



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-030

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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 & 2}
- ☐ 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.

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 INFORMATION [PLEASE PRINT]

ADDRESS 310 S. Goliad St.

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION South of Hwy 66 and Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER

Siren Rock Brewing Company

☐ APPLICANT

CONTACT PERSON

Cory Cannon

CONTACT PERSON

ADDRESS

310 S. Goliad St.

ADDRESS

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

(972) 885-3444

PHONE

E-MAIL

Cory @ SirenRock.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cory Cannon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 26 DAY OF June, 2022 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

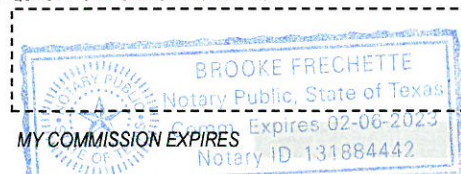
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26 DAY OF June, 2022

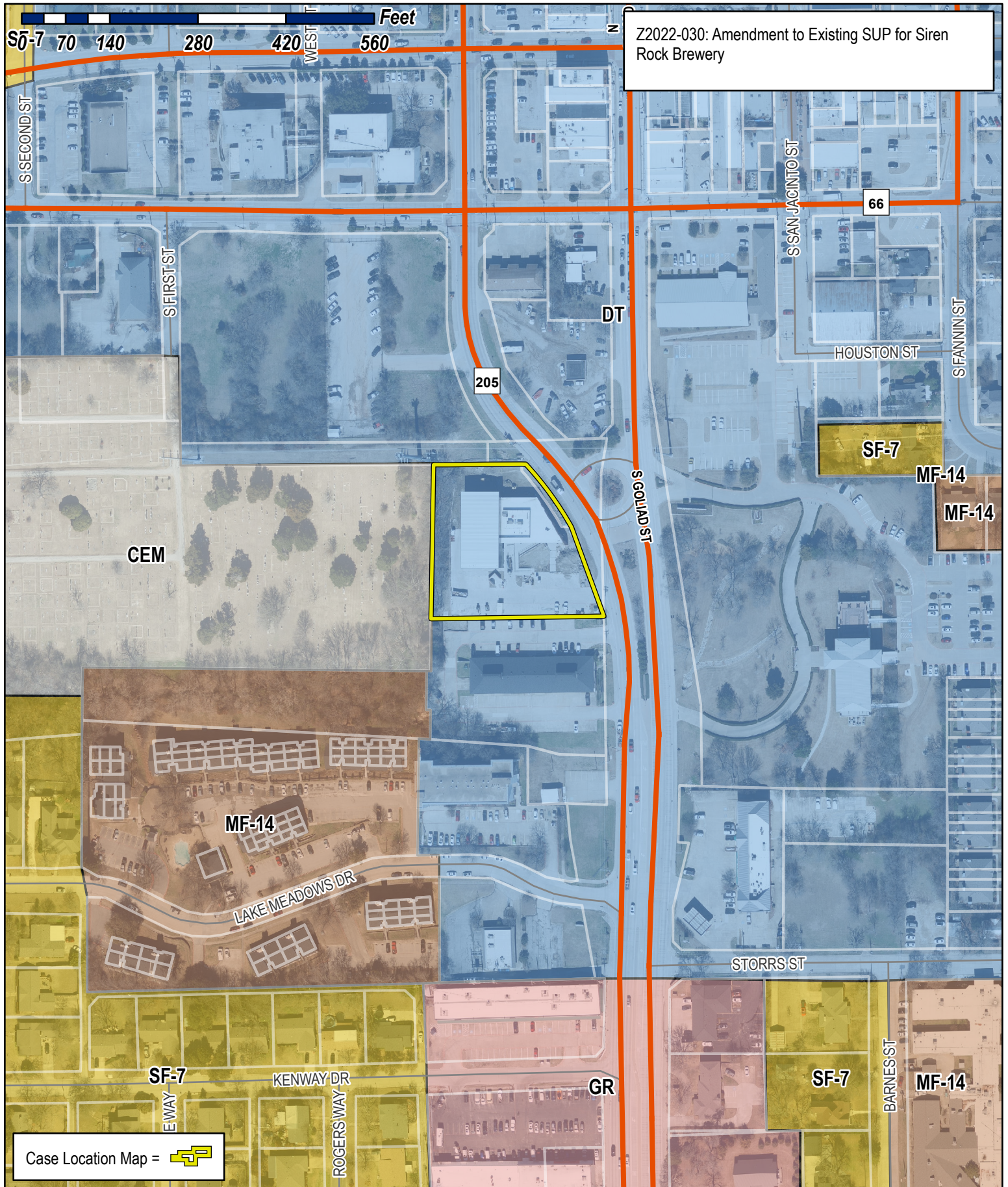
OWNER'S SIGNATURE

Cory Cannon

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brooke Frechette





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.

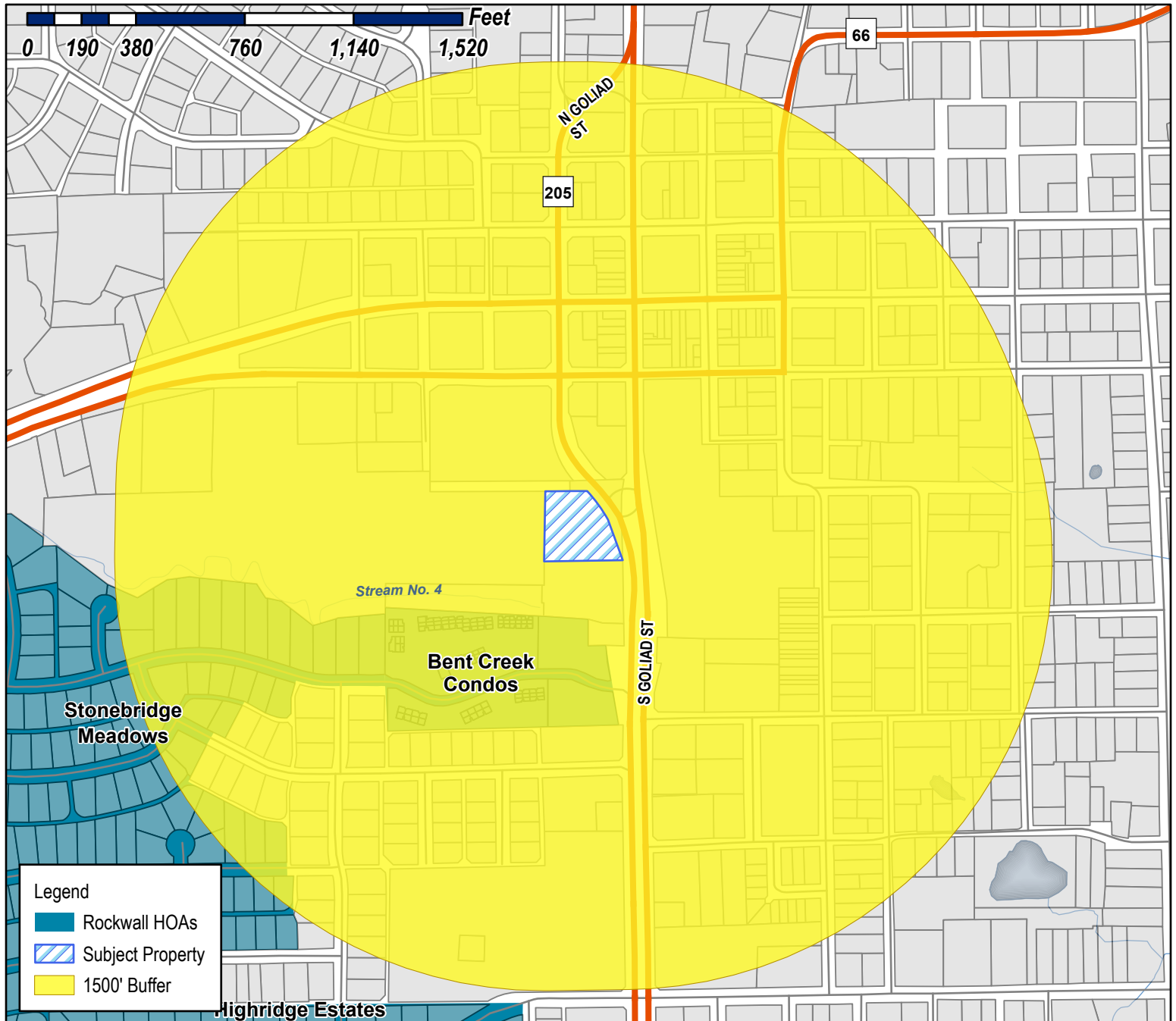




City of Rockwall

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(P): (972) 771-7745
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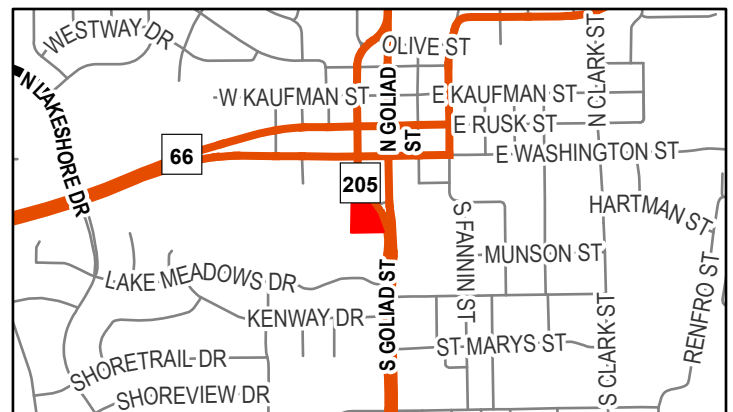
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Case Number: Z2022-030
Case Name: Amendment to Existing SUP
(Siren Rock Brewery)
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 310 S. Goliad St

Date Saved: 6/16/2022

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



HOUSING AUTHORITY OF CITY
100 LAKE MEADOWS
ROCKWALL, TX 75087

TRASSATTS CORPORATION
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

PRUITT JAMES PRESTON
110 S GOLIAD ST STE 101
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
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
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
115 S GOLIAD
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

KENDALL DALE ROBERT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
118 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
119 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
120 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
121 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
122 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
123 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
124 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
125 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
126 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
127 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
128 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
129 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
132 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
133 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

ROCKWALL DOWNTOWN LOFTS LTD
1600 N COLLINS BLVD SUITE 3000
RICHARDSON, TX 75080

KENDALL DALE ROBERT
2001 LAMONT DR
GARLAND, TX 75040

TRASSATTS CORPORATION
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
201 STORRS ST
ROCKWALL, TX 75087

TRASSATTS CORPORATION
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
202 S GOLIAD
ROCKWALL, TX 75087

TRASSATTS CORPORATION
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
205 S SAN JACINTO
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK
ROCKWALL, TX 75087

CITY OF ROCKWALL
210 HOUSTON ST
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
214 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
215 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
216 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS INC
217 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
218 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
219 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
220 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
221 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
222 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
223 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
224 LAKE MEADOWS
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
225 LAKE MEADOWS DR
ROCKWALL, TX 75087

TRASSATTS CORPORATION
226 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
227 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
228 LAKE MEADOWS DR
ROCKWALL, TX 75087

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

BENT CREEK OAKS CORP
329 LAKE MEADOWS DR
ROCKWALL, TX 75087

JUST HELD CORPORATION
331 LAKE MEADOWS DR
ROCKWALL, TX 75087

THOMPSON LEROSS AND RUTH
332 LAKE MEADOWS DR
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
333 LAKE MEADOWS DR
ROCKWALL, TX 75087

SHALOM RENTALS LLC- SERIES 596 PRINCE
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
365 W RUSK
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
401 WASHINGTON ST
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

DJ ROCKWALL LLC
4021 W 232 ST
TORRENCE, CA 90505

SLAUGHTER RICHARD E JR
407 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
408 S GOLIAD
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CITY CEMETARY
525 W WASHINGTON ST
ROCKWALL, TX 75087

SHALOM RENTALS LLC- SERIES 596 PRINCE
720 DAVIS DRIVE
ROCKWALL, TX 75087

SANCHES MANUEL R AND MARIA DEL CARMEN
SANCHEZ
721 MEADOW LARK DRIVE
MURPHY, TX 75094

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

BENT CREEK OAKS CORP
PO BOX 270028
FLOWER MOUND, TX 75027

JUST HELD CORPORATION
PO BOX 270640
FLOWER MOUND, TX 75027

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087



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. 18-34

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 may 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.
- 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 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

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.

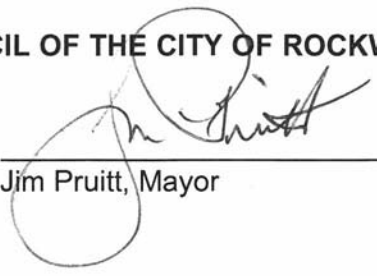
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 20TH DAY OF AUGUST, 2018.



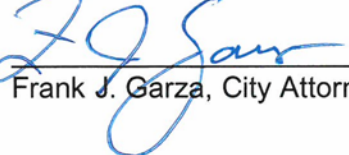
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: August 6, 2018

2nd 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.

Survey and Legal Description

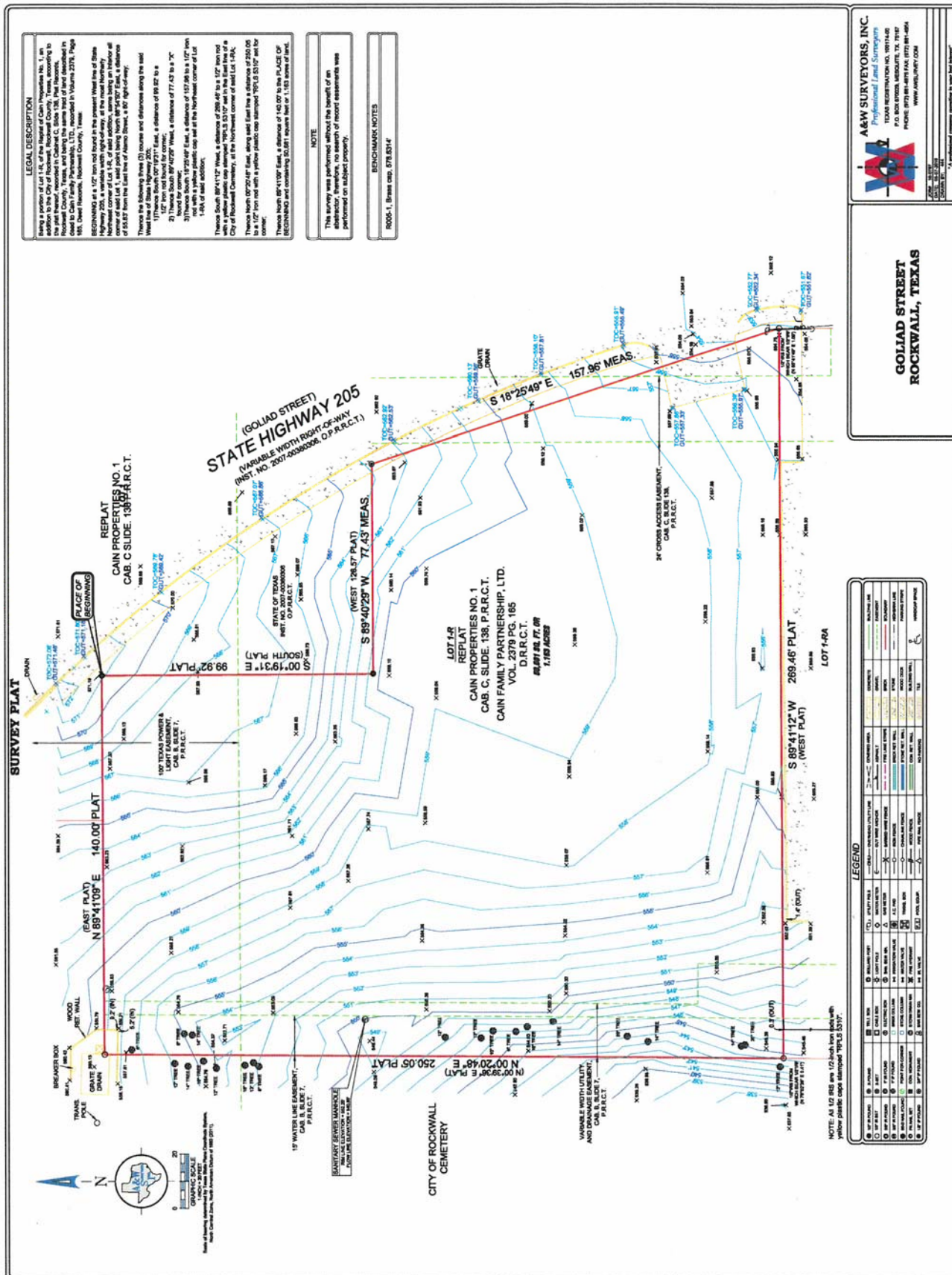


Exhibit 'A':
Survey and Legal Description

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**

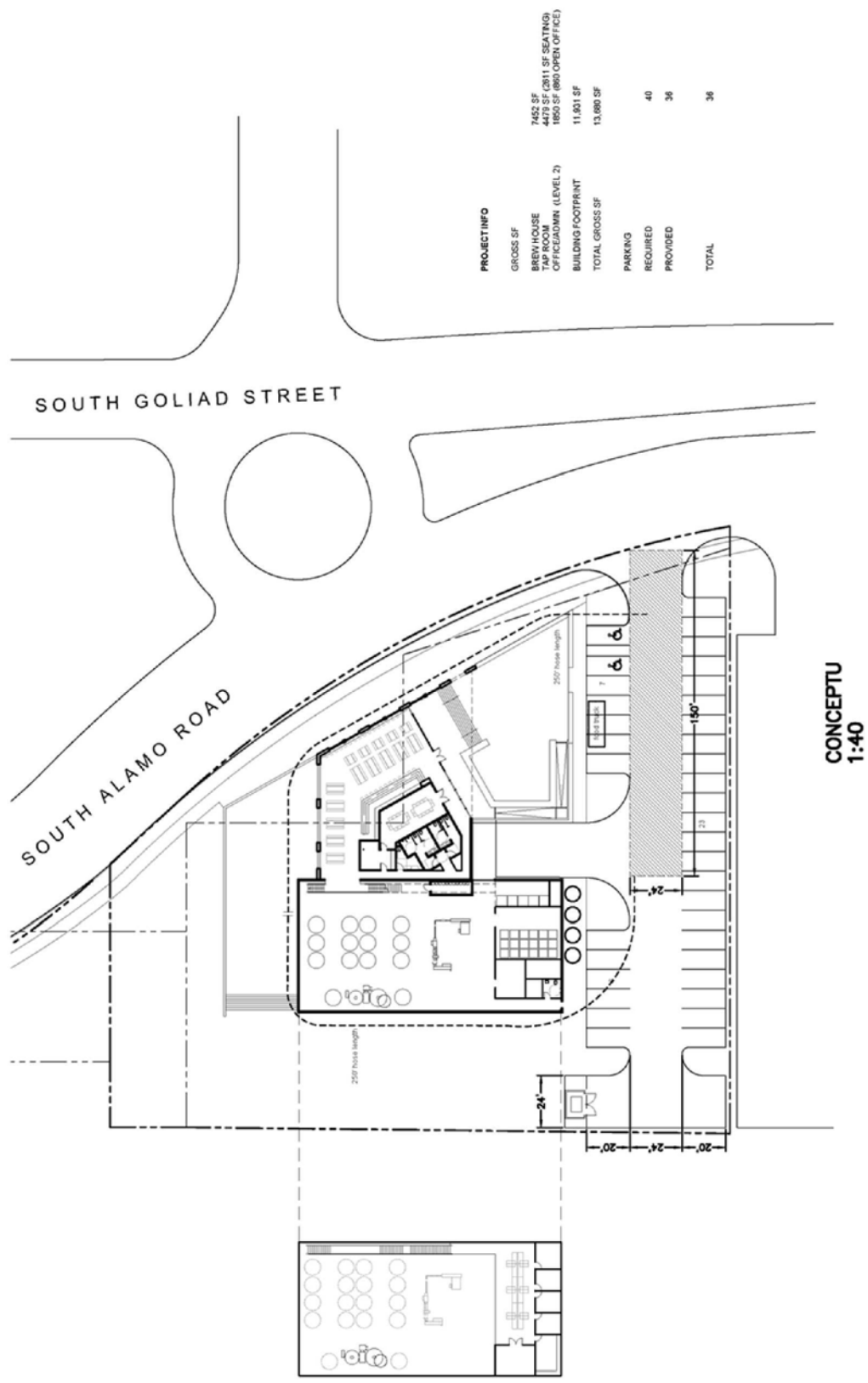


Exhibit 'C':
Concept Building Elevations



ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION

Exhibit 'C':
Concept Building Elevations



NORTH ELEVATION



SECTION THROUGH TAP ROOM