



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-055 P&Z DATE 01/12/21 CC DATE 01/19/21 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-055

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)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 505 NORTH GOLIAD

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____

Proposed Zoning _____ Proposed Use _____

Acreage _____ Lots [Current] _____ Lots [Proposed] _____

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 CAROLINE HARKLAU Applicant _____

Contact Person CAROLINE HARKLAU Contact Person _____

Address 102 E. RUSK Address _____

City, State & Zip ROCKWALL, TX 75087 City, State & Zip _____

Phone 972-333-3844 Phone _____

E-Mail hersouthernroots@gmail.com E-Mail _____

NOTARY VERIFICATION [REQUIRED]

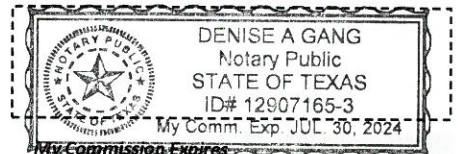
Before me, the undersigned authority, on this day personally appeared Caroline Harklau [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 30 day of December, 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 30 day of December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



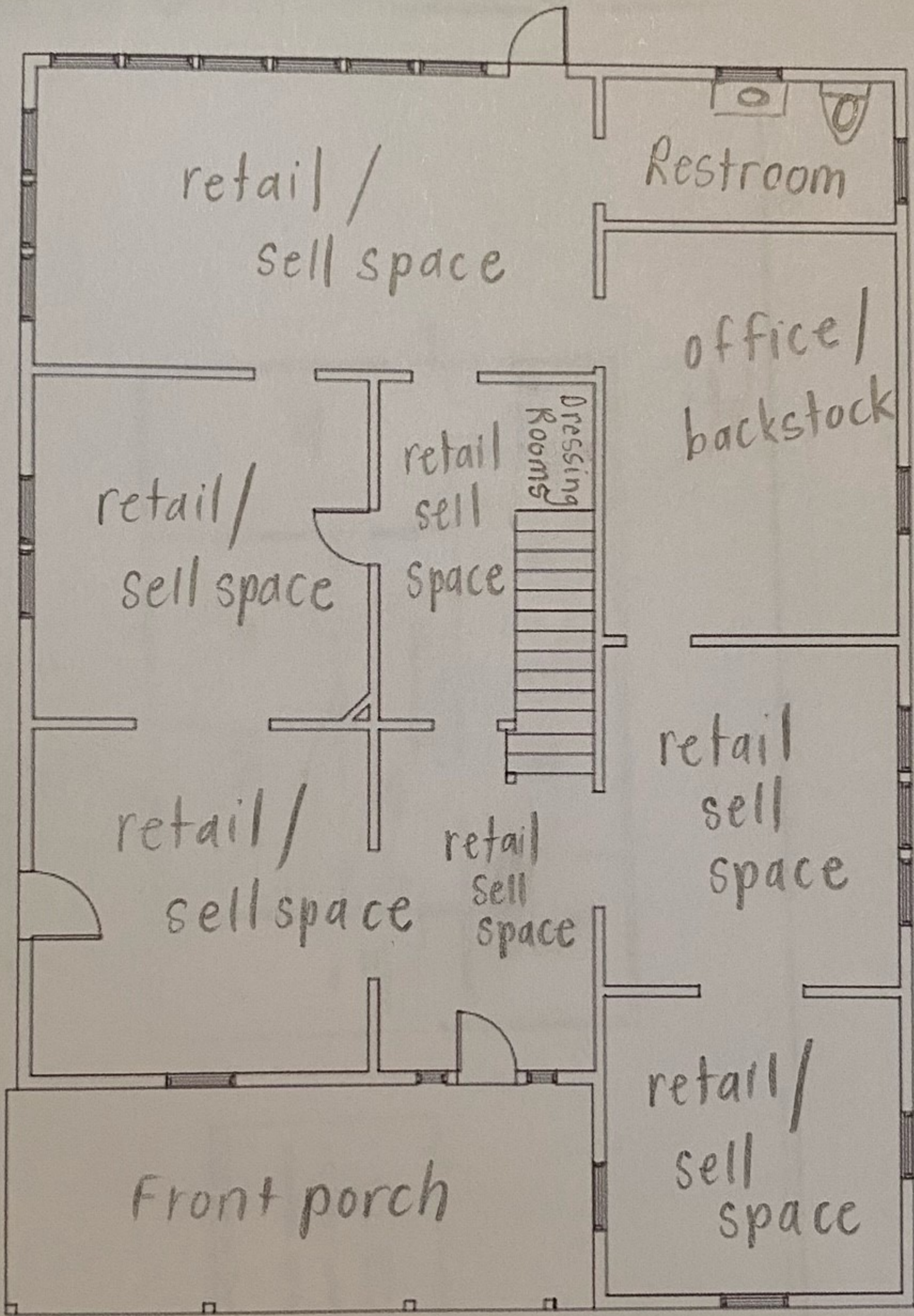


As the owner of Southern Roots during these unprecedented times, it is with great pride I can confirm our success during the year of 2020. We have not only seen growth but have been able to hire more employees and are looking to expand our growing business by moving to a new location. During this pandemic we have focused our efforts on social media marketing and our website. We opened our doors in 2014 in Rockwall and have seen continual growth and support from our community. Southern Roots prides itself on carrying exclusive brands that are not available outside of this area within 30 miles. We have developed a loyal customer base that chooses now more than ever to support local businesses. I am thrilled to see where the next chapter of my business is headed with the growth and community support we have seen during Covid-19 as well as the last 7 years in our Downtown Rockwall location. Now is the perfect time to move to a new building of our own and continue growing and supporting the Rockwall community.

My plan for the new location will create a specialized shopping environment that gives our customers more space to shop as well as parking specifically available to Southern Roots. I am so excited to create a bright and fun retail environment that customers will continue to enjoy and have the same but “upgraded” shopping experience. Southern Roots has grown so much in the last few years and we are in need of a larger back office space where we can receive merchandise and store extra inventory. Our ecommerce division has also grown and we will operate our website business including shipping procedures from our new location as well. Our social media and marketing team will also occupy the back office space. We will continue to focus on community and growth. We hope to hire more local students and create more jobs within our town. What an amazing time to grow in Rockwall. As a graduate from Rockwall High School it is an honor to see how my hometown has flourished. It is an honor to be a part of this community and to continue to expand my growing business in Rockwall Texas.

Thank you for your time and consideration.

Caroline Harklau





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-055

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Contact Person CAROLINE HARKLAU Contact Person _____

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City, State & Zip ROCKWALL, TX 75087 City, State & Zip _____

Phone 972-333-3844 Phone _____

E-Mail hersouthernroots@gmail.com E-Mail _____

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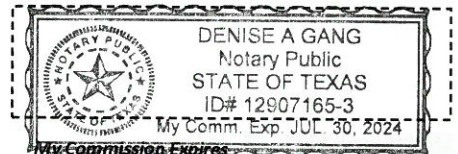
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Owner's Signature


Caroline Harklau

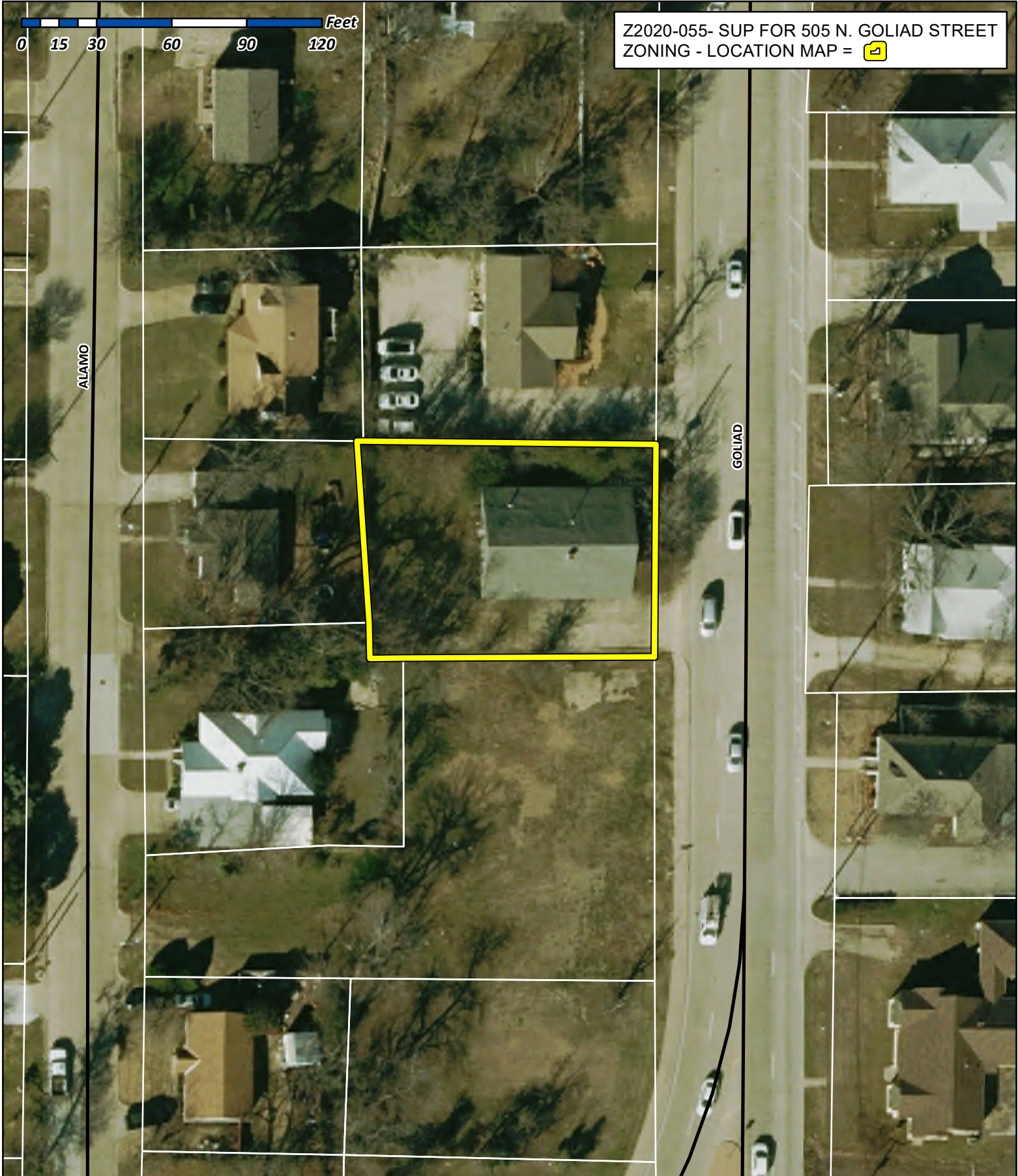
Notary Public in and for the State of Texas

[Signature]



0 15 30 60 90 120 Feet

Z2020-055- SUP FOR 505 N. GOLIAD STREET
ZONING - LOCATION MAP = 



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.

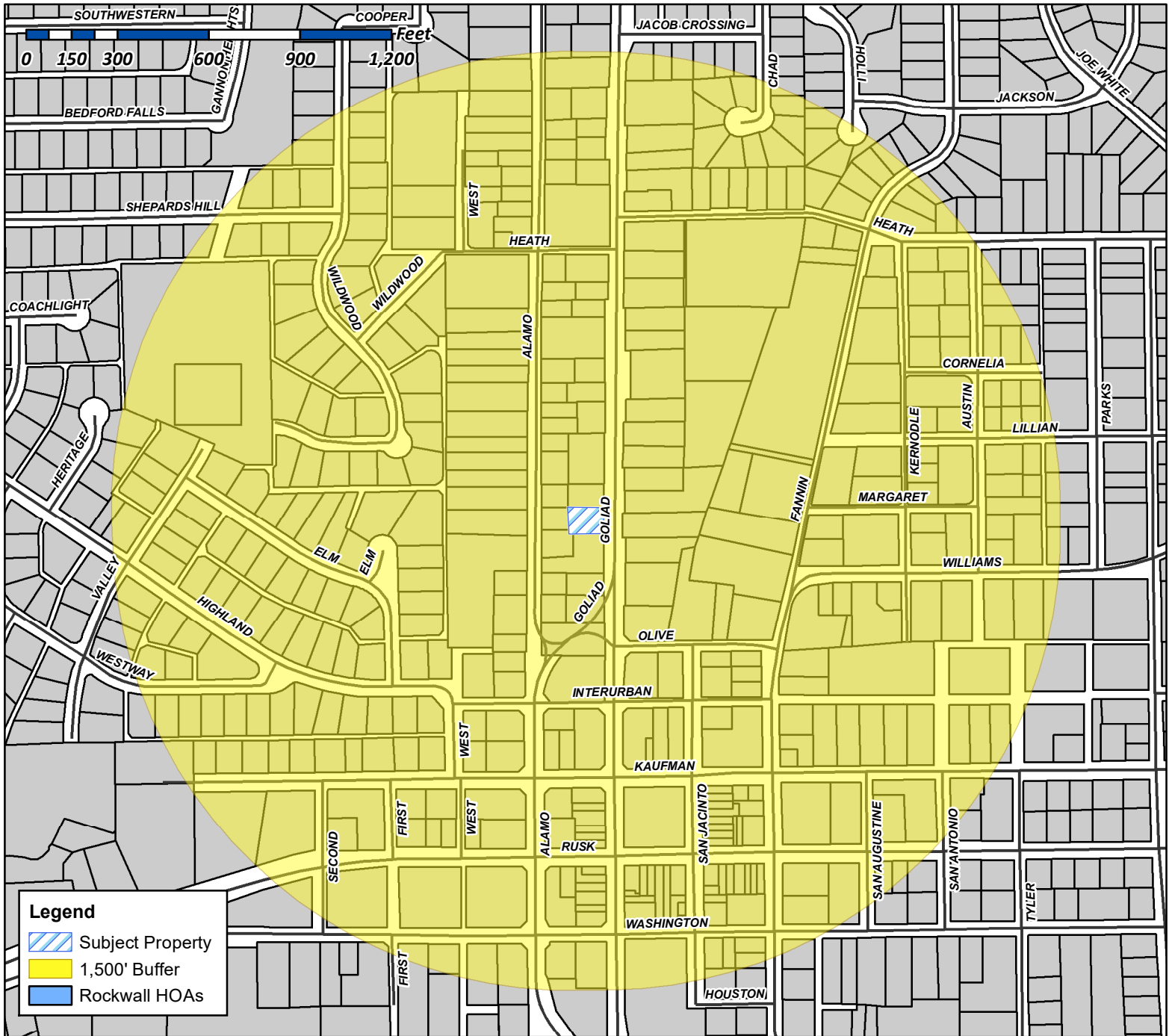
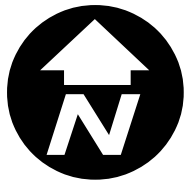




City of Rockwall

Planning & Zoning Department
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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020
 For Questions on this Case Call (972) 771-7745

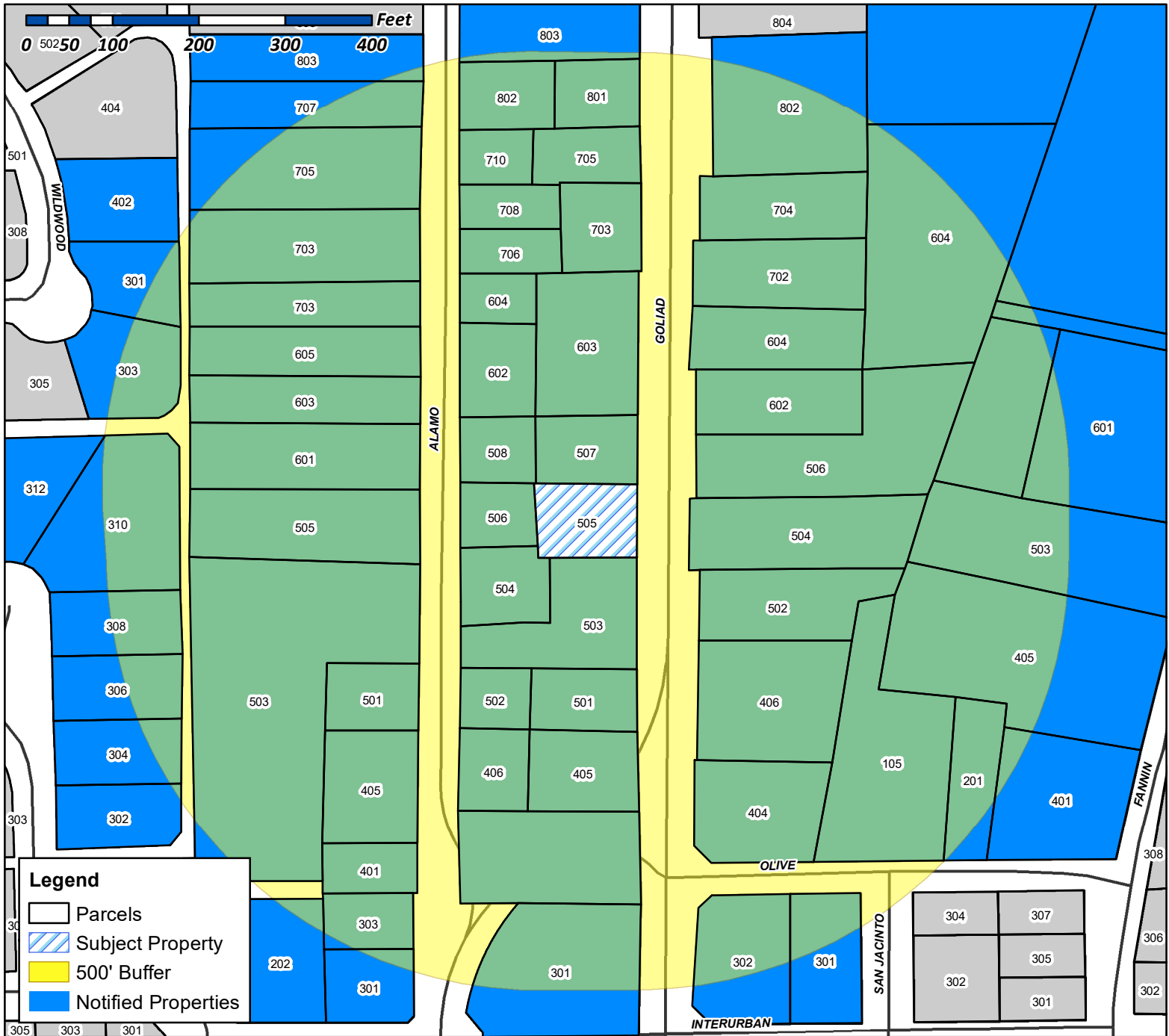
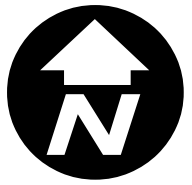




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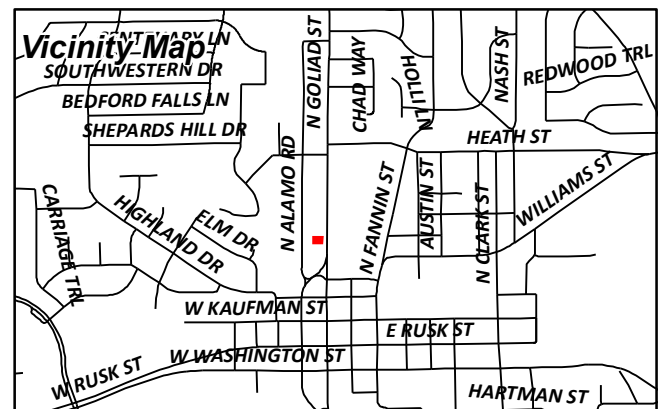
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Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020

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



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

R & S OPERATING CO LP
105 OLIVEST
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

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

ODOM JAY & ALISON
201 OLIVE ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
215 GRIFFIN AVE.
ROYSE CITY, TX 75189

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
301 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
301 N SAN JACINTO
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
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

SMITH MARY SUE
312 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

KILLION OLIN R
401 N ALAMO
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
401 N FANNIN ST
ROCKWALL, TX 75087

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

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
404 N GOLIAD
ROCKWALL, TX 75087

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

KILLION OLIN R & AGATHA
405 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
474 KEYSTONE BEND
HEATH, TX 75032

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

MILDER SCOTT & LESLIE
501 CAMP CREEK RD
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
501 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
501 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
502 N ALAMO
ROCKWALL, TX 75087

BLACK SHIRLEY M
502 N GOLIAD
ROCKWALL, TX 75087

KILLION OLIN R
503 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
503 N FANNIN ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
503 N GOLIAD ST
ROCKWALL, TX 75087

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

CRAWFORD STEVE
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

POINTER PRICE AND
MANUEL LOZANO
505 N GOLIAD
ROCKWALL, TX 75087

LAYTON ERIC A
506 N ALAMO
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

PATEL ASMINI BHAVIK
508 N ALAMO RD
ROCKWALL, TX 75087

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

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

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

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

TREVINO BERTHA & LOUIS
601 N ALAMO
ROCKWALL, TX 75087

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

CRISWELL BARBARA
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
603 N GOLIAD
ROCKWALL, TX 75087

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

CRISWELL BARBARA
604 N GOLIAD
ROCKWALL, TX 75087

RNDI COMPANIES INC
605 N ALAMO
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
703 N ALAMO RD
ROCKWALL, TX 75087

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CALABRESE CORINNA RAE
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ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
710 N ALAMO
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

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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KILLION OLIN R & AGATHA
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ROWLETT, TX 75089

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MANUEL LOZANO
906 N GOLIAD STREET
ROCKWALL, TX 75087

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PO BOX 2284
ROCKWALL, TX 75087

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PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

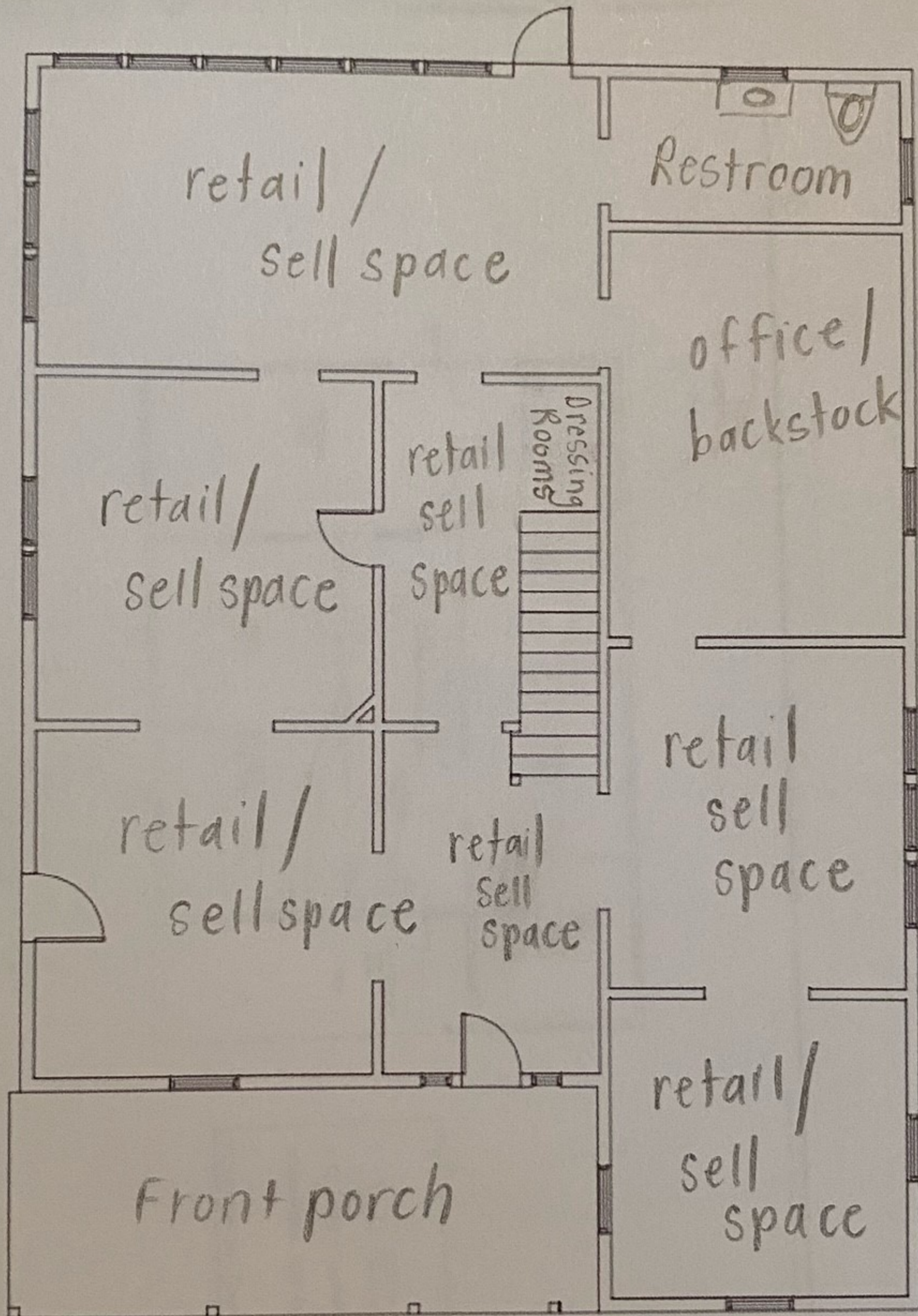


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Caroline Harklau



PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: Z2020-055
PROJECT NAME: SUP for a General Retail Store at 505 N. Goliad Street
SITE ADDRESS/LOCATIONS: 505 N GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	12/21/2020	Approved w/ Comments

12/21/2020: Z2020-055; Specific Use Permit for 505 N. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the SH-205 By-Pass Overlay (SH-205 BY OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

(A) Proposed operation conditions of the SUP Ordinance:

The following conditions pertain to the operation of a General Retail Store land use on the Subject Property and conformance to these requirements is necessary for continued operations:

- 1) The General Retail Store shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance;
- 2) The operation of the General Retail Store shall be limited to the area on the first floor and shall generally conform to the Floor Plan depicted in Exhibit 'C' of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,

5) Parking in the front of the building (i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]) shall be prohibited.

I.4 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on December 29, 2020.
- (2) Planning & Zoning Work Public Hearing will be held on January 12, 2020.
- (3) City Council Public Hearing will be held on January 19, 2020. [1st Reading of Ordinance]
- (4) City Council regular meeting will be held on February 1, 2021. [1st Reading of Ordinance]

I.5 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for the scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	12/17/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/15/2020	Approved w/ Comments
12/15/2020: # 1. Will Require ADA access # 2. ADA Restroom # 3. Building Permit # 4. Parking			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/16/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	12/22/2020	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/21/2020	N/A
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-055

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)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 505 NORTH GOLIAD

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____

Proposed Zoning _____ Proposed Use _____

Acreage _____ Lots [Current] _____ Lots [Proposed] _____

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 CAROLINE HARKLAU Applicant

Contact Person CAROLINE HARKLAU Contact Person

Address 102 E. RUSK Address

City, State & Zip ROCKWALL, TX 75087 City, State & Zip

Phone 972-333-3844 Phone

E-Mail hersouthernroots@gmail.com E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Caroline Harklau [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 30 day of December, 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."

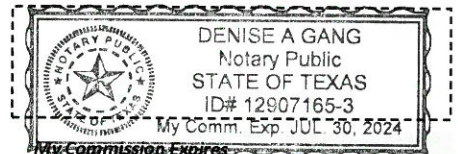
Given under my hand and seal of office on this the 30 day of December, 2020.

Owner's Signature


Caroline Harklau

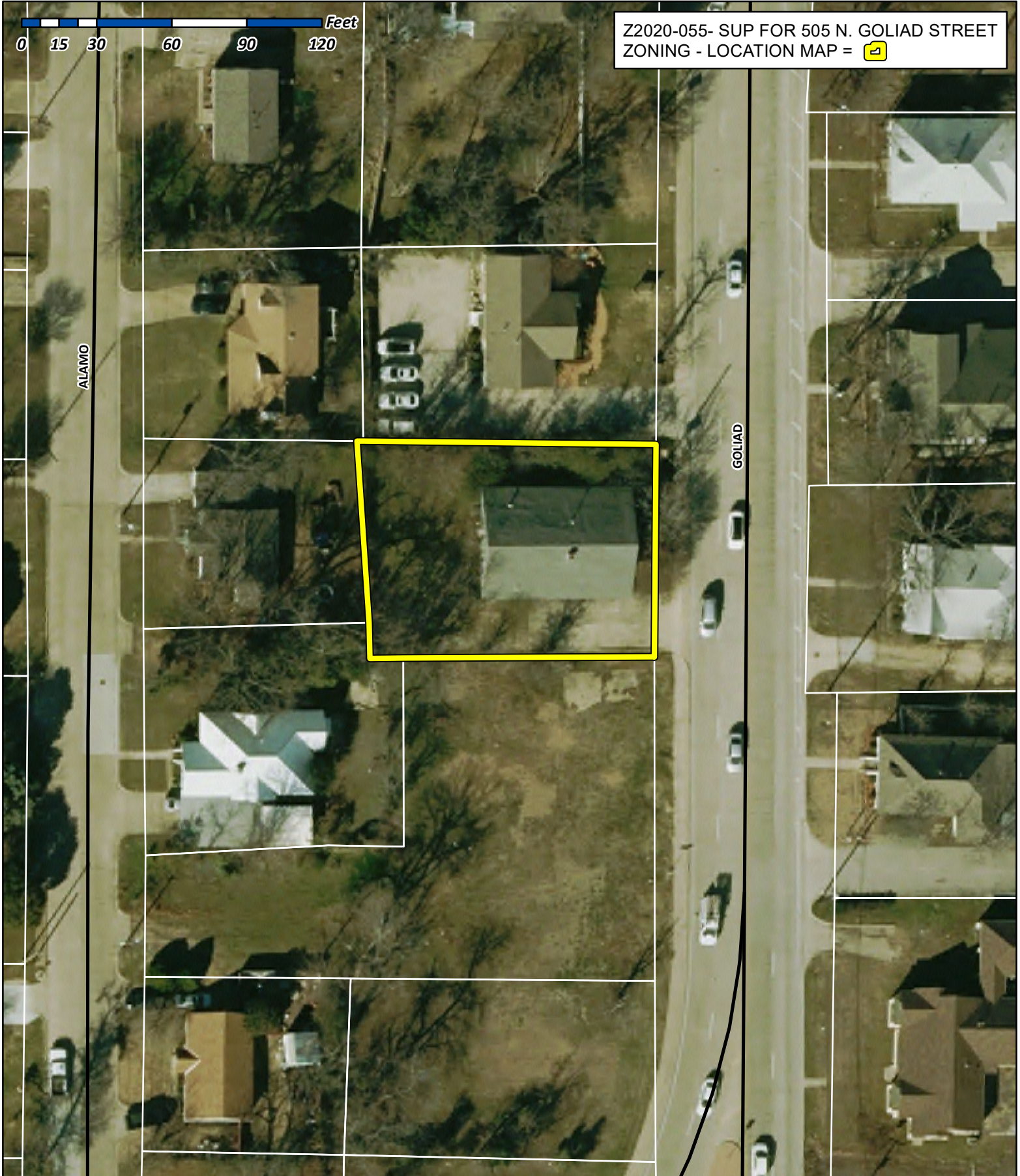
Notary Public in and for the State of Texas

[Signature]



0 15 30 60 90 120 Feet

Z2020-055- SUP FOR 505 N. GOLIAD STREET
ZONING - LOCATION MAP = 



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.

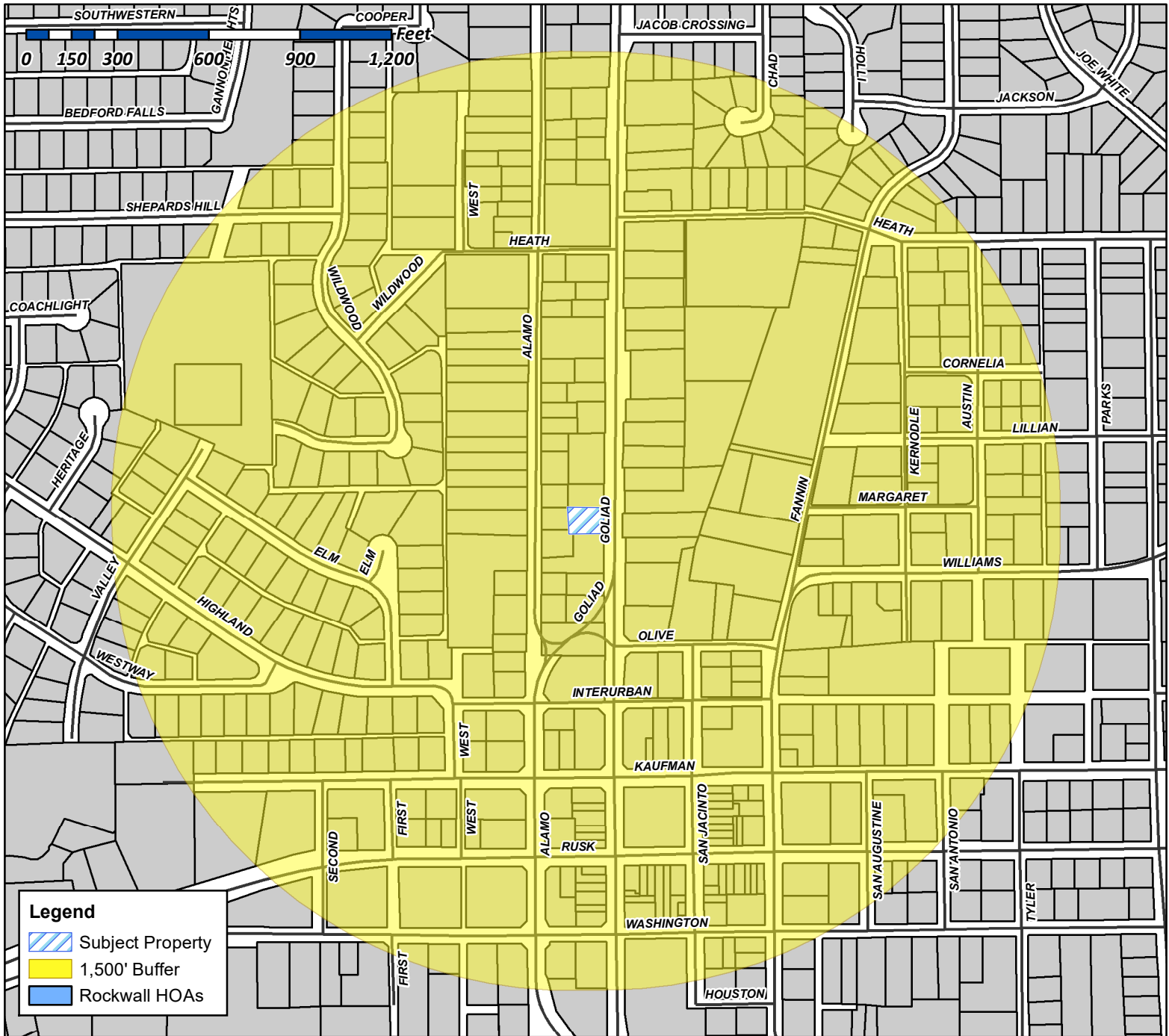
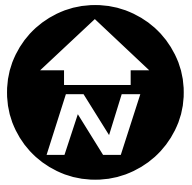




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020
 For Questions on this Case Call (972) 771-7745

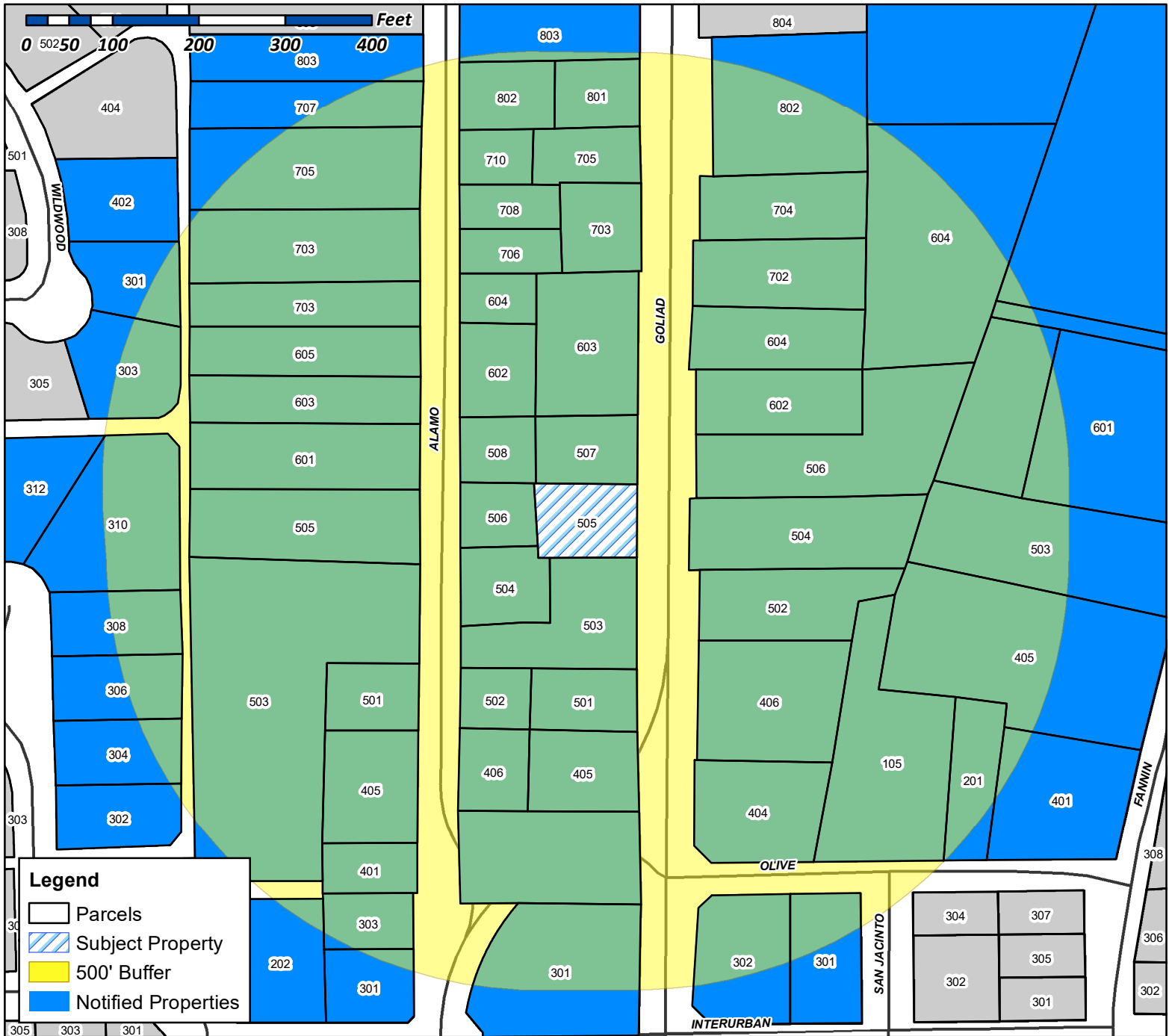
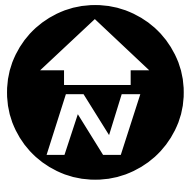




City of Rockwall

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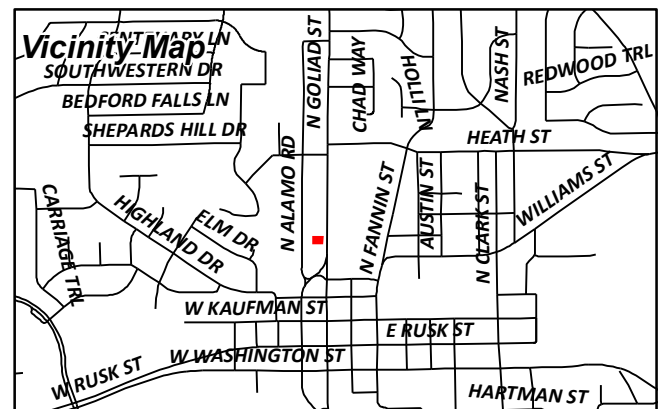
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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020

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



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

R & S OPERATING CO LP
105 OLIVEST
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

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

ODOM JAY & ALISON
201 OLIVE ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
215 GRIFFIN AVE.
ROYSE CITY, TX 75189

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
301 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
301 N SAN JACINTO
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
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

SMITH MARY SUE
312 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

KILLION OLIN R
401 N ALAMO
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
401 N FANNIN ST
ROCKWALL, TX 75087

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

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
404 N GOLIAD
ROCKWALL, TX 75087

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

KILLION OLIN R & AGATHA
405 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
474 KEYSTONE BEND
HEATH, TX 75032

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

MILDER SCOTT & LESLIE
501 CAMP CREEK RD
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
501 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
501 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
502 N ALAMO
ROCKWALL, TX 75087

BLACK SHIRLEY M
502 N GOLIAD
ROCKWALL, TX 75087

KILLION OLIN R
503 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
503 N FANNIN ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
503 N GOLIAD ST
ROCKWALL, TX 75087

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

CRAWFORD STEVE
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

POINTER PRICE AND
MANUEL LOZANO
505 N GOLIAD
ROCKWALL, TX 75087

LAYTON ERIC A
506 N ALAMO
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

PATEL ASMINI BHAVIK
508 N ALAMO RD
ROCKWALL, TX 75087

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

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

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

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

TREVINO BERTHA & LOUIS
601 N ALAMO
ROCKWALL, TX 75087

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

CRISWELL BARBARA
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
603 N GOLIAD
ROCKWALL, TX 75087

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

CRISWELL BARBARA
604 N GOLIAD
ROCKWALL, TX 75087

RNDI COMPANIES INC
605 N ALAMO
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
703 N ALAMO RD
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
703 N ALAMO RD
ROCKWALL, TX 75087

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

BARKER PERRY H & ELIZABETH D
705 N ALAMO RD
ROCKWALL, TX 75087

WAGNER GERALD P
705 N GOLIAD ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
708 N ALAMO
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
710 N ALAMO
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

CONSELMAN EQUITIES LLC
802 N GOLIAD
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
803 N GOLIAD ST
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
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

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. Z2020-055: Specific Use Permit for a General Retail Store

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 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, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 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:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 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. Z2020-055: Specific Use Permit 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: [Redacted]
Address: [Redacted]

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

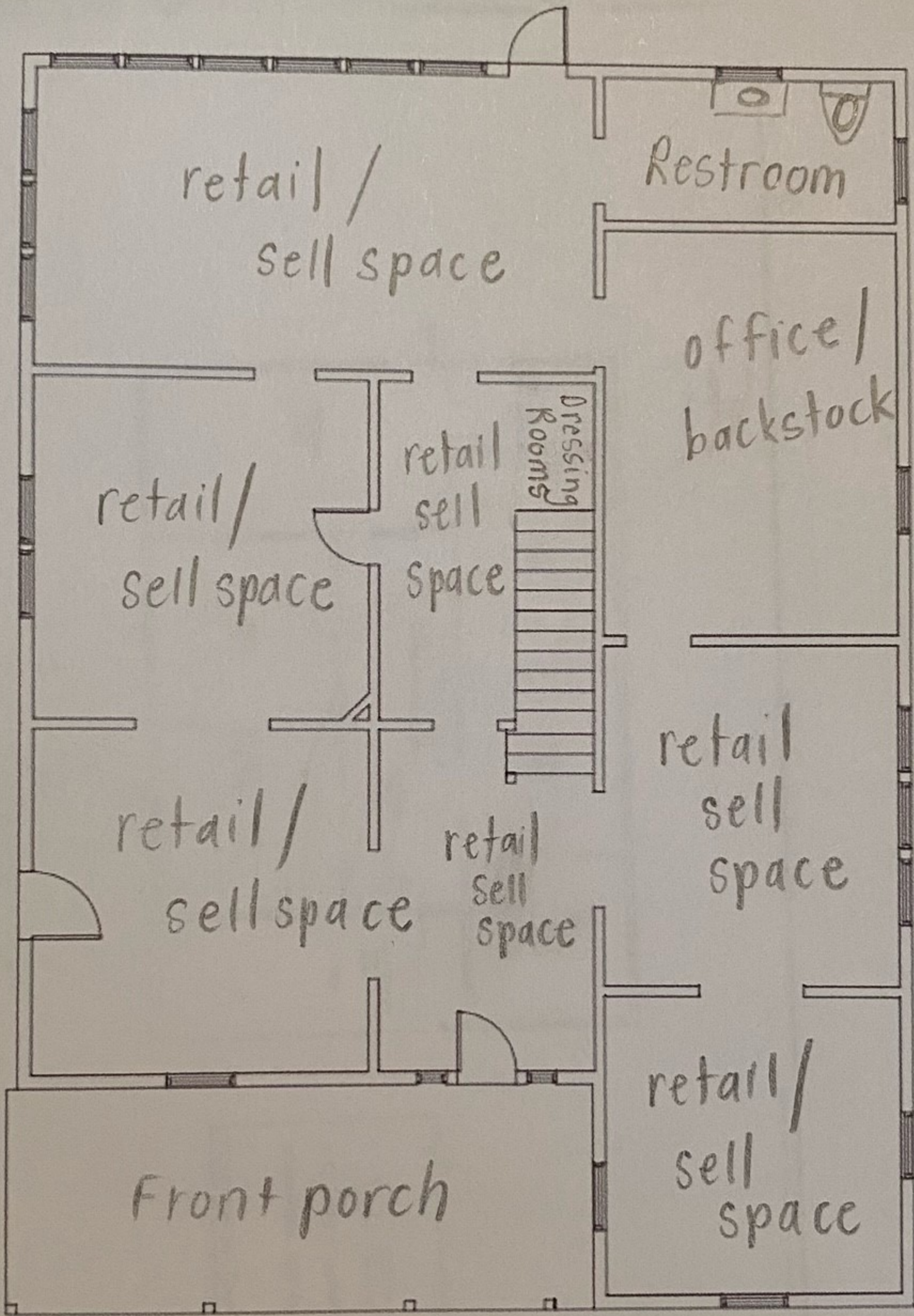


As the owner of Southern Roots during these unprecedented times, it is with great pride I can confirm our success during the year of 2020. We have not only seen growth but have been able to hire more employees and are looking to expand our growing business by moving to a new location. During this pandemic we have focused our efforts on social media marketing and our website. We opened our doors in 2014 in Rockwall and have seen continual growth and support from our community. Southern Roots prides itself on carrying exclusive brands that are not available outside of this area within 30 miles. We have developed a loyal customer base that chooses now more than ever to support local businesses. I am thrilled to see where the next chapter of my business is headed with the growth and community support we have seen during Covid-19 as well as the last 7 years in our Downtown Rockwall location. Now is the perfect time to move to a new building of our own and continue growing and supporting the Rockwall community.

My plan for the new location will create a specialized shopping environment that gives our customers more space to shop as well as parking specifically available to Southern Roots. I am so excited to create a bright and fun retail environment that customers will continue to enjoy and have the same but “upgraded” shopping experience. Southern Roots has grown so much in the last few years and we are in need of a larger back office space where we can receive merchandise and store extra inventory. Our ecommerce division has also grown and we will operate our website business including shipping procedures from our new location as well. Our social media and marketing team will also occupy the back office space. We will continue to focus on community and growth. We hope to hire more local students and create more jobs within our town. What an amazing time to grow in Rockwall. As a graduate from Rockwall High School it is an honor to see how my hometown has flourished. It is an honor to be a part of this community and to continue to expand my growing business in Rockwall Texas.

Thank you for your time and consideration.

Caroline Harklau



CITY OF ROCKWALL

ORDINANCE NO. 21-~~XX~~

SPECIFIC USE PERMIT NO. S-~~XXX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GENERAL RETAIL STORE* ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*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) allowing for the establishment of a *General Retail Store* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for

the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50)*, and *Subsection 01.01, Use of Land and Buildings*, of *Article 04, Permissible Uses*, and *Subsection 04.02, Residential Office (RO) District*, of *Section 04, Commercial Districts*, of *Article 05, District Development Standards*, and *Subsection 06.04, North Goliad Corridor Overlay (NGC OV) District*, of *Section 06, Overlay Districts*, of *Article 05, District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
- 5) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.

2.2 COMPLIANCE

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

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and 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 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street

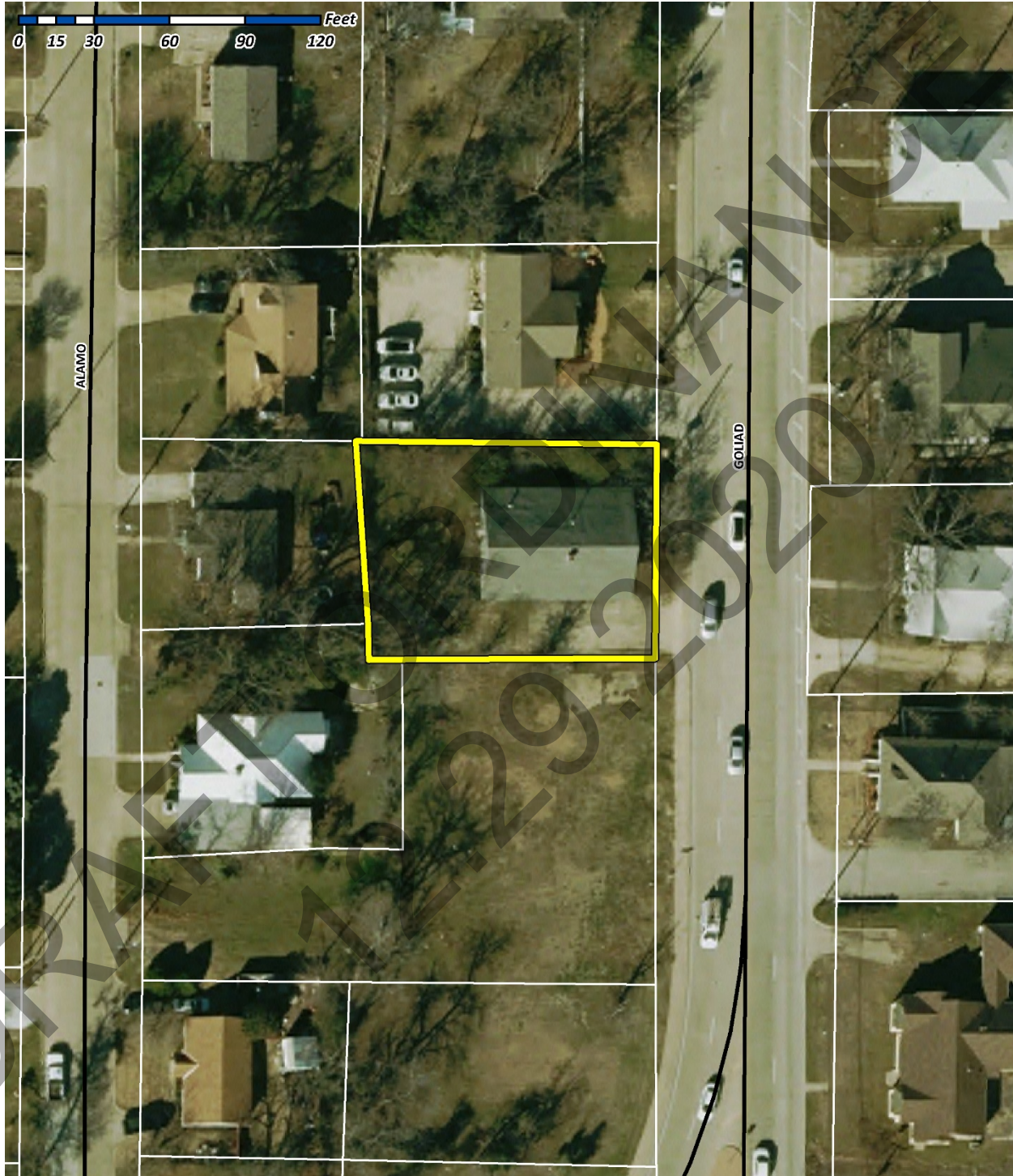
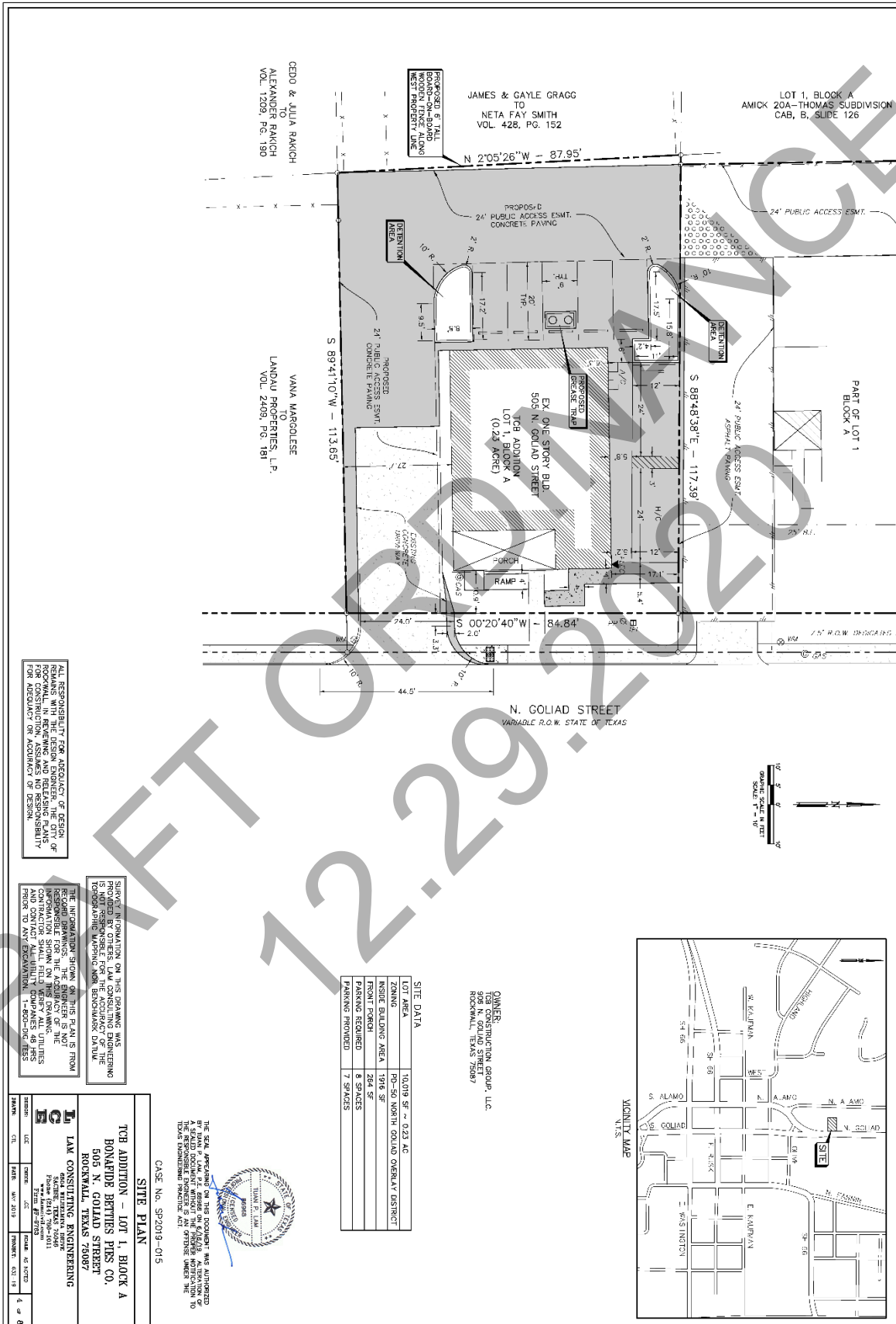


Exhibit 'B' Concept Plan



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN OR CONSTRUCTION, IN REVIEWING AND RELYING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ACCURACY OR ADEQUACY OF DESIGN.

SUBJECT INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAW CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND CONTACTED ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG-TESS

SITE DATA	
LOT AREA	10,019 SF = 0.23 AC
ZONING	PD-50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERS AND ARCHITECTS OF THE STATE OF TEXAS. THE RESPONSIBLE ENGINEER IS AN OTHER UNDER THE SUPERVISION OF LICENSED PROFESSIONAL ENGINEER.



SITE PLAN

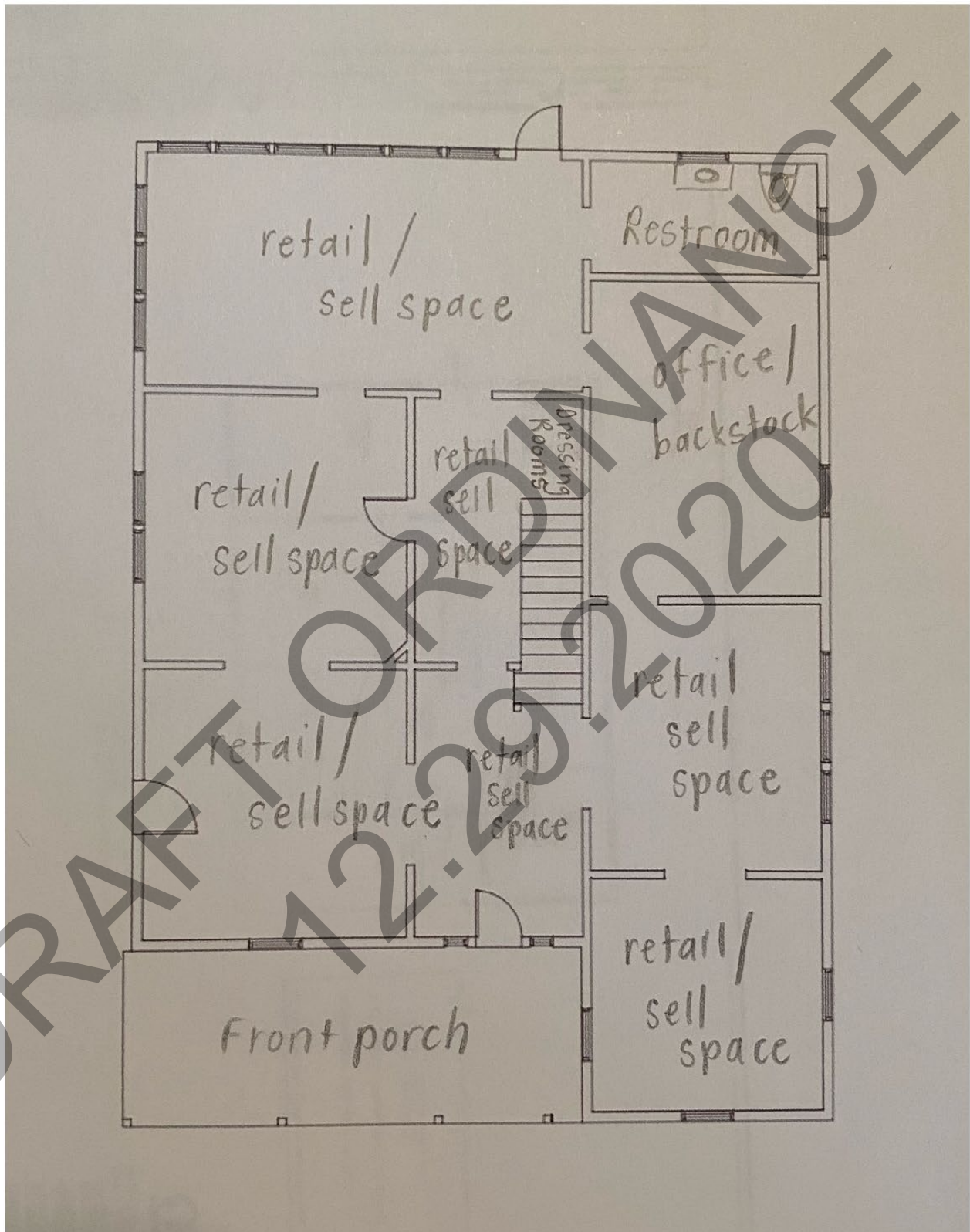
TCH ADDITION - LOT 1, BLOCK A
BONAFIDE BETTERS PETS CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAW CONSULTING ENGINEERING

DAVID P. LAW
Professional Engineer
License No. 10888
State of Texas

DATE	BY	REVISION
03/15/2019	DL	ISSUE FOR PERMIT

Exhibit 'C'
Floor Plan





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

TO: Planning and Zoning Commission
DATE: January 12, 2021
APPLICANT: Caroline Harklau; *Southern Roots, LLC*
CASE NUMBER: Z2020-055; *SUP for a General Retail Store at 505 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property is a 0.23-acre parcel of land identified as Block 20B of the Amick Addition. It is situated within the North Goliad Corridor Overlay (NGC OV) District, and is addressed as 505 N. Goliad Street. Currently situated on the subject property is a 1,916 SF single family home, which according to the *Historic Resource Survey -- performed by the City of Rockwall in 2017* -- was constructed circa 1915, and is identified as a *Medium Contributing Property (i.e. a property that displays an architectural style, use unusual to construction methods, or for some other reason has a potentially significant historic significance)*. According to the City's historic zoning maps, the subject property has been zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses since August 5, 2002. The intent of the Residential-Office (RO) District is to allow for the conversion of older residential homes into low-intensity professional offices and/or retail businesses, which create a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of the homes in Planned Development District 50 (PD-50) would extend the economic life of these structures. With this being said, on June 3, 2019, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 19-22*] allowing for a *restaurant less than 2,000 SF without a drive-through or drive-in* to be established. Due to site constraints, the subject property was granted the ability to be classified as a limited service restaurant, which carried a parking requirement of one (1) parking space per 250 SF of building area. This equated to eight (8) parking spaces; however, after reviewing the floor plan for the restaurant only seven (7) parking spaces were required. On June 20, 2019, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e. H2019-006*] for the proposed parking areas and changes to the exterior of the existing building. On June 25, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-015*] for the proposed restaurant (*i.e. Bonafide Betties Pie Company*) on the subject property. This site plan officially converted the use of the property from residential to commercial; however, the restaurant never applied for a Certificate of Occupancy (CO). The property has remained vacant since the completion of the parking lot and changes to the exterior of the existing building.

PURPOSE

The applicant, Caroline Harklau of Southern Roots, LLC, has submitted a request for a Specific Use Permit (SUP) to allow for a *General Retail Store* within Planned Development District 50 (PD-50). According to the applicant the purpose of this request is to allow for the relocation of a clothing boutique (*i.e. Southern Roots*) from the downtown square to the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a local boutique (*i.e. Hallie B's*), situated on a 0.2296-acre parcel of land. This business is being operated under a Specific Use Permit (SUP) [*Ordinance No. 20-28; S-229*] allowing a *General Retail Store* and *Hair Salon and/or Manicurist*, and is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property are two (2) parcels of vacant land (*i.e. a 0.420-acre parcel of land identified as Lot 1, Block A, Hazel and Olive Addition and a 0.2065-acre parcel of land identified as Lot 21, Block 19C, of the Amick Addition*). These properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this is the couplet or split dividing N. Goliad Street [*SH-205*] into N. Goliad Street and N. Alamo Street. This roadway is identified as a P3U (*i.e. principal arterial, three [3] lane, divided roadway*) -- *in both directions* -- on the 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 Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a *General Retail* store (*i.e. The Lakeside Florist*) and a single-family residential home located along N. Goliad Street. Both properties are zoned Planned Development District 50 (PD-50) for Residential Office District (RO) land uses.

West: Directly west of the subject property are two (2) single-family homes zoned Single-Family 7 (SF-7) District. Beyond this is N. Alamo Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

Southern Roots is currently located at 102 E. Rusk Street, and is planning to relocate to a larger facility at 505 N. Goliad Street. This location is located with Planned Development District 50 (PD-50), which has an underlying zoning of Residential Office (RO) District. According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the Residential Office (RO) District requires a Specific Use Permit (SUP) for the *General Retail Store* land use. The parking requirement for a *General Retail Store* is calculated at one (1) parking space per 250 SF of area, which would require eight (8) parking spaces [*i.e. 1916 SF/250 SF = 8 Parking Spaces*]; however, based on floor plan provided by the applicant, staff was able to adjust the retail square footage to only require a total of seven (7) parking spaces for the site. This is similar to how the parking was calculated for the approved site plan [*Case No. SP2019-015*], which involved a limited service restaurant at the same parking ratio. Staff has included a copy of the floor plan and an operational condition to the Specific Use Permit (SUP) ordinance requiring that the second floor only be used for storage purposes.

CONFORMANCE WITH THE CITY'S CODES

Based on the approved site plan [*Case No. SP2019-015*] the subject property is in conformance with all density and dimensional requirements stipulated by the Unified Development Code (UDC).

INFRASTRUCTURE

The subject property will not require any additional infrastructure to be constructed as a result of the approval of this Specific Use Permit (SUP).

STAFF ANALYSIS

The intent of the Residential-Office (RO) District is to allow for the conversion of older residential homes into low-intensity professional office and/or retail businesses. This creates a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of this home would extend the economic life of the structure. The use as a *General Retail Store* is consistent with other properties in the district, and the property directly north of the subject property has successfully operated a similar business since 2013. Included in the attached packet is a concept plan, floor plan, and a draft ordinance containing regulations for the proposed land use. Based on staff's review, the

applicant's request does appear to be consistent with the intent of the district; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 22, 2020, staff mailed 92 notices to property owners and residents within 500-feet of the subject property. There are no Home Owners Associations (HOA's) 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 as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received five (5) notices from seven (7) properties 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) allowing a *General Retail Store*, 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 SUP ordinance and summarized as follows:
 - a) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
 - b) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
 - c) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
 - d) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
 - e) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.

PROJECT COMMENTS



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

DATE: 1/8/2021

PROJECT NUMBER: Z2020-055
 PROJECT NAME: SUP for a General Retail Store at 505 N. Goliad Street
 SITE ADDRESS/LOCATIONS: 505 N GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: David Gonzales
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	01/07/2021	Approved

01/07/2021: Z2020-055; Revised Comments - Specific Use Permit for 505 N. Goliad Street
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.4 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Public Hearing will be held on January 12, 2020.
- (2) City Council Public Hearing will be held on January 19, 2020. [1st Reading of Ordinance]
- (3) City Council regular meeting will be held on February 1, 2021. [1st Reading of Ordinance]

I.5 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for the scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	01/07/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	01/07/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	01/07/2021	N/A
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-055

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)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 505 NORTH GOLIAD

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____

Proposed Zoning _____ Proposed Use _____

Acreage _____ Lots [Current] _____ Lots [Proposed] _____

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 CAROLINE HARKLAU Applicant _____

Contact Person CAROLINE HARKLAU Contact Person _____

Address 102 E. RUSK Address _____

City, State & Zip ROCKWALL, TX 75087 City, State & Zip _____

Phone 972-333-3844 Phone _____

E-Mail hersouthernroots@gmail.com E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Caroline Harklau [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 30 day of December, 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."

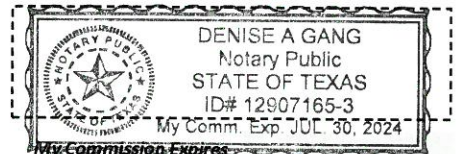
Given under my hand and seal of office on this 30 day of December, 2020.

Owner's Signature


Caroline Harklau

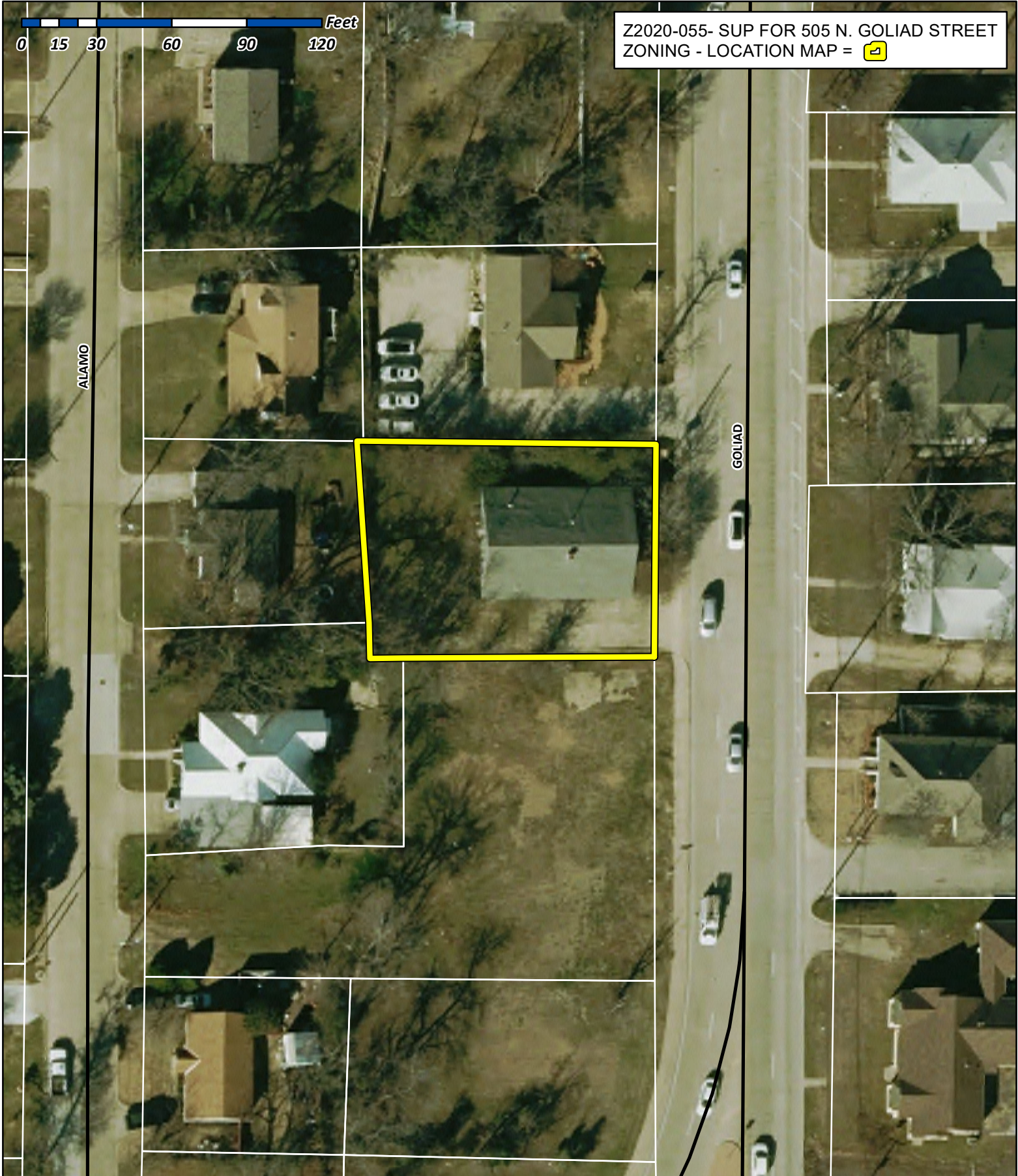
Notary Public in and for the State of Texas

[Signature]



0 15 30 60 90 120 Feet

Z2020-055- SUP FOR 505 N. GOLIAD STREET
ZONING - LOCATION MAP = 



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.

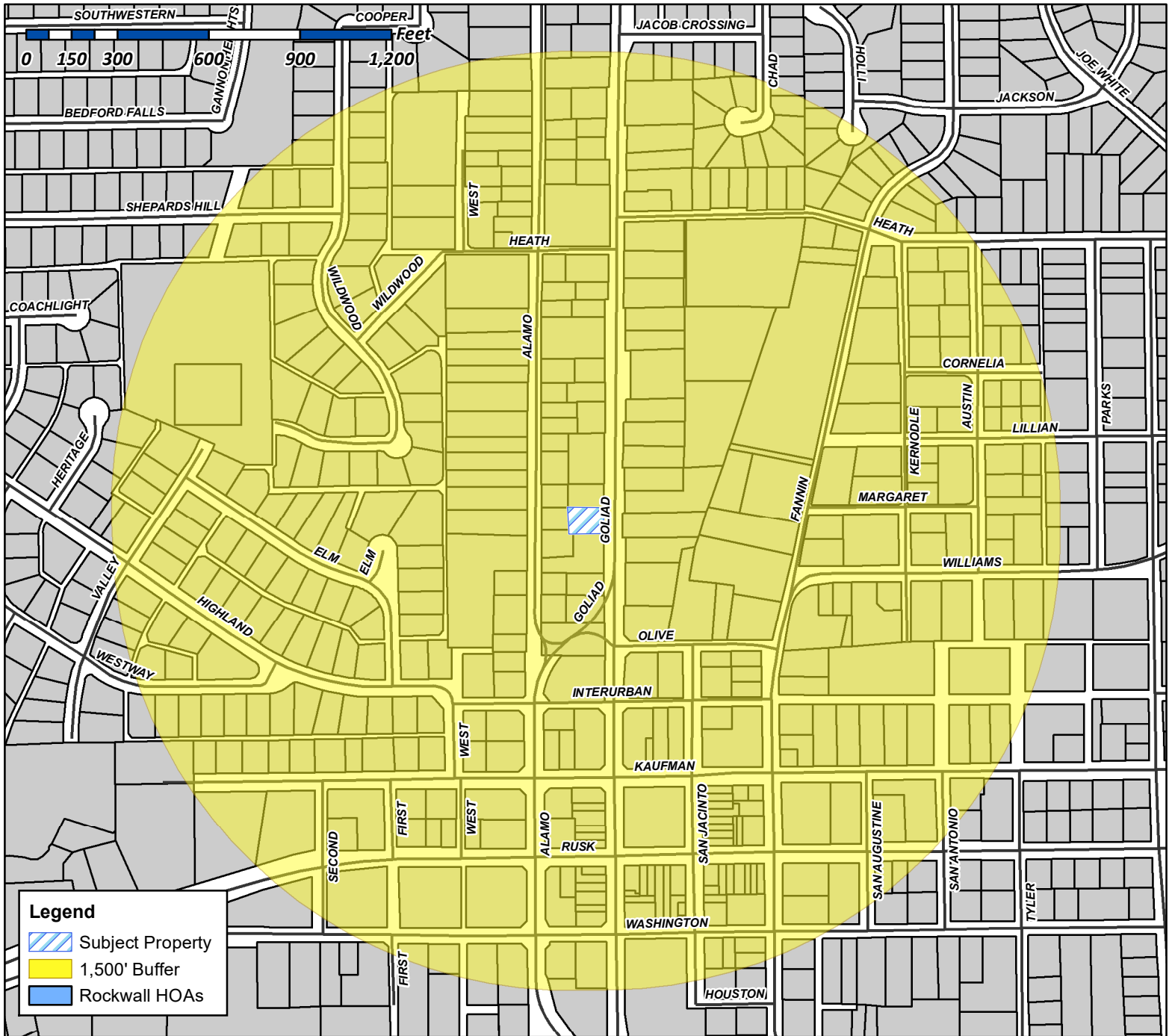
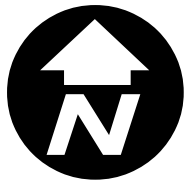




City of Rockwall

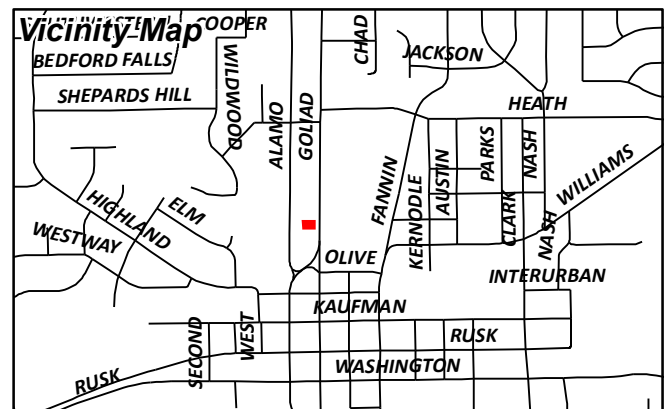
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020
 For Questions on this Case Call (972) 771-7745

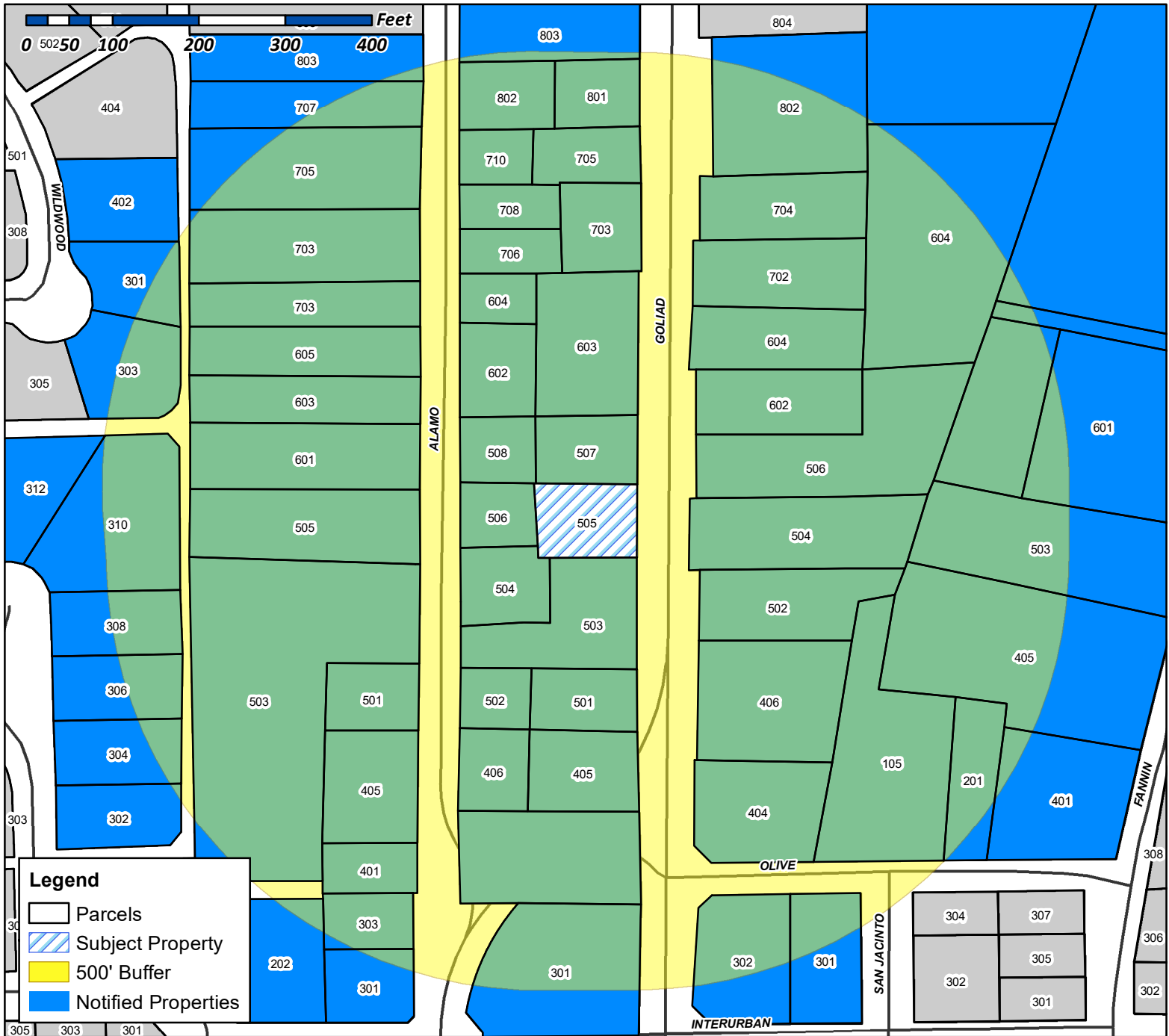
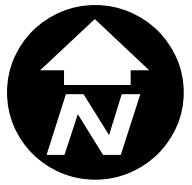




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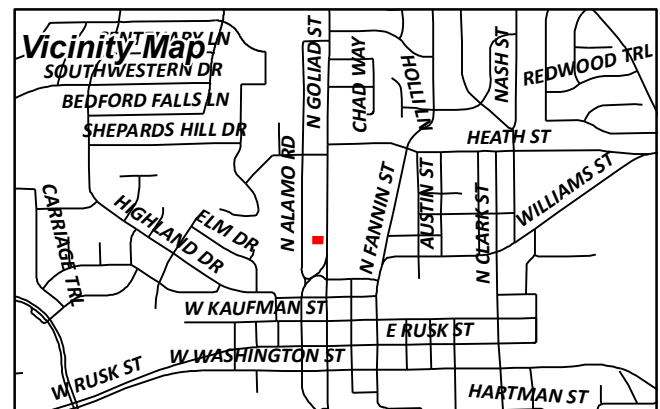
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Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020

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



 = RESPONSE RECEIVED

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

R & S OPERATING CO LP
105 OLIVEST
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

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

ODOM JAY & ALISON
201 OLIVE ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
215 GRIFFIN AVE.
ROYSE CITY, TX 75189

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
301 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
301 N SAN JACINTO
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
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

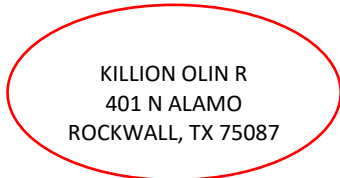
WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

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

SMITH MARY SUE
312 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

 KILLION OLIN R
401 N ALAMO
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
401 N FANNIN ST
ROCKWALL, TX 75087

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

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
404 N GOLIAD
ROCKWALL, TX 75087

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

KILLION OLIN R & AGATHA
405 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
474 KEYSTONE BEND
HEATH, TX 75032

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

MILDER SCOTT & LESLIE
501 CAMP CREEK RD
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
501 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
501 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
502 N ALAMO
ROCKWALL, TX 75087

BLACK SHIRLEY M
502 N GOLIAD
ROCKWALL, TX 75087

KILLION OLIN R
503 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
503 N FANNIN ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
503 N GOLIAD ST
ROCKWALL, TX 75087

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

CRAWFORD STEVE
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

POINTER PRICE AND
MANUEL LOZANO
505 N GOLIAD
ROCKWALL, TX 75087

LAYTON ERIC A
506 N ALAMO
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

PATEL ASMINI BHAVIK
508 N ALAMO RD
ROCKWALL, TX 75087

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

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

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

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

TREVINO BERTHA & LOUIS
601 N ALAMO
ROCKWALL, TX 75087

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

CRISWELL BARBARA
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
603 N GOLIAD
ROCKWALL, TX 75087

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

CRISWELL BARBARA
604 N GOLIAD
ROCKWALL, TX 75087

RNDI COMPANIES INC
605 N ALAMO
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
703 N ALAMO RD
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
703 N ALAMO RD
ROCKWALL, TX 75087

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

BARKER PERRY H & ELIZABETH D
705 N ALAMO RD
ROCKWALL, TX 75087

WAGNER GERALD P
705 N GOLIAD ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
708 N ALAMO
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
710 N ALAMO
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

CONSELMAN EQUITIES LLC
802 N GOLIAD
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
803 N GOLIAD ST
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
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

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. Z2020-055: Specific Use Permit for a General Retail Store

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 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, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 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:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 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. Z2020-055: Specific Use Permit 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: [Redacted]
Address: [Redacted]

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.

THIS AREA/NEIGHBORHOOD IS SUITABLE FOR THIS USE. NO REASON TO NOT ALLOW THIS TO HAPPEN.

Name: G DAVID SMITH

Address: 702 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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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.

Great use for this property. Rockwall should install sidewalks on the east side of N. Goliad all the way to the Thumb Thumb shopping center & let N Goliad develop organically as full retail. Rockwall needs to expand the non-residential tax base.

Name: Dr Stuart Meyers

Address: 506 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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Case No. Z2020-055: Specific Use Permit 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 have property at 401, 405, 503 Alamo

Name:

Olin & Agatha Killian

Address:

8709 Dalrock Rd. Rowlett TX.

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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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. Z2020-055: Specific Use Permit 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.

SO EXCITED! WILL BRING SO MUCH TO THE COMMUNITY & EXTEND THE FUN 😊

Name: HALLIE FLEMING
Address: 507 N Goliad St 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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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-055

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Support

Respondent Information

Please provide your information.

First Name *

Rockwall

Last Name *

Rustic Ranch, LLC

Address *

406 N Goliad

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

capricemichelle@gmail.com

Phone Number

214-789-7364

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

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Google Forms

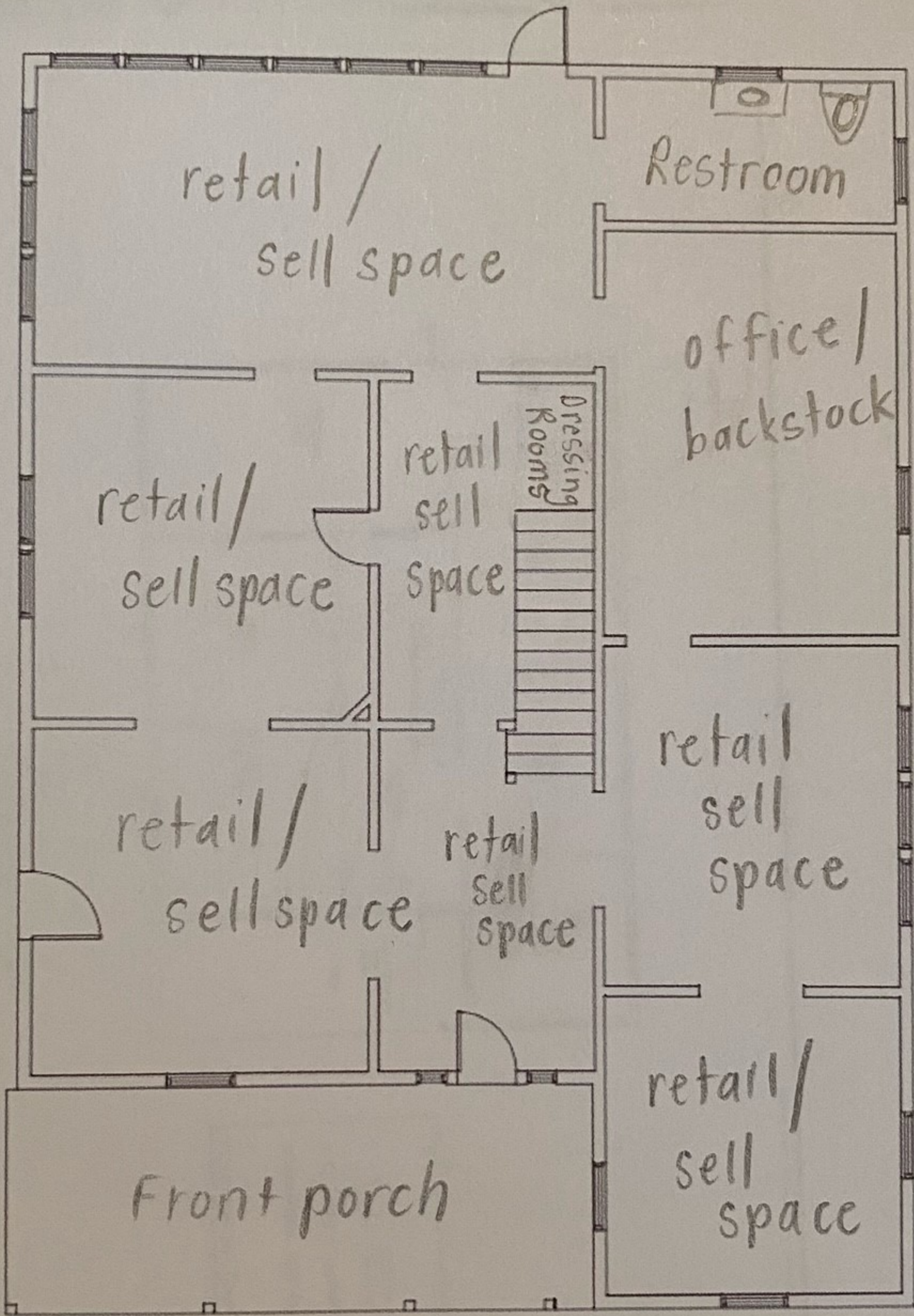


As the owner of Southern Roots during these unprecedented times, it is with great pride I can confirm our success during the year of 2020. We have not only seen growth but have been able to hire more employees and are looking to expand our growing business by moving to a new location. During this pandemic we have focused our efforts on social media marketing and our website. We opened our doors in 2014 in Rockwall and have seen continual growth and support from our community. Southern Roots prides itself on carrying exclusive brands that are not available outside of this area within 30 miles. We have developed a loyal customer base that chooses now more than ever to support local businesses. I am thrilled to see where the next chapter of my business is headed with the growth and community support we have seen during Covid-19 as well as the last 7 years in our Downtown Rockwall location. Now is the perfect time to move to a new building of our own and continue growing and supporting the Rockwall community.

My plan for the new location will create a specialized shopping environment that gives our customers more space to shop as well as parking specifically available to Southern Roots. I am so excited to create a bright and fun retail environment that customers will continue to enjoy and have the same but “upgraded” shopping experience. Southern Roots has grown so much in the last few years and we are in need of a larger back office space where we can receive merchandise and store extra inventory. Our ecommerce division has also grown and we will operate our website business including shipping procedures from our new location as well. Our social media and marketing team will also occupy the back office space. We will continue to focus on community and growth. We hope to hire more local students and create more jobs within our town. What an amazing time to grow in Rockwall. As a graduate from Rockwall High School it is an honor to see how my hometown has flourished. It is an honor to be a part of this community and to continue to expand my growing business in Rockwall Texas.

Thank you for your time and consideration.

Caroline Harklau



CITY OF ROCKWALL

ORDINANCE NO. 21-~~XX~~

SPECIFIC USE PERMIT NO. S-~~XXX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GENERAL RETAIL STORE* ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*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) allowing for the establishment of a *General Retail Store* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for

the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50)*, and *Subsection 01.01, Use of Land and Buildings*, of *Article 04, Permissible Uses*, and *Subsection 04.02, Residential Office (RO) District*, of *Section 04, Commercial Districts*, of *Article 05, District Development Standards*, and *Subsection 06.04, North Goliad Corridor Overlay (NGC OV) District*, of *Section 06, Overlay Districts*, of *Article 05, District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
- 5) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.

2.2 COMPLIANCE

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

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and 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 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street

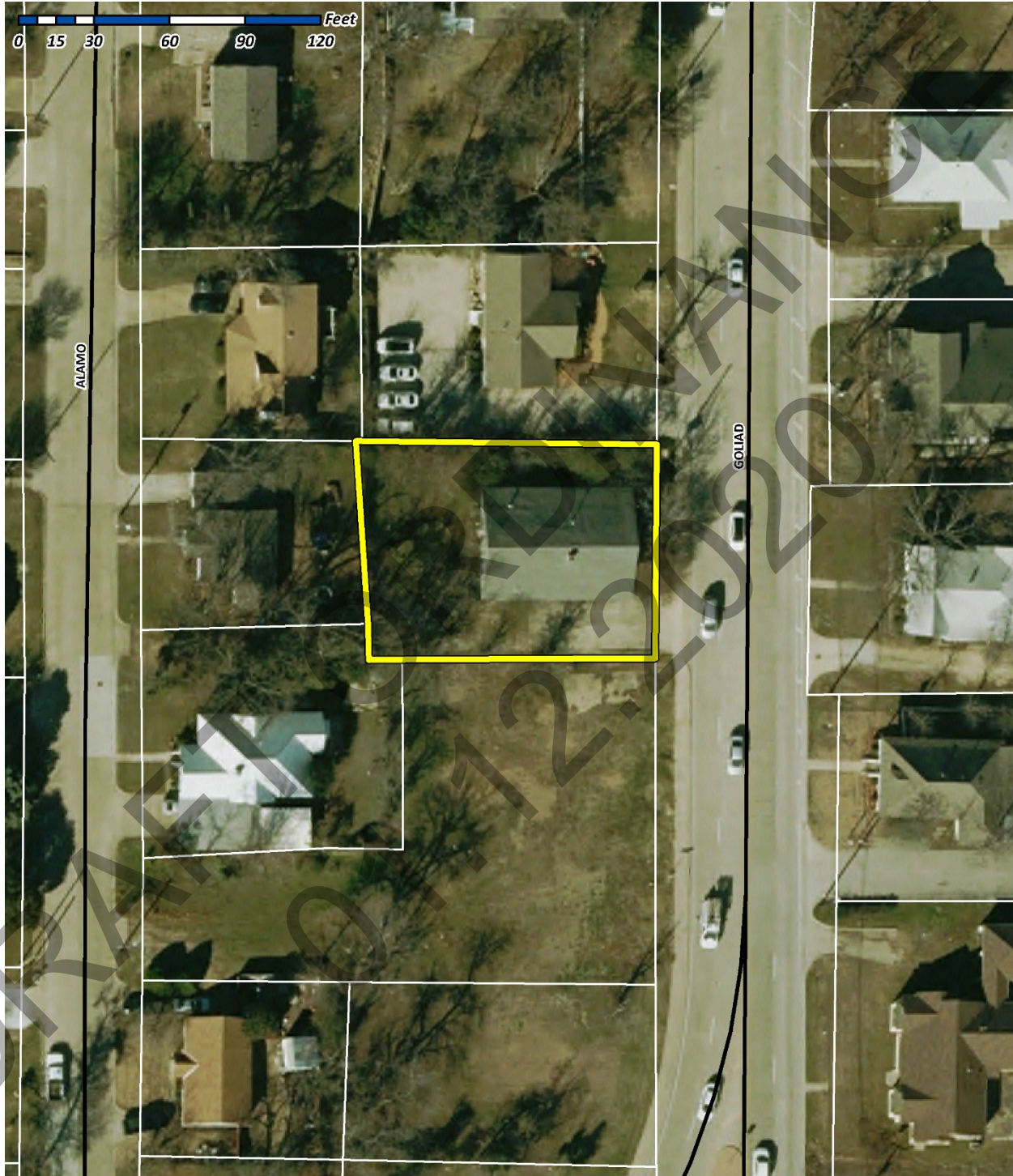
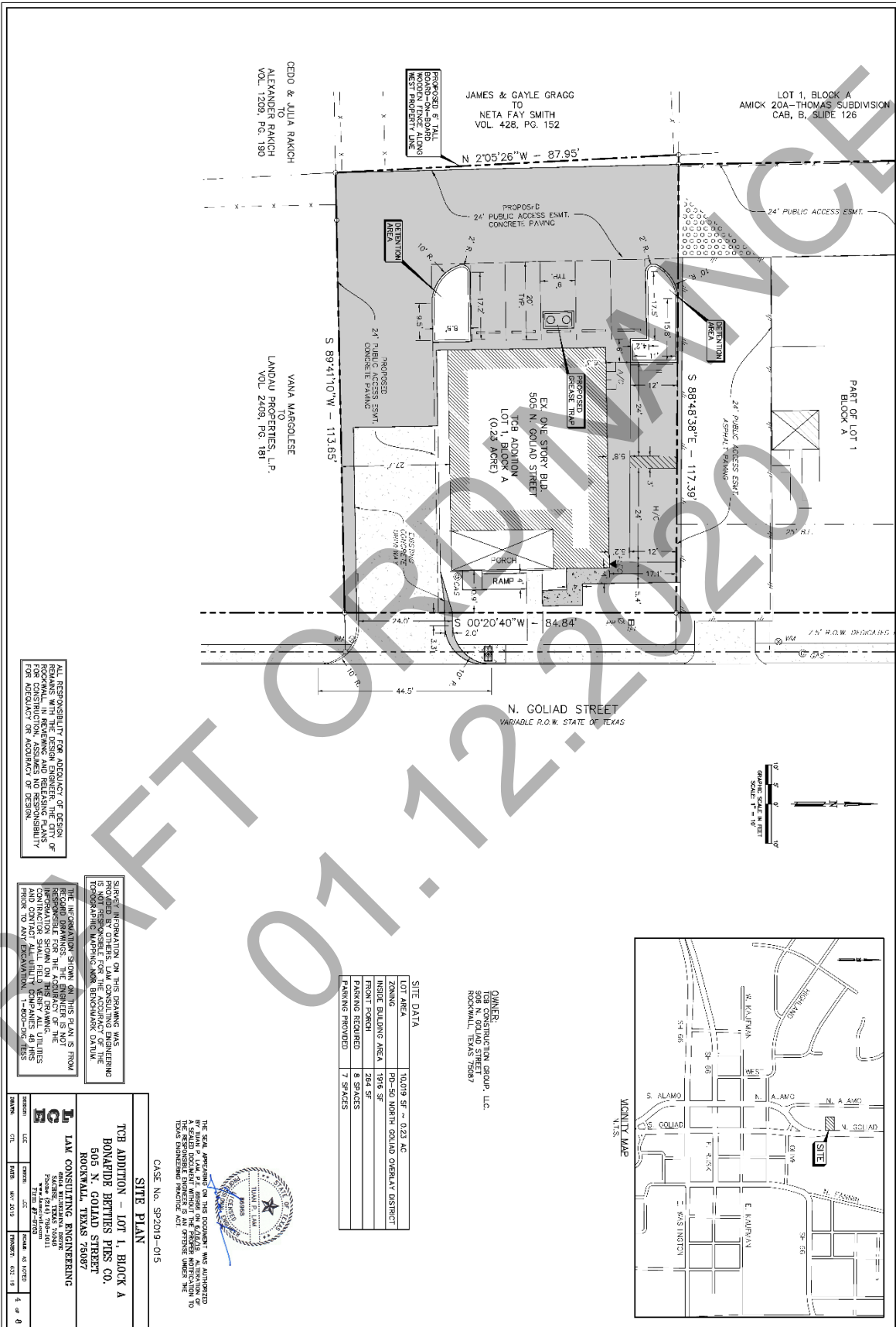


Exhibit 'B' Concept Plan



CEDO & JULIA RAKICH
TO
ALEXANDER RAKICH
VOL. 1209, PG. 190

VANA MARGOLESE
TO
LANDAU PROPERTIES, L.P.
VOL. 2409, PG. 181

JAMES & GAYLE GRAGG
TO
NETA FAY SMITH
VOL. 428, PG. 152

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

PROPOSED 6' TALL
BOARD-ON-BRAND
WOODEN FENCE, ALONG
EAST PROPERTY LINE

N 2'05'26"W - 137.95'

S 89°41'10"W - 113.65'

S 88°48'38"E - 117.39'

S 00°20'40"W - 84.84'

N. GOLIAD STREET
VARIABLE R.O.W. STATE OF TEXAS

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN OR CONSTRUCTION, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ACCURACY OR ADEQUACY OF DESIGN.

SUBJECT INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAW CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE PRIOR TO ANY EXCAVATION. 1-800-DIG-TESS

SITE DATA

LOT AREA	10,019 SF = 0.23 AC
ZONING	PD-50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

OWNER:
CONSTRUCTION GROUP, LLC
508 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERING EXAMINERS AND THE STATE OF TEXAS. THE RESPONSIBLE ENGINEER IS AN OTHER ENGINEER THE STATE OF TEXAS. REGISTERED PROFESSIONAL ENGINEER.



CASE No. SP2019-015

SITE PLAN

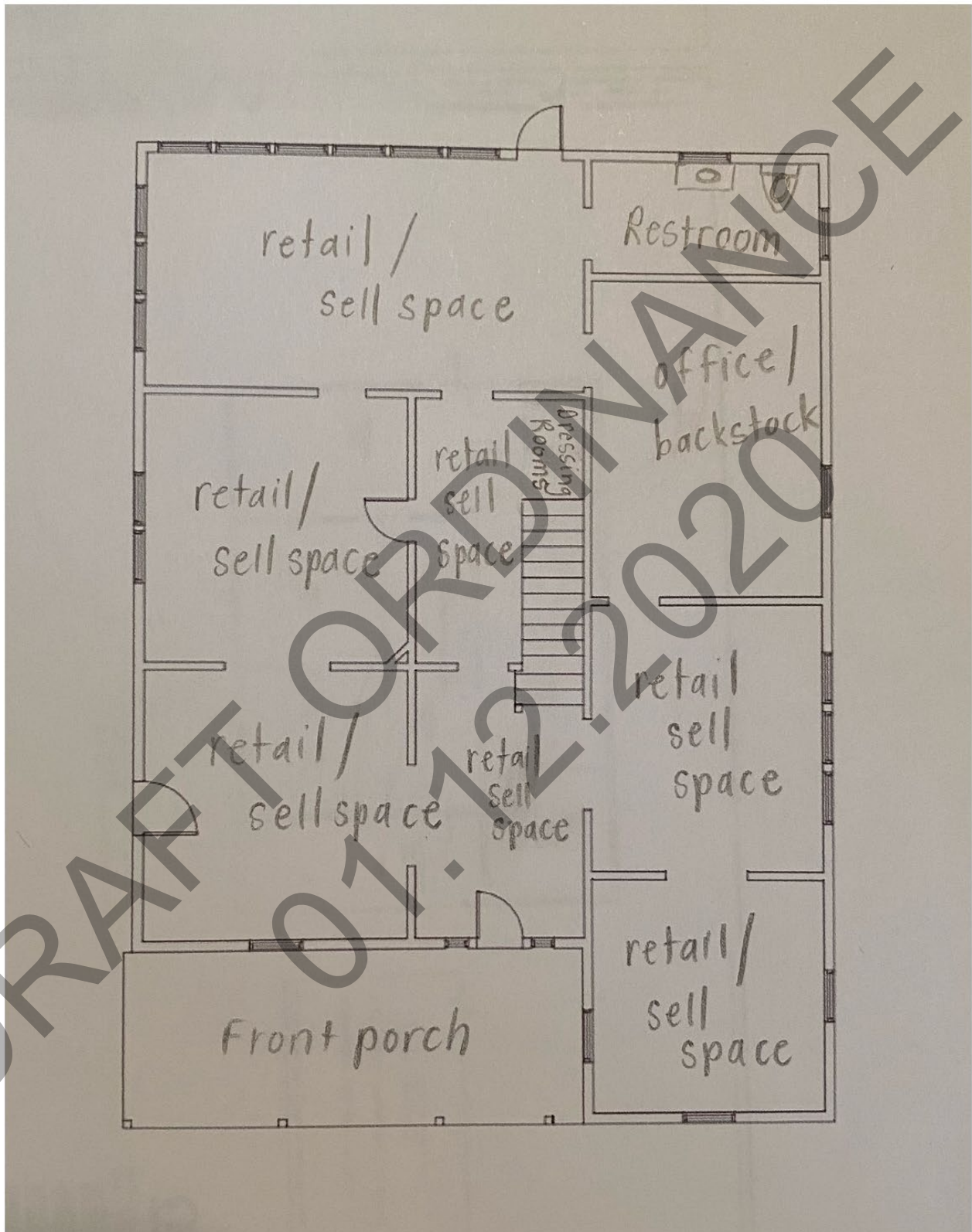
TCH ADDITION - LOT 1, BLOCK A
BONAFIDE BETTERS PETS CO.
508 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAW CONSULTING ENGINEERING
DELA REITER, ENGINEER
1000 W. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 798-1011
FAX: (972) 798-1010
WWW.LAWCE.COM

DATE:	REV:	BY:	DATE:	REV:	BY:
01/15/2019	01	TRAVIS P. LAW	01/15/2019	01	TRAVIS P. LAW

4 of 8

Exhibit 'C'
Floor Plan





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

TO: Mayor and City Council
DATE: January 19, 2021
APPLICANT: Caroline Harklau; *Southern Roots, LLC*
CASE NUMBER: Z2020-055; *SUP for a General Retail Store at 505 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property is a 0.23-acre parcel of land identified as Block 20B of the Amick Addition. It is situated within the North Goliad Corridor Overlay (NGC OV) District, and is addressed as 505 N. Goliad Street. Currently situated on the subject property is a 1,916 SF single family home, which according to the *Historic Resource Survey -- performed by the City of Rockwall in 2017* -- was constructed circa 1915, and is identified as a *Medium Contributing Property* (i.e. a property that displays an architectural style, use unusual to construction methods, or for some other reason has a potentially significant historic significance). According to the City's historic zoning maps, the subject property has been zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses since August 5, 2002. The intent of the Residential-Office (RO) District is to allow for the conversion of older residential homes into low-intensity professional offices and/or retail businesses, which create a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of the homes in Planned Development District 50 (PD-50) would extend the economic life of these structures. With this being said, on June 3, 2019, the City Council approved a Specific Use Permit (SUP) [i.e. Ordinance No. 19-22] allowing for a *restaurant less than 2,000 SF without a drive-through or drive-in* to be established. Due to site constraints, the subject property was granted the ability to be classified as a limited service restaurant, which carried a parking requirement of one (1) parking space per 250 SF of building area. This equated to eight (8) parking spaces; however, after reviewing the floor plan for the restaurant only seven (7) parking spaces were required. On June 20, 2019, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [i.e. H2019-006] for the proposed parking areas and changes to the exterior of the existing building. On June 25, 2019, the Planning and Zoning Commission approved a site plan [i.e. SP2019-015] for the proposed restaurant (i.e. *Bonafide Betties Pie Company*) on the subject property. This site plan officially converted the use of the property from residential to commercial; however, the restaurant never applied for a Certificate of Occupancy (CO). The property has remained vacant since the completion of the parking lot and changes to the exterior of the existing building.

PURPOSE

The applicant, Caroline Harklau of Southern Roots, LLC, has submitted a request for a Specific Use Permit (SUP) to allow for a *General Retail Store* within Planned Development District 50 (PD-50). According to the applicant the purpose of this request is to allow for the relocation of a clothing boutique (i.e. *Southern Roots*) from the downtown square to the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a local boutique (*i.e. Hallie B's*), situated on a 0.2296-acre parcel of land. This business is being operated under a Specific Use Permit (SUP) [*Ordinance No. 20-28; S-229*] allowing a *General Retail Store* and *Hair Salon and/or Manicurist*, and is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property are two (2) parcels of vacant land (*i.e. a 0.420-acre parcel of land identified as Lot 1, Block A, Hazel and Olive Addition and a 0.2065-acre parcel of land identified as Lot 21, Block 19C, of the Amick Addition*). These properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this is the couplet or split dividing N. Goliad Street [*SH-205*] into N. Goliad Street and N. Alamo Street. This roadway is identified as a P3U (*i.e. principal arterial, three [3] lane, divided roadway*) -- *in both directions* -- on the 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 Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a *General Retail* store (*i.e. The Lakeside Florist*) and a single-family residential home located along N. Goliad Street. Both properties are zoned Planned Development District 50 (PD-50) for Residential Office District (RO) land uses.

West: Directly west of the subject property are two (2) single-family homes zoned Single-Family 7 (SF-7) District. Beyond this is N. Alamo Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

Southern Roots is currently located at 102 E. Rusk Street, and is planning to relocate to a larger facility at 505 N. Goliad Street. This location is located with Planned Development District 50 (PD-50), which has an underlying zoning of Residential Office (RO) District. According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the Residential Office (RO) District requires a Specific Use Permit (SUP) for the *General Retail Store* land use. The parking requirement for a *General Retail Store* is calculated at one (1) parking space per 250 SF of area, which would require eight (8) parking spaces [*i.e. 1916 SF/250 SF = 8 Parking Spaces*]; however, based on floor plan provided by the applicant, staff was able to adjust the retail square footage to only require a total of seven (7) parking spaces for the site. This is similar to how the parking was calculated for the approved site plan [*Case No. SP2019-015*], which involved a limited service restaurant at the same parking ratio. Staff has included a copy of the floor plan and an operational condition to the Specific Use Permit (SUP) ordinance requiring that the second floor only be used for storage purposes.

CONFORMANCE WITH THE CITY'S CODES

Based on the approved site plan [*Case No. SP2019-015*] the subject property is in conformance with all density and dimensional requirements stipulated by the Unified Development Code (UDC).

INFRASTRUCTURE

The subject property will not require any additional infrastructure to be constructed as a result of the approval of this Specific Use Permit (SUP).

STAFF ANALYSIS

The intent of the Residential-Office (RO) District is to allow for the conversion of older residential homes into low-intensity professional office and/or retail businesses. This creates a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of this home would extend the economic life of the structure. The use as a *General Retail Store* is consistent with other properties in the district, and the property directly north of the subject property has successfully operated a similar business since 2013. Included in the attached packet is a concept plan, floor plan, and a draft ordinance containing regulations for the proposed land use. Based on staff's review, the

applicant's request does appear to be consistent with the intent of the district; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 22, 2020, staff mailed 92 notices to property owners and residents within 500-feet of the subject property. There are no Home Owners Associations (HOA's) 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 the following:

- (1) Four (4) property owner notifications from a six (6) property owners within the notification area (*i.e. within the 500-foot buffer*) in favor of the applicant's request.
- (2) One (1) online *Zoning & Specific Use Permit Input Form* from a property owner within the notification area (*i.e. within the 500-foot buffer*) in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) allowing a *General Retail Store*, 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 SUP ordinance and summarized as follows:
 - a) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
 - b) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
 - c) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
 - d) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
 - e) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 January 12, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) to allow for General Retail Store with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-055

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)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 505 NORTH GOLIAD

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____

Proposed Zoning _____ Proposed Use _____

Acreage _____ Lots [Current] _____ Lots [Proposed] _____

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 CAROLINE HARKLAU Applicant _____

Contact Person CAROLINE HARKLAU Contact Person _____

Address 102 E. RUSK Address _____

City, State & Zip ROCKWALL, TX 75087 City, State & Zip _____

Phone 972-333-3844 Phone _____

E-Mail hersouthernroots@gmail.com E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Caroline Harklau [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 30 day of December, 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."

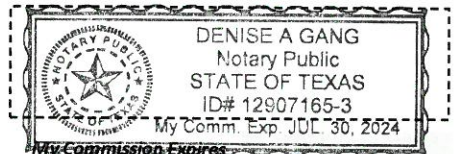
Given under my hand and seal of office on this the 30 day of December, 2020.

Owner's Signature


Caroline Harklau

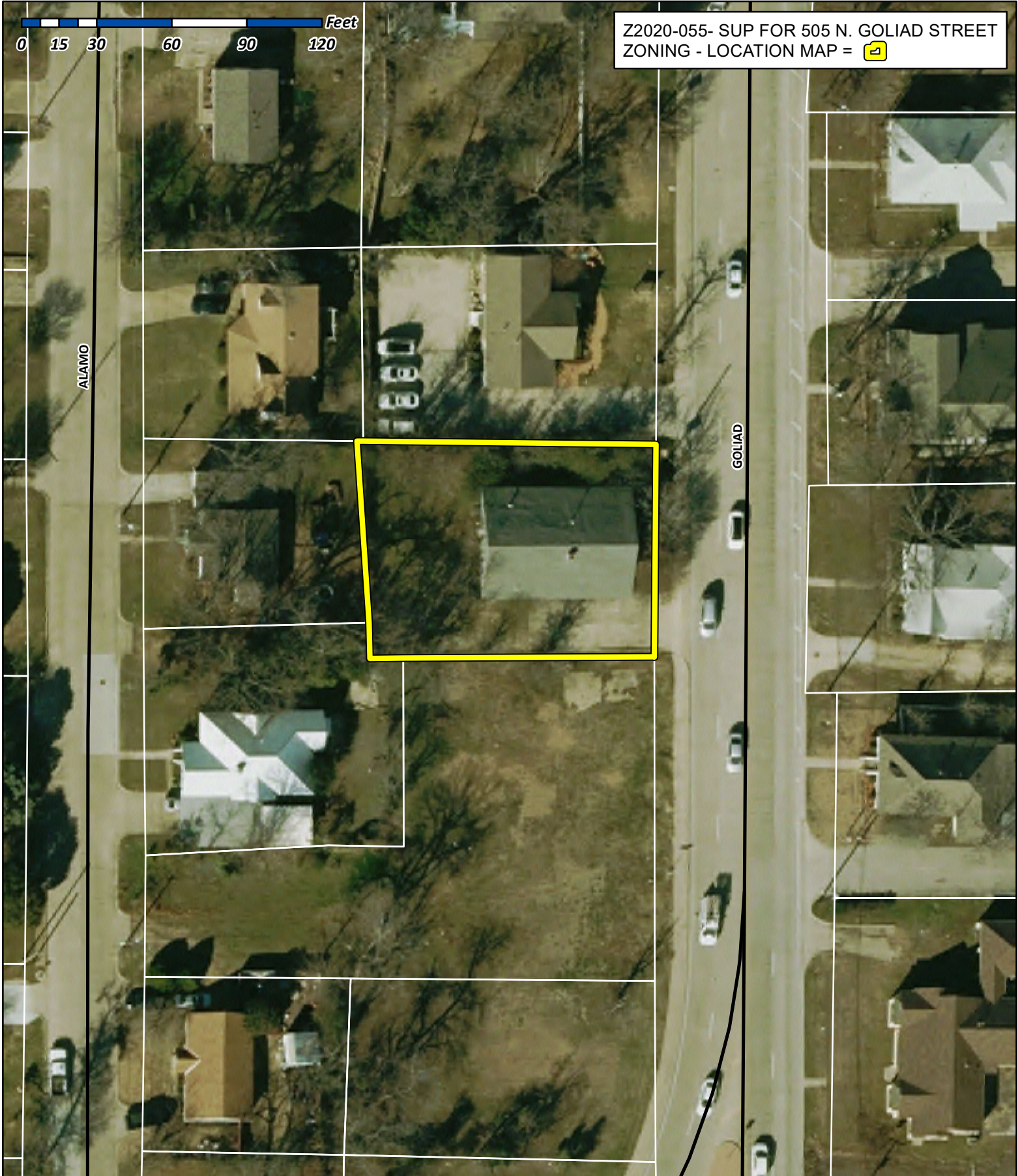
Notary Public in and for the State of Texas

[Signature]



0 15 30 60 90 120 Feet

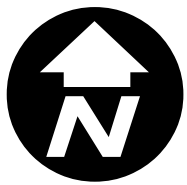
Z2020-055- SUP FOR 505 N. GOLIAD STREET
ZONING - LOCATION MAP = 



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.

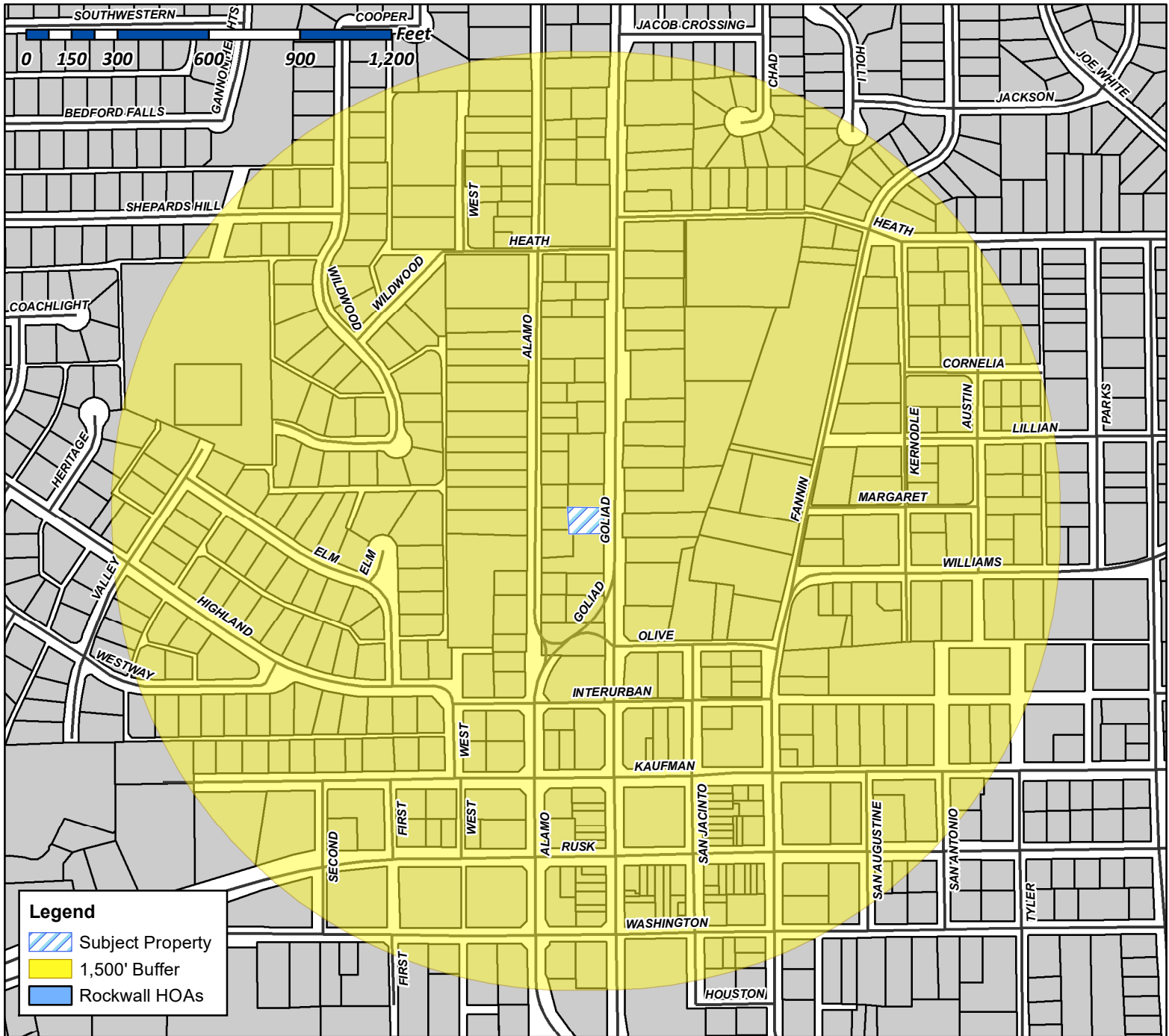
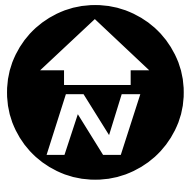




City of Rockwall

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

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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

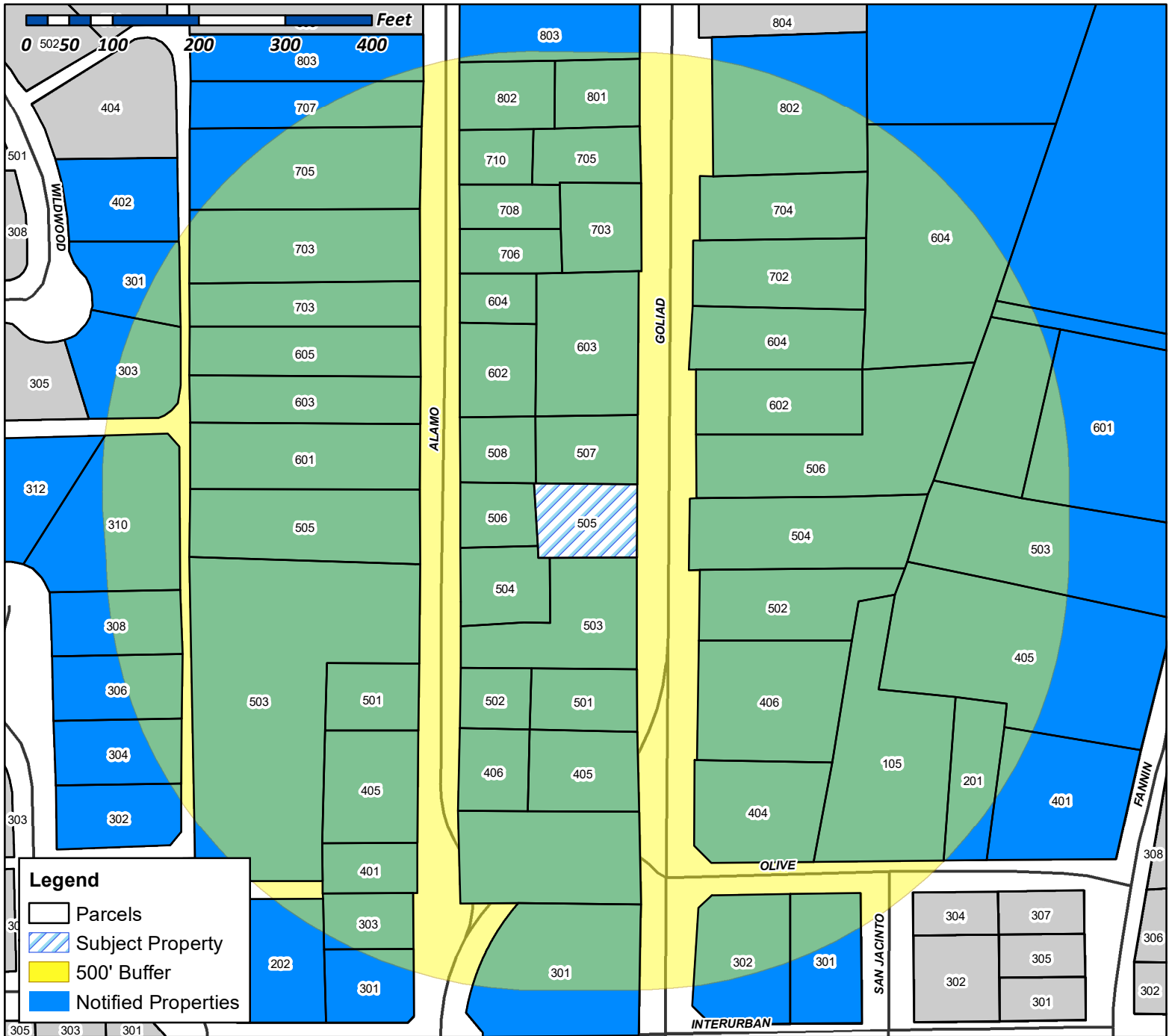
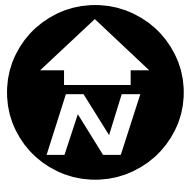




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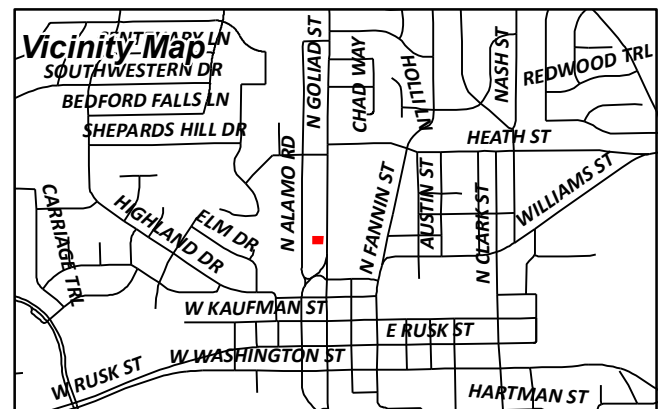
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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020

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



 = RESPONSE RECEIVED

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

R & S OPERATING CO LP
105 OLIVEST
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

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

ODOM JAY & ALISON
201 OLIVE ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
215 GRIFFIN AVE.
ROYSE CITY, TX 75189

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
301 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
301 N SAN JACINTO
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
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

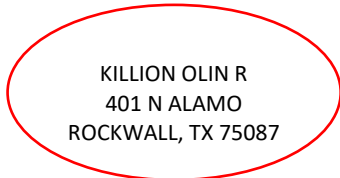
WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

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

SMITH MARY SUE
312 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

 KILLION OLIN R
401 N ALAMO
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
401 N FANNIN ST
ROCKWALL, TX 75087

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

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
404 N GOLIAD
ROCKWALL, TX 75087

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

KILLION OLIN R & AGATHA
405 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
474 KEYSTONE BEND
HEATH, TX 75032

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

MILDER SCOTT & LESLIE
501 CAMP CREEK RD
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
501 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
501 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
502 N ALAMO
ROCKWALL, TX 75087

BLACK SHIRLEY M
502 N GOLIAD
ROCKWALL, TX 75087

KILLION OLIN R
503 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
503 N FANNIN ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
503 N GOLIAD ST
ROCKWALL, TX 75087

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

CRAWFORD STEVE
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

POINTER PRICE AND
MANUEL LOZANO
505 N GOLIAD
ROCKWALL, TX 75087

LAYTON ERIC A
506 N ALAMO
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

PATEL ASMINI BHAVIK
508 N ALAMO RD
ROCKWALL, TX 75087

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

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

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

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

TREVINO BERTHA & LOUIS
601 N ALAMO
ROCKWALL, TX 75087

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

CRISWELL BARBARA
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
603 N GOLIAD
ROCKWALL, TX 75087

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

CRISWELL BARBARA
604 N GOLIAD
ROCKWALL, TX 75087

RNDI COMPANIES INC
605 N ALAMO
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
703 N ALAMO RD
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
703 N ALAMO RD
ROCKWALL, TX 75087

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704 N GOLIAD
ROCKWALL, TX 75087

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705 N GOLIAD ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
708 N ALAMO
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
710 N ALAMO
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

CONSELMAN EQUITIES LLC
802 N GOLIAD
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
803 N GOLIAD ST
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
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

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. Z2020-055: Specific Use Permit for a General Retail Store

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 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, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 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:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 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. Z2020-055: Specific Use Permit 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: [Redacted]
Address: [Redacted]

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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Ryan Miller, AICP
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

Case No. Z2020-055: Specific Use Permit 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.

THIS AREA/NEIGHBORHOOD IS SUITABLE FOR THIS USE. NO REASON TO NOT ALLOW THIS TO HAPPEN.

Name: G DAVID SMITH

Address: 702 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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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-055: Specific Use Permit 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.

Great use for this property. Rockwall should install sidewalks on the east side of N. Goliad all the way to the Thumb Thumb shopping center & let N Goliad develop organically as full retail. Rockwall needs to expand the non-residential tax base.

Name: Dr. Stuart Meyers

Address: 506 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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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 have property at 401, 405, 503 Alamo

Name: Olin & Agatha Killion
Address: 8709 Dalrock Rd. Rowlett TX.

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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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. Z2020-055: Specific Use Permit 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.

SO EXCITED! WILL BRING SO MUCH TO THE COMMUNITY & EXTEND THE FUN 😊

Name: HALLIE FLEMING
Address: 507 N Goliad St 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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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-055

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Support

Respondent Information

Please provide your information.

First Name *

Rockwall

Last Name *

Rustic Ranch, LLC

Address *

406 N Goliad

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

capricemichelle@gmail.com

Phone Number

214-789-7364

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

This content is neither created nor endorsed by Google.

Google Forms

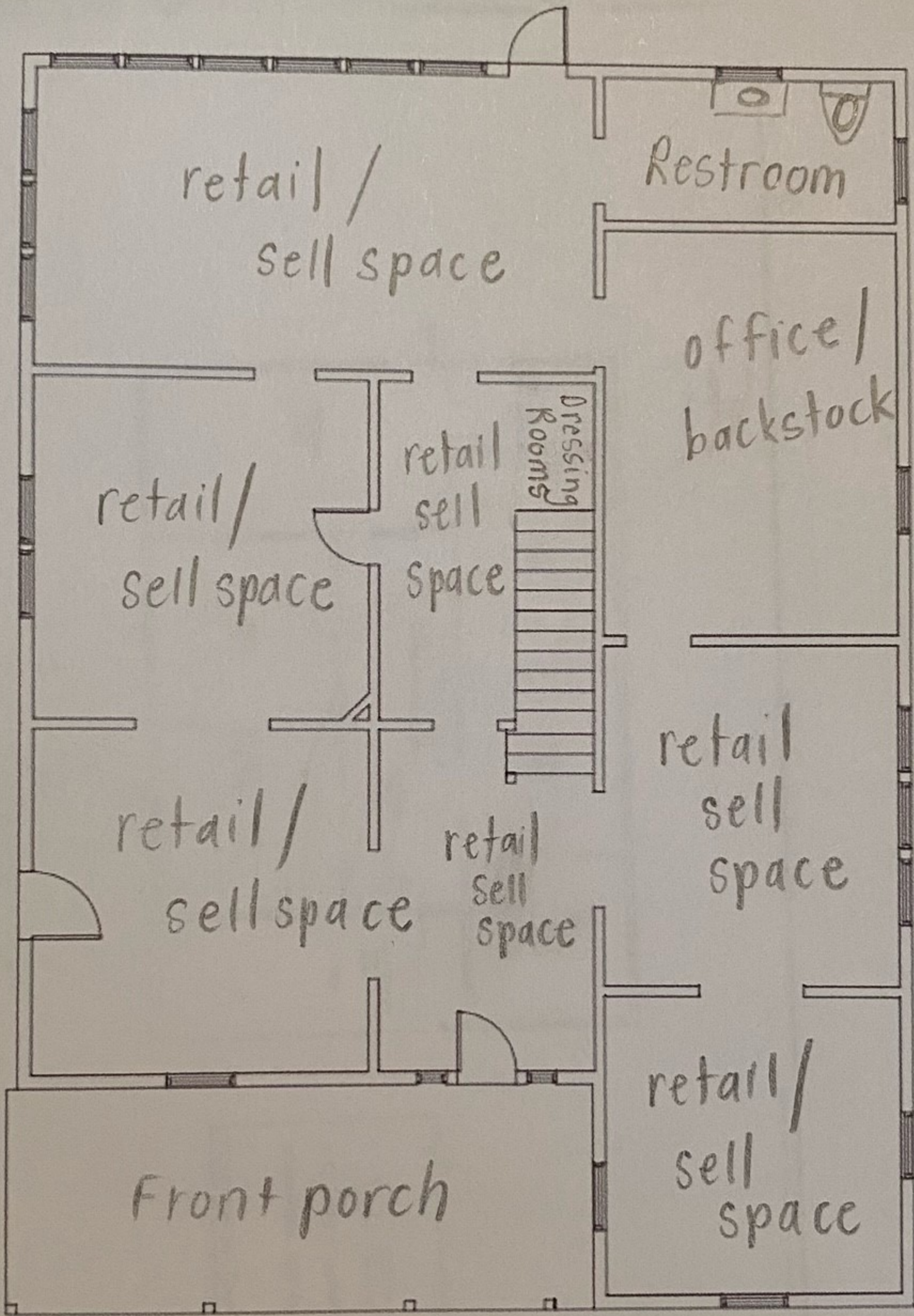


As the owner of Southern Roots during these unprecedented times, it is with great pride I can confirm our success during the year of 2020. We have not only seen growth but have been able to hire more employees and are looking to expand our growing business by moving to a new location. During this pandemic we have focused our efforts on social media marketing and our website. We opened our doors in 2014 in Rockwall and have seen continual growth and support from our community. Southern Roots prides itself on carrying exclusive brands that are not available outside of this area within 30 miles. We have developed a loyal customer base that chooses now more than ever to support local businesses. I am thrilled to see where the next chapter of my business is headed with the growth and community support we have seen during Covid-19 as well as the last 7 years in our Downtown Rockwall location. Now is the perfect time to move to a new building of our own and continue growing and supporting the Rockwall community.

My plan for the new location will create a specialized shopping environment that gives our customers more space to shop as well as parking specifically available to Southern Roots. I am so excited to create a bright and fun retail environment that customers will continue to enjoy and have the same but “upgraded” shopping experience. Southern Roots has grown so much in the last few years and we are in need of a larger back office space where we can receive merchandise and store extra inventory. Our ecommerce division has also grown and we will operate our website business including shipping procedures from our new location as well. Our social media and marketing team will also occupy the back office space. We will continue to focus on community and growth. We hope to hire more local students and create more jobs within our town. What an amazing time to grow in Rockwall. As a graduate from Rockwall High School it is an honor to see how my hometown has flourished. It is an honor to be a part of this community and to continue to expand my growing business in Rockwall Texas.

Thank you for your time and consideration.

Caroline Harklau



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GENERAL RETAIL STORE* ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*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) allowing for the establishment of a *General Retail Store* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for

the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50)*, and *Subsection 01.01, Use of Land and Buildings*, of *Article 04, Permissible Uses*, and *Subsection 04.02, Residential Office (RO) District*, of *Section 04, Commercial Districts*, of *Article 05, District Development Standards*, and *Subsection 06.04, North Goliad Corridor Overlay (NGC OV) District*, of *Section 06, Overlay Districts*, of *Article 05, District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
- 5) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.

2.2 COMPLIANCE

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

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and 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 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street

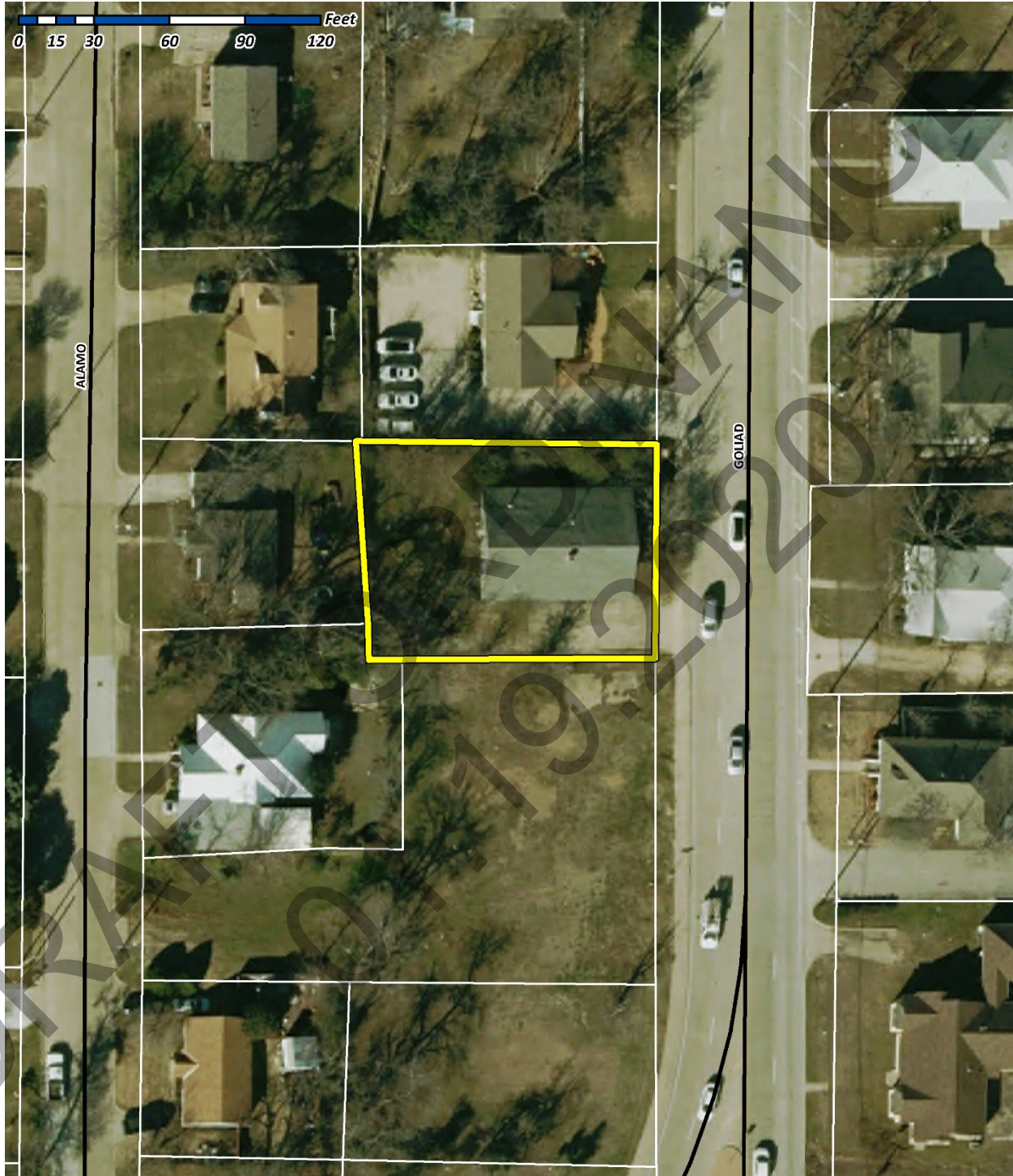
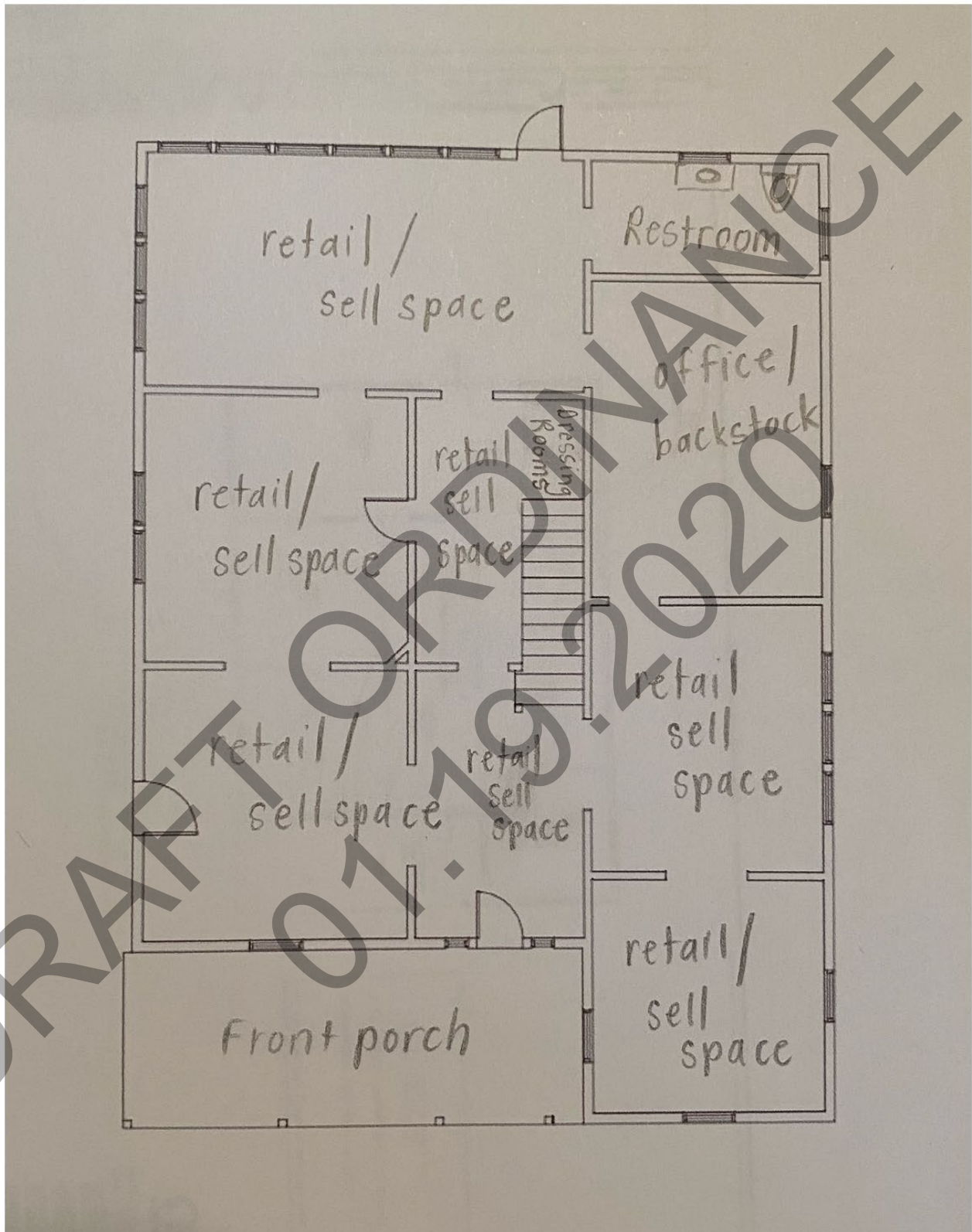


Exhibit 'C'
Floor Plan





February 2, 2021

TO: Caroline Harklau
505 N. Goliad Street
Rockwall, TX 75087

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

SUBJECT: Z2020-055; *Specific Use Permit (SUP) for 505 N. Goliad Street*

Ms. Harklau:

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 February 1, 2021. 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 General Retail Store shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance;
 - (b) The operation of the General Retail Store shall be limited to the area on the first floor and shall generally conform to the Floor Plan depicted in Exhibit 'C' of this ordinance;
 - (c) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
 - (d) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
 - (e) Parking in the front of the building (i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]) shall be prohibited.
- (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 January 12, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) to allow for General Retail Store with the conditions of approval by a vote of 7-0.

City Council

On January 19, 2021, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Councilmember Johannesen absent (1st Reading).

On February 1, 2021, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0 (2nd Reading).

Included with this letter is a copy of Ordinance No. 21-08, 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,

A handwritten signature in black ink, appearing to be 'David Gonzalez', written over the word 'Sincerely,'.

David Gonzalez, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Friday, January 8, 2021 2:45 PM
To: 'Southern Roots'
Subject: P&Z Public Hearing Next Week
Attachments: Packet [P&Z] (01.12.2021).pdf

Caroline,

Please find attached staff's report regarding the public hearing for your zoning request. The Planning Commission will be conducting a Public Hearing next week on Tuesday, January 12, 2021. The Planning and Zoning Commission meeting is scheduled to begin at 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.

The public hearing before the City Council is scheduled for January 19, 2021 (*1st Reading of the Ordinance*). You will need to be present for this meeting also.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Gonzales, David
Sent: Wednesday, December 23, 2020 9:26 AM
To: 'Southern Roots'
Subject: P&Z Work Session Next Week
Attachments: 07_Z2020-055.pdf

Good morning Caroline,

Please find attached staff's comments for your zoning request. The Planning Commission will be conducting a work session next week on Tuesday, December 29, 2020. As the applicant, you will be presenting your case before the commission to discuss your project and receive feedback. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.

As a note, the public hearings for this case are scheduled for January 12, 2021 before the Planning and Zoning Commission and January 19, 2021 before the City Council (*1st Reading of the Ordinance*).

Do not hesitate to contact me should you have any questions.

Thank you, and have a safe and Happy Holiday Season,



DAVID GONZALES, AICP

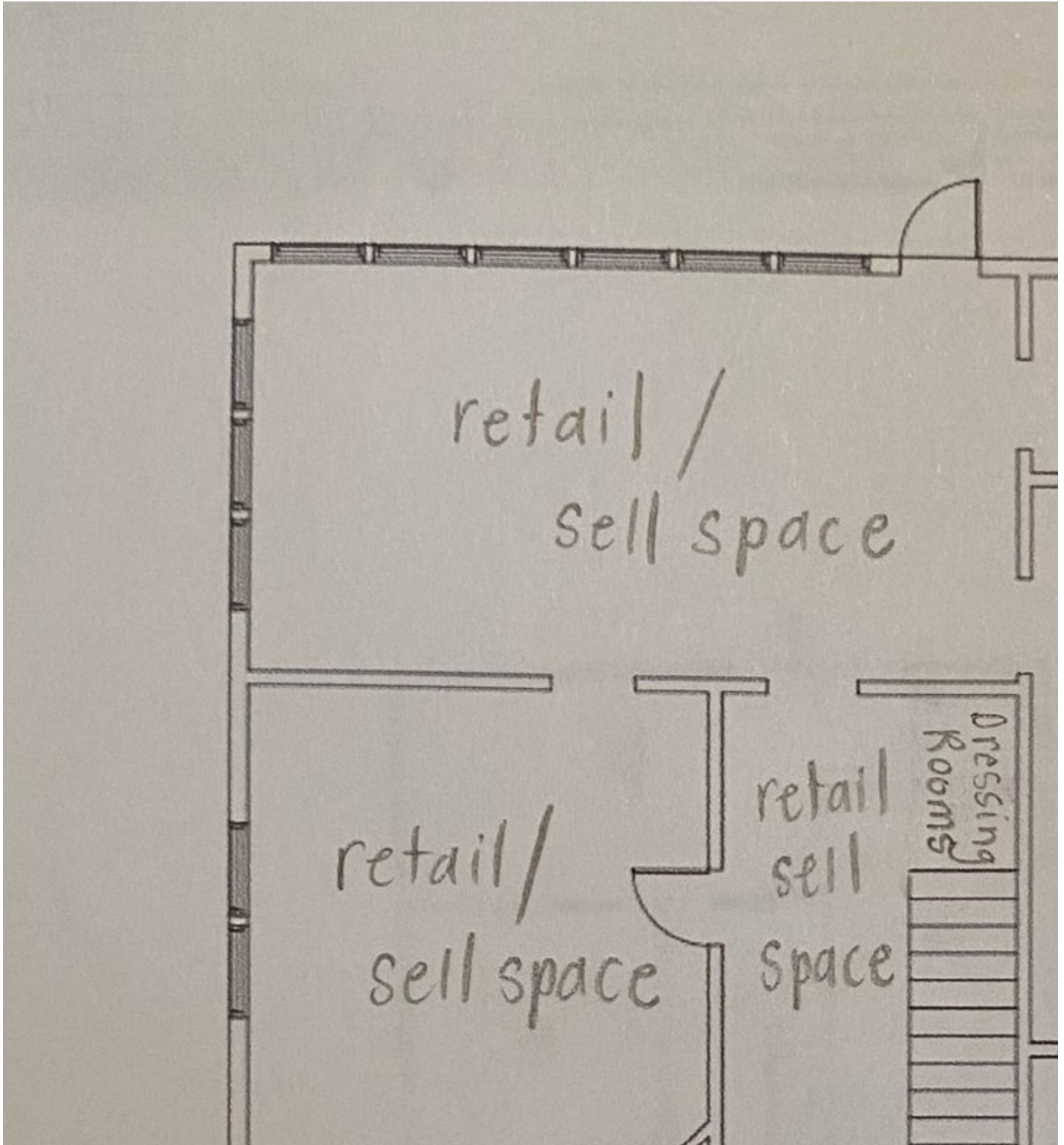
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Southern Roots <hersouthernroots@gmail.com>
Sent: Friday, December 18, 2020 11:16 AM
To: Gonzales, David
Subject: Re: Zoning Case for 505 N. Goliad Street



Sent from my iPhone

On Dec 18, 2020, at 10:55 AM, Gonzales, David wrote:

Yes, thank you for your help with this.

DAVID GONZALES, AICP

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Southern Roots [mailto:hersouthernroots@gmail.com]

Sent: Friday, December 18, 2020 10:55 AM

To: Gonzales, David

Subject: Re: Zoning Case for 505 N. Goliad Street

Hello David!

Yes I can get that to you ASAP. Just to confirm you are wanting me to label what we will do with each room? Thank you!

Caroline

Sent from my iPhone

On Dec 17, 2020, at 4:25 PM, Gonzales, David <DGonzales@rockwall.com> wrote:

Hello Caroline,

I will be working on your SUP request for the General Retail Store at 505 N. Goliad Street. At your earliest convenience, can you provide me with a floor plan indicating how you will have the uses on the first floor laid out?

Let me know if you have any questions.

Thank you,

David Gonzales, AICP

planning & zoning manager

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CITY OF ROCKWALL

ORDINANCE NO. 21-08

SPECIFIC USE PERMIT NO. S-242

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GENERAL RETAIL STORE* ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*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) allowing for the establishment of a *General Retail Store* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50)*, and *Subsection 01.01, Use of Land and Buildings*,

of Article 04, Permissible Uses, and Subsection 04.02, Residential Office (RO) District, of Section 04, Commercial Districts, of Article 05, District Development Standards, and Subsection 06.04, North Goliad Corridor Overlay (NGC OV) District, of Section 06, Overlay Districts, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
- 5) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.

2.2 COMPLIANCE

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

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and 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 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.

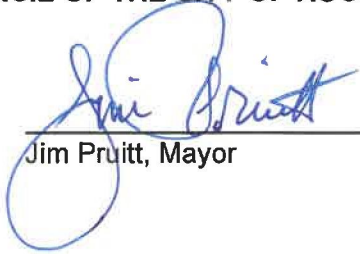
SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and

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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.



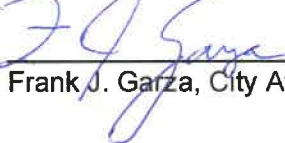
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street



Exhibit 'C'
Floor Plan

