

REVISIONS	BY
28 AUG 91	R.
23 SEPT. 91	R.

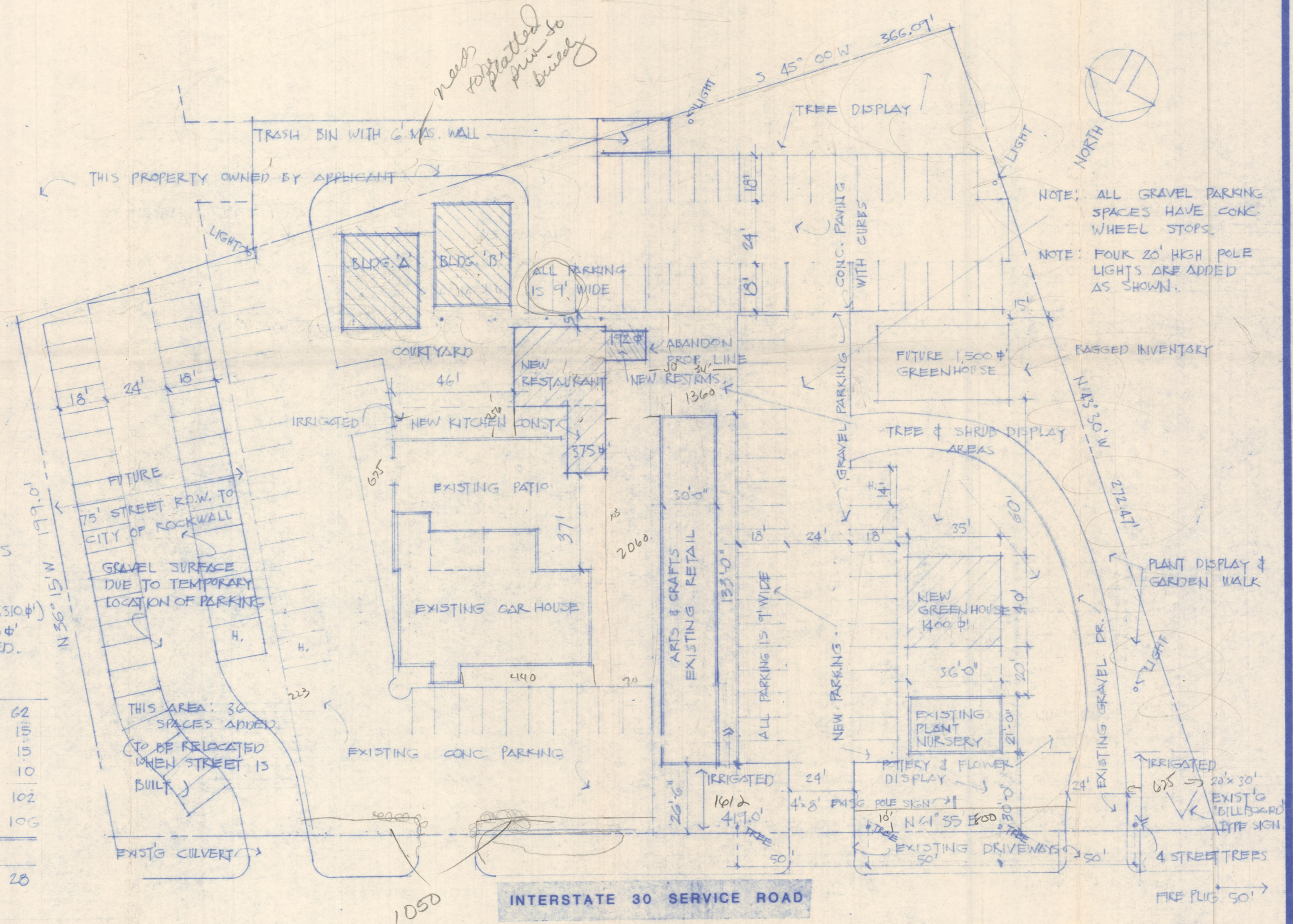
TOTAL STRUCTURES: 12,907 S.F.
 LOT AREA: 131,282 S.F. (3.01 AC)
 NOTE: BLDG'S A & B ADD 3,000 S.F.

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

PARKING:

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

REVISION: 23 SEPT 91
 NET GAIN IN PARKING: 28



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	1 SHEETS

New Restaurant

When new RESTAURANT is completed I THINK IT would be nice to EXTEND THE WALKWAY TO RESTAURANT

BRIDGE
Same as Below Except 6' wide
ENTRANCE OR EXIT

Walkway - concrete or stepping st.

Creek

Decor Tables with 3 Beach seats

Plant Display

River Bank w/ 19th Century Ferns Planted around it

Pink Dogwoods 6'-8' in shade of plant display

Decor Tables with 3 Beach seats

Note

There are several existing trees along creek with there is no suitable method to show them off. We should hang baskets and possibly plant some small hardy vines on them. Plant display

River Bank w/ 19th Century Ferns Planted around it

Pink Dogwood 6'-8' in shade of plant display

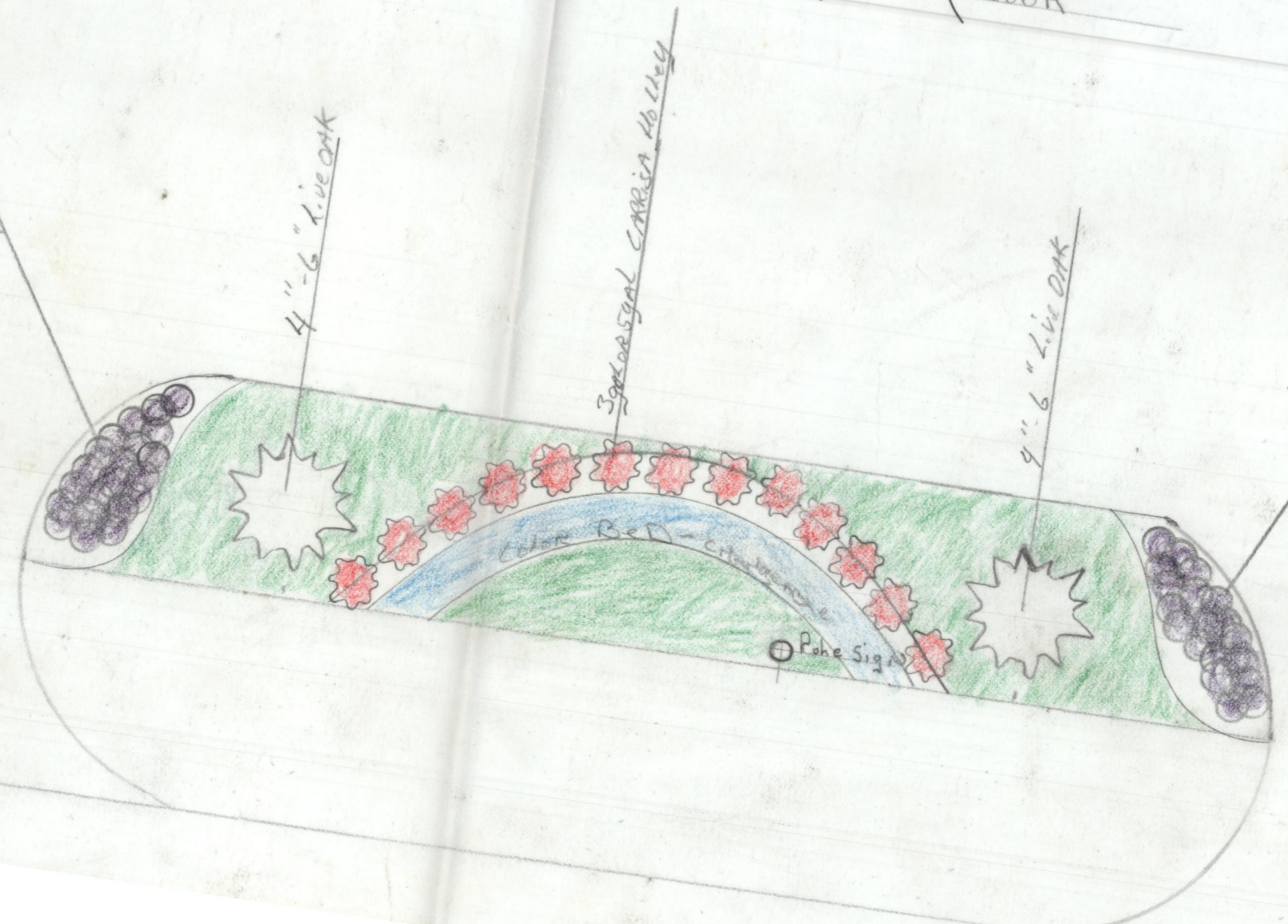
Decor Tables with 3 Beach seats

Plant Display Area

4' Bridge - best creek bed entrance or exit to area walk - Bridge will have rails for safety

Walkway

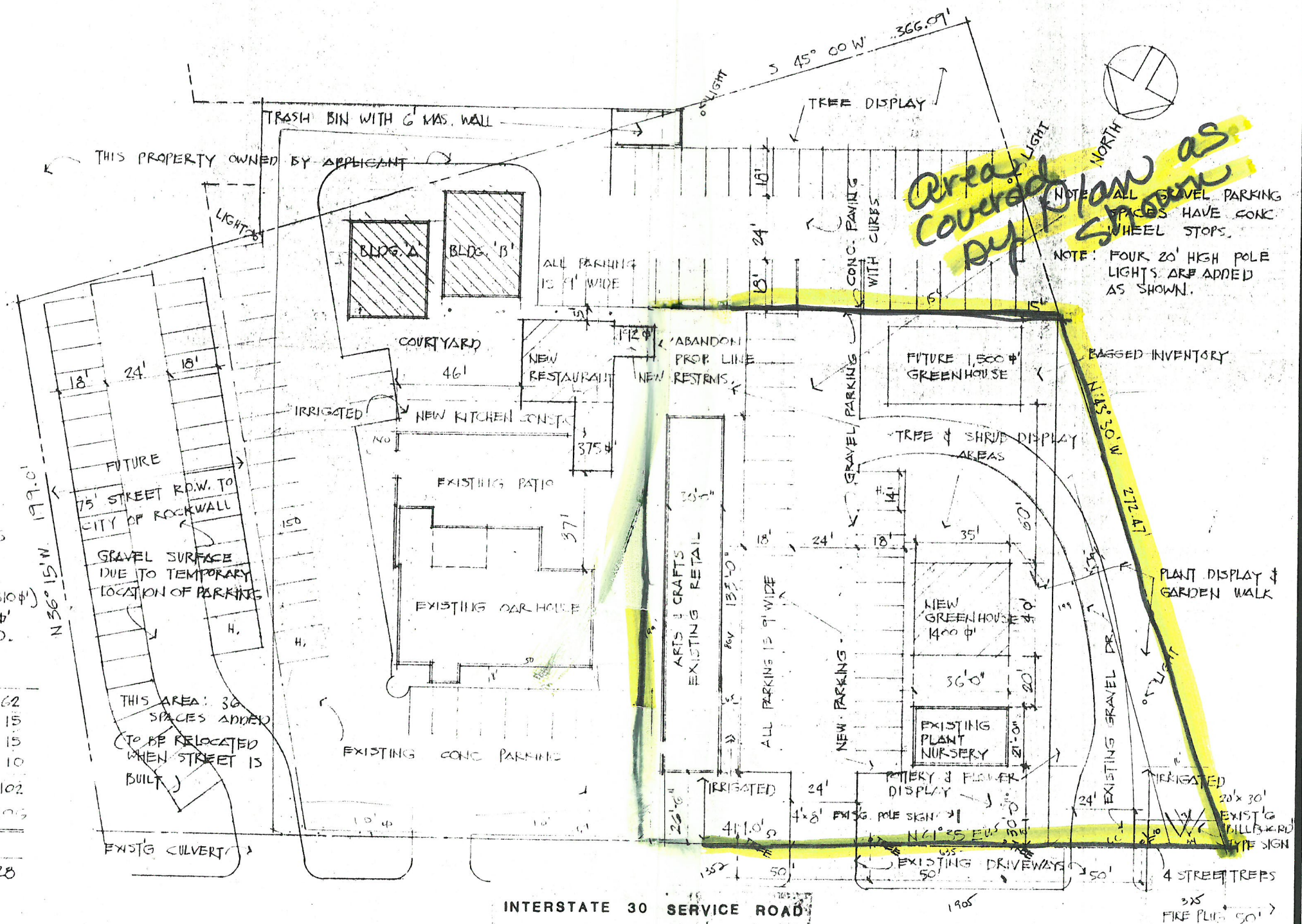
Existing 6' wide walkway - should be widened to 8' and have railing



REVISIONS	BY
20 AUG 91	R.
23 SEPT. 91	R.

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Area Covered by Storm
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 ROCKWALL TEXAS

DRAWN	R.
CHECKED	
DATE	22 AUG 91
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JOB NO.	
SHEET	

SITE PLAN REVIEW

Date Submitted _____

Scheduled for P&Z 10/10

Scheduled for Council 10/21

Applicant/Owner Dobber Stephenson

Name of Proposed Development Henry Africa / Oak House

Location I-30 Legal Description Lot 1 Blk A, Henry Africa (Accl.)

Total Acreage 2.31 ac No. Lots/Units 1

Current Zoning C

Special Restrictions _____

Surrounding Zoning B1Ag

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

- c. Is the lot the proper size? _____
- d. Does the lot have proper dimensions? _____
- e. Are exterior materials correct? _____
- f. Are structural materials correct? _____
- g. Is coverage correct? _____
- h. Is adequate area in landscaping shown? _____
- i. Is it irrigated? _____
- j. Is landscaping in parking lot required? _____
- k. Are types of landscaping indicated? _____
- l. Is floor area ratio correct? _____
- m. Is building height correct? _____
- n. Are correct number of parking spaces provided? _____
- o. Are driving lanes adequate in width? _____
- p. Are parking spaces dimensioned properly _____
- q. Does the parking lot meet City specifications _____
- r. Is a fire lane provided? _____
- s. Is it adequate in width? _____
- t. Are drive entrances properly spaced? _____
- u. Are drive entrances properly dimensioned? _____
 -Do drive entrances line up with planned median breaks? _____
- v. Is lighting provided and correctly directed? _____
- w. Are sidewalks required? _____
- x. Are sidewalks provided? _____
- y. Is a screen or buffer required? _____
 -Is it sized properly? _____
 -Is it designed properly? _____
 -Is it of correct materials? _____

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

Comments:

Building Codes

- 1. Do buildings meet fire codes? _____
- 2. Do signs conform to Sign Ordinance? _____

Comments:

Engineering

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

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

Time Spent on Review

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

Exhibit "A"

TOTAL STRUCTURES: 12,907 S.F.

LOT AREA: 131,282 S.F. (3.01 AC)

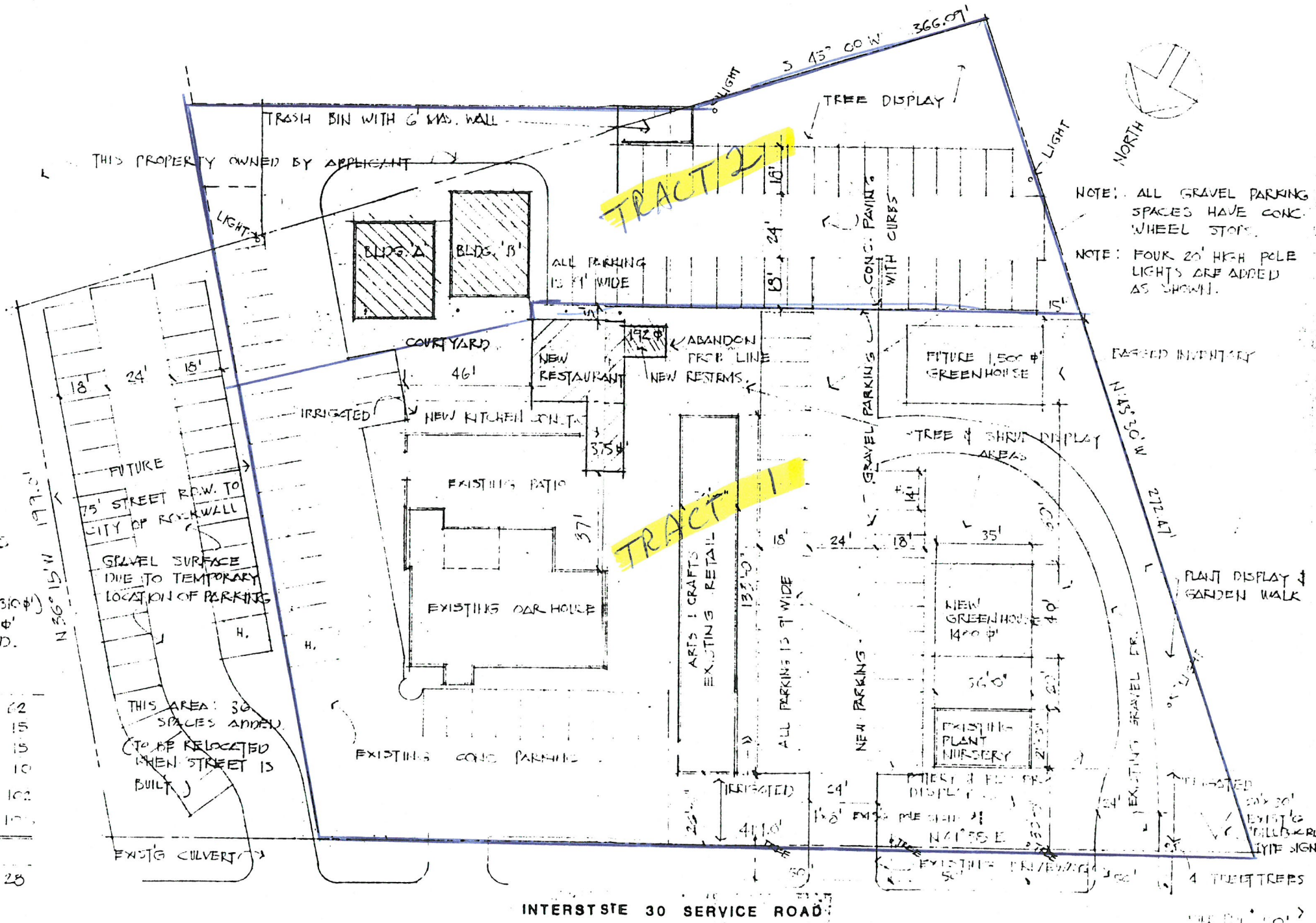
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IRRIGATION NOTES:
EXISTING CAR HOME HAS A LANDSCAPE IRRIGATION PLAN.

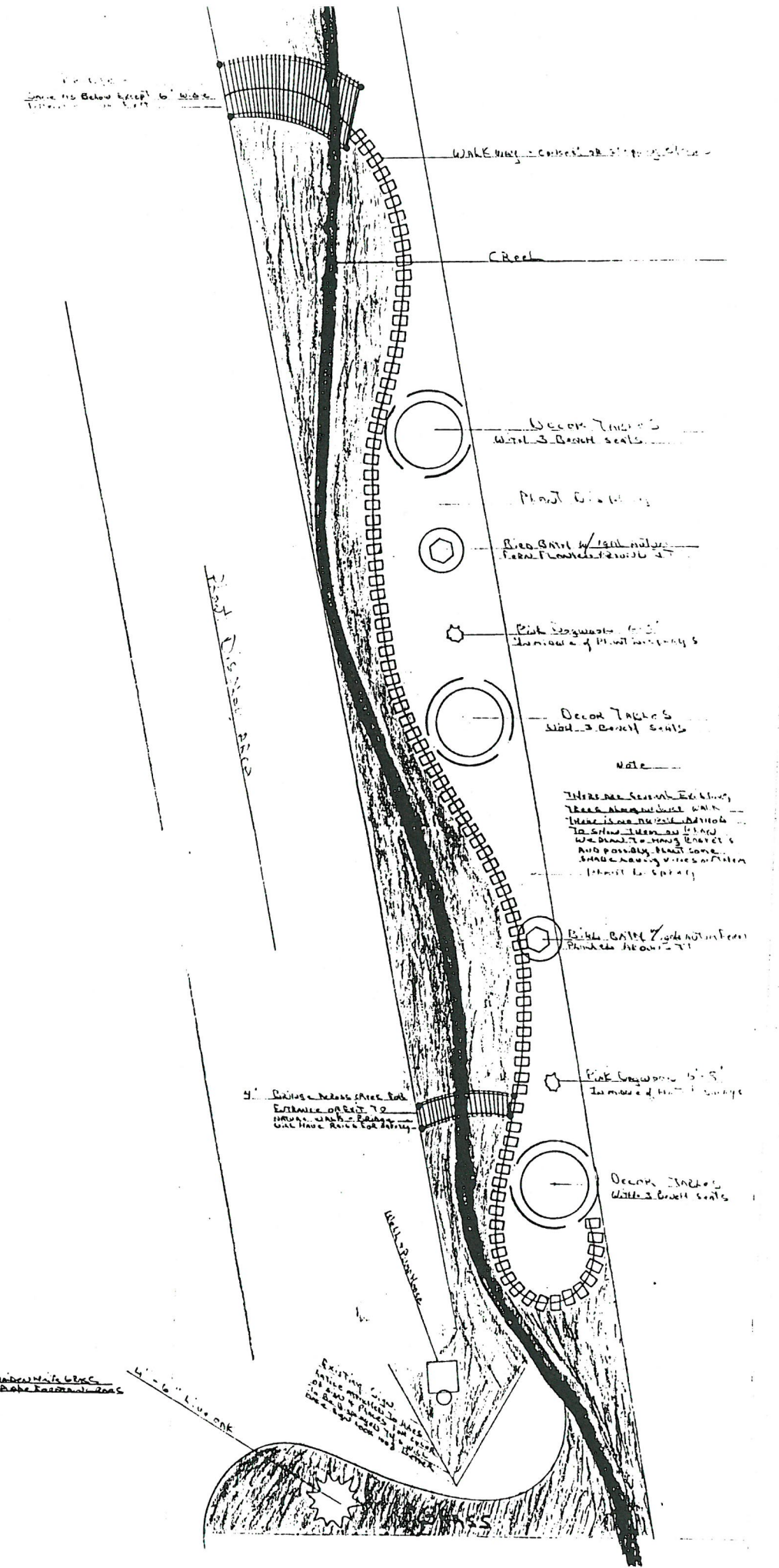
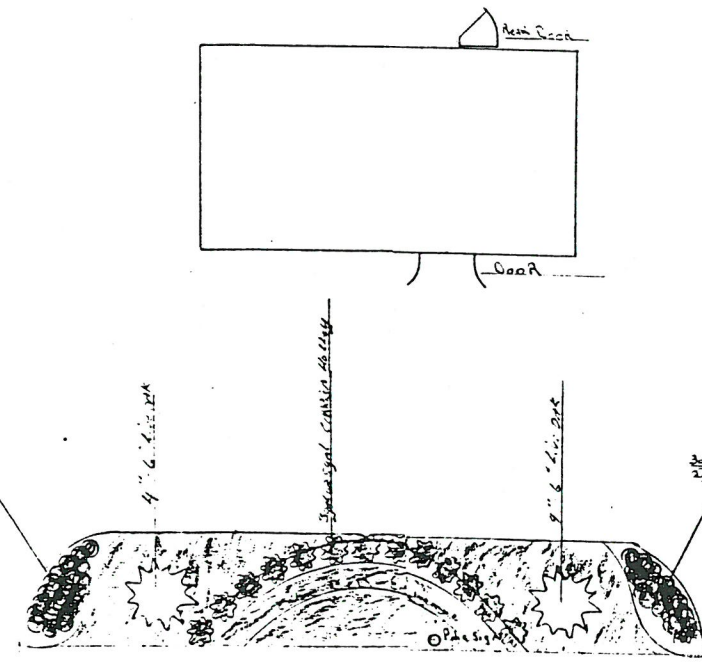
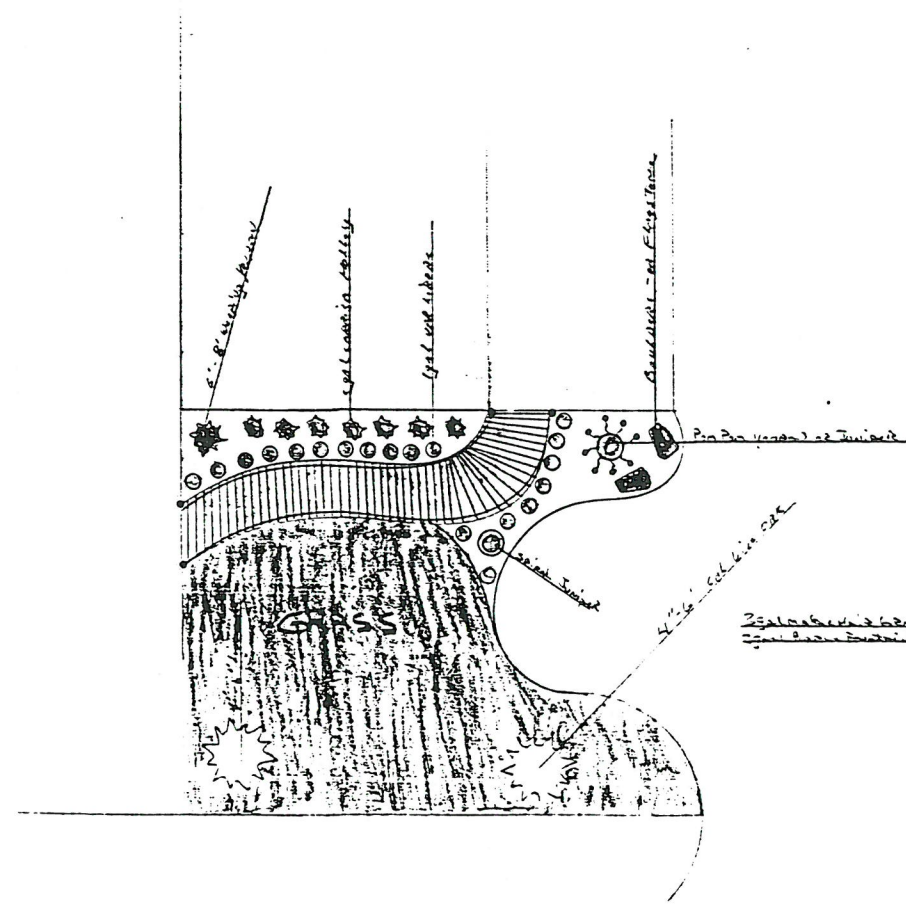
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PARKING:	
CAR HOME & PATIO	22
NEW RESTAURANT	15
ARTS & CRAFTS	15
PLANT NURSERY	10
TOTAL:	102
EXISTING	175

REVISION: 23 SEPT 91
NET GAIN IN PARKING: 28



INTERSTATE 30 SERVICE ROAD



AGREEMENT

CITY OF ROCKWALL, ROGER AND TRACI MONDAY,
AND
MICHAEL A. STEPHENSON FAMILY TRUST

This agreement, entered into on the _____ day of April, 1992, between the City of Rockwall, Texas, hereinafter known as the "City", Roger and Traci Monday, hereinafter known as the "Tenants", and Michael A. Stephenson Family Trust, hereinafter known as the "Owner", witnesseth that:

WHEREAS, an application for a Certificate of Occupancy has been submitted by Roger and Carol Monday for a garden center to be located at 299 E. I-30, on property owned by Michael A. Stephenson Family Trust, and

WHEREAS, the Zoning Ordinance and the approved site plan governing the use of this tract of Land, which is zoned Commercial, requires certain conditions be met prior to the issuance of a Certificate of Occupancy within the Henry Africa Addition, and

WHEREAS, the Owner and Tenants have requested that a Temporary Certificate of Occupancy be issued to the tenants for a period not to exceed three months in order to provide the Owner and Tenant time to comply with the required conditions of the Zoning Ordinance, and

WHEREAS, the Owner, the Tenants, and their vendors, grantees, assigns, successors, trustees, and all others holding any interest now or in the future, agree and enter into this agreement which shall operate as a covenant running with the land, and be binding upon the Owner, the Tenants, and their representatives;

NOW, THEREFORE, the City, the Owner, and the Tenants in consideration of the mutual covenants and agreements contained herein do mutually agree as follows:

- A. The City hereby agrees to issue a Temporary Certificate of Occupancy for a garden center to be located at 299 E. I-30, for a period of three months from the effective date of this agreement, only under the condition that the Owner and Tenants shall complete the items listed below within the time period specified.
 1. A detailed landscaping plan for the tract designated as Tract 1 on Exhibit "A", attached hereto and made a part hereof, shall be submitted for approval by the Planning and Zoning Commission and City Council no later than April 27, 1992. A detailed landscape plan shall be submitted for approval on the remainder of the tract within 30 days after written notification of the City of the final alignment of the proposed commercial street to be built by the City to the south of this tract.
 2. Each portion of the landscaping plan as approved shall be completed within 30 days of its final approval.

3. The following shall be completed prior to the issuance of the Temporary Certificate of Occupancy:
 - a. The leased area designated as the garden center shall be cleaned up, mowed and maintained.
 - b. The leased building shall be painted and cleaned up on the interior and exterior.
 - c. The parking and drive thru for the garden center shall be completed.
 - d. Development of the nature walk area shall be initiated.
 4. The nature walk area shall be completed within one year of approval of this agreement.
 5. The greenhouses identified on Exhibit "A" shall be completed within two years of the approval of this agreement.
- B. The Owner and Tenants hereby agree to comply with the above stated requirements and expressly acknowledge that by entering into this agreement, the Owner, the Tenants, their successors, assigns, vendors, grantees, and/or trustees shall never construe this agreement as waiving any of the requirements of the Zoning Ordinance, or any other requirements of the City.
- C. In the event the Owner or Tenants fail to comply with the provisions of this agreement, no additional Certificates of Occupancy shall be issued for uses within this property and any Temporary Certificate of Occupancy issued during the term of this agreement shall be revoked and all uses temporarily authorized shall immediately cease. The Owner and Tenants hereby acknowledge that utility service to the building will be discontinued at the time the Temporary Certificate of Occupancy is revoked and that further occupancy shall constitute a violation of this agreement and of the City Zoning Ordinance.
- D. This agreement shall be a covenant with the land, and be binding upon the Owner, Tenants, and their successors, heirs, assigns, grantees, trustees and/or representatives.
- E. Upon the satisfactory completion of the conditions stated in Section A. by the Owner and/or Tenant and final acceptance by the City of all requirements of this agreement this agreement shall terminate and the City shall execute a release of covenant to the Owner and Tenants, their assigns, successors, grantees, trustees, and/or representatives.
- F. The Owner hereby acknowledges that no extension to this agreement will be considered by the City.
- G. The City, Owner and Tenants have authorized the following parties to and they do hereby execute this agreement.

City of Rockwall, Texas

Michael A. Stephenson Family Trust

Bill Eisen

Michael A. Stephenson, Trustee

Date: _____

Date: _____

Roger Monday

Carol Monday

Date: _____

Date: _____

Landscaping

~~Car House~~
Utility Africa add = ~~155,610~~ \$

Ramp Row - $\frac{100,740}{15,900}$
84,840

15% = 12,726
12.5% = 10,605

2,711 \$ $\times 10 =$ 10' buffer - 75 feet - 3 driveway @ 4 ft = 271.18 ft

Car House Site - ~~32,700~~ \$ 34,840
15% = ~~4,905~~ 5,226

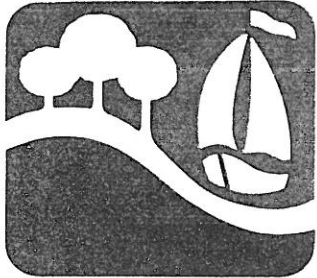
10ft buffer less drive = ~~1,120~~ 1070
Landscape in Smelly bed = 204
Yard in new court = 4275
5,609

away

137
157
294

Landscape Plan

1. need to show square footage for area defined in agreement. Total area imagined = 64,476 sq ft need 15% 9,671
shown on plan 4,621
2. need plan for in front of our house
- 3.



CITY OF ROCKWALL

"THE NEW HORIZON"

October 14, 1991

Mr. Michael Stephenson
Culpepper Cattle and Catering Co.
309 E. Interstate 30
Rockwall, Texas 75087

Dear Mr. Stephenson:

On October 10 the Planning and Zoning Commission recommended approval of your revised site plan for the Henry Africa Addition with the following conditions:

1. That a parking plan for the new buildings be submitted for approval by the staff and be completed prior to a Certificate of Occupancy for Building A or Building B, as shown on the site plan.
2. That a detailed landscaping plan be submitted for approval by the staff and be completed prior to a Certificate of Occupancy for any building in the addition.
3. That the area south of the existing Henry Africa Addition that will be located between the future access street and the Henry Africa Addition will be platted as a part of the Henry Africa Addition upon approval of the ramp and alignment.

This item is scheduled for consideration by the City Council on October 21, at 7:00 p.m. You or your representative need to be present to represent your application.

As I mentioned, there are several outstanding violations of which you have been notified by Bill Curry, our Code Enforcement Officer. The continuation of existing violations could jeopardize this and future applications and I would encourage you to resolve these issues.

If you have any questions regarding this application don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

cc: Ross Ramsey

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: October 10, 1991

Agenda No: IV. A.

Agenda Item: 91-41-SP/CUP - Discuss and Consider Recommending Approval of a Revised Site Plan for the Henry Africa Addition and an Expansion for the Existing CUP

Item Generated By: Applicant, Henry Africa

Action Needed: Discuss and consider approving the request.

Background Information:

We have received a revised site plan for the Henry Africa Addition on I-30. Last month the Commission and Council approved the plan. The applicant has added two buildings to the plan at the rear of the property. The Commission will need to expand the CUP for materials requirements for one of the buildings. He plans to relocate the house on the helping hands property to this site. It is a frame sided structure.

Attachments:

1. Site Plan

Agenda Item: CUP Expansion for Henry Africa

Item No: IV. A.

REVISIONS	BY
28 AUG 91	R.
23 SEPT. 91	R.

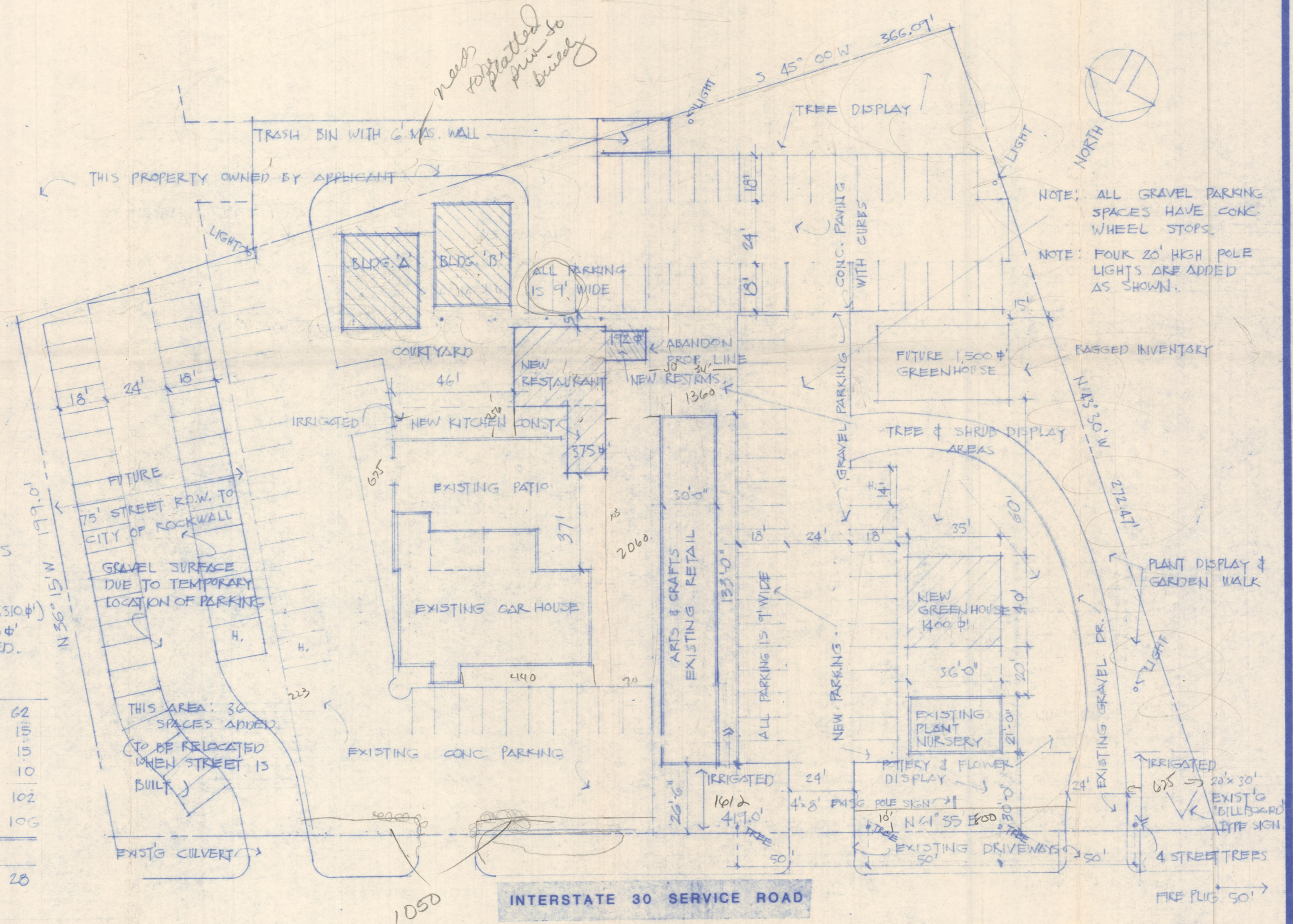
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REVISION: 23 SEPT 91
 NET GAIN IN PARKING: 28



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

RAMSAY ARCHITECTS
HENRY AFRICA SUBDIVISION
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CITY OF ROCKWALL
City Council Agenda

Agenda Date: October 21, 1991

Agenda No: VI. F.

Agenda Item: 91-41-SP/CUP - Discuss and Consider Approval of a Revised Site Plan for the Henry Africa Addition and an Expansion of the Existing CUP for Buildings not Meeting Materials Requirements

Item Generated By: Applicant, Henry Africa

Action Needed: Discuss and consider approving the request.

Background Information:

We have received a revised site plan for the Henry Africa Addition on I-30. Last month the Commission and Council approved the plan. The applicant has added two buildings to the plan at the rear of the property. The Commission will need to expand the CUP for materials requirements for one of the buildings. He plans to relocate the house on the Helping Hands property to this site. It is a frame sided structure.

On the site plan you will notice that the applicant included parking on the space reserved for the future ramp. When he prepared this plan it was not yet known that the State would be starting on I-30 as soon as they are and he had wanted to use the area for temporary parking. Because the road improvement is imminent the applicant will build the required parking adjacent and to the south of the Henry Africa Addition. He has not shown that parking because he does not yet know the configuration of land that will be available until the alignment of the street the City will build to replace the service road is finalized. The staff is currently in the process of working on the alignment. Once we have heard back from the State regarding our proposed alignment the parking can be constructed.

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

- a. That the area south of the Henry Africa Addition to the future city road to be constructed parallel to I-30 be platted into the Henry Africa Addition upon determination and approval of the ramp and road alignment by the City and the State.
- b. That a parking plan be submitted and in place prior to the issuance of a Certificate of Occupancy for either new building.
- c. That a detailed landscaping plan be submitted and approved prior to the issuance of a Certificate of Occupancy for any building on the site.
- d. That the other new building other than the Helping Hands building be submitted for approval by the Commission prior to construction or relocation.

Attachments:

1. Site Plan

Agenda Item: CUP Expansion for Henry Africa

Item No: VI. F.

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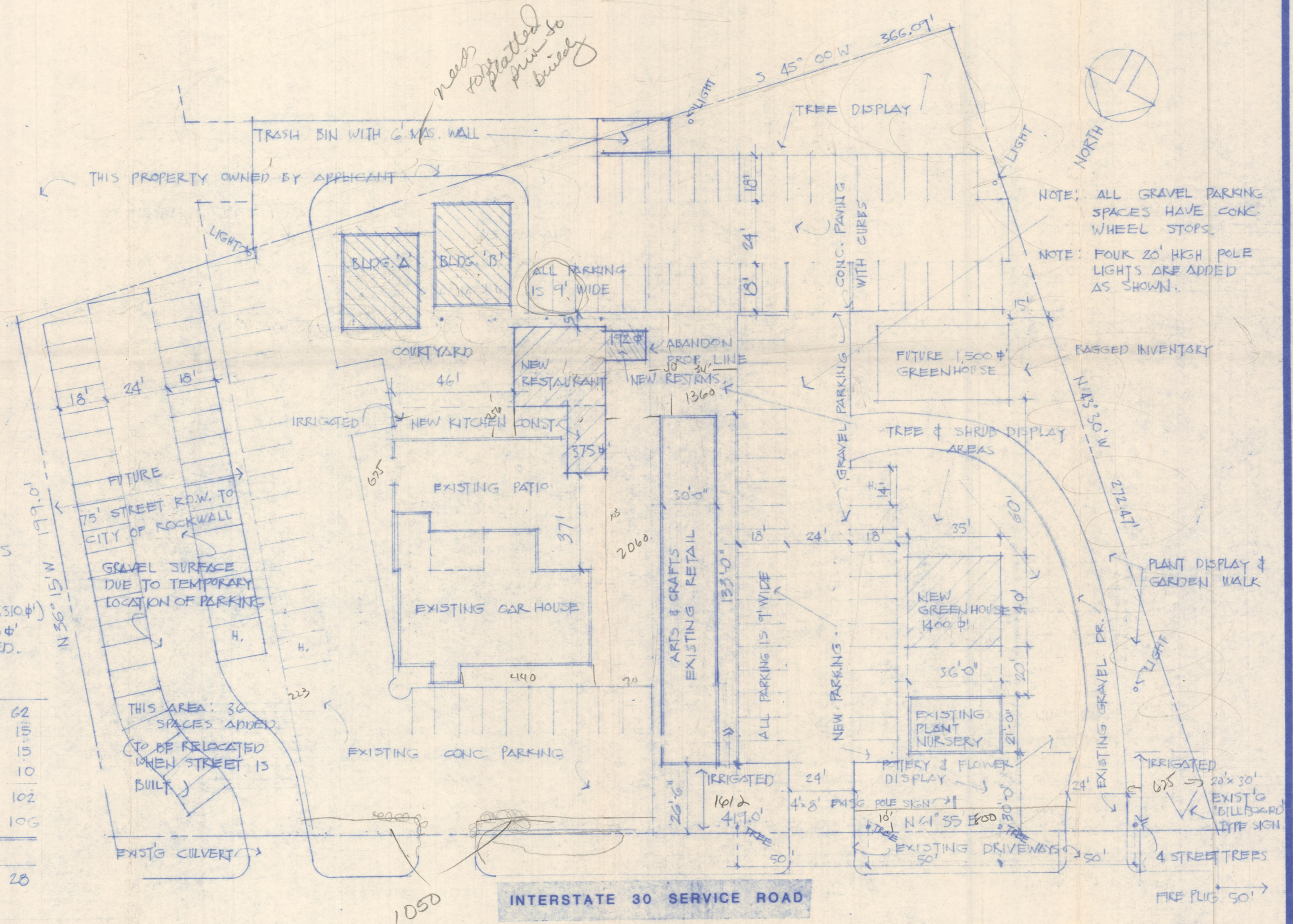
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