



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLAN# & 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 [SELECT ONLY ONE BOX]:

**Platting Application Fees:**  
 Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>  
 Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Amending or Minor Plat (\$150.00)  
 Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**  
 Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>  
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**  
 Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**  
 Tree Removal (\$75.00)  
 Variance Request (\$100.00)

**Notes:**  
<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 507 N Goliad ST ROCKWALL TX 75087  
Subdivision LOT 1, BLOCK A, ADVENTURES Lot 1 Block A  
General Location NORTH DOWNTOWN

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - SO FOR RO Current Use PHOTOGRAPHY STUDIO/PET  
Proposed Zoning SUP Proposed Use RETAIL STORE/HAIR STUDIO  
Acreage 0.2254 Lots [Current] ( Lots [Proposed] (

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner HALLIE FLEMING  Applicant  
Contact Person " Contact Person  
Address 507 N Goliad ST Address SAME  
City, State & Zip ROCKWALL TX 75087 City, State & Zip  
Phone 214.743.1123 Phone  
E-Mail SMILES@THEBERRYSHOP.COM E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Hallie Fleming [Owner] the undersigned, who stated the information on this application to be true and certified the following:

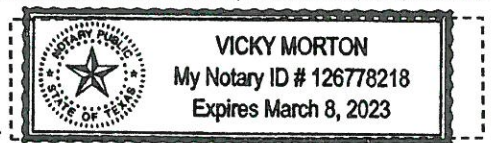
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, 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 19 day of JUNE, 2020.

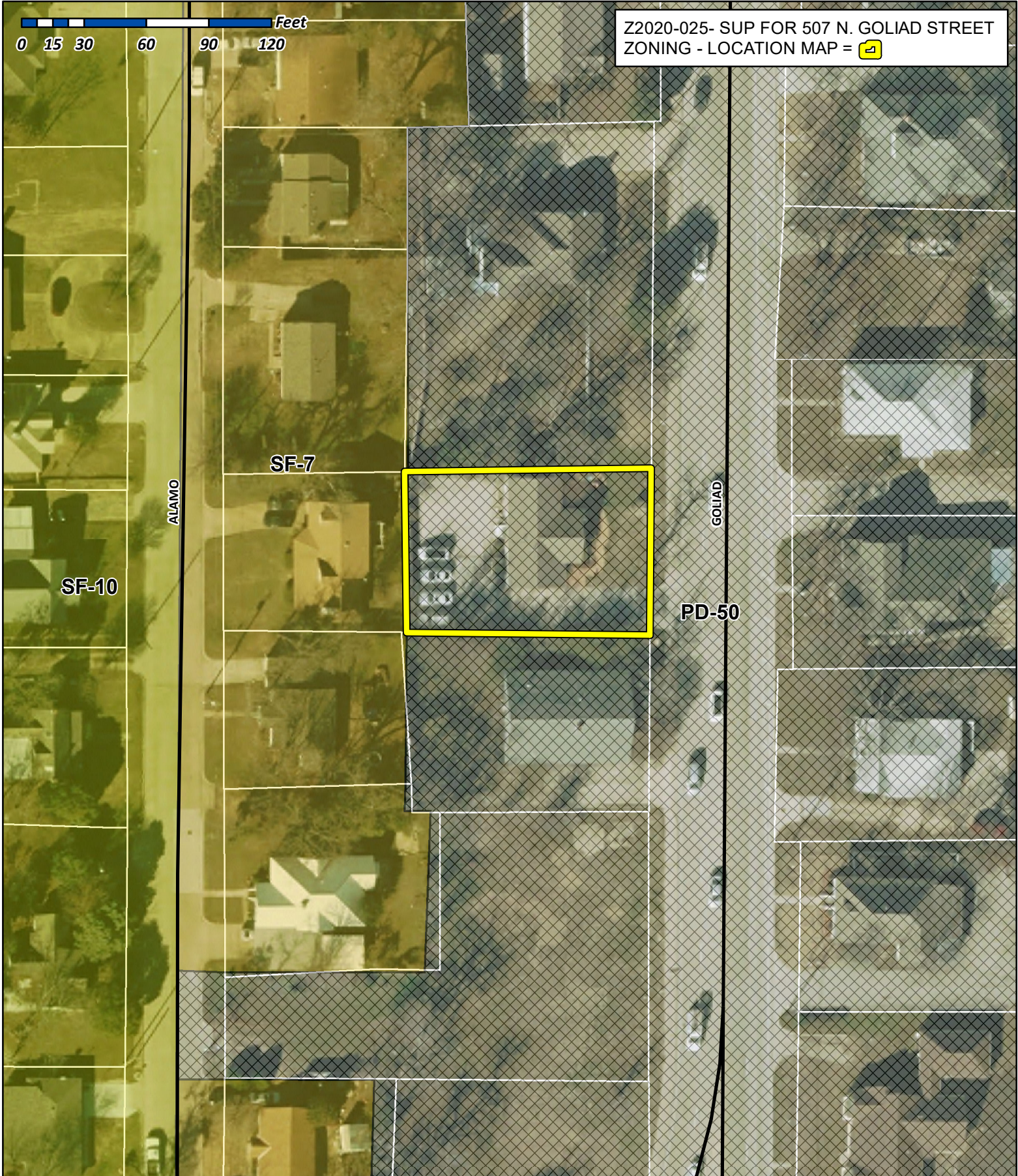
Owner's Signature

Hallie Fleming  
Jecky Morton

Notary Public in and for the State of Texas



My Commission Expires 3-8-2023



# 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.

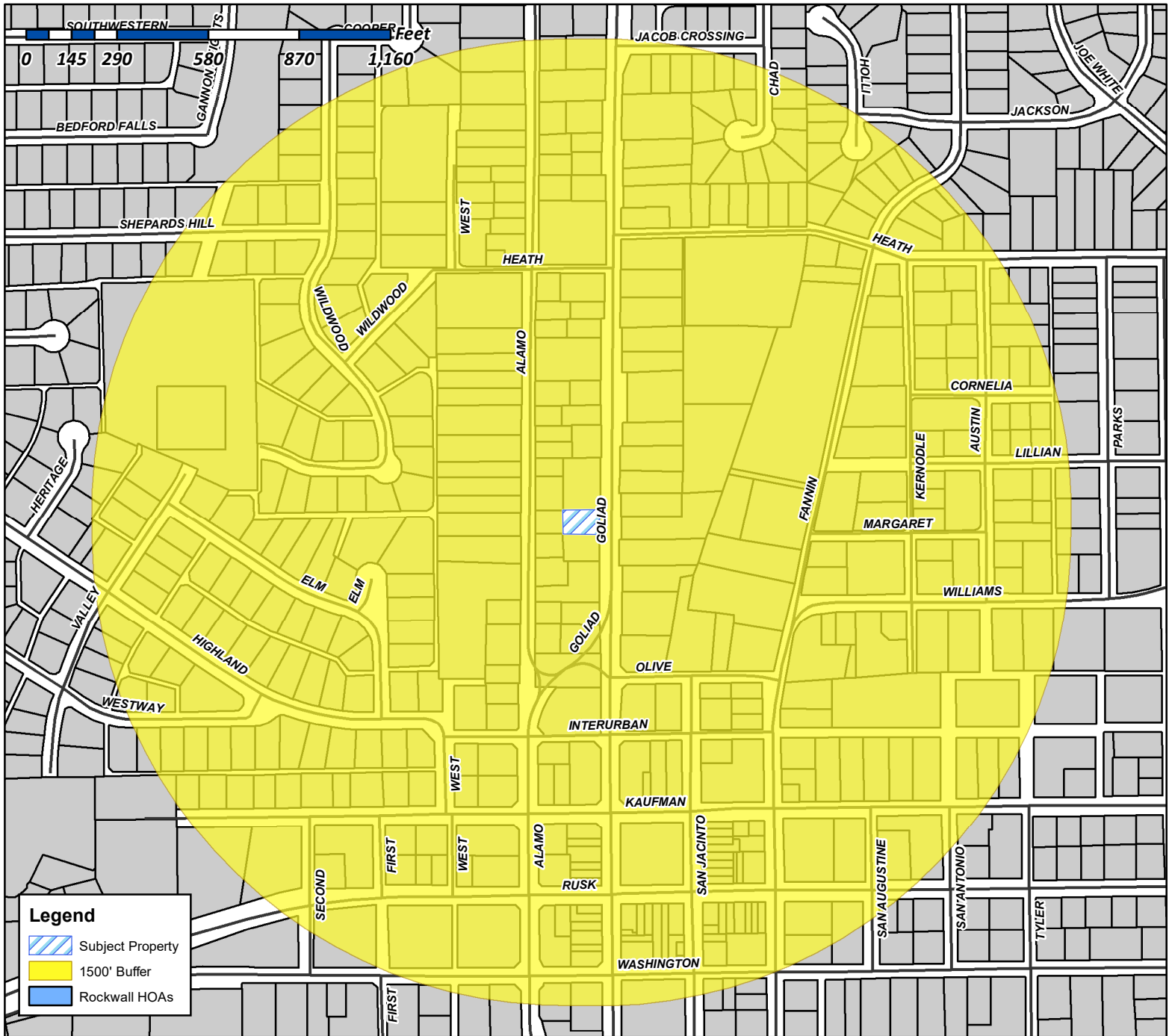




# City of Rockwall

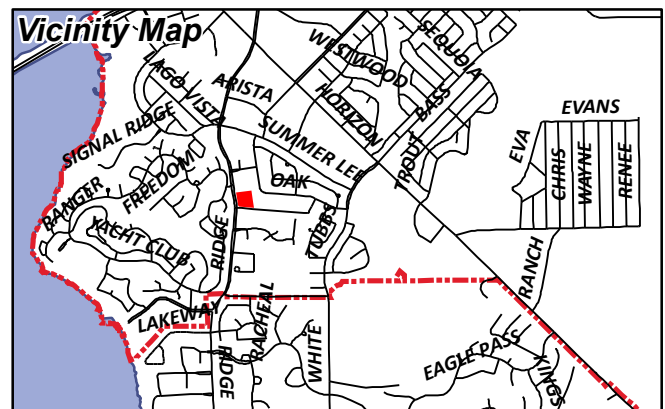
Planning & Zoning Department  
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Rockwall, Texas 75087  
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**Case Number:** Z2020-025  
**Case Name:** SUP for 507 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020  
 For Questions on this Case Call (972) 771-7745

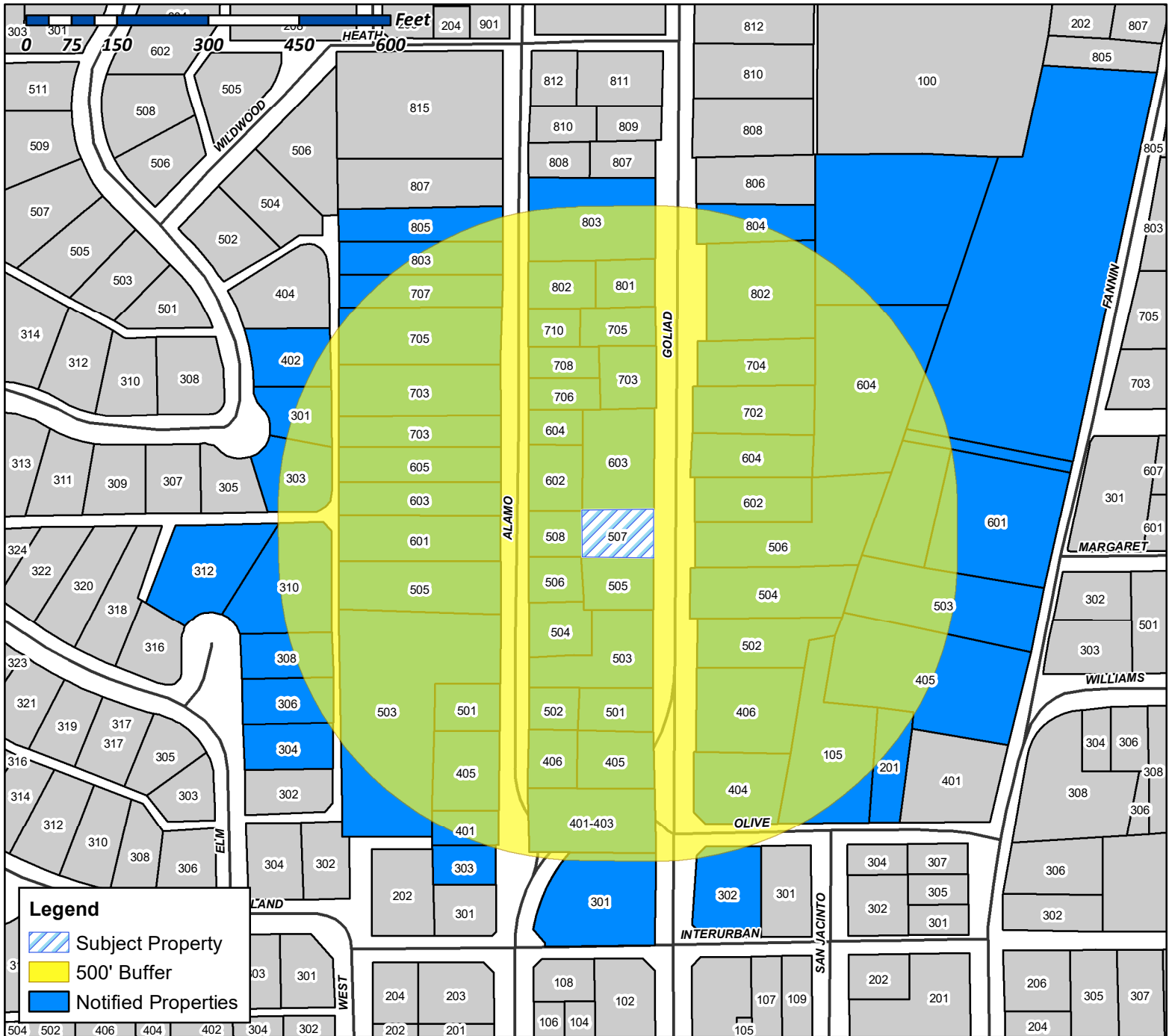




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**For Questions on this Case Call** (972) 771-7745



BARKER PERRY H & ELIZABETH D  
104 SCENIC DR  
HEATH, TX 75032

CURRENT RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA  
10925 ROCKSTONE DR  
BALCH SPRINGS, TX 75180

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

R & S OPERATING CO LP  
11508 ROYALSHIRE DR  
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC  
1827 MYSTIC STREET  
ROCKWALL, TX 75032

BLACK SHIRLEY M  
1924 PALMETTO ISLE DR  
MT. PLEASANT, SC 29466

CURRENT RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

PEOPLES DOSVILLE  
208 W HEATH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND  
303 N ALAMO RD  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
3922 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

MORGAN NANCY D  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

CURRENT RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA  
502 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

MORGAN RHONA L &  
JACK HADLEY JR  
508 N ALAMO RD  
ROCKWALL, TX 75087

CAWTHON RICK  
508 NASH ST  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M  
544 LAUREL LN  
FATE, TX 75087

CURRENT RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K  
803 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 N GOLIAD  
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE  
805 N ALAMO RD  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
830 SHORES BLVD  
ROCKWALL, TX 75087

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R & AGATHA  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

POINTER PRICE AND  
MANUEL LOZANO  
906 N GOLIAD STREET  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC  
PO BOX 265  
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC  
C/O FAIR ROAD PROPERTIES INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

LAYTON ERIC A  
PO BOX 998  
ROCKWALL, TX 75087



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad 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, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. 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](mailto: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 Monday, July 20, 2020 at 4:00 PM 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 AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

Name:

Address:

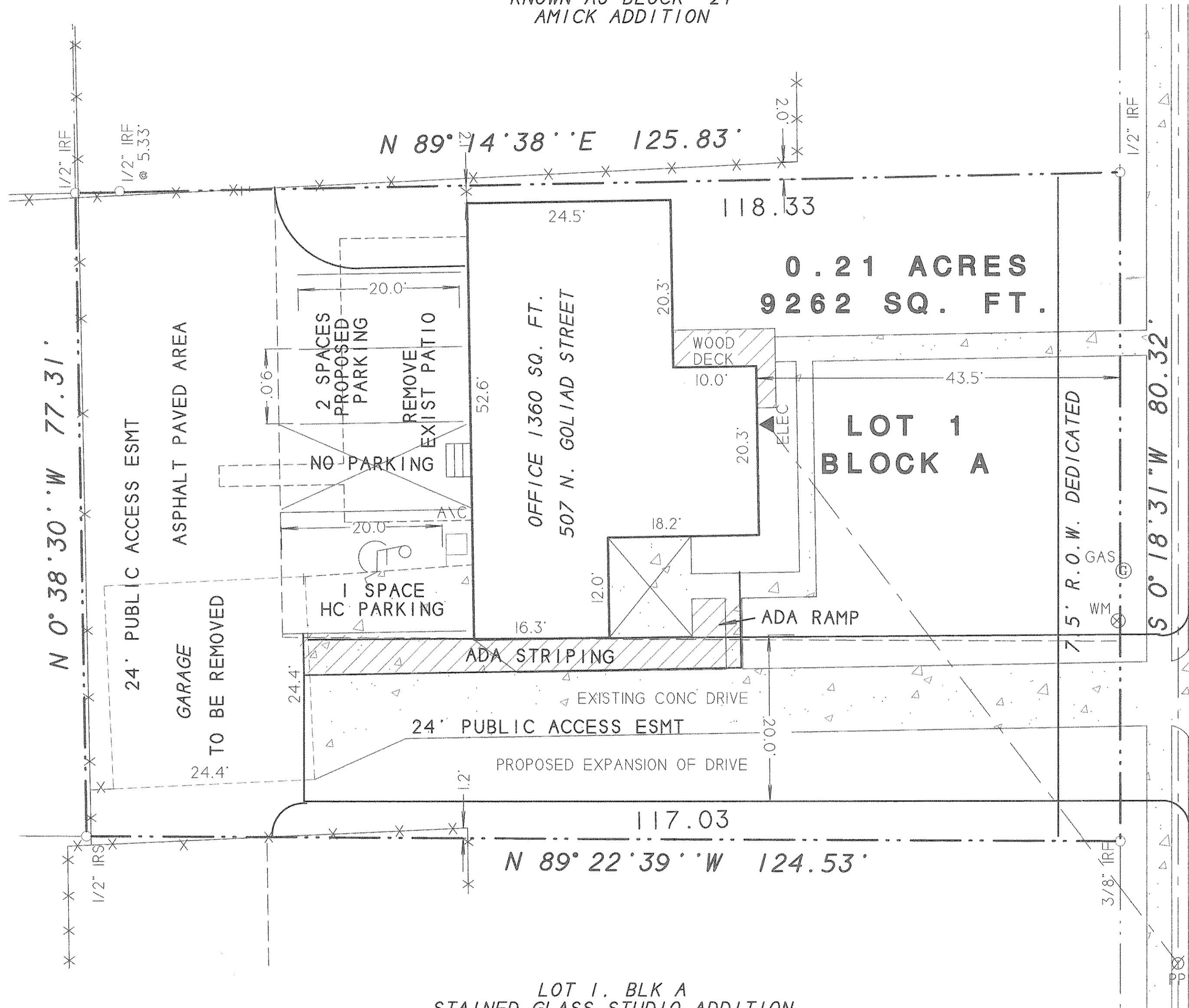
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

LOT 1, BLOCK A  
 AMICK 20A-THOMAS SUBDIVISION  
 CAB. B. SLIDE 126

NETA FAY SMITH  
 VOL. 428, P. 152

KNOWN AS BLOCK 21  
 AMICK ADDITION

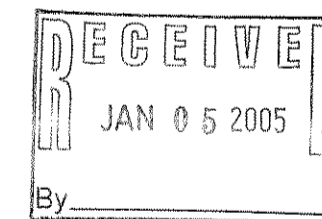


LOT 1, BLK A  
 STAINED GLASS STUDIO ADDITION

N. GOLIAD STREET  
 50' R.O.W. PER PLAT



P2604-037



FILE COPY

**SITE PLAN**  
 ARTVENTURES STUDIO  
 507 N. GOLIAD STREET  
 ROCKWALL, TEXAS

SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
GAS	GAS METER
TEL	TEL RISER
FH	FIRE HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
TU	TU ELEC BOX
WATER	WATER METER
1/2" IRF	1/2" IRF
3/8" IRF	3/8" IRF
PP	PROPERTY LINES
PP	PREPARE TANK

**R.S.C.I.**  
 ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

SURVEY DATE: DECEMBER 17, 2004  
 SCALE: 1" = 10'  
 CLIENT: ARTVENTURES

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

CITY OF ROCKWALL

ORDINANCE NO. 13-01

SPECIFIC USE PERMIT NO. S-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ALLOWING FOR A RETAIL USE IN CONJUNCTION WITH A PHOTOGRAPHY STUDIO, THE SUBJECT PROPERTY IS LOCATED AT 507 N. GOLIAD STREET, BEING A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A OF ARTVENTURES STUDIO ADDITION; 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 Hallie Fleming for a Specific Use Permit within Planned Development District 50 (PD-50) allowing for a Retail use in conjunction with a photography studio on the property located at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; 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 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a Retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), on the subject property at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in “**PD-50” Planned Development District-50 (PD-50) & Section 4.2, “R-O” Residential Office District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code (Ordinance No. 04-38)** as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and definitions.

**2.1 Operational Conditions**

The following conditions pertain to the operation of a Retail use on the subject property at 507 N. Goliad Street and conformance to these stipulations are required for continued operations:

- 1) The retail use shall not exceed two hundred fifty (250) sq-ft in area in accordance with the floor plan attached hereto as Exhibit A.
- 2) All business operations shall be limited to the hours of 7:00 a.m. to 8:00 p.m.
- 3) Parking along, adjacent to or in the right-of-way of SH-205 shall be prohibited. Parking in front of the building for any reason shall also be prohibited.
- 4) Signage for the site shall conform to the Old Historic Rockwall Historic District Guidelines detailed in Exhibit B of Ordinance No. 02-46 (PD-50) and the North Goliad Corridor Overlay (NGCOV) District.

**Section 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

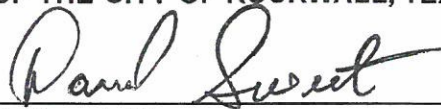
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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.

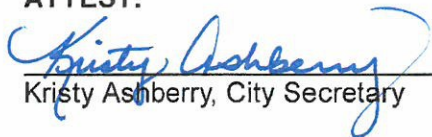
**Section 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

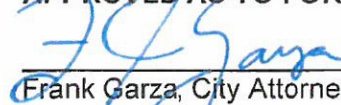
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>th</sup> DAY OF JANUARY, 2013.**

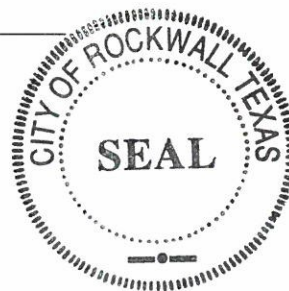
  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

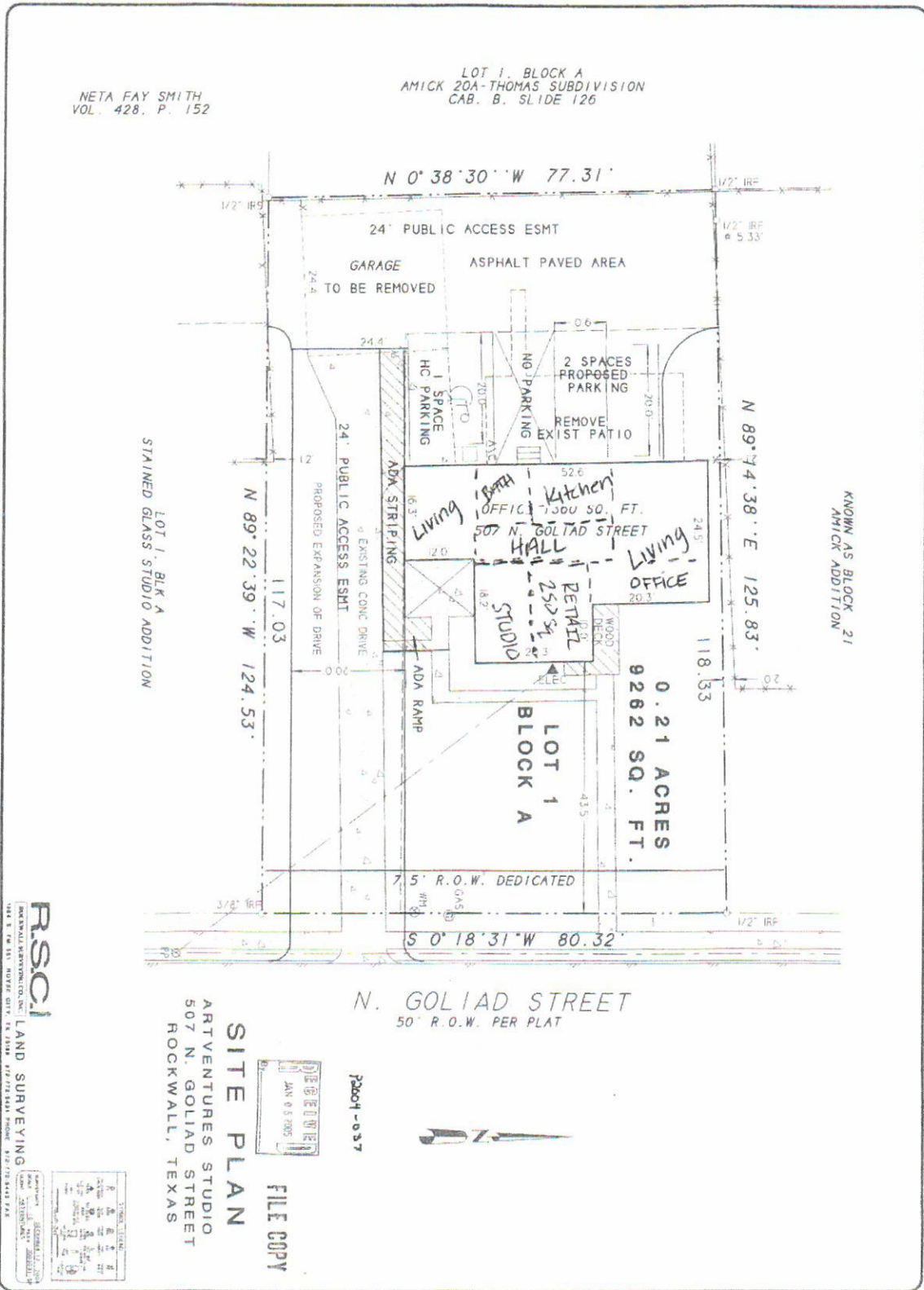
  
\_\_\_\_\_  
Frank Garza, City Attorney



1st Reading: 12-17-2012  
2nd Reading: 01-07-2013



Exhibit A  
Floor Plan: Page 2 of 2





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLAN# & ZONING CASE NO.  
**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.  
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 Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Amending or Minor Plat (\$150.00)  
 Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**  
 Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>  
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**  
 Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**  
 Tree Removal (\$75.00)  
 Variance Request (\$100.00)

**Notes:**  
<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 507 N Goliad ST ROCKWALL TX 75087  
Subdivision LOT 1, BLOCK A, ADVENTURES Lot 1 Block A  
General Location NORTH DOWNTOWN

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - SO FOR RO Current Use PHOTOGRAPHY STUDIO/PET  
Proposed Zoning SUP Proposed Use RETAIL STORE/HAIR STUDIO  
Acreage 0.2254 Lots [Current] ( Lots [Proposed] (

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner HALLIE FLEMING  Applicant  
Contact Person " Contact Person  
Address 507 N Goliad ST Address SAME  
City, State & Zip ROCKWALL TX 75087 City, State & Zip  
Phone 214.743.1123 Phone  
E-Mail SMILES@THEBERRYSHOP.COM E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Hallie Fleming [Owner] the undersigned, who stated the information on this application to be true and certified the following:

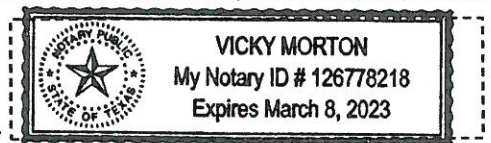
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, 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 19 day of JUNE, 2020.

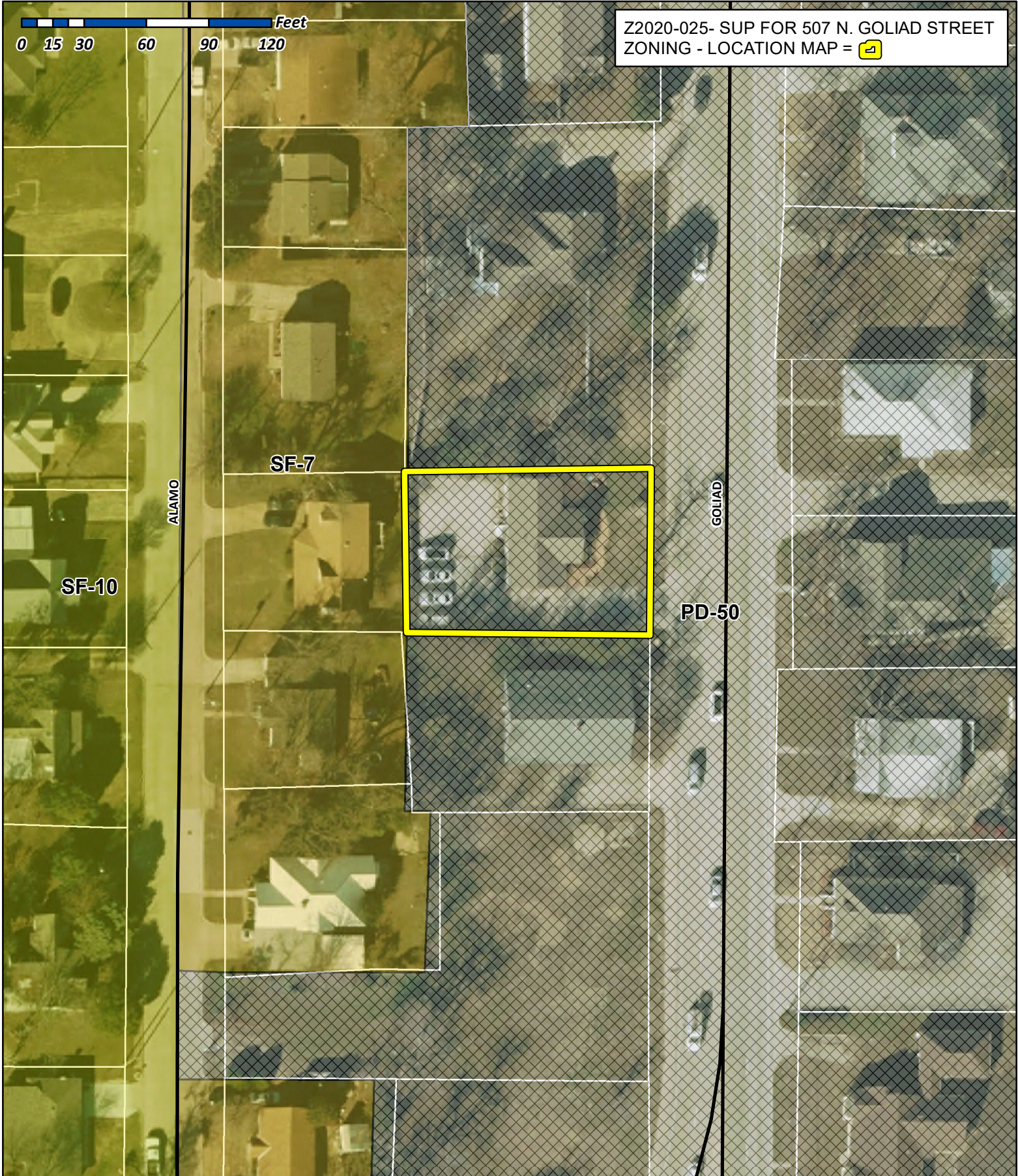
Owner's Signature

Hallie Fleming  
Jecky Morton

Notary Public in and for the State of Texas



My Commission Expires 3-8-2023



# 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.



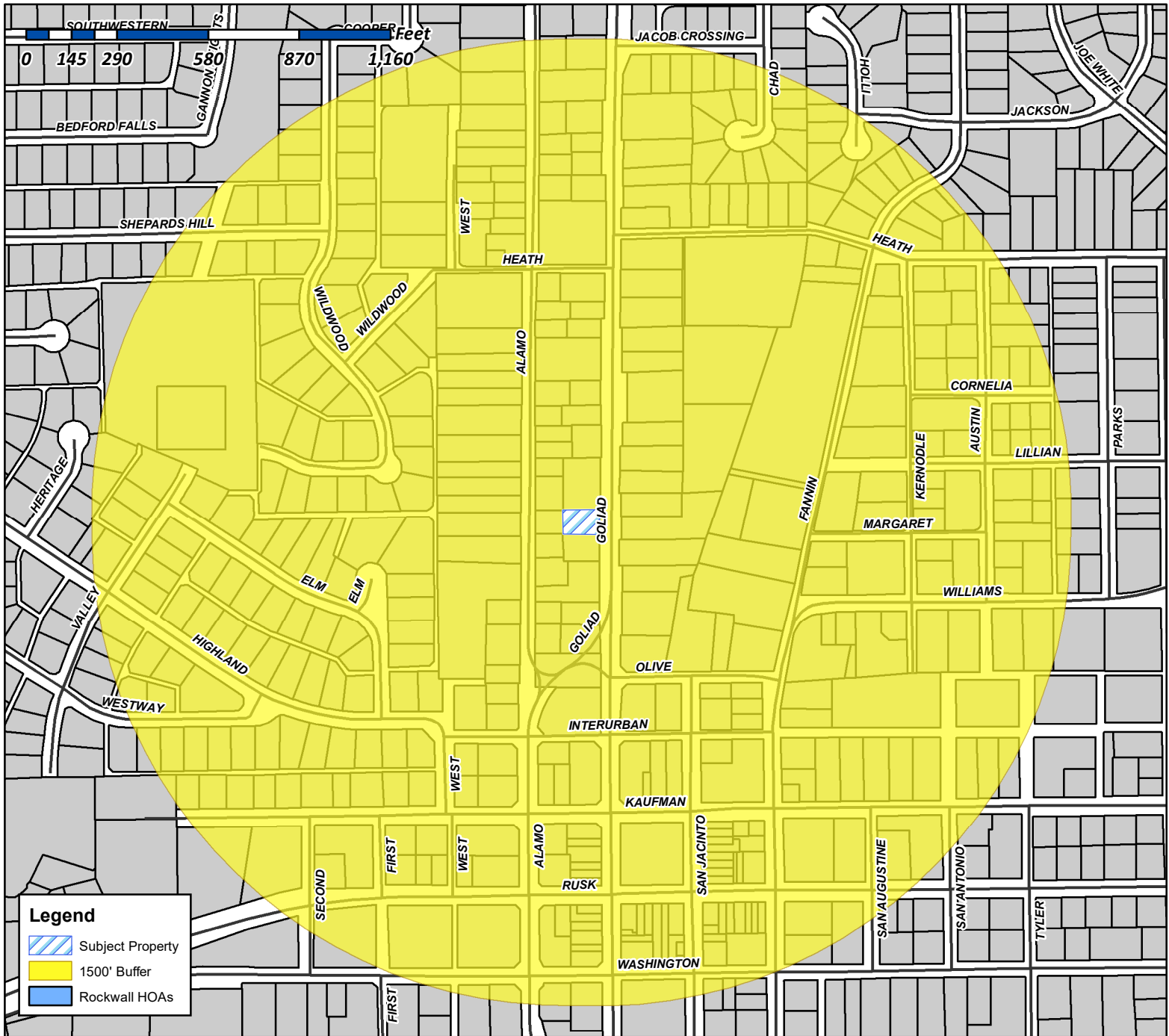




# City of Rockwall

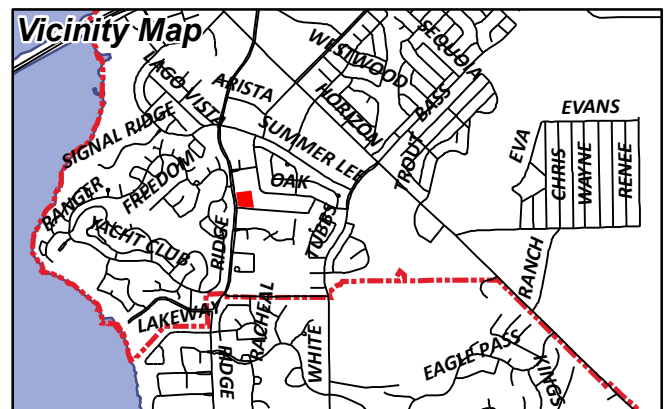
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-025  
**Case Name:** SUP for 507 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020  
 For Questions on this Case Call (972) 771-7745

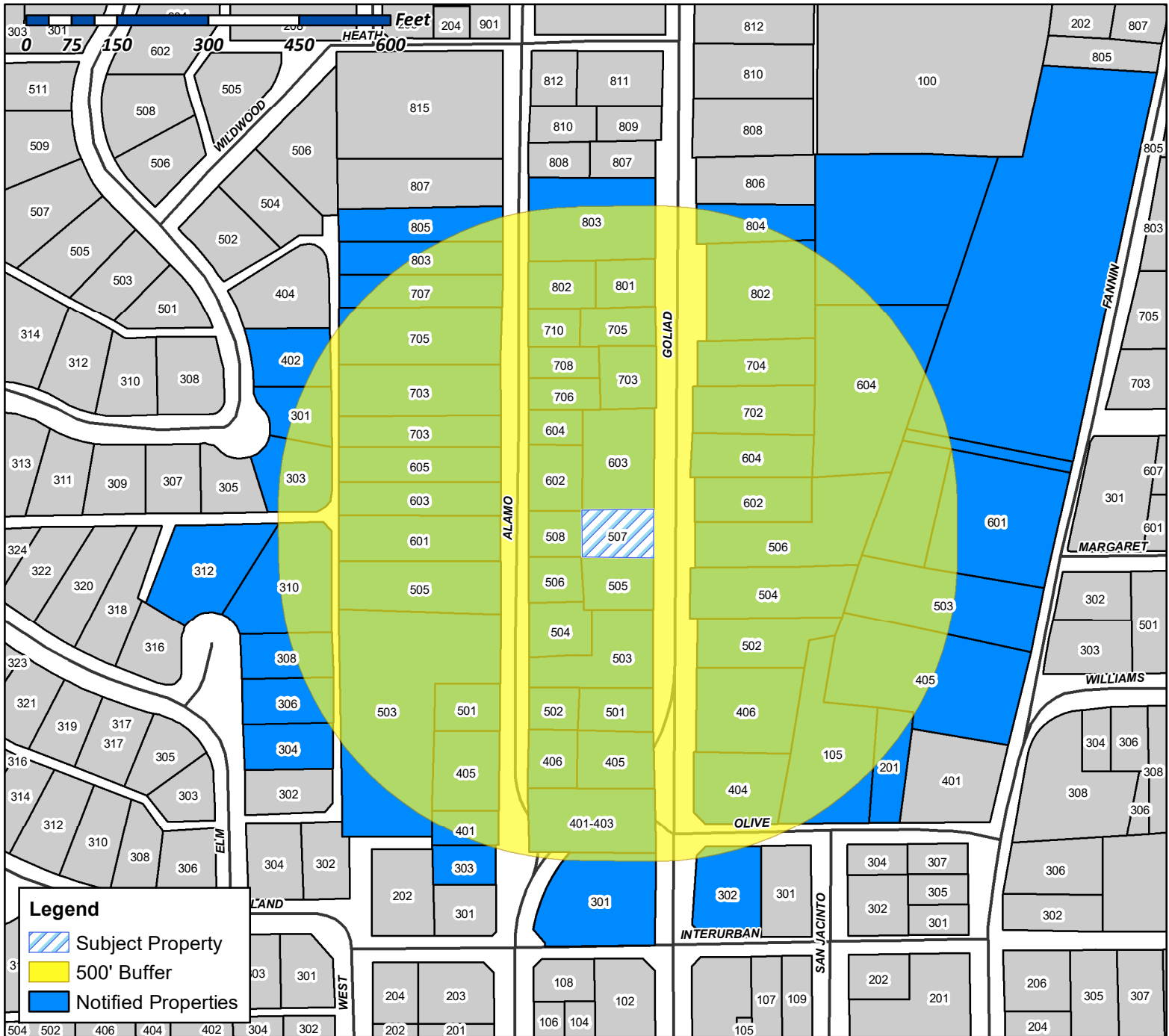




# City of Rockwall

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

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**Case Number:** Z2020-025  
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**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020  
**For Questions on this Case Call (972) 771-7745**



BARKER PERRY H & ELIZABETH D  
104 SCENIC DR  
HEATH, TX 75032

CURRENT RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA  
10925 ROCKSTONE DR  
BALCH SPRINGS, TX 75180

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

R & S OPERATING CO LP  
11508 ROYALSHIRE DR  
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC  
1827 MYSTIC STREET  
ROCKWALL, TX 75032

BLACK SHIRLEY M  
1924 PALMETTO ISLE DR  
MT. PLEASANT, SC 29466

CURRENT RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

PEOPLES DOSVILLE  
208 W HEATH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND  
303 N ALAMO RD  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
3922 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

MORGAN NANCY D  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

CURRENT RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA  
502 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

MORGAN RHONA L &  
JACK HADLEY JR  
508 N ALAMO RD  
ROCKWALL, TX 75087

CAWTHON RICK  
508 NASH ST  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M  
544 LAUREL LN  
FATE, TX 75087

CURRENT RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K  
803 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 N GOLIAD  
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE  
805 N ALAMO RD  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
830 SHORES BLVD  
ROCKWALL, TX 75087

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R & AGATHA  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

POINTER PRICE AND  
MANUEL LOZANO  
906 N GOLIAD STREET  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC  
PO BOX 265  
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC  
C/O FAIR ROAD PROPERTIES INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

LAYTON ERIC A  
PO BOX 998  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad 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, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. 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](mailto: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 Monday, July 20, 2020 at 4:00 PM 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 AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

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





CITY OF ROCKWALL

ORDINANCE NO. 13-01

SPECIFIC USE PERMIT NO. S-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ALLOWING FOR A RETAIL USE IN CONJUNCTION WITH A PHOTOGRAPHY STUDIO, THE SUBJECT PROPERTY IS LOCATED AT 507 N. GOLIAD STREET, BEING A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A OF ARTVENTURES STUDIO ADDITION; 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 Hallie Fleming for a Specific Use Permit within Planned Development District 50 (PD-50) allowing for a Retail use in conjunction with a photography studio on the property located at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; 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 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a Retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), on the subject property at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in “**PD-50” Planned Development District-50 (PD-50) & Section 4.2, “R-O” Residential Office District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code (Ordinance No. 04-38)** as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and definitions.

**2.1 Operational Conditions**

The following conditions pertain to the operation of a Retail use on the subject property at 507 N. Goliad Street and conformance to these stipulations are required for continued operations:

- 1) The retail use shall not exceed two hundred fifty (250) sq-ft in area in accordance with the floor plan attached hereto as Exhibit A.
- 2) All business operations shall be limited to the hours of 7:00 a.m. to 8:00 p.m.
- 3) Parking along, adjacent to or in the right-of-way of SH-205 shall be prohibited. Parking in front of the building for any reason shall also be prohibited.
- 4) Signage for the site shall conform to the Old Historic Rockwall Historic District Guidelines detailed in Exhibit B of Ordinance No. 02-46 (PD-50) and the North Goliad Corridor Overlay (NGCOV) District.

**Section 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

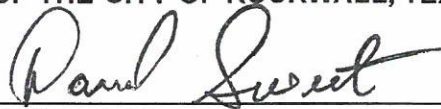
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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.

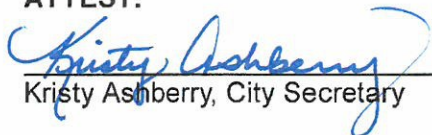
**Section 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

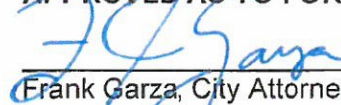
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>th</sup> DAY OF JANUARY, 2013.**

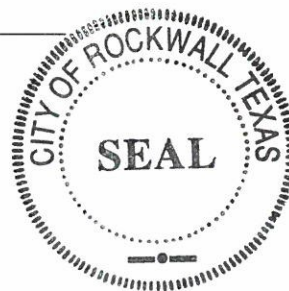
  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

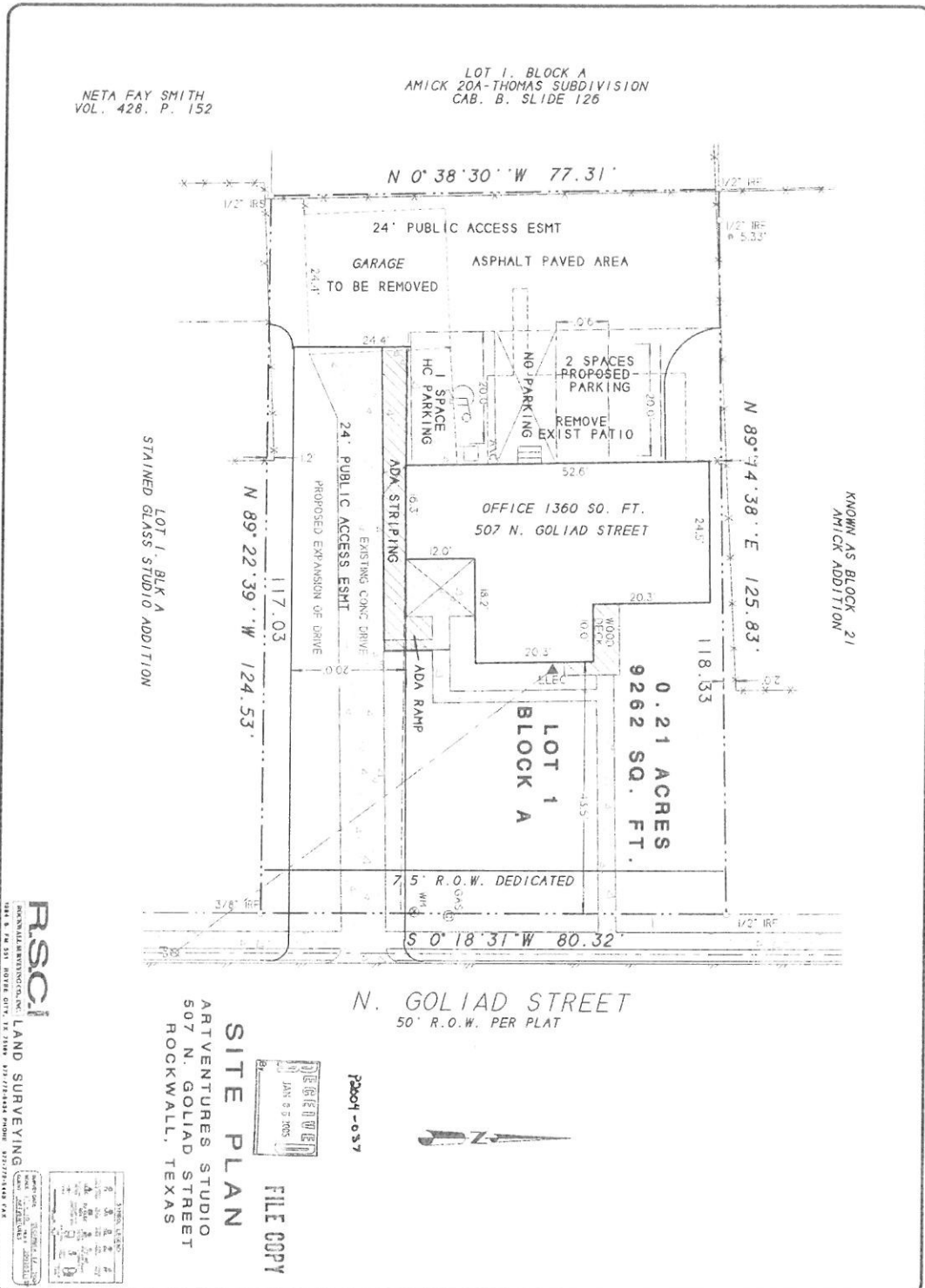
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank Garza, City Attorney



1st Reading: 12-17-2012  
2nd Reading: 01-07-2013

**Exhibit A**  
Site Plan: Page 1 of 2

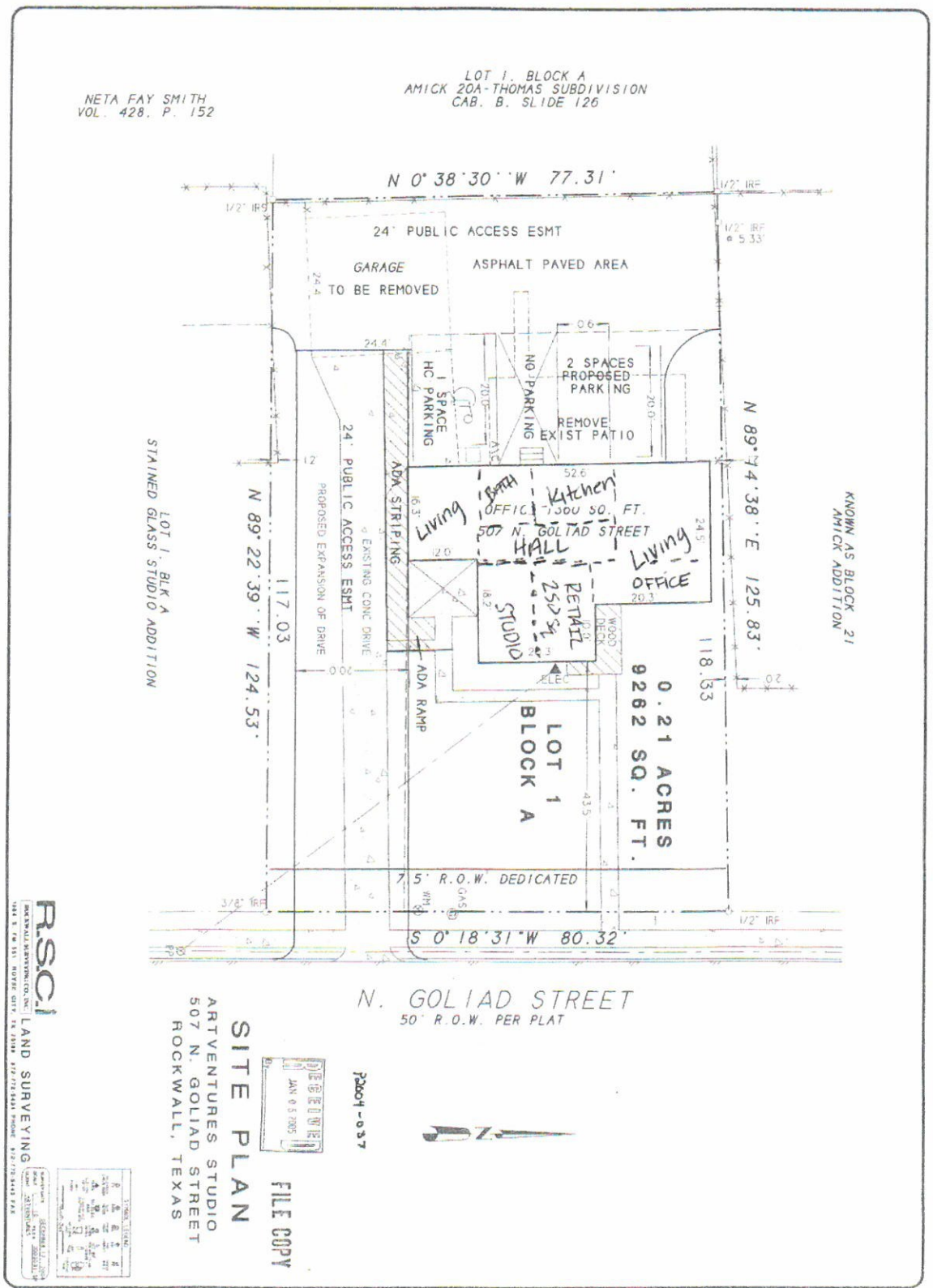


**SITE PLAN**  
ARTVENTURES STUDIO  
507 N. GOLIAD STREET  
ROCKWALL, TEXAS

**FILE COPY**

**RSCI**  
ROCKWALL SURVEYING & LAND SURVEYING  
1111 S. FM 501, SUITE 607A, ROCKWALL, TEXAS 75087-5001  
TEL: 972.963.1111 FAX: 972.963.1112

Exhibit A  
 Floor Plan: Page 2 of 2



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: Z2020-025  
PROJECT NAME: SUP for 507 N. Goliad Street for a General Retail Store  
SITE ADDRESS/LOCATIONS: 507 N GOLIAD ST

CASE MANAGER: Ryan Miller  
CASE MANAGER PHONE: 972-772-6441  
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for General Retail Store and Hair Salon and/or Manicurist on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2020	Approved w/ Comments

06/23/2020: *Please address the following comments (M= Mandatory Comments; I = Informational Comments)*

I.1 This request is for the approval of a Specific Use Permit (SUP) for General Retail Store on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, and addressed as 507 N. Goliad Street.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rmiller@rockwall.com](mailto:rmiller@rockwall.com).

M.3 For reference, include the case number (Z2020-025) in the lower right-hand corner of all pages on future submittals.

I.4 According to Ordinance No. 17-19, "(u)nless specifically provided by this Planned Development District ordinance (Ordinance No. 17-19) only those land uses permitted within the Residential-Office (RO) District ... are allowed on the Subject Property." In addition, the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) state that a General Retail Store and a Hair Salon and/or Manicurist require a Specific Use Permit (SUP) in a Residential-Office (RO) District.

I.5 The current Specific Use Permit (SUP) (i.e. Ordinance No. 13-01; S-101) allows for a photography studio with limited general retail sales subject to the following restrictions:

- (1) The retail use shall not exceed 250 SF in area in accordance with the exhibit contained in the ordinance.
- (2) All business operations shall be limited to the hours of 7:00 AM to 8:00 PM.
- (3) Parking along, adjacent to or in the right-of-way of SH-205 shall be prohibited. Parking in front of the building for any reason shall also be prohibited.
- (4) Signage for the site shall conform to the Old Town Rockwall Historic Guidelines contained in Exhibit 'B' of Ordinance No. 02-46 (i.e. PD-50) and to the North Goliad Corridor Overlay (NGC OV) District.

I.6 Ordinance No. 13-01 will be superseded by the proposed Specific Use Permit (SUP) request.

M.7 According to the submitted materials, staff will be requiring the following operational conditions:

- (1) Any expansion of the existing building will require additional parking to be provided.
- (2) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.

- (3) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
- (4) Parking in the front of the building shall be prohibited.
- (5) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.

I.8 If this Specific Use Permit (SUP) request is approved, the current Certificate of Occupancy (CO) will need to be amended to reflect the change in land use on the subject property.

I.9 Please review the attached Draft Ordinance prior to the June 30, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 7, 2020.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2020; 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 14, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2020.

I.11 The projected City Council meeting dates for this case will be July 20, 2020 (1st Reading) and August 3, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Approved

06/25/2020: *The site is already developed. Any new improvements will need to meet the current engineering standards of design.*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/25/2020	Approved

*No Comments*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved

*No Comments*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	N/A

*No Comments*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	06/26/2020	N/A

*No Comments*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: *No comments*



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLAN# & 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 [SELECT ONLY ONE BOX]:

**Platting Application Fees:**  
 Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>  
 Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Amending or Minor Plat (\$150.00)  
 Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**  
 Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>  
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**  
 Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**  
 Tree Removal (\$75.00)  
 Variance Request (\$100.00)

**Notes:**  
<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 507 N Goliad ST ROCKWALL TX 75087  
Subdivision LOT 1, BLOCK A, ADVENTURES Lot 1 Block A  
General Location NORTH DOWNTOWN

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - SO FOR RO Current Use PHOTOGRAPHY STUDIO/PET  
Proposed Zoning SUP Proposed Use RETAIL STORE/HAIR STUDIO  
Acreage 0.2254 Lots [Current] ( Lots [Proposed] (

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner HALLIE FLEMING  Applicant  
Contact Person " Contact Person  
Address 507 N Goliad ST Address SAME  
City, State & Zip ROCKWALL TX 75087 City, State & Zip  
Phone 214.743.1123 Phone  
E-Mail SMILES@THEBERRYSHOP.COM E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Hallie Fleming [Owner] the undersigned, who stated the information on this application to be true and certified the following:

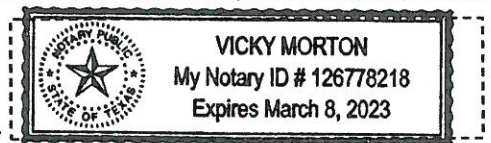
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, 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 19 day of JUNE, 2020.

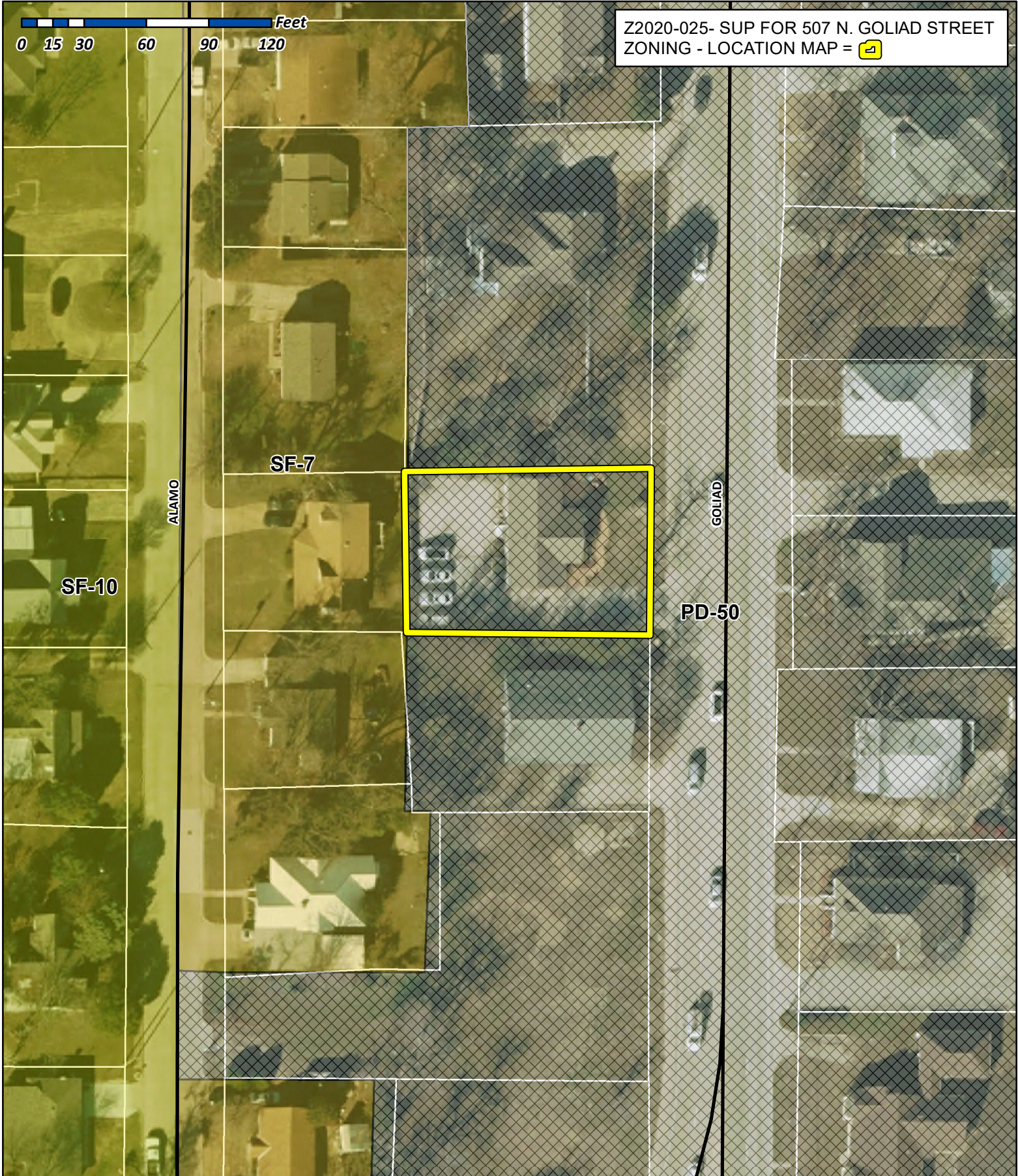
Owner's Signature

Hallie Fleming  
Jecky Morton

Notary Public in and for the State of Texas



My Commission Expires 3-8-2023



Z2020-025- SUP FOR 507 N. GOLIAD STREET  
 ZONING - LOCATION MAP = [icon]

0 15 30 60 90 120 Feet

ALAMO

GOLIAD

SF-10

SF-7

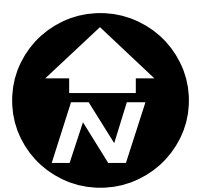
PD-50



# 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.



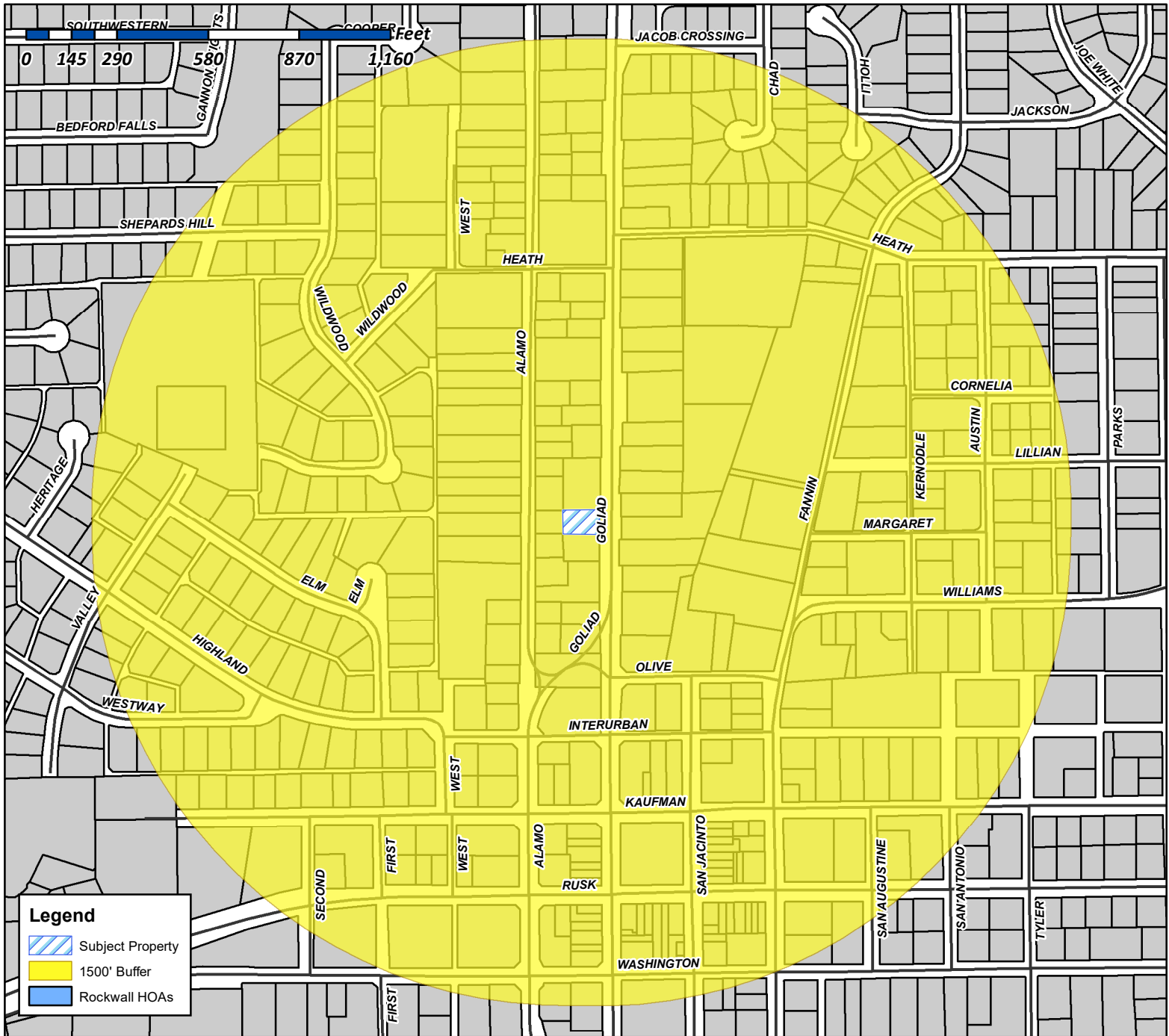




# City of Rockwall

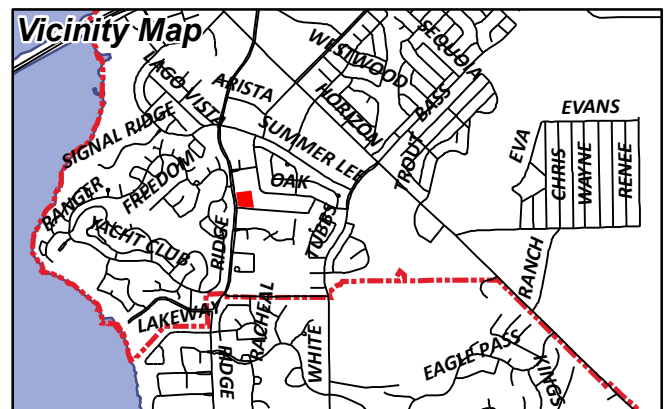
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-025  
**Case Name:** SUP for 507 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020  
 For Questions on this Case Call (972) 771-7745

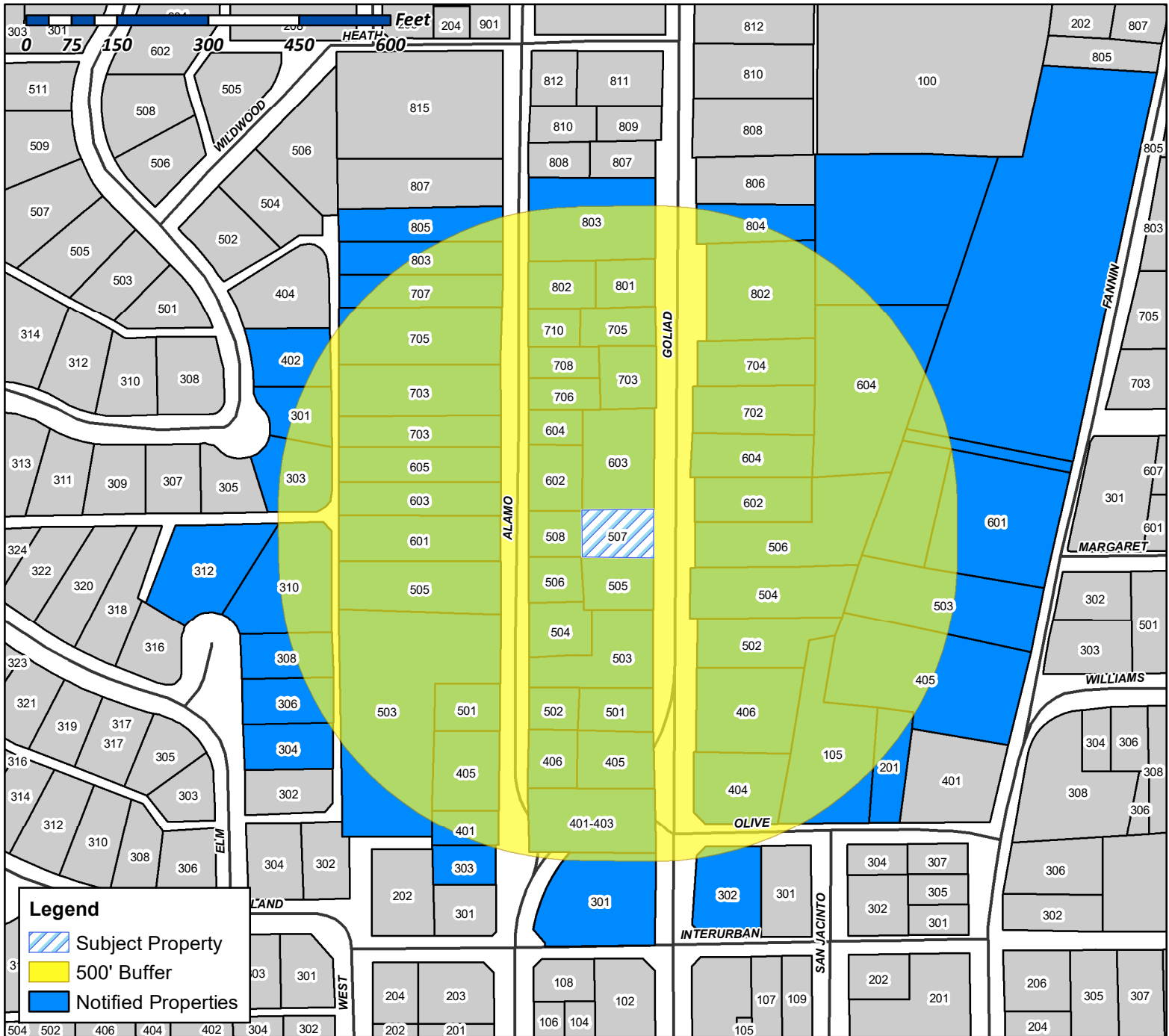




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-025  
**Case Name:** SUP for 507 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020  
**For Questions on this Case Call** (972) 771-7745



BARKER PERRY H & ELIZABETH D  
104 SCENIC DR  
HEATH, TX 75032

CURRENT RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA  
10925 ROCKSTONE DR  
BALCH SPRINGS, TX 75180

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

R & S OPERATING CO LP  
11508 ROYALSHIRE DR  
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC  
1827 MYSTIC STREET  
ROCKWALL, TX 75032

BLACK SHIRLEY M  
1924 PALMETTO ISLE DR  
MT. PLEASANT, SC 29466

CURRENT RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

PEOPLES DOSVILLE  
208 W HEATH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND  
303 N ALAMO RD  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
3922 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

MORGAN NANCY D  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

CURRENT RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA  
502 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

MORGAN RHONA L &  
JACK HADLEY JR  
508 N ALAMO RD  
ROCKWALL, TX 75087

CAWTHON RICK  
508 NASH ST  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M  
544 LAUREL LN  
FATE, TX 75087

CURRENT RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K  
803 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 N GOLIAD  
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE  
805 N ALAMO RD  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
830 SHORES BLVD  
ROCKWALL, TX 75087

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R & AGATHA  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

POINTER PRICE AND  
MANUEL LOZANO  
906 N GOLIAD STREET  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC  
PO BOX 265  
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC  
C/O FAIR ROAD PROPERTIES INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

LAYTON ERIC A  
PO BOX 998  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad 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, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. 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](mailto: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 Monday, July 20, 2020 at 4:00 PM 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 AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

Name:

Address:

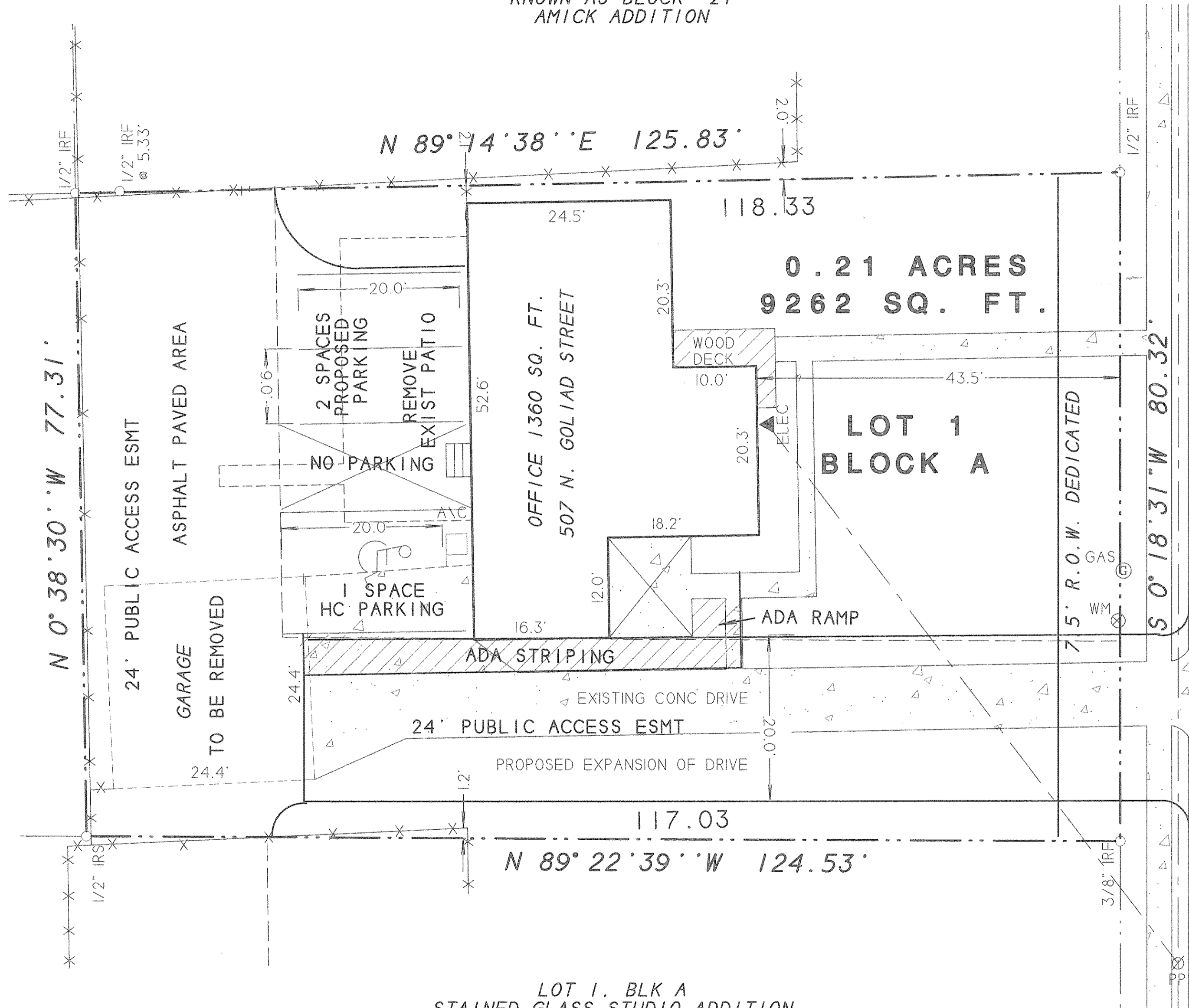
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

LOT 1, BLOCK A  
 AMICK 20A-THOMAS SUBDIVISION  
 CAB. B. SLIDE 126

NETA FAY SMITH  
 VOL. 428, P. 152

KNOWN AS BLOCK 21  
 AMICK ADDITION

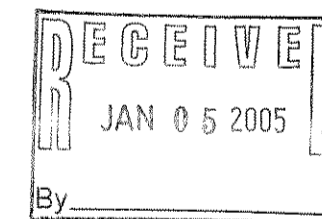


LOT 1, BLK A  
 STAINED GLASS STUDIO ADDITION

N. GOLIAD STREET  
 50' R.O.W. PER PLAT



P2604-037



FILE COPY

**SITE PLAN**  
 ARTVENTURES STUDIO  
 507 N. GOLIAD STREET  
 ROCKWALL, TEXAS

SYMBOL LEGEND	
TV	TELEPHONE CABLE RISER
GAS	GAS METER
TEL	TEL RISER
FH	FIRE HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
TU	TU ELEC BOX
WATER	WATER METER
1/2" IRF	1/2" IRF MARK
3/8" IRF	3/8" IRF MARK
+	PROPERTY CORNER
---	PROPERTY LINE
---	PROPERTY CHAIN

**R.S.C.I.**  
 ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

SURVEY DATE: DECEMBER 17, 2004  
 SCALE: 1" = 10'  
 CLIENT: ARTVENTURES

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX



CITY OF ROCKWALL

ORDINANCE NO. 13-01

SPECIFIC USE PERMIT NO. S-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ALLOWING FOR A RETAIL USE IN CONJUNCTION WITH A PHOTOGRAPHY STUDIO, THE SUBJECT PROPERTY IS LOCATED AT 507 N. GOLIAD STREET, BEING A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A OF ARTVENTURES STUDIO ADDITION; 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 Hallie Fleming for a Specific Use Permit within Planned Development District 50 (PD-50) allowing for a Retail use in conjunction with a photography studio on the property located at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; 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 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a Retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), on the subject property at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in “**PD-50” Planned Development District-50 (PD-50) & Section 4.2, “R-O” Residential Office District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code (Ordinance No. 04-38)** as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and definitions.

**2.1 Operational Conditions**

The following conditions pertain to the operation of a Retail use on the subject property at 507 N. Goliad Street and conformance to these stipulations are required for continued operations:

- 1) The retail use shall not exceed two hundred fifty (250) sq-ft in area in accordance with the floor plan attached hereto as Exhibit A.
- 2) All business operations shall be limited to the hours of 7:00 a.m. to 8:00 p.m.
- 3) Parking along, adjacent to or in the right-of-way of SH-205 shall be prohibited. Parking in front of the building for any reason shall also be prohibited.
- 4) Signage for the site shall conform to the Old Historic Rockwall Historic District Guidelines detailed in Exhibit B of Ordinance No. 02-46 (PD-50) and the North Goliad Corridor Overlay (NGCOV) District.

**Section 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

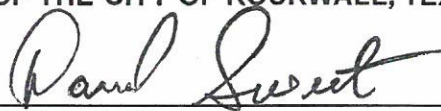
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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.

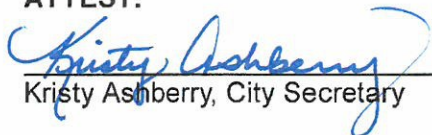
**Section 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

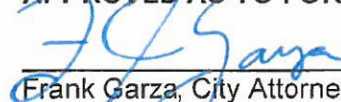
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>th</sup> DAY OF JANUARY, 2013.**

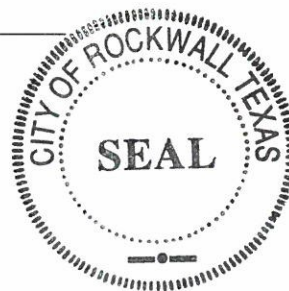
  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank Garza, City Attorney



1st Reading: 12-17-2012  
2nd Reading: 01-07-2013

**Exhibit A**  
**Site Plan: Page 1 of 2**

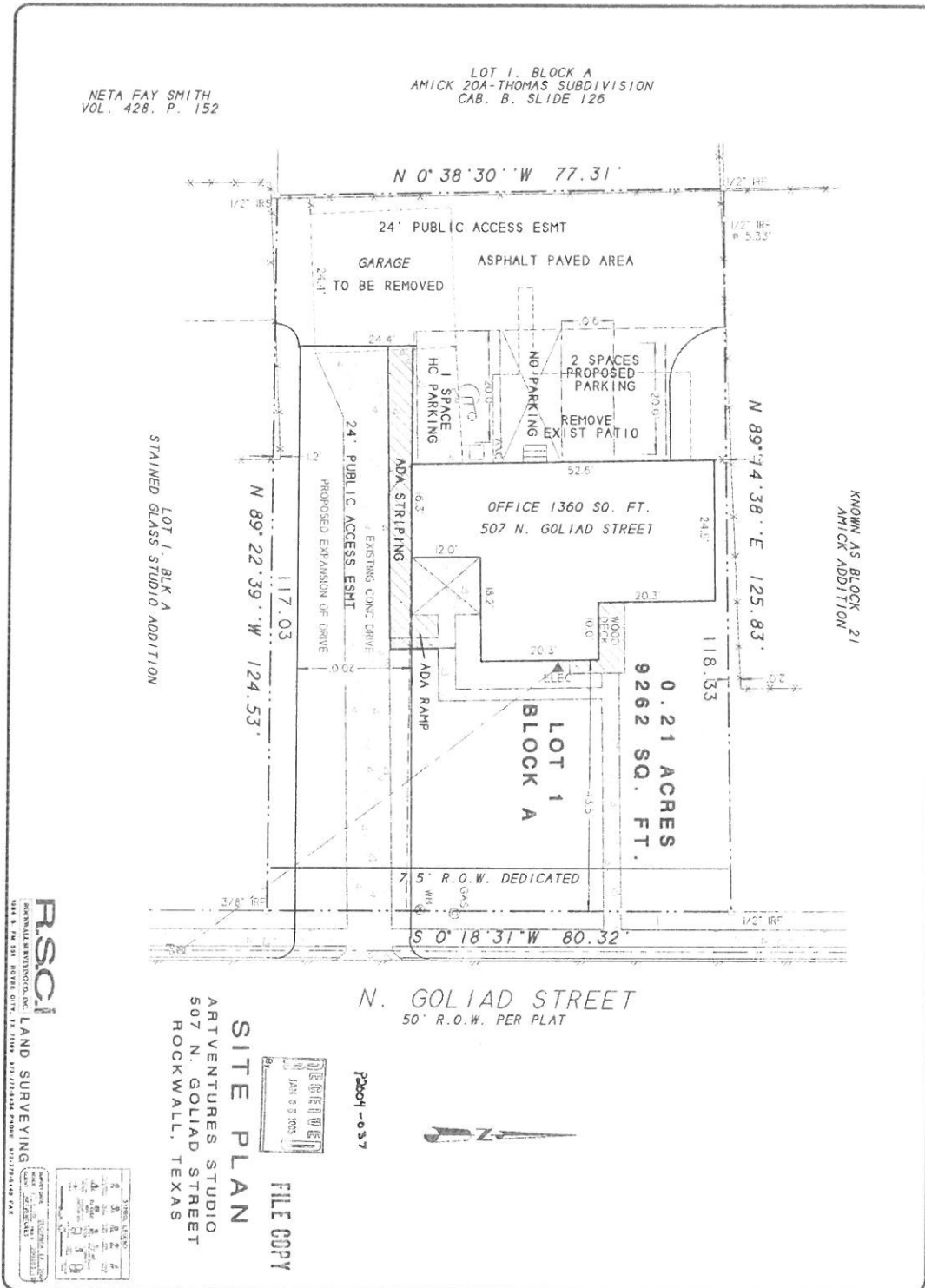
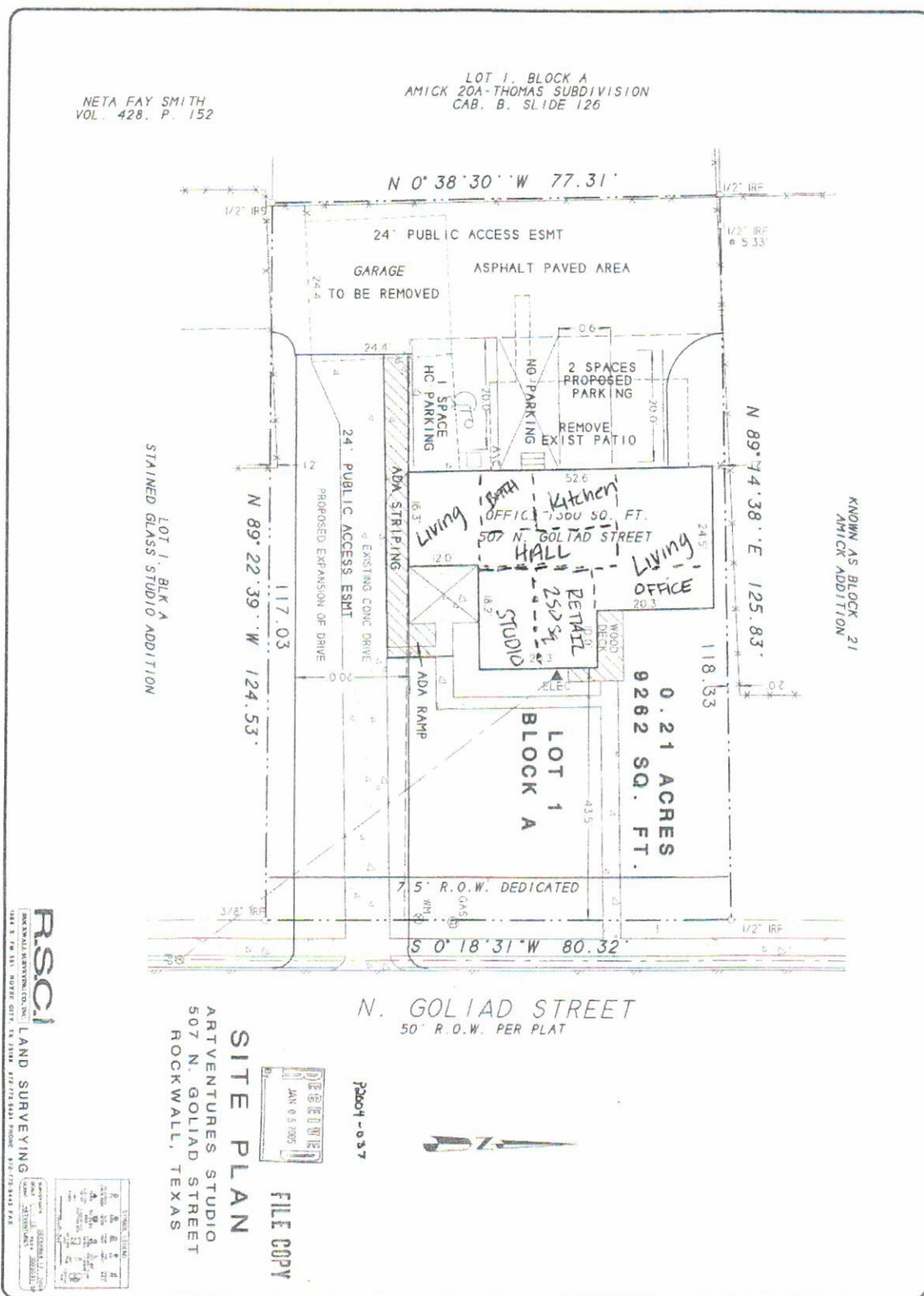


Exhibit A  
Floor Plan: Page 2 of 2



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND HAIR SALON AND/OR MANICURIST* ON A 0.2254-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ARTVENTURES STUDIO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land being described as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 507 N. Goliad Street [*SH-205*], and being more specifically described and depicted 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 (UDC) [*Ordinance No. 20-02*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] 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 approval of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated by *Ordinance No. 13-01* [*S-101*], and *Ordinance No. 13-01* shall expire in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); and,

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* and *Hair Salon and/or Manicurist* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of this ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
- 2) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- 3) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
- 4) Parking in the front of the building shall be prohibited.
- 5) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.

### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

---

Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020

**Exhibit 'A'**  
*Location Map*

Address: 507 N. Goliad Street [SH-205]

Legal Description: Lot 1, Block A, Artventures Studio Addition

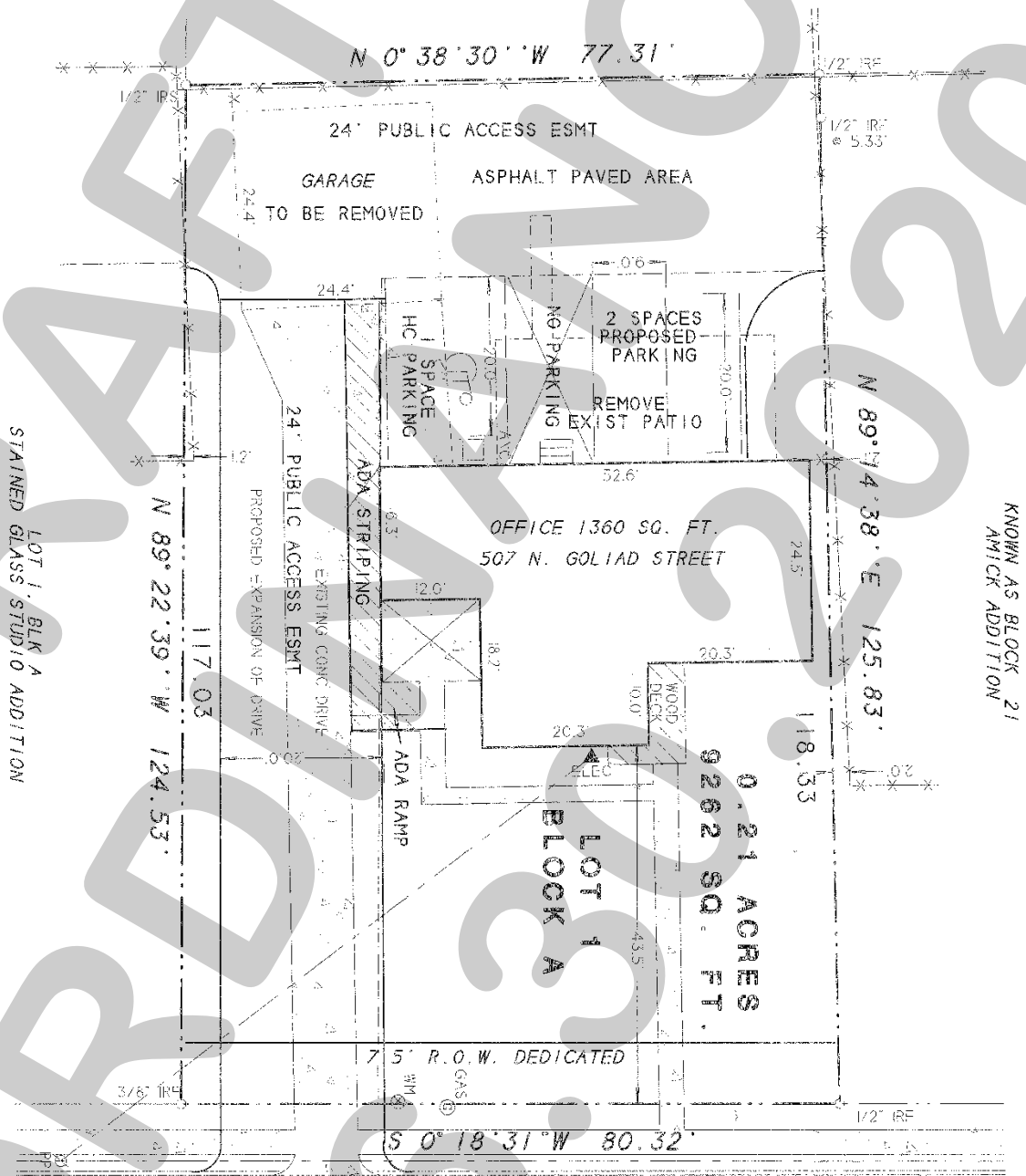




**Exhibit 'B':  
Zoning Exhibit**

NETA FAY SMITH  
VOL. 428, P. 152

LOT 1, BLOCK A  
AMICK 20A-THOMAS SUBDIVISION  
CAB. B, SLIDE 126



KNOWN AS BLOCK 21  
AMICK ADDITION



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** July 14, 2020  
**APPLICANT:** Hallie Fleming  
**CASE NUMBER:** Z2020-025; *Specific Use Permit (SUP) for 507 N. Goliad Street [Hallie B's]*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

### BACKGROUND

The subject property is considered to be a part of the Old Town Rockwall Addition, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), in 1950 a 1,352 SF single-family home was constructed on the subject property. According to the zoning map from January 3, 1972 the subject property was zoned Single-Family 3 (SF-3) District. By 1983 this designation had been changed to a Single-Family 7 (SF-7) District according to the August 16, 1983 zoning map. On April 5, 2004, the subject property was rezoned from a Single-Family 7 (SF-7) District to Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses [Case No. Z2004-042; Ordinance No. 04-24]. As part of this approval, Planned Development District 50 (PD-50) was amended to allow an *Art, Photography, or Music Studio and Massage Therapist*. Concurrently, with this zoning change request the City Council also approved a site plan [Case No. SP2004-037] and replat [Case No. P2004-073] for the subject property. The approved site plan converted the existing single-family home and land use from residential to non-residential, and granted a variance to allow a gravel parking area. The plat for the subject property replatted it from Block 20 of the Amick Addition to Lot 1, Block A, Art Venture Studios Addition [filed on June 3, 2005].

In November of 2012, the applicant -- *Hallie Fleming* -- submitted a request for the approval of a Specific Use Permit (SUP) for *General Retail Sales* in conjunction with a photography studio [Case No. Z2012-018]. This request was approved by the City Council on January 7, 2013 by *Ordinance No. 13-01 [S-101]*. This ordinance allowed the applicant to dedicate up to 250 SF of the 1,352 SF building for general retail sales. Following this approval, the applicant submitted and was approved for a Certificate of Occupancy (CO) on January 10, 2013. The Certificate of Occupancy (CO) was issued on February 11, 2013. More recently, on June 19, 2020, the applicant submitted an application requesting to amend the land uses and operational restrictions approved with *Ordinance No. 13-01 [S-101]*.

### PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* for the subject property in accordance with Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The purpose of this request is to account for changes to the land uses and operations of the business that have occurred incrementally over the last seven (7) years.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 507 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1,576 SF multi-tenant office building situated on a 0.42-acre parcel of land (*i.e. Lot 1, Block 1, Family Law Center Addition*). Beyond this is a 1,612 SF single-family home situated on a 0.2296-acre tract of land (*i.e. Part of Lot 22 and all of Lot 30 of the Amick Addition*). This home is followed by four (4) office buildings (*all of which are converted residential structures*) and two (2) residential homes. All of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

South: Directly south of the subject property is a 2,696 SF residential structure on a 0.2370-acre parcel of land (*i.e. Block 20B of the Amick Addition*) that is currently being converted to an office building. Beyond this is a vacant 0.4210-acre parcel of land identified as *Lot 1, Block A, Hazel and Olive Addition*. South of this is excess right-of-way for SH-205 followed by the SH-205 couplet, which is identified as a P3U (*i.e. principal arterial, three [3] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a medical office building and an office/retail building (*i.e. the old Sterling Tea Building and the Grace Clinic*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

West: Directly west of the subject property is a 1,570 SF single-family home situated on a 0.1620-acre parcel of land (*i.e. Lot 1, Block A, Amick 20A - Thomas Subdivision*). This house is one (1) of 11 houses that front on to N. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. These properties are zoned Single-Family 7 (SF-7) District. On the other side of N. Alamo Street are several houses zoned Single-Family 10 (SF-10) District.

## **CHARACTERISTICS OF THE REQUEST**

Currently, this business operates within the existing 1,352 SF building, and has a gravel parking lot (*which was permitted under the original site plan [SP2004-037] and reapproved by the original SUP request [Z2012-018]*) with three (3) parking spaces. The drive aisle and approach have been asphalted. According to the applicant's letter, *SERVE by Hallie B* is intended to be a "...platform to help other Rockwall small businesses stay afloat and avoid closing ..." Based on the company's website they are a boutique retail company that sells clothing, jewelry, accessories, bath and skin care products, home décor, and popsicles. The applicant's letter also indicates that they are an incubator space supporting a small one (1) chair hair extension expert and the Tea Spot's prepackage/tea to go products. Based on the floor plan provided by the applicant, staff estimates that approximately 195 SF is dedicated to the *Hair Stylist and/or Manicurist* land use, approximately 494 SF is a breakroom, and the remaining 663 SF is dedicated to the *General Retail Store* land use. This represents an increase of 413 SF of *General Retail* space permitted under the current Specific Use Permit (SUP) ordinance and Certificate of Occupancy (CO).

## **CONFORMANCE TO THE CITY'S CODES**

According to Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] the subject property is restricted to the land uses permitted within the Residential-Office (RO) District, and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *General Retail Store* and *Hair Stylist and/or Manicurist* requires a Specific Use Permit (SUP) in the Residential-Office (RO) District. Neither of these land uses require additional conditional use restrictions.

## **STAFF ANALYSIS**

As stated by the in the Planning and Zoning Commission Work Session meeting on June 30, 2020, the business has organically shifted from the original request in 2012 (*i.e. a photography studio with limited general retail space*). Based on this, staff requested that the applicant amend the Specific Use Permit (SUP) and Certificate of Occupancy (CO) to be in compliance with their current operations. Staff should point out, that while a change in uses would typically require additional parking spaces, a variance to the parking standards was granted for the subject property with the previous site plan and Specific Use Permit (SUP) cases, and the change in uses would not necessitate the applicant to upgrade the parking areas. Staff should also note that no violations for parking have been issued on the subject property, and that only one (1) code enforcement case has been opened

since the business was established. This case [Case No. CE2019-1146] was opened in 2019 for parking a vehicle in the front of the building, and upon receipt of the violation the applicant corrected the issue. Despite this Specific Use Permit (SUP) request not really altering the current operations on the subject property, it is still a discretionary decision for the City Council.

## **NOTIFICATIONS**

On July 2, 2020, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received four (4) notices in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to a *General Retail Store* and *Hair Salon and/or Manicurist* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of the draft ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
  - (b) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
  - (c) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
  - (d) Parking in the front of the building shall be prohibited.
  - (e) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.
- (2) The applicant will be required to amend the Certificate of Occupancy (CO) for the subject property within 30-days of the approval of the Specific Use Permit (SUP) ordinance; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLAN# & 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 [SELECT ONLY ONE BOX]:

**Platting Application Fees:**  
 Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>  
 Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Amending or Minor Plat (\$150.00)  
 Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**  
 Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>  
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**  
 Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**  
 Tree Removal (\$75.00)  
 Variance Request (\$100.00)

**Notes:**  
<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 507 N Goliad ST ROCKWALL TX 75087  
Subdivision LOT 1, BLOCK A, ADVENTURES Lot 1 Block A  
General Location NORTH DOWNTOWN

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - SO FOR RO Current Use PHOTOGRAPHY STUDIO/PET  
Proposed Zoning SUP Proposed Use RETAIL STORE/HAIR STUDIO  
Acreage 0.2254 Lots [Current] ( Lots [Proposed] (

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner HALLIE FLEMING  Applicant  
Contact Person " Contact Person  
Address 507 N Goliad ST Address SAME  
City, State & Zip ROCKWALL TX 75087 City, State & Zip  
Phone 214.743.1123 Phone  
E-Mail SMILES@THEBERRYSHOP.COM E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Hallie Fleming [Owner] the undersigned, who stated the information on this application to be true and certified the following:

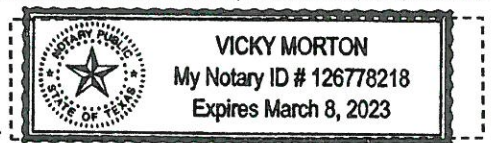
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, 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 19 day of JUNE, 2020.

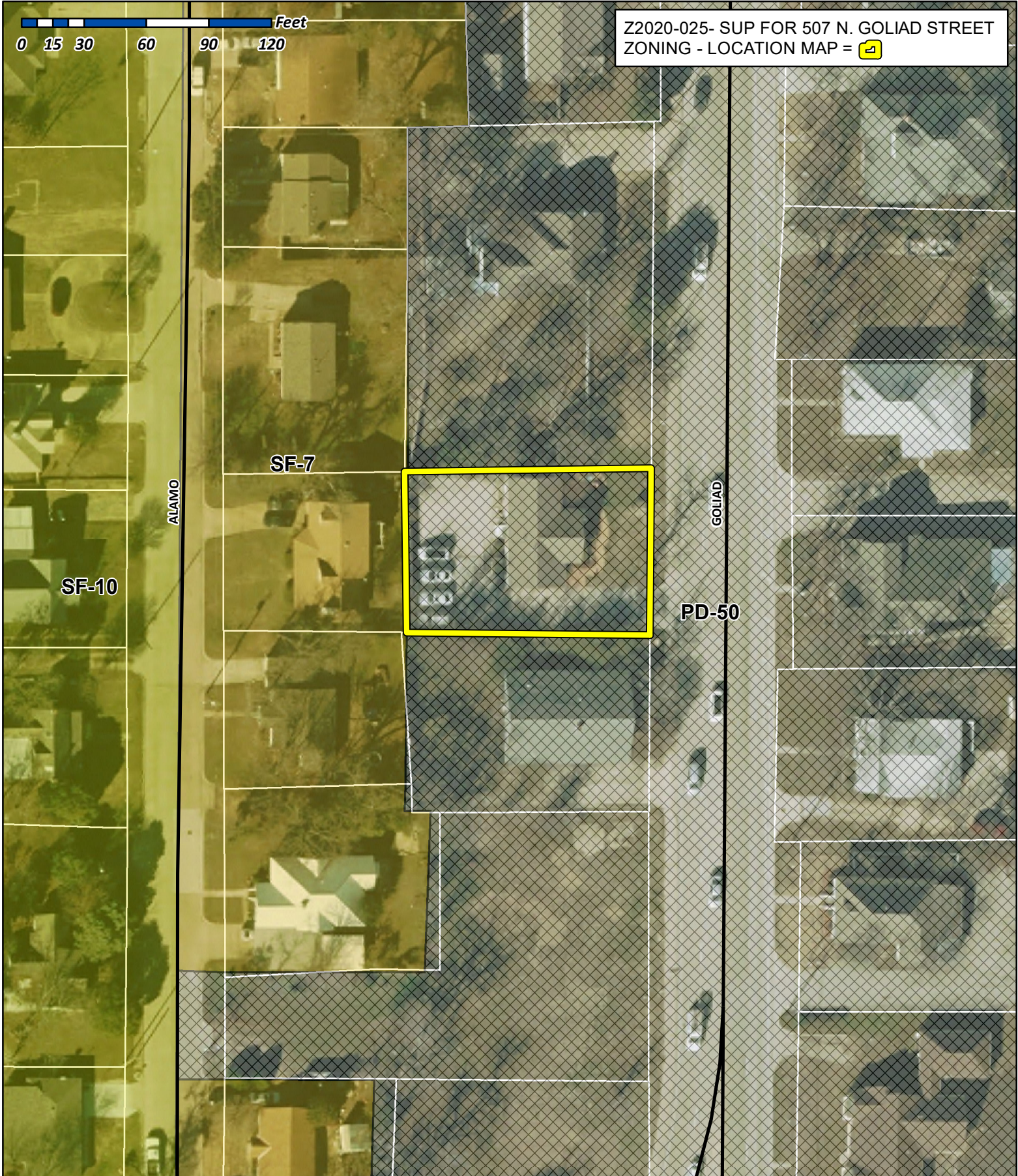
Owner's Signature

Hallie Fleming  
Jecky Morton

Notary Public in and for the State of Texas



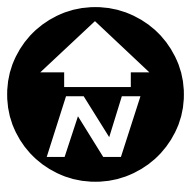
My Commission Expires 3-8-2023



# 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.

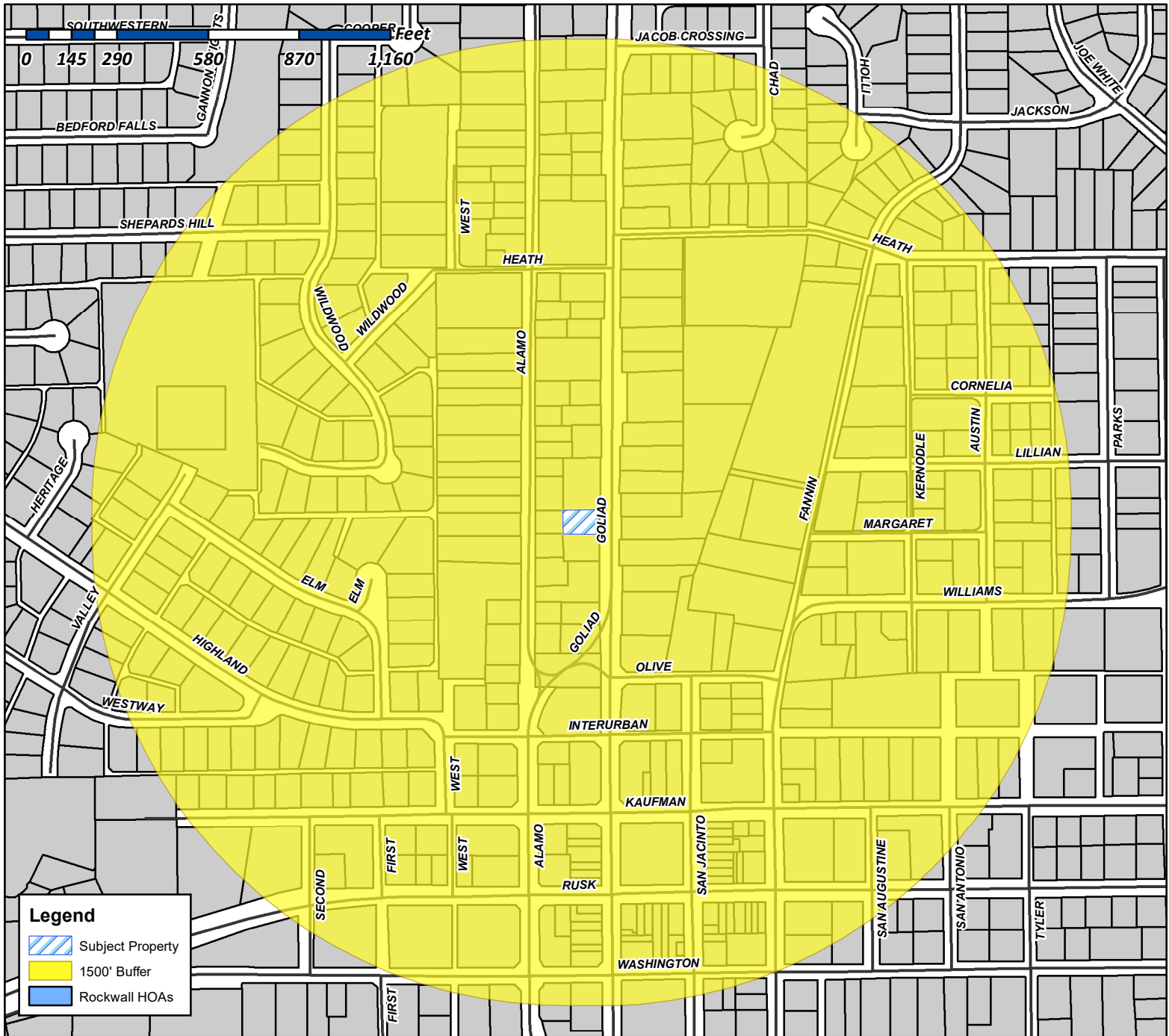
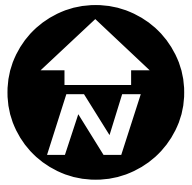




# City of Rockwall

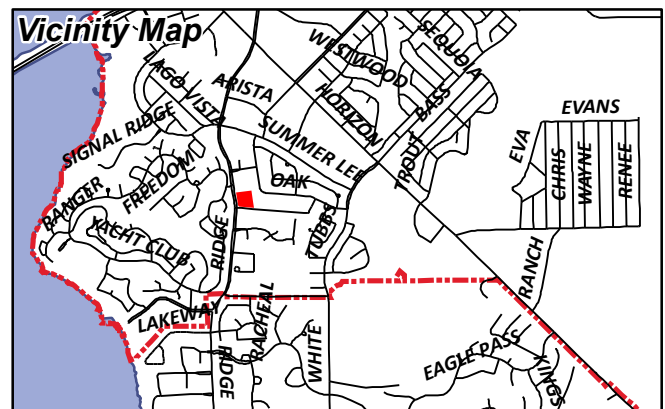
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-025  
**Case Name:** SUP for 507 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020  
**For Questions on this Case Call** (972) 771-7745

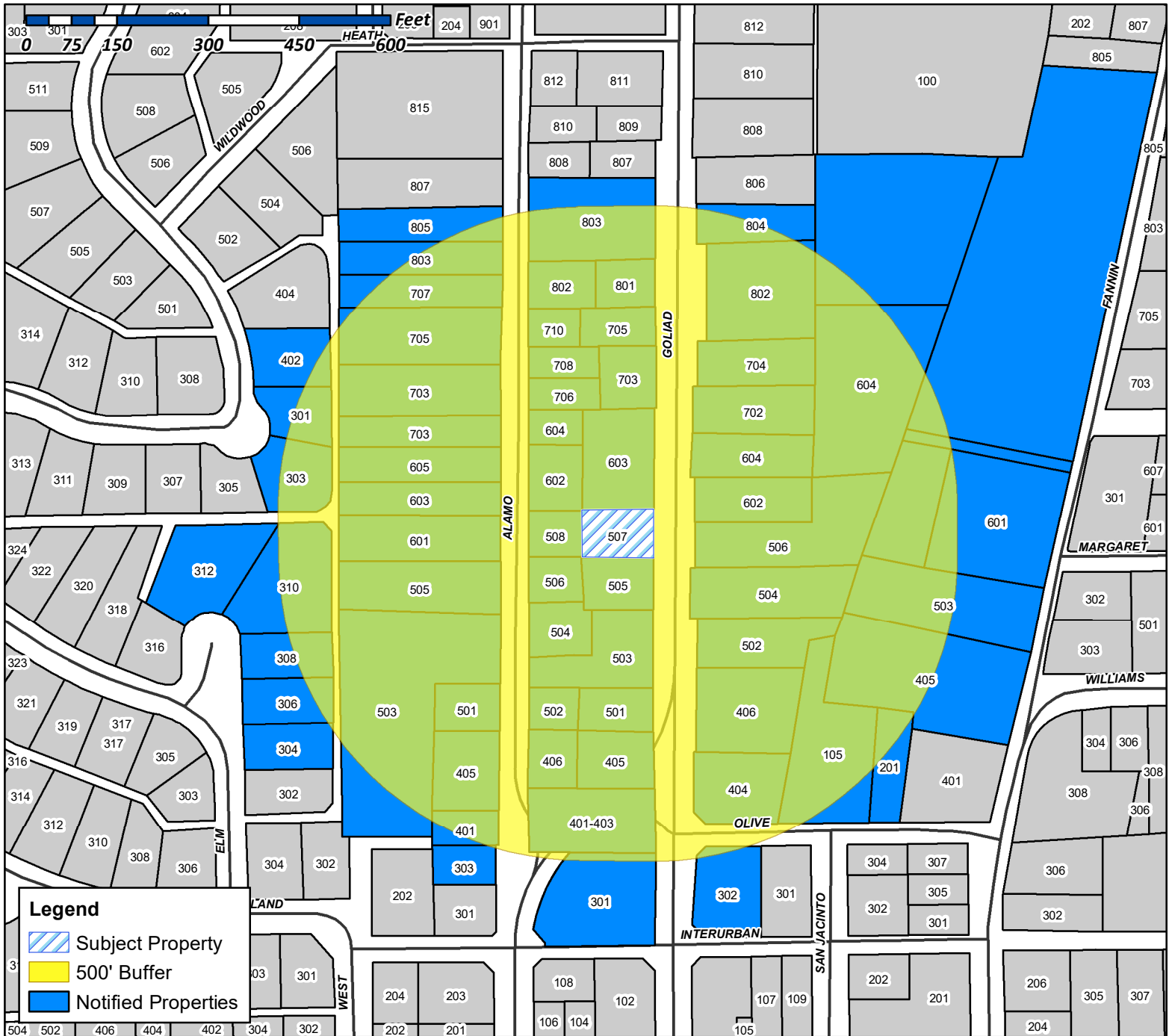




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Address:** 507 N. Goliad Street



**Date Created:** 6/19/2020  
**For Questions on this Case Call** (972) 771-7745



BARKER PERRY H & ELIZABETH D  
104 SCENIC DR  
HEATH, TX 75032

CURRENT RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA  
10925 ROCKSTONE DR  
BALCH SPRINGS, TX 75180

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

R & S OPERATING CO LP  
11508 ROYALSHIRE DR  
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC  
1827 MYSTIC STREET  
ROCKWALL, TX 75032

BLACK SHIRLEY M  
1924 PALMETTO ISLE DR  
MT. PLEASANT, SC 29466

CURRENT RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

PEOPLES DOSVILLE  
208 W HEATH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND  
303 N ALAMO RD  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
3922 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

MORGAN NANCY D  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

CURRENT RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA  
502 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

MORGAN RHONA L &  
JACK HADLEY JR  
508 N ALAMO RD  
ROCKWALL, TX 75087

CAWTHON RICK  
508 NASH ST  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M  
544 LAUREL LN  
FATE, TX 75087

CURRENT RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K  
803 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 N GOLIAD  
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE  
805 N ALAMO RD  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
830 SHORES BLVD  
ROCKWALL, TX 75087

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R & AGATHA  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

POINTER PRICE AND  
MANUEL LOZANO  
906 N GOLIAD STREET  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC  
PO BOX 265  
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC  
C/O FAIR ROAD PROPERTIES INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

LAYTON ERIC A  
PO BOX 998  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad 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, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. 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

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

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

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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.

Name:

Hallie Fleming



Address:

507 N Goliad ST

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Sincerely,

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Director of Planning & Zoning



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**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

**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.

Name: PAM TUCKER

Address: 505 N. ALAMO ROCKWALL TX 75087

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Director of Planning & Zoning



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**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

We need more retail & service & restaurant in this area. It will attract more people to shop & dine in the area. Provide resources for landlords to spend money to improve their property as well as benefit the city by increasing sales tax

Name: Dr. Stuart Meyers

Address: 506 N 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.

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

*POSITIVE IMPACT ON DOWNTOWN AREA BY DRAWING ADDITIONAL SHOPPERS TO SQUARE*

Name: *SUSAN & JOHN WRIGHT*  
Address: *1605 SEASCAPE CT. / 603 N. GOLIAD*

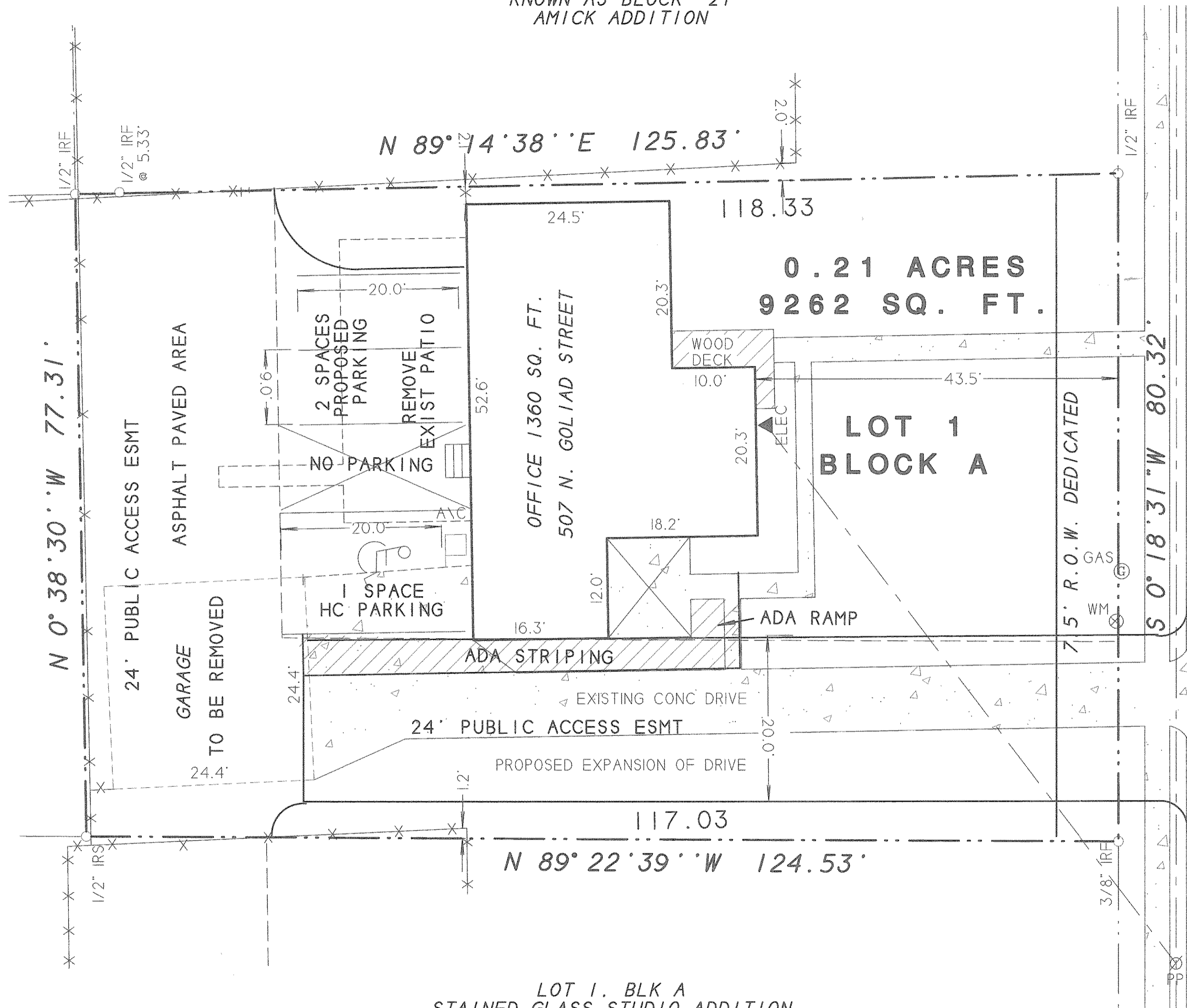
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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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LOT 1, BLOCK A  
 AMICK 20A-THOMAS SUBDIVISION  
 CAB. B. SLIDE 126

NETA FAY SMITH  
 VOL. 428, P. 152

KNOWN AS BLOCK 21  
 AMICK ADDITION

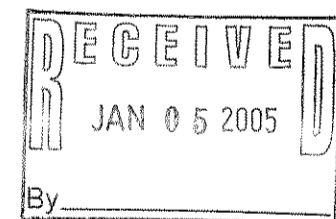


LOT 1, BLK A  
 STAINED GLASS STUDIO ADDITION

N. GOLIAD STREET  
 50' R.O.W. PER PLAT



P2604-037



FILE COPY

**SITE PLAN**  
 ARTVENTURES STUDIO  
 507 N. GOLIAD STREET  
 ROCKWALL, TEXAS

SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
GAS	GAS METER
TEL	TEL RISER
FH	FIRE HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
TU	TU ELEC BOX
WATER	WATER METER
1/2" IRF	1/2" IRON ROD FOUND
3/8" IRF	3/8" IRON ROD FOUND
+	PROPERTY CORNER
+	PROPERTY LINE
+	PROPERTY CHAIN

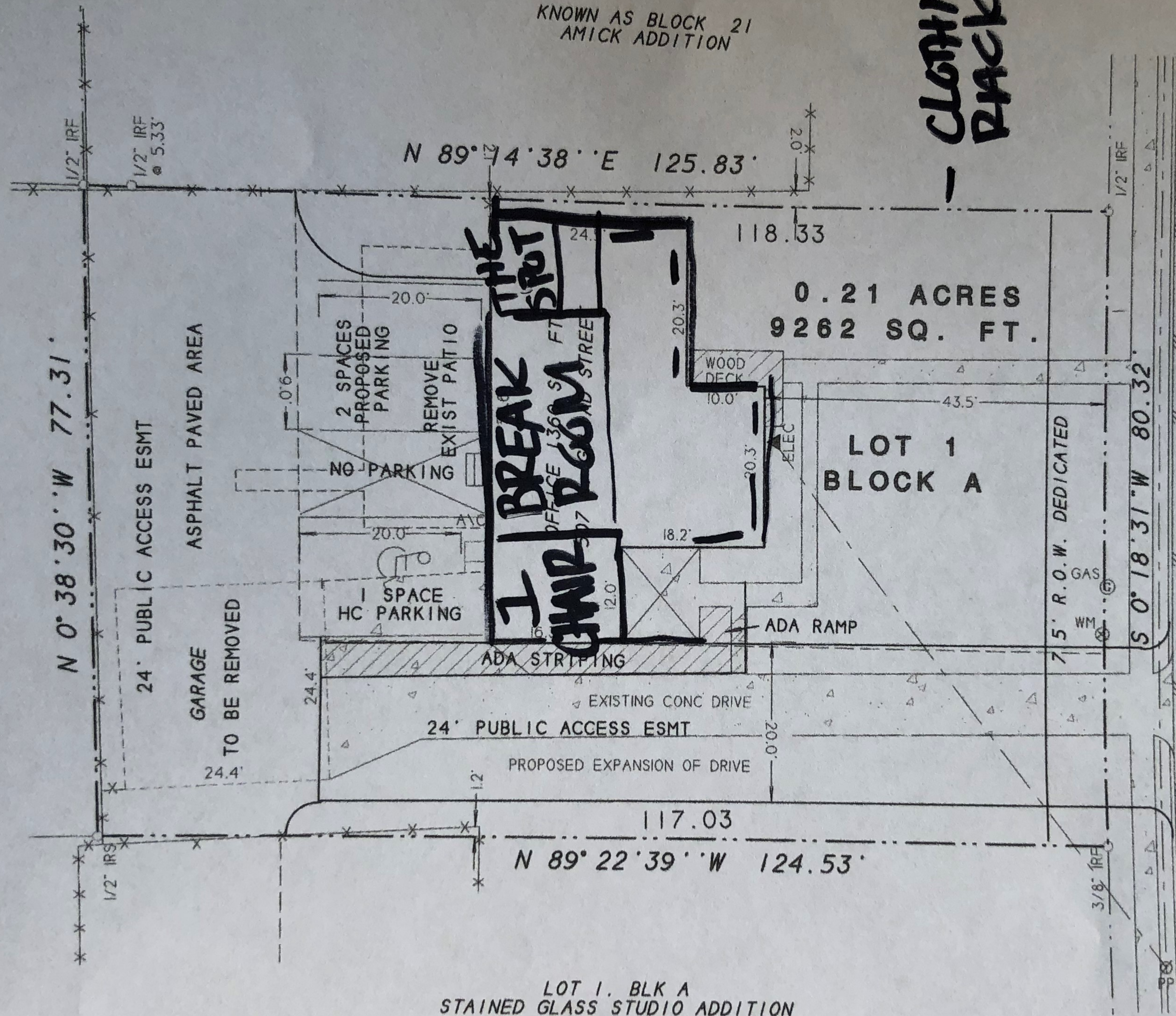
**R.S.C.I.**  
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
 1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE: DECEMBER 17, 2004  
 SCALE: 1" = 10' FILE # 200303115  
 CLIENT: ARTVENTURES

LOT 1, BLOCK A  
AMICK 20A-THOMAS SUBDIVISION  
CAB. B. SLIDE 126

NETA FAY SMITH  
VOL. 428, P. 152

KNOWN AS BLOCK 21  
AMICK ADDITION



LOT 1, BLK A  
STAINED GLASS STUDIO ADDITION

N. GOLIAD STREET  
50' R.O.W. PER PLAT



P2604-037

RECEIVED  
JAN 05 2005  
By

FILE COPY

SITE PLAN  
ARTVENTURES STUDIO  
507 N. GOLIAD STREET  
ROCKWALL, TEXAS

SYMBOL LEGEND	
	UTILITY LINE
	EASEMENT
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PARKING SPACE
	ADA RAMP
	WOOD DECK
	ELECTRICAL
	GAS
	WATER
	STREET CENTERLINE
	RIGHT-OF-WAY
	SURVEY POINT
	IRON PIN
	MONUMENT
	BOUNDARY LINE
	AREA TO BE REMOVED
	PROPOSED EXPANSION

R.S.C.I.  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
1984 S. FM 561 ROYSE CITY, TX 76109 972-772-6466 PHONE 972-772-5443 FAX

SURVEY DATE: DECEMBER 17, 2004  
SCALE: 1" = 10' PER P. 20040111  
CLIENT: ARTVENTURES

CITY OF ROCKWALL

ORDINANCE NO. 13-01

SPECIFIC USE PERMIT NO. S-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ALLOWING FOR A RETAIL USE IN CONJUNCTION WITH A PHOTOGRAPHY STUDIO, THE SUBJECT PROPERTY IS LOCATED AT 507 N. GOLIAD STREET, BEING A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A OF ARTVENTURES STUDIO ADDITION; 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 Hallie Fleming for a Specific Use Permit within Planned Development District 50 (PD-50) allowing for a Retail use in conjunction with a photography studio on the property located at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; 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 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a Retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), on the subject property at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in “**PD-50**” **Planned Development District-50 (PD-50) & Section 4.2, “R-O” Residential Office District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code (Ordinance No. 04-38)** as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and definitions.

**2.1 Operational Conditions**

The following conditions pertain to the operation of a Retail use on the subject property at 507 N. Goliad Street and conformance to these stipulations are required for continued operations:

- 1) The retail use shall not exceed two hundred fifty (250) sq-ft in area in accordance with the floor plan attached hereto as Exhibit A.
- 2) All business operations shall be limited to the hours of 7:00 a.m. to 8:00 p.m.
- 3) Parking along, adjacent to or in the right-of-way of SH-205 shall be prohibited. Parking in front of the building for any reason shall also be prohibited.
- 4) Signage for the site shall conform to the Old Historic Rockwall Historic District Guidelines detailed in Exhibit B of Ordinance No. 02-46 (PD-50) and the North Goliad Corridor Overlay (NGCOV) District.

**Section 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

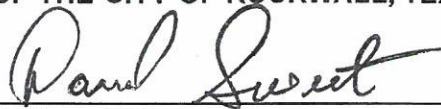
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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.

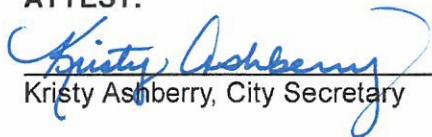
**Section 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

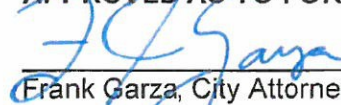
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>th</sup> DAY OF JANUARY, 2013.**

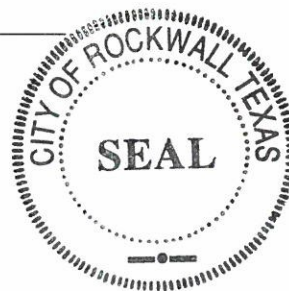
  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

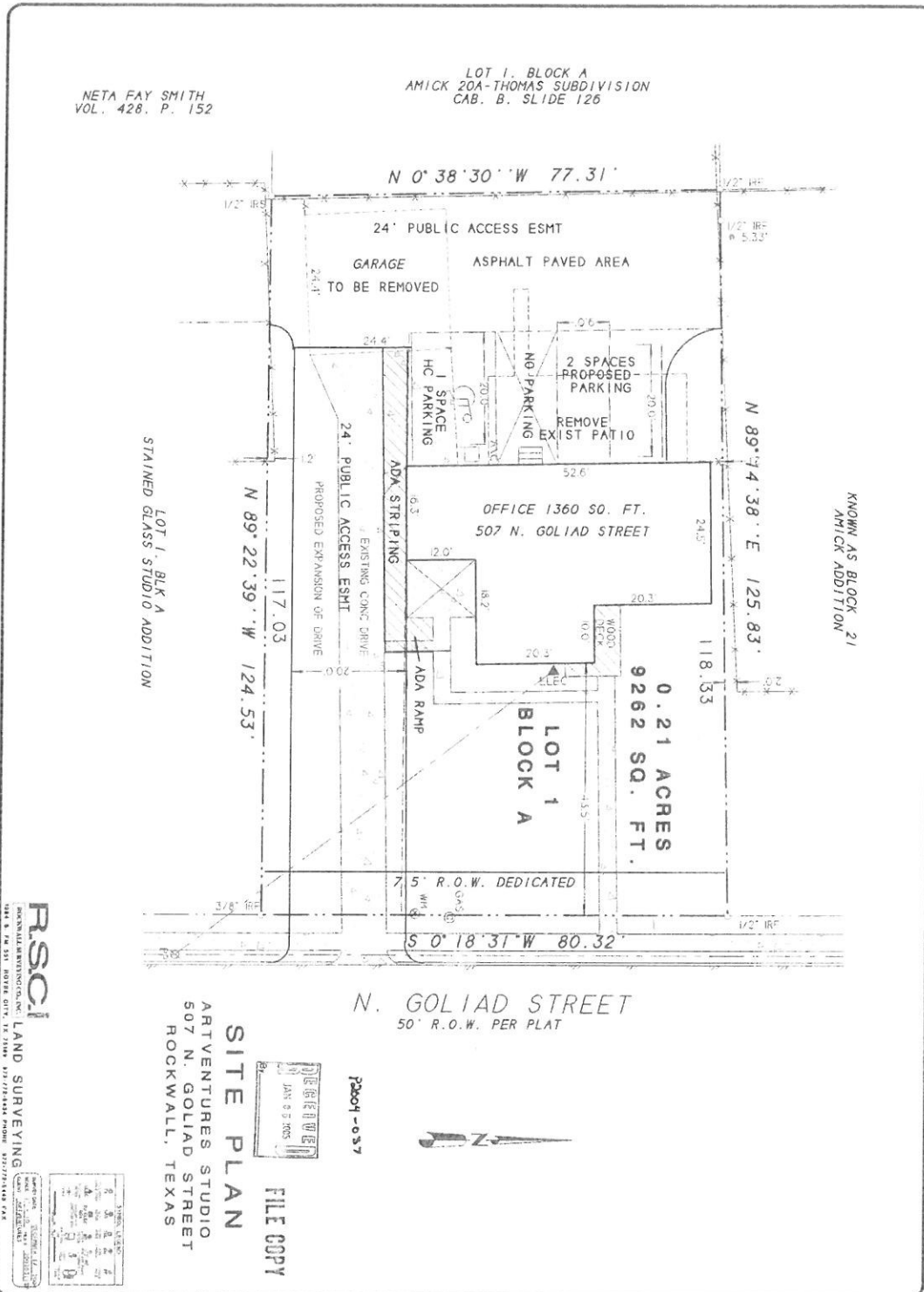
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank Garza, City Attorney

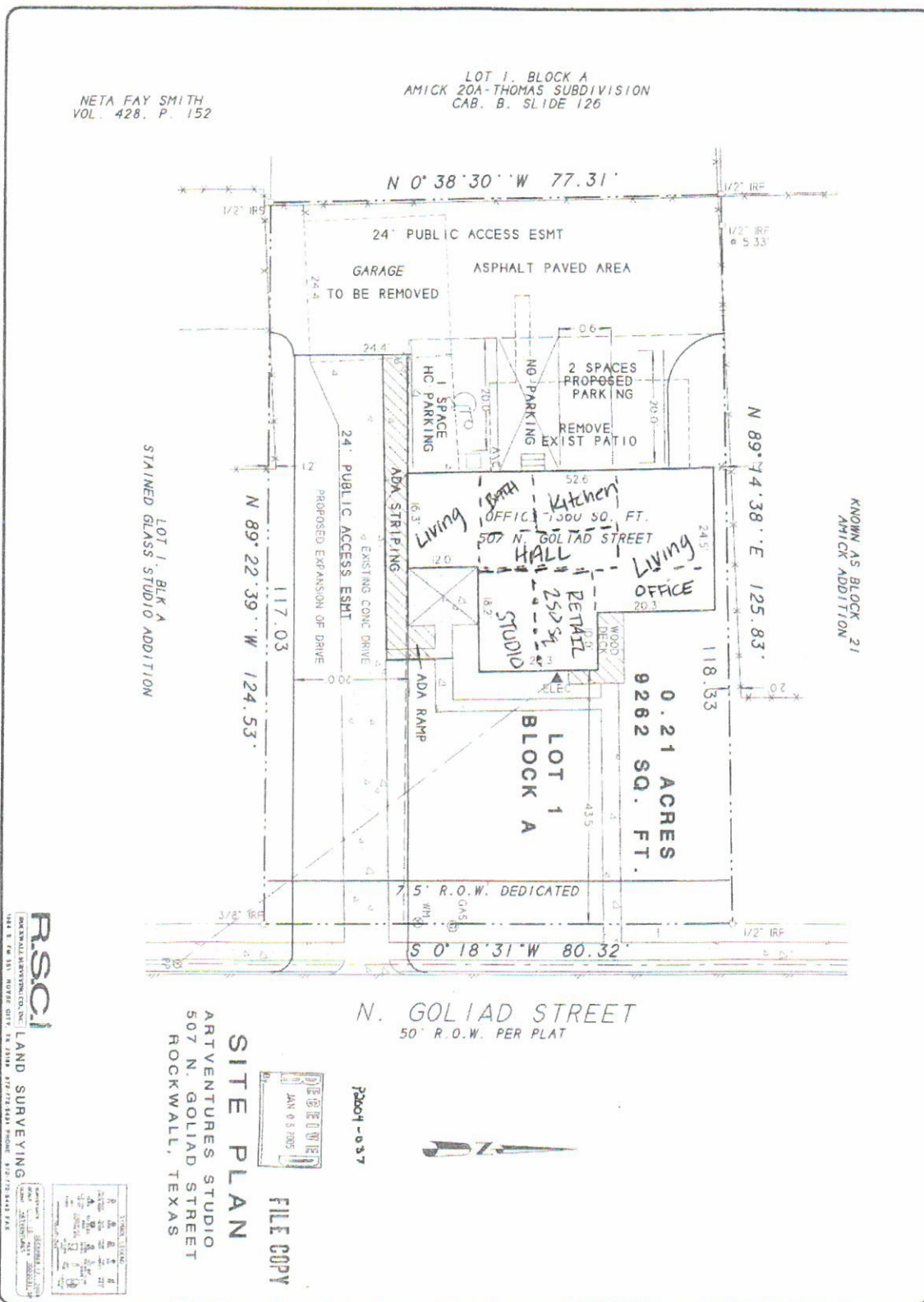


1st Reading: 12-17-2012  
2nd Reading: 01-07-2013

Exhibit A  
Site Plan: Page 1 of 2



**Exhibit A**  
**Floor Plan: Page 2 of 2**



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND HAIR SALON AND/OR MANICURIST* ON A 0.2254-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ARTVENTURES STUDIO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land being described as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 507 N. Goliad Street [*SH-205*], and being more specifically described and depicted 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 (UDC) [*Ordinance No. 20-02*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] 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 approval of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated by *Ordinance No. 13-01 [S-101]*, and *Ordinance No. 13-01* shall expire in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); and,

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,



**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* and *Hair Salon and/or Manicurist* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of this ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
- 2) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- 3) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
- 4) Parking in the front of the building shall be prohibited.
- 5) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.

### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

---

Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020

**Exhibit 'A'**  
*Location Map*

Address: 507 N. Goliad Street [SH-205]

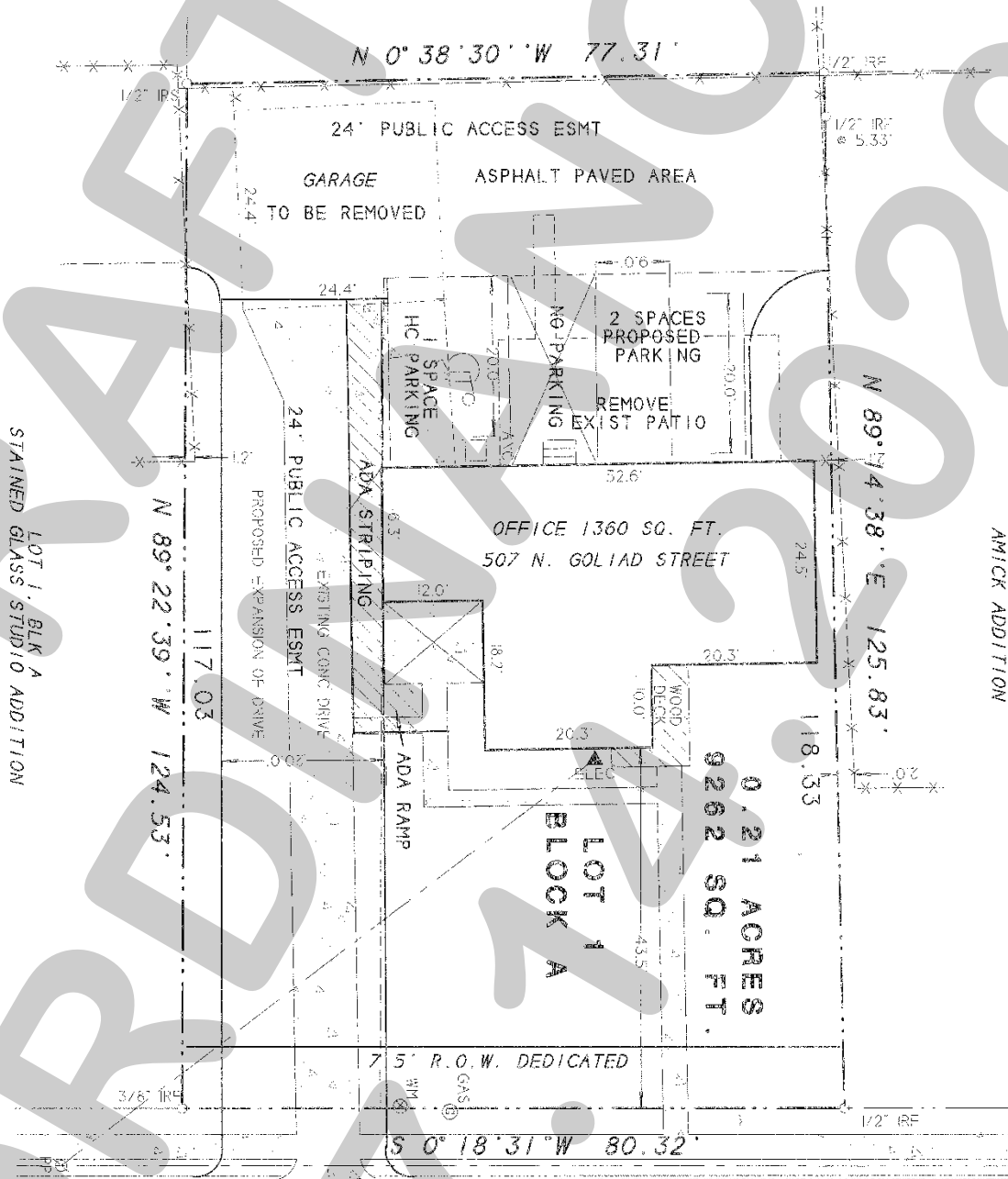
Legal Description: Lot 1, Block A, Artventures Studio Addition



**Exhibit 'B':**  
Zoning Exhibit

NETA FAY SMITH  
VOL. 428, P. 152

LOT 1, BLOCK A  
AMICK 20A-THOMAS SUBDIVISION  
CAB. B, SLIDE 126





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** July 20, 2020  
**APPLICANT:** Hallie Fleming  
**CASE NUMBER:** Z2020-025; *Specific Use Permit (SUP) for 507 N. Goliad Street [Hallie B's]*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

### BACKGROUND

The subject property is considered to be a part of the Old Town Rockwall Addition, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), in 1950 a 1,352 SF single-family home was constructed on the subject property. According to the zoning map from January 3, 1972 the subject property was zoned Single-Family 3 (SF-3) District. By 1983 this designation had been changed to a Single-Family 7 (SF-7) District according to the August 16, 1983 zoning map. On April 5, 2004, the subject property was rezoned from a Single-Family 7 (SF-7) District to Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses [Case No. Z2004-042; Ordinance No. 04-24]. As part of this approval, Planned Development District 50 (PD-50) was amended to allow an *Art, Photography, or Music Studio and Massage Therapist*. Concurrently, with this zoning change request the City Council also approved a site plan [Case No. SP2004-037] and replat [Case No. P2004-073] for the subject property. The approved site plan converted the existing single-family home and land use from residential to non-residential, and granted a variance to allow a gravel parking area. The plat for the subject property replatted it from Block 20 of the Amick Addition to Lot 1, Block A, Art Venture Studios Addition [filed on June 3, 2005].

In November of 2012, the applicant -- *Hallie Fleming* -- submitted a request for the approval of a Specific Use Permit (SUP) for *General Retail Sales* in conjunction with a photography studio [Case No. Z2012-018]. This request was approved by the City Council on January 7, 2013 by *Ordinance No. 13-01 [S-101]*. This ordinance allowed the applicant to dedicate up to 250 SF of the 1,352 SF building for general retail sales. Following this approval, the applicant submitted and was approved for a Certificate of Occupancy (CO) on January 10, 2013. The Certificate of Occupancy (CO) was issued on February 11, 2013. More recently, on June 19, 2020, the applicant submitted an application requesting to amend the land uses and operational restrictions approved with *Ordinance No. 13-01 [S-101]*.

### PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* for the subject property in accordance with Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The purpose of this request is to account for changes to the land uses and operations of the business that have occurred incrementally over the last seven (7) years.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 507 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1,576 SF multi-tenant office building situated on a 0.42-acre parcel of land (*i.e. Lot 1, Block 1, Family Law Center Addition*). Beyond this is a 1,612 SF single-family home situated on a 0.2296-acre tract of land (*i.e. Part of Lot 22 and all of Lot 30 of the Amick Addition*). This home is followed by four (4) office buildings (*all of which are converted residential structures*) and two (2) residential homes. All of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

South: Directly south of the subject property is a 2,696 SF residential structure on a 0.2370-acre parcel of land (*i.e. Block 20B of the Amick Addition*) that is currently being converted to an office building. Beyond this is a vacant 0.4210-acre parcel of land identified as *Lot 1, Block A, Hazel and Olive Addition*. South of this is excess right-of-way for SH-205 followed by the SH-205 couplet, which is identified as a P3U (*i.e. principal arterial, three [3] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a medical office building and an office/retail building (*i.e. the old Sterling Tea Building and the Grace Clinic*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

West: Directly west of the subject property is a 1,570 SF single-family home situated on a 0.1620-acre parcel of land (*i.e. Lot 1, Block A, Amick 20A - Thomas Subdivision*). This house is one (1) of 11 houses that front on to N. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. These properties are zoned Single-Family 7 (SF-7) District. On the other side of N. Alamo Street are several houses zoned Single-Family 10 (SF-10) District.

## **CHARACTERISTICS OF THE REQUEST**

Currently, this business operates within the existing 1,352 SF building, and has a gravel parking lot (*which was permitted under the original site plan [SP2004-037] and reapproved by the original SUP request [Z2012-018]*) with three (3) parking spaces. The drive aisle and approach have been asphalted. According to the applicant's letter, *SERVE by Hallie B* is intended to be a "...platform to help other Rockwall small businesses stay afloat and avoid closing ...". Based on the company's website they are a boutique retail company that sells clothing, jewelry, accessories, bath and skin care products, home décor, and popsicles. The applicant's letter also indicates that they are an incubator space supporting a small one (1) chair hair extension expert and the Tea Spot's prepackage/tea to go products. Based on the floor plan provided by the applicant, staff estimates that approximately 195 SF is dedicated to the *Hair Stylist and/or Manicurist* land use, approximately 494 SF is a breakroom, and the remaining 663 SF is dedicated to the *General Retail Store* land use. This represents an increase of 413 SF of *General Retail* space permitted under the current Specific Use Permit (SUP) ordinance and Certificate of Occupancy (CO).

## **CONFORMANCE TO THE CITY'S CODES**

According to Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] the subject property is restricted to the land uses permitted within the Residential-Office (RO) District, and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *General Retail Store* and *Hair Stylist and/or Manicurist* requires a Specific Use Permit (SUP) in the Residential-Office (RO) District. Neither of these land uses require additional conditional use restrictions.

## **STAFF ANALYSIS**

As stated by the in the Planning and Zoning Commission Work Session meeting on June 30, 2020, the business has organically shifted from the original request in 2012 (*i.e. a photography studio with limited general retail space*). Based on this, staff requested that the applicant amend the Specific Use Permit (SUP) and Certificate of Occupancy (CO) to be in compliance with their current operations. Staff should point out, that while a change in uses would typically require additional parking spaces, a variance to the parking standards was granted for the subject property with the previous site plan and Specific Use Permit (SUP) cases, and the change in uses would not necessitate the applicant to upgrade the parking areas. Staff should also note that no violations for parking have been issued on the subject property, and that only one (1) code enforcement case has been opened

since the business was established. This case [Case No. CE2019-1146] was opened in 2019 for parking a vehicle in the front of the building, and upon receipt of the violation the applicant corrected the issue. Despite this Specific Use Permit (SUP) request not really altering the current operations on the subject property, it is still a discretionary decision for the City Council.

## **NOTIFICATIONS**

On July 2, 2020, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received four (4) notices in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to a *General Retail Store* and *Hair Salon and/or Manicurist* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of the draft ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
  - (b) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
  - (c) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
  - (d) Parking in the front of the building shall be prohibited.
  - (e) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.
- (2) The applicant will be required to amend the Certificate of Occupancy (CO) for the subject property within 30-days of the approval of the Specific Use Permit (SUP) ordinance; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLAN# & 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 [SELECT ONLY ONE BOX]:

**Platting Application Fees:**  
 Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>  
 Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>  
 Amending or Minor Plat (\$150.00)  
 Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**  
 Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>  
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**  
 Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>  
 PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**  
 Tree Removal (\$75.00)  
 Variance Request (\$100.00)

**Notes:**  
<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 507 N Goliad ST ROCKWALL TX 75087  
Subdivision LOT 1, BLOCK A, ADVENTURES Lot 1 Block A  
General Location NORTH DOWNTOWN

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - SO FOR RO Current Use PHOTOGRAPHY STUDIO/PET  
Proposed Zoning SUP Proposed Use RETAIL STORE/HAIR STUDIO  
Acreage 0.2254 Lots [Current] ( Lots [Proposed] (

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner HALLIE FLEMING  Applicant  
Contact Person " Contact Person  
Address 507 N Goliad ST Address SAME  
City, State & Zip ROCKWALL TX 75087 City, State & Zip  
Phone 214.743.1123 Phone  
E-Mail SMILES@THEBERRYSHOP.COM E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Hallie Fleming [Owner] the undersigned, who stated the information on this application to be true and certified the following:

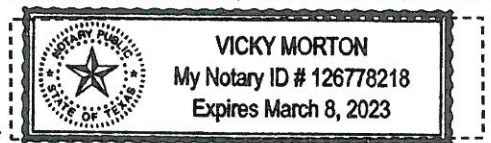
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, 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 19 day of JUNE, 2020.

Owner's Signature

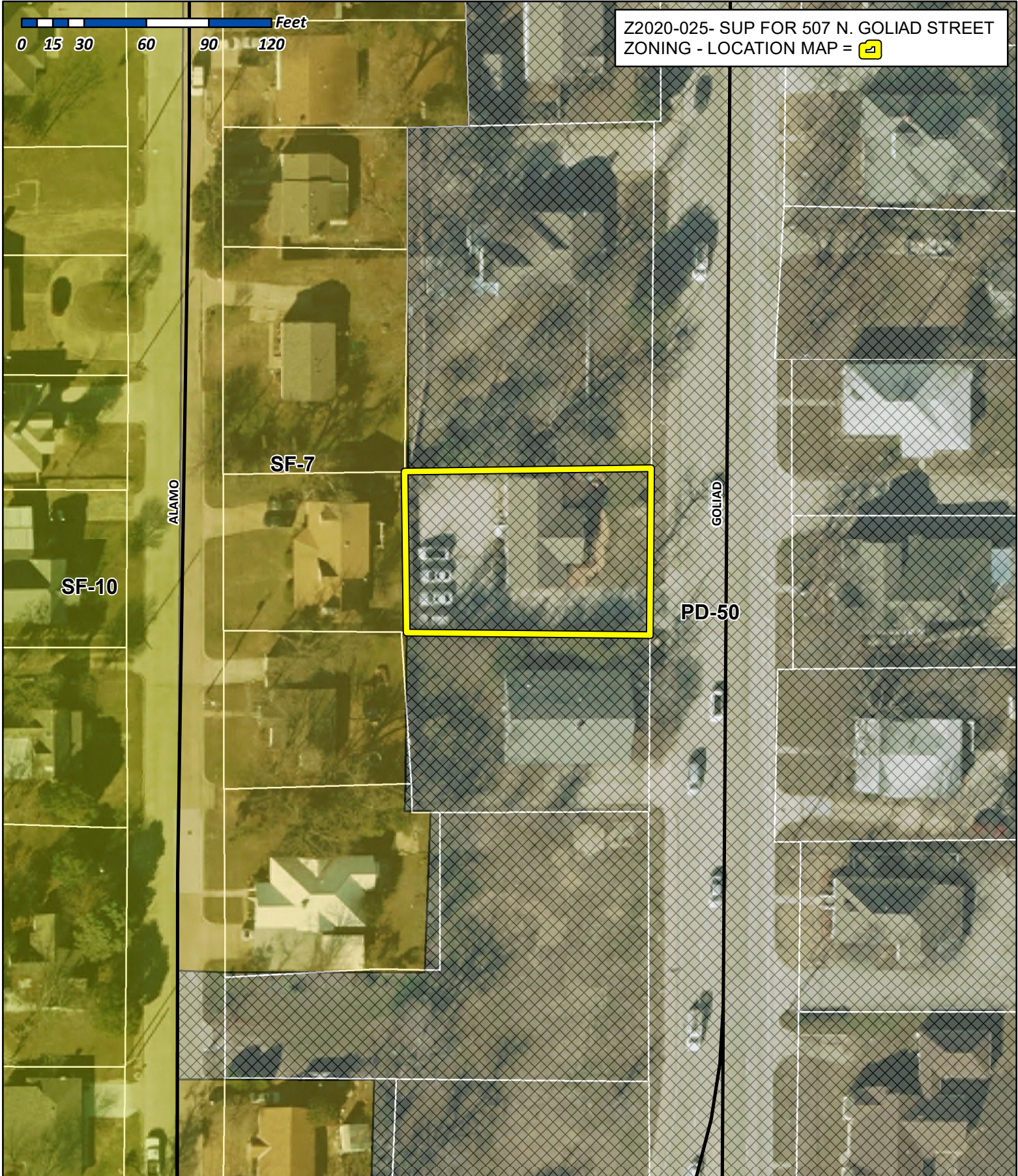
Hallie Fleming  
Jecky Morton

Notary Public in and for the State of Texas



My Commission Expires 3-8-2023





Z2020-025- SUP FOR 507 N. GOLIAD STREET  
 ZONING - LOCATION MAP = [icon]

0 15 30 60 90 120 Feet

ALAMO

GOLIAD

SF-10

SF-7

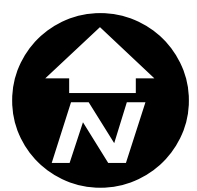
PD-50



# 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.

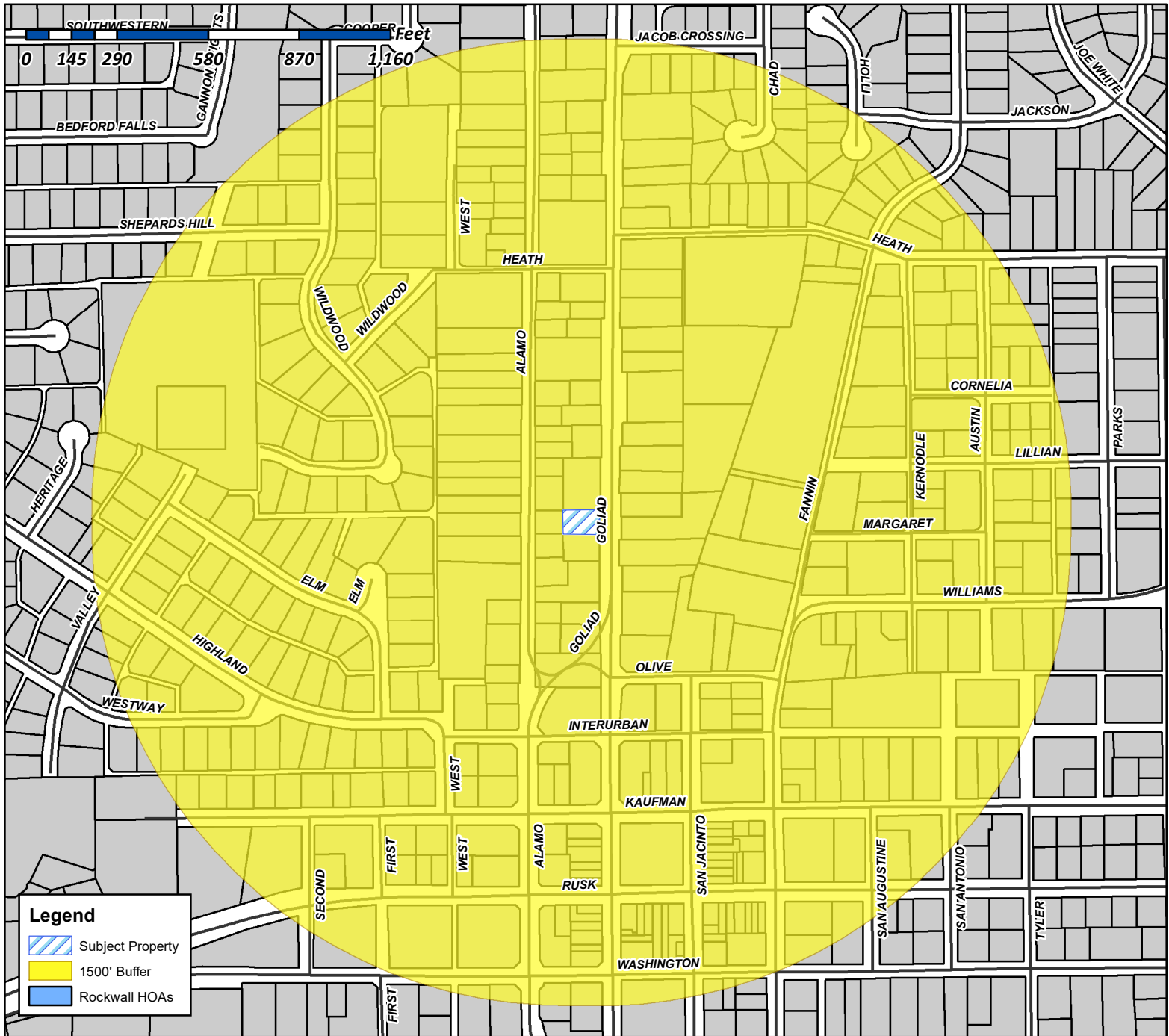




# City of Rockwall

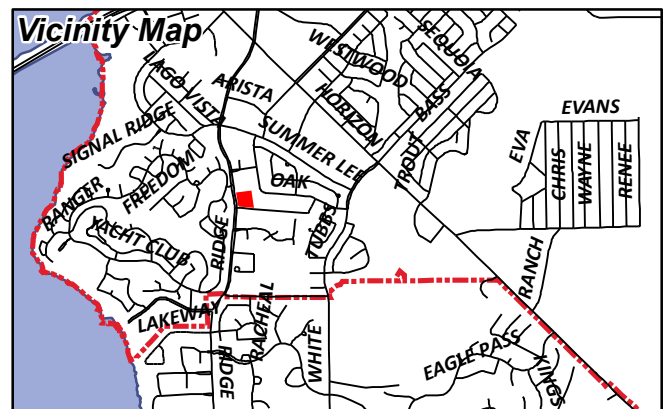
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-025  
**Case Name:** SUP for 507 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020  
 For Questions on this Case Call (972) 771-7745

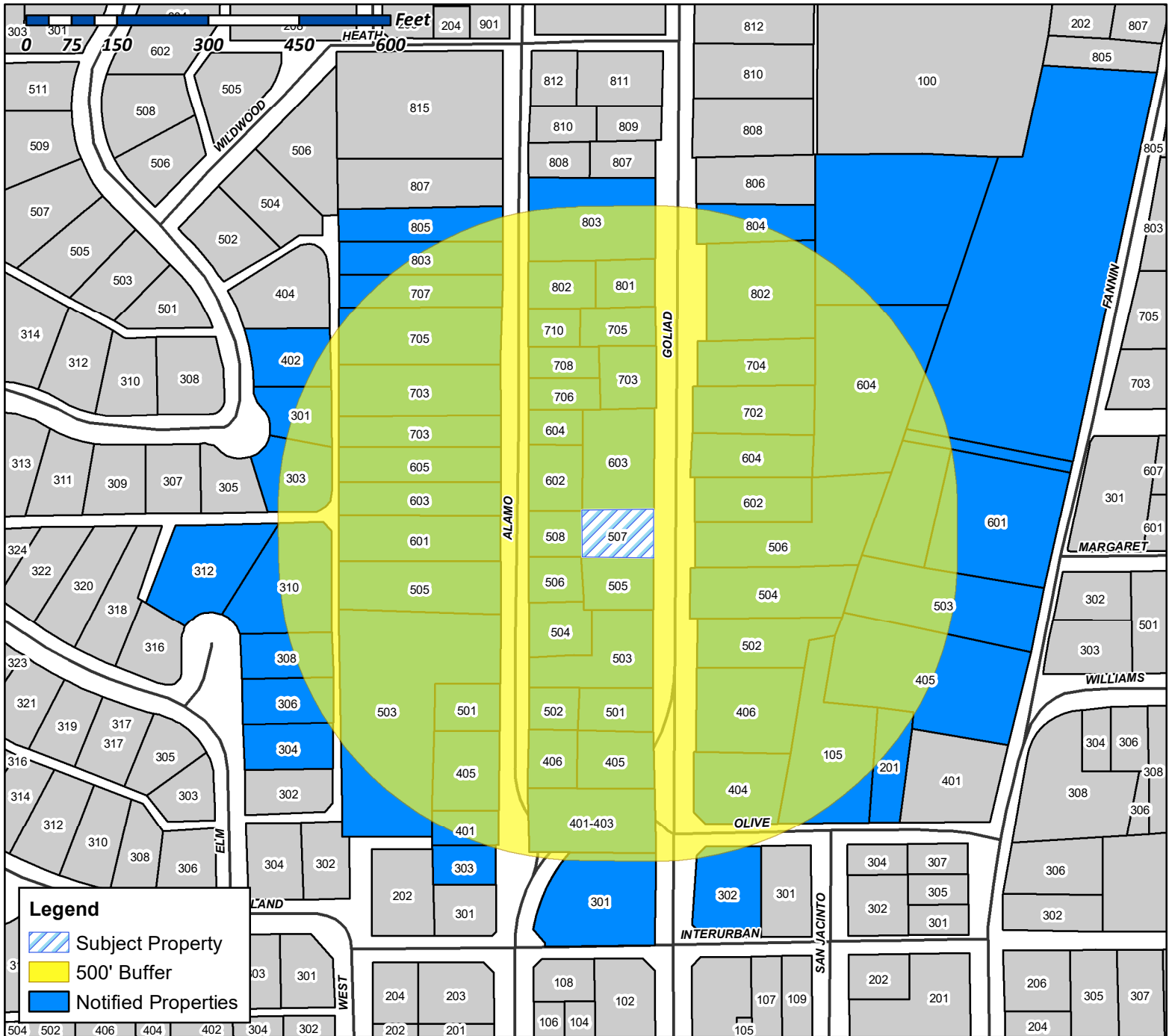




# City of Rockwall

Planning & Zoning Department  
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(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.



**Case Number:** Z2020-025  
**Case Name:** SUP for 507 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020  
**For Questions on this Case Call** (972) 771-7745



BARKER PERRY H & ELIZABETH D  
104 SCENIC DR  
HEATH, TX 75032

CURRENT RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA  
10925 ROCKSTONE DR  
BALCH SPRINGS, TX 75180

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

R & S OPERATING CO LP  
11508 ROYALSHIRE DR  
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC  
1827 MYSTIC STREET  
ROCKWALL, TX 75032

BLACK SHIRLEY M  
1924 PALMETTO ISLE DR  
MT. PLEASANT, SC 29466

CURRENT RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

PEOPLES DOSVILLE  
208 W HEATH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND  
303 N ALAMO RD  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
3922 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

MORGAN NANCY D  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

CURRENT RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA  
502 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

MORGAN RHONA L &  
JACK HADLEY JR  
508 N ALAMO RD  
ROCKWALL, TX 75087

CAWTHON RICK  
508 NASH ST  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M  
544 LAUREL LN  
FATE, TX 75087

CURRENT RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K  
803 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 N GOLIAD  
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE  
805 N ALAMO RD  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
830 SHORES BLVD  
ROCKWALL, TX 75087

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R & AGATHA  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

POINTER PRICE AND  
MANUEL LOZANO  
906 N GOLIAD STREET  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC  
PO BOX 265  
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC  
C/O FAIR ROAD PROPERTIES INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

LAYTON ERIC A  
PO BOX 998  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad 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, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. 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](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

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




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Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store

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.

[Redacted area]

Name: Hallie Fleming 

Address: 507 N Goliad ST

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**Ryan Miller, AICP**  
Director of Planning & Zoning



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**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.

Name: PAM TUCKER  
Address: 505 N. ALAMO ROCKWALL TX 75087

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**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

We need more retail & service & restaurant in this area. It will attract more people to shop & dine in the area. Provide resources for landlords to spend money to improve their property as well as benefit the city by increasing sales tax

Name: Dr. Stuart Meyers

Address: 506 N 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.

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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. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

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.

POSITIVE IMPACT ON DOWNTOWN AREA BY DRAWING ADDITIONAL SHOPPERS TO SQUARE

Name: SUSAN & JOHN WRIGHT  
Address: 1605 SEASCAPE CT. / 603 N. GOLIAD

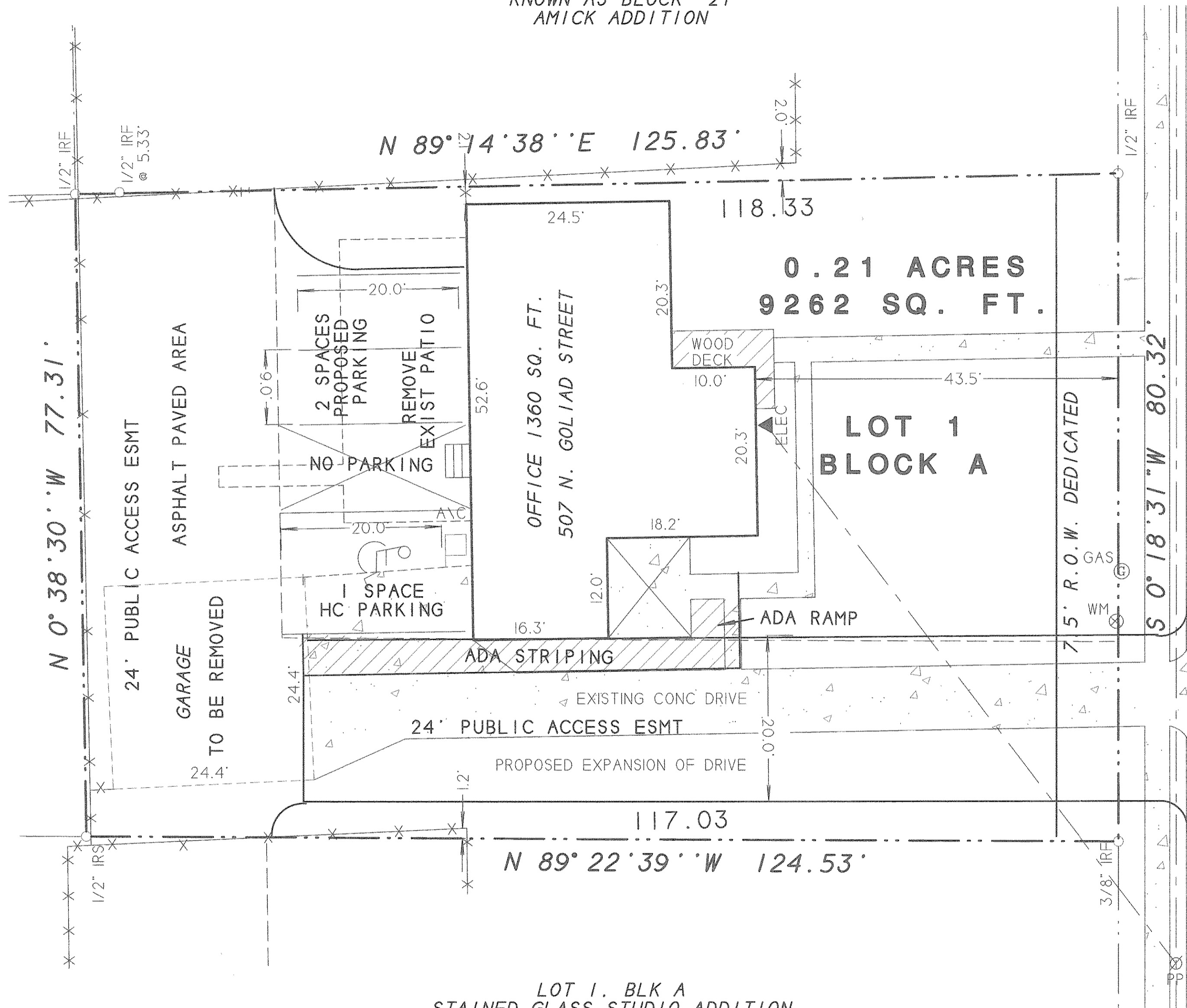
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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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LOT 1, BLOCK A  
 AMICK 20A-THOMAS SUBDIVISION  
 CAB. B. SLIDE 126

NETA FAY SMITH  
 VOL. 428, P. 152

KNOWN AS BLOCK 21  
 AMICK ADDITION

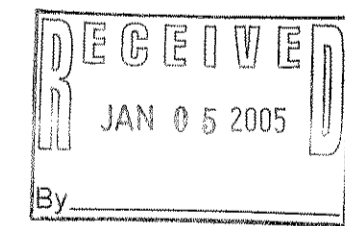


LOT 1, BLK A  
 STAINED GLASS STUDIO ADDITION

N. GOLIAD STREET  
 50' R.O.W. PER PLAT



P2604-037



FILE COPY

**SITE PLAN**  
 ARTVENTURES STUDIO  
 507 N. GOLIAD STREET  
 ROCKWALL, TEXAS

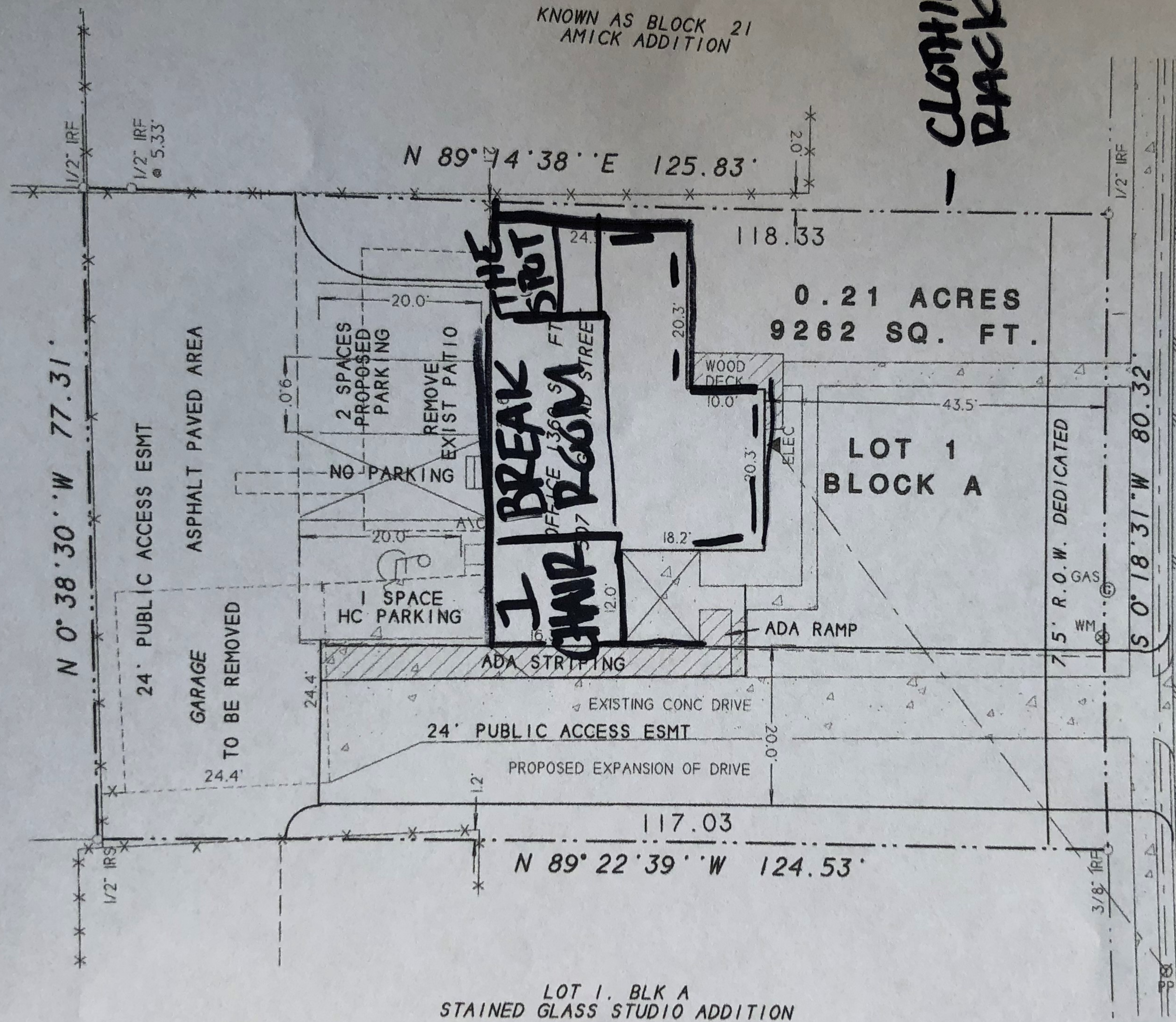
SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
GAS	GAS METER
TEL	TEL RISER
FH	FIRE HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
TU	TU ELEC BOX
WATER	WATER METER
1/2" IRF	1/2" IRF
3/8" IRF	3/8" IRF
LF	LF
A/C	A/C UNIT
LI	LIGHT POLE
PP	PREPARE TANK

**R.S.C.I.**  
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
 1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE: DECEMBER 17, 2004  
 SCALE: 1" = 10' FILE # 20030311S  
 CLIENT: ARTVENTURES

LOT 1, BLOCK A  
AMICK 20A-THOMAS SUBDIVISION  
CAB. B. SLIDE 126

NETA FAY SMITH  
VOL. 428, P. 152



KNOWN AS BLOCK 21  
AMICK ADDITION

0.21 ACRES  
9262 SQ. FT.

LOT 1  
BLOCK A

LOT 1, BLK A  
STAINED GLASS STUDIO ADDITION

CLOTHING RACKS

N. GOLIAD STREET  
50' R.O.W. PER PLAT

P2604-037

RECEIVED  
JAN 05 2005  
By

FILE COPY

### SITE PLAN

ARTVENTURES STUDIO  
507 N. GOLIAD STREET  
ROCKWALL, TEXAS

SYMBOL LEGEND	
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING CONC DRIVE
[Symbol]	PROPOSED CONC DRIVE
[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED ASPHALT
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING ELEC
[Symbol]	PROPOSED ELEC
[Symbol]	EXISTING GAS
[Symbol]	PROPOSED GAS
[Symbol]	EXISTING WM
[Symbol]	PROPOSED WM
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING WALL
[Symbol]	PROPOSED WALL
[Symbol]	EXISTING WINDOW
[Symbol]	PROPOSED WINDOW
[Symbol]	EXISTING DOOR
[Symbol]	PROPOSED DOOR
[Symbol]	EXISTING ROOF
[Symbol]	PROPOSED ROOF
[Symbol]	EXISTING TERRACE
[Symbol]	PROPOSED TERRACE
[Symbol]	EXISTING PATIO
[Symbol]	PROPOSED PATIO
[Symbol]	EXISTING PORCH
[Symbol]	PROPOSED PORCH
[Symbol]	EXISTING STAIR
[Symbol]	PROPOSED STAIR
[Symbol]	EXISTING RAMP
[Symbol]	PROPOSED RAMP
[Symbol]	EXISTING CURB CUT
[Symbol]	PROPOSED CURB CUT
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING ALLEY
[Symbol]	PROPOSED ALLEY
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	PROPOSED RIGHT-OF-WAY

CITY OF ROCKWALL

ORDINANCE NO. 13-01

SPECIFIC USE PERMIT NO. S-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ALLOWING FOR A RETAIL USE IN CONJUNCTION WITH A PHOTOGRAPHY STUDIO, THE SUBJECT PROPERTY IS LOCATED AT 507 N. GOLIAD STREET, BEING A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A OF ARTVENTURES STUDIO ADDITION; 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 Hallie Fleming for a Specific Use Permit within Planned Development District 50 (PD-50) allowing for a Retail use in conjunction with a photography studio on the property located at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; 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 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a Retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), on the subject property at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in “**PD-50**” **Planned Development District-50 (PD-50) & Section 4.2, “R-O” Residential Office District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code (Ordinance No. 04-38)** as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and definitions.

**2.1 Operational Conditions**

The following conditions pertain to the operation of a Retail use on the subject property at 507 N. Goliad Street and conformance to these stipulations are required for continued operations:

- 1) The retail use shall not exceed two hundred fifty (250) sq-ft in area in accordance with the floor plan attached hereto as Exhibit A.
- 2) All business operations shall be limited to the hours of 7:00 a.m. to 8:00 p.m.
- 3) Parking along, adjacent to or in the right-of-way of SH-205 shall be prohibited. Parking in front of the building for any reason shall also be prohibited.
- 4) Signage for the site shall conform to the Old Historic Rockwall Historic District Guidelines detailed in Exhibit B of Ordinance No. 02-46 (PD-50) and the North Goliad Corridor Overlay (NGCOV) District.

**Section 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

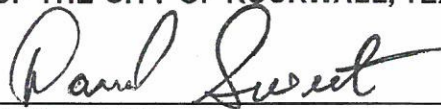
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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.

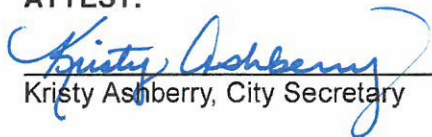
**Section 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

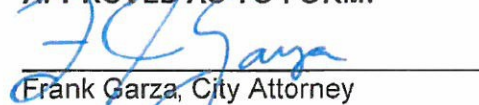
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>th</sup> DAY OF JANUARY, 2013.**

  
 \_\_\_\_\_  
 David Sweet, Mayor

**ATTEST:**

  
 \_\_\_\_\_  
 Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
 \_\_\_\_\_  
 Frank Garza, City Attorney



1st Reading: 12-17-2012  
 2nd Reading: 01-07-2013



**Exhibit A**  
Site Plan: Page 1 of 2

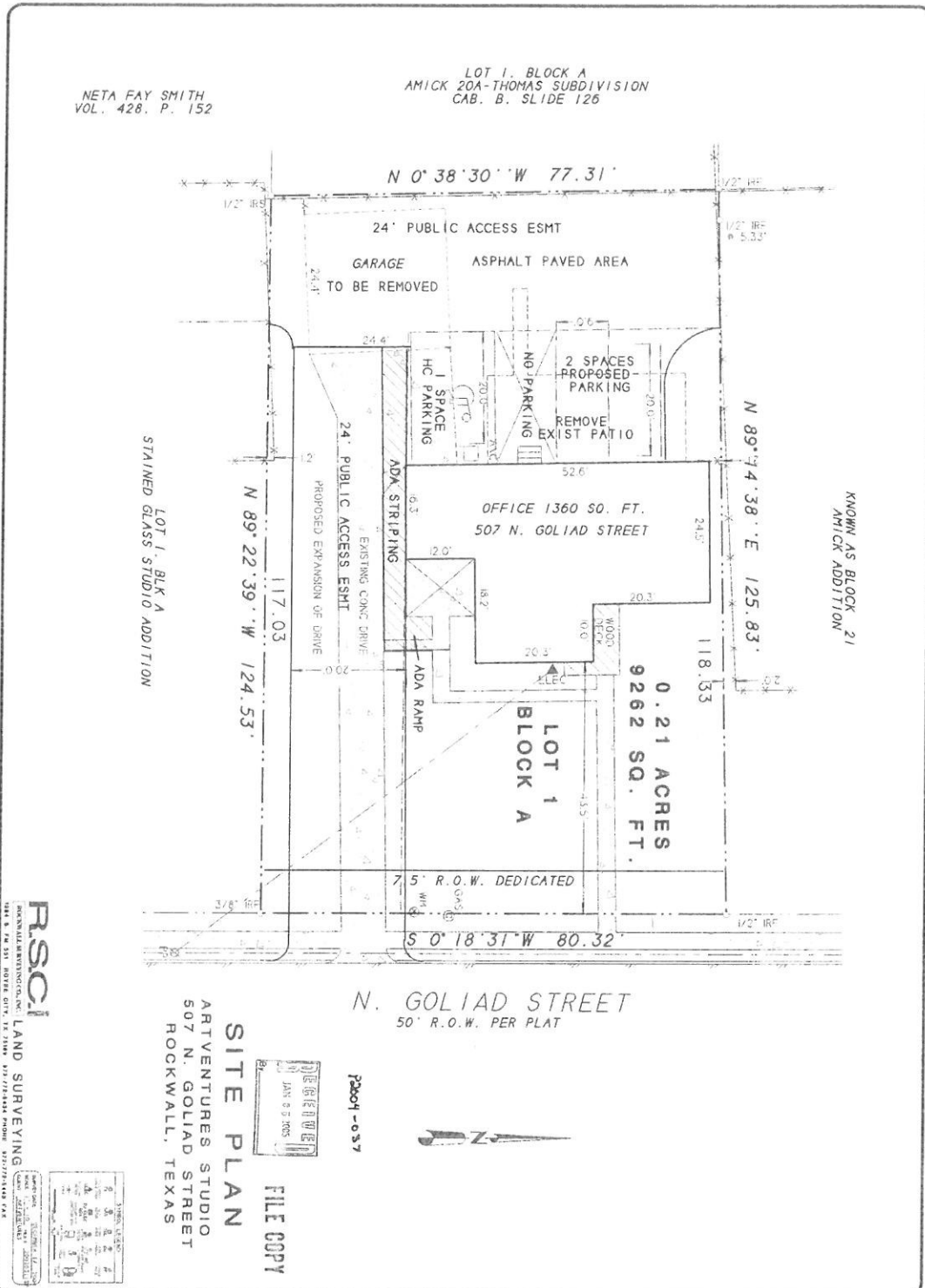
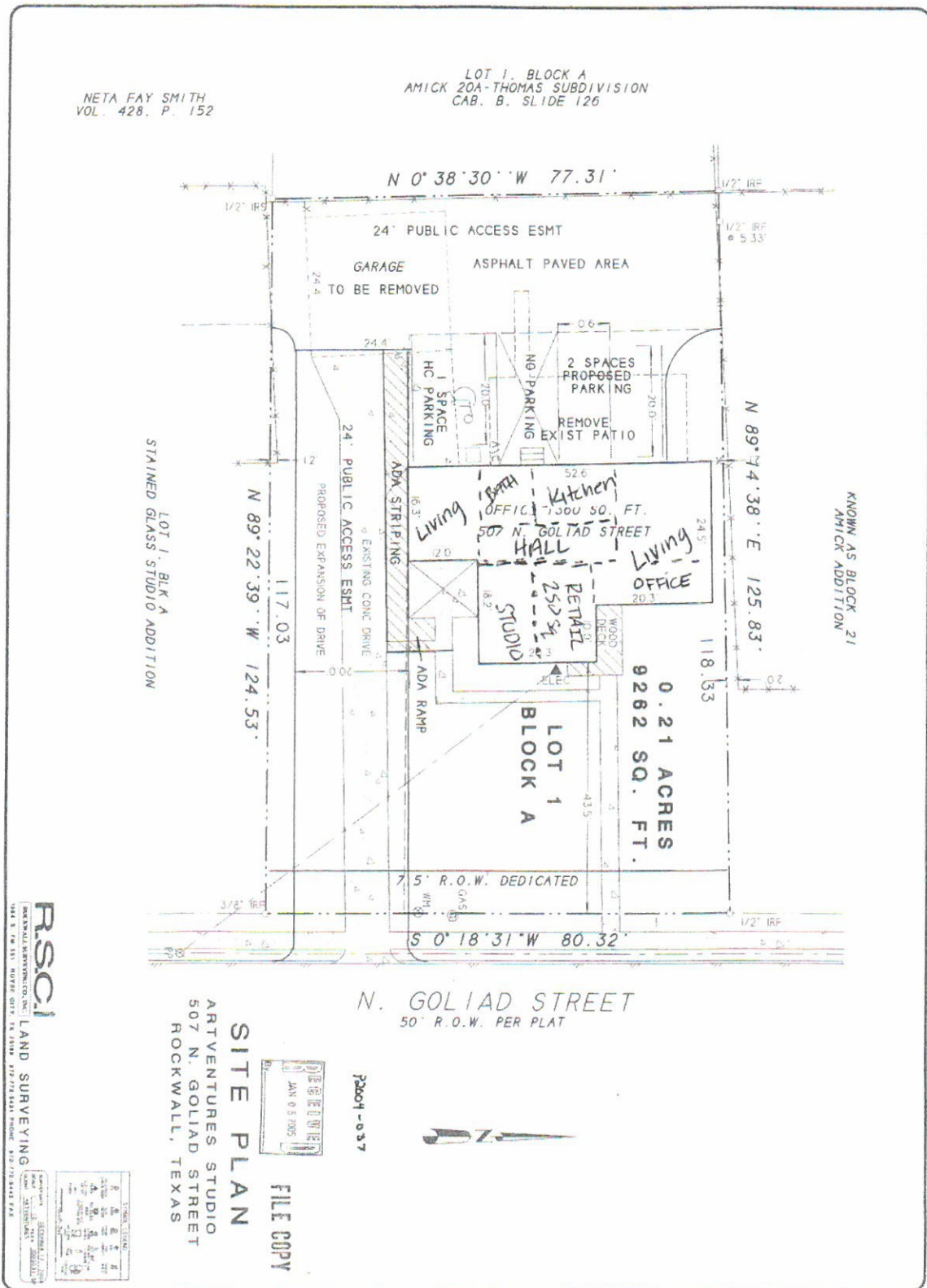


Exhibit A  
 Floor Plan: Page 2 of 2



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND HAIR SALON AND/OR MANICURIST* ON A 0.2254-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ARTVENTURES STUDIO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land being described as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 507 N. Goliad Street [*SH-205*], and being more specifically described and depicted 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 (UDC) [*Ordinance No. 20-02*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] 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 approval of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated by *Ordinance No. 13-01 [S-101]*, and *Ordinance No. 13-01* shall expire in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); and,

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and the following conditions:

### **3.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *General Retail Store* and *Hair Salon and/or Manicurist* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of this ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
- 2) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- 3) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
- 4) Parking in the front of the building shall be prohibited.
- 5) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.

### **3.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

---

Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020

**Exhibit 'A'**  
*Location Map*

Address: 507 N. Goliad Street [SH-205]

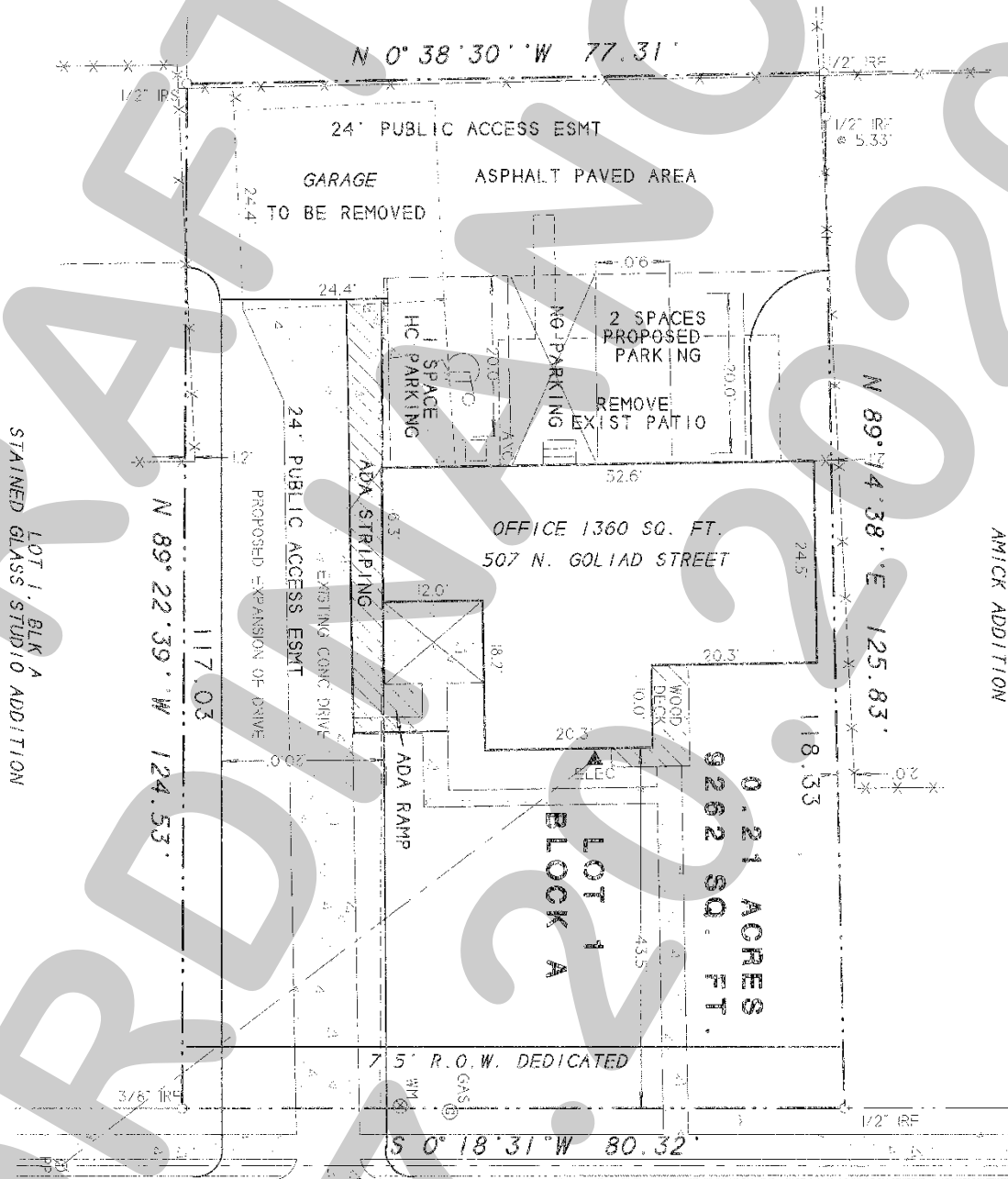
Legal Description: Lot 1, Block A, Artventures Studio Addition



**Exhibit 'B':**  
Zoning Exhibit

NETA FAY SMITH  
VOL. 428, P. 152

LOT 1, BLOCK A  
AMICK 20A-THOMAS SUBDIVISION  
CAB. B, SLIDE 126





August 10, 2020

TO: Hallie Fleming  
507 N. Goliad Street  
Rockwall, TX 75087

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2020-025; *Specific Use Permit (SUP) for 507 N. Goliad Street*

Ms. Fleming:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on August 3, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of the draft ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
  - (b) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
  - (c) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
  - (d) Parking in the front of the building shall be prohibited.
  - (e) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.
- (2) The applicant will be required to amend the Certificate of Occupancy (CO) for the subject property within 30-days of the approval of the Specific Use Permit (SUP) ordinance; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

City Council

On July 20, 2020, the City Council approved the Specific Use Permit (SUP) by a vote of 7-0 (1<sup>st</sup> Reading).

On August 3, 2020, the City Council approved the Specific Use Permit (SUP) by a vote of 6-0, with Councilmember Daniels absent (2<sup>nd</sup> Reading).

Included with this letter is a copy of Ordinance No. 20-28, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely, .

  
Ryan Miller, AICP

Director of Planning and Zoning



CITY OF ROCKWALL

ORDINANCE NO. 20-28

SPECIFIC USE PERMIT NO. S-229

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND HAIR SALON AND/OR MANICURIST* ON A 0.2254-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ARTVENTURES STUDIO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land being described as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 507 N. Goliad Street [*SH-205*], and being more specifically described and depicted 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 (UDC) [*Ordinance No. 20-02*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] 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 approval of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated by *Ordinance No. 13-01 [S-101]*, and *Ordinance No. 13-01* shall expire in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); and,

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

### **3.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *General Retail Store* and *Hair Salon and/or Manicurist* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of this ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
- 2) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- 3) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
- 4) Parking in the front of the building shall be prohibited.
- 5) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.

### **3.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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.

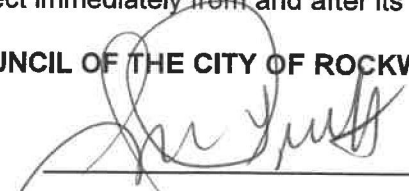
**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**



---

Jim Pruitt, Mayor

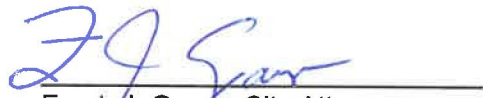
**ATTEST:**



---

Kristy Cole, City Secretary

**APPROVED AS TO FORM:**



---

Frank J. Garza, City Attorney



1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020

**Exhibit 'A'**  
**Location Map**

Address: 507 N. Goliad Street [SH-205]

Legal Description: Lot 1, Block A, Artventures Studio Addition

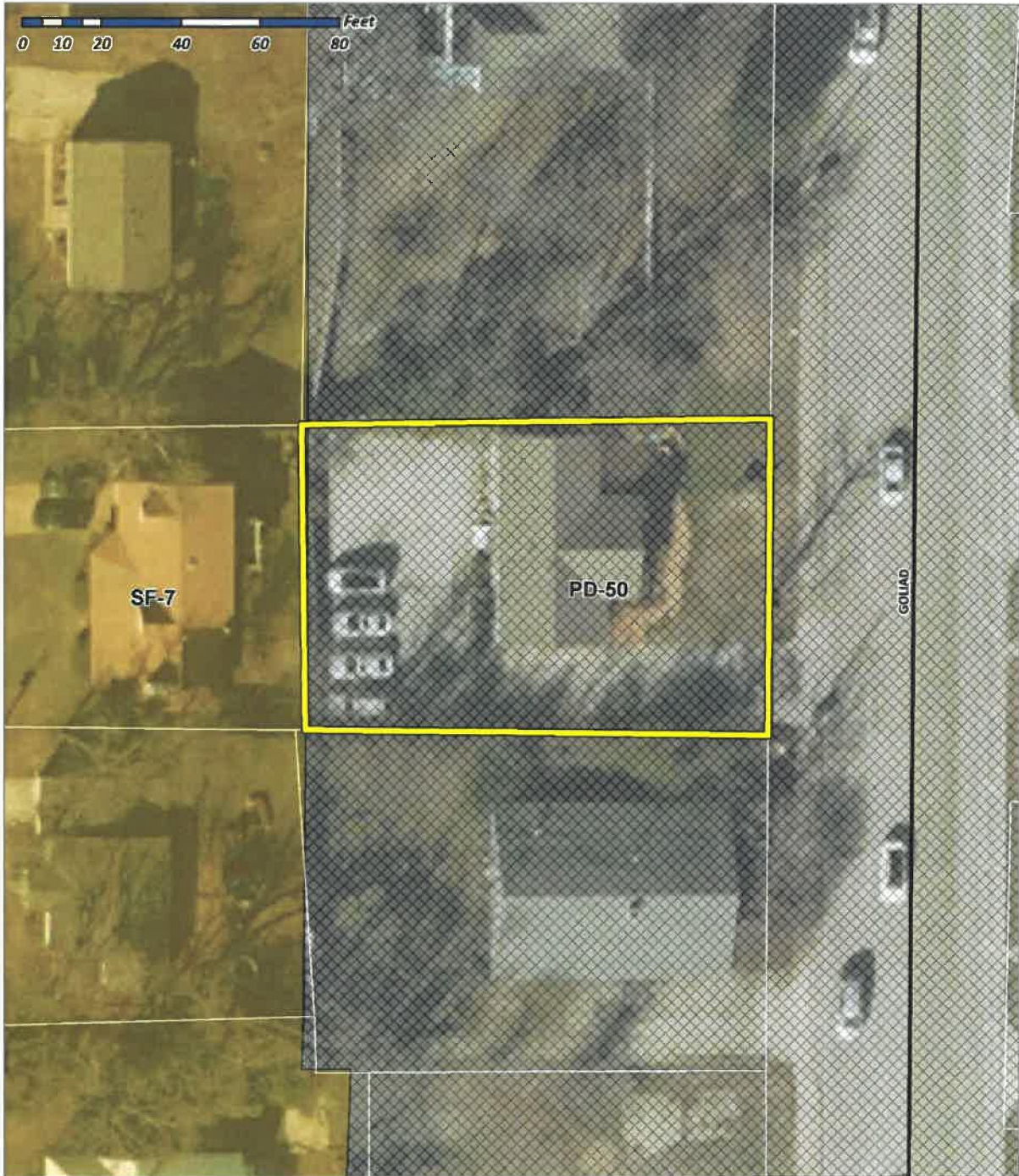


Exhibit 'B':  
Zoning Exhibit

NETA FAY SMITH  
VOL. 428, P. 152

LOT 1, BLOCK A  
AMICK 20A-THOMAS SUBDIVISION  
CAB. B. SLIDE 126

