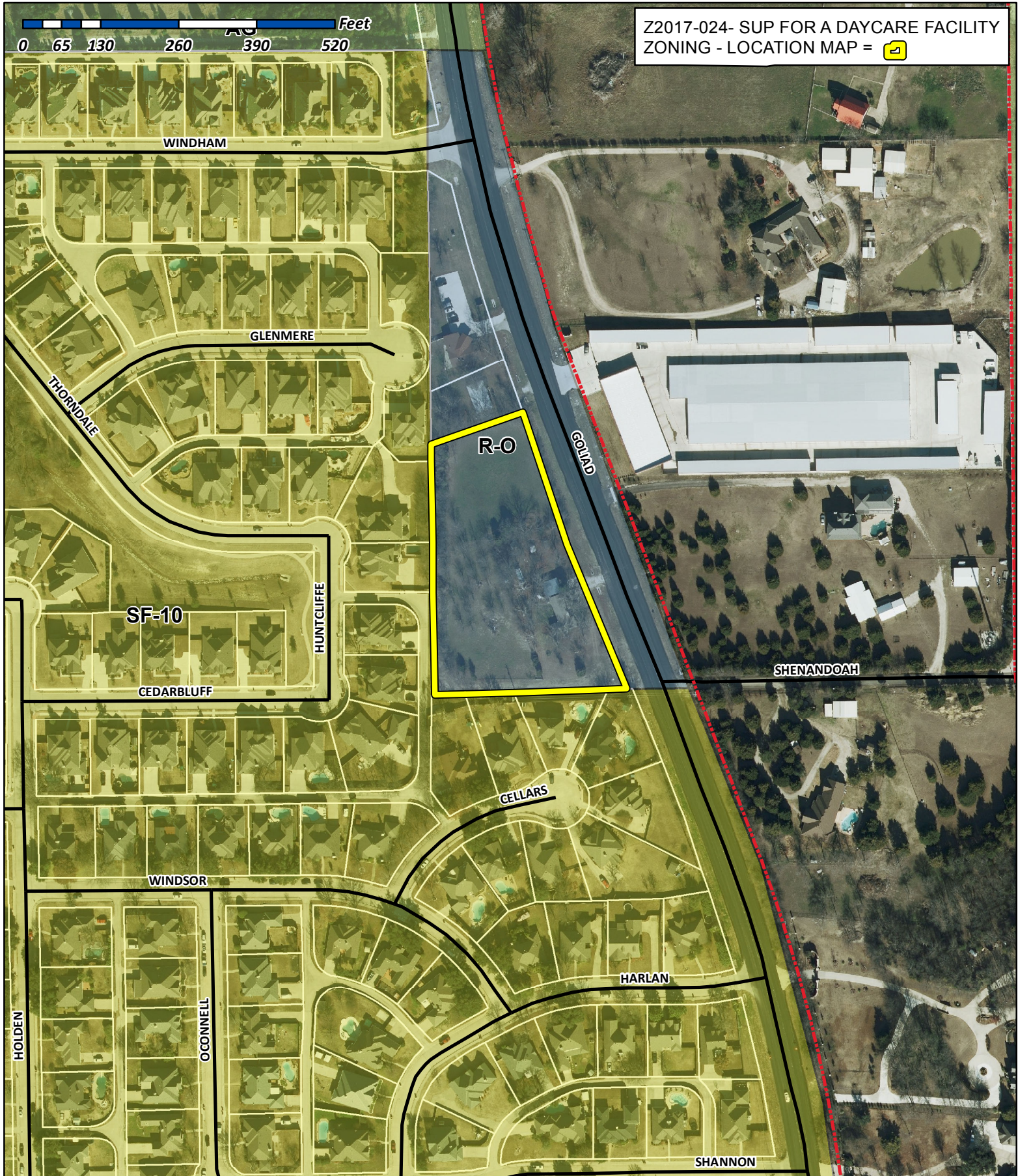




City of Rockwall

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.

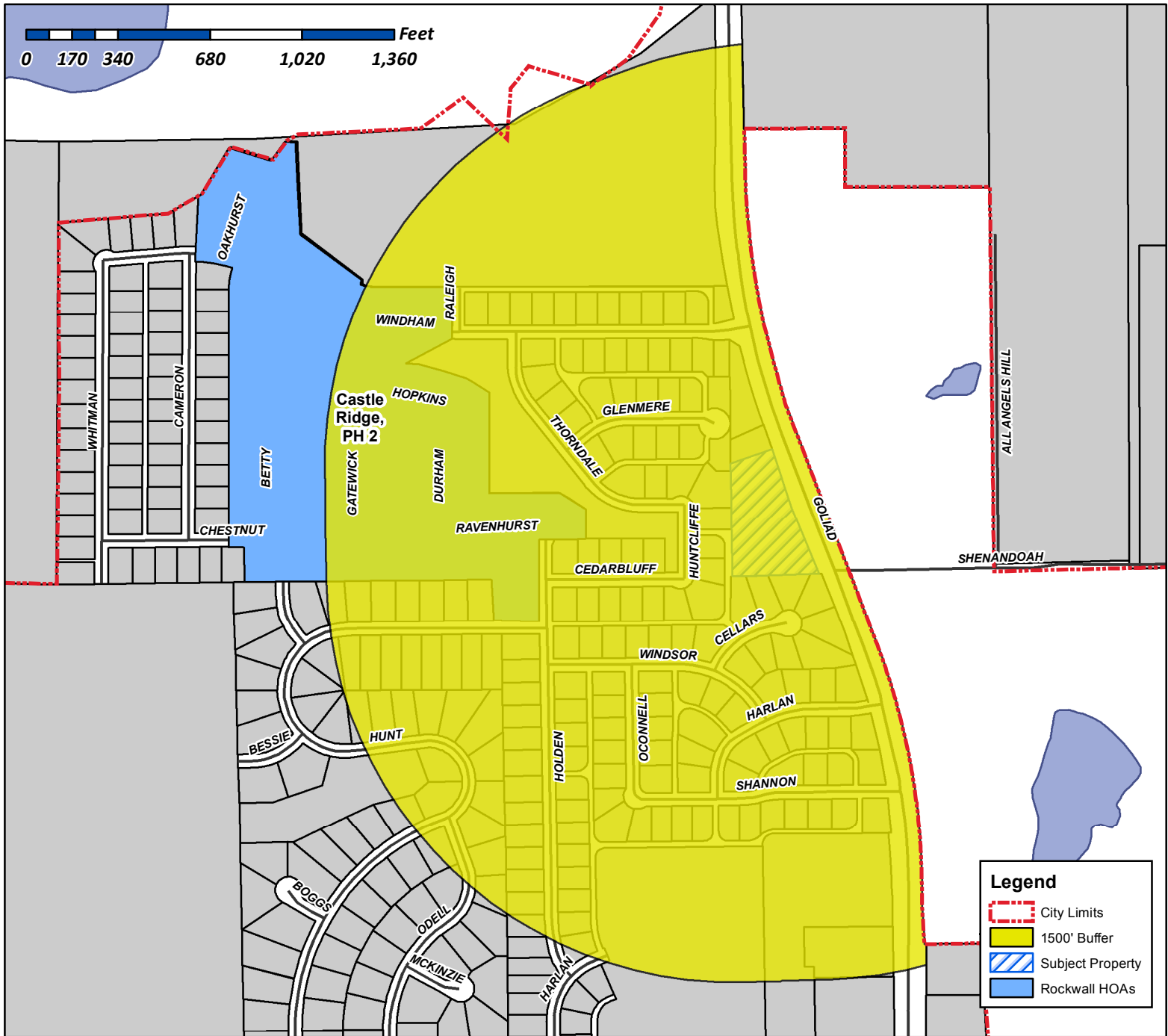
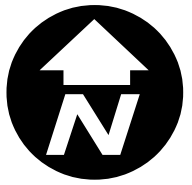




City of Rockwall

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

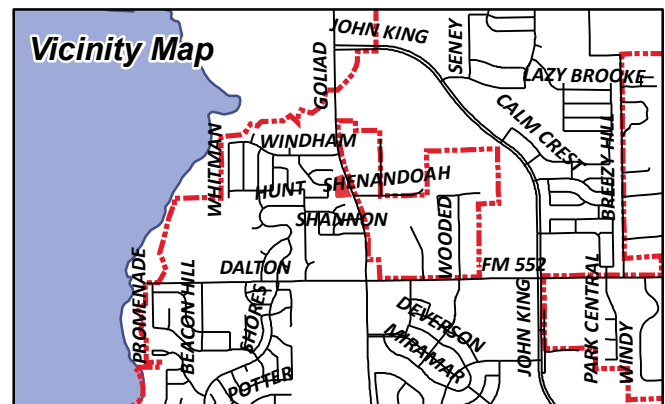
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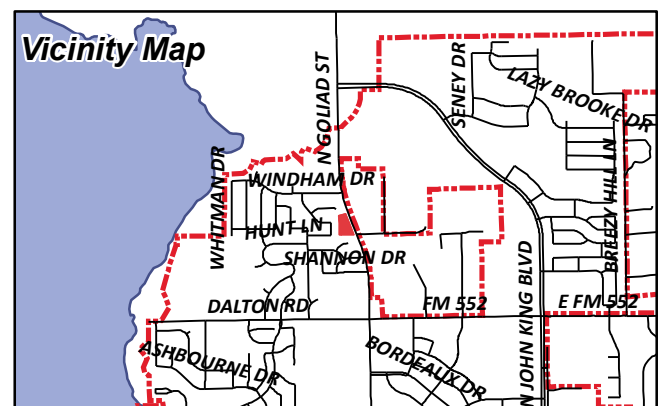


Case Number: Z2017-024
Case Name: SUP for a Daycare Facility
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: 6/19/2017

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





WAGNER GERALD P
112 LOS PECES
GUN BARREL CITY, TX 75156

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

CASHATT ALLAN & ALLISON
3724 HUNTCLIFF DR
ROCKWALL, TX 75087

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

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

MCKOWN WILLIAM & CHRISTINA
3886 THORNDALE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
4031 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4035 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4037 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 WINDSOR WAY
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
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

CURRENT RESIDENT
516 CELLARS CT
ROCKWALL, TX 75087

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

CALLAWAY WENDELL & SULAINÉ
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

CURRENT RESIDENT
520 CELLARS CT
ROCKWALL, TX 75087

SULLIVAN YVONNE E
521 CELLARS CT
ROCKWALL, TX 75087

MCMAHAN THOMAS & SHANNON
608 MIRAMAR DR
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

HARRIS STACIE LYNN
830 CEDARBLUFF DRIVE
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

HELLER SHELIA JAMES & THOMAS RITCHEY
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
Firm No. F-506

June 16, 2017

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

Re: Request for specific use permits ("SUP") for Day Care and General Retail Store
uses located at 4031 N. Goliad Street (the "Property").

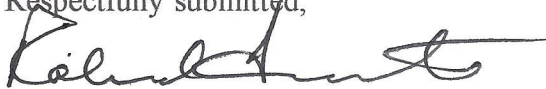
Mr. Miller,

Please accept this Letter of Intent on behalf of Pinnacle Montessori Franchise ("Pinnacle") to request SUPs for Day Care and General Retail Store uses on the Property, which are allowed by SUP under the current R-O zoning on the Property. Please note that Pinnacle is **not** seeking to change the current R-O zoning on the Property.

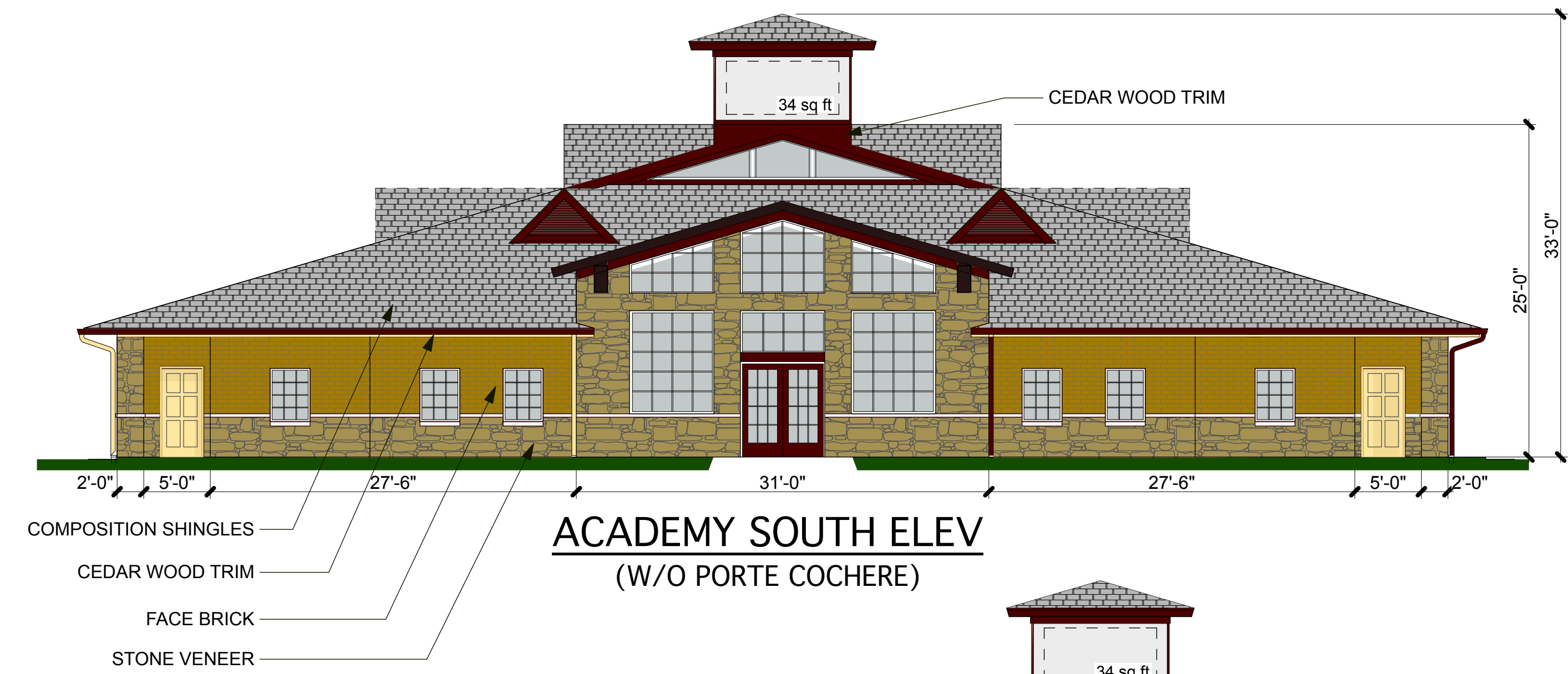
Pinnacle seeks to develop the Property with an approximately 11,000 square foot Montessori educational day care, with a maximum enrollment of 180 children. The anticipated age range for the children is infant to third-grade. In addition to the day care facility, Pinnacle intends to develop a second building (approximately 7,000 square feet or less) on the property that will generally house child-oriented uses complementary to the day care use, e.g., karate academy, dance academy, music school, math/educational classes, computer classes, STEM classes, etc. Many uses commonly associated with a "general retail" building (e.g., donut or sandwich shop, dry cleaners, etc.) are not anticipated for this Property because they would not fit the programming and intent behind the overall development.

On June 8, 2017, Representatives for Pinnacle met with several adjacent residents to the Property to discuss the Project. Pinnacle appreciates the input received at that time and looks forward to continuing to work with interested residents as the process continues.

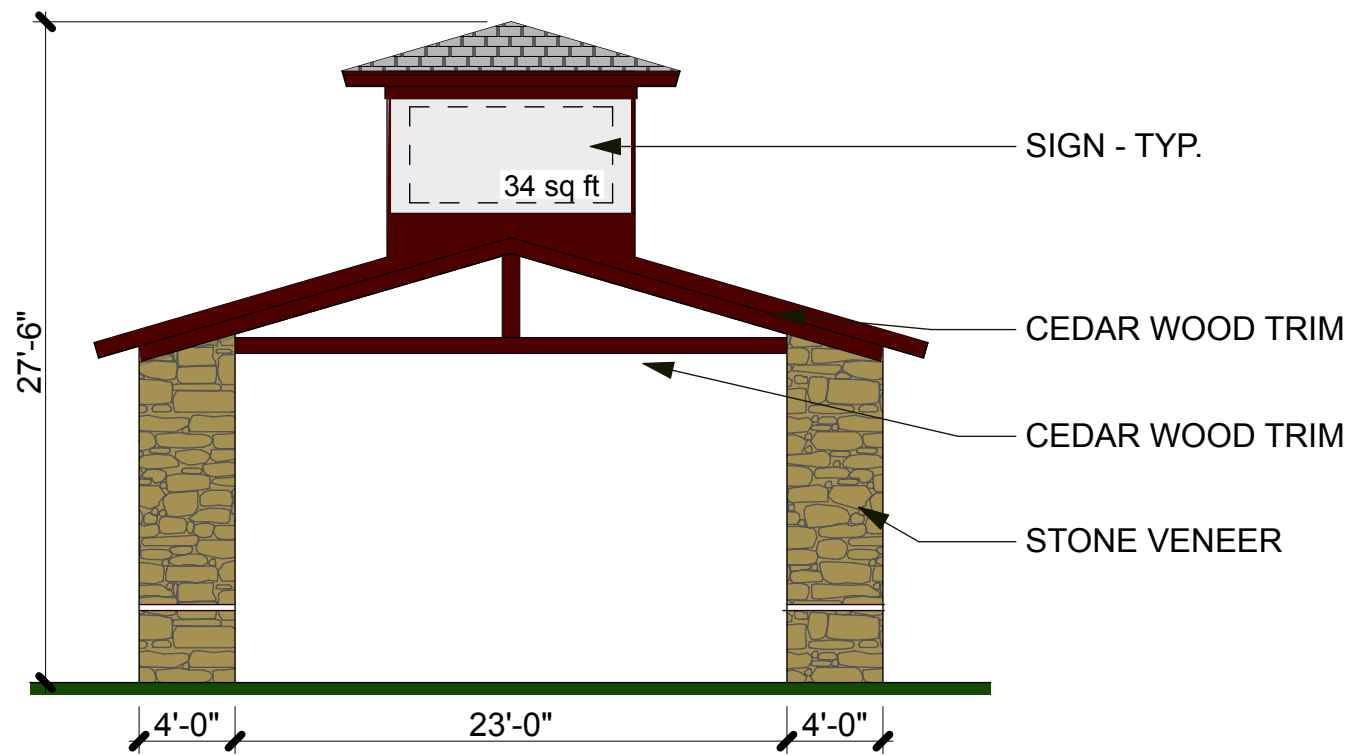
Respectfully submitted,



Roland Foerster, PE

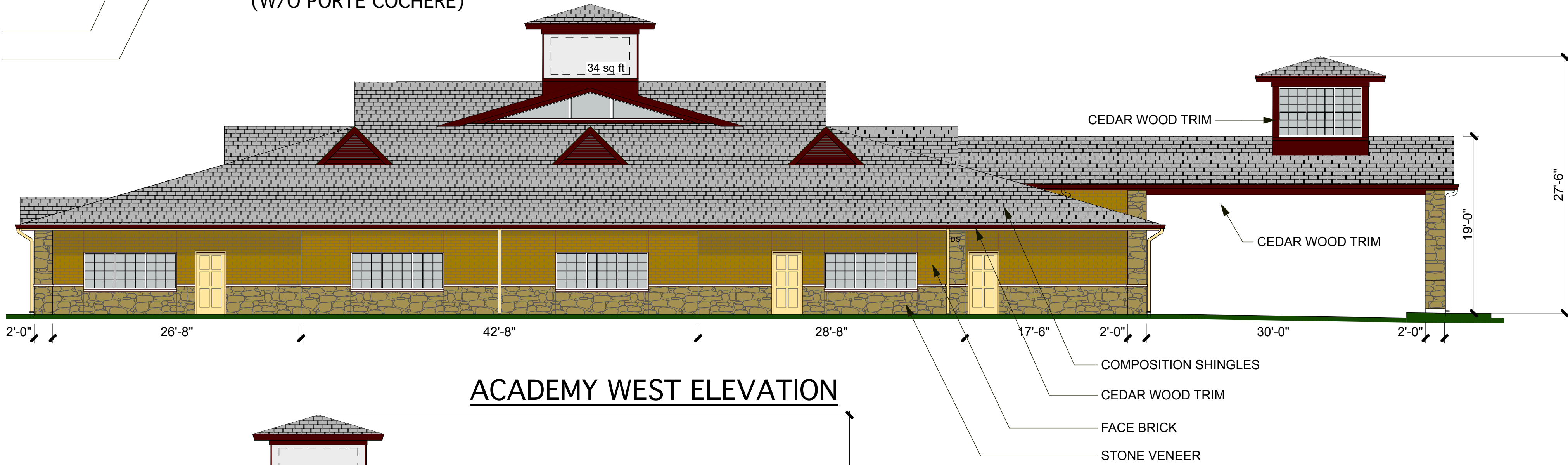


ACADEMY SOUTH ELEV
(W/O PORTE COCHERE)

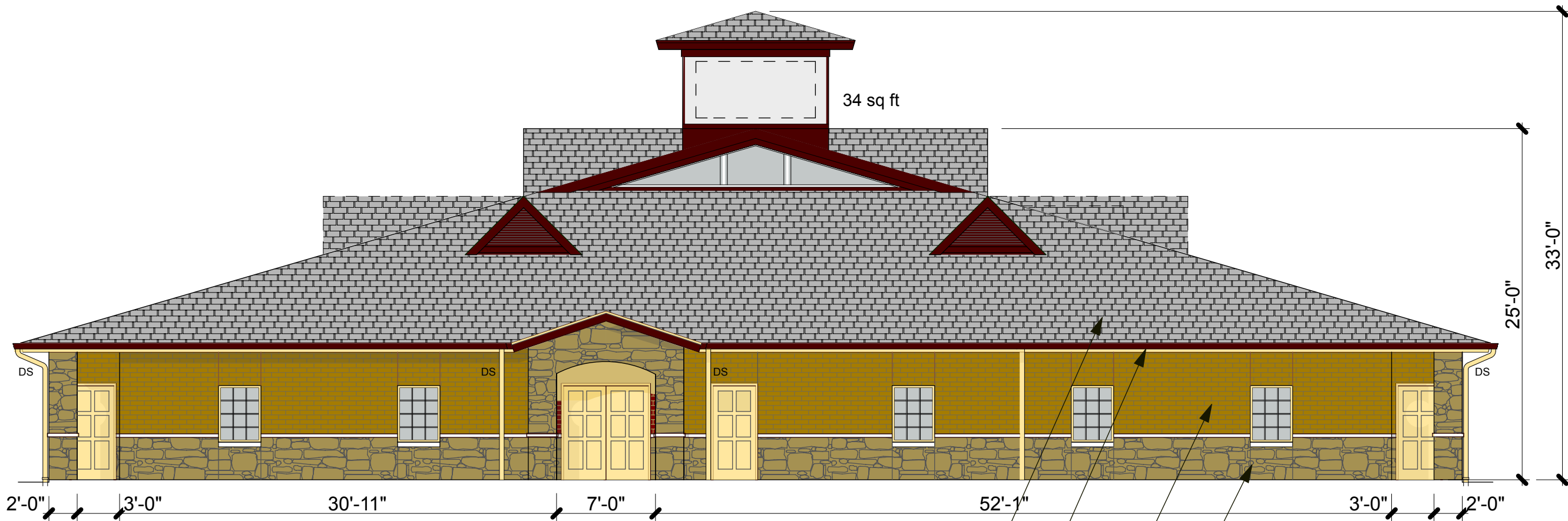


ACADEMY SOUTH ELEVATION - PORTE COCHERE

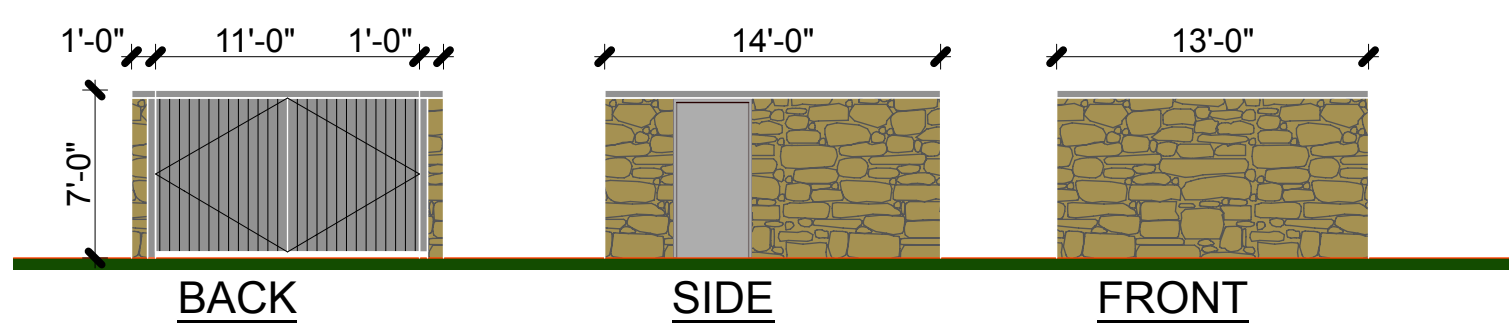
MATERIALS CALCULATIONS - ACADEMY								
ELEVATIONS	NORTH		EAST		SOUTH		WEST	
SURFACE AREA	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TOTAL	1,517		1,387		1,158		1,387	
GLAZING	463		381		249		381	
NET	1,054	100	1,006	100	909	100	1,006	100
FACE BRICK	286	28	535	53	485	53	535	53
STONE	654	62	370	37	333	37	370	37
CEDAR WD TRIM	114	10	101	10	91	10	101	10



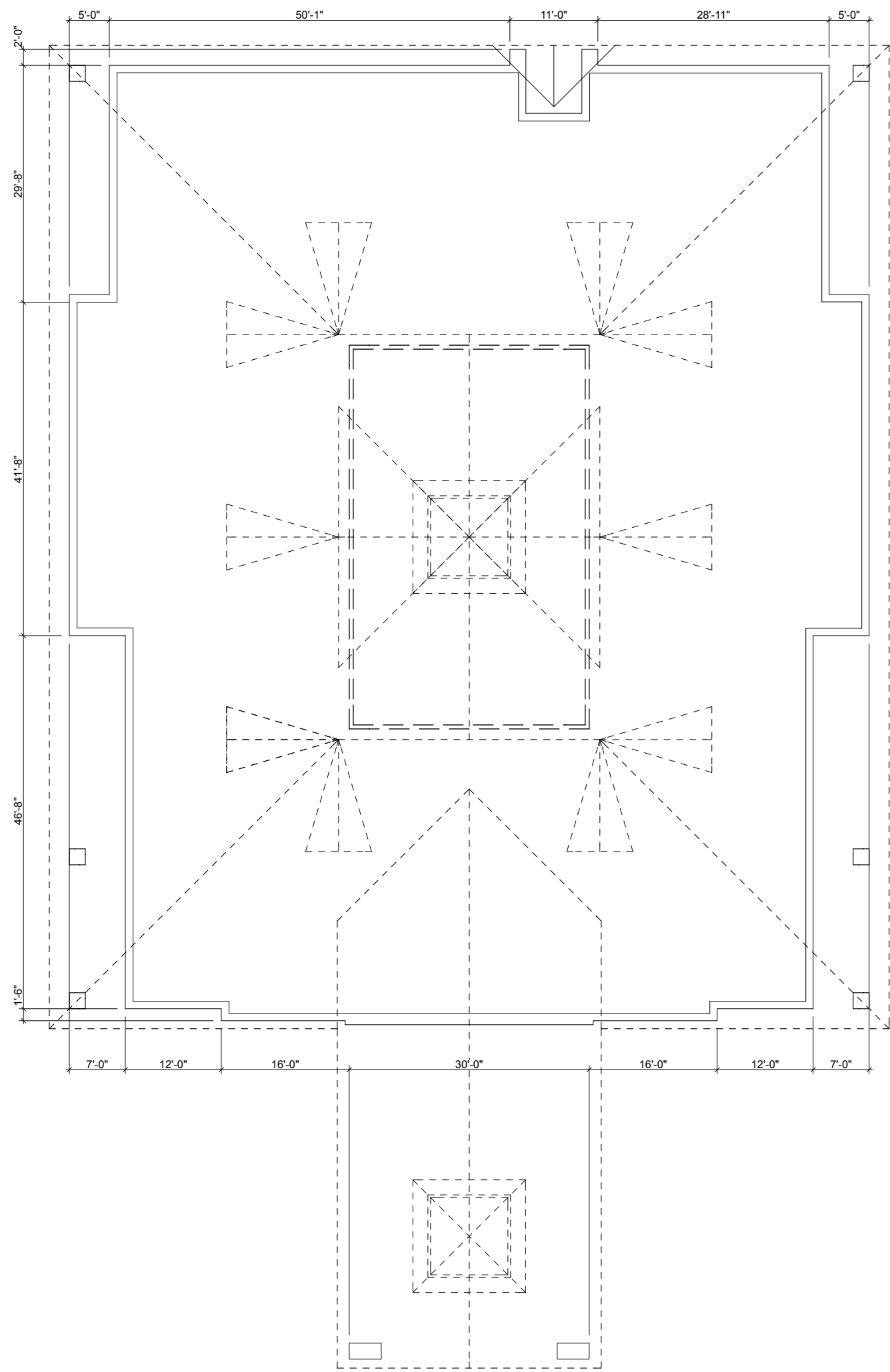
ACADEMY WEST ELEVATION



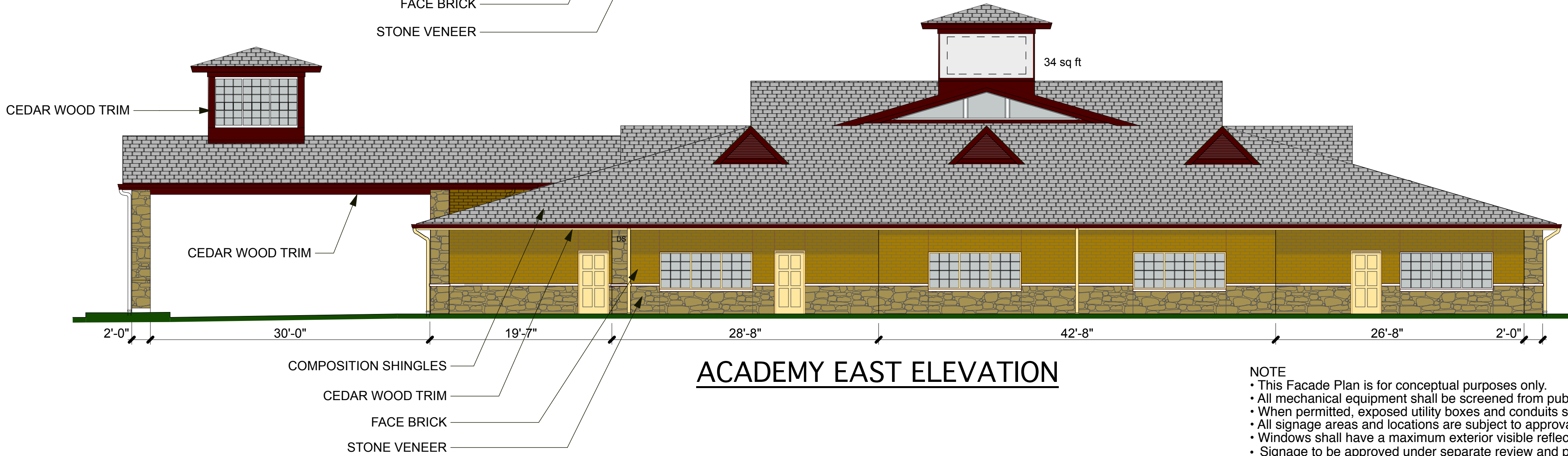
ACADEMY NORTH ELEVATION



DUMPSTER ENCLOSURE ELEVATIONS



N
ACADEMY FOOTPRINT



ACADEMY EAST ELEVATION

NOTE
• This Facade Plan is for conceptual purposes only.
• All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
• When permitted, exposed utility boxes and conduits shall be painted to match the building.
• All signage areas and locations are subject to approval by the Building Inspections Department
• Windows shall have a maximum exterior visible reflectivity of ten (10) percent.
• Signage to be approved under separate review and permit.

CONCEPT PLAN

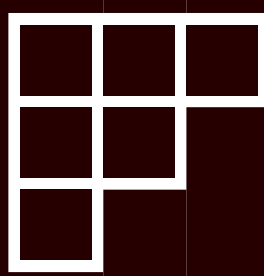
DAYCARE CENTER ELEVATIONS

PINNACLE MONTESSORI OF FORNEY

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

Date:	February, 2017	Scale:	3/16" = 1'-0"	Sheet:	
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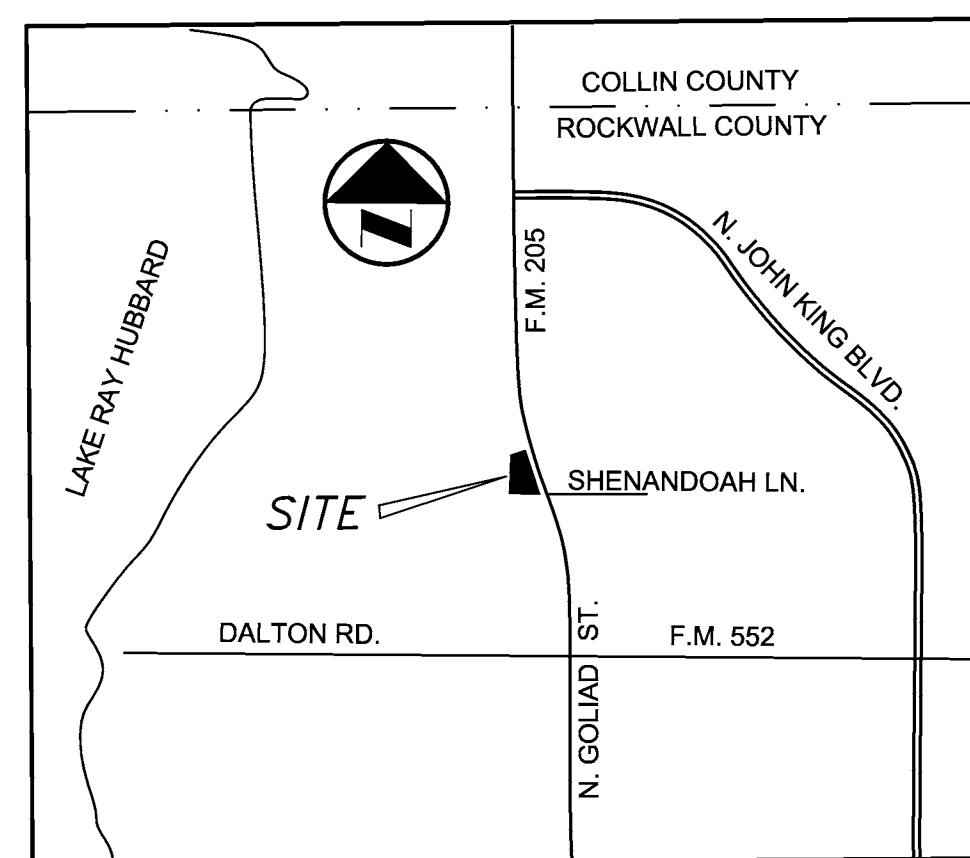
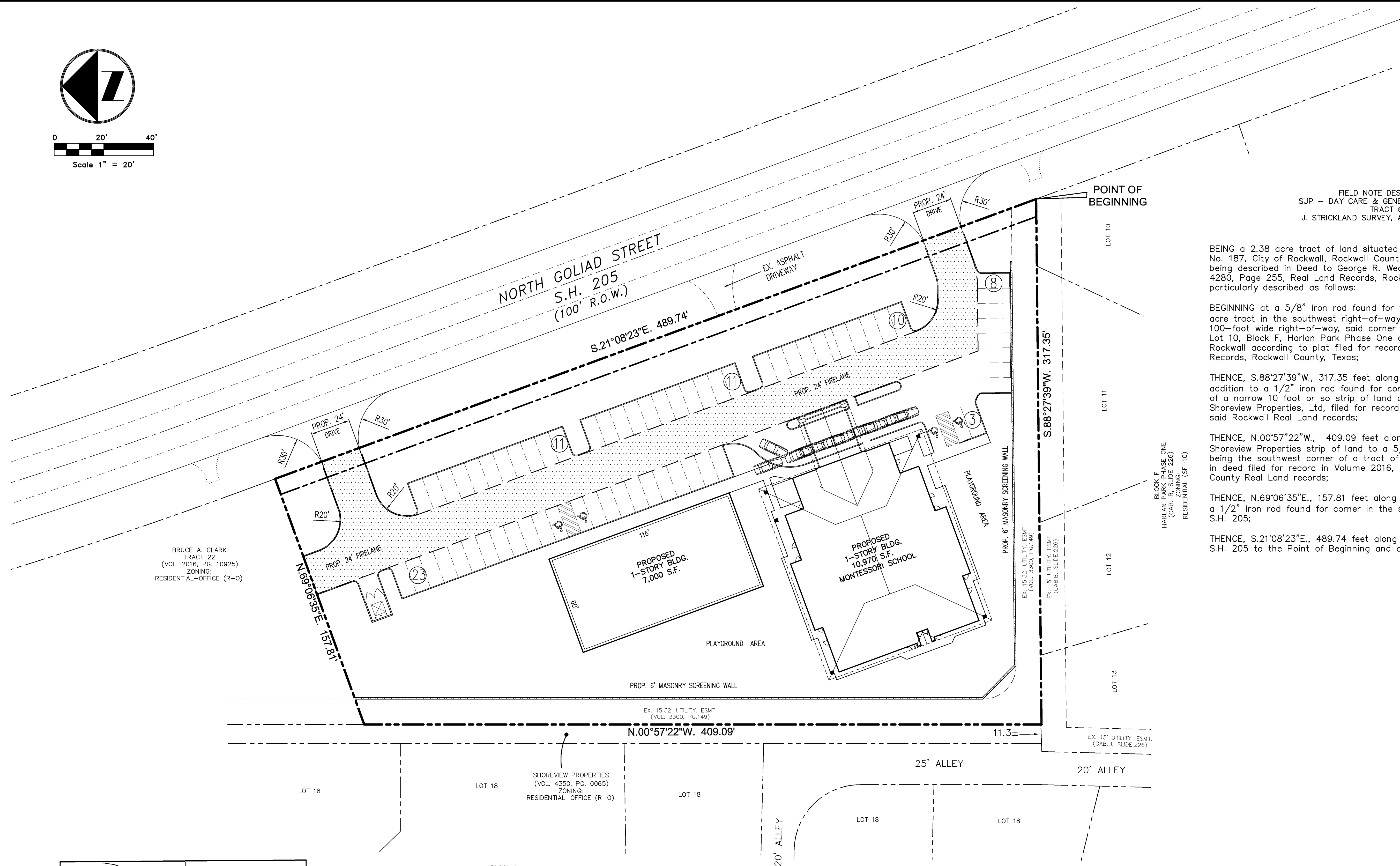
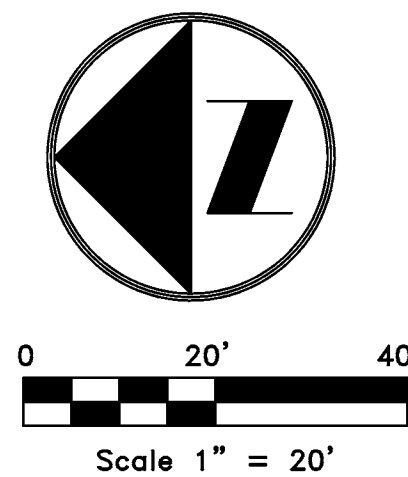
R A A, LLC
ARCHITECTURE



ARCHITECTURE
PLANNING
INTERIORS

2655 PEAVY ROAD
DALLAS, TEXAS 75228
PHONE: 214.641.6665
FAX: 214.327.8383
charlie@raa-inc.com

PROPOSED NEW FACILITY FOR
PINNACLE MONTESSORI ACADEMY
FORNEY, TEXAS



VICINITY MAP

FIELD NOTE DESCRIPTION
SUP - DAY CARE & GENERAL RETAIL STORE
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. Z2017-XXX

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

PINNACLE MONTESSORI SCHOOL of ROCKWALL

Date:	Scale:	Sheet:
June, 2017	1" = 20'	

FIELD NOTE DESCRIPTION
SUP FOR DAY CARE
TRACT 6
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