



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: 2/27/2019

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, 06/26/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/26/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/26/2018 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: Z2018-029
Project Name: SUP for Brewery
Project Type: ZONING
Applicant Name: Doug Galloway
Owner Name: CAIN, FAMILY PARTNERSHIP LTD
Project Description: Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Coey Cannon for the approval of a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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)²
- Final Plat (\$300.00 + \$20.00 Acre)²
- 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: Immediately North of 316 S. Goliad/Hwy 205

Subdivision: _____

Lot: _____

Block: _____

General Location: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Downtown (DT) District

Current Use: empty lot

Proposed Zoning: Downtown (DT) District

Proposed Use: Brewery

Acreage: 1.16 ac

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: Cory Cannon

Applicant: Doug Galloway

Contact Person: _____

Contact Person: _____

Address: 750 Justin Ln

Address: 2560 Technology Ste 100

City, State & Zip: Rockwall, Tx

City, State & Zip: Plano, TX 75074

Phone: 9725228843

Phone: 4692499279

E-Mail: cory@sirenrock.ccom

E-Mail: dgalloway@coopergenco.com

NOTARY VERIFICATION [REQUIRED]

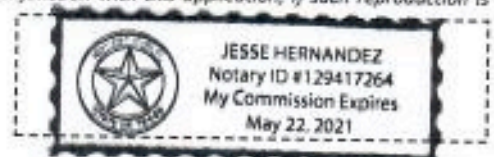
Before me, the undersigned authority, on this day personally appeared Doug Galloway [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. 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 15 day of June, 2018.

Owner's/Applicant's Signature: _____

Notary Public in and for the State of Texas: _____



My Commission Expires May 22, 2021



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com



RECEIPT

Project Number: Z2018-029
Job Address: GOLIAD
ROCKWALL, TX 75087

Receipt Number: B80542

Printed: 2/27/2019 3:35 pm

Fee Description	Account Number	Fee Amount
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ZONING

01-4280

\$ 217.40

Total Fees Paid:

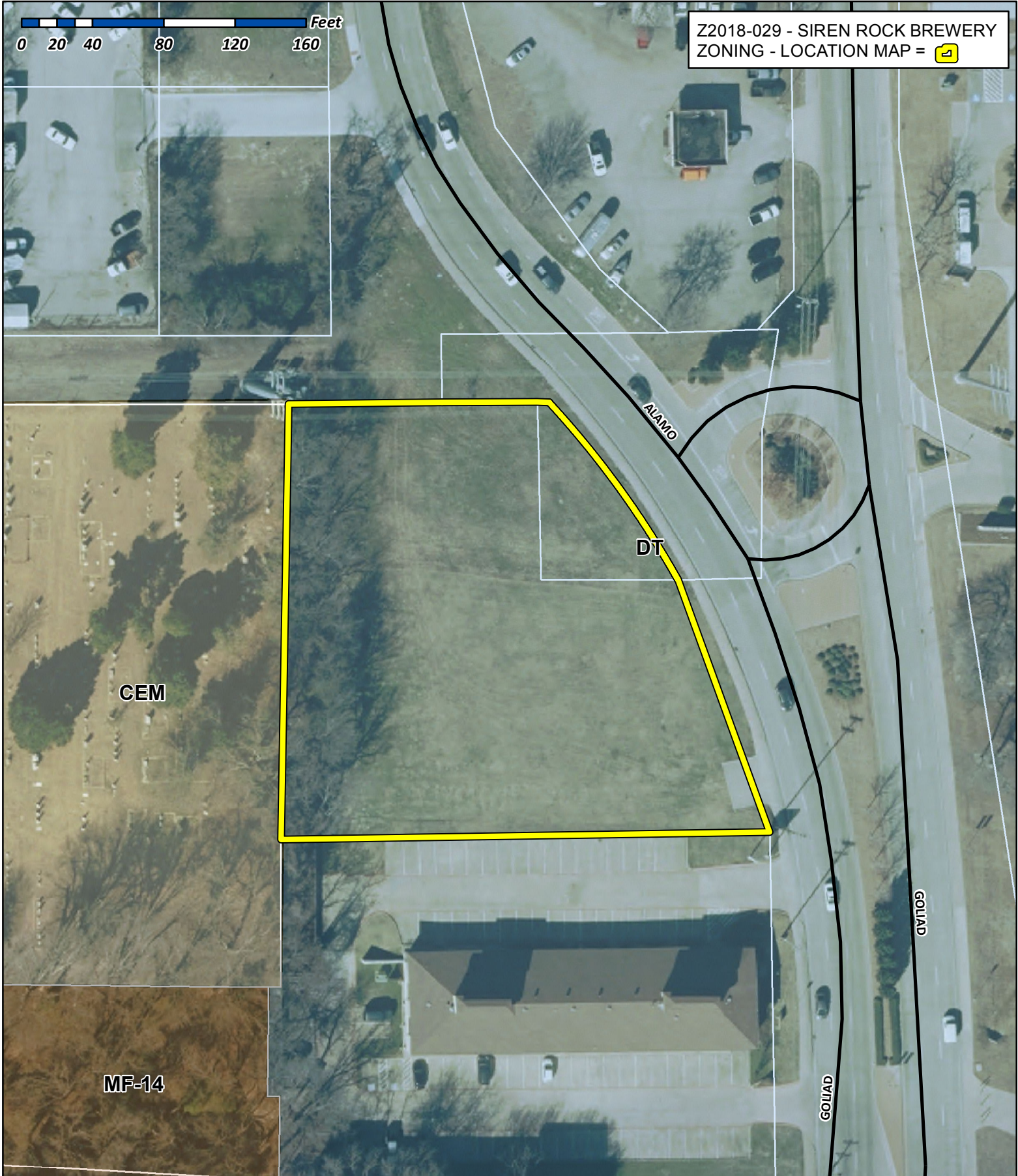
\$ 217.40

Date Paid: 6/22/2018 12:00:00AM

Paid By: Cooper General Contractors

Pay Method: CHECK 23451

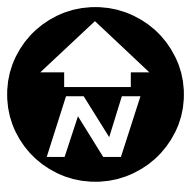
Received By: DG



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.

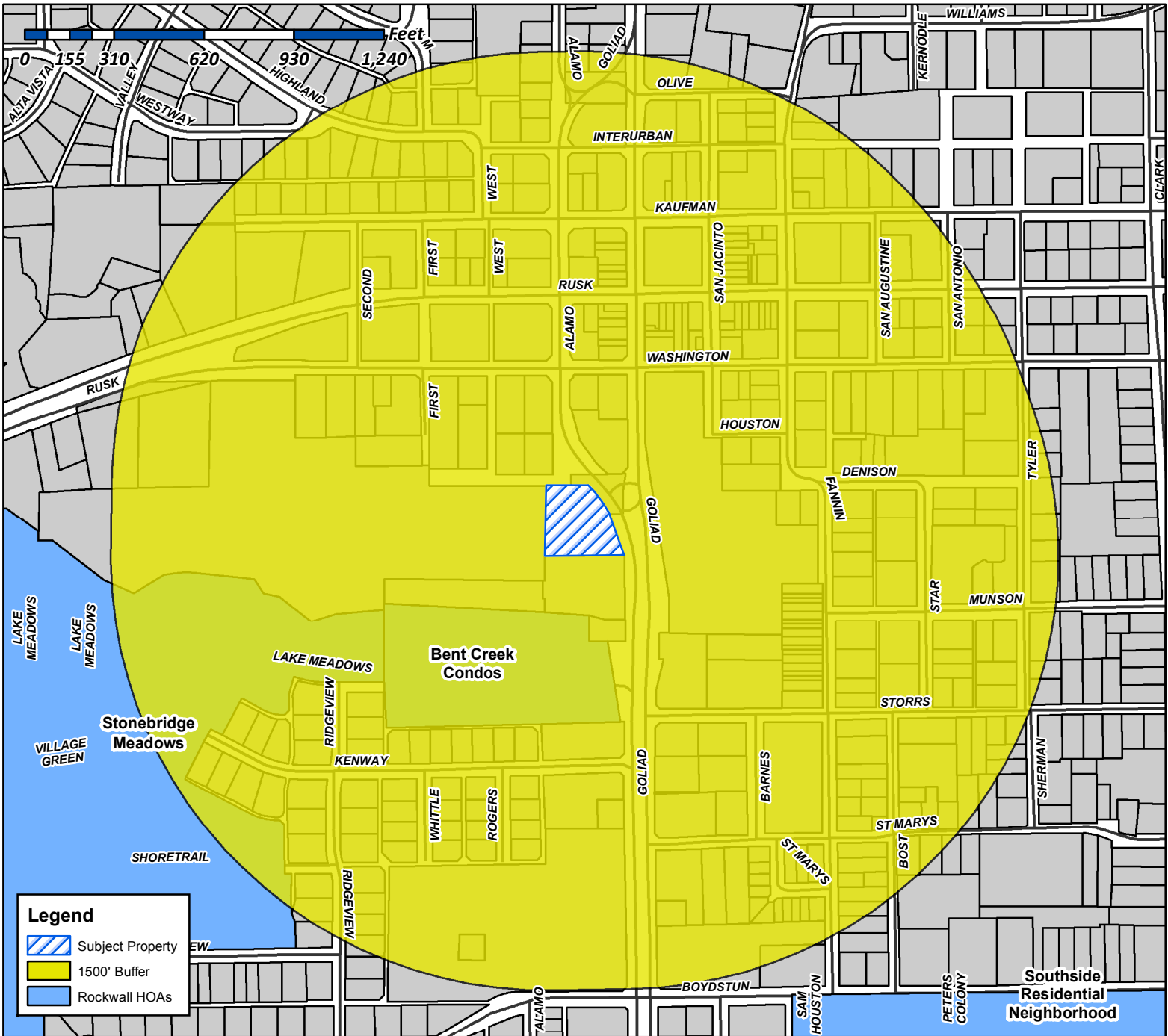




City of Rockwall

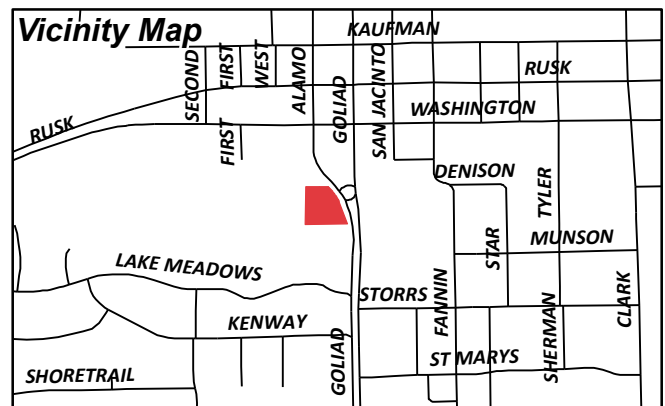
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St

Date Created: 6/18/2018
For Questions on this Case Call (972) 771-7745

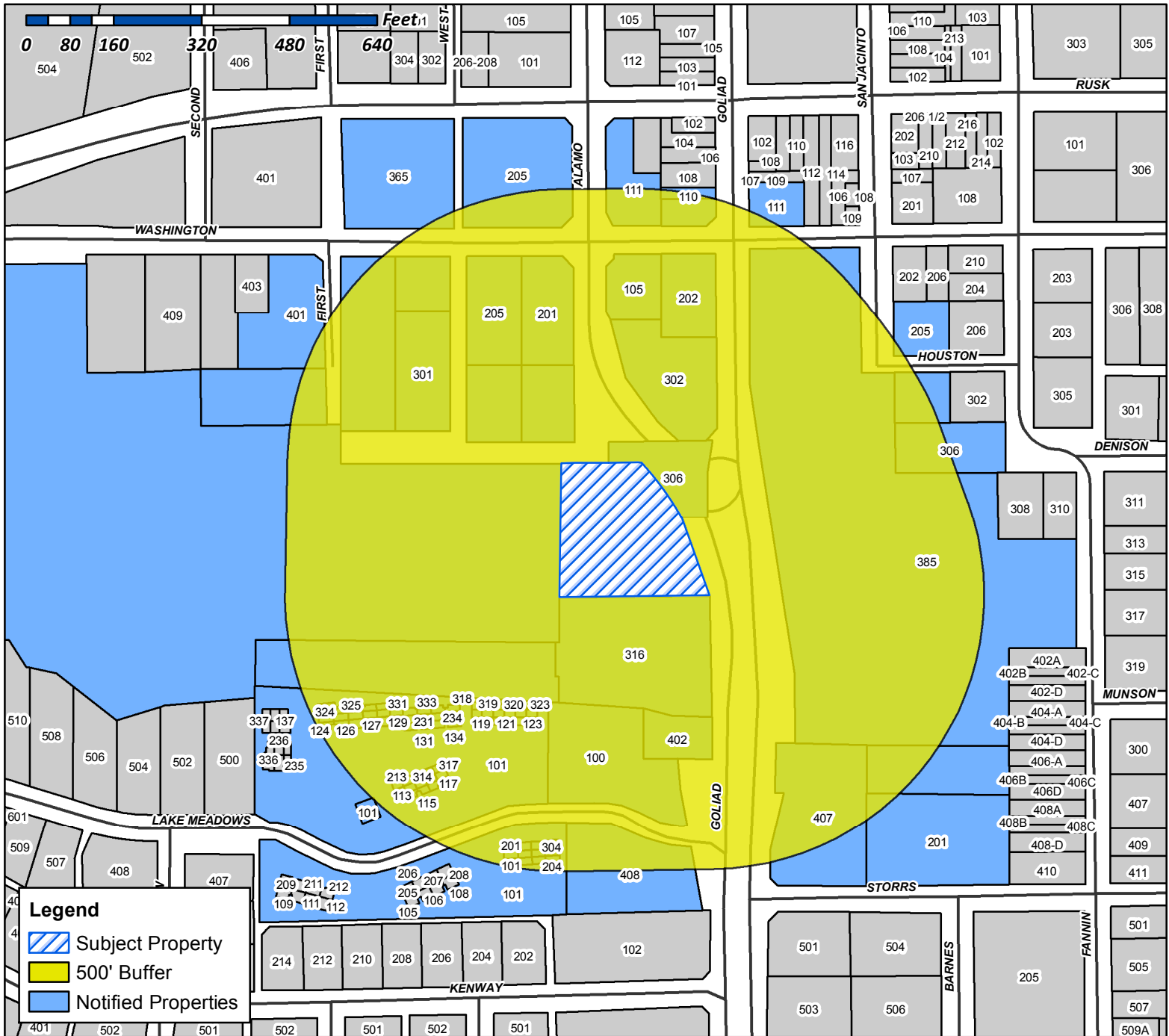




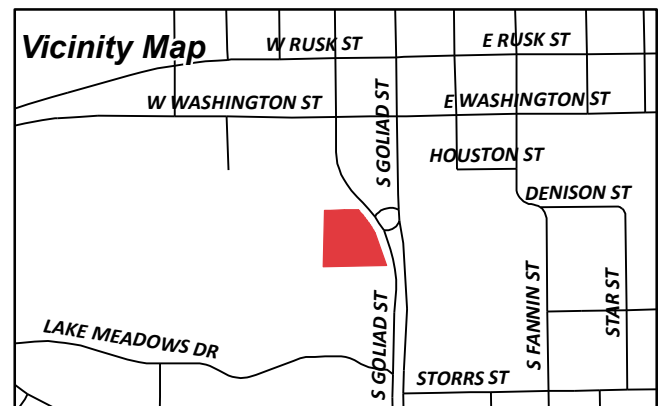
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St



Date Created: 06/18/2018

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

CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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

CURRENT RESIDENT
111 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

CURRENT RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
118 LAKE MEADOWS DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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129 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
130 LAKE MEADOWS DR
ROCKWALL, TX 75087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
132 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
133 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

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214 LAKE MEADOWS DR
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ROCKWALL, TX 75087

CURRENT RESIDENT
2217 MCCLENDON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
222 LAKE MEADOWS DR
ROCKWALL, TX 75087

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223 LAKE MEADOWS DR
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CURRENT RESIDENT
301 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
301 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
302 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
303 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
304 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

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314 LAKE MEADOWS DR
ROCKWALL, TX 75087

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322 LAKE MEADOWS O. DR
ROCKWALL, TX 75087

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332 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
333 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
365 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
389 SW LAKEVIEW AVE
ROCKWALL, TX 32025

CURRENT RESIDENT
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

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

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

CURRENT RESIDENT
505 C B DAVIDSON
ROCKWALL, TX 75087

MYRELI LLC
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUG A & RUTH A
627 SORITA CIRCLE
HEATH, TX 75032

CURRENT RESIDENT
720 DAVIS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 STEPHENSON ST
ROCKWALL, TX 71104

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 00000

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

CURRENT RESIDENT
PO BOX 271001
ROCKWALL, TX 75027

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

SOUTH GOLIAD STREET

SOUTH ALAMO ROAD



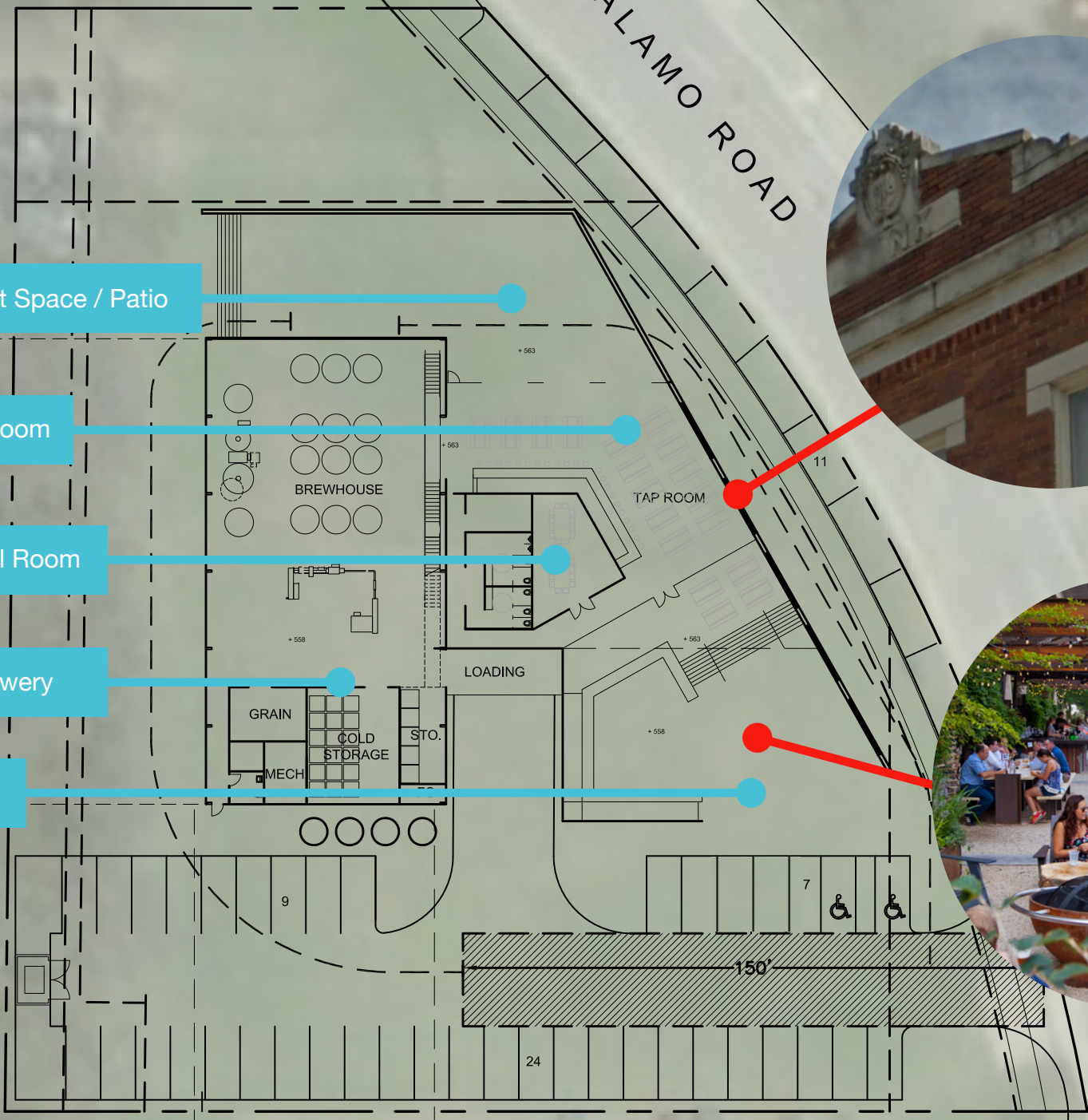
Event Space / Patio

Tap Room

Rental Room

Brewery

Patio





SIREN ROCK
BREWING COMPANY







SIREN  ROCK
BREWING COMPANY

SIREN ROCK
BREWING COMPANY

SIREN ROCK
BREWING COMPANY

SIREN ROCK
BREWING COMPANY

SIREN ROCK
BREWING COMPANY



SIREN ROCK



BREWING COMPANY

HANDCRAFTED BEER. IRRESISTIBLE CHARACTER.

LONE CASTAWAY
MAGNETIC MUSE
PRIMA DIVA



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [ORDINANCE NO. 17-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*, and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of Article IV, *Permissible Uses*, and *Section 4.8, Downtown (DT) District*, and *Section 6.9, SH-66 Overlay (SH-66 OV) District*, of Article V,

District Development Standards, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum square footage of the building 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.

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 6TH DAY OF AUGUST, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Exhibit 'A':
Legal Description

DRAFT
ORDINANCE
06.26.2018

DRAFT
ORDINANCE
06.26.2018

Exhibit 'C':
Concept Building Elevations

DRAFT
ORDINANCE
06.26.2018

City of Rockwall
Project Plan Review History



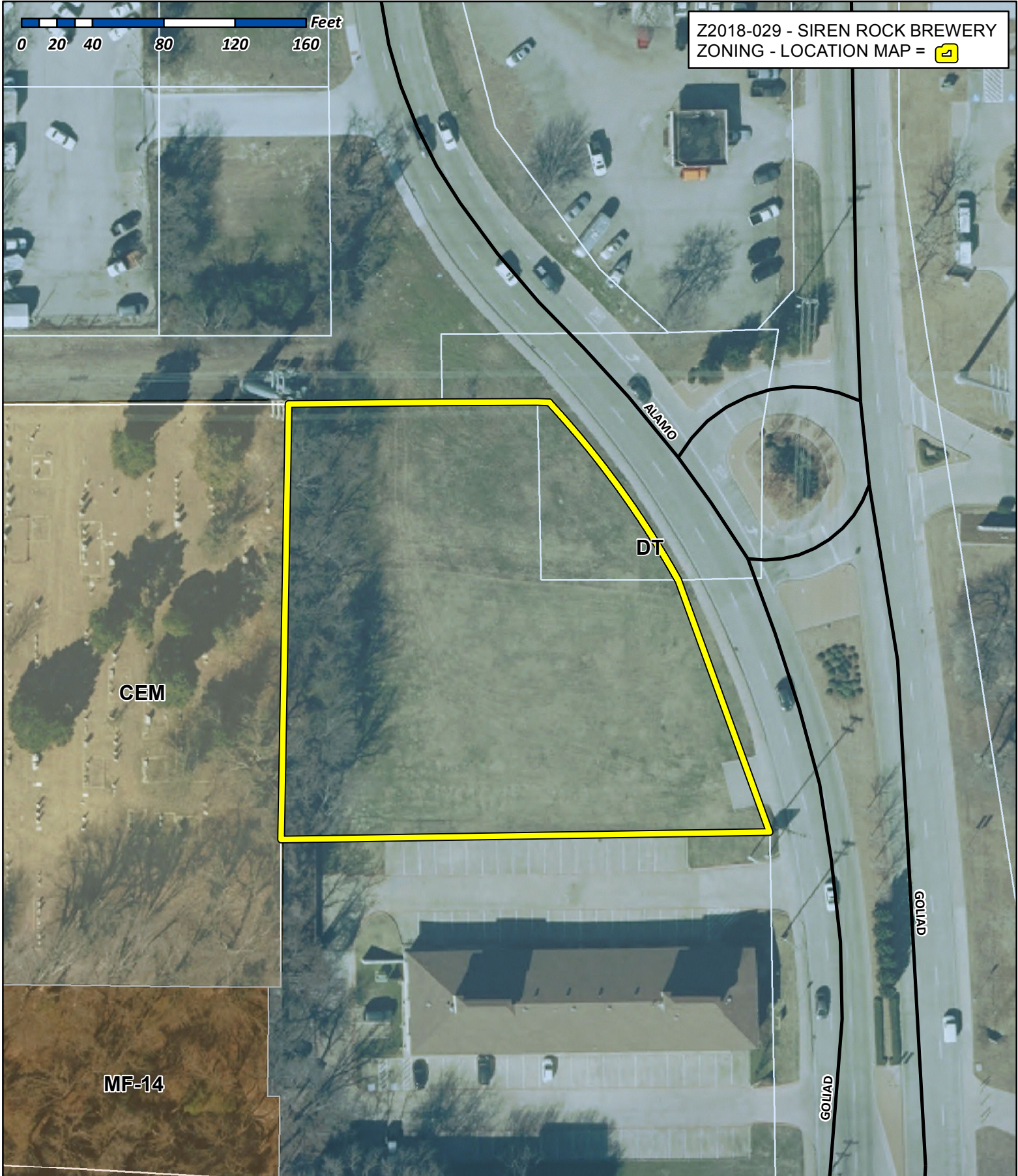
Project Number Z2018-029	Owner CAIN, FAMILY PARTNERSHIP LTD	Applied 6/18/2018 DG
Project Name SUP for Brewery	Applicant Doug Galloway	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status NEED REVISIONS		Status 6/19/2018 RM

Site Address	City, State Zip	
GOLIAD	ROCKWALL, TX 75087	Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
CAIN PROPERTIES PH 1 (REPLAT)	1R	NULL	1R	3200-0000-001R-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING (6/21/2018 9:03 AM AW) No deadend parking without a turn around Parking to be 20'x9' with a 24' drive aisle Dumpster will need to drain to an oil/water separator Detention will be required for the entire lot.	Amy Williams	6/18/2018	6/25/2018	6/21/2018	3	APPROVED	See Comments
FIRE	Ariana Hargrove	6/18/2018	6/25/2018	6/21/2018	3	APPROVED	
PLANNING	Ryan Miller	6/18/2018	6/25/2018	6/19/2018	1	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2018-029; SUP for Siren Rock Brewery						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request for the approval of a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and located north of the intersection of S. Goliad Street [SH-205] and Storrs Street.
I.2						For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3						For reference, include the case number (Z2018-029) in the lower right hand corner of all pages on future submittals.
M.4						Please review the attached draft ordinance prior to the June 26, 2018 Planning & Zoning Commission meeting.
I.5						Article IV, Permissible Uses, of the Unified Development Code (UDC) defines Craft Brewery, Distillery and/or Winery as “small scale manufacturing and retail operations that are less than 12,000 square feet in total building area, and where a maximum of 40% of the total floor area can be dedicated to the direct sale of the on-site manufactured product. A craft or micro-brewery, distillery and/or winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail sales of beer for off-premise consumption. A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.”
M.6						Based on the materials submitted with the application staff will need the following items as soon as possible in order to take this case forward:
						1) Legal Description of the Subject Property. Staff also recommends the applicant submit a survey showing the boundaries of the property. Currently the City’s parcel layer shows a portion of the subject property being owned by TXDOT.
						2) Floor Plan with Land Uses and Square Footages. Staff is requiring a floor plan with square footages for each use be submitted to ensure compliance to the requirements (i.e. 12,000 SF maximum area, 40% of SF allowed for tap room, etc.).
						3) Building Elevations. While this is not required it would be strongly suggested to submit a conceptual building elevation to show the Planning and Zoning Commission and City Council.
						4) Applicant’s Letter. It is strongly suggested a letter from the applicants outlining the proposed business (e.g. all land uses, hours of operations, etc.) be provided.
I.7						The City currently allows food trucks in this area. If the applicant is proposing to allow food trucks please indicate this in the applicant’s letter, and consider adding dedicated parking areas to accommodate these vehicles.
M.8						Staff has included the following operational conditions in the attached Specific Use Permit (SUP) ordinance:
						1) The development and operation of a brewery shall generally conform to the Concept Plan depicted in Exhibit ‘B’ and Concept Building Elevations depicted in Exhibit ‘C’ of the Specific Use Permit (SUP) ordinance.
						2) The maximum square footage of the building 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.
I.9						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 3, 2018; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 10, 2018 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on June 26, 2018.
I.10						The projected City Council meeting dates for this case will be July 16, 2018 [1st Reading] & August 6, 2018 [2nd Reading].



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.

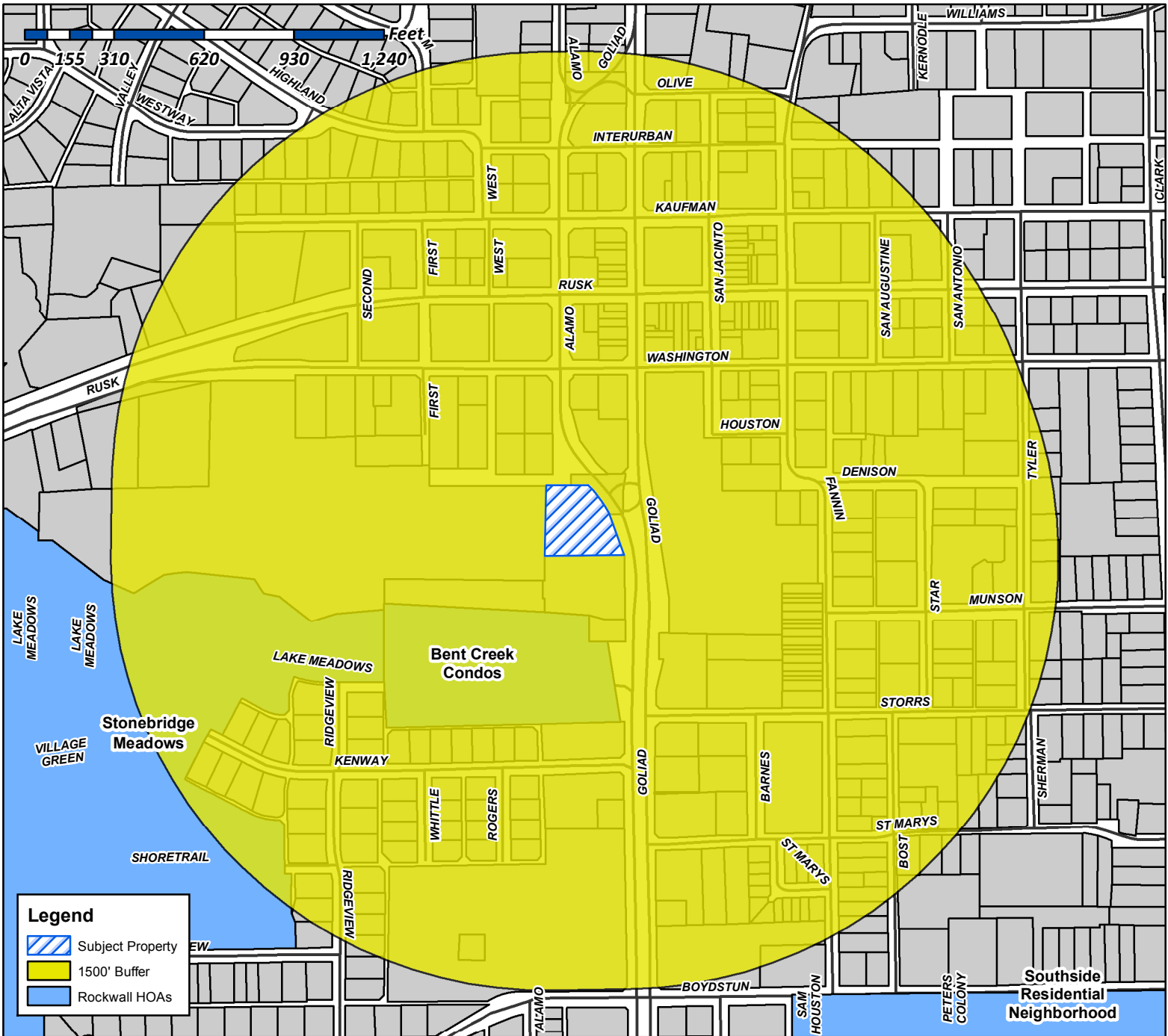




City of Rockwall

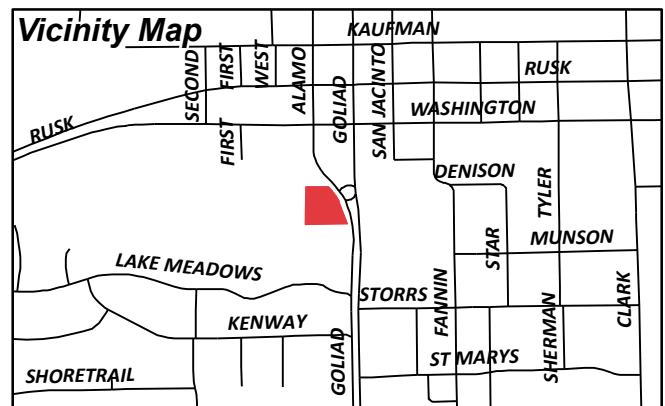
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St

Date Created: 6/18/2018
For Questions on this Case Call (972) 771-7745

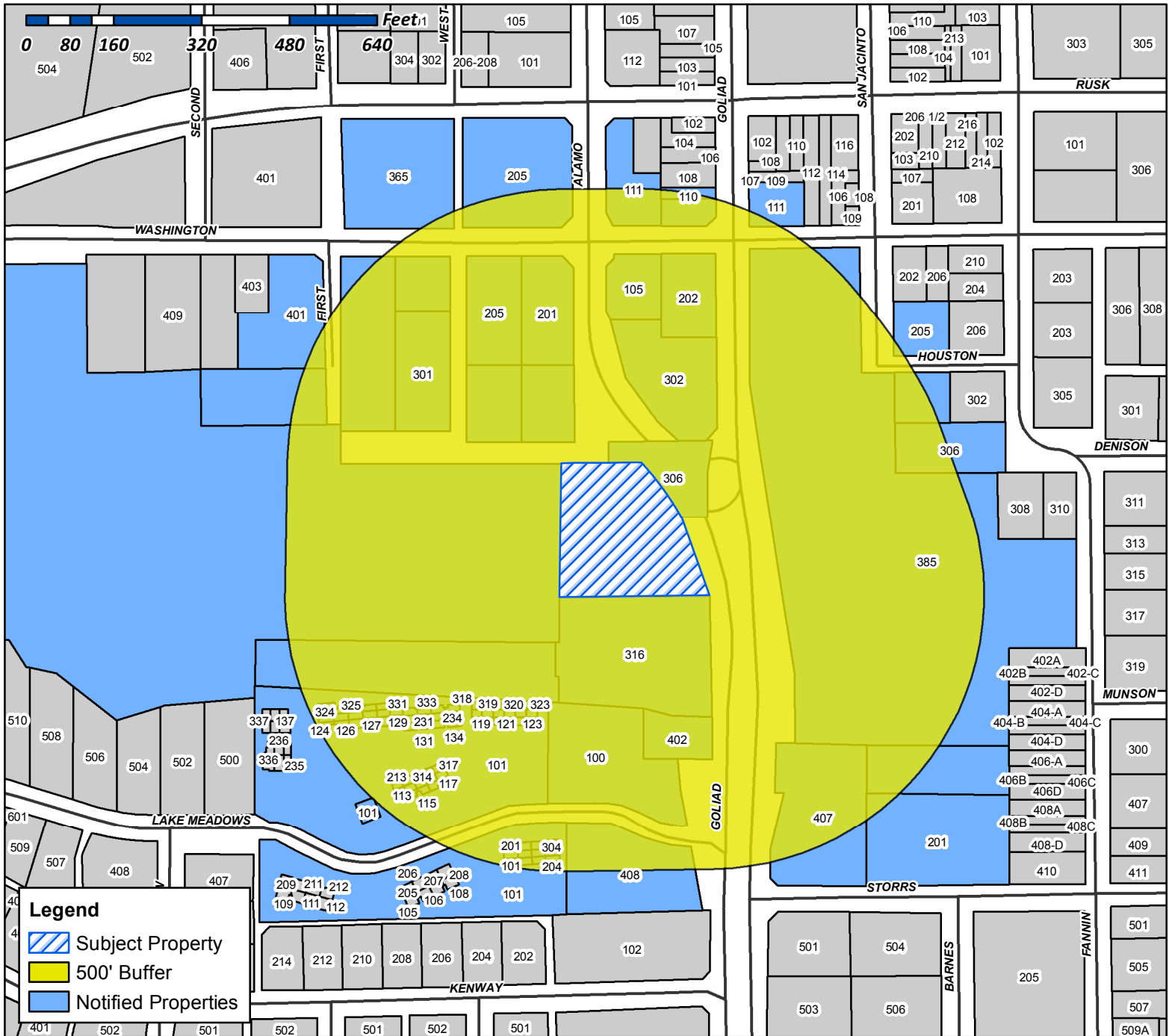




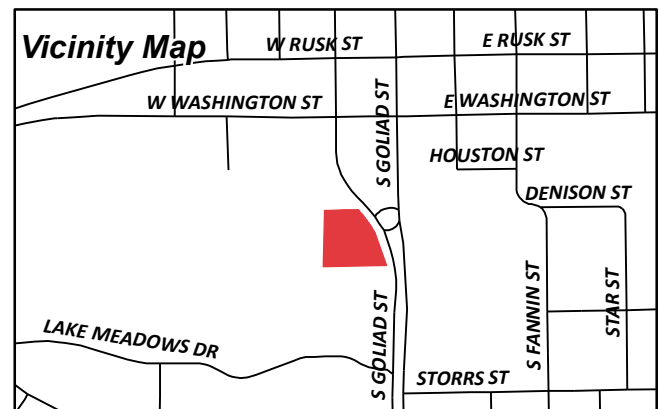
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Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St



Date Created: 06/18/2018

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

CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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

CURRENT RESIDENT
111 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

CURRENT RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

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117 LAKE MEADOWS DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

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132 LAKE MEADOWS DR
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133 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

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203 LAKE MEADOWS DR
ROCKWALL, TX 75087

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204 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W WASHINGTON
ROCKWALL, TX 75087

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2217 MCCLENDON DR
ROCKWALL, TX 75032

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ROCKWALL, TX 75087

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301 W WASHINGTON
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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306 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
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ROCKWALL, TX 75087

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322 LAKE MEADOWS O. DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
365 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
389 SW LAKEVIEW AVE
ROCKWALL, TX 32025

CURRENT RESIDENT
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

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

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

CURRENT RESIDENT
505 C B DAVIDSON
ROCKWALL, TX 75087

MYRELI LLC
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUG A & RUTH A
627 SORITA CIRCLE
HEATH, TX 75032

CURRENT RESIDENT
720 DAVIS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 STEPHENSON ST
ROCKWALL, TX 71104

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 00000

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

CURRENT RESIDENT
PO BOX 271001
ROCKWALL, TX 75027

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

SOUTH GOLIAD STREET

SOUTH ALAMO ROAD



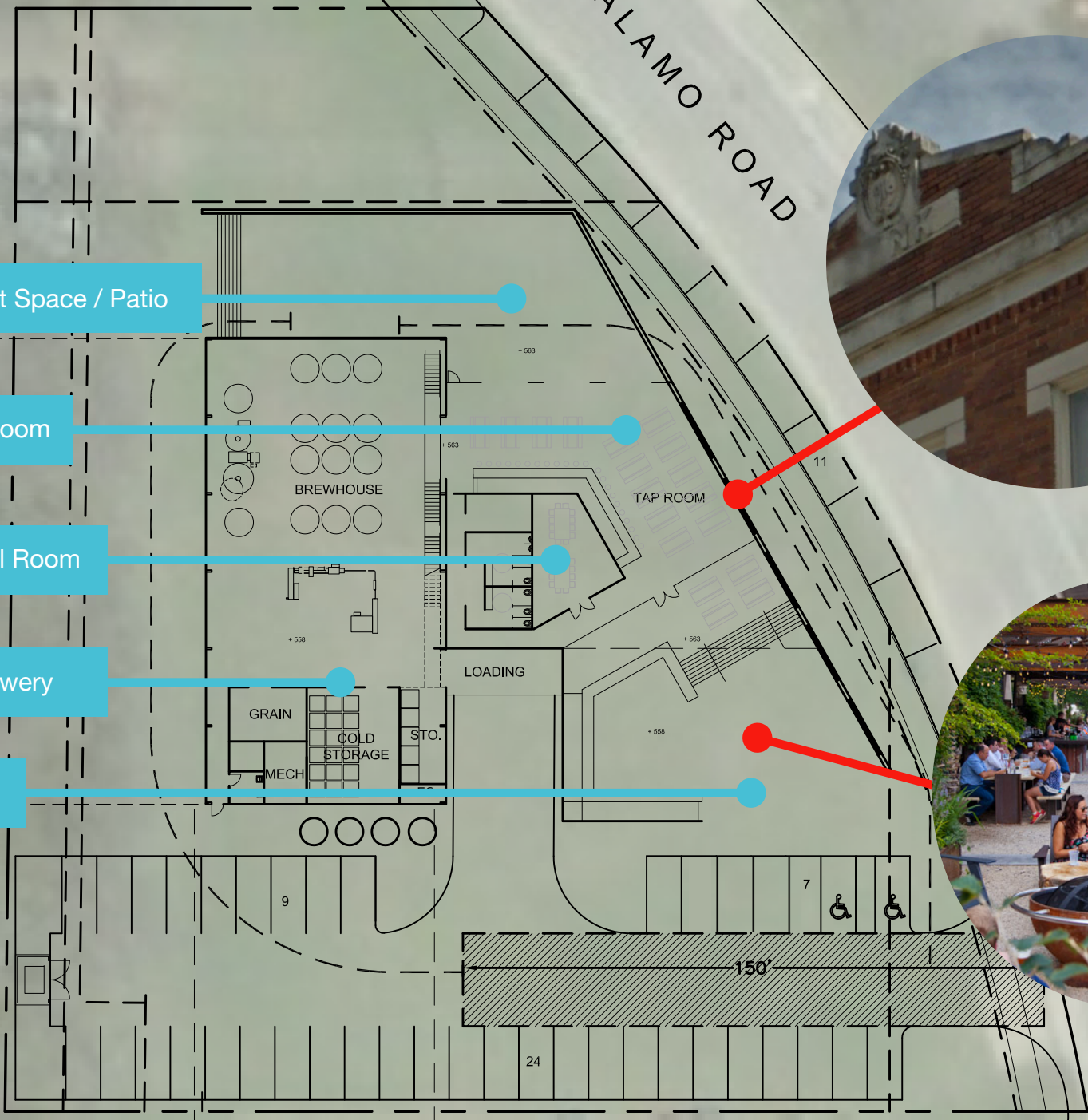
Event Space / Patio

Tap Room

Rental Room

Brewery

Patio





SIREN  ROCK
THE FIRST CRAFT BEER









SIREN  ROCK
BREWING COMPANY

SIREN ROCK
BREWING COMPANY





SIREN ROCK



HANDCRAFTED BEER. IRRESISTIBLE CHARACTER.

LONE CASTAWAY
MAGNETIC MUSE
PRIMAL DIVA





CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [ORDINANCE NO. 17-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*, and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of Article IV, *Permissible Uses*, and *Section 4.8, Downtown (DT) District*, and *Section 6.9, SH-66 Overlay (SH-66 OV) District*, of Article V,

District Development Standards, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum square footage of the building 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.

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 6TH DAY OF AUGUST, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Exhibit 'A':
Legal Description

DRAFT
ORDINANCE
06.26.2018

DRAFT
ORDINANCE
06.26.2018

Exhibit 'C':
Concept Building Elevations

DRAFT
ORDINANCE
06.26.2018

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/10/2018

APPLICANT: Doug Galloway

AGENDA ITEM: Z2018-029; SUP for Siren Rock Brewery

SUMMARY:

Hold a public hearing to discuss and consider a request 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* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

At the April 2, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of making changes to the alcohol related land uses. This direction came as the result of an appointment with Corey and Eva Cannon requesting the City Council amend the code to allow the *Brewery and/or Distillery* land use in the Downtown (DT) District by Specific Use Permit (SUP). Ultimately, the City Council adopted changes to the UDC creating a *Craft Brewery, Distillery and/or Winery* land use, which is allowed *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts and by Specific Use Permit (SUP) in the Downtown (DT), General Retail (GR) and Commercial (C) Districts. This amendment was adopted on June 4, 2018. Based on this approval, the applicant -- *Doug Galloway* -- has submitted an application on behalf of the Corey Cannon requesting the approval of a Specific Use Permit (SUP) to allow a *Craft Brewery* in the Downtown (DT) District. The subject property is a 1.16-acre tract of land located west of City Hall, directly north of 316 S. Goliad Street [SH-205].

According to the approved amendment, the *Craft Brewery, Distillery and/or Winery* land use is permitted within the Downtown (DT) District by Specific Use Permit (SUP) with the following conditions:

- 1) *The total building area (i.e. area under roof) is less than 12,000 SF.*
- 2) *The total floor area dedicated to the direct sale of the on-site manufactured product (typically referred to as a taproom) shall not exceed a maximum of 40% of the total floor area.*
- 3) *The uses permitted as accessory land uses are limited to:*
 - (a) *a tasting room to dispense product manufactured on site for on premise consumption,*
 - (b) *meeting/banquet facilities,*
 - (c) *restaurants, and/or*
 - (d) *retail sales of on-site manufactured product for off-premise consumption.*

The applicant has submitted a concept plan that shows that the proposed facility will be 11,931 SF in size with a 4,479 SF area dedicated for the taproom. This represents 37.69% of the total floor area. The remainder of the space will include 1,850 SF for offices and 7,452 SF of production space. In addition, the taproom will include a 508 SF banquet/meeting room. Based

on the materials provided by the applicant the proposed concept plan appears to meet the requirements of the adopted ordinance; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the applicant's request be approved, a site plan with building elevations will need to be approved by the Planning and Zoning Commission (*and City Council if necessary*) pending a recommendation from the Architectural Review Board (ARB).

ADJACENT LAND USES AND ACCESS:

The subject property is located south to the intersection of S. Goliad Street [*SH-205*] and Storrs Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an unimproved 50-foot right-of-way and Texas Power & Light Utility Easement. Beyond this are four (4) tracts of land (*i.e. [1] a 0.454 acre parcel of land identified as Lots 1, 6, 7 & 8, Block P, Rockwall OT Addition, [2] a 0.241-acre parcel of land identified as Lot 1, Block AB, Rockwall OT Addition, [3] a 0.29-acre parcel of land identified as Lot 2, Block AB, Rockwall OT Addition and [4] a 0.4592-acre parcel of land identified as Lots 2-5, Block P, Rockwall OT Addition*), two (2) of which are vacant and two (2) of which have parking areas for the police department. All of these areas are zoned Downtown (DT) District.

South: Directly south of the subject property is a 1.254-acre parcel of land identified as *Lot 1RA, Cain Properties #1 Addition* that is currently occupied with a multi-tenant, general retail strip center. South of this is a 0.85-acre parcel of land, identified as *Lot 3, Rocca Villa Addition*, which is currently occupied by buildings owned by the Rockwall Housing Authority. Both properties are zoned Downtown (DT) District.

East: Directly east of the subject property S. Goliad Street [*SH-205*], which is identified as a P3U (*principal arterial, three [3] lane, divided highway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. This transitions into a P6D (*principal arterial, six [6] lane, divided highway*) south of the subject property. East of this roadway is a 7.3545-acre parcel of land identified as *Lot 1, Block 1, Rockwall City Hall Addition*. This property is currently occupied by City Hall. All areas east of the subject property are zoned Downtown (DT) District.

West: Directly west of the subject property is Rockwall Memorial Cemetery, which is identified as *Block 15, 16 & 17, Lowe & Allen Addition*. In addition, there is a 1.216-acre parcel of land identified as *Lot 1RB, Cain Properties #1 Addition*. Both of these properties are zoned Downtown (DT) District.

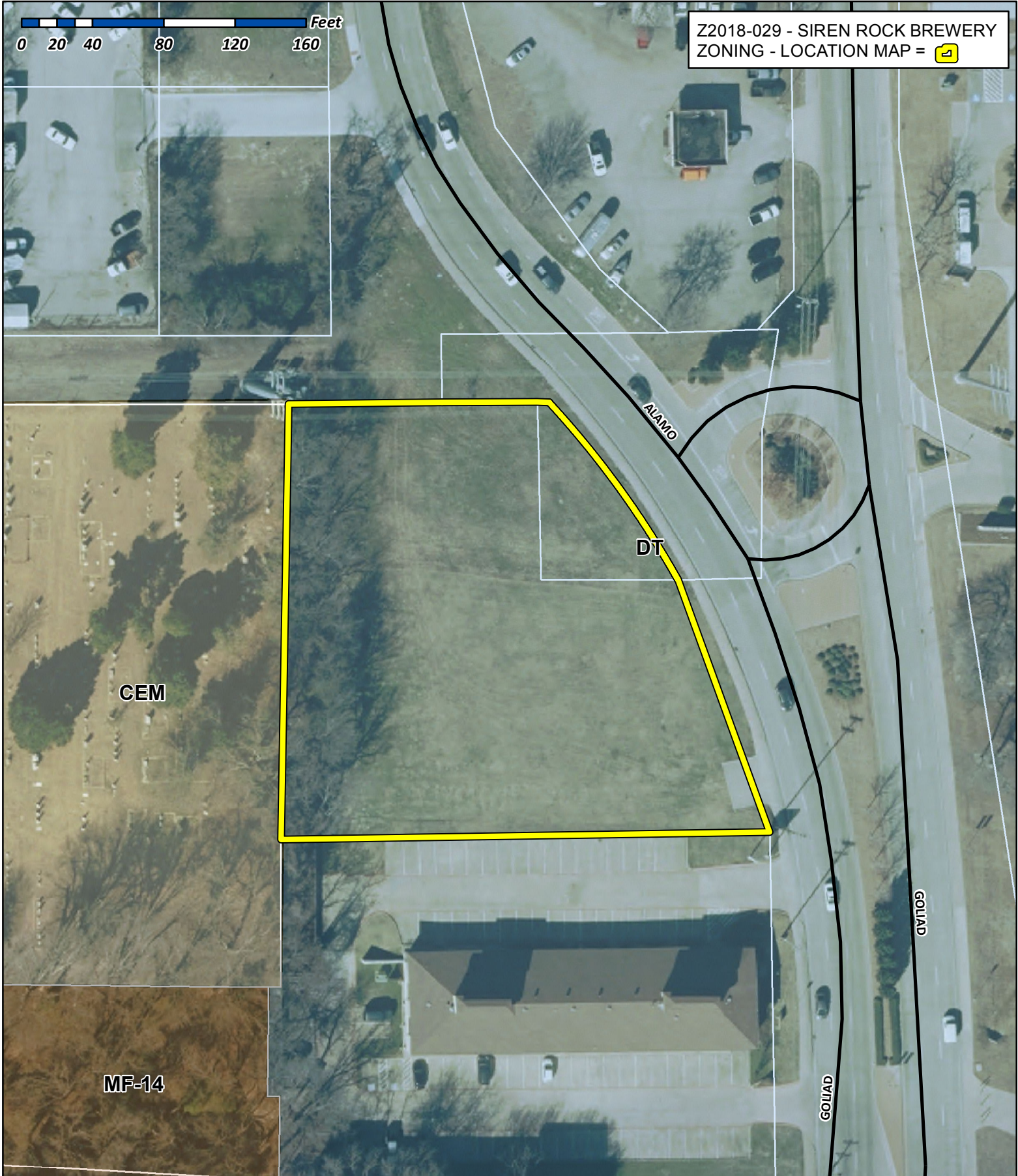
NOTIFICATION:

On June 27, 2018, staff mailed 119 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Stonebridge Meadows Homeowner's Associations (HOAs), which are the only HOAs/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition and one (1) notice in favor of the applicant's request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

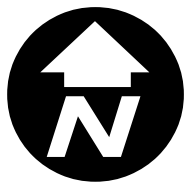
- 1) The operation of the *Craft Brewery, Distillery and/or Winery* on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - (a) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The maximum square footage of the building shall not exceed 12,000 SF in total building area.
 - (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 2) Any construction or building necessary to complete this 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

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.

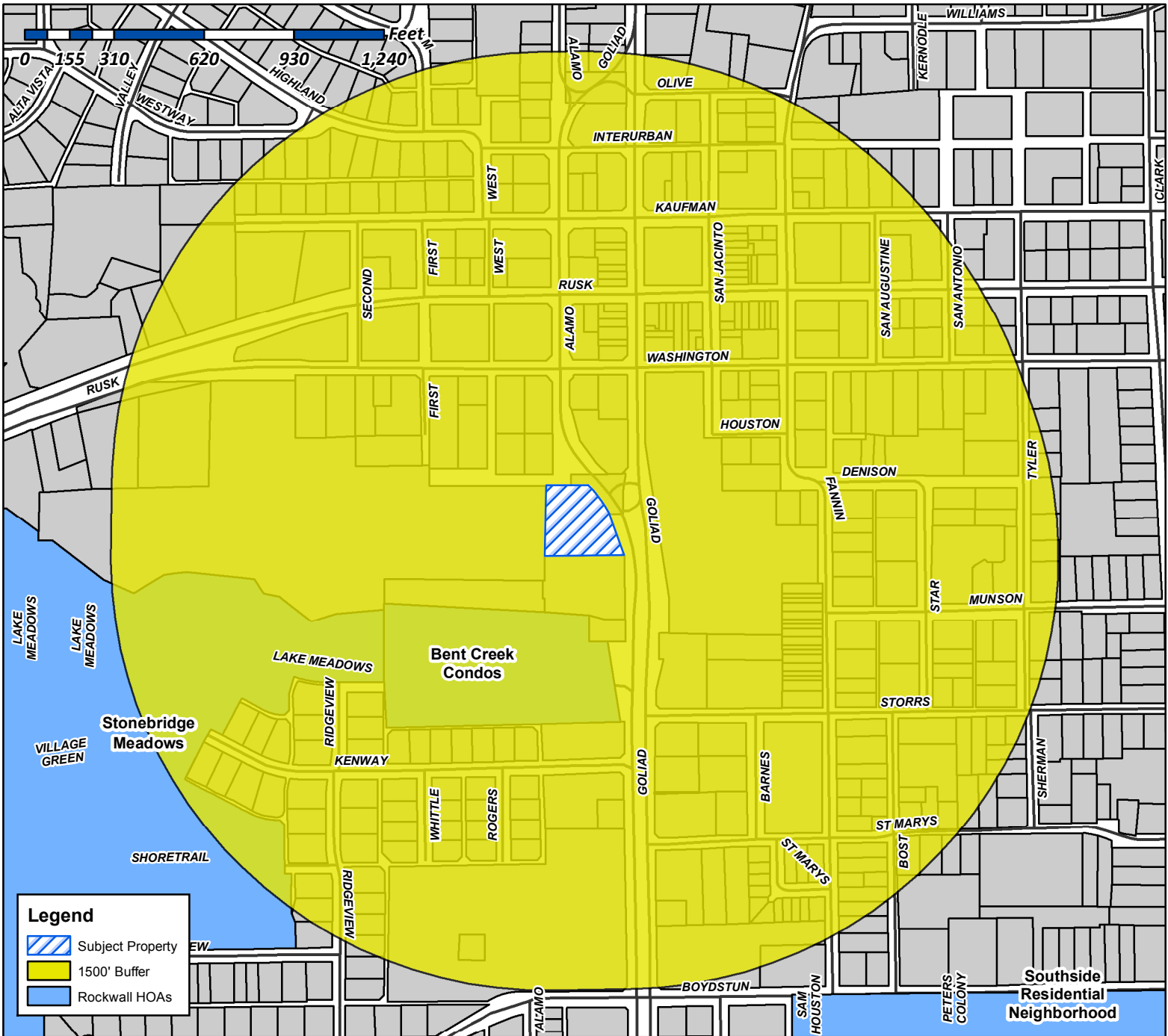




City of Rockwall

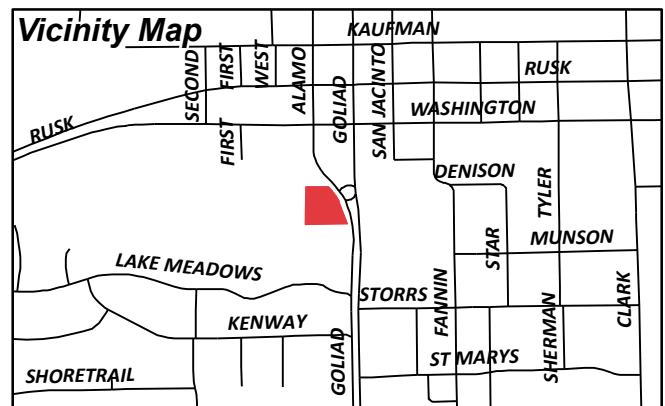
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St

Date Created: 6/18/2018
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, June 27, 2018 10:12:09 AM
Attachments: [HOA Map \(06.18.2018\).pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner **June 29, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 7/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below.

Additional information can also be found at

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

Z2018-029- Hold a public hearing to discuss and consider a request 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* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

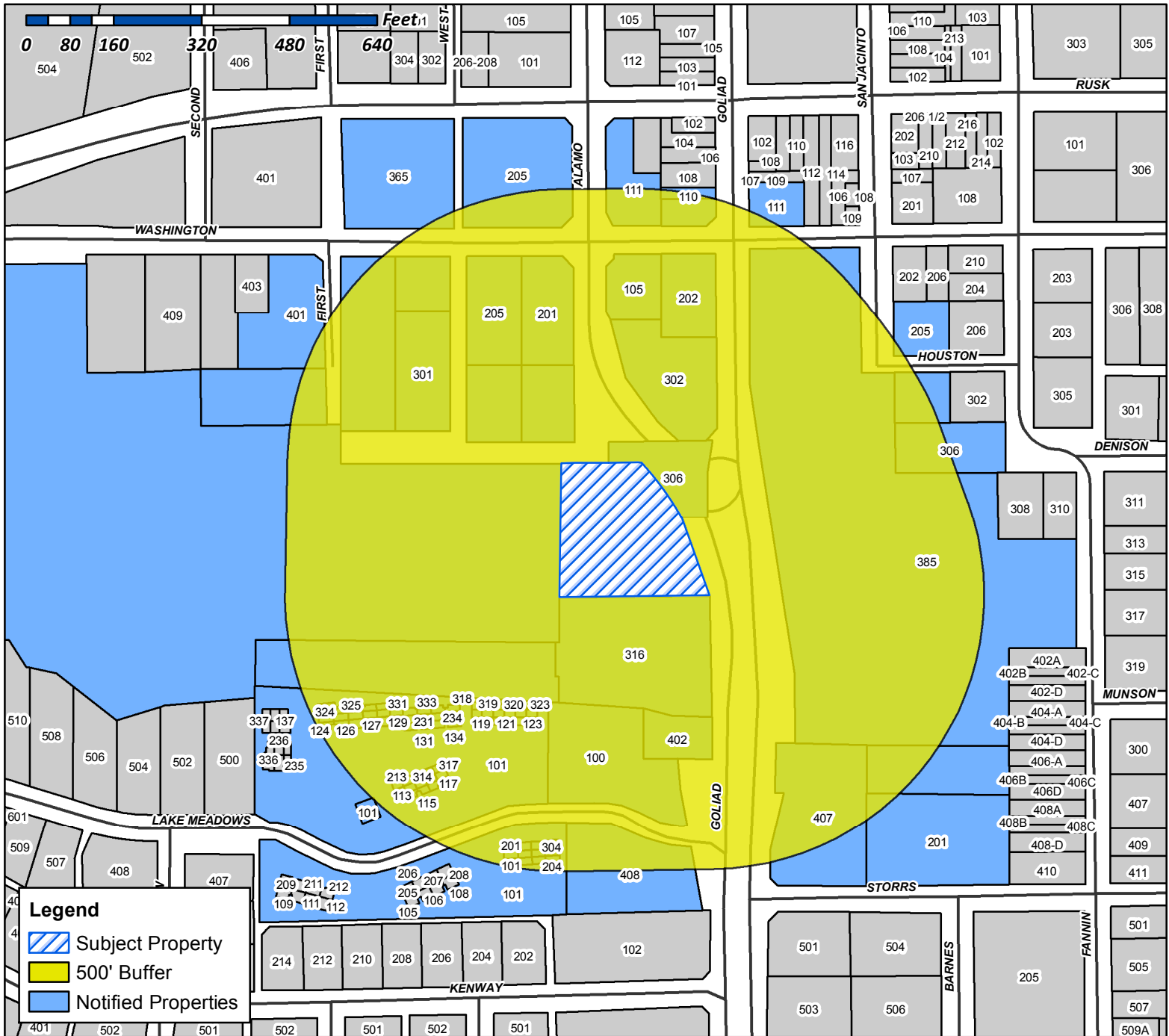
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



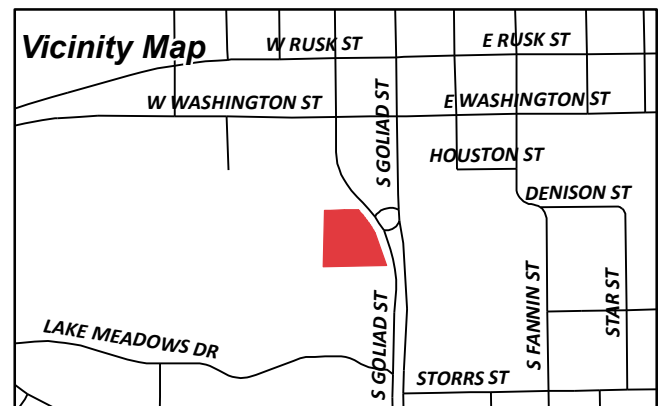
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St



Date Created: 06/18/2018

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

CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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

CURRENT RESIDENT
111 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

CURRENT RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
118 LAKE MEADOWS DR
ROCKWALL, TX 75087

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129 LAKE MEADOWS DR
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CURRENT RESIDENT
130 LAKE MEADOWS DR
ROCKWALL, TX 75087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
132 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
133 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
214 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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220 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
221 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2217 MCCLENDON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
222 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
223 LAKE MEADOWS DR
ROCKWALL, TX 75087

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CURRENT RESIDENT
234 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
301 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
301 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
302 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
303 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
304 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
314 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
315 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
316 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
316 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
317 LAKE MEADOWS DR
ROCKWALL, TX 75087

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318 LAKE MEADOWS DR
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319 LAKE MEADOWS DR
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320 LAKE MEADOWS DR
ROCKWALL, TX 75087

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321 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
322 LAKE MEADOWS O. DR
ROCKWALL, TX 75087

CURRENT RESIDENT
323 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
324 LAKE MEADOWS DR
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT
332 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
333 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
365 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
389 SW LAKEVIEW AVE
ROCKWALL, TX 32025

CURRENT RESIDENT
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

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

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

CURRENT RESIDENT
505 C B DAVIDSON
ROCKWALL, TX 75087

MYRELI LLC
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUG A & RUTH A
627 SORITA CIRCLE
HEATH, TX 75032

CURRENT RESIDENT
720 DAVIS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 STEPHENSON ST
ROCKWALL, TX 71104

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 00000

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

CURRENT RESIDENT
PO BOX 271001
ROCKWALL, TX 75027

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2018-029: SUP for Brewery

Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Coey Cannon for the approval of a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name input.

Address:

Grey bar for Address input.

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

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



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

A Brewery Downtown is a very bad idea. This will not enhance the family friendly downtown. We have worked hard and spent millions of dollars to encourage wholesome activities downtown. This is on a very fast dangerous curve in the road. People will

Name: be encouraged to cross mid-block to get downtown after

Address: Drinking Alcohol,

Jim Pruitt 110 S. Goliad Rockwall, TX 75087

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

Kenda Cupepper 110 S. Goliad Rockwall, TX 75087

Kaylen Pruitt 110 S. Goliad Rockwall, TX 75087

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NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Rockwall, TX 75087**

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

As long as traffic flow is not impeded to my business, I'm for the request.

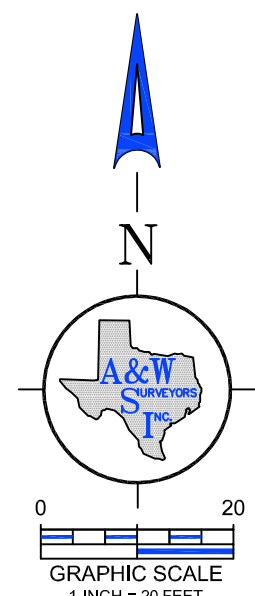
Name:

Address:

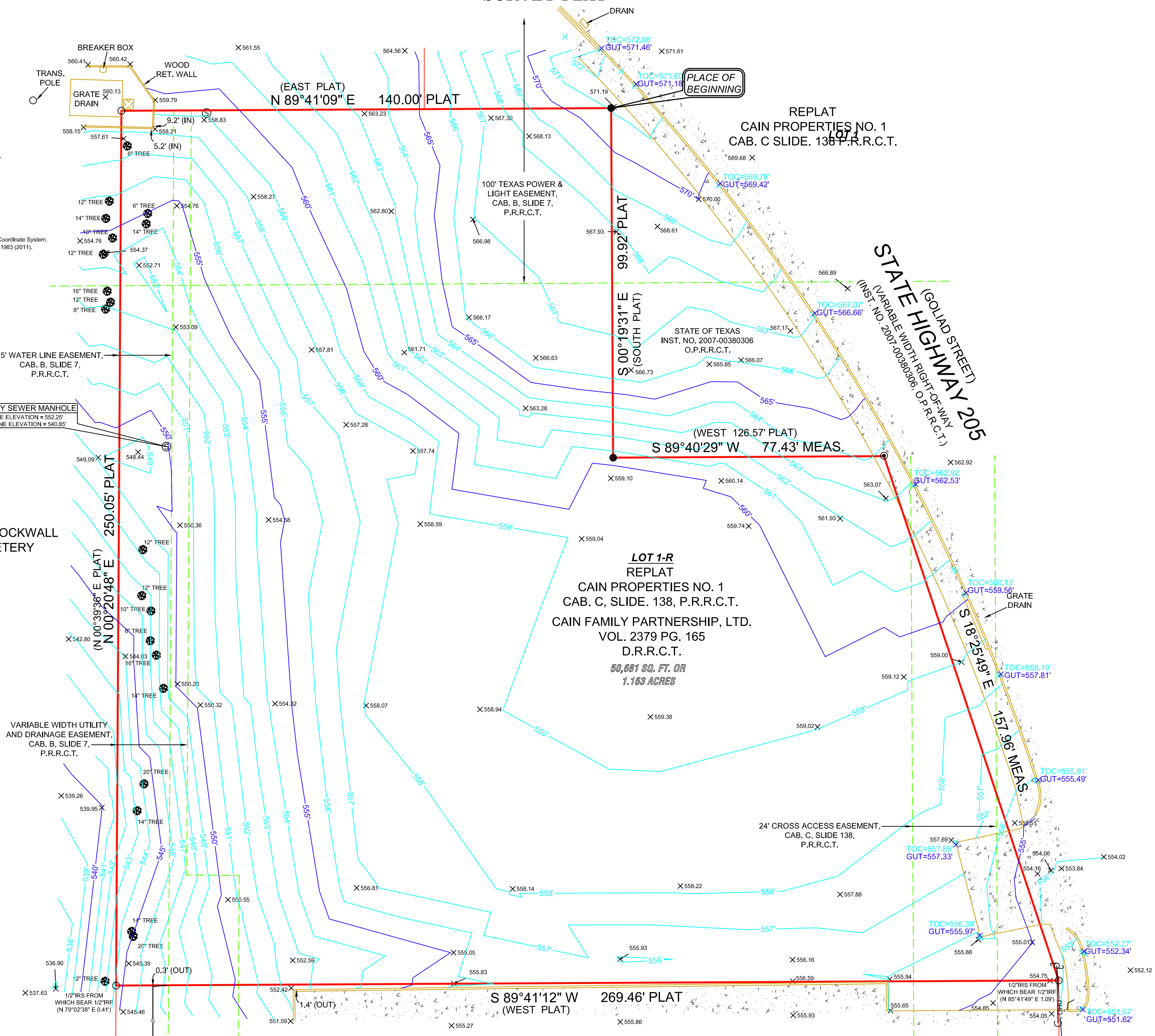
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

SURVEY PLAT



Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).



LEGAL DESCRIPTION

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 Northernly 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 of said addition;

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 50,661 square feet or 1.163 acres of land.

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

BENCHMARK NOTES

R005-1, Brass cap, 578.6314'

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND									
● 1/2" IR FOUND	⊙ X-FOUND	⊠ TELE. BOX	⊕ BOLLARD POST	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊙ X-SET	⊠ CABLE BOX	⊕ LIGHT POLE	⊕ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT	
⊙ 3/8" IR FOUND	⊙ 1" IR FOUND	⊠ ELECTRIC BOX	⊕ SAN. SEW. MHL.	⊕ GAS METER	— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY	
⊙ 3/8" IR FOUND	⊙ 1" IR FOUND	⊠ BRICK COLUMN	⊕ IRRIGATION VALVE	⊕ A.C. PAD	— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	— HIGHBANK LINE	
⊙ 3/8" IR FOUND	⊙ 1" IR FOUND	⊠ STONE COLUMN	⊕ WATER VALVE	⊕ TRANS. BOX	— CHAIN LINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— PARKING STRIPE	
⊙ 3/8" IR FOUND	⊙ 1" IR FOUND	⊠ POINT FOR CORNER	⊕ FIRE HYDRANT	⊕ POOL EQUIP.	— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL		
⊙ 3/8" IR FOUND	⊙ 1" IR FOUND	⊠ CON. MONUMENT	⊕ SAN. SEW. CO.		— PIPE RAIL FENCE	▭ NO PARKING	▭ TILE		
⊙ 3/8" IR FOUND	⊙ 1" IR FOUND	⊠ SAN. SEW. CO.	⊕ IR. VALVE					♿ HANDICAP SPACE	

**GOLIAD STREET
ROCKWALL, TEXAS**

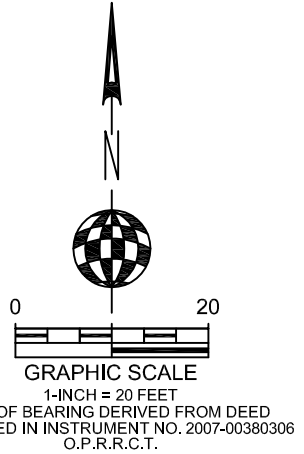
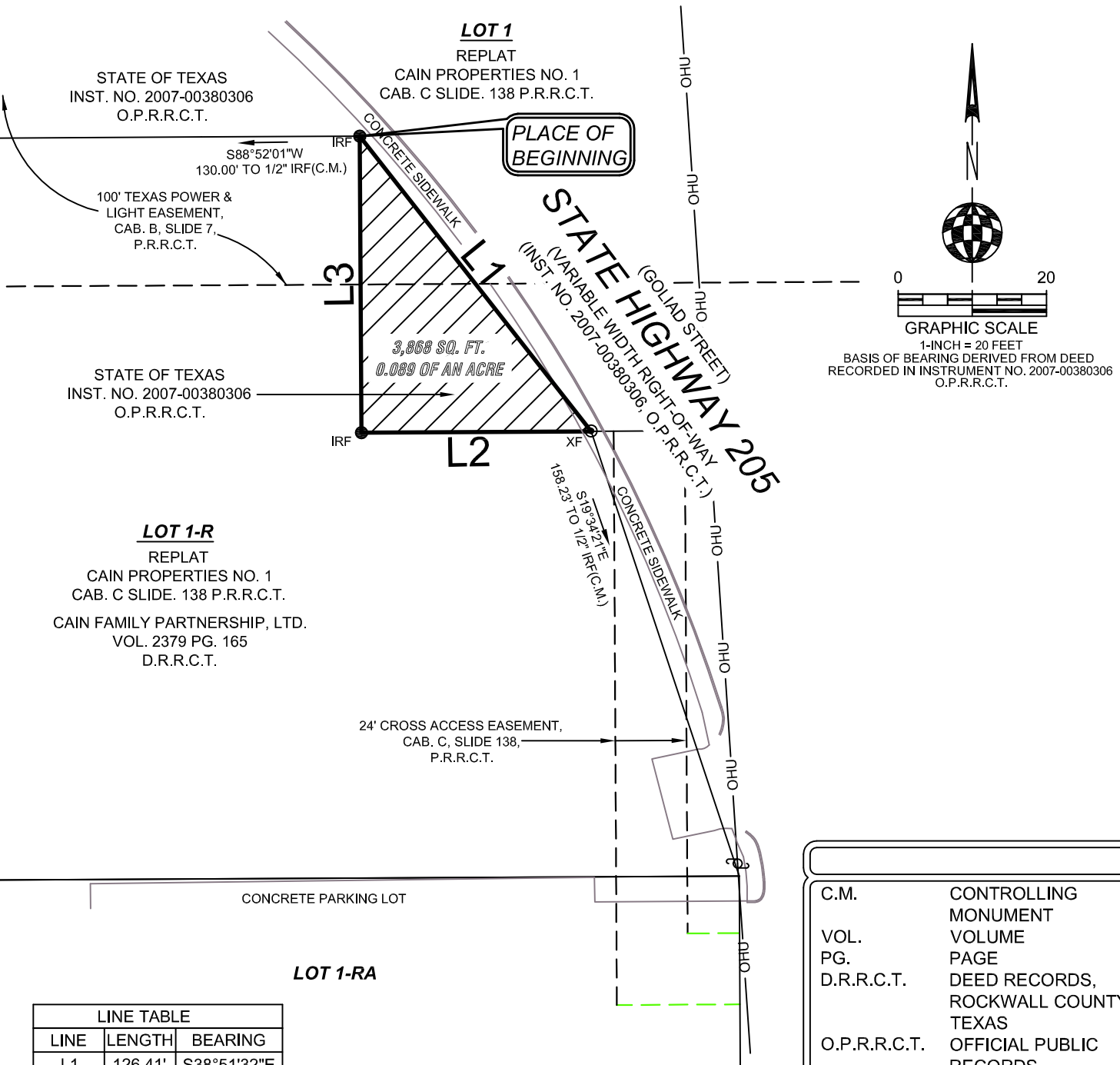
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 18-0787
DATE: 05-07-2018
DRAWN BY: 444
A professional company operating in your best interest

EXHIBIT "A"

COUNTY: ROCKWALL
HIGHWAY: STATE HIGHWAY 205

STATE HIGHWAY 205



STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.

LOT 1
REPLAT
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138 P.R.R.C.T.

PLACE OF BEGINNING

100' TEXAS POWER & LIGHT EASEMENT,
CAB. B, SLIDE 7,
P.R.R.C.T.

STATE OF TEXAS
INST. NO. 2007-00380306
O.P.R.R.C.T.

3,868 SQ. FT.
0.089 OF AN ACRE

LOT 1-R

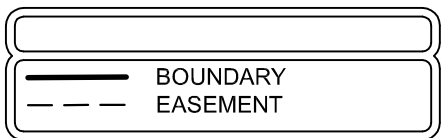
REPLAT
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138 P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.

24' CROSS ACCESS EASEMENT,
CAB. C, SLIDE 138,
P.R.R.C.T.

CONCRETE PARKING LOT

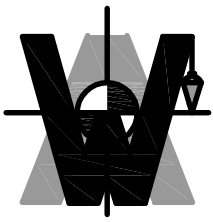
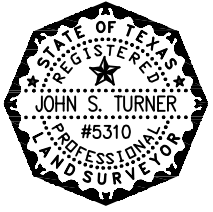
LOT 1-RA

LINE TABLE		
LINE	LENGTH	BEARING
L1	126.41'	S38°51'32"E
L2	77.43'	S88°54'50"W
L3	99.92'	N01°05'10"W



C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND

John S. Turner
John S. Turner, R.P.L.S. #5310



A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job Number: 18-0787 Date: 05-07-2018 Drafter: 967

"A professional company operating in your best interest"

SOUTH GOLIAD STREET

SOUTH ALAMO ROAD



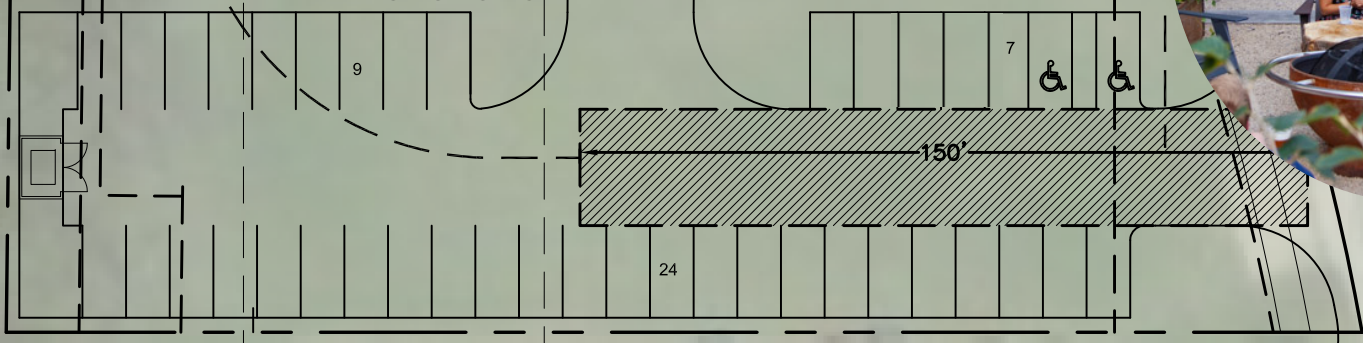
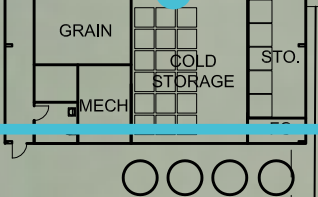
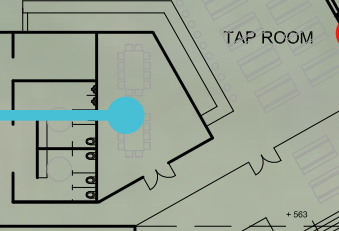
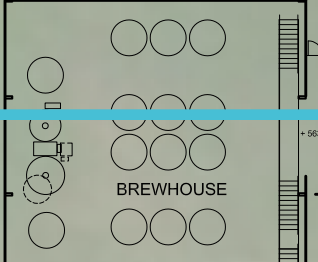
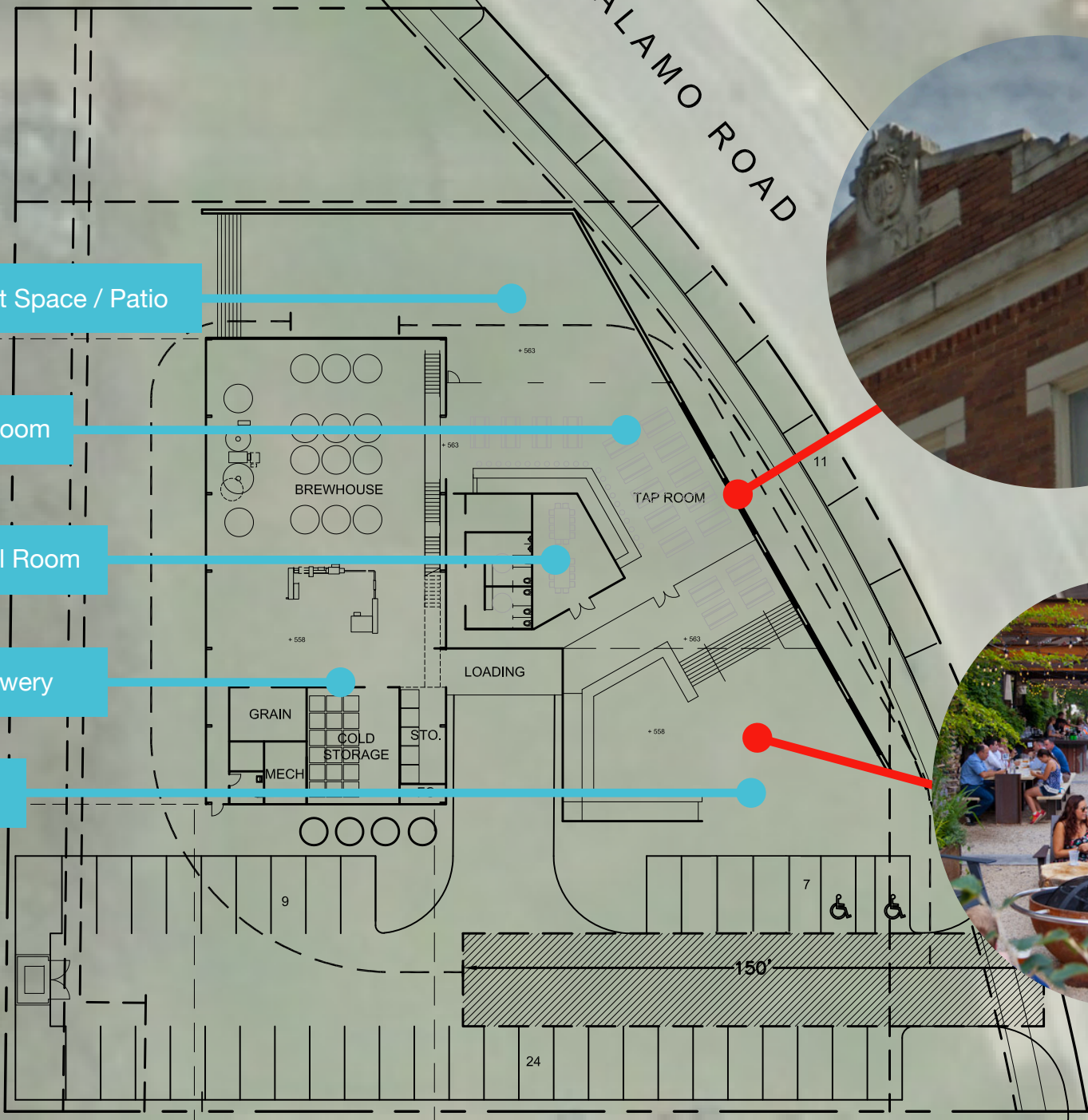
Event Space / Patio

Tap Room

Rental Room

Brewery

Patio





SCHMATIC DESIGN PACKAGE
03.22.2018



VIEW OF SOUTH BEER GARDEN

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS

5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090

WWW.MUNNHARRIS.COM



VIEW OF TAP ROOM

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



TAP ROOM LOOKING TO PRODUCTION AREA

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



NORTH BEER GARDEN FROM ALAMO STREET

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS

5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



VIEW OF NORTH BEER GARDEN

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

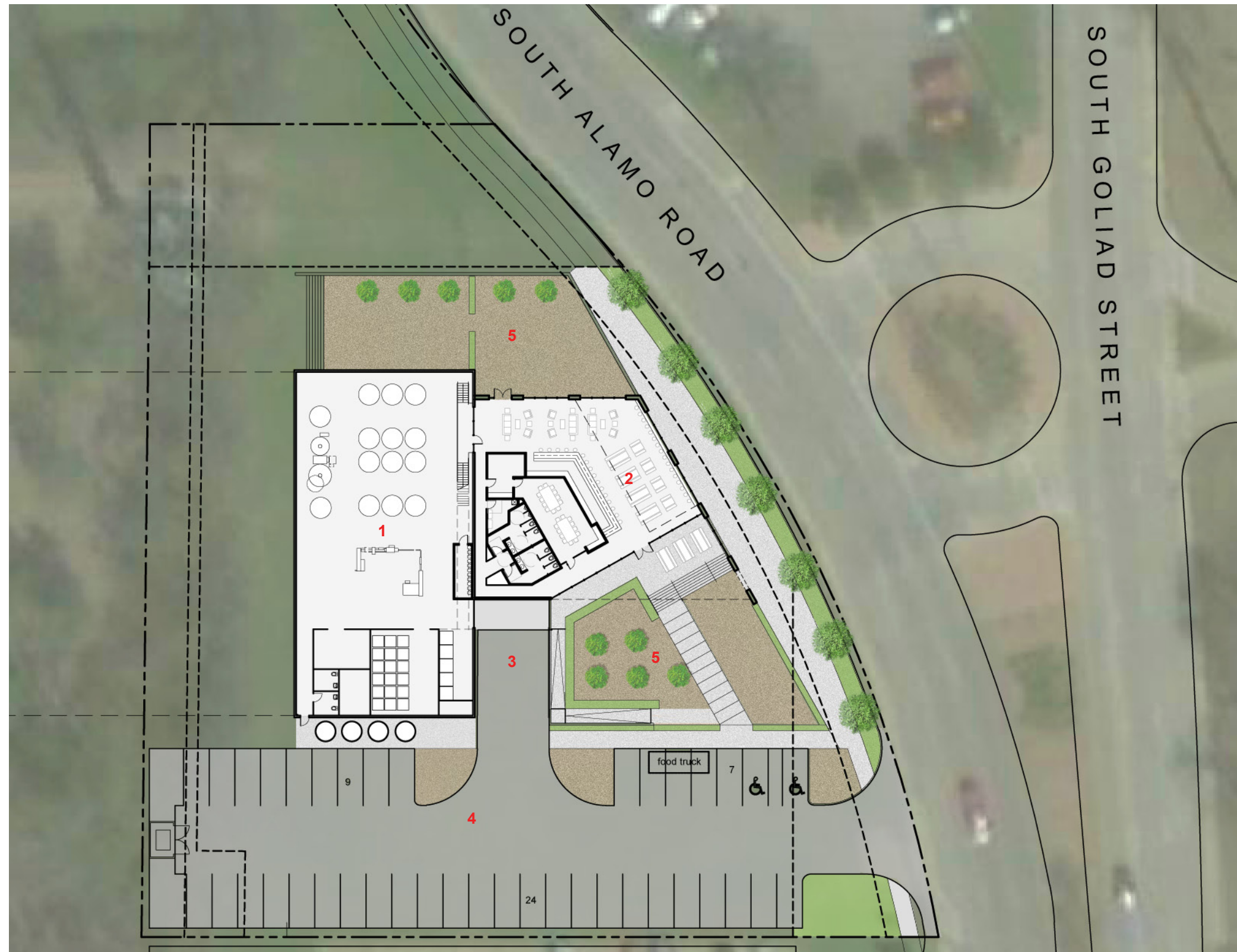
SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS

5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090

WWW.MUNNHARRIS.COM



PROJECT INFO

GROSS SF

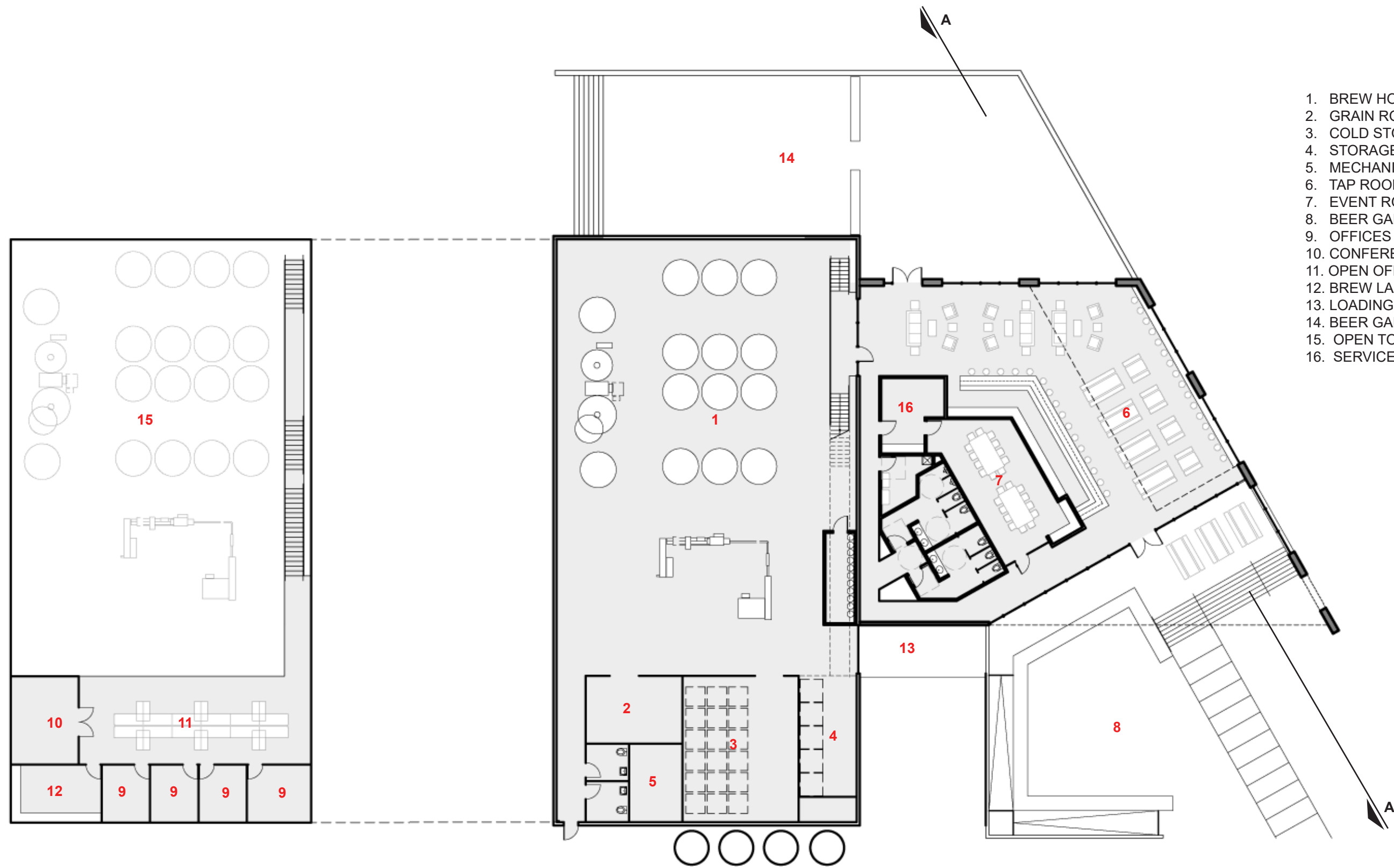
PRODUCTION AREA	7452 SF
TAP ROOM	4479 SF
(2611 SF SEATING)	
OFFICE/ADMIN (LEVEL 2)	1850 SF
(860 OPEN OFFICE)	
BUILDING FOOTPRINT	11,931 SF
TOTAL GROSS SF	13,781 SF

PARKING

REQUIRED	40
PROVIDED	40

- 1. PRODUCTION AREA
- 2. TAP ROOM
- 3. LOADING AREA
- 4. PARKING
- 5. BEER GARDEN

SITE PLAN
1:40



1. BREW HOUSE	5,370 sf
2. GRAIN ROOM	252 sf
3. COLD STORAGE	726 sf
4. STORAGE	322 sf
5. MECHANICAL	146 sf
6. TAP ROOM	2,103 sf
7. EVENT ROOM	508 sf
8. BEER GARDEN	
9. OFFICES	360 sf
10. CONFERENCE ROOM	255 sf
11. OPEN OFFICE	860 sf
12. BREW LAB	225 sf
13. LOADING	
14. BEER GARDEN	
15. OPEN TO BELOW	
16. SERVICE	180 sf

MEZZANINE PLAN
1:20

GROUND FLOOR PLAN
1:20

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



NORTH ELEVATION



SECTION THROUGH TAP ROOM

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS

5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090

WWW.MUNNHARRIS.COM

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [ORDINANCE NO. 17-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of Article IV, *Permissible Uses*, and *Section 4.8, Downtown (DT) District*, and *Section 6.9, SH-66 Overlay (SH-66 OV) District*, of Article V,

District Development Standards, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum square footage of the building 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.

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 6TH DAY OF AUGUST, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Exhibit 'A':
Survey and Legal Description

Legal Description for Area 1

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

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

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

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

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

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

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

Exhibit 'A':
Survey and Legal Description

Legal Description for Area 2

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

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

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

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

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

**Exhibit 'B':
Concept Plan**

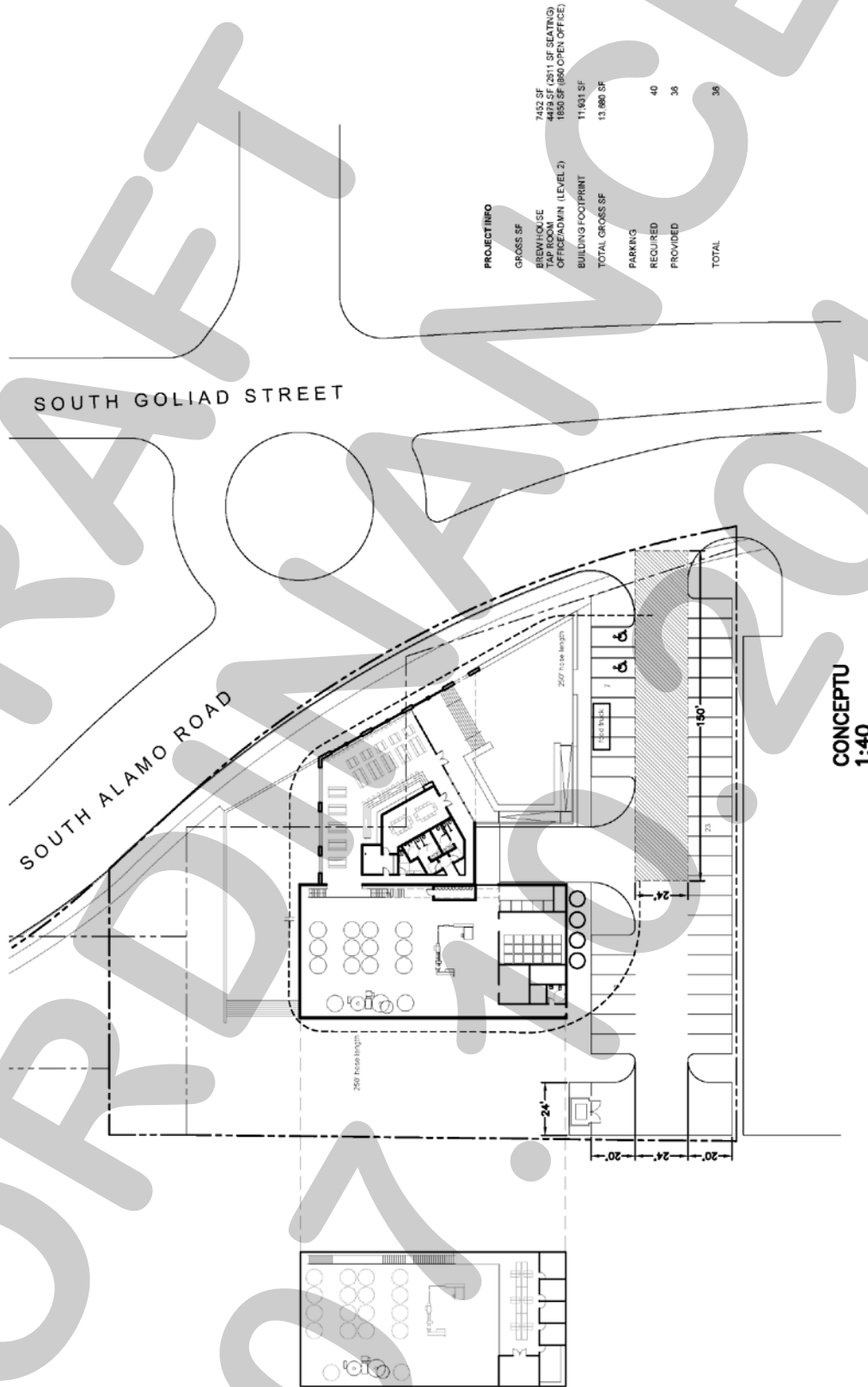


Exhibit 'C':
Concept Building Elevations

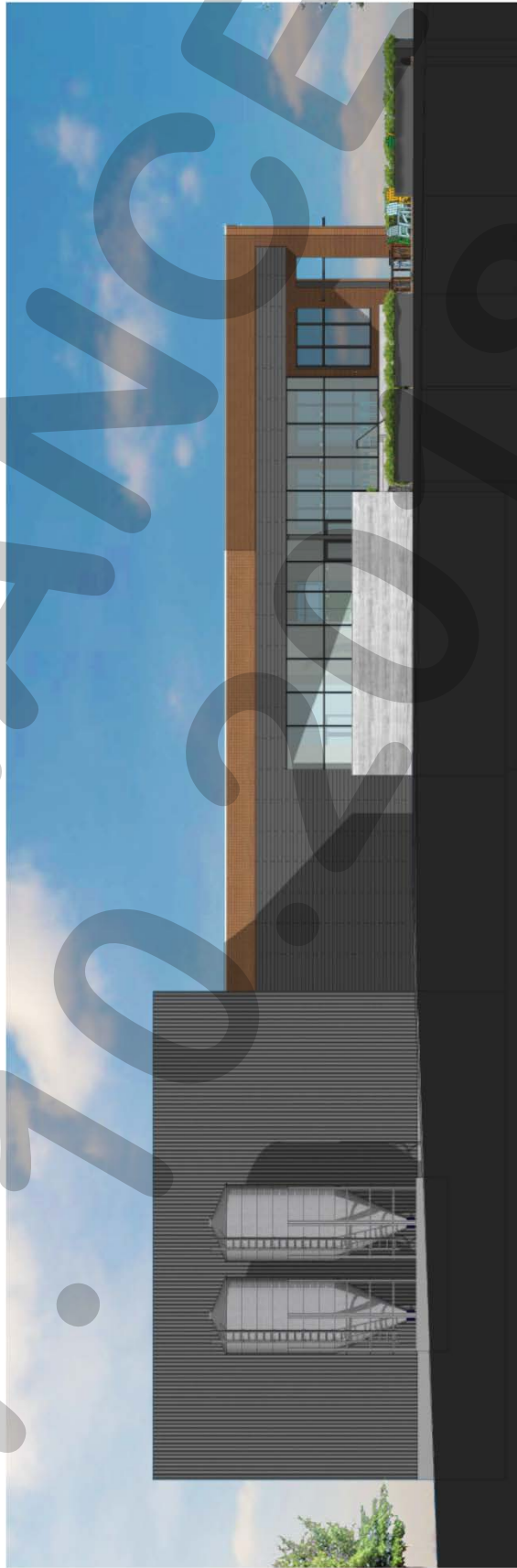
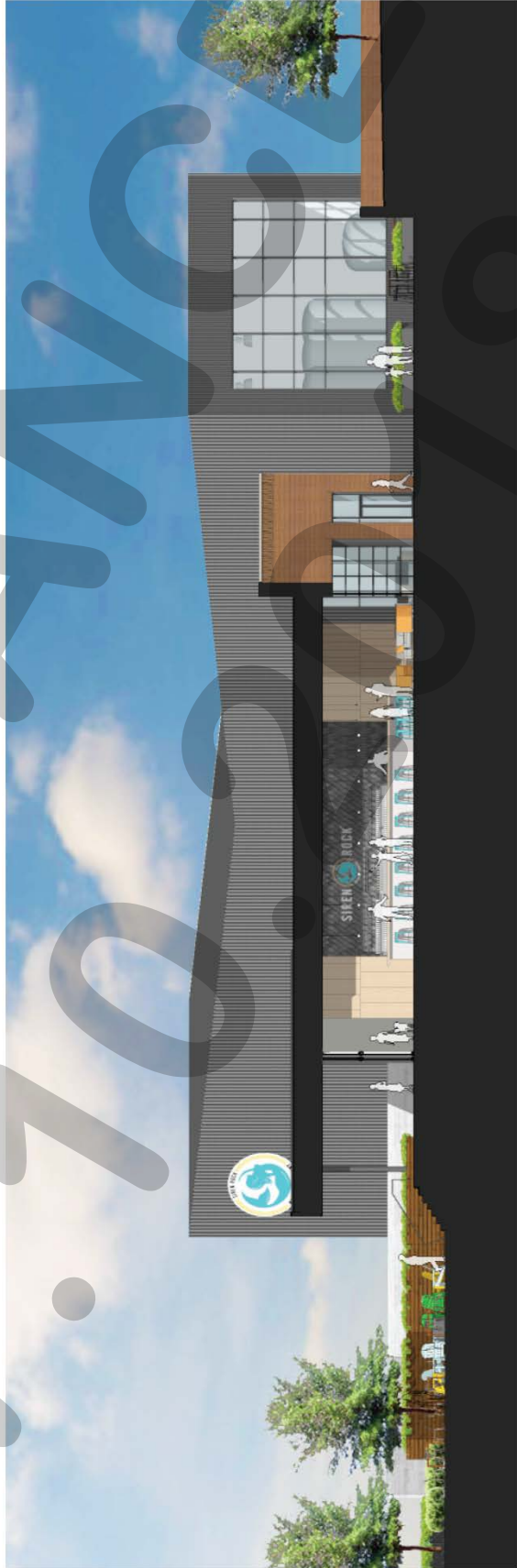


Exhibit 'C':
Concept Building Elevations



NORTH ELEVATION



SECTION THROUGH TAP ROOM



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: July 16, 2018

SUBJECT: Z2018-029; *SUP for Siren Rock Brewery*

The applicant, Corey Cannon, has requested that *Case No. Z2018-029* be withdrawn by the City Council in order to allow them to resubmit another application. The applicant's letter cites the absence of two (2) Planning and Zoning Commission members as being the primary reason for the withdraw, and they feel this may have impacted the outcome of the case (see *Exhibit 'A'*). According to Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. This means that the City Council will need to take action to approve the applicant's request to withdraw the case. If the City Council does not accept the applicant's request, the City Council will not be required to take any action on the withdraw request and the case will proceed as advertised.

Exhibit 'A': Applicant's Letter

June 12, 2018

Ryan Miller, AICP
Director of Planning
Planning and Zoning Department
City of Rockwall, Texas

Dear Ryan Miler:

Siren Rock Brewing Company would like to formally withdraw our current application for a Specific Use Permit (SUP) for the location identified as Lot 1R of the Cain Properties #1 Addition, without prejudice, and we request the ability to immediately reapply for a new Specific Use Permit (SUP) for a craft brewery at that location.

Part of the stated mission of Rockwall's Planning and Zoning department is to provide quality development review and to promote orderly development and compatible uses of land. At the most recent Planning and Zoning public hearing, with the absence of two of the commission members we feel that our SUP was not given proper due diligence.

Additionally, there were several items discussed between commission members that was not brought up during the previous Planning and Zoning Work Session on June 26th. We would like to request a meeting with City Staff to try and address these issues raised at the Planning and Zoning meeting, and we would like the ability to present proper supporting documentation and responses to these comments at a new P&Z Work Session.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments you may have.

Sincerely,

Cory Cannon
President / CEO

SIREN ROCK BREWING COMPANY
Rockwall | Texas | info@sirenrock.com

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: Doug Galloway

AGENDA ITEM: Z2018-029; SUP for Siren Rock Brewery

SUMMARY:

Hold a public hearing to discuss and consider a request 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* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

At the April 2, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of making changes to the alcohol related land uses. This direction came as the result of an appointment with Corey and Eva Cannon requesting the City Council amend the code to allow the *Brewery and/or Distillery* land use in the Downtown (DT) District by Specific Use Permit (SUP). Ultimately, the City Council adopted changes to the UDC creating a *Craft Brewery, Distillery and/or Winery* land use, which is allowed *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts and by Specific Use Permit (SUP) in the Downtown (DT), General Retail (GR) and Commercial (C) Districts. This amendment was adopted on June 4, 2018. Based on this approval, the applicant -- *Doug Galloway* -- has submitted an application on behalf of the Corey Cannon requesting the approval of a Specific Use Permit (SUP) to allow a *Craft Brewery* in the Downtown (DT) District. The subject property is a 1.16-acre tract of land located west of City Hall, directly north of 316 S. Goliad Street [SH-205].

According to the approved amendment, the *Craft Brewery, Distillery and/or Winery* land use is permitted within the Downtown (DT) District by Specific Use Permit (SUP) with the following conditions:

- 1) *The total building area (i.e. area under roof) is less than 12,000 SF.*
- 2) *The total floor area dedicated to the direct sale of the on-site manufactured product (typically referred to as a taproom) shall not exceed a maximum of 40% of the total floor area.*
- 3) *The uses permitted as accessory land uses are limited to:*
 - (a) *a tasting room to dispense product manufactured on site for on premise consumption,*
 - (b) *meeting/banquet facilities,*
 - (c) *restaurants, and/or*
 - (d) *retail sales of on-site manufactured product for off-premise consumption.*

The applicant has submitted a concept plan that shows that the proposed facility will be 11,931 SF in size with a 4,479 SF area dedicated for the taproom. This represents 37.69% of the total floor area. The remainder of the space will include 1,850 SF for offices and 7,452 SF of production space. In addition, the taproom will include a 508 SF banquet/meeting room. Based

on the materials provided by the applicant the proposed concept plan appears to meet the requirements of the adopted ordinance; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the applicant's request be approved, a site plan with building elevations will need to be approved by the Planning and Zoning Commission (*and City Council if necessary*) pending a recommendation from the Architectural Review Board (ARB).

ADJACENT LAND USES AND ACCESS:

The subject property is located south to the intersection of S. Goliad Street [*SH-205*] and Storrs Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an unimproved 50-foot right-of-way and Texas Power & Light Utility Easement. Beyond this are four (4) tracts of land (*i.e. [1] a 0.454 acre parcel of land identified as Lots 1, 6, 7 & 8, Block P, Rockwall OT Addition, [2] a 0.241-acre parcel of land identified as Lot 1, Block AB, Rockwall OT Addition, [3] a 0.29-acre parcel of land identified as Lot 2, Block AB, Rockwall OT Addition and [4] a 0.4592-acre parcel of land identified as Lots 2-5, Block P, Rockwall OT Addition*), two (2) of which are vacant and two (2) of which have parking areas for the police department. All of these areas are zoned Downtown (DT) District.

South: Directly south of the subject property is a 1.254-acre parcel of land identified as *Lot 1RA, Cain Properties #1 Addition* that is currently occupied with a multi-tenant, general retail strip center. South of this is a 0.85-acre parcel of land, identified as *Lot 3, Rocca Villa Addition*, which is currently occupied by buildings owned by the Rockwall Housing Authority. Both properties are zoned Downtown (DT) District.

East: Directly east of the subject property S. Goliad Street [*SH-205*], which is identified as a P3U (*principal arterial, three [3] lane, divided highway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. This transitions into a P6D (*principal arterial, six [6] lane, divided highway*) south of the subject property. East of this roadway is a 7.3545-acre parcel of land identified as *Lot 1, Block 1, Rockwall City Hall Addition*. This property is currently occupied by City Hall. All areas east of the subject property are zoned Downtown (DT) District.

West: Directly west of the subject property is Rockwall Memorial Cemetery, which is identified as *Block 15, 16 & 17, Lowe & Allen Addition*. In addition, there is a 1.216-acre parcel of land identified as *Lot 1RB, Cain Properties #1 Addition*. Both of these properties are zoned Downtown (DT) District.

NOTIFICATION:

On June 27, 2018, staff mailed 119 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Stonebridge Meadows Homeowner's Associations (HOAs), which are the only HOAs/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition, two (2) notices in favor, and nine (9) emails in favor of the applicant's request.

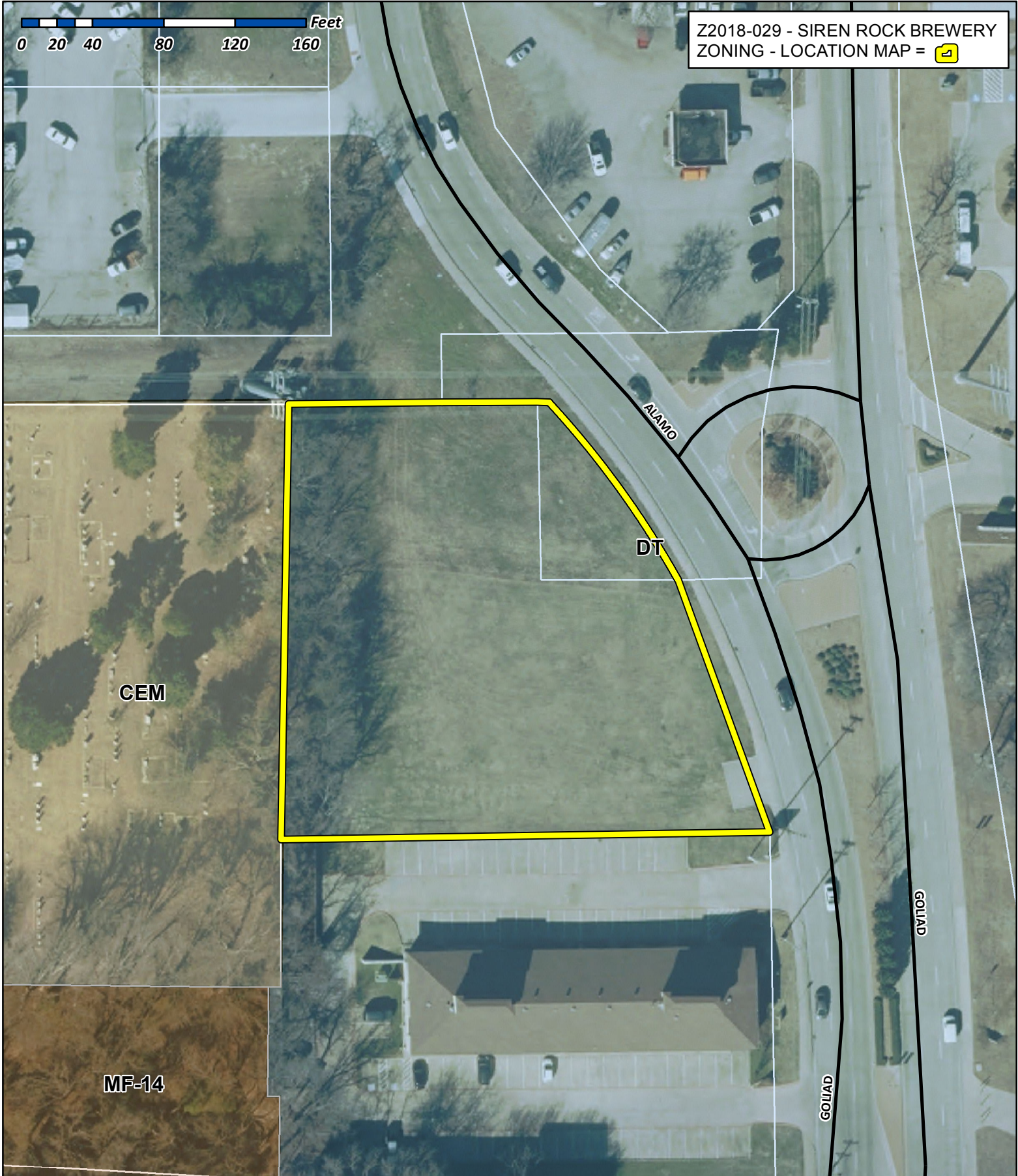
RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

- 1) The operation of the *Craft Brewery, Distillery and/or Winery* on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - (a) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The maximum square footage of the building shall not exceed 12,000 SF in total building area.
 - (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 2) Any construction or building necessary to complete this 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 July 10, 2018, the Planning and Zoning Commission approved a motion to recommend denial by a vote of 4-1, with Commissioner Welch dissenting and Commissioners Fishman and Moeller absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council." This case will require a three-fourths (¾) vote for approval.



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.

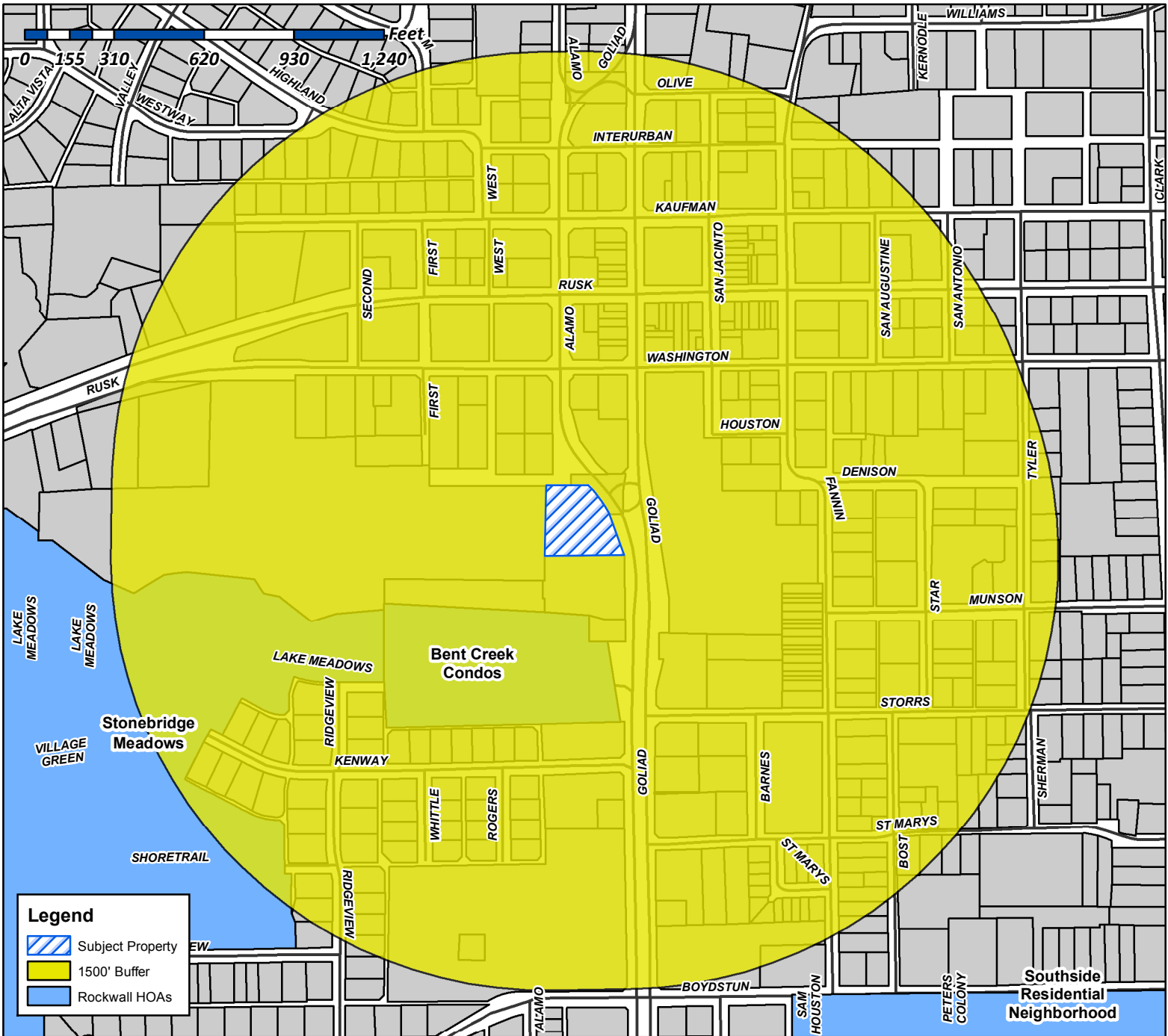




City of Rockwall

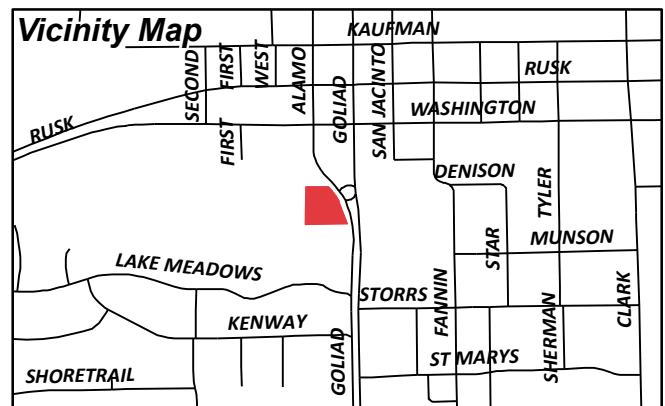
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St

Date Created: 6/18/2018
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, June 27, 2018 10:12:09 AM
Attachments: [HOA Map \(06.18.2018\).pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner **June 29, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 7/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below.

Additional information can also be found at

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

Z2018-029- Hold a public hearing to discuss and consider a request 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* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

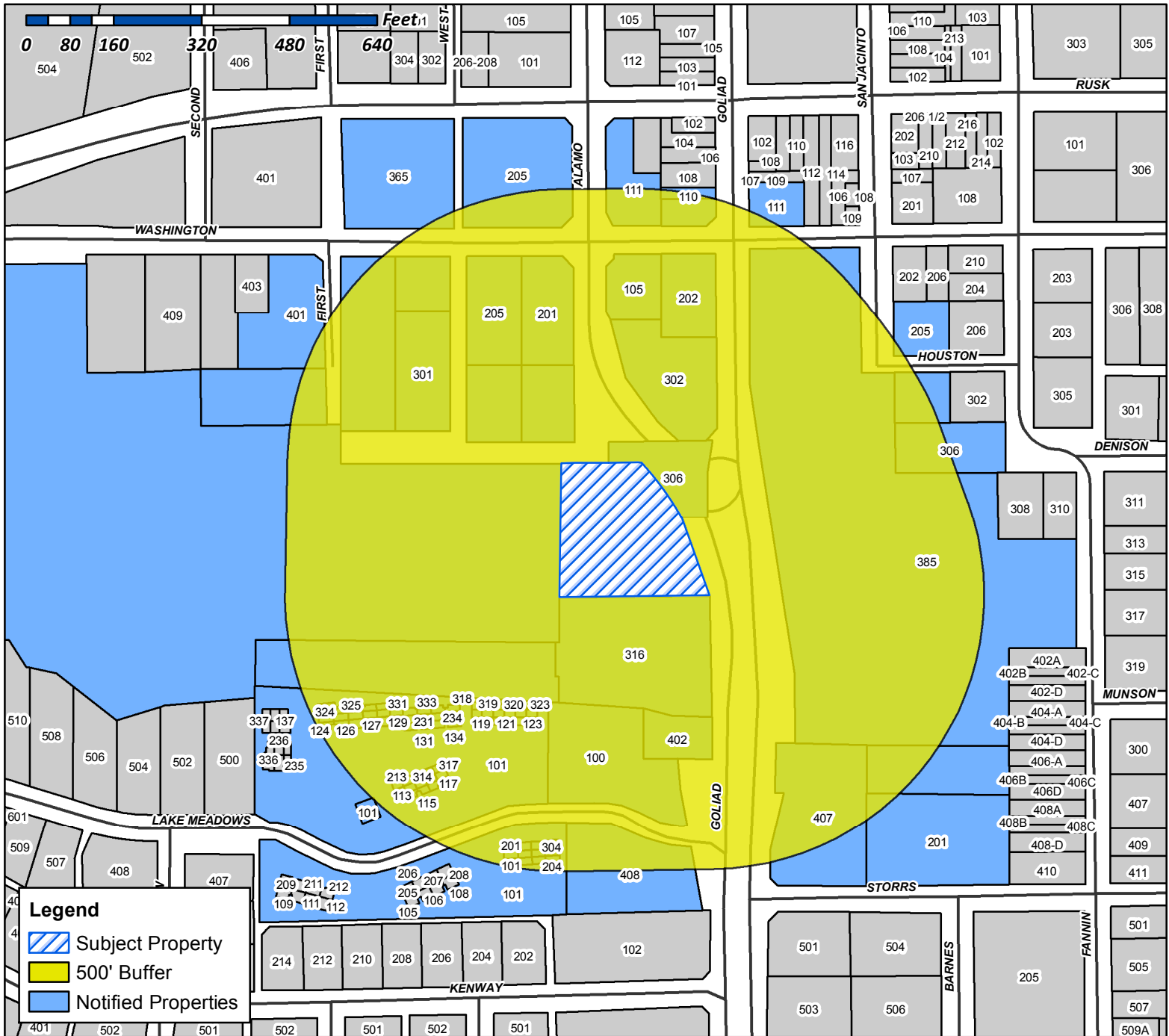
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



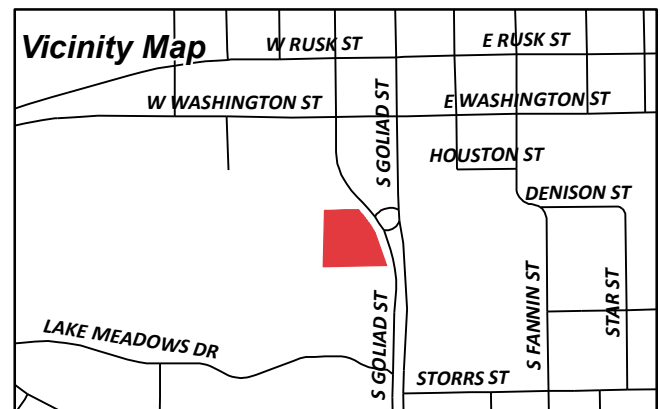
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St



Date Created: 06/18/2018

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

CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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

CURRENT RESIDENT
111 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

CURRENT RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

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CURRENT RESIDENT
130 LAKE MEADOWS DR
ROCKWALL, TX 75087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
132 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
133 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

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CURRENT RESIDENT
2217 MCCLENDON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
222 LAKE MEADOWS DR
ROCKWALL, TX 75087

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301 LAKE MEADOWS DR
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CURRENT RESIDENT
301 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
302 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S GOLIAD
ROCKWALL, TX 75087

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303 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
304 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

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314 LAKE MEADOWS DR
ROCKWALL, TX 75087

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322 LAKE MEADOWS O. DR
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CURRENT RESIDENT
333 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
365 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
389 SW LAKEVIEW AVE
ROCKWALL, TX 32025

CURRENT RESIDENT
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

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

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

CURRENT RESIDENT
505 C B DAVIDSON
ROCKWALL, TX 75087

MYRELI LLC
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUG A & RUTH A
627 SORITA CIRCLE
HEATH, TX 75032

CURRENT RESIDENT
720 DAVIS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 STEPHENSON ST
ROCKWALL, TX 71104

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 00000

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

CURRENT RESIDENT
PO BOX 271001
ROCKWALL, TX 75027

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2018-029: SUP for Brewery

Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Coey Cannon for the approval of a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

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

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



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

A Brewery Downtown is a very bad idea. This will not enhance the family friendly downtown. We have worked hard and spent millions of dollars to encourage wholesome activities downtown. This is on a very fast dangerous curve in the road. People will

Name: *be encouraged to cross mid-block to get downtown after*

Address: *Drinking Alcohol,*

Jim Pruitt 110 S. Goliad Rockwall, TX 75087

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

Kenda Cupepper 110 S. Goliad Rockwall, TX 75087

Kaylen Pruitt 110 S. Goliad Rockwall, TX 75087

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



**NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

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

To Whom It May Concern:

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

Case No. Z2018-029: SUP for Brewery

Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Coey Cannon for the approval of a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

As long as traffic flow is not impeded to my business, I'm for the request.

Name:

Address:

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

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

(This area contains a faint, illegible stamp or watermark.)

Name: Mike Shields
 Address: 811 S ALAMO - / 202 S. GOLIAD ST,

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

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

From: [RockwallCitizen AndBusinessOwner](#)
To: [Planning](#); [Miller, Ryan](#); [Pruitt, Jim](#); [Daniels, Bennie](#); dmacalik@rockwall.com; [Hohenshelt, John](#); [Fowler, Kevin](#); [Johannesen, Trace](#); [Trowbridge, Patrick](#); [Crowley, Rick](#); [Griggs, Brad](#); [Smith, Mary](#); [Gonzales, David](#)
Subject: New Brewery in Downtown Rockwall
Date: Wednesday, July 11, 2018 5:11:57 PM

Hello,

I am a longtime resident of Rockwall, as well as business owner, taxpayer, have kids in Rockwall schools, am involved in the community, and either attend or watch online almost all city meetings. I am deeply rooted and invested in Rockwall, and I would like to say how shocked I am at the P&Z vote to not allow the brewery in downtown, and how very upset I am with the mayor and his unethical tactics last night.

I have followed this case for many months and am aware of the discussions had as well of the process that all parties involved must go through here. I absolutely do NOT understand why the Planning and Zoning commission would unanimously pass the zoning ordinance last month that would allow a brewery to come in, and even pass it based on the presentation made for this specific brewery, just to deny the SUP, when there were no changes made. The property in question is still the same piece that it has been all along. The discussion has been had, and disproven several times, that you can't take beer from the brewery and walk down the street. Any person in this modern day and age knows this is not, and could never be, a "belly up to the bar" place. And why on Earth would you even ask the "what if you don't succeed" question? Do you ask EVERY person that comes in front of you for an SUP the same question, or are you just discriminating here because you don't want beer? That is completely unfair and unwarranted, and truly is a slap in the face to every small business owner out there. Shame on you.

But mostly, SHAME ON YOU, MAYOR PRUITT. You know, based on past votes and discussions with other council members, that this will pass City Council's vote, as well it should. So you effectively railroaded the P&Z members to confuse them with unfounded issues, many of which you know are untrue, so as to force a Supermajority vote if it goes to City Council. That is the prime definition of abuse of power, and I am truly appalled and ashamed that you represent Rockwall. You CERTAINLY do not represent what the citizens of Rockwall want, and you can go straight to social media to verify this. If I were on City Council, I would be extremely upset that you basically took away my vote, as well as the voice of the people. We deserve far better than your disparaging "leadership".

To the members of Planning and Zoning - please reconsider your vote and allow this brewery their SUP for the downtown location. You would be doing this city a major disservice if you continue to prohibit diversity and growth. This would bring so many people in to Rockwall, and wouldn't you want their first impression to be something amazing in downtown. vs. something ugly and boring in an out-of-sight industrial area? As far as them not having food - I (and many others) actually prefer this. We can always get food from any number of local restaurants if we want, and therefore support them as well. We need something else, somewhere that people can get together to enjoy each other's company for a few hours, instead of being rushed out of a restaurant so they can turn tables.

To City Council - please support this brewery if it comes in front of you for a future vote. Listen to your constituents and what they want! THIS is why we voted for you, and why you took an oath to do what is best for Rockwall. Please do not disappoint us.

Respectfully,
A True Rockwall Citizen

From: [Brad Parker](#)
To: [Miller, Ryan](#); [Planning](#)
Subject: Siren Rock Brewing Project
Date: Wednesday, July 11, 2018 2:12:45 PM

I'm really disappointed to hear about the Siren Rock Brewing Company project being voted down. We're a young family that moved from Dallas to Rockwall about 2 years ago and we've always felt that Rockwall was missing something like this in the downtown area.

I hope that city council will reconsider this vote.

Thanks,
Brad

--

Brad Parker
(972)955-1814
parker.bradley2@gmail.com

From: [Max Muscle Rockwall](#)
To: [Planning](#); [Miller, Ryan](#)
Cc: [Pruitt, Jim](#); [Daniels, Bennie](#); [Hohenshelt, John](#); [Fowler, Kevin](#); [Johannesen, Trace](#); [Macalik, Dana](#); [Trowbridge, Patrick](#)
Subject: Siren Rock
Date: Wednesday, July 11, 2018 2:57:31 PM

As a "oldtimer" in Rockwall and as someone who remembers when downtown was considered an area of no development and was the last place a business wanted to locate, I'm very disappointed with P&Z not making a full recommendation to the council for the approval of the SUP for Siren Rock Brewery.

It's my understanding that some concerns that P&Z had with the SUP is that they were concerned with people being able to walk the streets with open containers and be a problem. You realize that TABC governs this long before the SUP? TABC prohibits the retail sale of alcohol from a brewery, thus not an issue for contention. It was also mentioned that people were concerned with what would happen to the building with they closed down. Again, not your concern. Until the city owns the building and has to justify paying the bills for it there's no reason this should be a discussion. The city is not in the retail development business. The city handles taxes and roads, and the private sector handles development.

Didn't P&Z recommend to the council to rewrite the laws to allow a brewery in downtown? Why the bait & switch at the end?

I mean all this with no disrespect, but definitely with a passionate tone. The bigger picture is what were going for here. I've been in Rockwall for 30 years, and I'm excited to see the next 30.

John Hagaman
30 Shady Dale Lane
Rockwall, TX



nutrition[®]
by MAX MUSCLE

559 East Interstate 30 @ Ridge Road
Rockwall, Texas 75087
972.722.MAX4
www.MaxMuscleNTX.com

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communication in error, please contact us by replying to the sender of the email or by telephone at 972-722-6294. Thank you for your cooperation.



From: [Kay Roe](#)
To: [Miller, Ryan](#)
Subject: Vote
Date: Wednesday, July 11, 2018 5:46:40 PM

As a voting resident of Rockwall county, I am very disappointed in some of the recent vote outcomes by City Council and Planning and Zoning. I especially support approving Siren Rock Brewing Company in the requested location. I have been a patron of several similar businesses. They are great family friendly additions to the areas where they are located and the only impact to the area is increasing the customers and bringing the area up to date. It would be a fabulous addition to Rockwall's Downtown area. I have not heard a single citizen or downtown business owner speak negatively about the possibility of Siren Rock Brewing Company building in this location.

Kay Roe
907 N Fannin

From: [Kimberly Kiernan](#)
To: [Miller, Ryan](#)
Subject: Citizen vote for Siren Rock!
Date: Wednesday, July 11, 2018 4:18:59 PM

Hi, I just wanted to write about the proposed Siren Rock brewery in downtown. Craft breweries are a huge trend right now. Many of them are super successful, and I think having one in downtown Rockwall would be awesome. I love how, instead of serving their own food, they want to order in from the local businesses. This is a win win for everyone. Plus, the spot they want to go in is pretty much a vacant eye sore at this point. Siren rock's proposed building will be a draw and add much needed parking to the area.

I am not personally a beer drinker, but even I see the merits of adding it to the downtown area. The county has two breweries already, but really needs one in downtown. I think it's the perfect supplement to the businesses already there. Plus, it will be something that's draws more people in from surrounding areas and be a boon for downtown (just like Bankhead has been for rowlett but even better as it will support persisting businesses).

I do hope you will strongly consider approving this brewery.

Rockwall citizen,
Kimberly Kiernan

--

Sent from Gmail Mobile

From: [Lynn Carter](#)
To: [Planning](#)
Subject: Siren Rock Brewery
Date: Wednesday, July 11, 2018 8:26:48 PM

I was so sad to hear the news. A brewery would be the perfect fit for the downtown area. Such a great gathering place for friends and family in such a quaint atmosphere would be a great addition. Please reconsider your decision. Sincerely, Lynn Carter

From: [Rachel Selman](#)
To: [Planning](#)
Subject: Siren Rock Brewing Company
Date: Wednesday, July 11, 2018 1:39:48 PM

Good-Afternoon:

I was just informed that the Rockwall P&Z Committee voted NO for the SUP approval for the Siren Rock Brewing Company. As a long-term resident of Rockwall (1979), I have witnessed many changes over the years, some I have agreed with others I have not. I have watched big restaurant chains come in and leave, as well as restaurants and shops owned by Rockwall residents as well. I ask that you please reconsider the vote NO. I am proud of where I grew up, and I support the local owned businesses. I believe the brewery would add more character to the already wonderful atmosphere we have downtown. I actually grew up on Washington St., so walking up the Square when I was young to get a slurp-ee or candy from the Drop-In, or go to the Library (now a parking lot) was a fond memory. I love Downton Rockwall and I feel that if we keep local businesses local, then the feel and atmosphere of the town will keep.

Please reconsider.

Thanks,

Rachel Selman
3612 Hilltop Circle
Rockwall
469-387-6830

From: [Wendi Kunkel](#)
To: [Planning](#)
Subject: Downtown Brewery SUP
Date: Thursday, July 12, 2018 7:34:36 AM

I am disappointed to hear that Siren Rock did not get their SUP approved by the P&Z committee. My husband and I were so looking forward to that option to a downtown that has been revitalized.

I grew up in the area, and I fear Rockwall is losing it's charm. We have nail salons and chain restaurants galore, but where's the support for small business? They spent all this taxpayer money to fix up downtown, but now I see business closing there left and right. And yet, when a business wants to help grow the downtown (because people will come from other parts of DFW to visit a craft brewery) they are denied. Why?

I am very concerned about the vision this committee has for Rockwall.

Thank you,

Wendi Hawthorne (Kunkel)

From: [Brian Llewellyn](#)
To: [Miller, Ryan](#)
Subject: Siren Rock
Date: Thursday, July 12, 2018 11:06:15 AM

I would like to voice my extreme displeasure in the P&Z committee on this decision. I have watched the video and the reasons for voting against it are all personal reasons....No one took into account that the citizens of Rockwall want this. Its been known all along (I am not on P&Z or Council) and I have know since day 1 where the location was intended to go. It is NOT a bar. Please voice to the chair and the committee that their personal feelings need to be removed and they need to ask the citizens what we want. The look of the building is awesome, the concept is awesome and this will be a major asset to the community.



Brian Llewellyn CLU®, ChFC®, FLMI®
Agent



NMLS #139716, NMLS MLO #1214868



P: 972-722-6300 | [Visit Brian's Home Page](#) | [Map & Directions](#) | [Login](#)
6537 Horizon Road, Suite A, Rockwall, TX 75032

Brian Llewellyn, Agent
www.briansmyagent.com

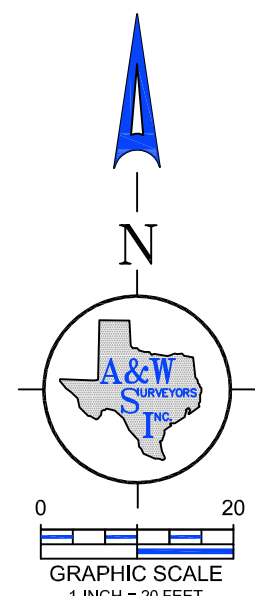


Stay Connected:

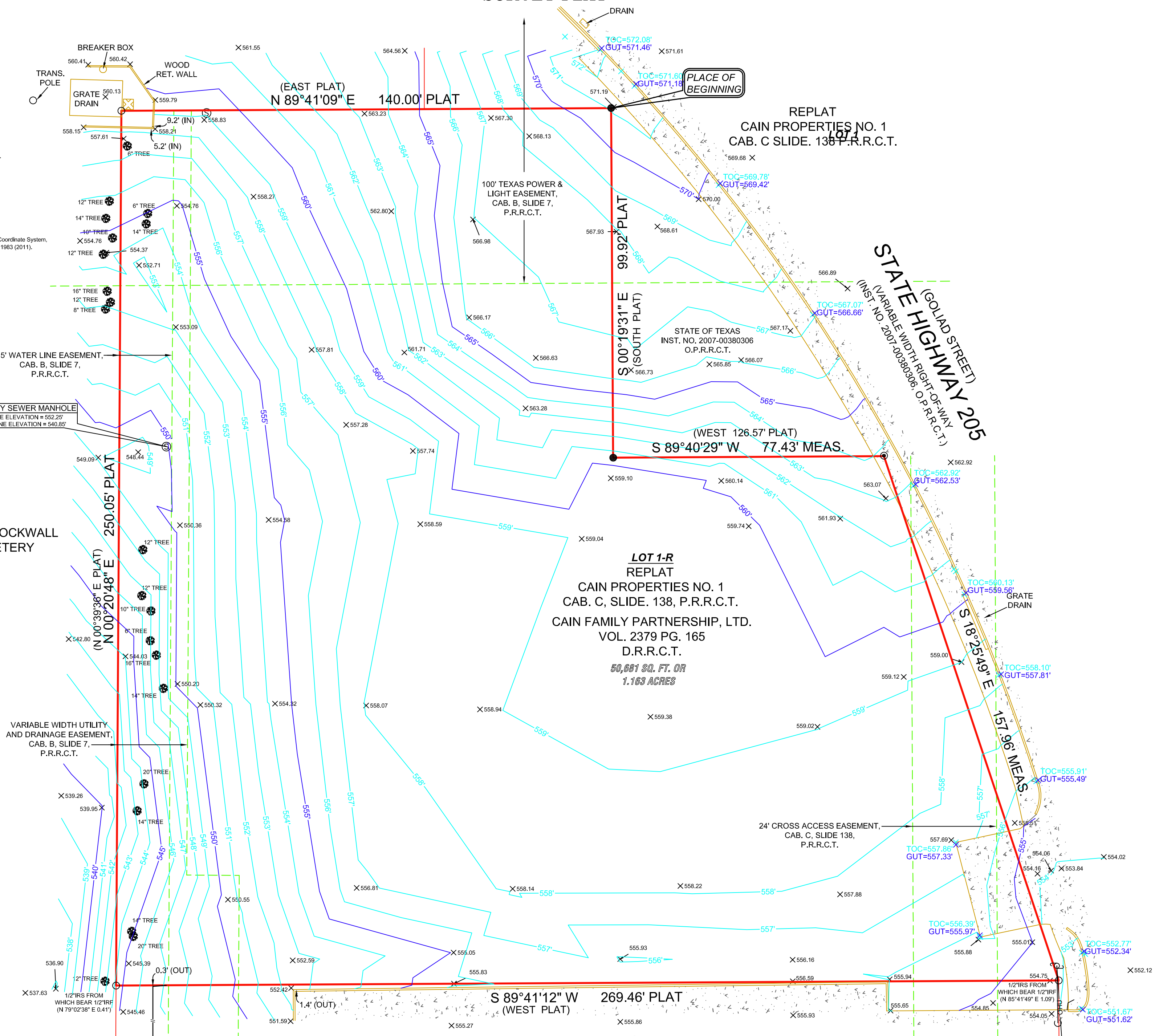


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SURVEY PLAT



Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).



LEGAL DESCRIPTION

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 Northernly 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 of said addition;

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 50,661 square feet or 1.163 acres of land.

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

BENCHMARK NOTES

R005-1, Brass cap, 578.6314'

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND									
● 1/2" IR FOUND	⊙ X-FOUND	⊠ TELE. BOX	⊕ BOLLARD POST	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊙ X-SET	⊠ CABLE BOX	⊕ LIGHT POLE	⊕ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT	
⊙ 3/8" IR FOUND	⊕ 1" IR FOUND	⊠ ELECTRIC BOX	⊕ SAN. SEW. M.H.	⊕ GAS METER	— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY	
⊕ 3/8" IR FOUND	⊕ 1" IP FOUND	⊠ BRICK COLUMN	⊕ IRRIGATION VALVE	⊕ A.C. PAD	— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	— HIGHBANK LINE	
⊕ 3/8" IR FOUND	⊕ POINT FOR CORNER	⊠ STONE COLUMN	⊕ WATER VALVE	⊕ TRANS. BOX	— CHAIN LINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— PARKING STRIPE	
⊕ PK NAIL SET	⊕ CON. MONUMENT	⊕ STORM DRAIN M.H.	⊕ FIRE HYDRANT	⊕ POOL EQUIP.	— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL		
⊕ 1/2" IP FOUND	⊕ 3/4" IP FOUND	⊕ SAN. SEW. CO.	⊕ IR. VALVE		— PIPE RAIL FENCE	▭ NO PARKING	▭ TILE		♿ HANDICAP SPACE

**GOLIAD STREET
ROCKWALL, TEXAS**

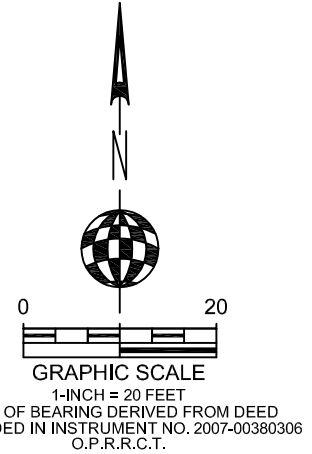
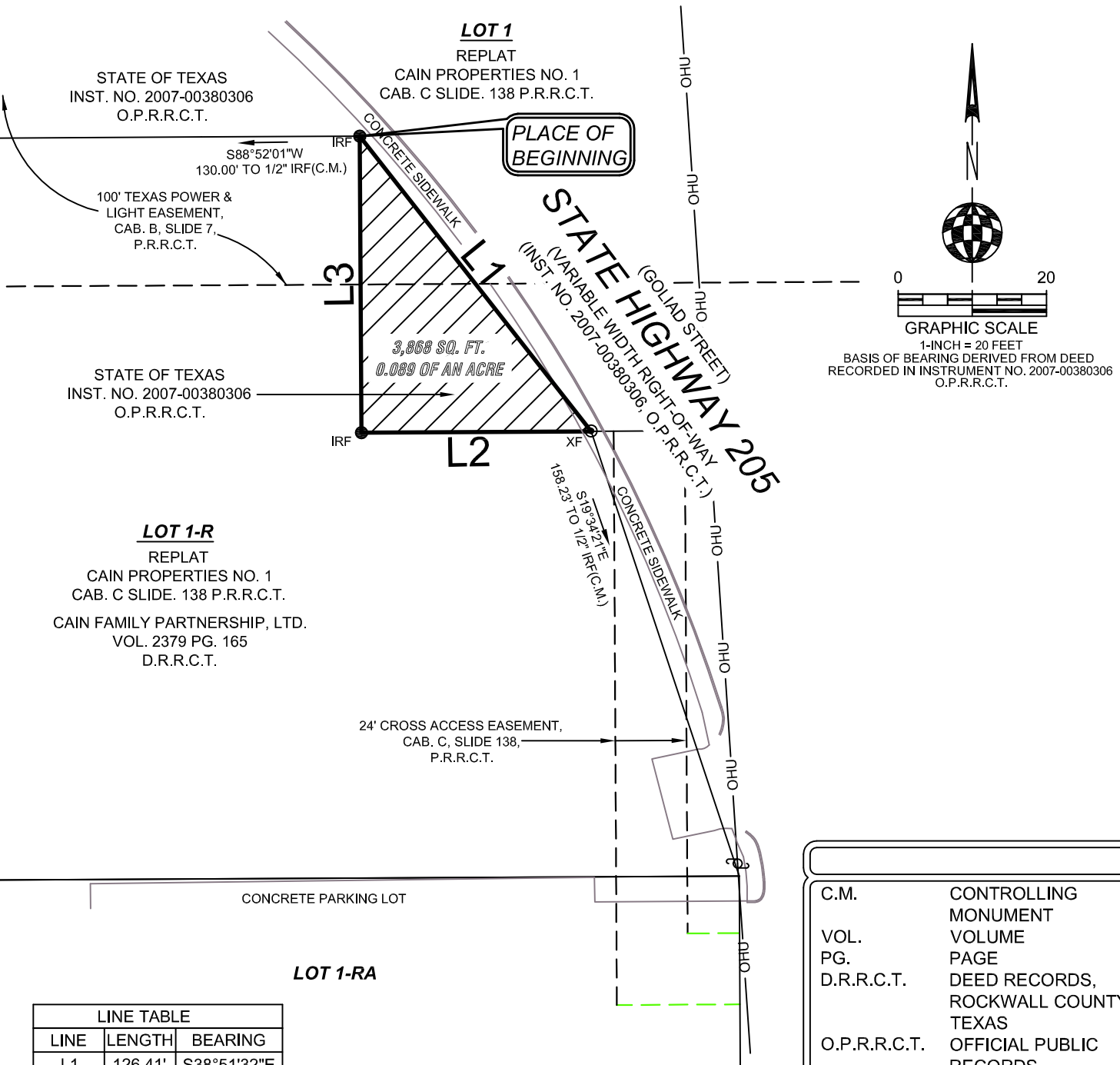
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 18-0787
DATE: 05-07-2018
DRAWN BY: 444
A professional company operating in your best interest

EXHIBIT "A"

COUNTY: ROCKWALL
HIGHWAY: STATE HIGHWAY 205

STATE HIGHWAY 205



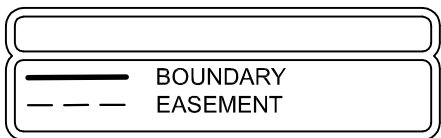
LOT 1-R

REPLAT
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138 P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.

CONCRETE PARKING LOT

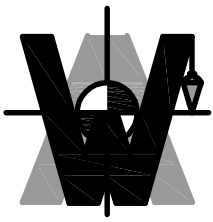
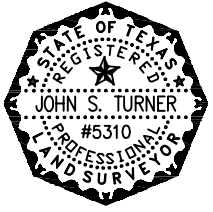
LOT 1-RA

LINE TABLE		
LINE	LENGTH	BEARING
L1	126.41'	S38°51'32"E
L2	77.43'	S88°54'50"W
L3	99.92'	N01°05'10"W



C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND

John S. Turner
John S. Turner, R.P.L.S. #5310



A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job Number: 18-0787 Date: 05-07-2018 Drafter: 967

"A professional company operating in your best interest"

SOUTH GOLIAD STREET

SOUTH ALAMO ROAD



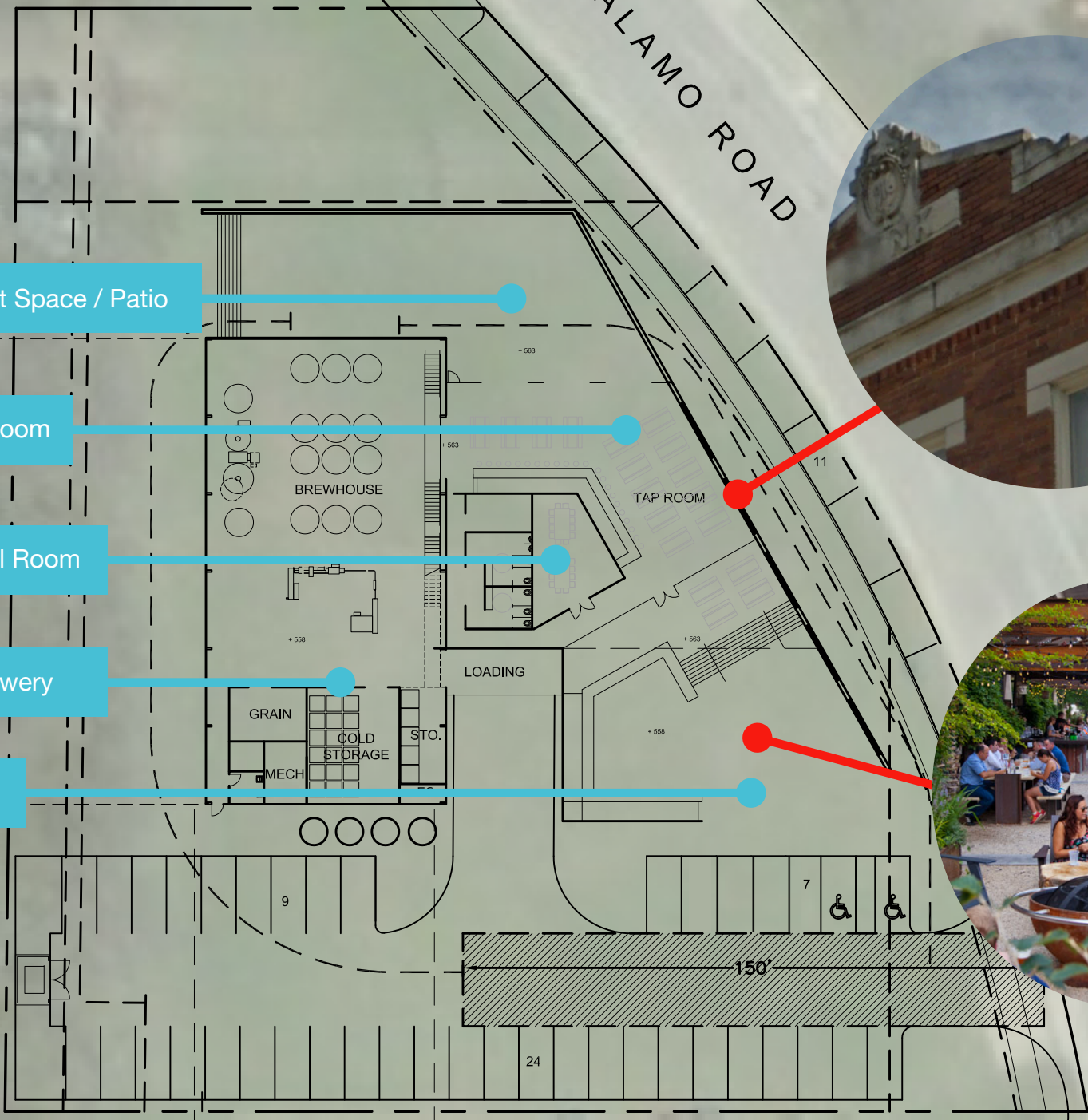
Event Space / Patio

Tap Room

Rental Room

Brewery

Patio





SCHMATIC DESIGN PACKAGE
03.22.2018



VIEW OF SOUTH BEER GARDEN

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS

5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090

WWW.MUNNHARRIS.COM



VIEW OF TAP ROOM

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



TAP ROOM LOOKING TO PRODUCTION AREA

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



NORTH BEER GARDEN FROM ALAMO STREET

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS

5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



VIEW OF NORTH BEER GARDEN

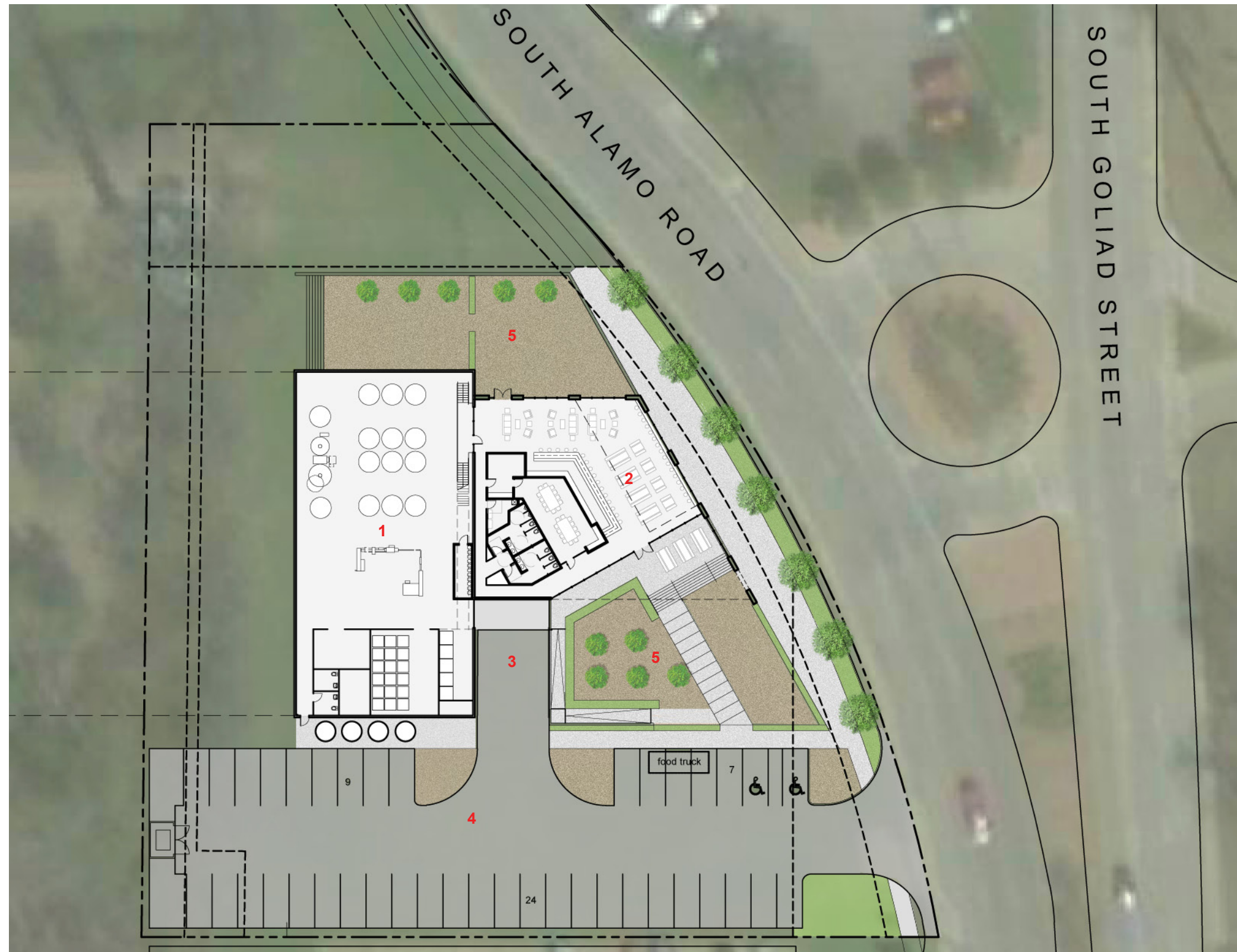
SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

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5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



PROJECT INFO

GROSS SF

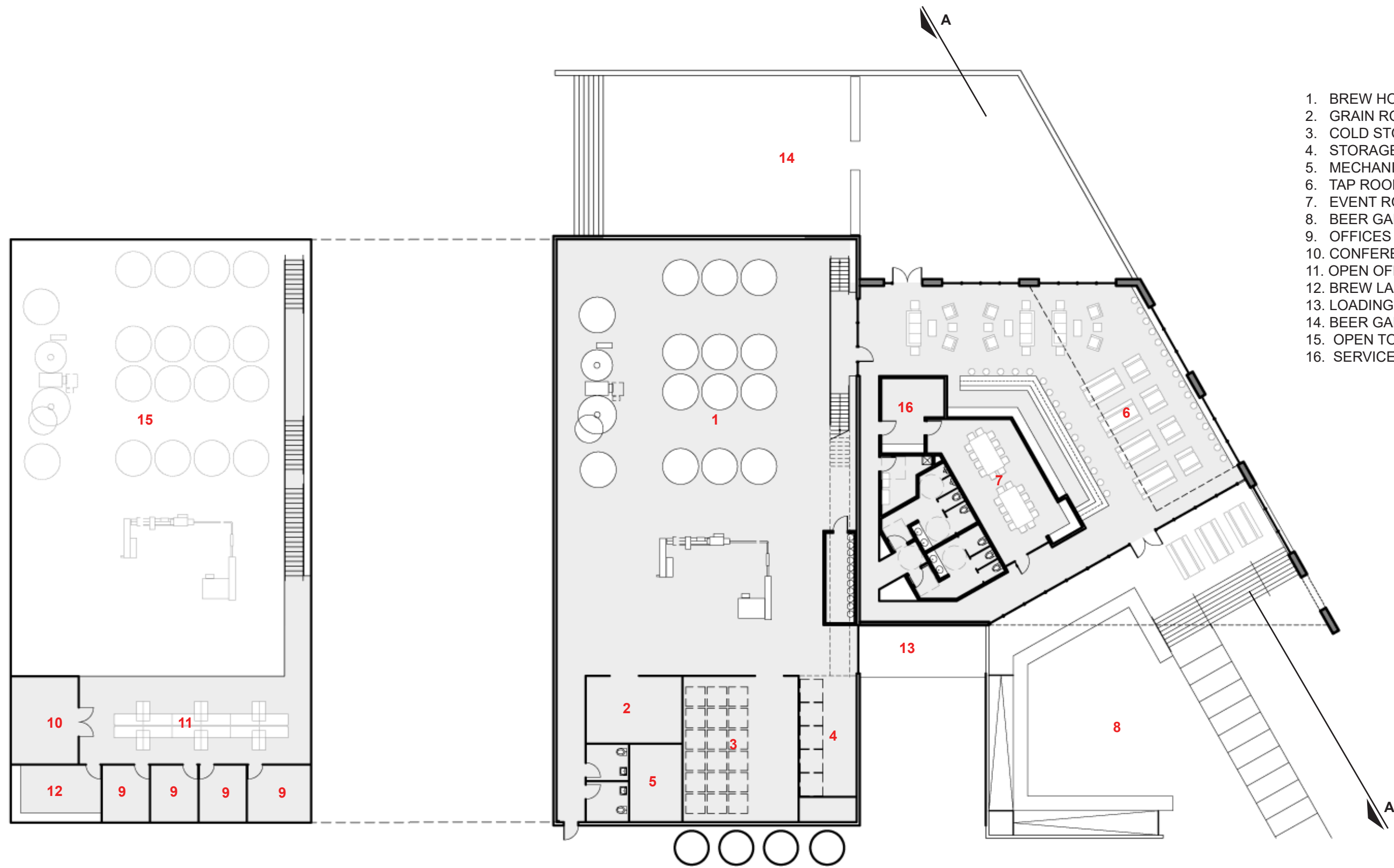
PRODUCTION AREA	7452 SF
TAP ROOM	4479 SF
(2611 SF SEATING)	
OFFICE/ADMIN (LEVEL 2)	1850 SF
(860 OPEN OFFICE)	
BUILDING FOOTPRINT	11,931 SF
TOTAL GROSS SF	13,781 SF

PARKING

REQUIRED	40
PROVIDED	40

- 1. PRODUCTION AREA
- 2. TAP ROOM
- 3. LOADING AREA
- 4. PARKING
- 5. BEER GARDEN

SITE PLAN
1:40



1. BREW HOUSE	5,370 sf
2. GRAIN ROOM	252 sf
3. COLD STORAGE	726 sf
4. STORAGE	322 sf
5. MECHANICAL	146 sf
6. TAP ROOM	2,103 sf
7. EVENT ROOM	508 sf
8. BEER GARDEN	
9. OFFICES	360 sf
10. CONFERENCE ROOM	255 sf
11. OPEN OFFICE	860 sf
12. BREW LAB	225 sf
13. LOADING	
14. BEER GARDEN	
15. OPEN TO BELOW	
16. SERVICE	180 sf

MEZZANINE PLAN
1:20

GROUND FLOOR PLAN
1:20

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



NORTH ELEVATION



SECTION THROUGH TAP ROOM

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
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5646 MILTON STREET
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WWW.MUNNHARRIS.COM

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [ORDINANCE NO. 17-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CRAFT BREWERY, DISTILLERY AND/OR WINERY ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1R OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of Article IV, *Permissible Uses*, and *Section 4.8, Downtown (DT) District*, and *Section 6.9, SH-66 Overlay (SH-66 OV) District*, of Article V,

District Development Standards, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum square footage of the building 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.

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 6TH DAY OF AUGUST, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Exhibit 'A':
Survey and Legal Description

Legal Description for Area 1

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

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

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

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

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

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

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

Exhibit 'A':
Survey and Legal Description

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:

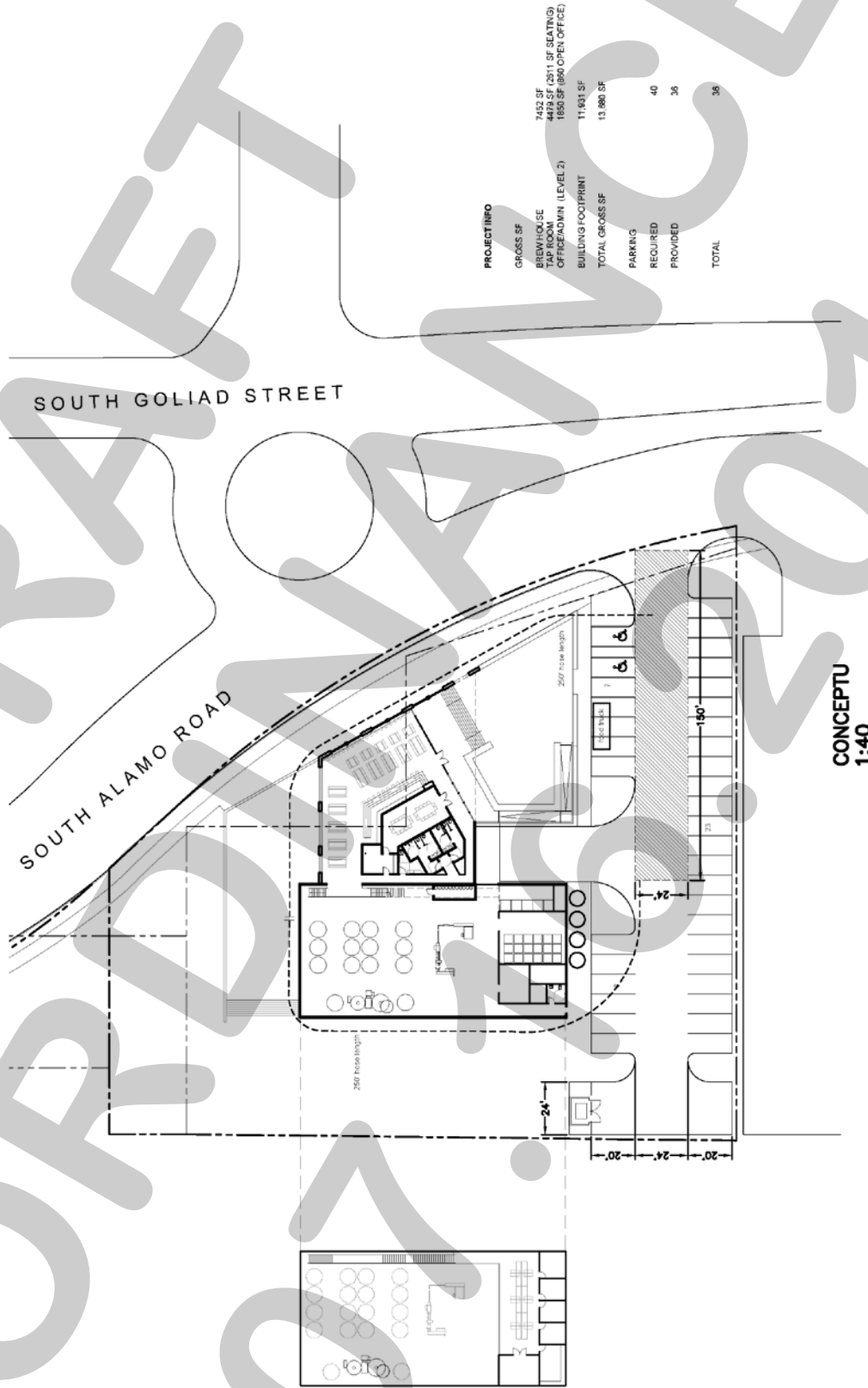
BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East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

Thence South 38°51'32" East, cutting through 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°05'10" 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**



**CONCEPTU
1:40**

Exhibit 'C':
Concept Building Elevations

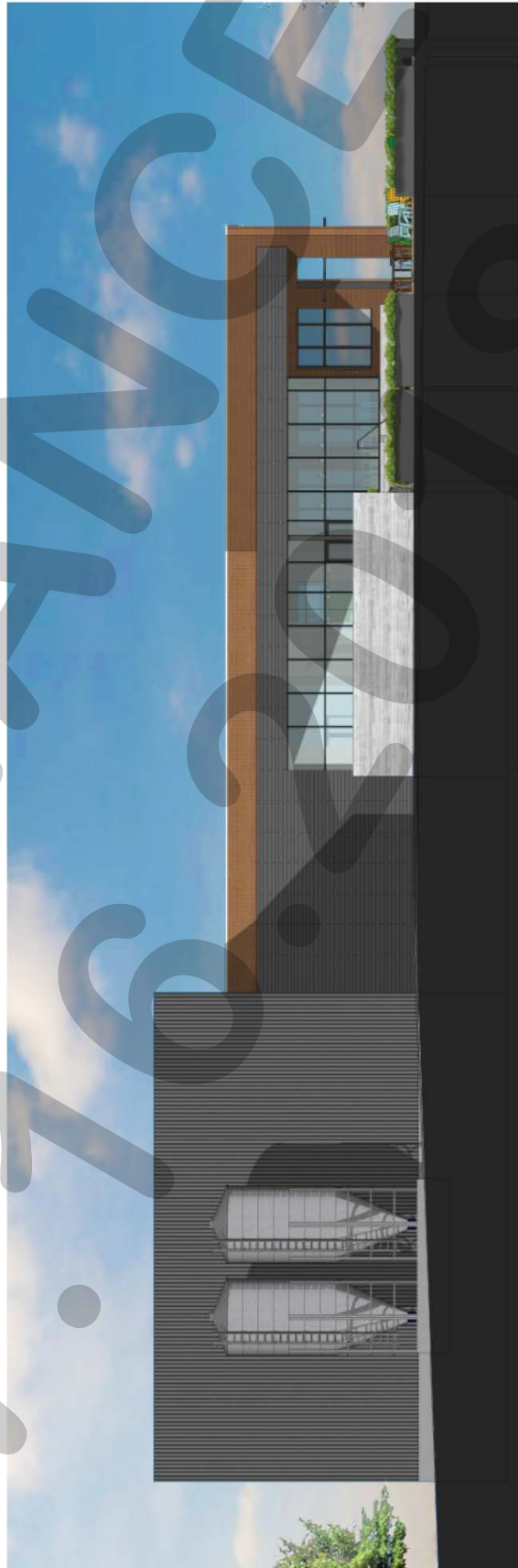
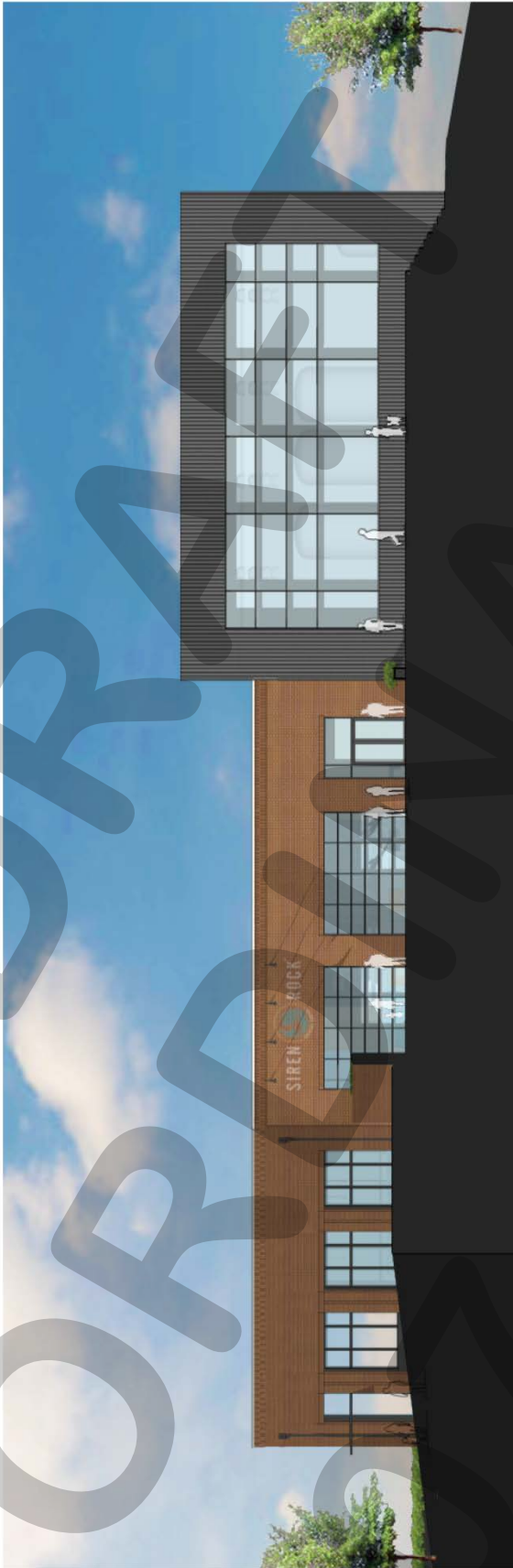
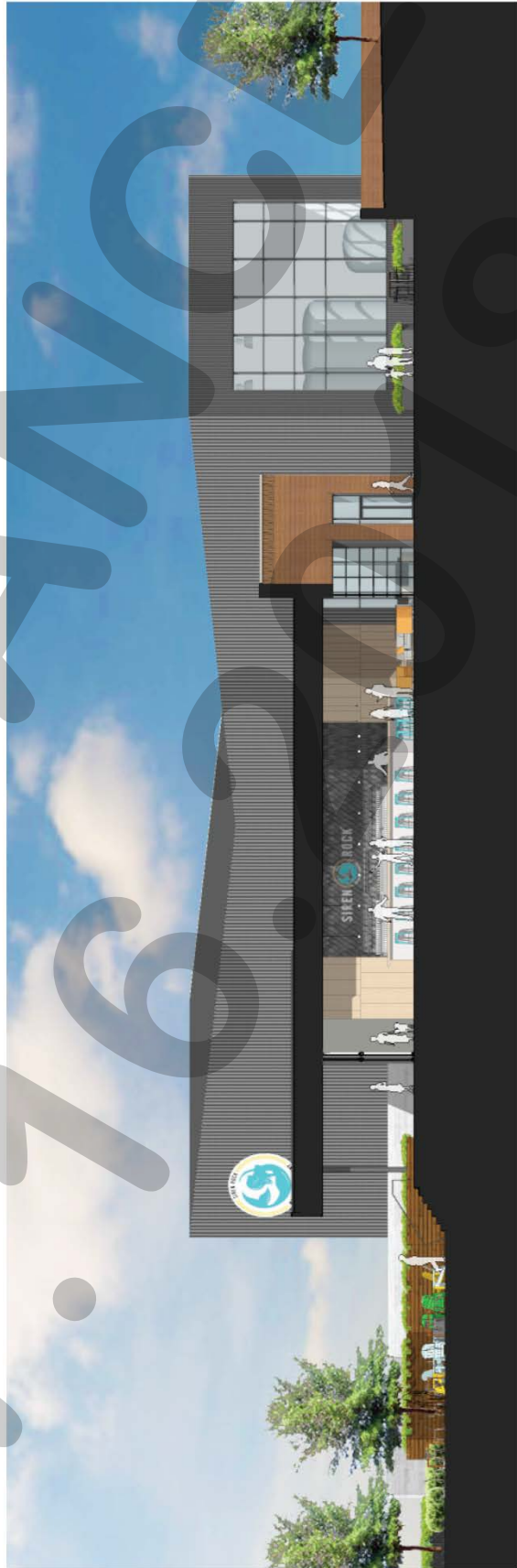


Exhibit 'C':
Concept Building Elevations



NORTH ELEVATION



SECTION THROUGH TAP ROOM



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: August 6, 2018

SUBJECT: Z2018-029; *SUP for Siren Rock Brewery*

At the last City Council meeting on July 16, 2018, the City Council tabled Case No. Z2018-029 by a vote of 7-0. Since this action was taken, the applicant has proposed changes to the draft ordinance to help address the City Council's concerns. Specifically, the operational conditions in the draft ordinance have been changed to include the following conditions:

- 1) 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).
- 2) The *Subject Property* may be used for all permitted accessory uses as well as special event rentals.
- 3) 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.
- 4) 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.
- 5) In accordance with Section 12, *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.
- 6) 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 8* 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.

- 7) 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.

In addition, staff has received 21 emails in support of the applicant's request since the Planning and Zoning Commission meeting. These emails have been included in the attached packet for the City Council's review. As a reminder, staff has received three (3) returned property owner notifications to date, two (2) in support of the applicant's request and one (1) in opposition to the applicant's request. As was stated at the meeting on July 16, 2018, since the Planning and Zoning Commission forwarded a recommendation to deny the applicants request, a ¾-majority vote of City Council members present is required for the approval of this case. Staff should also remind the City Council that an action to table or postpone this case without holding a public hearing would effectively cause the case to be withdrawn due to the recently adopted postponement rules stipulated by the Unified Development Code (UDC). Should the City Council have any questions concerning this case, staff will be available at the meeting on August 6, 2018.

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/06/2018

APPLICANT: Doug Galloway

AGENDA ITEM: Z2018-029; SUP for Siren Rock Brewery

SUMMARY:

Hold a public hearing to discuss and consider a request 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* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

At the April 2, 2018 City Council meeting, the City Council directed staff to prepare a text amendment amending Article IV, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of making changes to the alcohol related land uses. This direction came as the result of an appointment with Corey and Eva Cannon requesting the City Council amend the code to allow the *Brewery and/or Distillery* land use in the Downtown (DT) District by Specific Use Permit (SUP). Ultimately, the City Council adopted changes to the UDC creating a *Craft Brewery, Distillery and/or Winery* land use, which is allowed *by-right* in the Light Industrial (LI) and Heavy Industrial (HI) Districts and by Specific Use Permit (SUP) in the Downtown (DT), General Retail (GR) and Commercial (C) Districts. This amendment was adopted on June 4, 2018. Based on this approval, the applicant -- *Doug Galloway* -- has submitted an application on behalf of the Corey Cannon requesting the approval of a Specific Use Permit (SUP) to allow a *Craft Brewery* in the Downtown (DT) District. The subject property is a 1.16-acre tract of land located west of City Hall, directly north of 316 S. Goliad Street [SH-205].

According to the approved amendment, the *Craft Brewery, Distillery and/or Winery* land use is permitted within the Downtown (DT) District by Specific Use Permit (SUP) with the following conditions:

- 1) *The total building area (i.e. area under roof) is less than 12,000 SF.*
- 2) *The total floor area dedicated to the direct sale of the on-site manufactured product (typically referred to as a taproom) shall not exceed a maximum of 40% of the total floor area.*
- 3) *The uses permitted as accessory land uses are limited to:*
 - (a) *a tasting room to dispense product manufactured on site for on premise consumption,*
 - (b) *meeting/banquet facilities,*
 - (c) *restaurants, and/or*
 - (d) *retail sales of on-site manufactured product for off-premise consumption.*

The applicant has submitted a concept plan that shows that the proposed facility will be 11,931 SF in size with a 4,479 SF area dedicated for the taproom. This represents 37.69% of the total floor area. The remainder of the space will include 1,850 SF for offices and 7,452 SF of production space. In addition, the taproom will include a 508 SF banquet/meeting room. Based

on the materials provided by the applicant the proposed concept plan appears to meet the requirements of the adopted ordinance; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the applicant's request be approved, a site plan with building elevations will need to be approved by the Planning and Zoning Commission (*and City Council if necessary*) pending a recommendation from the Architectural Review Board (ARB).

ADJACENT LAND USES AND ACCESS:

The subject property is located south to the intersection of S. Goliad Street [*SH-205*] and Storrs Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an unimproved 50-foot right-of-way and Texas Power & Light Utility Easement. Beyond this are four (4) tracts of land (*i.e. [1] a 0.454 acre parcel of land identified as Lots 1, 6, 7 & 8, Block P, Rockwall OT Addition, [2] a 0.241-acre parcel of land identified as Lot 1, Block AB, Rockwall OT Addition, [3] a 0.29-acre parcel of land identified as Lot 2, Block AB, Rockwall OT Addition and [4] a 0.4592-acre parcel of land identified as Lots 2-5, Block P, Rockwall OT Addition*), two (2) of which are vacant and two (2) of which have parking areas for the police department. All of these areas are zoned Downtown (DT) District.

South: Directly south of the subject property is a 1.254-acre parcel of land identified as *Lot 1RA, Cain Properties #1 Addition* that is currently occupied with a multi-tenant, general retail strip center. South of this is a 0.85-acre parcel of land, identified as *Lot 3, Rocca Villa Addition*, which is currently occupied by buildings owned by the Rockwall Housing Authority. Both properties are zoned Downtown (DT) District.

East: Directly east of the subject property S. Goliad Street [*SH-205*], which is identified as a P3U (*principal arterial, three [3] lane, divided highway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. This transitions into a P6D (*principal arterial, six [6] lane, divided highway*) south of the subject property. East of this roadway is a 7.3545-acre parcel of land identified as *Lot 1, Block 1, Rockwall City Hall Addition*. This property is currently occupied by City Hall. All areas east of the subject property are zoned Downtown (DT) District.

West: Directly west of the subject property is Rockwall Memorial Cemetery, which is identified as *Block 15, 16 & 17, Lowe & Allen Addition*. In addition, there is a 1.216-acre parcel of land identified as *Lot 1RB, Cain Properties #1 Addition*. Both of these properties are zoned Downtown (DT) District.

NOTIFICATION:

On June 27, 2018, staff mailed 119 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Stonebridge Meadows Homeowner's Associations (HOAs), which are the only HOAs/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition, two (2) notices in favor, and 25 emails in favor of the applicant's request.

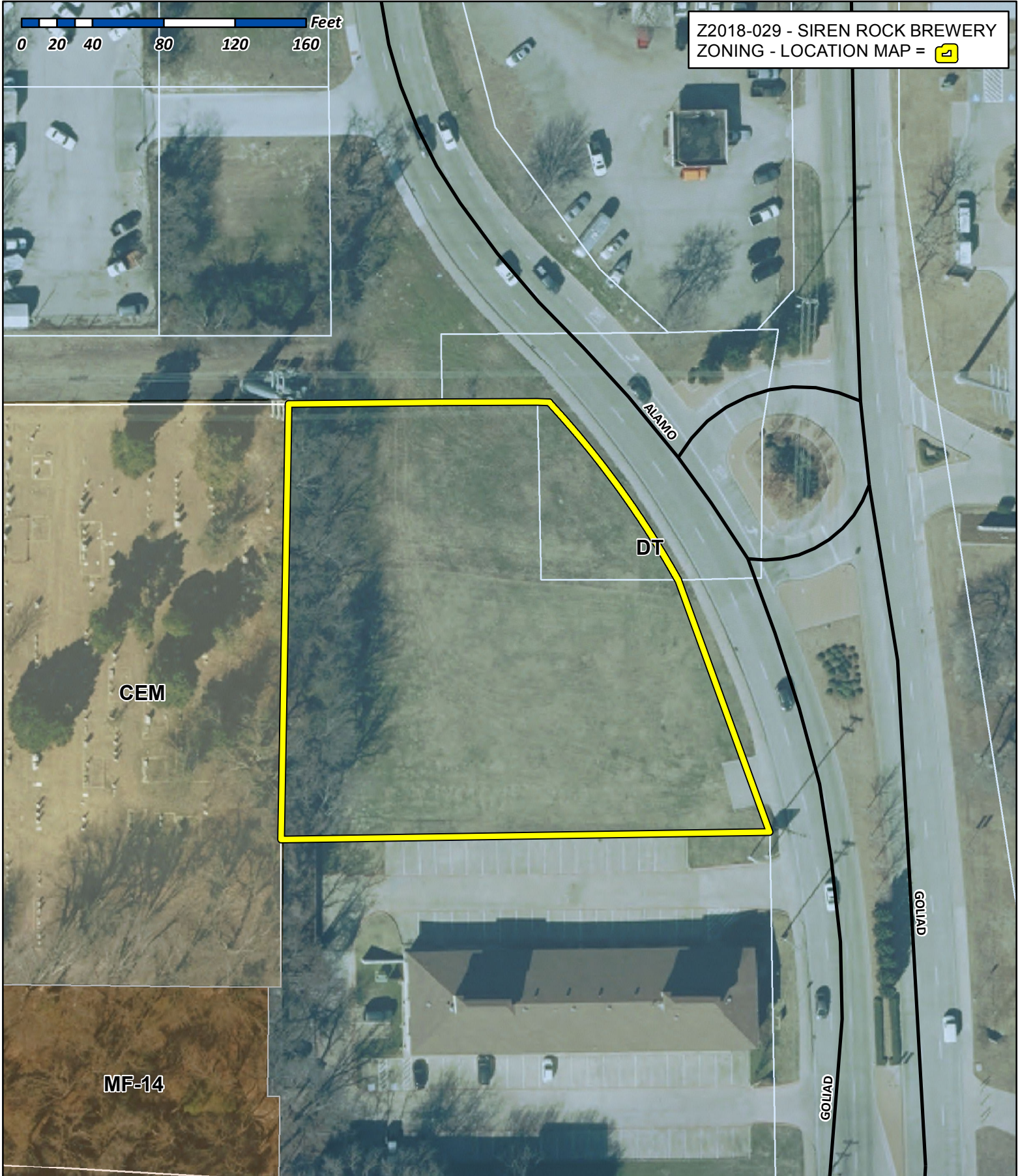
RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

- 1) The operation of the *Craft Brewery, Distillery and/or Winery* on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - (a) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The maximum square footage of the building shall not exceed 12,000 SF in total building area.
 - (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 2) Any construction or building necessary to complete this 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:

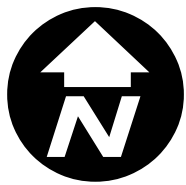
On July 10, 2018, the Planning and Zoning Commission approved a motion to recommend denial by a vote of 4-1, with Commissioner Welch dissenting and Commissioners Fishman and Moeller absent. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change*] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council." This case will require a three-fourths (¾) vote for approval.



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.

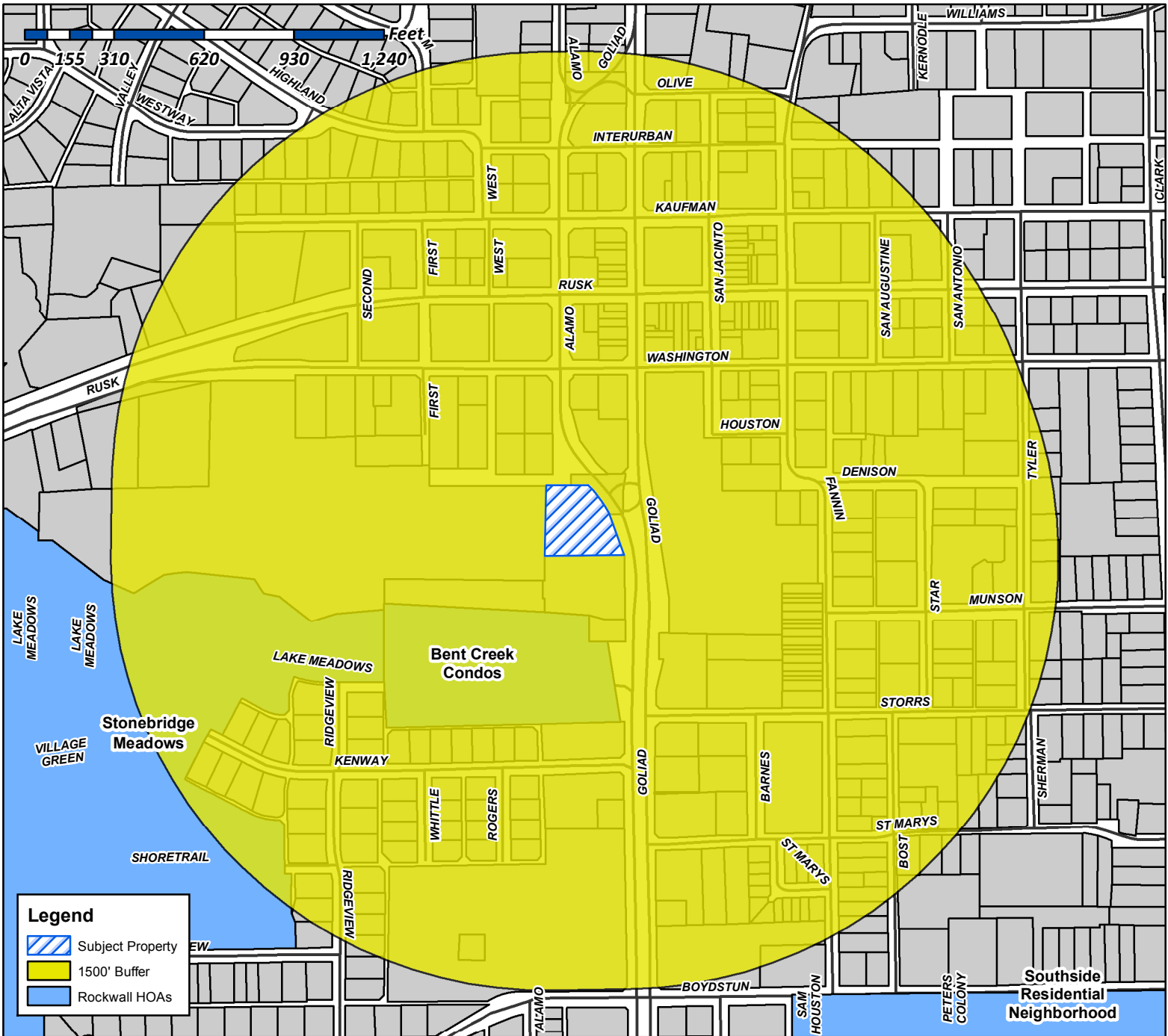




City of Rockwall

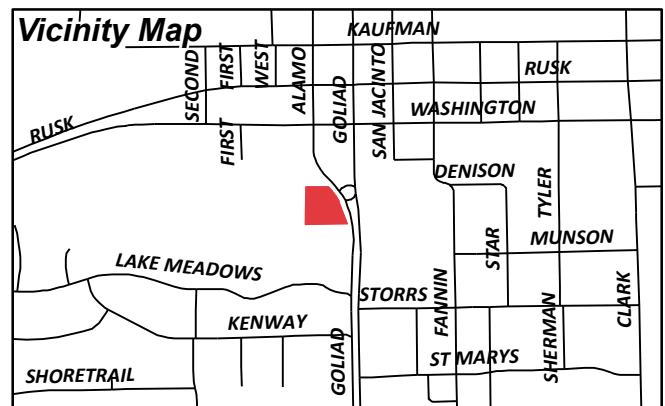
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St

Date Created: 6/18/2018
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, June 27, 2018 10:12:09 AM
Attachments: [HOA Map \(06.18.2018\).pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner **June 29, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 7/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below.

Additional information can also be found at

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

Z2018-029- Hold a public hearing to discuss and consider a request 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* on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

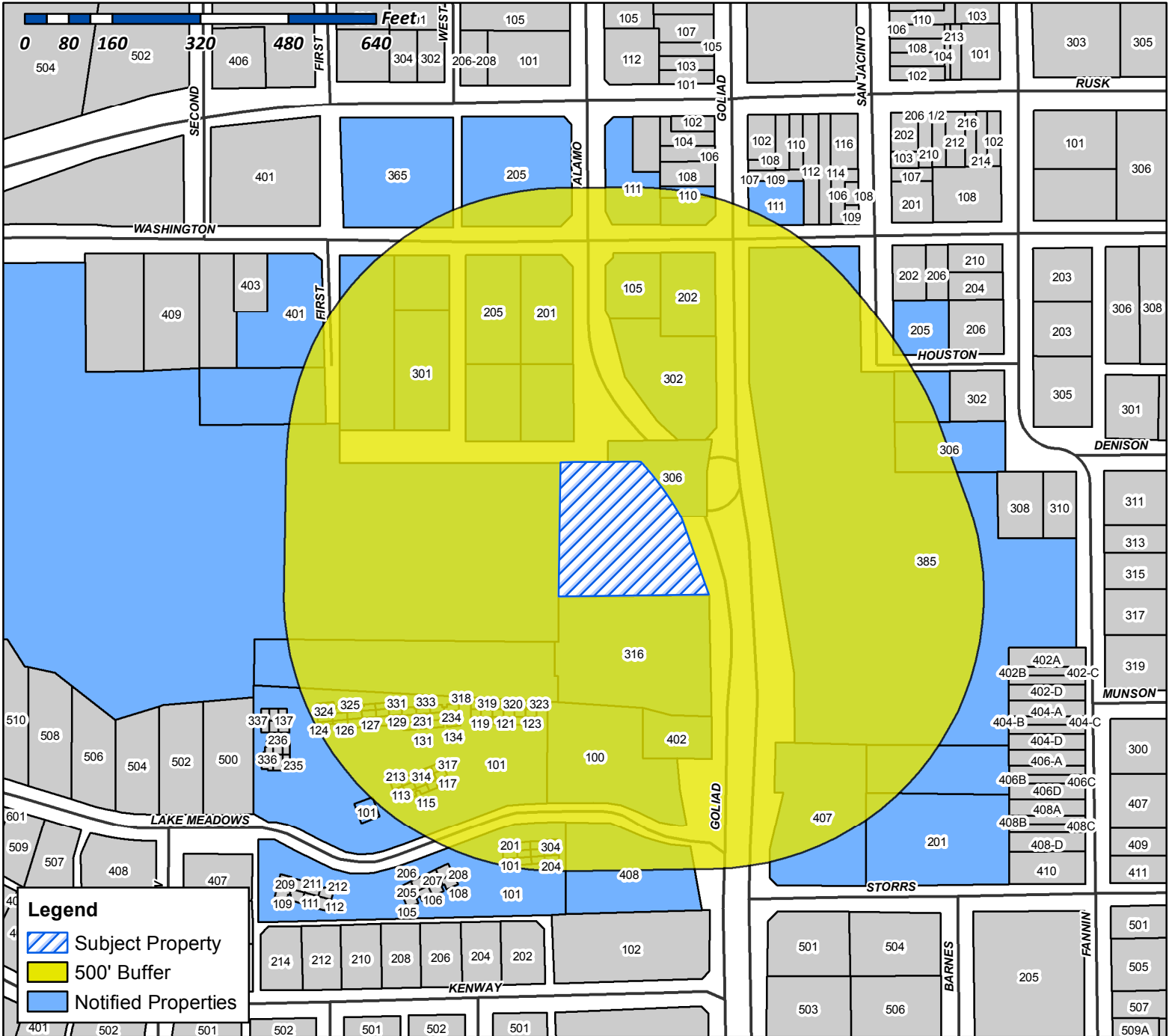
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



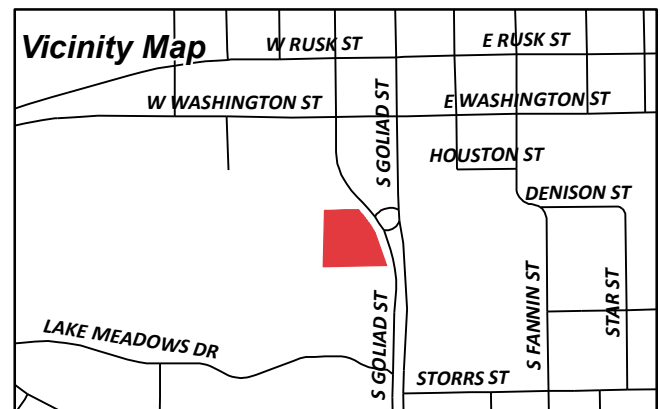
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-029
Case Name: Siren Rock Brewery
Case Type: Zoning
Zoning: SUP
Case Address: Immediately North of 316 S Goliad St



Date Created: 06/18/2018

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

CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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

CURRENT RESIDENT
111 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

CURRENT RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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ROCKWALL, TX 75087

CURRENT RESIDENT
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ROCKWALL, TX 75087

CURRENT RESIDENT
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 LAKE MEADOWS DR
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CURRENT RESIDENT
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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205 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W WASHINGTON
ROCKWALL, TX 75087

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CURRENT RESIDENT
2217 MCCLENDON DR
ROCKWALL, TX 75032

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CURRENT RESIDENT
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CURRENT RESIDENT
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ROCKWALL, TX 75087

CURRENT RESIDENT
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
365 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
389 SW LAKEVIEW AVE
ROCKWALL, TX 32025

CURRENT RESIDENT
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

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

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

CURRENT RESIDENT
505 C B DAVIDSON
ROCKWALL, TX 75087

MYRELI LLC
627 SORITA CIR
HEATH, TX 75032

KAUFMANN DOUG A & RUTH A
627 SORITA CIRCLE
HEATH, TX 75032

CURRENT RESIDENT
720 DAVIS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 STEPHENSON ST
ROCKWALL, TX 71104

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 00000

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

CURRENT RESIDENT
PO BOX 271001
ROCKWALL, TX 75027

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2018-029: SUP for Brewery

Hold a public hearing to discuss and consider a request by Doug Galloway on behalf of Coey Cannon for the approval of a Specific Use Permit (SUP) for a Craft Brewery, Distillery and/or Winery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **7/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name input.

Address:

Grey bar for Address input.

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

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



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Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

A Brewery Downtown is a very bad idea. This will not enhance the family friendly downtown. We have worked hard and spent millions of dollars to encourage wholesome activities downtown. This is on a very fast dangerous curve in the road. People will

Name: be encouraged to cross mid-block to get downtown after

Address: Drinking Alcohol,

Jim Pruitt 110 S. Goliad Rockwall, TX 75087

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

Kenda Cupepper 110 S. Goliad Rockwall, TX 75087

Kaylen Pruitt 110 S. Goliad Rockwall, TX 75087

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Case No. Z2018-029: SUP for Brewery

Please place a check mark on the appropriate line below:

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- I am opposed to the request for the reasons listed below.

As long as traffic flow is not impeded to my business, I'm for the request.

Name:

Address:

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(Faint background text: "I hereby certify that the information furnished on this form is true and correct to the best of my knowledge and belief. I understand that this form and the information furnished hereon are being submitted to the Planning and Zoning Commission and City Council for their consideration and use in the development of regulations, orders, and decisions. I understand that this information is being made available to the public.")

Name: Mike Shields
 Address: 811 S ALAMO - / 202 S. GOLIAD ST,

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

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From: [RockwallCitizen AndBusinessOwner](#)
To: [Planning](#); [Miller, Ryan](#); [Pruitt, Jim](#); [Daniels, Bennie](#); dmacalik@rockwall.com; [Hohenshelt, John](#); [Fowler, Kevin](#); [Johannesen, Trace](#); [Trowbridge, Patrick](#); [Crowley, Rick](#); [Griggs, Brad](#); [Smith, Mary](#); [Gonzales, David](#)
Subject: New Brewery in Downtown Rockwall
Date: Wednesday, July 11, 2018 5:11:57 PM

Hello,

I am a longtime resident of Rockwall, as well as business owner, taxpayer, have kids in Rockwall schools, am involved in the community, and either attend or watch online almost all city meetings. I am deeply rooted and invested in Rockwall, and I would like to say how shocked I am at the P&Z vote to not allow the brewery in downtown, and how very upset I am with the mayor and his unethical tactics last night.

I have followed this case for many months and am aware of the discussions had as well of the process that all parties involved must go through here. I absolutely do NOT understand why the Planning and Zoning commission would unanimously pass the zoning ordinance last month that would allow a brewery to come in, and even pass it based on the presentation made for this specific brewery, just to deny the SUP, when there were no changes made. The property in question is still the same piece that it has been all along. The discussion has been had, and disproven several times, that you can't take beer from the brewery and walk down the street. Any person in this modern day and age knows this is not, and could never be, a "belly up to the bar" place. And why on Earth would you even ask the "what if you don't succeed" question? Do you ask EVERY person that comes in front of you for an SUP the same question, or are you just discriminating here because you don't want beer? That is completely unfair and unwarranted, and truly is a slap in the face to every small business owner out there. Shame on you.

But mostly, SHAME ON YOU, MAYOR PRUITT. You know, based on past votes and discussions with other council members, that this will pass City Council's vote, as well it should. So you effectively railroaded the P&Z members to confuse them with unfounded issues, many of which you know are untrue, so as to force a Supermajority vote if it goes to City Council. That is the prime definition of abuse of power, and I am truly appalled and ashamed that you represent Rockwall. You CERTAINLY do not represent what the citizens of Rockwall want, and you can go straight to social media to verify this. If I were on City Council, I would be extremely upset that you basically took away my vote, as well as the voice of the people. We deserve far better than your disparaging "leadership".

To the members of Planning and Zoning - please reconsider your vote and allow this brewery their SUP for the downtown location. You would be doing this city a major disservice if you continue to prohibit diversity and growth. This would bring so many people in to Rockwall, and wouldn't you want their first impression to be something amazing in downtown. vs. something ugly and boring in an out-of-sight industrial area? As far as them not having food - I (and many others) actually prefer this. We can always get food from any number of local restaurants if we want, and therefore support them as well. We need something else, somewhere that people can get together to enjoy each other's company for a few hours, instead of being rushed out of a restaurant so they can turn tables.

To City Council - please support this brewery if it comes in front of you for a future vote. Listen to your constituents and what they want! THIS is why we voted for you, and why you took an oath to do what is best for Rockwall. Please do not disappoint us.

Respectfully,
A True Rockwall Citizen

From: [Brad Parker](#)
To: [Miller, Ryan](#); [Planning](#)
Subject: Siren Rock Brewing Project
Date: Wednesday, July 11, 2018 2:12:45 PM

I'm really disappointed to hear about the Siren Rock Brewing Company project being voted down. We're a young family that moved from Dallas to Rockwall about 2 years ago and we've always felt that Rockwall was missing something like this in the downtown area.

I hope that city council will reconsider this vote.

Thanks,
Brad

--

Brad Parker
(972)955-1814
parker.bradley2@gmail.com

From: [Max Muscle Rockwall](#)
To: [Planning](#); [Miller, Ryan](#)
Cc: [Pruitt, Jim](#); [Daniels, Bennie](#); [Hohenshelt, John](#); [Fowler, Kevin](#); [Johannesen, Trace](#); [Macalik, Dana](#); [Trowbridge, Patrick](#)
Subject: Siren Rock
Date: Wednesday, July 11, 2018 2:57:31 PM

As a "oldtimer" in Rockwall and as someone who remembers when downtown was considered an area of no development and was the last place a business wanted to locate, I'm very disappointed with P&Z not making a full recommendation to the council for the approval of the SUP for Siren Rock Brewery.

It's my understanding that some concerns that P&Z had with the SUP is that they were concerned with people being able to walk the streets with open containers and be a problem. You realize that TABC governs this long before the SUP? TABC prohibits the retail sale of alcohol from a brewery, thus not an issue for contention. It was also mentioned that people were concerned with what would happen to the building with they closed down. Again, not your concern. Until the city owns the building and has to justify paying the bills for it there's no reason this should be a discussion. The city is not in the retail development business. The city handles taxes and roads, and the private sector handles development.

Didn't P&Z recommend to the council to rewrite the laws to allow a brewery in downtown? Why the bait & switch at the end?

I mean all this with no disrespect, but definitely with a passionate tone. The bigger picture is what were going for here. I've been in Rockwall for 30 years, and I'm excited to see the next 30.

John Hagaman
30 Shady Dale Lane
Rockwall, TX



nutrition[®]
by MAX MUSCLE

559 East Interstate 30 @ Ridge Road
Rockwall, Texas 75087
972.722.MAX4
www.MaxMuscleNTX.com

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communication in error, please contact us by replying to the sender of the email or by telephone at 972-722-6294. Thank you for your cooperation.



From: [Kay Roe](#)
To: [Miller, Ryan](#)
Subject: Vote
Date: Wednesday, July 11, 2018 5:46:40 PM

As a voting resident of Rockwall county, I am very disappointed in some of the recent vote outcomes by City Council and Planning and Zoning. I especially support approving Siren Rock Brewing Company in the requested location. I have been a patron of several similar businesses. They are great family friendly additions to the areas where they are located and the only impact to the area is increasing the customers and bringing the area up to date. It would be a fabulous addition to Rockwall's Downtown area. I have not heard a single citizen or downtown business owner speak negatively about the possibility of Siren Rock Brewing Company building in this location.

Kay Roe
907 N Fannin

From: [Kimberly Kiernan](#)
To: [Miller, Ryan](#)
Subject: Citizen vote for Siren Rock!
Date: Wednesday, July 11, 2018 4:18:59 PM

Hi, I just wanted to write about the proposed Siren Rock brewery in downtown. Craft breweries are a huge trend right now. Many of them are super successful, and I think having one in downtown Rockwall would be awesome. I love how, instead of serving their own food, they want to order in from the local businesses. This is a win win for everyone. Plus, the spot they want to go in is pretty much a vacant eye sore at this point. Siren rock's proposed building will be a draw and add much needed parking to the area.

I am not personally a beer drinker, but even I see the merits of adding it to the downtown area. The county has two breweries already, but really needs one in downtown. I think it's the perfect supplement to the businesses already there. Plus, it will be something that's draws more people in from surrounding areas and be a boon for downtown (just like Bankhead has been for rowlett but even better as it will support persisting businesses).

I do hope you will strongly consider approving this brewery.

Rockwall citizen,
Kimberly Kiernan

--

Sent from Gmail Mobile

From: [Lynn Carter](#)
To: [Planning](#)
Subject: Siren Rock Brewery
Date: Wednesday, July 11, 2018 8:26:48 PM

I was so sad to hear the news. A brewery would be the perfect fit for the downtown area. Such a great gathering place for friends and family in such a quaint atmosphere would be a great addition. Please reconsider your decision. Sincerely, Lynn Carter

From: [Rachel Selman](#)
To: [Planning](#)
Subject: Siren Rock Brewing Company
Date: Wednesday, July 11, 2018 1:39:48 PM

Good-Afternoon:

I was just informed that the Rockwall P&Z Committee voted NO for the SUP approval for the Siren Rock Brewing Company. As a long-term resident of Rockwall (1979), I have witnessed many changes over the years, some I have agreed with others I have not. I have watched big restaurant chains come in and leave, as well as restaurants and shops owned by Rockwall residents as well. I ask that you please reconsider the vote NO. I am proud of where I grew up, and I support the local owned businesses. I believe the brewery would add more character to the already wonderful atmosphere we have downtown. I actually grew up on Washington St., so walking up the Square when I was young to get a slurp-ee or candy from the Drop-In, or go to the Library (now a parking lot) was a fond memory. I love Downtown Rockwall and I feel that if we keep local businesses local, then the feel and atmosphere of the town will keep.

Please reconsider.

Thanks,

Rachel Selman
3612 Hilltop Circle
Rockwall
469-387-6830

From: [Wendi Kunkel](#)
To: [Planning](#)
Subject: Downtown Brewery SUP
Date: Thursday, July 12, 2018 7:34:36 AM

I am disappointed to hear that Siren Rock did not get their SUP approved by the P&Z committee. My husband and I were so looking forward to that option to a downtown that has been revitalized.

I grew up in the area, and I fear Rockwall is losing it's charm. We have nail salons and chain restaurants galore, but where's the support for small business? They spent all this taxpayer money to fix up downtown, but now I see business closing there left and right. And yet, when a business wants to help grow the downtown (because people will come from other parts of DFW to visit a craft brewery) they are denied. Why?

I am very concerned about the vision this committee has for Rockwall.

Thank you,

Wendi Hawthorne (Kunkel)

From: [Brian Llewellyn](#)
To: [Miller, Ryan](#)
Subject: Siren Rock
Date: Thursday, July 12, 2018 11:06:15 AM

I would like to voice my extreme displeasure in the P&Z committee on this decision. I have watched the video and the reasons for voting against it are all personal reasons....No one took into account that the citizens of Rockwall want this. Its been known all along (I am not on P&Z or Council) and I have know since day 1 where the location was intended to go. It is NOT a bar. Please voice to the chair and the committee that their personal feelings need to be removed and they need to ask the citizens what we want. The look of the building is awesome, the concept is awesome and this will be a major asset to the community.



Brian Llewellyn CLU®, ChFC®, FLMI®
Agent



NMLS #139716, NMLS MLO #1214868



P: 972-722-6300 | [Visit Brian's Home Page](#) | [Map & Directions](#) | [Login](#)
6537 Horizon Road, Suite A, Rockwall, TX 75032

Brian Llewellyn, Agent
www.briansmyagent.com



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From: [Brian Llewellyn](#)
To: [Pruitt, Jim](#); [Daniels, Bennie](#); [Hohenshelt, John](#); [Johannesen, Trace](#); [Macalik, Dana](#); [Trowbridge, Patrick](#); [Fowler, Kevin](#); [Miller, Ryan](#)
Subject: Siren Rock
Date: Tuesday, July 17, 2018 3:04:20 PM

Mayor, Council members and P&Z-

I attended last night's council meeting with the intent to speak on this topic and it turns out with how things proceeded that the public forum was not opened, so I would like to take a minute and express my thoughts on this topic for consideration as I am unsure if I will be able to make the next meeting. Below are a few items:

1. Johnny Lyons, chair of P&Z, made the following statements when Mr. Trowbridge asked why the request was denied:
 - a. "When we saw it was across the street from City Hall, I think a lot of us had some heartburn about that."
 - b. "There's a downward hill there and there's a curve so that's two dangerous conditions potentially with folks that are coming out of a parking lot that have been drinking."
 - i. Here is my issues with these statements. We know there has been talk that if they turn this into a Brewpub and serve food that it will be additional support from council. My question is, how does that change point 2 that Johnny mentioned as one of his reasons for denial? You can still drink in a Brewpub and the location will still be in the same spot. And why does being across from City Hall have any bearing on P&Z denying this? There is no way anyone on P&Z did not know the proposed location for this project, its been known to everyone in Rockwall since DAY 1.
2. Based upon my above comments that if they denied based on those reasons, and those reasons will not change, then how will they all of a sudden change their vote to approve this project? Do they just do what the Mayor wants?
 - c. It is of my opinion that the reason for their denial was based on the fact that the Mayor showed up to a committee that he appoints and lobbied against it. So if the project caves and gives in to what the Mayor wants for his Yes vote, then P&Z will now overlook the location being across the street from City Hall and the "dangerous" curve where the location will be??
3. I believe it was out of line for the Mayor to announce in a City Council meeting that he would bring a lot of people that are against this project to P&Z to speak against it is wrong. All the reasons he has listed for why he does not want the craft brewery, so he should recuse himself if he cannot take his personal feeling out and vote for the better of Rockwall.
4. There are a lot of misconceptions about what a craft brewery is. It is not a place that people go and drink beer until they cannot stand up. Craft breweries are where people gather and get a flight of beer to try out different brewing methods and styles and talk about them with friends and neighbors. They can talk to the person who came up with the recipe and brewed the beer, as that person is on-site. Take this headline from the news:
 - d. "Craft Beer is the Strangest, Happiest Economic Story in America. Corporate

goliaths are taking over the US economy, yet small breweries are thriving.”

Thank you for your time in this matter and I really hope P&Z and the council and work together for the better of Rockwall and not a personal agenda!

Sincerely ,

Brian Llewellyn
1391 Scarboro Hills Ln

From: [Planning](#)
To: [Miller, Ryan](#)
Subject: FW: Siren Rock Brewery
Date: Tuesday, July 17, 2018 2:46:00 PM

From: Liberty Prince [mailto:liberty.prince@gmail.com]

Sent: Tuesday, July 17, 2018 2:39 PM

To: Planning

Subject: Siren Rock Brewery

To whom it may concern:

I'm disappointed to learn that the P&Z committee seems to have retracted their approval of Siren Rock Brewery by not recommending approval for the project without a legitimate explanation.

Think back to when Dallas' Mayor Laura Miller disapproved of the Dallas Cowboy stadium in 2004.

Grant it- that decision wasn't accomplished by herself alone, but instead she used her sway that ultimately cause the DALLAS Cowboys to be move to Arlington, which has allowed Arlington to gain from the revenue benefits.

I get it- a small craft brewery isn't exactly a Cowboy Stadium, but does Rockwall REALLY want to continue siding with personal agendas of the city leaders and forgo the economic advantages?

Royse City hasn't, and they have reaped the reward and revenue from it.

In fact, Royse City who once lived in the shadow of Rockwall has grown leaps and bounds to the point of catching up quickly to its neighbor as a pace that will leave Rockwall in THEIR shadow of growth.

I have enjoyed and LOVED the new growth that Rockwall has brought in (*with the exception of Mellow Mushroom- no clue WHO approved THAT eye sore in P&Z*)

I suppose a better question would be, "Why WOULDN'T Rockwall welcome one of its citizens?!"

We NEED more unique businesses to add to the local culture that would draw others INTO the area- otherwise, you're simply letting revenue go to neighboring cities that Rockwall competes with.

That is NOT the Rockwall I raised my children in, and certainly not the Rockwall I choose to support their local businesses in.

If P&Z could approve ANOTHER 7-11 that backs up to a subdivision on a wildly busy road (66), how can it realistically deny a homegrown local business by one of its own citizens in a less congested area?

It's naive for one to think that there isn't a Mayor/neighboring business owner who is having more pull on the issue to the point that P&Z has a sudden "change of heart".

Thankfully elections take place for a reason, and it couldn't come soon enough!

Don't be a Laura Miller.

Liberty Prince

Sent from iPhone

From: [Miller, Ryan](#)
To: [Miller, Ryan](#)
Subject: FW: Siren Rock Brewery
Date: Tuesday, July 17, 2018 3:27:03 PM

From: Stephen Briggs [mailto:sbriggs@sabrp.com]
Sent: Sunday, July 15, 2018 1:20 PM
To: Planning
Subject: Siren Rock Brewery

A brewery would be a fantastic idea for downtown Rockwall. These type of businesses tend to attract a great following of local small business. These small businesses attract many customers due to the fact that they are able to bring a product or service that is unique or different from commercialized products and services. Look at all the small towns that have brewery's. They attract people from all over that spend good money on this type of product. Rockwall is growing and changing rapidly. It will not be considered the small conservative town forever. Why not start now and be a part of the great change that will be the future Rockwall. I believe in our leaders and our police that help keep our city safe and beautiful. Please consider allowing a brewery into our city.

Regards,

--

Stephen Briggs
REI Acquisitions
Ph: 972-284-9753
Cell: 469-286-7231

sbriggs@sabrp.com

Providing Solutions In Real Estate

From: [Heidi Mercer](#)
To: [Miller, Ryan](#)
Subject: It is stifling in Rockwall. Help!
Date: Friday, July 13, 2018 10:11:37 PM

When my husband and I moved here, kid you not, we bought our house sight unseen. We knew the style of the builder (First Texas Homes) but more importantly, we loved what we saw when searching Rockwall online: the feel, the community, the lake. It was growing like crazy, family friendly, wanted to have a fun vibe but keep the small town feel. Rockwall. Was. Perfect. It was instantly home.

One of the first 'feel goods' we had was the Concert by the Lake series and Founders Day. It looked like Rockwall enjoyed to have fun but also knew that it needed to be centered on family. We tested out a few churches and found our home at Lake Pointe. Found our new niche of friends... were blessed with amazing neighbors who became close friends... and we grew our family.

Something is troubling though. The feeling of Rockwall expanding is happening – people are coming- but there is someone or a group of someones that aren't accepting it. Roads aren't expanding, the vibe of being family friendly but fun is circling down the toilet. What is happening? Why is Rockwall getting yet another nail salon, pizza joint, dentist, chain store, chain restaurant and letting the feeling of being small but unique disappearing. YOU ARE FIGHTING THE WRONG BATTLE HERE.

You need that micro-brewery. We need it. The pulse of Rockwall needs it. It doesn't make sense why chain stores are being allowed to come in but unique 'map-making' opportunities are being denied.

Remember when the City of Dallas just gave away the opportunity to have Cowboys Stadium... then went the Ballpark... now Texas Live... all to Arlington. It left the Mayor in a bad taste with the constituents- not much happened with her after that. And yet, Arlington grew, paid its debt back faster than ever expected... and it focused on what could make them unique. It flourished with it.

Here is the thing. People are going to move to Rockwall. It is going to grow. Quit fighting it or you won't be here very long. You need a reason to establish Rockwall with a vibe that we thought would continue when we moved here.

Don't want people to be drunk? Why do you allow the new store Beer Geeks which is basically the same concept to be allowed on the square (talking out of both sides of your mouth, my friend). Bin 303... winery concept that just also has AMAZING FOOD. Enjoy... you can buy wine and Beer Geeks... you can walk out with a beer and sit at the table to listen to the music on a San Jacinto night. Same exact concept but you aren't backing it?

Goes against church? Do I really have to say Jesus turned water into wine to celebrate and have a good time at the wedding? I mean, come on. That thought is quite legalistic.

Does it need to serve food (um, that would be aweeesommeee) but that isn't the purpose of a socializing brewery. Castle Hills just opened up one that isn't nearly as beautiful as the plans for Siren Rock but it is thriving. What is sad is that it was opened by people who didn't even know the area but had a passion... they don't even live in Castle Hills. You have a group who have both the passion and have grown up here, who opened businesses in Rockwall, sent their kids to Rockwall ISD, LOVE Rockwall and you don't want to support them? But you will let another furniture chain store from out of state come on over in a blink.

Weird. Something is off. There are other reasons that are possibly political at play. It just isn't adding up.

Your decisions of not keeping up with what is wanted by the community will wind up hurting our town. Rowlett, Royce City, and others will grow around it and Rockwall will have a slow death (look at Lancaster, TX whose council members wanted to cherish the square and in the end, killed it over time because they only wanted to say no, no, no to anything that could help).

You have a chance to give Rockwall an amazing opportunity to have a trendy place that is far beyond a bar. It will have food trucks. Have family atmosphere. Have life. Have a pulse.

Make the right decision. Let Rockwall Thrive. The lack of creativity is stifling here.

Attract the right people. Craft beer is huge in the younger professional demographic. I freaking hate beer. Even craft beer. But I know this would do huge things for Rockwall so it blows my mind that this takes so much effort to have SR come to fruition. If you are thinking another strip shopping area will attract the right people, you are incorrect. We are mid-30s making solid incomes. Our neighbors and friends are the same. Yall know that because you make us pay crazy-stupid property taxes for it. Bring the business that will bring more people that are successful, want to work hard, and want to have fun... want to make memories. ... that is the key. Can it make memories? Does a gas station? Does a strip mall? Does a nail salon? Can a microbrewery that is designed to socialize and support the community.... Heck yes it does. In fact, when it is your birthday and you are thinking of a place to celebrate it, I have an idea in mind of where you could hold it. Siren Rock. Go make memories... make good decisions. Open a window and let some creativity in, it is pretty stifling and bland here in good ol Rockwall.

Thank you for your time,
Heidi Mercer

From: [Planning](#)
To: [Miller, Ryan](#)
Subject: FW: Downtown brewery
Date: Wednesday, July 18, 2018 8:17:13 AM

From: kevin kraft [mailto:kevinkraft1957@gmail.com]

Sent: Tuesday, July 17, 2018 5:26 PM

To: Planning

Subject: Downtown brewery

As an 18 year resident of Rockwall, I would like to express our entire family's support {4 of us} for the proposed brewery downtown. We have really enjoyed Bankhead Brewery in Rowlett and would love to see something as successful here in downtown Rockwall. Our city should embrace these opportunities, not force entrepreneurs to prosper some place else.

Thanks for your consideration. Kevin Kraft

From: [Planning](#)
To: [Miller, Ryan](#)
Subject: FW: Siren Rock Brewing Company
Date: Friday, July 20, 2018 9:02:47 AM

From: Bob Smith [mailto:myvegas2015@gmail.com]
Sent: Thursday, July 19, 2018 7:10 PM
To: Planning
Subject: Siren Rock Brewing Company

Good Afternoon,

I am not sure of the format to show my support for a business, I have never done this before. In fact, I hadn't even heard about Siren Rock Brewing Company until recently when I saw a news article while catching up on my local news. After researching Siren Rock Brewing Company, reviewing the past council hearings and taking the time to consider the concerns addressed, I'd like to take the time to show my support, as a resident of Rockwall, for Siren Rock Brewing Company opening in Downtown Rockwall.

The downtown area is in desperate need of attention; we have a few good places, namely Zanata, but walk into Zanata any night of the week and it is JAM PACKED with long waits to match. It would be nice to have another option in Downtown Rockwall to sit and have a beer.

I do not understand the objects to approving the SUP; not only will this bring immediate revenue to Rockwall, it will also incentive other businesses to open in Downtown. As I gather, the apprehension is related to alcohol consumption without the sale of food. It is short sided of Rockwall not to see the potential benefit here that a brewery would bring - food service restaurant would want to open nearby to take advantage of Siren's customers who may also want to eat before or after. I saw one rendering which even showed a food truck, which would be a HUGE success in Downtown.

I hope that the Planning and Zoning unanimously approves Siren Rock Brewing Company SUP and brings new business to Rockwall!!

Sincerely,
A Resident of Rockwall

From: [Bob Wacker](#)
To: [Bennie Daniels](#); [Pruitt, Jim](#); [Hohenshelt, John](#); [Dana Macalik](#); [Fowler, Kevin](#); [Trowbridge, Patrick](#); [Trace Johannesen](#)
Cc: [Miller, Ryan](#)
Subject: Craft Brewery Decision
Date: Sunday, July 22, 2018 9:00:11 AM

I believe the Council should accept the applicant's withdrawal request, and let them reapply WITHOUT requiring any significant or major changes.

Reason why: The Council just agreed that the ordinance has an uncertainty or error that needs to be corrected. Then the applicant can reapply per the updated ordinance, without having to make major changes to it.

If there is a public hearing Aug 6 (denying the withdrawal request) I have included my thoughts below. So I don't take up everyone's time at the Aug 6 meeting, do you have any comments on them ?

1. Ordinance and SUP

This SUP for a particular craft brewery must meet the requirements of the current ordinance. My opinion is that it does; i.e., the SUP is not requesting any variances to the ordinance. I believe the only way this could be voted down is if there were either a health or safety issue.

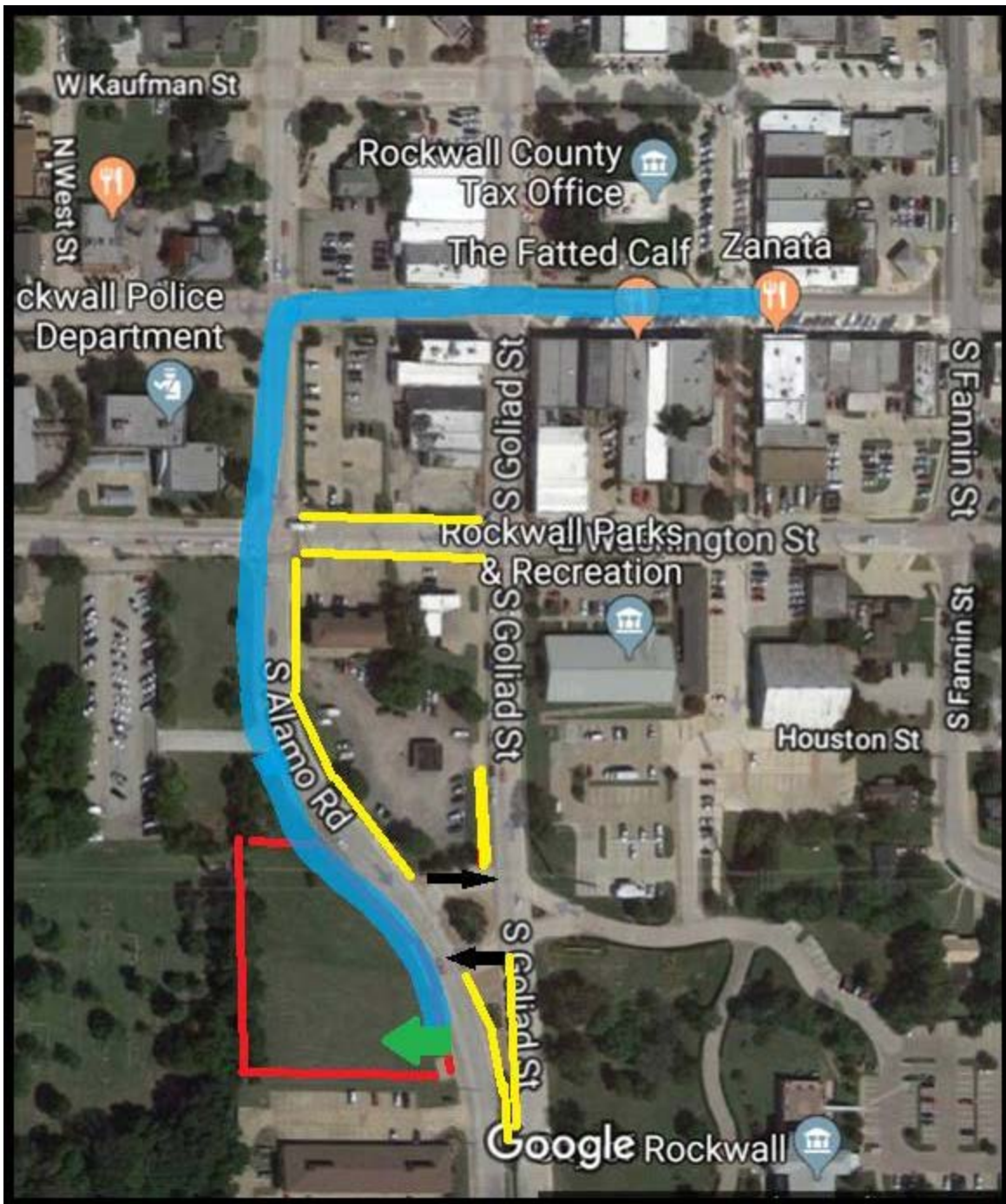
2. Health Issues

I do not believe there are any health issues.

3. Safety

Vehicles - The entrance drive is at a great location (see picture below.) Good sightline for cars heading south on Alamo to turn right into the parking lot. For those heading north on Goliad, the median and the left turn path provides adequate visibility of cars coming down Alamo.

Pedestrians - The yellow lines show where there are no sidewalks, hence very little foot-traffic. (I was surprised to see none along the one-block stretch on Washington, adjacent to the mayor's office). The blue path has complete sidewalks and controlled intersections. Perhaps a sign or two could indicate this, and reiterate "No Jaywalking".



4. Location – The view from City Hall is OK ... much better than the used car lot. Perhaps the ARB could get them to soften the look of the tall grey wall. The outdoor, open beer gardens enhance the site's looks and embody the “downtown” community image we all want.



5. Bar vs Brewery / Open Container Carry – I thought the updated ordinance and other rules and regulations would control this from happening. But if there is an error, then the ordinance should be revised ASAP.

Regards,
Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

From: [Brett Jones](#)
To: [Planning; Miller, Ryan](#)
Subject: Stop blocking Siren Rock
Date: Sunday, July 22, 2018 9:50:22 PM

To whom it may concern,

My name is Brett Jones and I have been a citizen of Rockwall for over 6 years. I am concerned with the nonsense put forth before Mr. and Mrs. Cannon in relation to the Siren Rock Brewery. The charades that they have put up with to approve Siren Rock has been abhorrent and uncalled for. It's clear that there is an ulterior motive. The nonsensical claims by both Pruitt and Daniels have made are baseless and clearly have roots unrelated to the community who has overwhelmingly supported Siren Rock.

Sent from my iPhone

From: [Carin Brock](#)
To: [Planning](#)
Cc: [Miller, Ryan](#)
Subject: Siren Rock Brewing - Support
Date: Thursday, July 19, 2018 4:39:43 PM

To Whom it May Concern:

I am writing to voice my support of adding Siren Rock Brewing Company to Rockwall's downtown district.

My family moved to Rockwall about one year ago after I left private legal practice in Mobile, Alabama to join as in-house counsel for a large company headquartered in Dallas. We live at 204 Chatfield Drive, Rockwall, TX (in Stone Creek). My husband is an accountant for the City of Wylie and my daughter is a rising 5th grader at Hays Elementary.

I am very disappointed with P&Z's failure to approve the SUP for Siren Rock Brewing. A local brewery would be a very good tax/revenue stream and would add a unique component that is severely lacking in our downtown landscape. To those who voted against and truly believe the rhetoric that a craft brewery creates a "bar house" atmosphere, I encourage you to visit other craft breweries. You will find that these objections are simply unfounded. They are family/pet friendly community gathering spots – something that is lacking and desperately needed in downtown Rockwall.

Moreover, it is clear from reading the P&Z records, local news, and other media outlets that my feelings are shared with my friends and neighbors in Rockwall. It seems as though certain members of the P&Z are swayed by the voice of a persuasive minority, rather than the voice of the community as a whole. That is improper and not in our best interest as a community. To those who voted against the SUP, I wholeheartedly encourage you to listen to the many residents of Rockwall and reconsider your position.

Thanks for your time.

Sincerely,

/s/

Carin D. Brock
204 Chatfield Drive
Rockwall, TX 75087
(251) 404-5144

From: [Cole, Kristy](#)
To: [Miller, Ryan](#)
Subject: FW: PLEASE FILE: Z2018-029 FW: Siren Rock Brewing - Support
Date: Friday, July 20, 2018 12:01:33 PM

Ryan,

Trace forwarded this to me and one more. I'm thinking it's because of the "Please File" in the Subject Lines. So, I'm passing these on to you, as he sends them, so that YOU may keep up with them in your case file.

Thank you!
Kristy

From: Johannesen, Trace
Sent: Friday, July 20, 2018 11:59 AM
To: Cole, Kristy
Subject: PLEASE FILE: Z2018-029 FW: Siren Rock Brewing - Support

One more in support of Siren Rock. Thanks!

Trace

From: Carin Brock <carin.brock@bldr.com>
Date: Friday, July 20, 2018 at 9:11 AM
To: "Johannesen, Trace" <TraceJohannesen@rockwall.com>
Subject: Siren Rock Brewing - Support

Dear Trace,

I am a new resident of Rockwall. My family moved to the area about one year ago after I left private legal practice in Mobile, Alabama to join as in-house counsel for a large company headquartered in Dallas. We live at 204 Chatfield Drive, Rockwall, TX (in Stone Creek). My husband is an accountant for the City of Wylie and my daughter is a rising 5th grader at Hays Elementary. After reading your bio on the city website, I learned that we apparently are neighbors. Who knew?!

I am writing to express my sincere appreciation for your support of Siren Rock Brewing. I very disappointed in Mayor Pruitt's and P&Z's failure to support Siren Rock's efforts to open in Rockwall. I plan to be an active and voting member of community and you can expect that you will have mine and my husband's vote in the future. Thank you again for voicing your support.

Sincerely,
/s/
Carin D. Brock
204 Chatfield Drive

Rockwall, TX 75087
(251) 404-5144

From: [Planning](#)
To: [Miller, Ryan](#)
Subject: FW: Siren Rock Brewing
Date: Monday, July 23, 2018 8:20:13 AM

From: jimstehn@aol.com [mailto:jimstehn@aol.com]
Sent: Friday, July 20, 2018 2:42 PM
To: Planning
Subject: Siren Rock Brewing

Commission members, I've read about the Siren Rock Brewery's attempt to establish a new business on the vacant lot on Goliad. I find the arguments Mr Pruitt and Mr Daniels offer in opposition of this business (as reported in the Herald Banner) to be pretty weak and without much substance. The arguments offered are just as applicable to Zanatas and Trevino's. Please favorably consider the requests for the zoning change and necessary permits. I think their business would be a fine addition to the downtown area.

Sincerely,
Jim Stehn
1101 Bayshore Dr
Rockwall, TX 75087

From: [Planning](#)
To: [Miller, Ryan](#)
Subject: FW: Siren Rock Brewery
Date: Monday, July 23, 2018 8:18:34 AM

From: Kelli N [mailto:kellianori@gmail.com]
Sent: Sunday, July 22, 2018 10:53 AM
To: Planning
Subject: Siren Rock Brewery

Hello,

Please accept this email as my way of showing support to allow a Siren Rock Brewery in downtown Rockwall. We live on the North side of Rockwall and enjoy going downtown but the options are limited. We have been going to downtown Rowlett instead when the square is too busy. Having more food and beverage options downtown would keep us in town. I actually don't even like beer I just enjoy establishments like this as they are a casual easy place for people to meet without having to have a table or a server or worry about your group size.

Thank you for reading.

Best,
Kelli Nori
4189 Lorion Dr
Rockwall, TX 75087

From: [Cole, Kristy](#)
To: [Miller, Ryan](#)
Subject: FW: PLEASE FILE: Z2018-029 FW: Siren Rock Brewery
Date: Friday, July 20, 2018 12:01:40 PM

From: Johannesen, Trace
Sent: Friday, July 20, 2018 12:00 PM
To: Cole, Kristy
Cc: Trowbridge, Patrick
Subject: PLEASE FILE: Z2018-029 FW: Siren Rock Brewery

One more.

Trace

From: Larry Embree <lembree7@hotmail.com>
Date: Friday, July 20, 2018 at 11:47 AM
To: "Johannesen, Trace" <TraceJohannesen@rockwall.com>, "Trowbridge, Patrick" <PatrickTrowbridge@rockwall.com>
Subject: Siren Rock Brewery

Council Member,

I would like to voice my support for the proposed brewery in the Downtown district. I believe it would be a great addition to our community and something that should be approved.

Please push back against the mayor and his misguided opposition to the new business in our city.

Best regards,

Larry Embree

1102 Teakwood ct

Rockawll

From: [Planning](#)
To: [Miller, Ryan](#)
Subject: FW: Downtown brewery
Date: Thursday, July 19, 2018 8:32:42 AM

From: Mark Brock [mailto:mbrock1974@gmail.com]
Sent: Wednesday, July 18, 2018 7:06 PM
To: Planning
Subject: Downtown brewery

I was disappointed to learn of your opposition to the opening of a new brewery in downtown Rockwall.

It appears that the mayor played a significant role in your decision to deny the brewery.

A brewery downtown would increase foot traffic and benefit all downtown businesses. It is the one big thing downtown Rockwall is missing.

I understand the mayor doesn't want a brewery near his law office but his office would be closed during the busy hours of the brewery.

I would like to ask you to reconsider your position on the new brewery coming to downtown Rockwall.

Currently, my wife and I go to either Rowlett or Royse City when we want to go to a brewery because of the ability to walk next door and get something to eat.

We would love to keep our money here in Rockwall, supporting Rockwall businesses.

Thank you for your time.

Sincerely,

Mark Brock
204 Chatfield Dr
Rockwall, TX

From: [Planning](#)
To: [Miller, Ryan](#)
Subject: FW: Approve Siren Rock
Date: Friday, July 20, 2018 9:07:15 AM

-----Original Message-----

From: Johannesen, Trace
Sent: Thursday, July 19, 2018 8:45 AM
To: Nick Hughes
Cc: Pruitt, Jim; Daniels, Bennie; Hohenshelt, John; Fowler, Kevin; Macalik, Dana; Trowbridge, Patrick; Planning
Subject: Re: Approve Siren Rock

Nick,

Thank you for the email. As indicated by my voting record, I do also support Siren Rock, as do all of the folks with whom I talk. But I don't talk to every group in town. That's why there are 7 of us.

Also, I think it's important to highlight that perhaps the objections you mentioned below may originate from the dissenters' voting constituents, and they could be voting accordingly. That is indeed the point of a representative democracy/republic. The goal is not for everyone to agree. If that were the case, we wouldn't need a council at all.

I think the fact that we respectfully consider each others' opinions and then disagree is a rare and wonderful thing.

Thank you for being a concerned citizen. I look forward to you and others helping to grow our voting base to more than just ~1,700 in our town of over 44,000.

Regards,

Trace

On 7/18/18, 10:31 PM, "Nick Hughes" <nick.r.hughes@gmail.com> wrote:

All -

It was with great disappointment that I read about the P&Z meeting where Mayor Pruitt and Councilman Daniels appear to be preventing Siren Rock's SUP from going through. These objections appear to be from a position of ignorance and possibly personal concerns in the mayor's case. This will absolutely be a central factor in who gets my vote when up for election.

I think our downtown area would greatly benefit from this brewery. The growth and beautification of the downtown area lately has been wonderful and having a little brew pub like this would only serve to further enhance the downtown experience.

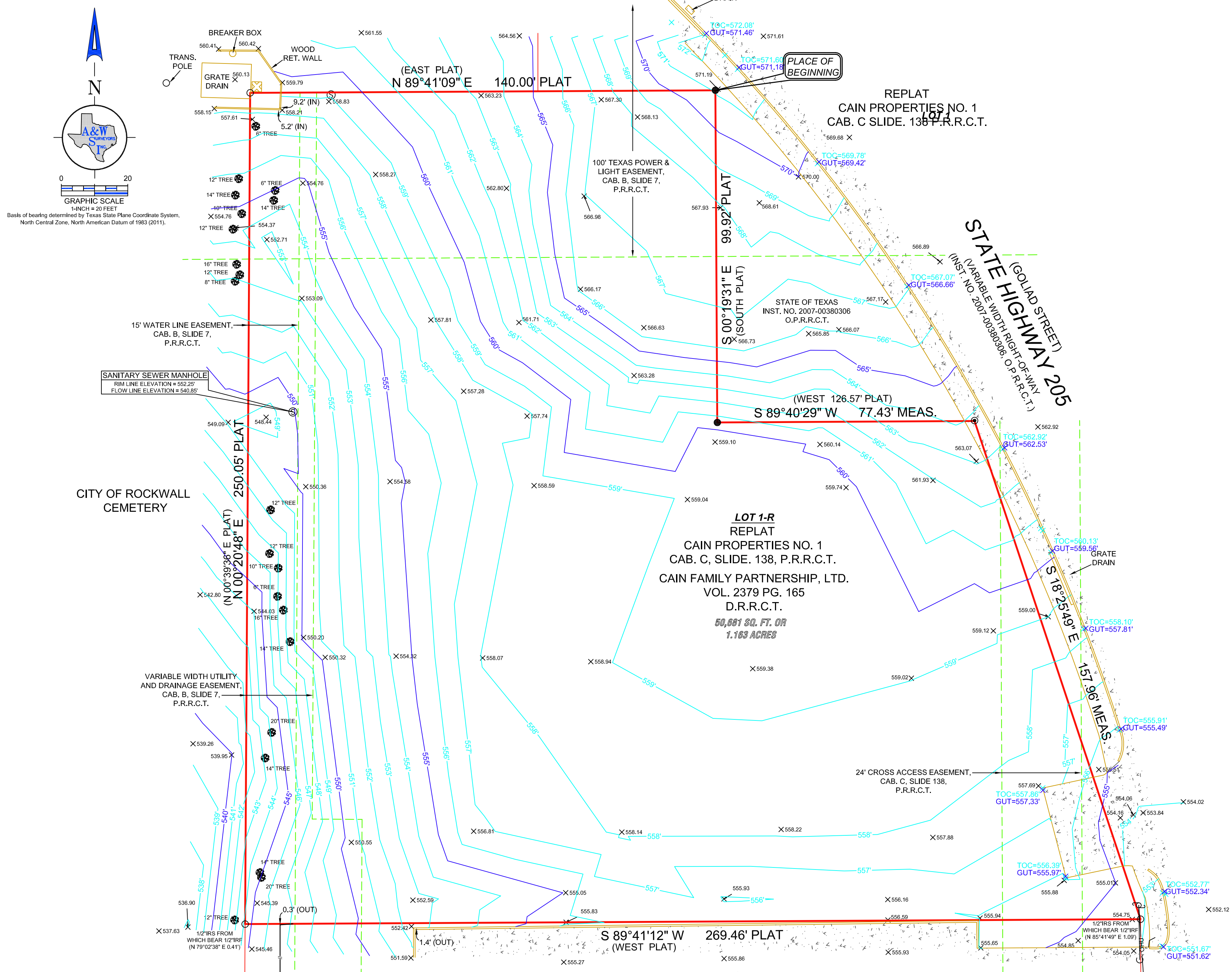
Craft breweries attract people like me from all around the metroplex who are eager to try new beer and experience new breweries. Breweries that are particularly enjoyable (Peticolas, Oak Highlands, Community) definitely warrant repeat visits and garner a loyal following. Good brewers and business owners (like the Cannons seem to be) know how to attract these types of customers.

This has been a frequent topic of conversation amongst my friends and co-workers recently, and I have not heard a single person express a negative opinion toward having a brewery downtown. In fact, everyone I talk to is quite excited about the prospect, and don't seem to understand the objections being put forth by the select few that do object.

I hope you will all come to understand that Siren Rock would be a great asset to a Downtown Rockwall that is increasingly becoming a place to spend an entire evening with friends and family.

Respectfully,
Nick Hughes

SURVEY PLAT



LEGAL DESCRIPTION

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 Northernly 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 of said addition;

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;

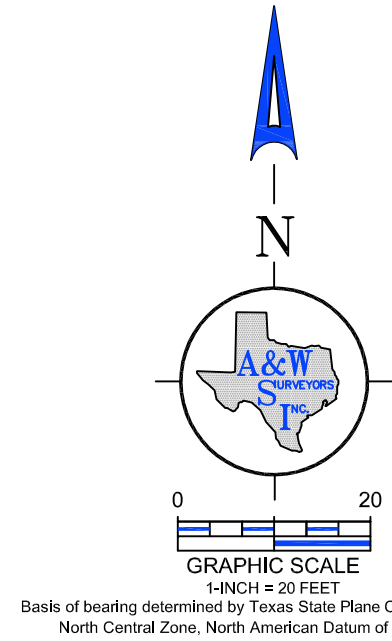
Thence North 89°41'09" East, a distance of 140.00' to the PLACE OF BEGINNING and containing 50,681 square feet or 1.163 acres of land.

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

BENCHMARK NOTES

R005-1, Brass cap, 578.6314'



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

● 1/2" IR FOUND	⊙ X-FOUND	⊠ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	⊠ CABLE BOX	⊙ LIGHT POLE	⊙ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT
⊙ 5/8" IR FOUND	⊙ 1" IR FOUND	⊠ ELECTRIC BOX	⊙ SAN. SEW. M.H.	⊙ GAS METER	— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY
⊙ 3/8" IR FOUND	⊙ 1" IP FOUND	⊠ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	— HIGHBANK LINE
⊙ 3/8" MAIL FOUND	⊙ POINT FOR CORNER	⊠ STONE COLUMN	⊙ WATER VALVE	⊙ TRANS. BOX	— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— PARKING STRIPE
⊙ PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN M.H.	⊙ FIRE HYDRANT	⊙ POOL EQUIP.	— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	— HANDICAP SPACE
⊙ 1/2" IP FOUND	⊙ 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ IR. VALVE		— PIPE RAIL FENCE	▭ NO PARKING	▭ TILE	

**GOLIAD STREET
ROCKWALL, TEXAS**

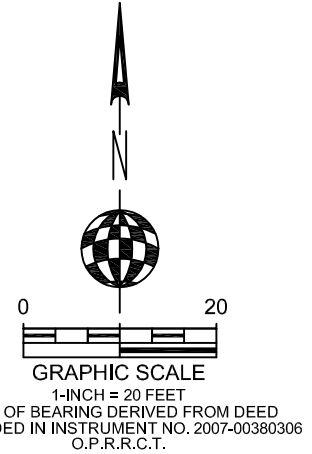
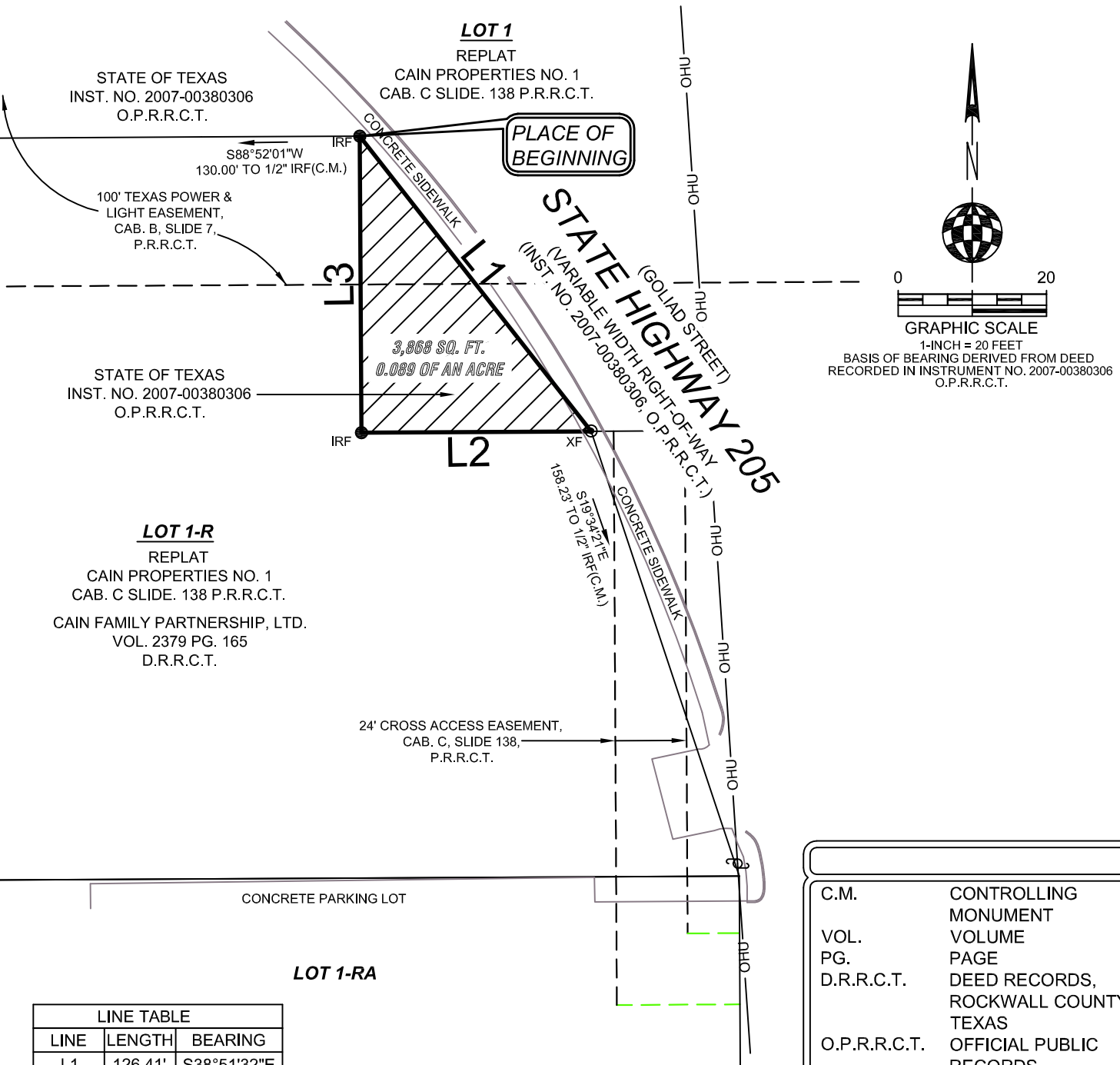
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 18-0787
DATE: 05-07-2018
DRAWN BY: 444
A professional company operating in your best interest

EXHIBIT "A"

COUNTY: ROCKWALL
HIGHWAY: STATE HIGHWAY 205

STATE HIGHWAY 205

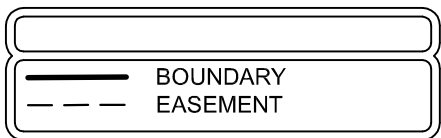


LOT 1-R
REPLAT
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138 P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.

CONCRETE PARKING LOT

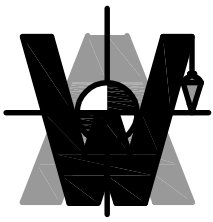
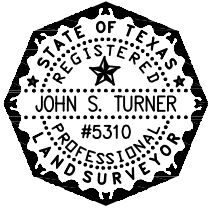
LOT 1-RA

LINE TABLE		
LINE	LENGTH	BEARING
L1	126.41'	S38°51'32"E
L2	77.43'	S88°54'50"W
L3	99.92'	N01°05'10"W



C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND

John S. Turner
John S. Turner, R.P.L.S. #5310



A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job Number: 18-0787 Date: 05-07-2018 Drafter: 967

"A professional company operating in your best interest"

SOUTH GOLIAD STREET

SOUTH ALAMO ROAD



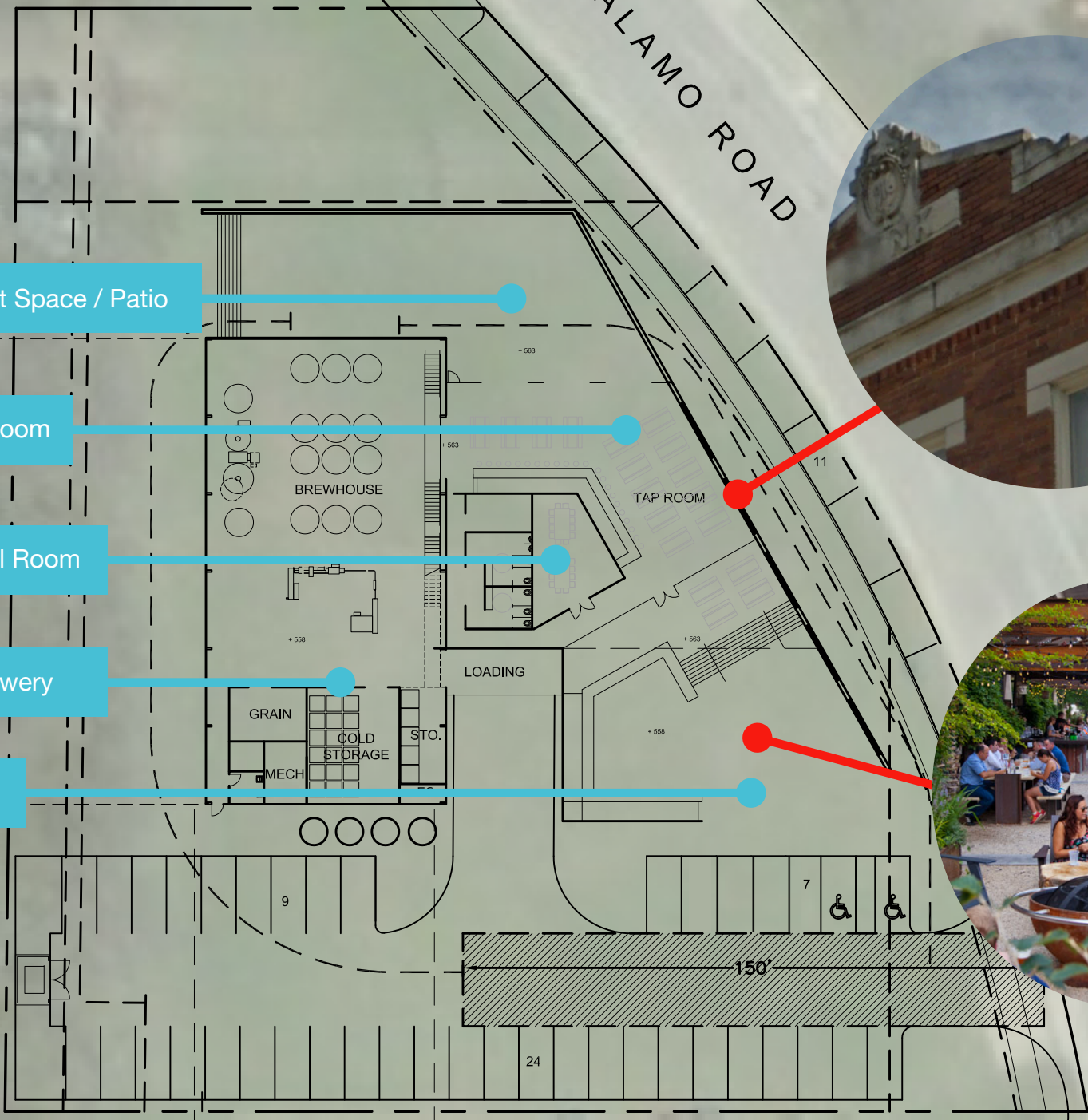
Event Space / Patio

Tap Room

Rental Room

Brewery

Patio





SCHMATIC DESIGN PACKAGE
03.22.2018



VIEW OF SOUTH BEER GARDEN

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS

5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090

WWW.MUNNHARRIS.COM



VIEW OF TAP ROOM

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



TAP ROOM LOOKING TO PRODUCTION AREA

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
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WWW.MUNNHARRIS.COM



NORTH BEER GARDEN FROM ALAMO STREET

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



VIEW OF NORTH BEER GARDEN

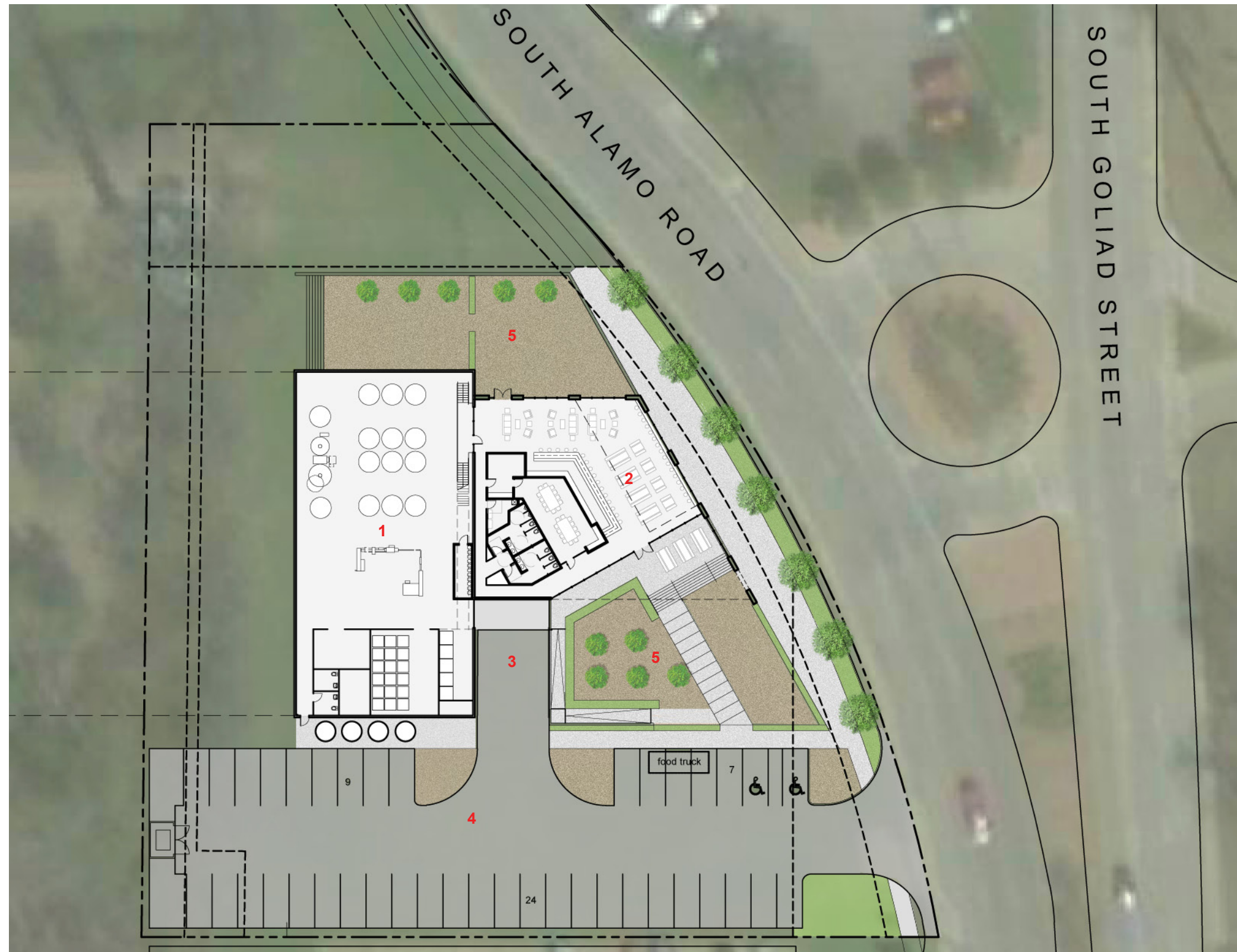
SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE. 437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



PROJECT INFO

GROSS SF

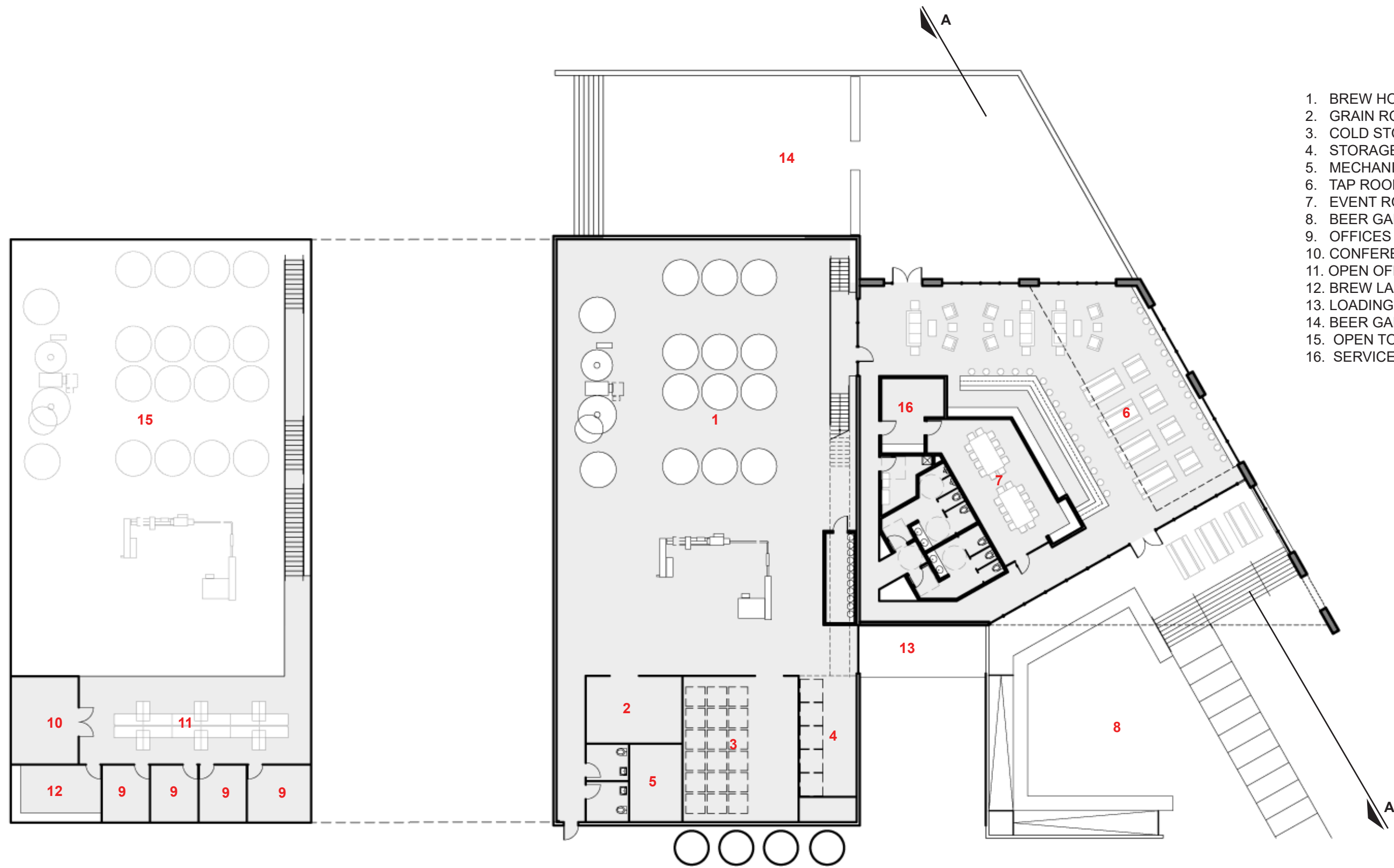
PRODUCTION AREA	7452 SF
TAP ROOM	4479 SF
(2611 SF SEATING)	
OFFICE/ADMIN (LEVEL 2)	1850 SF
(860 OPEN OFFICE)	
BUILDING FOOTPRINT	11,931 SF
TOTAL GROSS SF	13,781 SF

PARKING

REQUIRED	40
PROVIDED	40

- 1. PRODUCTION AREA
- 2. TAP ROOM
- 3. LOADING AREA
- 4. PARKING
- 5. BEER GARDEN

SITE PLAN
1:40



1. BREW HOUSE	5,370 sf
2. GRAIN ROOM	252 sf
3. COLD STORAGE	726 sf
4. STORAGE	322 sf
5. MECHANICAL	146 sf
6. TAP ROOM	2,103 sf
7. EVENT ROOM	508 sf
8. BEER GARDEN	
9. OFFICES	360 sf
10. CONFERENCE ROOM	255 sf
11. OPEN OFFICE	860 sf
12. BREW LAB	225 sf
13. LOADING	
14. BEER GARDEN	
15. OPEN TO BELOW	
16. SERVICE	180 sf

MEZZANINE PLAN
1:20

GROUND FLOOR PLAN
1:20

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

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5646 MILTON STREET
STE.437, DALLAS, TX 75206
P.214.841.9090
WWW.MUNNHARRIS.COM



ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

MUNN HARRIS
ARCHITECTS
5646 MILTON STREET
STE.437, DALLAS, TX 75206
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NORTH ELEVATION



SECTION THROUGH TAP ROOM

SIREN ROCK BREWING CO.

ROCKWALL, TEXAS

SCHEMATIC DESIGN

03.22.2018

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5646 MILTON STREET
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P.214.841.9090

WWW.MUNNHARRIS.COM

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

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

WHEREAS, a request has been made by Doug Galloway on behalf of Corey Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

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

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

2.1 OPERATIONAL CONDITIONS

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

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 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 6TH DAY OF AUGUST, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Legal Description for Area 1

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

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

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

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

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

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

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

Exhibit 'A':
Survey and Legal Description

Legal Description for Area 2

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

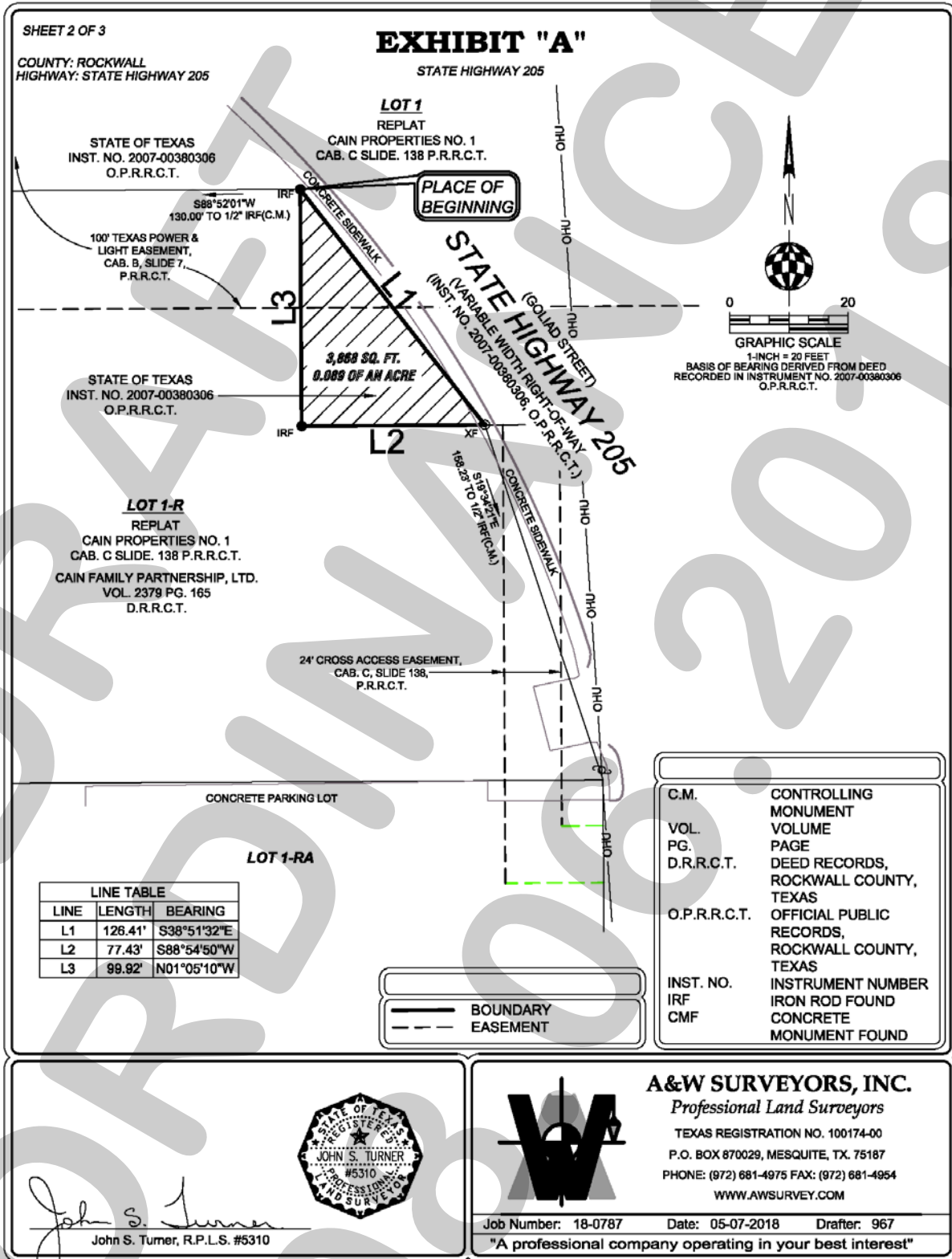
BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East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

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

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

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

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



**Exhibit 'B':
Concept Plan**

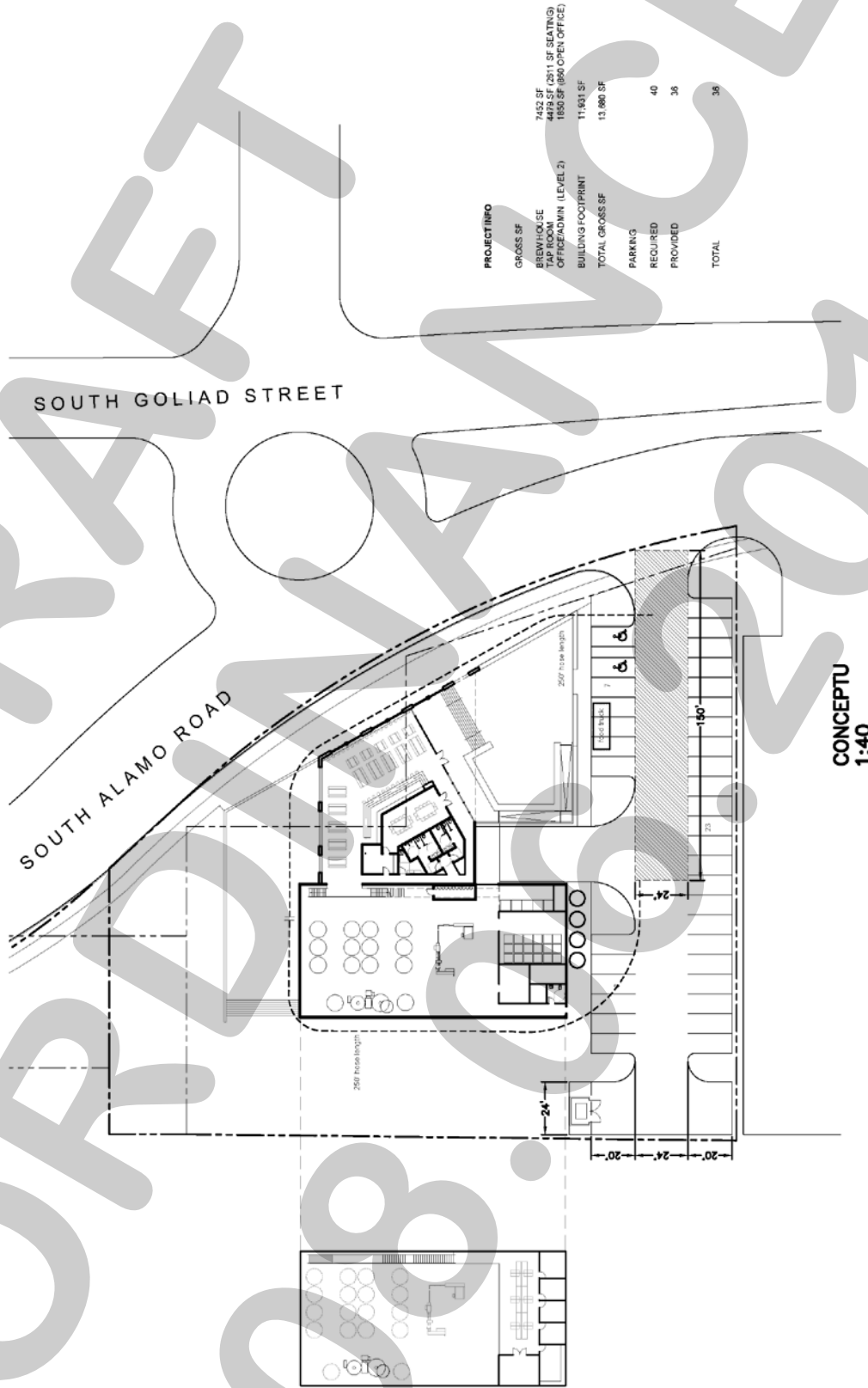


Exhibit 'C':
Concept Building Elevations

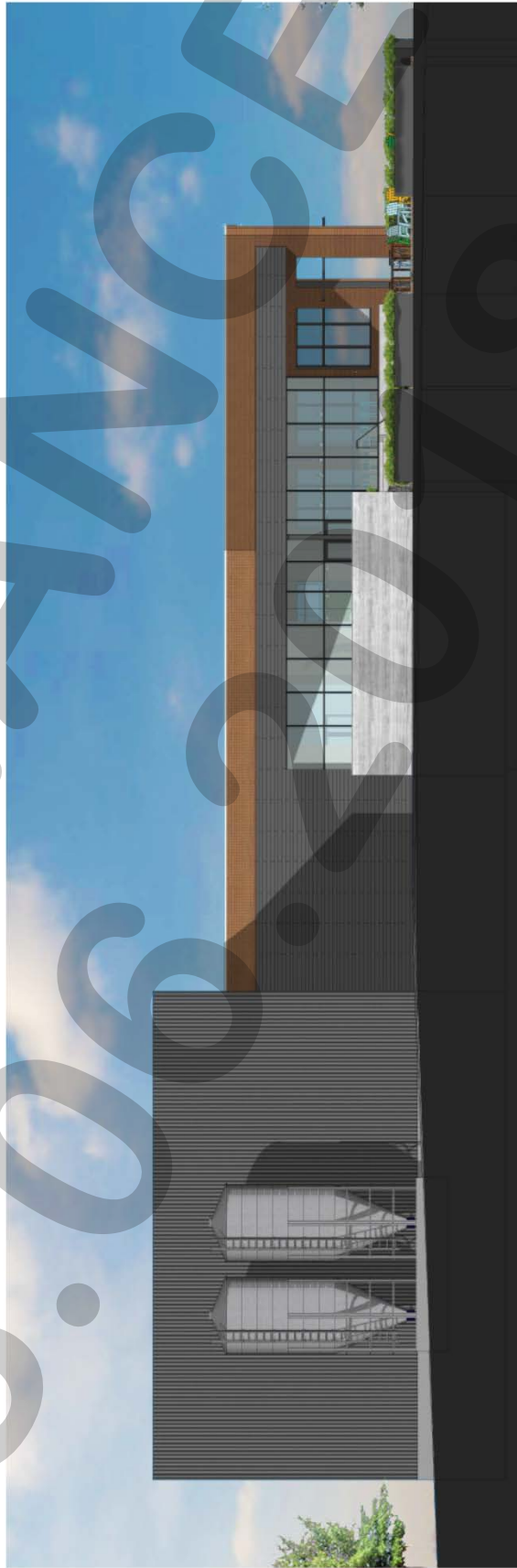
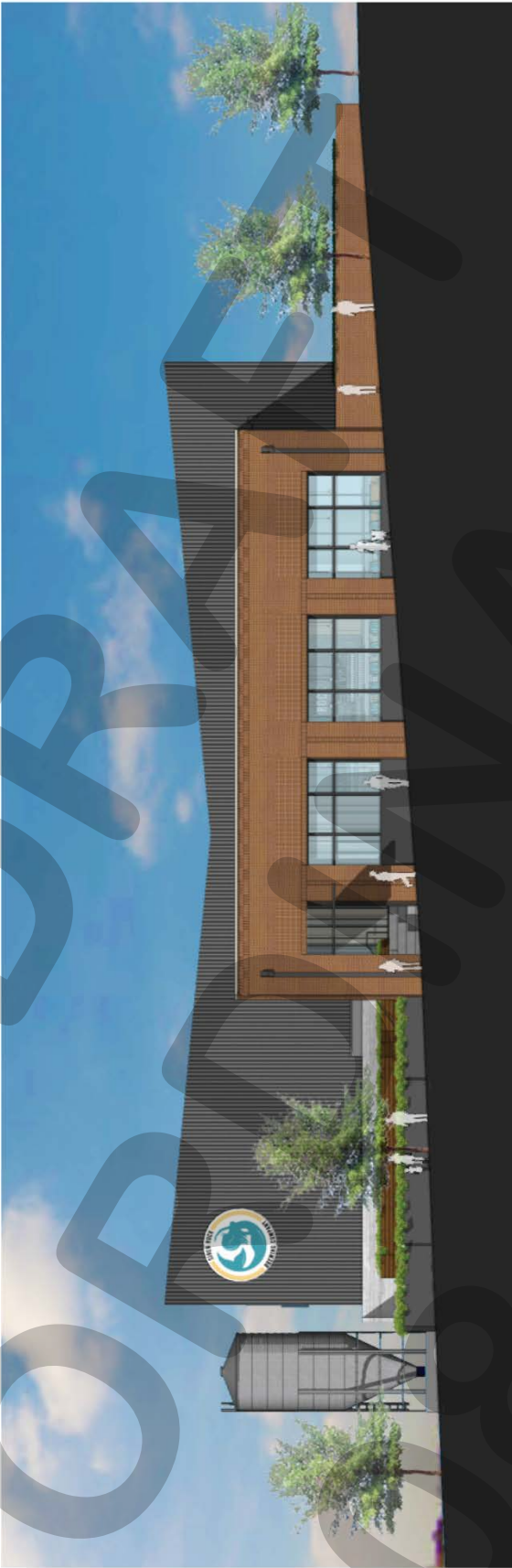


Exhibit 'C':
Concept Building Elevations



NORTH ELEVATION



SECTION THROUGH TAP ROOM

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.

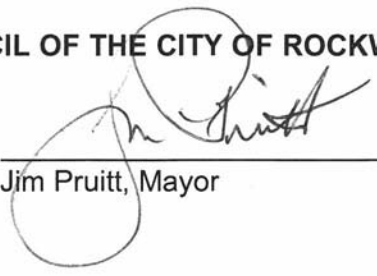
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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.



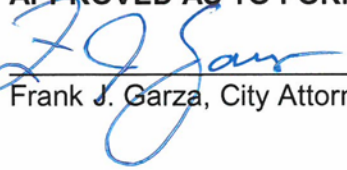
Jim Pruitt, Mayor

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.

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 through 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°05'10" 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

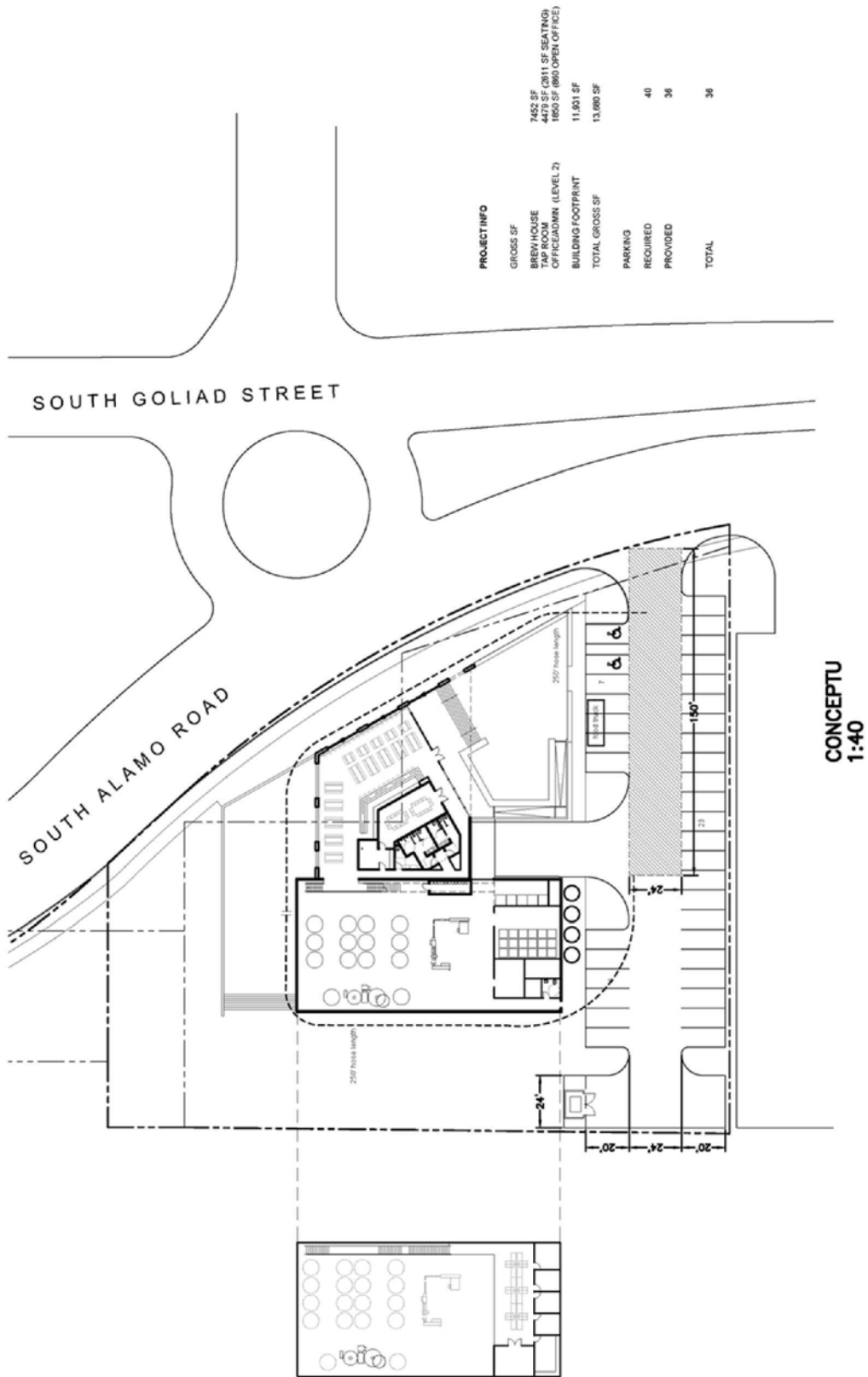


Exhibit 'C':
Concept Building Elevations



ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION



August 31, 2018

Doug Galloway
2560 Technology, Suite 100
Plano, TX 75074

RE: SUP ZONING (Z2018-029), SUP for Brewery

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 08/20/2018 via Ordinance No. 18-34. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

- 1) *The operation of the Craft Brewery, Distillery and/or Winery on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:*
 - (a) The development and operation of a brewery shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.*
 - (b) The maximum square footage of the building shall not exceed 12,000 SF in total building area.*
 - (c) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.*
- 2) *Any construction or building necessary to complete this 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 July 10, 2018, the Planning and Zoning Commission approved a motion to recommend denial by a vote of 4-1, with Commissioner Welch dissenting and Commissioners Fishman and Moeller absent. According to Section 8.4, Protest of Proposed Change in Zoning, of Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), "(i)f such change [zoning change] is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths (¾) of all eligible member of the City Council." This case will require a three-fourths (¾) vote for approval.*

CITY COUNCIL:

- ✓ *On July 16, 2018, the City Council's motion to table the request failed to be approved by a vote of 2 to 5 with Council Members Fowler, Hohenshelt, Macalik, Trowbridge, and Johannesen dissenting. A*



subsequent motion to withdraw the case per the applicant's request was discussed by council and was then withdrawn. A third motion to table the public hearing to the August 6th meeting passed by a vote of 7 to 0.

- ✓ *On August 6, 2018, the City's Council's motion to approve the Specific Use Permit (SUP) to allow a Craft Brewery, Distillery and/or Winery passed by a vote of 6 to 1 with Councilmember Daniels dissenting [1st Reading].*
- ✓ *On August 20, 2018, the City's Council's motion to approve the Specific Use Permit (SUP) to allow a Craft Brewery, Distillery and/or Winery passed by a vote of 4 to 1 with Councilmember Daniels dissenting, and Macalik & Fowler absent. [2nd Reading]*

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Miller".

Ryan Miller, AICP
Planning Director
Planning & Zoning Department
City of Rockwall, TX

Exhibit 'C':
Concept Building Elevations



NORTH ELEVATION



SECTION THROUGH TAP ROOM