



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-002 P&Z DATE 8/14/2018 CC DATE 8/20/2018 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

| ZONING APPLICATION |
|--|
| <input type="checkbox"/> SPECIFIC USE PERMIT |
| <input type="checkbox"/> ZONING CHANGE |
| <input type="checkbox"/> PD CONCEPT PLAN |
| <input type="checkbox"/> PD DEVELOPMENT PLAN |

| SITE PLAN APPLICATION |
|--|
| <input type="checkbox"/> SITE PLAN |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |
| <input type="checkbox"/> PHOTOMETRIC PLAN |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <input type="checkbox"/> MATERIAL SAMPLES |
| <input type="checkbox"/> COLOR RENDERING |

| PLATTING APPLICATION |
|--|
| <input type="checkbox"/> MASTER PLAT |
| <input type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> FINAL PLAT |
| <input type="checkbox"/> REPLAT |
| <input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT |
| <input type="checkbox"/> VACATION PLAT |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |

| |
|--|
| <input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input type="checkbox"/> APPLICATIONS |
| <input type="checkbox"/> RECIEPT |
| <input type="checkbox"/> LOCATION MAP |
| <input type="checkbox"/> HOA MAP |
| <input type="checkbox"/> PON MAP |
| <input type="checkbox"/> FLU MAP |
| <input type="checkbox"/> NEWSPAPTER PUBLIC NOTICE |
| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE |
| <input type="checkbox"/> PROJECT REVIEW |
| <input type="checkbox"/> STAFF REPORT |
| <input type="checkbox"/> CORRESPONDENCE |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED |
| <input type="checkbox"/> COPY-MARK-UPS |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE |
| <input type="checkbox"/> MINUTES-LASERFICHE |
| <input type="checkbox"/> PLAT FILED DATE _____ |
| <input type="checkbox"/> CABINET # _____ |
| <input type="checkbox"/> SLIDE # _____ |
| |
| NOTES: _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| |
| ZONING MAP UPDATED _____ |



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. SP2018-000

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 (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address

1411 S. Goliad St

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

- Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner

AL & Mattie Vivo

Applicant

Contact Person

AL & Mattie Vivo

Contact Person

Matilyn Vivo

Address

1692 Chesterwood Dr.

Address

1692 Chesterwood Dr.

City, State & Zip

Rockwall, TX

City, State & Zip

Rockwall, TX

Phone

708-228-4797

Phone

469-338-9983

E-Mail

avivojr@gmail.com

E-Mail

matilynm@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared AL VIVO [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am, the owner, or duly authorized agent of 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 the 17 day of July, 20 18. 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."

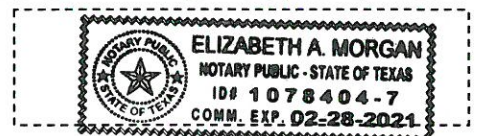
Given under my hand and seal of office on this the 17 day of July, 20 18.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

Elizabeth A Morgan



My Commission Expires

02-28-21



RECEIPT

Project Number: SP2018-022
Job Address: 1411 S GOLIAD
ROCKWALL, TX 75087

Receipt Number: B81042

Printed: 7/17/2018 3:01 pm

| Fee Description | Account Number | Fee Amount |
|----------------------------|----------------|------------|
| CREDIT CARD PROCESSING FEE | 01-4015 | \$ 2.00 |
| SITE PLANNING | 01-4280 | \$ 100.00 |

Total Fees Paid:

\$ 102.00

Date Paid: 7/17/2018 12:00:00AM

Paid By: VIVO ALBERT

Pay Method: VISA

Received By: LM



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 7/17/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2018-022
Project Name: Rustic Warehouse
Project Type: SITE PLAN
Applicant Name: [APPLICANT]
Owner Name: T-ROCK, LP
Project Description:



August 31, 2018

Mattie Vivo
1692 Chesterwood Drive
Rockwall, TX 75032

RE: SITE PLAN (SP2018-022), Rustic Warehouse

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was denied by the City Council on 08/20/2018. The following is a record of all recommendations, voting records:

STAFF RECOMMENDATIONS:

Should the City Council approve applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*
- 2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code, 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 August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the screening requirement passed by a vote of 6-0 with Commissioner Fishman absent.

CITY COUNCIL:

On August 20, 2018 the City Council's motion to deny the variance requested to the outside sales and display requirements of the UDC with staff conditions passed by a vote of 5 to 0 with Councilmembers Macalik and Fowler absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey Brooks, AICP
Planner
Planning & Zoning Department
City of Rockwall, TX

City of Rockwall
Project Plan Review History



| | | | | | | | | |
|-------------------------------|------------------|------------------------|--------------|---------------|----------------------|---------------------|-----------|----------------|
| Project Number | SP2018-022 | Owner | T-ROCK, LP | | | Applied | 7/17/2018 | LM |
| Project Name | Rustic Warehouse | Applicant | | | | Approved | | |
| Type | SITE PLAN | | | | | | | Closed |
| Subtype | | | | | | | | Expired |
| Status | Staff Review | | | | | | | Status |
| Site Address | | City, State Zip | | | | | | |
| 1411 S GOLIAD | | ROCKWALL, TX 75087 | | | Zoning | | | |
| Subdivision | | Tract | Block | Lot No | Parcel No | General Plan | | |
| FIRST UNITED METHODIST CHURCH | | 2 | NULL | 2 | 0255-0000-0002-00-OR | | | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|------------------------|------------------|-----------|-----------|-----------|---------|----------|----------|
| BUILDING | Russell McDowell | 7/17/2018 | 7/24/2018 | | | | |
| ENGINEERING | Amy Williams | 7/17/2018 | 7/24/2018 | | | | |
| FIRE | Ariana Hargrove | 7/17/2018 | 7/24/2018 | 7/19/2018 | 2 | APPROVED | |
| GIS | Lance Singleton | 7/17/2018 | 7/24/2018 | 7/19/2018 | 2 | APPROVED | |
| PLANNING | Korey Brooks | 7/17/2018 | 7/24/2018 | 7/27/2018 | 10 | COMMENTS | Comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|--|---------|------|-----|----------|----------------|--|
| SP2018-022 Site Plan for Rustic Warehouse: Please address the following comments (M= Mandatory Comments; I = Informational Comments) | | | | | | |
| I.1 | | | | | | This is a request by Matilyn Vivo of Rustic Warehouse for the approval of a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary. |
| I.2 | | | | | | For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. |
| M.3 | | | | | | For reference, include the case number (SP2018-022) in the lower right hand corner of all pages on future submittals. |
| M.4 | | | | | | Outside storage requires a 5-foot passable sidewalk. Please show on site plan. |
| M.5 | | | | | | Outdoor sales and displays are permitted only in areas designated on the site plan filed with the city. Outdoor sales and display may not exceed five percent of the adjacent building floor area. (Building area is defined as the entirely enclosed air conditioned portion of the primary building.) |
| M.6 | | | | | | Outdoor sales and display may occupy up to 30 percent of a covered sidewalk that is located within 20 feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a six-foot passable distance shall be maintained. |
| M.7 | | | | | | Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must: a. Be a minimum of eight feet high or one foot taller than the materials being displayed, whichever is greater. b. Include minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron, dark vinyl coated chain link or similar materials. |
| M.8 | | | | | | Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure. No outdoor sales and display may be located in any portion of a parking lot. |
| I.9 | | | | | | The Architectural Review Board (ARB) meeting for this case will be held on July 31, 2018 at 5:00 p.m. |
| I.10 | | | | | | 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 August 7, 2018. The Planning and Zoning Worksession for this case will be July 19, 2018, at 6:00 p.m. The Planning and Zoning Meeting will be August 14, 2018. A representative is required to attend all meetings. |
| I.11 | | | | | | If necessary the projected City Council meeting date for this case will be August 20, 2018. |



SP2018-022 - THE RUSTIC WAREHOUSE
 SITE PLAN - LOCATION MAP = [icon]

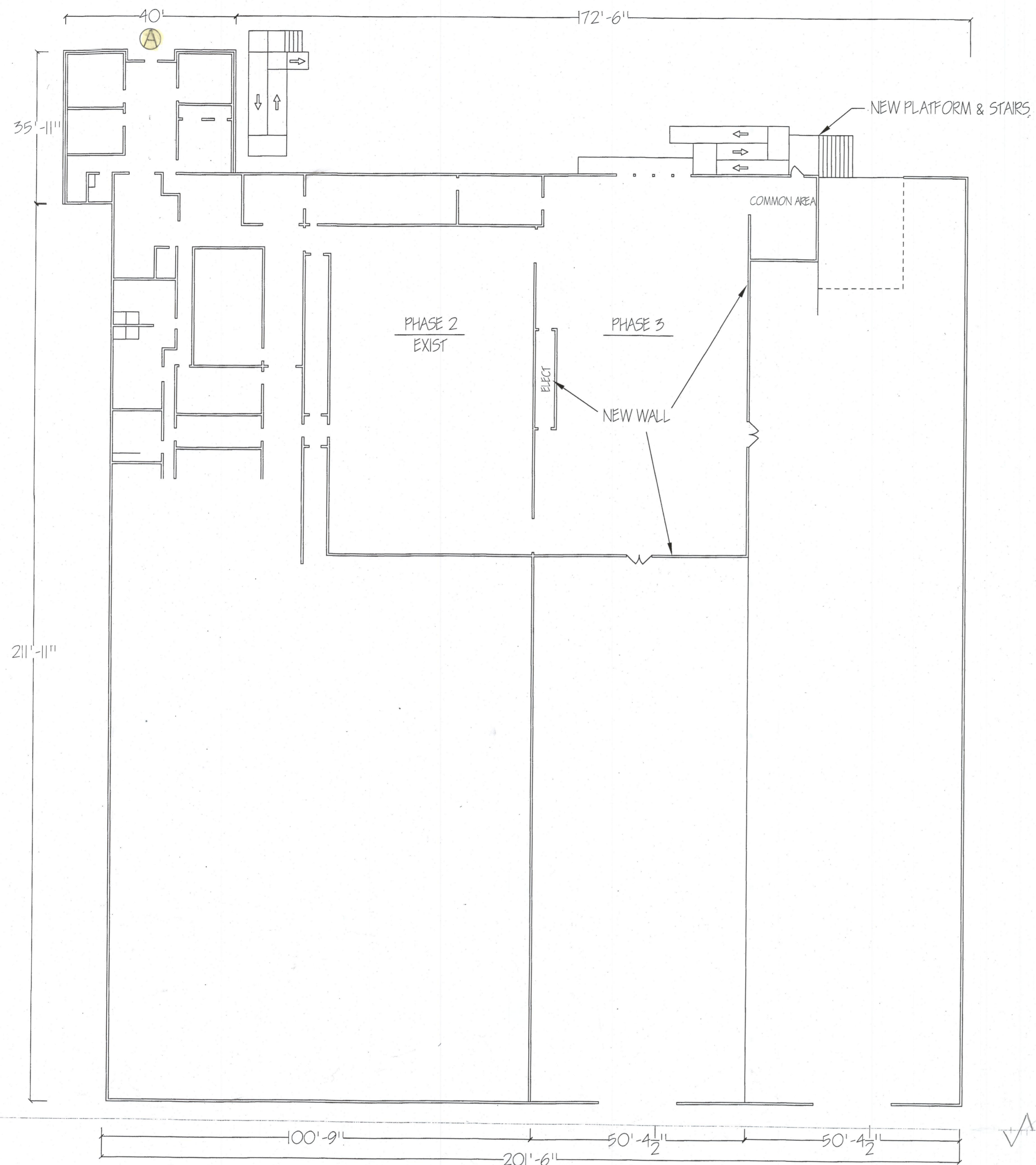
0 37.5 75 150 225 300 Feet

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.

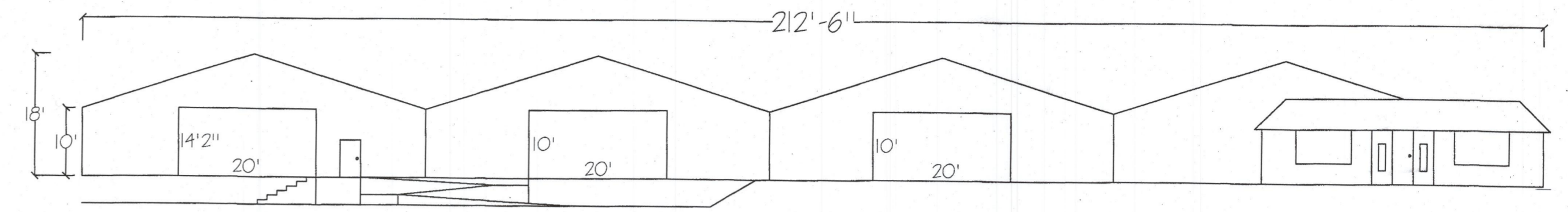




$\frac{1}{16}'' = 1'$ SCALE

FLOOR PLAN

EXPANSION

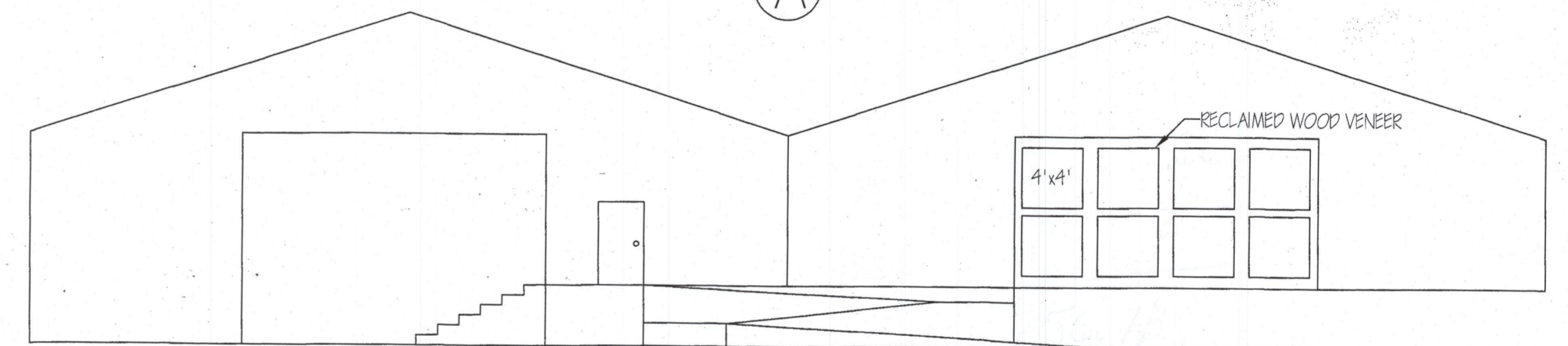


$\frac{1}{16}'' = 1'$ SCALE

FRONT ELEVATION

TOTAL AREA: 3725 SQ. FT.

DETAIL
A

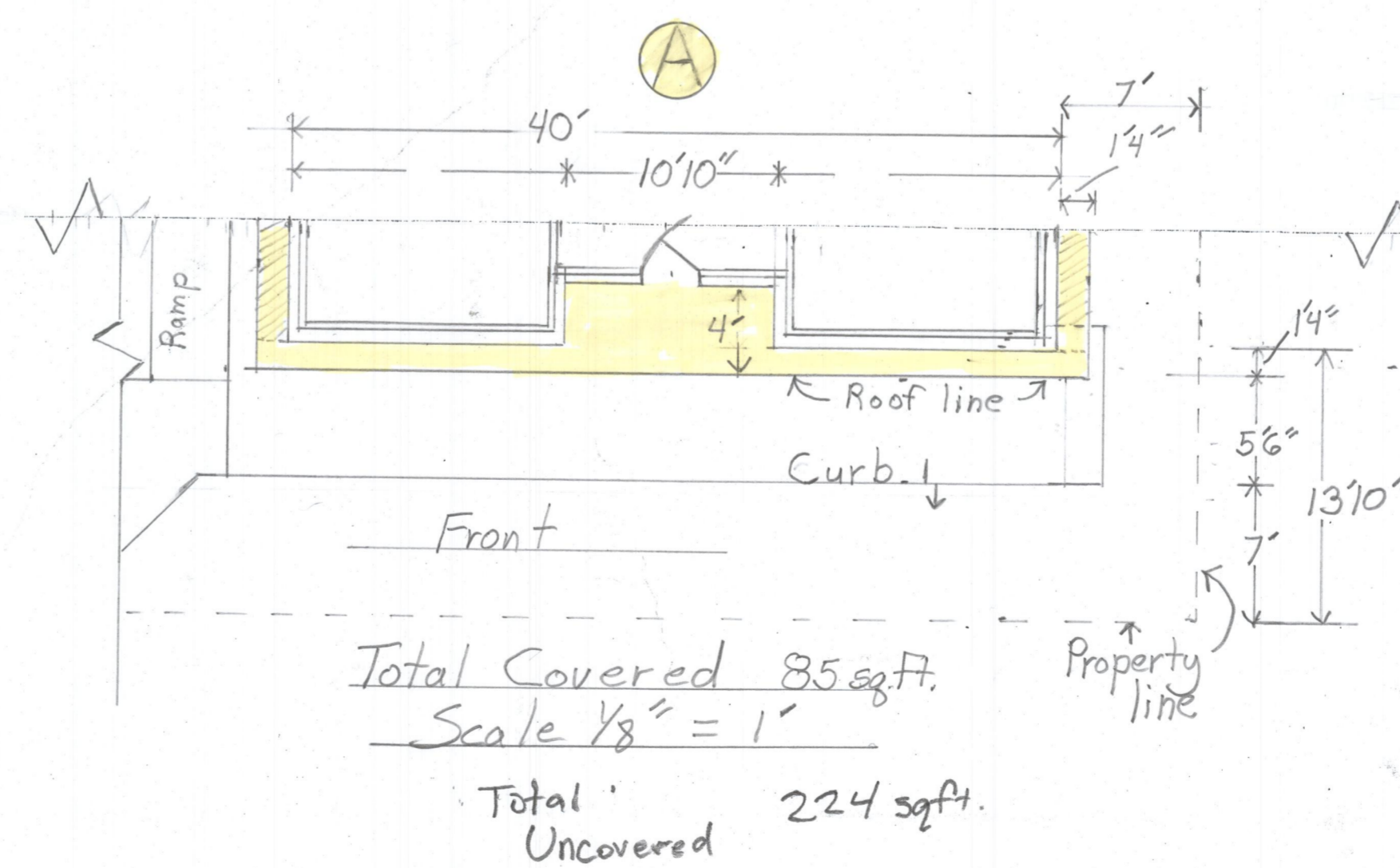


NOTE: STAIRS TO BE ADDED TO RAMP TO MEET ALL BUILDING CODES

NOTE: ENCLOSE 20'X10' BAY DOOR WITH 4'-4'X4' HIGH ENERGY SHIELD DOUBLE PANE

$\frac{1}{8}'' = 1'$ SCALE

DETAIL A



Total Covered 85 sq ft.
Scale $\frac{1}{8}'' = 1'$

Total Uncovered 224 sq ft.

RUSTIC WAREHOUSE
FRONT ELEVATION & FLOOR PLAN

DRAWN BY: TYLER PASKELL

PAGE: 1

The
**RUSTIC
WAREHOUSE**
EST. 1972

**RUSTIC
WAREHOUSE**
EST. 1972

A



ARTIC
WAREHOUSE
1988-1991



City of Rockwall
Project Plan Review History



| | | | | | | | | |
|-------------------------------|------------------|------------------------|--------------|---------------|----------------------|---------------------|-----------|----------------|
| Project Number | SP2018-022 | Owner | T-ROCK, LP | | | Applied | 7/17/2018 | LM |
| Project Name | Rustic Warehouse | Applicant | | | | Approved | | |
| Type | SITE PLAN | | | | | | | Closed |
| Subtype | | | | | | | | Expired |
| Status | Staff Review | | | | | | | Status |
| Site Address | | City, State Zip | | | | | | |
| 1411 S GOLIAD | | ROCKWALL, TX 75087 | | | Zoning | | | |
| Subdivision | | Tract | Block | Lot No | Parcel No | General Plan | | |
| FIRST UNITED METHODIST CHURCH | | 2 | NULL | 2 | 0255-0000-0002-00-OR | | | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|------------------------|------------------|-----------|-----------|-----------|---------|----------|----------|
| BUILDING | Russell McDowell | 7/17/2018 | 7/24/2018 | | | | |
| ENGINEERING | Amy Williams | 7/17/2018 | 7/24/2018 | | | | |
| FIRE | Ariana Hargrove | 7/17/2018 | 7/24/2018 | 7/19/2018 | 2 | APPROVED | |
| GIS | Lance Singleton | 7/17/2018 | 7/24/2018 | 7/19/2018 | 2 | APPROVED | |
| PLANNING | Korey Brooks | 7/17/2018 | 7/24/2018 | 7/27/2018 | 10 | COMMENTS | Comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|--|---------|------|-----|----------|----------------|--|
| SP2018-022 Site Plan for Rustic Warehouse: Please address the following comments (M= Mandatory Comments; I = Informational Comments) | | | | | | |
| I.1 | | | | | | This is a request by Matilyn Vivo of Rustic Warehouse for the approval of a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary. |
| I.2 | | | | | | For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. |
| M.3 | | | | | | For reference, include the case number (SP2018-022) in the lower right hand corner of all pages on future submittals. |
| M.4 | | | | | | Outside storage requires a 5-foot passable sidewalk. Please show on site plan. |
| M.5 | | | | | | Outdoor sales and displays are permitted only in areas designated on the site plan filed with the city. Outdoor sales and display may not exceed five percent of the adjacent building floor area. (Building area is defined as the entirely enclosed air conditioned portion of the primary building.) |
| M.6 | | | | | | Outdoor sales and display may occupy up to 30 percent of a covered sidewalk that is located within 20 feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a six-foot passable distance shall be maintained. |
| M.7 | | | | | | Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must: a. Be a minimum of eight feet high or one foot taller than the materials being displayed, whichever is greater. b. Include minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron, dark vinyl coated chain link or similar materials. |
| M.8 | | | | | | Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure. No outdoor sales and display may be located in any portion of a parking lot. |
| I.9 | | | | | | The Architectural Review Board (ARB) meeting for this case will be held on July 31, 2018 at 5:00 p.m. |
| I.10 | | | | | | 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 August 7, 2018. The Planning and Zoning Worksession for this case will be July 19, 2018, at 6:00 p.m. The Planning and Zoning Meeting will be August 14, 2018. A representative is required to attend all meetings. |
| I.11 | | | | | | If necessary the projected City Council meeting date for this case will be August 20, 2018. |



SP2018-022 - THE RUSTIC WAREHOUSE
 SITE PLAN - LOCATION MAP = [icon]

Feet

0 37.5 75 150 225 300

JUSTIN

PD-86

GR

GOLIAD
 GOLIAD

C

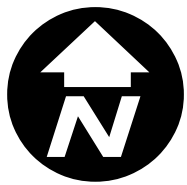
MF-14

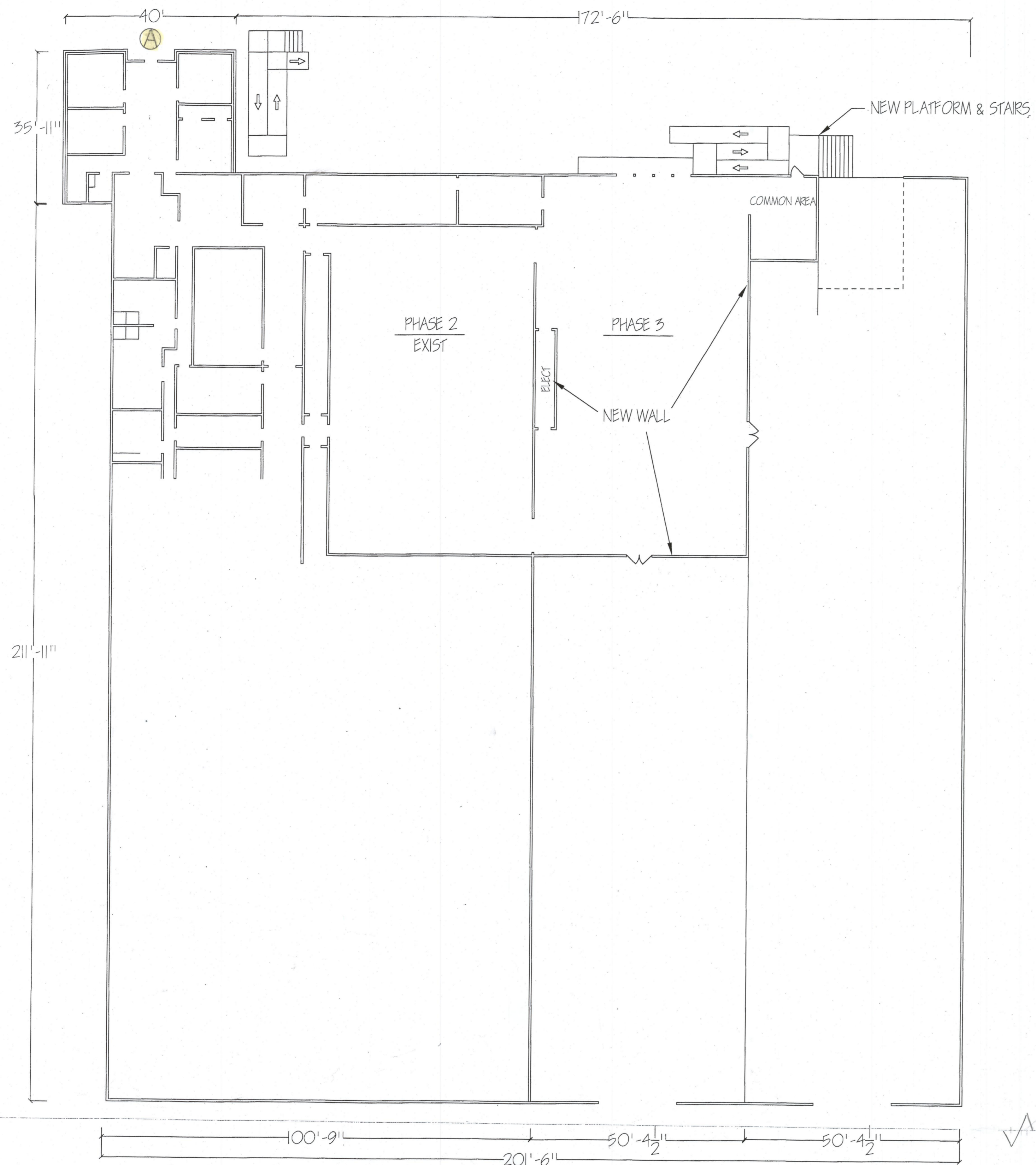


City of Rockwall

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.

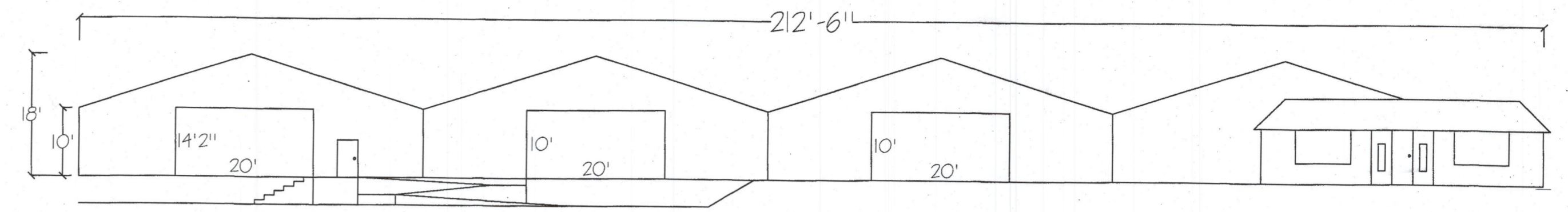




$\frac{1}{16}'' = 1'$ SCALE

FLOOR PLAN

EXPANSION

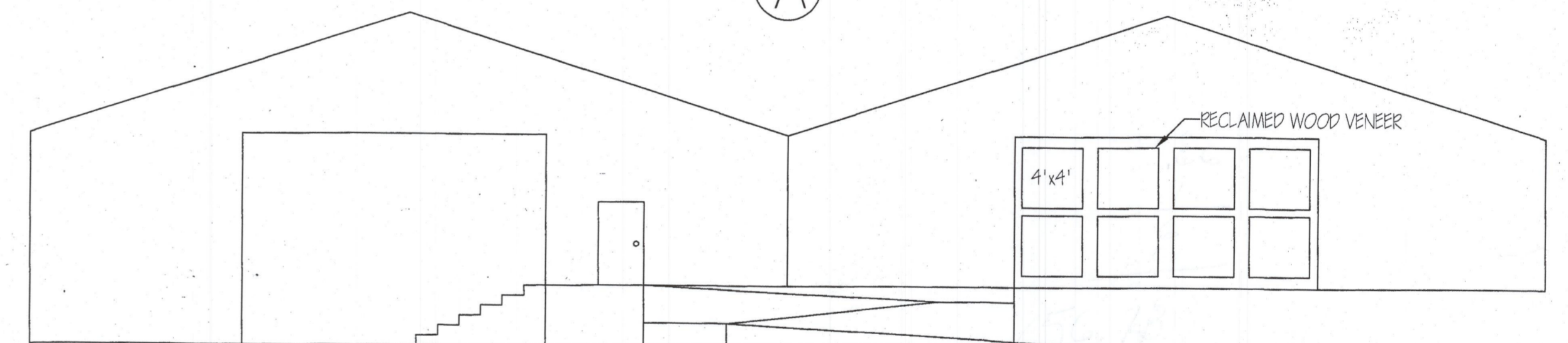


$\frac{1}{16}'' = 1'$ SCALE

FRONT ELEVATION

TOTAL AREA: 3725 SQ. FT.

DETAIL
A

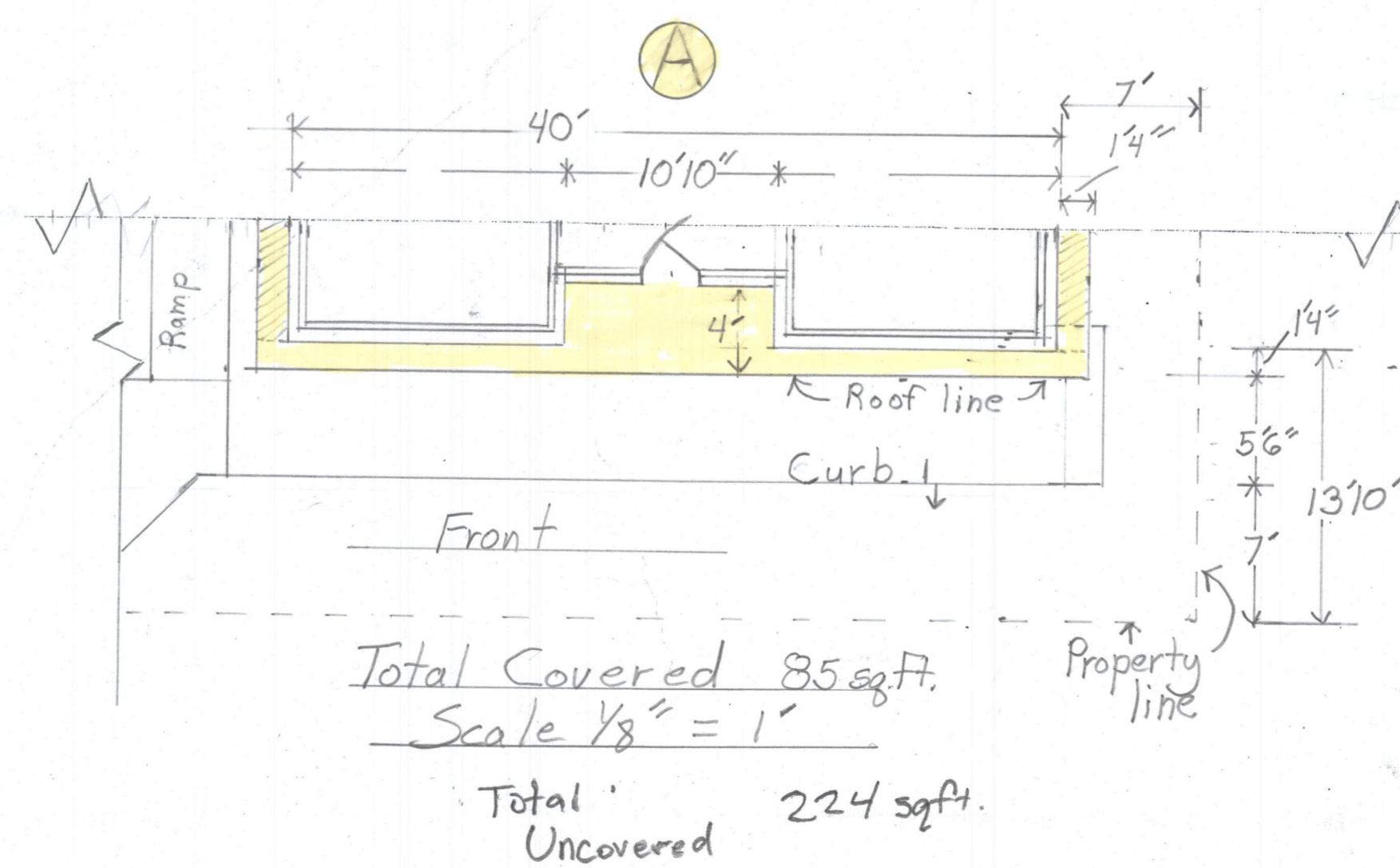


NOTE: STAIRS TO BE ADDED TO RAMP TO MEET ALL BUILDING CODES

NOTE: ENCLOSE 20'X10' BAY DOOR WITH 4'-4'X4' HIGH ENERGY SHIELD DOUBLE PANE

$\frac{1}{8}'' = 1'$ SCALE

DETAIL A



RUSTIC WAREHOUSE
FRONT ELEVATION & FLOOR PLAN

DRAWN BY: TYLER PASKELL

PAGE: 1

The
**RUSTIC
WAREHOUSE**
EST. 1972

**RUSTIC
WAREHOUSE**
EST. 1972

A



ARTIC
WAREHOUSE
1988-1991



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/14/2018
APPLICANT: Matilyn Vivo; *Rustic Warehouse*
AGENDA ITEM: **SP2018-022**; Rustic Warehouse

SUMMARY:

Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for the purpose of allowing *outside sales and display* at an existing retail store [*i.e. Rustic Warehouse*]. The retail store is situated on a 1.9175-acre parcel of land [*Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255*], is zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and is addressed as 1411 S. Goliad Street [SH-205].

According to Section 2.1.7, *Commercial and Business Services*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), outside sales and display shall meet the following criteria:

- Outdoor sales and displays are permitted only in areas designated on the site plan filed with the city;
- Outdoor sales and display may not exceed five percent of the adjacent building floor area. Outdoor sales and display may occupy up to 30% of a covered sidewalk that is located within 20 feet of the building and shall not impede pedestrian use of the sidewalk and at least a six-foot passable distance shall be maintained;
- Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must:
1) Be a minimum of eight feet high or one foot taller than the materials being displayed, whichever is greater. 2) Include minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron, dark vinyl coated chain link or similar materials;
- Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure; and
- No outdoor sales and display may be located in any portion of a parking lot.

The submitted site plan conforms to the technical requirements contained within the Unified Development Code (UDC) with the exception of the variance listed in this memo. According to the submitted site plan, the proposed outside sales and display will not be fully covered on the existing sidewalk, however, the applicant is providing an approximately one (1)-foot roof overhang with the remaining sidewalk uncovered. The Unified Development Code (UDC)

requires outside sales and display to be screened from view of adjacent roadways, public areas, and adjacent properties, should the merchandise not be located under a covered sidewalk. In this case, the applicant states the purpose of the outside sales and display is to allow the displayed merchandise to be visible to people passing by to display examples of the merchandise being sold inside the retail store. Since the proposed outside sales and display will be visible, a variance is required.

VARIANCE:

Based on the applicant's submittal, staff has identified the following variance:

A) *Commercial and Business Services.*

- a. *Outside Sales and Display.* According to Section 2.1.7, Commercial and Business Services, of Article IV, Permissible Uses, of the Unified Development Code (UDC), outside sales and display not located under a covered sidewalk must be screened from view of adjacent roadways, public areas, and adjacent properties with a minimum 20% solid screening matching the material of the primary building. In this case, the applicant is proposing to not screen the outside sales and display. This request shall require a variance to be approved by the City Council.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to recommend approval of the applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code, 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.

City of Rockwall
Project Plan Review History



| | | | | | | | | |
|-------------------------------|------------------|------------------------|--------------|---------------|----------------------|---------------------|-----------|----------------|
| Project Number | SP2018-022 | Owner | T-ROCK, LP | | | Applied | 7/17/2018 | LM |
| Project Name | Rustic Warehouse | Applicant | | | | Approved | | |
| Type | SITE PLAN | | | | | | | Closed |
| Subtype | | | | | | | | Expired |
| Status | Staff Review | | | | | | | Status |
| Site Address | | City, State Zip | | | | | | |
| 1411 S GOLIAD | | ROCKWALL, TX 75087 | | | Zoning | | | |
| Subdivision | | Tract | Block | Lot No | Parcel No | General Plan | | |
| FIRST UNITED METHODIST CHURCH | | 2 | NULL | 2 | 0255-0000-0002-00-OR | | | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|------------------------|------------------|-----------|-----------|-----------|---------|----------|----------|
| BUILDING | Russell McDowell | 7/17/2018 | 7/24/2018 | | | | |
| ENGINEERING | Amy Williams | 7/17/2018 | 7/24/2018 | | | | |
| FIRE | Ariana Hargrove | 7/17/2018 | 7/24/2018 | 7/19/2018 | 2 | APPROVED | |
| GIS | Lance Singleton | 7/17/2018 | 7/24/2018 | 7/19/2018 | 2 | APPROVED | |
| PLANNING | Korey Brooks | 7/17/2018 | 7/24/2018 | 7/27/2018 | 10 | COMMENTS | Comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|--|---------|------|-----|----------|----------------|--|
| SP2018-022 Site Plan for Rustic Warehouse: Please address the following comments (M= Mandatory Comments; I = Informational Comments) | | | | | | |
| I.1 | | | | | | This is a request by Matilyn Vivo of Rustic Warehouse for the approval of a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary. |
| I.2 | | | | | | For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. |
| M.3 | | | | | | For reference, include the case number (SP2018-022) in the lower right hand corner of all pages on future submittals. |
| M.4 | | | | | | Outside storage requires a 5-foot passable sidewalk. Please show on site plan. |
| M.5 | | | | | | Outdoor sales and displays are permitted only in areas designated on the site plan filed with the city. Outdoor sales and display may not exceed five percent of the adjacent building floor area. (Building area is defined as the entirely enclosed air conditioned portion of the primary building.) |
| M.6 | | | | | | Outdoor sales and display may occupy up to 30 percent of a covered sidewalk that is located within 20 feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a six-foot passable distance shall be maintained. |
| M.7 | | | | | | Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must: a. Be a minimum of eight feet high or one foot taller than the materials being displayed, whichever is greater. b. Include minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron, dark vinyl coated chain link or similar materials. |
| M.8 | | | | | | Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure. No outdoor sales and display may be located in any portion of a parking lot. |
| I.9 | | | | | | The Architectural Review Board (ARB) meeting for this case will be held on July 31, 2018 at 5:00 p.m. |
| I.10 | | | | | | 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 August 7, 2018. The Planning and Zoning Worksession for this case will be July 19, 2018, at 6:00 p.m. The Planning and Zoning Meeting will be August 14, 2018. A representative is required to attend all meetings. |
| I.11 | | | | | | If necessary the projected City Council meeting date for this case will be August 20, 2018. |



SP2018-022 - THE RUSTIC WAREHOUSE
 SITE PLAN - LOCATION MAP = [icon]

Feet

0 37.5 75 150 225 300

JUSTIN

PD-86

GR

GOLIAD
 GOLIAD

C

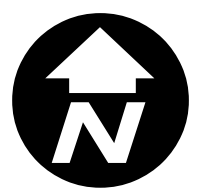
MF-14

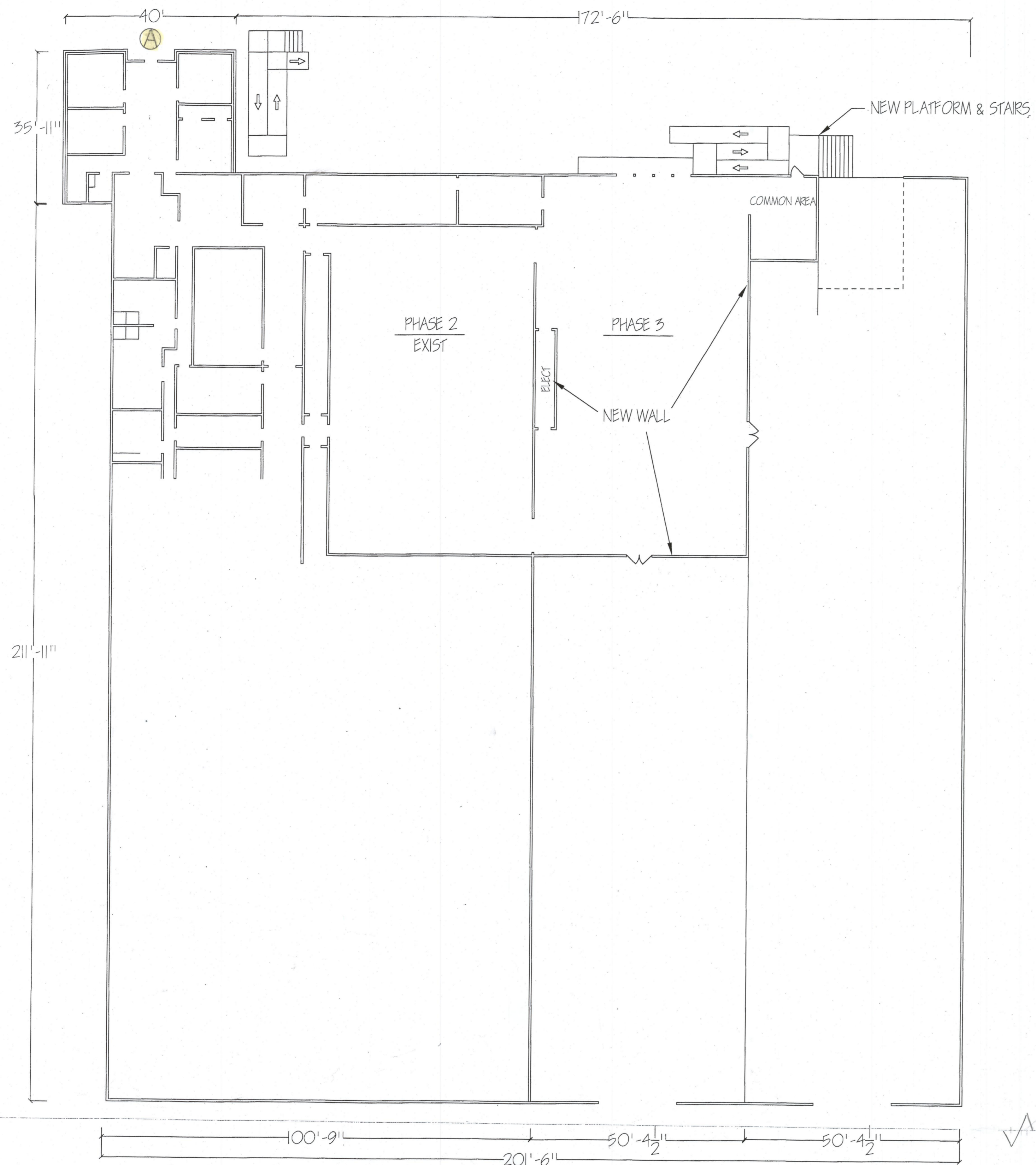


City of Rockwall

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.

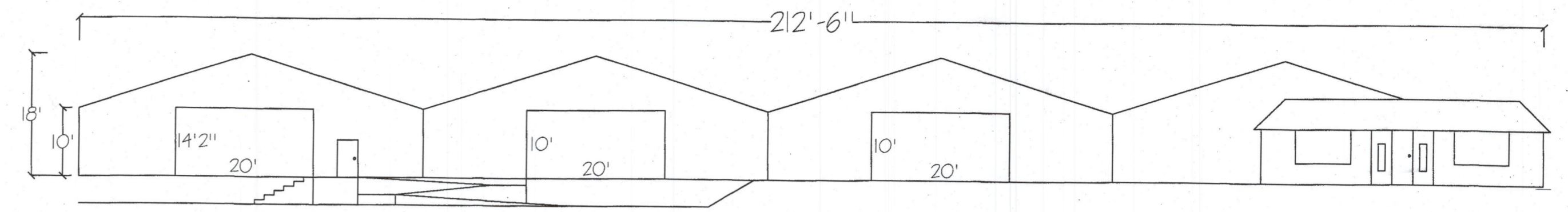




$\frac{1}{16}'' = 1'$ SCALE

FLOOR PLAN

EXPANSION

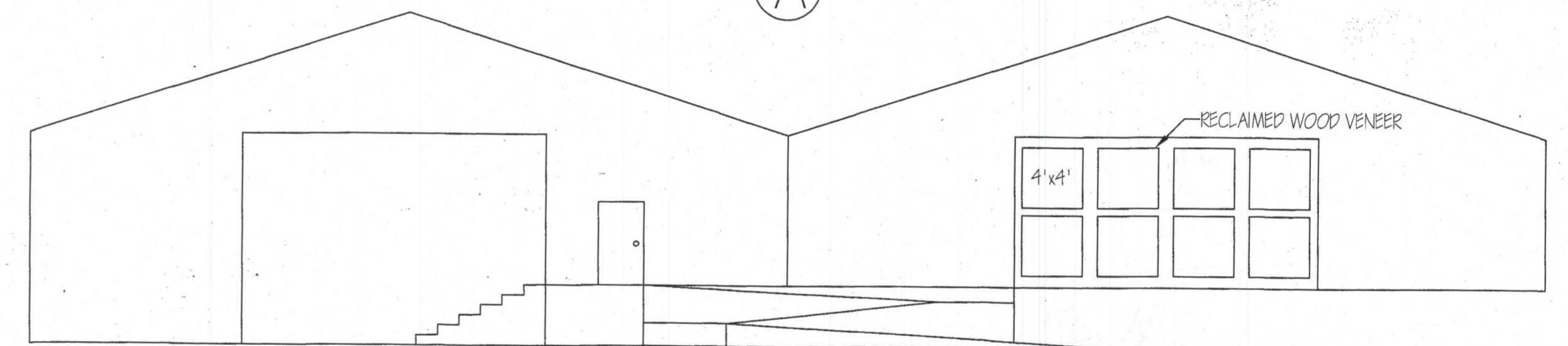


$\frac{1}{16}'' = 1'$ SCALE

FRONT ELEVATION

TOTAL AREA: 3725 SQ. FT.

DETAIL
A

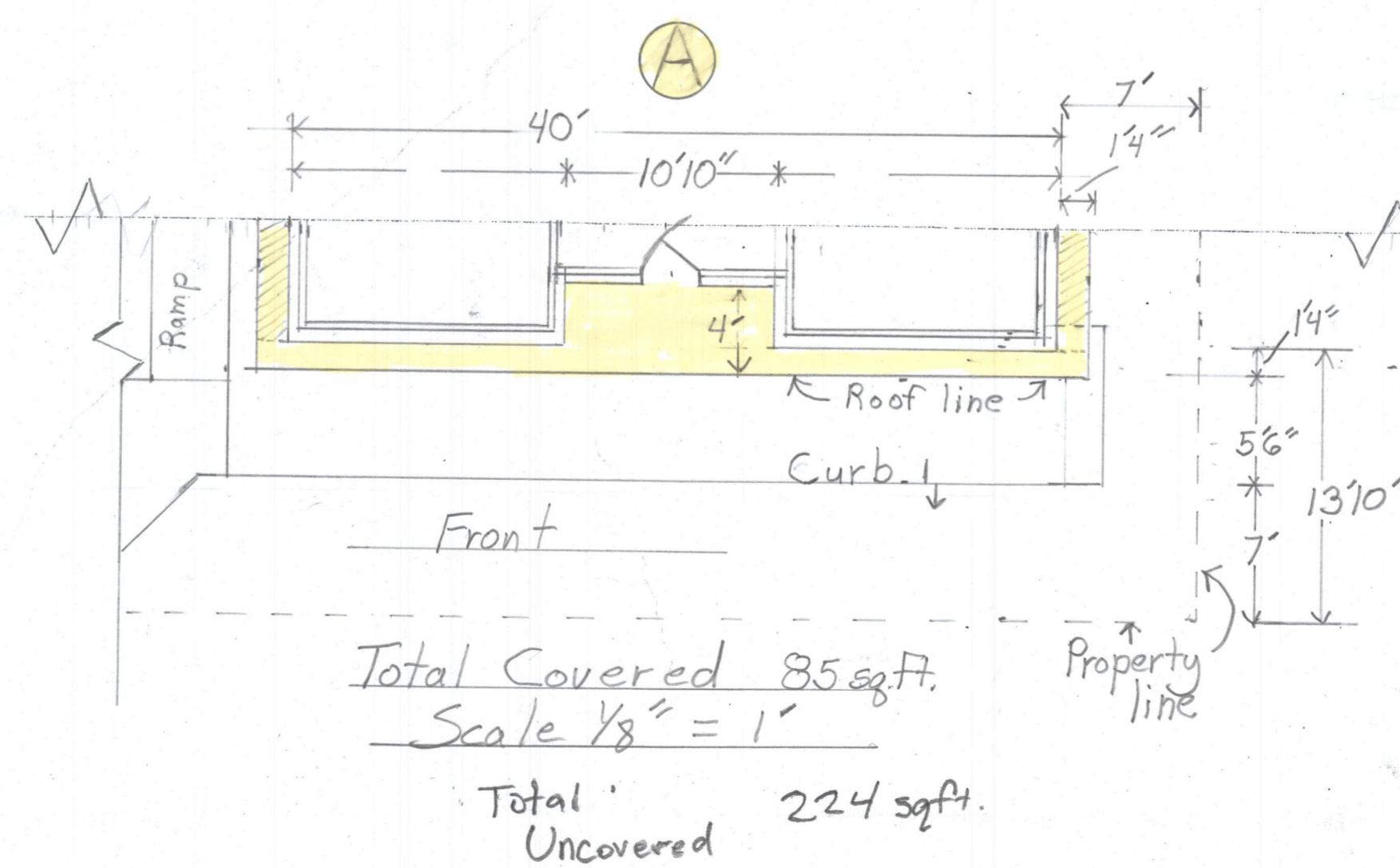


NOTE: STAIRS TO BE ADDED TO RAMP TO MEET ALL BUILDING CODES

NOTE: ENCLOSE 20'X10' BAY DOOR WITH 4-4'X4' HIGH ENERGY SHIELD DOUBLE PANE

$\frac{1}{8}'' = 1'$ SCALE

DETAIL A



RUSTIC WAREHOUSE
FRONT ELEVATION & FLOOR PLAN

DRAWN BY: TYLER PASKELL

PAGE: 1

The
**RUSTIC
WAREHOUSE**
EST. 1972

**RUSTIC
WAREHOUSE**
EST. 1972

A



ARTIC
WAREHOUSE
1988-1991



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018
APPLICANT: Matilyn Vivo; *Rustic Warehouse*
AGENDA ITEM: **SP2018-022**; Rustic Warehouse

SUMMARY:

Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a variance in conjunction with a site plan to allow for outside sales and display on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a variance associated with an approved site plan for the purpose of allowing *outside sales and display* at an existing retail store [*i.e. Rustic Warehouse*]. The retail store is situated on a 1.9175-acre parcel of land [*Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255*], is zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and is addressed as 1411 S. Goliad Street [SH-205].

According to Section 2.1.7, *Commercial and Business Services*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), outside sales and display shall meet the following criteria:

- Outdoor sales and displays are permitted only in areas designated on the site plan filed with the city;
- Outdoor sales and display may not exceed five percent of the adjacent building floor area. Outdoor sales and display may occupy up to 30% of a covered sidewalk that is located within 20 feet of the building and shall not impede pedestrian use of the sidewalk and at least a six-foot passable distance shall be maintained;
- Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must:
1) Be a minimum of eight feet high or one foot taller than the materials being displayed, whichever is greater. 2) Include minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron, dark vinyl coated chain link or similar materials;
- Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure; and
- No outdoor sales and display may be located in any portion of a parking lot.

The submitted site plan conforms to the technical requirements contained within the Unified Development Code (UDC) with the exception of the variance listed in this memo. According to the submitted site plan, the proposed outside sales and display will not be fully covered on the existing sidewalk, however, the applicant is providing an approximately one (1)-foot roof

overhang with the remaining sidewalk uncovered. The Unified Development Code (UDC) requires outside sales and display to be screened from view of adjacent roadways, public areas, and adjacent properties, should the merchandise not be located under a covered sidewalk. In this case, the applicant states the purpose of the outside sales and display is to allow the displayed merchandise to be visible to people passing by to display examples of the merchandise being sold inside the retail store. Since the proposed outside sales and display will be visible, a variance is required.

VARIANCE:

Based on the applicant's submittal, staff has identified the following variance:

A) *Commercial and Business Services.*

- a. *Outside Sales and Display.* According to Section 2.1.7, *Commercial and Business Services*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), outside sales and display not located under a covered sidewalk must be screened from view of adjacent roadways, public areas, and adjacent properties with a minimum 20% solid screening matching the material of the primary building. In this case, the applicant is proposing to not screen the outside sales and display. This request shall require a variance to be approved by the City Council.

RECOMMENDATIONS:

Should the City Council approve applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code, 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:

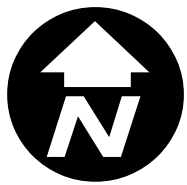
On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the screening requirement passed by a vote of 6-0 with Commissioner Fishman absent.

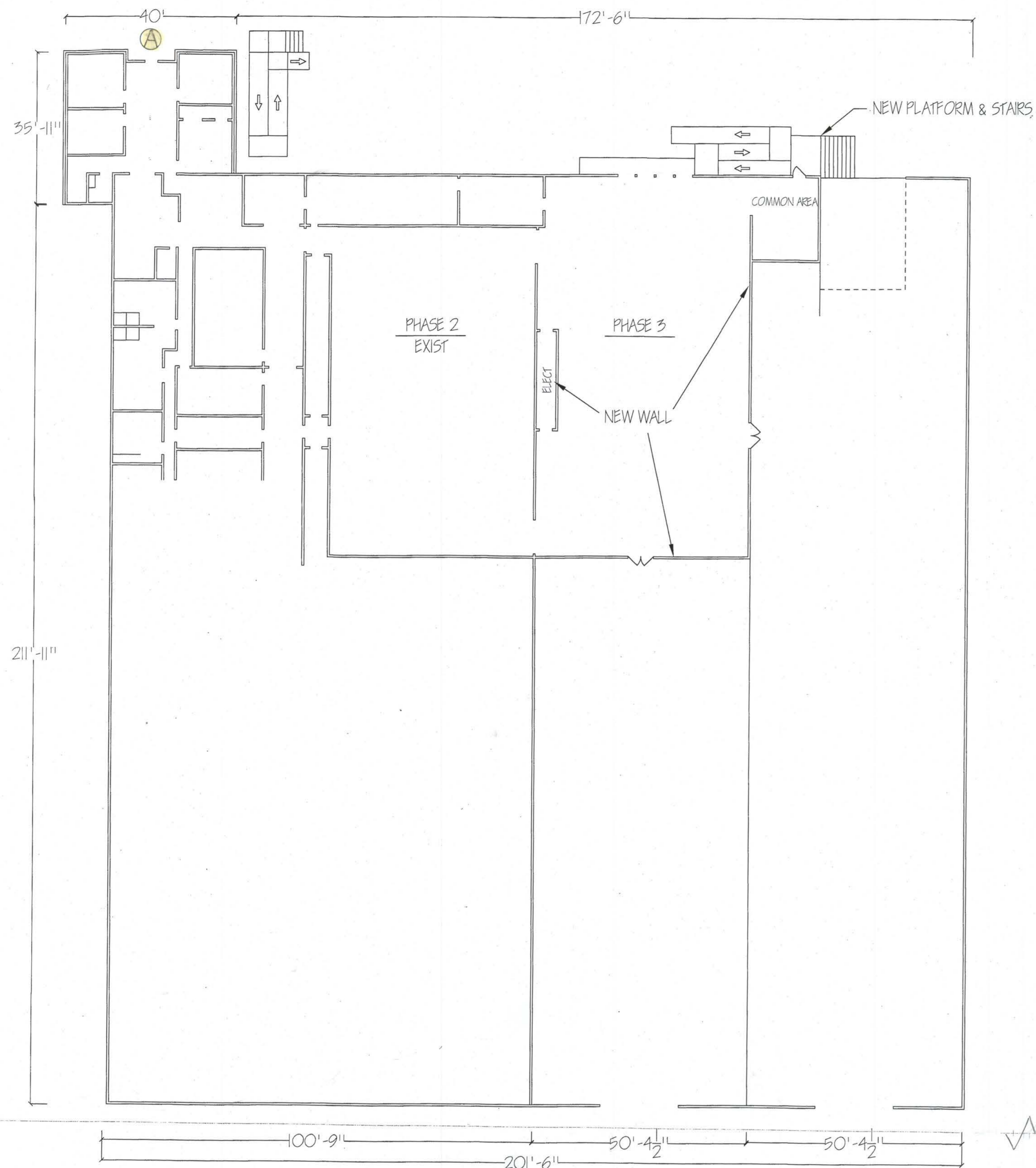


City of Rockwall

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.

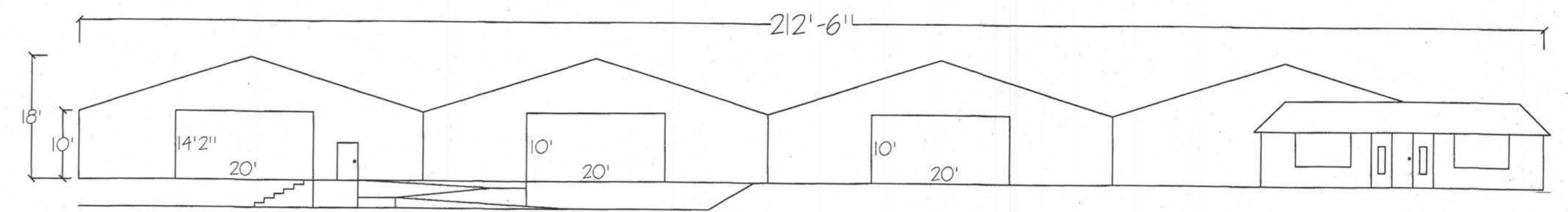




$\frac{1}{16}'' = 1'$ SCALE

FLOOR PLAN

EXPANSION

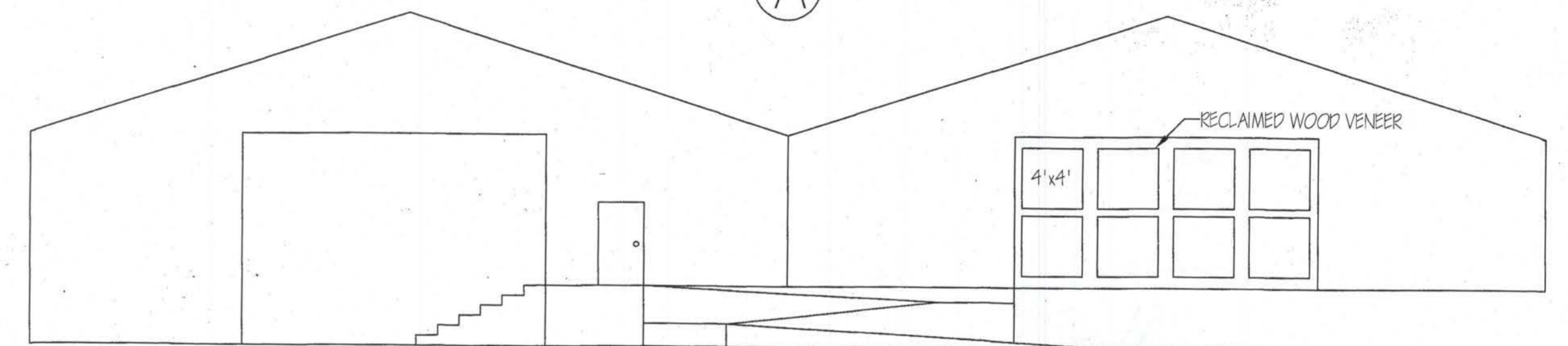


$\frac{1}{16}'' = 1'$ SCALE

FRONT ELEVATION

TOTAL AREA: 3725 SQ. FT.

DETAIL
A

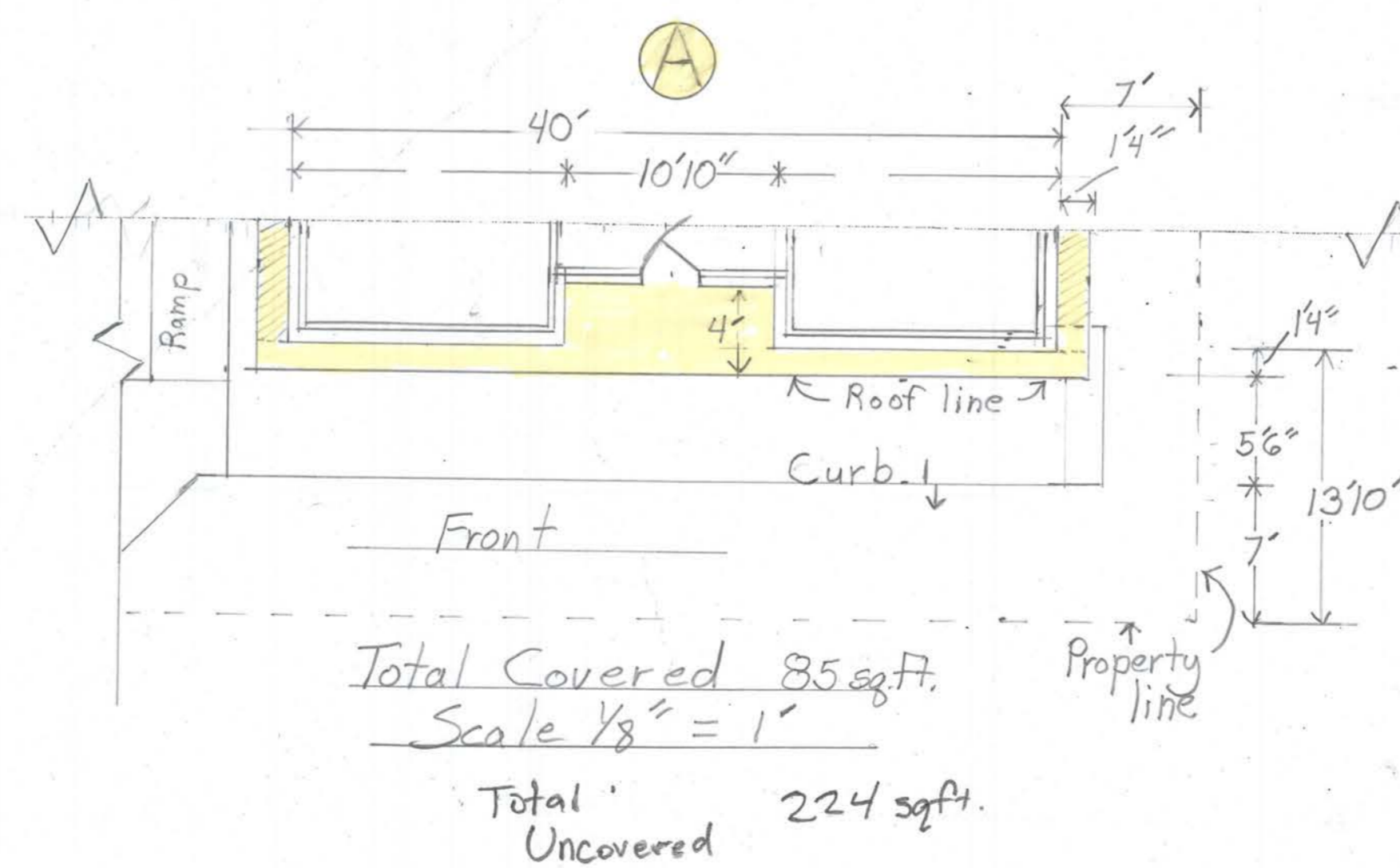


NOTE: STAIRS TO BE ADDED TO RAMP TO MEET ALL BUILDING CODES

NOTE: ENCLOSE 20'x10' BAY DOOR WITH 4-4'x4' HIGH ENERGY SHIELD DOUBLE PANE

$\frac{1}{8}'' = 1'$ SCALE

DETAIL A



Total Covered 85 sqft.
Scale $\frac{1}{8}'' = 1'$

Total Uncovered 224 sqft.

RUSTIC WAREHOUSE
FRONT ELEVATION & FLOOR PLAN

DRAWN BY: TYLER PASKELL

PAGE: 1

The
**RUSTIC
WAREHOUSE**
EST. 1972

**RUSTIC
WAREHOUSE**
EST. 1972

A



ARTIC
WAREHOUSE
1988-1991



<https://www.google.com...>

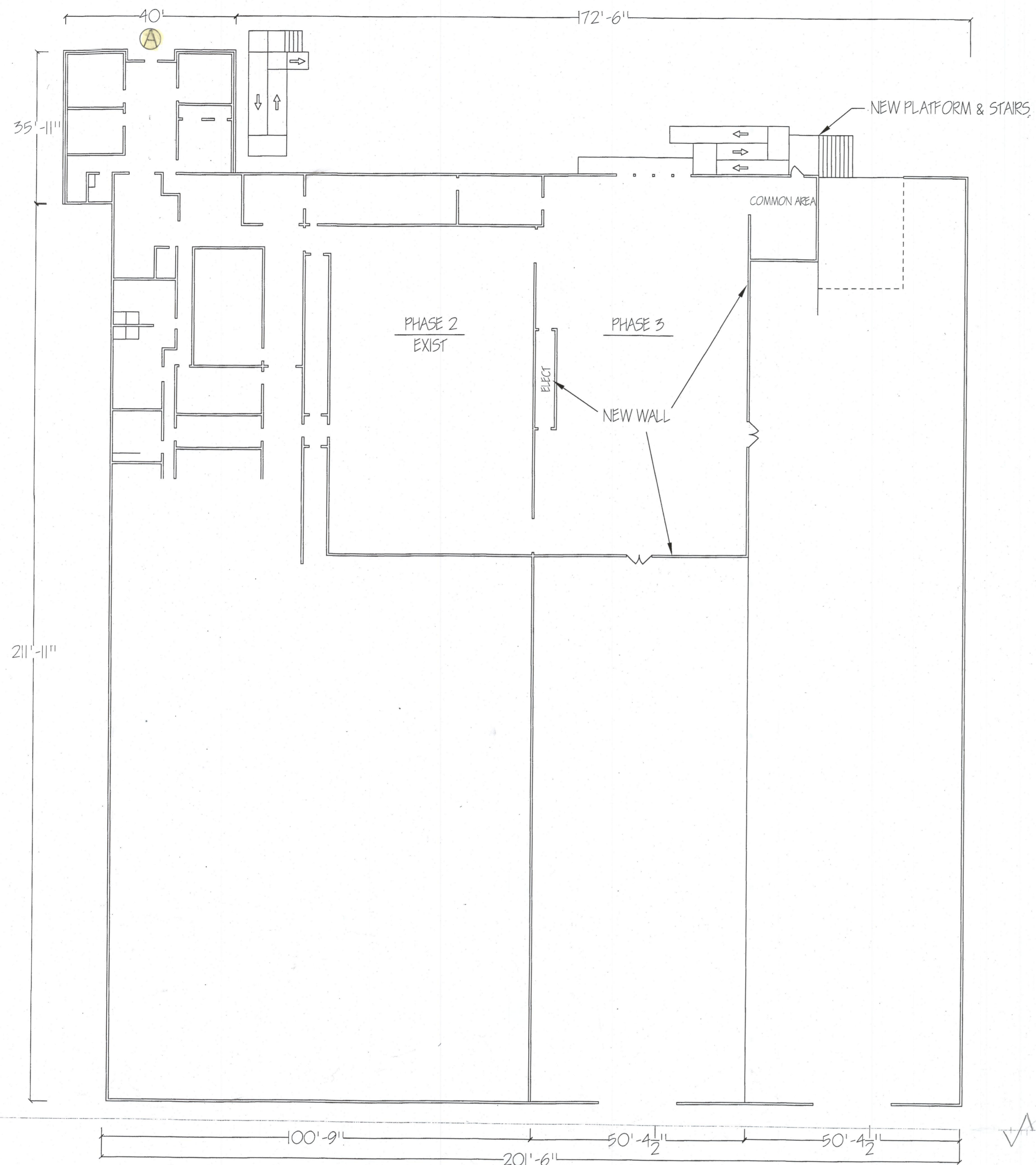
Annie Sloan



Stockists | The Rustic Warehouse |

ARTIC
WAREHOUSE
1988-1991

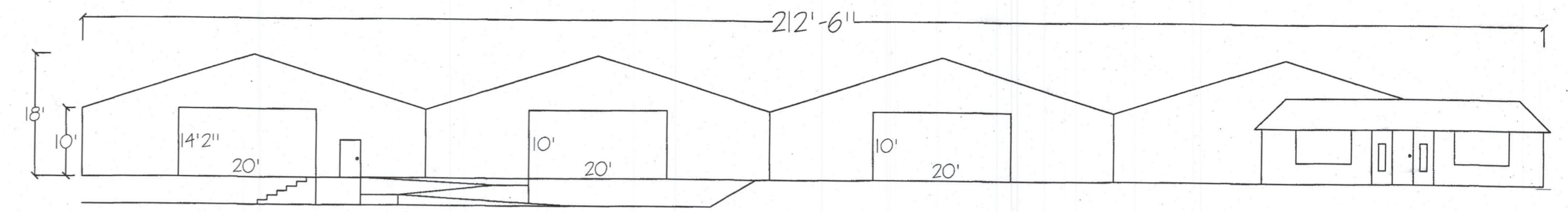




$\frac{1}{16}'' = 1'$ SCALE

FLOOR PLAN

EXPANSION

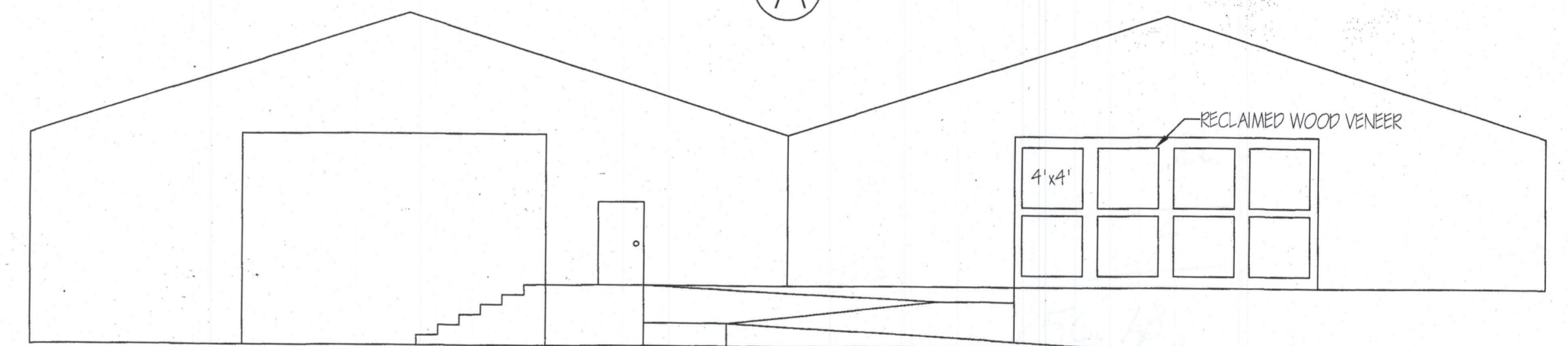


$\frac{1}{16}'' = 1'$ SCALE

FRONT ELEVATION

TOTAL AREA: 3725 SQ. FT.

DETAIL
A

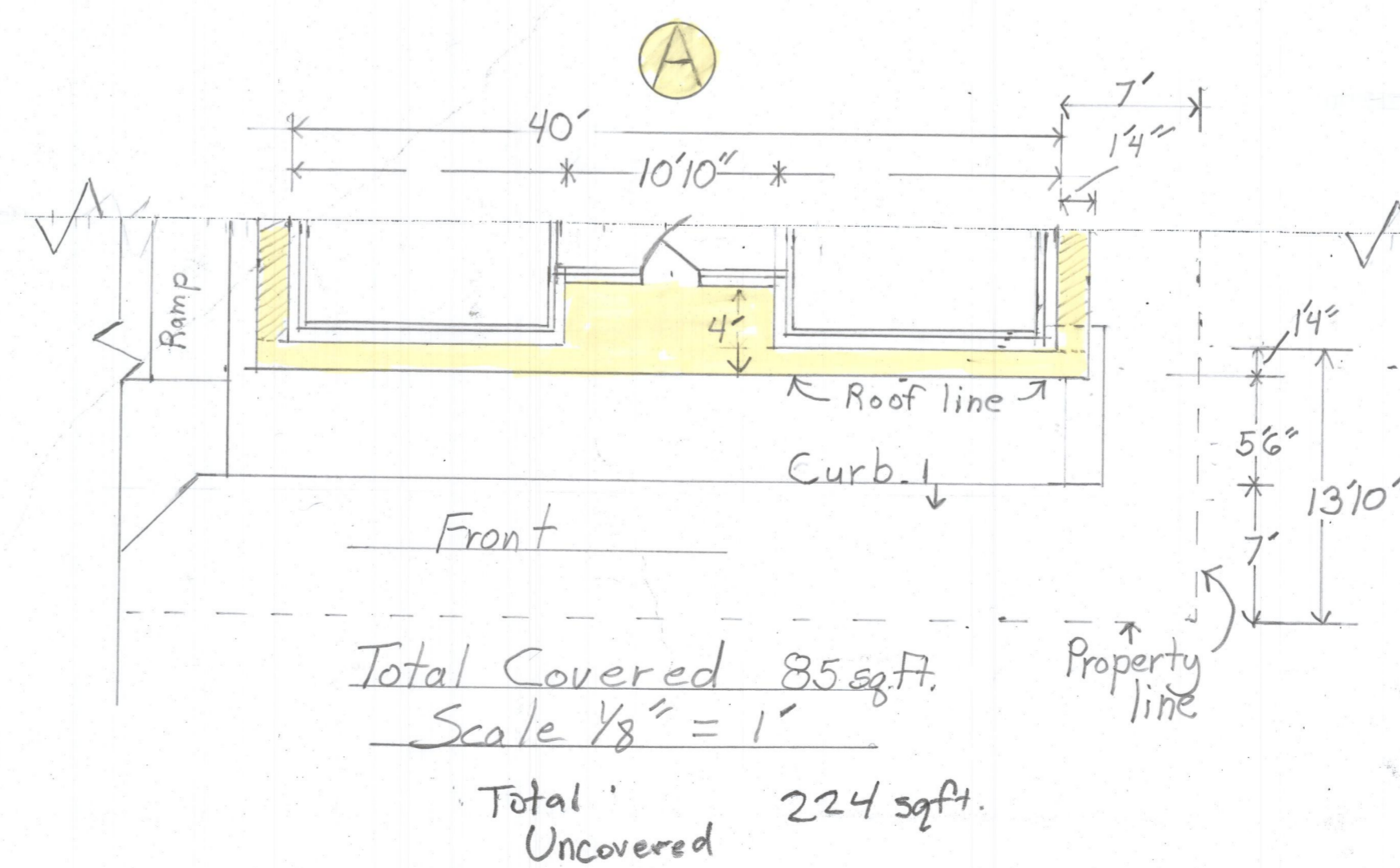


NOTE: STAIRS TO BE ADDED TO RAMP TO MEET ALL BUILDING CODES

NOTE: ENCLOSE 20'x10' BAY DOOR WITH 4-4'x4' HIGH ENERGY SHIELD DOUBLE PANE

$\frac{1}{8}'' = 1'$ SCALE

DETAIL A



Total Covered 85 sq ft.
Scale $\frac{1}{8}'' = 1'$

Total Uncovered 224 sq ft.

RUSTIC WAREHOUSE
FRONT ELEVATION & FLOOR PLAN

DRAWN BY: TYLER PASKELL

PAGE: 1