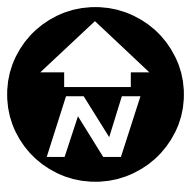


City of Rockwall

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.

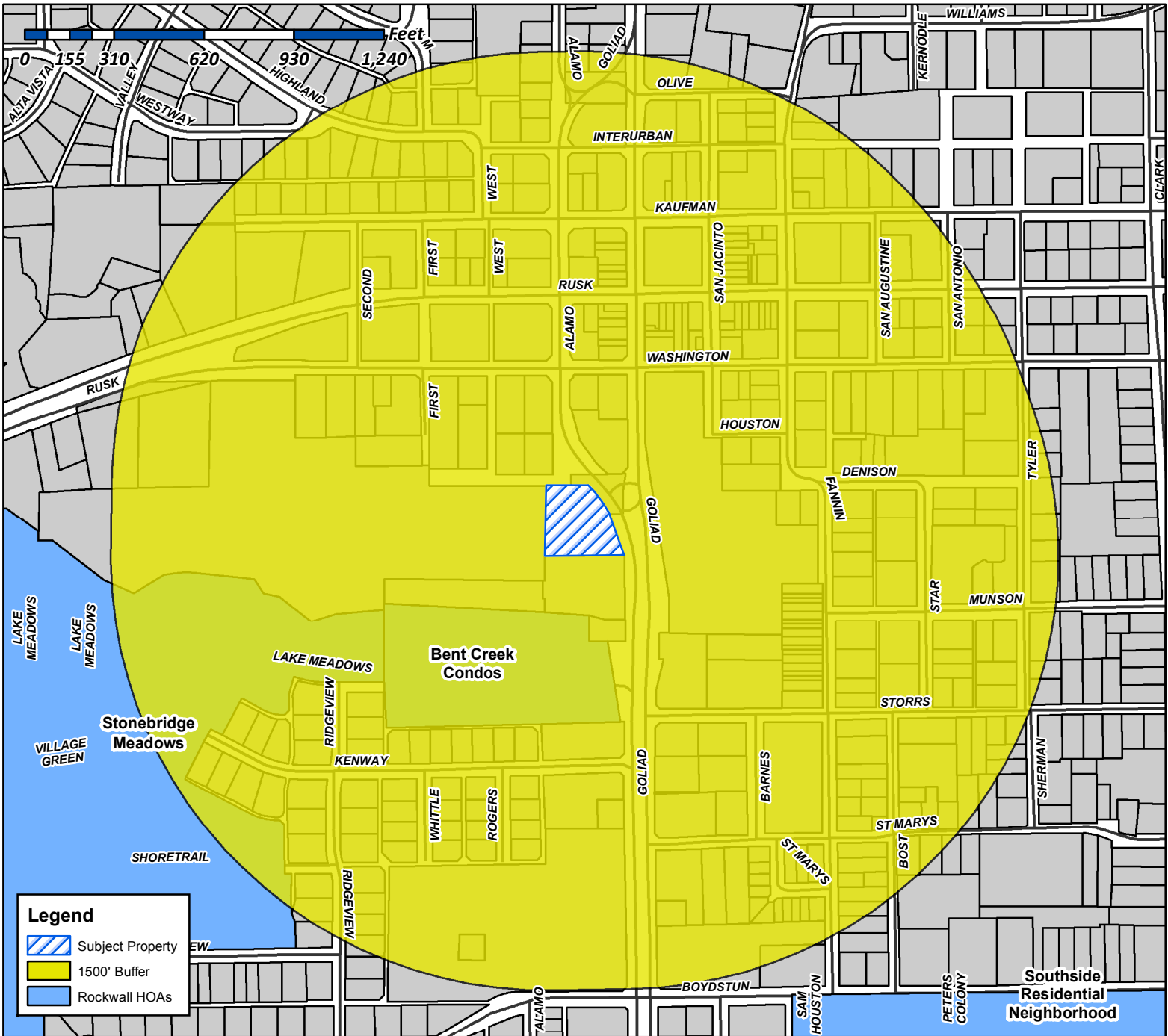




City of Rockwall

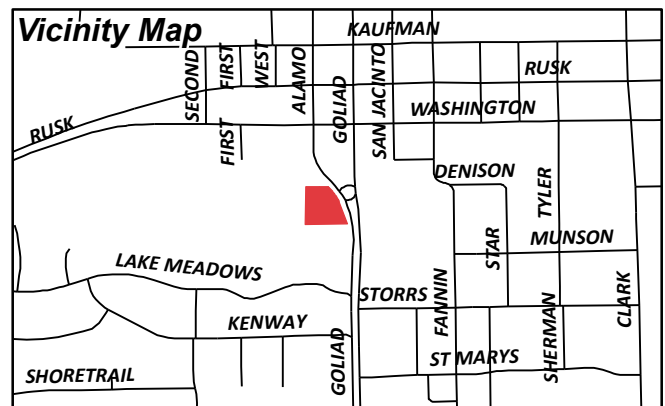
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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

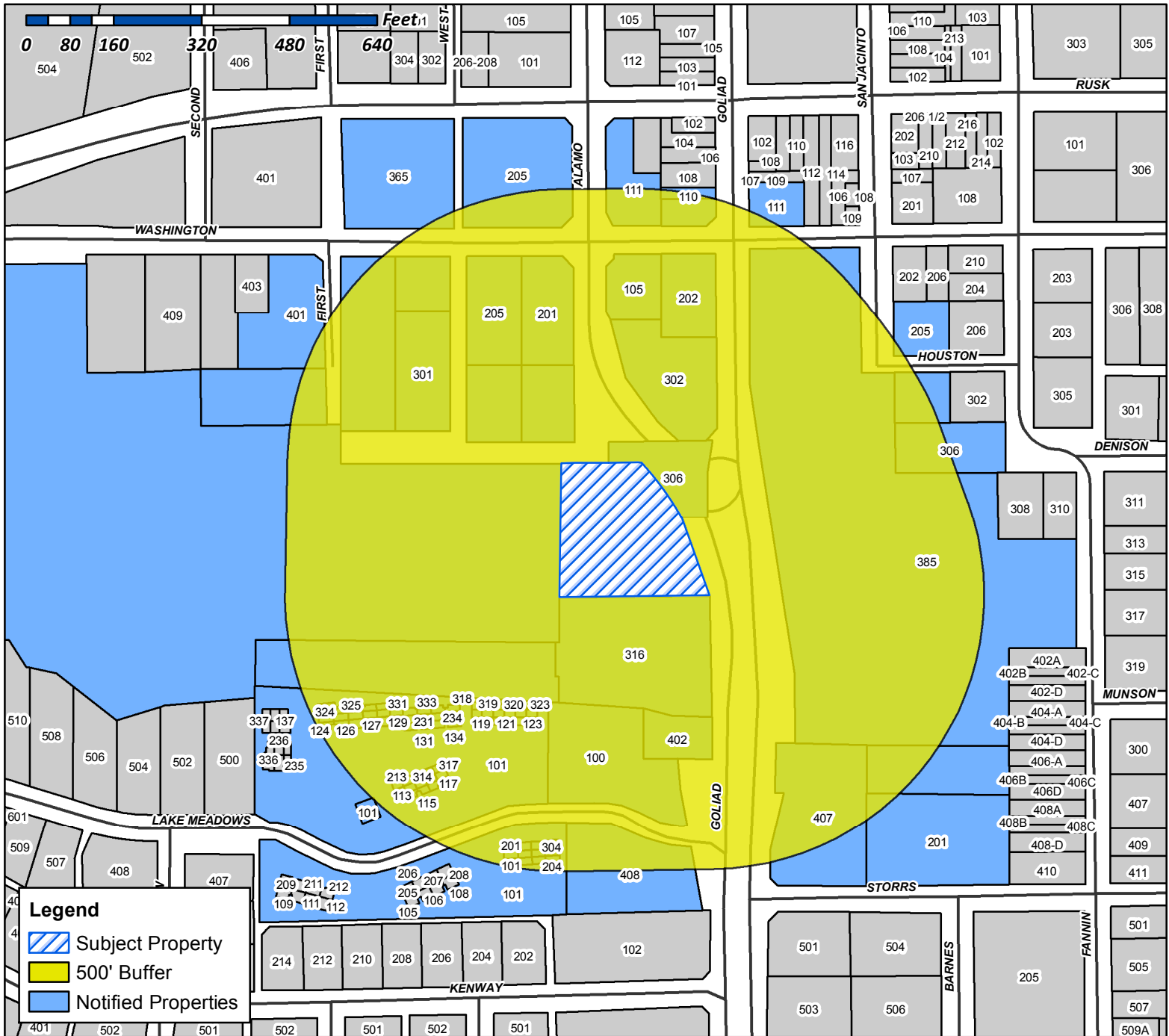




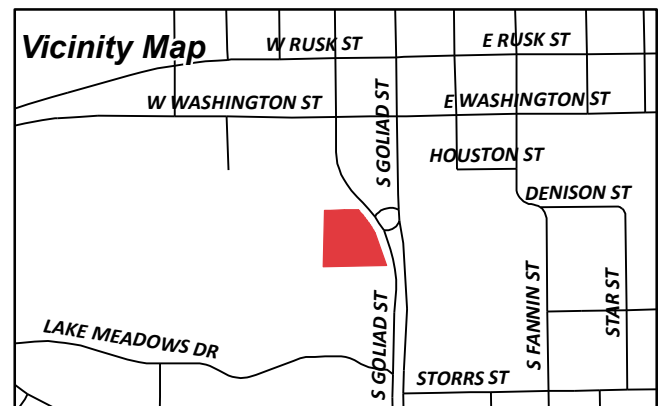
City of Rockwall

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



Date Created: 06/18/2018

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

CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
105 W WASHINGTON
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

PRUITT JAMES PRESTON
110 S GOLIAD ST STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
111 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
111 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
118 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
119 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
120 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
121 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
122 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
123 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
124 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
125 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
126 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
127 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
128 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
129 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
130 LAKE MEADOWS DR
ROCKWALL, TX 75087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
131 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
132 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
133 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
134 LAKE MEADOWS DR
ROCKWALL, TX 75087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

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

CURRENT RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
205 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
214 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
215 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
216 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
217 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
218 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
219 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
220 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
221 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2217 MCCLENDON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
222 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
223 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
224 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
225 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
226 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
227 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
228 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
229 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
231 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
232 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
233 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
234 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
301 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
301 W WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
302 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
303 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
304 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
314 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
315 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
316 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
316 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
317 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
318 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
319 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
320 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
321 LAKE MEADOWS DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
323 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
324 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
325 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
326 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
327 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
328 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
329 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
331 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
332 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
333 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
334 LAKE MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
365 W RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
389 SW LAKEVIEW AVE
ROCKWALL, TX 32025

CURRENT RESIDENT
401 WASHINGTON ST
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

DJ ROCKWALL LLC
4021 W 232 ST
TORRENCE, CA 90505

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

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

CURRENT RESIDENT
505 C B DAVIDSON
ROCKWALL, TX 75087

MYRELI LLC
627 SORITA CIR
HEATH, TX 75032

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

CURRENT RESIDENT
720 DAVIS DR
ROCKWALL, TX 75087

SHIELDS MICHAEL L
811 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 STEPHENSON ST
ROCKWALL, TX 71104

HOUSING AUTHORITY OF CITY
OF ROCKWALL
, 00000

CAIN FAMILY PARTNERSHIP LTD
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TRASSATTS CORPORATION
PO BOX 271001
FLOWER MOUND, TX 75027

CURRENT RESIDENT
PO BOX 271001
ROCKWALL, TX 75027

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

SOUTH GOLIAD STREET

SOUTH ALAMO ROAD



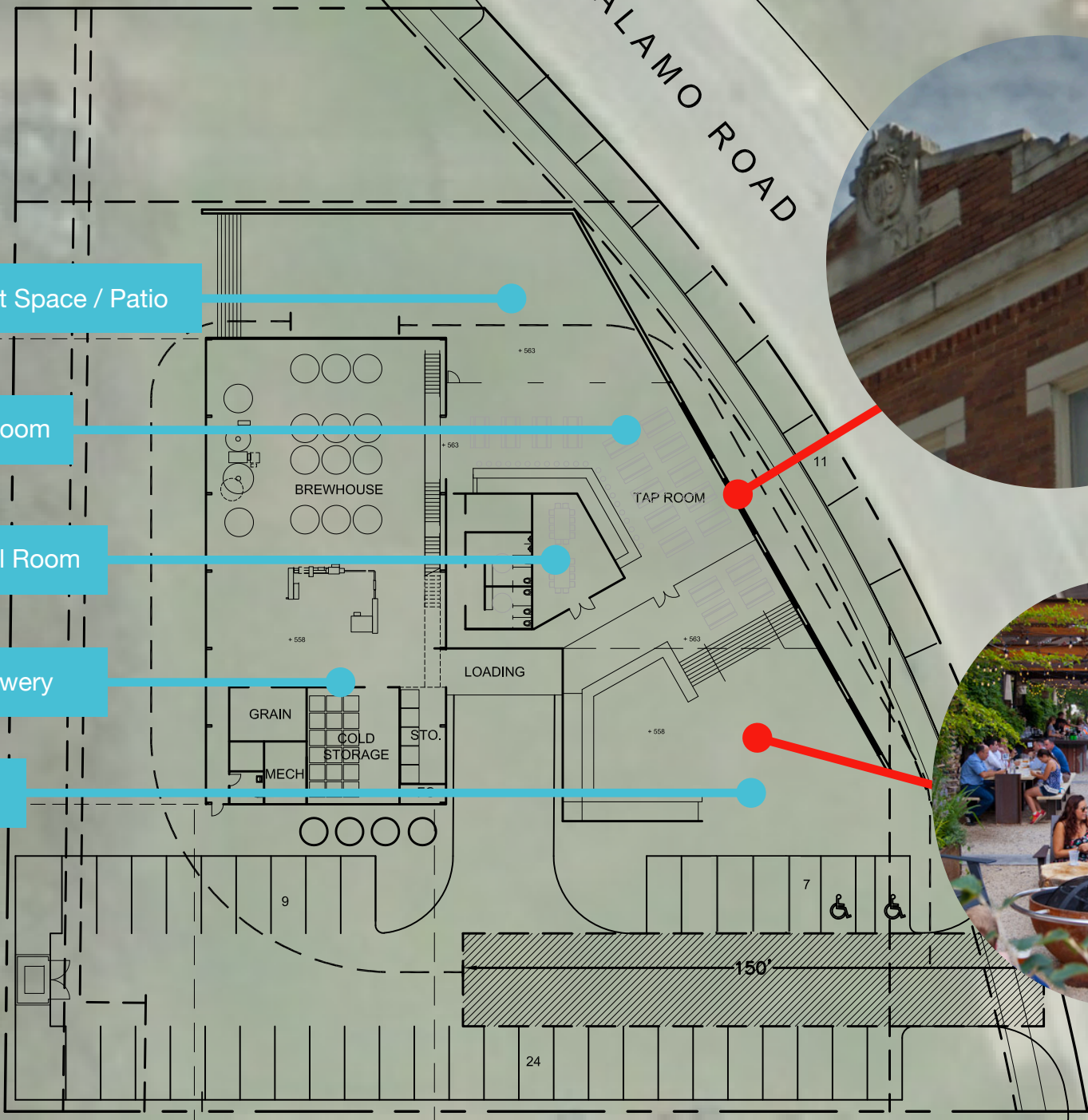
Event Space / Patio

Tap Room

Rental Room

Brewery

Patio





SIREN  ROCK
THE FIRST CRAFT BEER









SIREN  ROCK
BREWING COMPANY

SIREN ROCK
BREWING COMPANY





SIREN ROCK



BREWING COMPANY

DRINK LOCAL
HANDCRAFTED BEER. IRRESISTIBLE CHARACTER.
LONE CASTAWAY
MAGNETIC MUSE
PRIMA DIVA

Two people are seated at a table in the foreground, both holding glasses of beer and engaged in conversation. The man is wearing a blue and white plaid shirt over a white t-shirt, and the woman is wearing a white tank top.





CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

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

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

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

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

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

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

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

2.1 OPERATIONAL CONDITIONS

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

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum square footage of the building shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 16, 2018

2nd Reading: August 6, 2018

Exhibit 'A':
Legal Description

DRAFT
ORDINANCE
06.26.2018

DRAFT
ORDINANCE
06.26.2018

Exhibit 'C':
Concept Building Elevations

DRAFT
ORDINANCE
06.26.2018