

CITY OF ROCKWALL

ORDINANCE NO. 11-33

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 FOR A "MINI-WAREHOUSE" DEVELOPMENT WITHIN THE (C) COMMERCIAL DISTRICT, LOCATED AT 5543 AND 5573 FM 3097, BEING AN 8.84-ACRE TRACT KNOWN AS TRACTS 26, 26-4 AND 26-6, ABSTRACT 80, W. W. FORD SURVEY; 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, a Specific Use Permit for a "Mini-Warehouse" development within the (C) Commercial district, has been requested by Jim Menconi of Empire Self Storage, located at 5543 and 5573 FM 3097, being an 8.84-acre tract know as Tracts 26, 26-4 and 26-6, Abstract 80, W. W. Ford Survey; 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 for a "Mini-Warehouse" development within the (C) Commercial district, located at 5543 and 5573 FM 3097, being an 8.84-acre tract know as Tracts 26, 26-4 and 26-6, Abstract 80, W. W. Ford Survey; and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in **Article V, Section 4.5, Commercial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38), as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1. Storage / Mini-warehouse shall be allowed on the subject property described as Tracts 26, 26-4 and 26-6, Abstract 80, W. W. Ford Survey, provided that it is in strict accordance with the site plan attached in Exhibit "A" and the elevations attached in Exhibit "B".
 - a. The areas shown as "Future Development" on the attached Exhibit "A" shall be developed with uses permitted within the (C) Commercial district. Further, no expansion of the storage / mini-warehouse use shall be allowed in these areas unless approved by an amended Specific Use Permit (SUP) in the future.
2. The maximum allowable number of storage units shall not exceed 597.

3. All development shall require approval of a site plan, plat, engineering plans and building plans.
4. The onsite residence shall be limited to a maximum of 1,600-sq.ft.
5. Construction of perimeter buildings A, B1, C, E, and F shall be completed concurrently with or prior to the construction of internal buildings B and D.
6. Adherence to all Engineering and Fire Department standards.
7. Unless otherwise listed in the SUP Ordinance the development shall adhere to all of the requirements listed in Article IV, Section 2.1.10 WHOLESale, DISTRIBUTION & STORAGE, "Mini-Warehouse" of the City of Rockwall Unified Development Code.

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

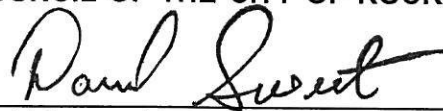
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable.

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 1st day of August, 2011.



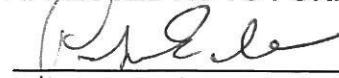
David Sweet, Mayor

ATTEST:

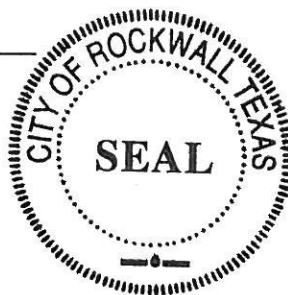


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Pete Eckert, City Attorney

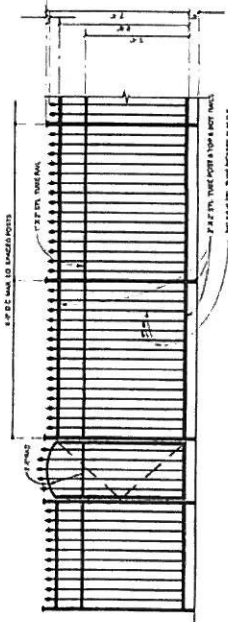


1st Reading: 07-18-11

2nd Reading: 08-01-11

Exhibit "B"

2011 013



FABRICATED STEEL FENCE ELEVATION

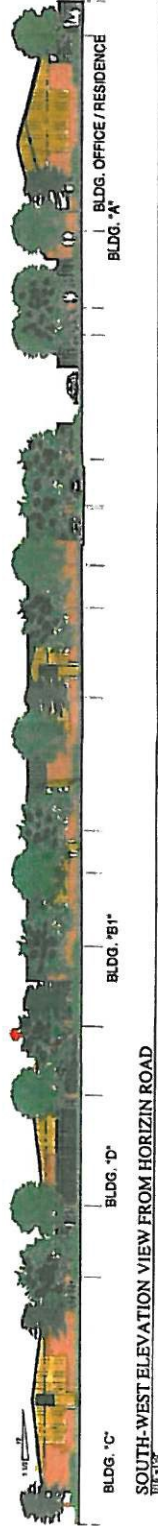
PROJECT Elevation & Residence Area DATA

PERIMETER BUILDINGS	MINIMUM	574 BRICK MASONRY
FACING HORIZON ROAD	MAXIMUM	493 METAL SIDING
PERIMETER BUILDINGS	MINIMUM	175 BRICK MASONRY
NOT FACING HORIZON ROAD	MAXIMUM	893 METAL SIDING
INTERIOR BUILDINGS	MAXIMUM	1095 METAL SIDING
AREA OF RESIDENCE: 1,299 SQ. FT.		

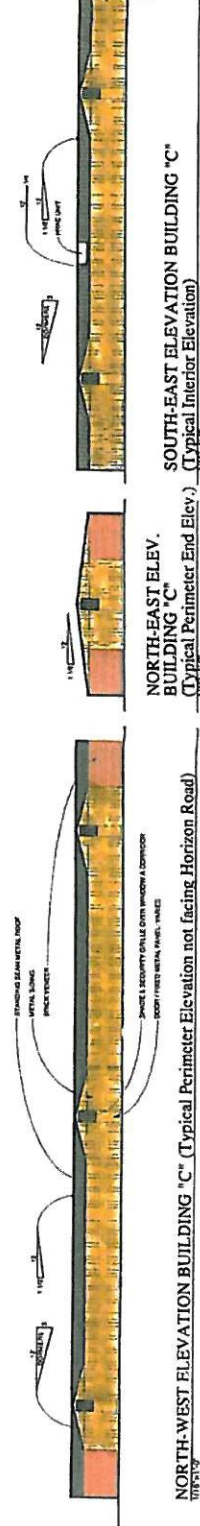
RECEIVED
JUL 12 2011
BY:



PARTIAL SOUTH-WEST TYPICAL ELEVATION AT ENTRY



SOUTH-WEST ELEVATION VIEW FROM HORIZON ROAD



NORTH-WEST ELEVATION BUILDING "C" (Typical Perimeter Elevation not facing Horizon Road)

NORTH-EAST ELEV. BUILDING "C" (Typical Perimeter End Elev.)

SOUTH-EAST ELEVATION BUILDING "C" (Typical Interior Elevation)

Buffalo Ridge Storage
FACILITY EXPANSION
5543 FM 3097 HORIZON ROAD, ROCKWALL, TEXAS 75032

PRELIMINARY:	APR 18/11	APR 20/11
	MAY 21/11	MAY 31/11
	JUN 27/11	JUN 01/11
	JUN 27/11	JUN 01/11
	JUN 27/11	JUN 01/11
	JUN 27/11	JUN 01/11
	JUN 27/11	JUN 01/11
DATE		
REVISIONS:		

SHEET