

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.

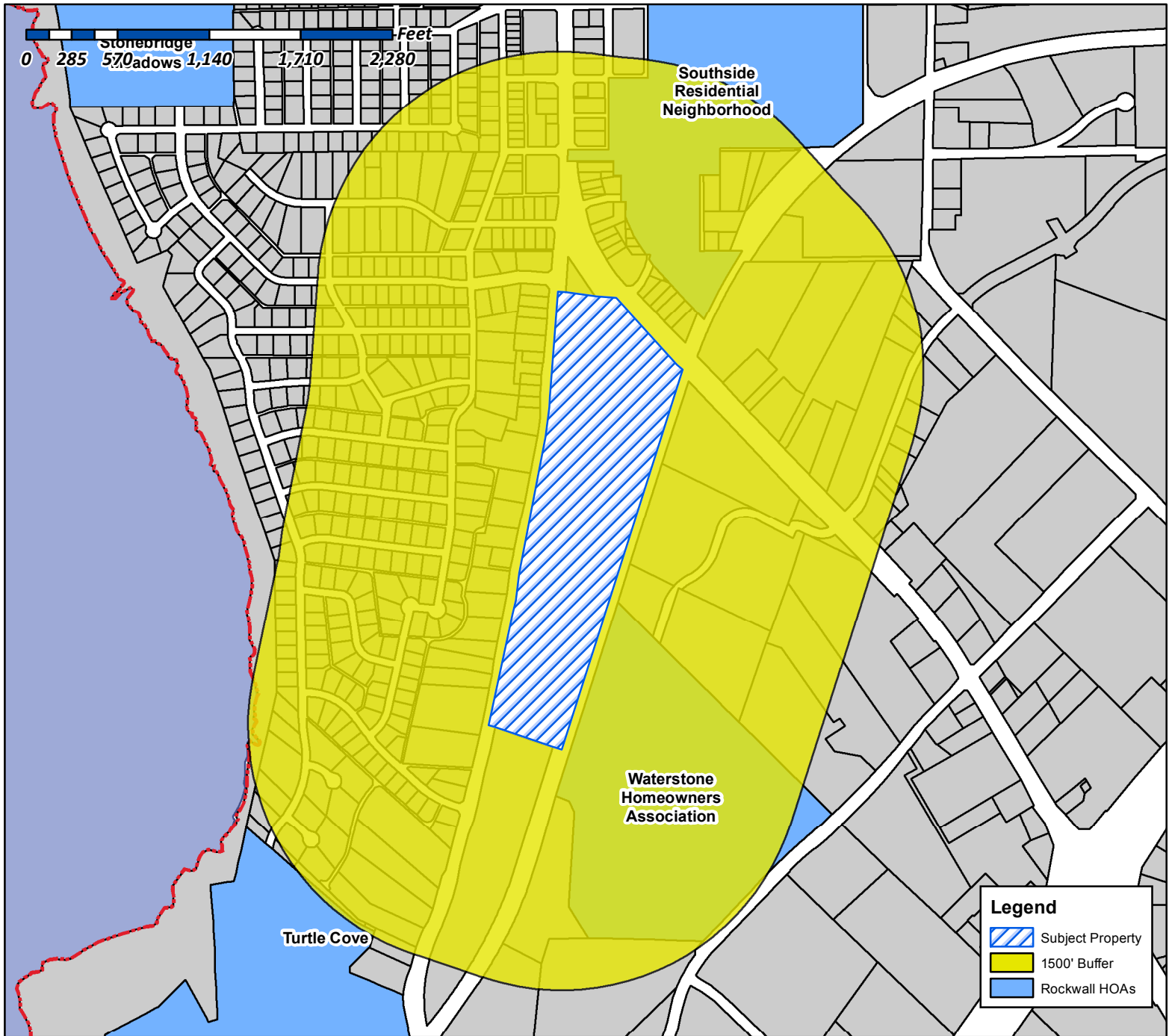
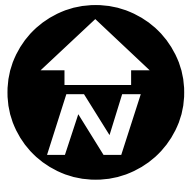




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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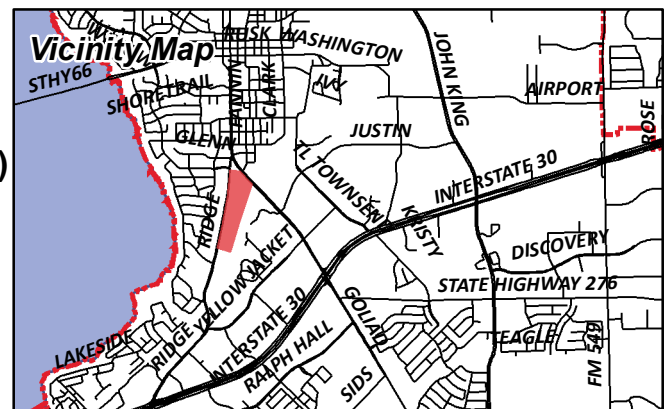
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Case Number: Z2016-031
Case Name: Amendment to PD-1
Case Type: Zoning
Zoning: Planned Development District 1 (PD-1)
Case Address: South of the intersection of Ridge Rd. and SH-205

Date Created: 09/20/2016

For Questions on this Case Call (972) 771-7745

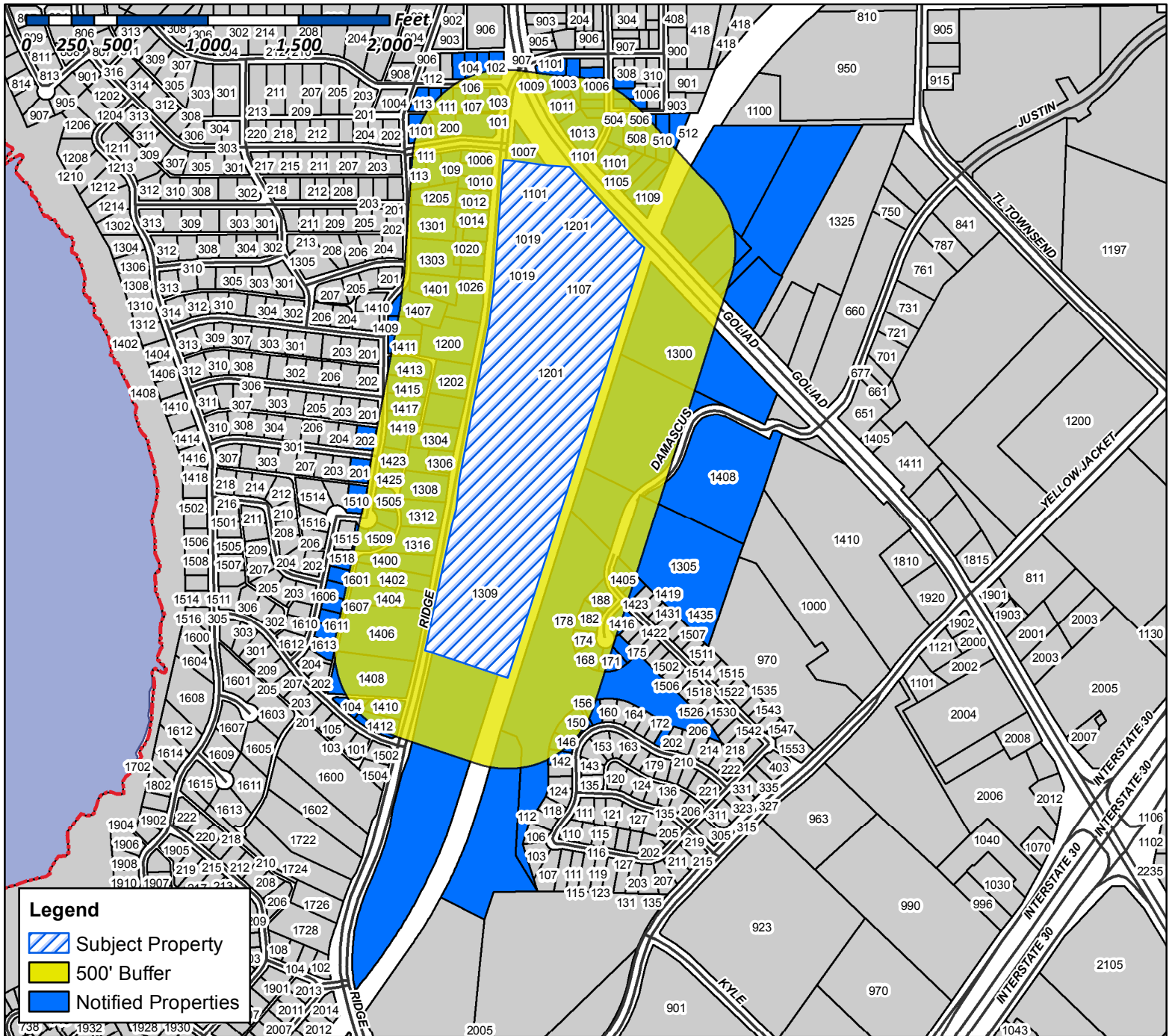




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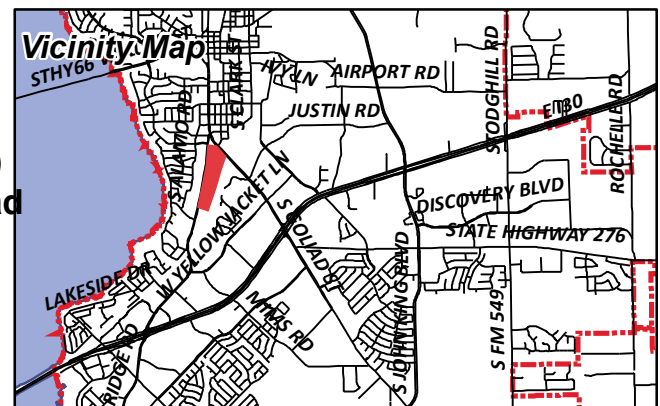
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ERVIN RICHARD L & TERRI K
C/O SONIC
1001 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 SAM HOUSTON
ROCKWALL, TX 75087

GOODMAN MICHAEL & CARLA
1008 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
101 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 SAM HOUSTON
ROCKWALL, TX 75087

PREGNANCY RESOURCE CENTER OF LAKE RAY
HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

GUSSIO PROPERTIES LLC
1012 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
102 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 RIDGE RD
ROCKWALL, TX 75087

HERNANDEZ COURTNEY AND JAVIER
HERNANDEZ-ROSALES
103 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
104 GLENN AVE
ROCKWALL, TX 75087

TRAMMELL JAMES T & ERNESTINE H
TRUSTEES FOR LIVING TRUST
104 BECKY LN
ROCKWALL, TX 75087

MCFARLIN HULEN D ET UX
105 GLENN AVE
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROJAS MARY ANN
10521 TRAYMORE DR
FORT WORTH, TX 76244

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET 0
ROCKWALL, TX 75087

SCOTT BILLIE JEAN
106 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
107 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
108 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
109 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
111 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

BROWN RHONDA
113 SUMMIT RIDGE DR
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
C/O PRETIUM PROPERTY MANAGEMENT, LLC
115 W 7TH ST 0
FORT WORTH, TX 76102

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

LOFLAND WILLIAM B & SHERRIE
1200 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE RD
ROCKWALL, TX 75087

FISHER GREGORY A & TINA
1205 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY
IRVING, TX 75039

CURRENT RESIDENT
1300 S GOLIAD
ROCKWALL, TX 75087

MCMASTER CHRISTOPHER QUE & BROOKE E
1301 S ALAMO RD
ROCKWALL, TX 75087

WELLS JOEL A AND SHOLANA K
1303 S ALAMO RD
ROCKWALL, TX 75087

JACOBS DAVID R & BEVERLY
1304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1305 DAMASCUS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1306 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1308 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1309 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1312 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1316 RIDGE RD
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J
138 PELICAN COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 RIDGE RD
ROCKWALL, TX 75087

GUILLORY MARK E & MARY J
1401 S ALAMO RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE
ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE
ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

GRIFFIN ALLEN AND LISA
1405 MURPHY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1406 RIDGE RD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

WEBSTER WILLIAM L
1407 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1408 RIDGE RD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 RIDGE RD
ROCKWALL, TX 75087

FULLER JIMMY
1411 S ALAMO RD
ROCKWALL, TX 75087

NAJMABADI NATHAN R & JENNIFER N
1412 RIDGE ROAD
ROCKWALL, TX 75087

GREEN LARRY W JR AND
JAN E PHILLIPS
1413 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 MURPHY DR
ROCKWALL, TX 75087

GILLOCK MICHAEL J AND JEANETTE L
1415 S ALAMO RD
ROCKWALL, TX 75087

ORJI WILLY
1416 MURPHY DR
ROCKWALL, TX 75087

UNDERWOOD MARK ALLAN
1417 S ALAMO
ROCKWALL, TX 75087

BROOKS RICHARD L
1419 S ALAMO RD
ROCKWALL, TX 75087

BISHOP ROBERT L JR & SARA A
142 PELICAN COVE DR
ROCKWALL, TX 75087

BAUGH GINGER KAY
1421 S ALAMO RD
ROCKWALL, TX 75087

ROSS JOSHUA A
1423 S ALAMO RD
ROCKWALL, TX 75087

PINNELL CHARLES C & GENEVA
1425 S ALAMO RD
ROCKWALL, TX 75087

CRANE ADAM T
146 PELICAN COVE DR
ROCKWALL, TX 75087

VOLLBEER BONNIE
150 PELICAN COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1505 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1509 S ALAMO RD
ROCKWALL, TX 75087

PARRISH GERALD L JR AND JENNIFER F
1510 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1511 S ALAMO RD
ROCKWALL, TX 75087

TEBBUTT BRIAN C
156 PELICAN COVE DR
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

LYLE WILLIAM M JR & ERICA
1603 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1605 ALAMO RD
ROCKWALL, TX 75087

TALLEY JANICE KAY
1607 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1609 S ALAMO RD
ROCKWALL, TX 75087

CHILDS WILLIAM C & SHERYL L
1611 S ALAMO RD
ROCKWALL, TX 75087

LOOSIER CHERE R AND JASON M BAWCUM
1613 S ALAMO RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY 0
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY 0
DALLAS, TX 75248

UHLIG JANET KAY
168 MURPHY CT
ROCKWALL, TX 75087

SOTZING SCOTT DOUGLAS
171 MURPHY CT
ROCKWALL, TX 75087

CURRENT RESIDENT
174 MURPHY CT
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
1745 BISON MEADOW LN
HEATH, TX 75032

GEHRING W ROBERT & CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

PHILLIPS MYRNA E
175 MURPHY CT
ROCKWALL, TX 75087

PIERATT LINDY & JASON
178 MURPHY CT
ROCKWALL, TX 75087

MYERS DAVID F & NINA G
182 MURPHY CT
ROCKWALL, TX 75087

ABBOTT DIANA L & SHAUN E
188 MURPHY CT
ROCKWALL, TX 75087

GASCOIGNE ANGUS A & ELIZABETH
1910 CLUB LAKE CIR
ROCKWALL, TX 75087

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

CURRENT RESIDENT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

CAWTHON RICK
2000 E INTERSTATE 30
ROCKWALL, TX 75087

CHRISTOPHER CATHY
201 GOLD STREET 0
GARLAND, TX 75042

VIZZINI SABARINA L
201 MEADOWDALE DR
ROCKWALL, TX 75087

HIRIGOYEN IGNACIO A & LISA RAE
202 MEADOWDALE DRIVE
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
208 LAKEVIEW DR
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

PFENNING BARBARA JANE
210 WILLOWCREEK ROAD
CHICKASHA, OK 73018

HART ROBERT N & HOPE C
218 CARRIAGE HILL LN
HEATH, TX 75032

HUMPHREY ELDORA B &
DERRILL DELOYD
2310 BERWICK AVE
DALLAS, TX 75203

OREILLY AUTO ENTERPRISES LLC
233 S PATTERSON
SPRINGFIELD, MO 65802

JBR2 LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

TEMUNOVIC PETAR & CVIJETA
3021 RIDGE RD 0
ROCKWALL, TX 75032

RPSC ROCKWALL PROPERTIES LLC
3201 E PRESIDENT GEORGE BUSH HIGHWAY 0
RICHARDSON, TX 75082

ROCKWALL COMMONS LLC
341 VERACLIFF CT
OVIDO, FL 32765

GRAHMANN CHARLES V
BISHOP OF ROMAN CATHOLIC DIOCESE
3725 BLACKBURN ST
DALLAS, TX 75219

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI
403 W WASHINGTON ST
ROCKWALL, TX 75087

COMPTON EARL D & SU ELLEN
5 HALFORD DR
HEATH, TX 75032

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA AND
FLORIDA TAYLOR
508 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
510 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
512 DICKEY ST
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M
517 SUMMIT DR
RICHARDSON, TX 75081

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

SMITH JOHN H
5630 MERRIMAC AVE
DALLAS, TX 75206

CHURCH ON THE ROCK
6005 DALROCK RD
ROWLETT, TX 75088

GAMEZ SUSAN
602 LAURENCE DR
ROCKWALL, TX 75032

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

TALLEY C W & PAULA J
703 RIDGEVIEW DR
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
7047 E GREENWAY PARKWAY 0
SCOTTSDALE, AZ 85254

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

WALKER TOM H & SUE A
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

7-ELEVEN
C/O SILVER OAK ADVISORS, LLC
ATTN JEFF TARLTON 0
ATLANTA, GA 30339

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 0
ROCKWALL, TX 75087

CAIN FAMILY REVOCABLE TRUST
PO BOX 1119
ROCKWALL, TX 75087

DORRIS CHARLES E
PO BOX 216
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

MILLER CHRISTINE LOUISE
PO BOX 824
ROCKWALL, TX 75087

REID STEPHEN M II AND JAN K
PO BOX 8791
GREENVILLE, TX 75404

Written Request for Rezoning of 1201 Ridge Rd. Rockwall TX 75087 Currently under the ownership of Benbrooke Ridge Partners

Rockwall City Council

City of Rockwall

385 S. Goliad St.

Rockwall, TX 75087

September 15 , 2016

To the members of the Rockwall City Council,

New Craft Brewing Company would like to notify the City of Rockwall of our intent to open a micro-brewery at 1201 Ridge Rd in the Ridge Road Shopping Center. At present our business location is not zoned for our required light industrial use. However, with the approval of the planning and zoning commission, New Craft Brewing Company is respectfully requesting a zoning change to allow the manufacturing and distribution of beer for the above address with no further or future land use. The conditional use will be consistent with the goals, objectives, and policies of the comprehensive plan and land regulations as well as all city, state, and federal licensing.

The primary intent of opening our brewery facility is to manufacture beer for distribution and to sell the beer we produce in kegs and cans to retail vendors. The large majority of our sales will be made from the distribution of our product to local and surrounding markets. Our brewery will also have a front of house taproom where customers can come to our location and try our beers. The taproom will serve jointly as a venue which will host various events and functions as well. However, we are foremost a manufacturer of beer, not a restaurant, brewpub, or bar. While in operation, we will allow and encourage patrons to purchase food from local area restaurants and food trucks, but we will not serve food as a means of revenue.

The micro-brewery industry has been explosive in recent years and there is only more room for growth. Breweries of our nature have very positive economic impact on growing suburban cities such as Rockwall. The beer we produce is taxed both in house at the tap and the keg in retail. The tax revenue we generate will be collected and reused in our local community. We can ensure that our brewery will make appropriate use of the zoning change and positively affect the community and public interest.

Respectfully,

[Signature Here]

Kasey Weadon

Owner and Founder of New Craft BrewCo

Written Request for Rezoning of 1201 Ridge Rd. Rockwall TX 75087 Currently under the ownership of Benbrooke Ridge Partners