



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): 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.

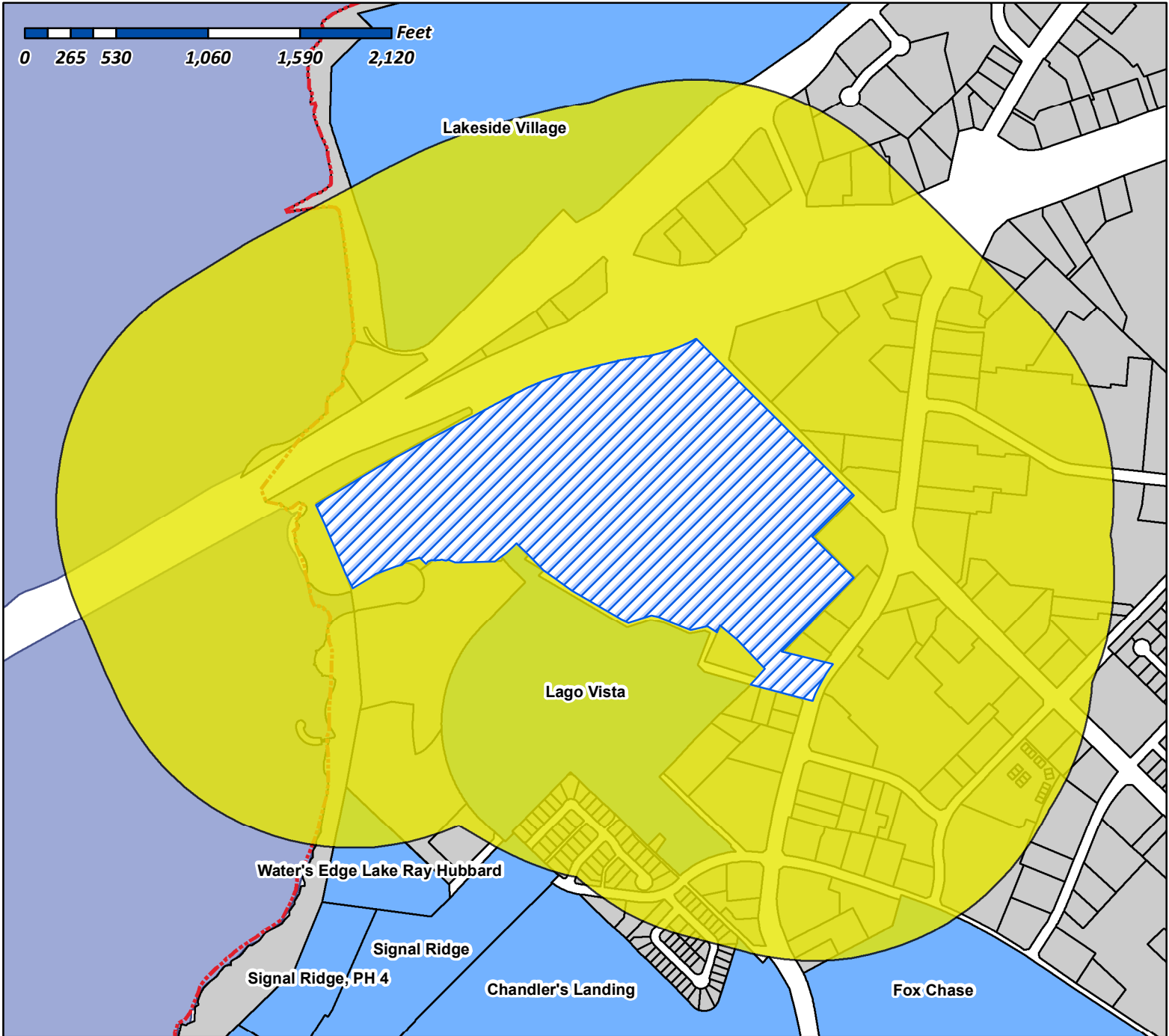
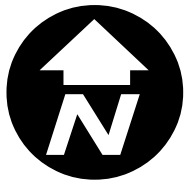




# City of Rockwall

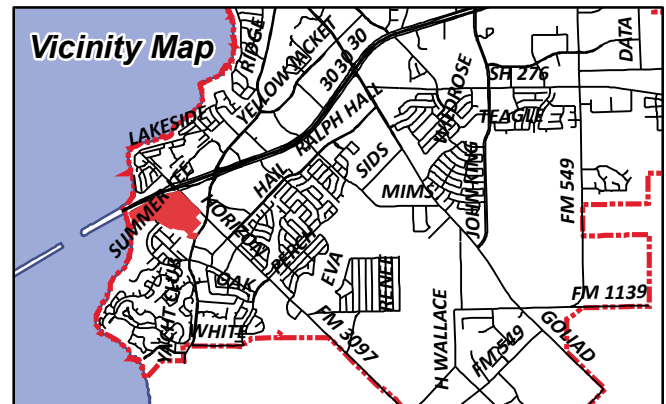
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2015-036  
**Case Name:** Amendment to PD-32  
**Case Type:** Zoning  
**Zoning:** PD-32  
**Case Address:** Harbor District

**Date Created:** 12/21/2015  
 For Questions on this Case Call (972) 771-7745

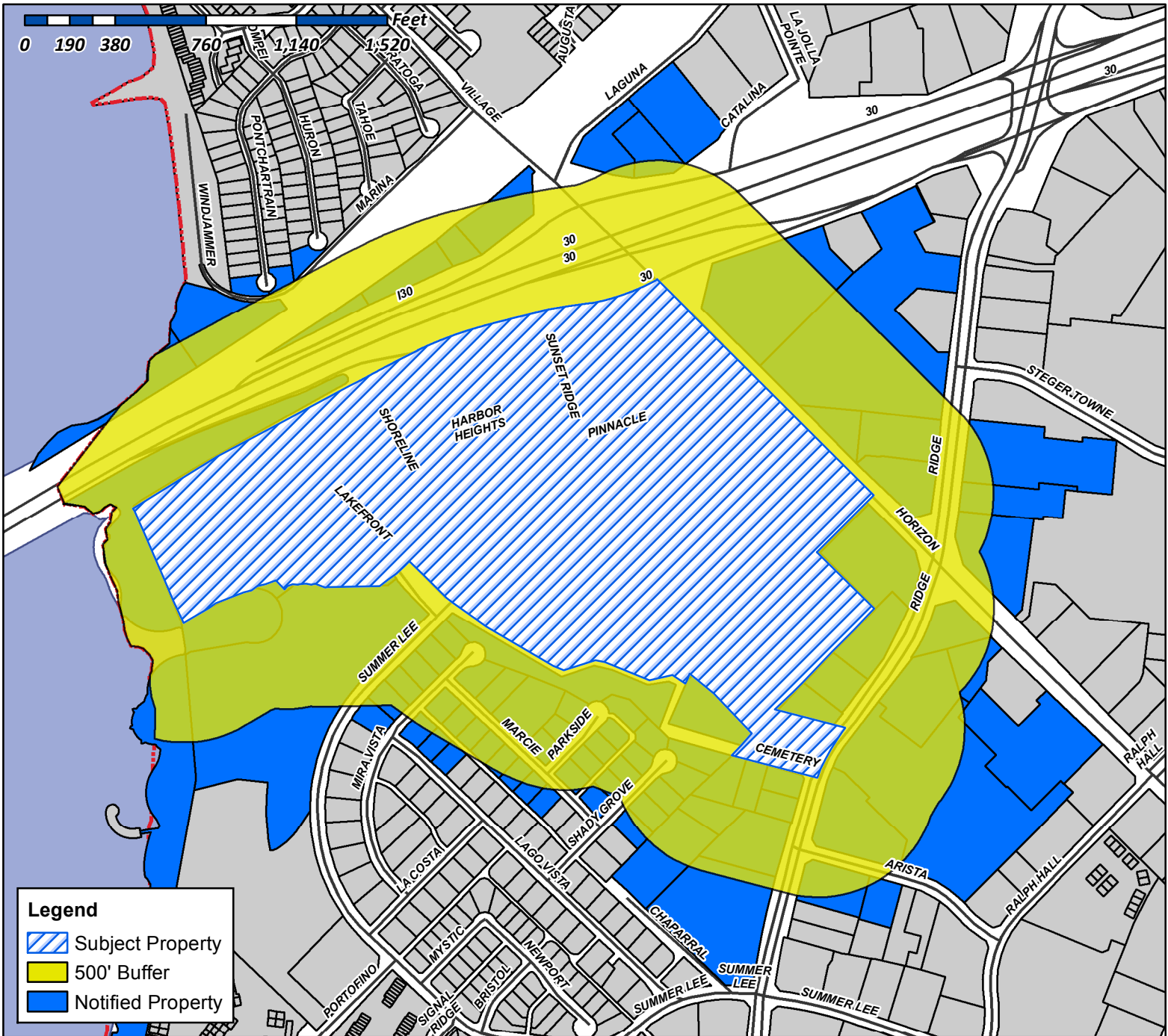
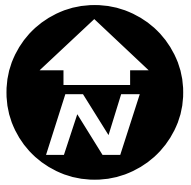




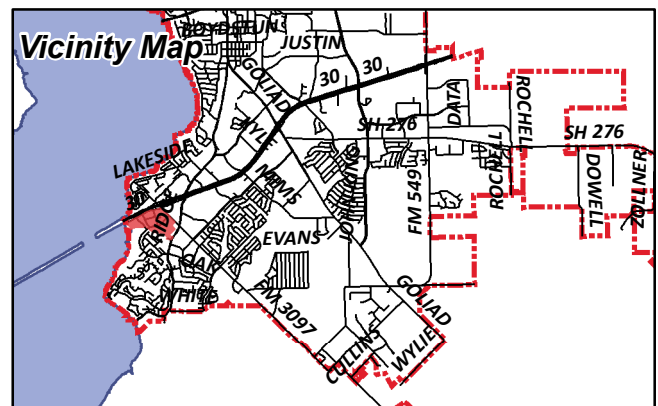
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**Case Number:** Z2015-036  
**Case Name:** Amendment to PD-32  
**Case Type:** Zoning  
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**Case Address:** Harbor District



12/21/2015      12/21/2015  
For Questions on this Case Call (972) 771-7745



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2015-036: Amendment to PD-32**

*Hold a public hearing to discuss and consider a request by Harry Chapman of Noble RE, LLC on behalf of the owners Robert & Patrick Hughes and Sandra Ferguson for the approval of a zoning amendment to Planned Development District 32 (PD-32) [Ordinance No. 10-21] for the purpose of allowing a Financial Institution with a Drive-Through within the Summit Office Subdistrict, being a 1.162-acre portion of a larger ~78.89-acre area of land identified as the Harbor District, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located at the northwest corner of Cemetery Road and Ridge Road [FM-740], with the greater Harbor District being generally located south of IH-30 and west of Horizon Road [FM-3097], and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/12/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 1/19/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/19/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

PLEASE RETURN THE BELOW FORM

**Case No. Z2015-036: Amendment to PD-32**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

SONG CORPORATION  
1200 HORIZON RD  
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1220 HORIZON RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1221 ARISTA RD  
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC  
1221 ARISTA RD  
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD  
C/O GARY P HAMMER  
12720 HILLCREST RD STE 1080  
DALLAS, TX 75230

KROGER TEXAS LP  
1331 E AIRPORT FWY  
IRVING, TX 75062

CAIN DOYLE  
1375 COUNTY ROAD 2290  
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P  
1489 SHADY GROVE CIRCLE  
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K  
1496 SHADY GROVE CIR  
ROCKWALL, TX 75032

YAYINE BERRE Z  
1501 SHADY GROVE CIRCLE  
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY  
1508 SHADY GROVE E CIR  
ROCKWALL, TX 75032

LANDRY'S RESTAURANTS INC  
DBA SALTGRASS STEAKHOUSE  
1510 WEST LOOP S  
HOUSTON, TX 77027

CURRENT RESIDENT  
1513 SHADY GROVE CIR  
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D  
1516 SHADY GROVE CIR  
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI  
1523 PARKSIDE CIR  
ROCKWALL, TX 75032

STURTZEL GILBERT J III & JEAN A  
1523 SHADY GROVE CIRCLE  
ROCKWALL, TX 75032

BURGUM JILL  
1524 SHADY GROVE CIR  
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J  
1531 PARKSIDE CIR  
ROCKWALL, TX 75032

STUSSI RALPH S  
LACENE STUSSI  
1533 SHADY GROVE CIR  
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L  
1534 PARKSIDE CIR  
ROCKWALL, TX 75032

WIESENDANGER CHRISTIAN AND KORIN  
GARNER-  
1534 SHADY GROVE CIR  
ROCKWALL, TX 75032

CLIFTON LINDA J  
1539 PARKSIDE CIR  
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F  
1546 PARKSIDE CIR  
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA  
1547 PARKSIDE CIR  
ROCKWALL, TX 75032

DIETZ ROBERT E & NANCY M  
1555 PARKSIDE CIR  
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R  
1556 PARKSIDE CIR  
ROCKWALL, TX 75032

BENT TREE REALTY CO  
16475 DALLAS PKWY STE 880  
ADDISON, TX 75001

CURRENT RESIDENT  
1649 LAGUNA DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1675 LAGUNA DR  
ROCKWALL, TX 75032

CFT DEVELOPMENTS LLC  
ATTN: DAVID LUO, DIRECTOR  
1683 WALNUT GROVE AVE  
ROSEMEAD, CA 91770

CURRENT RESIDENT  
1699 LAGUNA DR  
ROCKWALL, TX 75032

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE  
AND  
DOUGLASS FREDERICK WYGAL  
1714 MARCELLA LN  
ROWLETT, TX 75089

WARMACK BOB & LINDA  
1928 HURON DR  
ROCKWALL, TX 75087

SER TEXAS LLC  
DBA HYPERION HOMES TEXAS LLC  
2 N RIVERSIDE PLAZA #1250  
CHICAGO, IL 60606

CURRENT RESIDENT  
201 E I30  
ROCKWALL, TX 75032

BRITTANY PROPERTIES LLC  
201 LAURENCE DR PMB 111  
HEATH, TX 75032

ARKOMA REALTY LTD  
A TEXAS LTD PARTNERSHIP  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

NORTHSTAR REALTY LTD  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
205 I30  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

DUBE RACHEL & NKOSIYALINDA  
2075 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2076 PONTCHARTRAIN DR  
ROCKWALL, TX 75032

WHITE MICHAEL AND  
MARION E WILSON AND DIMENSIONS REAL  
ESTATE SERVICES LLC  
2304 W WHEATLAND RD  
DALLAS, TX 75232

BRISCOE OIL INC  
2323 STEVENS RD  
ROCKWALL, TX 75032

BRISCOE TOM R/JENNIFER  
2323 STEVENS RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2400 HORIZON RD  
ROCKWALL, TX 75032

SELMA HOSPITALITY INC  
2560 ROYAL LN STE 210  
DALLAS, TX 75229

SELMA HOSPITALITY INC  
2560 ROYAL LN STE 210  
DALLAS, TX 75229

CURRENT RESIDENT  
2651 SUNSET RIDGE DR  
ROCKWALL, TX 75032

JBR2 LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

AJ SQUARED LLC  
271 RABBIT RIDGE  
HEATH, TX 75087

THOMPSON GARY  
2730 MIRA VISTA LN  
ROCKWALL, TX 75032

MCKINNEY MARVIN  
2738 MIRA VISTA LANE  
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A  
2748 MIRA VISTAL LN  
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M  
2756 MIRA VISTA LN  
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY  
2766 MIRA VISTA LN  
ROCKWALL, TX 75032

BENDER BRIAN & TERRI  
2774 MIRA VISTA LN  
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK  
2804 MARCIE LN  
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS  
2805 LAGO VISTA LN  
ROCKWALL, TX 75032

SAPP PATRICK & SUSIE P  
2805 MARCIE LN  
ROCKWALL, TX 75032

SON KWANG W & BONG N  
2813 LAGO VISTA LN  
ROCKWALL, TX 75032

PAULY DEVIN & JULIE L  
2814 MARCIE LN  
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M  
2821 LAGO VISTA LN  
ROCKWALL, TX 75032

FRY ROBIN K & JASON R  
2822 MARCIE LANE  
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E  
2830 MARCIE LN  
ROCKWALL, TX 75032

NOYORI MITSUE  
2835 MARCIE LN  
ROCKWALL, TX 75032

MANI KARTHICK  
2838 MARCIE LN  
ROCKWALL, TX 75032

JANOWSKI KEVIN C AND  
ELIZABETH A CLINE  
2846 MARCIE LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2850 RIDGE RD  
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP  
2850 SHORELINE TR SUITE 200  
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA  
2854 MARCIE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2855 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2860 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2861 RIDGE RD  
ROCKWALL, TX 75032

POTTER MICHELLE AND BRANDILYN STIGLER  
2862 MARCIE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2865 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2890 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2901 VILLAGE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2910 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2910 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2911 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2930 SOUTH RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2931 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2935 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
295 I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2951 RIDGE RD  
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP  
%WALGREEN CO #5827  
300 WILMOT RD  
DEERFIELD, IL 60015

CURRENT RESIDENT  
3001 RIDGE RD  
ROCKWALL, TX 75032

BRITTANY PROPERTIES LLC (69%) &  
MIKE SEALOCK (31%)  
3010 RIDGE RD  
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY  
3010 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3012 RIDGE RD RD  
ROCKWALL, TX 75032

ATTAWAY LISA K  
3014 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3018 RIDGE RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3020 RIDGE RD  
ROCKWALL, TX 75032

WANG LIN YU  
3023 E I-30 #D500  
ROCKWALL, TX 75087

CURRENT RESIDENT  
303 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
309 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
311 E I30  
ROCKWALL, TX 75032

DANG YION &  
3110 KINGSBURY DR  
RICHARDSON, TX 75082

EMERIROCK LLC  
3131 ELLIOTT AVENUE SUITE 500  
SEATTLE, WA 98121

FAULKNER INVESTMENT CO. LTD  
3401 MAIN ST  
ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL  
3419 LILY LN  
ROWLETT, TX 75089

COONES ROBERT G  
3502 LAKESIDE DR  
ROCKWALL, TX 75087

GLEN HILLS CEMETERY  
C/O INEZ GIBSON  
3830 FRANK ST  
DALLAS, TX 75210

CURRENT RESIDENT  
400 CHAPARRAL LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
405 I30  
ROCKWALL, TX 75032

LAKESIDE VILLAGE HOMEOWNERS  
4100 VILLAGE DR  
ROCKWALL, TX 75087

DRZW HOLDINGS LTD  
4515 DORSET RD  
DALLAS, TX 75229

AREZZO HOME FAMILY HOLDINGS  
5240 AREZZO DR  
SAN JOSE, CA 95138

ATTICUS REAL ESTATE SERVICES INC  
5339 ALPHA RD STE 300  
DALLAS, TX 75240

STEGER TOWNE CROSSING II LP  
580 DECKER DR STE 203  
IRVING, TX 75062

JEY INVESTMENTS  
602 FALVEY AVE  
TEXARKANA, TX 75501

EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
603 WOODED TRAIL  
ROCKWALL, TX 75087

THE GAB FAMILY TRUST  
C/O ELIZABETH BURKS  
603 WOODED TRAIL  
ROCKWALL, TX 75087

CLAYTON FAMILY TRUST  
GARY R CLAYTON TRUSTEE  
6915 WINTERWOOD  
DALLAS, TX 75248

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

TF HARBOR, LLC  
C/O CREDIT UNION LIQUIDITY SERVICES LLC  
777 E CAMPBELL RD STE 650  
RICHARDSON, TX 75081



HUGHES ROBERT J & PATRICK HUGHES &  
SANDRA FERGUSON  
8030 SAN LEANDRO DR  
DALLAS, TX 75218

BUILDERS ASSOCIATES #3  
ATTN: ARNOLD SCHLESINGER  
9595 WILSHIRE BLVD STE 710  
BEVERLY HILLS, CA 90212

1220 HORIZON ROAD LLC  
C/O CVS 7464-02  
OCC EXP DEPT 1 CVS DRIVE  
WOONSOCKET, RI 02895

KRUGER KARIN  
P O BOX 1388  
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP  
C/O GARY SHULTZ  
PO BOX 1068  
HURST, TX 76053

EXODUS TRUST  
PO BOX 12263  
DALLAS, TX 75225

BRANCH BANKING AND TRUST COMPANY  
ATTENTION TAX DEPT (FORSYTH COUNTY)  
PO BOX 167  
WINSTON SALEM, NC 27102

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

AMERICAN NATIONAL BANK THE  
PO BOX 40  
TERRELL, TX 75160

LANDAU PROPERTIES LP  
PO BOX 601679  
DALLAS, TX 75360

W & R PROPERTIES INC  
PO BOX 657  
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160





Noble RE, LLC  
4619 Insurance Lane  
Dallas, TX 75205

City Of Rockwall  
385 South Goliad Street  
Rockwall, TX 75087

December 14, 2015

RE: Letter of Explanation  
Amendment to PD  
2930 Ridge Rd  
Rockwall, TX

To Planning & Zoning et al:

The purpose of this Zoning Application is to amend the existing PD-032 for this property to allow Drive Thru banking service. The Credit Union use proposed meets all other qualifications of the PD-032.

Your consideration is appreciated.

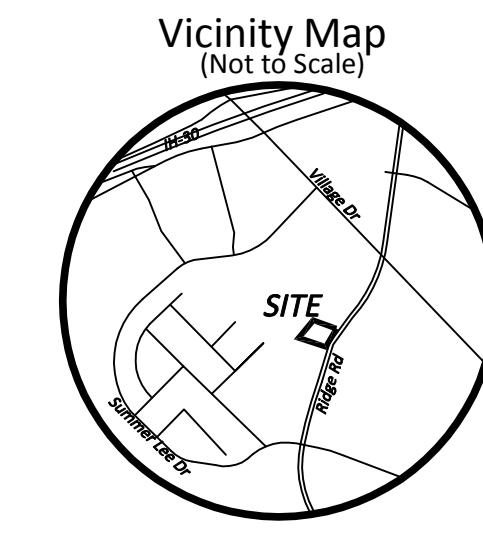
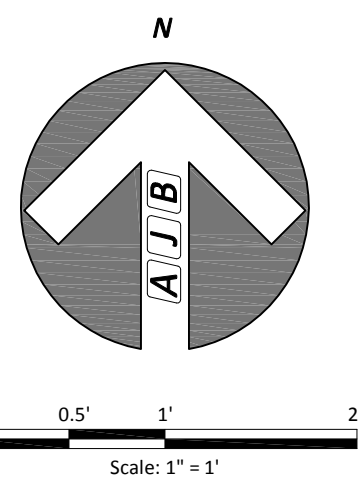
Sincerely,

A handwritten signature in black ink, appearing to read "Harry Chapman". The signature is fluid and cursive.

Harry Chapman  
on behalf of Noble RE LLC

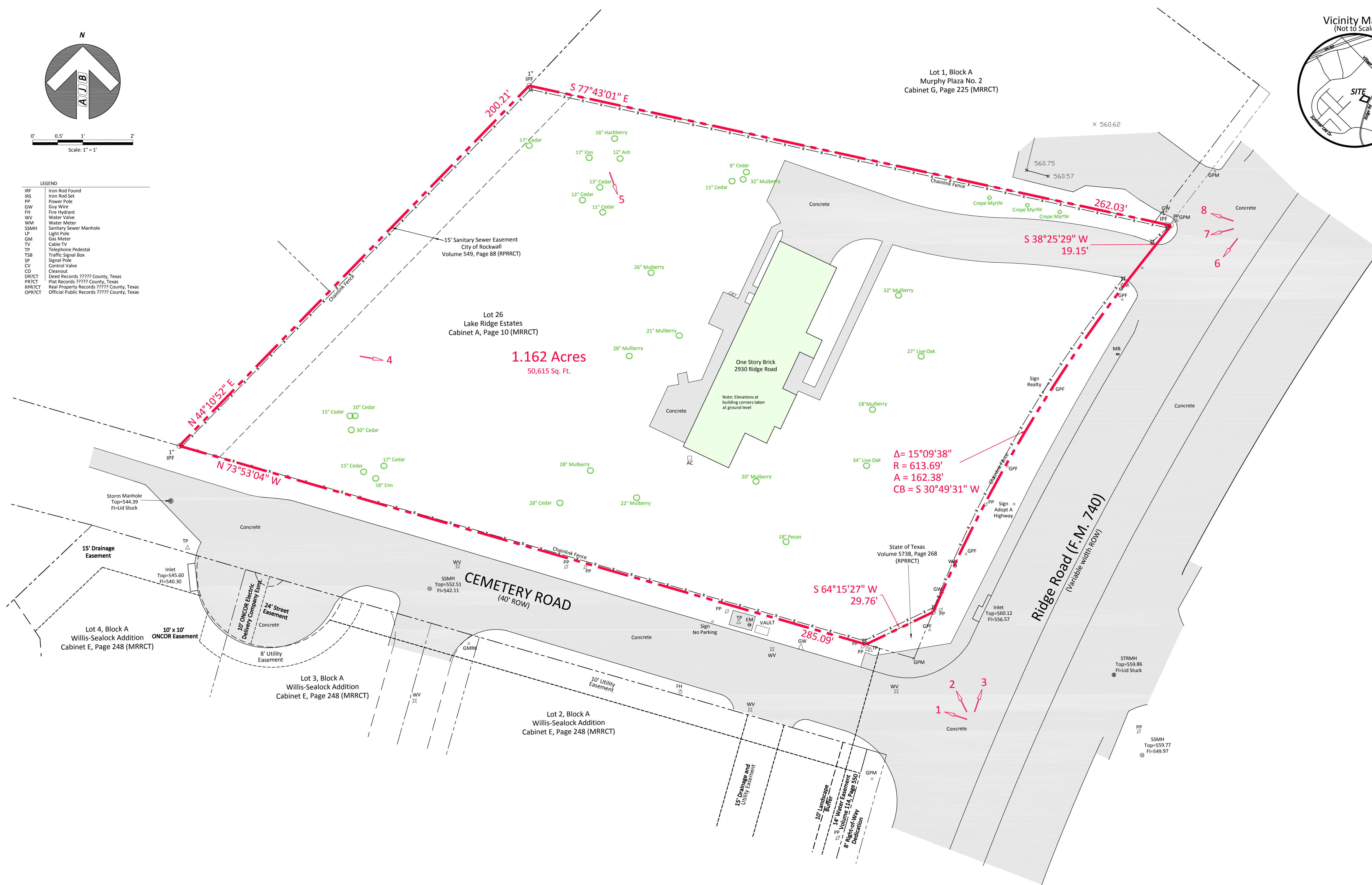
LEGAL DESCRIPTION OF LAND AT 2930 RIDGE ROAD

Lot 26 of LAKE RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas according to the Map or Plat recorded in Cabinet A, Page 10, Map Records of Rockwall County, Texas.



**LEGEND**

IRF	Iron Rod Found
IRS	Iron Rod Set
PP	Power Pole
GW	Guy Wire
FH	Fire Hydrant
WV	Water Valve
WM	Water Meter
SSMH	Sanitary Sewer Manhole
LP	Light Pole
GM	Gas Meter
TV	Cable TV
TP	Telephone Pedestal
TSB	Traffic Signal Box
SP	Signal Pole
CV	Control Valve
CO	Cleanout
DIRCT	Deed Records ????? County, Texas
PRCT	Plat Records ????? County, Texas
RPCT	Real Property Records ????? County, Texas
OPRCT	Official Public Records ????? County, Texas



**BENCH MARK:**  
All elevations shown hereon are based on the City of Rockwall Control Monumental System.  
Bench Mark: City of Rockwall Control Monumentation Monument Number Res1.  
Posted Elevation = 567.704 (NAVB88)

**GENERAL NOTES:**  
The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.  
Basis of Bearings: Bearings are based on City of Rockwall Control Monumentation. Monument Number Res1 and Reset #6-1.  
**FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor  
**UTILITY NOTE:**  
The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

Notes are per Title Commitment GF No. 15-229345-RW issued by First National Title Insurance Company, effective September 9, 2015, issued September 24, 2015.

10e. Site subject to: Easement created in instrument executed by J. R. Loftland to Texas Power & Light Company, recorded in Volume 32, Page 569, Real Property Records Rockwall County, Texas. Due to age and generality easement could not be plotted.

10f. Site subject to: Easement created in instrument executed by Lillian Loftland Duncan to Texas Power & Light Company, recorded in Volume 46, Page 613, Real Property Records Rockwall County, Texas. Due to age and generality easement could not be plotted.

10g. Site subject to: Easement created in instrument executed by Francis P. Hughes to City of Rockwall, recorded in Volume 549, Page 88, Real Property Records Rockwall County, Texas. Affects as shown on survey.

**Property Description:**  
Being Lot 26 of Lake Ridge Estates an addition to the City of Rockwall according to the plat recorded in Cabinet A, Page 10 of the Map Records of Rockwall County, Texas.

This survey is made for the benefit of:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS. The field work was completed on October 5, 2015.

Date of Plat or Map: October 6, 2015  
*Austin J. Bedford*  
Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

**ALTA/ACSM LAND TITLE SURVEY  
LOT 26 OF LAKE RIDGE ESTATES**

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client: ClayMoore Engineering  
1903 Central Drive, Suite 406  
Bedford, Texas 76021

Scale: 1" = 20'	Checked By: A.J. Bedford
Date: October 6, 2015	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: ClayMoore Rockwall 10-2-15
Drawn By: Spradling/Elam	Job. No. 552-066
	GF No.

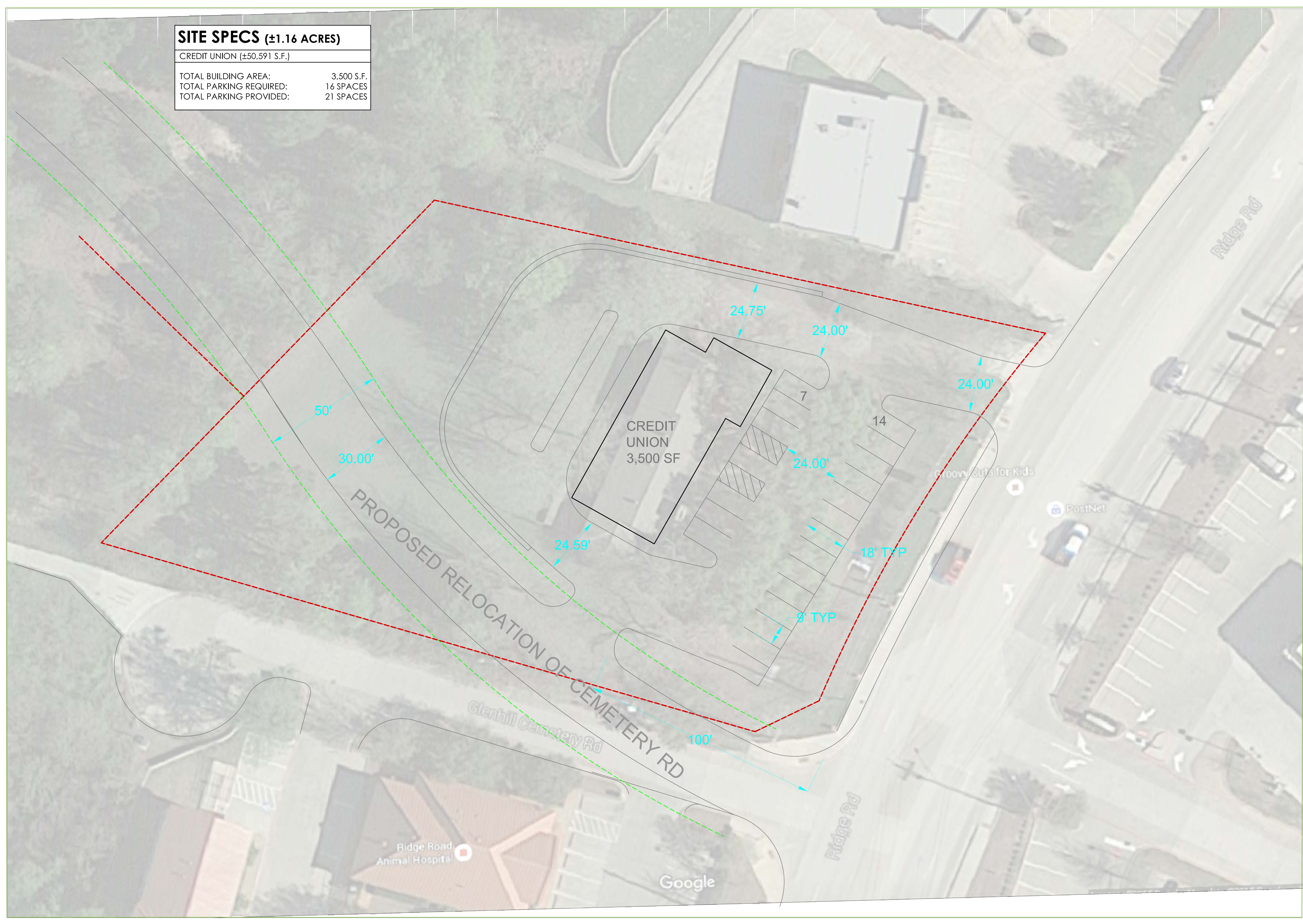
301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors  
TBPLS REG#10118200

Sheet: 1  
Of: 1

N:\ALTA FILES\52-CLAYMOORE ENGINEERING\ROCKWALL\ROCKWALL\_10-2-15.dwg, 10/09/2015 9:29:14 AM

SITE SPECS (±1.16 ACRES)	
CREDIT UNION (±50,591 S.F.)	
TOTAL BUILDING AREA:	3,500 S.F.
TOTAL PARKING REQUIRED:	16 SPACES
TOTAL PARKING PROVIDED:	21 SPACES



**6**  
 REVISION NO.:  
 12/14/15  
 DATE CREATED:  
 GRAPHIC  
 SCALE:

NOTE: LAND AREA CALCULATIONS AND DIMENSIONS ARE APPROXIMATE  
**PROPOSED CREDIT UNION W/DRIVE THRU ITM**  
 2930 RIDGE RD | ROCKWALL | TEXAS

3236 BRYN MAWR, DALLAS, TX 75225  
**NOBLE REAL ESTATE**  
 main phone: 214.213.0346 construction phone: 214.912.3285

**NOBLE RE**

This site plan is preliminary in nature and subject to change. It is subject to governmental codes, tenant mix, and civil engineering requirements as will be dictated by the governing city or municipality.

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 10-21] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING EXHIBIT 'D', SUBDISTRICT LAND USE CHART, OF PLANNED DEVELOPMENT DISTRICT 32 (PD-50) TO ALLOW A FINANCIAL INSTITUTION WITH DRIVE-THROUGH AS A PERMITTED BY-RIGHT LAND USE WITHIN THE RIDGE ROAD RETAIL SUBDISTRICT BEING A ~1.162-ACRE PORTION OF A LARGER ~78.89-ACRE AREA OF LAND IDENTIFIED AS THE HARBOR DISTRICT, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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 by Harry Chapman of Noble RE, LLC on behalf of the owners of 2930 Ridge Road (*i.e. Robert & Patrick Hughes and Sandra Ferguson*) requesting the approval of an amendment to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall for the purpose of amending the permitted land uses stipulated in Exhibit 'D' of Ordinance No. 10-21 to allow a *Financial Institution with a Drive-Through* as a permitted *by-right* land use in the *Ridge Road Retail Subdistrict*, being a ~1.162-acre portion of a larger ~78.89-acre area of land identified as the Harbor District, City of Rockwall, Rockwall County, Texas and more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 10-21] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede *Exhibit 'D', Subdistrict Land Use Chart*, of Ordinance No. 10-21;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 4.** That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 5.** That 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 [Ordinance No. 04-38], 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 6.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [Ordinance No. 04-38] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [Ordinance No. 04-38] (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF FEBRUARY, 2016.**

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Jim Pruitt, *Mayor*

**ATTEST:**

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Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: January 19, 2016*

*2<sup>nd</sup> Reading: February 1, 2016*



**EXHIBIT 'A':**  
*Legal Description*

BEING approximately 78.89 acres of land located in the M.J. Barksdale (*Abstract 11*) and E. Teal (*Abstract 207*) Surveys of the City of Rockwall, Rockwall County, Texas to be known as the Amended PD-32 Zoning Boundary and being more particularly described as follows:

BEGINNING at a point in intersection of Horizon Rd and the south service road of Interstate Highway 30 (GPS Coordinates N2589965.033 E7014570.874);

THENCE S45-3-43E along the centerline of Horizon Rd for a distance of 359.75 feet to a point;

THENCE S45-9-15E continuing along said centerline for a distance of 922.798 feet to a point;

THENCE S45-7-2W along the western boundary of the Eckerd Addition for a distance of 338.85 feet to a point;

THENCE S45-31-32E along the southern boundary of the Eckerd Addition for a distance of 339.158 feet to a point;

THENCE S44-34-41W along the southeastern boundary of the Isaac Brown Addition for a distance of 594.34 feet to a point;

THENCE S75-48-35E along the northern boundary of Lakeridge Estates, Lot 26 for a distance of 304.035 feet to a point;

THENCE S34-45-14W for a distance of 85.563 feet to a point;

THENCE S28-45-41W for a distance of 78.959 feet to a point;

THENCE S23-0-35W for a distance of 78.959 feet to a point;

THENCE N75-6-11W along the north boundary of the Willis-Sealock Addition for a distance of 371.56 feet to a point;

THENCE N42-41-6E for a distance of 124.594 feet to a point;

THENCE N43-28-45W along the southwestern boundary of the Isaac Brown Addition for a distance of 228.343 feet to a point;

THENCE N50-43-21W for a distance of 132.929 feet to a point;

THENCE S23-32-21W for a distance of 65.722 feet to a point;

THENCE N64-32-23W for a distance of 69.271 feet to a point;

THENCE S78-40-26W following along the northern boundary of the Lago Vista Addition for a distance of for a distance of 90.8 feet to a point;

THENCE N66-47-33W continuing along said boundary for a distance of 159.22 feet to a point;

THENCE N75-45-16W for a distance of 80.21 feet to a point;

THENCE S72-39-11W for a distance of 143.44 feet to a point;

THENCE N59-46-23W for a distance of 557.634 feet to a point;

THENCE S45-59-1W for a distance of 77.538 feet to a point;

THENCE N44-47-20W for a distance of 138.413 feet to a point;

THENCE N42-57-48W for a distance of 38.504 feet to a point;

THENCE N39-43-7W for a distance of 38.504 feet to a point;

THENCE N36-28-26W for a distance of 38.504 feet to a point;

THENCE S53-20-53W following along the northern boundary of the Harbor-Rockwall Addition for a distance of 47.636 feet to a point;

THENCE N89-33-5W continuing along said boundary for a distance of 208.66 feet to a point;

THENCE S79-6-40W for a distance of 20.72 feet to a point;

**EXHIBIT 'A':**  
*Legal Description*

THENCE N66-23-19W for a distance of 45 feet to a point;  
THENCE S80-59-47W for a distance of 19.85 feet to a point;  
THENCE N77-4-50W for a distance of 17.5 feet to a point;  
THENCE S86-11-31W for a distance of 22.15 feet to a point;  
THENCE S87-31-10W for a distance of 18.75 feet to a point;  
THENCE N82-39-16W for a distance of 17.59 feet to a point;  
THENCE S68-51-13W for a distance of 13.2 feet to a point;  
THENCE S75-7-26W for a distance of 12.97 feet to a point;  
THENCE S36-31-5W for a distance of 17.64 feet to a point;  
THENCE S2-59-22W for a distance of 38.81 feet to a point;  
THENCE S48-52-49E for a distance of 18.61 feet to a point;  
THENCE S17-8-14W for a distance of 87.301 feet to a point;  
THENCE S60-34-34W for a distance of 160.015 feet to a point;  
THENCE S73-43-56W for a distance of 67.56 feet to a point;  
THENCE S74-42-54W for a distance of 63.28 feet to a point;  
THENCE S80-10-12W for a distance of 142.24 feet to a point;  
THENCE S64-3-37W for a distance of 24.61 feet to a point;  
THENCE N2-50-21E for a distance of 126.02 feet to a point;  
THENCE N24-40-2W along the western boundary of the Rockwall Harbor Phase 1 Addition for a distance of 125.683 feet to a point;  
THENCE N22-55-59W continuing along said boundary for a distance of 368.32 feet to a point;  
THENCE N22-55-59W for a distance of 32.765 feet to a point;  
THENCE N58-47-23E following along the centerline of the south service road of Interstate Highway 30 for a distance of 190.81 feet to a point;  
THENCE N58-58-59E continuing along said centerline for a distance of 212.916 feet to a point;  
THENCE N61-2-53E for a distance of 271.157 feet to a point;  
THENCE N62-2-17E for a distance of 412.293 feet to a point;  
THENCE N61-44-10E for a distance of 183.797 feet to a point;  
THENCE N64-7-43E for a distance of 151.311 feet to a point;  
THENCE N68-43-57E for a distance of 118.858 feet to a point;  
THENCE N72-59-9E for a distance of 118.858 feet to a point;  
THENCE N76-2-6E for a distance of 279.139 feet to a point;  
THENCE N81-22-36E for a distance of 181.597 feet to a point;  
THENCE N76-12-48E for a distance of 97.497 feet to a point;  
THENCE N70-6-13E for a distance of 97.497 feet to a point;  
THENCE N63-59-38E for a distance of 97.497 feet to the Point of Beginning, Containing approximately 78.89 acres (3,436,420.51186 square feet) of land, more or less.



**EXHIBIT 'C':**  
Amended Land Use Chart

<b>Residential Land Uses</b>	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/Summer Lee	Interior	Residential	Ridge Road Retail
Accessory Building <sup>1</sup>									P	
Home Occupation <sup>1</sup>	P	P	P	P	P	P	P	P	P	P
Hotel	S	S	S	S	S	S	S	S	S	S
Hotel (Full Service)	S	S	S	S	S	S	S	S	S	S
Hotel (Residence)	S	S	S	S	S	S	S	S	S	S
Motel	S	S	S	S	S	S	S	S	S	S
Single-Family, Zero-Lot-Line									P	
Townhouse	P	P	P	P	P	S	S	P	S	S
Urban Residential (Condominium Units Only) <sup>1</sup>	P	P	P	P	P	S	S	P	S	S

<b>Office Land Uses</b>	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/Summer Lee	Interior	Residential	Ridge Road Retail
Animal Clinic for Small Animals (No Outdoor Pens) <sup>1</sup>	S	S	S	S	S	S	S	S	S	S
Church/House of Worship <sup>1</sup>	P	P	P	P	P	P	P	P	S	P
Day Care (7 or More Children) <sup>1</sup>	P	P	P	P	P	P	P	P	S	P
Financial Institution (Without Drive-Through)	P	P	P	P	P	P	P	P	S	P
Financial Institution (With Drive-Through)										P
Government Facility	P	P	P	P	P	P	P	P	S	P
Library, Art Gallery or Museum (Public)	P	P	P	P	P	P	P	P	S	P
Office (General)	P	P	P	P	P	P	P	P	S	P
Office Building (Less Than 5,000 SF)	P	P	P	P	P	P	P	P	S	P
Office Building (More Than 5,000 SF)	P	P	P	P	P	P	P	P	S	P
Post Office (Local Service)	P	P	P	P	P	P	P	P	S	P
Research/Technology/Light Assembly	S	S	S	S	S	S	S	S	S	S
Trade School	S	S	S	S	S	S	S	S	S	S

**EXHIBIT 'C':**  
Amended Land Use Chart

<b>Retail &amp; Restaurant Land Uses</b>	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/Summer Lee	Interior	Residential	Ridge Road Retail
Antique/Collectable Sales	P	P	P	P	P	P	P	S	S	P
Automobile Rental	S	S	S	S	S	S	S	S	S	S
Banquet Facility	P	P	P	P	P	P	P	S	S	P
Business School	P	P	P	P	P	P	P	S	S	P
Catering Service	P	P	P	P	P	P	P	S	S	P
Commercial Amusement/Recreation (Indoor) <sup>1</sup>	S	S	S	S	S	S	S	S	S	S
Community or Recreation Club, Public or Private (Accessory)	P	P	P	P	P	P	P	S	S	P
Copy Center	P	P	P	P	P	P	P	S	S	P
Display (Incidental) <sup>1</sup>	P	P	P	P	P	P	P	S	S	P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	P	P	P	P	P	P	P	S	S	P
Garden Supply/Plant Nursery	S	S	S	S	S	S	S	S	S	S
General Personal Service	P	P	P	P	P	P	P	S	S	P
Hair Salon/Manicurist	P	P	P	P	P	P	P	S	S	P
Health Club	P	P	P	P	P	P	P	S	S	P
Laundry (Drop-Off/Pickup)	P	P	P	P	P	P	P	S	S	P
Locksmith	P	P	P	P	P	P	P	S	S	P
Message Therapist	P	P	P	P	P	P	P	S	S	P
Museum or Art Gallery (Private)	P	P	P	P	P	P	P	S	S	P
Night Club, Discothèque or Dance Hall	S	S	S	S	S	S	S	S	S	S
Pet Shop	P	P	P	P	P	P	P	S	S	P
Private Club <sup>1</sup>	P	P	P	P	P	P	P	S	S	P
Private Club for a Lodge or Fraternal Organization	P	P	P	P	P	P	P	S	S	P
Restaurant (Less Than 2,000 SF, Without Drive-Through or Drive-In)	P	P	P	P	P	P	P	S	S	P
Restaurant (2,000 SF or More, Without Drive-Through or Drive-In)	P	P	P	P	P	P	P	S	S	P

**EXHIBIT 'C':**  
Amended Land Use Chart

<b>Retail &amp; Restaurant Land Uses</b>	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/Summer Lee	Interior	Residential	Ridge Road Retail
Restaurant With Accessory Private Club or Brew Pub <sup>1</sup>	P	P	P	P	P	P	P	S	S	P
Retail Store With Gasoline Product Sales (Limited to Area 3 ONLY -- As Shown in Exhibit A)						P				
Shoe and Boot Repair and Sales	P	P	P	P	P	P	P	S	S	P
Studio: Art, Photography and/or Music	P	P	P	P	P	P	P	S	S	P
Tailor, Clothing or Apparel Shop	P	P	P	P	P	P	P	S	S	P
Theater	S	P	S	P	S	P	S	S	S	S
Wholesale Showroom Facility	S	S	S	S	S	S	S	S	S	S

*P: Permitted By-Right; A: Accessory Use; S: Specific Use Permit (SUP); <sup>1</sup>: Permitted w/ Conditions (See Article IV, Permissible Uses, of the Unified Development Code, as amended, For Each Conditional Use)*

*Note: All listed uses above shall be further regulated and/or limited within the specific Subdistrict standards contained in Ordinance No. 10-21; Exhibits C-2 through C11, with the exception of the Other Uses category which shall be permitted by right or allowed with a Specific Use Permit (SUP) as outlined, regardless of Subdistrict.*

**Other Uses**

The following Uses Shall be Permitted By-Right in all Subdistricts:

- Antenna (Accessory)
- Antenna (Amateur Radio)
- Antenna (Dish)
- Asphalt or Concrete Batch Plant (Temporary)
- Fund Raising Event by Non-Profit (Indoor/Outdoor -- Temporary)
- Garage (Accessory Use)
- Municipally Owned and/or Controlled Facilities (Utilities and Uses)
- Parking (Commercial)
- Parking Lot (Non-Commercial)
- Public Park or Playground
- Radio Broadcasting
- Real Estate Sales Office (On-Site -- Temporary)
- Recording Studio
- Satellite Dish
- Swimming Pool (Private -- Accessory Use)
- Temporary On-Site Construction Office

The Following Uses Shall be Permitted By SUP in all Subdistricts:

- Antenna (Commercial)
- Antenna (Commercial -- Free-Standing)
- Antenna (Commercial -- Mounted)
- Helipad
- Private Streets
- Tennis Courts (Not Accessory to a Public or Private Club)
- Transit Passenger Facility
- TV Broadcasting & Other Communication Service
- Utilities Holding a Franchise Agreement from the City of Rockwall
- Utility Installation (Other Than Listed)
- Utility/Transmission Lines
- Wireless Communication Tower