

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

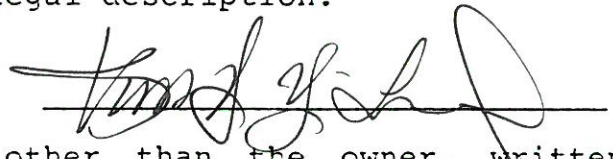
Owner _____ Tenant¹ _____ Prospective Purchaser _____¹

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

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 ^{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.



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.

NS
HC
LI
HI
PD
S

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

LEGEND

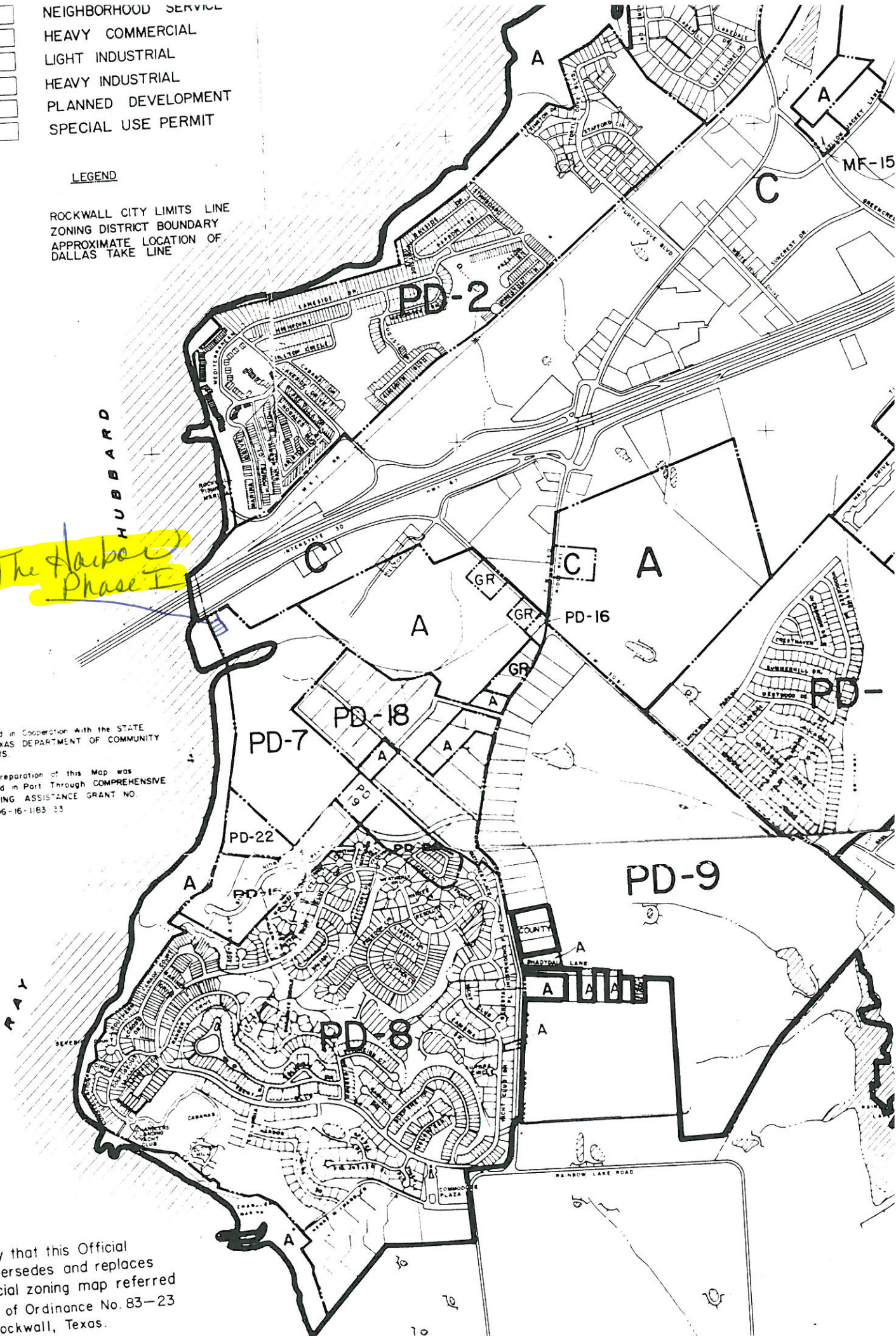


ROCKWALL CITY LIMITS LINE
 ZONING DISTRICT BOUNDARY
 APPROXIMATE LOCATION OF
 DALLAS TAKE LINE

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.R.W. Varies)
 (U.S. No. 67)

Lot 1 Block A
 19,861 Sq. Ft.

Lot 2 Block A
 19,824 Sq. Ft.

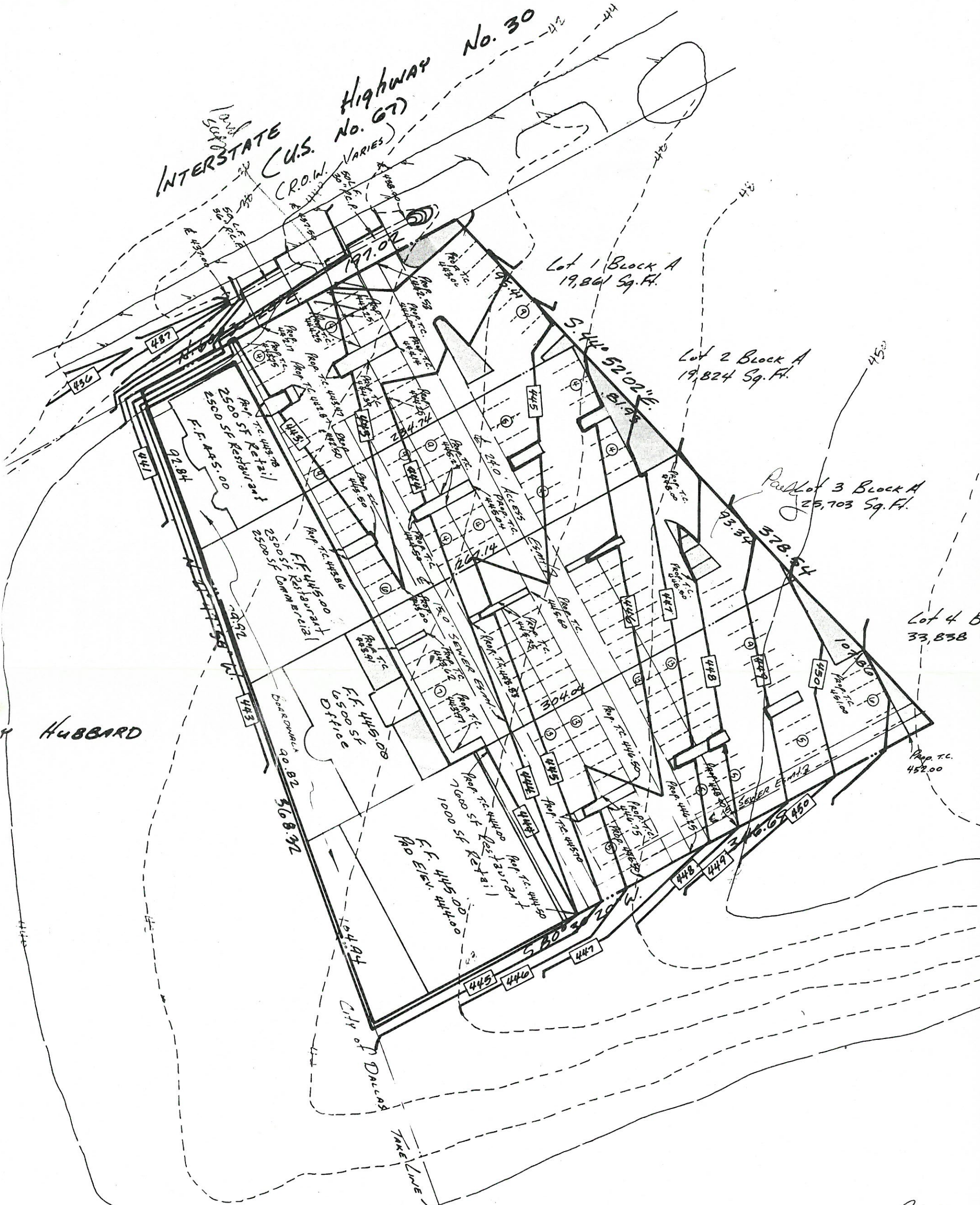
Part of Lot 3 Block A
 25,703 Sq. Ft.

Lot 4 Block A
 33,838 Sq. Ft.

HUBBARD

CITY OF DALLAS

TAKE LINE



REVISED 6-7-

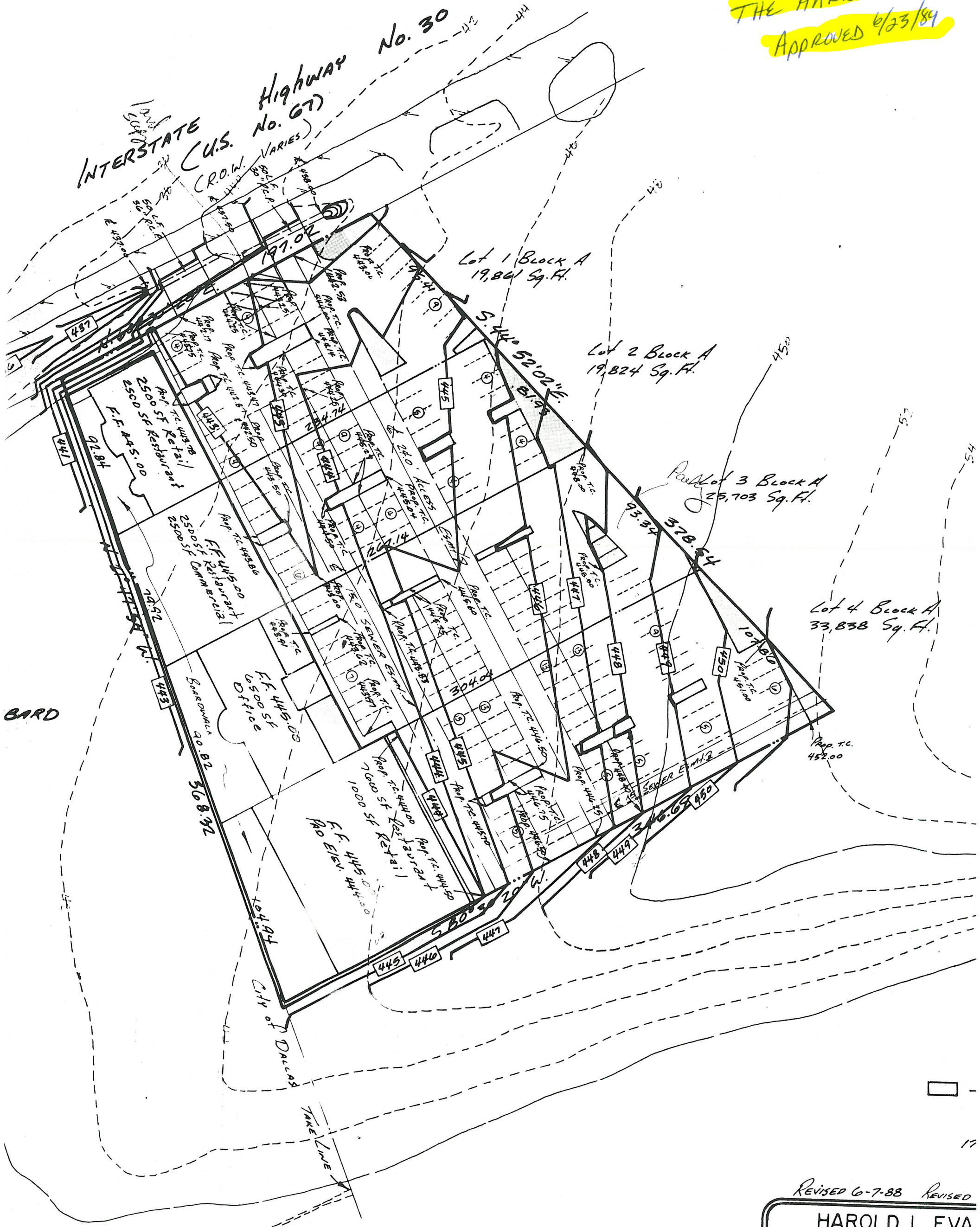
HAROL CONSULTI

2331 GUS THOM
 DALLAS,
 PHONE

SCALE	
1" = 50'	6

REVISED
SITE PLAN
THE HARBOR
APPROVED 6/23/89

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



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.

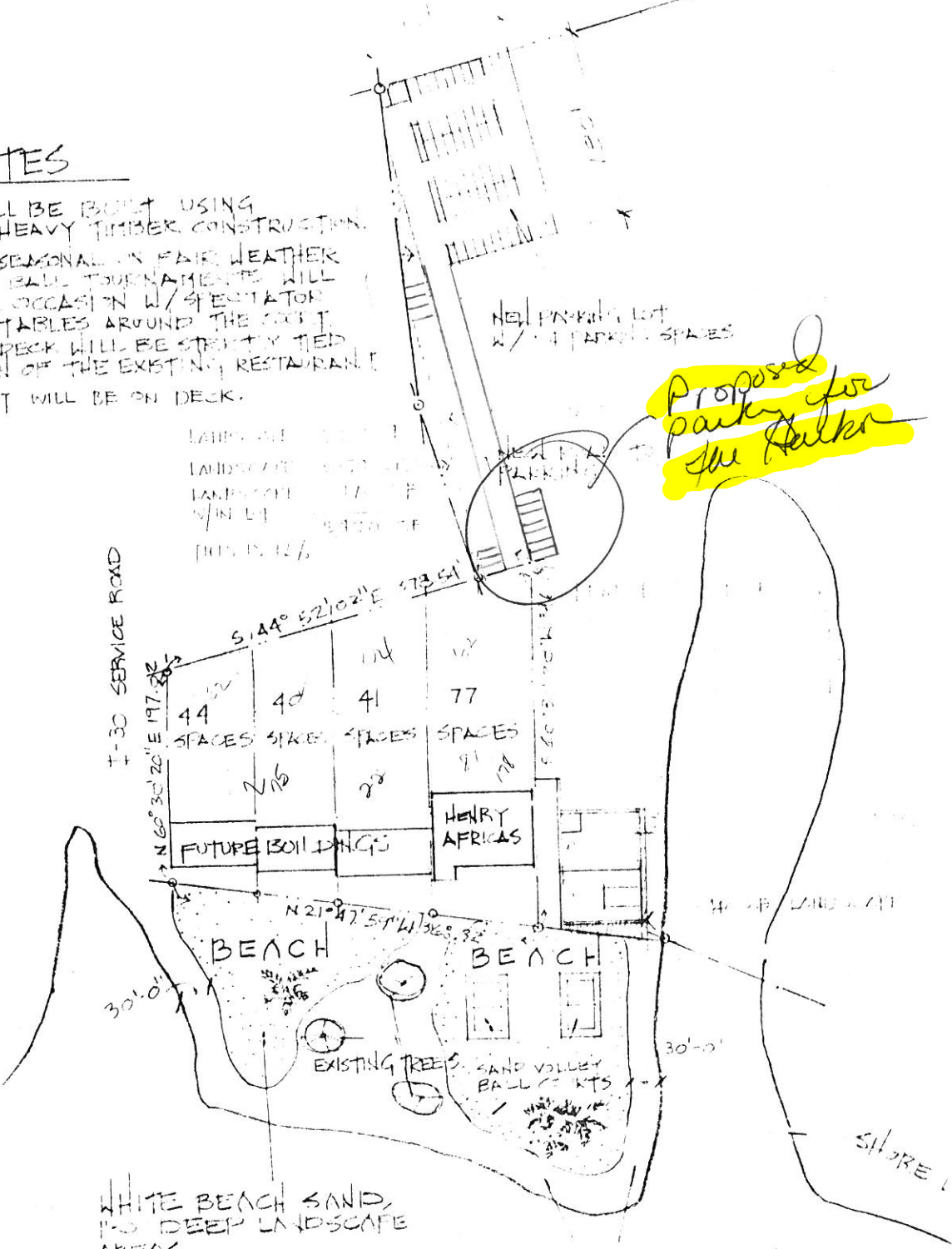
DECK NOTES

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
- (111) 15.12%

Proposed parking for the Deck

ROCK WALL
DALLAS



LANDSCAPE

W/INLET

WHITE BEACH SAND, 10' DEEP LANDSCAPE AREAS

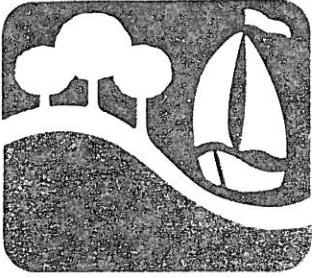
NATIVE GRASSES AROUND SHORELINE

LANDSCAPING

LANDSCAPE IMPROVEMENTS TO THE SHORELINE CONSIST OF WHITE SAND 10' DEEP IN THE TOWN AND NATIVE GRASSES AND OTHER PLANTS. TREES WILL SERVE MAINLY AS VISUAL BARRIERS. THERE WILL BE SEVERAL EVENTS HELD IN THIS AREA EACH YEAR.

LAKE RAY HUBBARD





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.

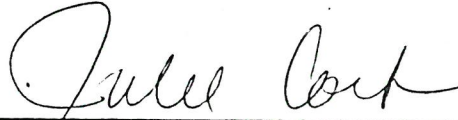
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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

Berkdale

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.

Hedden, Trustee

c/o Real Estate Tax Service

P.O. Box 832310

Richardson TX 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 Cort
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 [Handwritten Signature]
Address AMSCHE ON THE ROCK
PO Box 880
Rockwall, TX 75087