

## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.

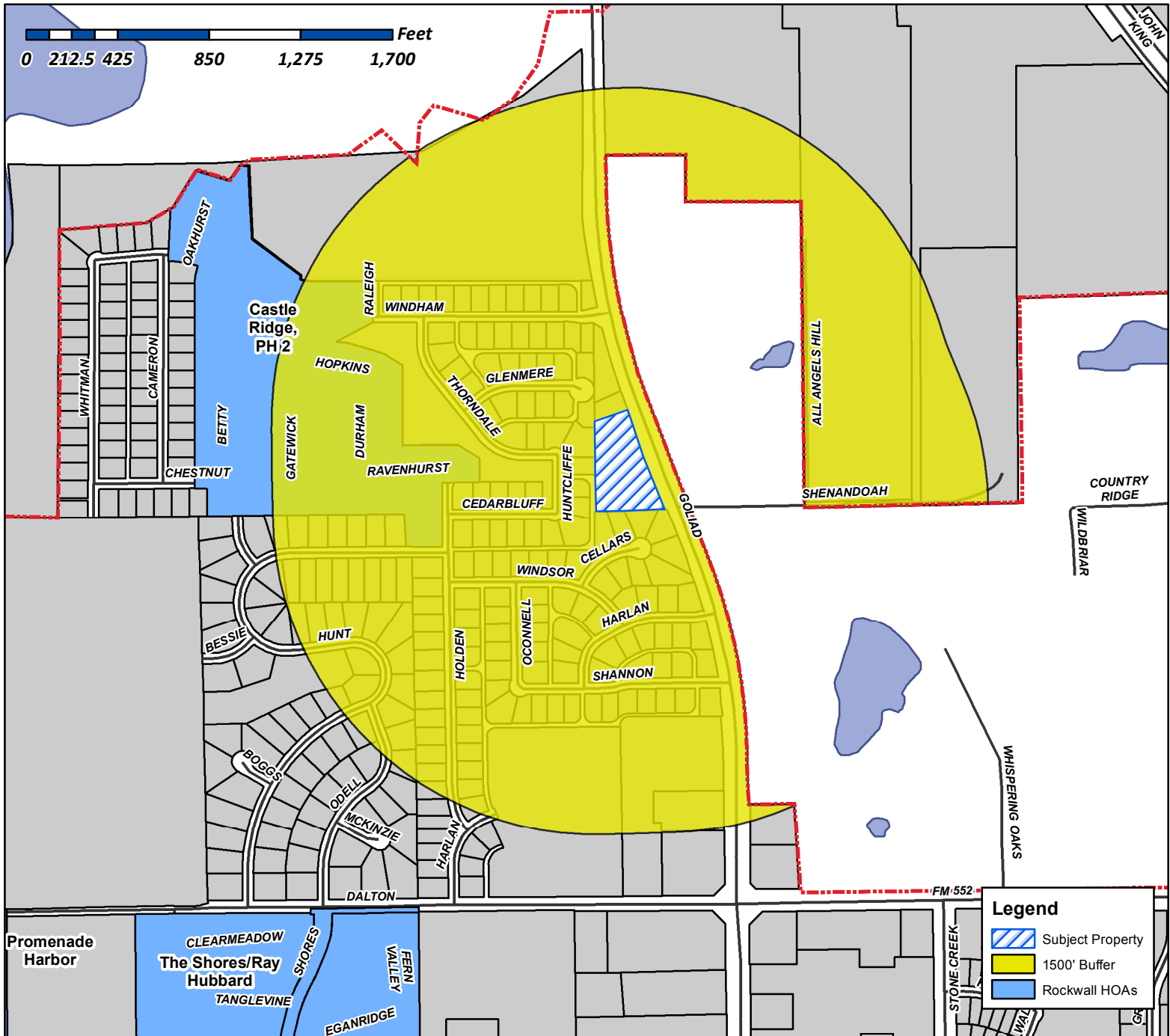
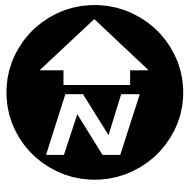




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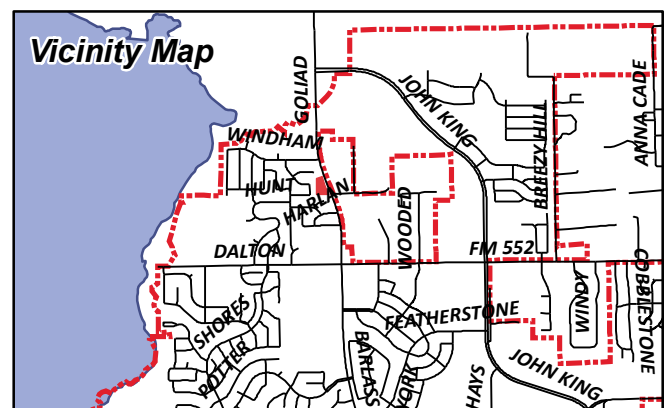
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**Case Number:** Z2017-021  
**Case Name:** Zoning Change (RO to GR)  
**Case Type:** Zoning  
**Zoning:** Residential Office (RO) District  
**Case Address:** 4031 N. Goliad Street

**Date Created: 05/16/2017**

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

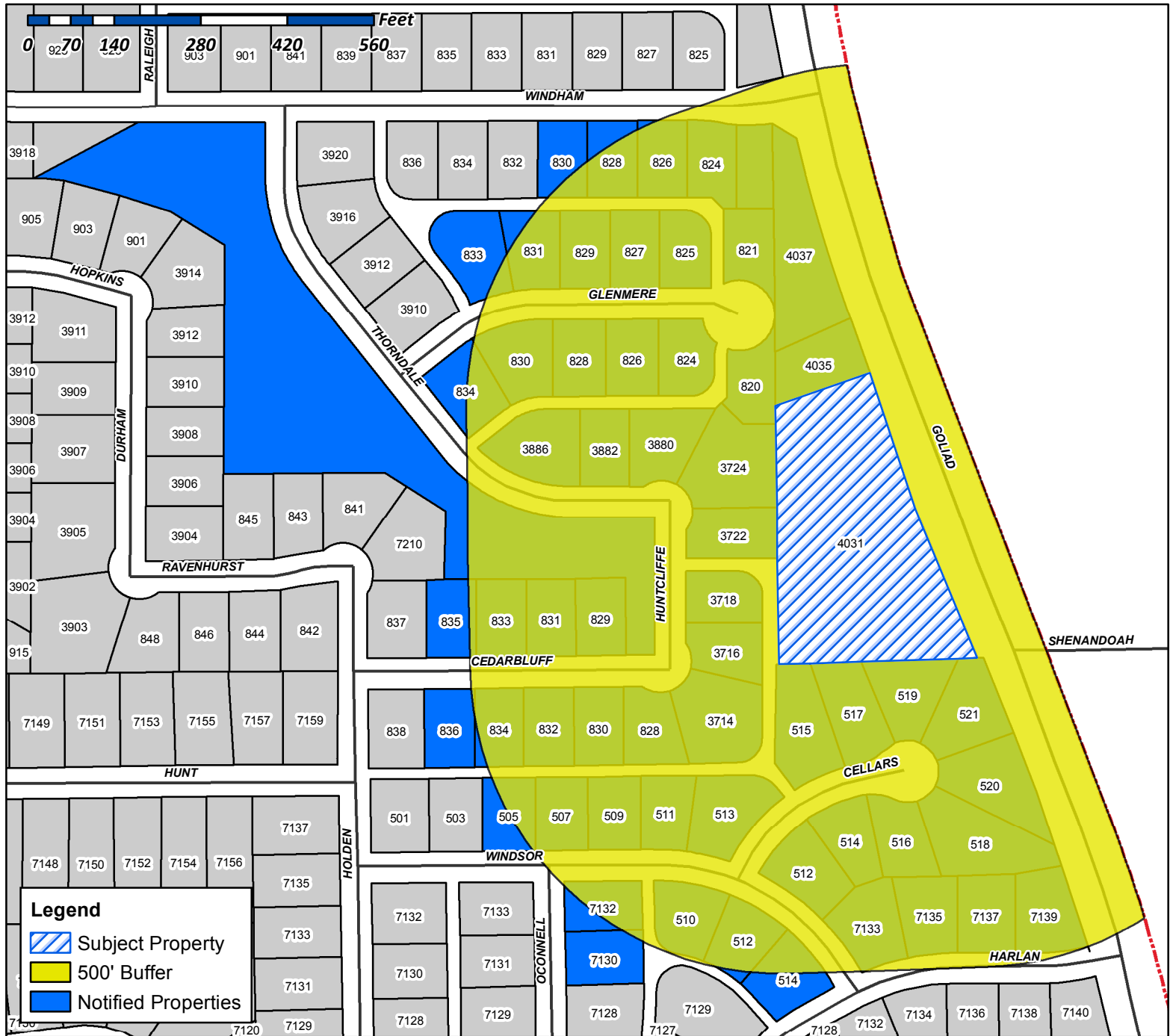




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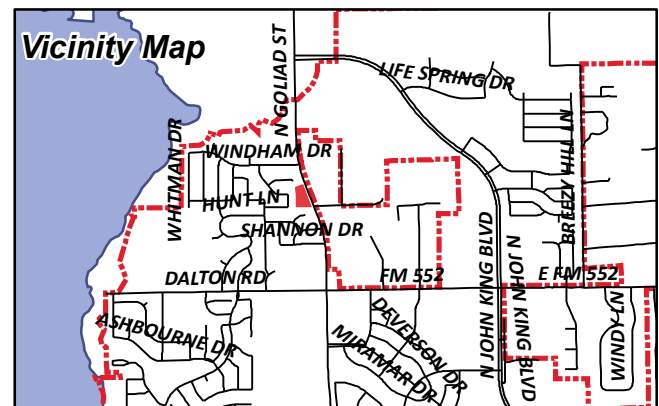
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WEATHERFORD GEORGE R  
157 SHENNENDOAH LN  
ROCKWALL, TX 75087

PINKHAM HEATH L AND  
EDWIN P NALLEY  
1711 WEISKOPF  
HEATH, TX 75032

JOHNSON SHERRY A AND  
JASON & JESSICA CLARK  
2018 WYNN JOYCE  
GARLAND, TX 75043

TINSLEY CURTIS & JUDITH  
2308 OAKRIDGE AVE  
NEDERLAND, TX 77627

WEIGANT RONALD & DEBRA KAY  
3714 HUNTCLIFFE DRIVE  
ROCKWALL, TX 75087

DIXON MELISSA MICHELLE  
3716 HUNTCLIFFE DR  
ROCKWALL, TX 75087

SCARNATI JAMES T JR & TAMMY M  
3718 HUNTCLIFF DRIVE  
ROCKWALL, TX 75087

CARIAGA TIFFANY AND NORMAN  
3722 HUNTCLIFF DR  
ROCKWALL, TX 75087

CAOTHERS ANTHONY J & KATIE HURST  
CAROTHERS  
3724 HUNTCLIFF DR  
ROCKWALL, TX 75087

THORNTON STEPHEN K & TRESA G  
3880 THORNDAL LN  
ROCKWALL, TX 75087

TRANT NATHAN D & JENNIFER E  
3882 THORNDAL LN  
ROCKWALL, TX 75087

MCKOWN WILLIAM & CHRISTINA  
3886 THORNDAL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4031 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4035 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4037 GOLIAD  
ROCKWALL, TX 75087

TAYLOR KRIS  
505 WINDSOR WAY  
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS  
ASSOCIATION INC  
C/O MIGNEAULT PROPERTIES LP  
506 BARNES  
ROCKWALL, TX 75087

FOREMAN HENRY HOWARD JR  
507 WINDSOR WAY  
ROCKWALL, TX 75087

HAMPTON PAMELA  
509 WINDSOR WAY  
ROCKWALL, TX 75087

CARR BRANDY  
510 WINDSOR WAY  
ROCKWALL, TX 75087

RUNNELS ROBIN LESLIE AND JENNIFER R GOEN  
511 WINDSOR WAY  
ROCKWALL, TX 75087

RHUE GERRY D & SHERRI D  
512 CELLARS CT  
ROCKWALL, TX 75087

WAGNER JULIUS ALVIN  
512 WINDSOR WAY  
ROCKWALL, TX 75087

NORTH STEPHEN B AND BEVERLY A  
513 WINDSOR WAY  
ROCKWALL, TX 75087

RECORD SHELBY AND  
DALE CLARK  
514 CELLARS CT  
ROCKWALL, TX 75087

WAGONER DANIEL L  
514 WINDSOR WAY  
ROCKWALL, TX 75087

DIESCH AMBER N  
515 CELLARS CT  
ROCKWALL, TX 75087

MUSSETTER DAVID O & KARLA  
516 CELLARS CT  
ROCKWALL, TX 75087

CALLAWAY WENDELL & SULAIN  
517 CELLARS CT  
ROCKWALL, TX 75087

BRUNSON GEORGE GE & PATRICIA A  
518 CELLARS CT  
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER  
519 CELLARS CT  
ROCKWALL, TX 75087

MCPAHAN THOMAS & SHANNON  
520 CELLARS CT  
ROCKWALL, TX 75087

SULLIVAN YVONNE E  
521 CELLARS CT  
ROCKWALL, TX 75087

STOVALL CURTIS N & ALICE M  
7130 OCONNELL ST  
ROCKWALL, TX 75087

BEARD CLINTON MARK & MELISSA D  
7132 OCONNELL ST  
ROCKWALL, TX 75087

FORBES CHARLES  
7133 HARLAN DR  
ROCKWALL, TX 75087

BIETENDORF WHITNEY ELIZABETH  
7135 HARLAN DRIVE  
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER  
7137 HARLAN DR  
ROCKWALL, TX 75087

FAVRE JOSH  
7139 HARLAN DR  
ROCKWALL, TX 75087

MARTIN RANDELL AND NORMA  
820 GLENMERE CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
821 GLENMERE CT  
ROCKWALL, TX 75087

VAZQUEZ ARTURO AND  
ALICIA HERNANDEZ  
824 GLENMERE COURT  
ROCKWALL, TX 75087

GERICKE TODD JAMES & CONNIE RENEE  
824 WINDHAM DRIVE  
ROCKWALL, TX 75087

HEPLER MARK & CHRISTINE  
825 GLENMERE COURT  
ROCKWALL, TX 75087

BIEBER RODDY J AND DIANE R  
826 GLENMERE CT  
ROCKWALL, TX 75087

PUGH BRADLEY & LAURA  
826 WINDHAM DRIVE  
ROCKWALL, TX 75087

AVILES MARTHA E &  
RICARDO A CARDENAS  
827 GLENMERE CT  
ROCKWALL, TX 75087

BOLIN MARK AND KERRY  
828 CEDARBLUFF DR  
ROCKWALL, TX 75087

MCCARTNEY MARC W & ROBIN  
828 GLENMERE CT  
ROCKWALL, TX 75087

DUGDALE JASON S AND JADA L  
828 WINDHAM DR  
ROCKWALL, TX 75087

STETZER GERALD D & RACHEL R  
829 CEDARBLUFF DR  
ROCKWALL, TX 75087

LANKFORD MIKE D AND DARYL G LANKFORD  
829 GLENMERE CT  
ROCKWALL, TX 75087

TELTHORST TYLER A AND TAYLOR L  
830 CEDARBLUFF DR  
ROCKWALL, TX 75087

ROACH CHRISTINE A & KEITH L  
830 GLENMERE CT  
ROCKWALL, TX 75087

KELLY DANIEL AND LIBBY VANATTA  
830 WINDHAM DR  
ROCKWALL, TX 75087

BEREND MAURICE P AND  
MUMTAZ TEJANI  
831 CEDARBLUFF DRIVE  
ROCKWALL, TX 75087

SHELBURNE CHARLES J & STACY H  
831 GLENMERE CT  
ROCKWALL, TX 75087

MILLER TIMOTHY KENT  
832 CEDAR BLUFF DR  
ROCKWALL, TX 75087

HARPER BRIAN L & BLANCA D  
833 CEDARBLUFF DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
ARTURO RANGEL  
833 GLENMERE CT  
ROCKWALL, TX 75087

BRADFORD JYATTA & CHRISTINA  
834 CEDARBLUFF DR  
ROCKWALL, TX 75087

BLAIR CRAIG AND ALLISON  
834 GLENMERE CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
835 CEDARBLUFF DR  
ROCKWALL, TX 75087

WILSON MARK  
836 CEDARBLUFF DR  
ROCKWALL, TX 75087

CLARK BRUCE A  
PO BOX 1473  
ROCKWALL, TX 75087

**Roland Foerster**

**Civil Engineer**

5110 C.R. 424

Anna, Texas 75409

(214) 544-8888

[rfce@flash.net](mailto:rfce@flash.net)

Firm No. F-506

ENGINEERING

PLANNING

## LETTER OF INTENT

May 9, 2017

Planning & Zoning Department  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

Re: Rezoning Application for 4031 N. Goliad Street

Please accept this Letter of Intent on behalf of Pinnacle Montessori Franchise to rezone the 4031 N. Goliad Street 2.38 acre tract of land from R-O zoning district to GR zoning district. This letter will confirm Pinnacle's intent to develop the subject tract with a 10,970 square foot Montessori school for approximately 180 children, and a accompanying 7,000 square foot retail building for ancillary type uses where clientele are primarily, but not limited to children of all ages, such as karate academy, dance academy, music school, math/educational classes, computer classes STEM classes, etc. And, approximately 5,000 square feet will be provided for outdoor play areas.

Parking for 67 vehicles is provided for, including a drive through porte cohere capable of stacking 5 vehicles at the front of the Montessori school, all in conformance with zoning standards. The site will be accessed by two driveways at either end of the property's frontage along Goliad Street, connected with a continuous access/firelane drive for the parking spaces. Cross access to the adjacent property to the north for future development is also provided.

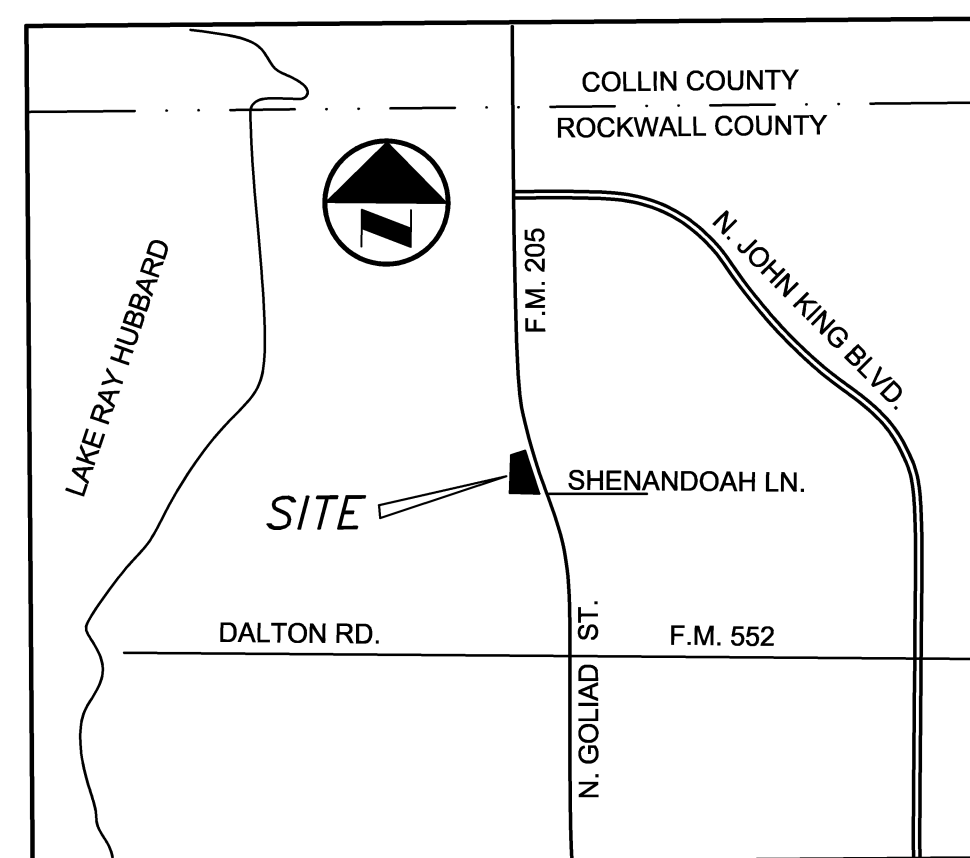
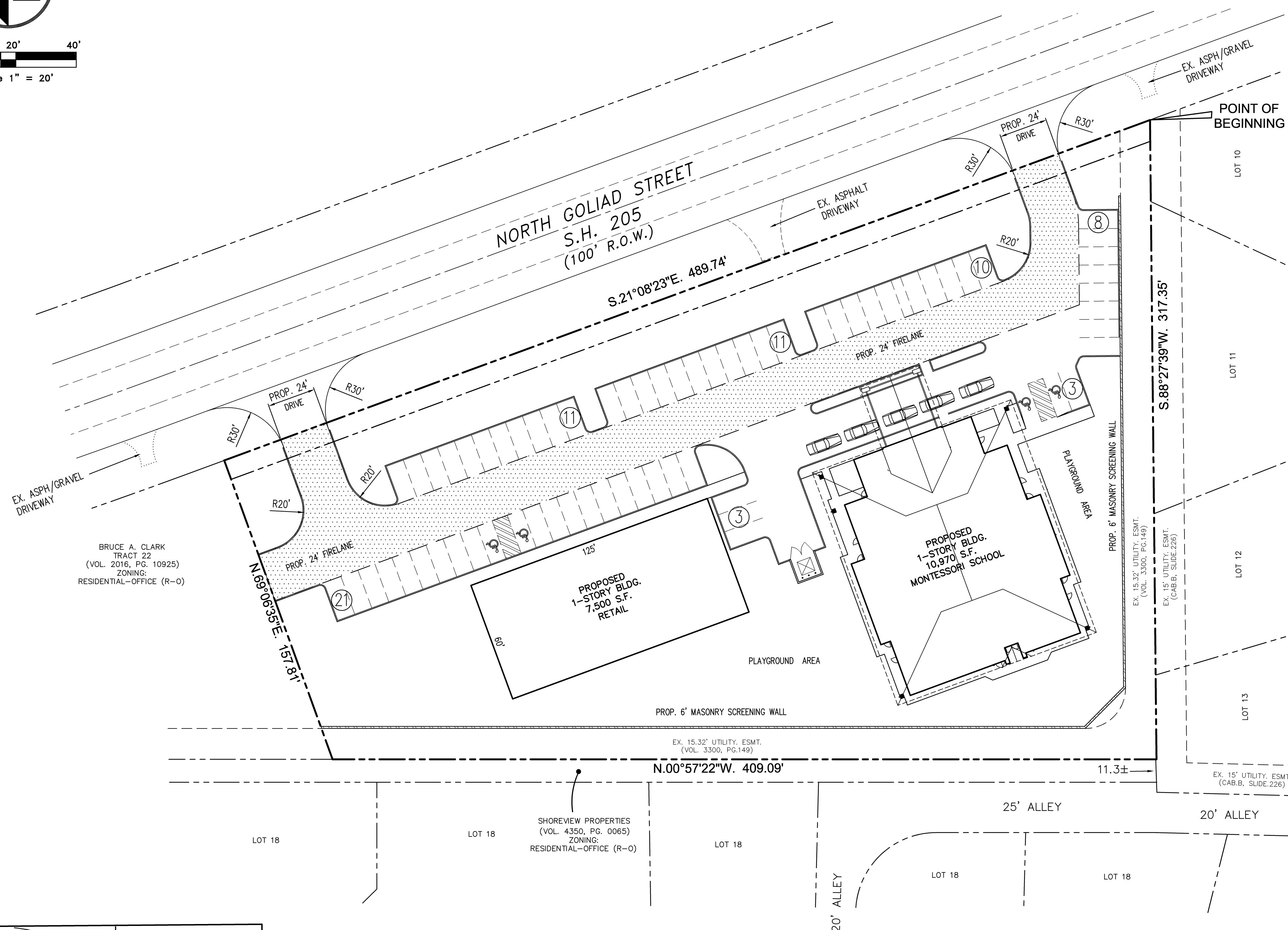
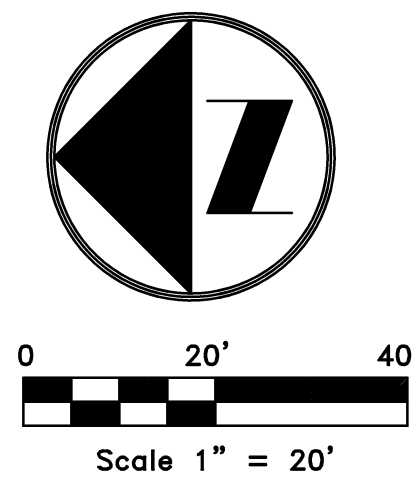
In summary, Pinnacle Montessori Franchise asks for the approval of the rezoning request.

Respectfully submitted,



Roland Foerster, PE





# VICINITY MAP

FIELD NOTE DESCRIPTION  
REZONING FROM R-O TO GR  
TRACT 6  
J. STRICKLAND SURVEY, ABSTARCT NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said 2.38 acre tract in the southwest right-of-way line of S.H. 205 (N. Goliad Street) a 100-foot wide right-of-way, said corner being also the northeast corner of Lot 10, Block F, Harlan Park Phase One addition, an addition to the City of Rockwall according to plat filed for record in Cabinet B, Slide 226, Plat Records, Rockwall County, Texas;

THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 10 foot or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

THENCE, N.00°57'22"W., 409.09 feet along the east line of said narrow Shoreview Properties strip of land to a 5/8" iron rod found for corner, same being the southwest corner of a tract of land to Bruce A. Clark, as described in deed filed for record in Volume 2016, Page 10925, of the said Rockwall County Real Land records;

THENCE, N.69°06'35"E., 157.81 feet along the south line of said Clark tract to a 1/2" iron rod found for corner in the said southwest right-of-way line of S.H. 205;

THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

# PINNACLE MONTESSORI of ROCKWALL

**ENGINEER:**  
**ROLAND FOERSTER**  
**CIVIL ENGINEER**

5110 C.R. 424  
ANNA, TEXAS 75409  
(214) 544-8888  
email: rfce@flash.net  
Firm No. F-506

A CONCEPT PLAN FOR  
REVIEW PURPOSES ONLY.

NOT A CONSTRUCTION  
DOCUMENT.

Revisions:

## CONCEPT PLAN

CITY OF ROCKWALL CASE NO. 17-00XX

J. STRICKLAND SURVEY, ABST, NO. 187  
2.38 ACRES

**PINNACLE MONTESSORI SCHOOL of ROCKWALL**

Date: May, 2017

Scale:  $1'' = 20'$

Sheet:



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