



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-016

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1541 E Interstate 30

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

General Location between John King & SH205 on North side of I30

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

Current Zoning Light Industrial

Current Use Office

Proposed Zoning no change

Proposed Use Winery

Acreage 1.5 acres 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 Dynacap Holdings Limited

Applicant Pentagon

Contact Person Charles Smith

Contact Person Charles Smith

Address 611 E Boydston

Address 611 E Boydston

City, State & Zip Rockwall Texas 75087

City, State & Zip Rockwall Texas 75087

Phone 214 212 2307

Phone 214 212 2307

E-Mail charlie@ck2advisors.com

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

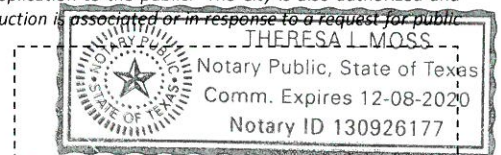
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. 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 12 day of November, 2020.

Owner's Signature

[Signature]  
Jheusa L. Moss

Notary Public in and for the State of Texas



My Commission Expires 12.8.2020



MIS2020-016- SPECIAL EXCEPTION FOR A VINEYARD  
MISCELLANEOUS - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.



**From: Charles Smith**

**To: Planning & Zoning**

Dear Sir,

Please find attached my development application for 1541 E Interstate 30, Rockwall, Texas 75087. It is on the north side of Interstate 30 between SH 205 and John King.

My application is to put in a winery – class (G) license with the TABC. I have that license already and would like to move it to the property I own in Rockwall. I have had an office at this location since I bought the property in 2004.

In the building next door there is a church. I have measured front door of the church to the entrance to the winery and I present this map with the distances. The front door of 1541 building is only for storage and does not have access through the building to the section at the back where the winery would be. To access the winery, one would need to go down the side of the building around the back to the door of the winery.

Methodology:

I started at the front door of the church and walked directly to the imaginary sidewalk (since there is no sidewalk), then parallel to the property line to the point at which I would turn to go in a straight line down the road leading to the back where the winery entrance is, then around the building to the door. The diagram show this.

Notes:

The church does not have access to the back of the property although they have an emergency exit door on the back of their building. Their only access (besides emergencies) is the front door.

I talked to the pastor of the church as I was thinking of this application and asked him if he had a problem with me opening a winery backing up to the church. He said I had been so good to him all the time he has been there and he did not have a problem with it. You can call Pastor Lee Wells at 903-453-4191 or I can get a letter from him.

We do not plan to be open on Sundays at all.

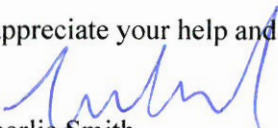
Our activities will be those allowed under our (G) license from the TABC which:

Allows holder to:

- Manufacture, bottle, label and package wine containing 24% alcohol by volume or less.
- Sell or buy wine from permittees authorized to purchase and sell wine, including wholesalers, winery and wine bottler's permittees.
- Sell wine to ultimate consumers for consumption on the winery premises or in unbroken packages for off-premise consumption.
- Dispense free wine for consumption on the winery premises.

We will also serve some limited food which is also allowed under our permit with the TABC.

I appreciate your help and call me at 214-212-2307 if you have any questions or need to speak with me.

  
Charlie Smith  
214-212-2307  
[charlie@ck2advisors.com](mailto:charlie@ck2advisors.com)



**CITY OF ROCKWALL  
LOCAL ALCOHOL BEVERAGE PERMIT  
APPLICATION & CERTIFICATION**

Revised 01/05/18

**Date:** 11/12/2020

**Applicant's Name:** Charles Smith

**Trade Name of Location:** Pentagon

**Location Address:**  
Street #, Name, City, State, Zip 1541 E Interstate 30 Rockwall Texas 75087

**Mailing Address:**  
Street #, Name, City, State, Zip Same

**Applicant's Phone:** (214) 212 2307      **Email:** charlie@ckzadvisors.com

**TABC Permit Type(s) Applying For:** I already have a (G) license - Want to move to my property

**This is a(n):**     Original Application     Renewal

*Note: Local permits are renewed every two years with proof of State issued license. You **must** submit a copy of your TABC license with payment (if applicable). The locally issued permit must be displayed on-site at the business location, alongside the state license/permit.*

\*The Below SECTION TO BE FILLED OUT BY City STAFF ONLY\*

**CRITERIA FOR APPROVAL**

Was the property annexed prior to November 14, 2007?

Yes     No    **If no, city staff will need to consult with the applicant.**

Is the property located in an area zoned for the requested permit?

Yes     No    **Zoning Designation:**

**APPLICATION IS FILED FOR (check either #1 or #2):**

**1. The legal sale of beer and wine for off-premise consumption only.**

The requested permit appears to be located within the following area(s):

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 300 feet of a religious institution (measured front door to front door)          | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 300 feet of a public hospital (measured front door to front door)                | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 300 feet of a public or private school (measured property line to property line) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**2. The following distance requirements apply to holders of a *Mixed Beverage Restaurant (with FB certificate), Winery (G) & Wine & Beer (BG) permits:***

The requested permit appears to be located within the following area(s):

- |   |                              |                             |
|---|------------------------------|-----------------------------|
| 300 feet of a religious institution (measured front door to front door) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 300 feet of a public hospital (measured front door to front door)       | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 300 feet of a public school (measured property line to property line)   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

<b><u>Zoning and distance verification / approval (Planning Dept.):</u></b>	
Printed Name: _____	Date: _____
Signature: _____	
<b>City Secretary's Office:</b>	
<input type="checkbox"/> Approved _____	<input type="checkbox"/> Denied* _____
<input type="checkbox"/> Fees Paid: _____	Check No. _____ Date: _____

\*If permit is denied due to non-compliance with distance requirements, applicant may seek approval of a variance from City Council

TEXAS ALCOHOLIC BEVERAGE COMMISSION  
P.O. BOX 13127      Seq: 0128  
AUSTIN, TX 78711-3127



TEXAS ALCOHOLIC  
BEVERAGE COMMISSION  
*Texas Helping Businesses & Protecting Communities*



WINERY GROUP INC.  
1541 E INTERSTATE 30  
ROCKWALL TX 75087-6248

Dear Licensee/Permittee

As a citizen of the State of Texas and as part of the industry we regulate, we value your comments. Your impressions concerning the fairness and appropriateness of the actions taken by the agency and its employees are vital to the success of the Commission.

Complete this brief and strictly confidential questionnaire and allow your voice to be heard. You are a very important customer to us.

<https://www.surveymonkey.com/r/H5625RT>

Sincerely,

A. Bentley Nettles

**Please detach and display your license/permit in a conspicuous place at all times on the licensed premise.**

686403

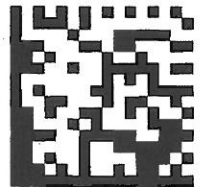
TEXAS ALCOHOLIC BEVERAGE COMMISSION

G 1094373

EXPIRES 07/27/2022

NEW

WINERY PERMIT



WINERY GROUP INC.  
982 COUNTY ROAD 979 STE 200  
ROYSE CITY COLLIN

WINERY GROUP INC.

  
EXECUTIVE DIRECTOR

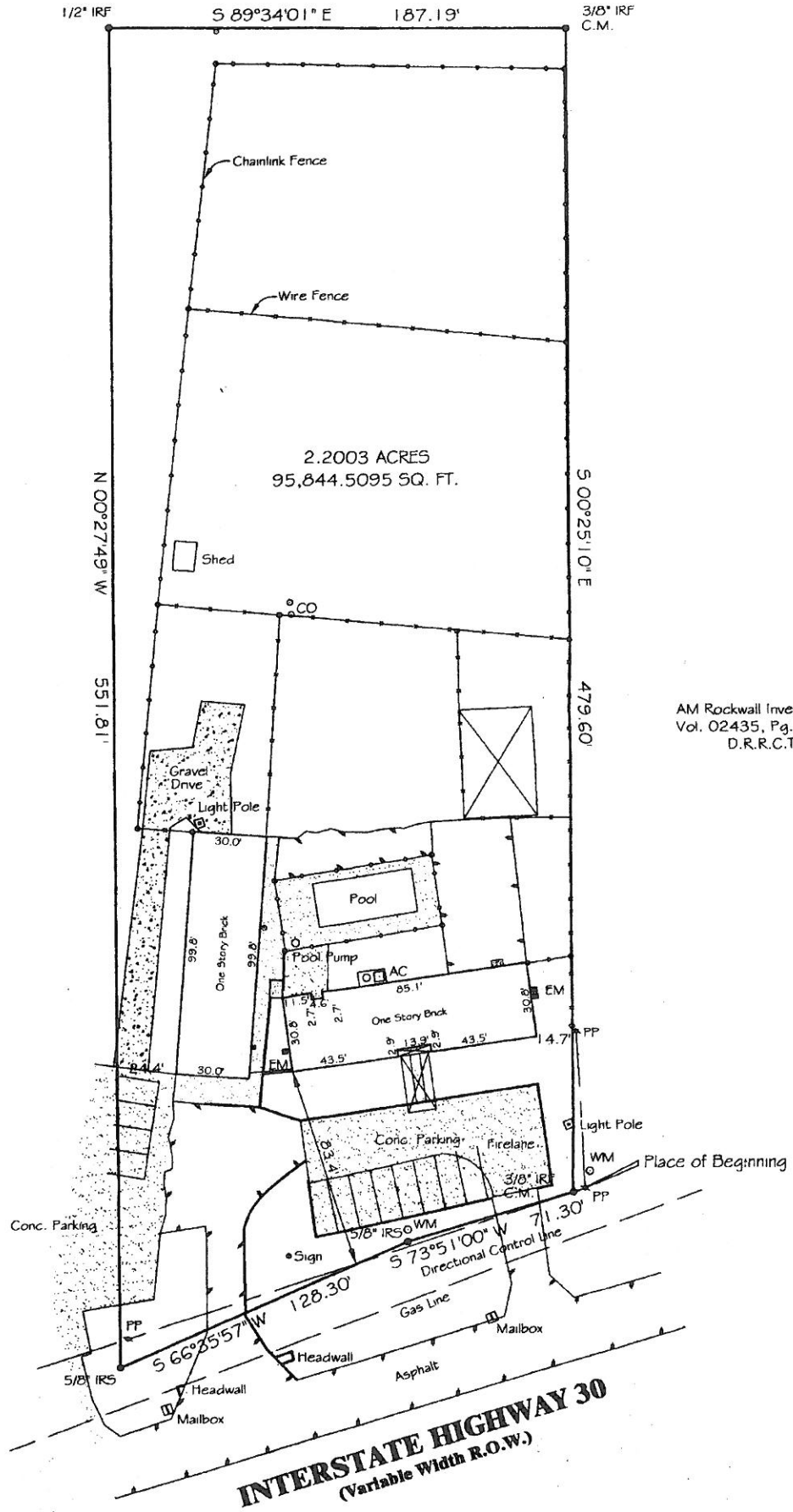
THIS PERMIT IS NOT TRANSFERABLE. MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN THE PLACE OF BUSINESS INDICATED. HEREON THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITTEE'S PREMISES TO PERFORM ANY DUTY IMPOSED UPON HIM.

Burl Swafford  
D.R.R.C.T.

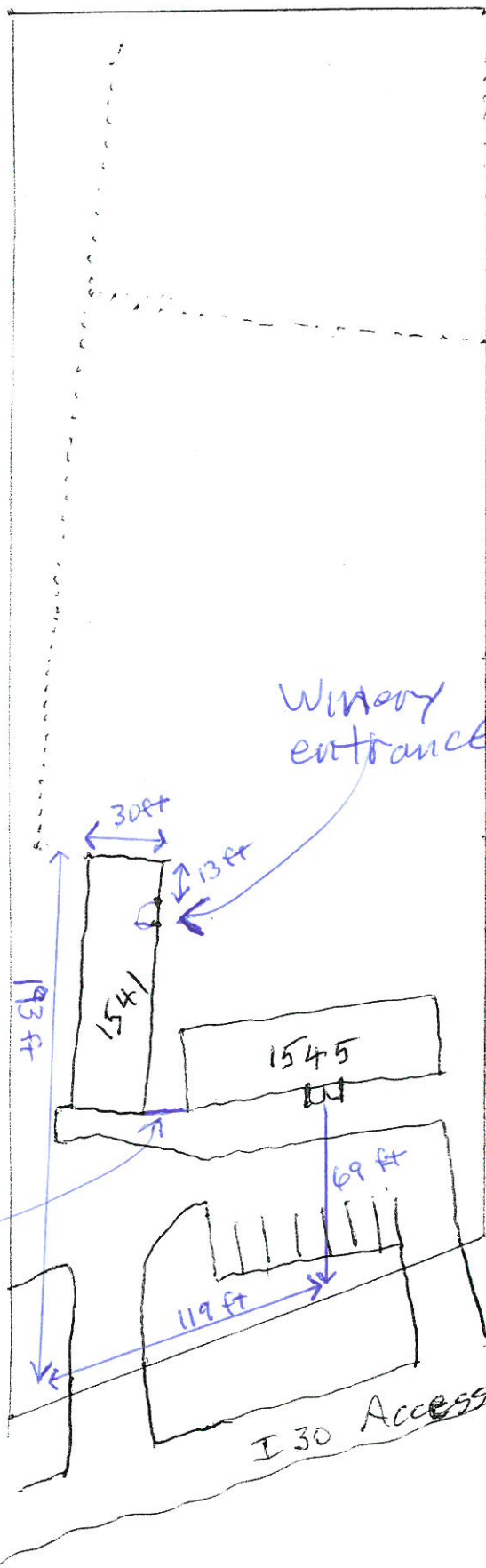


Coker Floor Company  
Vol. 03327, Pg. 00018  
D.R.R.C.T.

AM Rockwall Investments  
Vol. 02435, Pg. 00052  
D.R.R.C.T.



**INTERSTATE HIGHWAY 30**  
(Variable Width R.O.W.)



# ft
13
20
193
119
69
<u>Total 424 ft</u>