

Z2018-028 - RUSTI WAREHOUSE SUP
 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.

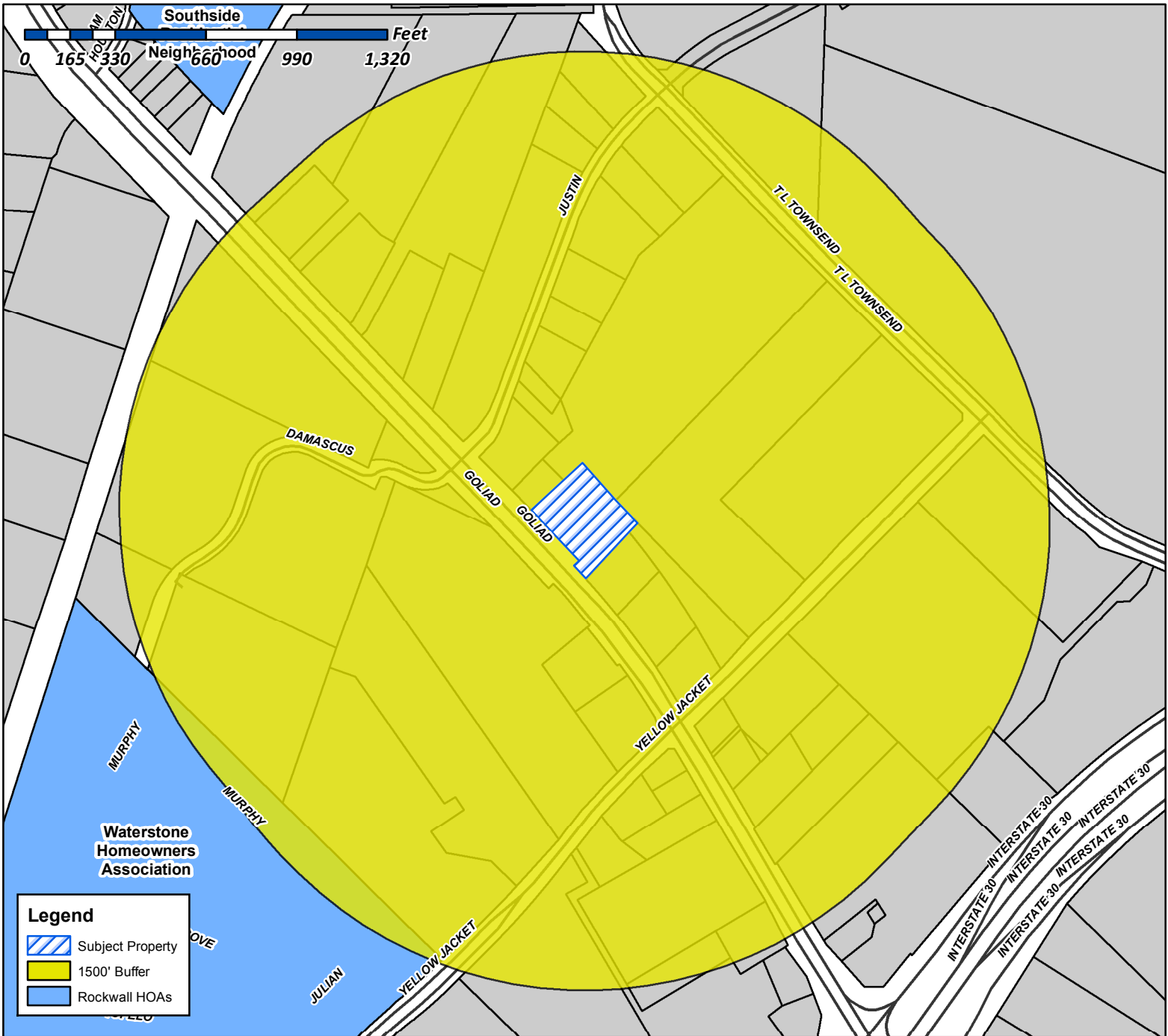




City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2018-028
Case Name: Rustic Warehouse SUP
Case Type: Zoning
Zoning: SUP
Case Address: 1411 S Goliad St

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

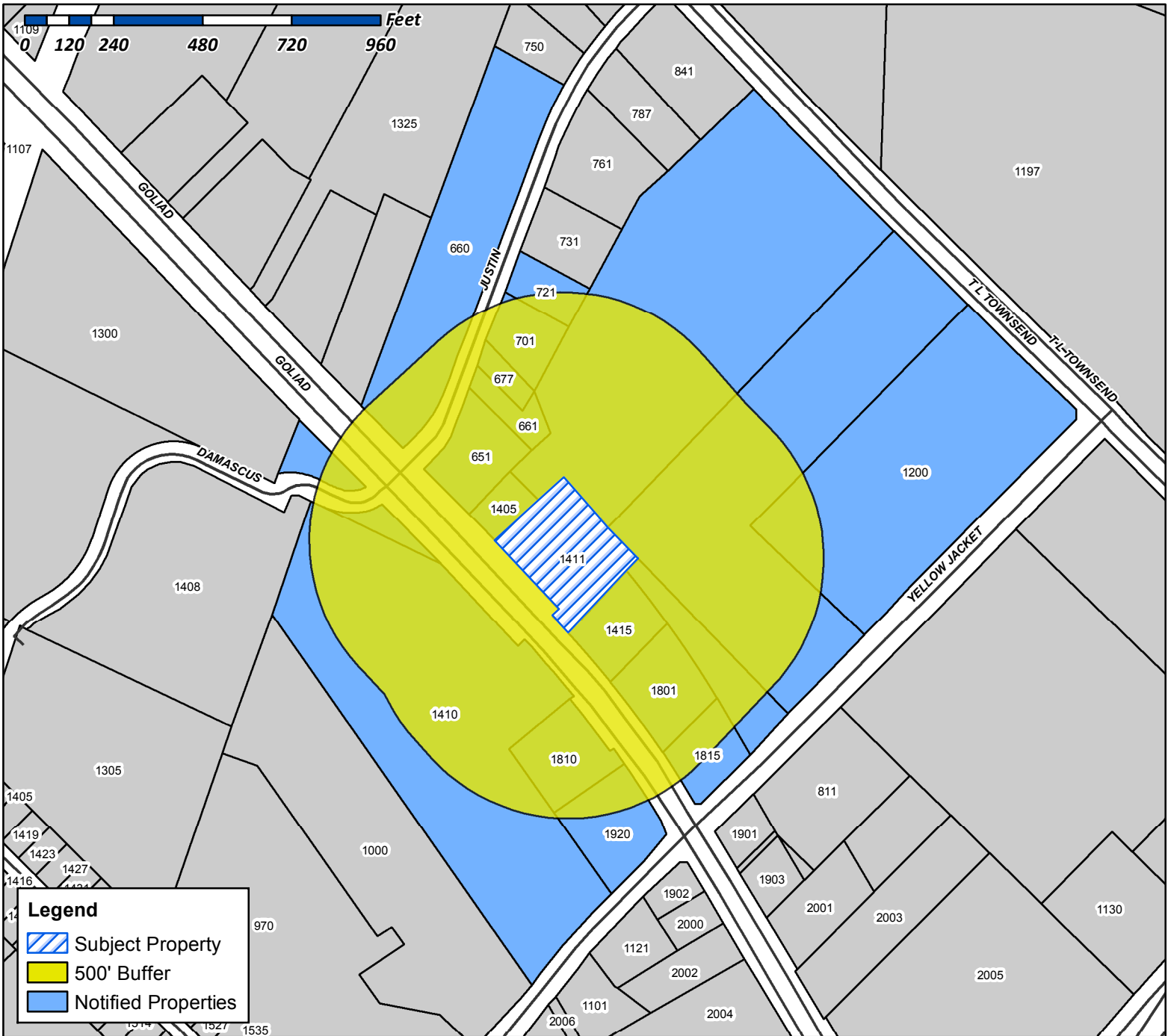




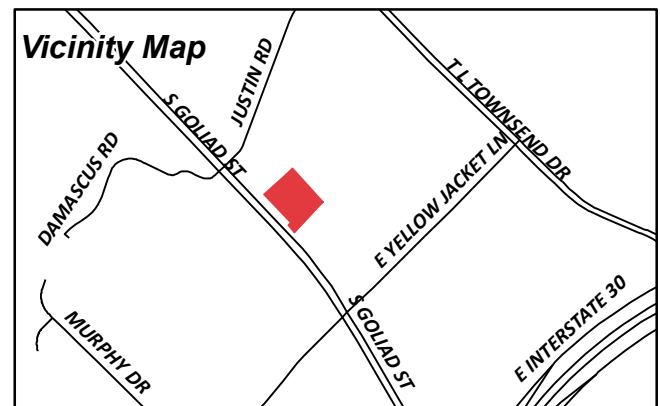
City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2018-028
Case Name: Rustic Warehouse SUP
Case Type: Zoning
Zoning: SUP
Case Address: 1411 S Goliad St



Date Created: 06/18/2018

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

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1405 S GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 S GOLIAD ST
SACRAMENTO, TX 75087

CURRENT RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

VALLEY DEVELOPMENT COMPANY INC
4624 DUCKHORN DR
SACRAMENTO, CA 95834

CURRENT RESIDENT
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

RHOADS RHOADS AND COX
6905 ELLSWORTH AVE
DALLAS, TX 75214

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD STE 101
ROCKWALL, TX 75087

PS LPT PROPERTIES INVESTORS
C/O PUBLIC STORAGE (PS #26644)
ATTN: IRMA PIMENTEL REAL ESTATE PARALEGAL
701 WESTERN AVENUE
GLENDALE, CA 91201

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 100 CRESCENT CT
SUITE 700
DALLAS, TX 75201

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

To whom it may concern,

My husband and I, Al and Matilyn Vivo, are the owners of the Rustic Warehouse located at 1411 S Goliad, Rockwall, TX 75087. The Rustic Warehouse is a retail store selling primarily furniture and home décor. We also sell Annie Sloan chalk paint and offer paint classes.

In the future we intend on expanding. We have a long-term plan and we have all intentions on being here for a while.

Now we are asking for (SUP) to allow furniture repair and upholstery to be permitted on site in our work space indicated on the site plan. The work space and storage area are currently being utilized by only 10 of our vendors. This will allow 10 of our vendors to repair, paint, wax, and touch up pieces on site. This is a huge convenience for the vendors not to have to transport pieces back and forth from their homes. Also, this helps us provide the best customer service to be able to touch pieces up on site if damaged. Without being permitted to these uses on site it would be a detriment to our overall sales and huge inconvenience to our vendors.





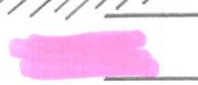

We appreciate all your help with this process.

Kindest regards,

Al and Matilyn Vivo

The Rustic Warehouse

Front

	Work Space	450 sq. Ft.
	Storage Space	3420 sq. Ft.
	Retail Space	6185 sq. Ft.
	Break - Class Room	200 sq. Ft.
	Office Space	81 sq. Ft.
	Rest rooms	374 sq. Ft.



- Note:
1. Water fountain (A) to be installed in Kitchen area. To meet all City Codes and Specs.
 2. Framing Hall (B) to meet all building Codes and Specs.

Rustic Ware House
Expansion
1411 South Goliad
Rockwall Tx 75087

Page 2

1/8" = 1' Scale
Total Expansion 3786 sq. Ft.

Drawn By John Mathis
214.310.7657

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING *FURNITURE UPHOLSTERY, REFINISHING AND REPAIR* IN CONJUNCTION WITH AN EXISTING GENERAL RETAIL STORE ON A 1.9175-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, 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 Al and Mattie Vivo for the approval of a Specific Use Permit (SUP) allowing *Furniture Upholstery, Refinishing and Repair* in conjunction with an existing general retail store on a 1.9175-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and being identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, addressed as 1411 S. Goliad Street [*SH-205*], 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 Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of *Furniture Upholstery, Refinishing and Repair* in conjunction with an existing retail store as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule*, of Article IV, *Permissible Uses*, and *Section 4, Commercial Districts*, and *Section 6.7, SH-205 Overlay (SH-205 OV) District*, of Article V,

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

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Furniture Upholstery, Refinishing and Repair* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) All *Furniture Upholstery, Refinishing and Repair* operations shall be ancillary to the primary land use (*i.e. general retail store*).
- 2) The constraints of the area used for *Furniture Upholstery, Refinishing, and Repair* shall be limited to 450 SF and be located in the area indicated as *Work Space* on the concept plan depicted in *Exhibit 'B'* of this ordinance.
- 3) The use of a paint sprayer or aerosol painting products to finish furniture shall be prohibited without the installation of a paint booth in accordance with all applicable state and local requirements.
- 4) The manufacturing or large-scale assembly of furniture shall be prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF AUGUST, 2018.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Exhibit 'A':
Subject Property

Legal Description: Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255
Address: 1411 S. Goliad Street



Exhibit 'B':
Floor Plan

Work Space	450 sq ft
Storage Space	3420 sq ft
Retail Space	6185 sq ft
Break - Class Room	800 sq ft
Office Space	81 sq ft
Restrooms	374 sq ft

