

P&Z CASE # <u>Z2022-030</u>	P&Z DATE_July 12	2, 2022 CC DA	ATE July 18, 2022	Approved/Denied
ARCHITECTURAL REVIEW	BOARD DATE	HPAB DATE_	PARK BO	ARD DATE
Zoning Application  Specific Use Permit  Zoning Change  PD Concept Plan  PD Development Plat  Site Plan Application  Site Plan  Landscape Plan  Treescape Plan  Photometric Plan  Building Elevations  Material Samples	an		Copy of Ordinance ( Applications Receipt Location Map HOA Map PON Map FLU Map Newspaper Public N 500-foot Buffer Publ Project Review Staff Report Correspondence Copy-all Plans Requ	lotice ic Notice
Color Rendering  Platting Application		<del>-</del>	Copy-Mark-Ups City Council Minutes Minutes-Laserfiche Plat Filled Date  Cabinet #  Slide #	s – Laserfiche
<ul><li>Administrative/Minor</li><li>Vacation Plat</li><li>Landscape Plan</li><li>Treescape Plan</li></ul>	Plat	Notes:		
HPAB Application  Exhibit				
Miscellaneous Application  Variance/Exception	Request	Zoning I	Map Updated	



Planning & Zoning Division 385 S. Goliad Street Rockwall, TX 75087

Attention: Ryan Miller, Director

Re: Updated SUP for Siren Rock Brewing Company in the Downtown (DT) District of the City of Rockwall. Requesting an amendment to the Special Use Permit #S-194 ("SUP") for Siren Rock Brewing Company LLC, originally granted and approved on August 20, 2018.

Dear Mr. Miller:

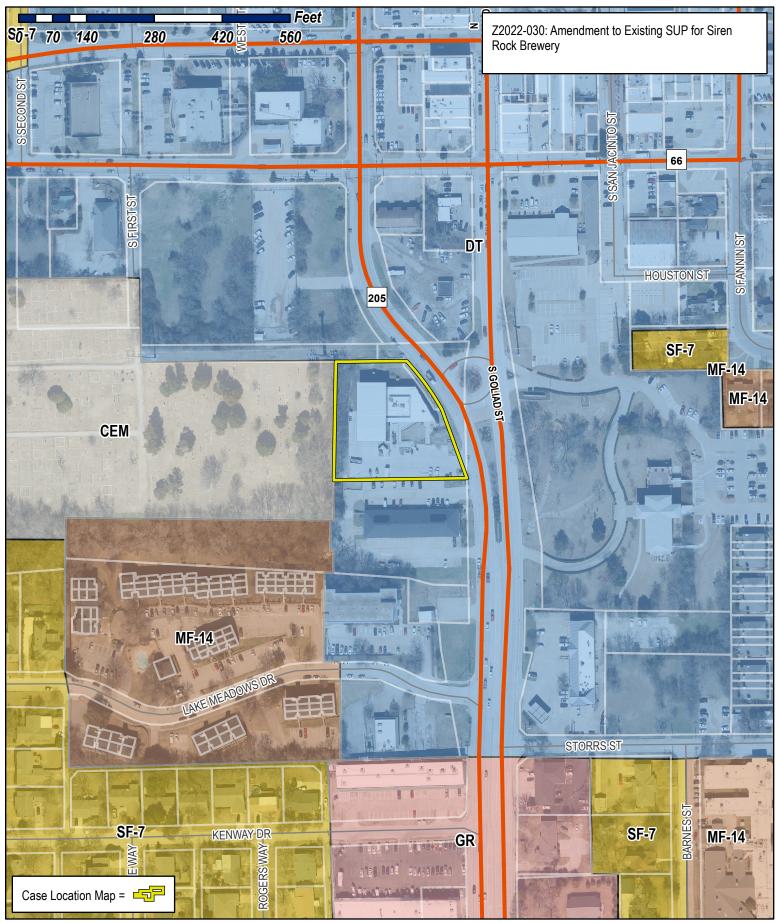
Siren Rock Brewing Company, LLC, a Texas limited liability company ("Siren Rock"), requests that an amendment to the Special Use Permit ("SUP") be included on the next agenda(s) for the Rockwall Planning & Zoning Meeting and/or forthcoming City Council Meeting. Specifically, we are requesting the SUP for Siren Rock, originally approved on August 20, 2018, be amended to allow Siren Rock to add a Winery License for the manufacturing, purchase or sale of Wine as currently permitted by right under the Rockwall Unified Land Development Code (the "Code") for the Downtown (DT) District.

In connection with the requested amendment, we specifically request to amend Article 2.1 ("Operational Conditions"), Section 4, to show that the Subject Property may be used as a Winery (a facility used for the manufacturing, bottling, packaging, and sale of wine) as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the Downtown (DT) District.

Please note that all capitalized words and terms in this Agreement, unless otherwise provided herein, shall have the same meanings ascribed to such words and terms as in the Code. Please feel free to contact us if you have any questions or concerns.

Sincerely,

Cory Cannon President Siren Rock Brewing Company





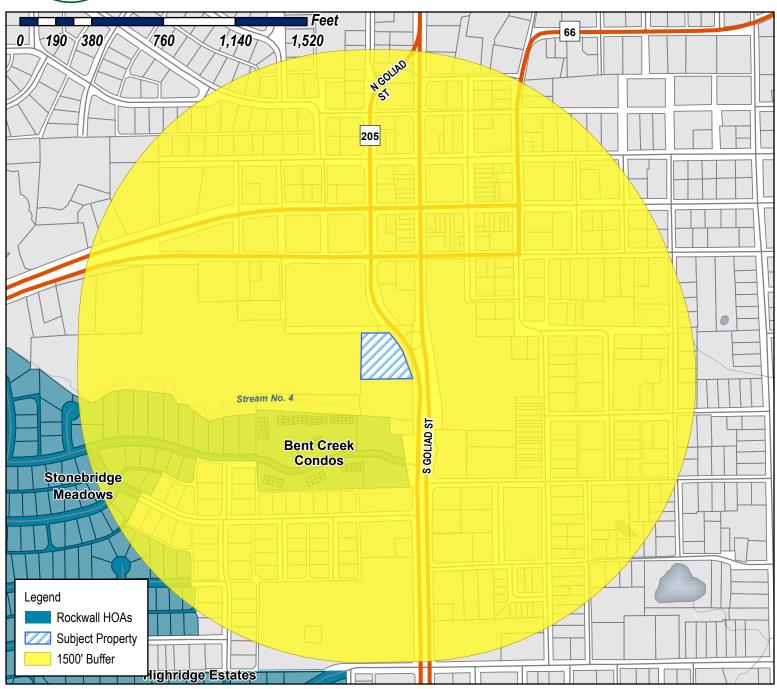
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**Case Number:** Z2022-030

Case Name: Amendment to Existing SUP

(Siren Rock Brewery)

Case Type: Zoning

**Zoning:** Downtown (DT) District

Case Address: 310 S. Goliad St

Date Saved: 6/16/2022

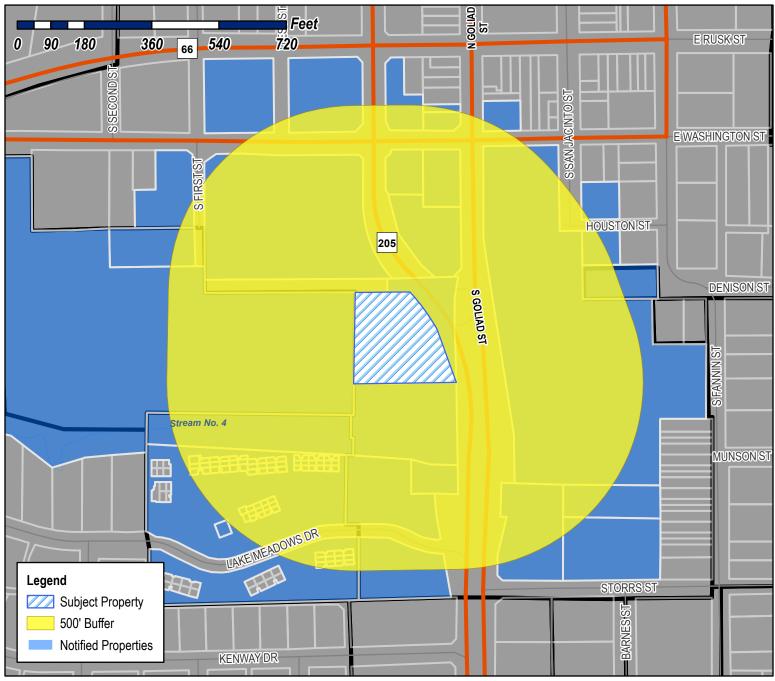
For Questions on this Case Call (972) 771-7745





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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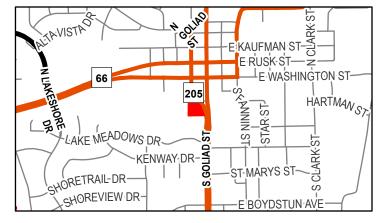
(Siren Rock Brewery)

Case Type: Zoning

**Zoning:** Downtown (DT) District **Case Address:** 310 S. Goliad Street

Date Saved: 6/16/2022

For Questions on this Case Call (972) 771-7745



HOUSING AUTHORITY OF CITY	TRASSATTS CORPORATION	TRASSATTS CORPORATION
100 LAKE MEADOWS	101 LAKE MEADOWS DR	102 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	TRASSATTS CORPORATION	HOGUE MICHAEL & VICKY
103 LAKE MEADOWS DR	104 LAKE MEADOWS DR	105 W WASHINGTON
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
SKY 111-115 S GOLIAD SERIES LLC	PRUITT JAMES PRESTON	MODERN PYRAMIDS INC
106 E RUSK SUITE 200	110 S GOLIAD ST STE 101	1111 BELTLINE RD STE #100
ROCKWALL, TX 75087	ROCKWALL, TX 75087	GARLAND, TX 75040
CITY OF ROCKWALL ATTN;MARY SMITH 111 W RUSK ROCKWALL, TX 75087	BENT CREEK OAKS CORP 113 LAKE MEADOWS DR ROCKWALL, TX 75087	BENT CREEK OAKS CORP 114 LAKE MEADOWS DR ROCKWALL, TX 75087
BENT CREEK OAKS CORP	SKY 111-115 S GOLIAD SERIES LLC	BENT CREEK OAKS CORP
115 LAKE MEADOWS DR	115 S GOLIAD	116 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
KENDALL DALE ROBERT	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
117 LAKE MEADOWS DR	118 LAKE MEADOWS DR	119 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
120 LAKE MEADOWS DR	121 LAKE MEADOWS DR	122 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
123 LAKE MEADOWS DR	124 LAKE MEADOWS DR	125 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	JUST HELD CORPORATION	BENT CREEK OAKS CORP
126 LAKE MEADOWS DR	127 LAKE MEADOWS DR	128 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JUST HELD CORPORATION	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
129 LAKE MEADOWS DR	131 LAKE MEADOWS DR	132 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	HOGUE MICHAEL & VICKY
133 LAKE MEADOWS DR	134 LAKE MEADOWS DR	1498 HUBBARD DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	FORNEY, TX 75126
ROCKWALL DOWNTOWN LOFTS LTD	KENDALL DALE ROBERT	TRASSATTS CORPORATION
1600 N COLLINS BLVD SUITE 3000	2001 LAMONT DR	201 LAKE MEADOWS DR
RICHARDSON, TX 75080	GARLAND, TX 75040	ROCKWALL, TX 75087
CITY OF ROCKWALL	TRASSATTS CORPORATION	SHIELDS MICHAEL L
201 STORRS ST	202 LAKE MEADOWS DR	202 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	TRASSATTS CORPORATION	SMITH ROBERT & MARY SUE
203 LAKE MEADOWS DR	204 LAKE MEADOWS DR	205 S SAN JACINTO
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CITY OF ROCKWALL	CITY OF ROCKWALL	BENT CREEK OAKS CORP
205 W RUSK	210 HOUSTON ST	213 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
214 LAKE MEADOWS DR	215 LAKE MEADOWS DR	216 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS INC	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
217 LAKE MEADOWS DR	218 LAKE MEADOWS DR	219 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
220 LAKE MEADOWS DR	221 LAKE MEADOWS DR	222 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
223 LAKE MEADOWS DR	224 LAKE MEADOWS	225 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	JUST HELD CORPORATION	BENT CREEK OAKS CORP
226 LAKE MEADOWS DR	227 LAKE MEADOWS DR	228 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
229 LAKE MEADOWS DR	231 LAKE MEADOWS DR	232 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	TRASSATTS CORPORATION
233 LAKE MEADOWS DR	234 LAKE MEADOWS DR	301 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	ROCKWALL DOWNTOWN LOFTS LTD	TRASSATTS CORPORATION
302 LAKE MEADOWS DR	302 S GOLIAD	303 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	HUGHES THOMAS P	STATE OF TEXAS
304 LAKE MEADOWS DR	306 S FANNIN ST	306 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GDA INVESTMENTS LLC SERIES 1272	SIREN ROCK BREWING COMPANY LLC	BENT CREEK OAKS CORP
310 SILVERY PINE AVE	310 SOUTH GOLIAD STREET	314 LAKE MEADOWS DR
WYLIE, TX 75098	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JUST HELD CORPORATION	JUST HELD CORPORATION	DJ ROCKWALL LLC
315 LAKE MEADOWS DR	316 LAKE MEADOWS DR	316 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RADER SHARON M	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
317 LAKE MEADOWS DR	318L AKE MEADOWS DR	319 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
320 LAKE MEADOWS DR	321 LAKE MEADOWS DR	322 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GDA INVESTMENTS LLC SERIES 1272 323 LAKE MEADOWS DR ROCKWALL, TX 75087	THOMPSON LEROSS & RUTH 324 LAKE MEADOWS DR ROCKWALL, TX 75087	BENT CREEK OAKS CORP 325 LAKE MEADOWS DR ROCKWALL, TX 75087
TRASSATTS CORPORATION	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
326 LAKE MEADOWS DR	327 LAKE MEADOWS DR	328 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	JUST HELD CORPORATION	THOMPSON LEROSS AND RUTH
329 LAKE MEADOWS DR	331 LAKE MEADOWS DR	332 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
NOCKWALL, 1X 73007	ROCKWALL, IX 75007	NOCKWALL, IX 75007
BENT CREEK OAKS CORP	SHALOM RENTALS LLC- SERIES 596 PRINCE	COUNTY OF ROCKWALL
333 LAKE MEADOWS DR	334 LAKE MEADOWS DR	365 W RUSK
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
MODERN PYRAMIDS INC	DAVIS LISA M	DJ ROCKWALL LLC
401 WASHINGTON ST	402 S GOLIAD ST	4021 W 232 ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	TORRENCE, CA 90505
SLAUGHTER RICHARD E JR	ROCKWALL ROTARY FOUNDATION	SMITH ROBERT & MARY SUE
407 S GOLIAD	408 S GOLIAD	502 W RUSK ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CITY CEMETARY	SHALOM RENTALS LLC- SERIES 596 PRINCE	SANCHES MANUEL R AND MARIA DEL CARMEN
525 W WASHINGTON ST	720 DAVIS DRIVE	SANCHEZ
ROCKWALL, TX 75087	ROCKWALL, TX 75087	721 MEADOW LARK DRIVE MURPHY, TX 75094
SHIELDS MICHAEL L	HUGHES THOMAS P	SLAUGHTER RICHARD E JR
811 S ALAMO RD	PO BOX 1315	PO BOX 1717
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	JUST HELD CORPORATION	TRASSATTS CORPORATION
PO BOX 270028	PO BOX 270640	PO BOX 271001

FLOWER MOUND, TX 75027

FLOWER MOUND, TX 75027

ROCKWALL ROTARY FOUNDATION PO BOX 446 ROCKWALL, TX 75087

FLOWER MOUND, TX 75027



Planning & Zoning Division 385 S. Goliad Street Rockwall, TX 75087

Attention: Ryan Miller, Director

Re: Updated SUP for Siren Rock Brewing Company in the Downtown (DT) District of the City of Rockwall. Requesting an amendment to the Special Use Permit #S-194 ("SUP") for Siren Rock Brewing Company LLC, originally granted and approved on August 20, 2018.

Dear Mr. Miller:

Siren Rock Brewing Company, LLC, a Texas limited liability company ("Siren Rock"), requests that an amendment to the Special Use Permit ("SUP") be included on the next agenda(s) for the Rockwall Planning & Zoning Meeting and/or forthcoming City Council Meeting. Specifically, we are requesting the SUP for Siren Rock, originally approved on August 20, 2018, be amended to allow Siren Rock to add a Winery License for the manufacturing, purchase or sale of Wine as currently permitted by right under the Rockwall Unified Land Development Code (the "Code") for the Downtown (DT) District.

In connection with the requested amendment, we specifically request to amend Article 2.1 ("Operational Conditions"), Section 4, to show that the Subject Property may be used as a Winery (a facility used for the manufacturing, bottling, packaging, and sale of wine) as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the Downtown (DT) District.

Please note that all capitalized words and terms in this Agreement, unless otherwise provided herein, shall have the same meanings ascribed to such words and terms as in the Code. Please feel free to contact us if you have any questions or concerns.

Sincerely,

Cory Cannon President Siren Rock Brewing Company

### CITY OF ROCKWALL

### ORDINANCE NO. <u>18-34</u>

### SPECIFIC USE PERMIT NO. S-194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Unified Development Code [Ordinance No. 04-38] 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a Craft Brewery, Distillery and/or Winery as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] on the Subject Property; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of *Article IV, Permissible Uses*, and *Section 4.8, Downtown (DT) District*, and *Section 6.9, SH-66 Overlay (SH-66 OV) District*, of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the

City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

### 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The Subject Property shall not be used as a winery (a facility used for the manufacturing, bottling, labeling and packaging of wine) or a distillery (a facility used for manufacturing of distilled beverages).
- 5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In accordance with Section 12, *Brewer's Permit (B)*, of the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code, retail package sales of on-site manufactured products (*i.e. beer, ale or malt beverages*) to the ultimate consumers for consumption off-premise of the *Subject Property* shall be prohibited.
- 9) In the event of the sale or other transfer of the Subject Property, or the transfer of a majority interest in the entity which owns the Subject Property, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a Tasting Room) unless the City Council shall have approved the operation of such a Tasting Room by the new owner. Any application for operation of a Tasting Room by a future owner of the Subject Property may be reviewed by the City to ensure the new ownership of the Subject Property understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a Tasting Room and that any such Tasting Room be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, Compliance, of this ordinance. The

Z2018-029: SUP for Siren Rock Brewery Ordinance No. 18-34; SUP # S-194 provisions of this Section 9 shall not be applicable to a transfer of the Subject Property to Cory and/or Eva Cannon (the Cannons) or any entity controlled by the Cannons (including without limitation Siren Rock Brewing Company, LLC) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

10) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

### 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, Permissible Uses, of the Unified Development Code (UDC).
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.
- **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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20<sup>TH</sup> DAY OF AUGUST, 2018.

Jim Pruitt, Mayor

ATTEST:

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: August 6, 2018

2<sup>nd</sup> Reading: August 20, 2018

### Exhibit 'A':

### Survey and Legal Description

#### Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54′50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

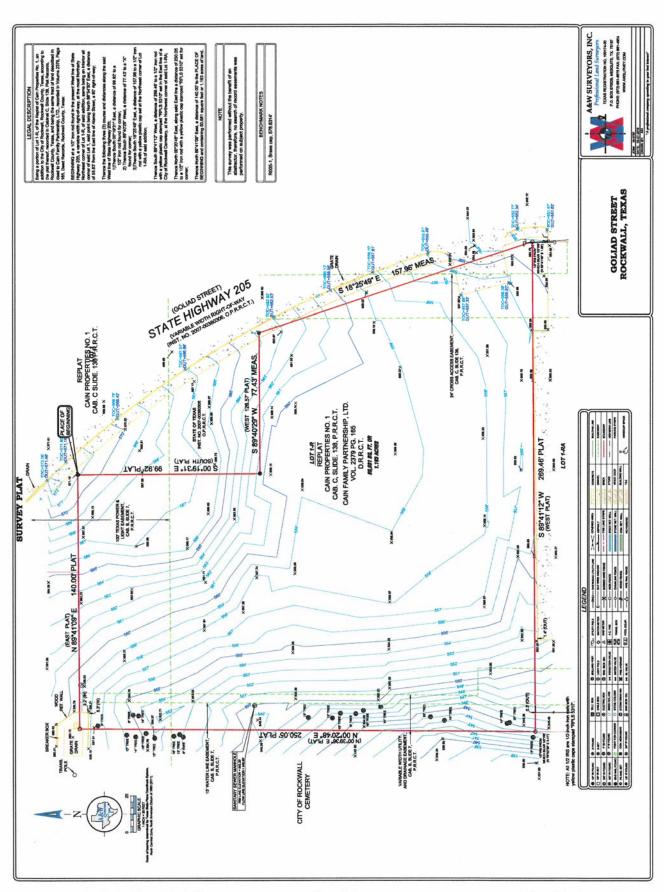
- 1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
- 3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA:

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

Exhibit 'A': Survey and Legal Description



### Exhibit 'A':

### Survey and Legal Description

### Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

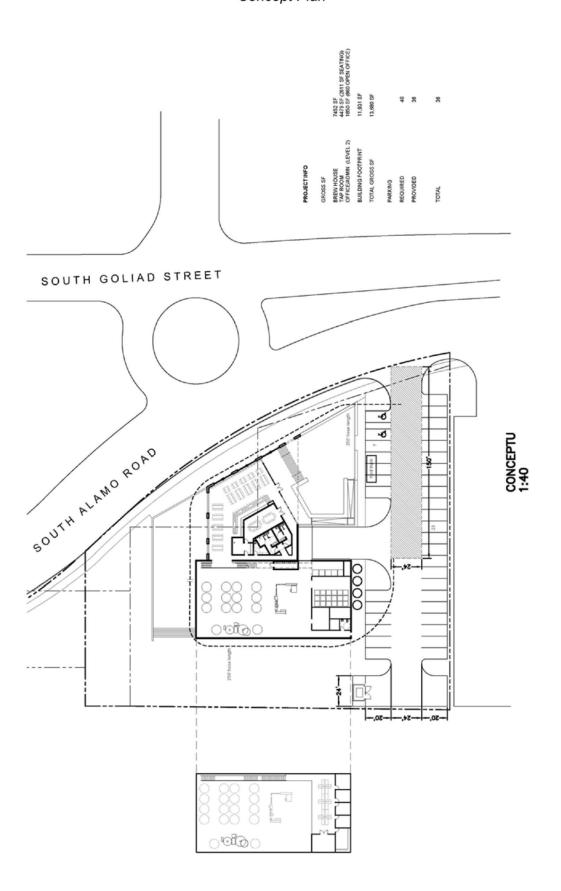
BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

Exhibit 'B': Concept Plan



**Exhibit 'C':** Concept Building Elevations





**Exhibit 'C':** Concept Building Elevations





# PROJECT COMMENTS



DATE: 6/24/2022

No Comments

PROJECT NUMBER: Z2022-030

PROJECT NAME: Amendment to Existing SUP for Siren Rock Brewery

SITE ADDRESS/LOCATIONS: 310 S GOLIAD ST

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441

CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a

Specific Use Permit (SUP) amending Ordinance No.18-34 (S-194) to allow a Craft Winery in conjunction with an existing Craft Brewery on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas,

zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	Ryan Miller	06/23/2022	Approved w/ Comments	

06/23/2022: Z2022-030; Specific Use Permit (SUP) for a Craft Winery for Siren Rock Brewery Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Specific Use Permit (SUP) amending Ordinance No.18-34 (S-194) to allow a Craft Winery in conjunction with an existing Craft Brewery on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, and addressed as 310 S. Goliad Street.
- 1.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
- M.3 For reference, include the case number (Z2022-030) in the lower right-hand corner of all pages on future submittals.
- M.4 Please review the attached draft ordinance prior to the June 28, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by July 6, 2022.
- I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
- 1.6 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Sarah Johnston	06/23/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Rusty McDowell	06/23/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	06/23/2022	Approved	
BUILDING No Comments DEPARTMENT	Rusty McDowell REVIEWER	06/23/2022 DATE OF REVIEW	Approved STATUS OF PROJECT	

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	06/21/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	06/20/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	06/20/2022	Approved	



### **DEVELOPMENT APPLICATION**

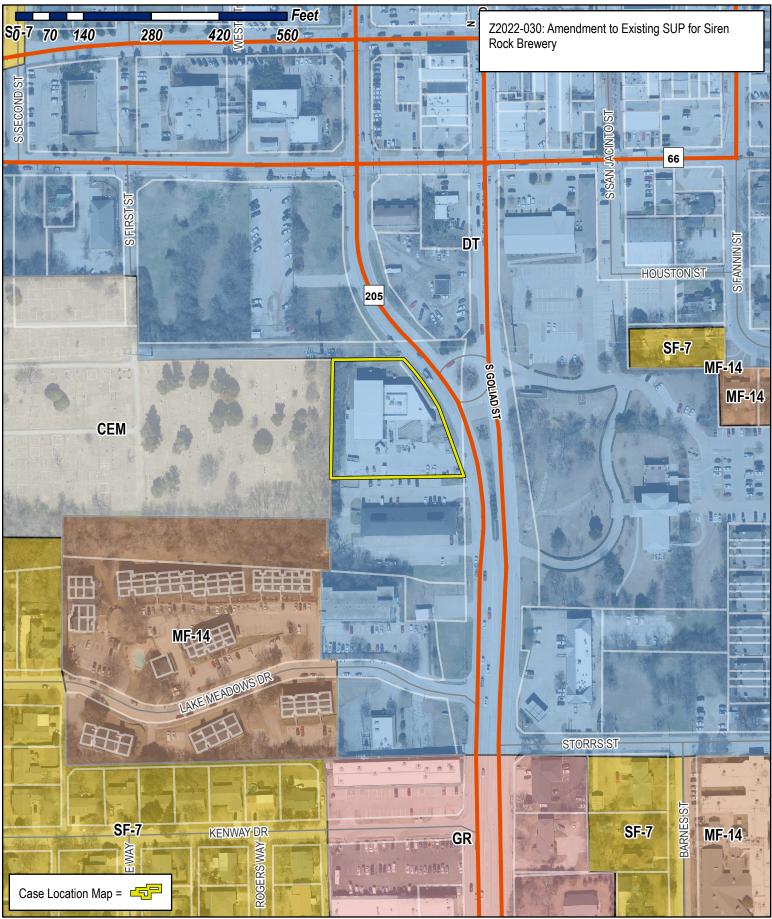
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

STALL OSE OTTE	
PLANNING & ZONING CASE NO.	72022-030
NOTE: THE APPLICATION IS NOT C CITY UNTIL THE PLANNING DIREC	CONSIDERED ACCEPTED BY THE
SIGNED BELOW.	TOTAND OF TENGINEER HAVE

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE	APPROPRIATE BOX BELOV	W TO INDICATE THE TYPE OF	DEVELOPMENT REG	QUEST [SELECT ONLY ONE BOX	(]:
☐ PRELIMINARY F ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTAT  SITE PLAN APPLIC ☐ SITE PLAN (\$25	\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACR 00.00 + \$20.00 ACRE) 1 10 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) FEMENT REQUEST (\$100.0	0)	SPECIFIC US  □ PD DEVELOP  OTHER APPLICA □ TREE REMOV □ VARIANCE RI  NOTES: □ IN DETERMINING THE PER ACRE AMOUNT. IT  A \$1,000.00 FEE V	NGE (\$200.00 + \$15.00 ACRE) 1 E PERMIT (\$200.00 + \$15.00 AC MENT PLANS (\$200.00 + \$15.00 ATION FEES:	S (\$100.00) 2  SE WHEN MULTIPLYING BY THE E, ROUND UP TO ONE (1) ACRE. SEE FOR ANY REQUEST THAT
PROPERTY INFO	ORMATION [PLEASE PRI	NT1			
		noliad St.			
SUBDIVISION				LOT	BLOCK
GENERAL LOCATION	South of	Hwy lele a	and Goli	ich	
		INFORMATION [PLEASE			
CURRENT ZONING			CURRENT USE		
PROPOSED ZONING	3		PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	
REGARD TO ITS				AGE OF <u>HB3167</u> THE CITY NO LO THE DATE PROVIDED ON THE DE	
OWNER/APPLIC				TACT/ORIGINAL SIGNATURES ARE	REQUIRED]
OWNER	SirenRock	Brewing Corn, Low ied St.	APPLICANT		
CONTACT PERSON	Cory Can	ion	CONTACT PERSON		
ADDRESS	310 8.601	iad St.	ADDRESS		
CITY, STATE & ZIP	Dark well	~ 750C2	CITY STATE & 7IP		
PHONE	(972) 885	, TX 75087 - 3444	PHONE		
E-MAIL	Corry @ Si	-3444 RENROCK.com	E-MAIL		
	CATION [REQUIRED] RSIGNED AUTHORITY, ON THI	S DAY PERSONALLY APPEARED BE TRUE AND CERTIFIED THE	Colzy C	QVVO \ [OWNER]	THE UNDERSIGNED, WHO
INFORMATION CONTAINE	, TO COVER THE , 20 2: BY SIG D WITHIN THIS APPLICATION	COST OF THIS APPLICATION, HAS NING THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY E THAT THE CITY OF RO ALSO AUTHORIZED AND	ED HEREIN IS TRUE AND CORRECT; OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE ANY TO A REQUEST FOR PUBLIC INFORM	AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON TH	IS THE 26 DAY OF JUY	ve	Secure 1 Sec	DOVE ERECHETTE
	OWNER'S SIGNATURE	Cyl	1	BR(	Public, State of Texas
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	proofie Ne	Welte	MY COMMISSION EXPIRE	S Expires 02-06-2023





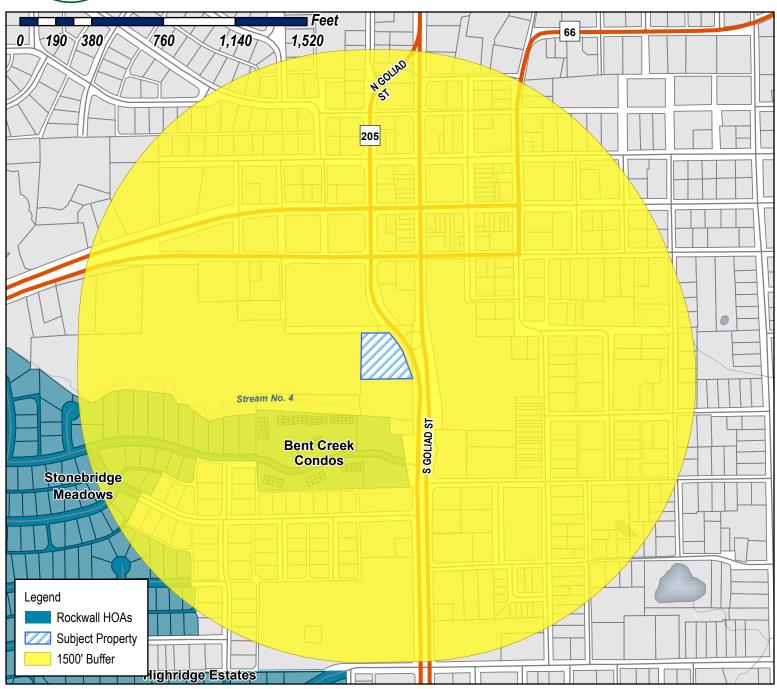
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**Case Number:** Z2022-030

Case Name: Amendment to Existing SUP

(Siren Rock Brewery)

Case Type: Zoning

**Zoning:** Downtown (DT) District

Case Address: 310 S. Goliad St

Date Saved: 6/16/2022

For Questions on this Case Call (972) 771-7745



### Miller, Ryan

From: Gamez, Angelica

Sent: Tuesday, June 21, 2022 4:43 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

**Subject:** Neighborhood Notification Program [Z2022-030]

Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.16.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>June 24, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to <a href="Planning@rockwall.com">Planning@rockwall.com</a> at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

https://sites.google.com/site/rockwallplanning/development/development-cases.

### Z2022-030: SUP Amending Ordinance No. 18-34 to allow Craft Winery

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No.18-34* (*S-194*) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

Thank you,

### Angelica Gamez

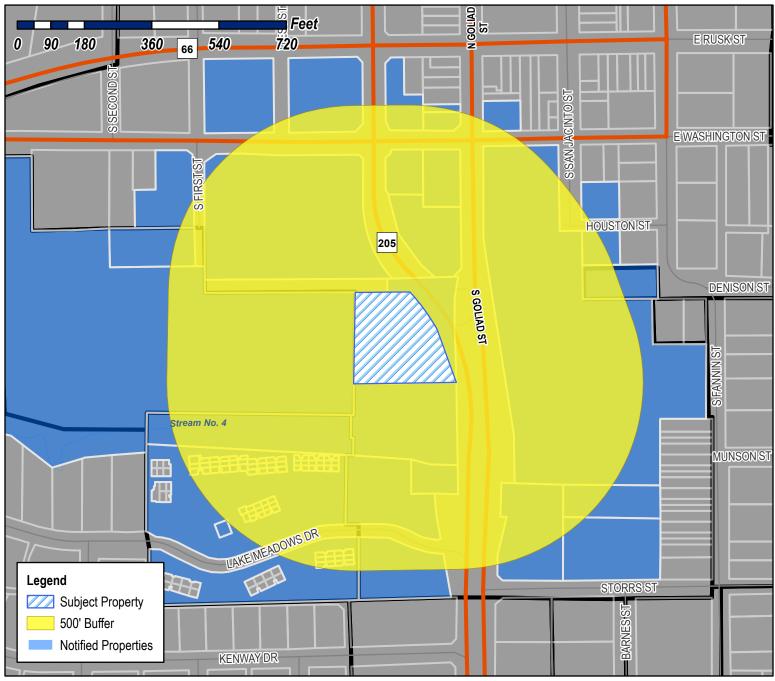
Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/

This email was scanned by Bitdefender



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number: Z2022-030

Case Name: Amendment to Existing SUP

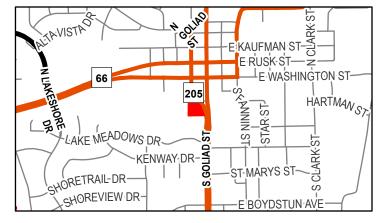
(Siren Rock Brewery)

Case Type: Zoning

**Zoning:** Downtown (DT) District **Case Address:** 310 S. Goliad Street

Date Saved: 6/16/2022

For Questions on this Case Call (972) 771-7745



HOUSING AUTHORITY OF CITY	TRASSATTS CORPORATION	TRASSATTS CORPORATION
100 LAKE MEADOWS	101 LAKE MEADOWS DR	102 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	TRASSATTS CORPORATION	HOGUE MICHAEL & VICKY
103 LAKE MEADOWS DR	104 LAKE MEADOWS DR	105 W WASHINGTON
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
SKY 111-115 S GOLIAD SERIES LLC	PRUITT JAMES PRESTON	MODERN PYRAMIDS INC
106 E RUSK SUITE 200	110 S GOLIAD ST STE 101	1111 BELTLINE RD STE #100
ROCKWALL, TX 75087	ROCKWALL, TX 75087	GARLAND, TX 75040
CITY OF ROCKWALL ATTN;MARY SMITH 111 W RUSK ROCKWALL, TX 75087	BENT CREEK OAKS CORP 113 LAKE MEADOWS DR ROCKWALL, TX 75087	BENT CREEK OAKS CORP 114 LAKE MEADOWS DR ROCKWALL, TX 75087
BENT CREEK OAKS CORP	SKY 111-115 S GOLIAD SERIES LLC	BENT CREEK OAKS CORP
115 LAKE MEADOWS DR	115 S GOLIAD	116 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
KENDALL DALE ROBERT	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
117 LAKE MEADOWS DR	118 LAKE MEADOWS DR	119 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
120 LAKE MEADOWS DR	121 LAKE MEADOWS DR	122 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
123 LAKE MEADOWS DR	124 LAKE MEADOWS DR	125 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	JUST HELD CORPORATION	BENT CREEK OAKS CORP
126 LAKE MEADOWS DR	127 LAKE MEADOWS DR	128 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JUST HELD CORPORATION	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
129 LAKE MEADOWS DR	131 LAKE MEADOWS DR	132 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	HOGUE MICHAEL & VICKY
133 LAKE MEADOWS DR	134 LAKE MEADOWS DR	1498 HUBBARD DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	FORNEY, TX 75126
ROCKWALL DOWNTOWN LOFTS LTD	KENDALL DALE ROBERT	TRASSATTS CORPORATION
1600 N COLLINS BLVD SUITE 3000	2001 LAMONT DR	201 LAKE MEADOWS DR
RICHARDSON, TX 75080	GARLAND, TX 75040	ROCKWALL, TX 75087
CITY OF ROCKWALL	TRASSATTS CORPORATION	SHIELDS MICHAEL L
201 STORRS ST	202 LAKE MEADOWS DR	202 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	TRASSATTS CORPORATION	SMITH ROBERT & MARY SUE
203 LAKE MEADOWS DR	204 LAKE MEADOWS DR	205 S SAN JACINTO
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CITY OF ROCKWALL	CITY OF ROCKWALL	BENT CREEK OAKS CORP
205 W RUSK	210 HOUSTON ST	213 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
214 LAKE MEADOWS DR	215 LAKE MEADOWS DR	216 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS INC	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
217 LAKE MEADOWS DR	218 LAKE MEADOWS DR	219 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
220 LAKE MEADOWS DR	221 LAKE MEADOWS DR	222 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
223 LAKE MEADOWS DR	224 LAKE MEADOWS	225 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	JUST HELD CORPORATION	BENT CREEK OAKS CORP
226 LAKE MEADOWS DR	227 LAKE MEADOWS DR	228 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
229 LAKE MEADOWS DR	231 LAKE MEADOWS DR	232 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	TRASSATTS CORPORATION
233 LAKE MEADOWS DR	234 LAKE MEADOWS DR	301 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	ROCKWALL DOWNTOWN LOFTS LTD	TRASSATTS CORPORATION
302 LAKE MEADOWS DR	302 S GOLIAD	303 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	HUGHES THOMAS P	STATE OF TEXAS
304 LAKE MEADOWS DR	306 S FANNIN ST	306 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GDA INVESTMENTS LLC SERIES 1272	SIREN ROCK BREWING COMPANY LLC	BENT CREEK OAKS CORP
310 SILVERY PINE AVE	310 SOUTH GOLIAD STREET	314 LAKE MEADOWS DR
WYLIE, TX 75098	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JUST HELD CORPORATION	JUST HELD CORPORATION	DJ ROCKWALL LLC
315 LAKE MEADOWS DR	316 LAKE MEADOWS DR	316 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RADER SHARON M	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
317 LAKE MEADOWS DR	318L AKE MEADOWS DR	319 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
320 LAKE MEADOWS DR	321 LAKE MEADOWS DR	322 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GDA INVESTMENTS LLC SERIES 1272 323 LAKE MEADOWS DR ROCKWALL, TX 75087	THOMPSON LEROSS & RUTH 324 LAKE MEADOWS DR ROCKWALL, TX 75087	BENT CREEK OAKS CORP 325 LAKE MEADOWS DR ROCKWALL, TX 75087
TRASSATTS CORPORATION	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
326 LAKE MEADOWS DR	327 LAKE MEADOWS DR	328 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	JUST HELD CORPORATION	THOMPSON LEROSS AND RUTH
329 LAKE MEADOWS DR	331 LAKE MEADOWS DR	332 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
NOCKWALL, 1X 73007	ROCKWALL, IX 75007	NOCKWALL, IX 75007
BENT CREEK OAKS CORP	SHALOM RENTALS LLC- SERIES 596 PRINCE	COUNTY OF ROCKWALL
333 LAKE MEADOWS DR	334 LAKE MEADOWS DR	365 W RUSK
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
MODERN PYRAMIDS INC	DAVIS LISA M	DJ ROCKWALL LLC
401 WASHINGTON ST	402 S GOLIAD ST	4021 W 232 ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	TORRENCE, CA 90505
SLAUGHTER RICHARD E JR	ROCKWALL ROTARY FOUNDATION	SMITH ROBERT & MARY SUE
407 S GOLIAD	408 S GOLIAD	502 W RUSK ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CITY CEMETARY	SHALOM RENTALS LLC- SERIES 596 PRINCE	SANCHES MANUEL R AND MARIA DEL CARMEN
525 W WASHINGTON ST	720 DAVIS DRIVE	SANCHEZ
ROCKWALL, TX 75087	ROCKWALL, TX 75087	721 MEADOW LARK DRIVE MURPHY, TX 75094
SHIELDS MICHAEL L	HUGHES THOMAS P	SLAUGHTER RICHARD E JR
811 S ALAMO RD	PO BOX 1315	PO BOX 1717
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	JUST HELD CORPORATION	TRASSATTS CORPORATION
PO BOX 270028	PO BOX 270640	PO BOX 271001

FLOWER MOUND, TX 75027

FLOWER MOUND, TX 75027

ROCKWALL ROTARY FOUNDATION PO BOX 446 ROCKWALL, TX 75087

FLOWER MOUND, TX 75027

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

### Case No. Z2022-030: SUP amending Ordinance No. 18-34 (S-194) to allow a Craft Winery

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a <u>Specific Use Permit (SUP)</u> amending *Ordinance No.18-34* (S-194) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

#### Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases
PLEASE RETURN THE BELOW FORM
Case No. Z2022-030: SUP amending Ordinance No. 18-34 (S-194) to allow a Craft Winery
Please place a check mark on the appropriate line below:
☐ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.
Name:
Address:

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Planning & Zoning Division 385 S. Goliad Street Rockwall, TX 75087

Attention: Ryan Miller, Director

Re: Updated SUP for Siren Rock Brewing Company in the Downtown (DT) District of the City of Rockwall. Requesting an amendment to the Special Use Permit #S-194 ("SUP") for Siren Rock Brewing Company LLC, originally granted and approved on August 20, 2018.

Dear Mr. Miller:

Siren Rock Brewing Company, LLC, a Texas limited liability company ("Siren Rock"), requests that an amendment to the Special Use Permit ("SUP") be included on the next agenda(s) for the Rockwall Planning & Zoning Meeting and/or forthcoming City Council Meeting. Specifically, we are requesting the SUP for Siren Rock, originally approved on August 20, 2018, be amended to allow Siren Rock to add a Winery License for the manufacturing, purchase or sale of Wine as currently permitted by right under the Rockwall Unified Land Development Code (the "Code") for the Downtown (DT) District.

In connection with the requested amendment, we specifically request to amend Article 2.1 ("Operational Conditions"), Section 4, to show that the Subject Property may be used as a Winery (a facility used for the manufacturing, bottling, packaging, and sale of wine) as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the Downtown (DT) District.

Please note that all capitalized words and terms in this Agreement, unless otherwise provided herein, shall have the same meanings ascribed to such words and terms as in the Code. Please feel free to contact us if you have any questions or concerns.

Sincerely,

Cory Cannon President Siren Rock Brewing Company

### CITY OF ROCKWALL

### ORDINANCE NO. <u>18-34</u>

### SPECIFIC USE PERMIT NO. S-194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Unified Development Code [Ordinance No. 04-38] 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a Craft Brewery, Distillery and/or Winery as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] on the Subject Property; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of *Article IV, Permissible Uses*, and *Section 4.8, Downtown (DT) District*, and *Section 6.9, SH-66 Overlay (SH-66 OV) District*, of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the

City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

### 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The Subject Property shall not be used as a winery (a facility used for the manufacturing, bottling, labeling and packaging of wine) or a distillery (a facility used for manufacturing of distilled beverages).
- 5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In accordance with Section 12, *Brewer's Permit (B)*, of the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code, retail package sales of on-site manufactured products (*i.e. beer, ale or malt beverages*) to the ultimate consumers for consumption off-premise of the *Subject Property* shall be prohibited.
- 9) In the event of the sale or other transfer of the Subject Property, or the transfer of a majority interest in the entity which owns the Subject Property, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a Tasting Room) unless the City Council shall have approved the operation of such a Tasting Room by the new owner. Any application for operation of a Tasting Room by a future owner of the Subject Property may be reviewed by the City to ensure the new ownership of the Subject Property understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a Tasting Room and that any such Tasting Room be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, Compliance, of this ordinance. The

Z2018-029: SUP for Siren Rock Brewery Ordinance No. 18-34; SUP # S-194 provisions of this Section 9 shall not be applicable to a transfer of the Subject Property to Cory and/or Eva Cannon (the Cannons) or any entity controlled by the Cannons (including without limitation Siren Rock Brewing Company, LLC) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

10) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

### 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, Permissible Uses, of the Unified Development Code (UDC).
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.
- **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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20<sup>TH</sup> DAY OF AUGUST, 2018.

Jim Pruitt, Mayor

ATTEST:

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: August 6, 2018

2<sup>nd</sup> Reading: August 20, 2018

#### Exhibit 'A':

### Survey and Legal Description

#### Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54′50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

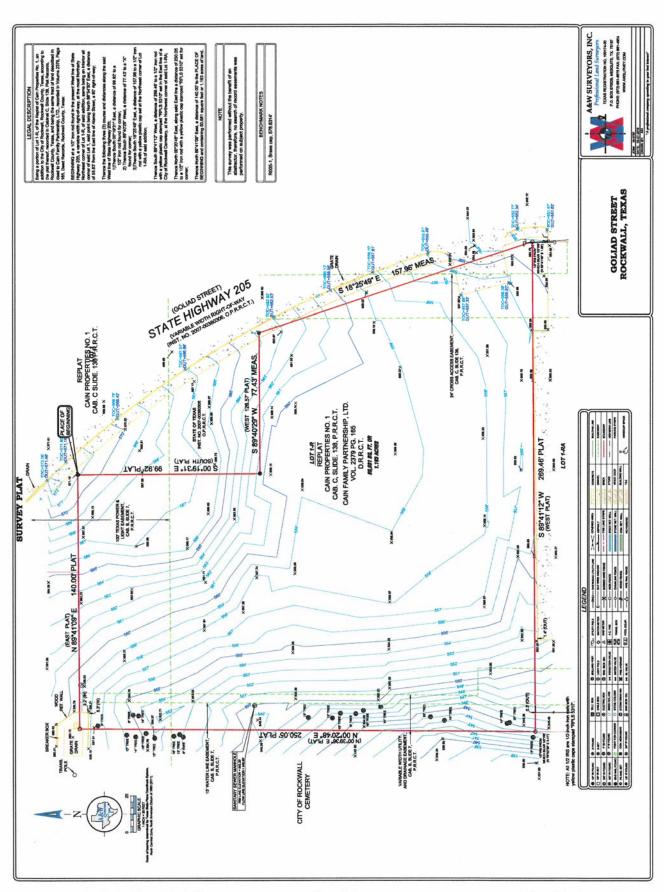
- 1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
- 3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA:

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

Exhibit 'A': Survey and Legal Description



## Exhibit 'A':

### Survey and Legal Description

#### Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

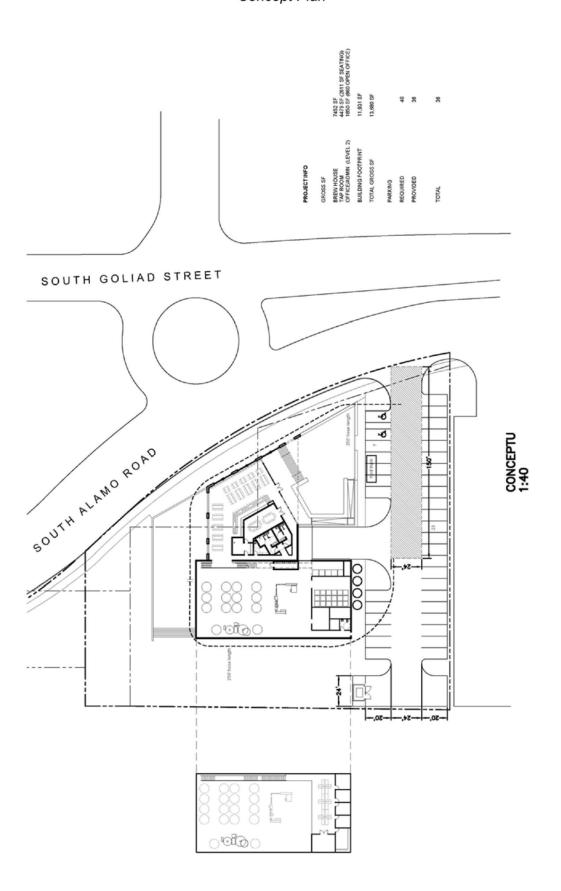
BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

Exhibit 'B': Concept Plan



**Exhibit 'C':** Concept Building Elevations





**Exhibit 'C':** Concept Building Elevations





#### **CITY OF ROCKWALL**

## ORDINANCE NO. 22-XX

## SPECIFIC USE PERMIT NO. <u>S-194</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 18-34 [S-194] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED. SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR **SPECIAL** CONDITIONS: PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Cory Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery and winery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 2 of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, addressed as 310 S. Goliad Street [SH-205], and being more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 *Ordinance No. 18-34* [*S-194*] and the Unified Development Code [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 18-34*;

**SECTION 2.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*, and

**SECTION 3.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Section 04.07,

Downtown (DT) District, and Section 06.02, General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

#### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of this ordinance.
- 2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The Subject Property shall not be used as a distillery (a facility used for manufacturing of distilled beverages).
- 5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In the event of the sale or other transfer of the Subject Property, or the transfer of a majority interest in the entity which owns the Subject Property, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a Tasting Room) unless the City Council shall have approved the operation of such a Tasting Room by the new owner. Any application for operation of a Tasting Room by a future owner of the Subject Property may be reviewed by the City to ensure the new ownership of the Subject Property understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a Tasting Room and that any such Tasting Room be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, Compliance, of this ordinance. The provisions of this Section 9 shall not be applicable to a transfer of the Subject Property to Cory and/or Eva Cannon (the Cannons) or any entity controlled by the Cannons (including without limitation Siren Rock Brewing Company, LLC) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

9) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

#### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $1^{\rm ST}$  DAY OF AUGUST, 2022.

	Kevin Fowler, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	

1<sup>st</sup> Reading: *July 12, 2022* 

2<sup>nd</sup> Reading: <u>August 1, 2022</u>

# Exhibit 'A': Survey and Legal Description

#### Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

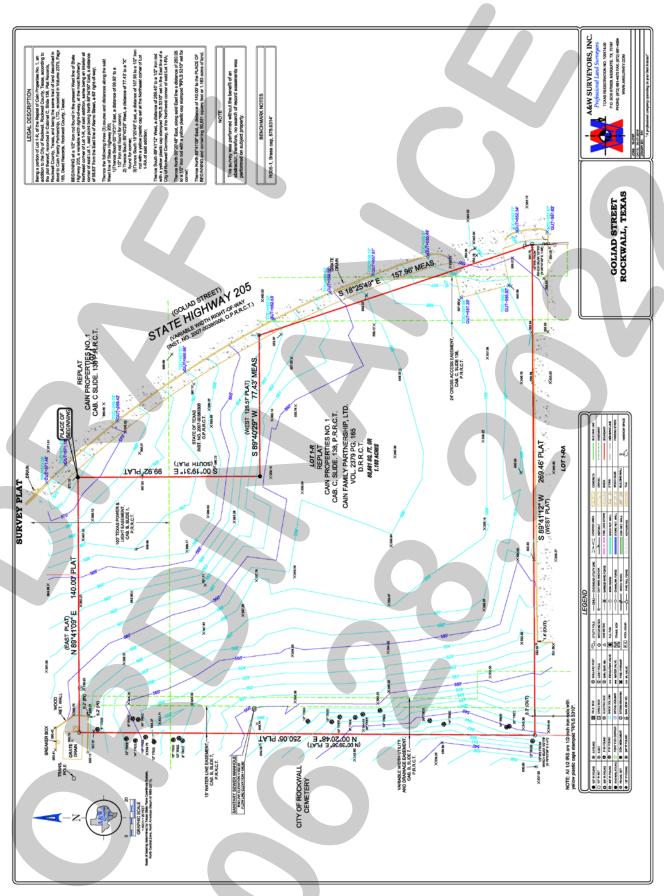
- 1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
- 3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

**Exhibit 'A':**Survey and Legal Description



# Exhibit 'A': Survey and Legal Description

#### Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

# Exhibit 'A': Survey and Legal Description

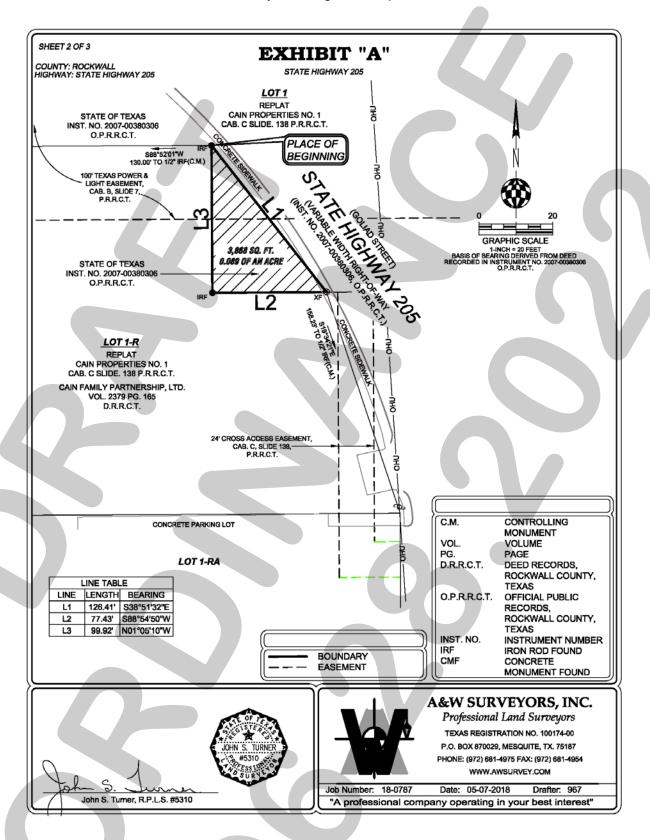
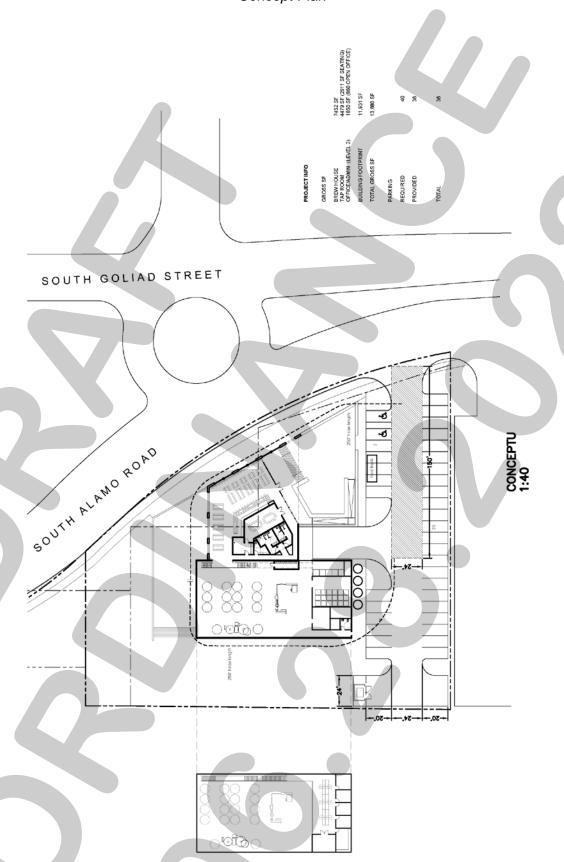


Exhibit 'B': Concept Plan



**Exhibit 'C':** Concept Building Elevations



**Exhibit 'C':**Concept Building Elevations





# PLANNING AND ZONING COMMISSION CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: July 12, 2022

APPLICANT: Cory Cannon; Siren Rock Brewing Company

CASE NUMBER: Z2022-030; Specific Use Permit (SUP) for a Craft Winery for Siren Rock Brewery

#### **SUMMARY**

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a Specific Use Permit (SUP) amending Ordinance No.18-34 (S-194) to allow a Craft Winery in conjunction with an existing Craft Brewery on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

### **BACKGROUND**

The subject property is a part of the Original Town Rockwall. Based on the April 1934 Sanborn Maps, the subject property was annexed into the City of Rockwall prior to 1934. The subject property was originally established as a portion of Lot 1 of the Cain Properties No. 1 Addition, and was later replatted as all of Lot 1R and a portion of Lot 1 of the Cain Properties No. 1 Addition on February 19, 1992. On April 2, 2018, the City Council held an appointment with the applicant to discuss creating a land use that would allow a Craft Brewery in the Downtown (DT) District. At this meeting the City Council directed staff to amend Article 04, Permissible Uses, of the Unified Development Code (UDC) for the purpose of making changes to the alcohol related land uses. On June 4, 2018, the City Council adopted Ordinance No. 18-27, which created the Craft/Micro Brewery, Distillery and/or Winery land use. Following this approval, the applicant submitted a request for a Specific Use Permit (SUP) [Case No. Z2018-029] to allow a Craft Brewery on the subject property. On August 20, 2018, the City Council approved the Specific Use Permit (SUP) request by adopting Ordinance No. 18-34 (S-194). After this approval, the Planning and Zoning Commission approved a site plan [Case No. SP2018-038] for a Craft Brewery on December 11, 2018. On April 15, 2019, the City Council adopted a replat [Case No. P2019-016] establishing the subject property as Lot 2, Cain Properties No. 1 Addition. A building permit [BLD2019-2699] was issued on August 20, 2020 followed by a Certificate of Occupancy (CO) [COM2021-3996] on August 19, 2021. No changes have been made to the subject property since the establishment of the Craft Brewery.

#### **PURPOSE**

On June 17, 2022, the applicant -- Cory Cannon of Siren Rock Brewing Company -- submitted an application requesting to amend Ordinance No. 18-34 (Specific Use Permit No. S-194) for the purpose of allowing the Craft Winery land use in conjunction with an existing *Craft Brewery*.

#### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 310 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is an unimproved 50-foot right-of-way and Texas Power & Light utility easement. Beyond this is a 3.338-acre vacant parcel of land (i.e. Lot 1, Block A, TAC Rockwall Addition). This property is zoned Downtown (DT) District. North of this is E. Washington Street (SH-66), which is identified as a P3U (i.e. principal arterial, three [3] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

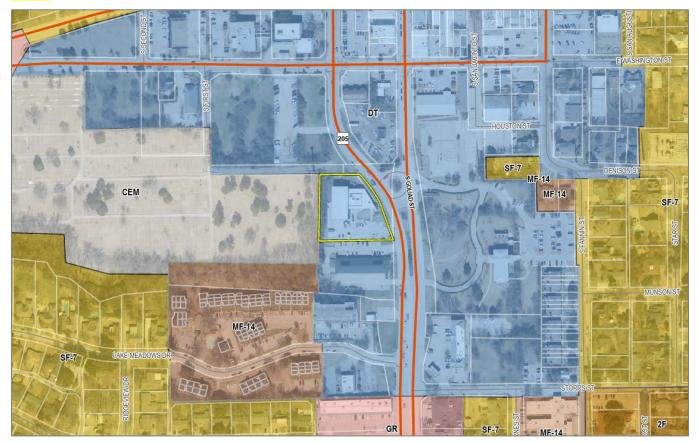
<u>South</u>: Directly south of the subject property is a 1.254-acre parcel of land (*i.e.* Lot 1RA, Cain Properties #1 Addition) that is currently occupied with a multi-tenant shopping center. South of this property is a 0.85-acre parcel of land (*i.e.* Lot 3, Rocca Villa Addition), which is currently occupied by a building owned by the Rockwall Housing Authority. Also, south of the shopping center is a 0.254-acre parcel of land (*i.e.* Lot 1, Block A, Richard Harris #4 Addition) that is currently occupied by a hair salon (*i.e.* Davis Hair Design). All of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property is S. Alamo Road and S. Goliad Street, which are both identified as a P3U (i.e. principal arterial, three [3] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. The roadways merge together and transition into a P6D (i.e. principal arterial, six [6] lane, divided roadway) south of the subject property. East of this roadway is a 7.3545-acre parcel of land (i.e. Lot 1, Block 1, Rockwall City Hall Addition), which is occupied by the City Hall building of the City of Rockwall. All of these areas are zoned Downtown (DT) District.

Directly west of the subject property is a 2.754-acre tract of land (*i.e. Bock 15, 16 & 17, Lowe & Allen Addition*) that is the Rockwall Memorial Cemetery. This property is zoned Cemetery (CEM) District.



West:



#### CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and letter requesting the addition of a *Craft Winery* to the existing *Craft Brewery*. According to the applicant, the purpose of this request is to provide more offerings on-site for patrons who do not prefer beer, and to diversify the products the brewery currently produces. No changes are being proposed to the existing building or current brewery operations.

#### CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Craft/Micro Brewery, Distillery and/or Winery* land use requires a Specific Use Permit (SUP) in the Downtown (DT) District. This section goes on to stipulate the following *Conditional Lane Use Standards* associated with the establishment of this land use:

- (1) The total building area of a Craft/Micro Brewery, Distillery, and/or Winery shall be less than 12,000 SF.
- (2) A maximum of 40% of the total floor areas can be dedicated to the direct sale of on-site manufactured product.
- (3) A Craft/Micro Brewery, Distillery and/or Winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): [7] a tasting room to dispense beer, wine, and/or spirits for on premise consumption, [2] meeting/banquet facilities, [3] restaurants, and/or [4] retail package sales of on-site manufactured product for off-premise consumption shall be allowed as permitted by the Texas Alcohol Beverage Commission's (TABC) Alcoholic Beverage Code.
- (4) A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a Craft/Micro Brewery, Distillery and/or Winery and shall be prohibited.

In this case, the subject property is required to conform to all of these *Conditional Land Use Standards* as part of the *Operational Conditions* contained within *Ordinance No. 18-34*. These *Operational Conditions* are as follows:

- (1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- (3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- (4) The Subject Property shall not be used as a winery (a facility used for the manufacturing, bottling, labeling and packaging of wine) or a distillery (a facility used for manufacturing of distilled beverages).
- (5) The *Subject Property* may be used for all permitted accessory uses as well as special event rentals.
- (6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- (7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- (8) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a *Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.
- (9) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

The applicant's request would require *Operation Condition #4* to be changed as follows: "The Subject Property shall not be used as a winery (a facility used for the manufacturing, bottling, labeling and packaging of wine) or a distillery (a facility used

for manufacturing of distilled beverages)." This would be the only change to Ordinance No. 18-34 necessary to approve the applicant's request.

#### **STAFF ANALYSIS**

Since the proposed change does not change the way the current *Craft Brewery* operates and the change only represents a change to the products being offered on-site, it does not appear that the applicant's request will have a negative impact on any of the adjacent properties; however, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

#### **NOTIFICATIONS**

On June 17, 2022, staff mailed 112 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows and Bent Creek Condos Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned concerning the applicant's request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend *Ordinance No.* 18-34 (S-194) to allow for a *Craft Winery* in conjunction with the existing *Craft Brewery*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (b) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
  - (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
  - (d) The Subject Property shall not be used as a distillery (a facility used for manufacturing of distilled beverages).
  - (e) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
  - (f) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
  - (g) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
  - (h) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a *Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

- (i) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.
- (2) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# **DEVELOPMENT APPLICATION**

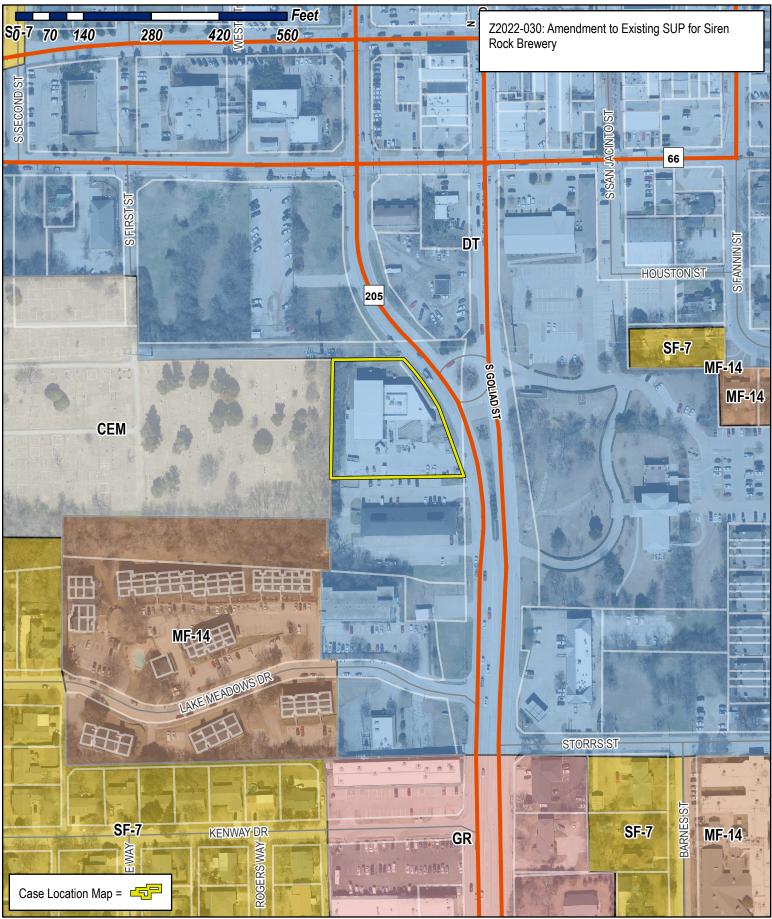
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

STALL OSE OTTE	
PLANNING & ZONING CASE NO.	72022-030
NOTE: THE APPLICATION IS NOT C CITY UNTIL THE PLANNING DIREC	CONSIDERED ACCEPTED BY THE
SIGNED BELOW.	TOTAND OF TENGINEER HAVE

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE	APPROPRIATE BOX BELOV	W TO INDICATE THE TYPE OF	DEVELOPMENT REG	QUEST [SELECT ONLY ONE BOX	<i>(</i> ]:
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²  NOTES: ¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. ३: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
PROPERTY INFO	ORMATION [PLEASE PRI	NT1			
		noliad St.			
SUBDIVISION				LOT	BLOCK
GENERAL LOCATION	South of	Hwy lele a	and Goli	ich	
		INFORMATION [PLEASE			
CURRENT ZONING			CURRENT USE		
PROPOSED ZONING	3		PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	
REGARD TO ITS				AGE OF <u>HB3167</u> THE CITY NO LO THE DATE PROVIDED ON THE DE	
OWNER/APPLICA				TACT/ORIGINAL SIGNATURES ARE	REQUIRED]
OWNER	SirenRock	Brewing Corn, Low ied St.	APPLICANT		
CONTACT PERSON	Cory Can	ion	CONTACT PERSON		
ADDRESS	310 8.601	iad St.	ADDRESS		
CITY, STATE & ZIP	Park well	~ 750C2	CITY STATE & 7IP		
PHONE	(an) xx5	7×75087	PHONE		
E-MAIL	Corry @ Si	-3444 RENROCK.com	E-MAIL		
	CATION [REQUIRED] RSIGNED AUTHORITY, ON THI	S DAY PERSONALLY APPEARED BE TRUE AND CERTIFIED THE	Colzy C	QVVO\ [OWNER]	THE UNDERSIGNED, WHO
INFORMATION CONTAINE	, TO COVER THE , 20 2: BY SIG D WITHIN THIS APPLICATION	COST OF THIS APPLICATION, HAS NING THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY E THAT THE CITY OF RO ALSO AUTHORIZED AND	ED HEREIN IS TRUE AND CORRECT; OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE ANY TO A REQUEST FOR PUBLIC INFORM	AND PERMITTED TO PROVID COPYRIGHTED INFORMATION
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	OWNER'S SIGNATURE	Cyl	1	BR(	Public, State of Texas
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	proofie Ne	Welte	MY COMMISSION EXPIRE	S Expires 02-06-2023





# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

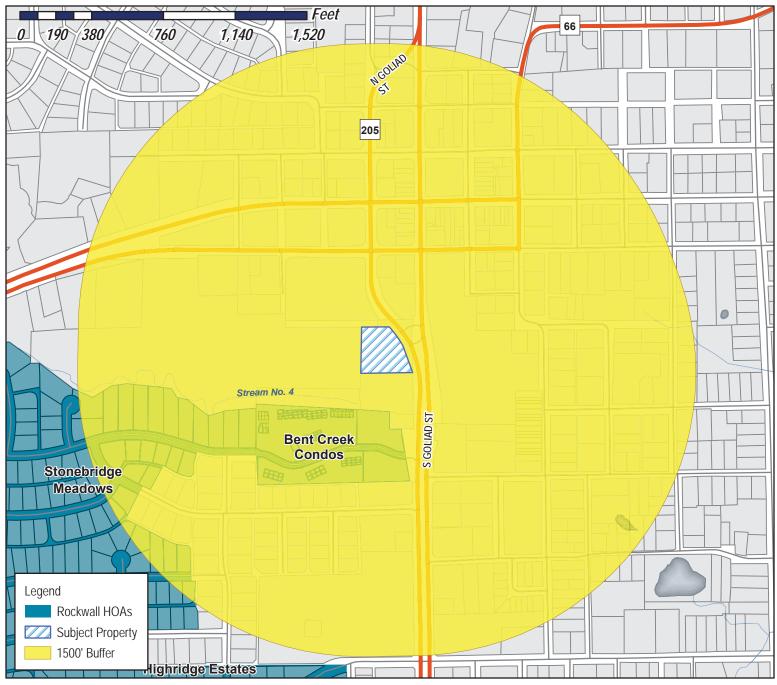




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Case Number: Z2022-030

Case Name: Amendment to Existing SUP

(Siren Rock Brewery)

Case Type: Zoning

Zoning: Downtown (DT) District

Case Address: 310 S. Goliad St

Date Saved: 6/16/2022

For Questions on this Case Call (972) 771-7745



## Miller, Ryan

From: Gamez, Angelica

Sent: Tuesday, June 21, 2022 4:43 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

**Subject:** Neighborhood Notification Program [Z2022-030]

Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.16.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>June 24, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to <a href="Planning@rockwall.com">Planning@rockwall.com</a> at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

https://sites.google.com/site/rockwallplanning/development/development-cases.

#### Z2022-030: SUP Amending Ordinance No. 18-34 to allow Craft Winery

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No.18-34* (*S-194*) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

Thank you,

## Angelica Gamez

Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/

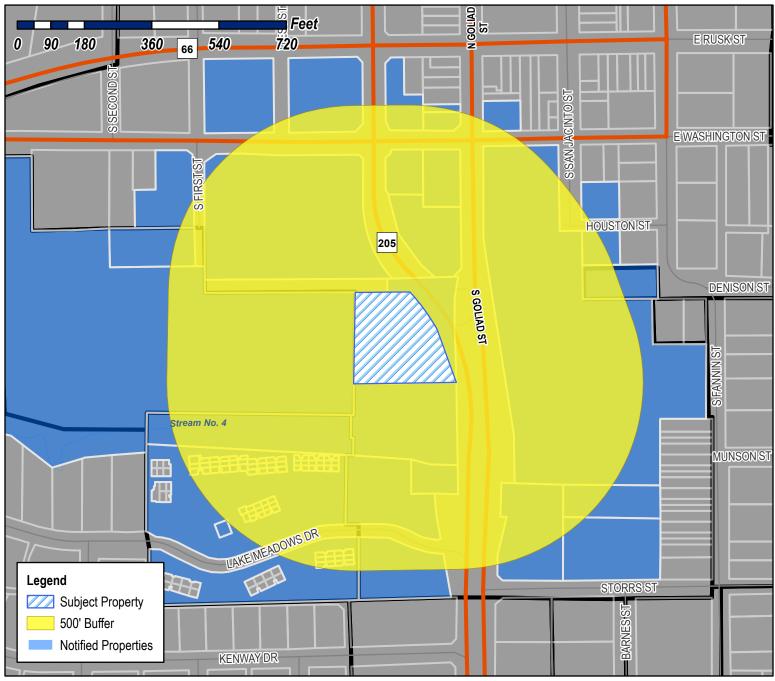
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# **City of Rockwall**

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Case Number: Z2022-030

Case Name: Amendment to Existing SUP

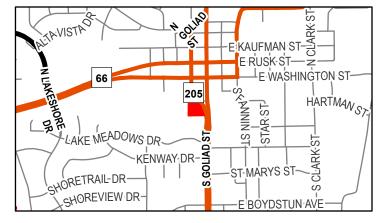
(Siren Rock Brewery)

Case Type: Zoning

Zoning: Downtown (DT) District Case Address: 310 S. Goliad Street

Date Saved: 6/16/2022

For Questions on this Case Call (972) 771-7745



HOUSING AUTHORITY OF CITY	TRASSATTS CORPORATION	TRASSATTS CORPORATION
100 LAKE MEADOWS	101 LAKE MEADOWS DR	102 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	TRASSATTS CORPORATION	HOGUE MICHAEL & VICKY
103 LAKE MEADOWS DR	104 LAKE MEADOWS DR	105 W WASHINGTON
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
SKY 111-115 S GOLIAD SERIES LLC	PRUITT JAMES PRESTON	MODERN PYRAMIDS INC
106 E RUSK SUITE 200	110 S GOLIAD ST STE 101	1111 BELTLINE RD STE #100
ROCKWALL, TX 75087	ROCKWALL, TX 75087	GARLAND, TX 75040
CITY OF ROCKWALL ATTN;MARY SMITH 111 W RUSK ROCKWALL, TX 75087	BENT CREEK OAKS CORP 113 LAKE MEADOWS DR ROCKWALL, TX 75087	BENT CREEK OAKS CORP 114 LAKE MEADOWS DR ROCKWALL, TX 75087
BENT CREEK OAKS CORP	SKY 111-115 S GOLIAD SERIES LLC	BENT CREEK OAKS CORP
115 LAKE MEADOWS DR	115 S GOLIAD	116 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
KENDALL DALE ROBERT	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
117 LAKE MEADOWS DR	118 LAKE MEADOWS DR	119 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
120 LAKE MEADOWS DR	121 LAKE MEADOWS DR	122 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
123 LAKE MEADOWS DR	124 LAKE MEADOWS DR	125 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	JUST HELD CORPORATION	BENT CREEK OAKS CORP
126 LAKE MEADOWS DR	127 LAKE MEADOWS DR	128 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JUST HELD CORPORATION	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
129 LAKE MEADOWS DR	131 LAKE MEADOWS DR	132 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	HOGUE MICHAEL & VICKY
133 LAKE MEADOWS DR	134 LAKE MEADOWS DR	1498 HUBBARD DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	FORNEY, TX 75126
ROCKWALL DOWNTOWN LOFTS LTD	KENDALL DALE ROBERT	TRASSATTS CORPORATION
1600 N COLLINS BLVD SUITE 3000	2001 LAMONT DR	201 LAKE MEADOWS DR
RICHARDSON, TX 75080	GARLAND, TX 75040	ROCKWALL, TX 75087
CITY OF ROCKWALL	TRASSATTS CORPORATION	SHIELDS MICHAEL L
201 STORRS ST	202 LAKE MEADOWS DR	202 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	TRASSATTS CORPORATION	SMITH ROBERT & MARY SUE
203 LAKE MEADOWS DR	204 LAKE MEADOWS DR	205 S SAN JACINTO
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CITY OF ROCKWALL	CITY OF ROCKWALL	BENT CREEK OAKS CORP
205 W RUSK	210 HOUSTON ST	213 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
214 LAKE MEADOWS DR	215 LAKE MEADOWS DR	216 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS INC	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
217 LAKE MEADOWS DR	218 LAKE MEADOWS DR	219 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
220 LAKE MEADOWS DR	221 LAKE MEADOWS DR	222 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
223 LAKE MEADOWS DR	224 LAKE MEADOWS	225 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	JUST HELD CORPORATION	BENT CREEK OAKS CORP
226 LAKE MEADOWS DR	227 LAKE MEADOWS DR	228 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
229 LAKE MEADOWS DR	231 LAKE MEADOWS DR	232 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	TRASSATTS CORPORATION
233 LAKE MEADOWS DR	234 LAKE MEADOWS DR	301 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	ROCKWALL DOWNTOWN LOFTS LTD	TRASSATTS CORPORATION
302 LAKE MEADOWS DR	302 S GOLIAD	303 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	HUGHES THOMAS P	STATE OF TEXAS
304 LAKE MEADOWS DR	306 S FANNIN ST	306 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GDA INVESTMENTS LLC SERIES 1272	SIREN ROCK BREWING COMPANY LLC	BENT CREEK OAKS CORP
310 SILVERY PINE AVE	310 SOUTH GOLIAD STREET	314 LAKE MEADOWS DR
WYLIE, TX 75098	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JUST HELD CORPORATION	JUST HELD CORPORATION	DJ ROCKWALL LLC
315 LAKE MEADOWS DR	316 LAKE MEADOWS DR	316 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RADER SHARON M	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
317 LAKE MEADOWS DR	318L AKE MEADOWS DR	319 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
320 LAKE MEADOWS DR	321 LAKE MEADOWS DR	322 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GDA INVESTMENTS LLC SERIES 1272 323 LAKE MEADOWS DR ROCKWALL, TX 75087	THOMPSON LEROSS & RUTH 324 LAKE MEADOWS DR ROCKWALL, TX 75087	BENT CREEK OAKS CORP 325 LAKE MEADOWS DR ROCKWALL, TX 75087
TRASSATTS CORPORATION	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
326 LAKE MEADOWS DR	327 LAKE MEADOWS DR	328 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	JUST HELD CORPORATION	THOMPSON LEROSS AND RUTH
329 LAKE MEADOWS DR	331 LAKE MEADOWS DR	332 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
NOCKWALL, 1X 73007	ROCKWALL, IX 75007	NOCKWALL, IX 75007
BENT CREEK OAKS CORP	SHALOM RENTALS LLC- SERIES 596 PRINCE	COUNTY OF ROCKWALL
333 LAKE MEADOWS DR	334 LAKE MEADOWS DR	365 W RUSK
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
MODERN PYRAMIDS INC	DAVIS LISA M	DJ ROCKWALL LLC
401 WASHINGTON ST	402 S GOLIAD ST	4021 W 232 ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	TORRENCE, CA 90505
SLAUGHTER RICHARD E JR	ROCKWALL ROTARY FOUNDATION	SMITH ROBERT & MARY SUE
407 S GOLIAD	408 S GOLIAD	502 W RUSK ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CITY CEMETARY	SHALOM RENTALS LLC- SERIES 596 PRINCE	SANCHES MANUEL R AND MARIA DEL CARMEN
525 W WASHINGTON ST	720 DAVIS DRIVE	SANCHEZ
ROCKWALL, TX 75087	ROCKWALL, TX 75087	721 MEADOW LARK DRIVE MURPHY, TX 75094
SHIELDS MICHAEL L	HUGHES THOMAS P	SLAUGHTER RICHARD E JR
811 S ALAMO RD	PO BOX 1315	PO BOX 1717
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	JUST HELD CORPORATION	TRASSATTS CORPORATION
PO BOX 270028	PO BOX 270640	PO BOX 271001

FLOWER MOUND, TX 75027

FLOWER MOUND, TX 75027

ROCKWALL ROTARY FOUNDATION PO BOX 446 ROCKWALL, TX 75087

FLOWER MOUND, TX 75027

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

#### Case No. Z2022-030: SUP amending Ordinance No. 18-34 (S-194) to allow a Craft Winery

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a <u>Specific Use Permit (SUP)</u> amending *Ordinance No.18-34* (S-194) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

#### Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases
PLEASE RETURN THE BELOW FORM
Case No. Z2022-030: SUP amending Ordinance No. 18-34 (S-194) to allow a Craft Winery
Please place a check mark on the appropriate line below:
☐ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.
Name:
Address:

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

Planning & Zoning Division 385 S. Goliad Street Rockwall, TX 75087

Attention: Ryan Miller, Director

Re: Updated SUP for Siren Rock Brewing Company in the Downtown (DT) District of the City of Rockwall. Requesting an amendment to the Special Use Permit #S-194 ("SUP") for Siren Rock Brewing Company LLC, originally granted and approved on August 20, 2018.

Dear Mr. Miller:

Siren Rock Brewing Company, LLC, a Texas limited liability company ("Siren Rock"), requests that an amendment to the Special Use Permit ("SUP") be included on the next agenda(s) for the Rockwall Planning & Zoning Meeting and/or forthcoming City Council Meeting. Specifically, we are requesting the SUP for Siren Rock, originally approved on August 20, 2018, be amended to allow Siren Rock to add a Winery License for the manufacturing, purchase or sale of Wine as currently permitted by right under the Rockwall Unified Land Development Code (the "Code") for the Downtown (DT) District.

In connection with the requested amendment, we specifically request to amend Article 2.1 ("Operational Conditions"), Section 4, to show that the Subject Property may be used as a Winery (a facility used for the manufacturing, bottling, packaging, and sale of wine) as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the Downtown (DT) District.

Please note that all capitalized words and terms in this Agreement, unless otherwise provided herein, shall have the same meanings ascribed to such words and terms as in the Code. Please feel free to contact us if you have any questions or concerns.

Sincerely,

Cory Cannon President Siren Rock Brewing Company

#### CITY OF ROCKWALL

#### ORDINANCE NO. <u>18-34</u>

## SPECIFIC USE PERMIT NO. S-194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Unified Development Code [Ordinance No. 04-38] 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a Craft Brewery, Distillery and/or Winery as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] on the Subject Property; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of *Article IV, Permissible Uses*, and *Section 4.8, Downtown (DT) District*, and *Section 6.9, SH-66 Overlay (SH-66 OV) District*, of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the

City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

#### 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The Subject Property shall not be used as a winery (a facility used for the manufacturing, bottling, labeling and packaging of wine) or a distillery (a facility used for manufacturing of distilled beverages).
- 5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In accordance with Section 12, *Brewer's Permit (B)*, of the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code, retail package sales of on-site manufactured products (*i.e. beer, ale or malt beverages*) to the ultimate consumers for consumption off-premise of the *Subject Property* shall be prohibited.
- 9) In the event of the sale or other transfer of the Subject Property, or the transfer of a majority interest in the entity which owns the Subject Property, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a Tasting Room) unless the City Council shall have approved the operation of such a Tasting Room by the new owner. Any application for operation of a Tasting Room by a future owner of the Subject Property may be reviewed by the City to ensure the new ownership of the Subject Property understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a Tasting Room and that any such Tasting Room be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, Compliance, of this ordinance. The

Z2018-029: SUP for Siren Rock Brewery Ordinance No. 18-34; SUP # S-194 provisions of this Section 9 shall not be applicable to a transfer of the Subject Property to Cory and/or Eva Cannon (the Cannons) or any entity controlled by the Cannons (including without limitation Siren Rock Brewing Company, LLC) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

10) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

#### 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, Permissible Uses, of the Unified Development Code (UDC).
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.
- **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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20<sup>TH</sup> DAY OF AUGUST, 2018.

Jim Pruitt, Mayor

ATTEST:

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: August 6, 2018

2<sup>nd</sup> Reading: August 20, 2018

#### Exhibit 'A':

### Survey and Legal Description

#### Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54′50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

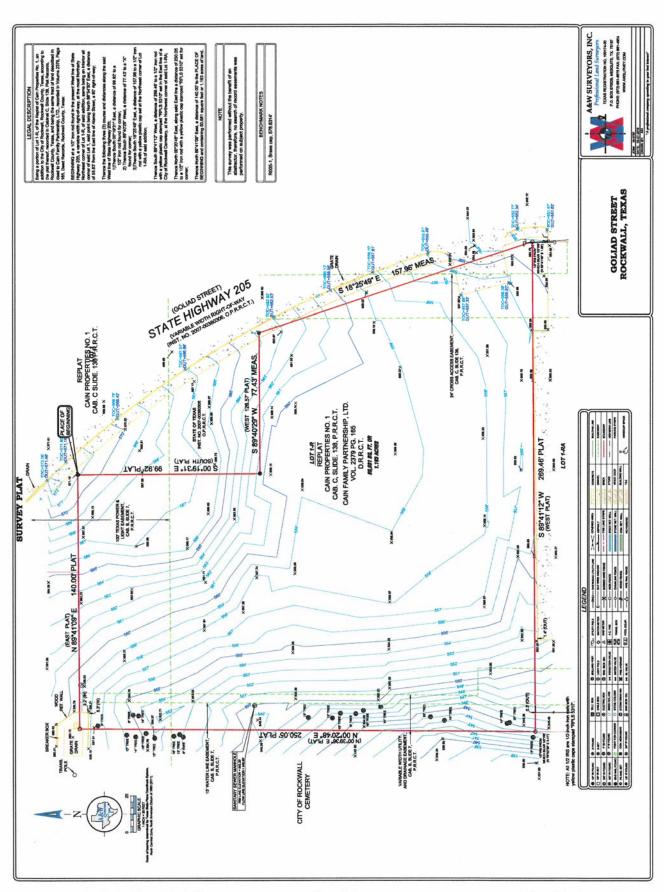
- 1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
- 3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA:

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

Exhibit 'A': Survey and Legal Description



## Exhibit 'A':

### Survey and Legal Description

#### Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

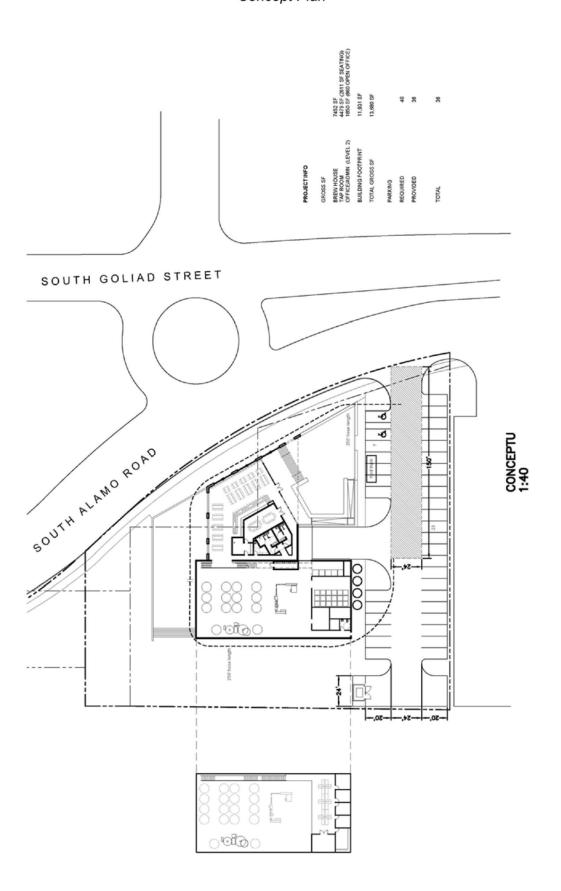
BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

Exhibit 'B': Concept Plan



**Exhibit 'C':** Concept Building Elevations





**Exhibit 'C':** Concept Building Elevations





#### **CITY OF ROCKWALL**

### ORDINANCE NO. 22-XX

## SPECIFIC USE PERMIT NO. <u>S-194</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 18-34 [S-194] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED. SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; **PROVIDING** FOR **SPECIAL** CONDITIONS: PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Cory Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery and winery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 2 of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, addressed as 310 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 *Ordinance No. 18-34* [*S-194*] and the Unified Development Code [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 18-34*;

**SECTION 2.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*, and

**SECTION 3.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Section 04.07,

Downtown (DT) District, and Section 06.02, General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

#### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of this ordinance.
- 2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The Subject Property shall not be used as a distillery (a facility used for manufacturing of distilled beverages).
- 5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In the event of the sale or other transfer of the Subject Property, or the transfer of a majority interest in the entity which owns the Subject Property, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a Tasting Room) unless the City Council shall have approved the operation of such a Tasting Room by the new owner. Any application for operation of a Tasting Room by a future owner of the Subject Property may be reviewed by the City to ensure the new ownership of the Subject Property understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a Tasting Room and that any such Tasting Room be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, Compliance, of this ordinance. The provisions of this Section 9 shall not be applicable to a transfer of the Subject Property to Cory and/or Eva Cannon (the Cannons) or any entity controlled by the Cannons (including without limitation Siren Rock Brewing Company, LLC) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

9) The brewery operated on the Subject Property shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the Subject Property. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

#### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $1^{\rm ST}$  DAY OF AUGUST, 2022.

	Kevin Fowler, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	

1<sup>st</sup> Reading: <u>July 12, 2022</u>

2<sup>nd</sup> Reading: August 1, 2022

# Exhibit 'A': Survey and Legal Description

#### Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

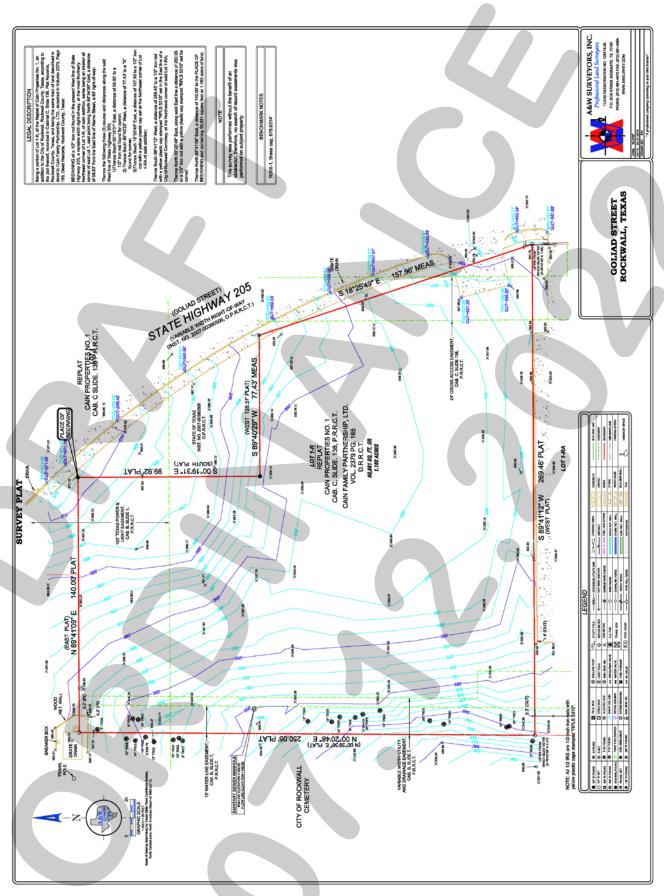
- 1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
- 3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

**Exhibit 'A':**Survey and Legal Description



# Exhibit 'A': Survey and Legal Description

#### Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54′50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

# **Exhibit 'A':**Survey and Legal Description

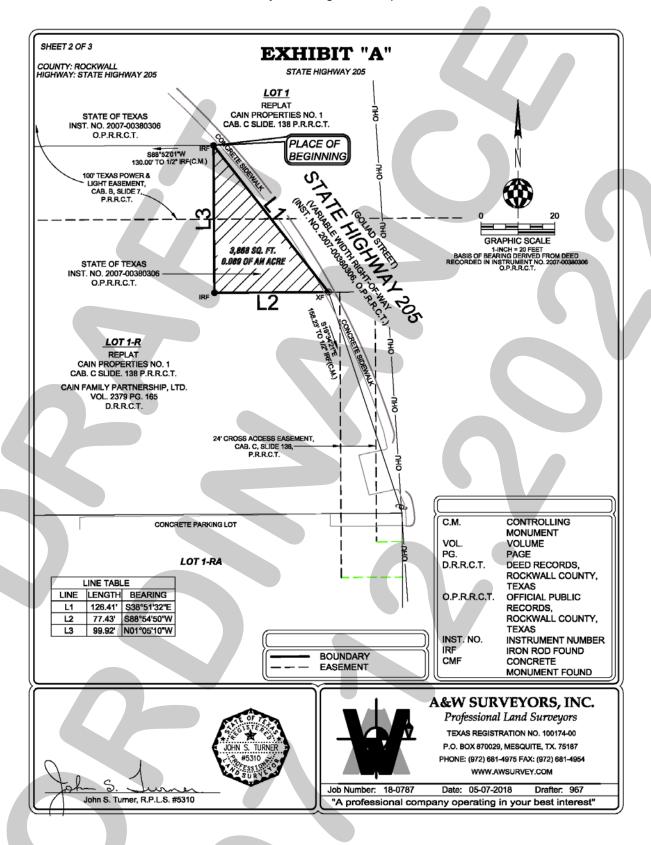
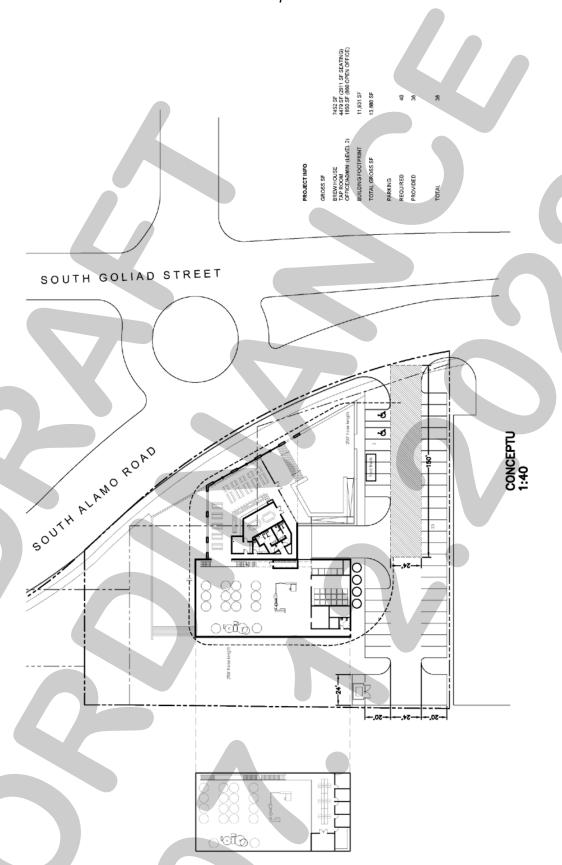


Exhibit 'B': Concept Plan



**Exhibit 'C':** Concept Building Elevations



**Exhibit 'C':** Concept Building Elevations





385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

**DATE:** July 18, 2022

**APPLICANT:** Cory Cannon; Siren Rock Brewing Company

CASE NUMBER: Z2022-030; Specific Use Permit (SUP) for a Craft Winery for Siren Rock Brewery

#### **SUMMARY**

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a <u>Specific Use Permit (SUP)</u> amending <u>Ordinance No.18-34</u> (S-194) to allow a <u>Craft Winery</u> in conjunction with an existing Craft Brewery on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

#### **BACKGROUND**

The subject property is a part of the *Original Town Rockwall*. Based on the April 1934 Sanborn Maps, the subject property was annexed into the City of Rockwall prior to 1934. The subject property was originally established as a portion of Lot 1 of the Cain Properties No. 1 Addition, and was later replatted as all of Lot 1R and a portion of Lot 1 of the Cain Properties No. 1 Addition on February 19, 1992. On April 2, 2018, the City Council held an appointment with the applicant to discuss creating a land use that would allow a *Craft Brewery* in the Downtown (DT) District. At this meeting the City Council directed staff to amend Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of making changes to the alcohol related land uses. On June 4, 2018, the City Council adopted *Ordinance No. 18-27*, which created the *Craft/Micro Brewery, Distillery and/or Winery* land use. Following this approval, the applicant submitted a request for a Specific Use Permit (SUP) [*Case No. Z2018-029*] to allow a *Craft Brewery* on the subject property. On August 20, 2018, the City Council approved the Specific Use Permit (SUP) request by adopting *Ordinance No. 18-34* (*S-194*). After this approval, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-038*] for a *Craft Brewery* on December 11, 2018. On April 15, 2019, the City Council adopted a replat [*Case No. P2019-016*] establishing the subject property as Lot 2, Cain Properties No. 1 Addition. A building permit [*BLD2019-2699*] was issued on August 20, 2020 followed by a Certificate of Occupancy (CO) [*COM2021-3996*] on August 19, 2021. No changes have been made to the subject property since the establishment of the *Craft Brewery*.

#### **PURPOSE**

On June 17, 2022, the applicant -- Cory Cannon of Siren Rock Brewing Company -- submitted an application requesting to amend Ordinance No. 18-34 (Specific Use Permit No. S-194) for the purpose of allowing the Craft Winery land use in conjunction with an existing Craft Brewery.

#### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 310 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is an unimproved 50-foot right-of-way and *Texas Power & Light* utility easement. Beyond this is a 3.338-acre vacant parcel of land (*i.e. Lot 1, Block A, TAC Rockwall Addition*). This property is zoned Downtown (DT) District. North of this is E. Washington Street (*SH-66*), which is identified as a P3U (*i.e. principal arterial, three [3] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

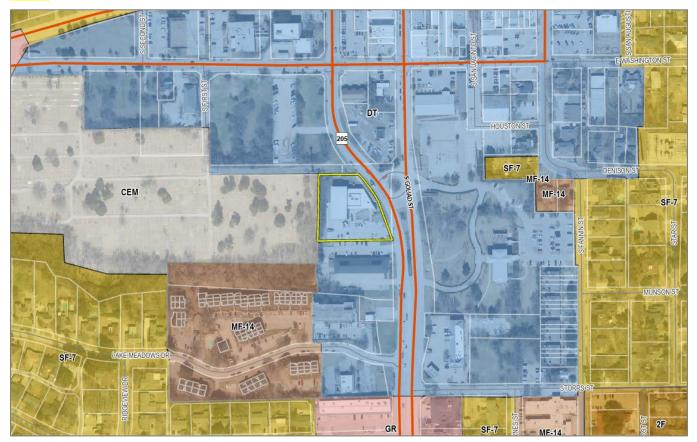
<u>South</u>: Directly south of the subject property is a 1.254-acre parcel of land (*i.e.* Lot 1RA, Cain Properties #1 Addition) that is currently occupied with a multi-tenant shopping center. South of this property is a 0.85-acre parcel of land (*i.e.* Lot 3, Rocca Villa Addition), which is currently occupied by a building owned by the Rockwall Housing Authority. Also, south of the shopping center is a 0.254-acre parcel of land (*i.e.* Lot 1, Block A, Richard Harris #4 Addition) that is currently occupied by a hair salon (*i.e.* Davis Hair Design). All of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property is S. Alamo Road and S. Goliad Street, which are both identified as a P3U (i.e. principal arterial, three [3] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. The roadways merge together and transition into a P6D (i.e. principal arterial, six [6] lane, divided roadway) south of the subject property. East of this roadway is a 7.3545-acre parcel of land (i.e. Lot 1, Block 1, Rockwall City Hall Addition), which is occupied by the City Hall building of the City of Rockwall. All of these areas are zoned Downtown (DT) District.

Directly west of the subject property is a 2.754-acre tract of land (i.e. Bock 15, 16 & 17, Lowe & Allen Addition) that is the Rockwall Memorial Cemetery. This property is zoned Cemetery (CEM) District.



West:



#### CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and letter requesting the addition of a *Craft Winery* to the existing *Craft Brewery*. According to the applicant, the purpose of this request is to provide more offerings on-site for patrons who do not prefer beer, and to diversify the products the brewery currently produces. No changes are being proposed to the existing building or current brewery operations.

#### CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Craft/Micro Brewery, Distillery and/or Winery* land use requires a Specific Use Permit (SUP) in the Downtown (DT) District. This section goes on to stipulate the following *Conditional Lane Use Standards* associated with the establishment of this land use:

- (1) The total building area of a Craft/Micro Brewery, Distillery, and/or Winery shall be less than 12,000 SF.
- (2) A maximum of 40% of the total floor areas can be dedicated to the direct sale of on-site manufactured product.
- (3) A Craft/Micro Brewery, Distillery and/or Winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): [7] a tasting room to dispense beer, wine, and/or spirits for on premise consumption, [2] meeting/banquet facilities, [3] restaurants, and/or [4] retail package sales of on-site manufactured product for off-premise consumption shall be allowed as permitted by the Texas Alcohol Beverage Commission's (TABC) Alcoholic Beverage Code.
- (4) A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a Craft/Micro Brewery, Distillery and/or Winery and shall be prohibited.

In this case, the subject property is required to conform to all of these *Conditional Land Use Standards* as part of the *Operational Conditions* contained within *Ordinance No. 18-34*. These *Operational Conditions* are as follows:

- (1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- (3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- (4) The Subject Property shall not be used as a winery (a facility used for the manufacturing, bottling, labeling and packaging of wine) or a distillery (a facility used for manufacturing of distilled beverages).
- (5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- (6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- (7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- (8) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a *Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.
- (9) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

The applicant's request would require *Operation Condition #4* to be changed as follows: "The Subject Property shall not be used as a winery (a facility used for the manufacturing, bottling, labeling and packaging of wine) or a distillery (a facility used

for manufacturing of distilled beverages)." This would be the only change to Ordinance No. 18-34 necessary to approve the applicant's request.

#### **STAFF ANALYSIS**

Since the proposed change does not change the way the current *Craft Brewery* operates and the change only represents a change to the products being offered on-site, it does not appear that the applicant's request will have a negative impact on any of the adjacent properties; however, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

#### **NOTIFICATIONS**

On June 17, 2022, staff mailed 112 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows and Bent Creek Condos Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned concerning the applicant's request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to amend *Ordinance No. 18-34* (*S-194*) to allow for a *Craft Winery* in conjunction with the existing *Craft Brewery*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (b) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
  - (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
  - (d) The Subject Property shall not be used as a distillery (a facility used for manufacturing of distilled beverages).
  - (e) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
  - (f) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
  - (g) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
  - (h) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a *Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.
  - (i) The brewery operated on the Subject Property shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the Subject Property. The business will not allow performance of music outside of

the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

(2) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### PLANNING AND ZONING COMMISSION

On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the <u>Specific Use Permit</u> (<u>SUP</u>) by a vote of 6-0, with Commissioner Llewellyn absent.



# **DEVELOPMENT APPLICATION**

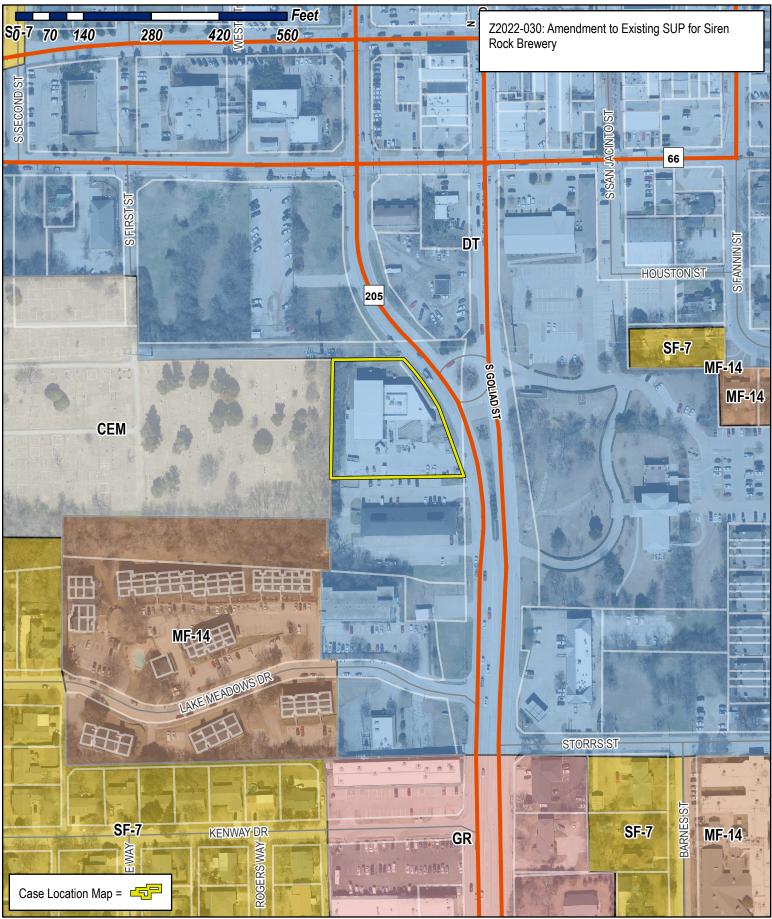
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

STALL OSE OTTE	
PLANNING & ZONING CASE NO.	72022-030
NOTE: THE APPLICATION IS NOT C CITY UNTIL THE PLANNING DIREC	CONSIDERED ACCEPTED BY THE
SIGNED BELOW.	TOTAND OF TENGINEER HAVE

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE	APPROPRIATE BOX BELOV	W TO INDICATE THE TYPE OF	DEVELOPMENT REG	QUEST [SELECT ONLY ONE BOX	( <u>]</u> :
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)  ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ WOTES: ☐ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. ② A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
PROPERTY INFO	ORMATION [PLEASE PRI	NT1			
		noliad St.			
SUBDIVISION				LOT	BLOCK
GENERAL LOCATION	South of	Hwy lele a	and Goli	ich	
		INFORMATION [PLEASE			
CURRENT ZONING			CURRENT USE		
PROPOSED ZONING	3		PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	
REGARD TO ITS				AGE OF <u>HB3167</u> THE CITY NO LO THE DATE PROVIDED ON THE DE	
OWNER/APPLICA				TACT/ORIGINAL SIGNATURES ARE	REQUIRED]
OWNER	SirenRock	Brewing Corn, Low ied St.	APPLICANT		
CONTACT PERSON	Cory Can	ion	CONTACT PERSON		
ADDRESS	310 8.601	iad St.	ADDRESS		
CITY, STATE & ZIP	Park well	~ 750C2	CITY STATE & 7IP		
PHONE	(an) xx5	7×75087	PHONE		
E-MAIL	Corry @ Si	-3444 RENROCK.com	E-MAIL		
	CATION [REQUIRED] RSIGNED AUTHORITY, ON THI	S DAY PERSONALLY APPEARED BE TRUE AND CERTIFIED THE	Colzy C	QVVO\ [OWNER]	THE UNDERSIGNED, WHO
INFORMATION CONTAINE	, TO COVER THE , 20 2: BY SIG D WITHIN THIS APPLICATION	COST OF THIS APPLICATION, HAS NING THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY E THAT THE CITY OF RO ALSO AUTHORIZED AND	ED HEREIN IS TRUE AND CORRECT; OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE ANY TO A REQUEST FOR PUBLIC INFORM	AND PERMITTED TO PROVID COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON TH	IS THE 26 DAY OF JUY	ve, 20_27	Security (1965) control (1965) collection of the	DOVE EDECHETTE
	OWNER'S SIGNATURE	Cyl	1	BR(	Public, State of Texas
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	proofie Ne	Welte	MY COMMISSION EXPIRE	S Expires 02-06-2023





# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

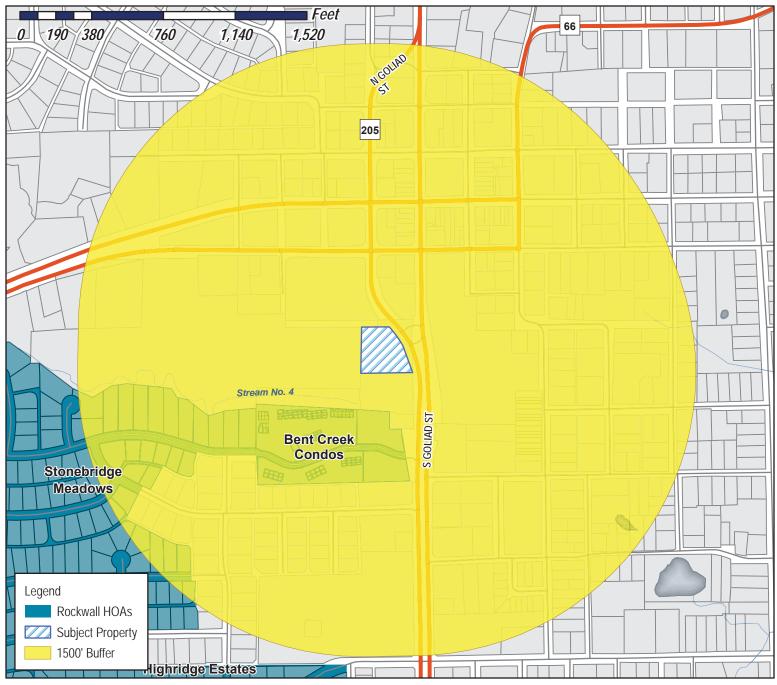




# City of Rockwall

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Case Number: Z2022-030

Case Name: Amendment to Existing SUP

(Siren Rock Brewery)

Case Type: Zoning

Zoning: Downtown (DT) District

Case Address: 310 S. Goliad St

Date Saved: 6/16/2022

For Questions on this Case Call (972) 771-7745



## Miller, Ryan

From: Gamez, Angelica

Sent: Tuesday, June 21, 2022 4:43 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

**Subject:** Neighborhood Notification Program [Z2022-030]

Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.16.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>June 24, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to <a href="Planning@rockwall.com">Planning@rockwall.com</a> at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

https://sites.google.com/site/rockwallplanning/development/development-cases.

#### Z2022-030: SUP Amending Ordinance No. 18-34 to allow Craft Winery

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No.18-34* (*S-194*) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

Thank you,

# Angelica Gamez

Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/

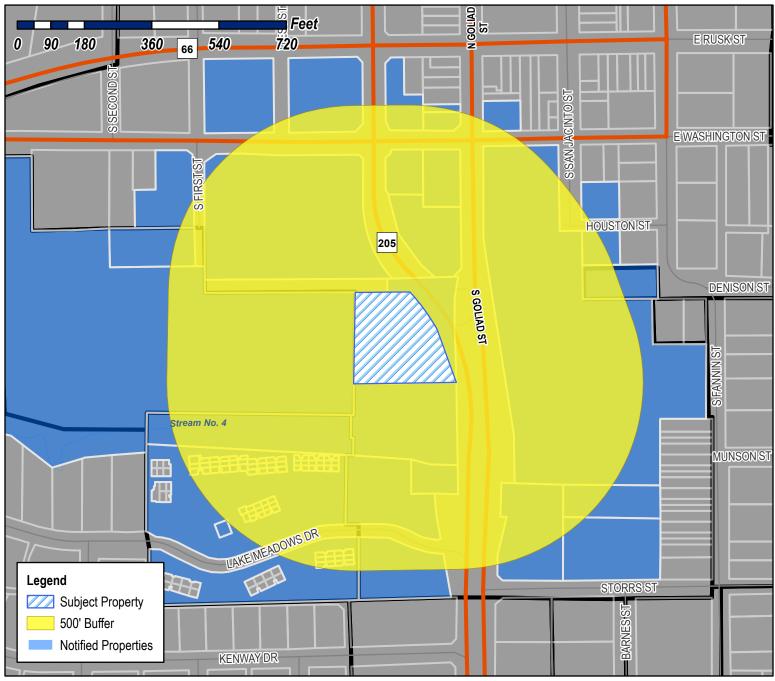
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# **City of Rockwall**

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number: Z2022-030

Case Name: Amendment to Existing SUP

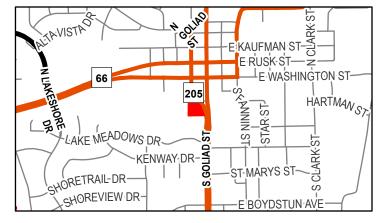
(Siren Rock Brewery)

Case Type: Zoning

Zoning: Downtown (DT) District Case Address: 310 S. Goliad Street

Date Saved: 6/16/2022

For Questions on this Case Call (972) 771-7745



HOUSING AUTHORITY OF CITY	TRASSATTS CORPORATION	TRASSATTS CORPORATION
100 LAKE MEADOWS	101 LAKE MEADOWS DR	102 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	TRASSATTS CORPORATION	HOGUE MICHAEL & VICKY
103 LAKE MEADOWS DR	104 LAKE MEADOWS DR	105 W WASHINGTON
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
SKY 111-115 S GOLIAD SERIES LLC	PRUITT JAMES PRESTON	MODERN PYRAMIDS INC
106 E RUSK SUITE 200	110 S GOLIAD ST STE 101	1111 BELTLINE RD STE #100
ROCKWALL, TX 75087	ROCKWALL, TX 75087	GARLAND, TX 75040
CITY OF ROCKWALL ATTN;MARY SMITH 111 W RUSK ROCKWALL, TX 75087	BENT CREEK OAKS CORP 113 LAKE MEADOWS DR ROCKWALL, TX 75087	BENT CREEK OAKS CORP 114 LAKE MEADOWS DR ROCKWALL, TX 75087
BENT CREEK OAKS CORP	SKY 111-115 S GOLIAD SERIES LLC	BENT CREEK OAKS CORP
115 LAKE MEADOWS DR	115 S GOLIAD	116 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
KENDALL DALE ROBERT	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
117 LAKE MEADOWS DR	118 LAKE MEADOWS DR	119 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
120 LAKE MEADOWS DR	121 LAKE MEADOWS DR	122 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
123 LAKE MEADOWS DR	124 LAKE MEADOWS DR	125 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	JUST HELD CORPORATION	BENT CREEK OAKS CORP
126 LAKE MEADOWS DR	127 LAKE MEADOWS DR	128 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JUST HELD CORPORATION	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
129 LAKE MEADOWS DR	131 LAKE MEADOWS DR	132 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	HOGUE MICHAEL & VICKY
133 LAKE MEADOWS DR	134 LAKE MEADOWS DR	1498 HUBBARD DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	FORNEY, TX 75126
ROCKWALL DOWNTOWN LOFTS LTD	KENDALL DALE ROBERT	TRASSATTS CORPORATION
1600 N COLLINS BLVD SUITE 3000	2001 LAMONT DR	201 LAKE MEADOWS DR
RICHARDSON, TX 75080	GARLAND, TX 75040	ROCKWALL, TX 75087
CITY OF ROCKWALL	TRASSATTS CORPORATION	SHIELDS MICHAEL L
201 STORRS ST	202 LAKE MEADOWS DR	202 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	TRASSATTS CORPORATION	SMITH ROBERT & MARY SUE
203 LAKE MEADOWS DR	204 LAKE MEADOWS DR	205 S SAN JACINTO
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CITY OF ROCKWALL	CITY OF ROCKWALL	BENT CREEK OAKS CORP
205 W RUSK	210 HOUSTON ST	213 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
214 LAKE MEADOWS DR	215 LAKE MEADOWS DR	216 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS INC	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
217 LAKE MEADOWS DR	218 LAKE MEADOWS DR	219 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
220 LAKE MEADOWS DR	221 LAKE MEADOWS DR	222 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
223 LAKE MEADOWS DR	224 LAKE MEADOWS	225 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	JUST HELD CORPORATION	BENT CREEK OAKS CORP
226 LAKE MEADOWS DR	227 LAKE MEADOWS DR	228 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
229 LAKE MEADOWS DR	231 LAKE MEADOWS DR	232 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	TRASSATTS CORPORATION
233 LAKE MEADOWS DR	234 LAKE MEADOWS DR	301 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	ROCKWALL DOWNTOWN LOFTS LTD	TRASSATTS CORPORATION
302 LAKE MEADOWS DR	302 S GOLIAD	303 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TRASSATTS CORPORATION	HUGHES THOMAS P	STATE OF TEXAS
304 LAKE MEADOWS DR	306 S FANNIN ST	306 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GDA INVESTMENTS LLC SERIES 1272	SIREN ROCK BREWING COMPANY LLC	BENT CREEK OAKS CORP
310 SILVERY PINE AVE	310 SOUTH GOLIAD STREET	314 LAKE MEADOWS DR
WYLIE, TX 75098	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JUST HELD CORPORATION	JUST HELD CORPORATION	DJ ROCKWALL LLC
315 LAKE MEADOWS DR	316 LAKE MEADOWS DR	316 S GOLIAD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RADER SHARON M	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
317 LAKE MEADOWS DR	318L AKE MEADOWS DR	319 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
320 LAKE MEADOWS DR	321 LAKE MEADOWS DR	322 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GDA INVESTMENTS LLC SERIES 1272 323 LAKE MEADOWS DR ROCKWALL, TX 75087	THOMPSON LEROSS & RUTH 324 LAKE MEADOWS DR ROCKWALL, TX 75087	BENT CREEK OAKS CORP 325 LAKE MEADOWS DR ROCKWALL, TX 75087
TRASSATTS CORPORATION	BENT CREEK OAKS CORP	BENT CREEK OAKS CORP
326 LAKE MEADOWS DR	327 LAKE MEADOWS DR	328 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

BENT CREEK OAKS CORP	JUST HELD CORPORATION	THOMPSON LEROSS AND RUTH
329 LAKE MEADOWS DR	331 LAKE MEADOWS DR	332 LAKE MEADOWS DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
NOCKWALL, 1X 73007	ROCKWALL, IX 75007	NOCKWALL, IX 75007
BENT CREEK OAKS CORP	SHALOM RENTALS LLC- SERIES 596 PRINCE	COUNTY OF ROCKWALL
333 LAKE MEADOWS DR	334 LAKE MEADOWS DR	365 W RUSK
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
MODERN PYRAMIDS INC	DAVIS LISA M	DJ ROCKWALL LLC
401 WASHINGTON ST	402 S GOLIAD ST	4021 W 232 ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	TORRENCE, CA 90505
SLAUGHTER RICHARD E JR	ROCKWALL ROTARY FOUNDATION	SMITH ROBERT & MARY SUE
407 S GOLIAD	408 S GOLIAD	502 W RUSK ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CITY CEMETARY	SHALOM RENTALS LLC- SERIES 596 PRINCE	SANCHES MANUEL R AND MARIA DEL CARMEN
525 W WASHINGTON ST	720 DAVIS DRIVE	SANCHEZ
ROCKWALL, TX 75087	ROCKWALL, TX 75087	721 MEADOW LARK DRIVE MURPHY, TX 75094
SHIELDS MICHAEL L	HUGHES THOMAS P	SLAUGHTER RICHARD E JR
811 S ALAMO RD	PO BOX 1315	PO BOX 1717
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BENT CREEK OAKS CORP	JUST HELD CORPORATION	TRASSATTS CORPORATION
PO BOX 270028	PO BOX 270640	PO BOX 271001

FLOWER MOUND, TX 75027

FLOWER MOUND, TX 75027

ROCKWALL ROTARY FOUNDATION PO BOX 446 ROCKWALL, TX 75087

FLOWER MOUND, TX 75027

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

#### Case No. Z2022-030: SUP amending Ordinance No. 18-34 (S-194) to allow a Craft Winery

Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of a <u>Specific Use Permit (SUP)</u> amending *Ordinance No.18-34* (S-194) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, July 12, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, July 18, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

#### Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases
PLEASE RETURN THE BELOW FORM
Case No. Z2022-030: SUP amending Ordinance No. 18-34 (S-194) to allow a Craft Winery
Please place a check mark on the appropriate line below:
☐ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.
Name:
Address:

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

Planning & Zoning Division 385 S. Goliad Street Rockwall, TX 75087

Attention: Ryan Miller, Director

Re: Updated SUP for Siren Rock Brewing Company in the Downtown (DT) District of the City of Rockwall. Requesting an amendment to the Special Use Permit #S-194 ("SUP") for Siren Rock Brewing Company LLC, originally granted and approved on August 20, 2018.

Dear Mr. Miller:

Siren Rock Brewing Company, LLC, a Texas limited liability company ("Siren Rock"), requests that an amendment to the Special Use Permit ("SUP") be included on the next agenda(s) for the Rockwall Planning & Zoning Meeting and/or forthcoming City Council Meeting. Specifically, we are requesting the SUP for Siren Rock, originally approved on August 20, 2018, be amended to allow Siren Rock to add a Winery License for the manufacturing, purchase or sale of Wine as currently permitted by right under the Rockwall Unified Land Development Code (the "Code") for the Downtown (DT) District.

In connection with the requested amendment, we specifically request to amend Article 2.1 ("Operational Conditions"), Section 4, to show that the Subject Property may be used as a Winery (a facility used for the manufacturing, bottling, packaging, and sale of wine) as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the Downtown (DT) District.

Please note that all capitalized words and terms in this Agreement, unless otherwise provided herein, shall have the same meanings ascribed to such words and terms as in the Code. Please feel free to contact us if you have any questions or concerns.

Sincerely,

Cory Cannon President Siren Rock Brewing Company

#### CITY OF ROCKWALL

#### ORDINANCE NO. <u>18-34</u>

## SPECIFIC USE PERMIT NO. S-194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Unified Development Code [Ordinance No. 04-38] 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 Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a Craft Brewery, Distillery and/or Winery as stipulated by Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] on the Subject Property; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of *Article IV, Permissible Uses*, and *Section 4.8, Downtown (DT) District*, and *Section 6.9, SH-66 Overlay (SH-66 OV) District*, of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the

City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The Subject Property shall not be used as a winery (a facility used for the manufacturing, bottling, labeling and packaging of wine) or a distillery (a facility used for manufacturing of distilled beverages).
- 5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In accordance with Section 12, *Brewer's Permit (B)*, of the Texas Alcoholic Beverage Commission's Alcoholic Beverage Code, retail package sales of on-site manufactured products (*i.e. beer, ale or malt beverages*) to the ultimate consumers for consumption off-premise of the *Subject Property* shall be prohibited.
- 9) In the event of the sale or other transfer of the Subject Property, or the transfer of a majority interest in the entity which owns the Subject Property, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a Tasting Room) unless the City Council shall have approved the operation of such a Tasting Room by the new owner. Any application for operation of a Tasting Room by a future owner of the Subject Property may be reviewed by the City to ensure the new ownership of the Subject Property understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a Tasting Room and that any such Tasting Room be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, Compliance, of this ordinance. The

Z2018-029: SUP for Siren Rock Brewery Ordinance No. 18-34; SUP # S-194 provisions of this Section 9 shall not be applicable to a transfer of the Subject Property to Cory and/or Eva Cannon (the Cannons) or any entity controlled by the Cannons (including without limitation Siren Rock Brewing Company, LLC) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

10) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, Permissible Uses, of the Unified Development Code (UDC).
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.
- **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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20<sup>TH</sup> DAY OF AUGUST, 2018.

Jim Pruitt, Mayor

ATTEST:

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: August 6, 2018

2<sup>nd</sup> Reading: August 20, 2018

## Exhibit 'A':

## Survey and Legal Description

### Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54′50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

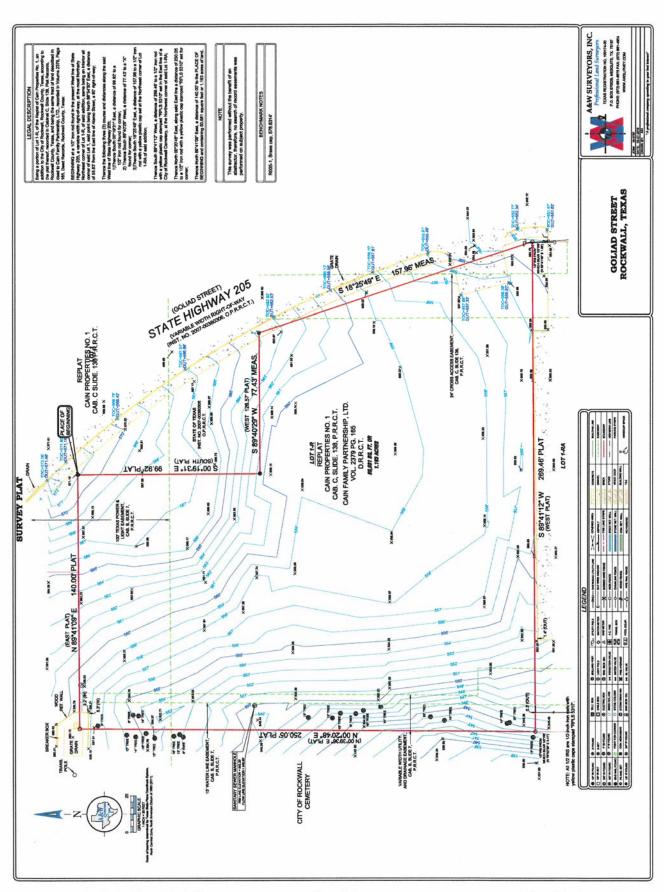
- 1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
- 3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA:

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

Exhibit 'A': Survey and Legal Description



## Exhibit 'A':

## Survey and Legal Description

## Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

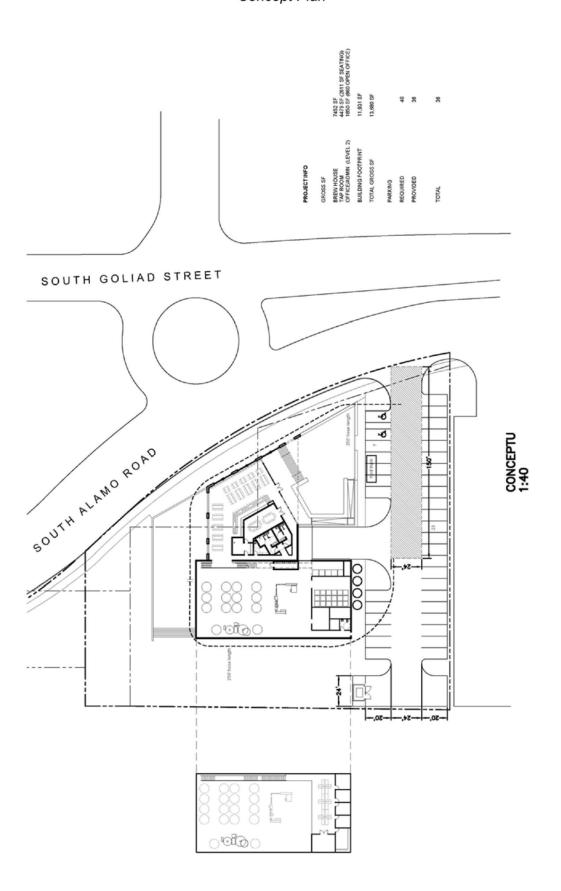
BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

Exhibit 'B': Concept Plan



**Exhibit 'C':** Concept Building Elevations





**Exhibit 'C':** Concept Building Elevations





## **CITY OF ROCKWALL**

## ORDINANCE NO. 22-XX

## SPECIFIC USE PERMIT NO. <u>S-194</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 18-34 [S-194] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED. SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; **PROVIDING** FOR **SPECIAL** CONDITIONS: PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Cory Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery and winery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 2 of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, addressed as 310 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 *Ordinance No. 18-34* [*S-194*] and the Unified Development Code [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 18-34*;

**SECTION 2.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*, and

**SECTION 3.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Section 04.07,

Downtown (DT) District, and Section 06.02, General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of this ordinance.
- 2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The Subject Property shall not be used as a distillery (a facility used for manufacturing of distilled beverages).
- 5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In the event of the sale or other transfer of the Subject Property, or the transfer of a majority interest in the entity which owns the Subject Property, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a Tasting Room) unless the City Council shall have approved the operation of such a Tasting Room by the new owner. Any application for operation of a Tasting Room by a future owner of the Subject Property may be reviewed by the City to ensure the new ownership of the Subject Property understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a Tasting Room and that any such Tasting Room be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, Compliance, of this ordinance. The provisions of this Section 9 shall not be applicable to a transfer of the Subject Property to Cory and/or Eva Cannon (the Cannons) or any entity controlled by the Cannons (including without limitation Siren Rock Brewing Company, LLC) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

9) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day. Mother's Day. Father's Day or Veterans Day.

## 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $1^{\rm ST}$  DAY OF AUGUST, 2022.

ATTEST:	Kevin Fowler, <i>Mayor</i>
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	

1<sup>st</sup> Reading: <u>July 12, 2022</u>

2<sup>nd</sup> Reading: August 1, 2022

## Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

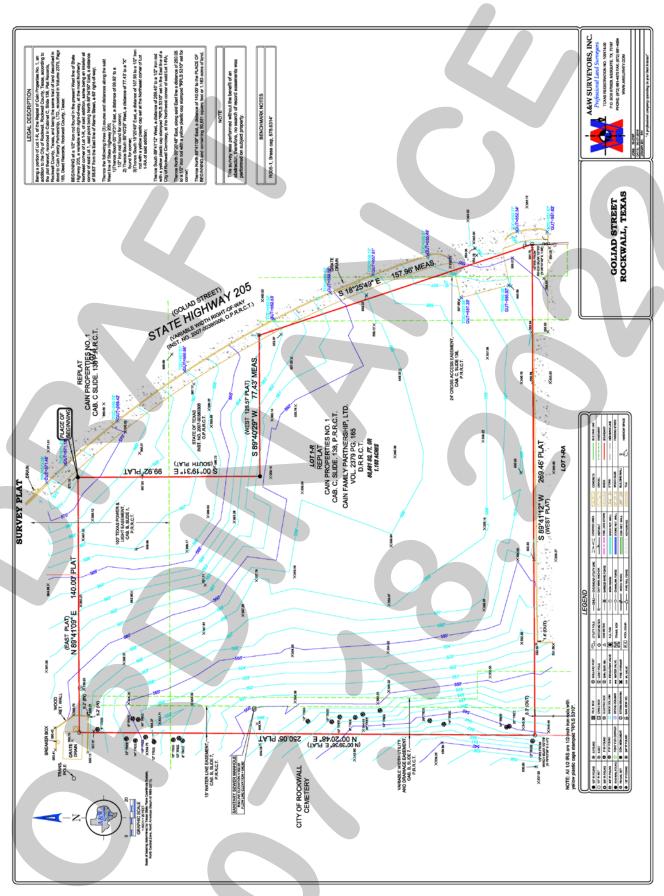
- 1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
- 3) Thence South 18°25'49" East, a distance of 157.96 to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05 to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

**Exhibit 'A':**Survey and Legal Description



## Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51 '32" East, cutting though said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

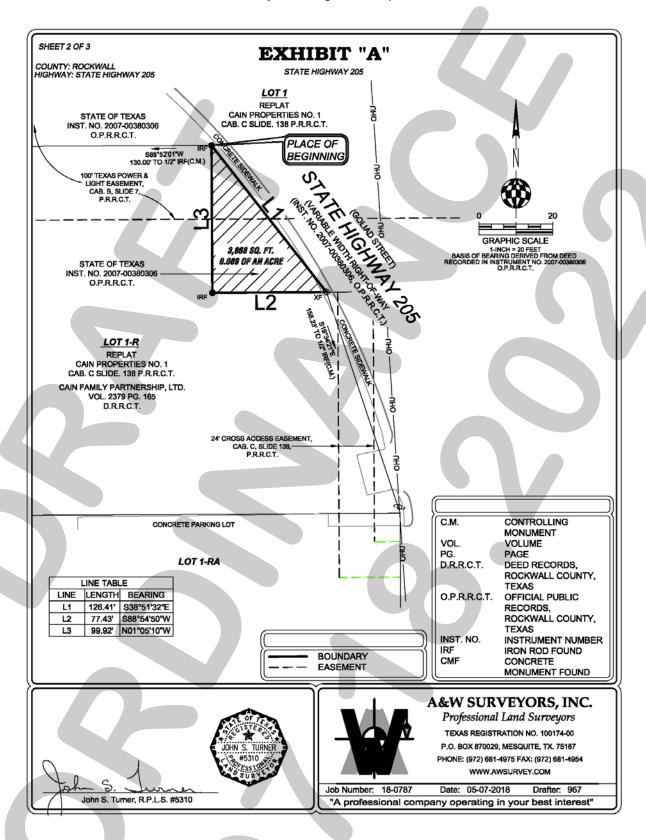
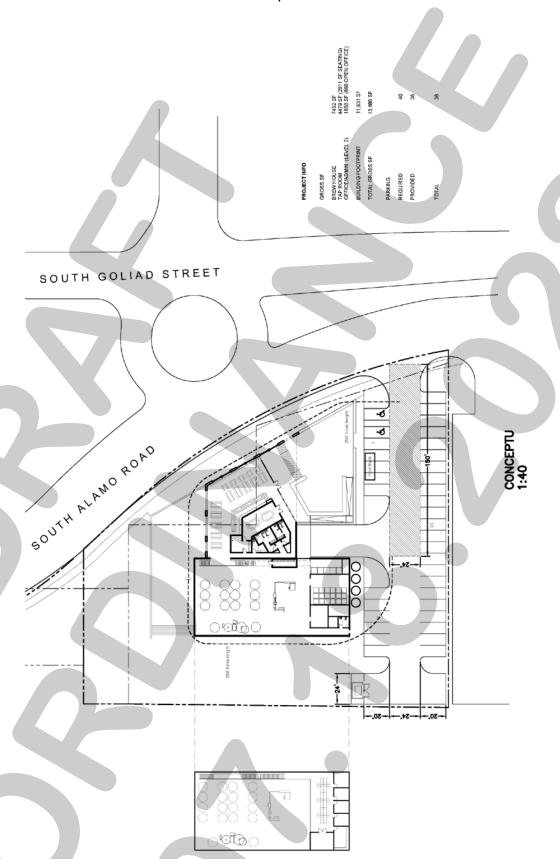


Exhibit 'B': Concept Plan



**Exhibit 'C':** Concept Building Elevations



**Exhibit 'C':** Concept Building Elevations



## Miller, Ryan

From: Miller, Ryan

**Sent:** Friday, June 24, 2022 3:44 PM Cory Cannon (cory@sirenrock.com)

**Subject**: Z2022-030

Attachments: Draft Ordinance (06.20.2022).pdf; Project Comments (06.24.2022).pdf

Cory ... Attached are the project comments and draft ordinance for your zoning case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: June 28, 2022 Planning and Zoning Commission Public Hearing: July 12, 2022 City Council Public Hearing/1st Reading: July 18, 2022 City Council 2nd Reading: August 1, 2022

Please note that a representative is required to be at all meetings and all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Should you have any questions please let me know. Thanks.



## RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6441 OFFICE RMILLER@ROCKWALL.COM 385 S. GOLIAD STREET • ROCKWALL. TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

#### **NOTES**

1) <u>APPOINTED AND ELECTED OFFICIALS</u>: BY <u>REPLYING ALL</u> TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



## August 8, 2022

TO:

Cory Cannon

Siren Rock Brewing Company

310 S. Goliad Street Rockwall, TX 75087

FROM:

Ryan Miller, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

Z2022-030; SUP for a Craft Winery for Siren Rock Brewery

## Mr. Cannon:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 1, 2022. The following is a record of all recommendations, voting records and conditions of approval:

## Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development and operation of a brewery shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
  - (b) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
  - (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
  - (d) The Subject Property shall not be used as a distillery (a facility used for manufacturing of distilled beverages).
  - (e) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
  - (f) Any grain bins or silos located on the Subject Property shall be located on the Subject Property so as not to be readily visible from the streets adjacent to the Subject Property, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
  - (g) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
  - (h) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a *Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the Cannons*) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.
  - (i) The brewery operated on the Subject Property shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the Subject Property. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

(2) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## Planning and Zoning Commission

On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Llewellyn absent.

## City Council

Director of Planning and Zoning

On July 18, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 4-0, with Council Member Daniels dissenting and Council Members Jorif and Moeller absent.

On August 1, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 4-2, with Council Member Daniels and Jorif dissenting.

Included with this letter is a copy of *Ordinance No. 22-40*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely.

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

## CITY OF ROCKWALL

## **ORDINANCE NO. 22-40**

## SPECIFIC USE PERMIT NO. S-284

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 18-34 [S-194] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Cory Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery and winery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 2 of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, addressed as 310 S. Goliad Street [SH-205], and being more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 *Ordinance No. 18-34* [S-194] and the Unified Development Code [Ordinance No. 20-02] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 18-34*;

**SECTION 2.** That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a Craft Brewery, Distillery and/or Winery as stipulated by Article 04, Permissible Uses, of the Unified Development Code [Ordinance No. 20-02] on the Subject Property; and

**SECTION 3.** That the Subject Property shall be used and developed only in the manner and for

the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 01.01, Land Use Schedule, of Article 04, Permissible Uses, and Section 04.07, Downtown (DT) District, and Section 06.02, General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of this ordinance.
- 2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The Subject Property shall not be used as a distillery (a facility used for manufacturing of distilled beverages).
- 5) The Subject Property may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the Subject Property shall be located on the Subject Property so as not to be readily visible from the streets adjacent to the Subject Property, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In the event of the sale or other transfer of the Subject Property, or the transfer of a majority interest in the entity which owns the Subject Property, this SUP shall remain in effect for the Subject Property, however such new owner of the Subject Property may not operate a tasting room for on premise consumption of beer by the general public (a Tasting Room) unless the City Council shall have approved the operation of such a Tasting Room by the new owner. Any application for operation of a Tasting Room by a future owner of the Subject Property may be reviewed by the City to ensure the new ownership of the Subject Property understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a Tasting Room and that any such Tasting Room be operated as an accessory use to a brewery on the Subject Property. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, Compliance, of this ordinance. The provisions of this Section 9 shall not be applicable to a transfer of the Subject Property to Cory and/or Eva Cannon (the

Z2022-030: SUP for Siren Rock Brewery Ordinance No. 22-40; SUP # S-284 Cannons) or any entity controlled by the Cannons (including without limitation Siren Rock Brewing Company, LLC) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

9) The brewery operated on the Subject Property shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the Subject Property. The business will not allow performance of music outside of the building on the Subject Property prior to 6:00 PM on the following holidays: Memorial Day, Mother's Day, Father's Day or Veterans Day.

### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, Specific Use Permits (SUP), of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) will require the Subject Property to comply with the following:

1) Upon obtaining a Certificate of Occupancy (CO), should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), Revocation, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $1^{ST}$  DAY OF <u>AUGUST</u>, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J Garza, City Attorney

1st Reading: July 18, 2022

2<sup>nd</sup> Reading: August 1, 2022



### Exhibit 'A':

## Survey and Legal Description

### Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

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Thence the following three (3) course and distances along the said West line of State Highway 205;

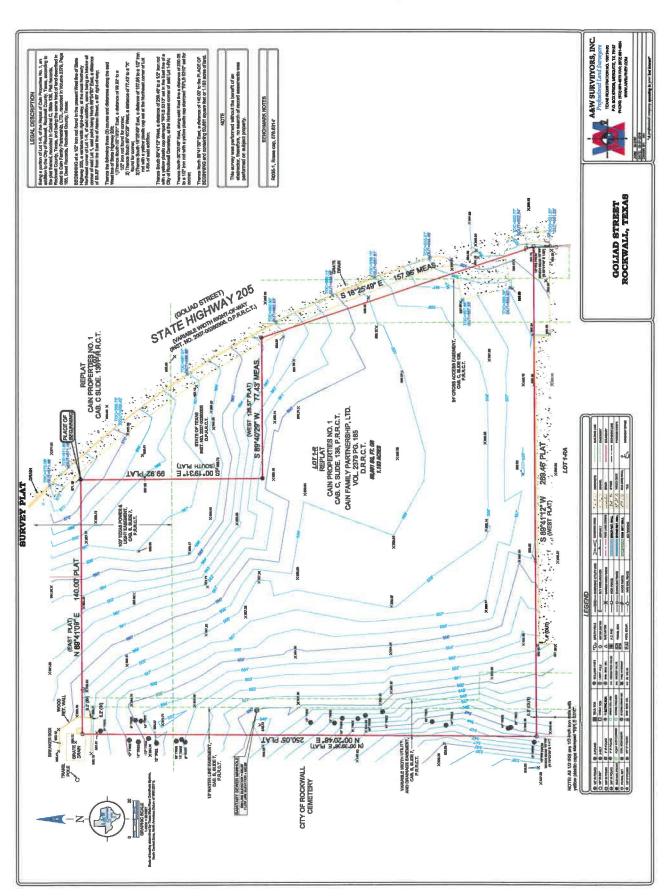
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- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
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Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

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Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

Exhibit 'A':
Survey and Legal Description



## Exhibit 'A':

## Survey and Legal Description

## Legal Description for Area 2

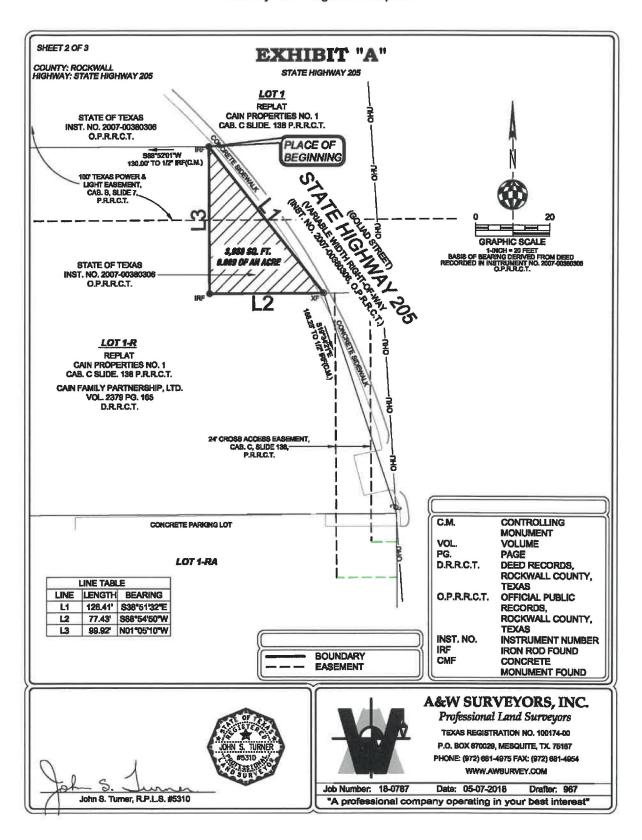
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Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

Thence North 01°05'1 O" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.



# Exhibit 'B': Concept Plan

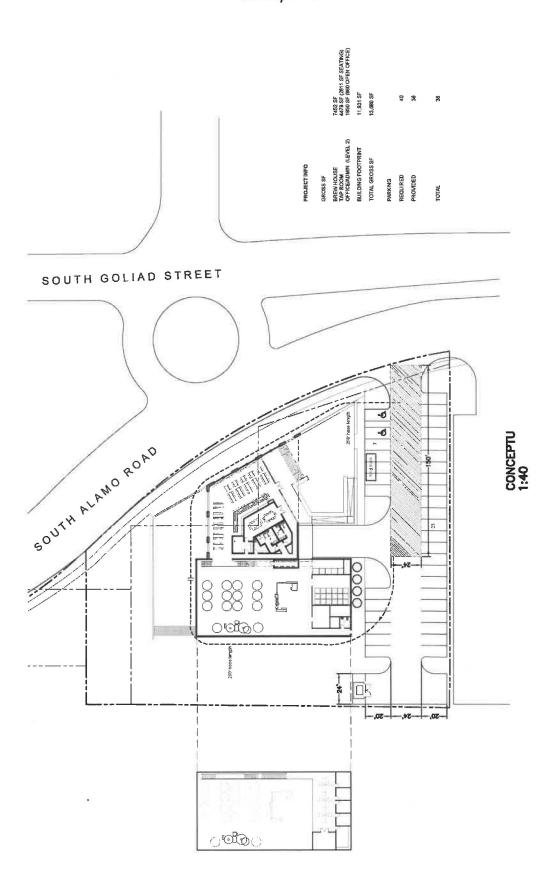


Exhibit 'C':
Concept Building Elevations

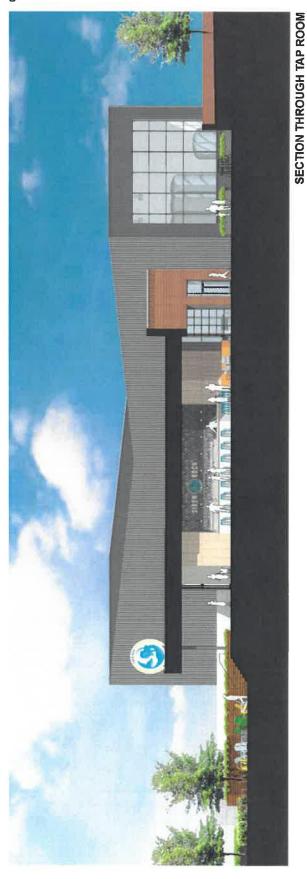




Z2022-030: SUP for Siren Rock Brewery Ordinance No. 22-40; SUP # S-284

Exhibit 'C':
Concept Building Elevations





Z2022-030: SUP for Siren Rock Brewery Ordinance No. 22-40; SUP # S-284