

**CITY OF ROCKWALL, TEXAS**  
**ORDINANCE NO. 02-59**

**AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A PRIVATE CLUB AS AN ACCESSORY TO A RESTAURANT TO BE LOCATED WITHIN THE VILLAGE ONE SUBDIVISION; BLOCK 1; LOT 1B AND FURTHER DESCRIBED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an amendment to the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) of the City of Rockwall, as previously amended so as to grant a Conditional Use Permit for a private club as an accessory to a restaurant requested by Mark Renner for the Pie Square Pizza restaurant facility located within the Village One Subdivision; Block 1; Lot 1B known as 2600 Ridge Road; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for a private club as an accessory to a restaurant requested by Mark Renner for the Pie Square Pizza restaurant facility located within the Village One Subdivision; Block 1; Lot 1B known as 2600 Ridge Road; and

**Section 2.** That the tract described above shall be used only in the manner and for the purpose provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this Conditional Use Permit and as may be amended in the future and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

**Section 3.** That development within the Village One Subdivision; Block 1; Lot 1B known as 2600 Ridge Road, City and County of Rockwall, Texas shall meet the following special condition:

1. The private club shall meet all conditions for the issuance of private club permits set by the Rockwall City Council in Ordinance No. 85-2, Ord. No. 87-36, Ord. No. 88-8, Ord. No. 88-57 and any future regulatory ordinance adopted by the City.

Furthermore, that the development within the Village One Subdivision; Block 1; Lot 1B known as 2600 Ridge Road, City and County of Rockwall, Texas shall be limited to uses and requirements listed in **Section 2.12 (C) Commercial Section** and **Section 2.18 Scenic Overlay (OV) District** of the City of

Rockwall Comprehensive Zoning Ordinance (Ordinance No. 83-23) and the following additional conditions:

1. All requirements of the City of Rockwall Building Inspection Department are met.
2. Maximum seating capacity of the restaurant shall not exceed 100 including the deck while the parking capacity remains at 14 spaces. If the parking is increased along with the seating this would then require an amendment to the CUP Ordinance in the form of a "revised" Floor Plan and Site Plan (i.e. Exhibit "A").

The Floor Plan of the restaurant, indicating 14 sq. ft of dining area per seat, and the Site Plan reflecting said "14 parking spaces" are both attached to this Ordinance as Exhibit "A".

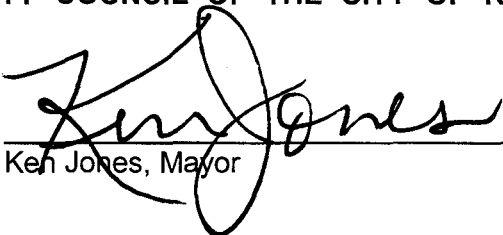
3. Front and Rear Building Elevations attached to the Ordinance as Exhibit "B".
4. Screening of the dumpster location is required.

**Section 4.** Any person violating the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction be subject to a fine in accordance with the general provisions of the Code of Ordinances.

**Section 5.** 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 6.** That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.


**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5<sup>th</sup> day of January, 2002.**

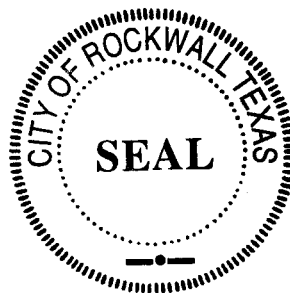
  
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Ken Jones, Mayor

**ATTEST:**

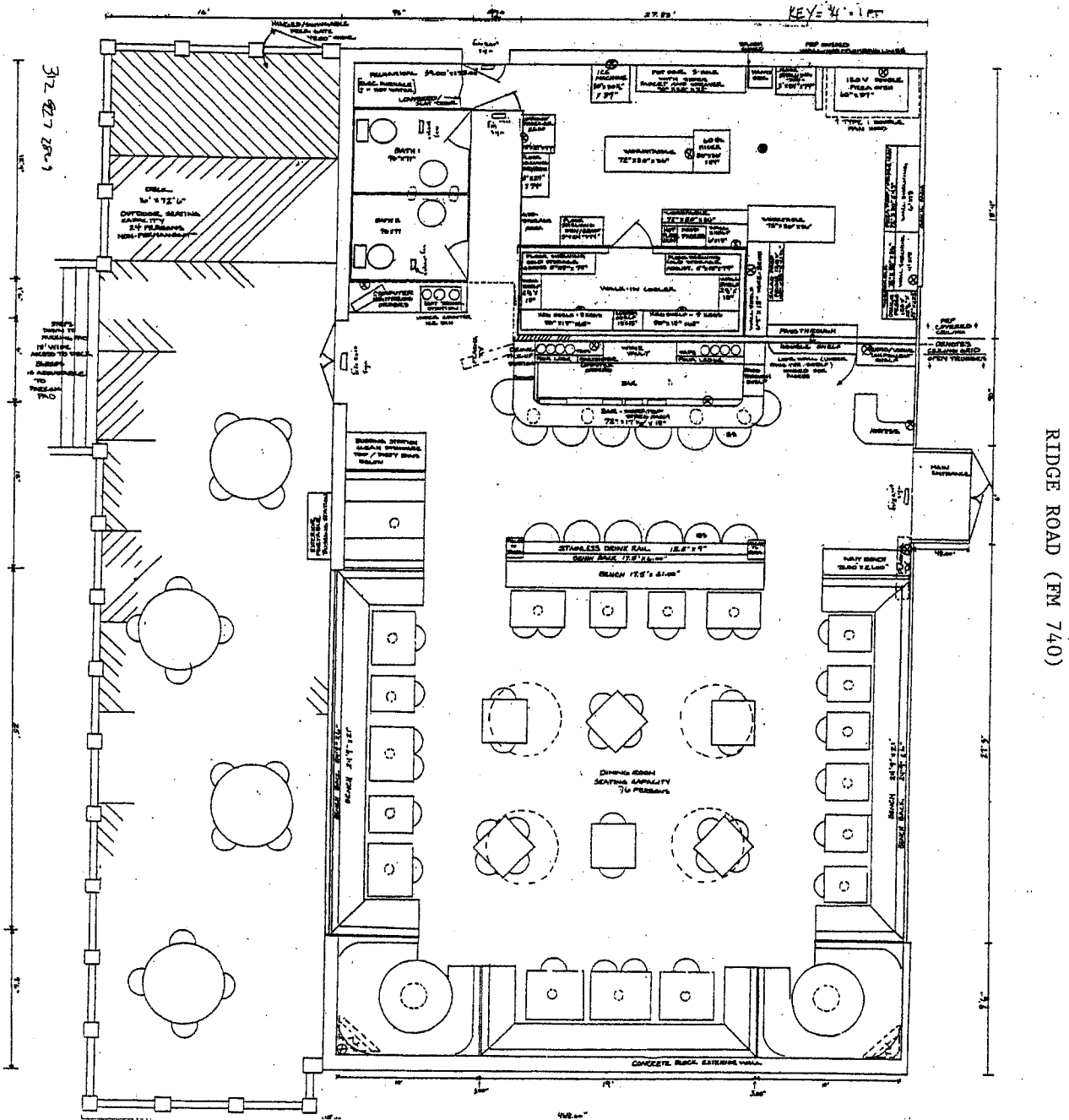
  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

**APPROVED AS TO FORM:**

  
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Pete Eckert, City Attorney  
1<sup>st</sup> Reading: December 16, 2002  
2<sup>nd</sup> Reading: January 6, 2002



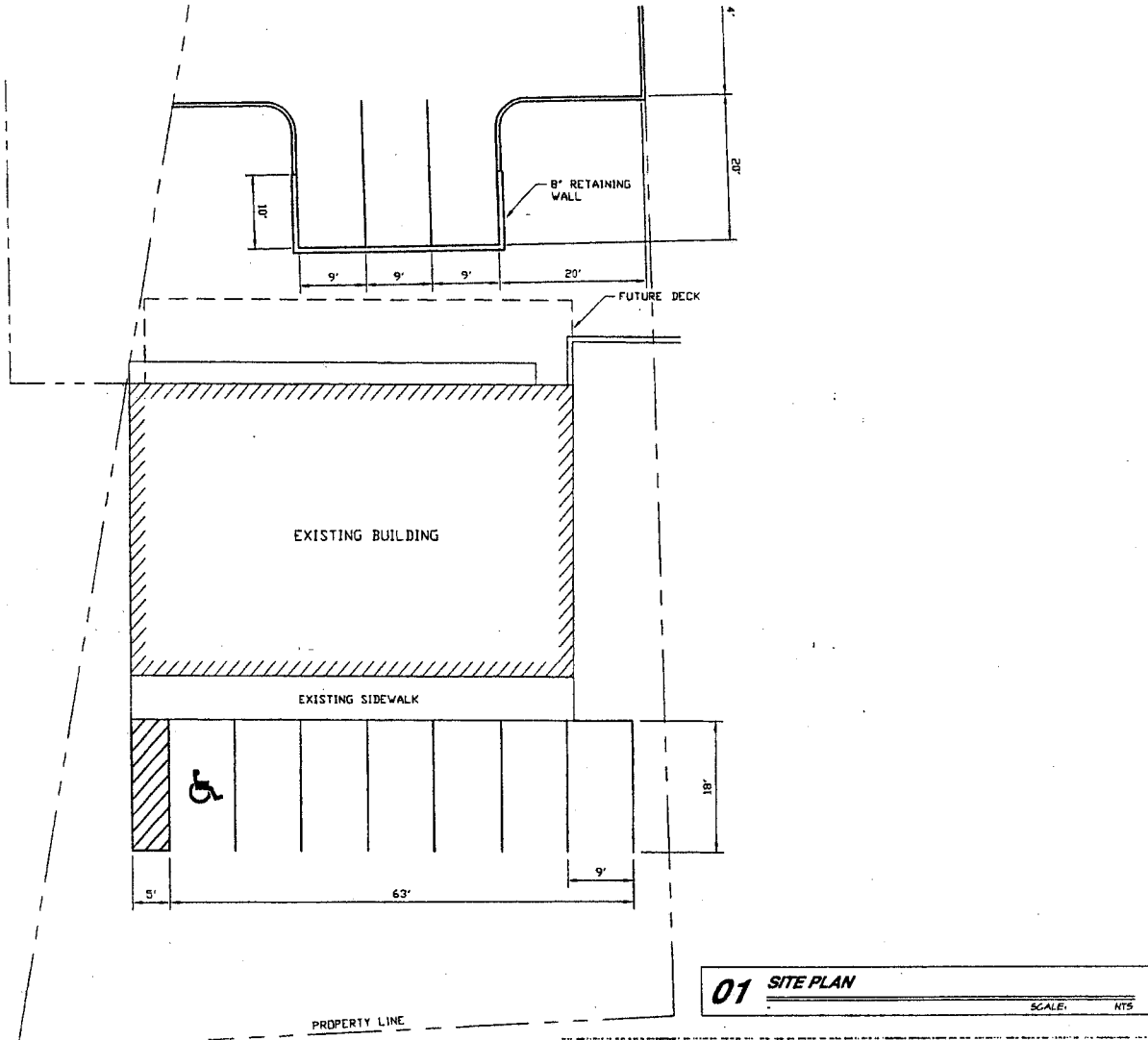
**EXHIBIT "A"**



PZ-2002-96 - Pie Square Pizza – CUP –  
 Village One Subd. – 2600 Ridge Road

**EXHIBIT "A"**

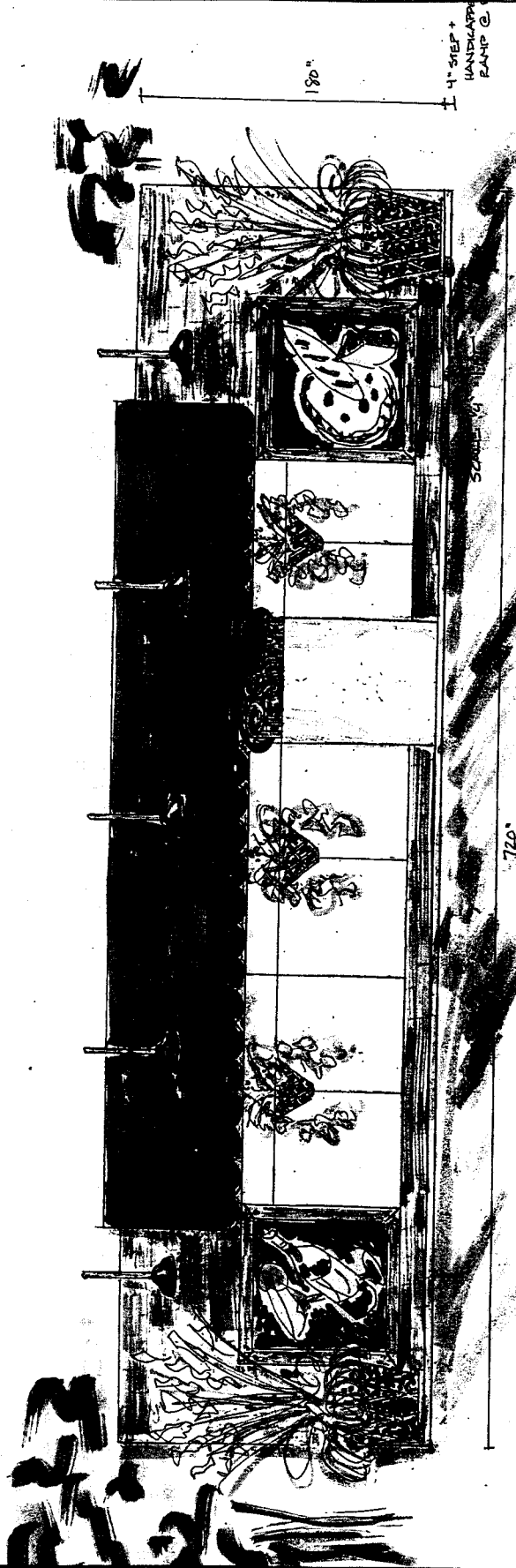
**EXHIBIT "A"**



RIDGE ROAD (FM 740)

**EXHIBIT "B"**

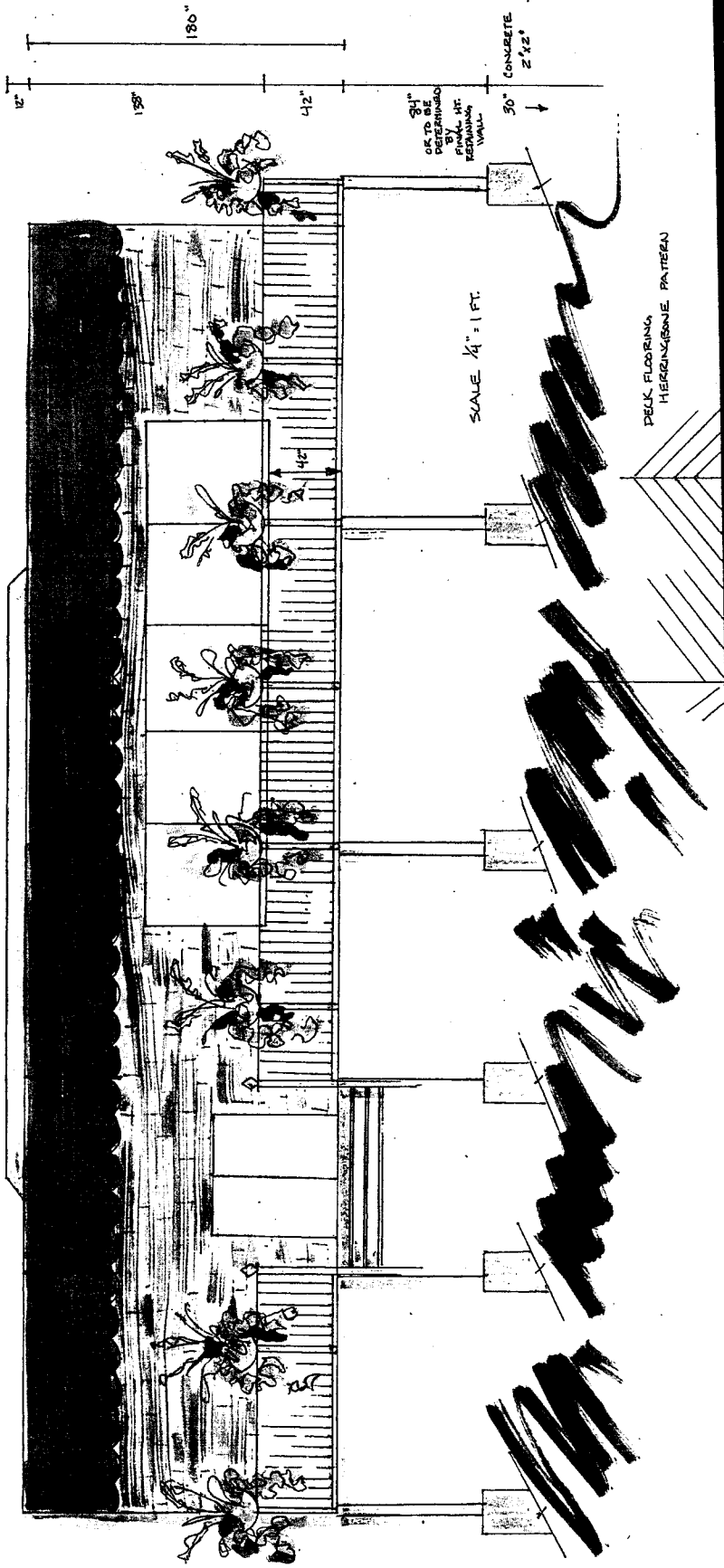
**FRONT ELEVATION  
PIE SQUARE RESTAURANT  
2600 RIDGE ROAD  
ROCKWALL, TEXAS 75087**

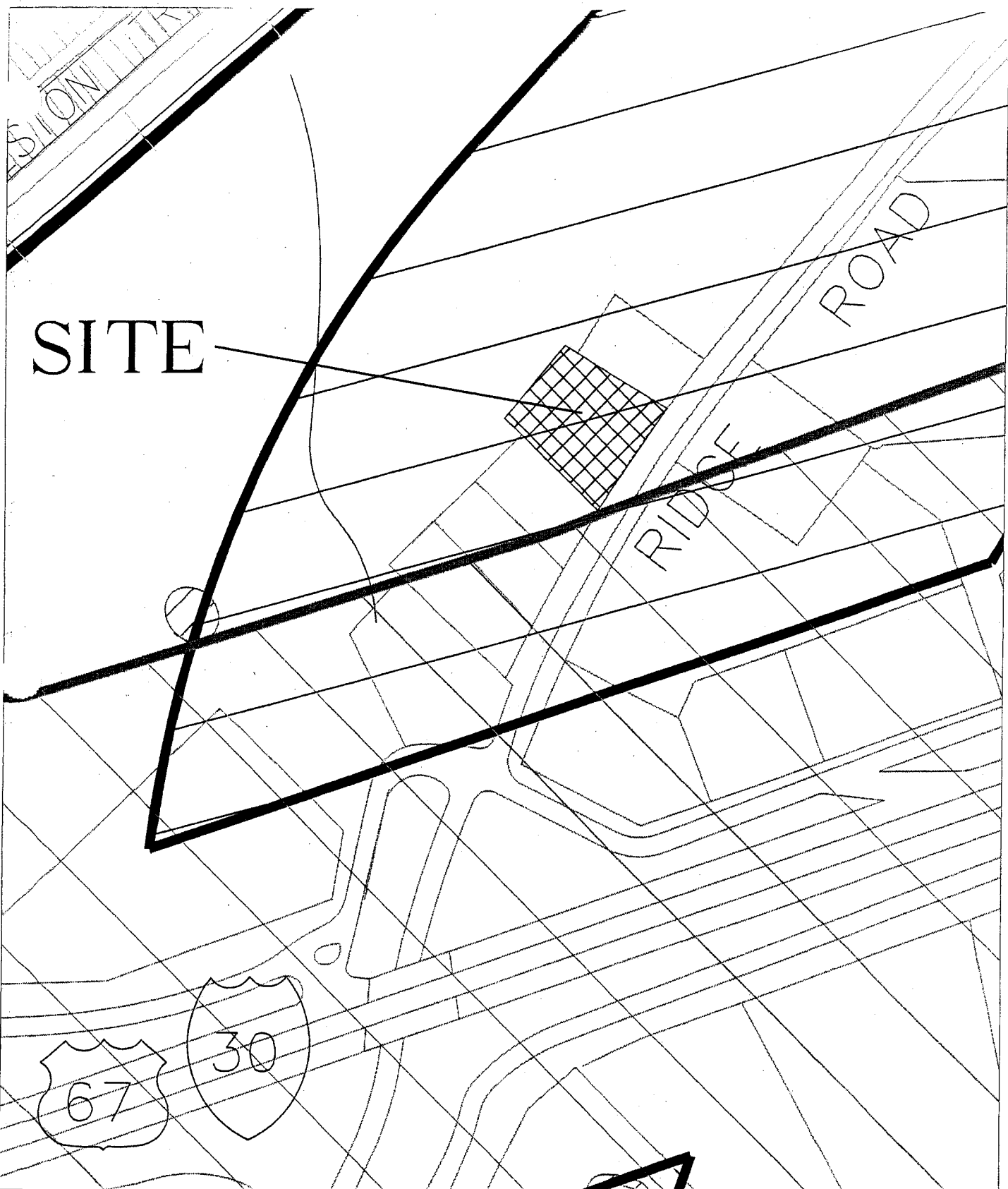


PASMA CUT STEEL SIGN  
CURBING FROM EDGE TO EDGE

**EXHIBIT "B"**

**REAR ELEVATION  
PIE SQUARE RESTAURANT  
2600 RIDGE ROAD  
ROCKWALL, TEXAS 75087**





SITE

RIDGE ROAD

67

30

PZ-2002-96-CUP  
Pie Square Pizza



1" = 200'