

ORDINANCE NO. 00-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A SELF-STORAGE FACILITY WITHIN THE COMMERCIAL (C) ZONING DISTRICT LOCATED ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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 Conditional Use Permit Self-Storage Facility within the Commercial zoning district has been requested by Advantage Self-Storage, Inc. for the property located at the north quadrant of in the intersection of SH 205 (Goliad) and Justin Road (Lofland Industrial Park; Block "B"; Lots 1 & 2) and further described on the attached Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance (Ord. 83-23) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for a Self-Storage Facility within the Commercial (C) zoning district on the property described on Exhibit "A" attached hereto and made a part hereof.

Section 2. That the Conditional Use Permit shall be subject to the conditions set forth in Section 4.1, Item G16 of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) as amended and noted on Exhibit "B" attached hereto and made a part hereof.

That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this Conditional Use Permit and as may be amended in the future.

Section 3. 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 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of August, 2000.

Belenia Page
ATTEST

Scott L. Self
APPROVED

1st Reading 7-17-00

2nd Reading 8-7-00



WHITMORE DR.

JANE

HC

C

115
C

MIDDLE SCH

ROAD

C

T.L. TOWNSEND

CEMETERY

205

PD-27

ROAD

DAMASCUS

MURPHY

MURPHY

PD-39

GR

YELLOWJACKET LANE

C

S-7

MURPHY CT.

MURPHY DRIVE

WAN COVE

DRIVE

DR.

EXHIBIT "B"

Proposed Guidelines For Self-Storage Conditional Use Permits In The Commercial Zoning District

Self-storage facilities must meet the following requirements to apply for a Conditional Use Permit (CUP) within the Commercial zoning district:

*Definition - **Self-storage facility***: Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited. One caretaker/security residence shall be permitted in association with a self-storage facility.

- a. Comply with all requirements of the Commercial zoning standards. In the event that there is a conflict, the stricter requirements will govern the development of the particular site.
- b. Site plan, landscape plan, and treescape plan shall be submitted in conjunction with an application to the Planning and Zoning Commission for a recommendation. The recommendation (approving or denying the proposal) is then submitted to the City Council for final approval or denial of the proposal. *(additional requirements could be added)*
- c. Such uses shall not be permitted in Commercial zoning along Interstate 30, or within the Scenic Overlay District along FM-740. (Other location restrictions such as not allowing this use adjacent to residential could be added.
- d. No direct access from FM 740, SH 205, SH 66, SH 276, FM 3097, FM 552, FM 549 and the proposed SH 205 – Bypass.
- e. No perimeter walls facing the front, rear or side property lines or have overhead doors adjacent driveways. All exteriors perimeter walls facing the front, rear and side property lines shall be 100% brick construction. Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings. – such as; offsets in buildings; variation of materials; variation of heights; etc., no pre-engineered metal building components (such as gutters and downspouts) shall be incorporated in the perimeter walls facing the front property line. Interior walls shall be constructed of split face block.
- f. The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage buildings.
- g. The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. Gates shall conform to all applicable zoning, building and fire code requirements. Special access for fire and police personnel shall be provided as required.

EXHIBIT "B"

- h. All screening fencing shall be wrought iron with landscaping / living screen or masonry. See through fencing should be wrought iron. Chain link fencing of any kind shall be prohibited.
- i. Buildings and see through fencing should be oriented in a manner or restrict the visibility of interior overhead doors and drives from the public street. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s).
- j. The commercial operation of rental trucks and trailers shall be prohibited.
- k. Businesses shall not be allowed to operate in the individual storage units.
- l. No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).
- m. Concrete shall be used for all paving.
- n. Pitched standing seam roofs shall be required and screened with parapet walls.
- o. Lighting standards limited to a maximum of 20 feet in height.
- p. The residential unit as an accessory to the permitted use shall not exceed 1600 square feet.
- q. The number of storage units per acre shall not exceed 125*
 - Minimum number of storage units allowed - 10
 - Maximum number of acres - 5
- r. Single story units only, No multi-story buildings will be permitted. If necessary, the office/caretaker residence-unit may exceed one story, but shall not be greater than 36 feet in height.
- s. A minimum of two (2) parking spaces shall be required for the on-site manager (i.e caretaker; resident or otherwise)

* - see Attachment "A"

ATTACHMENT "A"

City of Rockwall - Number of Storage Units per Acre

| Typical storage unit sizes: | DIMENSIONS | SQ. FEET |
|-----------------------------|---------------------------------|----------|
| | 5 X 5 | 25 |
| | 5 X 10 | 50 |
| | 10 X 10 | 100 |
| | 10 X 15 | 150 |
| | 10 X 20 | 200 |
| | <hr/> | |
| | 105 - average storage unit size | |

Total Leasable square foot area: 59,475 Advantage Self Storage Site Plan
divided by

Average storage unit sizes: 105
equals = 566.428571 - total units
divided by

Total Acreage: 4.8 Advantage Self Storage Site Plan
yielding a

Units per Acre: 118.005952
which is
"rounded" to: 120 - units per acre**

** - this figure was increased to 125 units per acre at the
recommendation of the Planning and Zoning Commission