

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.

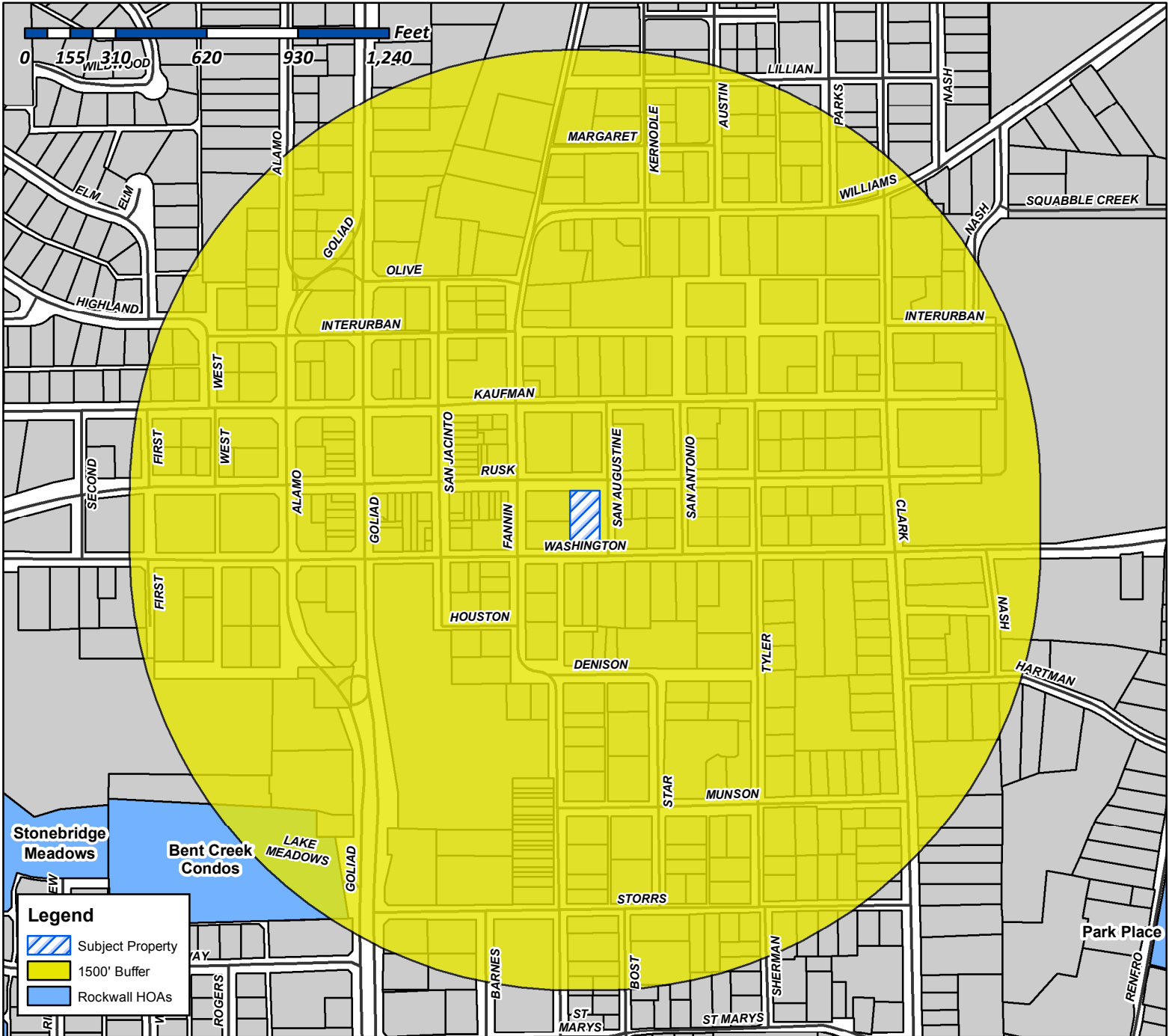




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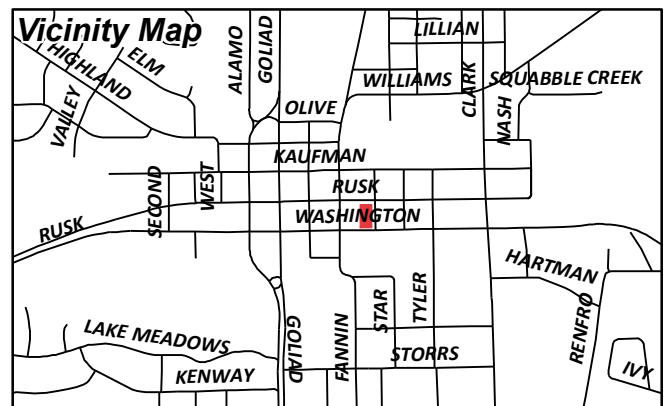
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Case Number: Z2018-023
Case Name: SUP for a Private School
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 306 E. Rusk Street

Date Created: 5/15/2018

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

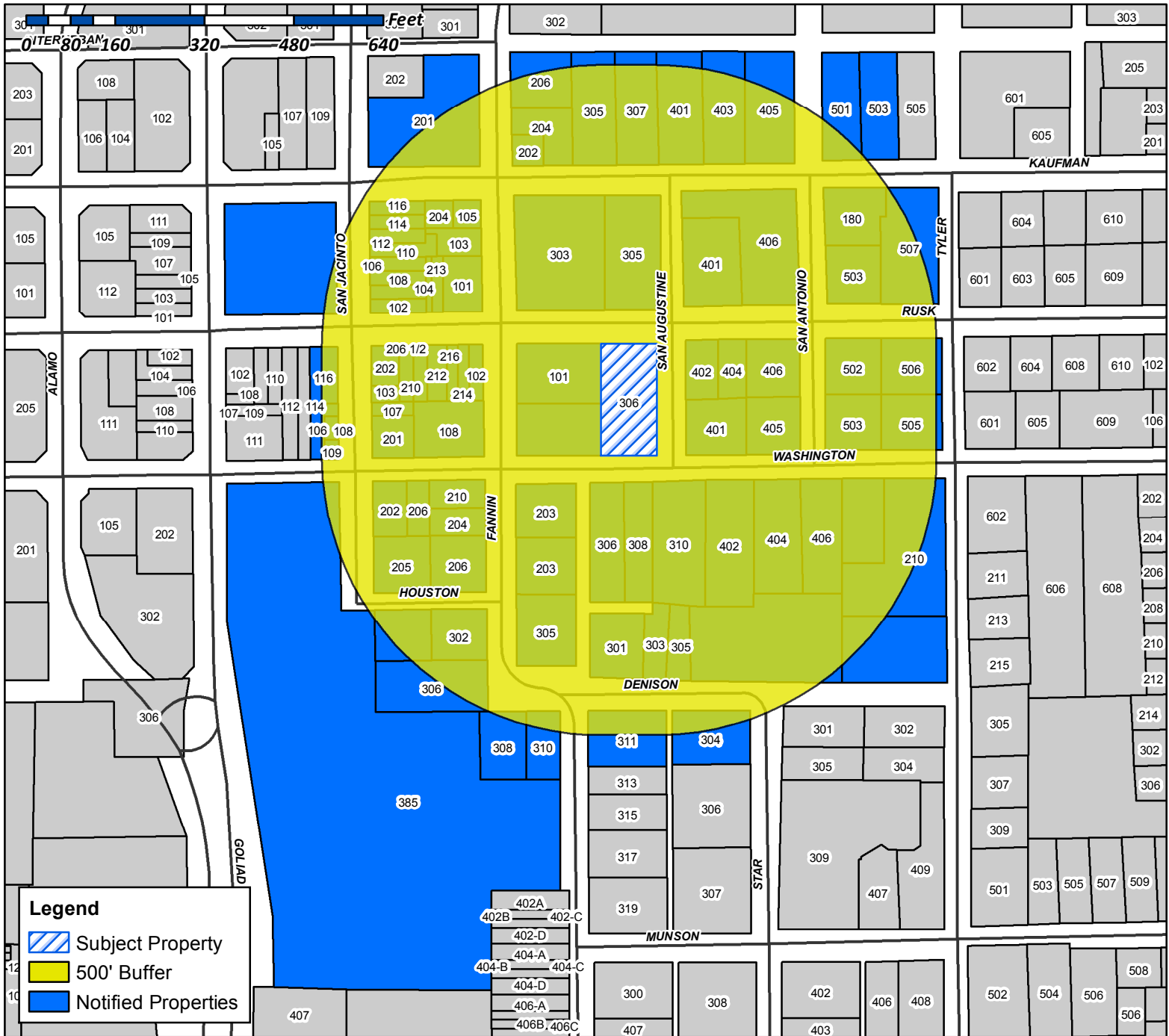




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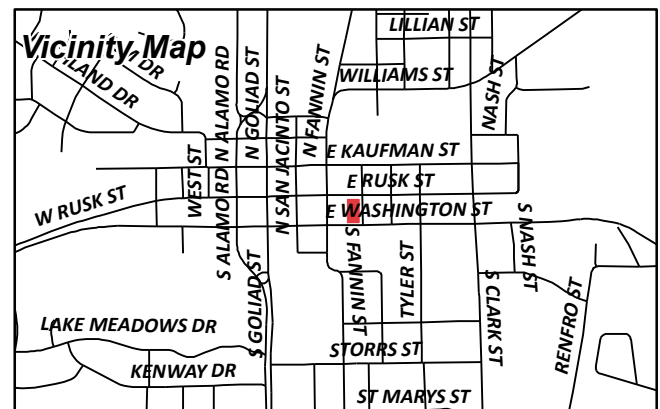
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Case Number: Z2018-023
Case Name: SUP for a Private School
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 306 E. Rusk Street

Date Created: 05/11/2018

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



CURRENT RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

JS2 PROPERTIES LLC
1010 W RALPH HALL PKWY SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
116 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HOOVER ROBERT AND KELLIE
13810 SHAVANO MIST
SAN ANTONIO, TX 78230

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
206 1/2 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

CURRENT RESIDENT
210 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
212 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
216 E RUSK
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

RUSSELL RUTH DIANE
2520 WATAUGA RD
FORT WORTH, TX 76111

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
303 N CLARK ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
305 DENISON
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

UNION BANK & TRUST CO
312 CENTRAL AVE SE, STE 508
MINNEAPOLIS, MN 55414

CHOI YOUNG CHOI
3828 OLD FAITHFUL CT
IRVING, TX 75062

CURRENT RESIDENT
401 E KAUFMAN
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
403 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E RUSK
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

BETHEL BAPTIST CHURCH
520 E WASHINGTON STREET
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

DELBOSQUE MARIO
572 V Z C RD3411
WILLS POINT, TX 75169

SMITH LEON & MARGARET AND
5818 PORTSMOUTH LN
DALLAS, TX 75254

HENDRICKS JAMES L ESTATE
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HEFFERNAN MARILYN
5924 VOLUNTEER PL
ROCKWALL, TX 75032

BONFANTE VITTORIO & ANGELA
703 FOREST TRCE
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

FOX WILLIAM G & ALISON L
816 FAITH TRAIL
HEATH, TX 75032

ROBERT COOK ESTATE
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE
PO BOX 1119
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

LATHAM MARK
PO BOX 1481
ROCKWALL, TX 75087

TEXAS UTILITIES SERVICES INC
PO BOX 219071
DALLAS, TX 75221

CAIN CHAD
PO BOX 2345
ROWLETT, TX 75030

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

FALLS J R
PO BOX 655
ROCKWALL, TX 75087

ROCKWALL LIONS CLUB
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

May 11, 2018

Providence Academy

RE: Special Use Permit for:
Rockwall Presbyterian Church
306 E Rusk St.
Rockwall, TX 75087

Dear Mr. Miller,

This letter is to request the Special Use Permit needed to allow Providence Academy to relocate our school into the downtown Rockwall area to what is currently known as Rockwall Presbyterian Church. The pastors and elders of Rockwall Presbyterian have offered their facility for our use on Mondays, Wednesdays, and Fridays. The projected enrollment for this coming year at Providence is 80 students, which would make up approximately 30 families. Our presence will help optimize the use of the facility while bringing new families into the downtown area, adding a positive economic impact on the local establishments.

Providence Academy is a classical, Christian, University Model School that has been serving the Lake Ray Hubbard community for the past nine years. It is unique, in that it requires a strong teacher-parent partnership in the education process of each student that attends the school, **grades K-8th**. The children attend a traditional classroom setting on Mondays and Wednesdays, while grades 6th-8th also attend on Fridays. On alternate days the children will work with one or both parents from home, completing lesson plans assigned for those specific days. They also work on special long-term projects, planned by the degreed class room teacher, in the home environment. Thus, our school takes the best attributes of homeschooling and combines them with the best of a traditional classroom education.

The curriculum used at Providence is carefully selected in keeping with a classical style of education. This style of learning depends on a three part process of training the mind. The early years of school are spent absorbing facts when, developmentally, memorization abilities are at their peak. These years lay the foundation for more advanced study in years to come. Middle school children tend to be full of questions, craving deeper understanding than surface facts. The middle years of a classical education focus on logic. Students learn how to order facts together with their deeper understanding of

those facts into an organized manner in their minds. Providence students who finish their 8th grade year are prepared to enter their high school years where the third phase of learning begins. They will be capable of entering and excelling in any high school curriculum.

Providence Academy is an accredited University Model School through UMSI, *University Model Schools International*. This means that Providence has obtained and maintained an effective system through it's services, practices, standards and curriculum that has enabled it's teachers to be extremely effective in the classroom. UMSI has deemed Providence consistently capable of ensuring that their students are successful in mastering not only curriculum, but have also developed skills that lead them to think about the world in more complex ways.

Our goal, in moving Providence Academy to Rockwall Presbyterian Church is to continue to provide the Lake Ray Hubbard Community with a unique school experience for those families who wish their child/children to learn through a classical form of education. Our students and teachers will be in the downtown area Mondays, Wednesdays, and Fridays for approximately 7 hours on each of those days. Our school's presence would add to the vision of a vibrant downtown area and, as we continue to graduate children well prepared for their high school experience, these students would contribute to the reputation Rockwall has earned as an exceptional community for families to live and to thrive.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Abbott', with a stylized flourish at the end.

Dr. Jake Abbott
Chairman, Board Member
Providence Academy

Providence Academy Proposed Parking & Drop-off/Pick-up Plan

In working with the current morning and afternoon traffic in downtown Rockwall on Mondays, Wednesdays, and Fridays; along with the new traffic pattern that will be created 1/2 mile east of the Presbyterian Church due to the relocation of students from Dobbs and Reinhardt Elementary schools in the fall, our proposed plans for parking and child drop-off/pick-up is as follows:

- Dobbs/Reinhardt tentative staggered start times are 7:45 am and 8:15 am.

We propose to start Providence Academy at 8:45 am.

- Dobbs/Reinhardt tentative staggered pick up times are 2:45 pm and 3:15 pm.

We propose our pick up time to start at 3:45 pm.



However, since we have a small school community we can easily adjust these times in accordance with what RISD determines these actual staggered times will be prior to the start of the 2018-2019 school year.

- Teachers and administrators, approximately eleven, will park on the northeast end of the parking spaces next to the church on St. Augustine Street.
- Families whose surnames begin with A-M will drive east on Rusk, turning right or south on St. Augustine. They will line up parallel to the curb at the farthest point where Washington and St. Augustine meet at the southeast corner of the property. As many cars that can, will line up south of the teachers' cars and wait for students to be escorted to their individual cars.

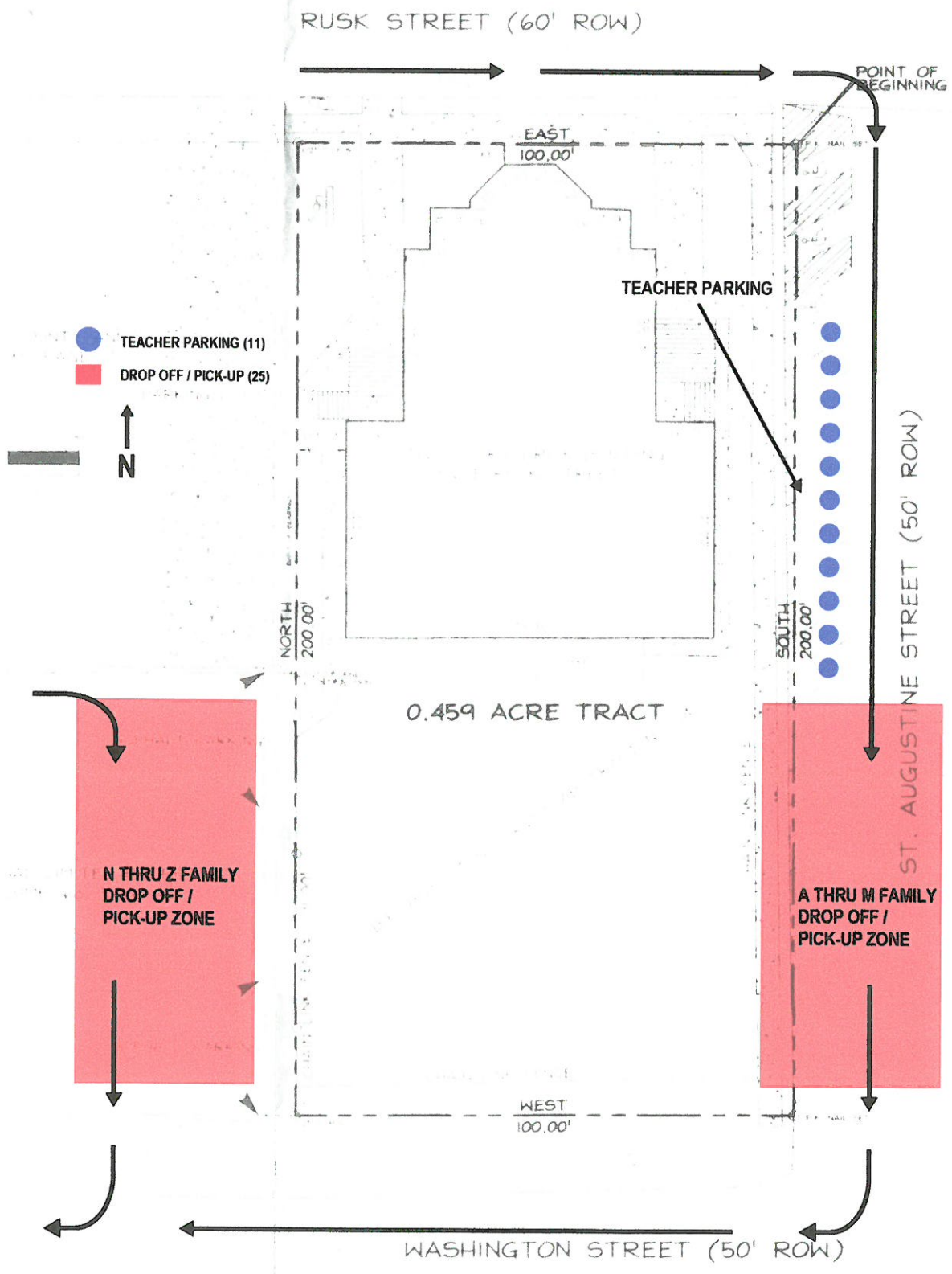
- Cars will have large cards with the last names in bold letters placed on the passenger's window in full view. Teachers/administrators with walkie talkies will walk beside those cars relaying the names, in order, so students can be walked out and escorted to their cars, along with their belongings. Once in the car(s), the parent(s) can move forward and proceed down St. Augustine and turn right or west onto Washington, allowing cars in line behind them to move into the horizontal spaces along the curb south of the teachers' cars.
- Families with surnames that start with N-Z will come from S. Fannin Street and turn east into the city parking lot that exists to the southwest of the church. Driving in single file across the lot from west to east, they will turn and line up horizontally along the west edge of the church's property, which is the far east side of the city lot. In the same manner as the pick up on the east or St. Augustine St., the teachers/administrators will read the cards on the driver's side window and relay the names via walkie talkie to teachers/administrators inside who will bring the children out, in order and help them, with their belongings into their individual cars. The parents will then proceed forward and turn right or west onto Washington Street, allowing more parents to line up horizontally along the west edge of the church's property.

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



-  TEACHER PARKING (11)
-  DROP OFF / PICK-UP (25)

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



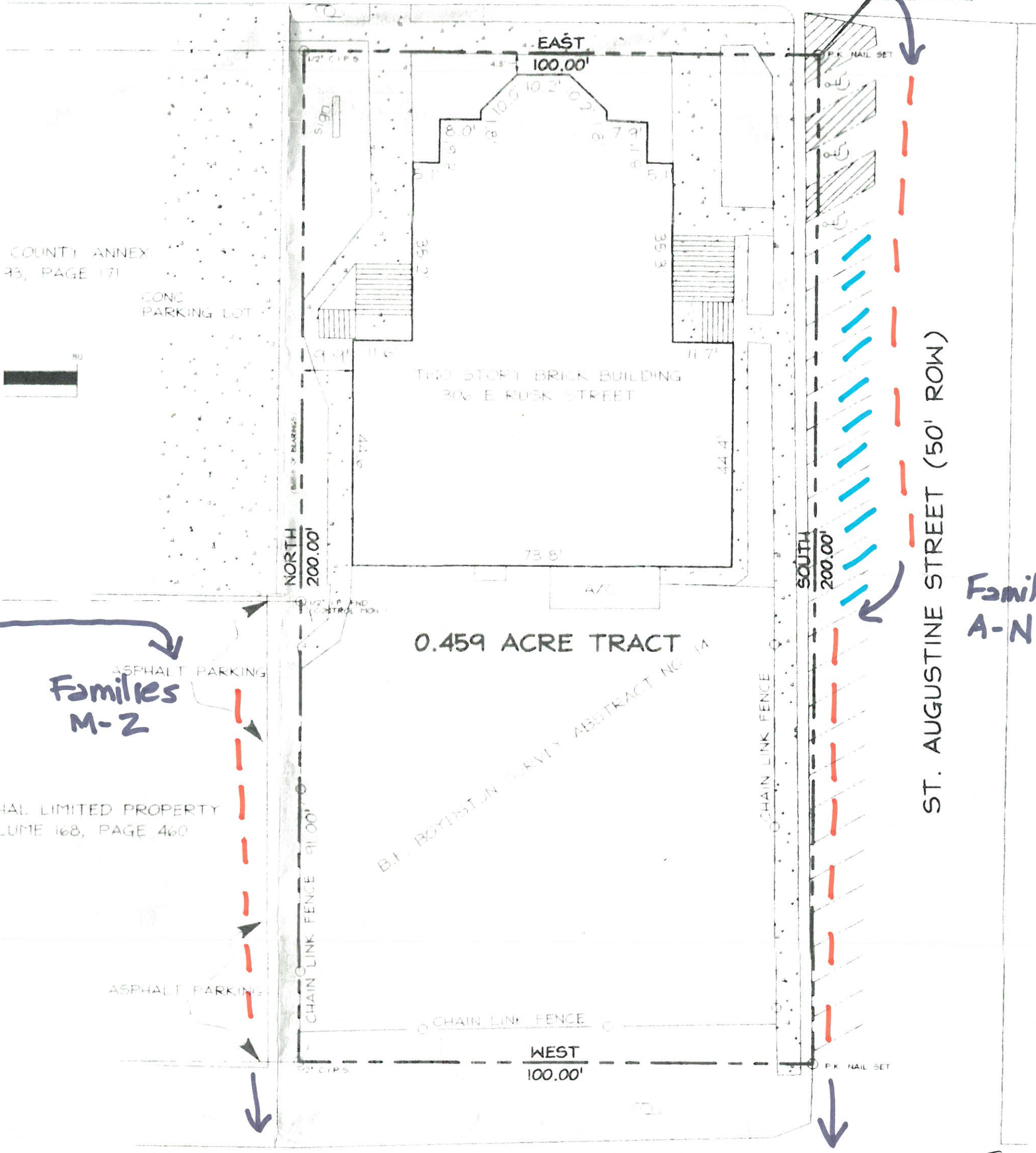
Providence Academy Drop off & Pick up

- Teachers
- Parents

N

RUSK STREET (60' ROW)

POINT OF BEGINNING



COUNTY ANNEX
43, PAGE 171

CONC
PARKING LOT



NORTH
200.00'

SOUTH
200.00'

0.459 ACRE TRACT

B.F. ROYDSTON SURVEY ABSTRACT NO. 14

ST. AUGUSTINE STREET (50' ROW)

Families
A-N

ASPHALT PARKING
Families
M-Z

ASPHALT LIMITED PROPERTY
LUME 168, PAGE 460

ASPHALT PARKING

WEST
100.00'

WASHINGTON STREET (50' ROW)

W

S