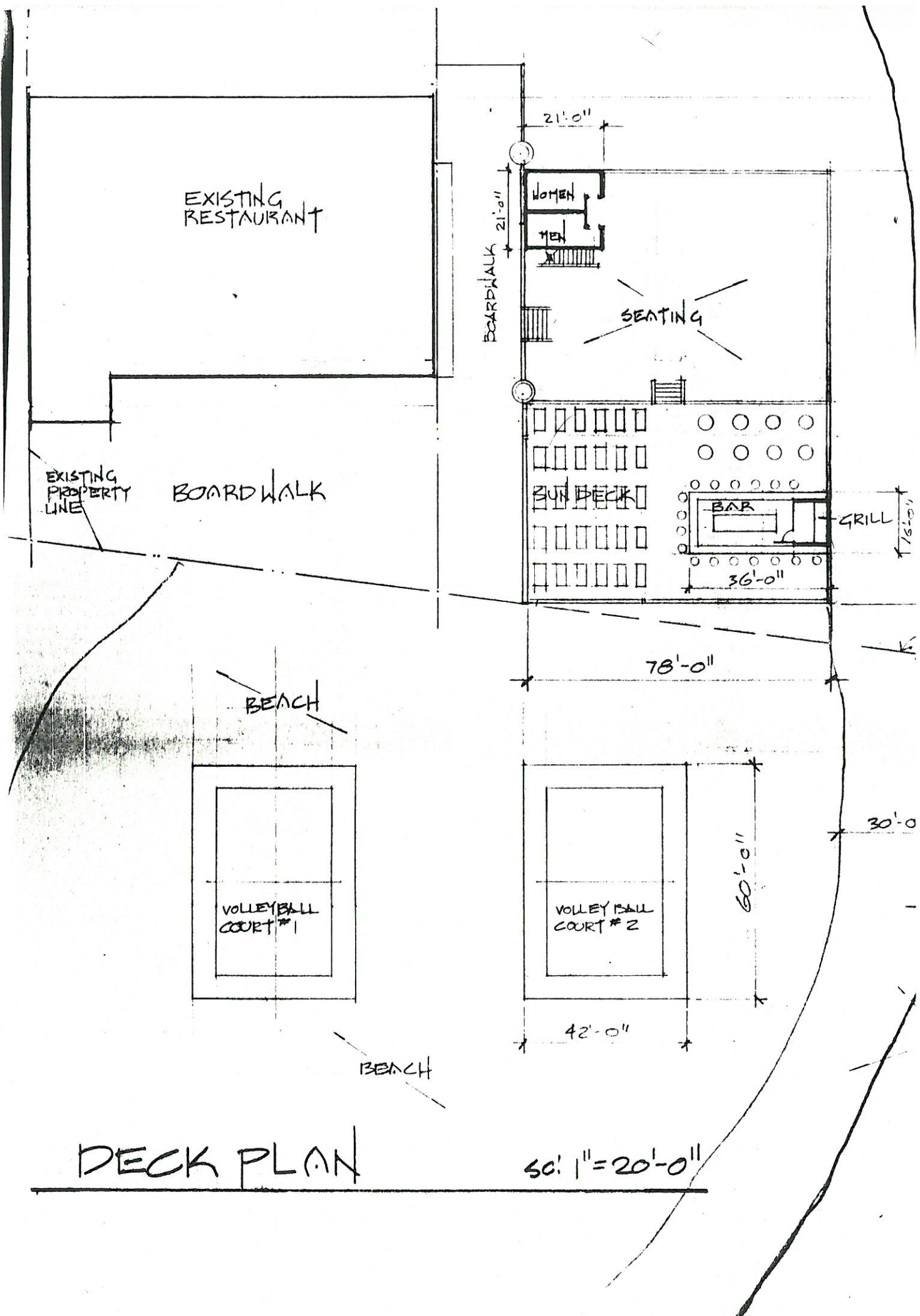
DECK AREA
1 SPACE/100 SQ.

NOTE: INITIALLY
AREAS V.
3 LOTS.
CONST. FOR
PARKING
BUILT UP
PLAN.

DECK

THE DE
POST & E
USE WILL
DAYS. V
BE HEI
SEATING
USE OF
TO OPE
ENTERTA





DECK PLAN

CITY OF ROCKWALL
Planning and Zoning Agenda .

Agenda Date:

June 8, 1989

Agenda No: III.C.

Agenda Item:

P&Z 89-14-FP/CUP - Hold Public Hearing and Consider Approval of a Request from Michael Stephenson for Extension of a CUP for a Private Club and a Replat of Lot 4, the Harbor, Phase I

Item Generated By:

Applicant, Michael Stephenson

Action Needed:

Hold public hearing and take any necessary action

Background Information:

As the Commission is aware, we have received a request from Mr. Stephenson to add to the existing CUP for a private club in order to construct a deck along the south side of Henry Africa. The deck will contain seating, a grill and bar, and restrooms that will be used for both the deck patrons and beach participants. Our comments concerning the request are as follows:

CONDITIONAL USE PERMIT

The request to expand the CUP for the private club does meet the minimum requirements for a private club. Our comments regarding the site plan for the deck are as follows:

1. With the addition of the deck area the required landscaping would increase by 11,088 sq. ft. The minimum landscaping for that area would be 15% or 1,664 sq. ft. The only area that would be available for landscaping would be along the inlet. This is planned at some future time to be used as a docking area to provide boat access to the development. It is also going to be approximately 4-5 feet below the deck when it is constructed. The applicant has been asked to address the issue of landscaping this area. They may request a waiver to those requirements. In light of the location of this deck with the proximity of the take line and the improvements that will be placed there, and due to the height of the deck additional landscaping would probably not enhance this area significantly. We will hear from the applicant Thursday night regarding this matter.
2. The parking will have to be increased to 75 spaces in order to meet the standard parking requirements. The parking will be installed at the time of construction of the deck.
3. They are proposing to place the required parking for the deck in the eastern part of PD-7 as shown on the site plan. The drive for this new parking needs to be realigned to tie into the site plan for Henry Africa. The landscaping ordinance requires that a parking lot with more than two rows of parking to have internal landscaping. We have asked them to provide the area within the parking lot. Again, they may request a delay from the landscaping requirements for the parking lot until their development reaches this area. They will address this Thursday night.
4. The applicant plans to utilize wood that has been salvaged from another building for the deck. If the wood meets the building code structural requirements it could be used, however if it cannot be rated it cannot be used.
5. There has been no indication by the applicant that they would want to be able to have entertainment on the deck such as bands or dancing, etc. We have requested them to indicate what, if any, entertainment they might want to utilize on the deck. The Commission may want to consider a condition in the permit regarding the provision of entertainment. We have in the past had some noise complaints from Lakeside Village regarding the bands at Culpepper's.

PLAT

The replat of Lot 4 of the Harbor meets all of our requirements. We have indicated that an access easement will need to be provided on the area of the parking lot because it is not platted. This would need to be provided prior to filing the plat.

Attachments:

1. Location Map
2. Site Plan/Elevations
3. Plat

Agenda Item:

CUP For Private Club - Henry Africa Deck

Item No: III. B.

CITY OF ROCKWALL
City Council Agenda

Agenda Date:

June 19, 1989

Agenda No: V. D.

Agenda Item:

P&Z 89-14-FP/CUP - Hold Public Hearing and Consider Approval of an Ordinance Amending Ordinance 88-30 Authorizing an Expansion of the Conditional Use Permit Approving a Private Club on Lot 4, the Harbor Phase I and approving a Replat of Lot 4, the Harbor, Phase I (1st Reading)

Item Generated By:

Applicant, Michael Stephenson

Action Needed:

Hold public hearing and take any necessary action

Background Information:

As the Council is aware, we have received a request from Mr. Stephenson to expand the existing CUP for a private club in order to construct a deck along the south side of Henry Africa. The deck will contain seating, a grill and bar, and restrooms that will be used for both the deck patrons and beach participants. Our comments concerning the request are as follows:

CONDITIONAL USE PERMIT

The request to expand the CUP for the private club does meet the minimum requirements for a private club. Our comments regarding the site plan for the deck are as follows:

1. With the addition of the deck area the total lot area would increase by 11,088 sq. ft. The minimum landscaping for that area would be 15% or 1,664 sq. ft. The only area that would be available for landscaping would be along the inlet. This is planned at some future time to be used as a docking area to provide boat access to the development. It is also going to be approximately 4-5 feet below the deck when it is constructed. The applicant has requested approval for 940 sq. ft. of landscaping along the beach and south side of the deck. In light of the location of this deck with the proximity of the take line and the improvements that will be placed there, and due to the height of the deck additional landscaping would probably not enhance this area significantly.
2. The applicant will provide 85 additional parking spaces for the deck. The minimum parking requirements for the deck would be 75 spaces. The parking will be installed at the time of construction of the deck.
3. They are proposing to place the required parking for the deck in the eastern part of PD-7 as shown on the site plan. The drive for this new parking will tie into the site plan for Henry Africa. The landscaping ordinance requires that a parking lot with more than two rows of parking have internal landscaping. The parking area would also normally be constructed of concrete or asphalt. The applicant has requested a temporary waiver to the landscaping and materials requirements for the additional parking area because this area will probably have to be redesigned when this area of PD-7 is developed. There will have to be a road in this area, either a collector or the extension of Summer Lea. Any improvements that might be done now would probably have to be removed and redone. They have requested permission to use a compacted rock base with a seal coat surface.
4. The applicant plans to utilize wood that has been salvaged from another building for the deck. If the wood meets the building code structural requirements it could be used, however if it cannot be rated it cannot be used.
5. The applicant has indicated that they would want to be able to have entertainment on the deck. We requested them to indicate if they did plan to have entertainment because we have in the past had some noise complaints from Lakeside Village residents regarding the bands at Culpepper's. This area is further south and lower than Culpeppers so it is less likely to cause a noise problem than Culpeppers.

(SEE NEXT PAGE)

Attachments:

1. Location Map
2. Site Plan/Elevations
3. Plat
4. Ordinance

Agenda Item:

CUP For Private Club - Henry Africa Deck

Item No: V. D.

AGENDA NOTES
HENRY AFRICA DECK CONT'D.

PLAT

The replat of Lot 4 of the Harbor meets all of our requirements. We have indicated that an access easement will need to be provided on the area of the parking lot because it is not platted. This would need to be provided prior to filing the plat.

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

1. That the additional landscaping on Lot 4 be approved as submitted with the stipulation that a minimum of 2 trees be planted in the ground within the deck area. The location of the trees would be decided by the applicant.
2. That the landscaping and parking materials requirements for the additional parking and drive be temporarily waived for a period of two years or the construction of Phase 2 of the Harbor development, whichever comes first. The temporary parking lot and drive will be constructed of a compacted rock base with a seal coat surface.
3. That adequate lighting will be provided for the additional parking area.
4. That adequate fixtures for both the deck and for the beach use will be provided in the restrooms.
5. The entertainment on the deck is approved with the condition that the use of entertainment would be reviewed at the end of one year.
6. The plat is approved with the condition that an access easement is provided on the additional parking area.

BEFORE THE PLANNING AND ZONING COMMISSION
AND ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing on Thursday, June 8, 1989, at 7:30 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, June 19, 1989, at 7:00 P.M. in City Hall, to consider approval of a request from Michael Stephenson for an expansion of an existing Conditional Use Permit for a private club at Henry Africa, Lot 4, the Harbor, Phase One. The applicant proposes to add .2544 acres of adjacent private property south of Henry Africa to the existing lot and increase the area for which his private club Conditional Use Permit is currently issued by .2544 acres which are further described below. As an interested property owner, you are encouraged to attend these meetings or notify the Commission and Council of your feeling in regard to this matter by returning the form below.

BEING a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas and being a part of that land conveyed to A. P. Roffino by deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the City of Dallas Take Line for Lake Ray Hubbard and at the South corner of Lot 4, Block A, Rockwall Harbor, Phase One, an addition to the City of Rockwall recorded in Slide C, Page 29, Plat Records, Rockwall County, Texas;
THENCE: North 60° 30' 20" East a distance of 108.52 feet with the Southeast line of said lot to a point for a corner;
THENCE: South 29° 29' 40" East a distance of 96.35 feet to a point for a corner;
THENCE: South 60° 30' 20" West a distance of 121.54 feet to a point for a corner on said Take Line;
THENCE: North 21° 47' 59" West a distance of 97.22 feet to the Point of Beginning and containing 11,083 square feet or 0.2544 acres of land.

The following form may be filled out and returned as soon as possible to the City Council, 205 West Rusk Street, Rockwall, Texas, 75087.

Case Number P&Z 89-14-CUP

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

I am opposed to the request for the reasons listed below

Signature _____
Address _____

Stephenson CVP

Dallas Water Utilities
2900 White Rock
Dallas TX 75214

Robert S. Whittle
P.O. Box 369
Rockwall TX 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at _____
730 o'clock ^{PM} ~~13th~~ on the 13th day of April, 1989

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Michael Stephenson

for a Conditional Use permit for expansion of
a private club

on the following described property:

Lot 4, the Harbor Phase I

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision. In replying please refer to Case No. P+289-15-CUP

City of Rockwall, Texas

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

Case No. _____

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 _____

Lot 4, the Harbor

Ab 11 TR 12 Robert S. Whittle
P.O. Box 369
Rockwall, TX 75087

Ab 11 TR 16 Church on the Rock
P.O. Box 880
Rockwall, TX 75087