

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 90-7-2 Filing Fee \$161<sup>00</sup> ✓ Date \_\_\_\_\_

Applicant KCSS Phone 771-5347

Mailing Address 407 D. S. Goliad  
Rockwall, Tx 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)<sup>1</sup>

Rockwall Old Town  
Lot 4 + 5, Block J

I hereby request that the above described property be changed from its present zoning which is

Central Business District District Classification to  
General Retail District Classification for  
for the following reasons: (attach separate sheet if necessary)

Better use of property

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> Owner X Tenant \_\_\_\_\_  
Prospective Purchaser \_\_\_\_\_

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

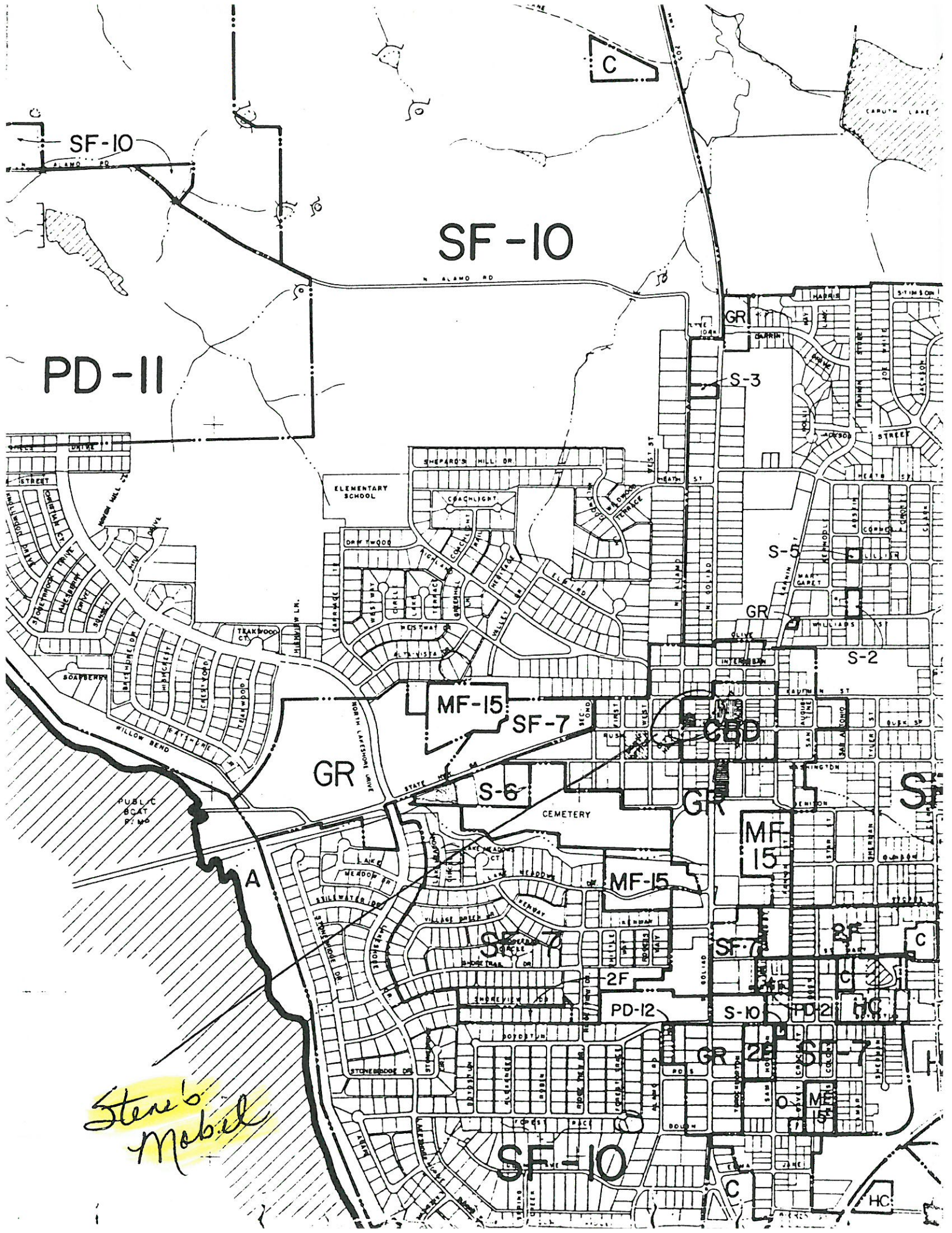
Signed Richard E. Slaughter, Jr.

KCSS JV  
103 N FIRST ST  
Rockwall

NOTE:

<sup>1</sup>The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



SF-10

SF-10

PD-II

MF-15

SF-7

GR

S-6

CEMETERY

MF-15

SF-7

PD-12

S-10

Steve's Mobil

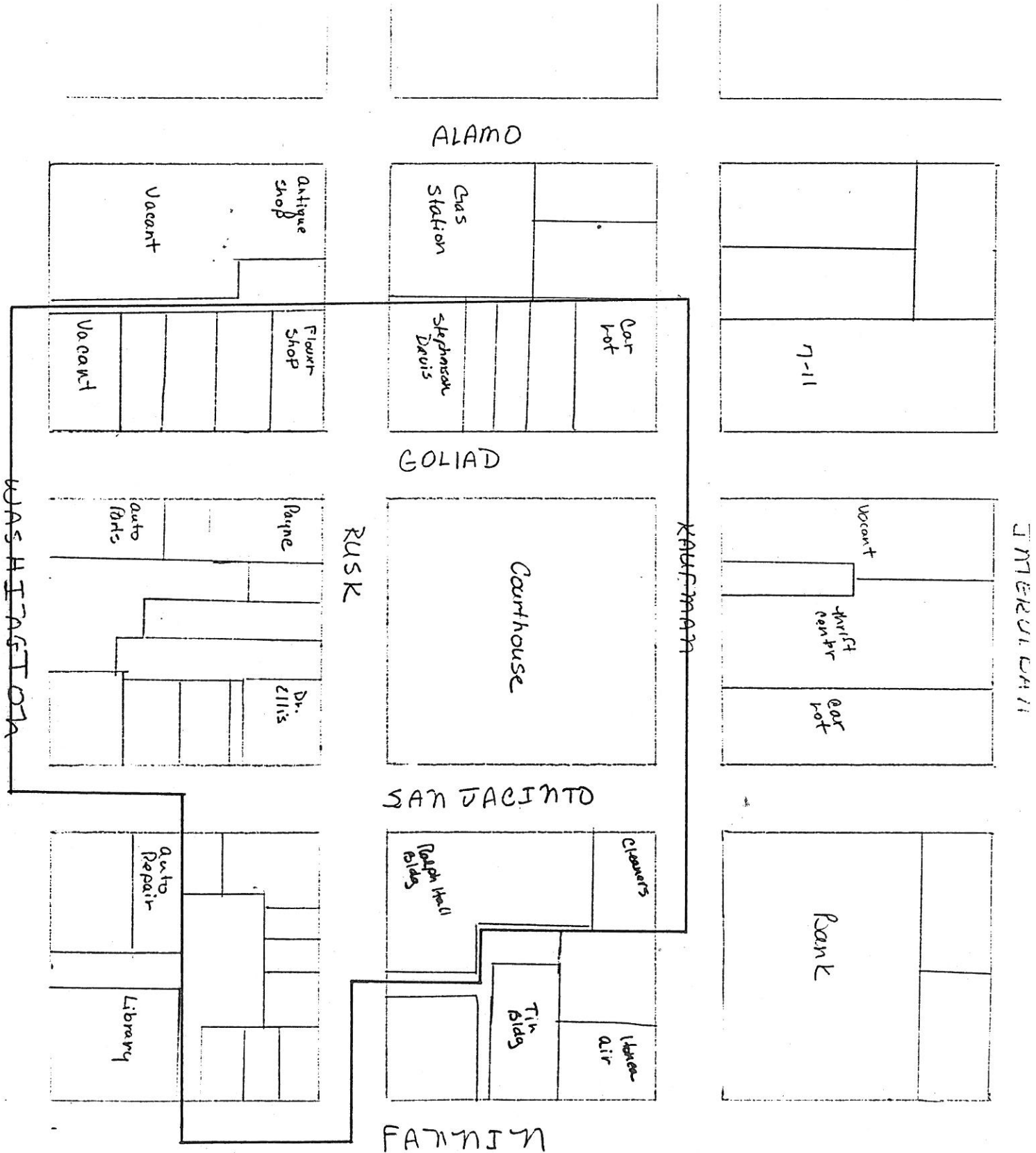
SF-10

HC





Alternative III  
Proposed Zoning Boundary  
of CBD





ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/  
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: P2 90-7-2

Location: Stene's Mobil

Application Reviewed.....

File Created .....

Filing Fee Paid/Receipt in File.....

Issued Receipt for Application.....

Review form prepared/<sup>initial</sup>partial review completed.....

Circulated Review through:

Staff Review:.....

Assistant City Manager.....

Scheduled for P&Z meeting.....

Notice Sent:

Newspaper..... <sup>3/27</sup>

Surrounding property owners..... <sup>3/30</sup>

Sign placed on property..... <sup>3/30</sup>

Tallied responses to notices .....

Prepared notes and supporting information for P&Z.....

Notified applicant of results <sup>and of</sup> Council date.....



After Pt 2 consideration.  
~~If approved:~~

Scheduled for City Council.....

Notice sent to newspaper.....

Notice sent to property owners.....

Prepared notes and supporting  
information for City Council.....

If approved:

Notified applicant of results.....

Prepared ordinance.....

1st reading of ordinance.....

2nd reading of ordinance.....

Caption to newspaper.....

Update office map.....

Notified Inspection Dept. of change.....

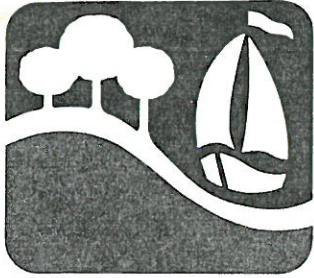
Included map in update file.....

Included in CUP list (if applicable).....

↙  
Permit activated within 6 months.....

↘  
If not activated, applicant  
notified permit is void.....

Included in PD file (if applicable).....



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

March 27, 1990

Mr. Richard Slaughter  
KCSS Joint Venture  
103 N First Street  
Rockwall, TX 75087

Dear Mr. Slaughter:

We have received your application for a change in zoning from Commercial Business District to General Retail on a tract of land located at 407 D South Goliad. The Planning and Zoning Commission will hold a public hearing on Thursday, April 12, 1990, to consider approval of your request. It is important that your interests be represented at this meeting.

Please contact Julie Couch at 771-1111 should you have any questions.

Sincerely,

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

Mary Nichols  
City Secretary

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** April 12, 1990

**Agenda No:** III. C.

**Agenda Item:** P&Z-90-7-Z - Hold Public Hearing and Consider Recommending Approval of a Request From Richard Slaughter for a Change in Zoning from "CBD" Central Business District to "GR" General Retail on a Tract Located on SH-66 at Alamo

**Item Generated By:** Applicant, Richard Slaughter

**Action Needed:** Hold public hearing and consider approval of the zone change.

**Background Information:**

Richard Slaughter has submitted a request for a change in zoning on his tract of land at the corner of Alamo and SH-66. The property, which is the location of Steve's Mobil, has been a gas station for a number of years. It is a non conforming use today because the current CBD district does not permit gas stations or retail outlets with gas sales as an accessory use. The owner would like to rezone the property to GR in order to allow the retail sale of gas as an accessory use. This would allow the site to be redeveloped as a convenience store with gas sales. The current owner does not have plans to redevelop the site, but would like to sell the property with the ability to redevelop it. Under GR if the site were redeveloped it would have to be a convenience store, not a gas station and a car wash would only be allowed with a CUP.

The basic differences between GR and CBD are in the automotive area. Under GR the accessory gas sales would be allowed. Automotive repair as an accessory use would be allowed. A car wash could be requested under a CUP. If the site were redeveloped as GR the landscaping ordinance would apply and landscaping would have to be provided. The landscaping ordinance does not apply to the CBD district. Under the CBD district any redevelopment must consist of 90% brick exterior materials. Under GR the requirement is for 90% masonry. Greater setbacks would also have to be provided if the property were redeveloped as GR. Another significant aspect of rezoning the site to GR would be to require any redevelopment of the site to provide required offstreet parking. Under CBD zoning uses with a parking demand of less than 20 parking spaces are not required to provide them. A copy of both districts are provided for your information.

The major issues that need to be addressed with this request are as follows:

1. Does the CBD district need to be maintained in its current boundary to remain a viable district. It is likely that it does not. The CBD does not encompass all of the blocks surrounding the courthouse square. As you can see from the attached map, the corner at Kaufman and Goliad where the 7-11 is located is not CBD. The back half of the block along the north side of the square is also not CBD but GR.

It may be that the decision should be made on each block separately. Along this side of the CBD adjacent to Alamo there is a vacant house on Kaufman and this lot on the north side of SH-66. On the south side of SH-66 the entire half block is under one ownership and is currently occupied with a vacant antique store and a vacant lot. With access to SH-66, which in this location carries a significant amount of traffic, it is likely that these sites might be redeveloped before some of the other tracts within the CBD. The issue is should this area be redeveloped as a part of the CBD, potentially without required parking or landscaping; or should it be rezoned to permit the expansion of uses rezoning would allow and require that these facilities be provided, which would allow this area to act as a transition to the Square.

2. As a corollary to the above, rezoning this property would allow the continuation of gas sales in this location. While this is not the only use that the property could be used for it is the specific intent of the property owner to try to utilize the property for the sale of gas as an accessory use.

**Attachments:**

1. Location Map
2. Copy of CBD and GR

**Agenda Item:** Zone Change from CBD to GR

**Item No:** III. C.

**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** June 14, 1990

**Agenda No:** IV. C.

**Agenda Item:** P&Z 90-7-Z - Discuss and Consider Recommending Approval of a Request from Richard Slaughter for Change in Zoning from "CBD", Central Business District to "GR", General Retail at Rusk and Alamo

**Item Generated By:** Applicant

**Action Needed:** Discuss and take any necessary action.

**Background Information:**

The Commission had tabled the Slaughter request until the recommendation regarding the possible revisions to the entire CBD could be reviewed and a recommendation forwarded to Council. With the item on this agenda to take action regarding a recommendation to the Council we have placed this item back on the agenda. If the Commission recommends that the alternative we have discussed previously be forwarded to Council the request from Mr. Slaughter to rezone his property to GR would conform to that request.

I have attached the previous notes and a location map.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** April 16, 1990

**Agenda No:** V. D..

**Agenda Item:** P&Z-90-7-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request From Richard Slaughter for a Change in Zoning from "CBD" Central Business District to "GR" General Retail on a Tract Located on SH-66 at Alamo (1st Reading)

**Item Generated By:** Applicant, Richard Slaughter

**Action Needed:** Hold public hearing and consider approval of the zone change.

**Background Information:**

Richard Slaughter has submitted a request for a change in zoning on his tract of land at the corner of Alamo and SH-66. The property, which is the location of Steve's Mobil, has been a gas station for a number of years. It is a non conforming use today because the current CBD district does not permit gas stations or retail outlets with gas sales as an accessory use. The owner would like to rezone the property to GR in order to allow the retail sale of gas as an accessory use. This would allow the site to be redeveloped as a convenience store with gas sales. The current owner does not have plans to redevelop the site, but would like to sell the property with the ability to redevelop it. Under GR if the site were redeveloped it would have to be a convenience store, not a gas station and a car wash would only be allowed with a CUP.

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The Planning and Zoning Commission will consider this request at their meeting on Thursday. We will forward their recommendations to you on Friday.

**Attachments:**

1. Location Map
2. Copy of CBD and GR
3. Draft Ordinance

**Agenda Item:** Zone Change from CBD to GR

**Item No:** V. D.



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** September 13, 1990

**Agenda No:** IV.B.

**Agenda Item:** P&Z 90-7-Z - Discuss and Consider Recommending Approval of a Request Form Richard Slaughter for a Change in Zoning from "CBD" Central Business District to "GR" General Retail

**Item Generated By:** Applicant, Richard Slaughter

**Action Needed:** Take any necessary action.

**Background Information:**

As the Commission will remember, action was tabled on this request until the Commission took action on consideration of the entire CBD. The Commission will need to take separate action on this item.

**Attachments:**

1. Location Map

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** April 16, 1990

**Agenda No:** V. D..

**Agenda Item:** P&Z-90-7-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request From Richard Slaughter for a Change in Zoning from "CBD" Central Business District to "GR" General Retail on a Tract Located on SH-66 at Alamo (1st Reading)

**Item Generated By:** Applicant, Richard Slaughter

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3. Draft Ordinance

**Agenda Item:** Zone Change from CBD to GR

**Item No:** V. D.



ORDINANCE NO. \_\_\_\_\_

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 ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CBD" CENTRAL BUSINESS DISTRICT TO "GR" GENERAL RETAIL; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "CBD" Central Business District to "GR" General Retail on the property described as Lots 4 and 5, Block J, Rockwall Original Town, has been requested by Richard Slaughter; 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 ordinance 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, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "CBD" Central Business District to "GR" General Retail on the property specifically described as Lots 4 and 5, Block J, Rockwall Original Town.

SECTION 2. That the property described herein shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, as amended hereby by the granting of General Retail zoning to the above described tract of land, and as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same area hereby repealed to the extent of that conflict.

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 as the law in such case provides.

DULY PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
APPROVED

\_\_\_\_\_  
ATTEST

1ST READING \_\_\_\_\_

2ND READING \_\_\_\_\_

SECTION 2.11 (GR) GENERAL RETAIL DISTRICT.A. Purpose:

1. The General Retail District is established to provide limited retail and service uses for one or more neighborhoods. The uses specified in this district include most types of retail activity and are located on or at the intersections of major thoroughfares. Strip commercial, large shopping centers, wholesaling operations, lumber yards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic are not included in this district.
2. This district will not be a major retail district, and will try to avoid intensive commercial uses and large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors. There will be restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares.
3. Areas should not be zoned to this usage unless they are located on or close to arterials or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity. It is not intended that this district should be utilized along Interstate 30.
4. This zone is a light retail zone, and it is intended that limited commercial uses fall in this district. Since the zone will be located close to residential areas, the area requirements are stringent and require as high a standard of development as the O and NS districts.

B. Permitted Uses:

1. Agricultural use of unplatted land in accordance with all other adopted ordinances.
2. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
3. Banks, including drive through facilities.
4. Planned shopping centers of less than 10 acres and neighborhood convenience centers.

5. Office buildings.
  6. Restaurants, including accessory outdoor seating, without drive-in or drive through facilities.
  7. Paved parking lots, not including commercial parking lots.
  8. Retail outlets where gasoline products are sold as an accessory use limited to 2 dispensers which can service no more than 4 vehicles at one time.
  9. Other uses similar to the above.
  10. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
  11. Institutional uses.
  12. Municipally owned or controlled facilities, utilities, and uses.
  13. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
  14. An accessory use customarily related to a principal use authorized in this district.
  15. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
  16. Temporary sale of Christmas trees with permit and approval of the Building Official.
  17. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.
  18. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.
- C. Conditional Uses: (Require Use Permits, See Article IV).
1. A mobile home on an unsubdivided tract of five acres or more or used as a construction office.
  2. Funeral Homes.
  3. Car wash.

4. Theaters and auditoriums.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, indoor amusements, arcades in accordance with all other applicable ordinances, and located more than 300 feet from any residentially zoned land.
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.

D. Required Conditions

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premise shall be sold at retail prices on premises where produced.
2. All business operations including storage shall be conducted within a completely enclosed building, unless specifically authorized for the use as listed (except for off street parking or loading, and incidental display of retail items for sale) excluding retail outlets where gasoline products are sold.
3. Any owner, builder, or developer of a tract or parcel of land fronting on a roadway designated by the City Council as a principal roadway including Interstate 30, FM 740, Highway 205, Highway 276, and Highway 66, shall submit, prior to issuance of a building permit, to the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III. Upon approval of the plan, development shall comply with the approved site plan.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.
3. The storage, sale, lease or rental of more than one (1) boat, or more than five (5) hauling trailers is prohibited.

F. Area Requirements:

1. Minimum site size - 6,000 square feet  
adjacent to I-30 - 1 acre
2. Minimum site frontage on a public street - 60 feet  
adjacent to I-30 - 200 feet
3. Minimum site depth - 100 feet  
adjacent to I-30 - 200 feet
4. Minimum depth of front setback - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
5. Minimum width of side setback -
  - a) Without fire retardant wall - 15 feet
  - b) With a fire retardant wall - 0 feet
  - c) Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d) Abutting I-30 or an arterial - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
  - e) Abutting all other streets - 15 feet
  - f) In no case shall more than a 50 foot setback be required.
6. Minimum depth of rear setback -
  - a) Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet
  - b) Without fire retardant wall or alley - 20 feet

- c) Abutting residentially zoned property - 20 feet plus 1/2 the building height over 36 feet.
  - d) In no case shall more than a 50 foot setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -
- a) Without fire retardant wall - 15 feet
  - b) With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a) Structures -
    - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
    - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
  - b) Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined herein.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area - 90%
11. Minimum amount of landscaped areas as a percentage of lot area - 10% with 20% of the total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes and approved by the Building Official.
12. Maximum floor area ratio - 2:1

13. Maximum height of structures - 60 feet. Any structure which exceeds 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - See Off-street Parking Article V
15. Maximum number of entrances and/or exits -
  - a) Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
  - b) Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
  - c) Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous to or separated only by an alley, easement or street, from any residential district must be separated from such district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements, depending on the size, use and construction of the structures.  
See Article VIII, for further clarification, exceptions and modifications.



SECTION 2.13 (CBD) CENTRAL BUSINESS DISTRICTA. Purpose:

1. The Central Business District is established to accommodate the existing development in the central area of the city, and to protect the character of the CBD. It recognizes the unique characteristics of the downtown and its space limitations.
2. The use of this district should be limited to those areas that are currently developed as the downtown. Areas that do not have additional on-street parking, or have sufficient room for off-street parking, or that do not have any trouble meeting the requirements of the General Retail District, or that are on the fringe of the CBD should be zoned General Retail District, and meet the additional area requirements.
3. Existing uses that are part of the Central Business District require less area and off-street parking requirements since the properties in this district have a very high floor area ratio, and very little additional land for landscaping, off-street parking, and setbacks.

B. Permitted Uses:

1. Generally recognized retail businesses which supply commodities on the premises, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses.
2. Personal services establishments which perform services on the premises such as: repair shops (watches, radios, TV, shoes, etc.), tailor shops, beauty parlors or barber shops, photographic studios and similar uses but not including automotive repair services.
3. Office buildings for professional occupations including: executive, administrative, legal, accounting, writing, clerical, stenographic, drafting, and real estate, and related accessory uses.
4. Personal services including the following: outpatient medical clinics, offices of physicians, dentists, osteopaths and similar or allied professions.
5. Dry cleaning establishments or pickup stations dealing directly with consumers. Central dry cleaning plants servicing more than one retail outlet are not permitted.
6. Restaurants.
7. Theatres and auditoriums.

8. Hotels and motels
9. Paved parking lots, including commercial parking lots.
10. Small job printing and newspaper printing shops.
11. Institutional uses.
12. Municipally owned or controlled facilities, utilities and uses.
13. Other uses similar to the above.
14. Accessory warehousing of goods and materials that are used in the operation of or are for retail sale on the site of any use permitted in this district.
15. An accessory use customarily related to a principal use authorized in this district.
16. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
17. Temporary on site construction offices limited to the period of construction and approved by the Building Official.
18. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (Require Use Permits, See Article IV)

1. Residential uses incorporated into the structure as an accessory use to the main uses in this district.
2. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
3. Semi-public uses.
4. Drive through window as an accessory to a permitted use.
5. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
6. Buildings with exterior walls with less than 90% brick and glass.
7. Any structure which exceeds 60 feet in height.

D. Required Conditions:

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail prices on premises where produced.
2. All businesses servicing or processing shall be conducted with a completely enclosed building unless specifically authorized for the use as listed (except for off-street parking or loading and incidental display of retail items for sale).
3. Any owner, builder, or developer of a tract or parcel of land fronting on or adjacent to a roadway designated by the City Council as a principal roadway including Interstate 30, FM 740, Highway 205, and Highway 66, shall submit, prior to issuance of a building permit, to the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III. Upon approval, such development shall comply with approved site plan.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions, and/or lot width; or exceeds the maximum height, building coverage, or density per gross acre as required.
3. The storage, sale, lease, or rental of boats, mobile homes, or trailers is prohibited.

F. Area Requirements:

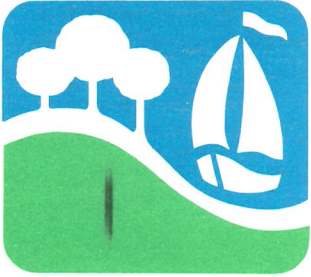
1. Minimum site size - N/A
2. Minimum site frontage on a public street - N/A
3. Minimum site depth - N/A
4. Minimum depth of front setback - 0 feet
5. Minimum width of side setback -
  - a) With fire retardant wall - 0 feet
  - b) Without a fire retardant wall - 15 feet

- c) Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d) Abutting a street - 15 feet
  - e) In no case shall more than a 50 foot setback be required.
6. Minimum depth of rear setback -
- a) Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet
  - b) Without a fire retardant wall or alley - 20 feet
  - c) Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d) In no case shall more than a 50 foot setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -
- a) Without fire retardant wall - 15 feet
  - b) With Fire Retardant Wall - 0 feet
8. Minimum requirement for construction materials -
- a) Structures -
    - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
    - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
  - b) Exterior walls - Each exterior wall shall consist of 90% brick and glass.
9. Maximum coverage as a percentage of lot area - 100%
10. Maximum amount of impervious coverage as a percentage of lot area - 100%

11. Minimum amount of landscaped areas as a percentage of lot area - N/A
12. Maximum floor area ratio - 10:1
13. Maximum height of structures - 240 feet. Any structure exceeding 60 feet in height shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required\* - See Off-street Parking, Section V

\* Uses in this district requiring less than 20 parking spaces are exempt from the off-street parking requirements.

15. Maximum number of entrances and/or exits -
  - a) Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
  - b) Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
  - c) Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with nonresidential uses that have a side or rear contiguous to or separated only by an alley, easement or street, from any residential district must be separated from such district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements, depending on the size, use and construction of the structures. See Article VIII, for further clarification, exceptions and modifications.



# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 12, 1990 at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, April 16, 1990, at 7:00 P.M. in City Hall to consider approval of a request from Richard Slaughter for a change in zoning from "CBD" Central Business District to "GR" General Retail on a tract of land located at Rusk Street and Alamo, more particularly described as Lots 4 and 5, Block J, Rockwall Original Town, commonly known as Steve's Mobil. As an interested property owner, you are invited to attend this hearing or express your opinion in writing to the Commission and Council.

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 12, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk, to consider recommending approval of the following:

1. A request from Richard Slaughter for a change in zoning from Central Business District to General Retail on a tract of land located at Rusk and Alamo, currently known as Steve's Mobil.
  2. A request from Robert Ryan for a Conditional Use Permit for a Commercial Amusement to allow a billiard and coin operated machine business on a tract of land located on South Goliad south of Emma Jane, currently known as the Sports Center
  3. A request from Elmer Newman Woodard for a change in zoning from Commercial to Planned Development including Commercial uses and limited Heavy Commercial uses including auto truck and trailer repair, service, and sales; warehousing; building supply and commercial or industrial machinery sales; wood working or assembly uses on a tract of land located on I-30 west of SH-205 further described as Lot 1, Block A, Newman Center.
-

Stene's Mobil  
Lot 4+5, Block J

Block J

KCSS TV  
c/o Linda Sparks  
103 N First St  
Rockwall

John C Weddle  
105 N Colliad

William Paul Davis  
101 N Colliad

Co Kent Smith  
R's Adv Broadcasting  
109 N Colliad

David Pittle  
1945 Wind Hill

Block I  
Lahoma Kimbrell  
Rt 5 205 Point Royal

Barbara Hensley  
P.O. 348

June Wimpsee  
302 W Kaufman

H. N. Heath  
101 Alamo

Beb White  
P.O. Box 786

John C Smith  
202 N West St

Lois Morgan  
c/o Cordor Mayfield  
1902 S Lamar  
Dallas 75215

Block B

Tom Rhodes  
1901 N Ackard St  
Dallas TX 75201

William White #  
302 Rockbrook

Luille Cross Bell  
P.O. Box 682

Harold Chenault Bk F  
12900 Preston Rd #1212  
Dallas 75230

Bobby C Hale Bk N  
317 Elm Dr

B. A. Klitts  
108 S Colliad

Masonic Lodge  
c/o J E Harris  
P.O. Box 686



Blk n Metro Broadcasters Inc  
105 West Meade St  
Terrell, TX 75160

William Paul Davis Jr  
101 N Colliad

Rockwall Rotary Club  
P.O. 446

Blk m4 Roger McCallum  
102 Rusk