

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 1989-32-CUP

Date Submitted 9/7/89

Filing Fee \$ 101.00

Applicant KWANG Y. LILY

Address 3908 Mediterranean

Phone No. 771-0544

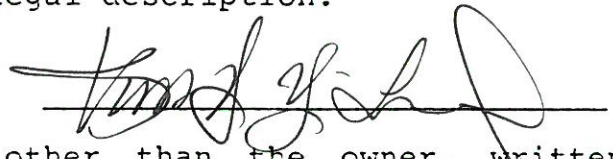
Owner \_\_\_\_\_ Tenant<sup>1</sup> \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_<sup>1</sup>

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)<sup>2</sup>

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

*line* The current zoning on this property is \_\_\_\_\_. There <sup>space</sup> are/are not <sup>space</sup> deed restrictions pertaining to the intended use of this property.

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



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

<sup>2</sup>The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

NS
HC
LI
HI
PD
S

NEIGHBORHOOD SERVICE  
 HEAVY COMMERCIAL  
 LIGHT INDUSTRIAL  
 HEAVY INDUSTRIAL  
 PLANNED DEVELOPMENT  
 SPECIAL USE PERMIT

LEGEND

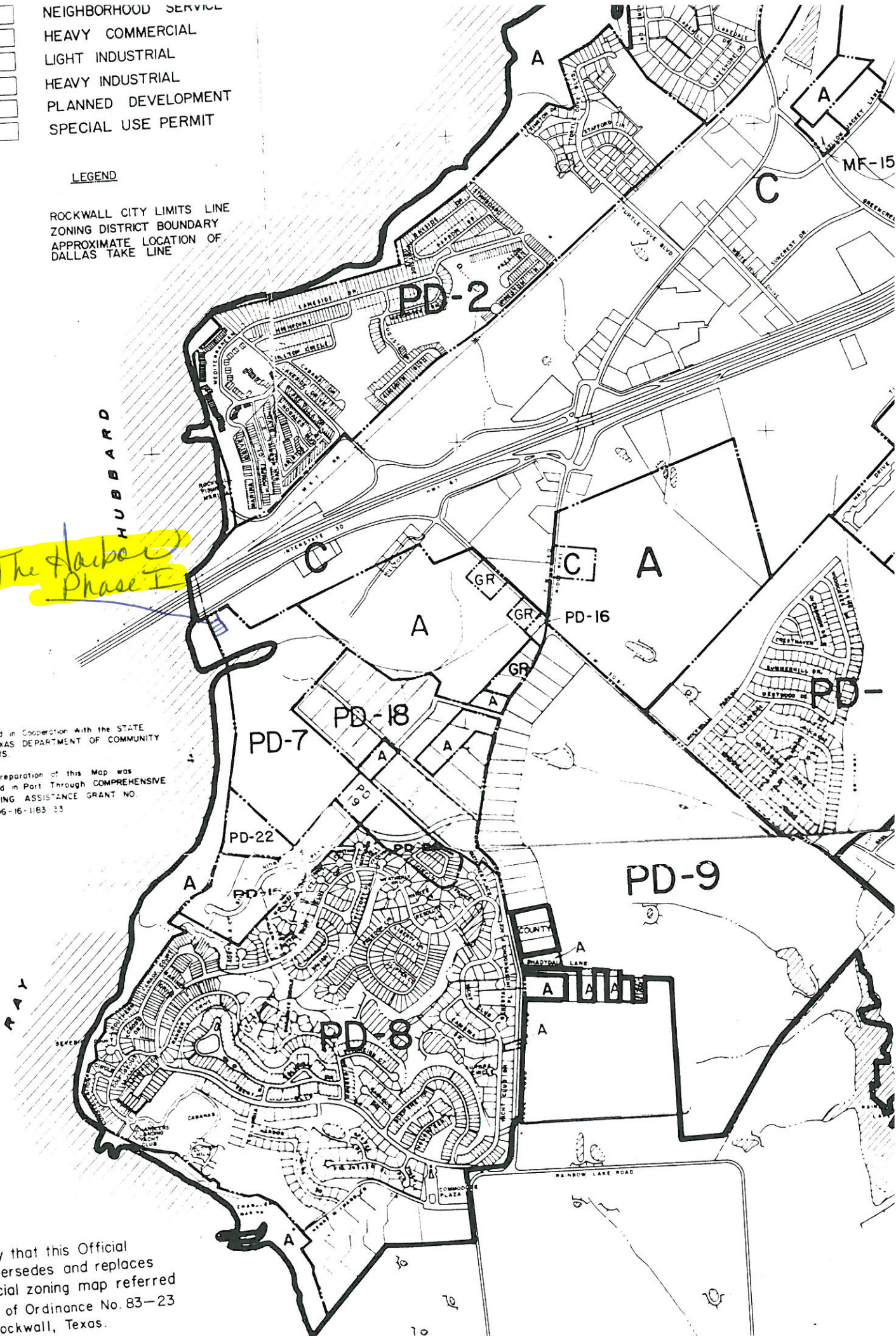


ROCKWALL CITY LIMITS LINE  
 ZONING DISTRICT BOUNDARY  
 APPROXIMATE LOCATION OF  
 DALLAS TAKE LINE

*The Harbor Phase I*

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 23



This is to certify that this Official Zoning Map supersedes and replaces the original official zoning map referred to in Section 1.3 of Ordinance No. 83-23 of the City of Rockwall, Texas.

INTERSTATE U.S. Highway No. 30  
(C.U.S. No. 67)  
(C.R.O.W. VARIES)

Lot 1 Block A  
19,861 Sq. Ft.

Lot 2 Block A  
19,824 Sq. Ft.

Part of Lot 3 Block A  
25,703 Sq. Ft.

Lot 4 Block A  
33,838 Sq. Ft.

HUBBARD

CITY OF DALLAS

TAKE LINE

REVISED 6-7-

HAROL CONSULTING

2331 GUS THOMAS  
DALLAS, TEXAS  
PHONE

SCALE

1" = 50'

6



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

**Nº 13595**

59-30-00P

(214) 771-1111

**Cash Receipt**

Name Kwame Lee Date 9-7-89

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

134

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 Alex

REVISED  
SITE PLAN  
THE HARBOR  
APPROVED 6/23/89

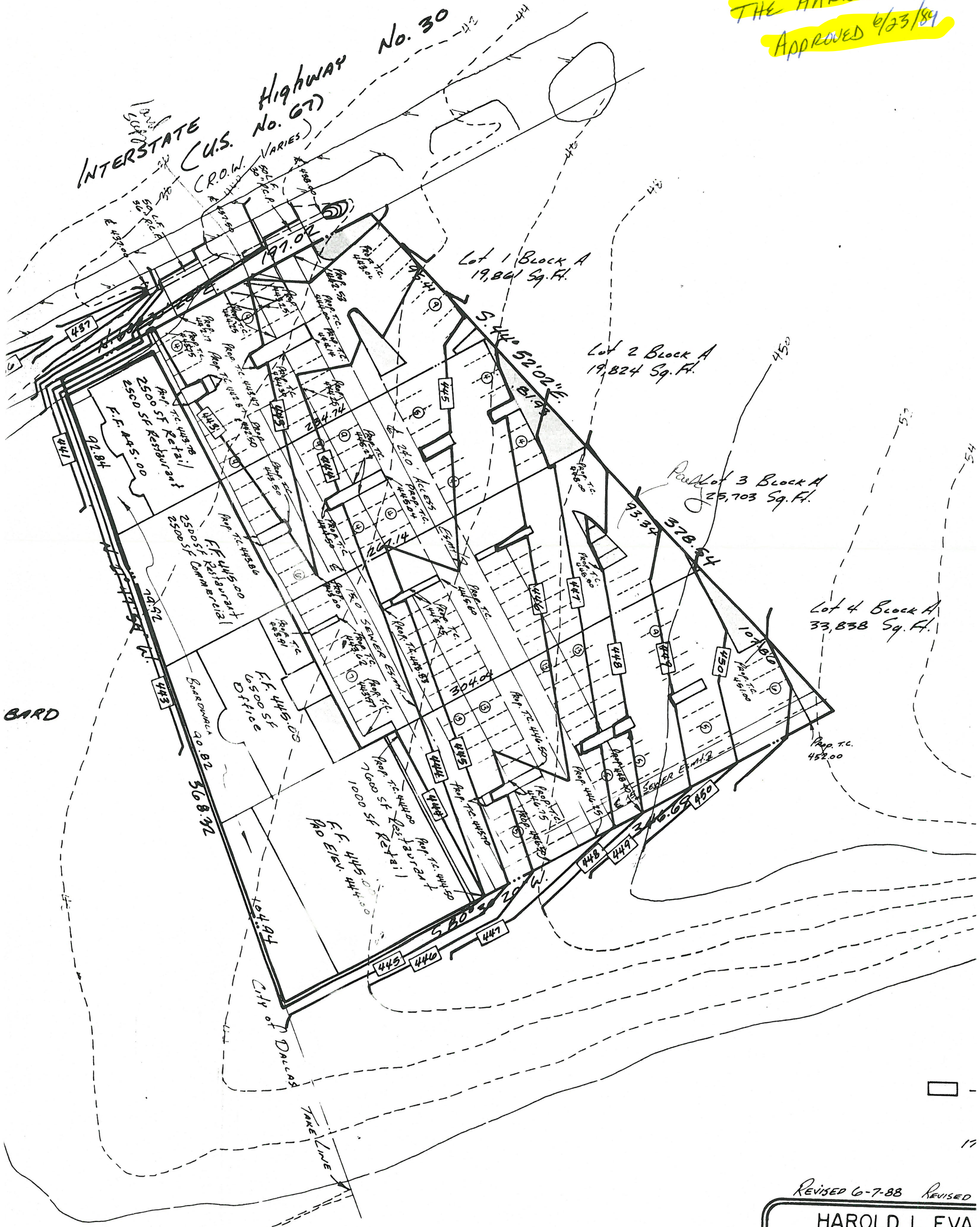
INTERSTATE  
(U.S. No. 67)  
C.R.W. (VARIES)  
Highway No. 30

Lot 1 Block A  
19,801 Sq. Ft.

Lot 2 Block A  
19,824 Sq. Ft.

Part of Lot 3 Block A  
25,703 Sq. Ft.

Lot 4 Block A  
33,838 Sq. Ft.



BARD

REVISED 6-7-88 REVISED  
HAROLD L. EVA  
CONSULTING ENGI  
2331 GUS THOMASSON RD.  
DALLAS, TEXAS 75

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 AN ADDITIONAL PARKING WILL BE PROVIDED IN A NEW LOT TO BE BUILT UP THE HILL AS SHOWN ON THE SITE PLAN.

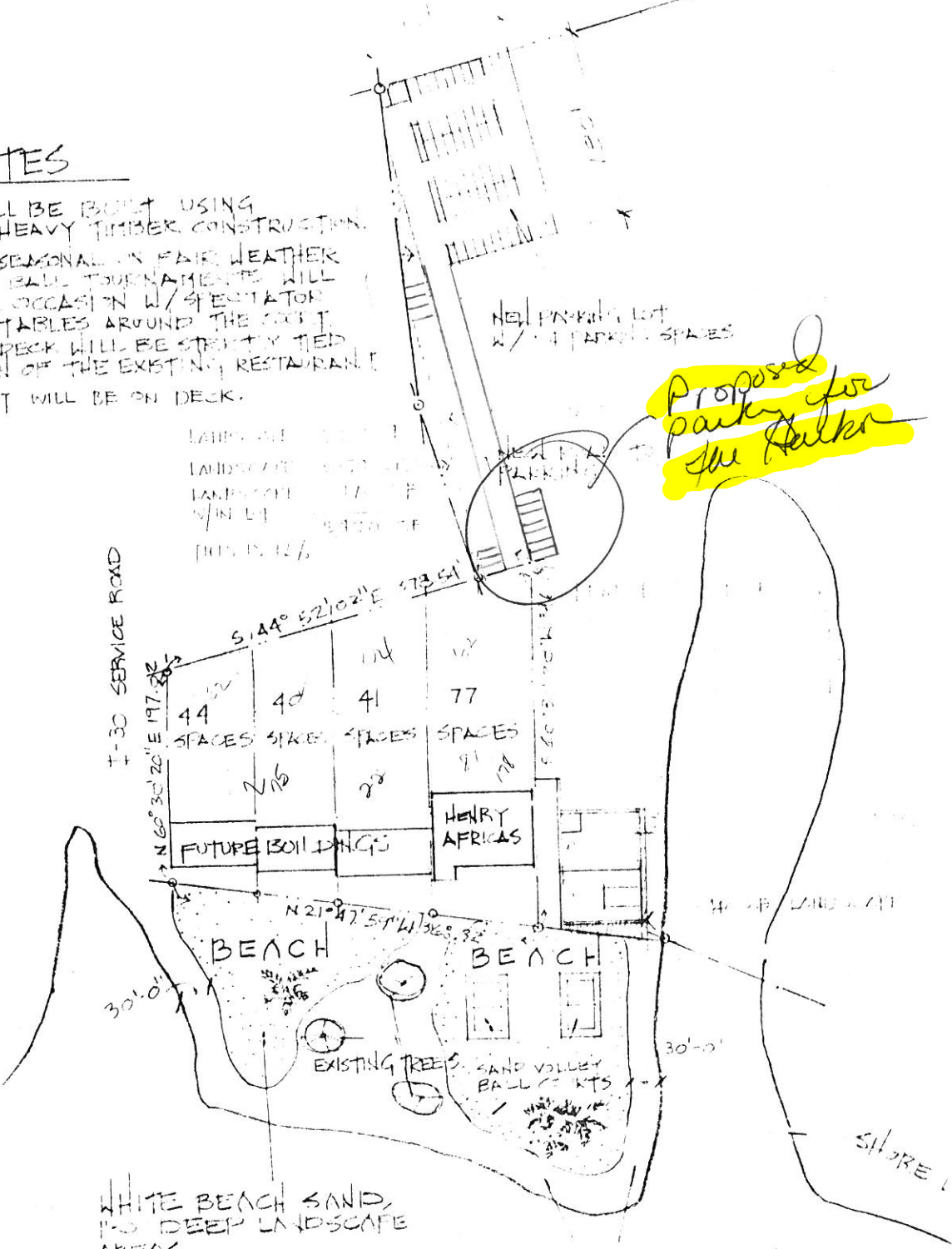
### DECK NOTES

THE DECK WILL BE BUILT USING POST & BEAM HEAVY TIMBER CONSTRUCTION. USE WILL BE SEASONAL IN 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. ENTERTAINMENT WILL BE ON DECK.

- LANDSCAPE
- LANDSCAPE
- LANDSCAPE
- W/INLET
- INLET

*Proposed parking for the Deck*

ROCK WALL  
DALLAS



LANDSCAPE

LANDSCAPE

WHITE BEACH SAND, 10\"/>

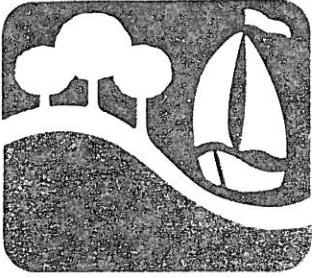
NATIVE GRASSES AROUND SHORELINE

### LANDSCAPING

LANDSCAPE IMPROVEMENTS TO THE SHORELINE CONSIST OF WHITE SAND 10\"/>

LAKE RAY HUBBS





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

October 18, 1989

Mr. Kwang Y. Liu  
3908 Mediterranean  
Rockwall, TX 75087

Dear Mr. Liu:

On October 16, 1989, the Rockwall City Council held a public hearing and approved an ordinance authorizing a Conditional Use Permit as an accessory to a restaurant to be located on Lot 2, the Harbor Phase I. An ordinance of this nature must be approved at two separate meetings of Council. The second reading is scheduled for Monday, November 6, 1989, at 7:00 P.M. in City Hall, 205 W. Rusk. While your restaurant may be occupied and operated before that date, it may not be used as a private club until the ordinance has been approved on second reading.

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

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant



**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION**

**AGENDA DATE:** September 14, 1989

**AGENDA NO:** IV. B.

**AGENDA ITEM:** Consider Approval of a Change in the Approved Site Plan for the Harbor Regarding Provision of Parking

**ITEM GENERATED BY:** Rob Whittle

**ACTION NEEDED:** Approve or deny request for revision to site plan

**BACKGROUND INFORMATION:**

To review the status of the Harbor, the initial development plan approved the layout for 4 lots that would contain restaurant, office, and retail uses. The parking requirements for the four lots were satisfied on site. Several months ago we approved a site plan for the construction of a deck adjacent to the Henry Africa Restaurant and replatted lot 4 to include this deck area. The parking for the deck was approved for an offsite location east of the platted area. The parking in this area was approved to be installed utilizing temporary materials until the decision is made as to the alignment for Summer Lee Drive. They proposed to install 10 more spaces than required for the deck. The deck nor the parking for the deck has been installed to date.

Rob Whittle is now finishing up his office building and restaurant/retail building on lots 2 and 3 of the Harbor. The original site plan provided 17 parking spaces in front of both buildings. Mr. Whittle has submitted a request to be allowed to develop these spaces into additional landscaping to improve the exterior appearance to the two buildings. He would like to shift the lost parking spaces to the area that was going to be used for the deck and construction in this location. He would like to construct those out of temporary materials for the same reasons the deck parking was approved with temporary materials. Since the Henry Africa restaurant is now utilizing excess parking on lot 3, this would shift the additional parking needs for Henry Africa to the east rather than to the north. Because there are already 10 additional spaces being provided only 7 more spaces would need to be added. You have a copy of the site plan showing the location of the 7 additional spaces.

The shift of the 17 spaces should not significantly impact the accessibility to the existing 4 lots. The real impact of moving the required parking into the undeveloped area is that it continues to reduce the area available for new construction around the inlet. Before any additional lots are approved a concept layout including parking and building square footages for the property around the inlet needs to be submitted for our review. This should be a condition of approval. Another condition should be that the temporary parking lot materials are approved only for a period of 2 years or development of Phase 2 of the Harbor, whichever comes first, just as the rest of the temporary parking. The temporary parking will be constructed of compacted road base with a seal coat surface.

**ATTACHMENTS:**

1. Location Map
2. Site Plan

**AGENDA ITEM:** The Harbor Parking

**ITEM NO:** IVB

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

**Agenda Date:** October 12, 1989

**Agenda No:** IV. A.

**Agenda Item:** P&Z 89-30-CUP - Hold a Public Hearing and consider Recommending Approval of a Request for a Private Club an Accessory to a Restaurant to be Located on Lot 2, Block A, the Harbor, Phase I

**Item Generated By:** Applicant, Kwang Liu

**Action Needed:** Hold public hearing and recommend approval or denial of the request with any conditions included in the motion

**Background Information:**

We have received a request for a private club for the new chinese restaurant that will be located on Lot 2 of the Harbor. A CUP has been approved for the Henry Africa site and one was approved for Lot 1 when a restaurant was being considered for that site. The CUP on Lot 1 has expired and will have to be renewed if another applicant wishes a private club on Lot 1. The site meets all of our requirements and we see no problem with the request.

**Attachments:**

1. Location Map
2. Site plan

**Agenda Item:** Private Club - the Harbor

**Item No:** IV. A.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:**                   October 16, 1989

**Agenda No:** V. A.

**Agenda Item:**           **P&Z 89-30-CUP** - Hold a Public Hearing and Consider Approval of an Ordinance Granting for a Conditional Use Permit for a Private Club an Accessory to a Restaurant to be Located on Lot 2, Block A, the Harbor, Phase I (1st Reading)

**Item Generated By:**       Applicant, Kwang Liu

**Action Needed:**       Hold public hearing and consider approval or denial of the request with any conditions included in the motion

**Background Information:**

We have received a request for a private club for the new chinese restaurant that will be located on Lot 2 of the Harbor. A CUP has been approved for the Henry Africa site and one was approved for Lot 1 when a restaurant was being considered for that site. The CUP on Lot 1 has expired and will have to be renewed if another applicant wishes to operate a private club as an accessory to a restaurant on Lot 1. The site meets all of our requirements and we see no problem with the request.

The Planning and Zoning Commission will consider this item at their meeting on Thursday night.

**Attachments:**

1.     Location Map
2.     Site plan

**Agenda Item:**           Private Club - the Harbor

**Item No:** V. A.

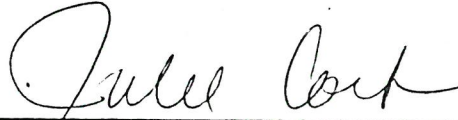
BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock PM on the 12th day of October  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Kwang Liu  
for a Conditional Use Permit for a Private Club as an Accessory to a Restaurant

on the following described property:

Lot 2,Block A, The Harbor

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. 89-32-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 \_\_\_\_\_

# Liu Restaurant

Barnsdale

Tract 12

Robert S Whittle

P.O. Box 369

Rockwell

Tract 14

Church on the Rock

P.O. Box 880

Rockwell

Tract 14-01

B.W.

Redden, Trustee

c/o Real Estate Tax Service

P.O. Box 832310

Richardson 711 75083

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_

7:30 o'clock PM on the 12th day of October

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the

request Kwang Liu

for a Conditional Use Permit for a Private Club as an Accessory to a Restaurant

on the following described property:

Lot 2, Block A, The Harbor

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. 89-32-CUP

Julie Cook  
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. 89-32-Cup

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

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

- 1.
- 2.
- 3.

Signature [Signature]  
Address AMISH on THE RECK  
PO Box 880  
Rockwall, TX 75087