

APPLICATION AND FINAL PLAT CHECKLIST

Date Aug 26, 1991
 Name of Proposed Development Henry Africa Subdivision
 Name of Developer Car House Restaurant
 Address 1-30 Phone 771-1001
 Owner of Record Michael Stephenson
 Address 1-30 Phone 771-1001
 Name of Land Planner/Surveyor/Engineer BLS and Ramsey Architects
 Address 1101 Ridge Rd Phone 771-1030
 Total Acreage ±2 Current Zoning C
 Number of Lots/Units 1

Signed Ross Ramsey

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or
Shown on Plat

Not
Applicable

1. Title or name of development, written and graphic scale, north point, date of plat and key map

2. Location of the development by City, County and State

- | | | |
|-------|-------|---|
| _____ | _____ | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark |
| _____ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| _____ | _____ | 5. If no engineering is provided show contours of 5 ft. intervals |
| _____ | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| _____ | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| _____ | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| _____ | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| _____ | _____ | 10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page |
| _____ | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| _____ | _____ | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording) |

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit Along with plat a calculation sheet indicating the area of each lot.

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____

OWNER'S CERTIFICATE

(Privately Maintained Common Area)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS _____ (Owner) BEING THE OWNER OF A
TRACT OF LAND in the County of Rockwall, State of Texas, said tract
being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (Owner) being the owner, does
hereby adopt this plat designating the hereinabove described
property as (Subdivision Name) _____, an addition to the City of
Rockwall, Rockwall County, Texas, and does ⁽¹³⁾ hereby reserve all
rights of the premises to the exclusion of the public, except as
described otherwise herein, reserving such rights to _____ (Owner)
_____, its successors and assigns, and further
reserving its private easement for itself, its successors and
assigns, at all times hereafter for ingress and egress to and from

the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto (Owner)

 , its successors, and assigns. Provided, however, (12) all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all utilities desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. (Owner)

 , its successors and assigns will be responsible for maintenance of all private streets and grades. The (13) City

of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. (14) The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by

Page 4 of 4

the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND AT _____, Texas, this, the
_____ day of _____.

By _____ (Owner or Owner's representative)

_____ (Title)

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of
_____ by _____ (the Owner)
(on behalf of the Owner) of the above described property.

Notary Public

My Commission Expires _____

OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS _____ (Owner) _____, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (Owner) _____ being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name), an addition to the City of Rockwall, Rockwall County, Texas, and does ⁽¹²⁾ hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. No buildings shall be constructed or placed upon, over, or across the utility easements as described

herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The ⁽¹³⁾ City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. ¹⁴ The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the

Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Page 4 of 4

WITNESS MY HAND at _____, Texas, this _____ day
of _____

BY (Owner or Owner's representative)

(Title)

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of
_____, by _____ (the
owner) (on behalf of the owner) of the above described property.

Notary Public
My Commission Expires _____

(16) RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall

City Secretary
City of Rockwall

(17) SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____ (Name) _____, do hereby certify
that I prepared this plat from an actual and accurate survey of the
land, and that the corner monuments shown thereon were properly
placed under my personal supervision.

(Name)
Registered Public Surveyor No. _____

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of
_____ by _____.

Notary Public
My Commission Expires _____

SITE PLAN APPLICATIONDate Aug 26, 1991NAME OF PROPOSED DEVELOPMENT Henny AfricaNAME OF PROPERTY OWNER/DEVELOPER Michael StephensonADDRESS 1-30PHONE 771. 1001NAME OF LAND PLANNER/ENGINEER BLS and Ramsey ArchitectsADDRESS 1101 Ridge RdPHONE 771. 1030TOTAL ACREAGE ± 2CURRENT ZONING CNUMBER OF LOTS/UNITS 1SIGNED Ross Ramsey

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown</u>	<u>Not</u>
<u>On Site Plan</u>	<u>Applicable</u>

1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned

2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas

4. Calculation of landscaped area provided

5. Location and dimensions of ingress and egress

- | | | |
|-------|-------|--|
| _____ | _____ | 6. <u>Location</u> , <u>number</u> and <u>dimensions</u> of off-street parking and loading facilities |
| _____ | _____ | 7. <u>Height</u> of all structures |
| _____ | _____ | 8. <u>Proposed uses</u> of all structures |
| _____ | _____ | 9. <u>Location</u> and <u>types</u> of all signs, including lighting and heights |
| _____ | _____ | 10. <u>Elevation</u> <u>drawings</u> citing proposed exterior finish materials and proposed structural materials |
| _____ | _____ | 11. <u>Location</u> and <u>screening</u> of trash facilities |
| _____ | _____ | 12. <u>Location</u> of nearest fire hydrant within 500 ft. |
| _____ | _____ | 13. Street names on proposed streets |
| _____ | _____ | 14. The following additional information: |

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

File No. _____

Date _____

Fee _____

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-29- CUP

Date Submitted Aug 26, 1991

Filing Fee \$ 255.00

Applicant Car House Restaurant

Address 1-30

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

See attached plat

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

Private Club

The current zoning on this property is Commercial.
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.

Car House by Ross Rusk

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
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-29- CUP

Date Submitted Aug 26, 1991

Filing Fee \$ 255.00

Applicant On House Restaurant

Address 1-30

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

see attached plat

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

Coarden Center

The current zoning on this property is Commercial.
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.

On Hand by Don Ramo

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
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-29- CUP

Date Submitted Aug 26, 1991

Filing Fee \$ 255.00

Applicant Car House Restaurant

Address 1-30

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:

Less than 90% Exterior Masonry Facade

The current zoning on this property is Commercial.
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.

Car House by Ross Ramsey

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 The Oak House 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	255.00	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

255.00

Received By Li

City of Rockwall

Planning and Zoning Applicant Receipt

Date 8/26/91

Applicant Pro Damsy Phone _____

Address Mr. Michael C. Stephenson

Development Henry Africa (Dart House)

The following items have been received on this date by the City of Rockwall Administrative Office:

☒ Site Plan Application

☐ Prel. Plat Application

☒ Final Plat Application

☐ Zone Change Application

☐ Sign Board Application

☐ Board of Adj. Application

☐ Front Yard Fence Application

☒ CUP Application

☐ () sets/site plans - Submission # _____

☐ () sets/prel. plats - Submission # _____

☐ () sets/final plats - Submission # _____

☐ () sets/executed final plats/mylars

☐ () sets/engineer drawings - Submission # _____

☒ Filing fee \$ 255.00 # 1444

☐ Other _____

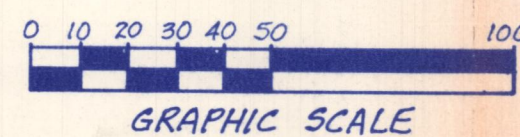
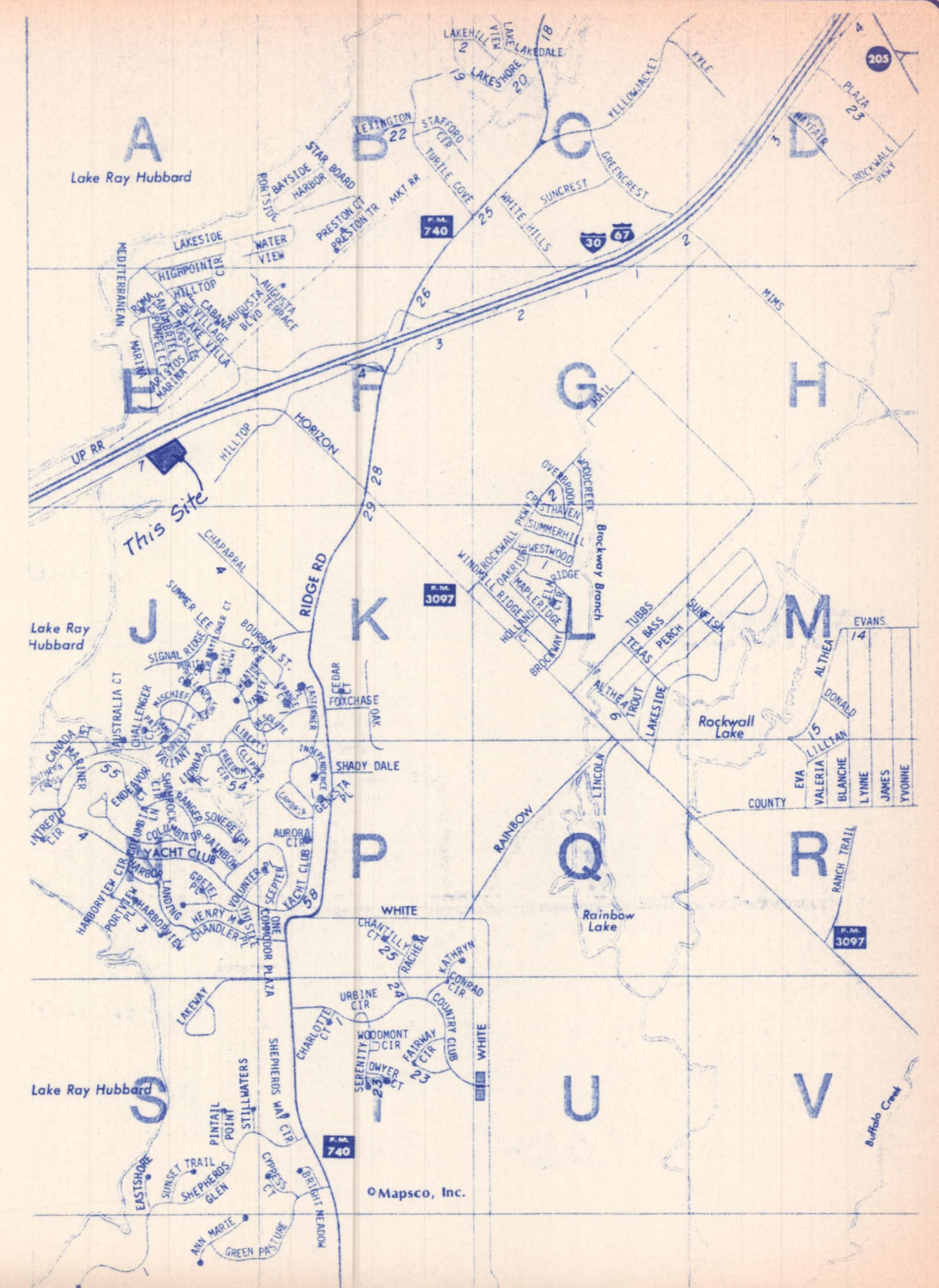
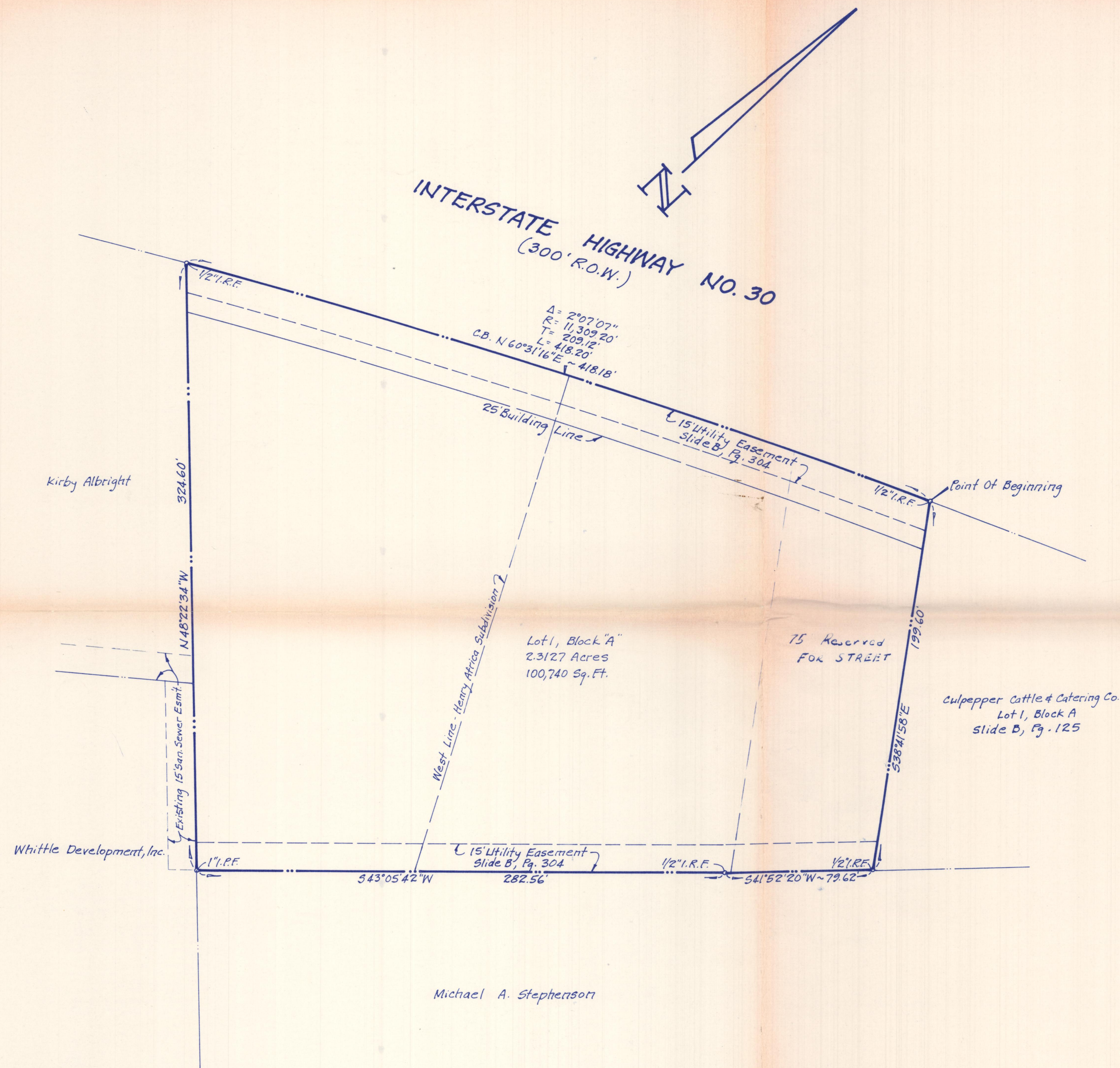
With this application, you are scheduled to appear before the

on _____,

at _____ P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary Nichols



HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1" = 40'	9-23-91	9193

REVISED HENRY AFRICA SUBDIVISION	
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
Michael A. Stephenson ~ Owner	
303 W.I.H. 30 - Rockwall, Texas 75087	Tel. No. 214-771-1001

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Michael A. Stephenson is the owner of a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being that tract of land described in deed recorded in Volume 585, Page 328, Deed Records, Rockwall County, Texas, and being all of Lot 1, Block A of Henry Africa Subdivision, an addition to the City of Rockwall, recorded in Slide B, Page 304, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the Southeast line of I.H. 30, a 300 foot right-of-way, at the West corner of Culpepper Cattle and Catering Co., an addition to the City of Rockwall, recorded in Slide B, Page 125, Plat Records, Rockwall County, Texas, and at the North corner of said Henry Africa;
THENCE: South 38° 41' 58" East a distance of 199.60 feet to a 1/2" iron rod found at the South corner of said Culpepper Cattle and Catering Co. and the East corner of said Henry Africa;
THENCE: South 41° 52' 20" West a distance of 79.62 feet with the Southeast line of said Henry Africa to a 1/2" iron rod found for a corner;
THENCE: South 43° 05' 42" West a distance of 282.56 feet continuing with said Southeast line and then the South-east line of said tract recorded in Volume 585, Page 328 to a 1" iron pipe found for a corner;
THENCE: North 48° 22' 34" West a distance of 324.60 feet to a 1/2" iron rod found for a corner on said Southeast line of I.H.30, said iron rod being on a curve to the right having a central angle of 2° 07' 07", a radius of 11,309.20 feet, and a chord that bears North 60° 31' 16" East a distance of 418.18 feet;
THENCE: Along said curve an arc distance of 418.20 feet to the Point of Beginning and containing 100,740 square feet or 2.3127 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Michael A. Stephenson, being owner does hereby adopt this plat designating the hereinabove described property as Revised Henry Africa Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvemetns which in any way endanger or interfere with constructin, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requiriements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1991.

Michael A. Stephenson

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by Michael A. Stephenson.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Revised Henry Africa Subdivision, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
2

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	9-23-91	9193

REVISED HENRY AFRICA SUBDIVISION

M.J.BARKSDALE SURVEY, ABSTRACT NO.11

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Michael A. Stephenson ~ Owner
303 W. I.H.30-Rockwall, Texas 75087 Tel.No. 214-771-1001

REVISIONS	BY

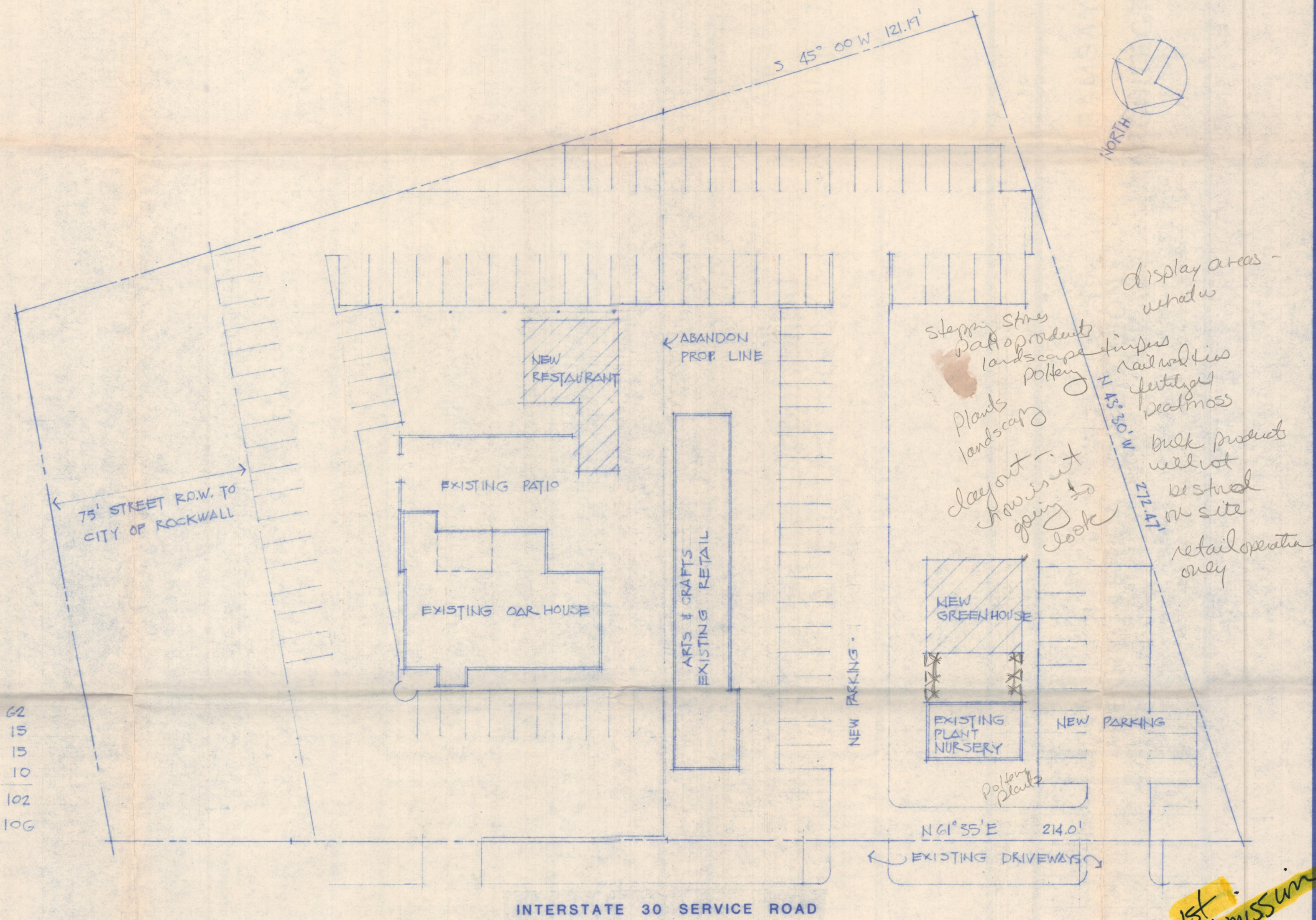
RAMSAY
ARCHITECTS

REVISION TO

HENRY AFRICA SUBDIVISION

ROCKWALL TEXAS

DRAWN 7
CHECKED
DATE 22 AUG. 91
SCALE 1" = 30'
JOB NO.
SHEET 1
OF 1 SHEETS



PARKING:

OAR HOUSE & PATIO	: 62
NEW RESTAURANT	: 15
ARTS & CRAFTS	: 15
PLANT NURSERY	: 10
TOTAL:	102
SHOWN:	106

1st Submission

REVISIONS	BY
28 AUG 91	R.

RAMSAY
ARCHITECTS

REVISION TO
HENRY AFRICA SUBDIVISION

ROCKWALL, TEXAS

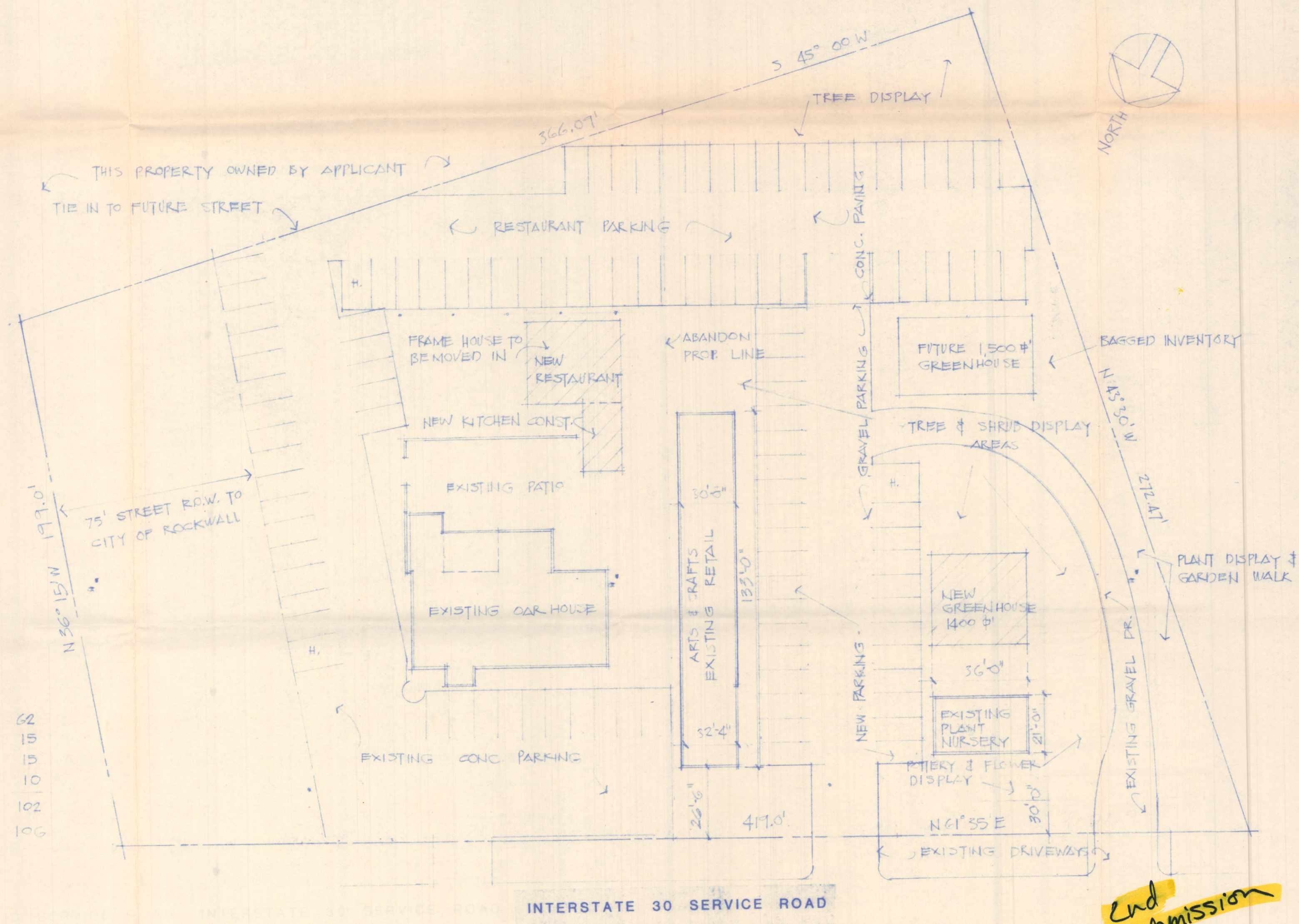
DRAWN R.
CHECKED
DATE 22 AUG 91
SCALE 1" = 30'
JOB NO.
SHEET 1
OF 1 SHEETS

PARKING:

OAK HOUSE & PATIO
NEW RESTAURANT
ARTS & CRAFTS
PLANT NURSERY

TOTAL:
SHOW:

62
15
15
10
102
106



End
Submission

REVISIONS	BY

RAMSAY
ARCHITECTS

HENRY AFRICA SUBDIVISION

ROCKWALL, TEXAS

REVISION TO

DRAWN
R.

CHECKED

DATE
22 AUG 91

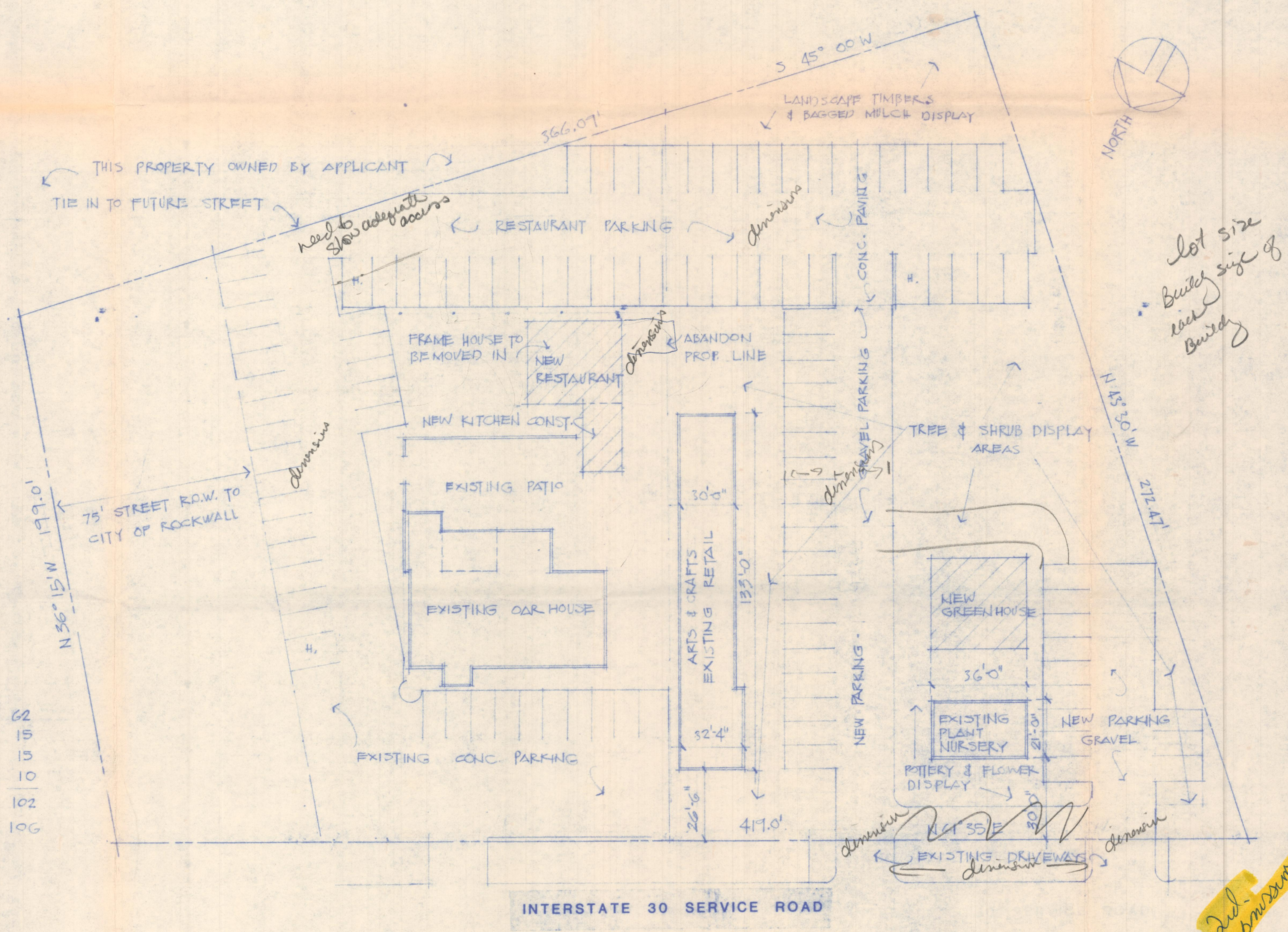
SCALE
1" = 30'

JOB NO.

SHEET

1

OF SHEETS



PARKING:

OAK HOUSE & PATIO	62
NEW RESTAURANT	15
ARTS & CRAFTS	15
PLANT NURSERY	10
TOTAL:	102
SHOWN:	106

2nd Submission

REVISIONS	BY
28 AUG 91	R.

RAMSAY
ARCHITECTS

REVISION TO
HENRY AFRICA SUBDIVISION
ROCKWALL, TEXAS

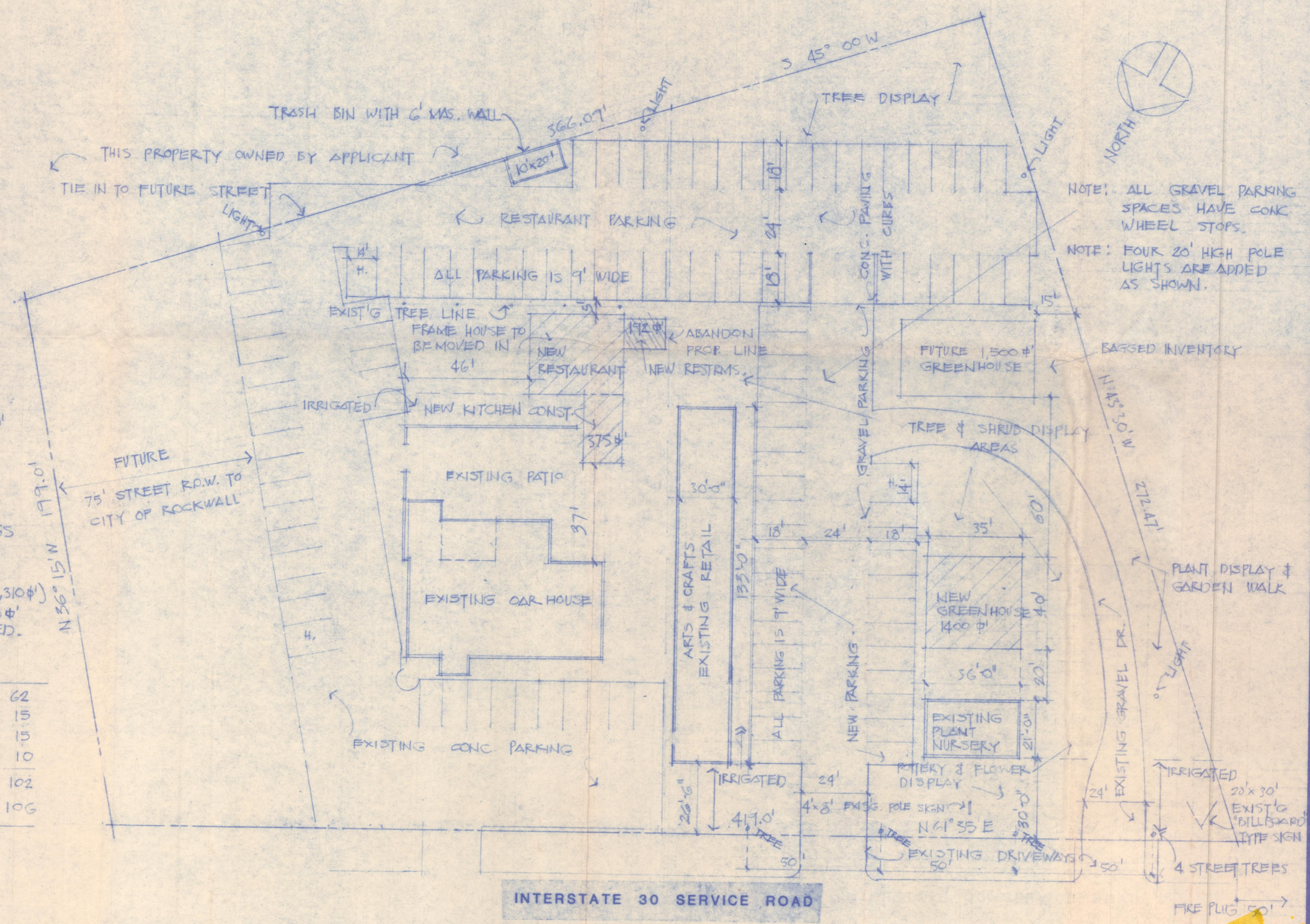
DRAWN R.
CHECKED
DATE 22 AUG 91
SCALE 1" = 30'
JOB NO.
SHEET 1
OF SHEETS

TOTAL STRUCTURES: 12,907 S.F.
LOT AREA: 131,282 S.F. (3.01 AC)

- IRRIGATION NOTES:**
- EXISTING CAR HOUSE HAS A LANDSCAPE & IRRIGATION PLAN.
 - NURSERY AND CRAFTS BUILDING ARE ON 35,112 Φ OF LAND REQUIRING 5,267 Φ OF IRRIGATED LANDSCAPE. THE YARD AREA BETWEEN 1-30 AND FRONTS OF BUILDINGS PROVIDES 4,400 Φ PLUS 910 Φ BETWEEN CRAFTS BUILDING AND PARKING. (5,310 Φ)
 - NEW BLDG. OCCUPIES 4500 Φ OF LAND. 675 Φ IS IRRIGATED.

PARKING:

CARHOUSE & PATIO	62
NEW RESTAURANT	15
ARTS & CRAFTS	15
PLANT NURSERY	10
TOTAL:	102
SHOWN:	106



*3rd Submission
approved w/ conditions*

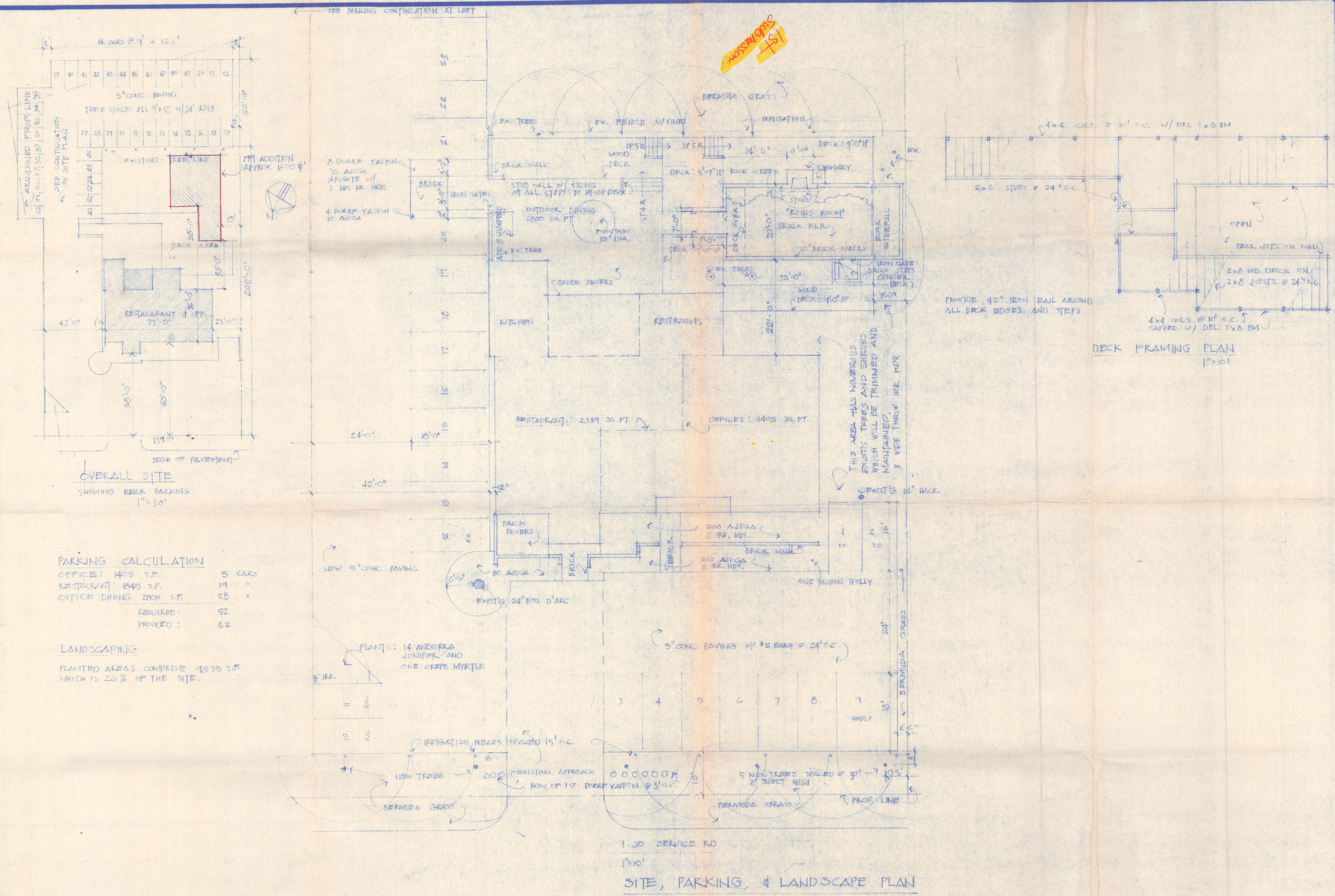
REVISIONS	BY
ADD PARKG	R
ADD BLDG	R



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



HIGHWAY

NO.

30

SERVICE ROAD

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

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

15' UTILITY EASEMENT

PLACE OF BEGINNING

BAND STAND

WOOD FENCE

WOOD DECK

BAR

R.R. TIES

PARKING

0.036 AC.

BILLBOARD

0.201 AC.

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

ONE STORY FRAMES
A.C. INCINERATOR

$N 39^\circ 14' 40'' E$
86.14'

POWER LINE

358.54'

ASPHALT PARKING

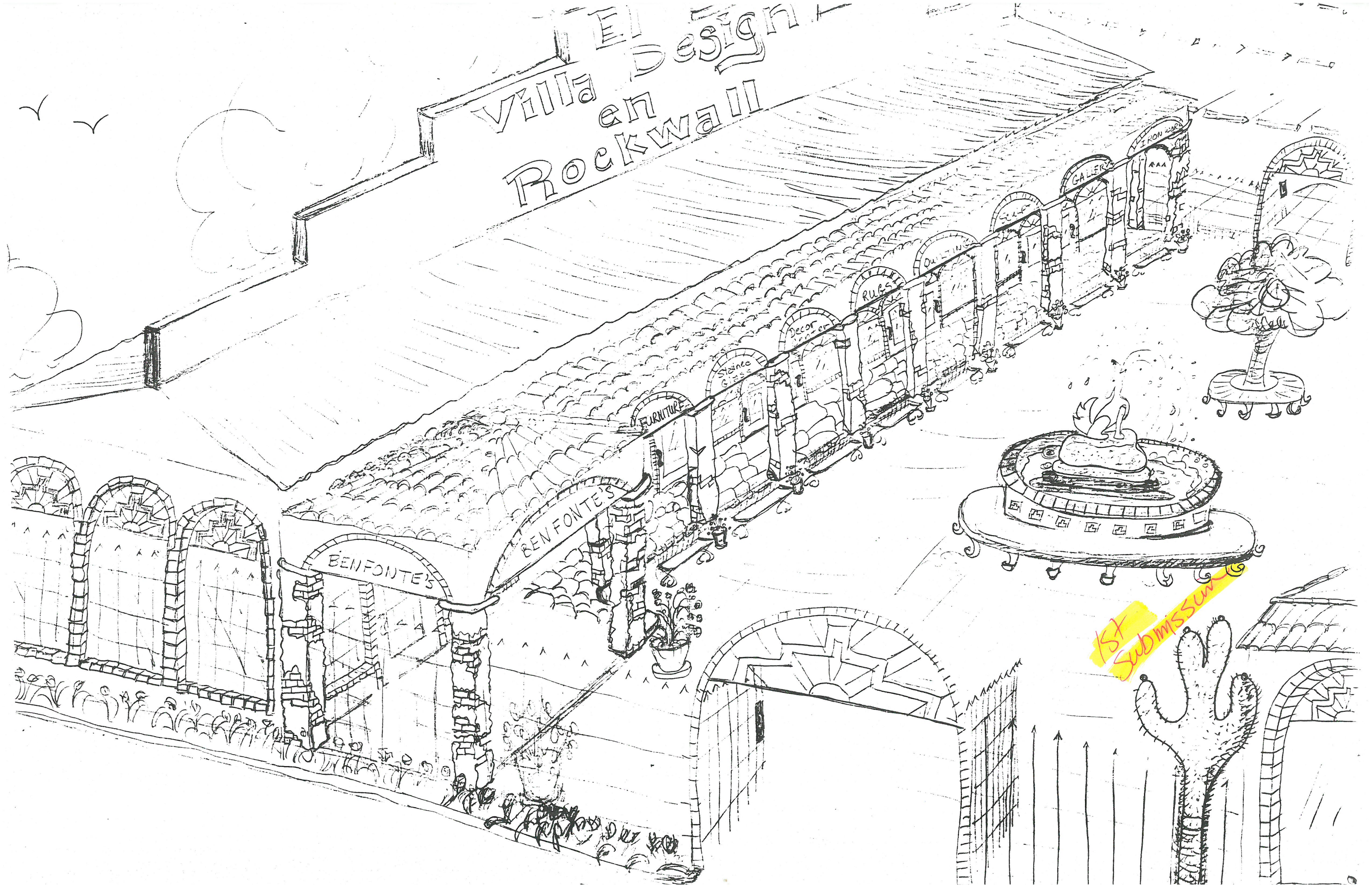
SATELLITE DISH

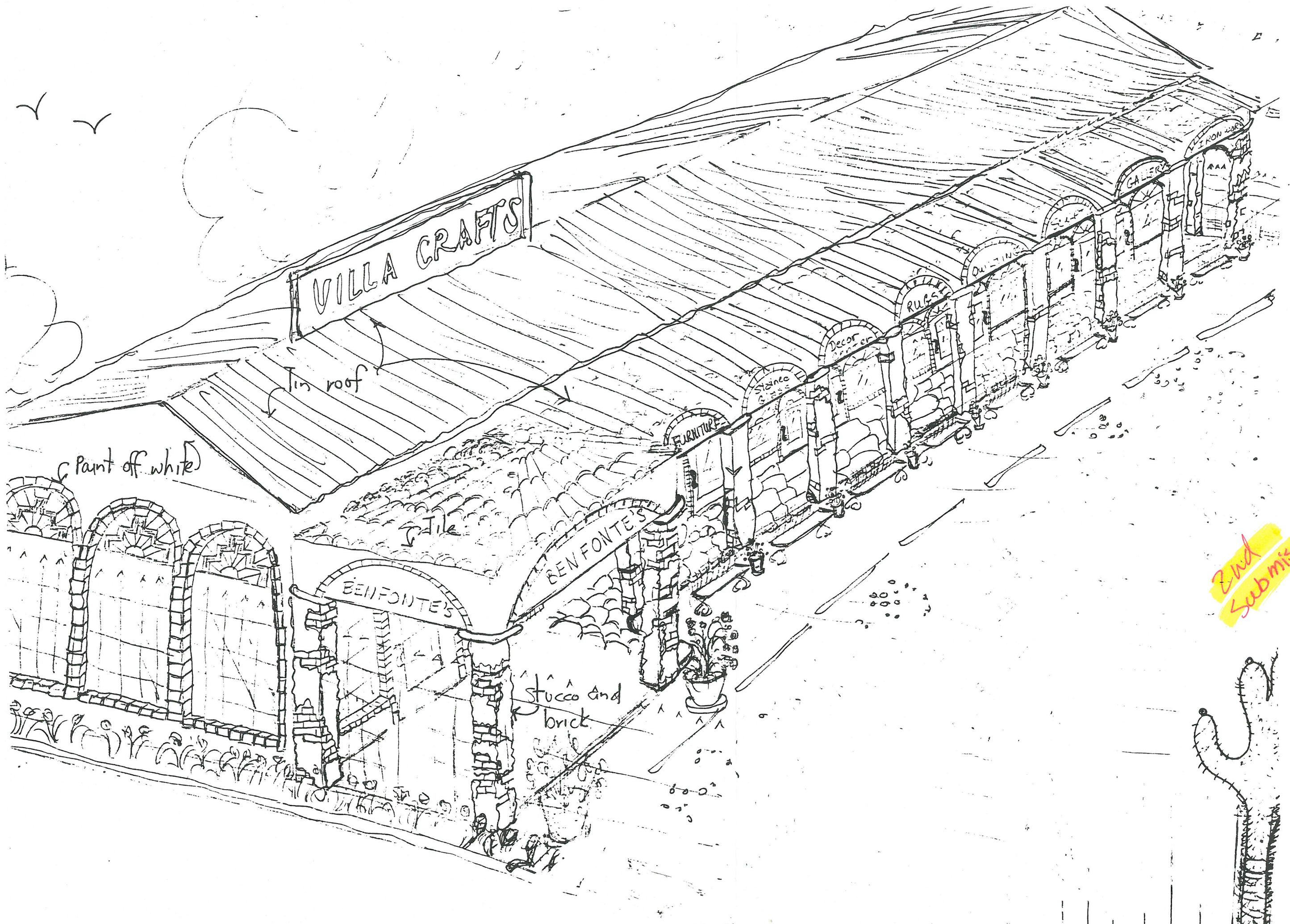
$N 42^\circ 49' 22'' W$

199.60'

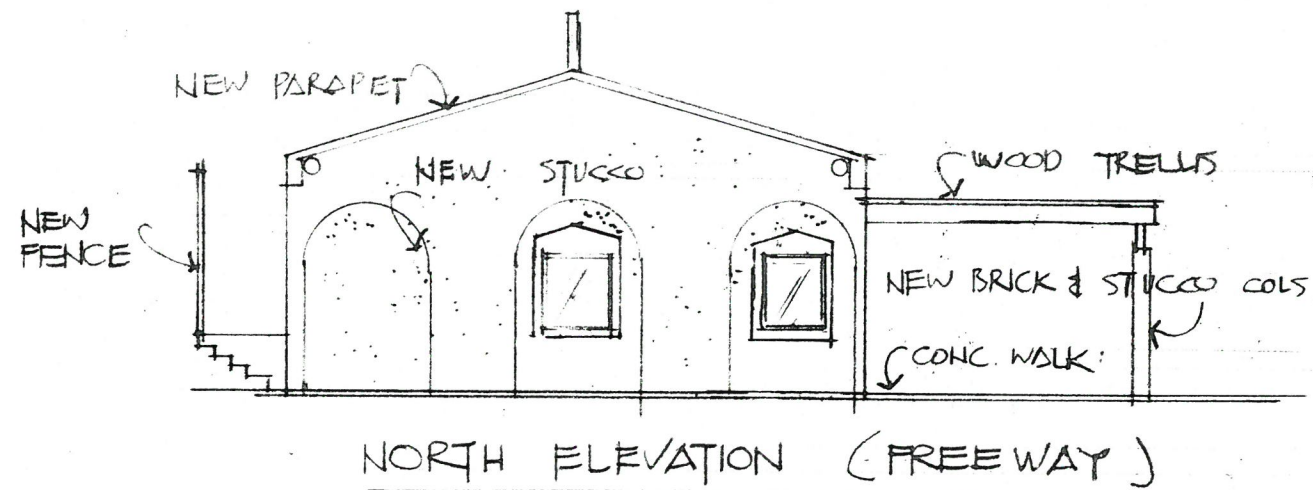
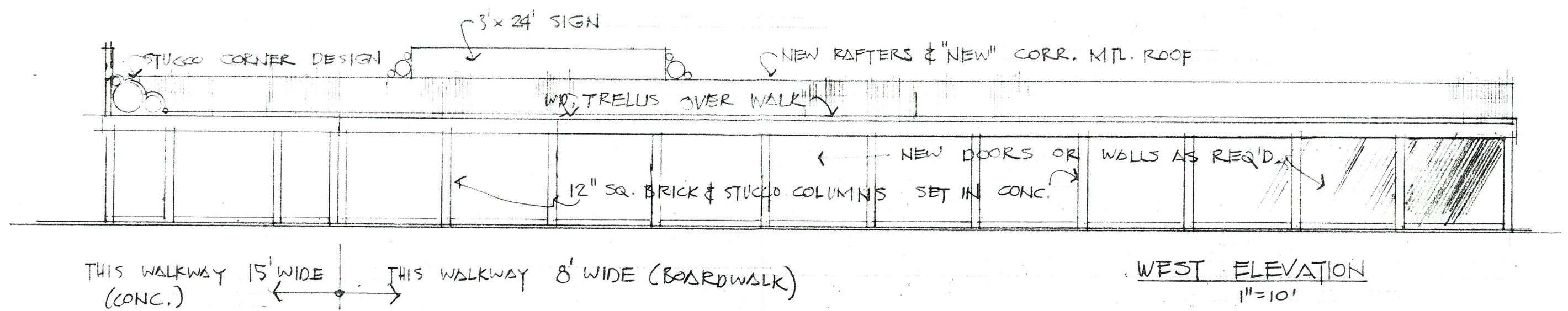
15' UTILITY EASEMENT

AC.





2nd Submission



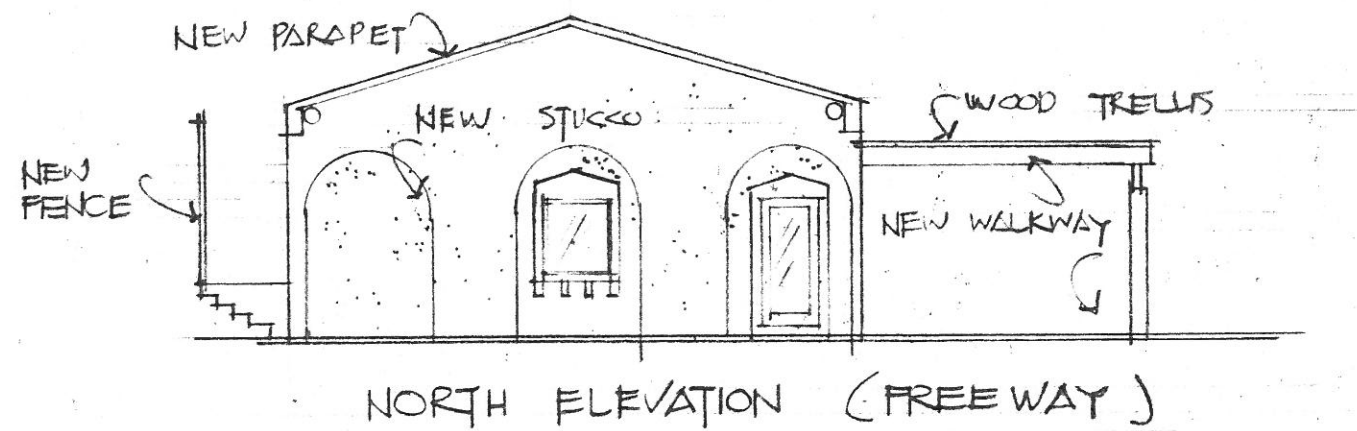
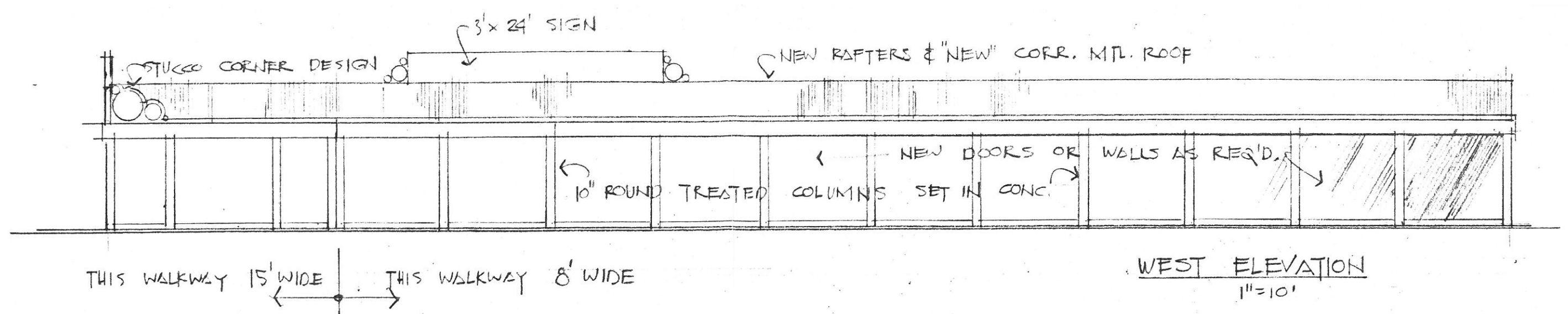
ARTS & CRAFTS BUILDING @ HENRY AFRICA SUBDIVISION

303 I.H. 30 • ROCKWALL TEXAS

RAMSAY ARCHITECTS 19 SEPT 91

REV. 6 OCT 91

Approved
copy w/ conditions



ARTS & CRAFTS BUILDING @ HENRY AFRICA SUBDIVISION

303 I.H. 30 • ROCKWALL TEXAS

RAMSAY ARCHITECTS 19 SEPT 91

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Henry AfricaCase No.: 91-29-FP

Application Reviewed.....

File Created..... ✓

Fee paid/receipt in file..... ✓

Issued receipt for application.....

Review Form prepared/initial review completed.....

Circulated review through:

Staff Review.....

Assistant City Manager.....

Community Services.....

Engineering.....

Scheduled for P&Z meeting..... 9/12

Prepared notes & supporting
documents for P&Z.....Notified applicant of results of P&Z
meeting and date of Council meeting.....

If Approved:

Scheduled for City Council..... 9/16

Prepared notes and supporting
information for council.....

Notified applicant of results.....

If final plat approved:

Changes required made to plat.....

Copies of plat signed by:

Owner.....

Surveyor.....

Notary.....

Approval dates for P&Z & Council on plats.....

Plats signed by:

P&Z Chairman.....

Mayor.....

City Secretary.....

Mylar filed with County.....

Slide No. recorded on all others.....

Listed in Plat Indexes.....

added ~~to~~ ^{Plat} to plat map

Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

Inspection Department..... (3-1 for Finance ~~and~~ ^{and} for Post Office after address assigned)

Street Department.....

~~(3-1 for Finance after addresses and~~
~~1 for Post Office after addresses)~~

Water and Sewer Department.....

Case File.....

Beta Cable.....

Southwestern Bell.....

Lone Star Gas.....

Texas Utilities.....
County Tax office.....
Property Owner.....
Chamber of Commerce.....
Appraisal District.....

CUP-GARDEN CENTER

1. the CUP is approved for the layout shown on the site plan submitted
2. the future greenhouse will be screened from I-30 frontage with a planting hedge and bagged inventory will be stored behind the hedge

CUP-NON MASONRY MATERIALS

1. the CUP is approved only for the structures as shown on the site plan
2. the greenhouse adjacent to the office will be constructed of glass or fiber plastic and the future greenhouse will be constructed of poly on the sides and glass or fiber plastic on the ends
3. the back of the boat storage building will be screened with a wood or plant screen or stuccoed
4. the phasing plan as submitted for completion of the improvements is approved with the exception that construction of the concrete parking shall be initiated within 90 days of final approval
5. the detailed elevations of the arts and crafts building must be submitted with the final plat

CUP-EXPANSION OF PRIVATE CLUB

1. the 100 seat requirement and minimum requirement of 1400 square feet is waived for this building

To date, we have not received your application for a replat/final plat of the Henry Africa Addition which the Planning and Zoning Commission agreed to consider at their worksession on September 27th. If the final plat is not approved by the Commission on this date, it cannot be considered by the City Council on October 7th. Your new schedule of dates for consideration would be:

Planning and Zoning Commission	October 10, 1991	7:00 P.M.
City Council	October 21, 1991	7:00 P.M.

In addition, we understand that you will requesting approval for a revised site plan and an additional expansion of a CUP. These requests will follow the same schedule if submitted in a timely manner.

Sincerely,



Mary Nichols
City Secretary

3. a request from Michael Stephenson for a Conditional Use Permit for expansion of the private club permit, a Conditional Use Permit for a garden center, and a Conditional Use Permit for less than 90 percent exterior masonry facade on a tract of land commonly known as the Oar House located at 303 IH 30 more particularly described as Lot 1, Block A, Henry Africa Addition and an adjacent tract of land described as follows:

All that certain lot, tract or parcel of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being the same tract of land as described in Deed from First Interstate Bank of Texas, N.A., to Fairfield Financial Group, Inc., as recorded in Volume 585, Page 328, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found for corner in the South right of way line of Interstate Highway NO. 30, said point being the most Westerly corner of the above cited tract of land;

THENCE North 61 degrees 35 minutes 00 seconds East along the South right of way line of said Highway, a distance of 213.72 feet to a 1/2" iron rod found for corner, said point being the most Northerly corner of the above cited tract;

THENCE South 28 degrees 34 minutes 40 seconds East a distance of 273.88 feet to a 1/2" iron rod found for corner, said point being the most Easterly corner of the above cited tract;

THENCE South 44 degrees 38 minutes 45 seconds West a distance of 117.56 feet to a 1" iron pipe found for corner;

THENCE North 46 degrees 44 minutes 19 seconds West a distance of 324.58 feet to the POINT OF BEGINNING, and containing 1.1097 acres of land.

Phase I

(These are the improvements we are doing before we open the nursery).

- (1) Landscaping & design in front of existing bldg.
- (2) Clean up of entire leased area (mowing, weed eating etc)
- (3) Parking & drive thru
- (4) Painting exterior of Bldg
- (5) Cleaning & Painting etc of interior
- (6) Signs in front of Bldg

Phase II

(These we plan to have finished by next Spring (1992))

- (1) Greenhouse attached to Bldg
- (2) Nature Walk Area

Phase III

(These we plan to complete within the first 2 years of business)

- (1) large green-house at back of property

~~(2)~~

Categories of inventory

- Plant Material (Container stock)
- Trees (Container & B & B)
- Retail packaged chemicals
- Bagged Hard Goods (Mulch, Peat Moss etc.)
- Concrete Products (Stepping Stones, Bird Baths, Statuary)
- Potting soils & aids
- Tropical Plants
- Hanging Baskets
- Bedding Plants (Seasonal Color)
- Vegetable Garden Needs
- Seed (packaged)
- Pottery
- Baskets
- Gift items (Wind Chimes, etc)

Sandra + 771-2618
Don Tarent

1. need to see what the buildings will look like
 - ✓ a. what will be done to existg structures
 - ✓ b. How will they be painted
 - ✓ c. What materials will the greenhouses consist of
 - ✓ d. elevation or arts + crafts - materials
 - ✓ e. compliance with buildg codes on all existg structures need to get w/ David
- ✓ 2. need to go ahead + run sewer
- ✓ 3. need to do a route study on road
- ✓ 4. Landscaping - or submit prior to completion
- ✓ 5. Timing + phasing plan
- ✓ 6. Need to designate fire lane
- ✓ 7. outside lighting
8. Plot to be delayed

Dobbar Stephenson

1. P12 don't like the used temp. party for required parking
2. need breakdown of sq footage on each bldg

Our House	2339 - Off.	=	8
	1400 - Rest.	=	14
	3125 - patio	=	32
	1432 - new pizza	=	17
	4144 - arts & craft	=	21
	2356 - nursery	=	11
	1500 1200 - Bldg A ^{rest}	=	15
	1500 1200 - Bldg B ^{rest}	=	15
Our house & patio	64		
Pizza	17		133
Arts & crafts	21	shown	106
nursery	<u>12</u>		27
	112		
shown	<u>106</u>		
	6 - need		

new bldg 30 spaces
 shown 26
 + 4

make party subject to alignment of culdesac road
 & in & meeting standards

total site 84,799

landscaping = $\frac{12,720}{15,093} \phi - 15\%$ less
75' of ROW

mc

submission of detailed landscape plan prior
to E6.

- look at ord on def of dwellly unit
20my ord def.

✓ Henry Africa - expansion site unto sewer
with this development
pay for fire hydrant -

✓ ~~pro rata~~ on 12" line on I-30

✓ need to check fire hydrant coverage

- needs to get current on all legion reports
- legion expansion

✓ what about roof line on warehouses -
will this be done.

✓ Have Ross talk to B David

✓ Check w/ Ross on Buddy Codes & elevations

- will the propane tank stay?

- dumpster location on

~~Bill Hallett~~

Replat

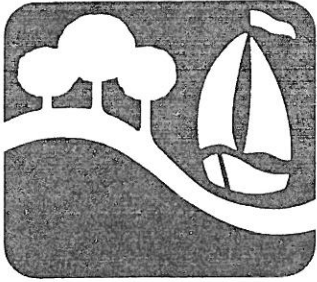
Site plan

Expansion of CUP for Private Club

CUP for non masonry

CUP for garden center

waiver to parking lot material



CITY OF ROCKWALL

"THE NEW HORIZON"

August 27, 1991

Mr. Michael Stephenson
The Oar House
303 IH 30
Rockwall, TX 75087

Dear Mr. Stephenson:

Your filing fee in the amount of \$255.00 has been received by this office. To date your application forms for the following have not been received:

Replat of Henry Africa
Site Plan for Henry Africa
Expansion of CUP for Private Club
CUP for Less than 90% Exterior Masonry Materials
CUP for Garden Center
Waiver Request for Parking Lot Materials

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991 at 7:00 P.M. to consider approval of your request. As the applicant, you or your representative must attend both of these meetings. Lack of applicant representation could delay your approval process.

A Conditional Use Permits must be adopted ordinance and approved at two separate meetings of the City Council. The second reading of the ordinance is scheduled for October 7, 1991. The Conditional Use Permits will not be effective until the ordinance has been approved on second reading.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
City Secretary



SEPTEMBER 9, 1991

MS. JULIE COUCH
CITY COUNCIL MEMBERS
CITY HALL
ROCKWALL, TX. 75087

DEAR MS. COUCH & COUNCIL MEMBERS:

THE PURPOSE OF THIS LETTER IS TO MAKE CLEAR MY INTENTIONS AS TO THE USE OF THE HOUSE THAT WE WOULD LIKE TO MOVE ON THE OAR HOUSE PREMISES. WE PLAN ON ADDING AN ADDITIONAL KITCHEN AREA AND USE THE ENTIRE FACILITY AS A PIZZA AND SANDWICH HOUSE. AS YOU KNOW THE OAR HOUSE IS FOR SEA FOOD AND PASTA, AND WE HAVE CREATED A GREAT ATMOSPHERE FOR THESE ITEMS. THE ADDITION OF PIZZA IS A NATURAL, HOWEVER, WE FEEL THAT THE PIZZA EATERY WOULD REQUIRE MORE TABLE TIME AND THE ATMOSPHERE SHOULD BE A LITTLE MORE CASUAL. THE "NEW" BUILDING WILL ONLY HOLD APPROXIMATELY 70-80 PEOPLE BUT BY COMBINING IT WITH THE EXISTING OAR HOUSE DINING ROOM IT WOULD BRING THE TOTAL NUMBER OF INSIDE SEATS TO APPROXIMATELY 150-175. WE PLAN TO OPERATE UNDER THE SAME LIQUOR LICENSE WITH THE COURTYARD OF THE OAR HOUSE AS THE MAIN FOCAL POINT FOR BOTH BUILDINGS. THERE WILL BE A WALK WAY THAT WILL LEAD FROM THE PIZZA HOUSE TO THE ARTIST WALK.

WE FEEL THAT WE SHOULD BE ABLE TO COMPLETE THE MOVING OF THE BUILDING AND THE REMODEL BY NEXT SPRING AT THE LATEST. I HOPE THAT YOU AND THE COUNCIL MEMBERS ARE AS EXCITED ABOUT THE PROJECT AS I AM.

SINCERELY YOURS,

DOBBER STEPHENSON

DS:kc

ATTACHMENT



RAMSAY ARCHITECTS, INC.

12 Sept 91

Mrs. Julie Couch
Assistant City Manager
City of Rockwall Texas

Dear Julie,

1. In reference to the request for a Conditional Use Permit for expansion of the Oar House Restaurant, the owner, Dobber Stephenson, suggests the following phasing:

A. Purchase and move the structure now located on N. Goliad St. onto the site and set it on a permanent foundation.

B. Pave the concrete parking lot which accomodates this new restaurant and the outdoor area of Oar House.

C. Renovate the moved in building and add a new kitchen wing and restroom wing.

All this is expected to be finished by 1 May 92.

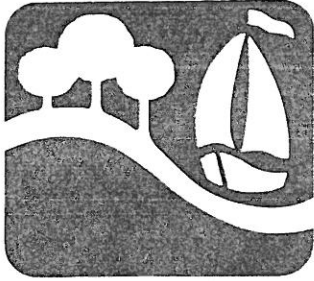
2. For the tract of land to the West being added to the Henry Africa subdivision, the renovation to the existing garage type structure will be begun by November 91 and is expected to be finished by May 92.

The building leased for a plant nursery will be renovated and painted by December 91.

The gravel parking lot for the Nursery area will be completed by 1 Dec 91. The portion serving the Crafts retail area will be completed by May 92.

Regards,


Ross I. Ramsay



CITY OF ROCKWALL

"THE NEW HORIZON"

September 24, 1991

Mr. Dobber Stephenson
The Oar House
303 IH 30
Rockwall, TX 75087

Dear Mr. Stephenson:

On September 16, 1991, in response to your requests, the Rockwall City Council approved the following:

- * a site plan for Henry Africa Addition
- * an ordinance authorizing a Conditional Use Permit for less than 90% exterior masonry facade
- * an ordinance authorizing a Conditional Use Permit for a garden center
- * an ordinance authorizing the expansion of the Conditional Use Permit for a private club

Each of these requests was approved with specific conditions and/or exceptions. As you know, the ordinances authorizing the CUP's must all be approved at a second meeting of the City Council prior to becoming effective. Please read the following conditions/exceptions attached to each approval and be sure to contact Julie Couch with any questions prior to the scheduled second reading on October 7th.

SITE PLAN

1. a landscaping and signage plan must be submitted to the Commission for approval prior to the issuance of a Certificate of Occupancy on the site
2. the parking lot standards are waived for the area shown on the site plan and approved for gravel parking

MEMORANDUM
September 25, 1991

TO: Members of the Planning and Zoning Commission

FROM: Julie Couch, Assistant City Manager

RE: Final Plat for the Henry Africa Addition and Zoning on SH-549

At your last worksession the Commission agreed to consider the final plat for the expansion of the Henry Africa Addition if the site plan was approved by the Council at their last meeting. The City Council has approved the site plan. The applicant has completed the final plat, which we just received yesterday. Normally, we do require the submission of a plat seventeen days prior to the submission to Commission. In this case the final plat itself is an uncomplicated document. We do need to address the issue of sanitary sewer for the additional area in conjunction with the development and that needs to be tied to approval of the plat. If the Commission is comfortable with approving the plat subject to staff review prior to consideration by Council you could take that action on Thursday night. If you would rather have a full review prior to your consideration you could table action on the final plat.

You also approved the site plan with the stipulation that a more detailed elevation be submitted on the arts and crafts building in conjunction with the final plat. That has been submitted and a copy is attached for your review. They have further defined the materials that will be used on the building.

The Commission also continued the public hearing on the zoning request on FM-549 from Agricultural to Light Industrial to your worksession. The applicant was not at the regular meeting because the owner of the property failed to tell them when the meetings were scheduled. She does plan to be here on Thursday night. Attached is a copy of the notes on that case.

NING DISTRICTS

AGRICULTURE

SINGLE-FAMILY DWELLING

SINGLE-FAMILY DWELLING

SINGLE-FAMILY DWELLING

TWO-FAMILY DWELLING

MULTI-FAMILY DWELLING

COMMERCIAL

GENERAL RETAIL

OFFICE

CENTRAL BUSINESS DISTRICT

NEIGHBORHOOD SERVICE

HEAVY COMMERCIAL

LIGHT INDUSTRIAL

HEAVY INDUSTRIAL

PLANNED DEVELOPMENT

SPECIAL USE PERMIT

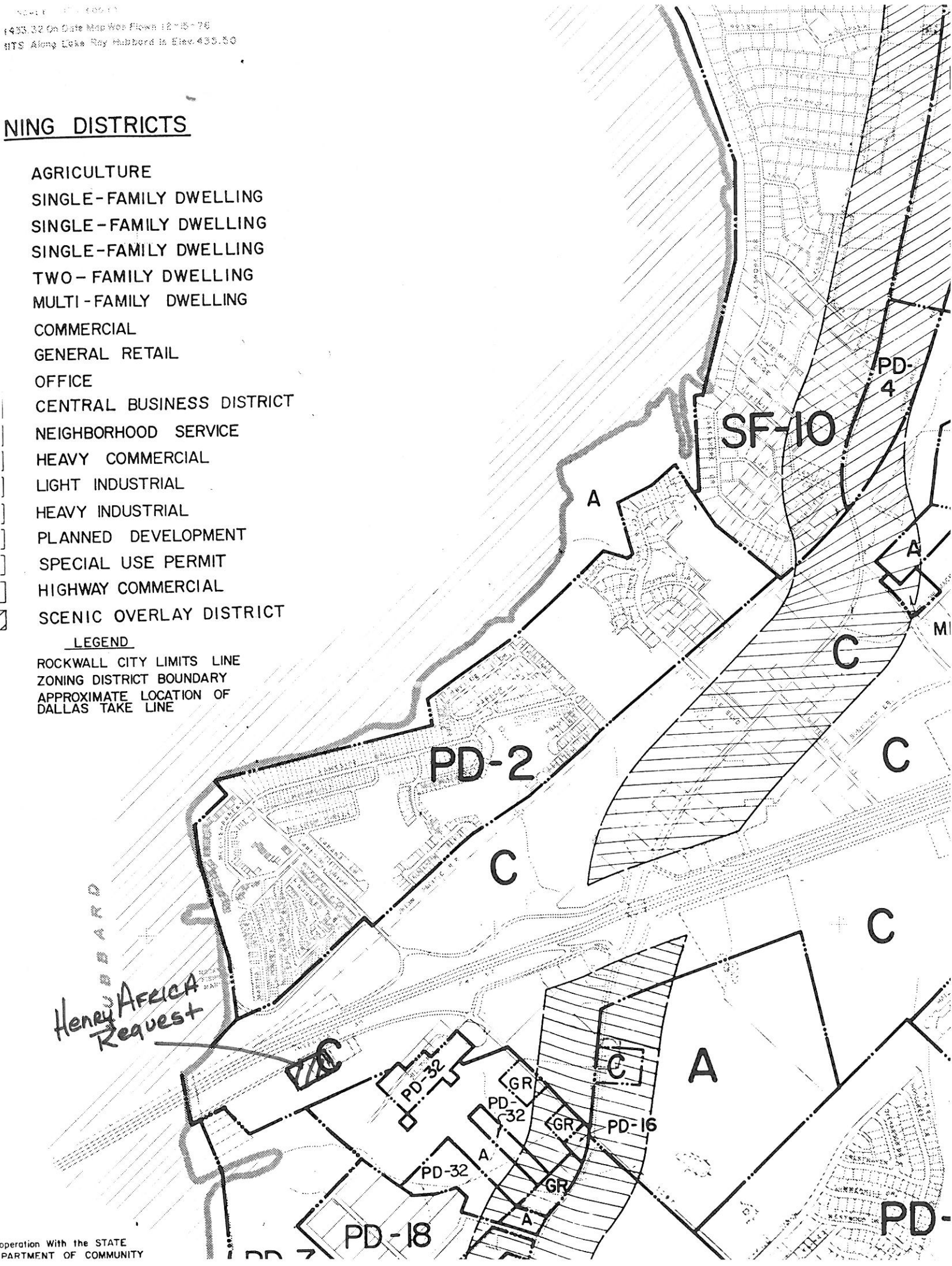
HIGHWAY COMMERCIAL

SCENIC OVERLAY DISTRICT

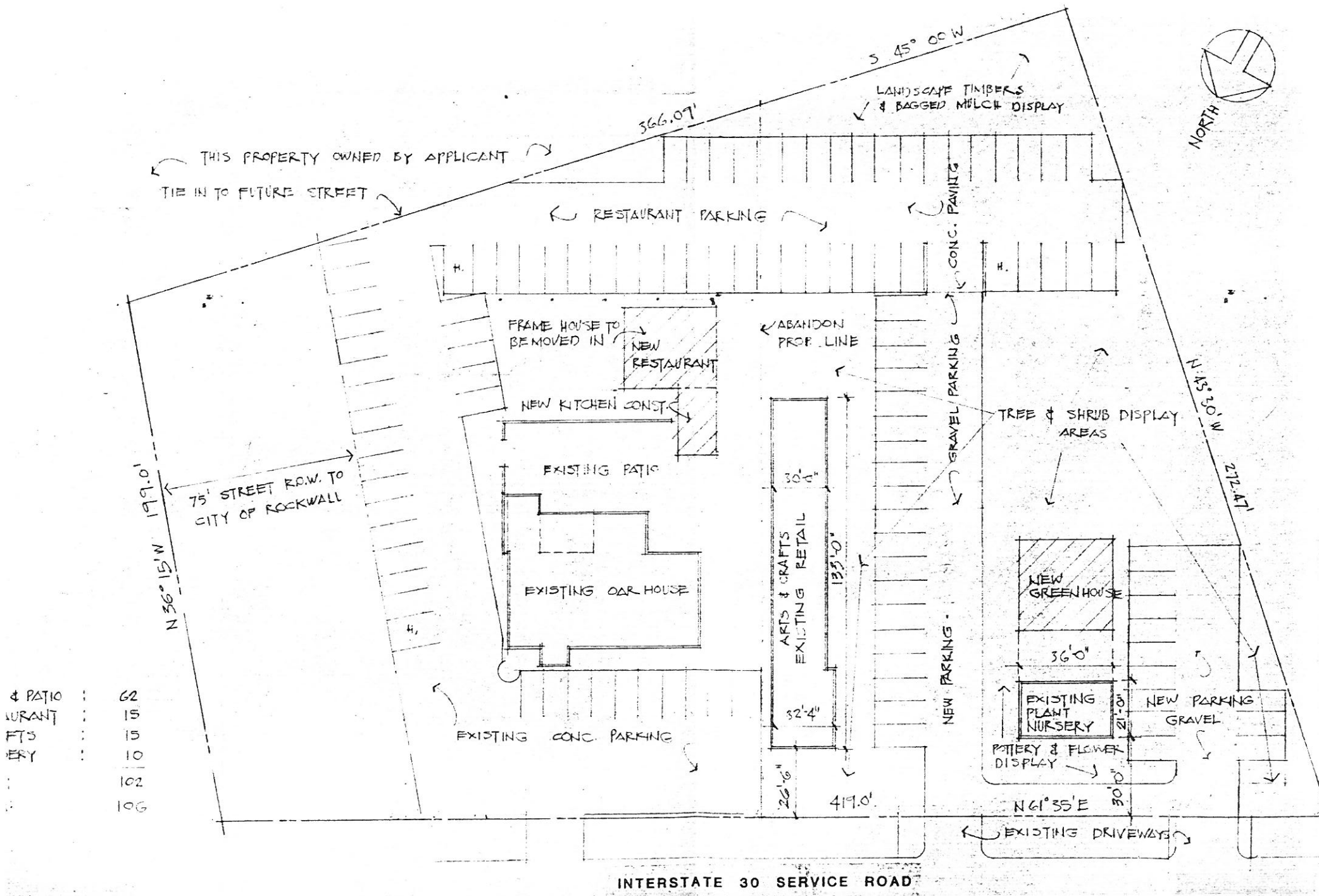
LEGEND

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

*Henry Africa
Request*



Henry AFRICA SITE PLAN



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 16, 1991

Agenda No: IV. E.

Agenda Item: P&Z 91-29-FP/SP/CUP/W - Hold Public Hearing and consider Recommending Approval of a Request from Michael Stephenson for a Conditional Use permit for Expansion of the Private Club permit, a Conditional Use Permit for a Garden Center, and a Conditional Use Permit for Structures with Less than 90% Exterior Masonry Facade on a Tract of Land Located at 303 I-30, and Consider Approval of a Waiver to the Parking Lot Material Requirements

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 series of items for the Oar House and the site next to it. Attached is a site plan outlining the proposed improvements on the site. Our comments are as follows:

CUP for private Club - The applicant is planning to move an existing house onto the site to operate a pizza restaurant. Our ordinance requires that the building have a minimum of 1400 sq. ft. and 100 seats in a restaurant. This building will not be big enough to meet this requirement without an addition. It is our attorney's opinion that the Commission and Council can waive that requirement if you deem it appropriate.

CUP for Buildings - The applicant is proposing to use wood frame material on the house and the garden center building, and wood and stucco on the arts and crafts building. The greenhouses will not meet the materials requirements as well.

Site Plan - Attached is a site plan that outlines all of the proposed improvements.

CUP for garden center - A CUP is required for a garden center in commercial zoning. The site plan identifies the outside storage and the proposed greenhouse locations. We will have some specific recommendations on Thursday.

Waiver to parking lot - The applicant is requesting a waiver to the parking lot standards to use gravel for the arts and crafts and garden center parking.

Attachments:

1. Elevations
2. Site plan

Agenda Item: Oar House Proposals

Item No: IV. E.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 16, 1991

Agenda No: V. H.

Agenda Item: P&Z 91-29-FP/SP/CUP/W - Hold Public Hearing and Consider Approval of an Ordinance Granting for a Conditional Use permit for Expansion of the Private Club permit, an Ordinance Granting a Conditional Use Permit for a Garden Center, and an Ordinance Granting a Conditional Use Permit for Structures with Less than 90% Exterior Masonry Facade, and Consider Approval of a Waiver to the Parking Lot Materials, and a Site Plan as Requested by Michael Stephenson on a Tract of Land Located at 303 I-30 (1st Reading)

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 series of items for the Oar House and the site next to it. Attached is a site plan outlining the proposed improvements on the site. Our comments are as follows:

CUP for private Club - The applicant is planning to move an existing house onto the site to operate a pizza restaurant. Our ordinance requires that the building have a minimum of 1400 sq. ft. and 100 seats in a restaurant. This building will not be big enough to meet this requirement without an addition. It is our attorney's opinion that the Commission and Council can waive that requirement if you deem it appropriate.

CUP for Buildings - The applicant is proposing to use wood frame material on the house and the garden center building, and wood and stucco on the arts and crafts building. The greenhouses will not meet the materials requirements as well.

Site Plan - Attached is a site plan that outlines all of the proposed improvements.

CUP for garden center - A CUP is required for a garden center in commercial zoning. The site plan identifies the outside storage and the proposed greenhouse locations. We will have some specific recommendations on Thursday.

Waiver to parking lot - The applicant is requesting a waiver to the parking lot standards to use gravel for the arts and crafts and garden center parking.

The Commission will be considering this item on Thursday. We will forward their recommendation and the ordinances to you on Friday.

Attachments:

1. Elevations
2. Site plan

Agenda Item: Oar House Proposals

Item No: V. H.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 16, 1991

Agenda No: V. H.

Agenda Item: P&Z 91-29-FP/SP/CUP/W - Hold Public Hearing and Consider Approval of an Ordinance Granting for a Conditional Use permit for Expansion of the Private Club permit, an Ordinance Granting a Conditional Use Permit for a Garden Center, and an Ordinance Granting a Conditional Use Permit for Structures with Less than 90% Exterior Masonry Facade, and Consider Approval of a Waiver to the Parking Lot Materials, and a Site Plan as Requested by Michael Stephenson on a Tract of Land Located at 303 I-30 (1st Reading)

Item Generated By: Applicant, Michael Stephenson

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

Background Information:

The Planning and Zoning Commission has recommended approval of the requests with the following conditions and/or comments:

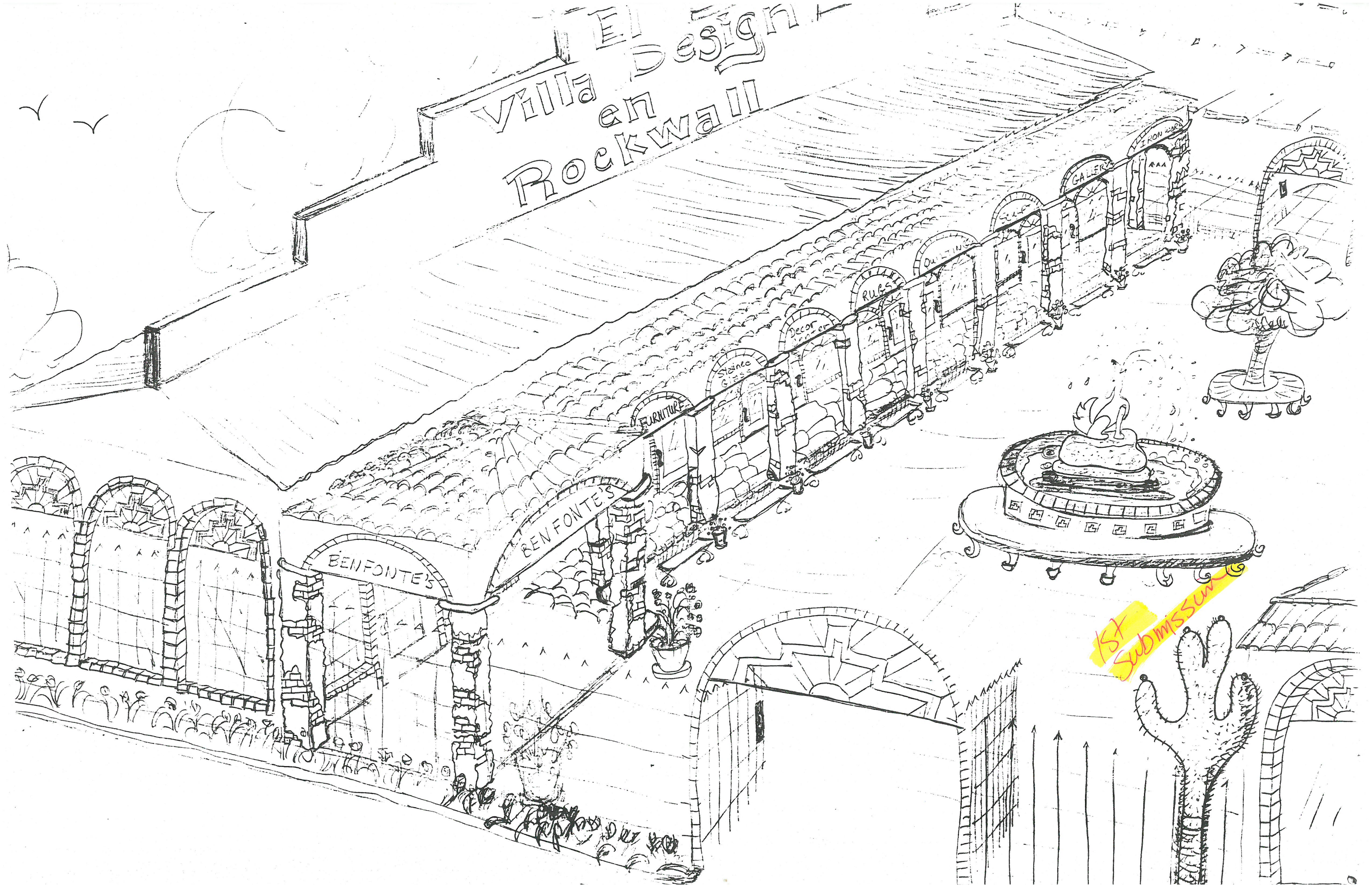
1. CUP for Private Club - the Commission indicated that they were of the opinion that the concept proposed by Mr. Stephenson meets the intent of the ordinance with the existing facilities and the restaurant proposed by Mr. Stephenson. Attached you will find a copy of a letter from Mr. Stephenson regarding the private club issue. This issue was approved with the stipulation that the 100 seats and the 1400 sq. ft. would be waived for this building. All other requirements would remain in place.
2. CUP for non-masonry materials - the Commission approved this request with the following conditions:
 - a. that the CUP is approved only for the structures as shown on the site plan
 - b. that the greenhouse adjacent to the office will be constructed of glass or fiber plastic, and the future greenhouse will be constructed of poly on the sides and glass or fiber plastic on the ends.
 - c. that the back of the boat storage building will be screened with a wood or plant screen, or stuccoed.
 - d. the phasing plan as submitted for completion of the improvements be approved with the exception that construction of the concrete parking shall be initiated within 90 days of final approval. A copy of the phasing plan is attached.
 - e. that detailed elevations of the arts and crafts building be submitted with the final plat.
3. CUP for garden center - the Commission approved the garden center with the following conditions:
 - a. that the CUP is approved for the layout shown on the site plan as submitted.
 - b. that the future greenhouse will be screened from the I-30 frontage with a planting hedge, and that bagged inventory will be stored behind the hedge.
4. Site Plan - the Commission approved the site plan with the following conditions:
 - a. that a landscaping and signage plan be submitted to the Commission for approval prior to the issuance of a CO on the site.
 - b. that the parking lot standards are waived for the area as shown on the site plan and approved for the use of gravel.

Attachments:

1. Phasing Plan
2. Letter on Private Club

Agenda Item: Oar House Proposals

Item No: V. H.



Villa Design
Rockwall

BENFONTE'S

BENFONTE'S

FURNITURE

Stained Glass

Decor

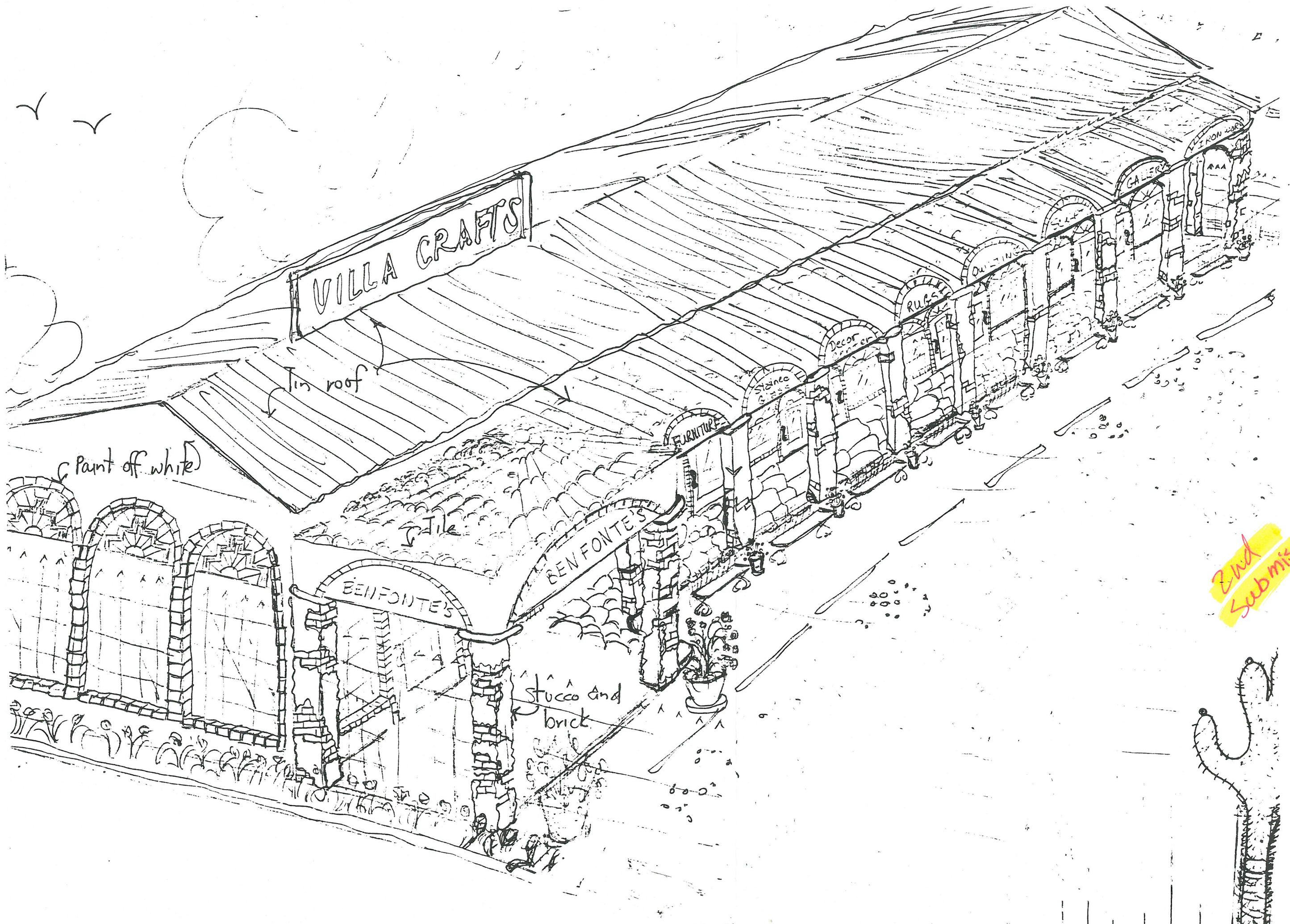
RUGS

DRESSING

GALLERY

IRON WORK

1st Submission



2nd submission

NING DISTRICTS

AGRICULTURE

SINGLE-FAMILY DWELLING

SINGLE-FAMILY DWELLING

SINGLE-FAMILY DWELLING

TWO-FAMILY DWELLING

MULTI-FAMILY DWELLING

COMMERCIAL

GENERAL RETAIL

OFFICE

CENTRAL BUSINESS DISTRICT

NEIGHBORHOOD SERVICE

HEAVY COMMERCIAL

LIGHT INDUSTRIAL

HEAVY INDUSTRIAL

PLANNED DEVELOPMENT

SPECIAL USE PERMIT

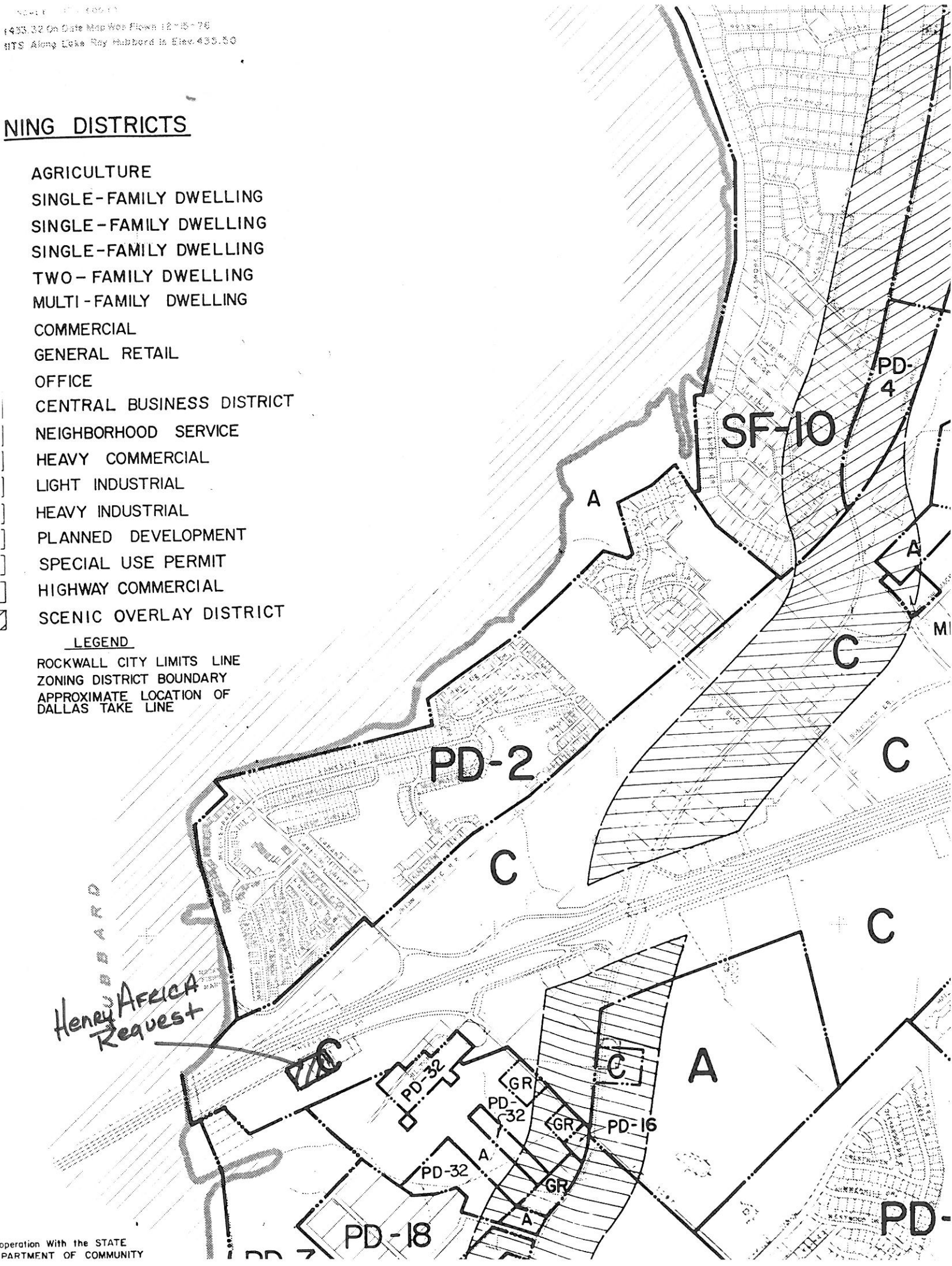
HIGHWAY COMMERCIAL

SCENIC OVERLAY DISTRICT

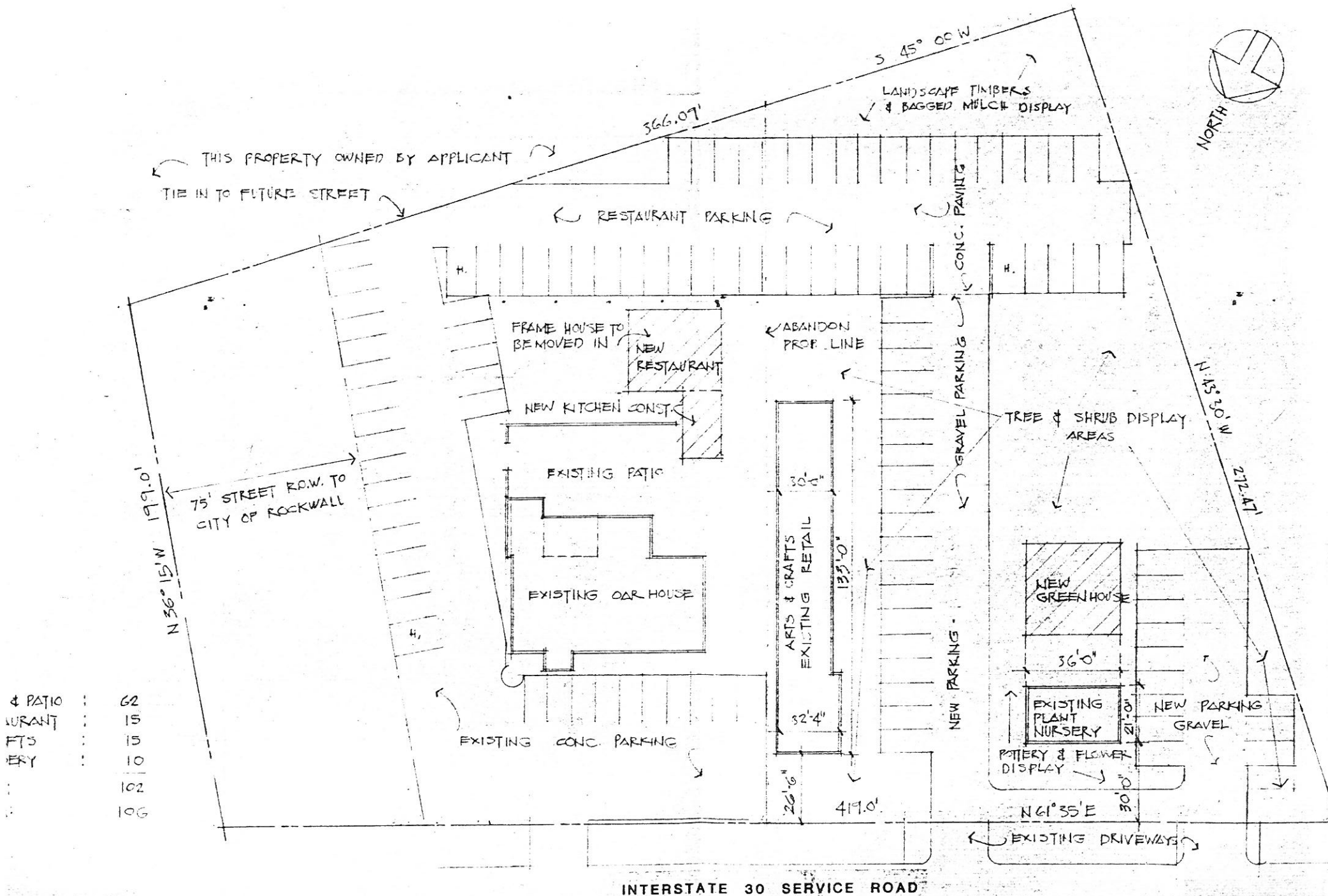
LEGEND

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

*Henry Africa
Request*



Henry AFRICA SITE PLAN



ORDINANCE NO. 91-46

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A GARDEN CENTER TO BE LOCATED ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, A Conditional Use Permit for a garden center has been requested by Michael Stephenson for the property described as Lot 1, Block A, Henry Africa Addition; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for a garden center on the property as Lot 1, Block A, Henry Africa Addition.

Section 2. That the Conditional Use Permit shall be subject to the following special conditions:

1. That the garden center shall conform to the approved site plan attached hereto as Exhibit "A"
2. That the future greenhouse identified on the site plan shall be screened from the I-30 frontage with an evergreen planting hedge, and that bagged inventory will be stored behind the hedge
3. That the owner be required to maintain the outside storage areas in a neat and orderly manner free from debris and that the screening areas be maintained at all times.
4. That the Commission shall be notified of any change in ownership of the garden center approved herein and dependent upon changed circumstances the

Commission and the Council reserve the right to hold hearings to consider revoking the permit granted herein.

Section 3. That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this Conditional Use Permit and as may be amended in the future.

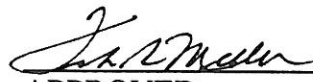
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of October, 1991.



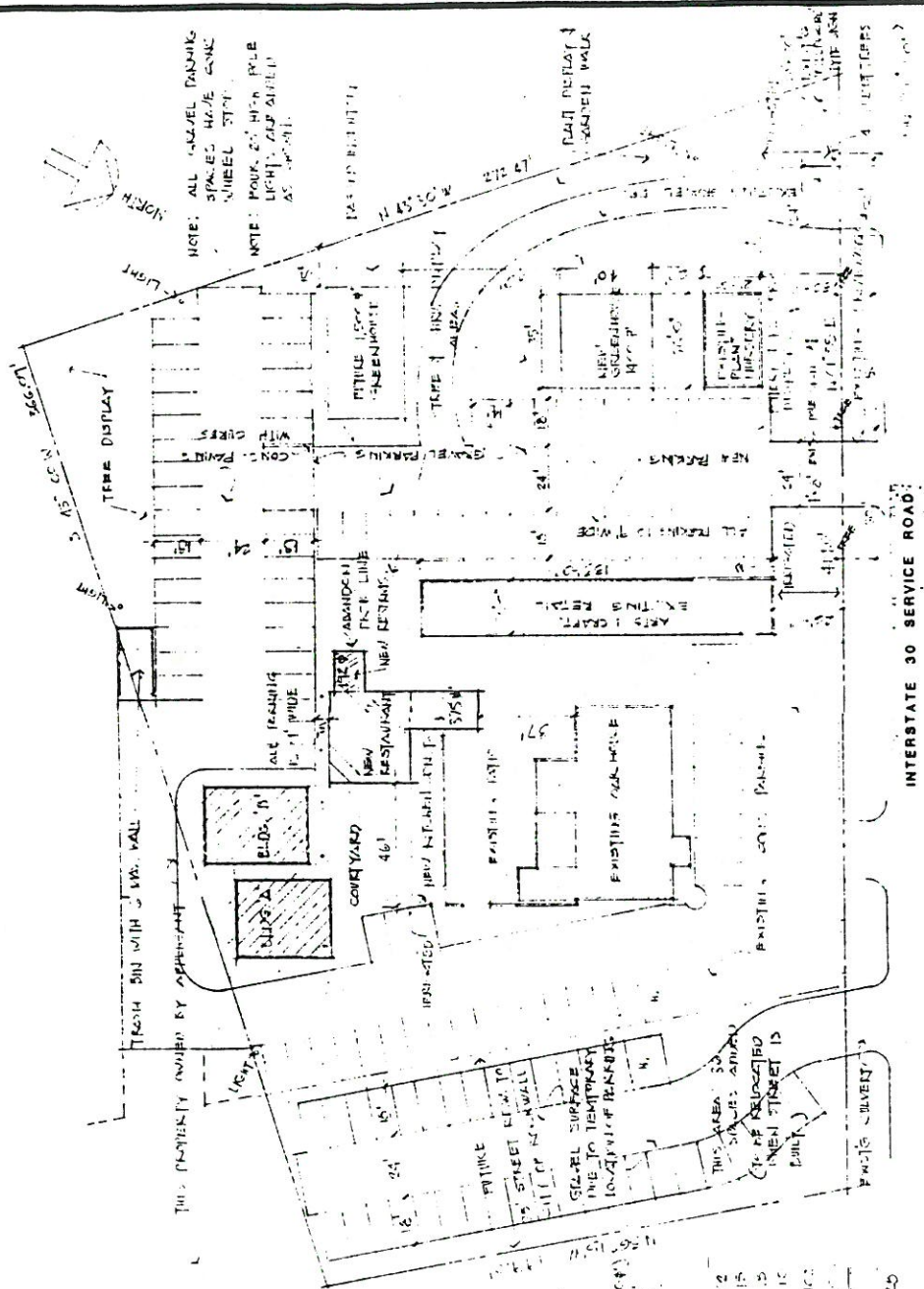
APPROVED



ATTEST

1st Reading 9/16/91
2nd Reading 10/7/91

TOTAL STROUPTILES: 16,957 SF
LT AREA: 131,222 SF (101 AC)
NOTE: BLDG'S A & B ADD 5,000 SF



EXISTING CARPENTERS
HAB A LAMP IN THE
REPRESENTATION

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S, 247 OF THE INNE-

LETTERS FROM THE
LORD OF THE RINGS

2011/11/11

10-11-1964

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10



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

August 30, 1991

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall, and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991, at 7:00 P.M. in City Hall, to consider approval of a request from Michael Stephenson for a Conditional Use Permit for expansion of the private club permit, a Conditional Use Permit for a garden center, and a Conditional Use Permit for less than 90 percent exterior masonry facade on a tract of land commonly known as the Oar House located at 303 IH 30 more particularly described as Lot 1, Block A, Henry Africa Addition and an adjacent tract of land described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or make your feelings know by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

303 I-30 - Request Conditional Use Permits

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.

Name _____

Address _____

All that certain lot, tract or parcel of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being the same tract of land as described in Deed from First Interstate Bank of Texas, N.A., to Fairfield Financial Group, Inc., as recorded in Volume 585, Page 328, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found for corner in the South right of way line of Interstate Highway NO. 30, said point being the most Westerly corner of the above cited tract of land;

THENCE North 61 degrees 35 minutes 00 seconds East along the South right of way line of said Highway, a distance of 213.72 feet to a 1/2" iron rod found for corner, said point being the most Northerly corner of the above cited tract;

THENCE South 28 degrees 34 minutes 40 seconds East a distance of 273.88 feet to a 1/2" iron rod found for corner, said point being the most Easterly corner of the above cited tract;

THENCE South 44 degrees 38 minutes 45 seconds West a distance of 117.56 feet to a 1" iron pipe found for corner;

THENCE North 46 degrees 44 minutes 19 seconds West a distance of 324.58 feet to the POINT OF BEGINNING, and containing 1.1097 acres of land.

Henry Africa

M.J. Barksdale Ab 11
Tr 2

Fairfield Financial Group
8 Greenway Plaza #1100
Houston 77046

Tr 1, 17-1

D. L. Faulkner
1785 E I-30
Clearland 75043

Tr 16

Church on the Rock
P.O. Box 880

16-1

B.W. Redden Trustee
P.O. Box 270699
Dallas 75227

12

Robert S. Whittle
P.O. Box 369

Henry Africa
Culpappes

Culpapper Cattle & Catering
309 I-30 East

LAKESIDE VILLAGE #5

Henry Africa

M.J.BARKSDALE A-11

LAKE RAY HUBBARD

CITY OF DALLAS

LAKE RID EST

GEOR

W

TR 15
582 AC

TR 3
1.730 AC

CULPEPPERS
CATTLE & CATERING CO
TR 17
293 AC

M.K.T.
VILLAGE TWO ADDN

HENRY AFRICA SUBD

TR 2
1.12 AC

TR 16-1
1.5883 AC

TR 16
1.29 AC

TR 1
8.569 AC
- 3.4156
5.1534 AC

TR 5 5ACS

TR 12
14.192 AC

102-13

102-14

102-17

102-16

102-19

102-18

102-20

102-12

102-21

102-11

102-25

102-23

102-24

102-10

TR 6-1
6.789 ACS

102-2

102-3

TR 6-5
1 AC

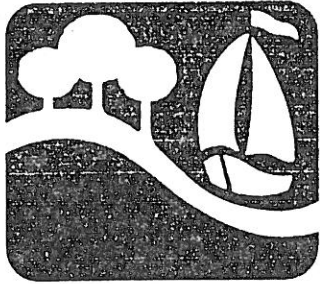
TR 6-4-3
1 AC

TR 6-4-2
3 ACS

TR 6-4-4
55 ACS

TR 20-1

SUMMIT



CITY OF ROCKWALL

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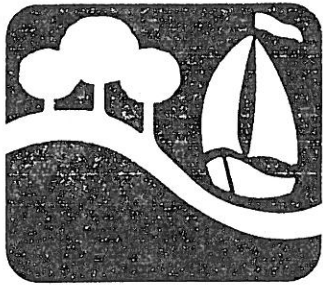
303 I-30 - Request Conditional Use Permits

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.

Name Robert Whittle
Address 203 Limestone 30
Rockwall TX 75087



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I am opposed to the request for the reasons listed below. ✓

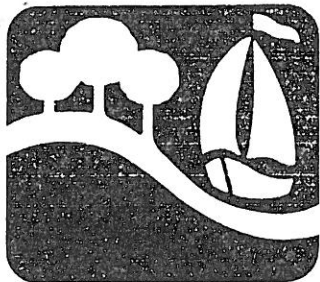
1. *The sell of alcohol*
- 2.
- 3.

Name

Scott Barron

Address

PO Box 880



CITY OF ROCKWALL

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303 I-30 - Request Conditional Use Permits

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.

Name Culpepper Cattle Co.

Address 309 I-30 EAST Rockwall, TX. 75087