

CITY OF ROCKWALL

ORDINANCE NO. 19-04

SPECIFIC USE PERMIT NO. S-202

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 TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT, ON A 7.489-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 23, RAINBO ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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, the City has received a request from Russell Phillips for the approval of a Specific Use Permit (SUP) to allow for a *Mini-Warehouse Facility* in a Commercial (C) District on a 7.489-acre parcel of land being described as Lot 23, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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 a *Mini-Warehouse* within a Commercial (C) District 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 Specific Use Permit (SUP) shall be subject to the conditions set forth in *Subsection 2.1.10, Wholesale, Distribution, and Storage*, of *Section 2, Use Standards*, of *Article IV, Permissible Uses*, and *Subsection 4.5, Commercial (C) District*, of *Section 4, Commercial District*, of *Article V, District Development Standards*, of 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 following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a *mini-warehouse* facility on the subject property, and conformance to these operations is required for continued operation:

- 1) The development shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The building elevations shall generally conform to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The maximum number of storage units provided shall not exceed 575 units for the facility.
- 4) The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.
- 5) The residential unit may exceed one story, but shall not be greater than 36 feet in height.
- 6) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles).
- 7) Businesses shall not be allowed to operate within individual storage units.
- 8) The commercial operation of rental trucks and trailers shall be prohibited.
- 9) The developer shall maintain the treeline at the south, east, and north property lines.

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.

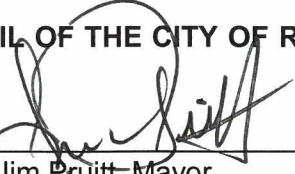
SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JANUARY, 2019.**



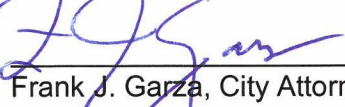
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: December 17, 2018

2nd Reading: January 7, 2019

Exhibit 'A':
Survey

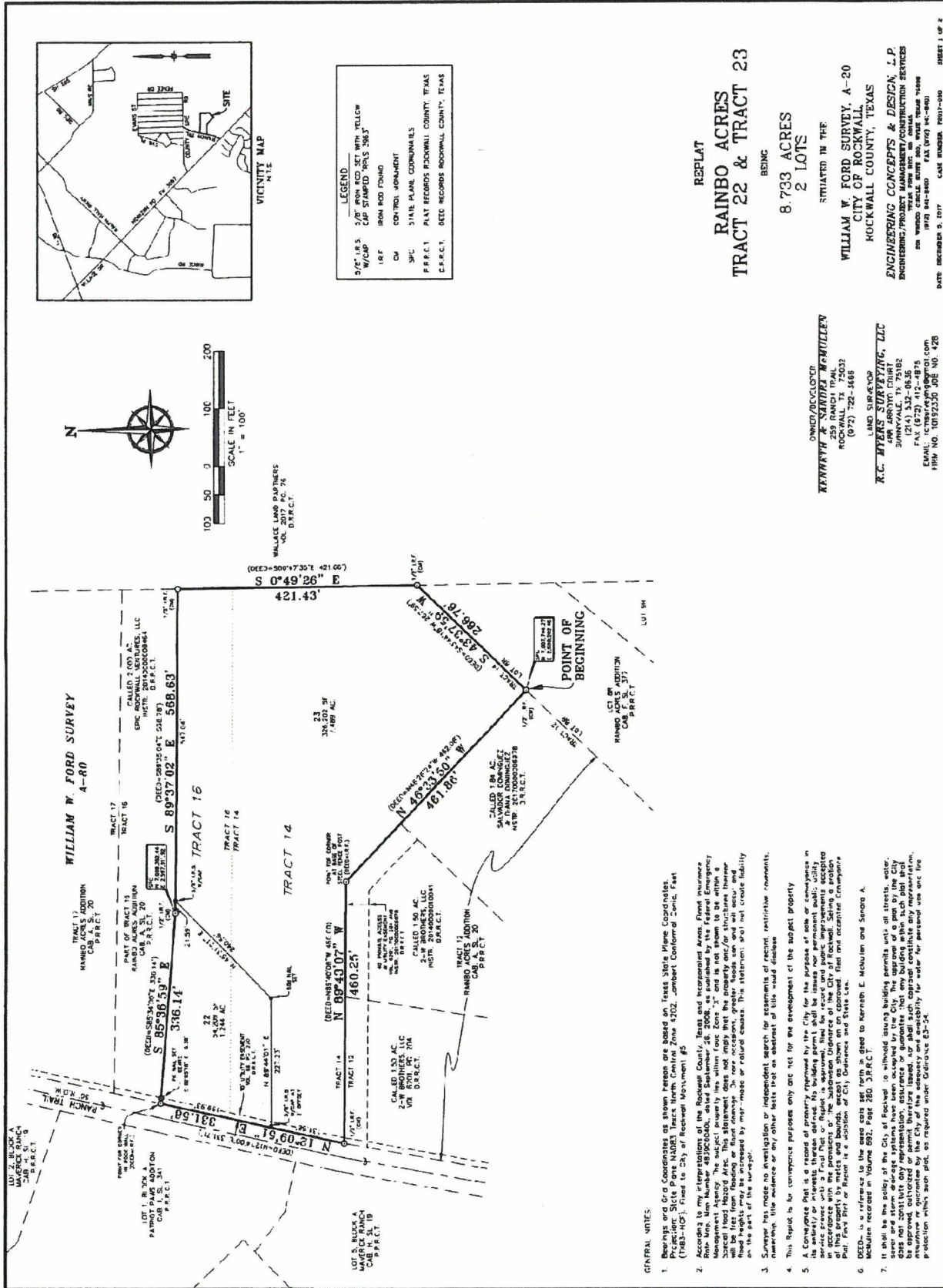


Exhibit 'C': Concept Building Elevations

MINI-WAREHOUSE
RANCH TRAIL
COMPLEX
CONCEPT ELEVATIONS
WORKSHEET BUILDING

PROJECT NO.: 011810017
ISSUE DATE: 10/03/2017

PRISM ARCHITECTS
INTERNATIONAL, L.P.
15027 71st Street, Suite 100, Dallas, Texas 75244
TEL: 214-343-1100
WWW.PRISMARCHITECTS.COM

3. BUILDING NO. 1001
4. BUILDING NO. 1002
5. BUILDING NO. 1003
6. BUILDING NO. 1004
7. BUILDING NO. 1005
8. BUILDING NO. 1006
9. BUILDING NO. 1007
10. BUILDING NO. 1008
11. BUILDING NO. 1009
12. BUILDING NO. 1010

SUP-4
SUBJECT

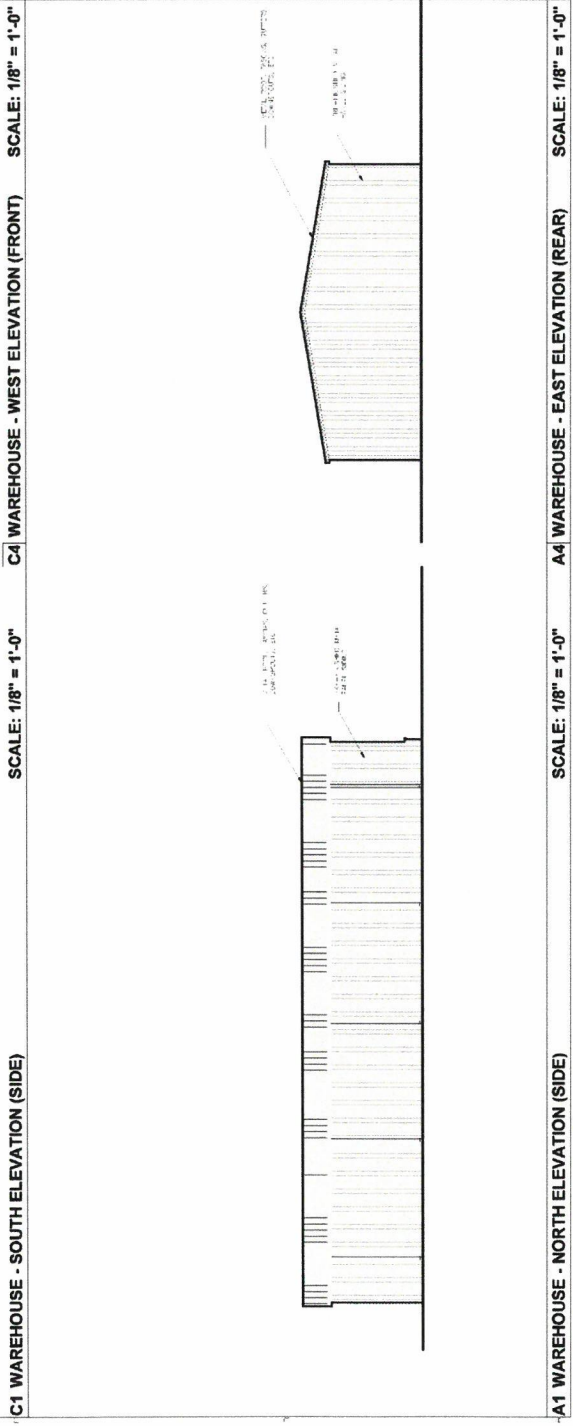
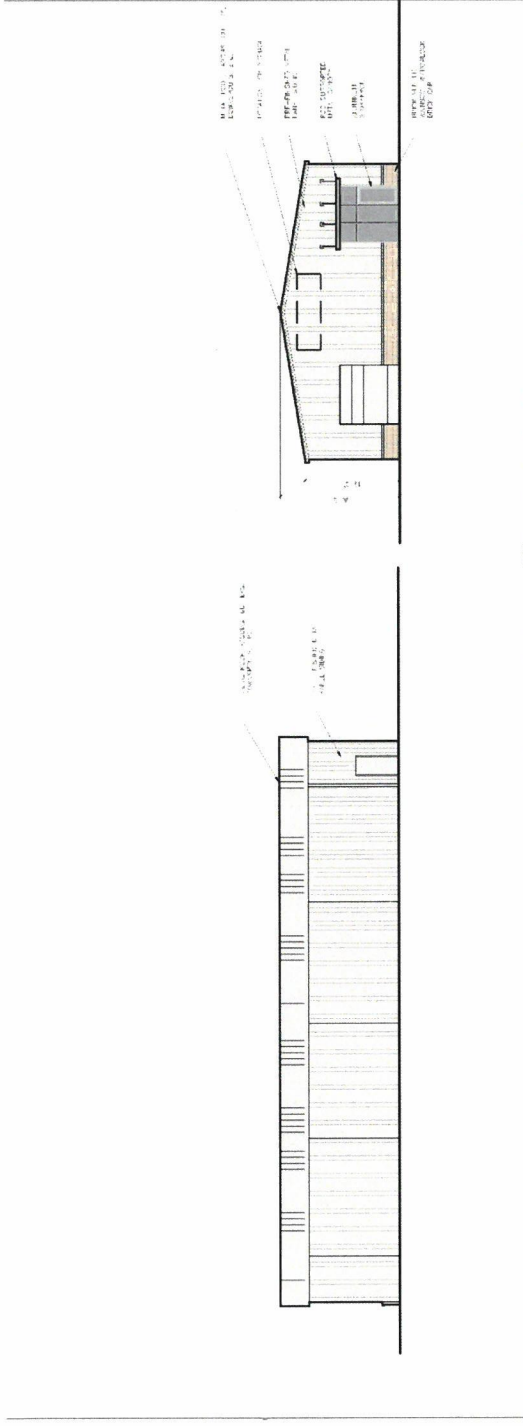


Exhibit 'C': Concept Building Elevations

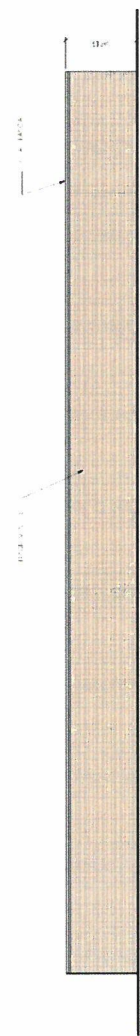
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PRISM ARCHITECTS
 INTERNATIONAL, INC.
 10000 W. HIRSHMAN ROAD, SUITE 100
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MINI-WAREHOUSE
 COMPLEX
 RANCH TRAIL
 ROCKWALL, TEXAS

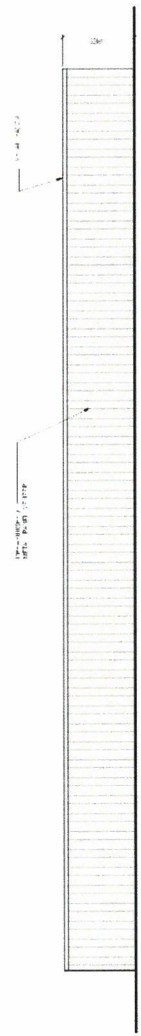
SUP-3
 SUPPLEMENTAL
 PERMITS
 11/02/2017



D2 EXTERIOR ELEVATION - FEATURE PERIMETER BUILDINGS FACING STREET
SCALE: 1/8" = 1'-0"



C2 EXTERIOR ELEVATION - SECONDARY BUILDINGS
SCALE: 1/8" = 1'-0"



C2 EXTERIOR ELEVATION - TYPICAL PERIMETER BUILDINGS
SCALE: 1/8" = 1'-0"