

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 Paul Lawson

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

|                      |                   |
|----------------------|-------------------|
| <u>Provided or</u>   | <u>Not</u>        |
| <u>Shown on Plat</u> | <u>Applicable</u> |

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 <sup>(13)</sup> 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



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.

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 <sup>(12)</sup> 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 <sup>(13)</sup> 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. <sup>14</sup> 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.

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 APPLICATION

Date Aug 26, 1991

NAME OF PROPOSED DEVELOPMENT Henry Africa

NAME OF PROPERTY OWNER/DEVELOPER Michael Stephenson

ADDRESS 1-30 PHONE 771.1001

NAME OF LAND PLANNER/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

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><br><u>On Site Plan</u> | <u>Not</u><br><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. <u>Location</u> , <u>dimensions</u> , and <u>size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft. |
| _____   | _____                           | 3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas   |
| _____   | _____                           | 4. <u>Calculation</u> of landscaped area provided  |
| _____   | _____                           | 5. <u>Location</u> and <u>dimensions</u> of ingress and egress   |

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 6. Location, number and dimensions of off-street parking and loading facilities
- 7. Height of all structures
- 8. Proposed uses of all structures
- 9. Location and types of all signs, including lighting and heights
- 10. Elevation drawings citing proposed exterior finish materials and proposed structural materials
- 11. Location and screening of trash facilities
- 12. Location 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

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>

*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 <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.

*Car House by Ross Rowland*

<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.

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

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>

*see attached plat*

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

*Coarden Center*

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

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

*On Hand by Pam Sawyer*

<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.

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  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:

Less than 90% Exterior Masonry Facade

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

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

Car House by Ross Ramsey

<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.



**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    |        |                        |            |
|                          |            |        |                        |            |
|                          |            |        |                        |            |
|                          |            |        |                        |            |
| <b>TOTAL OF COLUMN</b>   |            |        | <b>TOTAL OF COLUMN</b> |            |

TOTAL DUE 255.00

Received By Xi



# City of Rockwall Planning and Zoning Applicant Receipt

Date 8/26/91

Applicant Two Ramsy Phone \_\_\_\_\_

Address 1501 Michael Stephens

Development Henry Africa (Warehouse)

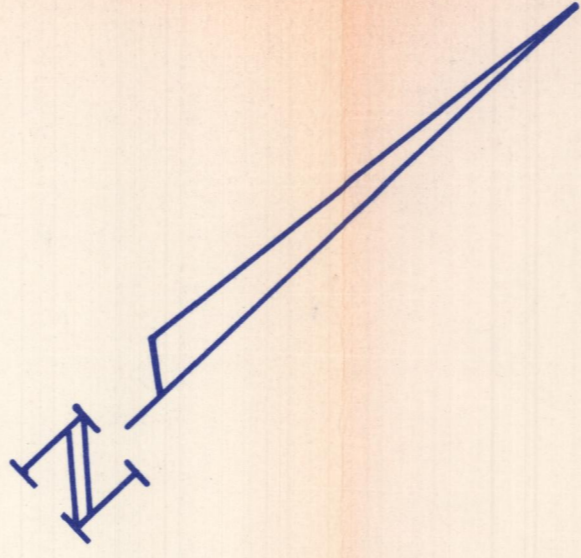
The following items have been received on this date by the City of Rockwall Administrative Office:

- Site Plan Application P42 9/12/91 7:30
- Prel. Plat Application CC 9/16/91 7:00
- 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 \_\_\_\_\_

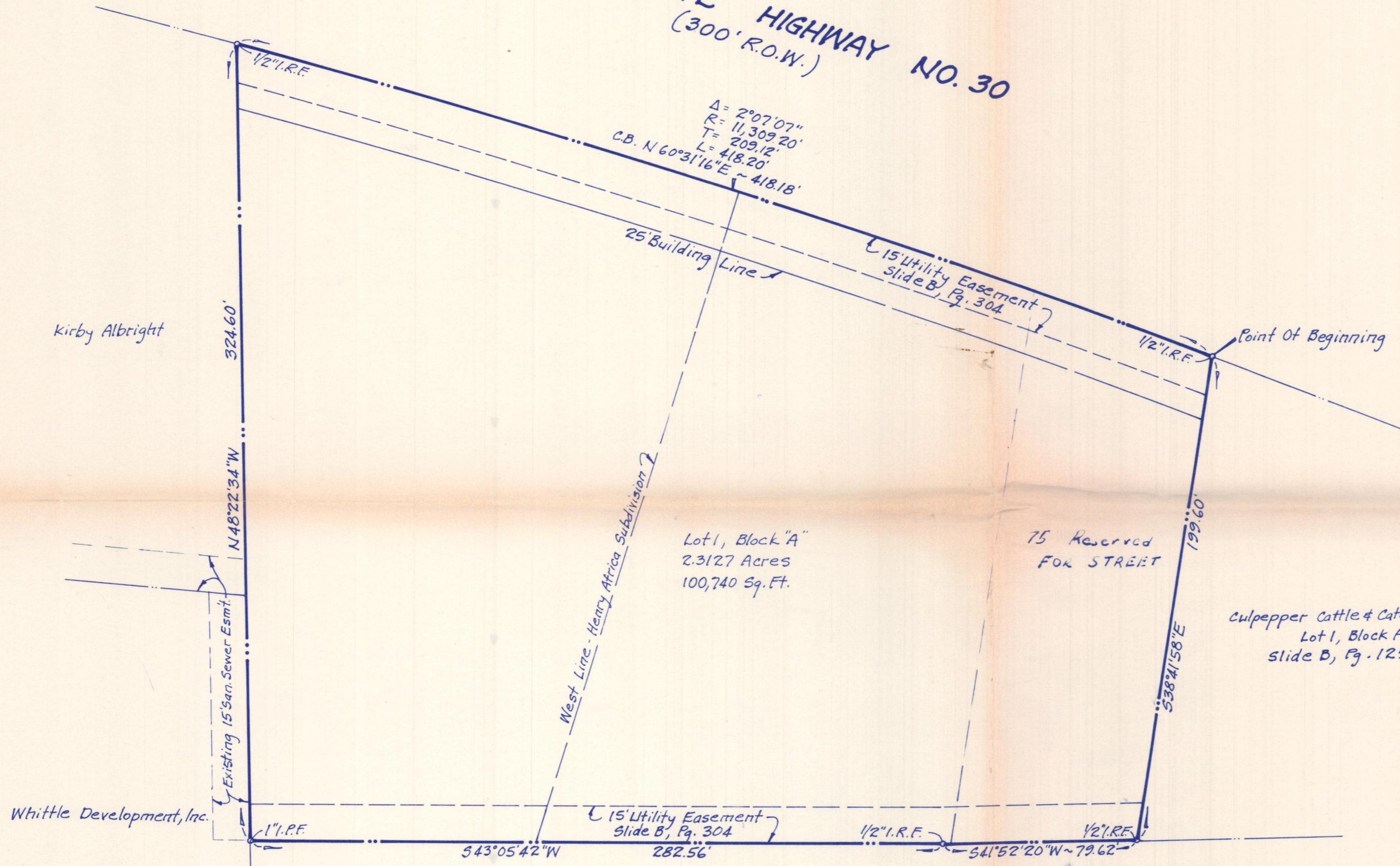
With this application, you are scheduled to appear before the \_\_\_\_\_  
on \_\_\_\_\_,  
at \_\_\_\_\_ P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: Mary Nichols





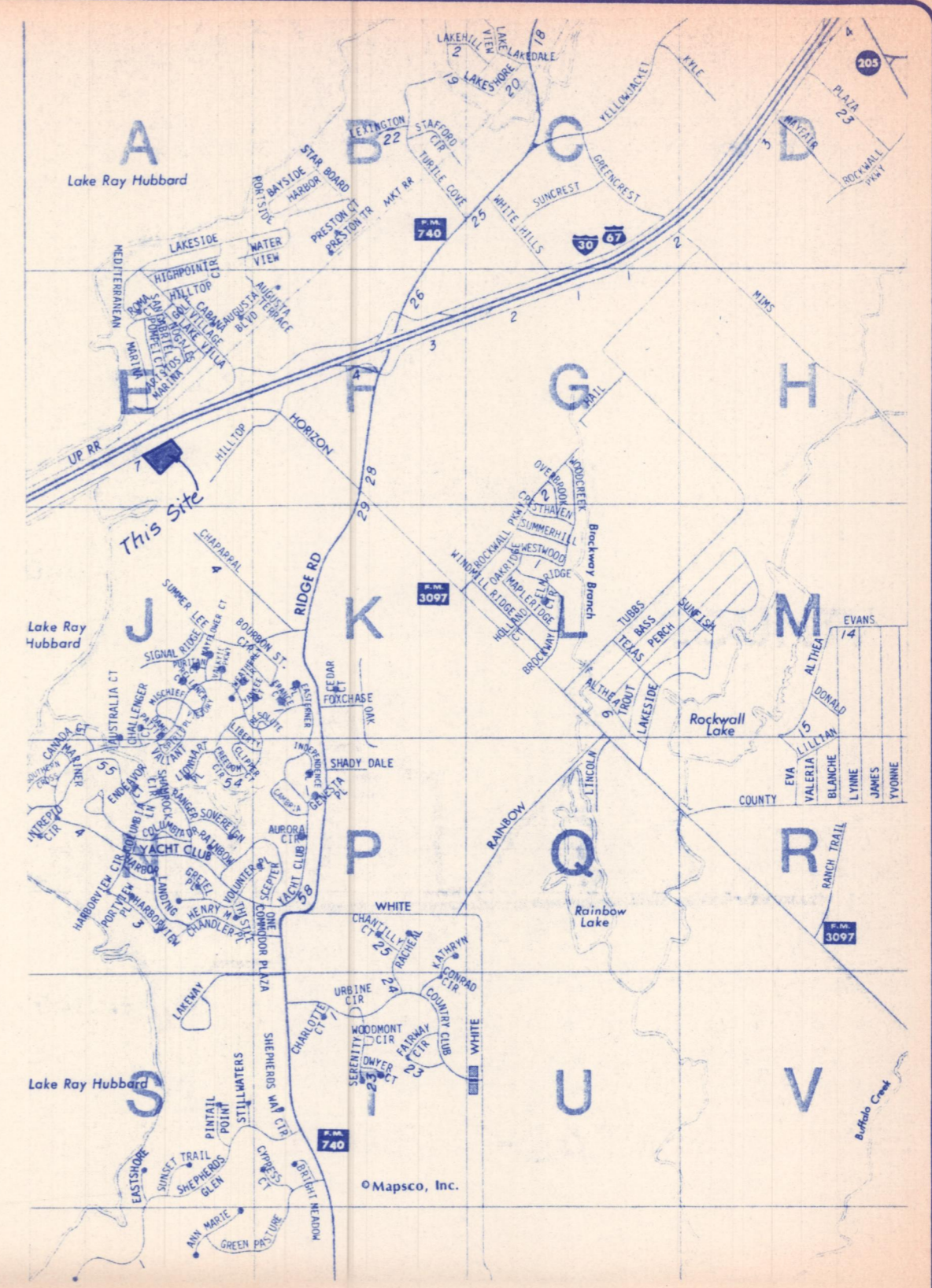
INTERSTATE HIGHWAY NO. 30  
(300' R.O.W.)



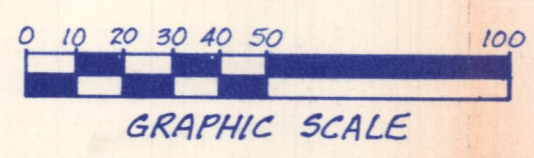
Lot 1, Block "A"  
2.3127 Acres  
100,740 Sq. Ft.

Culpepper Cattle & Catering Co.  
Lot 1, Block A  
Slide B, Pg. 125

Michael A. Stephenson



LOCATION MAP  
Scale: 1" = 2,000'



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 Southeast 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 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 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 requirements 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

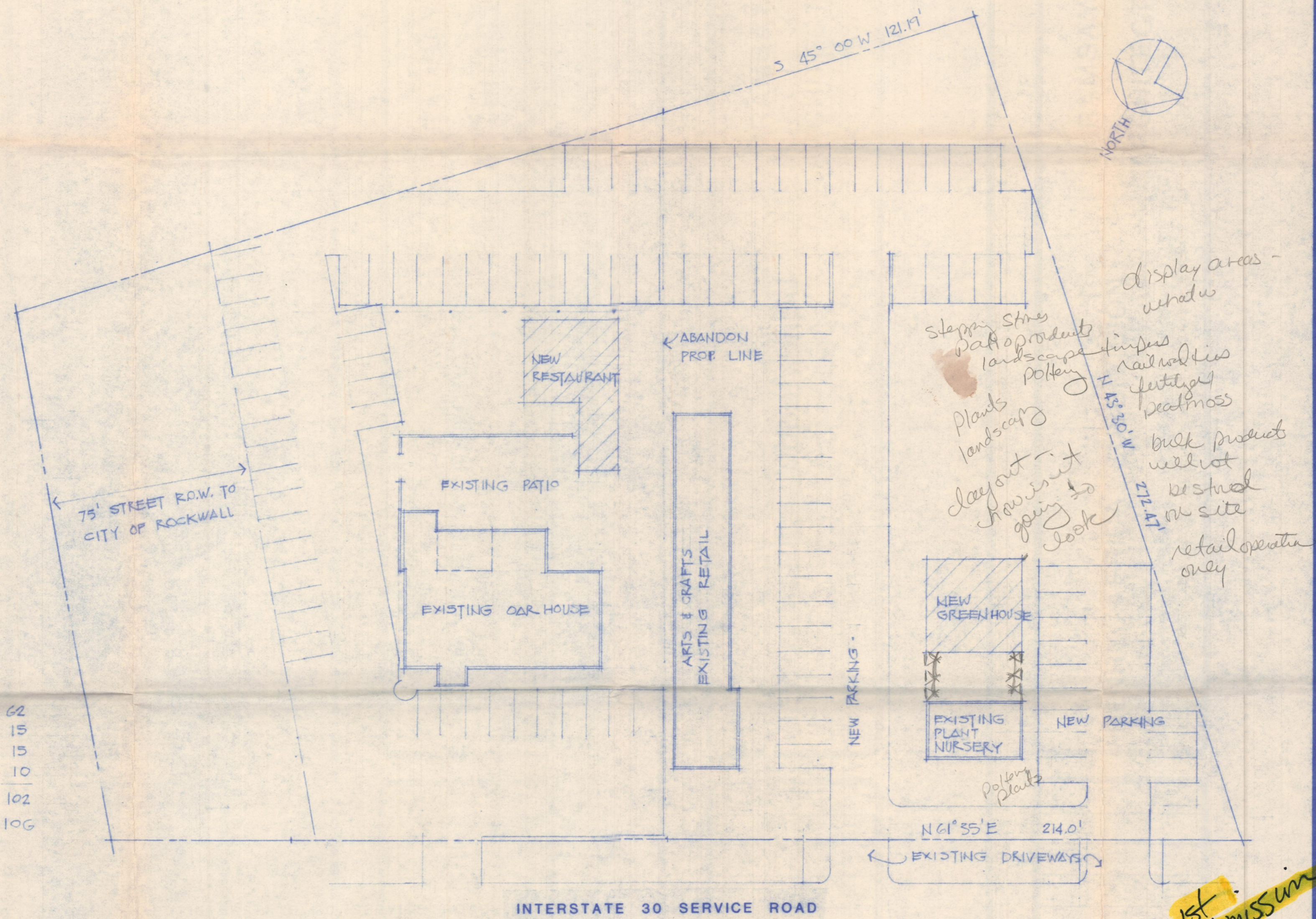
|   |         |         |
|---|---------|---------|
| HAROLD L. EVANS<br>CONSULTING ENGINEER  |         |         |
| 2331 GUS THOMASSON RD. SUITE 102<br>DALLAS, TEXAS 75228<br>PHONE (214) 328-8133 |         |         |
| SCALE   | DATE    | JOB NO. |
|   | 9-23-91 | 9193    |

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



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

**RAMSAY ARCHITECTS**  
 REVISION TO  
**HENRY AFRICA SUBDIVISION**  
 ROCKWALL TEXAS



PARKING:

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

1st Submission

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



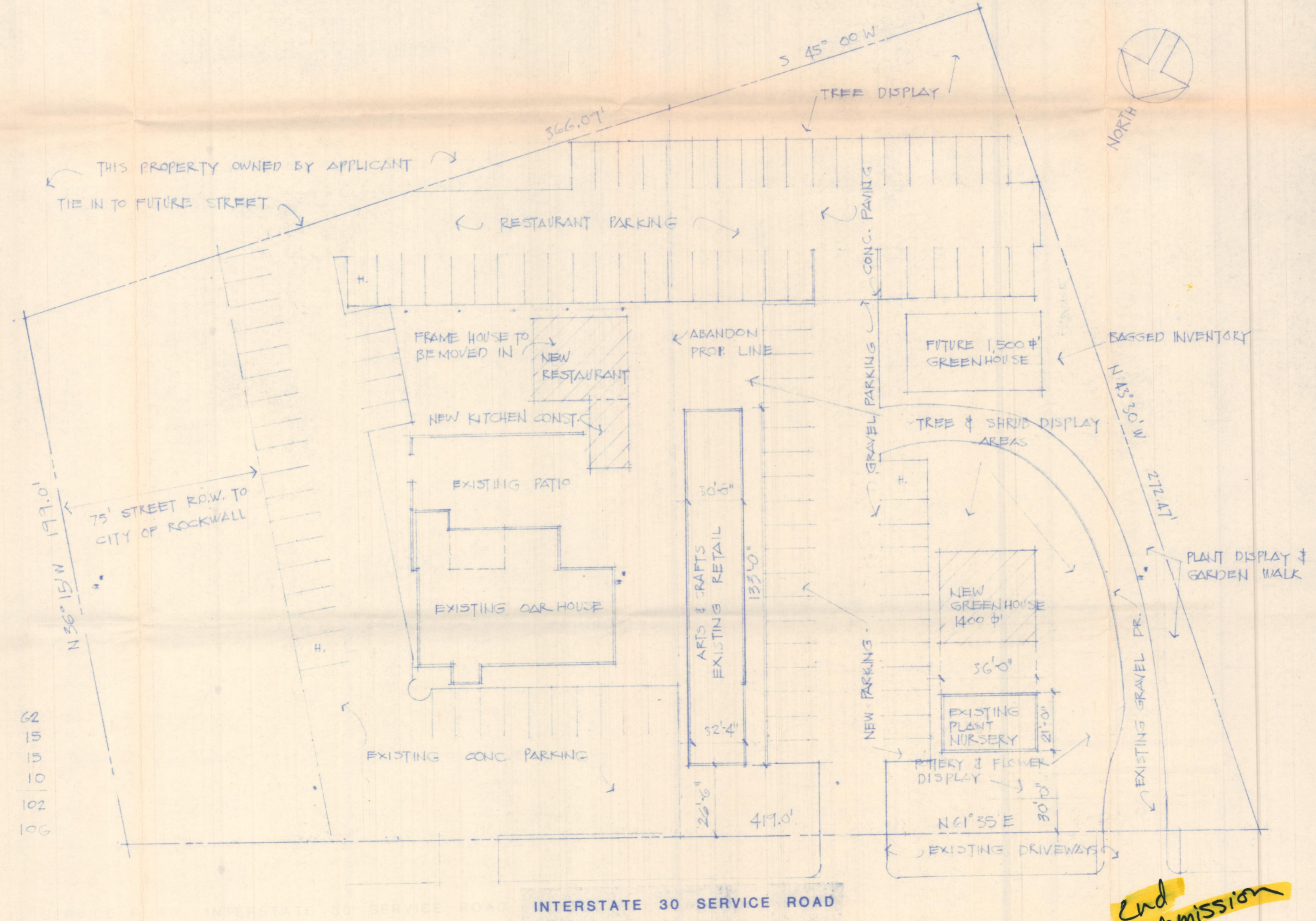
| REVISIONS | BY |
|-----------|----|
| 28 AUG 91 | R. |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

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:

|        |   |     |
|--------|---|-----|
|        | : | :   |
|        | : | :   |
|        | : | :   |
|        | : | :   |
|        | : | :   |
| TOTAL: | : | 102 |
| CHANG: | : | 106 |

End Submission



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

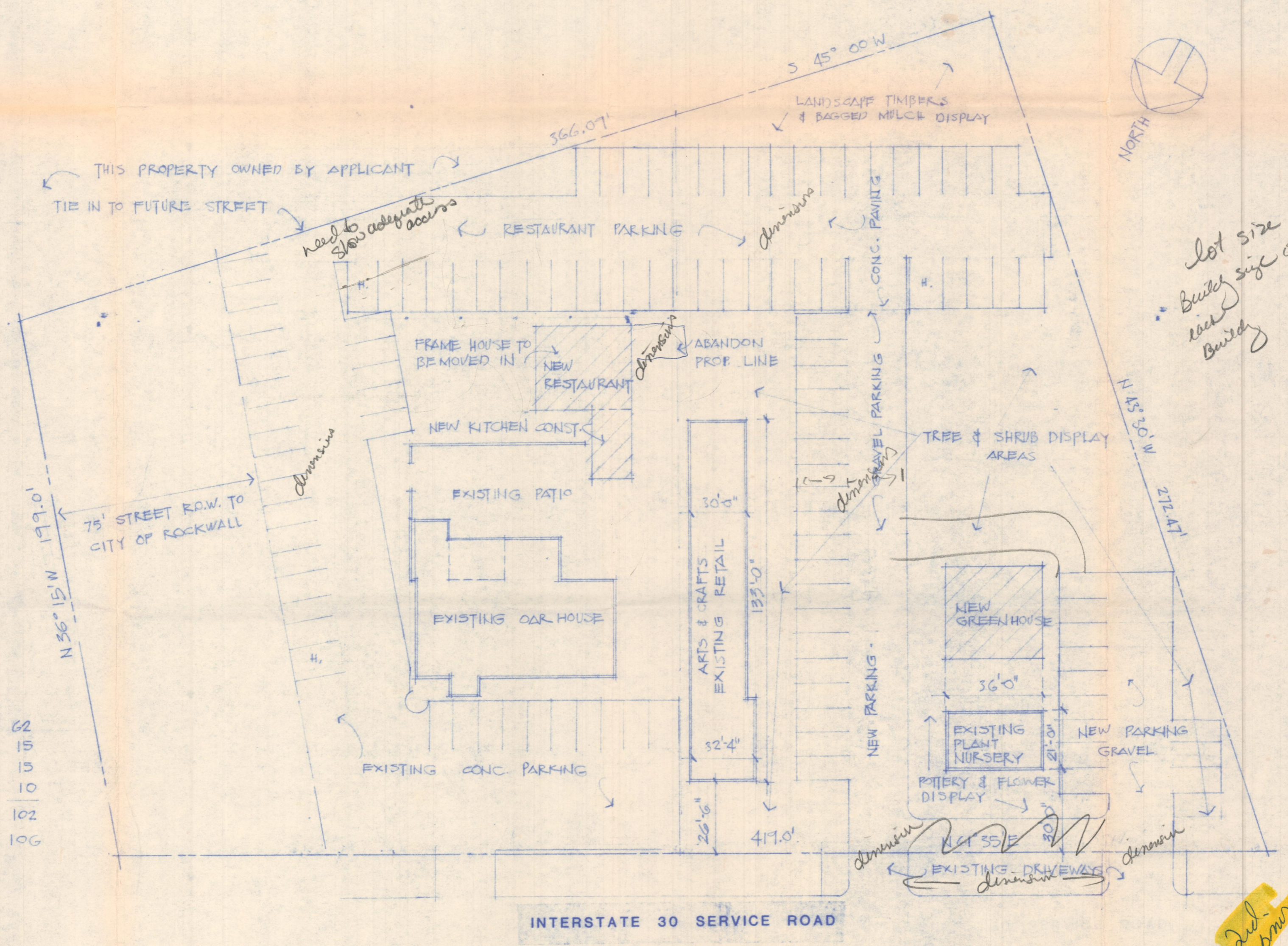
**RAMSAY ARCHITECTS**

**HENRY AFRICA SUBDIVISION**

ROCKWALL, TEXAS

REVISION TO

|                   |
|-------------------|
| DRAWN<br>R.       |
| CHECKED           |
| DATE<br>22 AUG 91 |
| SCALE<br>1" = 30' |
| JOB NO.           |
| SHEET<br>1        |
| OF 1 SHEETS       |



lot size  
Build size of  
each  
Build

2nd Submission

PARKING:

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



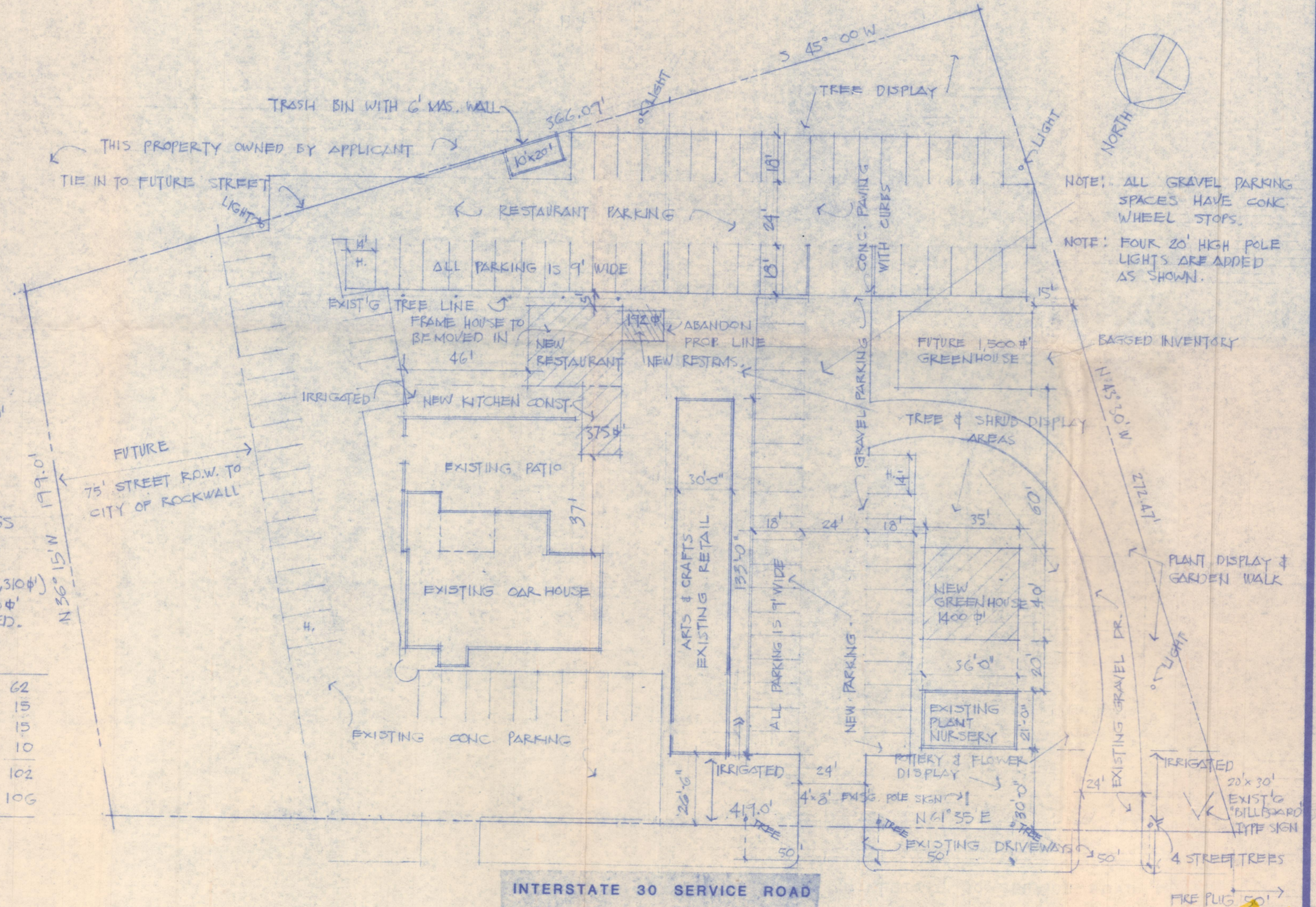
| REVISIONS | BY |
|-----------|----|
| 28 AUG 91 | R. |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

TOTAL STRUCTURES: 12,907 S.F.  
 LOT AREA: 151,282 S.F. (3.01 AC)

- IRRIGATION NOTES:**
- EXISTING CAR HOUSE HAS A LANDSCAPE & IRRIGATION PLAN.
  - NURSERY AND CRAFTS BUILDING ARE ON 35,112  $\phi$ ' OF LAND REQUIRING 5,267  $\phi$ ' OF IRRIGATED LANDSCAPE. THE YARD AREA BETWEEN 1-30 AND FRONTS OF BUILDINGS PROVIDES 4,400  $\phi$ ' PLUS 910  $\phi$ ' BETWEEN CRAFTS BUILDING AND PARKING. (5,310  $\phi$ )
  - NEW BLDG. OCCUPIES 4,500  $\phi$ ' OF LAND. 675  $\phi$ ' IS IRRIGATED.

**PARKING:**

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



NOTE: ALL GRAVEL PARKING SPACES HAVE CONC WHEEL STOPS.  
 NOTE: FOUR 20' HIGH POLE LIGHTS ARE ADDED AS SHOWN.

**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 | 1         |

*3rd Submission approved w/ conditions*



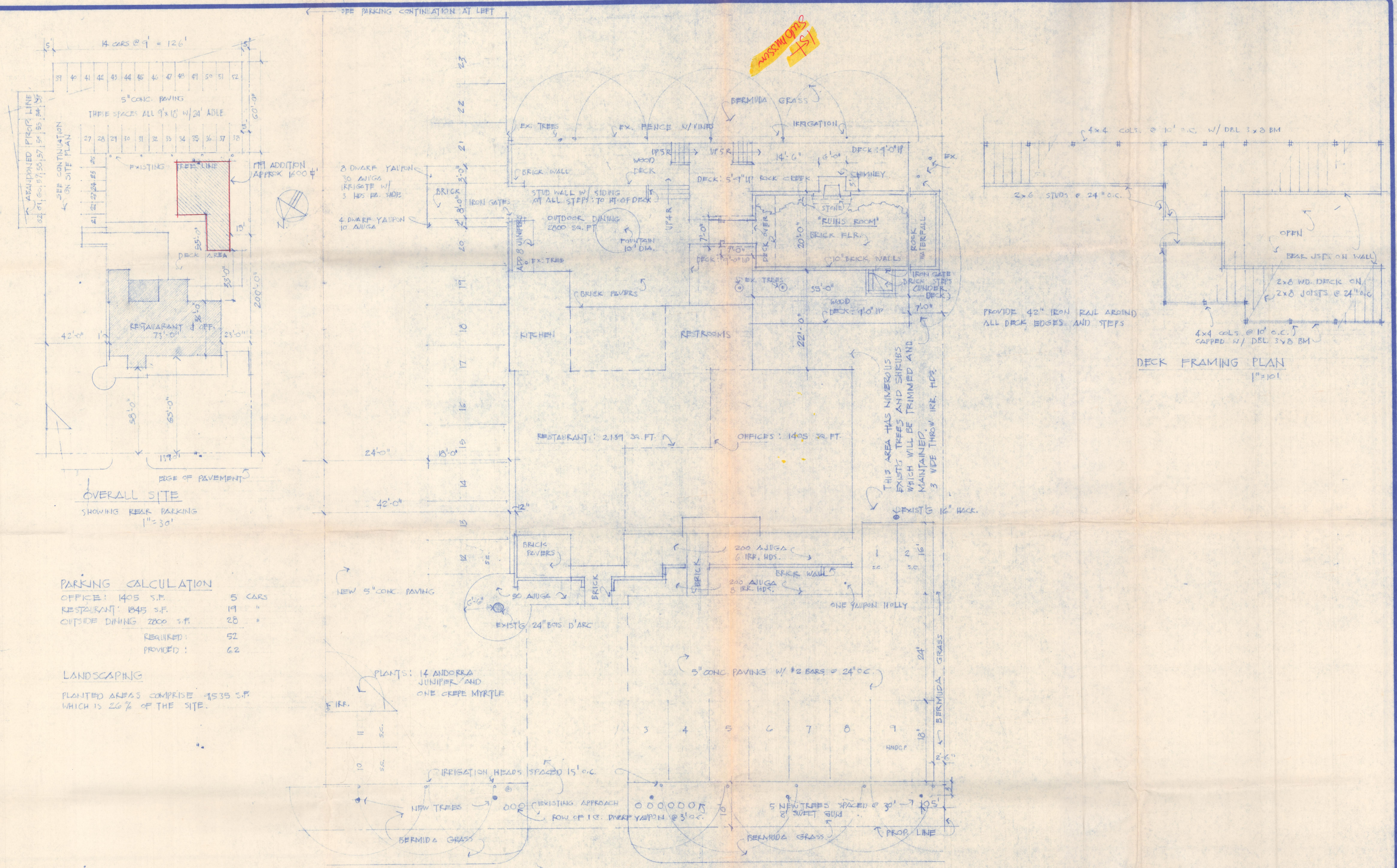
| REVISIONS         | BY |
|-------------------|----|
| 2007-ADD PARKG    | R  |
| 2 AUG 11-ADD BLDG | R  |
|                   |    |
|                   |    |
|                   |    |
|                   |    |
|                   |    |



RAMSAY ARCHITECTS  
1101 RIDGE ROAD  
ROCKWALL TEXAS

RESTAURANT - 303 I.H. 30  
ROCKWALL TEXAS

|                   |
|-------------------|
| DRAWN             |
| CHECKED           |
| DATE<br>18 AUG 30 |
| SCALE             |
| JOB NO.           |
| SHEET<br>1        |
| OF 2 SHEETS       |



MISSISSIPPI  
H.S.



# HIGHWAY NO. 30

## SERVICE ROAD

PLACE OF BEGINNING

$\Delta = 0^\circ 58' 52''$   
 $R = 11,309.20'$   
 $T = 96.84'$   
 $L = 193.68'$

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

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

0.201 AC.

0.036 AC.

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

358.54'

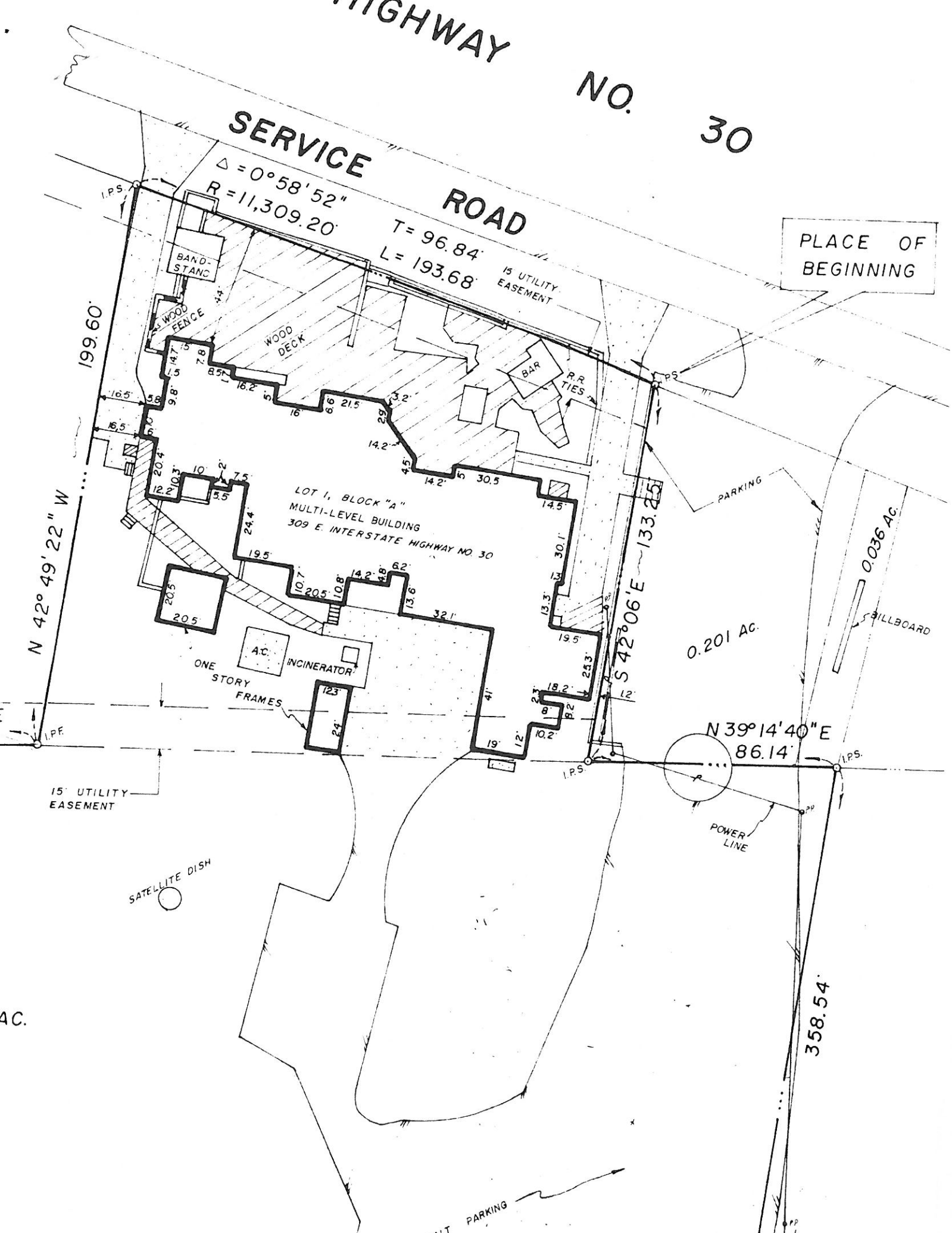
15' UTILITY EASEMENT

SATELLITE DISH

POWER LINE

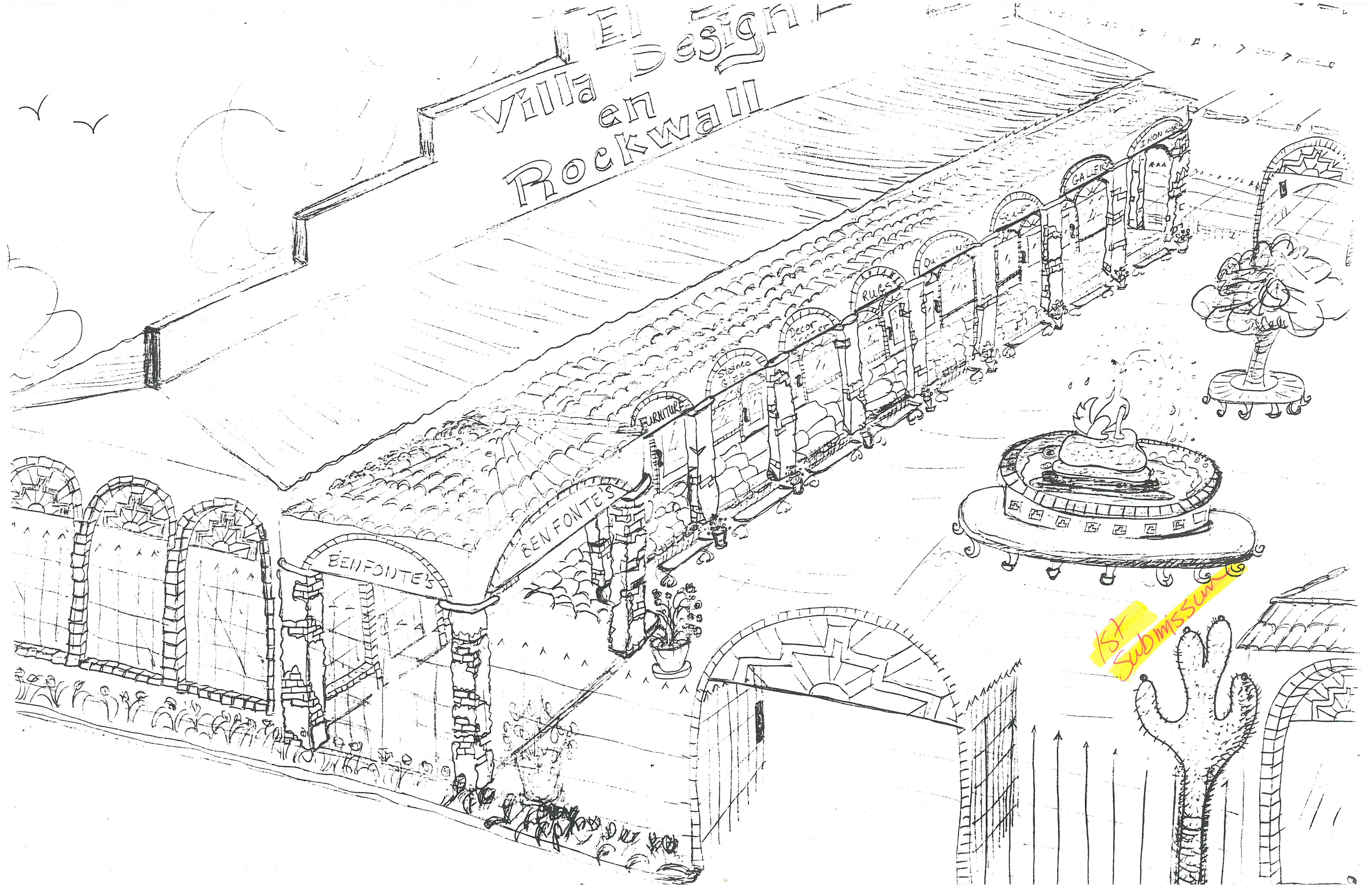
ASPHALT PARKING

AC.



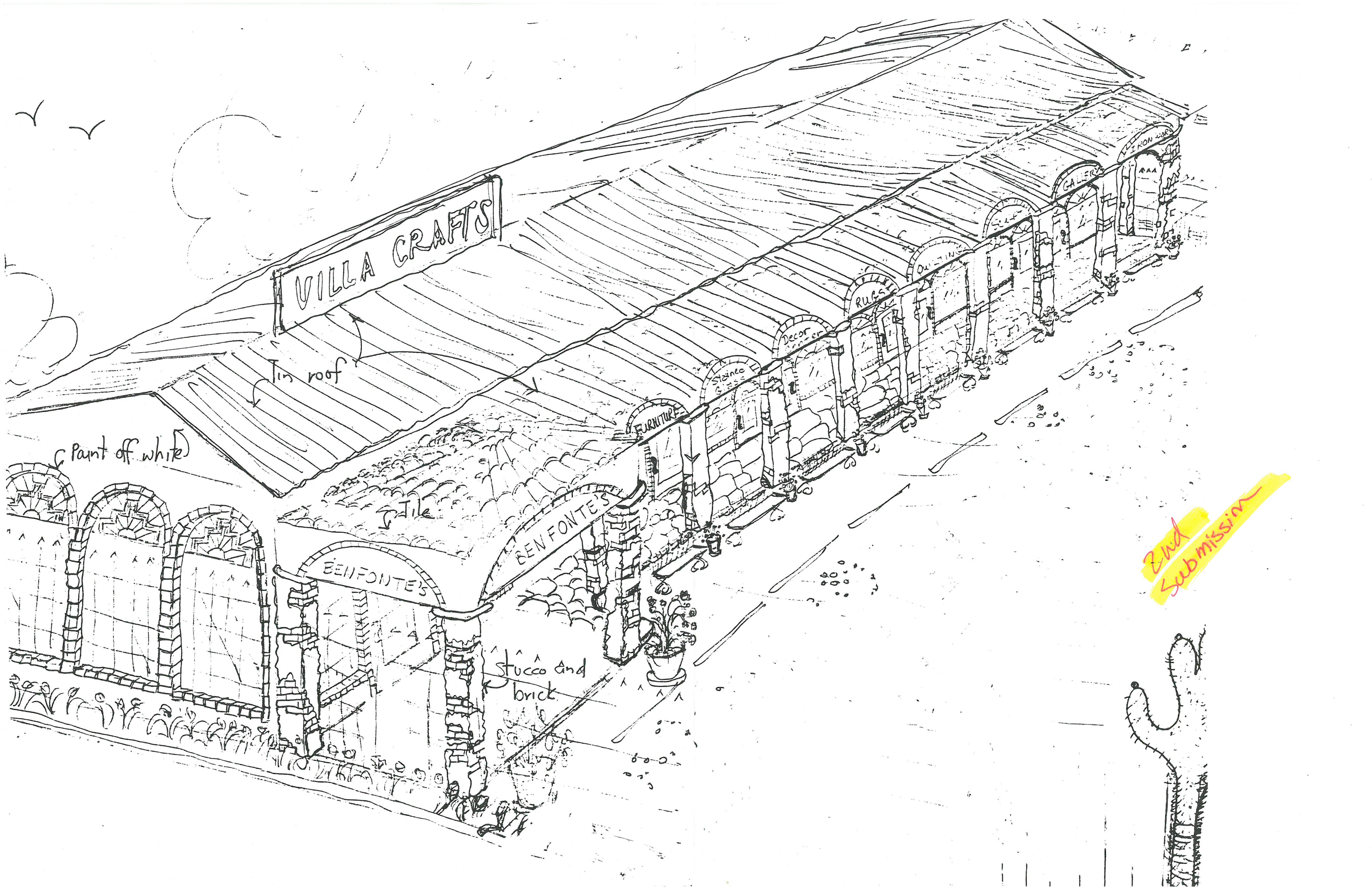


# Villa Design Rockwall



1st Submission





VILLA CRAFTS

Tin roof

Paint off white

Tile

BEN FONTE'S

Stucco and brick

FURNITURE

Stained Glass

Decor

RUGS

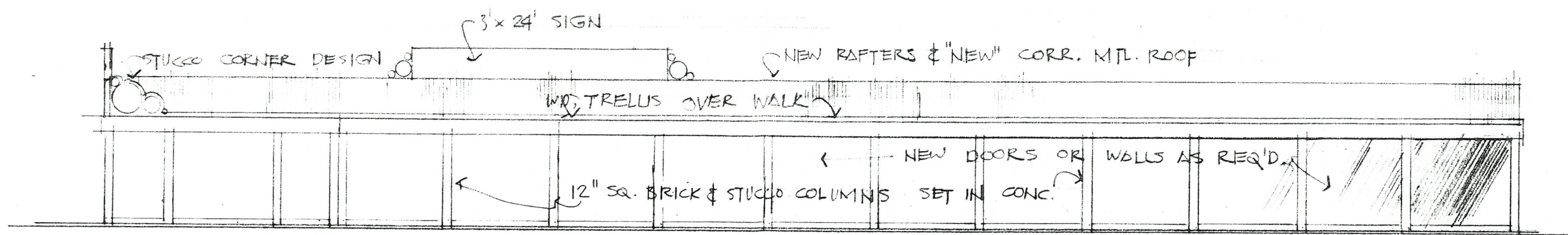
QUILTING

GALLERY

IRON WORK

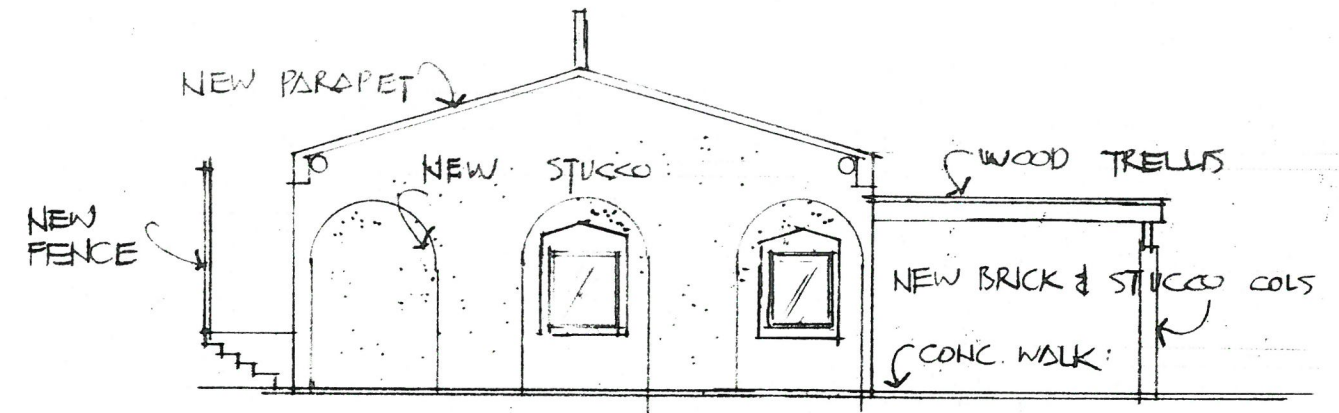
End Submission





THIS WALKWAY 15' WIDE (CONC.)      THIS WALKWAY 8' WIDE (BOARDWALK)

WEST ELEVATION  
1" = 10'



NORTH ELEVATION (FREEWAY)

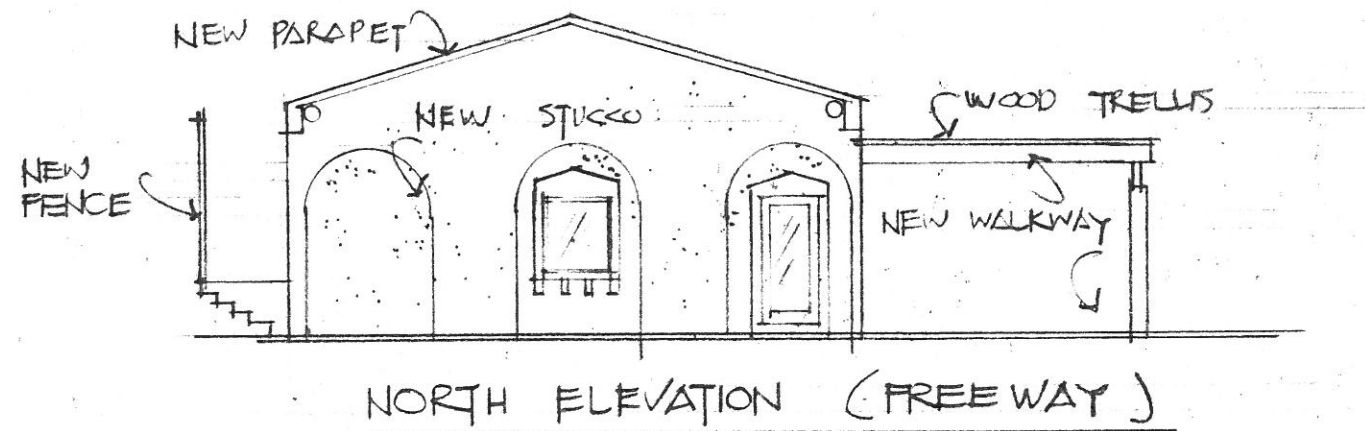
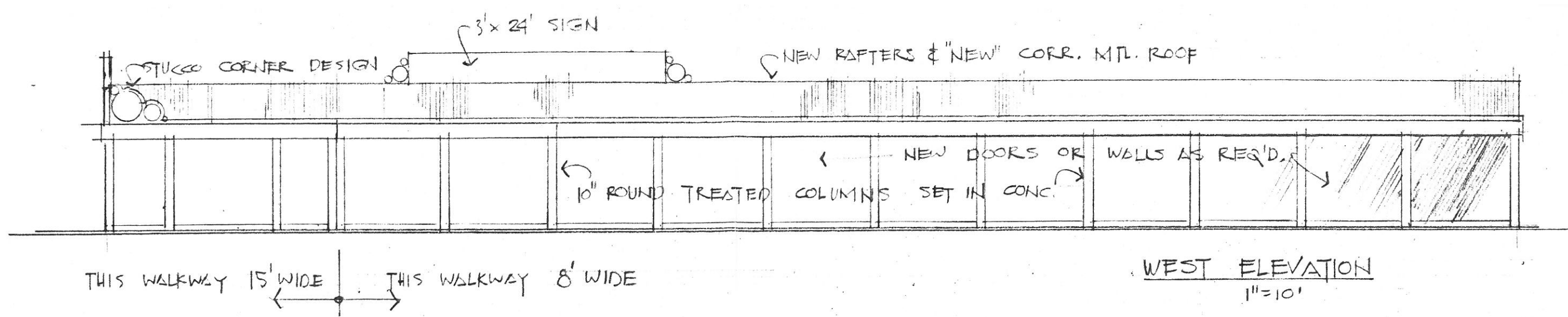
ARTS & CRAFTS BUILDING @ HENRY AFRICA SUBDIVISION

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: Ameny Africa

Case 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 1 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 existing structures
  - ✓ b. How will they be painted
  - ✓ c. What materials will the greenhouses consist of
  - ✓ d. elevation or arts + crafts - materials
  - ✓ e. compliance with buildy codes on all existing structures need to get w/ David
- ✓ 2. need to go ahead + new 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. Plat to be delayed



# Dobbar Stephenson

1. Pt2 driv like the used temp. party for required parking
2. need breakdown of sq footage on each bldg

|                   |            |  |   |            |
|-------------------|------------|--|---|------------|
|                   | Oar House  | 2339 - Off.                                      | = | 8          |
|                   |            | 1400 - Rest.                                     | = | 14         |
|                   |            | 3125 - patio                                     | = | 32         |
|                   |            | 1432 - new pizza                                 | = | 17         |
|                   |            | 4144 - arts & craft                              | = | 21         |
|                   |            | 2356 - nursery                                   | = | 11         |
|                   |            | <del>1500</del><br>1200 - Bldg A <sup>rest</sup> | = | 15         |
|                   |            | <del>1500</del><br>1200 - Bldg B <sup>rest</sup> | = | <u>15</u>  |
| Oar house & patio | 62         |  |   |            |
| Pizza             | 17         |  |   | 133        |
| Arts & crafts     | 21         | shown  |   | <u>106</u> |
| 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 & meet by standards

Total site 84,799

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

mc

submission of detailed landscape plan per  
to 6.



- 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 course

- needs to get current on all liquor reports  
- liquor 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 Hollett~~

Replat

Site plan

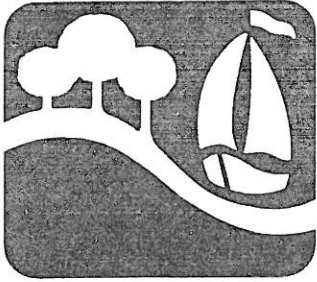
Expansion of CUP for Private Club

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,

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

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,

A handwritten signature in blue ink, appearing to read "Dobber Stephenson", is written over the typed name.

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.

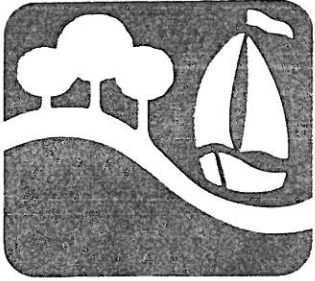
The building leased for a plant nursery will be renovated and painted by December 91.

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.

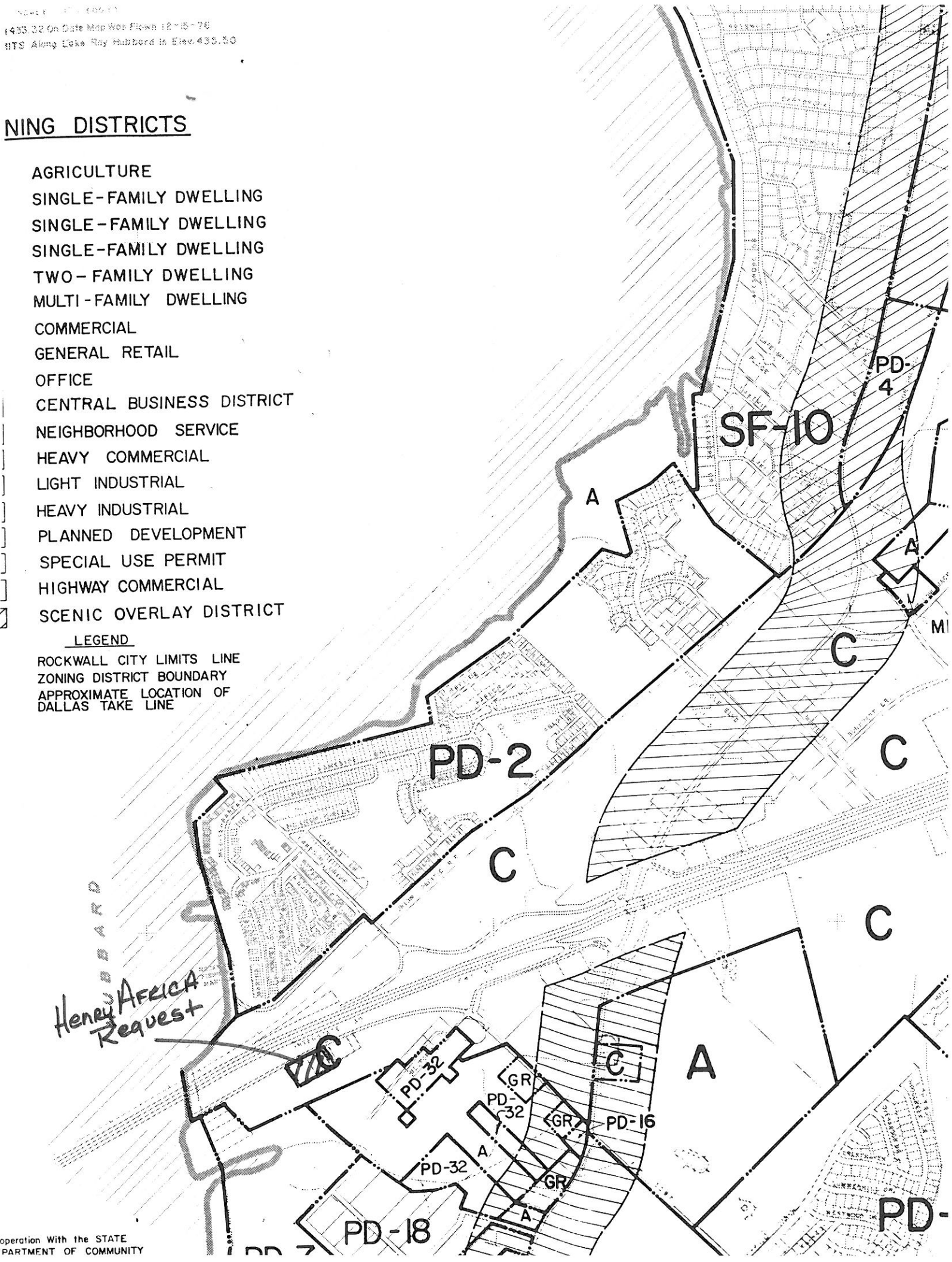
# ZONING DISTRICTS

- 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

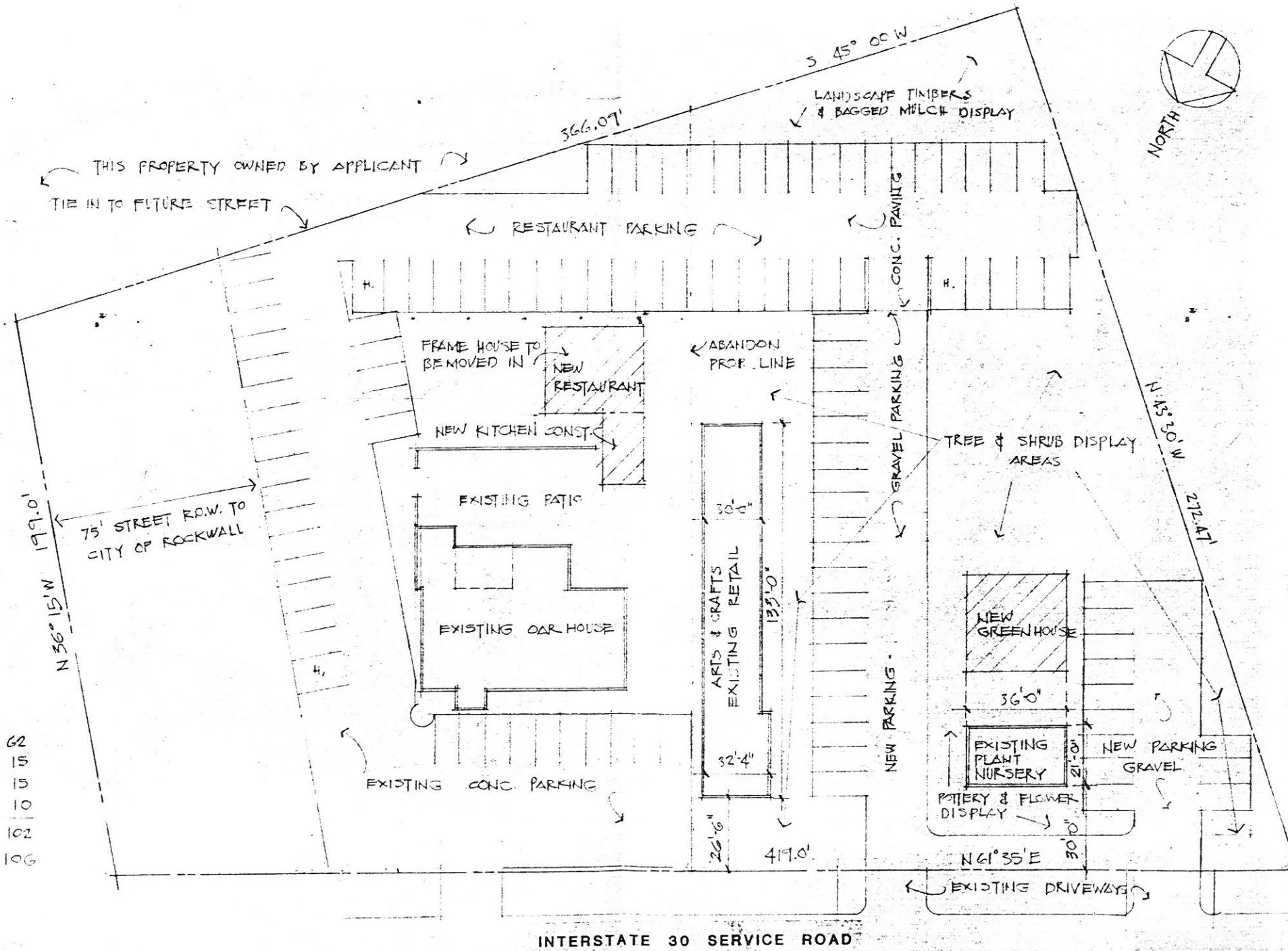
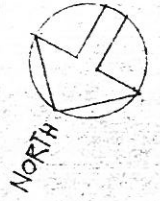
- ROCKWALL CITY LIMITS LINE
- ZONING DISTRICT BOUNDARY
- APPROXIMATE LOCATION OF DALLAS TAKE LINE

*Henry Africa Request*





# Henry AFRICA SITE PLAN



THIS PROPERTY OWNED BY APPLICANT  
TIE IN TO FUTURE STREET

RESTAURANT PARKING

LANDSCAPE TIMBERS  
& BAGGED MULCH DISPLAY

FRAME HOUSE TO BE REMOVED IN  
NEW RESTAURANT

ABANDON PROP. LINE

NEW KITCHEN CONST.

CONC. PAVING

TREE & SHRUB DISPLAY AREAS

75' STREET R.O.W. TO CITY OF ROCKWALL

EXISTING PATIO

EXISTING CAR HOUSE

GRAVEL PARKING

N 45° 30' W  
271.41'

30'-0"  
133'-0"  
32'-4"  
26'-6"

NEW GREENHOUSE

36'-0"

EXISTING PLANT NURSERY

NEW PARKING GRAVEL

POTTERY & FLOWER DISPLAY

30'-0"

EXISTING CONC. PARKING

NEW PARKING

EXISTING DRIVEWAYS

INTERSTATE 30 SERVICE ROAD

|         |     |
|---------|-----|
| & PATIO | 62  |
| URANT   | 15  |
| FTS     | 15  |
| ERY     | 10  |
|         | 102 |
|         | 106 |

**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:**

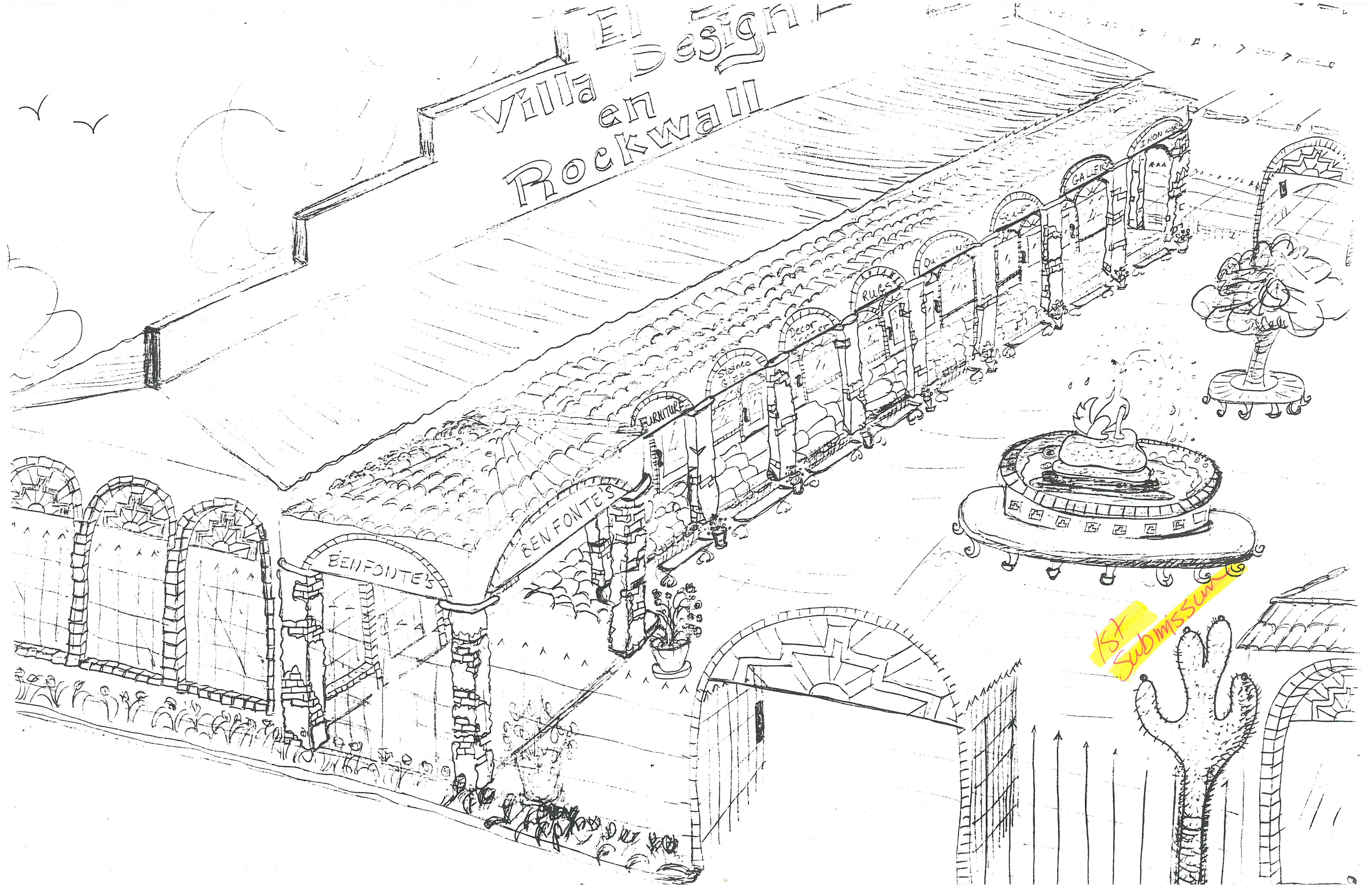
1. Phasing Plan
2. Letter on Private Club

**Agenda Item:** Oar House Proposals

**Item No:** V. H.

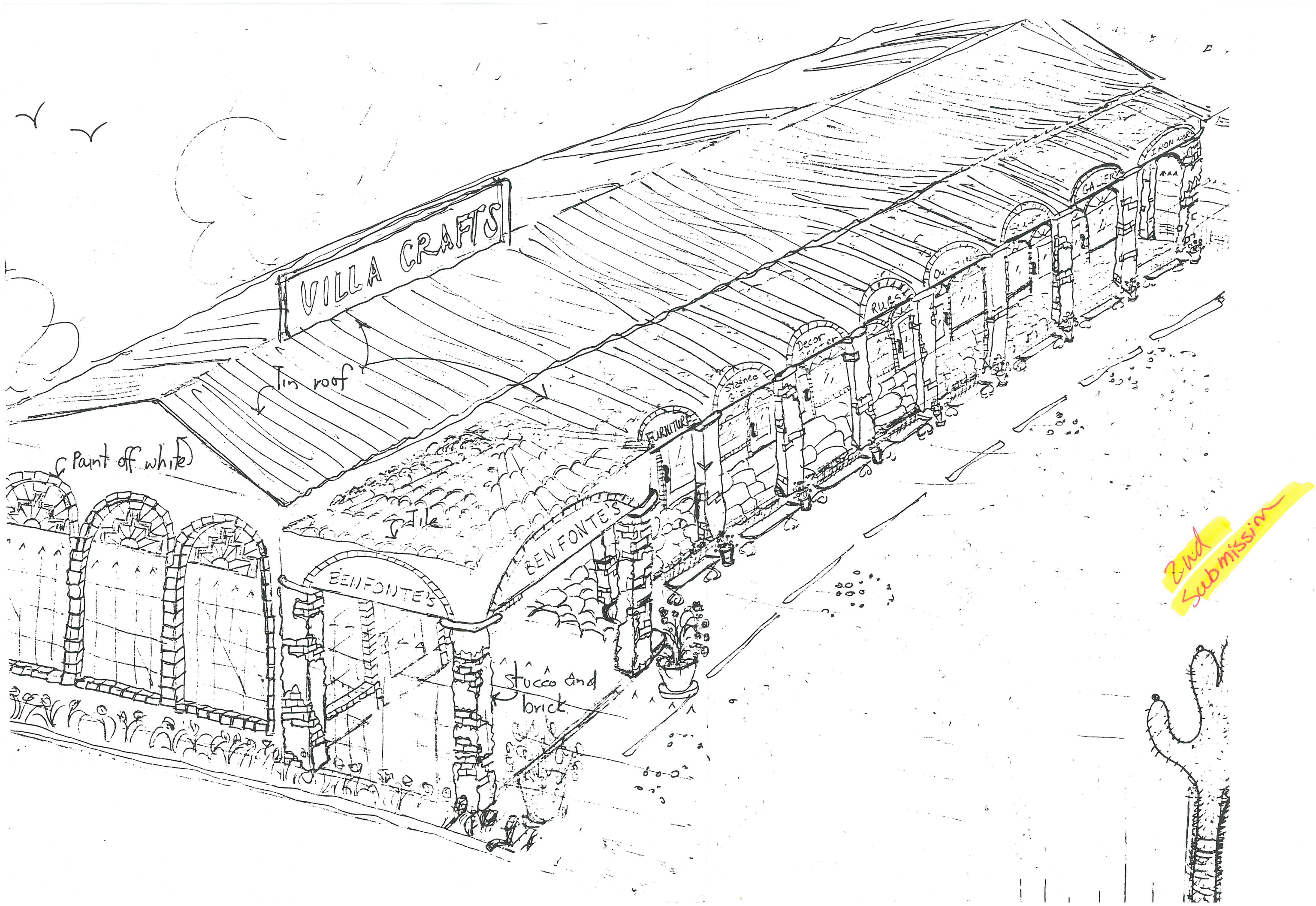


# Villa Design Rockwall



1st Submission





VILLA CRAFTS

Tin roof

Paint off white

Tile

BENFONTE'S

Stucco and brick

FURNITURE

Stained Glass

Decor

RUGS

QUILTING

GALLERY

IRON WORK

End Submission



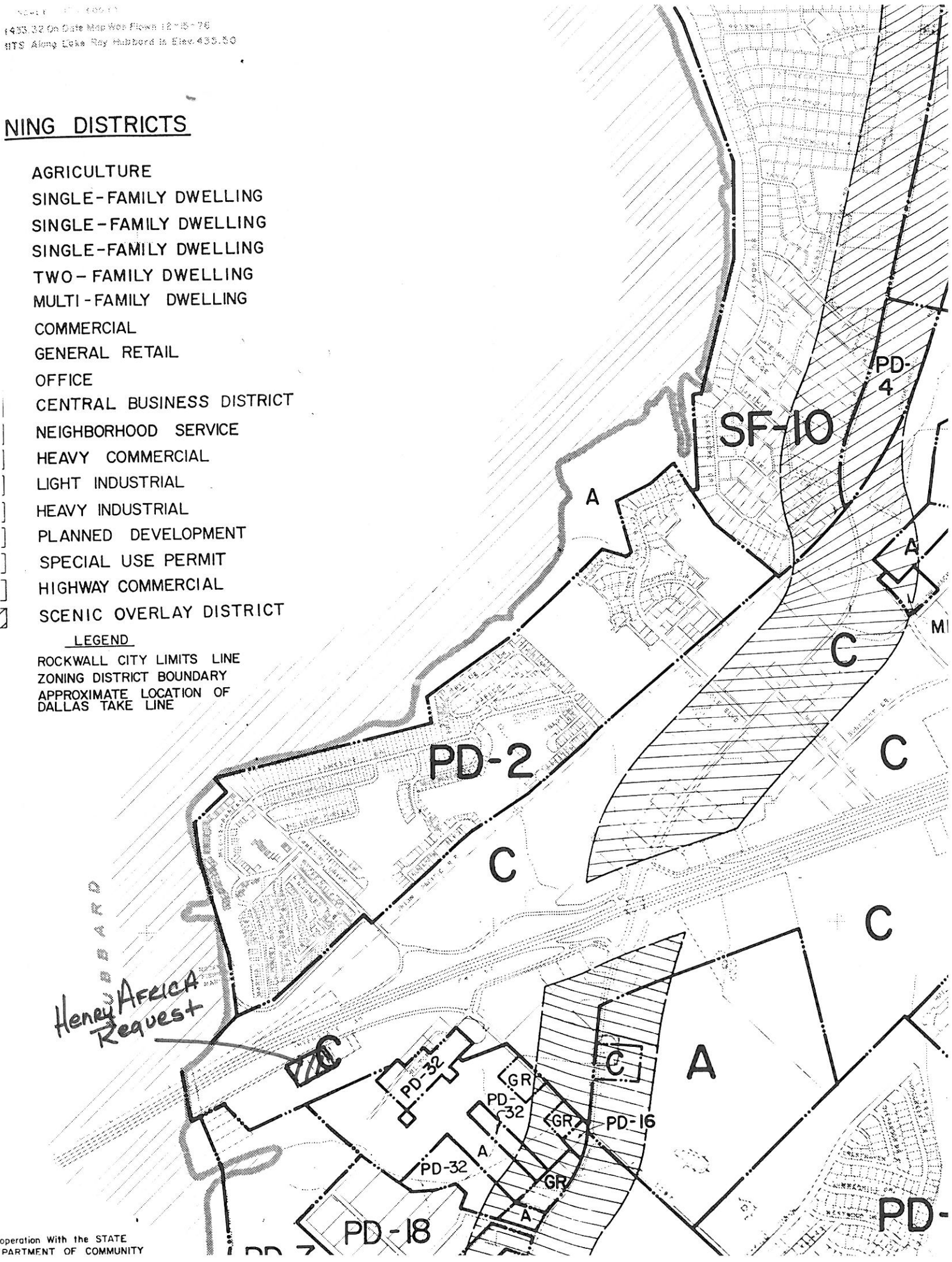
# ZONING DISTRICTS

- AGRICULTURE
- SINGLE-FAMILY DWELLING
- SINGLE-FAMILY DWELLING
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTI-FAMILY DWELLING
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- GENERAL RETAIL
- OFFICE
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- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT
- HIGHWAY COMMERCIAL
- SCENIC OVERLAY DISTRICT

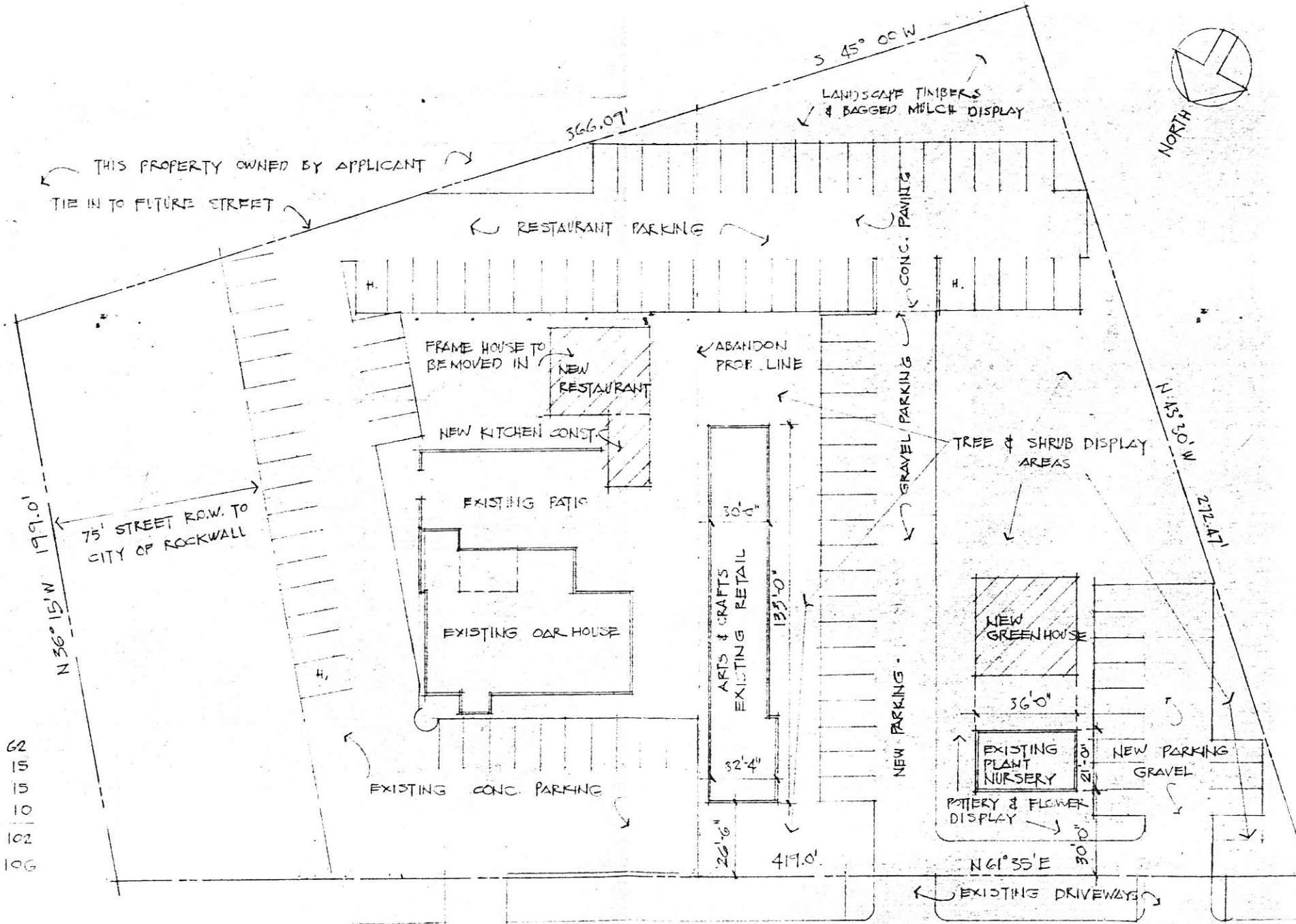
### LEGEND

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

*Henry Africa Request*



# Henry AFRICA SITE PLAN



THIS PROPERTY OWNED BY APPLICANT  
TIE IN TO FUTURE STREET

RESTAURANT PARKING

LANDSCAPE TIMBERS  
& BAGGED MULCH DISPLAY

CONC. PAVING

FRAME HOUSE TO BE REMOVED IN  
NEW RESTAURANT

ABANDON PROP. LINE

NEW KITCHEN CONST.

TREE & SHRUB DISPLAY AREAS

EXISTING PATIO

75' STREET R.O.W. TO CITY OF ROCKWALL

EXISTING OAR HOUSE

NEW GREENHOUSE

ARTS & CRAFTS  
EXISTING RETAIL

NEW PARKING

EXISTING PLANT NURSERY

NEW PARKING  
GRAVEL

EXISTING CONC. PARKING

POTTERY & FLOWER  
DISPLAY

EXISTING DRIVEWAYS

INTERSTATE 30 SERVICE ROAD

|         |     |
|---------|-----|
| & PATIO | 62  |
| URANT   | 15  |
| FTS     | 15  |
| ERY     | 10  |
|         | 102 |
|         | 106 |

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.

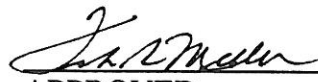
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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.1 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

**Exhibit "A"**

TOTAL STRUCTURE: 16,000 S.F.  
 LT AREA: 13,200 S.F. (1.1 A.C.)  
 NOTE: BLDG'S A & B ADD 5,000 S.F.

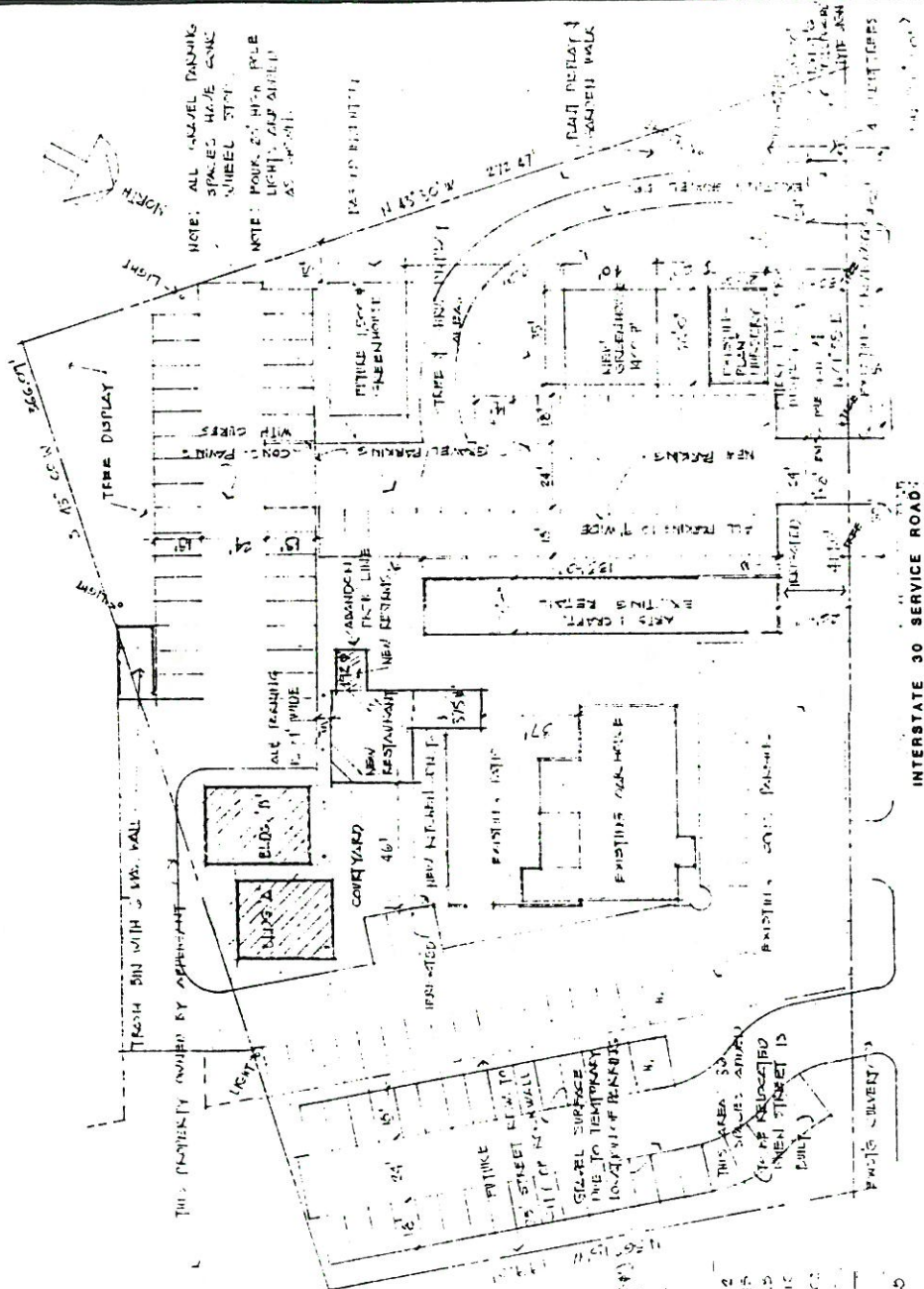


ILLUSTRATION NOTES:  
 1. EXISTING OVER HOTEL  
 HAS A LANDSCAPE  
 IRRIGATION DRAIN.  
 2. TREES AND GRASS  
 PLANTINGS ARE ON SOUTH  
 OF LAND. YES, INNE-  
 5,227 S.F. OF IRRIGATED  
 LANDSCAPE. THE YARD  
 AREA BETWEEN 1 & 2  
 AND FRONT OF BUILDING  
 PROVIDES 4,400 S.F. OF  
 100' BETWEEN GRASS  
 BUILDING AND 17,240 S.F. (5,300 S.F.)  
 OF LAND. YES, IF IRRIGATED.

|                     |    |         |
|---------------------|----|---------|
| REVISION 1          | 23 | SHIT 91 |
| NET GAIN IN PARSHIS | 25 |         |



# 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 Justice  
P.O. Box 270699  
Dallas 75227

12

Robert S. Whittle  
P.O. Box 369

Henry Africa  
Culpapper

Culpapper Cattle & Catering  
309 I-30 East



LAKESIDE VILLAGE #5

*Henry Africa*

M.J.BARKSDALE A-II

LAKE RAY HUBBARD

CITY OF DALLAS

LAKE RID EST

W

GEOR

TR 15  
582 AC

TR 3  
1.730 AC

M.K.T.

CULPEPPERS  
CATTLE & CATERING CO

VILLAGE  
TWO ADDN

HENRY  
AFRICA  
SUBD

TR 2  
1.12 AC

TR 1  
8.569 AC  
3.4156  
5.1534 AC

TR 5  
5 ACS

TR 16-1  
1.5883 AC

TR 16  
1.29 AC

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

102-9

102-24

102-10

TR 6-1  
6.789 ACS

102-8

102-7

102-6

102-5

102-4

102-3

102-2

102-1

TR 4-5  
1 AC

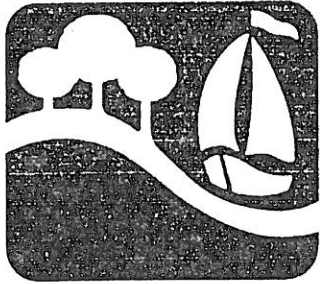
TR 4-3  
1 AC

TR 4-2  
2 ACS

TR 4-4  
55 ACS

SUMNER





# CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE  
August 30, 1991

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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

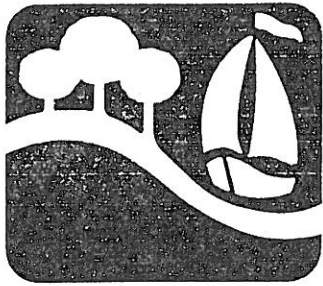
I am in favor of the request for the reasons listed below.

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

- 1.
- 2.
- 3.

Name Robert Whittle  
Address 203 Limestone 30  
Rockwall TX 75087





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

PUBLIC NOTICE  
August 30, 1991

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

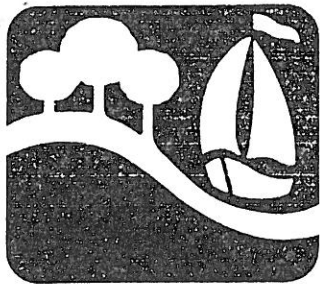
Name

*Scott Barrons*

Address

*PO Box 880*





# CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE  
August 30, 1991

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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 Culpepper Cattle Co.

Address 309 I-30 EAST Rockwall, TX. 75087