

CITY OF ROCKWALL

ORDINANCE NO. 12-07

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 (S-93) TO ALLOW FOR A “WINERY” WITHIN THE (DT) DOWNTOWN DISTRICT, LOCATED AT 301 N SAN JACINTO, A 0.23-ACRE TRACT BEING PART OF LOT 1, 4 & 5, BLOCK C, ROCKWALL O T ADDITION; 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 “Winery” within the (DT) Downtown district, has been requested by Jenniffer Norman of JW Winery, LLC, located at 301 N San Jacinto, a 0.23-acre tract being part of Lots 1, 4 & 5, Block C, Rockwall O T Addition; 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 “Winery” within the (DT) Downtown district, located at 301 N San Jacinto, a 0.23-acre tract being part of Lot 1, 4 & 5, Block C, Rockwall O T Addition; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in **Article V, Section 4.8, Downtown 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. Adherence to all Fire, Building and Health Department standards.
2. Obtain a winery permit from the Texas Alcohol and Beverage Commission prior to issuance of a Certificate of Occupancy.
3. The property shall maintain compliance with the Texas Alcohol and Beverage Commission regulations in regards to outdoor seating, hours of operation, and all other matters pertaining to the operation of a winery.
4. The winery shall be limited to the property as shown on Exhibit “A”.

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

zoning described herein.

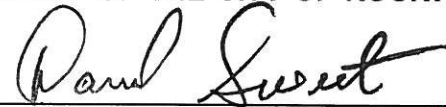
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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 2<sup>nd</sup> day of April, 2012.**



David Sweet, Mayor

**ATTEST:**



Kristy Ashbery, City Secretary

**APPROVED AS TO FORM:**

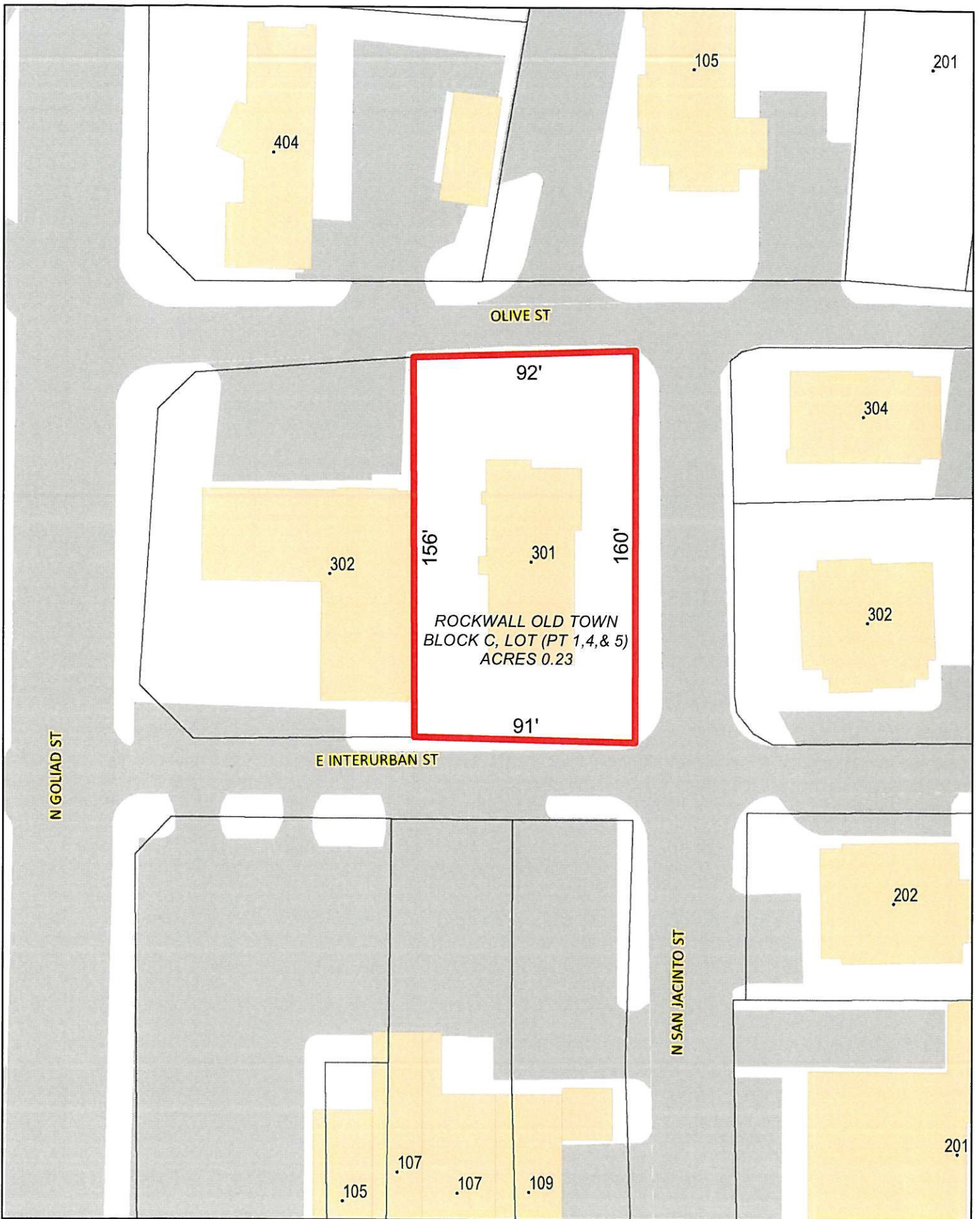


Pete Eckert, City Attorney



1st Reading: 03-19-12

2nd Reading: 04-02-12



ROCKWALL OLD TOWN  
 BLOCK C, LOT (PT 1, 4, & 5)  
 ACRES 0.23