




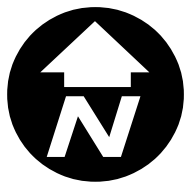
Z2015-032 -ROCKWALL GOLD AND SILVER PAWN  
SUP- LOCATION MAP = 



# 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.

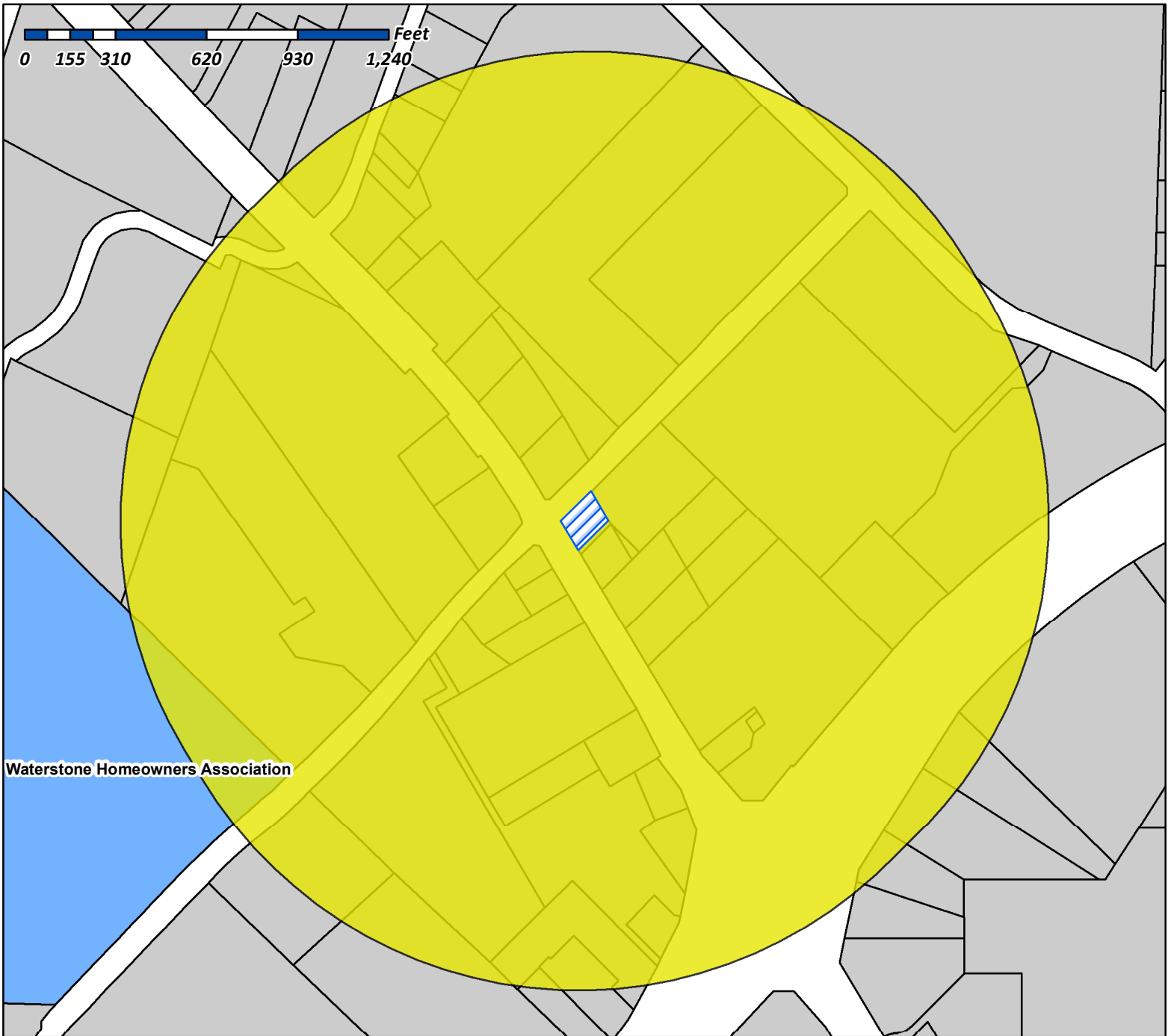
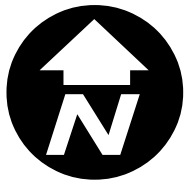




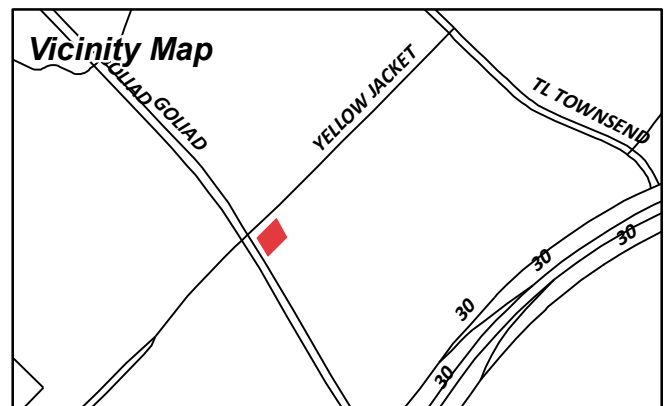
# City of Rockwall

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

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**Case Number:** Z2015-032  
**Case Name:** Rockwall Gold & Silver Pawn  
**Case Type:** Specific Use Permit  
**Zoning:** Residential  
**Case Address:** 1901 S. Goliad St.



**Date Created:** 11/16/2015

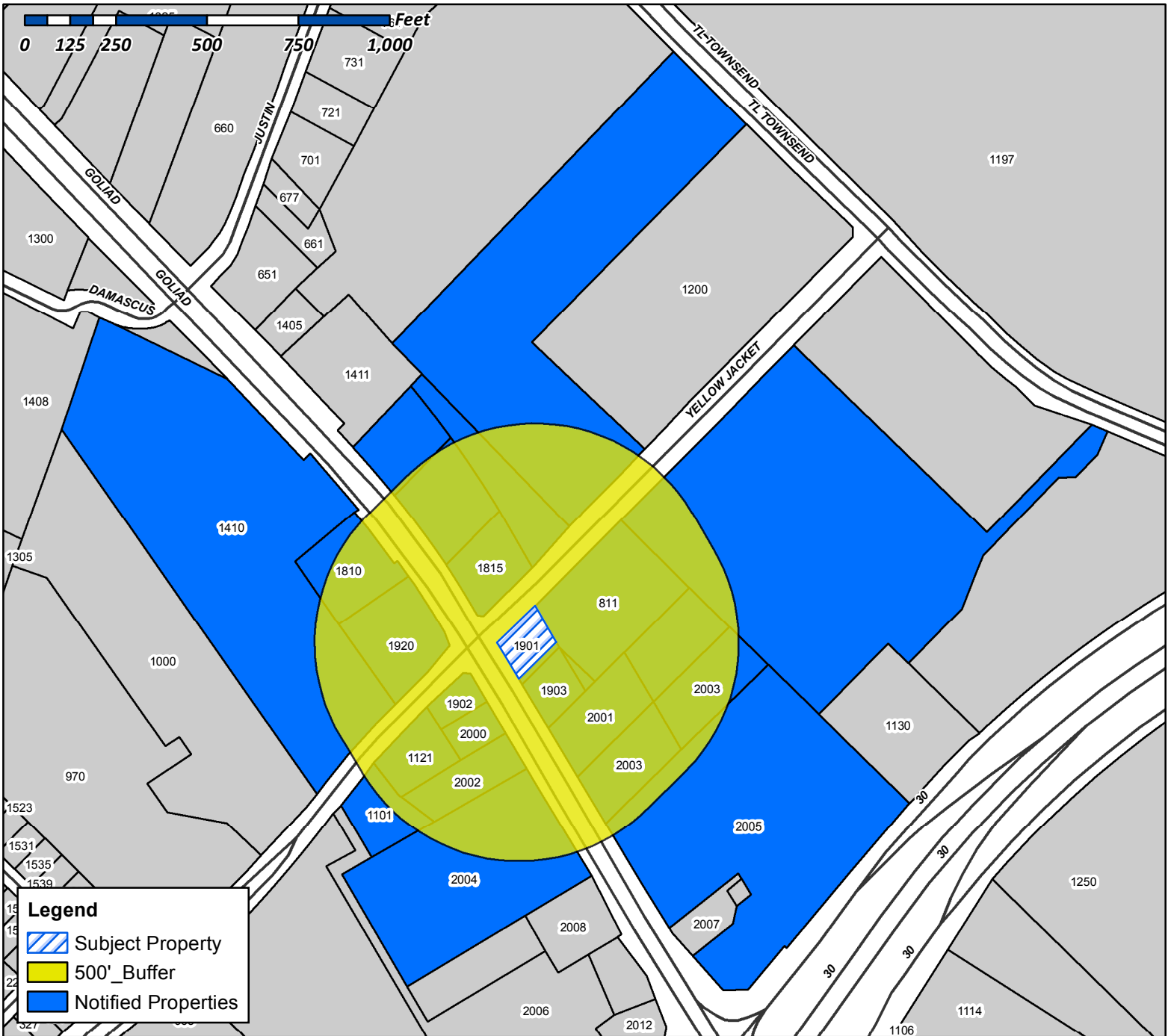
For Questions on this Case Call (972) 771-7745



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**Case Number:** Z2015-032  
**Case Name:** Rockwall Gold & Silver Pawn  
**Case Type:** Specific Use Permit  
**Zoning:** Commercial  
**Case Address:** 1901 S. Goliad St.



**Date Created:** 11/16/2015

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

Rockwall Gold & Silver Pawn  
1901 S. Goliad St  
suite 1  
Rockwall, Texas  
75087

November,13 2015

We are asking for a Specific Use Permit for 5 years with an extension for 5 additional years to operate as a Pawn Shop. Our location is 1901 S. Goliad St suite 1 Rockwall, Texas 75087.

Thank you in advance for your time and consideration.

Regards

Lloyd Waldrop

DONNA C. CULLINS

1610 Shores Blvd.  
Rockwall, TX 75087-2328  
Phone and Fax (972) 771-8171  
Email: [dcp627@yahoo.com](mailto:dcp627@yahoo.com)

November 13, 2015

Mr. Lloyd Waldrop  
Rockwall Gold & Silver Pawn  
1901 S. Goliad St.  
Suite 1  
Rockwall, TX 75087

Reference: Policy # Permission for Pawn Shop

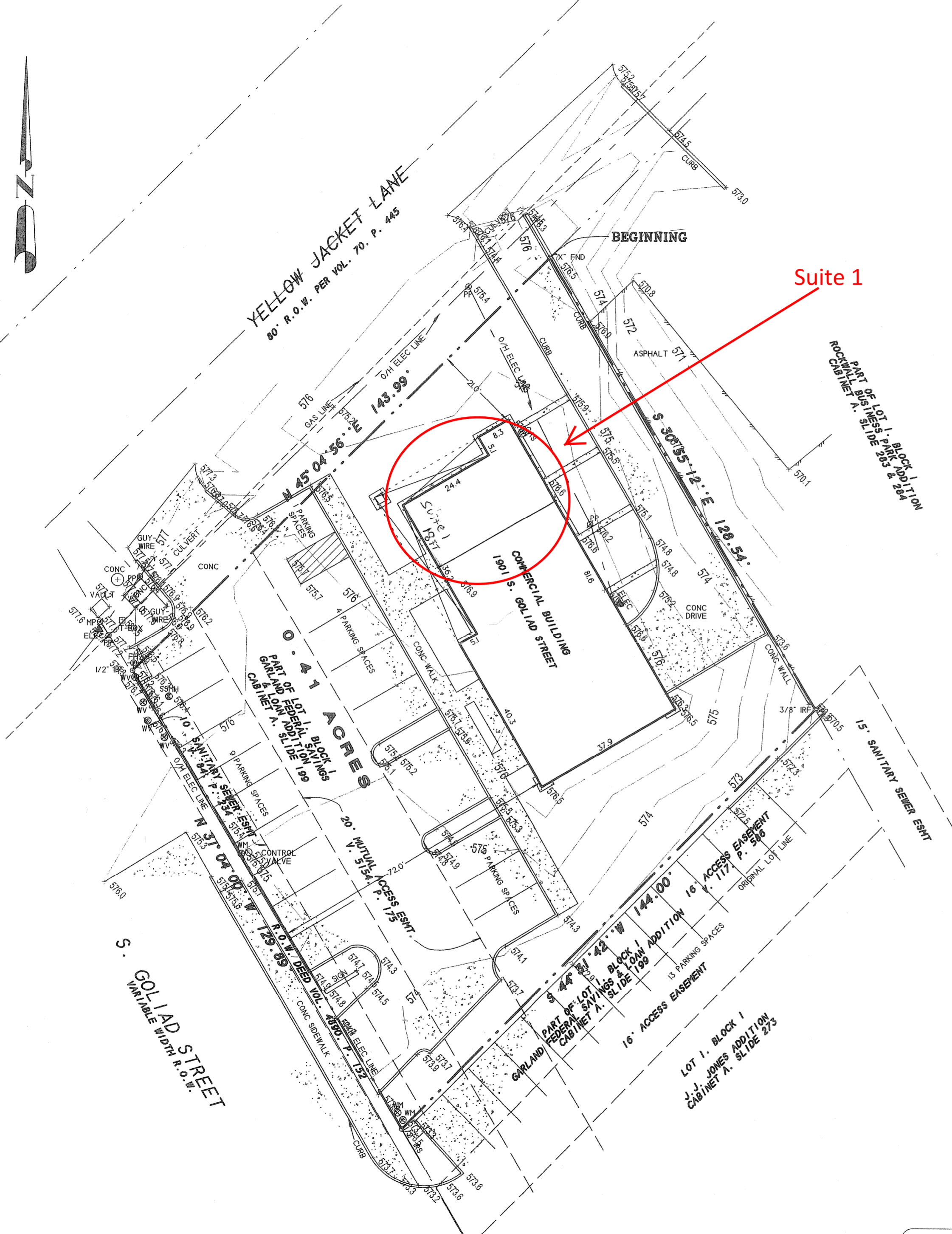
To Whom It May Concern;

As owner of the property at 1901 S. Goliad, also described as Garland Federal Savings & Loan Add., Block 1, Lot 1; I hereby continue my permission to Mr. Lloyd Waldrop to use the space designated as Suite 1 for the use of a pawn shop.

Sincerely,



Donna C. Pritchard  
Property Owner



Suite 1

DESCRIPTION

All that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, GARLAND FEDERAL SAVINGS AND LOAN ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 199 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" chiseled in concrete curb in the southeast right-of-way line of Yellow Jacket Lane (80' R.O.W.) at the north corner of said Lot 1, Block 1 and at the West corner of Lot 1, Block 1, ROCKWALL BUSINESS PARK ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slides 283 and 284 of the Plat Records of Rockwall County, Texas;

THENCE S. 30 deg. 55 min. 12 sec. E. along the common line between said tracts, a distance of 128.54 feet to a 3/8" iron rod found for corner;

THENCE S. 44 deg. 31 min. 42 sec. W. a distance of 144.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the northeast right-of-way line of State Highway 205 S. Goliad Street (R.O.W. per Vol. 4890, Pg. 152);

THENCE N. 31 deg. 04 min. 00 sec. W. (controlling bearing line) along said right-of-way line, a distance of 129.89 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the north line of said Lot 1, Block 1 and in the southeast right-of-way line of Yellow Jacket Lane;

THENCE N. 45 deg. 04 min. 56 sec. E. along said right-of-way line, a distance of 143.99 feet to the POINT OF BEGINNING and containing 0.41 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: ROW DEED REC. IN VOL. 4890, PG. 152, R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for DONNA CULLINS PRITCHARD at 1901 S. GOLIAD STREET, ROCKWALL, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 9th day of July, 2008.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND			
TV	GAS	PH	PP
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT
ELEC	TU ELEC	WM	1/2" IRF
ELECTRIC METER	BOX	WATER METER	IRON ROD FOUND
SUBSURFACE JUNCTION BOX	A/C	MR. CO. UNIT	1" CORNER
FENCE	UNIT	LIGHT POLE	PROPANE TANK
PROPERTY LINES			

FILE COPY  
2013 028  
RECEIVED  
OCT 21 2013  
BY:

SURVEY ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF ROCKWALL

ORDINANCE NO. 13-46

SPECIFIC USE PERMIT NO. S-115

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS GRANT A SPECIFIC USE PERMIT TO ALLOW FOR A "PAWNSHOP" ON A PORTION OF A 0.423-ACRE PARCEL OF LAND, AND MORE SPECIFICALLY IDENTIFIED AS "SUITE 1" AS DEPICTED IN EXHIBIT "A" ATTACHED HERETO, AND LOCATED AT 1901 S. GOLIAD STREET, AND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK 1 OF THE GARLAND FEDERAL SAVINGS & LOAN 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 Specific Use Permit (SUP) for a "Pawnshop" within a Commercial (C) zoning district has been requested by Rockwall Gold & Silver and on behalf of Donna Pritchard (property owner), on a portion of a 0.423-acre parcel of land, and more specifically identified as "Suite 1" as depicted in Exhibit "A" attached hereto, and described as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition City of Rockwall, Rockwall County, Texas, which is situated at the southeast corner of SH-205 and Yellow Jacket Lane, and also known as 1901 S. Goliad Street, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for a "Pawnshop" within a Commercial (C) zoning district as stipulated by the Unified Development Code [Ordinance no. 04-38] on the *Subject Property*; and

**SECTION 2.** That the Subject Property shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) and as set forth in the Unified Development Code [Ordinance No. 04-38] as heretofore amended, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

## 2.1 Operational Conditions

The following conditions pertain to the operation of a "Pawnshop" as a use for an existing commercial facility on the *Subject Property*, and conformance to these operational conditions on required for continued operations:

1. The "Pawnshop" shall be limited in its operations to an area of approximately nine (900) hundred square feet for the area designated as "Suite 1" as depicted in Exhibit "A" attached hereto and;
2. That incidental display and outside storage shall be strictly prohibited.
3. This Specific Use Permit (SUP) shall be valid for a period of two (2) years from the date of approval as granted upon herein, and the City Council reserves the right to renew the SUP granted herein upon the expiration of the two (2) year period from the date hereof.

**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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

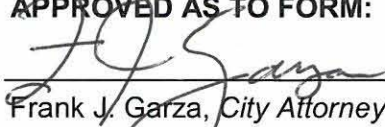
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2nd DAY OF DECEMBER, 2013.**

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

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: 11-18-13

2<sup>nd</sup> Reading: 12-02-13





# Exhibit "A"

